

M E M O R A N D U M

DATE: June 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0212-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 1, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(4230 Chapel Road)
11th Election District *
5th Council District *
Ronald L. and Janet A. Hash *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0212-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Ronald L. and Janet A. Hash ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed pole barn (accessory structure) with a height of 22 ft. in lieu of the required maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 12, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 4-30-15

By lv

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the barn shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of April, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed pole barn (accessory structure) with a height of 22 ft. in lieu of the required maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Petitioners or subsequent owners shall not convert the pole barn into a dwelling unit or apartment. The accessory structure/pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 4-30-15

By LDW

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-30-15

By low



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 30, 2015

Ronald L. and Janet A. Hash
4230 Chapel Road
Perry Hall, Maryland 21128

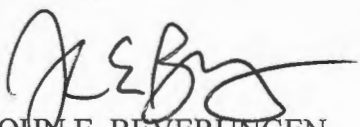
RE: Petition for Administrative Variance
Case No. 2015-0212-A
Property: 4230 Chapel Road

Dear Mr. and Mrs. Hash:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 4230 CHAPEL RD Currently zoned DR 3.5
Deed Reference 09321 1 00760 10 Digit Tax Account # 1112024025
Owner(s) Printed Name(s) RONALD L. HASH JANET A. HASH

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

SEE ATTACHED

** BCR Section 400.3 per Gary via phone 4-30-15 D.W.S.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

ORDER RECEIVED FOR FILING
4-30-15
Date _____

Owner(s)/Petitioner(s):

RONALD L. HASH JANET A. HASH
Name #1 - Type or Print Name #2 - Type or Print

Ronald L. Hash Janet A. Hash
Signature #1 Signature #2

4230 CHAPEL RD. PERRY HALL MD.
Mailing Address City State

21128 443 286 9713
Zip Code Telephone # Email Address

443 286 8093
Telephone #

Representative to be contacted:

RONALD L. HASH
Name - Type or Print

Ronald L. Hash
Signature

4230 CHAPEL RD. PERRY HALL MD.
Mailing Address City State

21128 443 286 9713
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0212-A

Filing Date 3/27/15

Estimated Posting Date 4/12/15

Reviewer G.H.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 4230 CHAPEL RD. PERRYHALL MD. 21128
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

THE PROPOSED BUILDING NEEDS TO HAVE A 14'
HIGH SLIDING BARN DOOR FOR ACCESS
REQUIRING 16' HIGH WALL WITH 4/12 PITCH
ROOF THEREFORE HEIGHT TO PEAK IS 22'

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Ronald L. Hash
Signature of Owner (Affiant)

RONALD L. HASH
Name- Print or Type

Janet A. Hash
Signature of Owner (Affiant)

JANET A. HASH
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of march, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

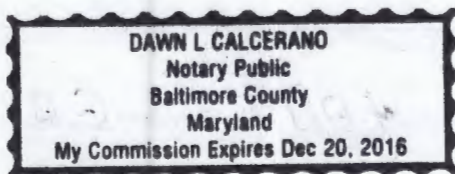
Print name(s) here: Ronald L. Hash + Janet A. Hash

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Dawn L. Calcerano
Notary Public

12-20-2016
My Commission Expires



March 27, 2015

Case # 2015-0212-A

To permit a proposed pole barn (accessory structure) with a height of 22 feet in lieu of the required maximum height 15 feet.

of

Ronald L. and Janet A. Hash

4230 Chapel Road

Perry Hall, Maryland 21128

Zoning property description for 4230 Chapel Road, Perry Hall, Maryland 21128. Beginning at a point on the north side of Chapel Road which is 20 feet wide at the distance of 198.9 feet west of the centerline of the nearest improved intersecting street which is Perry Hall Boulevard which is 91 feet wide thence the following courses and distances

North 41 degrees 00' W 173.50 feet

North 51 degrees 20' E 497.80 feet

South 41 degrees 00' E 173.50 feet

South 51 degrees 20'W 497.80 feet back to the point of beginning as recorded deed liber 368 folio 402 containing 2 acres located in the 11th election district and 5th council district

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0212 -A Address 4230 Chapel Rd

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/27/15 Posting Date: 4/12/15 Closing Date: 4/27/15

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0212 -A Address 4230 Chapel Rd

Petitioner's Name Ronald Hersh Telephone 443-286-9713

Posting Date: 4/12/15 Closing Date: 4/27/15

Wording for Sign: To Permit a proposed pole barn (accessory structure)
with a height of 22 feet in lieu of maximum height
of 15 feet.

