

MEMORANDUM

DATE: October 27, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0052-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 26, 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 *
(12401 Glenbauer Road)
11th Election District *
3rd Council District
Thomas E. Turner, IV, Laurie K. Turner, & *
Janet L. Dunne
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
*
CASE NO. 2016-0052-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, Thomas E. Turner, IV, Laurie K. Turner, and Janet L. Dunne ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To permit a proposed accessory building (detached garage) to be located in the side yard of the dwelling in lieu of the required in the rear yard; and (2) To permit a proposed accessory building with a height of 18 ft. in lieu of the maximum allowed 15 ft. respectively. 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 September 5, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-24-15

By 10W

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 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 (detached garage) height and usage, I will impose conditions that the garage 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 24th day of **September, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) as follows: (1) To permit a proposed accessory building (detached garage) to be located in the side yard of the dwelling in lieu of the required in the rear yard; and (2) To permit a proposed accessory building with a height of 18 ft. in lieu of the maximum allowed 15 ft. respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

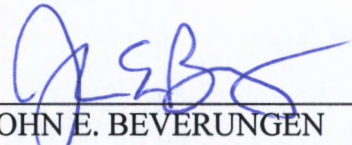
Date 9-24-15

By ISW

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 garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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 9-24-15

By bw



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 12401 GLENBAUER RD KINGSVILLE MD 21087 Currently zoned RC5
 Deed Reference 9862 / 508 10 Digit Tax Account # 2100004321
 Owner(s) Printed Name(s) THOMAS E TURNER IV, LAURIE K TURNER, JANET L. DUNNE

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.1 of BCZR to permit a proposed accessory building (detached garage) to be located in the side yard of the dwelling in lieu of the required in the rear yard, and from Section 400.3 of BCZR to permit a proposed accessory building with a height of 18 feet in lieu of maximum allowed 15 feet respectively.

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

- ☐ 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):

JANET L. DUNNE
 Name #1 – Type or Print Name #2 – Type or Print
Janet Dunne
 Signature #1 Signature #2

Owner(s)/Petitioner(s):

Thomas E Turner IV Laurie K Turner
 Name #1 – Type or Print Name #2 – Type or Print
Thomas E Turner IV Laurie K Turner
 Signature #1 Signature #2
12401 Glenbauer Rd Kingsville Md
 Mailing Address City State
21087 410 456 4320 Hturnera@jhu.edu
 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:

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 2016-0052-A Filing Date 8/28/15 Estimated Posting Date 9/6/15 Reviewer AT

~ 9/21/15

Rev 5/8/2014

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: 12401 Glenbauer Rd. Kingsville Md 21087
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 garage will be located to the north of the principal dwelling in the side yard. The part of the yard located to the east and to the rear of the principal dwelling is an existing drainage and utility easement as shown on plat of Glenbauer recorded, among the land records of Baltimore County.

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

Thomas E Turner
Signature of Owner (Affiant)

Laurie K Turner
Signature of Owner (Affiant)

Thomas E Turner
Name- Print or Type

LAURIE K TURNER
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 21 day of August, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thomas E Turner & Laurie K Turner

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

AS WITNESS my hand and Notaries Seal

Karen J Murphy
Notary Public

My Commission Expires

8/18/2016

ZONING PROPERTY DESCRIPTION FOR: 12401 GLENBAUR ROAD

Property Owner: Thomas E. Turner IV, Laurie K. Turner, and Janet L. Dunne

Beginning at a point on the Southeast side of Glenbaur Road which is 50' wide, 1000' North of the intersection with Jerusalem Road which is 60' wide, thence, the following courses and distances

- 1) By a curve to the right with a radius of 845.00' for an arc distance of 150.96', thence
- 2) N 36° 27' 22" E, 102.56', thence
- 3) By a curve to the left with a radius of 420.00' for an arc distance of 211.79', thence
- 4) N 07° 33' 49" E, 88.00', thence
- 5) S 74° 47' 50" E, 412.77', thence
- 6) S 54° 10' 41" W, 206.17', thence
- 7) S 23° 28' 26" W, 310.00', thence
- 8) N 86° 31' 34" W, 337.76' to the point of beginning as recorded in deed Liber 9862, Folio 508, containing 3.50 Ac. or 152,460 S.F. of land. Located in the 11th Election District and the 5th Council District.

