

MEMORANDUM

DATE: August 24, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0329-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 22, 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(16104 Carroll Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Glenn D. Thomas	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0329-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, Glenn D. Thomas. The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing pool/spa with a proposed pergola located on the side closest to the street side in lieu of the 1/3 farthest from both streets. 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. A ZAC comment was received from the Bureau of Development Plans Review (DPR) on July 13, 2016 indicating that landscape screening should be provided along the Monkton Manor Road property line to screen both the side and rear yards.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 3, 2016, 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 7-21-16

By OW

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 21st day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing pool/spa with a proposed pergola located on the side closest to the street side in lieu of the 1/3 farthest from both streets, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the ZAC comment received from the DPR dated July 13, 2016; a copy of which is attached and made a part herof.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7-21-16

By aw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 4, 2016
Item No. 2016-0329

DATE: July 13, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

If granted, landscape screening should be provided along Monkton Manor Rd. property line to screen both the side and rear yards.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0329-07042016.doc

ORDER RECEIVED FOR FILING

Date 7-21-16

By DAK



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 16104 CARROLL ROAD, MONKTON, MD. 21111

Currently zoned RC2

Deed Reference 06718 100105

10 Digit Tax Account # 1008000701

Owner(s) Printed Name(s) GLENN THOMAS

(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) 400.1 BCZR. To permit an existing pool ~~and~~ SPA with a proposed pergola located on side closest to the street side in lieu of the $\frac{1}{3}$ farthest from the street side.
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):

GLENN THOMAS

Name #1 – Type or Print

Name #2 – Type or Print

Glenn Thomas

Signature #1

Signature #2

16104 CARROLL RD MONKTON, MARYLAND

Mailing Address

City

State

21111

Zip Code

410-340-7152

Telephone #

THOMAS.GLENN@GMAIL.COM

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 2016-0329-A

Filing Date 6/28/16

Estimated Posting Date 7/31/16

Reviewer gh

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: 16104 CARROLL 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)

SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS FOR
ACCESSORY BUILDINGS IN RESIDENCE ZONES STATES "ON CORNER LOTS THEY
SHALL BE LOCATED ONLY IN THE THIRD OF THE LOT FARTHEST REMOVED
FROM ANY STREET." I HAVE AN EXISTING ABOVE GROUND ENDLESS POOL SPA
MEASURING 7'7" X 15'0" ON A FLOATING CONCRETE SLAB LOCATED IN THE FIRST THIRD
OF MY 2 ACRE LOT, BEHIND MY RESIDENCE. I WISH TO INSTALL A 16' WIDE X 24' LONG
X 9'5" HIGH PERGOLA OVER THE SPA. THE SPA IS SET BACK 8'4" FROM THE WESTERN
PROPERTY LINE, 72' FROM THE NORTHERN PROPERTY LINE AND 135' FROM THE EASTERN
PROPERTY LINE. IN THE SECOND AND THIRD SECTIONS OF THE LOT THERE IS A GRADUAL
SLOPE IN THE LANDSCAPE THAT IS UNSUITABLE FOR ADDITIONAL ACCESSORY BUILDINGS
AND THERE IS A PERMITTED WOOD BOARD FENCE IN THE THIRD SECTION OF THE LOT.
I RESPECTFULLY REQUEST A ZONING VARIANCE BE GRANTED FOR THE CONSTRUCTION OF THE PERGOLA
I OWN, AND RESIDE AT, 16104 CARROLL ROAD, MONKTON, MD. AND THERE ARE NO ACTIVE ZONING VIOLATIONS ON THIS SITE.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Glenn D. Thomas
Signature of Owner (Affiant)

GLENN D. THOMAS
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

COM
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Glenn D. Thomas

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

AS WITNESS my hand and Notaries Seal

SHUKRI ABDULLAH AHMED
Notary Public
Baltimore City
Maryland
My Commission Expires Jan. 03, 2017

SHUKRI ABDULLAH AHMED
Notary Public

Jan 03, 2017
My Commission Expires

BEGINNING AT THE NORTH EAST SIDE
AT THE CORNER OF CARROLL ROAD AND
MONKTON ROAD AND SOUTH WEST 30 FEET
TO THE CENTERLINE OF MONKTON ROAD.

