

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(16826 Wesley Chapel Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Michael & Amanda Horne	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0233-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, Michael and Amanda Horne ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To construct an accessory building (detached garage) to be located in the front yard in lieu of the rear yard; (2) To allow an accessory building (detached garage) to have a height of 24 ft., more or less, in lieu of the maximum permitted 15 ft.; and (3) For any such relief as deemed necessary by the Administrative Law Judge (ALJ). 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 by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 12, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-31-17
By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure (detached garage) height and usage, I will impose conditions that it shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 31st day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) as follows: (1) To construct an accessory building (detached garage) to be located in the front yard in lieu of the rear yard; (2) To allow an accessory building (detached garage) to have a height of 24 ft. +/- in lieu of the maximum permitted 15 ft.; and (3) For any such relief as deemed necessary by the Administrative Law Judge (ALJ), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

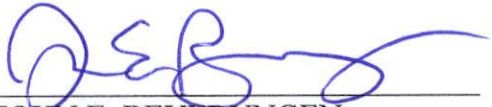
Date 3-31-17

By ISW

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the accessory structures (detached garage) into a dwelling unit or apartment. The accessory structure (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory structure (detached garage) shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-31-17

By DLW



KEVIN KAMENETZ
County Executive

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

March 31, 2017

Adam M. Rosenblatt, Esq.
Venable LLC
210 W. Pennsylvania Ave., Ste. 500
Towson, MD 21204

RE: Petition for Administrative Variance
Case No. 2017-0233-A – Michael & Amanda Horne
Property: 16826 Wesley Chapel Road

Dear Mr. Rosenblatt:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 16826 Wesley Chapel Road **Currently zoned** RC-2
Deed Reference 22835 / 00639 **10 Digit Tax Account #** 1 0 1 9 0 3 2 4 5 0
Owner(s) Printed Name(s) Michael and Amanda Horne

(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)

SEE ATTACHED

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.

ORDER RECEIVED FOR FILING
3-31-17
Date 16/2

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

Adam M. Rosenblatt, Esquire

Name- Type or Print

Adam Rosenblatt

Signature Venable LLP

210 W. Pennsylvania Avenue, Ste. 500, Towson, Maryland
Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

Owner(s)/Petitioner(s):

Michael Horne / Amanda Horne
Name #1 / Type or Print Name #2 – Type or Print

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

16826 Wesley Chapel Rd, Monkton Maryland
Mailing Address City State

21111 / 443-935-8118 / mike@maddgear.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name – Type or Print

Adam Rosenblatt

Signature Venable LLC

210 W. Pennsylvania Avenue, Ste. 500, Towson, Maryland
Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.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 _____ 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 2017-0233-A **Filing Date** 3/3/17 **Estimated Posting Date** 3/12/17 **Reviewer** JS

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

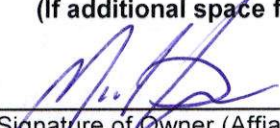
Address: 16826 Wesley Chapel Road Monkton Maryland 21111
Print or Type Address of property City State Zip Code

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)**

1. The property is uniquely shaped and constrained by the grade, placement of the dwelling, and existing environmental features.

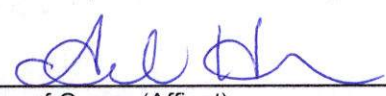
2. Without a variance, we will not be able to have a garage, which would significantly impact our use and enjoyment of the property.

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


Signature of Owner (Affiant)

Michael Horne

Name- Print or Type


Signature of Owner (Affiant)

Amanda Horne

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 24th day of February, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael and Amanda Horne

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

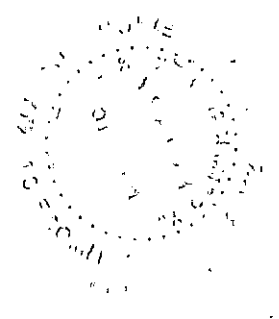
AS WITNESS my hand and Notaries Seal



Notary Public

3/19/18

My Commission Expires



ATTACHMENT TO PETITION
FOR ADMINISTRATIVE VARIANCE

Petitioners are seeking the following variances:

1. From Section 400.1 of the BCZR to construct an accessory building (detached garage) to be located in the front yard in lieu of the required rear yard.
2. From Section 400.3 of the BCZR to allow an accessory building (detached garage) to have a height of 24 feet +/- in lieu of the maximum permitted 15 feet.
3. And for any such relief as deemed necessary by the Administrative Law Judge.

