MEMORANDUM

DATE: September 19, 2016

. (

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0017-A

The appeal period for the above-referenced case expired on September 14, 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

(2321 Harford Road)

9th Election District 5th Council District

Lawrence T. Brown

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0017-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, Lawrence T. Brown ("Petitioner"). The Petitioner is requesting Variance relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed carport (open projection addition) with a side setback of 5 ft. in lieu of the minimum side setback of 6 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated July 29, 2016 indicating if granted, an opaque fence and/or screening should be provided along the property line of the adjacent property at 2323 Harford Hill Road. It is to be noted that letters from five (5) neighbors were received in support of the Petitioner's request, including the adjacent neighbor at 2323 Harford Hills Road.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 31, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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Date	8-15-16	
By	by_	

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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 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 <u>15th</u> day of August, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed carport (open projection addition) with a side setback of 5 ft. in lieu of the minimum side setback of 6 ft., 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.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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Date	8-15	-16	
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• Petitioner must comply with the ZAC comment from DPR, dated July 29, 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	8-1	5-16
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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: July 29, 2016

Department of Permits, Approvals And Inspections

Dark

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 01, 2016 Item No. 2017-0017

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

If granted, opaque fence and /or screening should be provided along the property line of adjacent property at 2323 Harford Hill Road.

DAK:CEN cc:file

ZAC-ITEM NO 16-0017-08012016.doc

ORDER RECEIVED FOR FILING

Date	8-15-16	
Bv	ره	<u> </u>



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING:

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

To be filled with the Department of	for Baltimore County for the property located at:
	Currently zoned DR 5.5
Address 2727 This Committee of the commi	
Deed Reference 2602 100533 Owner(s) Printed Name(s) LAWRENCE T. BR	10 Digit Tax Account # <u>0 9 1 1 4-7 1 0 2 0</u>
Owner(s) Printed Name(s) <u>LAWRENCE T. BR</u>	Control of the contro
	PRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
	everse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situate attached hereto and made a part hereof, hereby petition for	an:
1. X ADMINISTRATIVE VARIANCE from Section(s)	802. J. B. & 301. 1 To permit a propose
5 feet in her of the minimum a	iddition) with a side settleck on
of the zoning regulations of Baltimore County, to the zoning	
·	
2 ADMINISTRATIVE SPECIAL HEARING to appro County Code: (indicate type of work in this space: i.e., to rai	ve a waiver pursuant to Section 32-4-107(b) of the Baltimore ze, alter or construct addition to building)
of the Baltimore County Code, to the development law of Ba	altimore County.
m	and further agree to be bound by the zoning regulations and restrictions of
the first of the second of the second of the second of	
	Owner(s)/Petitioner(s):
•	Lowrence T. Brown
	Name #1 — Type or Print Name # 2 - Type or Print
	Signature #1 Signature # 2
we the second se	2321 Har Ford Hills Rd Saldingre Mb Mailing Address City State
	2/234 (410)882-5198 12780345 @ YAHAOCO
	Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
N/A INS	Same as above
Name- Type or Print	Name - Type or Print
Attorney for Owner(s)/Petitioner(s): Name-Type or Print Signature Mailing Add Ass City State Zip Code Email Address A PUBLIC HEARING having been formally demanded and/or found to	Signature
Mailing Addrass City State	Mailing Address City State
Zip Code Telephone# Email Address	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 required by the zoning regulations of Baltimore County.	t matter of this petition be set for a public hearing, advertised, and re-posted as
•	
Adminis	strative Law Judge for Baltimore County
CASE NUMBER 2017-0017-18 Filing Date 7,18	(C Estimated Posting Date 73/1 Reviewer 96
	Rev 5/5/2016

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: 2321 Harford Hills Rd; Baltimore, MD 21234 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 <u>practical difficulty or hardship</u> here)
1 Control North and during
- My house and car are exposed to strong winds from the Northeast during
storms. Water damage repairs have been required to the house. - Significant snowfalls have created large drifts (up to 5 ft during recent blizzards)
against my house and the side door. This door is my primary exit/entrance to
my car - Leaves and debris build up along that side of the house from swirling wind
- I am 71 yrs old and intend to stay in this house as long as possible. A carport
will protect the house and provide access to the house (from the car) without
exposure to weather elements.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)
Signature of Owner (Affiant) Signature of Owner (Affiant)
Name- Print or Type Name- Print or Type
The following information is to be completed by a Notary Public of the State of Maryland
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 15 day of 501, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:
Print name(s) here: LAWZENCE T FIROLEN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notaries Seal
My Continuesion Expires NOTARY 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.

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Address: 2321 Hartard Hills Rd Battimore, MD Print or Type Address of property City State	21234 Zip Code
Based upon personal knowledge, the following are the facts upon which I/we base Administrative Variance at the above address. (Clearly state practical difficulty of the control of the co	the request for an or hardship here)
- My house and car are exposed to strong winds from the Northeast d	uring
storms. Water damage repairs have been required to the house.	<u> </u>
- Significant snowfalls have created large drifts (up to 5 ft during recen	t blizzards)
against my house and the side door. This door is my primary exit/en	france to
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my car - Leaves and debris build up along that side of the house from swirling	wind
- I am 71 yrs old and intend to stay in this house as long as possible.	A carport
will protect the house and provide access to the house (from the car)	without
exposure to weather elements.	
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Signature of Owner (Affiant) Name- Print or Type (If additional space for the petition request or the above statement is needed, label and a signature of Owner (Affiant) Signature of Owner (Affiant) Name- Print or Type	
The following information is to be completed by a Notary Public of the State o	f Marvland
The following information is to be completed by a result in the second s	
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this	lotary of Maryland, in
Print name(s) here: LAWRENCY T. BIZOUN	
the Affiant(s) herein, personally known or satisfactorily identified to menas such Affiant(s).	
AS WITNESS my hand and Notaries Seal	
NOTARY PUBLIC S	REV. 5/8/2014



