

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(12206 Happy Hollow Road)
8th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Mark R. & Julie M. Baumgartner * BALTIMORE COUNTY
Petitioners *
* **CASE NO. 2017-0269-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, Mark R. & Julie M. Baumgartner ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an addition with a side yard setback of 32 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS), dated April 13, 2017, indicating that Ground Water Management must review any future building permit(s) for an addition since the property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 15, 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 5-5-17

By kw

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.

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 5th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an addition with a side yard setback of 32 ft. in lieu of the required 50 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.
2. Petitioners must comply with the ZAC comment submitted by DEPS, dated April 13, 2017; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 5-5-17

By low

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 5-5-17

By pw

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: April 13, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0269-A
Address 12206 Happy Hollow Road
(Baumgartner Property)

Zoning Advisory Committee Meeting of **April 17, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future building permit(s) for an addition, since the property is served by well and septic.

Reviewer: Dan Esser

Date: 4/12/17

ORDER RECEIVED FOR FILING

Date 5-5-17

By rw



KEVIN KAMENETZ
County Executive

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

May 5, 2017

Mark R. and Julie M. Baumgartner
12206 Happy Hollow Road
Cockeysville, MD 21030

RE: Petition for Administrative Variance
Case No. 2017-0269-A
Property: 12206 Happy Hollow Road

Dear Petitioners:

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

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Richardson Engineering, LLC, 30 E. Padonia Rd., Ste. 500, Timonium, MD 21093



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 12206 Happy Hollow Road Currently zoned RC-5
 Deed Reference 33926 / 438 10 Digit Tax Account # 0816016430
 Owner(s) Printed Name(s) Mark R. & Julie M. Baumgartner

(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) 1A04.3.B.2.b to permit a 32' setback in lieu of the required 50'
AN ADDITION WITH A SIDEYARD SETBACK OF

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):

Mark R. Baumgartner / Julie M. Baumgartner
 Name #1 – Type or Print Name #2 – Type or Print
Mark R. Baumgartner Julie M. Baumgartner
 Signature #1 Signature #2
 12206 Happy Hollow Road Cockeysville, MD
 Mailing Address City State
 21030 / 410-961-1634 / mbaumgar@gmail.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Richardson Engineering, LLC
 Name - Type or Print
Richardson Engineering, LLC
 Signature
 30 E. Padonia Road, Suite 500 Timonium, MD
 Mailing Address City State
 21093 / 410-560-1502 / rick@richardsonengineering.net
 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 5-5-17 day of May, 2017 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 2017-0269-A Filing Date 4/4/17 Estimated Posting Date 4/19/17 Reviewer JF

Affidavit in Support of Administrative Variance

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

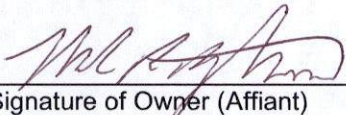
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 12206 Happy Hollow Road Cockeysville MD 21030
Print or Type Address of property City State Zip Code

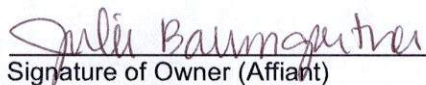
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

The construction of a larger garage needs to be constructed next to the existing garage. This side of the house is currently close to the setback and the addition would go over this line. The existing house cannot be moved to allow for construction of the addition and to require the structure to be moved would be a practical hardship.

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


Signature of Owner (Affiant)

Mark R. Baumgartner
Name- Print or Type


Signature of Owner (Affiant)

Julie M. Baumgartner
Name- Print or Type

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

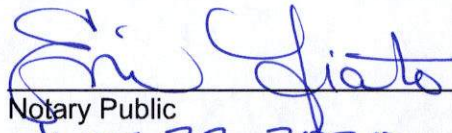
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

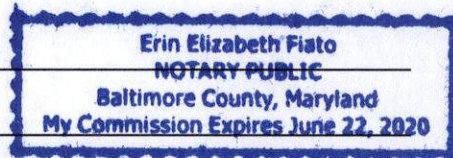
I HEREBY CERTIFY, this 23rd day of MARCH, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Mark R. Baumgartner & Julie M. Baumgartner

