

MEMORANDUM

DATE: December 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0094-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 5, 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 *
(12202 Stoney Batter Road)
11th Election District *
5th Council District
Shawn T. DeHart & Clare M. Peterson *
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0094-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, Shawn T. DeHart & Clare M. Peterson ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side setback of 0.5 ft. in lieu of the required 35 ft. and a front setback of 39 ft. to the street centerline in lieu of the required 75 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. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 15, 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

ORDER RECEIVED FOR FILING

Date 11-4-16

By low

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 4th day of **November, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side setback of 0.5 ft. in lieu of the required 35 ft. and a front setback of 39 ft. to the street centerline in lieu of the required 75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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 11-4-16 2

By dlw



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 12202 Stoney Batter Rd Currently zoned RC2
Deed Reference 35640/154 10 Digit Tax Account # 2 2 0 0 0 2 3 1 3 1
Owner(s) Printed Name(s) Shawn Dehart Clare Peterson

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A01.3.B.3. BCZR To permit a side setback of 0.5 ft in lieu of the required 35 ft. and a front setback of 39 ft to the street centerline in lieu of the required 75 ft.

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):

Shawn Dehart / Clare Peterson
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

12202 Stoney Batter Rd Kingsville MD
Mailing Address City State

21087 / 4102361139 / shadch74@yahoo.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:

Bernadette Moskunas Site Rite Surveying Inc
Name – Type or Print

Bernadette Moskunas
Signature

200 E. Joppa Road Rm 101 Towson, MD
Mailing Address City State

21286 / 4108289060 / siteriteinc@aol.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11 day of 10-4-16, 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 2017-0094-A Filing Date 10/5/16 Estimated Posting Date 10/16/16 Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

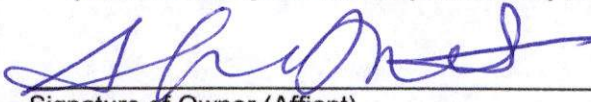
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 12202 Stoncy Batter Rd Kingsville MD 21087
Print or Type Address of property City State Zip Code

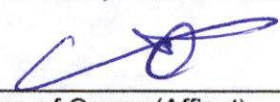
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

We are burdened with a Narrow Lot, we request a
variance of our zoned setbacks so that we may build
an attached garage to our home, it will provide
safe parking and an area for our three kids
to safely play. please see plans attached

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


Signature of Owner (Affiant)

Shawn Dehart
Name- Print or Type


Signature of Owner (Affiant)

Clare Peterson
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:

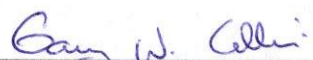
I HEREBY CERTIFY, this 14th day of Sept, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Shawn Dehart

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

AS WITNESS my hand and Notaries Seal

Gary W. Collins
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 2/19/2018


Notary Public
02/19/2018
My Commission Expires

**ZONING PROPERTY DESCRIPTION
#12202 STONEY BATTER ROAD**

BEGINNING at a point on the west side of Stoney Batter Road which is 60 feet wide at a distance of 3060 feet south of the center line of Sunshine Avenue which is 70 feet wide. Thence the following courses and distances: North 84° 15' 00" West, 453.30 feet; South 05° 45' 00" West, 108.70 feet; South 84° 15' 00" East, 415.00 feet; North 22° 27' 26" East, 51.39 feet; North 28° 37' 53" East, 53.68 feet; and North 20° 33' 19" East, 10.37 feet back to the Point of Beginning, as recorded in Deed Liber 35640, folio 154, containing 1.08 acres. Located in the 11th Election District and 5th Council District. Also known as Lot #1 in the Minor Subdivision of "Land of David S. Ruby", Minor Subdivision #94-010-M as maintained by the Department Management Division of the Department of Permits, Approvals and Inspection.



