

IN RE: PETITION FOR ADMIN. VARIANCE *
(1713 Cape May Road)
15th Election District *
7th Council District *
Eric W. Tipton *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0240-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Eric W. Tipton. The Petitioner is requesting Variance relief from §§ 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an addition with a side yard setback of 6 ft. in lieu of the minimum required 10 ft., and (2) To permit an existing carport with a setback of 13 ft. in lieu of the required 18.75 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 9, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 5-29-15

By law

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 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 Petitioner.

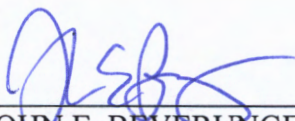
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of **May, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from §§ 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an addition with a side yard setback of 6 ft. in lieu of the minimum required 10 ft., and (2) To permit an existing carport with a setback of 13 ft. in lieu of the required 18.75 ft., be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.

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 5-29-15 2

By kw



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 1713 Cape May Road

Currently zoned D.R. 3.5

Deed Reference 35099/311

10 Digit Tax Account # 1512200331

Owner(s) Printed Name(s) Eric Tipton

(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) 1002.3.B & 301.1.A BCZR
To permit an addition with a side yard setback of 6' in lieu of the
minimum required 10' and to permit an existing carport with a
setback of 13' in lieu of the required 18.75'
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.

Owner(s)/Petitioner(s):

Eric Tipton

Name #1 - Type or Print

Name #2 - Type or Print

Eric W. Tipton

Signature #1

Signature #2

1713 Cape May Road Baltimore, MD

Mailing Address

City

State

21221

443-955-9388

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

Representative to be contacted:

Bernadette Moskunas / SiteRite Surveying, Inc.

Name - Type or Print

Bernadette Moskunas

Signature

209 E. Joppa Road Rm 101 Towson, MD

Mailing Address

City

State

21286

410 828 9060

siteriteinc@aol.com

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 5 day of May 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 2015-0240-A

Filing Date 5/1/15

Estimated Posting Date 5/19/15

Reviewer SF

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: 1713 Cape May Road Baltimore MD 21221
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 existing house is less than 1,000 sq. ft. It contains 1 small bathroom and 2 small bedrooms. I would like to expand it to afford my ageing mother the opportunity to move in.

By locating the addition to the east side of the property it would actually create a bit more privacy for my family, as well as the affected neighbors. The east side of the addition would contain no windows.

I have approached the neighbors on the side of the proposed variance with my exact plans and they have no objections as long as it remains a single story house. As far as my need for the garage, the property has no street parking and very limited off street parking.

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

Eric W. Tipton
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Eric W. Tipton
Name- Print or Type

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 17 day of April, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Eric Wesley Tipton

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

AS WITNESS my hand and Notaries Seal



Erica Lynne Bruck
Notary Public

6-18-18
My Commission Expires

ZONING PROPERTY DESCRIPTION
#1713 Cape May Road

BEGINNING at a point on the south side of Cape May Road which is 50 feet wide at the distance of 20 feet, east of the center line of Weir Lane which is 40 feet wide. Being Lot No. 1, Section 3 in the subdivision of "Cape May Manor" as recorded in Baltimore County Plat Book No. 23, folio 105, containing 13,440 square feet, more or less and located in the 15th Election District, 7th Councilmanic District.



Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060

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

No.

123674

Date:

5-1-15

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/04/2015 5/01/2015 10:11:26

RTG NS01 WALKIN LRA5 LJR

RECEIPT # 579395 5/01/2015

Dept 5 529 ZONING VERIFICATION

CT NO. 123674

Receipt Tot \$75.00

\$1.00 CK \$100.00 CA

\$25.00 CB

Baltimore County, Maryland

Total:

75.00

Rec

From:

CASH

For:

Admin. Expenses

Gen. # 2015-0240-A

1713 620- May Ret.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015-0240-A

Petitioner: Eric Tipton

Address or Location: 1713 Cape May Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Eric Tipton

Address: 1713 Cape May Road

Baltimore, MD 21221

Telephone Number: 443-955-9388

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0240 -A Address 1713 Cape May Road

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

Filing Date: 5-1-15 Posting Date: 5-10-15 Closing Date: 5-25-15

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

1. **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.
2. **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.
3. **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.
4. **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- 0240 -A Address 1713 Cape May Rd
Petitioner's Name ERIC TIPTON Telephone 443-955-9388

Posting Date: 5-10-15 Closing Date: 5-25-15

Wording for Sign: To Permit an addition with a side yard setback of 6' in lieu of the minimum required 10' and to permit an existing carport with a setback of 13' in lieu of the required 18.75'.