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

AS WITNESS my hand and Notaries Seal


Notary Public
JUNE 22, 2020
My Commission Expires



23 - 23 - 23

Mark E. Roudsaver & Julie M. Roudsaver

Erin Elizabeth Field
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires June 25, 2020

Erin Elizabeth Field
June 25, 2020

**ZONING DESCRIPTION FOR
12206 HAPPY HALLOW ROAD
8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a distance of 345'± from the intersection of the West Padonia Road and Happy Hollow Road and running thence northwesterly in the center of Happy Hollow Road; (1) North 40 degrees 00 minutes 51 seconds West 200.00 feet, thence leaving Happy Hollow Road (2) South 49 degrees 59 minutes 09 seconds West 500.00 feet, thence (3) South 40 degrees 00 minutes 51 seconds East 200.00 feet, thence (4) North 49 degrees 59 minutes 09 seconds East 500.00 feet to the point of beginning;

Containing a net area of 100,000 square feet, or 2.30 acres of land, more or less.

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

№ 151416

Date: 4/4/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	300	0000		6150					75.00

Total: 75.00

Rec
 From: MARK BALMGARTNER

For: 12206 HOOBY HOLLOW RD.
CEX-# 2017-0269-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/05/2017 4/04/2017 10:58:01 3
 REG W503 WALKIN CAM
 >>RECEIPT # 721123 4/04/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 151416
 Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2017-0269-A

RE: Case No.: _____

Petitioner/Developer: _____

Mark & Julie Baumgartner

May 1, 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: _____

12206 Happy Hallow Road

April 15, 2017

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



Sincerely,

(Signature of Sign Poster)

April 15, 2017

(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- 0269 -A Address 12206 HAPPY HOLLOW RD.

Contact Person: JUAN R. FERNANDEZ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-4-17 Posting Date: 4-16-17 Closing Date: 5-1-17

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- 0269 -A Address 12206 HAPPY HOLLOW RD.

Petitioner's Name MARK & JULIE BAUMGARTNER Telephone 410-961-1634

Posting Date: 4-16-17 Closing Date: 5-1-17

Wording for Sign: To Permit an addition with a side yard setback of 32'
in lieu of the required 50'

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 twenty (20) 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: 2017-0269-A

Property Address: 12206 HAPPY HOLLOW ROAD

Property Description: _____

Legal Owners (Petitioners): MARK & JULIE BAUMGARTNER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK BAUMGARTNER

Company/Firm (if applicable): _____

Address: 12206 HAPPY HOLLOW RD
COCKEYSVILLE MD 21030

Telephone Number: 410-961-1634

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

May 2, 2017

Mark R & Julie Baumgartner
12206 Happy Hollow Road
Cockeysville MD 21030

RE: Case Number: 2017-0269 A, Address: 12206 Happy Hollow Road

Dear Mr. & Ms. Baumgartner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 4, 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 that reads "W. Carl Richards, Jr." The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richard Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

DATE: April 20, 2017

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2017
Item No. 2017-0269, 0270, 0271 and 0272

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\ZAC04172017.doc

Date: 4/12/17

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. 2017-0269-A.

*Administrative Variance
Munk R. & Julie M. Bramgartner
12206 Happy Hollow 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

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: April 13, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0269-A
Address 12206 Happy Hollow Road
(Baumgartner Property)

Zoning Advisory Committee Meeting of **April 17, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future building permit(s) for an addition, since the property is served by well and septic.

Reviewer: Dan Esser Date: 4/12/17

M E M O R A N D U M

DATE: June 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0269-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 5, 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.'