9/28/16

Michael V. Moskun

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

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(10) 828-9060

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0094-A

PETITIONER/DEVELOPER

STE RITE SURVEYING INC

DATE OF HEARING/CLOSING:

10/31/16

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

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

12202 STONEY BATTER RD

THIS SIGN(S) WERE POSTED ON October 15, 2016
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/15/16
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0094-A

TO PERMIT A SIDE SETBACK OF 0.5 FT. IN LIEU OF THE
REQUIRED 3 FT. AND A FRONT SETBACK OF 30 FT. TO
CENTERLINE OF ROAD IN LIEU OF THE REQUIRED 75 FT. FOR
AN ATTACHED GARAGE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ~~Monday October 31, 2016~~

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER MEETING DATE. PENALTY \$50 PER DAY.

MEETING IS HANDICAP ACCESSIBLE

made 10/15/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0094 -A Address 12202 STONEY BATTER Rd.

Contact Person: J. MERRLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/4/16 Posting Date: 10/16 Closing Date: 10/31

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 2017- 0094 -A Address 122202 STONEY BATTER Rd.

Petitioner's Name SHAWN DeHART Telephone _____

Posting Date: ~~10/16~~ 10/16/31 Closing Date: 10/31/16

Wording for Sign: To Permit A SIDE SETBACK OF 0.5 ft. IN
LIEU OF THE REQUIRED 35ft AND A FRONT
SETBACK OF 39ft. TO CENTERLINE OF ROAD
IN LIEU OF THE REQUIRED 75ft. FOR AN ATTACHED
GARAGE.

Revised 7/6/16

**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: 2017-0094-A

Property Address: 12202 Stoney Batter Rd Kingsville MD 21087

Property Description: Single Family Dwelling
2 story, 5 bedroom, 3 1/2 bath

Legal Owners (Petitioners): Shawn Dehart, Clare Peterson

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Shawn Dehart

Company/Firm (if applicable): _____

Address: 12202 Stoney Batter Rd
Kingsville, MD 21087

Telephone Number: 410-236-1139

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

No 145709

Date: 10/5/16

Fund	Dept.	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				75.00

Total: 75.00

Rec From: SHAWN DEHART

For: 2017-0094-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
10/05/2016 10/05/2016 09:24:11 3
REG #503 WALKIN CAM
>>RECEIPT # 699801 10/05/2016 CFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145709
Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

November 1, 2016

Shawn & Clare Peterson
12202 Stoney Batter Road
Kingsville MD 21087

RE: Case Number: 2017-0094 A, Address: 12202 Stoney Batter Road

Dear Mr. & Ms. Peterson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 5, 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
Bernadette Moskunas, Site Rite Surveying Inc., 200 E Joppa Rd., RM 101, Towson MD 21286

10/31

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 13 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: October 13, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0094-A
Address 12202 Stoney Batter Road
(Dehart & Peterson Property)

• Zoning Advisory Committee Meeting of **October 17, 2016**.

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

Reviewer: Steve Ford

Date: 10-13-2016

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



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

Date: 10/11/16

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. 2017-0094-A

*Administrative Variance
Shawn Dehart & Clare Paterson
12202 Stonewall Butter 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 black ink, appearing to read '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

DATE: October 17, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2016
Item No. 2017-0093, 0094, 0095, 0096 and 0098