ISTRATIVE ZONING PICTION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

	tor Baltimore County for the property located at-
	for Baltimore County for the property located at: Currently zoned DR 5.5
Address 2321 Hartord Hills Rd	10 Digit Tax Account # 0 9 / 1 47 10 20
Deed Reference 2603-1 100.553	10 Light tax nocount # 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Owner(s) Printed Name(s) LAWPENCE T. BR	CEUV IV
(SELECT THE HEARING(S) BY MARKING X AT THE APPRO	OPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the	reverse of this Petition form must be completed and notarized.
attached hereto and made a part hereof, hereby petition for	in Baltimore County and which is described in the plan/plat $\epsilon^{(\alpha)}$ an:
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her of the minimum side setback of	of 6-lest.
of the zoning regulations of Baltimore County, to the zoning	law of Baltimore County.
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2 ADMINISTRATIVE SPECIAL HEARING to approcurate County Code: (indicate type of work in this space: i.e., to ra	ove a waiver pursuant to S ection 32-4-107(b) of the Baltimore
Jounty Code. (Indicate type of work in this space. i.e., to ta	
of the Baltimore County Code, to the development law of Ba	altimore County.
	Owner(s)/Petitioner(s): Linuscence T, Brown
•	Name #1 Type or Print Name #2" Type or Print
•	Signature #1 Signature # 2 2321 Harderd Hills Rd Roddinges MD
	Mailing Address City State
	2/234 /(4/0) \$82-5/98 / LTB 0345 @ YAH00 Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
N/A	Name – Type or Print
Name-Type of Plint	
Signature	Signature
	Mailing Address City State
Mailing Address The City State	, -
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
A PUBLISHEARING having been formally demanded and/or found to	be required it is ordered by the Office of Administrative Hearings for Baltimo
a purposition of the property	be required it is ordered by the Office of Administrative Hearings for Baltimo
A PUBLISHEARING having been formally demanded and/or found to County, this that the subject required by the zoning regulations of Baltimore County.	Zip Code Telephone # Email Address be required, it is ordered by the Office of Administrative Hearings for Baltimore that matter of this petition be set for a public hearing, advertised, and re-posted as istrative Law Judge for Baltimore County

Rev 5/5/2016

Zoning Property Description for 2321 Harford Hills Rd, Parkville MD 21234

Beginning at a point on the south side of Harford Hills Rd which is 36 feet wide at the distance of 340 feet west of the centerline of the nearest improved intersecting street (Perring Park Rd) which is 36 feet wide.

Being Lot #5, Block #A, Section #1 in the subdivision of Perring Park as recorded in Baltimore County Plat Book #27, Folio #49, containing 0.29 acres. Located in the 9th Election District and 5th Council District

2017.0017-B

CERTIFICATE OF POSTING

	Date: 7-31-16
RE: Case Number: 2017-001	7 - A
Petitioner/Developer:	nee Brown
. Date of Hearing/Closing: 3	15-16
This is to certify under the penalties by law were posted conspicuously on the	s of perjury that the necessary sign(s) required e property located at 2321 Hurford Halls Pa
The signs(s) were posted on	7-31-16
	(Month, Day, Year)
- ^{- 4} 1	
Š	(Signature of Sign Poster)
·	J. LAWRENCE PILSON
	(Printed Name of Sign Poster)
ATTACH PHOTGRAPH	·
	1015 Old Barn Road
	(Street Address of Sign Poster)
	•
	Parkton, MD 21120
	(City, State, Zip Code of Sign Poster)
	(() () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () ()
	. 410 242 1442
	(Telephone Number of Sign Poster)



ZORING NOTICE ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE ADMINISTRATIVE

CASE # 2017 - 0017 - A
TO PERMIT A PROPOSED CARPORT (OPEN
PROJECTION ADDITION) WITH A SIDT SETBACK
OF SPEET IN LIEU AF THE REQUIRED 6 FEET

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 THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU SEFORE

5:00 P.M. ON BISING

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF BUILDING, PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, PERMITY OF LAW, TOWSON, MD 21204, (410) 1887-3391

111-WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 1887-3391

TOWNOTHER HOVE THIS SIGN AND POST/UNTIL AFTER ABOVE DATE, UNDER PERMITY OF LAW, DOWNOTHER HOSE SIGN.

Zoning Property Description for 2321 Harford Hills Rd, Parkville MD 21234

Beginning at a point on the south side of Harford Hills Rd which is 36 feet wide at the distance of 340 feet west of the centerline of the nearest improved intersecting street (Perring Park Rd) which is 36 feet wide.