2016-0052-A

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

No.

128723

Date:

8/28/15

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/28/2015 8/28/2015 09:23:48 5

REC WSQS WALKIN RDOS LRB
>> RECEIPT # 816679 8/28/2015 OFLN

Dept 5 528 ZONING VERIFICATION

TR NO. 128723

Recpt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	X06	0000		6150				\$75

Total:

\$75

Rec

From:

THOMAS TURNER ET AL

For:

12401 GLENBAUER RD

2016-0052-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0052 -A Address 12401 Glenbauer Road

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

Filing Date: 8/28/2015 Posting Date: 9/6/15 Closing Date: 9/21/15

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 2016- 0052 -A Address 12401 Glenbauer Road

Petitioner's Name Thomas Turner Et Al Telephone 410-456-4320

Posting Date: 9/6/15 Closing Date: 9/21/15

Wording for Sign: To Permit a proposed accessory building (detached garage) to be located onto the side yard of the dwelling and with a height of 18 feet, in lieu of the required in the rear yard and a maximum allowed height of 15 feet respectively.

Revised 7/21/15

CERTIFICATE OF POSTING

CASE NO: 2016-0052-A

PETITIONER/DEVELOPER

THOMAS TURNER ET AL

DATE OF HEARING/CLOSING:

9/21/15

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 _____

12401 GLENBAUER ROAD

THIS SIGN(S) WERE POSTED ON September 5, 2015
(MONTH, DAY, YEAR)

SINCERELY,

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

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

myrtle 9/5/15



ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 20K-0052

*TO PERMIT A PROPOSED ACCESSORY BUILDING (DETACHED GARAGE)
TO BE LOCATED ONTO THE SIDE YARD OF THE DWELLING AND WITH
A HEIGHT OF 18 FEET, IN LIEU OF THE REQUIRED IN THE REAR
YARD AND A MAXIMUM ALLOWED HEIGHT OF 15 FEET
RESPECTIVELY*

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 SEPTEMBER 21, 2015
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST IN 14 AFTER JUNE 30, 2016. VIOLATION SUBJECT TO FINE
UNLAWFUL TO REMOVE OR ALTER SIGN

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-11</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>9-10</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>9-5-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

SDAT: Real Property Search

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map

Account Identifier:

Owner Name:

Mailing Address:

Map: 0055 Grid: 0009 Parcel: 0021

Special Tax Areas:

Primary Structure
Built 1993
Stories 2

Land Improvements
Total:
Preferential Land:

Seller: SCHIAFFINO GEORGE A
Type: ARMS LENGTH IMPROVED
Seller: GAYLORD BROOKS REALTY CO
Type: ARMS LENGTH IMPROVED
Seller:
Type:

Partial Exempt Assessments:
County:
State:
Municipal:
Tax Exempt:
Exempt Class:

Homestead Application Status: Approved 02/06/2009

Class
000
000
000

Special Tax Recapture:
NONE

Homestead Application Information

Transfer Information
Date: 06/30/1993
Deed1: /09862/ 00508
Date: 11/08/1991
Deed1: /08968/ 00109

Value Information
Value As of 01/01/2015
202,400
298,000
500,400
0

Base Value
202,400
298,000
500,400
0

Above Grade Enclosed
Area 3,541 SF

Subdivision: 0000

Town: Ad Valorem:
Tax Class:
Finished Basement Area

Section: 1 Block: 1 Lot: 1

Legal Description:

Use: Principal Residence:
Deed Reference:

RESIDENTIAL
YES /09862/ 00508

PT LT 1 3.496 AC
970 N JERUSALEM RD
GLENBAUER

Assessment Year: 2015
Plat No: 0060/
Plat Ref: 0034

Property Land Area 3.4900 AC
Garage 1 Attached
Last Major Renovation

Phase-in Assessments As of 07/01/2015
552,733
0

Price: \$90,000
Deed2:
Price: \$72,500
Deed2:
Price: \$72,500
Deed2:



The information shown on this map has been compiled from descriptions. Users noting errors are urged to notify the Mary.