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10172016.doc

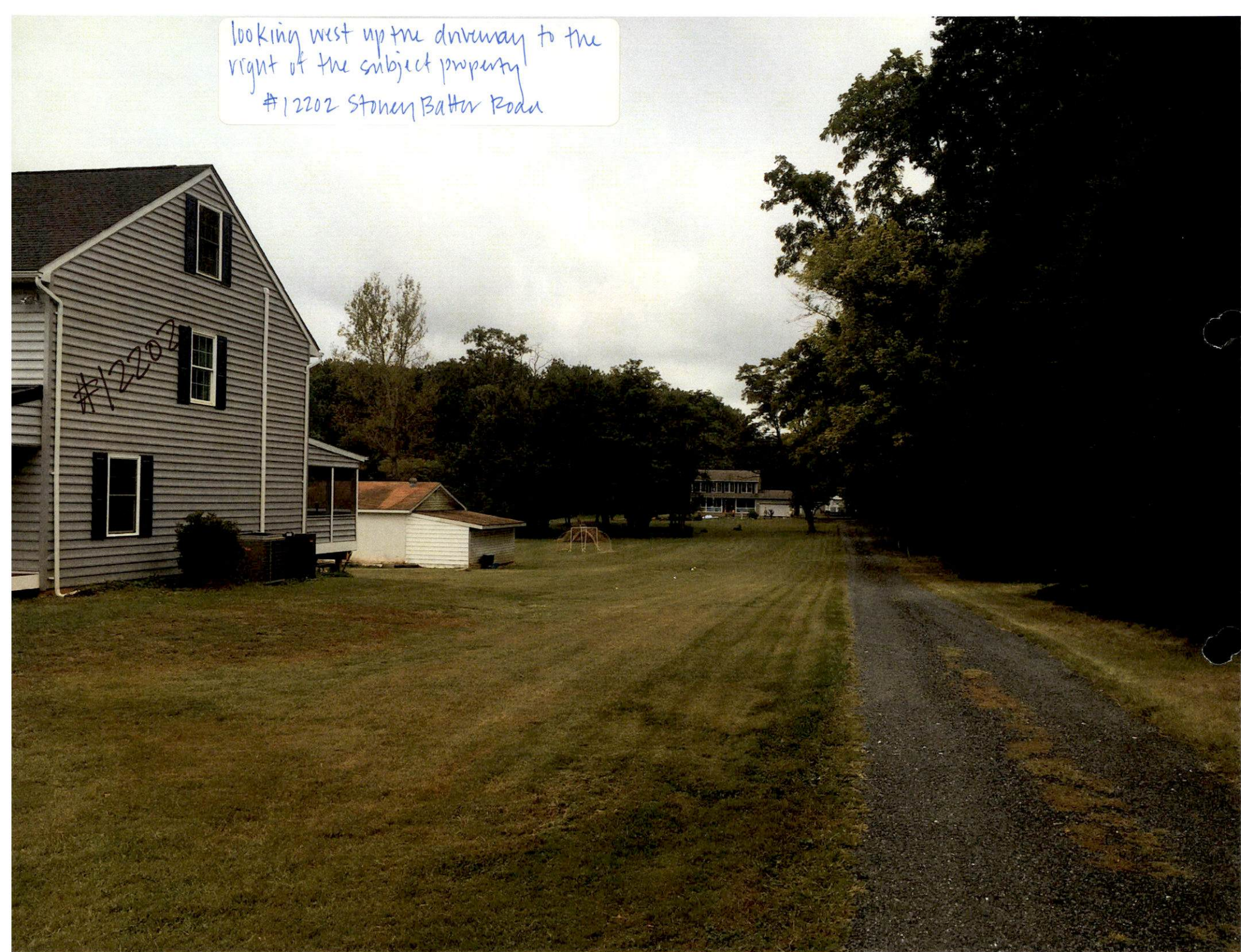
#12202 Stony Batter Road
Subject Property

Stony Batter Road



looking west up the driveway to the
right of the subject property
#12202 Stony Batter Road