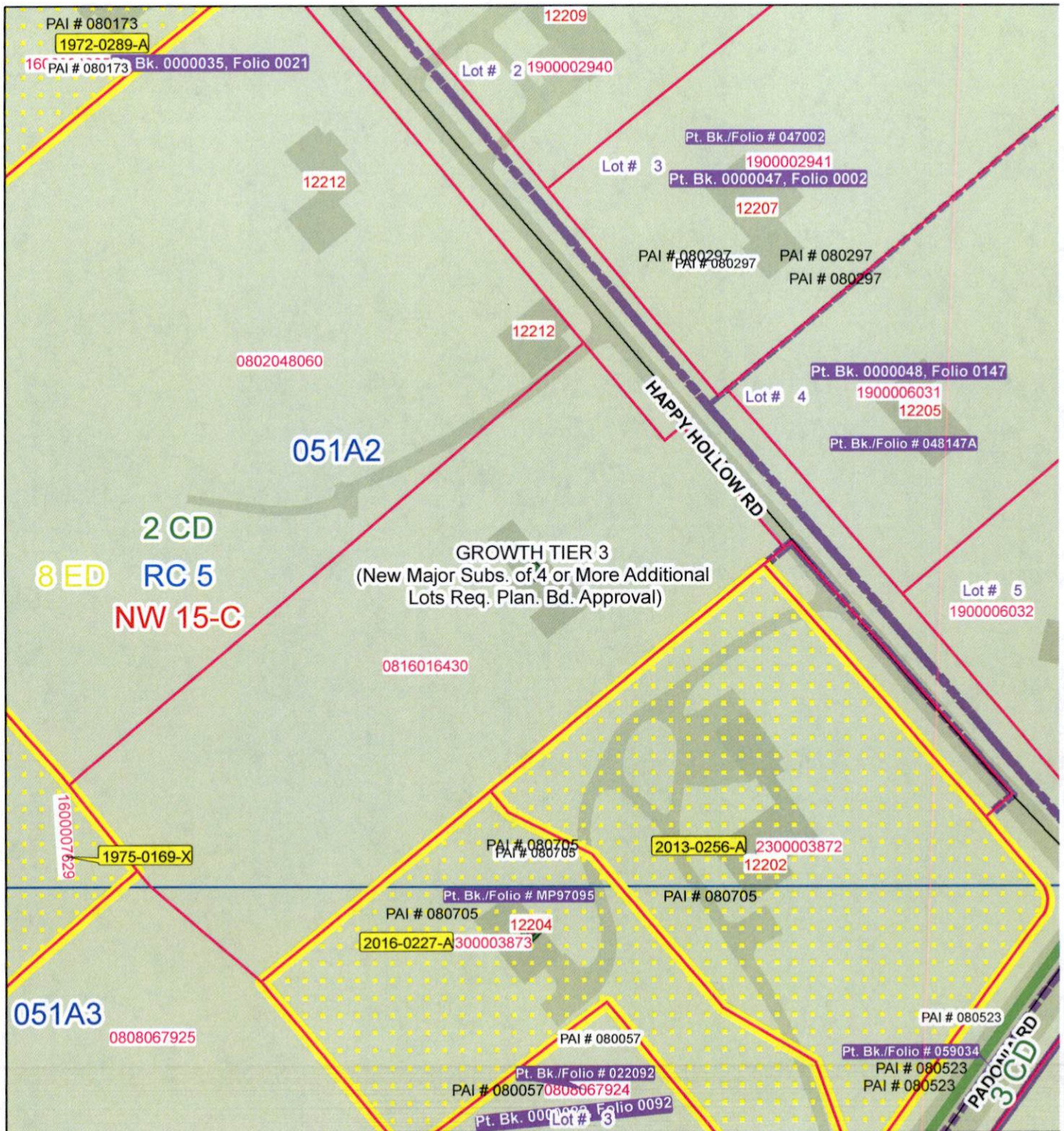
c: ✓ Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 08 Account Number - 0816016430							
Owner Information										
Owner Name:			BAUMGARTNER MARK R BAUMGARTNER JULIE M			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:			12206 HAPPY HOLLOW RD COCKEYSVILLE MD 21030-1709			Deed Reference:		/33926/ 00438		
Location & Structure Information										
Premises Address:			12206 HAPPY HOLLOW RD 0-0000			Legal Description:		2.296 AC SW HAPPY HOLLOW RD NEAR PADONIA RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0051	0013	0056		0000				2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1956		1,856 SF		1000 SF		2.2900 AC		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		FRAME	1 full/ 2 half	1 Attached				
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2016		As of 07/01/2017		
Land:			197,500	197,500						
Improvements			169,700	252,400						
Total:			367,200	449,900		367,200		394,767		
Preferential Land:			0					0		
Transfer Information										
Seller: PEARCE JAMES R				Date: 07/11/2013			Price: \$450,000			
Type: ARMS LENGTH IMPROVED				Deed1: /33926/ 00438			Deed2:			
Seller: WILCOX FRED W & HELEN C				Date: 11/20/1955			Price: \$5,000			
Type: ARMS LENGTH IMPROVED				Deed1: /02801/ 00257			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			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						

