

IN RE: PETITION FOR ADMIN. VARIANCE *

(24 Elray Road)

11th Election District

5th Election District

Jacob & Jaimie Toroney

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0276-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, Jacob and Jaimie Toroney ("Petitioners"). The Petitioners are requesting Administrative Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) with a height as much as 19 ft. in lieu of the maximum allowed 15 ft.; and to amend the Final Development Plan (FDP) of El Ray Farm, Block A, Lot No. 23 only. 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), Well Water Program, dated March 27, 2017, indicating that the variance request had been reviewed, approved and advised that termite treatment of the foundation within 30 ft. of the well should be avoided.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 23, 2017, and there being no request for a public hearing, a

ORDER RECEIVED FOR FILING

Date 5-15-17

By BW

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 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 proposed detached garage height and usage, I will impose conditions that the garage 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 15th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) with a height as much as 19 ft. in lieu of the maximum allowed 15 ft.; and to amend the Final Development Plan (FDP) of El Ray Farm, Block A, Lot No. 23 only, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

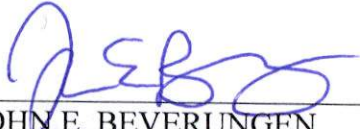
Date 5-15-17

By LDW

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 garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment received from DEPS, dated March 27, 2017; 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 5-15-17

By DLW



KEVIN KAMENETZ
County Executive

VINCENT J. GARDINA, Director
Department of Environmental Protection
and Sustainability

March 27, 2017

Mr. Jacob Toroney
24 Elray Rd
Kingsville, MD 21087

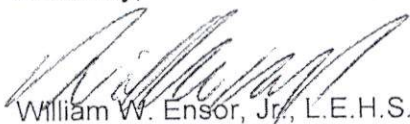
RE: 24 Elray Rd, D-11

Dear Mr. Toroney,

On behalf of the Director of this Department, the variance request to construct a detached garage closer than 30 feet from the well on the above-referenced property has been reviewed and approved in accordance with C.O.M.A.R 26.04.04.04D. Please be advised that termite treatment of the foundation within 30 feet of the well should be avoided.

Should you have any questions, please contact me at 410-887-2762.

Sincerely,


William W. Ensor, Jr., L.E.H.S.
Supervisor, Well Water Program

J:\Well Variances 2017 Elray Rd, 24, 3.27.17.doc

111 West Chesapeake Avenue, Main Office | Towson, Maryland 21204
www.baltimorecountymd.gov

ORDER RECEIVED FOR FILING

Date 5-15-17

By 10W

Item #0276



KEVIN KAMENETZ
County Executive

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

May 15, 2017

Jacob and Jaimie S. Toroney
24 Elray Road
Kingsville, MD 21087

RE: Petition for Administrative Variance
Case No. 2017-0276-A
Property: 24 Elray 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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

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 24 Elray Road Kingsville, MD 21087

Currently zoned RC-5

Deed Reference 35383 / 00270

10 Digit Tax Account # 1 9 0 0 0 0 2 5 2 0

Owner(s) Printed Name(s) Jacob and Jaimie Toroney

(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) Section 400.3 – to permit a proposed detached accessory structure (garage) with a height as much as 19 feet in lieu of the maximum allowed 15 feet; and to amend the Final Development Plan of El-Ray Farm, Block A, Lot #23 only.

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.

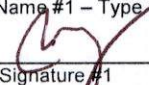
Owner(s)/Petitioner(s):

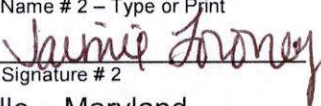
Jacob Toroney

Jaimie Toroney

Name #1 – Type or Print

Name #2 – Type or Print


Signature #1


Signature #2

24 Elray Road Kingsville, Maryland

Mailing Address

City

State

21087

610-223-3919

toroney@hotmail.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:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5 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

2017-0276-A

Filing Date

4/13/17

Estimated Posting Date

4/23/17

Reviewer



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: 24 Elray Road Kingsville, MD 21087

Print or Type Address of property

City

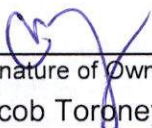
State

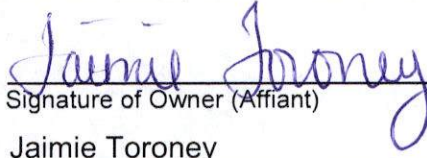
Zip Code

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)**

I want to build a detached garage with an attic space. The 15' height limitation per zoning will restrict me from building an attic that I can stand up in. I need 19' For the attic to be useful.

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


Signature of Owner (Affiant)
Jacob Toroney
Name- Print or Type


Signature of Owner (Affiant)
Jaimie Toroney
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 29 day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

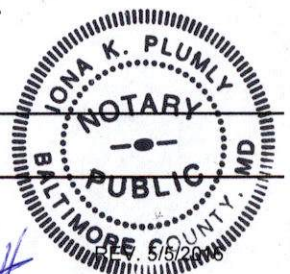
Print name(s) here: Jacob Toroney & Jaimie Toroney

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

AS WITNESS my hand and Notaries Seal


Notary Public

My Commission Expires 4/1/2020



Item # 0276

The Zoning Petition Property Description

Part A:

Zoning Description for 24 Elray Road Kingsville, MD 21087

Beginning at a point on the north side of Elray Road which is a 50' Radius Right of way, at a distance of 1,863.88' east of the centerline of Mount Vista Road which is a 60' right of way.