Being Lot #5, Block #A, Section #1 in the subdivision of Perring Park as recorded in Baltimore County Plat Book #27, Folio #49, containing 0.29 acres. Located in the 9th Election District and 5th Council District

2017-0017-0

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES
Case Number 2017- OO 17 -A Address 2321 Has ford Hills Rd
Contact Person: Planner, Please Print Your Name Phone Number: 410-887-3391
Contact Person: Cary Huck Planner, Please Print Your Name Filing Date: 7/8/16 Posting Date: 7/3//6 Closing Date: 8/15/16
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.
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.
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 2017 - A Address 2321 Harford Hills Rd 21234
Petitioner's Name <u>La wrence T. Brown</u> Telephone <u>410 - 882 - 5198</u>
Posting Date: 7/31/16 Closing Date: 8/15/16
Nording for Sign: To Permit a proposed corport (open projection addition) with a sign setback of the feet in lieu of required C feet

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KEVIN KAMENETZ County Executive

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

August 9, 2016

Lawrence T. Brown 2321 Harford Hills Road Baltimore MD 21234

RE: Case Number: 2017-0017 A, Address: 2321 Harford Hills Road

Dear Mr. Brown;

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



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

Gregory C. Jo

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

Date: 7/25/16

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. 2017-0017-A

Administration Variance Lawrence T. Brown 2321 Howford Hills 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,

Wendy Wolcott, PLA

Acting Metropolitan District Engineer - District 4

Baltimore & Harford Counties

WW/RAZ



Larry Hogan, Governor Boyd K. Rutherford, Lt. Governor Pete K. Rahn, Secretary Gregory C. Johnson, P.E., Administrator

Date: 7/25/16

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. 2017-0017-A

Lawrence T. Brown 2321 Hawford Hills 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,

Wendy Wolcott, PLA

Acting Metropolitan District Engineer - District 4

Baltimore & Harford Counties

Richard Aglles

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: July 29, 2016

Department of Permits, Approvals And Inspections

DOK

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 01, 2016 Item No. 2017-0017

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

If granted, opaque fence and /or screening should be provided along the property line of adjacent property at 2323 Harford Hill Road.

DAK:CEN cc:file

ZAC-ITEM NO 16-0017-08012016.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

Sustainability (EPS) - Development Coordination

DATE:

July 29, 2016

SUBJECT:

DEPS Comment for Zoning Item

Address

2017-0017-A

2321 Harford Road

(Brown Property)

Zoning Advisory Committee Meeting of July 25, 2016.

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

Reviewer:

Steve Ford

Date: 07-29-2016

Support for an Area Variance for Property Located at 2321 Harford Hills Rd. Parkville, Md 2123

As owner of the property listed above I, Larry Brown, am requesting an area variance to build a carport over the existing macadam driveway along the side of my house. The variance is necessary since a portion of the carport will extend into the setback required between houses. Your signature below indicates that you have no objection to this variance request

Date (2016)	Printed Name	Signature	Address
10 712	Megan Roberts	Megan Robots	2325 Harford Hills Rd .
7/13	LISA WILDS-SAIR	Me	2822 HARRORD Hus Ro
7/13	Josh Baker		2324 Harford Hills Rd
7/13	NANCY + Tom Shakespeere	Doney Stake peale	9001 HARFORD HILLS GARTH
	,	, , , , , , , , , , , , , , , , , , ,	
	<u> </u>		
,			

Signature of Requestor:

THE STATE OF THE PARTY OF

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eal Prop	erty Dat	ta Search	(w4)							Guide	to search	ing the c	latabase	
Search Re	esult for	BALTIMO	ORE COUNT	· · · · ·					-	_			<u>.</u>	
View N	Лар	1	/iew Ground	Rent Rec	lemptio	n			View	Groui	ndRent Re	gistratio	n	
Account	t Identifi	ier:	Distri	ict - 09 A	Accour	nt Nun	nber	- 0902656						
					Owne	r Infor	natio	n						
Owner N	lame:		ROBE	RTS ME	GAN		Use	e: ncipal Res	idenc	e:	RESIDEN YES	ITIAL	•	
Mailing .	Address	s:	2325 I BALT 2650	HARFOR IMORE N	D HILLS ID 2123	S RD 14-		ed Referer		••	/37175/ 0	0196		
				Locat	ion & S	tructur	e Inf	ormation				-		
Premise	s Addre	ess:	2325 I BALT	HARFOR IMORE 2	D HILLS 1234-26	S RD 350	Leç	jal Descri	ption:		2325 HAI PERRING		ILL MRD	
Map:	Grid:	Parcel:	Sub District:	Subdiv	ision:	Secti	on:	Block:	Lot:	Ass Yea	essment	Plat No:	1	
0071	8000	0513		0000		1		A	3	201		Plat Ref:	0027/ 0049	
Specia	ıl Tax Aı	reas:				Town Ad V	alore				NO	NE		
Primar Built 1962			Above Grade Enclosed Area 1,265 SF		Finished Basement Area 1000 SF			Property La Area 8,269 SF			d County Use 04			
Stories	- Bas	sement	<u> </u>		Exter			Half Bath	•			t Major Renovation		
1	YE		Type STANDARD	UNIT	BRIC			/ 1 half	Ga	rage	Last Ivia	jor Kend	vauon	
					Value	e Inforn	natio	n			_	_		
			Base	· Value		Value As of			Phase As of		ssessmen	ts As of	•	
						01/01/	/2014	ļ	07/01	/2016	Ć	7/01/201	7	
Land:			73,40			73,40								
Improv	ements	3	137,8			137,8			044.0	^^				
	ential La	and:	211,2 0	200		211,2	UU		211,2	00				
- I GIGI	CIILIQI L	4114.			Transf	er Info	rmat	ion						
Seller:	JANG I	HAK JIN			Date: 0	02/16/2	016				Price: \$18	0.000		
			TH OTHER			: /3717		196			Deed2:	,,,,,,,		
			ELMINA R			09/26/2 :/1471		443			Price: \$14 Deed2:	6,900		
	JAGIEL		CANDER R &			06/29/1					Price: \$20	,500		
		ENGTH II	VIPROVED		Deed1	: /0463	8/ 00	045			Deed2:			
				1	Exempt	ion Inf	orma	tion		_			_	
Partial E Assessi	ments:		Class				07/	01/2016	•		07/01/20	17		
County:			000				0.0							
State:			000				0.0							
Municip			000				0.0				0.00]			
Tax Ex Exemp	cempt: ot Class	:			Specia NONE	al Tax I	Reca	pture:						
				Homes	tead A	pplicati	on l	formation	1		•			
Homest	ead App	olication S	tatus: Appro	ved 07/	21/2016	<u> </u>								