Thence the following courses and distances (1st POC) is N. 42 degrees E. 351.95',
(2nd POC) is S. 42 degrees W. 351.95' (3rd POC) is S. 62.25 degrees E. 247.5' (4th
POC) is N. 62.25 degrees W. 247.5'.

2016-0329-A

CERTIFICATE OF POSTING

2016-0329-A

RE: Case No.: _____

Petitioner/Developer: _____

Glenn Thomas

July 18, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

16104 Carroll Road

July 3, 2016

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



Sincerely,

 July 3, 2016

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0329 -A Address 16104 Carroll Rd

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

Filing Date: 6/20/16 Posting Date: 7/3/16 Closing Date: 7/18/16

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

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- 0329 -A Address 16104 Carroll Road 21111

Petitioner's Name Glenn Thomas Telephone 410-340-7152

Posting Date: 7/3/16 Closing Date: 7/18/16

Wording for Sign: To Permit an existing pool ~~and~~ SPA with proposed pergola located closest to the street side in lieu of the 1/3 farthest from the street side.

Revised 7/9/15

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

No. 141320

Date: 6/20/16

PAID RECEIPT

BUSINESS ACTUAL TIME 000
6/21/2016 6/20/2016 09:29:37

REF: 0001 WALNUT LANE

> RECEIPT # 458523 6/20/2016 (FTH)

Ref: 5 520 TOWING VERIFICATION

NO. 141320

Receipt Tot \$75.00

\$75.00 OK \$1.00 OK

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
000	000	000		650						75.00

Total: 75.00

Rec From: Glenn Thomas

For: 16104 Carroll Rd

2016 0329-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*

July 19, 2016

Glenn Thomas
16104 Carroll Road
Monkton MD 21111

RE: Case Number: 2016-0329 A, Address: 16104 Carroll Road

Dear Mr. Thomas:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 20, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUN 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: June 29, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0329-A
Address 16104 Carroll Road
(Thomas Property)

Zoning Advisory Committee Meeting of **July 4, 2016.**

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

Reviewer: Steve Ford

Date: 06-29-2016

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



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

Date: 7.5.2016

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. 2016-0329-A,

*Administrative Variance
Glenn Thomas
16104 Carroll 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 blue ink that reads "Richard A. Zeller".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/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 July 4, 2016
Item No. 2016-0329

DATE: July 13, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

If granted, landscape screening should be provided along Monkton Manor Rd. property line to screen both the side and rear yards.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0329-07042016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
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DATE: June 29, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0329-A
Address 16104 Carroll Road
(Thomas Property)

Zoning Advisory Committee Meeting of **July 4, 2016.**

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

Reviewer: Steve Ford

Date: 06-29-2016

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>6-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-5</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>7-3-16</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