If a plat for a property is needed, contact the local Land Records Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

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

Order the **TAX MAP**

land.gov/RealProperty/Pages/default.aspx



2016-0052-A



2016-0052-A

Structure
↓



Edge
House

2016-0052-A

Woodens Home

Sasha

R Septic Tank

Structure to Right
30'

2016-0052-A



KEVIN KAMENETZ
County Executive

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

September 21, 2015

Thomas E. IV & Laurie K. Turner
Janet L. Dunne
12401 Glenbauer Road
Kingsville MD 21087

RE: Case Number: 2016-0052 A, Address: 12401 Glenbauer Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 28, 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

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 9/10/15

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

RE: Baltimore County
Item No. 2016-0052-A
Administrative Variance
Thomas E. & Laurie K. Turner, Janet L. Dunne
12401 Glenbauer 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. 2016-0052-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired or Speech 1.800.735.2258 Statewide Toll-Free

Street Address: 320 West Warren Road – Hunt Valley, Maryland 21030 – Phone 410-229-2300 or 1-866-998-0367 –

Fax 410-527-4685 – www.roads.maryland.gov

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 September 14, 2015
Item No. 2016-0052 and 0056

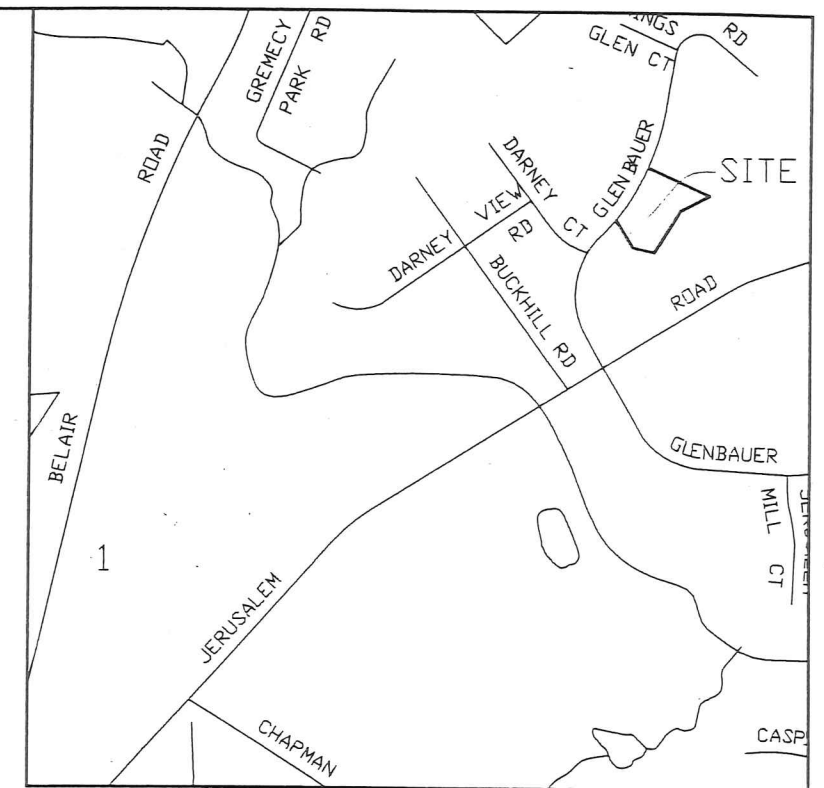
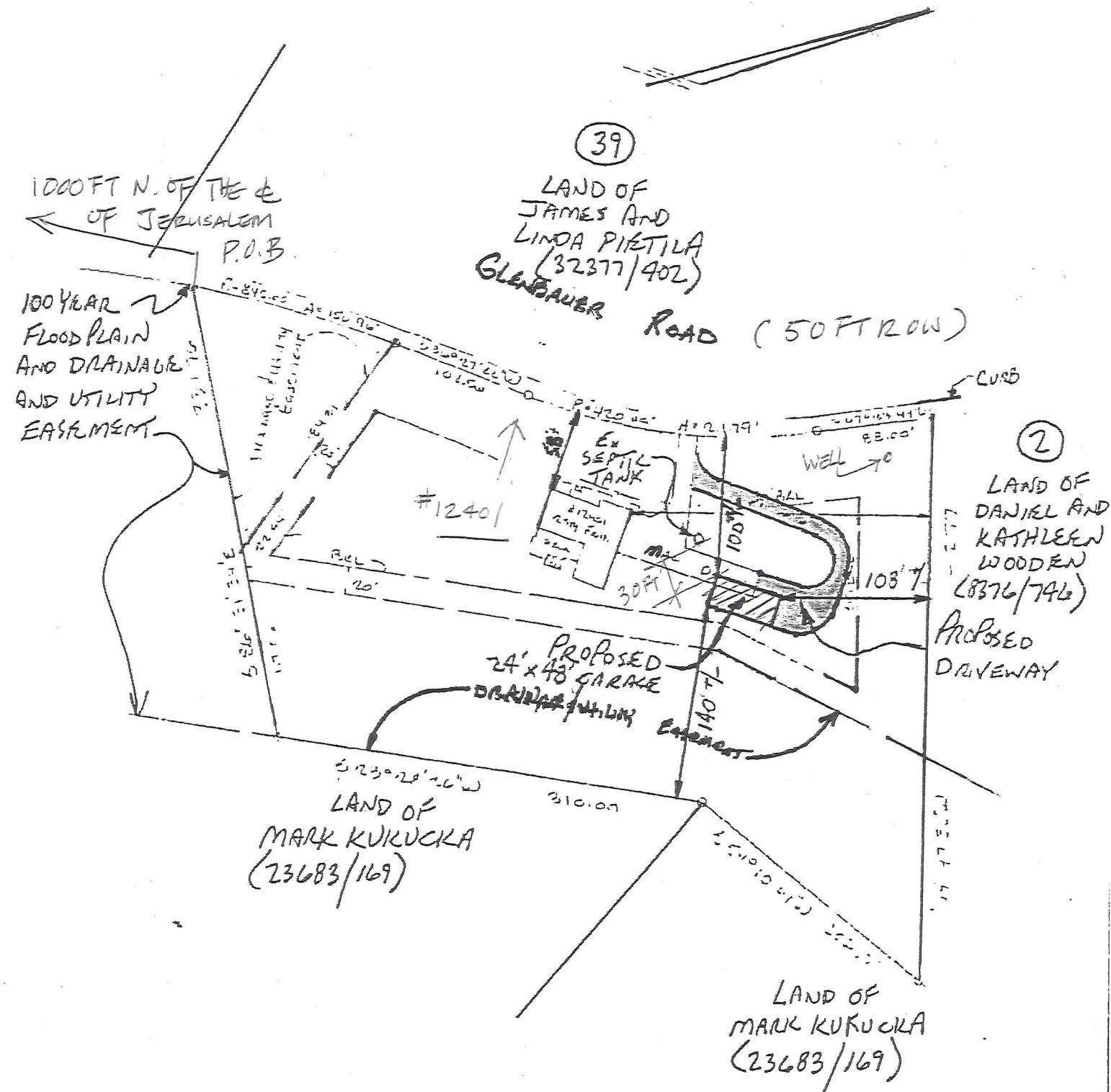
DATE: September 11, 2015

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\ZAC09142015.doc

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH
ADDRESS: 12401 GLENBAUER ROAD. OWNER NAME: TURNER THOMAS E. IV/LAURIE K, DUNNE, JANET
SUBDIVISION NAME: GLENBAUER LOT #: NA BLOCK #: NA SECTION #: NA
PLAT BOOK #: 60 FOLIO #: 34 10 DIGIT TAX #: 21-00004321 DEED REF.: 9862/508