eal Property Data Search	1 (W4)	•,	*		Guid	de to search	ing the c	latabase
earch Result for BALTIM	ORE COUNTY			45				
View Map	View GroundRent F	Redemption	-		View Gro	undRent Re	gistratio	n
Account Identifier:		9 Account	Number	- 090855°			J	
			nformatio					
Owner Name:	KATZ MARS	SHALL T	Us	e:		RESIDEN	ITIAL	
	KATZ LISA			ncipal Res		YES		
Mailing Address:	2322 HARFO BALTIMORI 2657	ORD HILLS F E MD 21234-	RD De	ed Refere	nce:	/23156/ 0	0146	
		cation & Stru	icture inf	ormation			·	
Premises Address:	2322 HARF0 0-0000	ORD HILLS R	RD Le	gal Descri	ption:	2322 HAF PERRING		IILLS RE
Map: Grid: Parcel:		division: S	ection:	Block:		ssessment	Plat	1
0074 0000 0530	District:			•		ear:	No:	
0071 0008 0513	0000	1		C	4 20)17	Plat Ref:	0027/ 0049
Special Tax Areas:			Γown: Ad Valore Γax Class			NO		
Primary Structure		bove Grade Enclosed Finishe				Property Land County		
Built 1962	Area Area 1,265 SF				Area		Us	е
1904	1,205 Sr	.,			7,31	3:SF	04	
Stories Basement YES	Type STANDARD UNIT	_	· 1 full	lalf Bath / 2 half	Garage	Last Maj	jor Reno	vation
			<u>iformatio</u>	n			<u></u>	
	Base Value	-	alue			Assessment	ts	
			s∍of 1/01/2014	ı	As of 07/01/201	6 A	ls of 17/01/201	7
Land:	72,700	_	2,700	•	017011201		770 1720 1	•
Improvements	117,200		17,200		,			
Total:	í 189,900	1:	89,900		189,900			
Preferential Land:	, 0							
·		Transfer	<u>Informati</u>	ion				•
Seller: RESCH KENNET		Date: 12/	30/2005			Price: \$24	0,000	
Type: ARMS LENGTH II	MPROVED	Deed1: /2	23156/ 00	146		Deed2:		
Seller: HITTLE OWEN		Date: 10/		_		Price: \$12	9,900	
Type: ARMS LENGTH II	MPROVED	Deed1: /*		120		Deed2:		
Seller: HITTLE OWEN	OTH OTHER:	Date: 04/				Price: \$0		
Type: NON-ARMS LENG	GIHOTHER	Deed1: /(Deed2:		
nostal Farm 4		Exemption						
Partial Exempt Assessments:	Class		07/	01/2016		07/01/201	7	
County:	000	•	0.0					
State:	000		0.0					
Municipal:	000		-0.0			100.0		
Tax Exempt:		Special 1	Гах Reca	pture:				
Exempt Class:		NONE						

Real Property Data Search (w4)								*(Guide	to search	ing the d	atabase	
earch Res	sult for	BALTIMO	RE COUNTY			······································							
View M	ар		/iew GroundF	Rent Red	emptio	n			View	Grour	ndRent Re	gistratio	n
Account	ldentifi	er:	Distri	ct - 09 /	Accour	ıt Nun	nber	- 092350	5870				
<u> </u>	-					r Inforn							-
Owner Na		-		R JOSHI				cipal Resi):	RESIDEN YES		•
Mailing A	Address	3:	RD	IARFOR MORE N			Dee	d Referen	ce:		/33364/ 0	U251	
			BALII				o Infe	ormation					
D-1			0204 1					al Descrip	tion:			_	
Prémises	s Adare	155:	RD	IARFOR MORE 2			Leg	ai Describ		`	2324 HAI PERRING	RFORD F	IILLS RD
Мар:	Grid:	Parcel:	Sub District:	Subdiv	ision:	Section	on:	Block:	Lot:	Ass Yea	essment r: (Piat No:	1
0071	8000	0513		0000		1		С	3	201	7	Plat Ref:	0027/ 0049
Special	Tax Aı	reas:				Town Ad Va Tax C	alore				NC	NE	
Primary Built 1963			Above Grade Enclosed Area 1,073 SF			Finished Basement Area 530 SF				Prope Area 7,350	erty Land County Use SF 04		
					T- 4			I-IS D-4L			··	i Di	4
Stories 1	YE:	sement S	Type STANDARD	UNIT	Exteri BRIC			laif Bath / 1 haif	Ga	rage	Last Wia	ijor Rend	vation
					Value	Inforn	natio	n			· .		
			Base	Value		Value			Phase	e-in A	ssessmen	its	
						As of			As of 07/01.	10040	4	As of 07/01/201	-
Land:			72,70			01/01/ 72,700		•	07/01	2016	,	U//U /ZU	
Improv	amants	•	114,3			114,30							
Total:	ementa	•	187,0			187,000			187,0	00		•	
Prefere	ential La	and:	0						,-				
					Transf	er Info	rmati	on			" -		,
Seller:	DIX JO	HN L			Date:	03/28/2	013				Price: \$19	00,000	
			VIPROVED		Deed1	: /3336	4/ 00	251			Deed2:	-	
Seller	WILSO	N EDITH S	3		Date:	05/22/1	995	h	- way	• • • • • • • • • • • • • • • • • • • •	Price: \$1	25,000	
			MPROVED		Deed1	: /1459	8/ 00	442			Deed2:	•	
Seller:	WILSO	N FELIX			Date:	02/24/1	993				Price: \$0		
			TH OTHER			:/0962					Deed2:		
	•		1		Exempt	ion Infe	orma	tion					
Partial E Assessn		,	Class					1/2016	- (07/01/20	17	
County:			000				0.00						
State:	_1_		000				0.00				0.001		
Municipa			000		O	_ T '	0.00	<u> </u>			0.00		
Tax Ex Exemp	empt: it Class	:			Specia	al Tax I	кеса	pture:					
v		<u> </u>											
				Homes	itead A	pplicati	ion Ir	nformatio	n				