Zoning Description

16826 Wesly Chapel Road

Beginning for the same on the West side of Wesly Chapel Road at a distance of 2,425 feet more or less from the center of Sheppard Road, thence

1. South 62 degrees 42 minutes 40 seconds West 125.00 feet,
2. South 44 degrees 45 minutes 41 seconds West 255.00 feet,
3. South 32 degrees 15 minutes 33 seconds West 184.97 feet,
4. South 74 degrees 15 minutes 25 seconds West 120.88 feet,
5. North 35 degrees 12 minutes 35 seconds West 474.83 feet,
6. North 52 degrees 36 minutes 11 Seconds East 193.71 feet,
7. South 12 degrees 19 minutes 15 seconds East 112.01 feet,
8. South 27 degrees 31 minutes 58 seconds East 50.00 feet,
9. South 38 degrees 20 minutes 30 seconds East 65.0.0 feet,
10. South 57 degrees 56 minutes 00 seconds East 59.82 feet,
11. South 35 degrees 28 minutes 52 seconds East 151.75 feet,
12. North 58 degrees 38 minutes 53 seconds East 110.50 feet,
13. North 44 degrees 45 minutes 41 seconds East 258.56 feet,
14. North 62 degrees 42 minutes 40 seconds East 128.16 feet,
15. South 27 degrees 17 minutes 20 seconds East 20.00 feet, to the place of beginning.

Containing 2.181 Ac. of land more or less or 95,004 sq.ft. more or less

Being that property described in deed liber 38328, folio 357.

Located in the 10th Election District and 3rd Councilmanic District

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

Nº 150317

Date: 3/3/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	506	100		6150				\$ 75.00

Total: \$ 75.00

Rec From: HORNE

For: 2017-0233-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME PRN
3/03/2017 3/03/2017 10:59:03 1
REG WSD1 WALKIN LJR
>>RECEIPT # 709972 3/03/2017 CFLD
Dept 5 528 ZONING VERIFICATION
CR NO. 150317
Recpt Tot \$75.00
\$75.00 CK 1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2017-0233-A

RE: Case No.: _____

Petitioner/Developer: _____

Horne

March 27, 2017

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: _____

16826 Wesley Chapel Road

March 12, 2017

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



Sincerely,

March 12, 2017

(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 2017- 0233 -A Address 16826 WESLEY CHAPEL RD

Contact Person: JASON SEIDEMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/3/17 Posting Date: 3/12/17 Closing Date: 3/27/17

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 2017- 0233 -A Address 16826 WESLEY CHAPEL ROAD

Petitioner's Name HORNE Telephone 443-935-8118

Posting Date: 3/12/17 Closing Date: 3/27/17

Wording for Sign: TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) TO BE
LOCATED IN THE FRONT YARD AND HAVE A HEIGHT OF 24 FEET IN LIEU OF
THE REQUIRED REAR YARD PLACEMENT AND MAXIMUM HEIGHT OF 15 FEET.

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: 2017-0233-A
Property Address: 16826 WESLEY CHAPEL RD.
Property Description: _____
Legal Owners (Petitioners): MICHAEL + AMANDA HORNE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Borbor Lukasevich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Penn Ave Ste 500
Towson, MD 21204
Telephone Number: 4104946271



KEVIN KAMENETZ
County Executive

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

March 28, 2017

Michael & Amanda Horne
16826 Wesley Chapel Road
Monkton MD 21111

RE: Case Number: 2017-0233 A, Address: 16826 Wesley Chapel Road

Dear Mr. & Ms. Horne:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 3, 2017. 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
Adam M Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 3/20/17

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. 2017-0233-A

*Administrative Variance
Michael Honne
16826 Wesley Chapel Road.*

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

Sincerely,



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

WW/RAZ

RECEIVED

MAR 28 2017

20BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2017
Item No. 2017- 0202, 0223, 0232, 0233, 0235, 0236, 0237, 0238, 0239
and 0240

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

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC03202017.doc

3-27

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: March 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0233-A
Address 16826 Wesley Chapel Road
(Horne Property)

Zoning Advisory Committee Meeting of **March 20, 2017**.