Revised 7/18/14

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **123583**

Date: **3/27/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 3/27/2015 3/27/2015 09:00:01

REF WEDZ WALKER JEFF JEE

RECEIPT # 216357 3/27/2015

5 520 ZONING VERIFICATION

NO. 123583

Receipt Tot \$75.00

\$75.00 OK

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **Ronald Hash**

For: **Administrative Variance**
4230 Chapel Rd
2015 0212-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-13</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>4-12-15</u> by: <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1112074025			
Owner Information					
Owner Name:	HASH RONALD L HASH JANET A		Use:	RESIDENTIAL	
Mailing Address:	4230 CHAPEL RD PERRY HALL MD 21128-9716		Principal Residence:	YES	
			Deed Reference:	/09321/ 00760	
Location & Structure Information					
Premises Address:		4230 CHAPEL RD 0-0000		Legal Description:	2.00 AC NES CHAPEL RD 1000 E OF BELAIR RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0072	0003	0409		0000	
				Assessment Year:	Plat No: Plat Ref:
				2015	
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1940		2,490 SF			2.0000 AC
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	FRAME	1 full	
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	As of
			01/01/2015	07/01/2014	07/01/2015
Land:		104,500	104,500		
Improvements		233,500	249,900		
Total:		338,000	354,400	338,000	343,467
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
RYE JANET A		08/14/1992		\$0	
Type:		Deed1:		Deed2:	
NON-ARMS LENGTH OTHER		/09321/ 00760			
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/26/2012					

Baltimore County

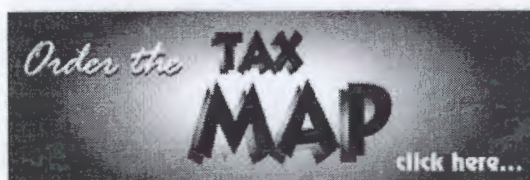
New Search (<http://sdat.resiusa.org/RealProperty>)District: **11** Account Number: **1112074025**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)

Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

April 28, 2015

Ronald L. & Janet A. Hash
4230 Chapel Road
Perry Hall MD 21128

RE: Case Number: 2015-0212 A, Address: 4230 Chapel Road

Dear Mr. & Ms. Hash:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/13/15

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2015-0212-A
Administrative Variance
Ronald L. & Janet A. Hash
4230 Chapel Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0212-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 13, 2015
Item No. 2015-0212, 0213 and 0218