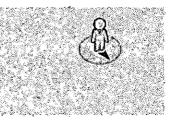
eal Property Data Sear	ch (w4)			Gu	ide to search	ing the d	atabase
earch Result for BALTI	MORE COUNTY				1		·
View Map	View GroundRent Re	demption		View Gr	oundRent Re	gistration	1
Account Identifier:	District - 09 Ac	ccount Nu	mber - 0902575	5700			
	,		formation			•	
Owner Name:	SHAKESPEARE THOMAS HARPER-SHAK NANCY		Use: Principal	Residenc	RESIDEN e: YES	ITIAL	
Mailing Address:	9001 HARFORD BALTIMORE ME	HILLS GAF 21234-261	RTH Deed Ref 3	ference:	/10836/ 0	0721	
	Loca	ition & Stru	ture Informatio	n			
Premises Address:	9001 HARFORD 0-0000	HILLS GAF	TH Legal De	escription:	9001 HAI GARTH PERRING		IILLS
Map: Grid: Parce	el: Sub Subdi District:	vision: Se	ection: Block		Assessment Year:	Plat No:	
0071 0008 0513		1	С		2017	Plat Réf:	0027/ 0049
Special Tax Areas:		Ā	own: d Valorem: ax Class:		NO	NE	0043
Primary Structure Built 1961	Above Grade Enclo Area 1,265 SF				operty Land rea 801 SF	d County Use 04	
Stories Basement 1 YES	Type STANDARD UNIT	Exterior BRICK	Full/Half Bath 1 full/ 1 half	Garage 1 Carp		ajor Rend	vation
	-	Value In	ormation				
Land:	Base Value 73,800 145,700	As 01 73	llue ; of /01/2014 ,800 5,700	Phase-i As of 07/01/20		ts As of 07/01/201	7
Improvements Total: Preferential Land:	219,500 0		9,500	219,500			
Freierennat Land.	<u> </u>	Transfer i	nformation				-
Seller: BOTELER MA Type: ARMS LENGTI		Date: 11/			Price: \$14 Deed2:	7,500	
Seller: BOTELER J C Type: NON-ARMS LE	S,SR ETAL ENGTH OTHER	Date: 11/0 Deed1: /0	03/1981 6341/ 00760		Price: \$0 Deed2:		
Seller: Type:		Date: Deed1:			Price: Deed2:	- "	
		Exemption	Information				
Partial Exempt Assessments:	Class		07/01/20	16	07/01/20	17	
County:	000		0.00				
State: Municipal:	000 000		0.00 0.00		0.00		
Tax Exempt:	UUU	Special T	ax Recapture:		<u> </u>		
Exempt Class:		NONE	as itecaptuie.				
		stead Appli					

Existing Google Maps Harford Hills Rd



Carney, Maryland

Street View - Oct 2012

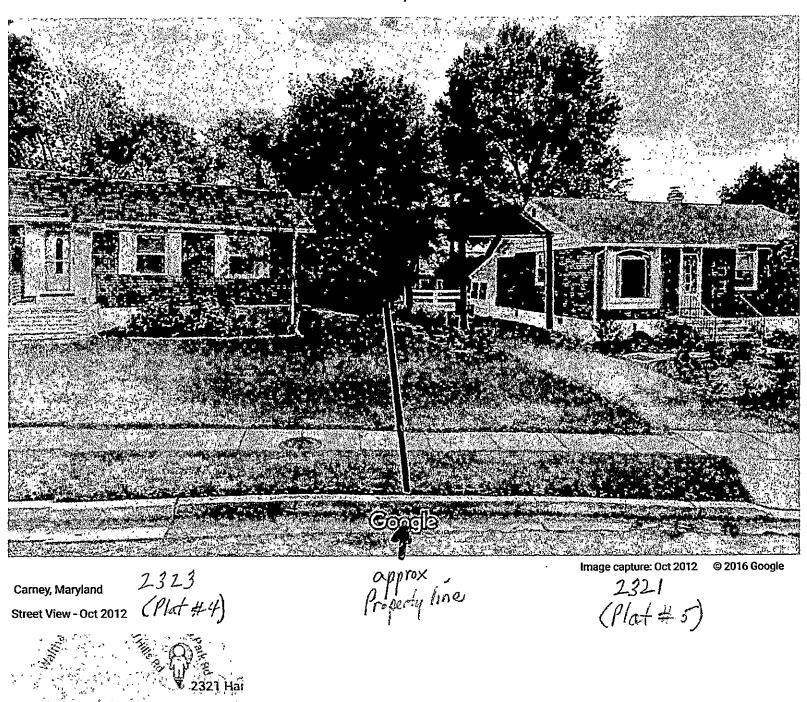


2321

2017-0017-A

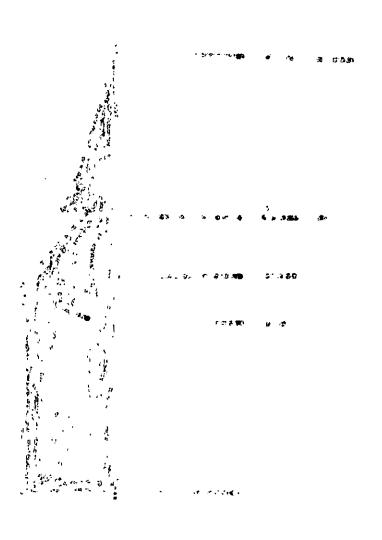
Google Maps Harford Hills Rd

Proposed (Carport)



2321 Hardand Hills Rd





4 5

Appel (K.)



