

M E M O R A N D U M

DATE: June 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0229-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 31, 2016. 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



KEVIN KAMENETZ
County Executive

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

April 28, 2016

Kevin A. and Vanessa Eskridge
16916 Wesley Chapel Road
Monkton, MD 21111

RE: **MOTION FOR RECONSIDERATION**
Petition for Administrative Variance
Case No. 2016-0229-A
Property: 16916 Wesley Chapel Road

Dear Petitioners:

Your letter dated April 27, 2016 was treated as a Motion for Reconsideration, and an Order is enclosed.

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

IN RE: PETITION FOR ADMIN. VARIANCE *
(16916 Wesley Chapel Road)
10th Election District *
3rd Council District *
Kevin A. & Vanessa L. Eskridge *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0229-A

* * * * *

**MOTION FOR RECONSIDERATION
OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings for Baltimore County as a Motion for Reconsideration filed by Petitioner Vanessa Eskridge. The Petitioner originally filed an Administrative Variance for property located at 16916 Wesley Chapel Road. The relief was requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (barn) with a height of 33 ft. in lieu of the maximum allowed height of 15 ft.

By Opinion and Order dated April 21, 2016, the undersigned granted the Administrative Variance request, with conditions, in accordance with the site plan and documentation within the case file.

On April 27, 2016, Ms. Eskridge filed a timely Motion for Reconsideration of my Order dated April 21, 2016. In the Motion, she raised concern about Condition No. 2, in particular not being able to have bathroom facilities in the accessory structure (barn). Ms. Eskridge disclosed that the accessory structure (barn) will be used for a personal gym, hunting processing location, and changing room and facility for uses associated with a nearby pool.

ORDER RECEIVED FOR FILING

Date 4-28-16

By DW

After due consideration of the argument raised by Ms. Elkridge, I must deny the Motion. The petition in this case, as was proper, sought relief from the height restrictions set forth in B.C.Z.R. § 400.3. That is the extent of the relief permitted in a variance case. The decision to permit (or not) bathroom facilities must be made by the County's zoning, public works and (in the case of a property served by well and septic) environmental departments. Should the aforementioned agencies permit a bathroom in this structure, that aspect of Condition No. 2 shall be considered stricken.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 28th day of **April, 2016**, that the Petitioner's Motion for Reconsideration, be and is hereby DENIED.

IT IS FURTHER ORDERED that all other terms and conditions of the Order granted on April 21, 2016 shall remain in full force and effect.

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 4-28-16

By 



KEVIN KAMENETZ
County Executive

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

April 21, 2016

Kevin A. and Vanessa Eskridge
16916 Wesley Chapel Road
Monkton, MD 21111

RE: Petition for Administrative Variance
Case No. 2016-0229-A
Property: 16916 Wesley Chapel Road

Dear Petitioners:

Enclosed please find a copy of the Order 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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(16916 Wesley Chapel Road)
10th Election District *
3rd Council District *
Kevin A. & Vanessa L. Eskridge *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0229-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, Kevin & Vanessa Eskridge ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an accessory structure (barn) with a height of 33 ft. in lieu of the maximum allowed 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. A ZAC comment was received from the Department of Planning (DOP) dated April 11, 2016 indicating they had no objection provided certain conditions were met.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 3, 2016, 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 4-21-16

By [Signature]

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 accessory building (pole 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 21st day of **April, 2016**, 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 an accessory structure (barn) with a height of 33 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the accessory building (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 4-21-16

By DW

3. The Petitioners must comply with the ZAC comment received from DOP, dated April 11, 2016; a copy of which is attached hereto and made a part hereof.

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 4-21-16

By DW

4/18

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: April 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-229

RECEIVED

APR 14 2016

INFORMATION:

Property Address: 16916 Wesley Chapel Road
Petitioner: Kevin and Vanerra Eskridge
Zoning: RC 2
Requested Action: Administrative Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for an administrative variance to permit an accessory structure (barn) with a height of 33 feet in lieu of the maximum allowed height of 15 feet.

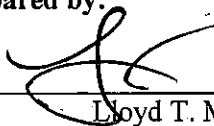
The property is a contributing structure in the My Lady's Manor National Historic District and also is subject to a Maryland Environmental Trust easement now in place on the property.

The Department has no objection to granting the petitioned relief conditioned upon the following:

- The structure shall not be converted into a residence or used for commercial purposes.
- The proposal is subject to the scenic route requirements contained within the Comprehensive Manual of Development Policies. Architectural elevations shall be submitted to the Department to the attention of the contact listed below for review and approval prior to the issuance of building permits.

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka.

c: Vanessa Eskridge
Joseph Wiley
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-21-16

By DW



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 116916 Wesley Chapel Rd Currently zoned RC2
Deed Reference 36936 100362 10 Digit Tax Account # 1800011428
Owner(s) Printed Name(s) Kevin and Vanessa Eskridge

(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)

BCZR: 400.3 → To permit an accessory structure (barn) with a height of 33 feet in lieu of the maximum allowed height of 15 feet.

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):

Kevin Eskridge / Vanessa Eskridge
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
116916 Wesley Chapel Rd Monkton MD
Mailing Address City State
21111 / 410-585-5775 / VLCESKRIDGE@
Zip Code Telephone # Email Address
GMAIL.COM

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

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Vanessa Eskridge
Name – Type or Print
[Signature]
Signature
- same as above -
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 2016-0229-1

Filing Date 3/24/16

Estimated Posting Date 4/3/16

Reviewer JS

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: 116916 Wesley chapel Rd Monkton MD 21111
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)

See attached justification

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

[Signature]
Signature of Owner (Affiant)
Vanessa Eskridge
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Kevin Eskridge
Name- Print or Type

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

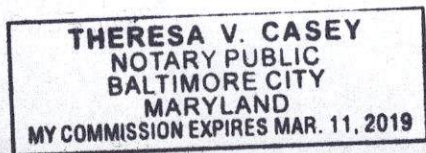
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Vanessa Eskridge + Kevin Eskridge

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
3/11/19
My Commission Expires

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: 16916 Wesley Chapel Road Monkton MD 21111
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)

See attached justification

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

[Signature]
Signature of Owner (Affiant)

Vanessa Eskridge
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Kevin Eskridge
Name- Print or Type

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

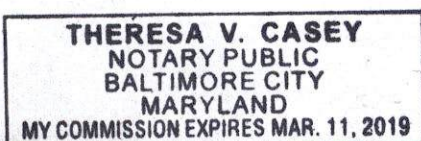
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Vanessa Eskridge + Kevin Eskridge

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
3/11/19
My Commission Expires



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 116916 Wesley Chapel Rd Currently zoned RC2
Deed Reference 36936 / 400382 10 Digit Tax Account # 1800011428
Owner(s) Printed Name(s) Kevin and Vanessa Eskridge

(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)

BCZR: 400.3 → To permit an accessory structure (barn) with a height of 33 feet in lieu of the maximum allowed height of 15 feet.

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):

Kevin Eskridge / Vanessa Eskridge
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

116916 Wesley Chapel Rd Monkton MD
Mailing Address City State

21111 / 410-585-5775 / VLCESKRIDGE@GMAIL.COM
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:

Vanessa Eskridge
Name – Type or Print

Signature

- same as above -
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 3 day of March, 2016 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 2016-0289-A

Filing Date 3/24/16

Estimated Posting Date 4/3/16

Reviewer JS

Rev 5/8/2014

Zoning Relief Requested and Justification Narrative for 16916 Wesley Chapel Road

Relief Requested: Administrative Variance from Section 400.3 of the Baltimore County Zoning Regulations to permit a 33' tall accessory structure in lieu of the permitted 15'.