Revised 7/18/14

CERTIFICATE OF POSTING

CASE NO: 2015-0240-A

PETITIONER/DEVELOPER

SITE SITE SURVEYING INC

DATE OF HEARING/CLOSING:

MAY 25, 2015

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

1713 CAPE MAY ROAD

THIS SIGN(S) WERE POSTED ON May 9, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/9/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0240-A

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK
OF 6' IN LIEU OF THE MINIMUM REQUIRED 10' AND
TO PERMIT AN EXISTING CARPORT WITH A SETBACK
OF 13' IN LIEU OF THE REQUIRED 18.75'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY MAY 25, 2015
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21284

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

myah 5/9/15



KEVIN KAMENETZ
County Executive

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

May 26, 2015

Eric Tipton
1713 Cape May Road
Baltimore MD 21221

RE: Case Number: 2015-0240 A, Address: 1713 Cape May Road

Dear Mr. Tipton:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 5, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bernadette Moskunas, Site Rite Surveying Inc., 200 E Joppa Road, Rm 101, Towson MD 21286

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/6/15

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

RE: Baltimore County
Item No 2015-0240-A
Administrative Variance
Eric Tipton
1713 Cape May 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. 2015-0240-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 May 11, 2015
Item No. 2015-0236, 0238 and 0240

DATE: May 8, 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\ZAC05112015.doc

MEMORANDUM

DATE: July 1, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0240-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 30, 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

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>58</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>56</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>5-9-15</u> by: <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1512200331			
Owner Information					
Owner Name:		TIPTON ERIC W		Use:	RESIDENTIAL
Mailing Address:		1713 CAPE MAY RD BALTIMORE MD 21221-		Principal Residence:	YES
				Deed Reference:	/35099/ 00311
Location & Structure Information					
Premises Address:		1713 CAPE MAY RD BALTIMORE MD 21221-		Legal Description: COR ARMSTRONG LA CAPE MAY MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0007	0040		0000	3 1
					Assessment Year: 2015
					Plat No: 0023/ Plat Ref: 0105
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1957		989 SF			13,440 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full	1 Carport
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		78,600	78,600		
Improvements		74,000	72,300		
Total:		152,600	150,900	152,600	150,900
Preferential Land:		0			0
Transfer Information					
Seller: LEARY EDWARD O		Date: 06/24/2014		Price: \$155,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35099/ 00311		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03272/ 00214		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: No Application					

New Search (<http://sdat.resiusa.org/RealProperty>)

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/>)

✖ Loading... Please

Loading... Please Wait.



Subject Property

#1713 Cape May Road



Suburban Properties

(Weir Lane) Private

#1713 Cape May Beach



Looking east on Cass. Main Road.



line of division between #1713 and #1715 Cape May Rd. property marker



Looking west on Cedarhurst Road (standing on line of division between #1713 and #1715)



Back view of subject Property (#1713 Cedar View Road)