CHECKLIST

Comment Received	<u>Department</u>	Support/Oppose/ Conditions/ Comments/ No Comment
7-29	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
17-29	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
7-25	STATE HIGHWAY ADMINISTRATION	Do objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLAT	ΓΙΟΝ (Case No	
PRIOR ZONING	(Case No.	
NEWSPAPER AD	OVERTISEMENT Date:	······································
SIGN POSTING	Date: 7-31-16	by <u>Pilson</u>
	ISEL APPEARANCE Yes No D	
Comments, if any:		·

Guide to searching the database Real Property Data Search (w4) Search Result for BALTIMORE COUNTY View Map View GroundRent Redemption View GroundRent Registration Account Identifier: District - 09 Account Number - 0911471020 Owner Information RESIDENTIAL YES Owner Name: **BROWN LAWRENCE T** Use: Principal Residence: 2321 HARFORD HILLS RD BALTIMORE MD 21234-2650 Deed Reference: /26021/ 00553 Mailing Address: Location & Structure Information Premises Address: 2321 HARFORD HILLS RD Legal Description: 0-0000 2321 HARFORD HILLS RD **PERRING PARK** Grid: Parcel: Subdivision: Section: Block: Lot: Assessment Year: Plat Map: Sub District: No: 0071 8000 0513 0000 A 5 2014 Plat 0027/ 0049 Ref: Special Tax Areas: Town: NONE Ad Valorem: Tax Class: **Above Grade Enclosed Finished Basement Property Land** County **Primary Structure** Area Built Area Area Use 900 SF 1,073 SF 12,709 SF 04 1962 Exterior Full/Half Bath Last Major Renovation Stories Basement Garage Type STANDARD UNIT 2 full/ 1 half 1 YES BRICK Value Information Base Value Value Phase-in Assessments As of 01/01/2014 As of 07/01/2015 As of 07/01/2016 Land: 87,100 74,500 Improvements 183,500 157,000 231,500 231,500 231,500 270,600 Total: 0 Preferential Land: 0 Transfer Information Date: 08/08/2007 Seller: BYRD DOUGLAS Price: \$315,000 Deed1: /26021/ 00553 Deed2: Type: ARMS LENGTH IMPROVED Seller: KLOTZ ERIC J Date: 08/28/2002 Price: \$155,000 Type: ARMS LENGTH IMPROVED Deed1: /16760/ 00719 Deed2: Seller: CORNELL DEVELOPM ENT CO Date: 12/13/1962 Price: \$0 Type: NON-ARMS LENGTH OTHER Deed1: /04085/ 00047 Deed2: **Exemption Information** 07/01/2015 07/01/2016 **Partial Exempt** Class Assessments: County: 000 0.00 000 0.00 State: 0.00|0.00 000 0.00|0.00 Municipal:

Special Tax Recapture:

Homestead Application Information

NONE

Homestead Application Status: Approved 04/28/2008

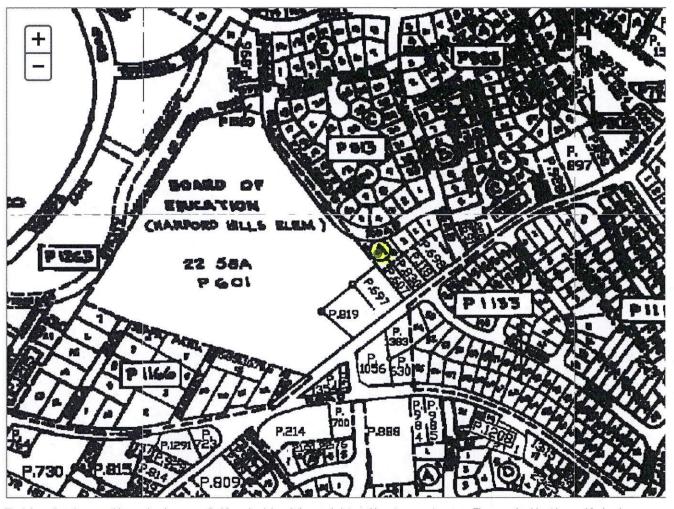
Tax Exempt:

Exempt Class:

Baltimore County

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

District: 09 Account Number: 0911471020



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), the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml), the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml), the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml).