Practical difficulty or hardship

- The applicant is proposing a new barn on their ±48 acre parcel located at 16916 Wesley Chapel Road in Monkton. The proposed barn will be approximately 36'-6" wide by 48'-6" deep. It will have a height of approximately 33' at the peak of the roof.
- The subject property is located within a rural/agricultural setting where it is common to have a principal structure (home) with outbuildings (sheds and barns) for storage of items required for proper maintenance of the property.
- The applicant is seeking an Administrative Variance from Section 400.3 of the Baltimore County Zoning Regulations to permit a 33' tall accessory structure in lieu of the permitted 15'.
- Uniqueness – The property contains an abundance of steep grades. The existing home is located at an elevation of approximately 600 and the lowest point on the site is at approximately 420 which is an elevation change of 180'. Associated with the significant grade changes are two water courses which bisect the site. These two physical features alone make the site unique and limits locations where site improvements are feasible.
- The principle residence at 16916 Wesley Chapel Road has limited storage space because of the absence of a basement and adequate closet space.
- Undue Hardship:
 - I. If the applicant were required to strictly adhere to the Baltimore County zoning regulations which permit a maximum accessory structure height of only 15' they would realize an unreasonable hardship. The proposed two story structure offers substantial storage capacity within a compact footprint. If the variance to height were not permitted as requested the barn would need to be reduced to only one story tall. In order to make up the storage space lost by removal of the second floor the building footprint would need to be nearly twice as large or a second structure would need to be built. As mentioned previously the substantial grade change on the site and existence of watercourses limits the amount of area that can be built on and thus limits use of the property. Additionally without a proper barn or storage structure the applicant would not have sufficient room to store the maintenance equipment needed to properly maintain the property.
 - II. The above listed hardships are peculiar to the property due to the topographic and environmental constraints of the site which do not occur on all of the properties in the area or within the RC-2 zoning district.
 - III. The hardship as described is not the result of the applicants own actions in that the topographic and environmental features of the site existed prior to purchase of the property.
- Practical Difficulty:
 - I. If the applicant were required to strictly adhere to the Baltimore County zoning regulations which permit a maximum accessory structure height of only 15' they would realize an unreasonable hardship. The proposed two story structure offers substantial storage capacity within a compact footprint. If the variance to height were not permitted as requested the barn would need to be reduced to only one story tall. In order to make up the storage space lost by removal of the second floor the building footprint would need to be nearly twice as large or a second structure would need to be built. As mentioned previously the substantial grade change on the site and existence of watercourses limits the amount of area that can be built on and thus limits use of the property. Additionally without a proper barn or storage structure the applicant would not have sufficient room to store the maintenance equipment needed to properly maintain the property.

- II. A lesser relaxation of the relief requested is not feasible in that it is the minimum height required in order to build a two story barn. Any height less than 33' would require the barn to be a one story building which would greatly reduce the use of the property.
 - III. The spirit of the ordinance will be observed and public safety and welfare secured. The proposed barn will meet or exceed all of the building setbacks required by the RC-2 zone. The barn will also adhere to all current local, state and federal building codes. Therefore no adverse impact to the public's safety and welfare will be present.
- No increase in residential density beyond that allowed by the BCZR is proposed.
 - The relief requested is in strict harmony with the spirit and intent of height, area, parking, and sign regulations.
 - The requested variance relief if granted will not create substantial injury to the public health, safety, and general welfare.

[illegible]

16916 WESLEY CHAPEL ROAD

Zoning Description To Accompany Petition for Administrative Variance Request

Beginning at a point located on the west side of Wesley Chapel Road which is 22' wide at the distance of approximately 2,080' south of the centerline of Gerting Way **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

South 26 degrees 55 minutes 38 seconds East, 284.54' to a point; South 30 degrees 52 minutes 14 seconds East, 1,445.25' to a point; North 67 degrees 33 minutes 54 seconds West, 71.58' to a point; North 67 degrees 28 minutes 57 seconds West, 550.80' to a point; South 09 degrees 02 minutes 38 seconds West, 65.78' to a point; South 43 degrees 01 minutes 24 seconds West, 626.68' to a point; South 00 degrees 36 minutes 47 seconds East, 720.02' to a point; South 53 degrees 39 minutes 40 seconds East, 1,431.93' to a point; North 65 degrees 31 minutes 17 seconds East, 426.63' to a point; North 62 degrees 46 minutes 17 seconds East, 164.97' to a point; North 60 degrees 16 minutes 19 seconds East, 215.54' to a point; and place of beginning.

Containing an area of 52.327 acres or 2,279,364 square feet of land, more or less and being located in the Tenth Election District of Baltimore County Maryland.



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/3/2016

Case Number: 2016-0229-A

Petitioner / Developer: ESKRIDGE ~ MARCEL H. MILEO, PLA of MORRIS & RITCHIE ASSOCIATES, INC.

Date of Hearing (Closing): APRIL 18, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
16916 WESLEY CHAPEL ROAD

The sign(s) were posted on: **APRIL 3, 2016**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0229 -A Address 16916 WESLEY CHAPEL RD
Contact Person: JASON SEIDELMAN Planner, Please Print Your Name Phone Number: 410-887-3391
Filing Date: 3/24/16 Posting Date: 4/3/16 Closing Date: 4/18/16

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 2016- 0229 -A Address 16916 WESLEY CHAPEL RD
Petitioner's Name ESKIDALE Telephone 410-585-5775
Posting Date: 4/3/16 Closing Date: 4/18/16
Wording for Sign: To Permit AN ACCESSORY STRUCTURE (BARN) WITH A HEIGHT OF 33 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 15 FEET.

Revised 7/21/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0229-A
Property Address: 16916 Wesley Chapel Rd, Monkton MD 21111
Property Description: _____
Legal Owners (Petitioners): Vanessa and Kevin Eskridge
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Vanessa Eskridge
Company/Firm (if applicable): _____
Address: 16916 Wesley Chapel Rd
Monkton MD 21111
Telephone Number: 410-585-5775

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

No. **134720**

Date: **3/24/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
 3/25/2016 3/24/2016 11:12AM 1

RE: WEDD WILKIN LINDA LOR
 RECEIPT # 045805 3/24/2016 DFLD
 5 528 JEWELL PERMITTEE
 CR NO. 134720

Receipt for: \$75.00
 \$75.00 of 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6180				\$ 75.00

Total: **\$ 75.00**

Rec From: **16916 WESLEY CAMPBELL / ESCORT**

For: **2016-0229-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 19, 2016

Kevin & Vanessa Eskridge
16916 Wesley Chapel Road
Monkton MD 21111

RE: Case Number: 2016-0229 A, Address: 16916 Wesley Chapel Road

Dear Mr. & Ms. Eskridge:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 24, 2016. 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." The signature is written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

4/18

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: April 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-229

RECEIVED

APR 14 2016

INFORMATION:

Property Address: 16916 Wesley Chapel Road
Petitioner: Kevin and Vanerra Eskridge
Zoning: RC 2
Requested Action: Administrative Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for an administrative variance to permit an accessory structure (barn) with a height of 33 feet in lieu of the maximum allowed height of 15 feet.