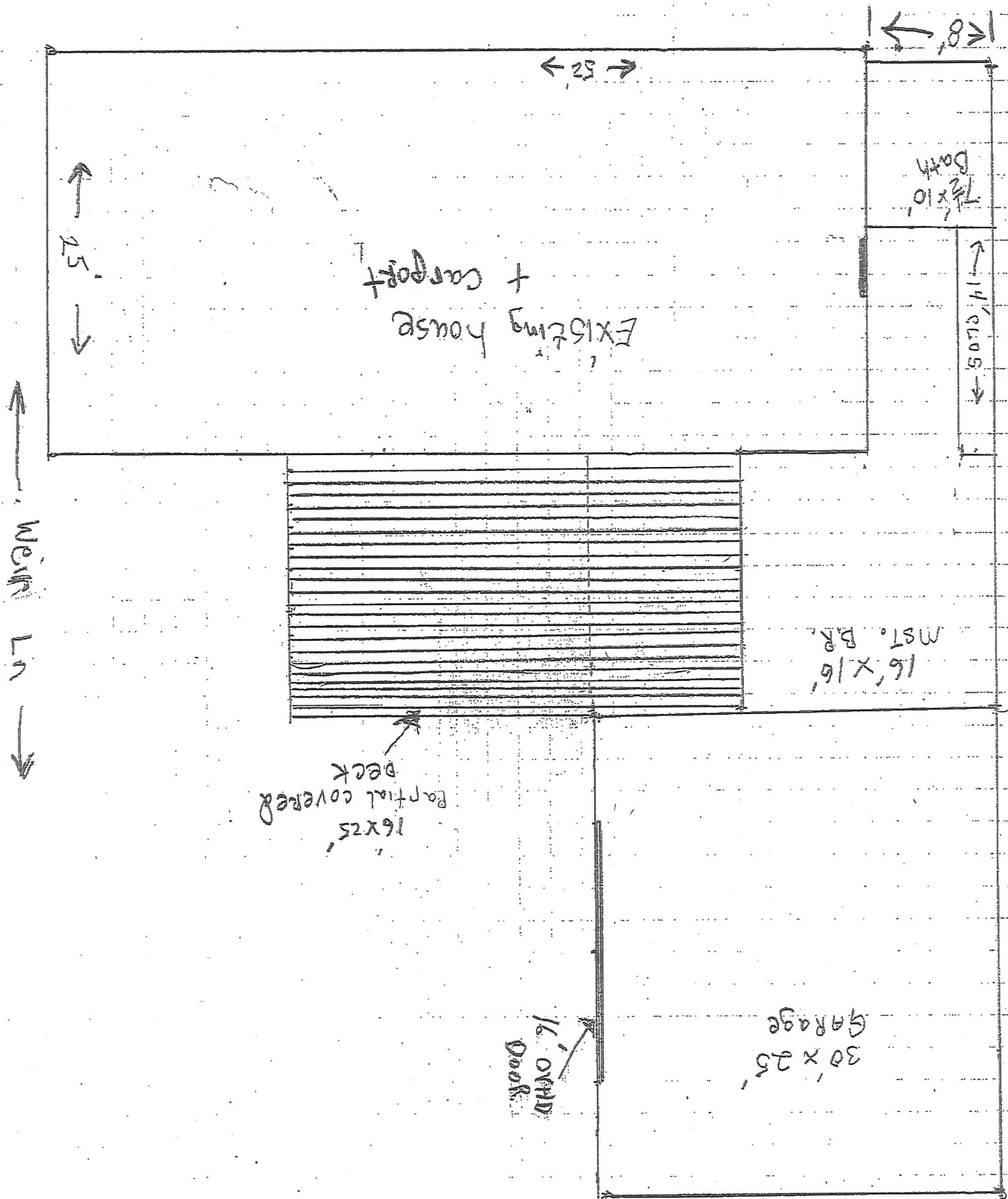


Rear view looking forward from back of #1713 #1715 and #1717 Car New Road

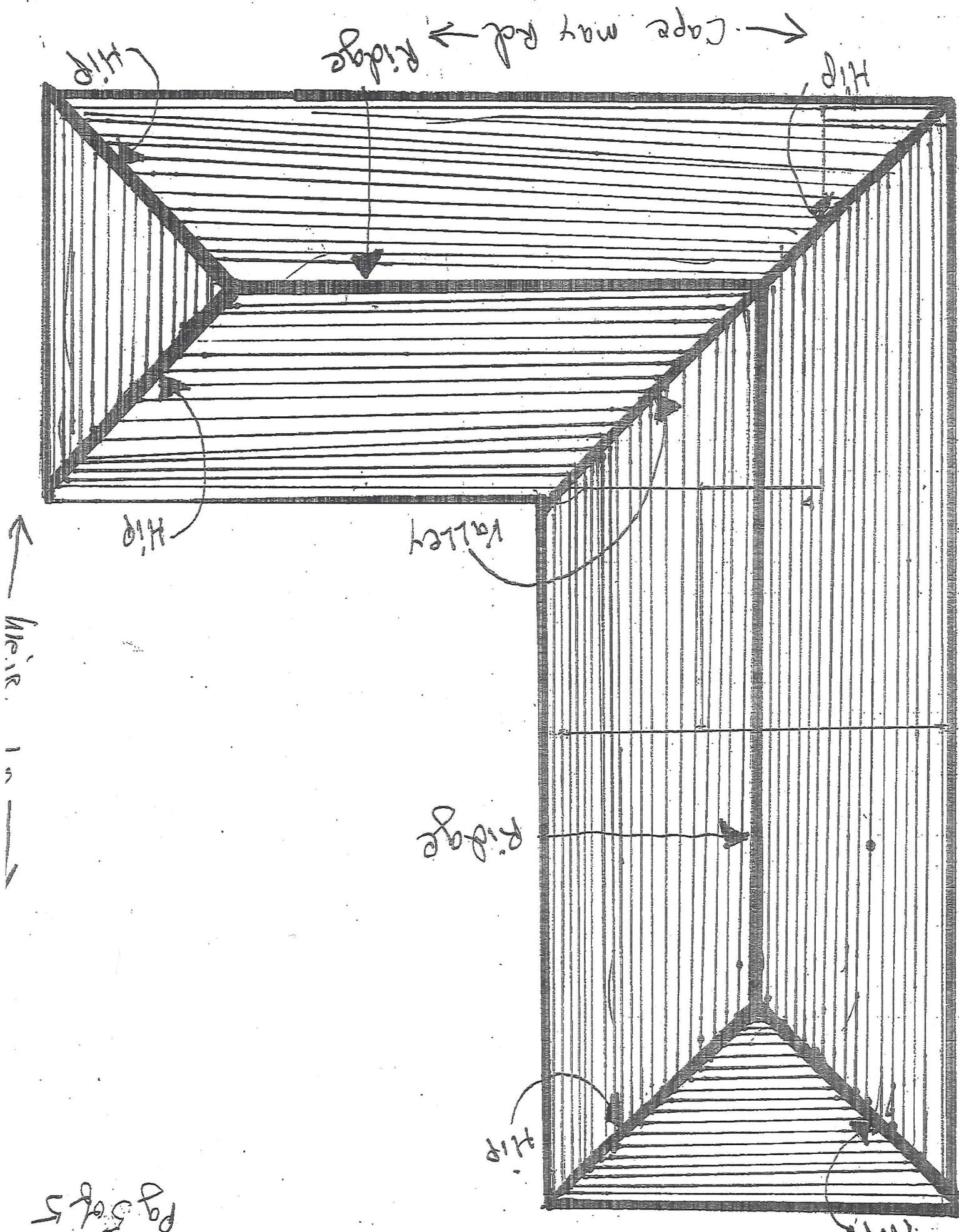


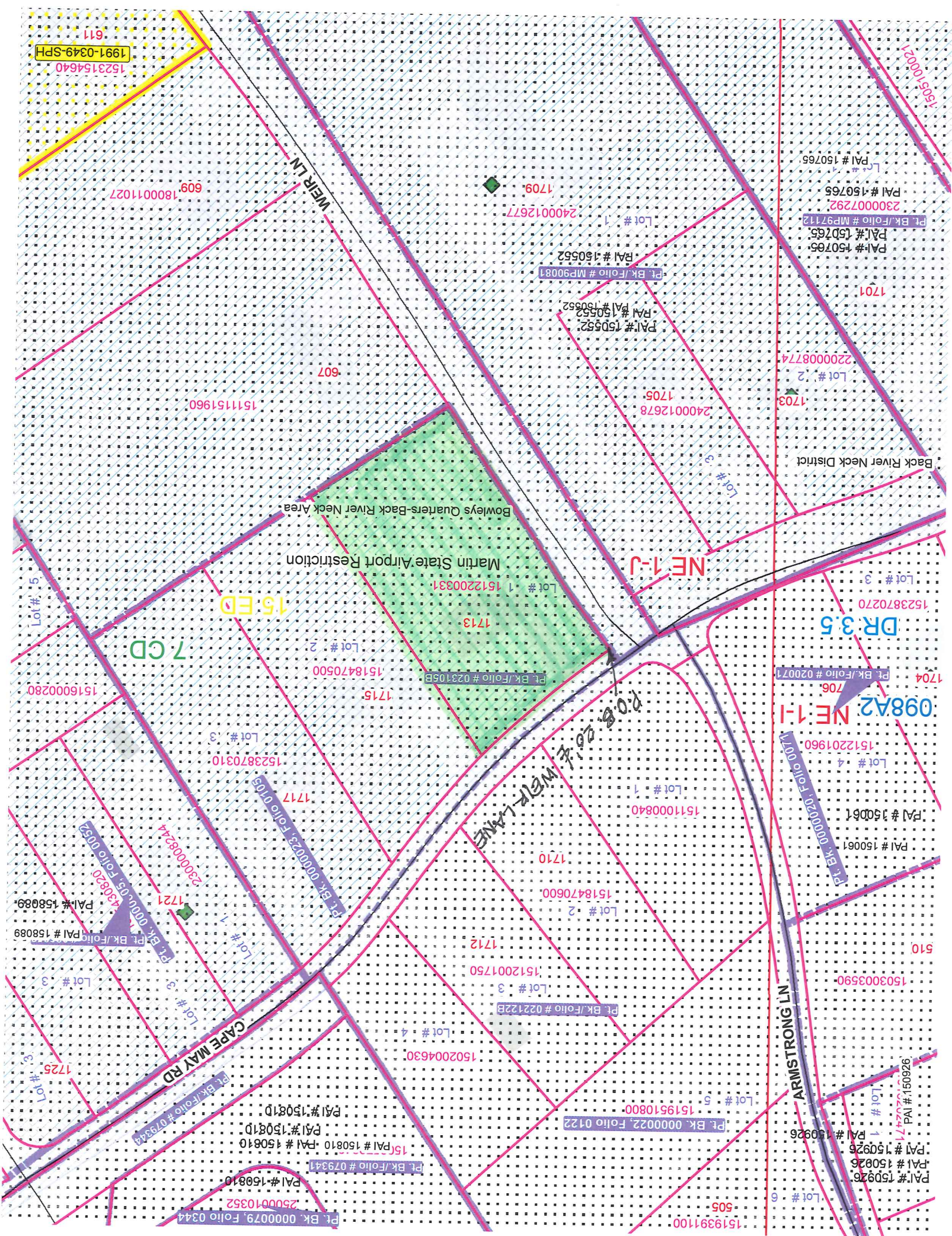
Looking south on West (near
brown corner established
by dwt #607 West (NW))

← Cape May Rd →



19 lot -





STRONG
LANE

EX. 12" WATER
(P.W.M.G. 50-1361)
(P.W.M.G. 82-0080)

CAPE MAY ROAD
CAPE MAY BEACH ROAD
(CAPE PER PLAT 23/105)

P.O.B. 20' EAST
OF THE CENTERLINE
OF WEIR LANE

25' N.B.S.L.
(PLAT)

L = 80.81'

N 33° 46' 22" W

N 33° 46' 22" W

EX. 8" SAN.
(P.W.M.G. NO. 82-0080)

WEIR LANE (PRIVATE ROAD)

40' P/W

55° 13' 38" W 80'

163.63'

174.42'

EX. 10' STOP/IN DRAIN EASEMENT (PLAT)

②

KRISTEN WHITEMAN
1518470500
24622/1

③

MARGARET WRIGHT
1523870310
10571/609

#1715
EX. ONE STOP/IN
DWLG.

#1717
EX. DWLG.

PROPR. DECK
(PARTIALLY
COVERED)

PROPR. GAP. 30'
PROPR. 25'
PROPR. 16'
PROPR. 70'
PROPR. 40.7'
EX. ONE STOP/IN
DWLG. 24.15'
COND. CONC. POPECH
3.9' 4'
8.8' 17.13'
EX. CAPPOPT 12'
13'
25'