Approval for variance at 2321 Harford Hills Rd

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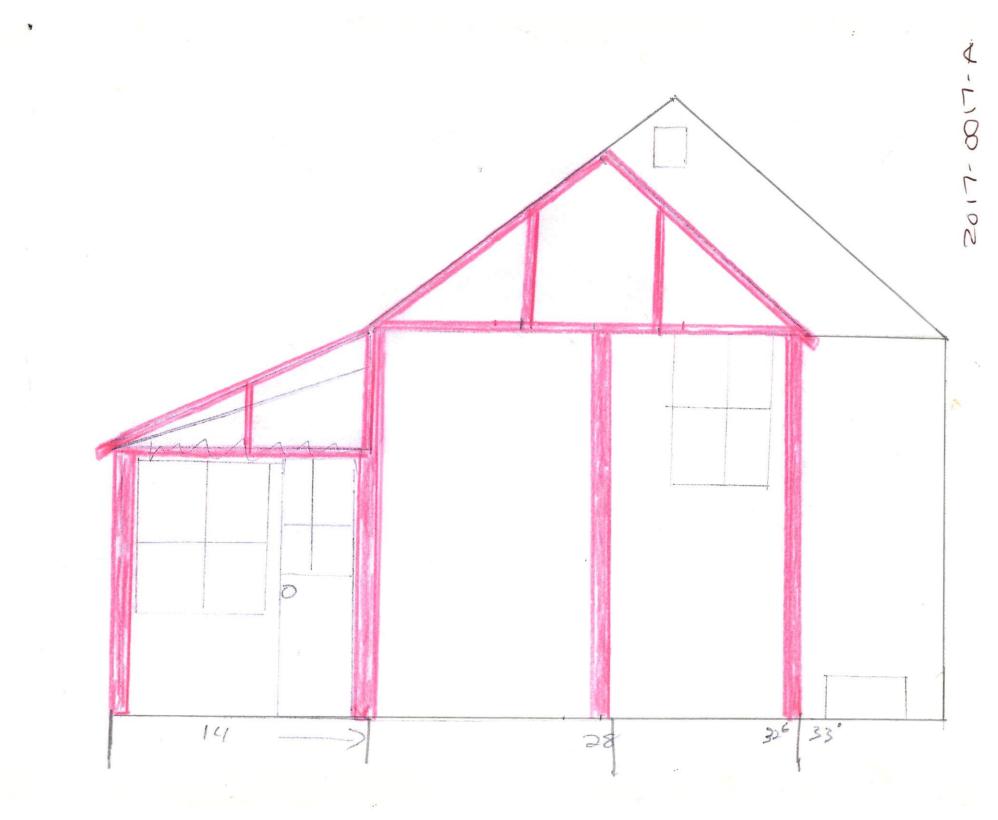
I, THANGUAN PHAM, living at and owning the property at 2323 Harford Hills Rd (Plat Lot#4) have been informed by Mr. Larry Brown of his request for an Administrative Variance for his property next door at 2321 Harford Hills Rd (Plat Lot#5). The variance is required to construct a carport on the side of Mr. Brown's house which will partially intrude into the setback requirements between the houses. The setback requirement is 7.5 ft. The breach of the setback will only occur towards the rear of the carport and will, at no point, extend beyond Lot#5

I have reviewed the request with Mr. Brown and by signing this document I am expressing no objection with the carport or the variance request.

Signed:

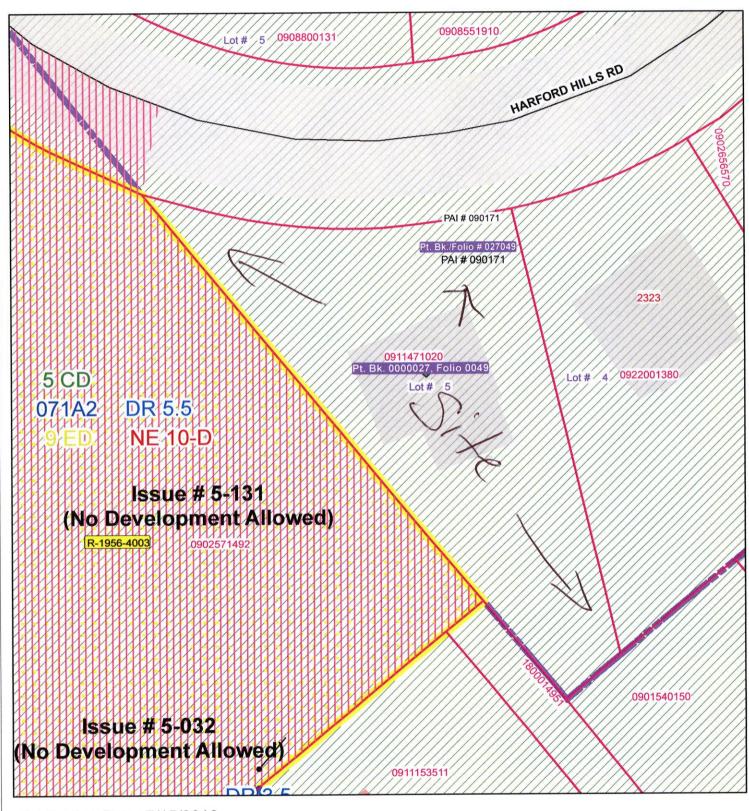
2323 Harford Hills Rd

Trang pham (3/11/16)