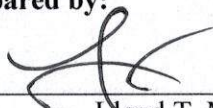
The property is a contributing structure in the My Lady's Manor National Historic District and also is subject to a Maryland Environmental Trust easement now in place on the property.

The Department has no objection to granting the petitioned relief conditioned upon the following:

- The structure shall not be converted into a residence or used for commercial purposes.
- The proposal is subject to the scenic route requirements contained within the Comprehensive Manual of Development Policies. Architectural elevations shall be submitted to the Department to the attention of the contact listed below for review and approval prior to the issuance of building permits.

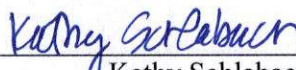
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Vanessa Eskridge
Joseph Wiley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 29 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0229-A
Address 16916 Wesley Chapel Road
(Eskridge Property)

Zoning Advisory Committee Meeting of April 4, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 03-29-2016

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/28/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0229-A

Administrative Variance
Kevin & Vanessa Eskridge
16916 Wesley Chapel Road.

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 dark ink, appearing to read 'Richard A. Zeller', is written over the word 'Sincerely,'.

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: April 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-229

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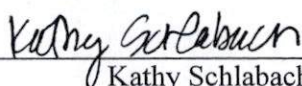
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Vanessa Eskridge
Joseph Wiley
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED

APR 29 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Vanessa Eskridge
16916 Wesley Chapel Road
Monkton, MD 21111
410-585-5775
vlceskridge@gmail.com

April 27, 2016

John E. Beverungen
Administrative Law Judge
Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition for Administrative Variance Ruling
Case No. 2016-0229-A
Property: 16916 Wesley Chapel Road

Dear Judge Beverungen:

Thank you for your prompt ruling on our Petition for Administrative Variance permitting our planned accessory structure with a height of 33 ft. in lieu of the maximum allowed height of 15 ft.

In requesting this height consideration for the barn via petition, my husband and I did not know to state other amenities to this structure that we are planning, in particular a bathroom. You have imposed a condition in your ruling that the accessory building will not contain any bathroom facilities. We ask that you please reconsider this restriction on a bathroom for the following reasons:

1. We plan on using this building for various purposes including a personal gym and a hunting processing location. The bathroom in our home is not in close proximity to the building and therefore the lack of bathroom in the accessory structure would result in practical difficulty and unreasonable hardship for us.
2. We also plan on using this bathroom as a changing room and facility for use associated with our nearby pool. We would like to create a bathroom/changing room that is not only in close proximity to the pool but also avoids damage to our home that would result from wet pool users. We believe this to be another instance of practical difficulty and unreasonable hardship.

We ask that you please rescind the restriction on the bathroom in our accessory structure and that we will follow all applicable county regulations for building a bathroom.

If you need any addition information from me on this matter, feel free to call at 410-585-5775 or email at vlceskridge@gmail.com.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vanessa Eskridge', with a stylized, flowing script.

Vanessa Eskridge

100-44-3776
100-44-3776
100-44-3776
100-44-3776
100-44-3776

100-44-3776
100-44-3776
100-44-3776
100-44-3776
100-44-3776

Debra Wiley

From: John E. Beverungen
Sent: Wednesday, April 27, 2016 3:01 PM
To: Debra Wiley
Subject: FW: Petition for Administrative Variance Ruling, Case # 2016-0229-A
Attachments: Beverungen_4_27_16.docx

Deb, don't we have a letter we've sent out in these situations?....telling people such a request needs to be approved by DPW.

-----Original Message-----

From: Vanessa Eskridge [mailto:vlceskridge@gmail.com]
Sent: Wednesday, April 27, 2016 2:38 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Petition for Administrative Variance Ruling, Case # 2016-0229-A

Dear Judge Beverungen,

Please see the attached letter and please look out for a hard copy of it that I mailed this afternoon.

Thank you for your time and consideration.

Sincerely,
Vanessa Eskridge
410-585-5775

Vanessa Eskridge
16916 Wesley Chapel Road
Monkton, MD 21111
410-585-5775
vlceskridge@gmail.com

April 27, 2016

John E. Beverungen
Administrative Law Judge
Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

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Property: 16916 Wesley Chapel Road

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Sincerely,

Vanessa Eskridge

Photographs to accompany Administrative Variance for proposed structure at 16916 Wesley Chapel Road, Monkton, MD 21111



- 1) Proposed structure site, looking northeast. Stakes indicate size and location.



- 2) Proposed structure site looking east. Includes principle residence.

Photographs to accompany Administrative Variance for proposed structure at 16916 Wesley Chapel Road, Monkton, MD 21111



3) Proposed structure site looking south. Includes principle residence.

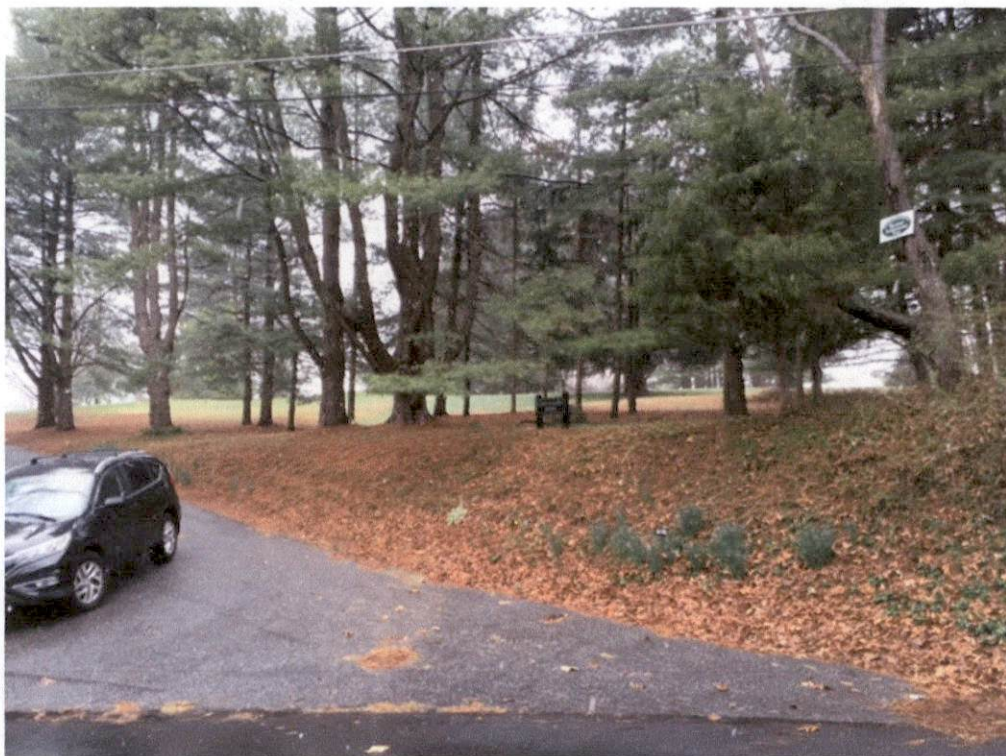


4) Proposed structure site looking west

Photographs to accompany Administrative Variance for proposed structure at 16916 Wesley Chapel Road, Monkton, MD 21111



5) Proposed structure site looking north



6) View from Wesley Chapel Rd and driveway. Proposed structure site not visible

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
<u>4-14</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>3-28</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>4-3-16</u> by <u>O'Keefe</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