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

Reviewer: Steve Ford Date: 3-17-17

M E M O R A N D U M

DATE: May 2, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0233-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 1, 2017. 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

Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1019032450			
Owner Information					
Owner Name:		HORNE MICHAEL HORNE AMANDA		Use:	RESIDENTIAL YES
Mailing Address:		16826 WESLEY CHAPEL ROAD MONKTON MD 21111-1212		Principal Residence:	
				Deed Reference:	/38328/ 00357
Location & Structure Information					
Premises Address:		16826 WESLEY CHAPEL RD MONKTON 21111-1212		Legal Description:	2.181 AC 16826 WESLEY CHAPEL RD WESLEY CHAPEL RD WSR 3250 FT SW GERTING RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0023	0019	0090		0000	2 2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
2011	4,159 SF				2.1800 AC
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	LOG	2 full/ 1 half	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2016	
				As of	
				07/01/2017	
Land:	181,100	181,100			
Improvements	550,100	504,900			
Total:	731,200	686,000	731,200		686,000
Preferential Land:	0				0
Transfer Information					
Seller: DUBNOW STACIE F		Date: 11/30/2016		Price: \$765,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38328/ 00357		Deed2:	
Seller: FREISHTAT DAVID		Date: 04/14/2010		Price: \$150,000	
Type: ARMS LENGTH VACANT		Deed1: /29368/ 00291		Deed2:	
Seller: SHANKLIN DONALD H		Date: 09/25/2001		Price: \$132,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29368/ 00277		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					



My Neighborhood Map

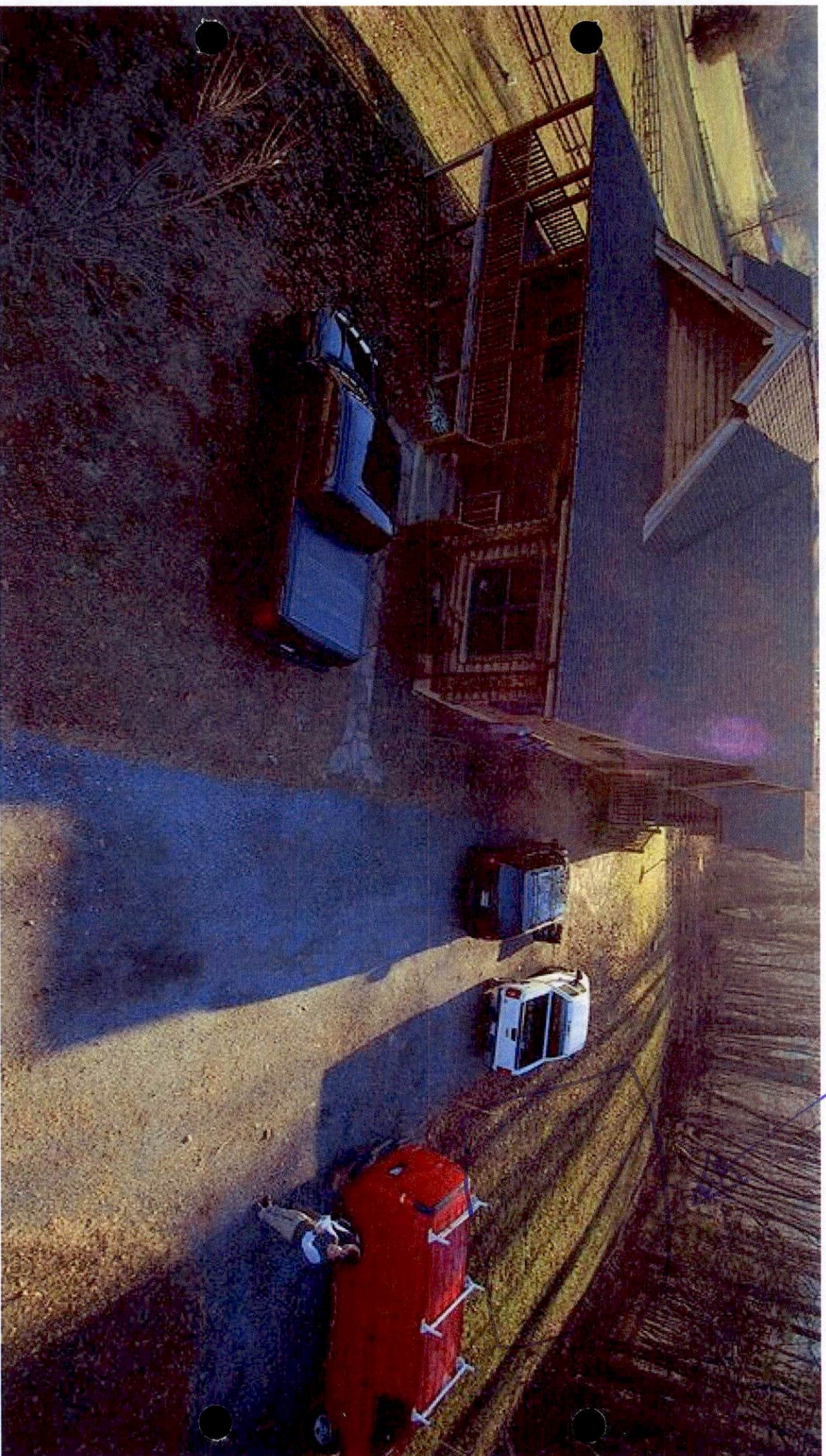
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 2/16/2017