find med of = 3CE mig 9,5 LHMINIDO Werhead

2_21 Harford Hills Ruld

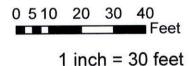


Publication Date: 7/15/2016



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







Real Prope	rty Dat	a Search	(w4)							Guide	to searc	hing the (database
earch Res	sult for	BALTIMO	RE COUNTY									<u></u>	<u>.</u> .
View Ma	ар		/iew Groundl	Rent Red	lemptio	n			View	Groun	dRent Re	gistratio	n
Account	ldentifi	er:	Distri	ct - 09 /	Accour	ıt Num	ber	- 092200					
			,			r Inforn	natio	n					
Owner Na	ame:			A PHUC HAM TH			Use Pri	e: ncipal Res	sidenc	e:	RESIDE YES	NTIAL	
Mailing Address: 2323 HARFO BALTIMORE 2650				ARFOR	D HILLS	8 RD 4-		ed Refere			/26890/	00121	
				Locat	ion & S	tructur	e Inf	ormation			-		
Premises	Addre	ss:	2323 H BALTI	IARFOR MORE 2	D HILLS 1234-26	S RD 550	Leg	al Descri	ption:			RFORD I	HILLS RD
Мар:	Grid:	Parcel:	Sub District:	Subdiv	ision:	Section	n:	Block:	Lot:	Ass Yea	essment	Plat No:	1
0071	8000	0513		0000		1		A	4	201		Plat Ref:	0027/ 0049
Special	Тах Аг	eas:				Town Ad Va Tax C	alore				N	ONE	
Primary Built 1962			Above Grade Enclosed Area 1,073 SF		Finished Basement Area 540 SF		Property Area 10,836 Si		Use *		e ´		
Stories	Bas	ement	Туре		Exteri	ior F	-ull/h	lalf Bath	Ga	rage	Last Major Renovation		
1	YES	<u> </u>	STANDARD	TIMU	BRIC	-		/ 2 haif					
					Value	Inform	natio	n					
			Base	Value	•	Value As of 01/01/2	2014	l.	As of		ssessmer	nts As of 07/01/201	17
Land:			74,10			74,100							
Improve Total:	ements		116,9 191,0			116,90 191,00			191,0	00			
Preferei	ntial La	nd:	0	00		191,00	,0		191,0	00			
	_			_	Transf	er Infor	mati	on					
Seller: L	E HOA	PHUON	3		Date: (04/15/20	800				Pr	ice: \$0	
			TH OTHER		Deed1	: /26890	0/ 00	121			De	ed2:	
		PHUON MS LENG	S TH OTHER		Date: 08/15/2007 Deed1: /26052/ 00074			074				ice: \$0 ed2:	
		PHUON				10/03/20					Pr	ice: \$0	
Type: N	ON-AR	MS LENG	TH OTHER			: /18900					De	ed2:	
Doet-1 C-			Ol		Exempt	on Info					07/04/02	47	
Partial Ex Assessm	ents:		Class					01/2016			07/01/20	7.7	
County: State:			000 000				0.0						
Municipa	l:		000				0.0				0.00		
Tax Exe	mpt:				Specia NONE	al Tax R		- 1					
Evenibe	J10337		-	Homes			on In	formation	1				-
			tatus: Appro		-	- -	J., 11		-				

	SITE VICINITY MAP
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)	
ADDRESS 2121 Harford Hills Rd OWNER(S) NAME(S) Lawrence T Brown	HARREDE HILLS RD
SUBDIVISION NAME Perring Park LOT# 5 BLOCK# A SECTION# 1	Hineste
PLAT BOOK # 27 FOLIO # 49 10 DIGIT TAX # 0 9 1 1 4 7 1 0 2 0 DEED REF. # 2 6 0 2 1 / 0 0 5 5 3	
A	School
Harfer 11/11	N Old HARFORD RD
2 TUIS ROOSE (340 to Person Park 1)	N Old HERE
Harford Hills Roadin (340' to Person Park Hel) >	MAP IS NOT TO SCALE
	ZONING MAP# 071A2
	SITE ZONED DR 5.5
	election district 9
97.0	COUNCIL DISTRICT 5
38.0 Front 8	LOT AREA ACREAGE 0.29
2321 Hills 19 2323 Hills 19 1	OR SQUARE FEET 12,709
Harford Istills Elementary School 13 25:	HISTORIC? No
Harford School The School	IN CBCA? No
Elementary Strain Pham Gumer: Thong Pham Tax # 0923001580	IN FLOOD PLAIN? No
i Thang	UTILITIES? MARK WITH
To # 092300	WATER IS:
75	PUBLIC X PRIVATE
	SEWER IS:
(Proposed Carport In led	PUBLIC X PRIVATE
(Proposed carport in red-	PRIOR HEARING? No
Open on 3 states)	IF SO GIVE CASE NUMBER
	AND ORDER RESULT BELOV
1 42	WHIT OWNER REPORT REFORM
N N	X//A
	- / V / N
PLAN DRAWN BY Lawrence T. Brown DATE 7/10/2016 SCALE: 1 INCH = 30 FEET	<u>·</u>
	VIOLATION CASE INFO:
	· ·

Pex. Epa. 1 2017-0017-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)	SITE VICINITY MAP
ADDRESS 2321 Harford Hills Rol OWNER(S) NAME(S) Lawrence T Brown	Horaco House Ro
SUBDIVISION NAME Perring Park LOT# 5 BLOCK# A SECTION# 1	Himself
PLAT BOOK # 27 FOLIO # 49 10 DIGIT TAX # 0911471020 DEED REF. # 26021/00553	School
Liber / folio	1 300
Harford Hills Roads (340' to Perring Park sed) >	School Note Harris Ro
12/26	MAP IS NOT TO SCALE
	ZONING MAP# 071A2
	SITE ZONED DR 5.5
	ELECTION DISTRICT 9
38.0	COUNCIL DISTRICT5_
2321 11/2 W = 122-3 11/3 Per	LOT AREA ACREAGE 0.29
Harbord Miles	OR SQUARE FEET 12,709 HISTORIC? No.
Harford To School 33 3 1	IN CBCA? No
Elementary of 13 - 25.	IN FLOOD PLAIN? No
is change thang	UTILITIES? MARK WITH X
Elementary is a pham is of the control of the con	WATER IS:
75. 13	PUBLIC X PRIVATE
Donac de connect in red-	SEWER IS:
(Proposed carport in red-	PUBLIC_X_PRIVATE
A comment of the state of the s	PRIOR HEARING ? No
	IF SO GIVE CASE NUMBER
	AND ORDER RESULT BELOW
N	
PLAN DRAWN BY Lawrence T. Brown DATE 7/10/2016 SCALE: 1 INCH = 30 FEET	·
	VIOLATION CASE INFO:

2017-0017-A