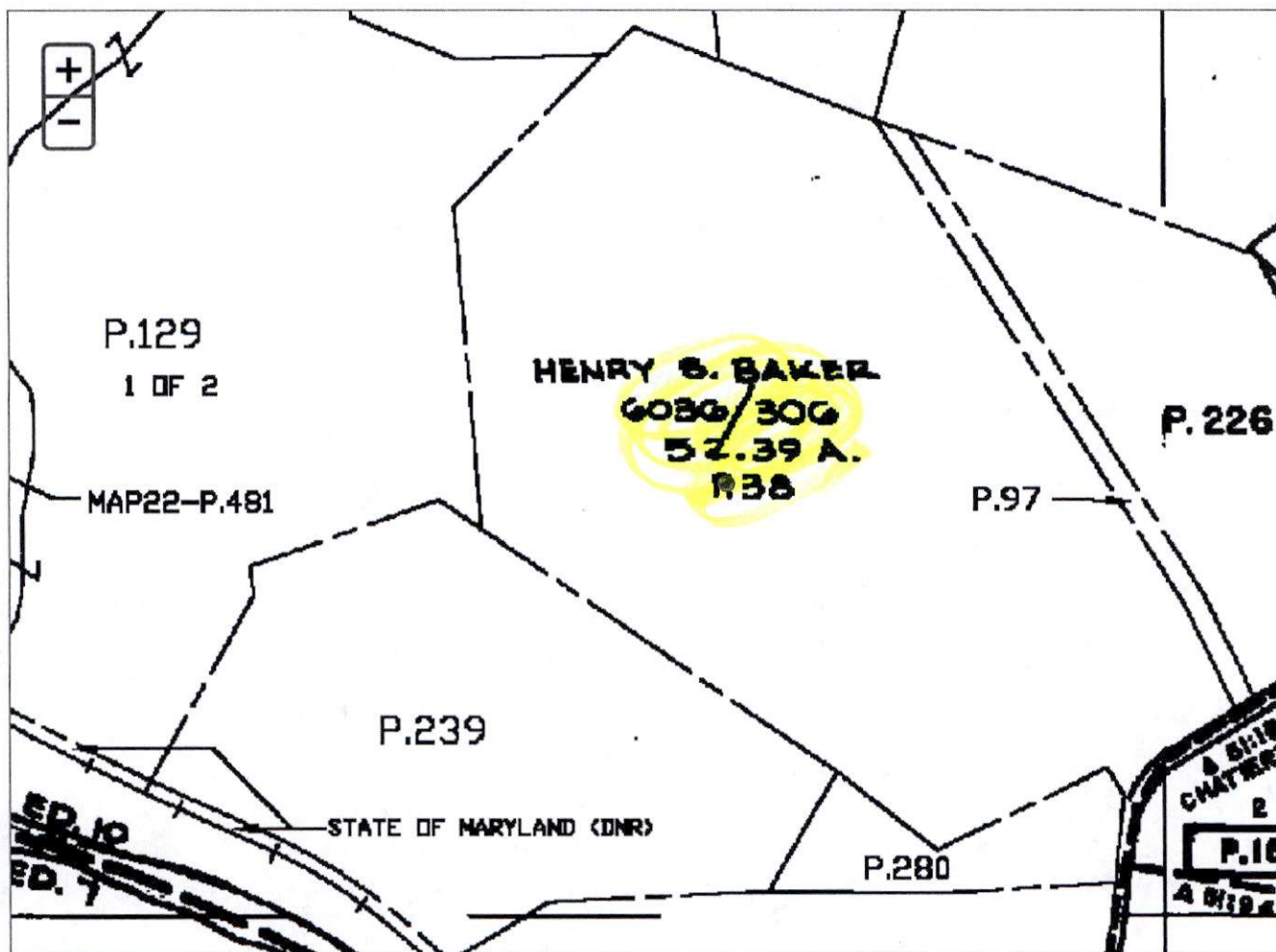
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1800011428			
Owner Information					
Owner Name:	ESKRIDGE KEVIN A ESKRIDGE VANESSA L C		Use:	RESIDENTIAL	
Mailing Address:	16916 WESLEY CHAPEL RD MONKTON MD 21111- 1210		Principal Residence:	YES	
			Deed Reference:	/36936/ 00382	
Location & Structure Information					
Premises Address:		16916 WESLEY CHAPEL RD MONKTON 21111-1210		Legal Description:	53.563 AC 16916 WESLEY CHAPEL RD 2300FT SW OF GERTING RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0023	0013	0038		0000	
Assessment Year:				Plat No: Plat Ref:	
2014					
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1777	2,782 SF		53.5600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	FRAME	3 full	
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	206,200	188,200			
Improvements	169,100	249,400			
Total:	375,300	437,600	416,833	437,600	
Preferential Land:	0			0	
Transfer Information					
Seller: KNOTT SUSAN M		Date: 12/02/2015		Price: \$1,245,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36936/ 00382		Deed2:	
Seller: KNOTT SUSAN M		Date: 06/19/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33807/ 00071		Deed2:	
Seller: BAKER HENRY S JR TRUSTEE		Date: 12/07/2012		Price: \$650,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32925/ 00340		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/04/2016					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 10 Account Number: 1800011428

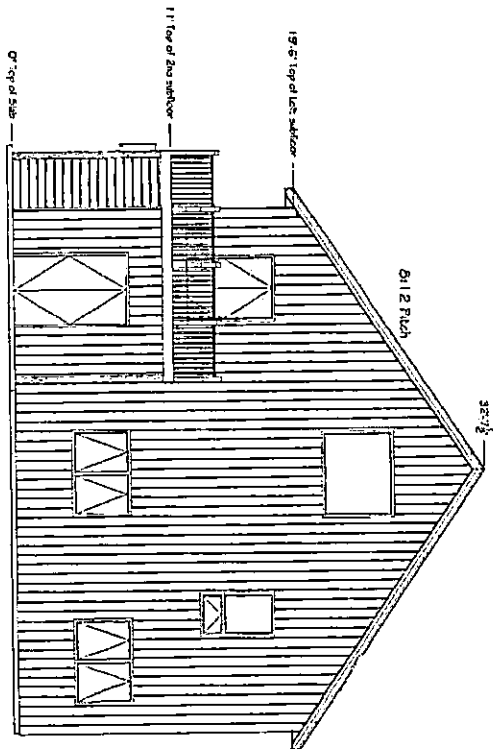


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

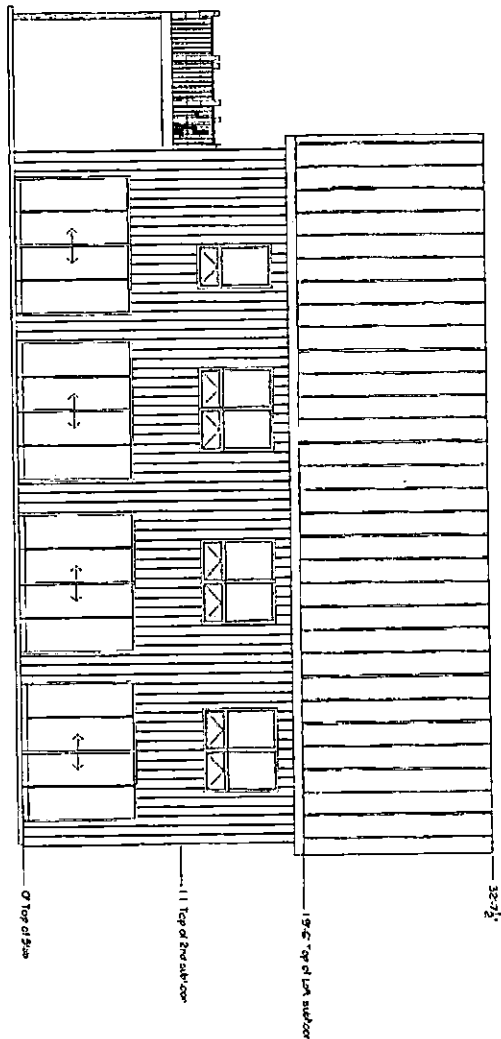
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

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>).