12206 Happy Hollow Road 2017-0269-A



Publication Date: 4/4/2017



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

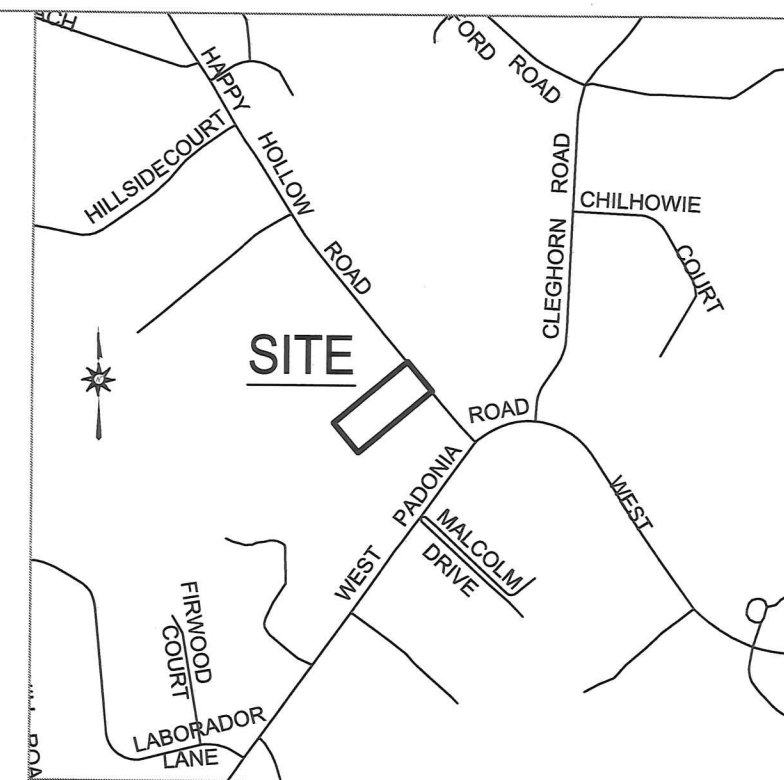


0 25 50 100 150 200 Feet

1 inch = 100 feet







LOCATION MAP

1" = 1000'

GENERAL NOTES:

- OWNER:
MARK & JULIE BAUMGARTNER
12206 HAPPY HOLLOW ROAD
COCKEYSVILLE, MD 21030
- TAX ID: 0816016430
- TAX MAP: 51 GRID: 13 PARCEL: 56
- DEED REF: 33926/438
- SITE AREA
GROSS: 100,000 SF or 2.30 Ac.±
NET: 100,000 SF or 2.30 Ac.±
- ZONING: RC-5
- ELECTION DISTRICT: 8
- COUNCIL DISTRICT: 2
- SITE IS NOT HISTORIC
- SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE IS LOCATED IN ZONE A OF THE FLOOD ZONE PER FEMA FIRM MAP FM2400100389F, SEPT 26, 2008.
- UTILITIES:
PRIVATE WELL & SEPTIC
- THERE ARE NO PRIOR ZONING CASES.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