#12202



looking south Stony Batter Road
#12202 Stony Batter Road

Stony Batter Rd

#12202



close up v of proposed garage area
#12202 Stony Batter Road





area for proposed garage

US6 Durock
Ceramic Board

#12202

subject property - area of proposed
garage
#12202 Stony Batter Road

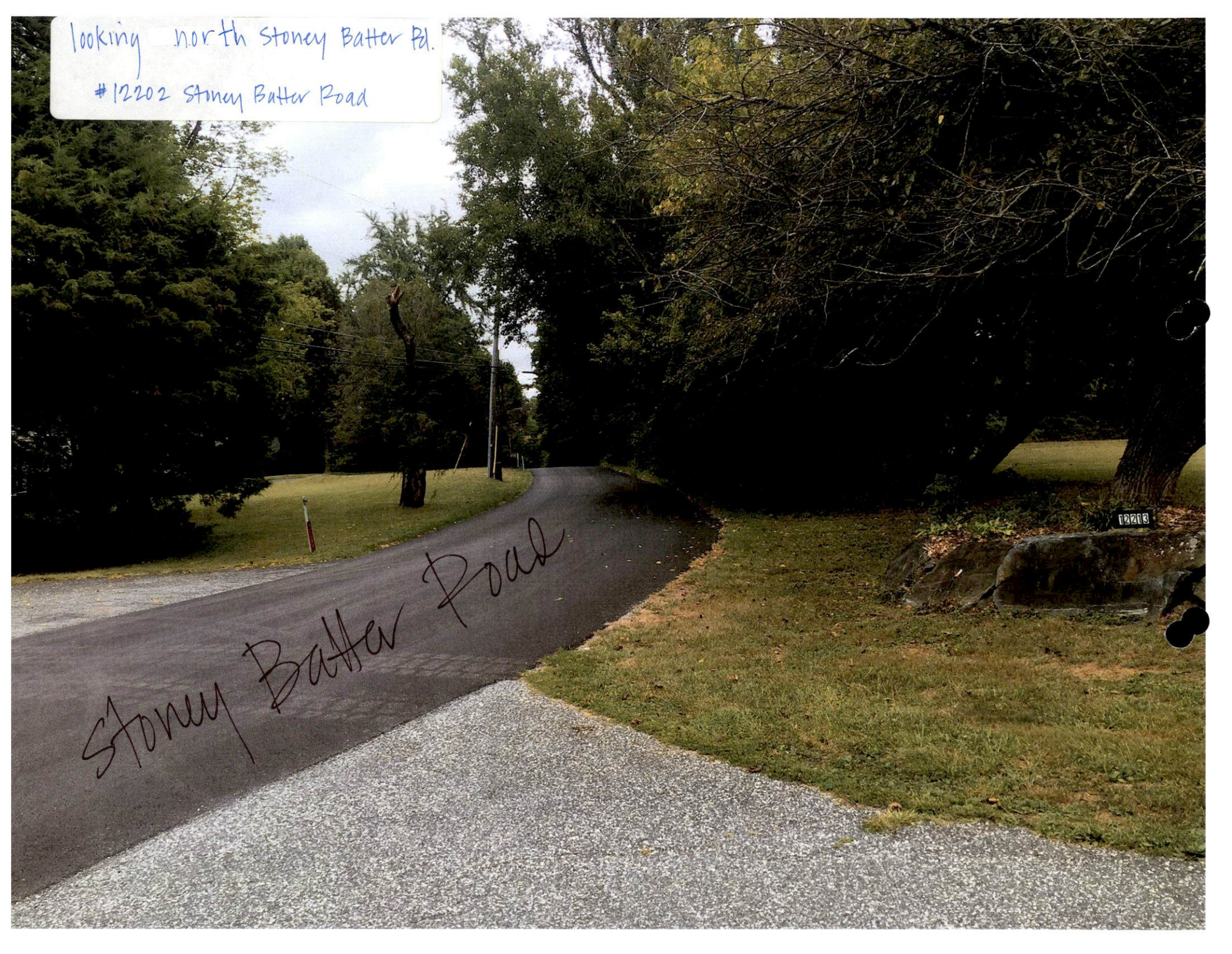
Looking west up the driveway to the
left of the subject property
#12202 Stony Batter Road