VICINITY MAP
SCALE: 1" = 1200'

ZONING MAP # 0055 B2
SITE ZONED RC-5
ELECTION DISTRICT 11TH
COUNCIL DISTRICT 5
CENSUS TRACT 41102
WATERSHED LITTLE GUNPOWER FALLS
LOT AREA ACREAGE 3.50 AC.
OR SQUARE FEET 152,460 S.F.
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
GIS MAP # 0055B2

UTILITIES ? MARK WITH X

WATER IS:
PUBLIC _____ PRIVATE X

SEWER IS:
PUBLIC _____ PRIVATE X

TAX MAP 55 BLOCK 9 PARCEL 21

PROPERTY USE: EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ALONE

Pet. Ech. 1

REVISSED:

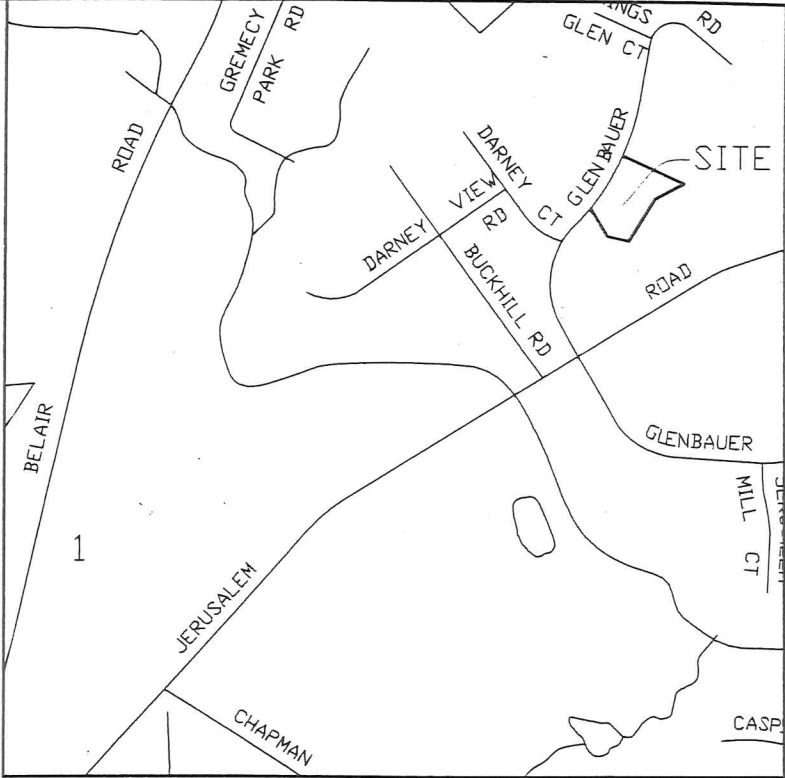
PLAN DRAWN BY: W. STIFLER (WILSON DEEGAN AND ASSOCIATES)

DATE: 8/20/2015

SCALE: 1 INCH = 100 FEET

2016-0052-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH ADDRESS: 12401 GLENBAUER ROAD. OWNER NAME: TURNER YTHOMAS E. IV/LAURIE K, DUNNE, JANET SUBDIVISION NAME: GLENBAUER LOT #: NA BLOCK #: NA SECTION #: NA PLAT BOOK #: 60 FOLIO #: 34 10 DIGIT TAX #: 21-00004321 DEED REF.: 9862/508



VICINITY MAP
SCALE: 1" = 1200'

ZONING MAP # 0055B2
SITE ZONED RC-5
ELECTION DISTRICT 11TH
COUNCIL DISTRICT 5
CENSUS TRACT 411102
WATERSHED LITTLE GUNPOWER FALLS
LOT AREA ACREAGE 3.50 AC.
OR SQUARE FEET 152,460 S.F.
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
GIS MAP # 055B2
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X