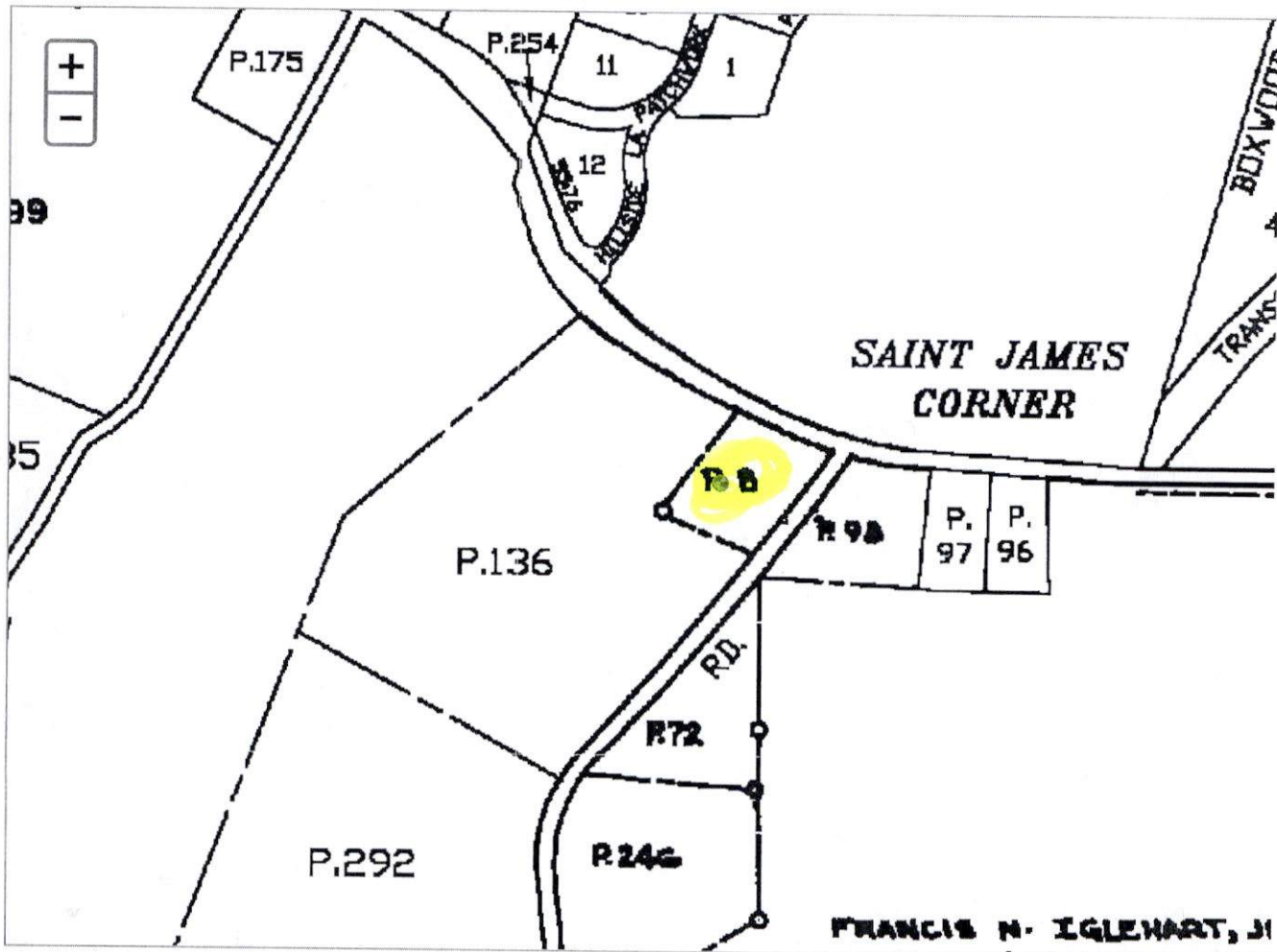
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1008000701			
Owner Information					
Owner Name:		THOMAS GLENN DONELL THOMAS BONNIE ELIZABETH		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		16104 CARROLL RD MONKTON MD 21111		Deed Reference: /06718/ 00105	
Location & Structure Information					
Premises Address:		16104 CARROLL RD 0-0000		Legal Description: 2 AC SWS CARROLL RD SW COR MONKTON RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0029	0009	0008		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2014	
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1973		2,983 SF			
				Property Land Area	
				2.0000 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	1 full	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		198,000	178,200		
Improvements		167,600	210,400		
Total:		365,600	388,600	380,933	388,600
Preferential Land:		0			0
Transfer Information					
Seller: HARVEY HENRY R,JR		Date: 05/24/1984		Price: \$92,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06718/ 00105		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/17/2008					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **10** Account Number: **1008000701**

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>).