looking north Stony Batter Rd.
#12202 Stony Batter Road

Stony Batter Road

12213



C H E C K L I S T

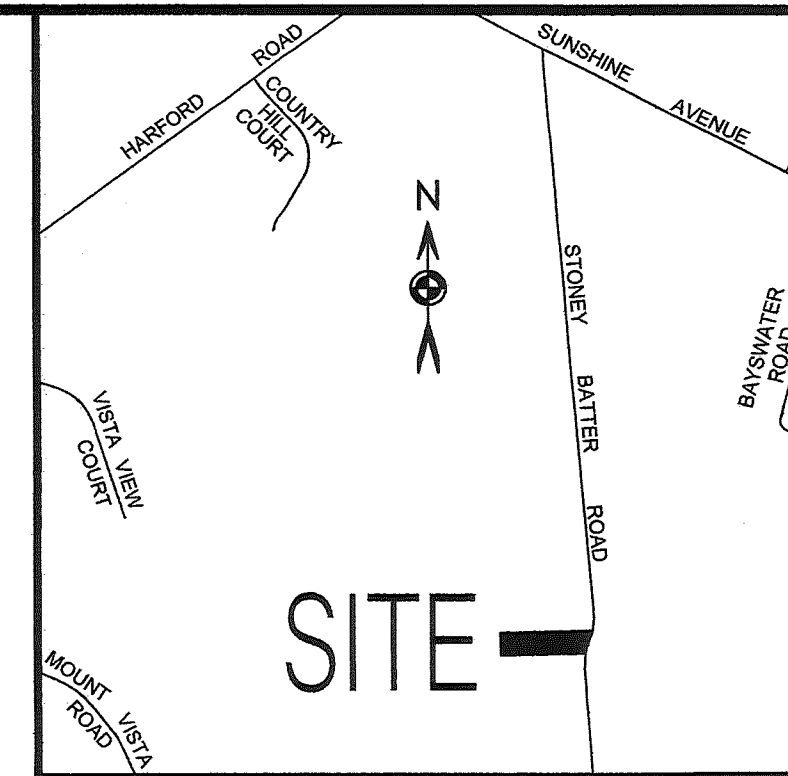
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objections</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-15-16</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w1)