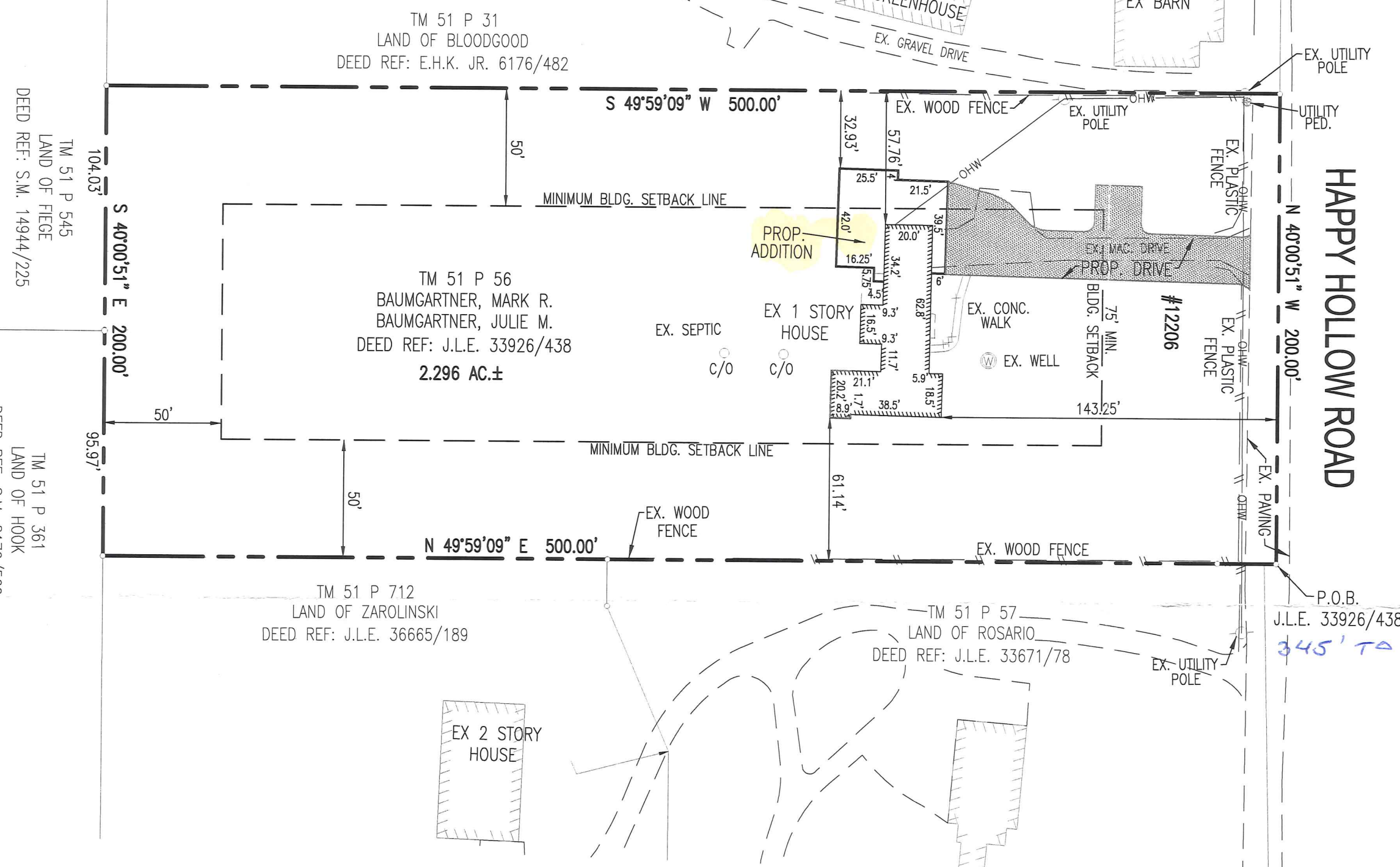
EXISTING RESIDENCE

LAND OF
BAUMGARTNER

12206 HAPPY HOLLOW ROAD
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CLB	CHECKED BY: PCR	SCALE: 1" = 50'
	DATE: 03-31-17	JOB NO.: 17029	SHEET NO.: 1 OF 1

Pet. Exh. 1



ZONING RC-5 SETBACKS

FRONT: 75'
SIDE: 50'
REAR: 50'