side yard
showing existing SPA

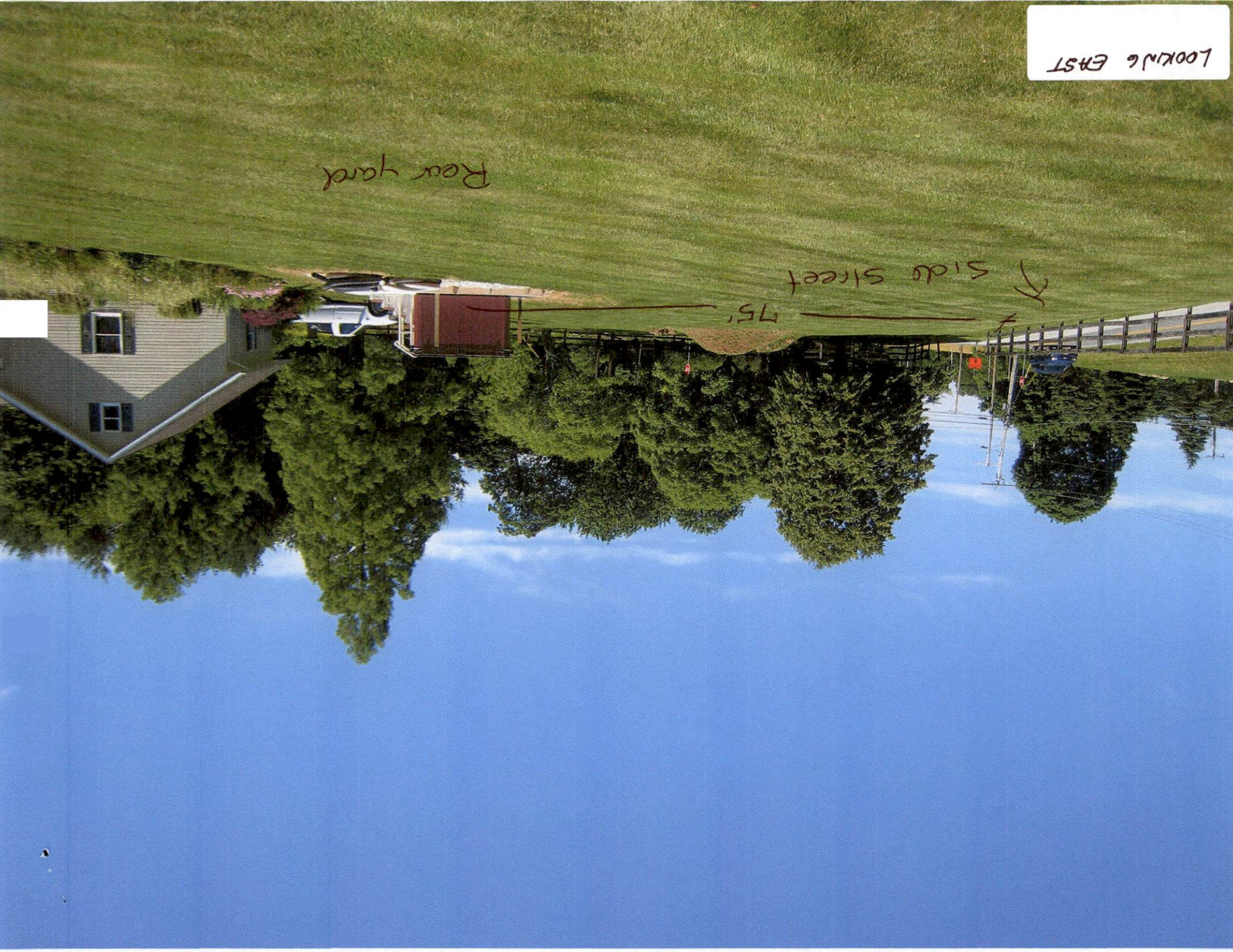
LOOKING WEST
FROM PROPERTY
LINE

Looking East

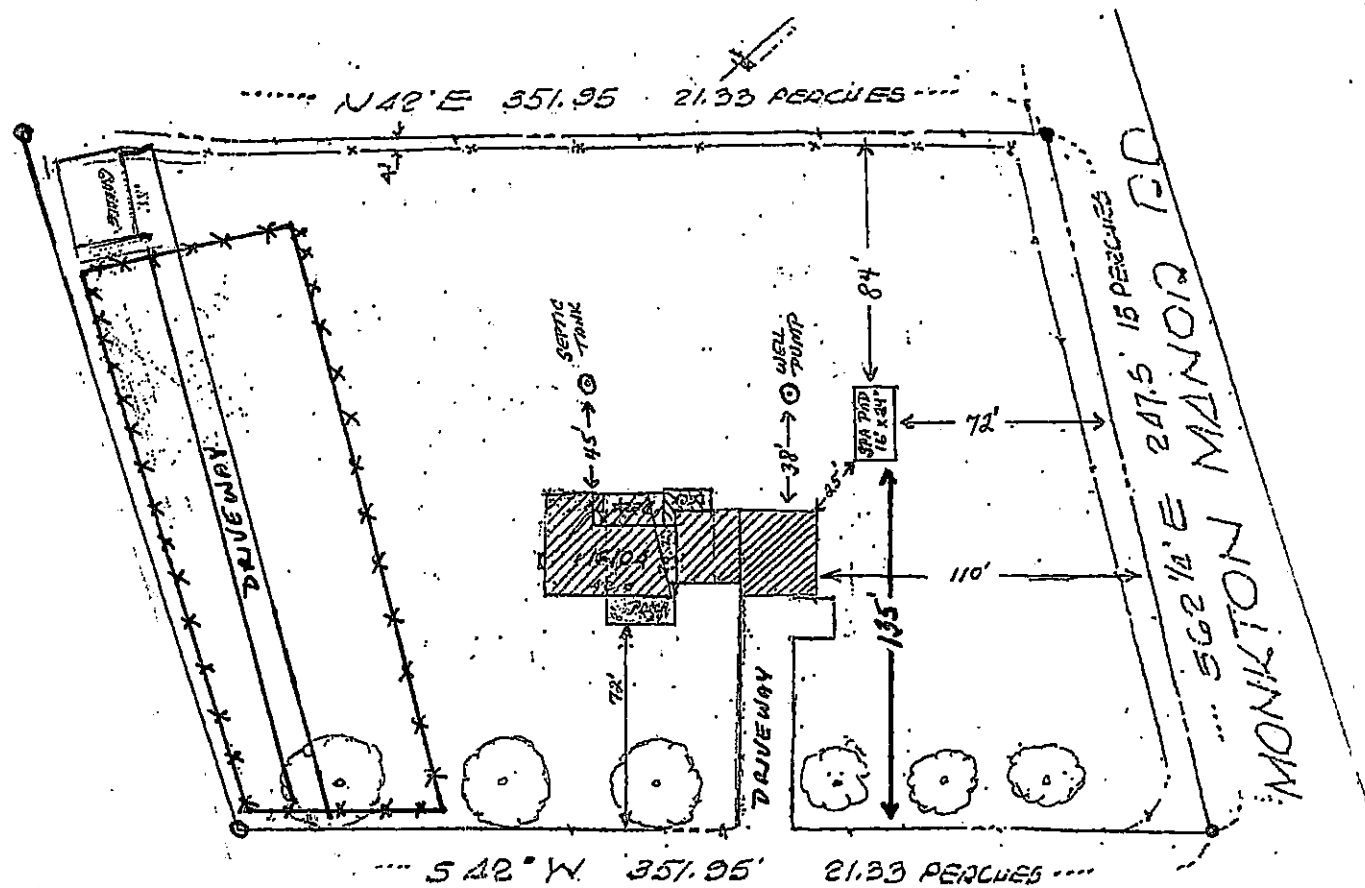
Rear yard

Side Street

75'



PLAT BOOK # FOLIO # 10 DIGIT TAX # 1008000701 DEED REF. # 06718/00105



PLAN DRAWN BY GLENN THOMAS DATE 6/20/16 SCALE: 1 INCH = 75 FEET

1

↑

ZONING MAP# 029 B2

SITE ZONED RC2

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.0

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? *No*

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING ?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