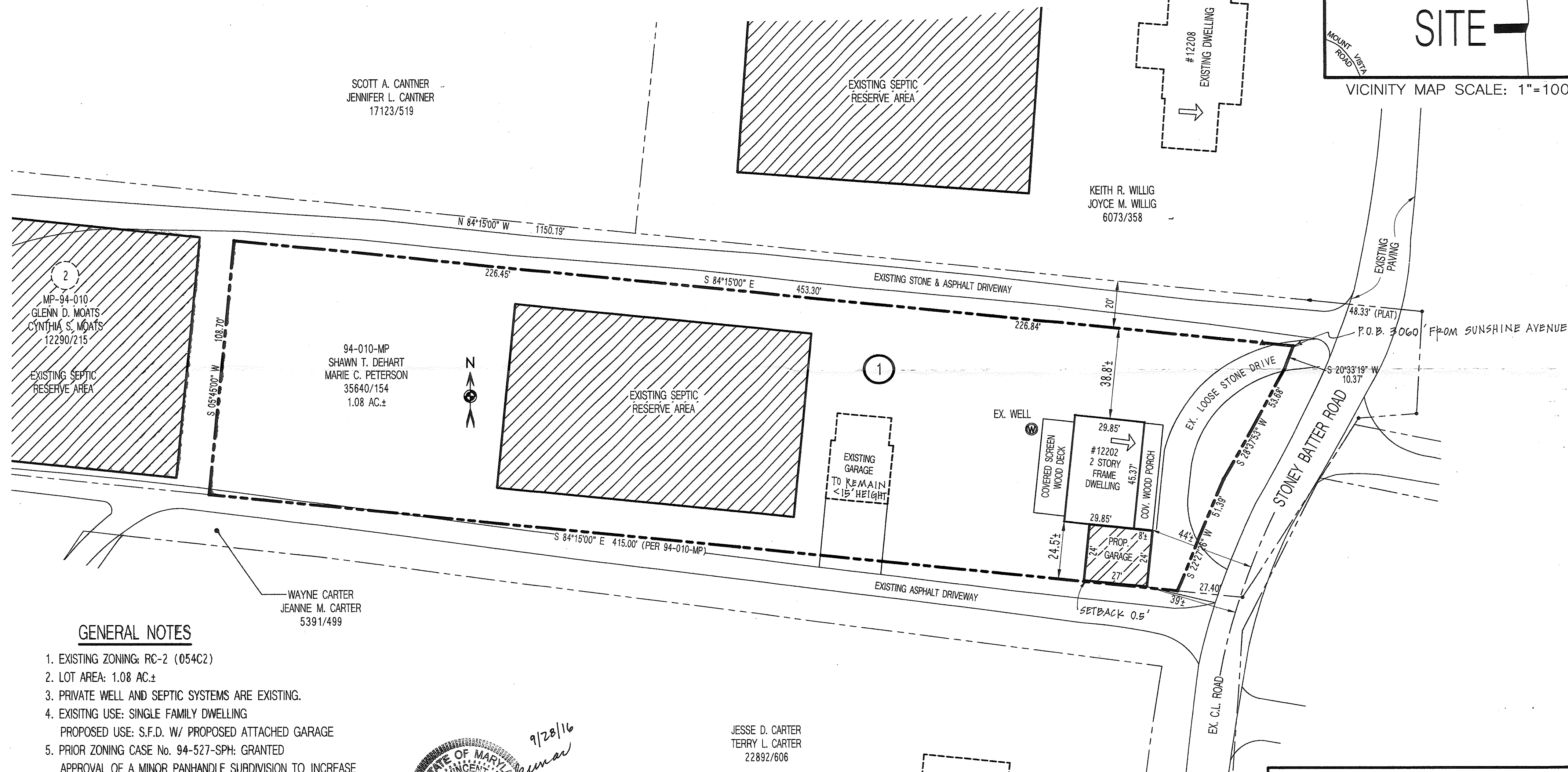
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200023131			
Owner Information					
Owner Name:	DEHART SHAWN T PETERSON MARIE CLARE P		Use:	RESIDENTIAL Principal Residence: YES	
Mailing Address:	12202 STONEY BATTER RD KINGSVILLE MD 21087- 1208		Deed Reference:	/35640/ 00154	
Location & Structure Information					
Premises Address:		12202 STONEY BATTER RD 0-0000		Legal Description:	1.08 AC 12202 STONEY BATTER RD 3060 FT S SUNSHINE AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0054	0017	0584		0000	1
Assessment Year:			Plat No: MS		
2015			Plat Ref:		
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1947	3,375 SF		1.0800 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	NO	STANDARD UNIT	SIDING	3 full	1 Detached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments	
				As of 07/01/2016	As of 07/01/2017
Land:		151,200	151,200		
Improvements		72,300	251,400		
Total:		223,500	402,600	342,900	402,600
Preferential Land:		0			0
Transfer Information					
Seller: NEHUS BRIAN M		Date: 12/09/2014		Price: \$340,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35640/ 00154		Deed2:	
Seller: RUBY DAVID S		Date: 01/26/2010		Price: \$184,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29124/ 00156		Deed2:	
Seller: RUBY DAVID S		Date: 05/23/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11055/ 00074		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

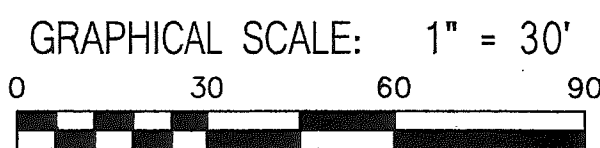


VICINITY MAP SCALE: 1"=1000'