DATE: April 13, 2015

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC04132015.doc

CERTIFICATE OF POSTING

2015-0212-A

RE: Case No.: _____

Petitioner/Developer: _____

Ronald Hash

April 27, 2015

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4230 Chapel Rd

April 12, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

April 12, 2015

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



LOOKING TOWARDS REAR OF PROPERTY

2015-0212-A



2015-02-11-A

Front of Property



photo 4.JPG

FRONT OF PROPERTY

2015-02-12-A

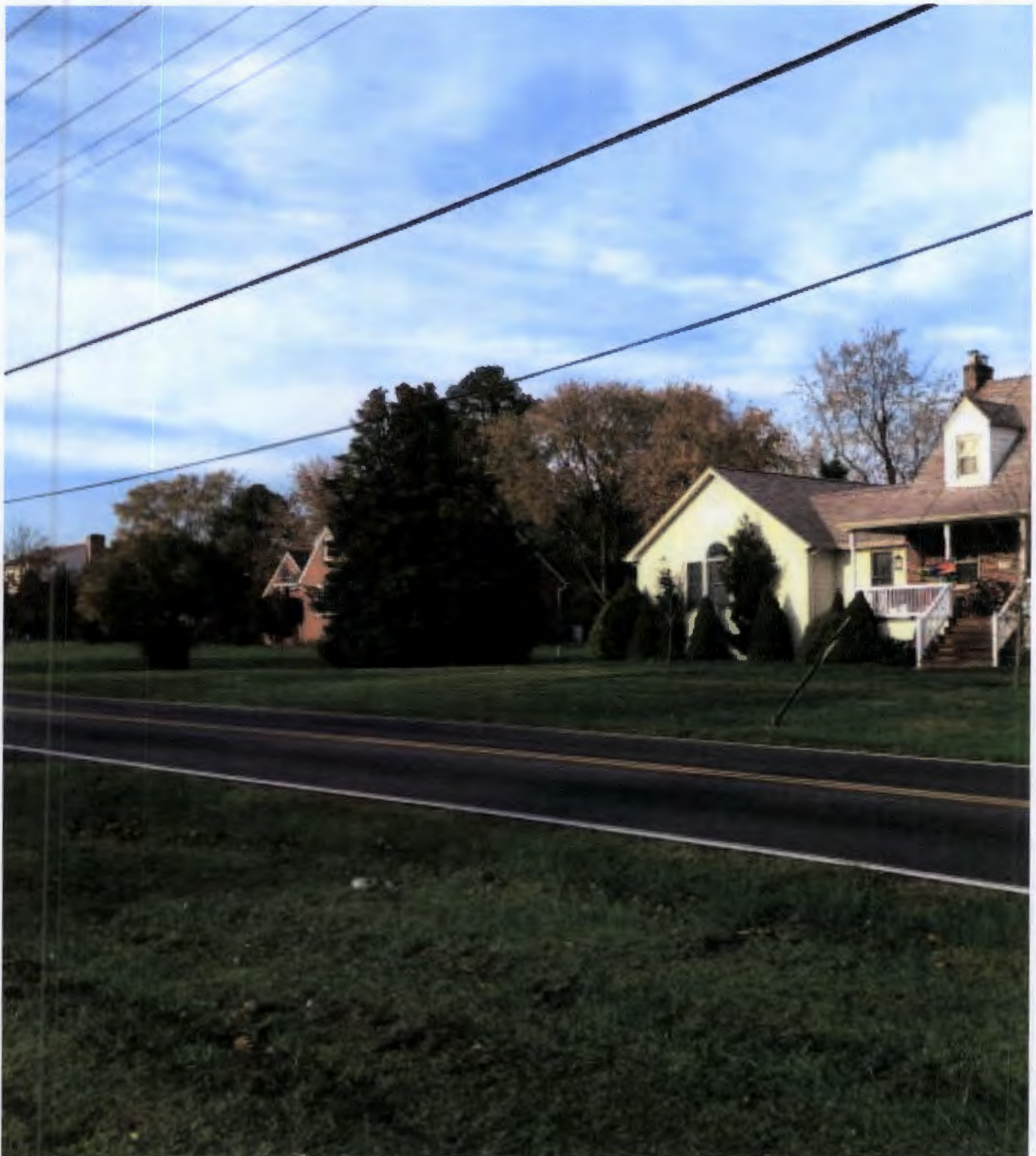


photo 5.JPG

FRONT NE SIDE OF PROPERTY

2002-0522-SPHA
2001-0119-X
2001-0263-A
2000-0109-SPHA

2300010696

9605

9607

PDM # 110991

2005-0629-A

2300010697

Pt. Bk./Folio # 079466

Lot # 1

Pt. Bk./Folio # 073017

9605

PDM # 111022

4226-A

2500003359

Pt. Bk./Folio # MD06128
PDM # 110518

2000007610

4226

DR 3.5 H

2500003360

4228

1112074025

072B1

5 CD

1107060350

NE 11-H

1104000575