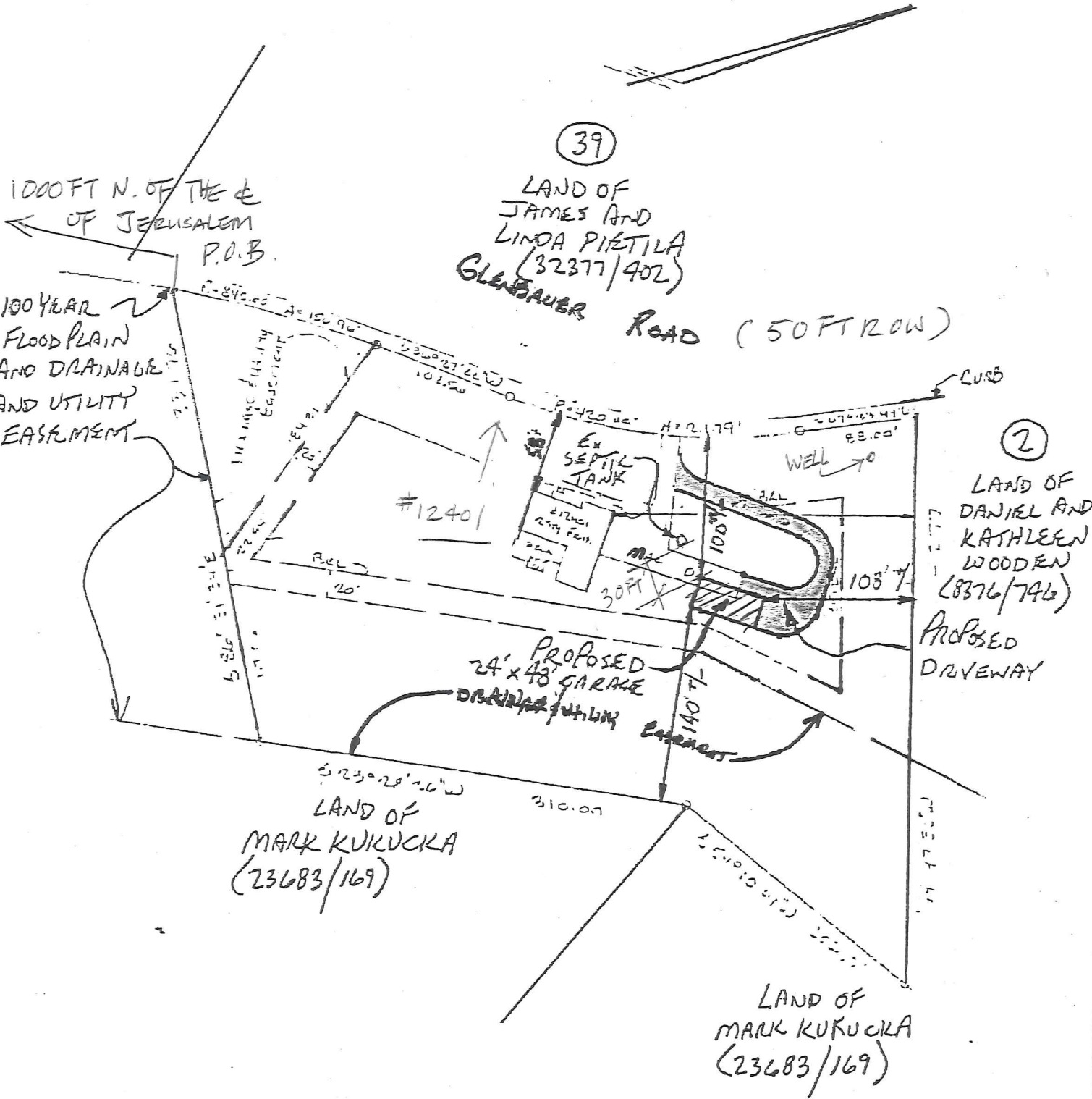
TAX MAP 55 BLOCK 9 PARCEL 21
PROPERTY USE: EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

NONE



2016-0052-A

REVISED:

PLAN DRAWN BY: WISTIFLER (WILSON DEEGAN AND ASSOCIATES)

DATE: 8/20/2015

SCALE: 1 INCH = 100 FEET