North Elevation
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"

Please respect our investment of time and resources in the creation of these drawings. They are being issued to our clients for the purposes of design conceptualization and estimating only and are not to be shared with other timber framing companies.

A2.1

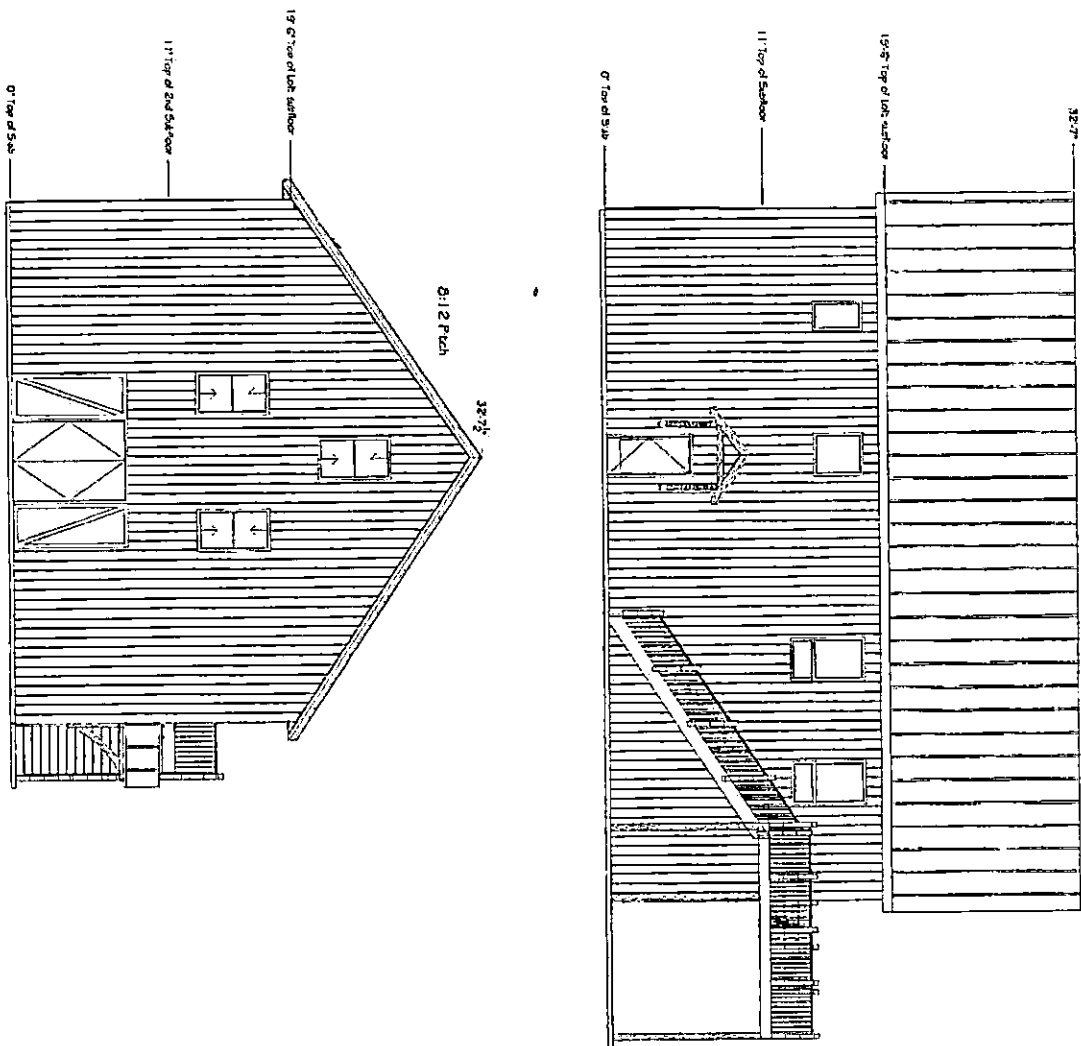
Elevation
View
Date
Revised

Estbridge Barn
16916 Wesley Chapel Rd.
Monkton, MD 21111

Joshua Coleman-CPEO, AIBD
NCCEC #30-120
4525 E. Prospect Rd., York, PA 17406
Tel: 717-755-2990
E: jcoleman@lctf.com

Lancaster County Timber Frames Inc.
13 Oakwood Ln., Lititz, PA 17543
717-755-2990 717-755-6971
e: lctf@lctf.com w: lctf.com





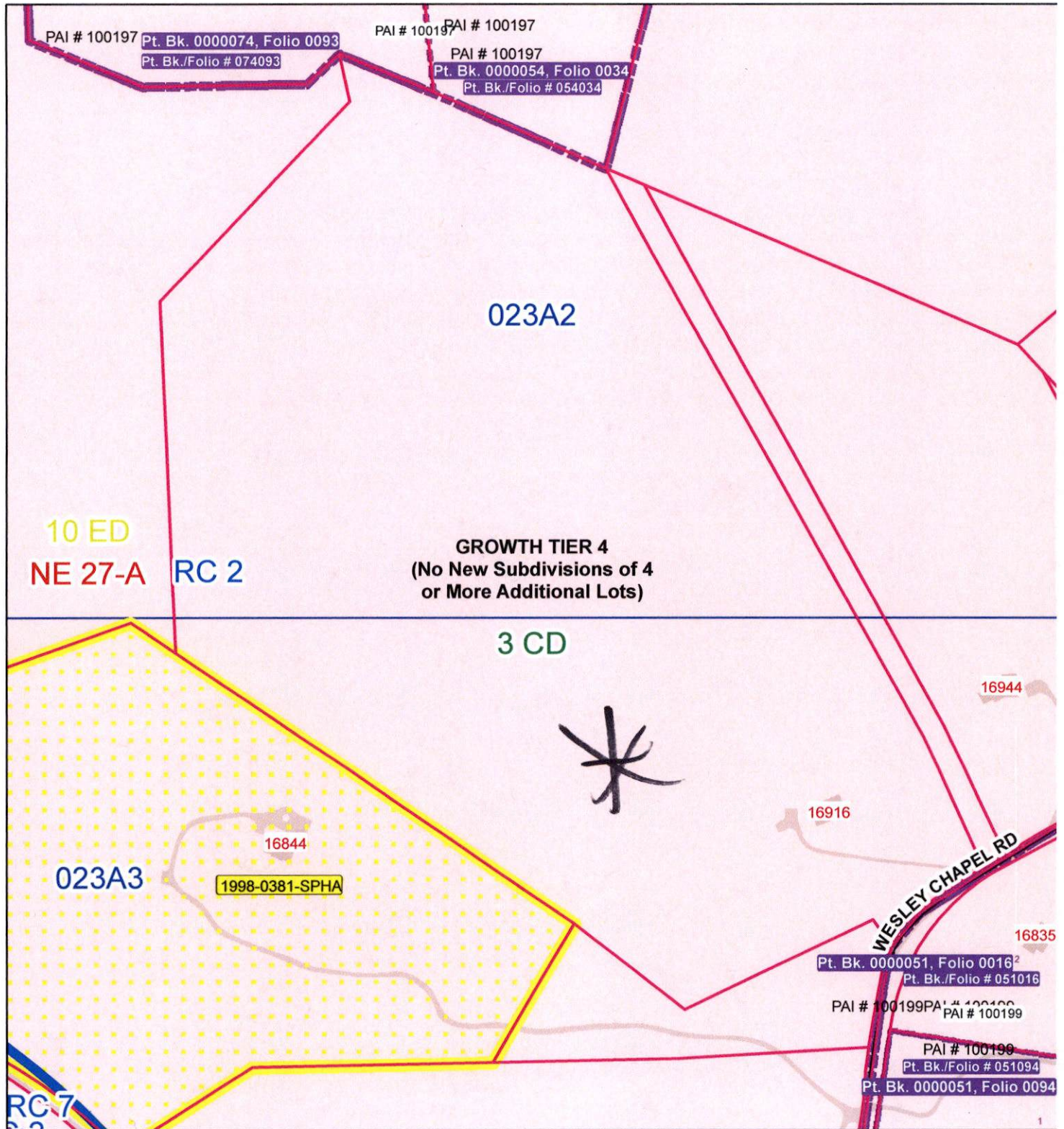
East Elevation
Scale: 1/4" = 1'-0"