GARAGE LOCATION

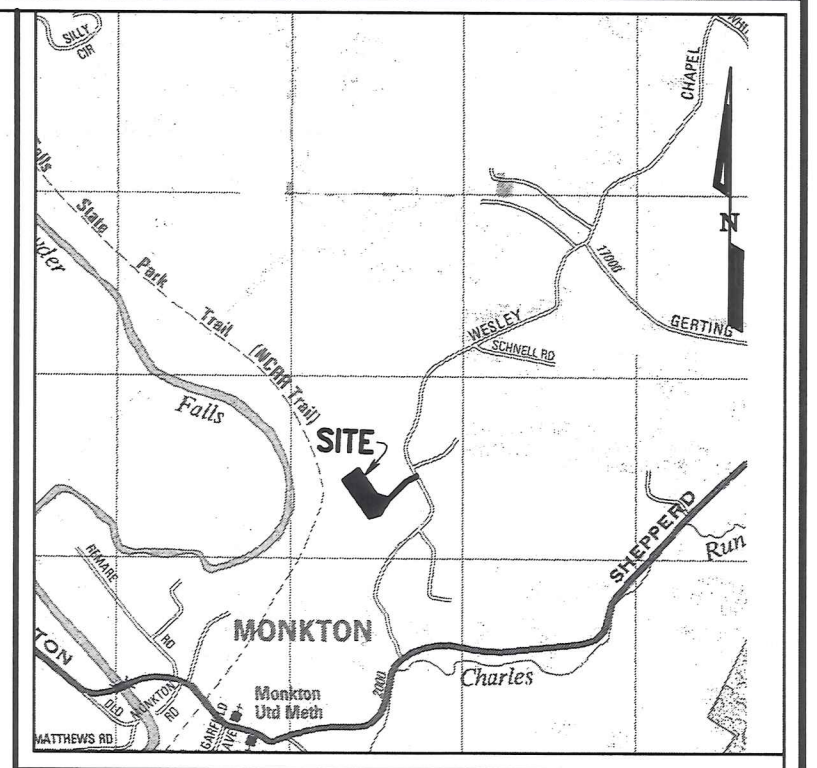


2017-0233-A









Vicinity Map Scale: 1" = 2000'

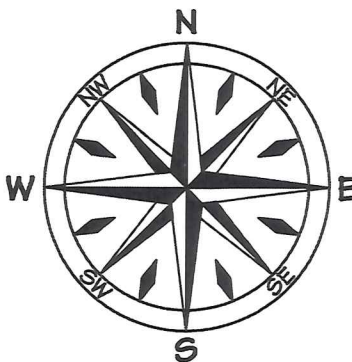
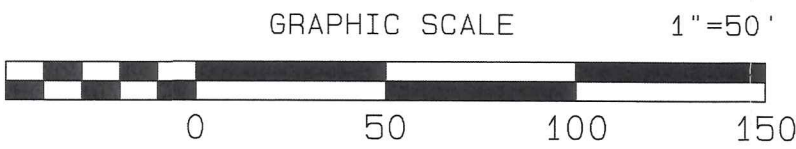
NOTES

1. Owner: MICHAEL HORNE
AMANDA HORNE
16826 WESLEY CHAPLE ROAD
MONTON MD 21111
2. Zoned: RC-2
3. Gross Area = 2.181 Ac. +/-
4. Deed Ref: 38328/357
5. Census Tract: 410100
6. Watershed: Loch Raven Resovior
7. This site is in the Chesapeake Bay Critical Area.
8. This site is not in the 100 year flood plain.
9. There are no underground fuel tanks.
10. This is not a historic property/building.
11. This site is serviced by private well and septic.
12. No prior Zoning Hearings.

PLAT TO ACCOMPANY
A PETITION FOR A
ZONING VARIANCE

of the
Horne Property
16826 Wesley Chapel Road
Baltimore County, Maryland

Tax Acc. No. 1019032450
Tax Map 23, Parcel 90
10th Election District, 3rd Councilmanic District
Scale: 1"=50' Date: February 9, 2017



Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

Job No. 09055
Party Chief KK/RB

Pet. Exp. 1