EX. SHED

EX. 2 STY. DWLG.
#607

P. 208
HENRIANN & JOHN SWEET
151151960
8165/698

NORTH

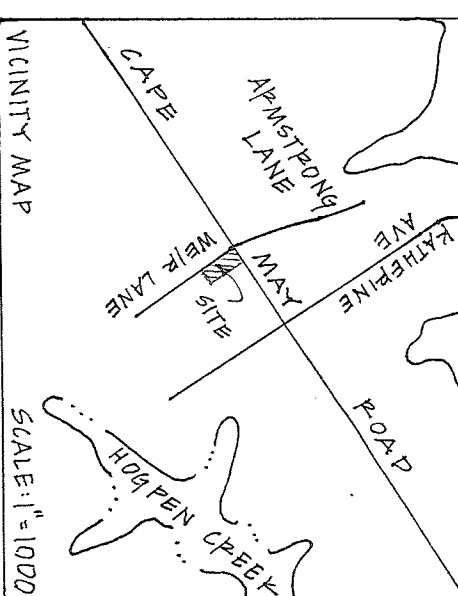


OWNER:

ERIC TIPTON
1713 CAPE MAY ROAD
BALTIMORE, MD 21221
(443)-955-9388
TAX ACCT. NO. 1512200331
TAX MAP: 98 GRID: 7 PARCEL: 40
DEED REF.: 35099/311
LOT 1, SECTION 3 "CAPE MAY MANOR" 23/105

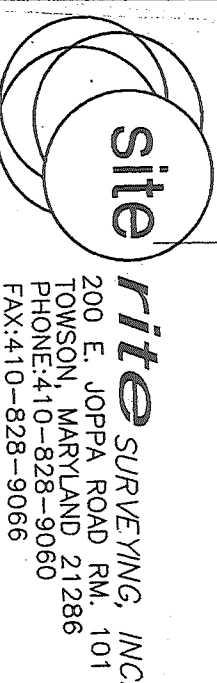
GENERAL NOTES:

1. EXISTING ZONING: D.R. 3.5 (098A2)
2. LOT AREA: 0.31 ACRES +/- OR 13,440 S.F. +/-
3. EXISTING USE: SINGLE FAMILY DWELLING
4. PROPOSED USE: SINGLE FAMILY DWELLING WITH PROPOSED ADDITION
5. THIS PROPERTY IS LOCATED IN THE CBQA (LDA)
6. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN - COMMUNITY PANEL NO. 240010 0445 G. EFFECTIVE DATE MAY 5, 2014 ZONE "X"
7. THIS PROPERTY IS NOT LOCATED IN ANY HISTORIC DISTRICT
8. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
9. THERE IS NO PRIOR ZONING HISTORY AND NO CURRENT OR OUTSTANDING ZONING VIOLATIONS
10. THIS PLAN WAS PREPARED WITH THE USE OF PUBLIC RECORDS, TITLE DEEDS, RECORD PLAT, GIS PORTAL DATA AND UTILITY DRAWINGS. A BOUNDARY SURVEY WAS PERFORMED AND FIELD IMPROVEMENTS WERE MEASURED
11. THE SUBJECT PROPERTY IS SHOWN ON A RECORDED PLAT DATED JANUARY 28, 1957
12. MAXIMUM ALLOWABLE LOT COVERAGE (CBQA) IS 31.25% = 4200 SQ. FT.
13. THE EXISTING LOT COVERAGE IS 2122 SQ. FT., PROPOSED LOT COVERAGE IS 1204 SQ. FT. FOR A TOTAL OF 3372 SQ. FT. (25%) TOTAL LOT COVERAGE WILL NOT EXCEED TO ALLOWABLE 31.25%.
14. ANY LOT COVERAGE BETWEEN 25% AND 31.25% WILL REQUIRE MITIGATION.