2006-0294-A

1600007130

BELAIR ROAD SUBAREA

1700010825

4227

1118087276

11 ED

CHAPEL RD

1953-2720-X

CHAPEL RD

4234

4236

1111089650

4238

1102067551

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4226-A

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PDM # 110518

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2500003359

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PDM # 110518

2000007610

4226

DR 3.5 H

2500003360

4228

1112074025

072B1

5 CD

1107060350

NE 11-H

1104000575

2006-0294-A

1600007130

BELAIR ROAD SUBAREA

1700010825

4227

1118087276

11 ED

CHAPEL RD

1953-2720-X

CHAPEL RD

4234

4236

1111089650

4238

1102067551

4240

2100009001

1118010425

4237

4237

DR 3.5

1118087520

2002-0522-SPHA
2001-0119-X
2001-0263-A
2000-0109-SPHA

2300010696

9605

9607

PDM # 110991

2005-0629-A

2300010697

Pt. Bk./Folio # 079466

Lot # 1

Pt. Bk./Folio # 073017

9605

PDM # 111022

4226-A

2500003359

Pt. Bk./Folio # MD06128
PDM # 110518

2000007610

4226

DR 3.5 H

2500003360

4228

1112074025

072B1

5 CD

1107060350

NE 11-H

1104000575

2006-0294-A

1600007130

BELAIR ROAD SUBAREA

1700010825

4227

1118087276

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CHAPEL RD

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4240

2100009001

1118010425

4237

4237

DR 3.5

1118087520

2002-0522-SPHA
2001-0119-X
2001-0263-A
2000-0109-SPHA

2300010696

9605

9607

PDM # 110991

2005-0629-A

2300010697

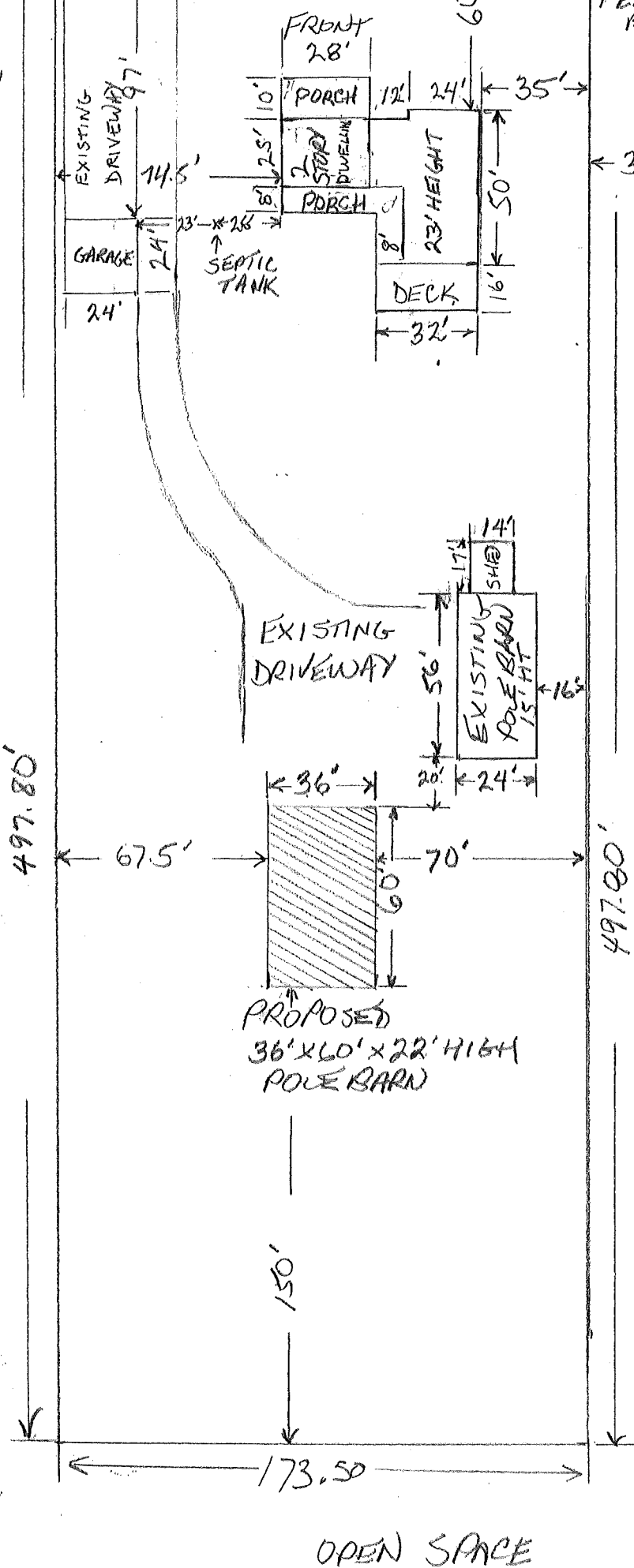
Pt. Bk./Folio # 079466

Lot # 1

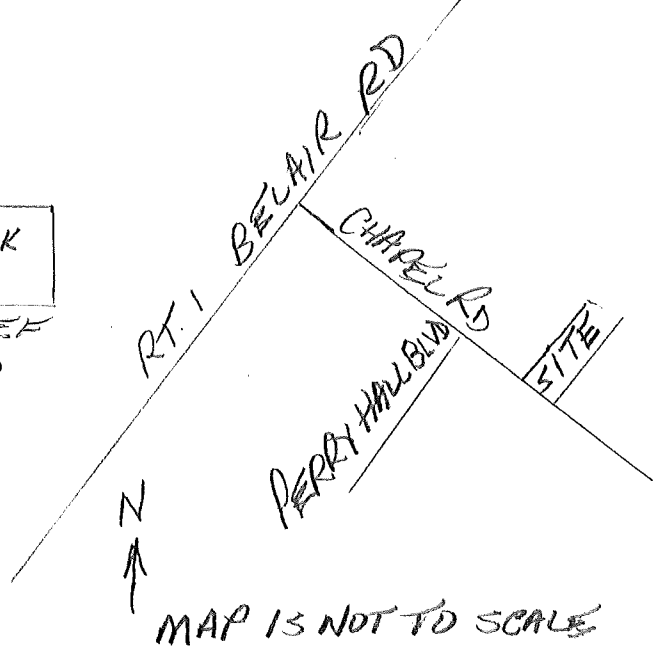
Pt. Bk./Folio # 073017

9

RONALD L. +
JANETA HASH
1107060350



FRONT BLVD.
FRONT
EXISTING
2 STORY BRICK
4228
ANTARYOUSSEF
2500003360



ZONING MAP 07281
SITE ZONED DR 3.5
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT ACREAGE 2.0
HISTORIC NO
IN CBCA NO
IN FLOOD PLAIN NO
UTILITIES
PUBLIC WATER
PRIVATE SEWER
PRIOR HEARING NO
DWELLING FOOTPRINT = 2200#
POLE BARN FOOTPRINT = 2160