South Elevation
Scale: 1/4" = 1'-0"

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A2.0	<table border="1"> <tr> <td>Elevation</td> <td>View</td> </tr> <tr> <td>Decor</td> <td>OSB/CLT</td> </tr> </table>	Elevation	View	Decor	OSB/CLT	Eskridge Barn 16916 Wesley Chapel Rd. Monkton, MD 21111		Joshua Coleman - CPO, ASD NCDDC #30-120 4825 E. Prospect Rd. York, PA 17408 Tel: 717-755-2930 E: jcoleman@lancord.com	Lancaster County Timber Frames Inc. 13 Oakwood Ln, Uetz, PA 17543 717-755-2930 1717-753-8971 a@lancord.com w@lancord.com	
Elevation	View									
Decor	OSB/CLT									

16916 Wesley Chapel Road



Publication Date: 2/17/2016

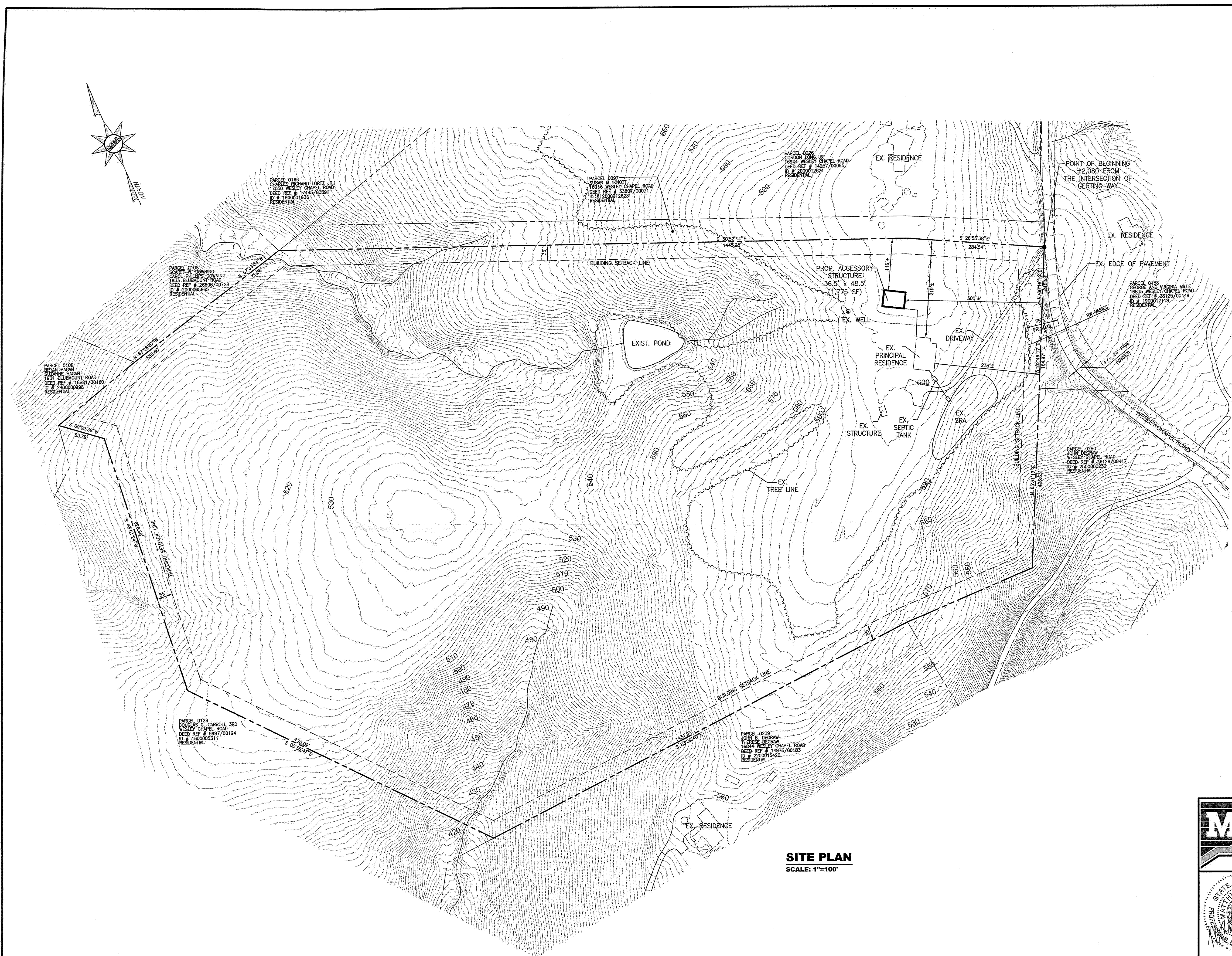


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

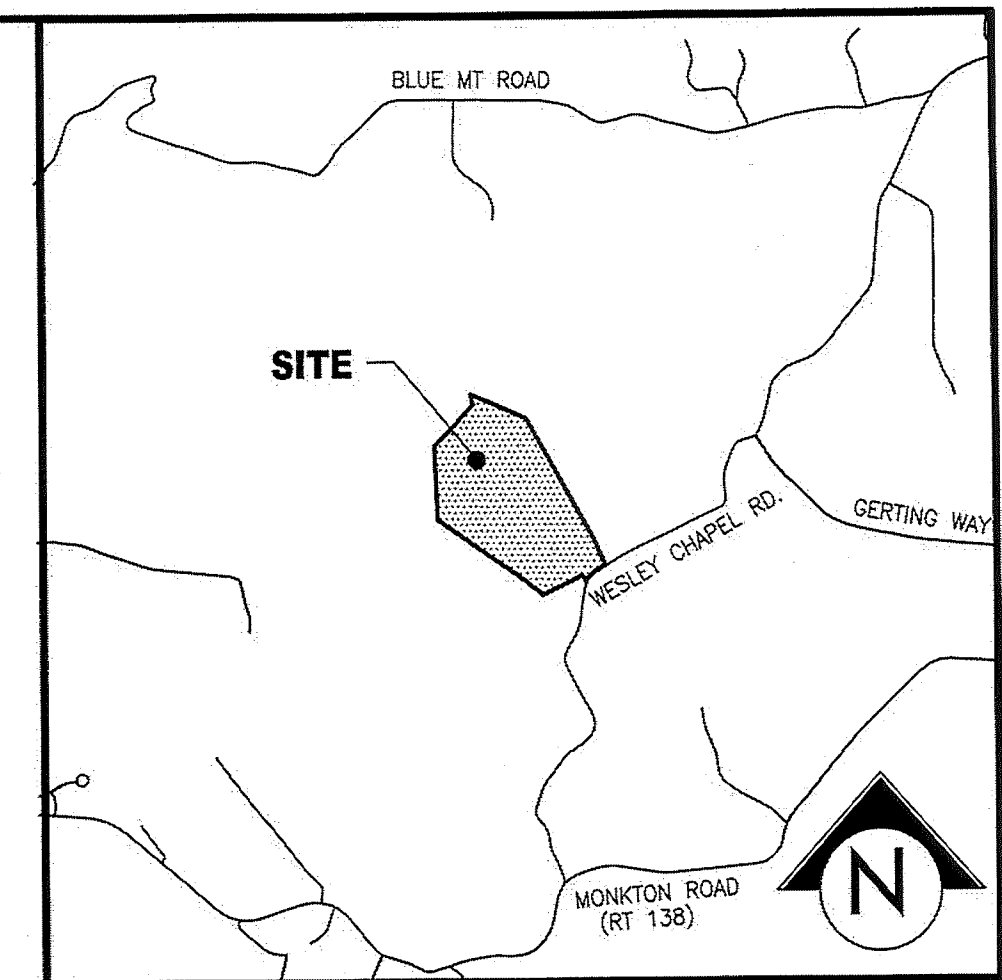


0 80 160 320 480 640 Feet

1 inch = 300 feet



SITE PLAN
SCALE: 1"=100'



VICINITY MAP
SCALE 1" = 2000'

OWNER/APPLICANT:

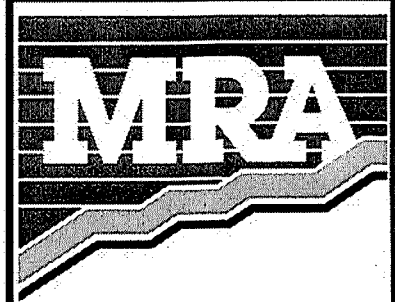
KEVIN A. ESKRIDGE
VANESSA L. C. ESKRIDGE
16916 WESLEY CHAPEL ROAD
MONKTON, MD 21111

PLAN PREPARED BY:

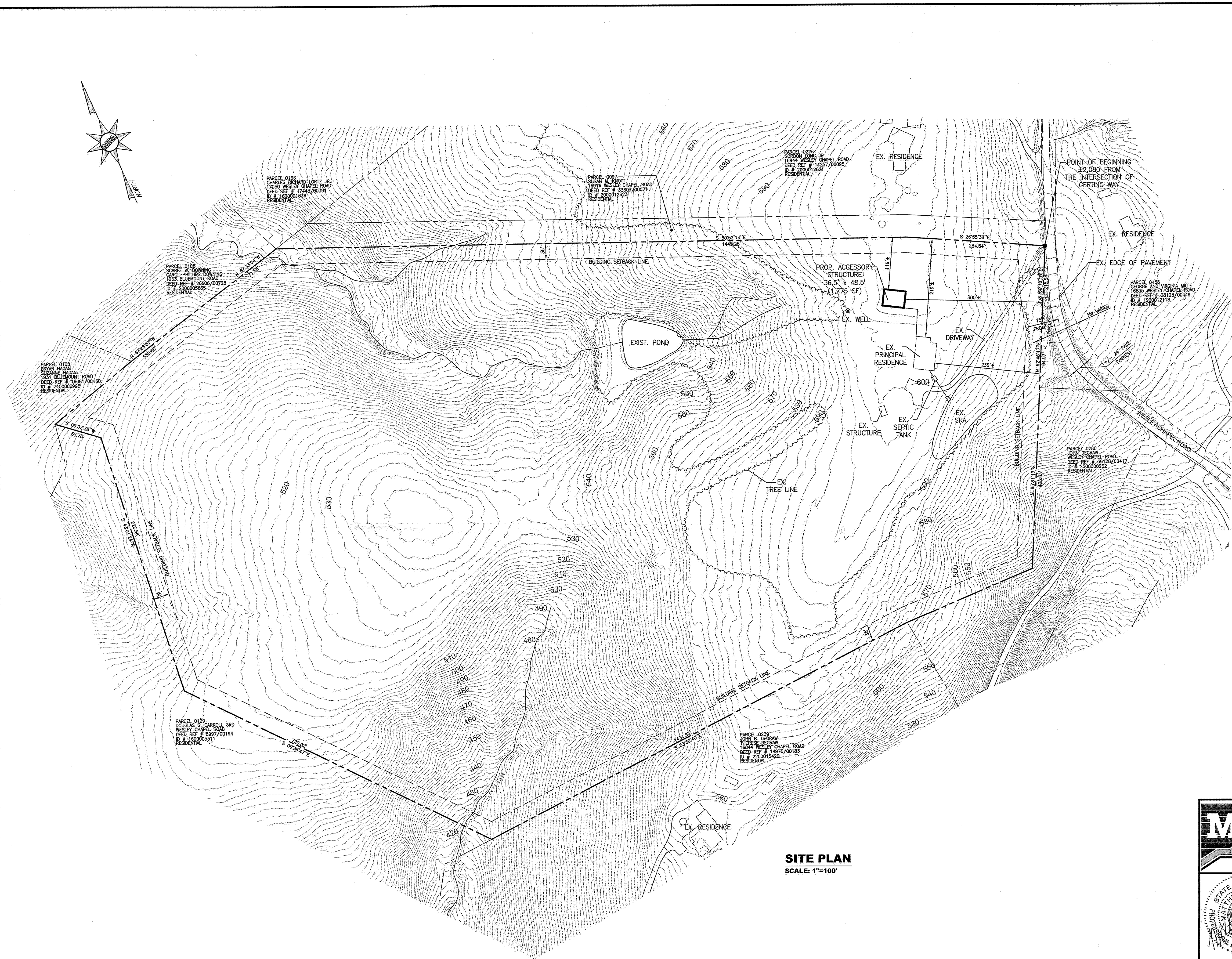
MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
1220-C EAST JOPPA ROAD SUITE 505
TOWSON, MD 21286
ATTN: MATT BISHOP, PLA.
TEL.: 410-821-1690

GENERAL NOTES:

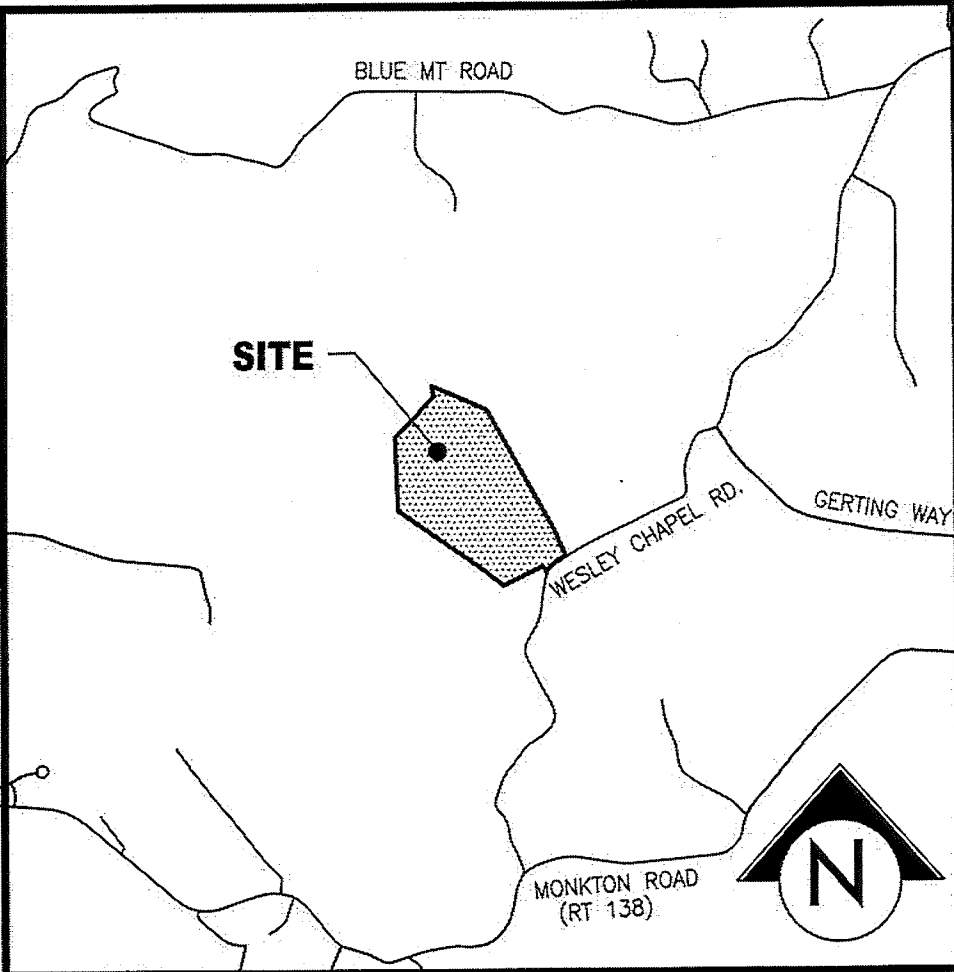
- OVERALL TRACT SITE INFORMATION
- PROPERTY INFORMATION:
 - a. TAX ACCOUNT NUMBER: 1800011428
 - b. DEED REFERENCES: 36936/00382
 - c. COUNCILMANIC DISTRICT: 3
 - d. ELECTION DISTRICT: 10
 - e. CENSUS TRACT: 410100
 - f. ADC MAP LOCATION: MAPS 8C11, 8D11 & 8C10
 - g. ZONING MAP REFERENCES: 023A2, 023A3
 - h. ZONED: RC 2
 - i. TAX MAP: 0023
 - j. PARCEL: 0038
 - k. LOT: N/A
 - l. WATERSHED: LOCH RAVEN RESERVOIR
 - m. LOT AREA ACREAGE: 52.327 ACRES (2,279,364 SF)
 - n. USE: RESIDENTIAL
 - o. UTILITIES:
 - WATER: PRIVATE (WELL)
 - SEWER: PRIVATE (SEPTIC)
 - p. GIS MAP #: 023A2, 023A3
 - THERE ARE NO KNOWN ACTIVE ZONING VIOLATIONS.
 - PROPOSED BUILDING WILL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
 - THERE ARE NO KNOWN 100-YEAR FLOODPLAINS WITHIN 50' OF THE VARIANCE AREA AS SHOWN ON FEMA MAP FIRMETTE 24001001 30F.
 - THERE ARE NO KNOWN NON TIDAL WETLANDS WITHIN 50' OF THE VARIANCE AREA.
 - THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE VARIANCE REQUEST AREA.
 - THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
 - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - PARKING REQUIRED: 2
 - PARKING PROPOSED: 2
 - EXISTING BUILDING: HEIGHT PRINCIPAL RESIDENCE:
 - MAXIMUM PERMITTED HEIGHT: 35'
 - PROVIDED HEIGHT: 35'
 - PROPOSED ACCESSORY STRUCTURE:
 - MAXIMUM PERMITTED HEIGHT: 15'
 - PROPOSED HEIGHT: 33'
 - EXISTING AND PROPOSED BUILDING NUMBER OF STORIES: 2
 - THERE IS NO ZONING CASE HISTORY FOR THE PROPERTY.

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, ARCHITECTS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748	
	PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE PETITION 16916 WESLEY CHAPEL ROAD MONKTON, MD	
10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT		
DATE	REVISIONS	JOB NO.: 19193
		SCALE: 1"=100'
		DATE: 03/16/2016
		DRAWN BY: MHM
		DESIGN BY: MHM
		REVIEW BY: MAB
		SHEET: 1 OF 1

Pet. for 1



SITE PLAN
SCALE: 1"=100'



VICINITY MAP
SCALE 1" = 2000'

OWNER/APPLICANT:

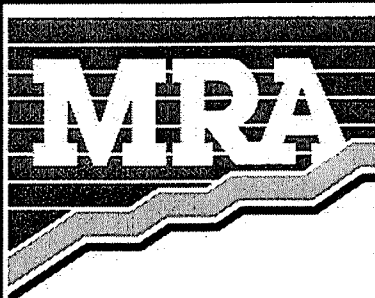
KEVIN A. ESKRIDGE
VANESSA L. C. ESKRIDGE
16916 WESLEY CHAPEL ROAD
MONKTON, MD 21111

PLAN PREPARED BY:

MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
1220-C EAST JOPPA ROAD SUITE 505
TOWSON, MD 21286
ATTN: MATT BISHOP, PLA
TEL.: 410-821-1690

GENERAL NOTES:

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 - THERE ARE NO KNOWN ACTIVE ZONING VIOLATIONS.
 - PROPOSED BUILDING WILL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
 - THERE ARE NO KNOWN 100-YEAR FLOODPLAINS WITHIN 50' OF THE VARIANCE AREA AS SHOWN ON FEMA MAP FIRMETTE 24001001 30F.
 - THERE ARE NO KNOWN NON TIDAL WETLANDS WITHIN 50' OF THE VARIANCE AREA.
 - THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE VARIANCE REQUEST AREA.
 - THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
 - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - PARKING REQUIRED: 2
 - PARKING PROPOSED: 2
 - EXISTING BUILDING: HEIGHT PRINCIPAL RESIDENCE:
 - MAXIMUM PERMITTED HEIGHT: 35'
 - PROVIDED HEIGHT: 35'
 - PROPOSED ACCESSORY STRUCTURE:
 - MAXIMUM PERMITTED HEIGHT: 15'
 - PROPOSED HEIGHT: 33'
 - EXISTING AND PROPOSED BUILDING NUMBER OF STORIES: 2
 - THERE IS NO ZONING CASE HISTORY FOR THE PROPERTY.



MORRIS & RITCHIE ASSOCIATES, INC.
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**PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE PETITION**

16916 WESLEY CHAPEL ROAD
MONKTON, MD

DATE		REVISIONS		JOB NO.: 19193	
				SCALE: 1"=100'	
				DATE: 03/16/2016	
				DRAWN BY: MHM	
				DESIGN BY: MHM	
				REVIEW BY: MAB	
				SHEET: 1 OF 1	