GENERAL NOTES

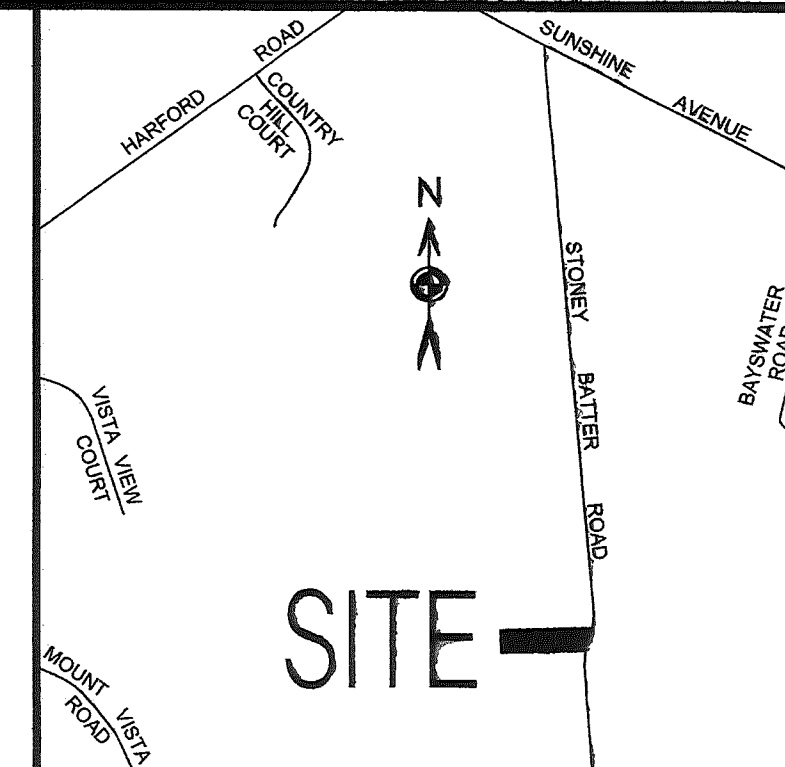
1. EXISTING ZONING: RC-2 (054C2)
2. LOT AREA: 1.08 AC.±
3. PRIVATE WELL AND SEPTIC SYSTEMS ARE EXISTING.
4. EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: S.F.D. W/ PROPOSED ATTACHED GARAGE
5. PRIOR ZONING CASE No. 94-527-SPH: GRANTED
APPROVAL OF A MINOR PANHANDLE SUBDIVISION TO INCREASE
THE SIZE OF PROPOSED LOT 2 TO MORE THAN 2 ACRES FOR
A PROPOSED DWELLING.