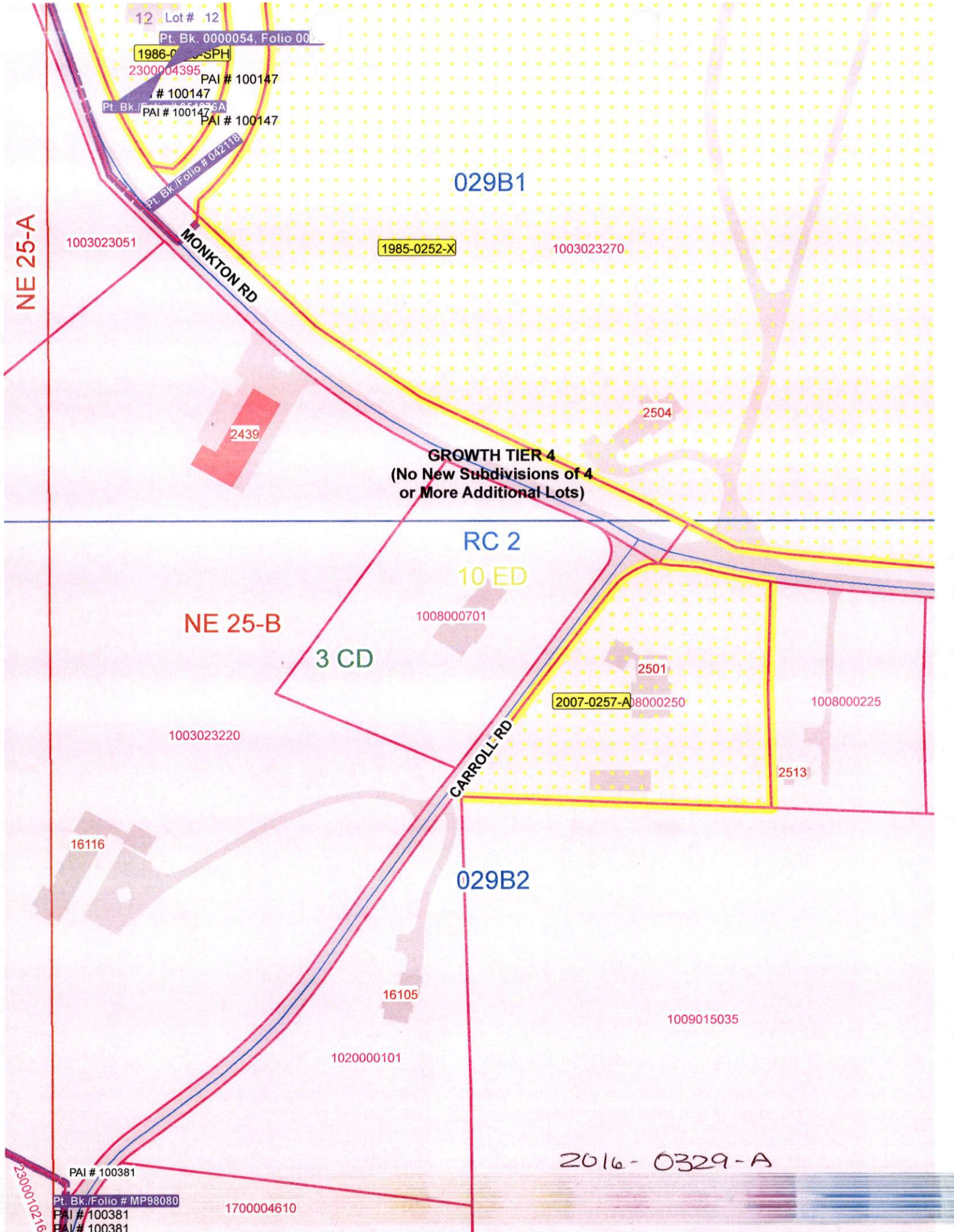
Nel

VIOLATION CASE INFO:

NC

2016-0329-A

Part. Exh. 1



12 Lot # 12

Pt. Bk. 0000054, Folio 00

1986-0 SPH

2300004395

PAI # 100147

100147

Pt. Bk. / PAI # 100147

PAI # 100147

Pt. Bk. / Folio # 042118

029B1

1003023051

1985-0252-X

1003023270

MONKTON RD

2439

2504

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 2

10 ED

NE 25-B

1008000701

3 CD

2501

2007-0257-A

8000250

1008000225

1003023220

2513

CARROLL RD

029B2

16116

16105

1009015035

1020000101

1700004610

PAI # 100381

Pt. Bk. / Folio # MP98080

PAI # 100381

PAI # 100381

2016-0329-A

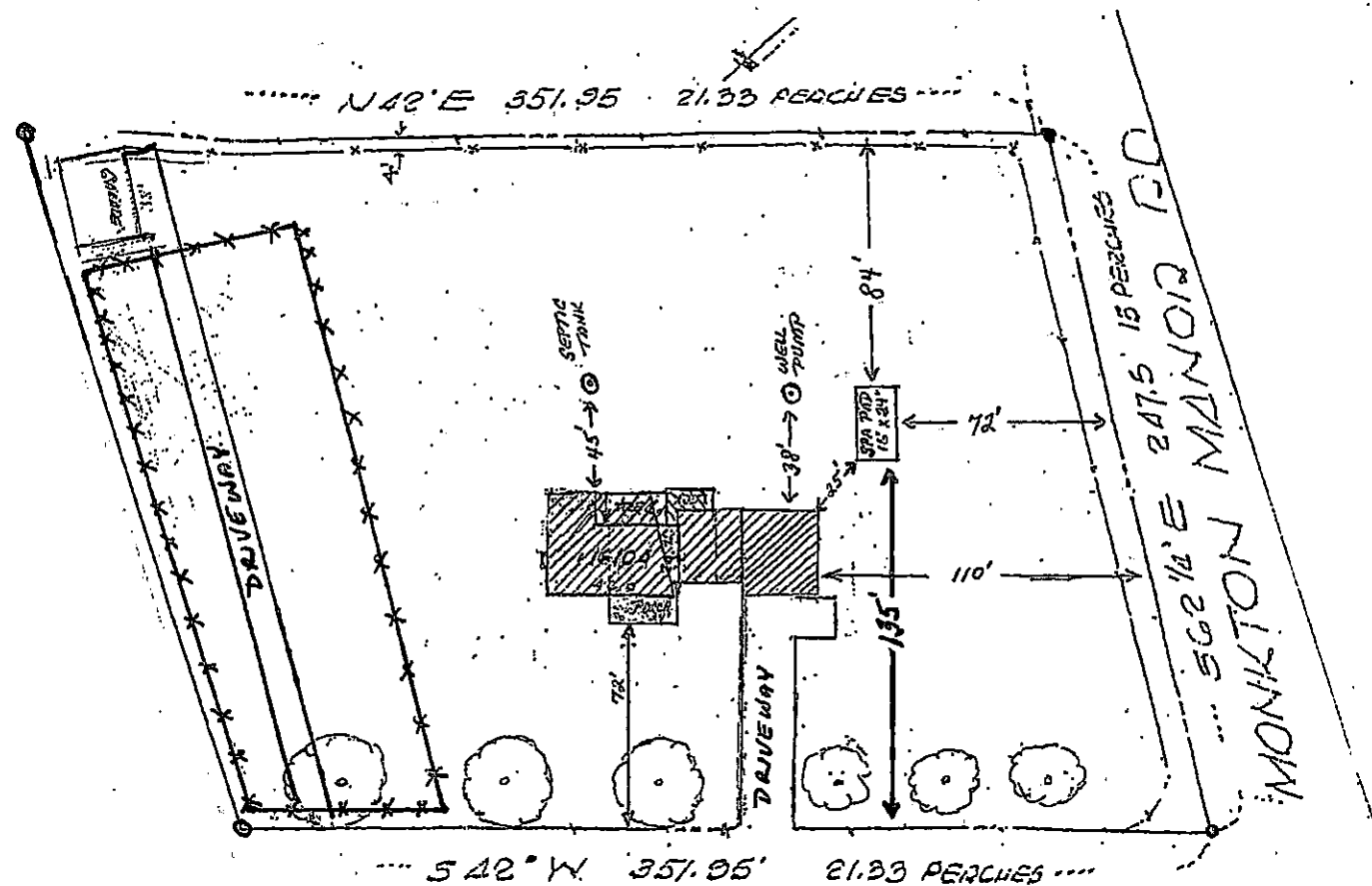
23000102-16

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 16104 CARROLL RD. MONKTON, MD 21111 OWNER(S) NAME(S) GLENN THOMAS

SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____

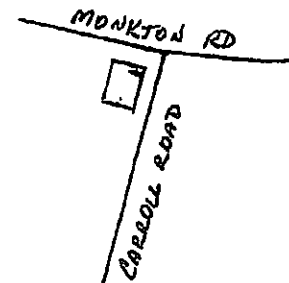
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1008000701 DEED REF. # 06718/00105