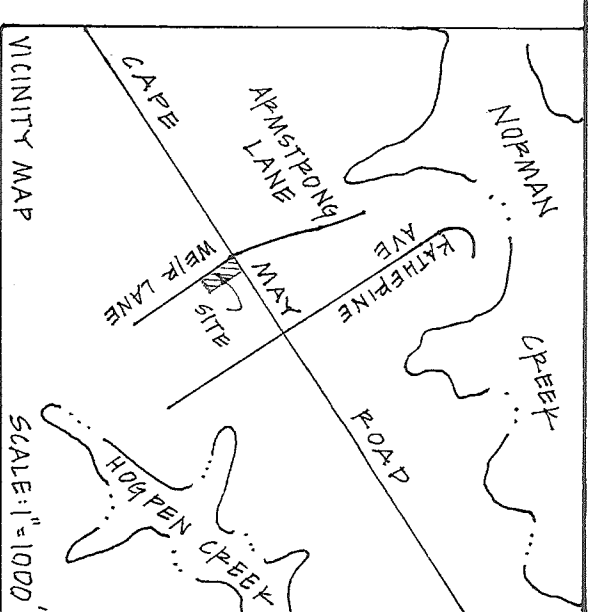


Plan to Accompany
Administrative Variance Petition

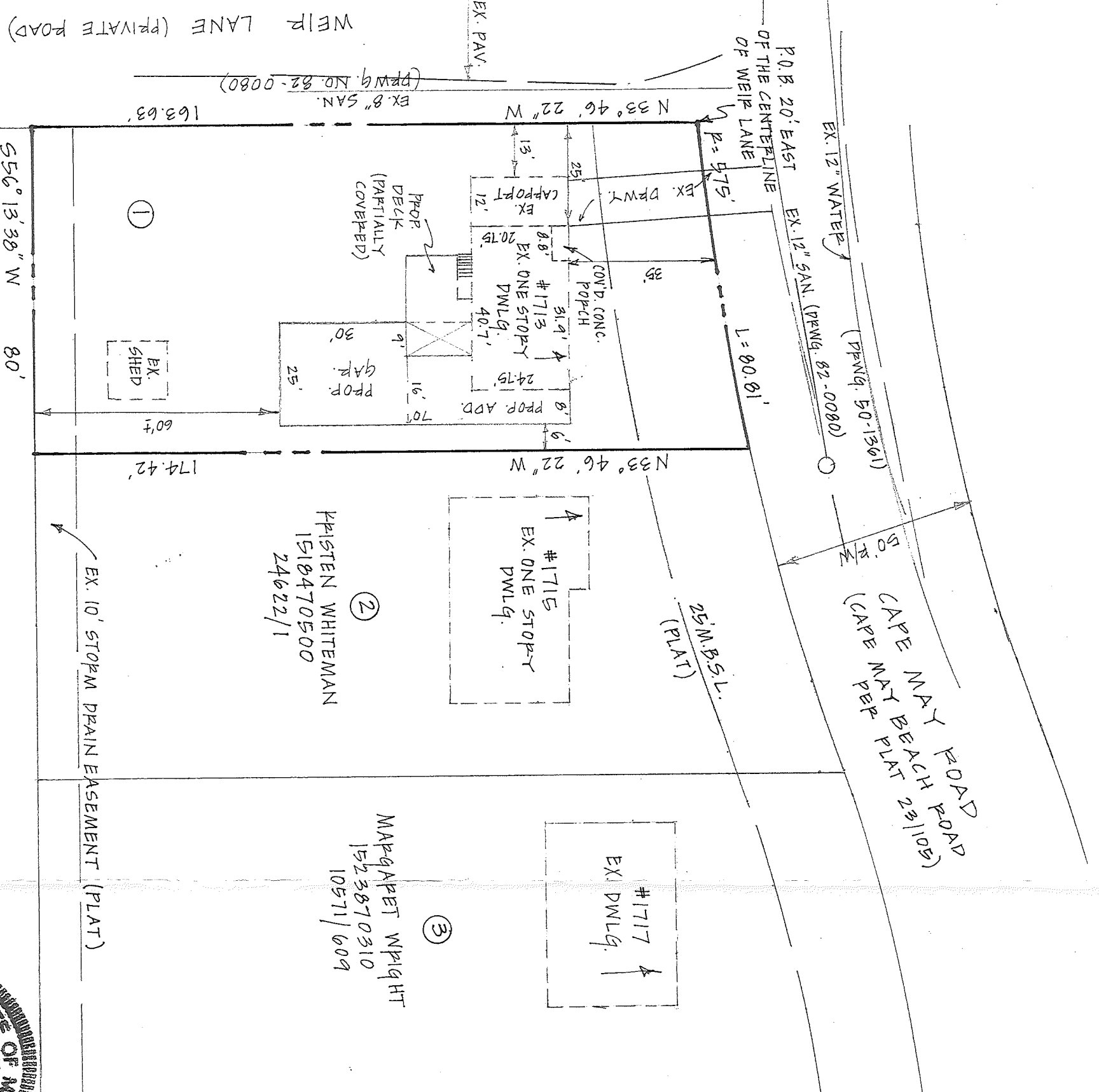
#1713 Cape May Road
Lot 1, Section 3
"Cape May Manor" 23/105
Election District No.15
Councilmanic District No. 7
Baltimore County, MD
Scale: 1"=30'
April 22, 2015
Job No. 10367