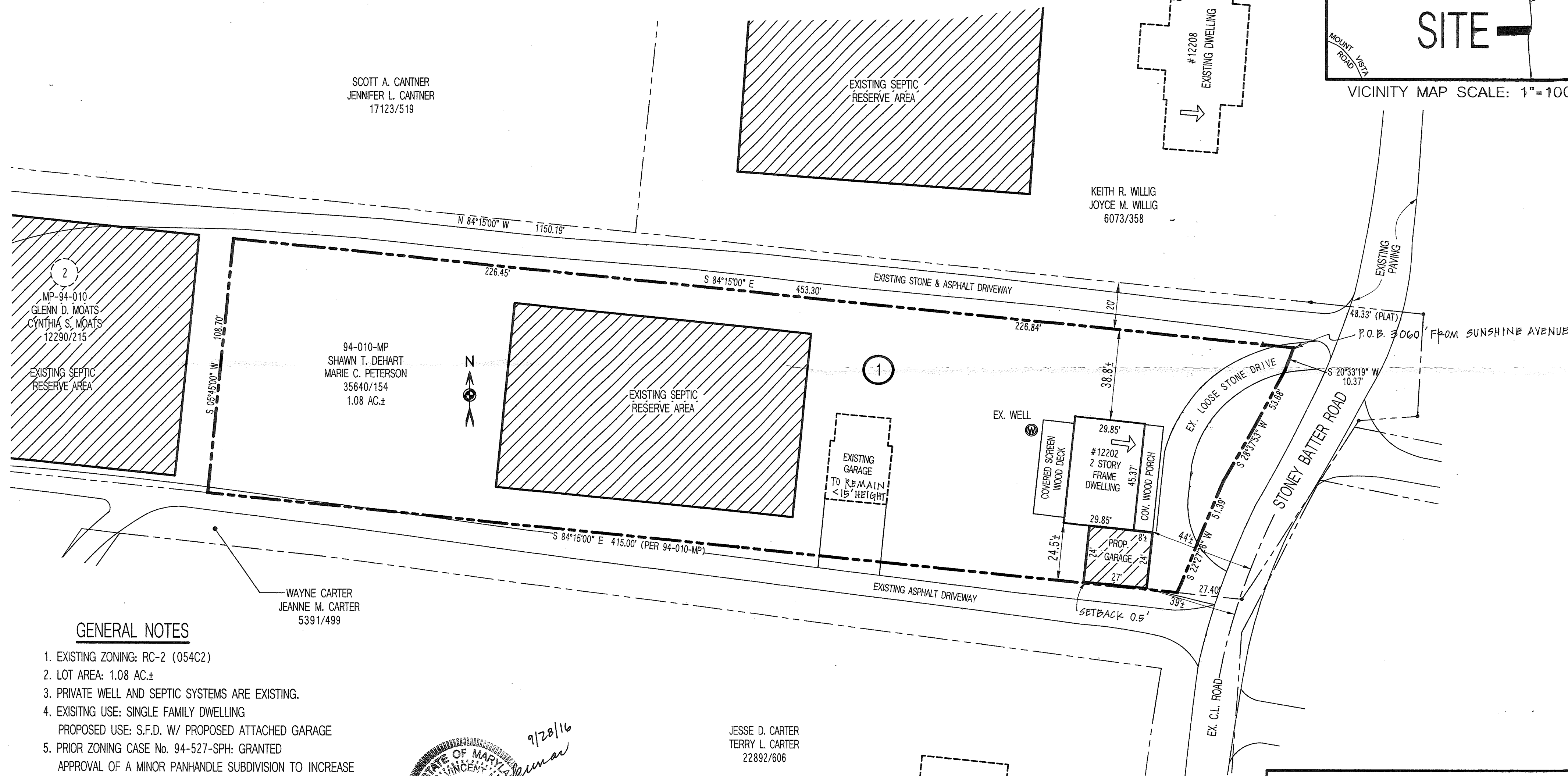
OWNER
SHAWN DEHART
MARIE CLARE PETERSON
#12202 STONEY BATTER ROAD
KINGSVILLE, MD. 21087
PHONE: (410) 236-1139

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE		
#12202 STONEY BATTER ROAD		
LOT-1 MS 94-010-MP		
"LAND OF DAVID S. RUBY"		
TAX I.D. #2200023131		
TAX MAP: 0054 PARCEL: 0584		
11TH ELECTION DISTRICT		
BALTIMORE COUNTY, MARYLAND		
Scale: 1" = 30'	Date: 09/28/2016	JOB #10503
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A

Ret. Exh. 1



VICINITY MAP SCALE: 1"=1000'

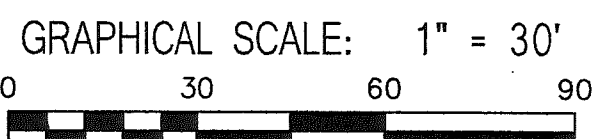


GENERAL NOTES

1. EXISTING ZONING: RC-2 (054C2)
2. LOT AREA: 1.08 AC.±
3. PRIVATE WELL AND SEPTIC SYSTEMS ARE EXISTING.
4. EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: S.F.D. W/ PROPOSED ATTACHED GARAGE
5. PRIOR ZONING CASE No. 94-527-SPH: GRANTED
APPROVAL OF A MINOR PANHANDLE SUBDIVISION TO INCREASE
THE SIZE OF PROPOSED LOT 2 TO MORE THAN 2 ACRES FOR
A PROPOSED DWELLING.



9/28/16



SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

OWNER
SHAWN DEHART
MARIE CLARE PETERSON
#12202 STONEY BATTER ROAD
KINGSVILLE, MD. 21087
PHONE: (410) 236-1139

**PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE**
#12202 STONEY BATTER ROAD
LOT-1 MS 94-010-MP
"LAND OF DAVID S. RUBY"
TAX I.D. #2200023131
TAX MAP: 0054 PARCEL: 0584
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

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