CARROLL ROAD

PLAN DRAWN BY GLENN THOMAS DATE 6/20/16 SCALE: 1 INCH = 75 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 029B2

SITE ZONED RC2

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.0

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

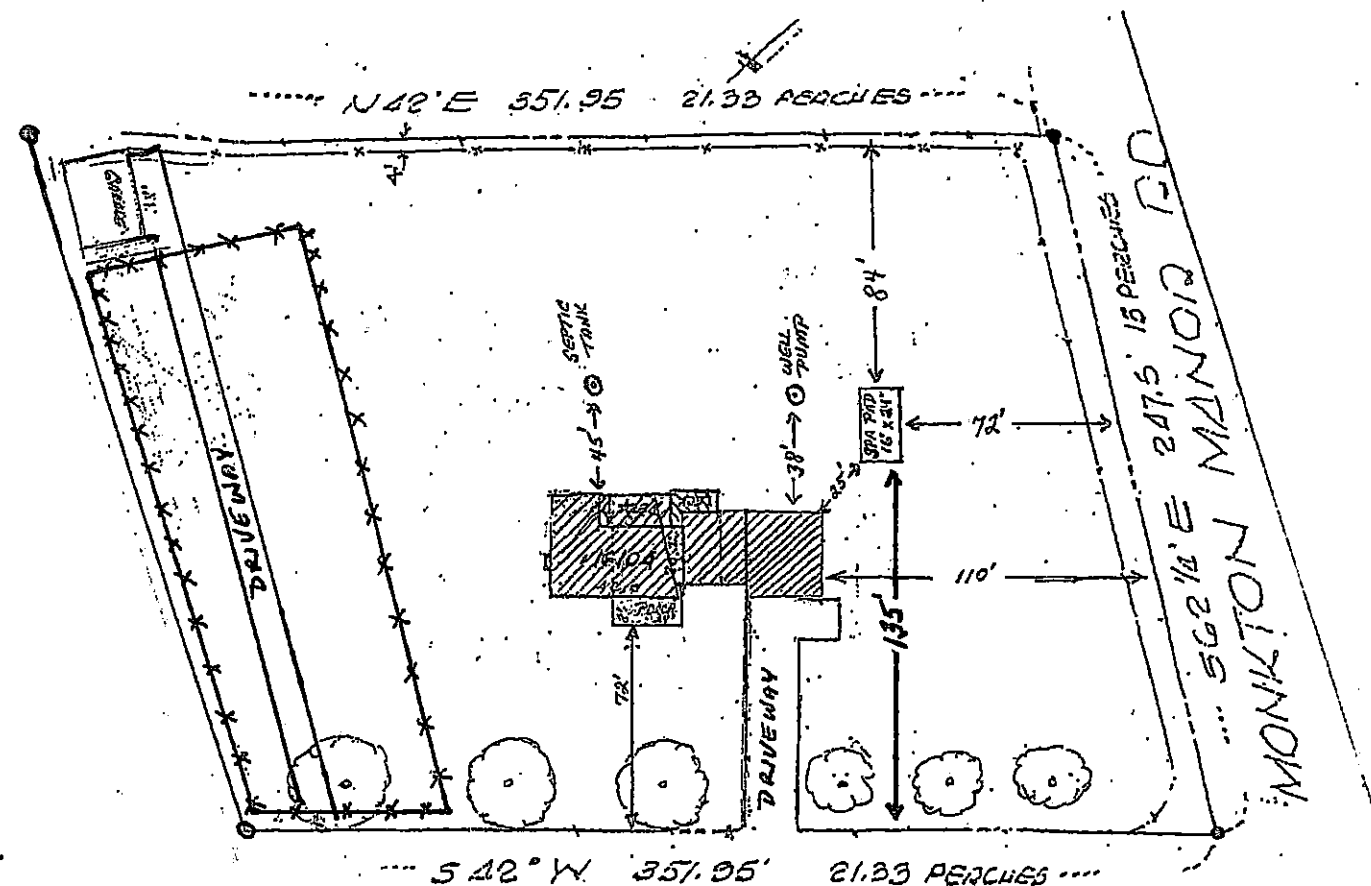
2016-0329-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 16104 CARROLL RD. MONKTON, MD 21111 OWNER(S) NAME(S) GLENN THOMAS

SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____

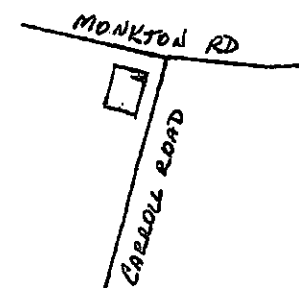
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1008000701 DEED REF. # 06718100105



CARROLL ROAD

PLAN DRAWN BY GLENN THOMAS DATE 6/20/16 SCALE: 1 INCH = 75 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 029B2

SITE ZONED RC2

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.0

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2016-0329-A