site
rite
SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066



- GENERAL NOTES:**
1. EXISTING ZONING: D.R. 3.5 (09842)
 2. LOT AREA: 0.31 ACRES +/- OR 13,440 S.F. +/-
 3. EXISTING USE: SINGLE FAMILY DWELLING
 4. PROPOSED USE: SINGLE FAMILY DWELLING WITH PROPOSED ADDITION
 5. THIS PROPERTY IS LOCATED IN THE CBQA (LDA)
 6. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN - COMMUNITY PANEL NO. 240010 0445 G. EFFECTIVE DATE MAY 5, 2014 ZONE "X"
 7. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT
 8. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
 9. THERE IS NO PRIOR ZONING HISTORY AND NO CURRENT OR OUTSTANDING ZONING VIOLATIONS
 10. THIS PLAN WAS PREPARED WITH THE USE OF PUBLIC RECORDS, TITLE DEEDS, RECORD PLAT, GIS PORTAL DATA AND UTILITY DRAWINGS. A BOUNDARY SURVEY WAS PERFORMED AND FIELD IMPROVEMENTS WERE MEASURED
 11. THE SUBJECT PROPERTY IS SHOWN ON A RECORDED PLAT DATED JANUARY 28, 1957
 12. MAXIMUM ALLOWABLE LOT COVERAGE (CBQA) IS 31.25% = 4,200 SQ. FT.
 13. THE EXISTING LOT COVERAGE IS 2122 SQ. FT., PROPOSED LOT COVERAGE IS 1204 SQ. FT. FOR A TOTAL OF 3372 SQ. FT. (25%) TOTAL LOT COVERAGE WILL NOT EXCEED TO ALLOWABLE 31.25%. ANY LOT COVERAGE BETWEEN 25% AND 31.25% WILL REQUIRE MITIGATION.



P. 208
HENRIANN & JOHN SWEET
1511151960
8165/698

②
EASTEN WHITEMAN
1518470500
24622/1

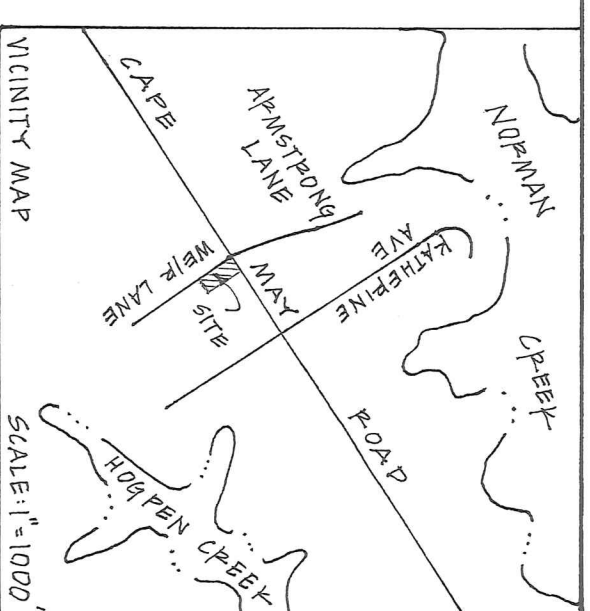
③
MARGARET WRIGHT
1523870310
10571/609

OWNER:

ERIC TIPTON
1713 CAPE MAY ROAD
BALTIMORE, MD 21221
(443)-955-9388
TAX ACCT. NO. 1512200331
TAX MAP: 98 GRID: 7 PARCEL: 40
DEED REF.: 35099/311
LOT 1, SECTION 3 "CAPE MAY MANOR" 23/105

**Plan to Accompany
Administrative Variance Petition**
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- GENERAL NOTES:**
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 6. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN - COMMUNITY PANEL NO. 240010 0445 G. EFFECTIVE DATE MAY 5, 2014 ZONE "X"
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