Pet. Exh. 1

PLAN DRAWN BY RONALD L. HASH DATE 3/5/15 SCALE 1 INCH = 50 FEET

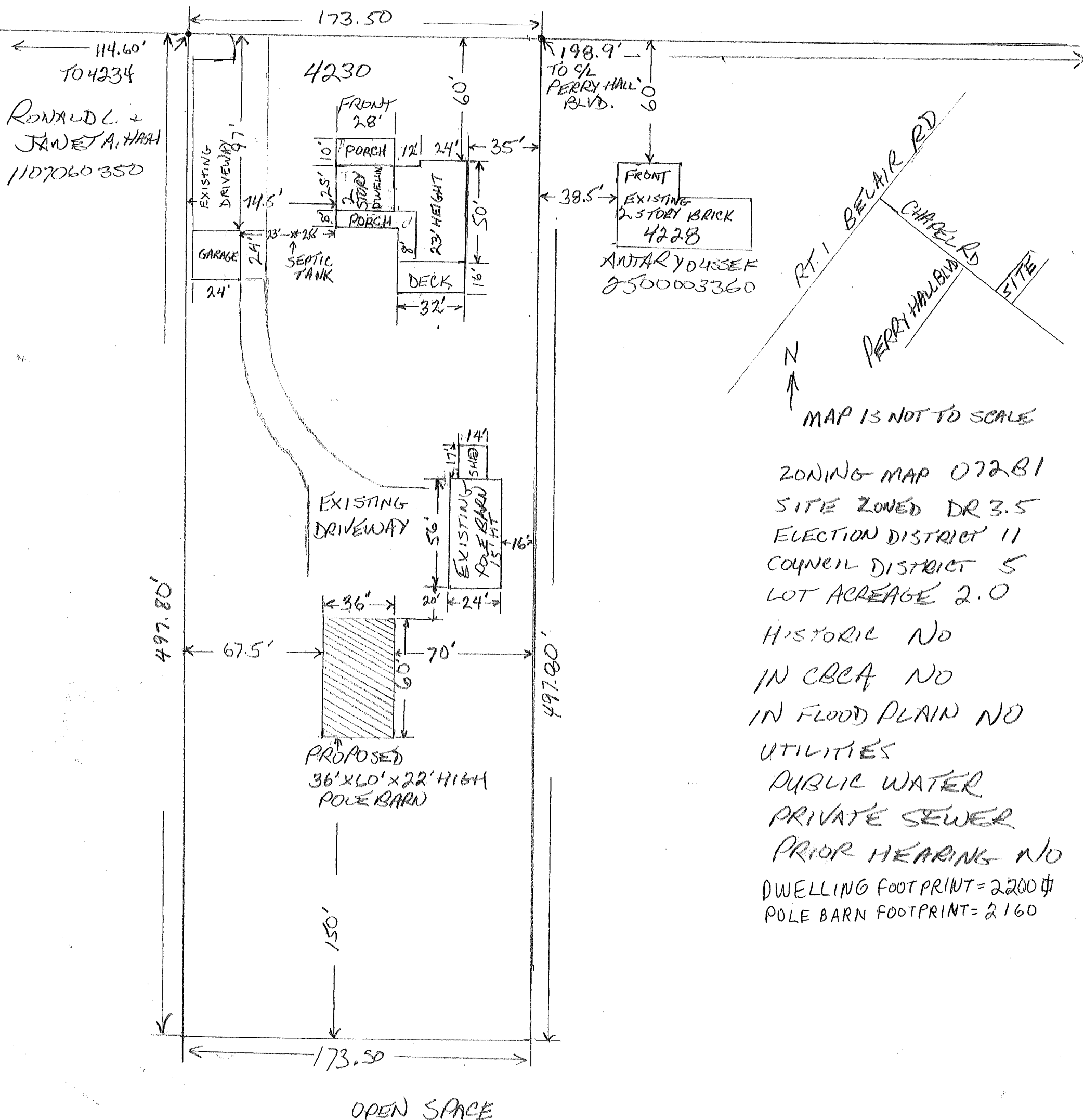
2015-0212

ZONING HEARING PLAN FOR VARIANCE X

ADDRESS 4230 CHAPEL RD

SUBDIVISION N/A OWNERS NAMES RONALD L. / JANET A. HASH

CHAPEL RD 20 FT R/W 10 DIGIT TAX # 1112074025 DEED REF 09321100760



MAP IS NOT TO SCALE

ZONING MAP 07281
SITE ZONED DR 3.5
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT ACREAGE 2.0
HISTORIC NO
IN CBCA NO
IN FLOOD PLAIN NO
UTILITIES
PUBLIC WATER
PRIVATE SEWER
PRIOR HEARING NO
DWELLING FOOTPRINT = 2200 #
POLE BARN FOOTPRINT = 2160