Part B:

Being Lot# (23), Block (A) in the subdivision (El-Ray Farm) as recorded in Baltimore County Plat Book #(0047), Folio#(0144), containing (102,322 SF or 2.349 acres). Located in the (11) Election District and (5) Council District.

Item #0276

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

Nº 151423

Date: 4/13/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					815.00

Total: 815.00

Rec From: J TORONEY

For: ZONING HEARING - CASE # 2017-0276-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME IRN
4/13/2017 4/13/2017 09:53:43 3
REG USD3 WALKIN CAM
>>RECEIPT # 722330 4/13/2017 DFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 151423
Recpt Tot \$150.00
\$150.00 CK \$.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2017-0276-A

RE: Case No.: _____

Petitioner/Developer: _____

Jacob Toroney

May 8, 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: _____

24 Elray Road

April 23, 2017

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

Sincerely,

April 23, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

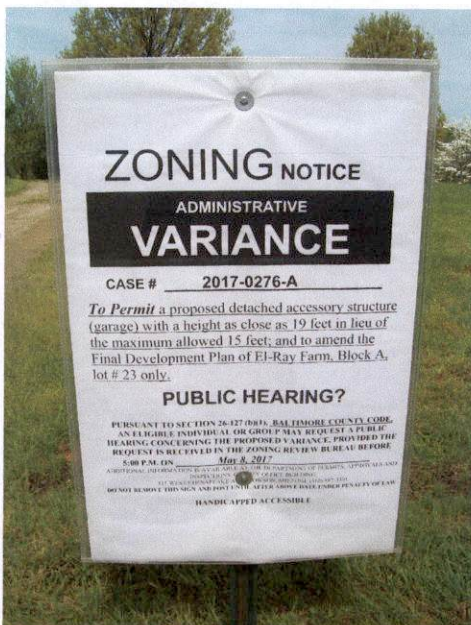
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0276 -A Address 24 El Ray Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/13/17 Posting Date: 4/23/17 Closing Date: 5/08/17

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

- 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- 0276 -A Address 24 El Ray Rd
Petitioner's Name Jacob Toroney Telephone 610 223 3919
Posting Date: 4/23/17 Closing Date: 5/08/17
Wording for Sign: To Permit a proposed detached accessory structure
(garage) with a height as close as 19 feet in lieu of the
maximum allowed 15 feet; and to amend the Final Development
Plan of El-Ray Farm, Block A, lot #23 only.

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: 2017-0276-A
Property Address: 24 El Ray Rd
Property Description: East side of El Ray Rd, +/- 1860 feet
east of Mt Vista Rd
Legal Owners (Petitioners): Jacob Toroney
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jacob Toroney
Company/Firm (if applicable): _____
Address: 24 Elray Rd
Kingsville MD 21087
Telephone Number: 610-223-3919



KEVIN KAMENETZ
County Executive

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

May 9, 2017

Jacob & Jaimie Toroney
24 Elray Road
Kingsville MD 21087

RE: Case Number: 2017-0276 A, Address: 24 Elray Road

Dear Mr. & Ms. Toroney:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 13, 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.", is written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 4/17/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

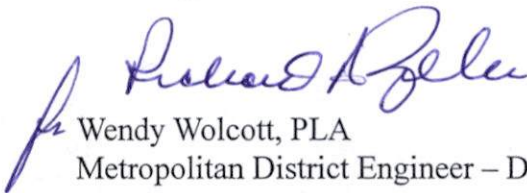
Dear Ms. Lewis:

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. 2017-0276-A.

*Administrative Variance
Jacob & Taimie Toroney
24 Elray 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

to war

20BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 26, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For April 24, 2017
Item No. 2017-0242, 0273, 0275, 0276 and 0277

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\ZAC04242017.doc

KEVIN KAMENETZ
County Executive



VINCENT J. GARDINA, *Director*
Department of Environmental Protection
and Sustainability

March 27, 2017

Mr. Jacob Toroney
24 Elray Rd
Kingsville, MD 21087

RE: 24 Elray Rd, D-11

Dear Mr. Toroney,

On behalf of the Director of this Department, the variance request to construct a detached garage closer than 30 feet from the well on the above-referenced property has been reviewed and approved in accordance with C.O.M.A.R 26.04.04.04D. Please be advised that termite treatment of the foundation within 30 feet of the well should be avoided.

Should you have any questions, please contact me at 410-887-2762.

Sincerely,


William W. Ensor, Jr., L.E.H.S.
Supervisor, Well Water Program

J:\Well Variances 2017 Elray Rd, 24, 3.27.17.doc

Item #0276

M E M O R A N D U M

DATE: June 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0276-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 14, 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.'

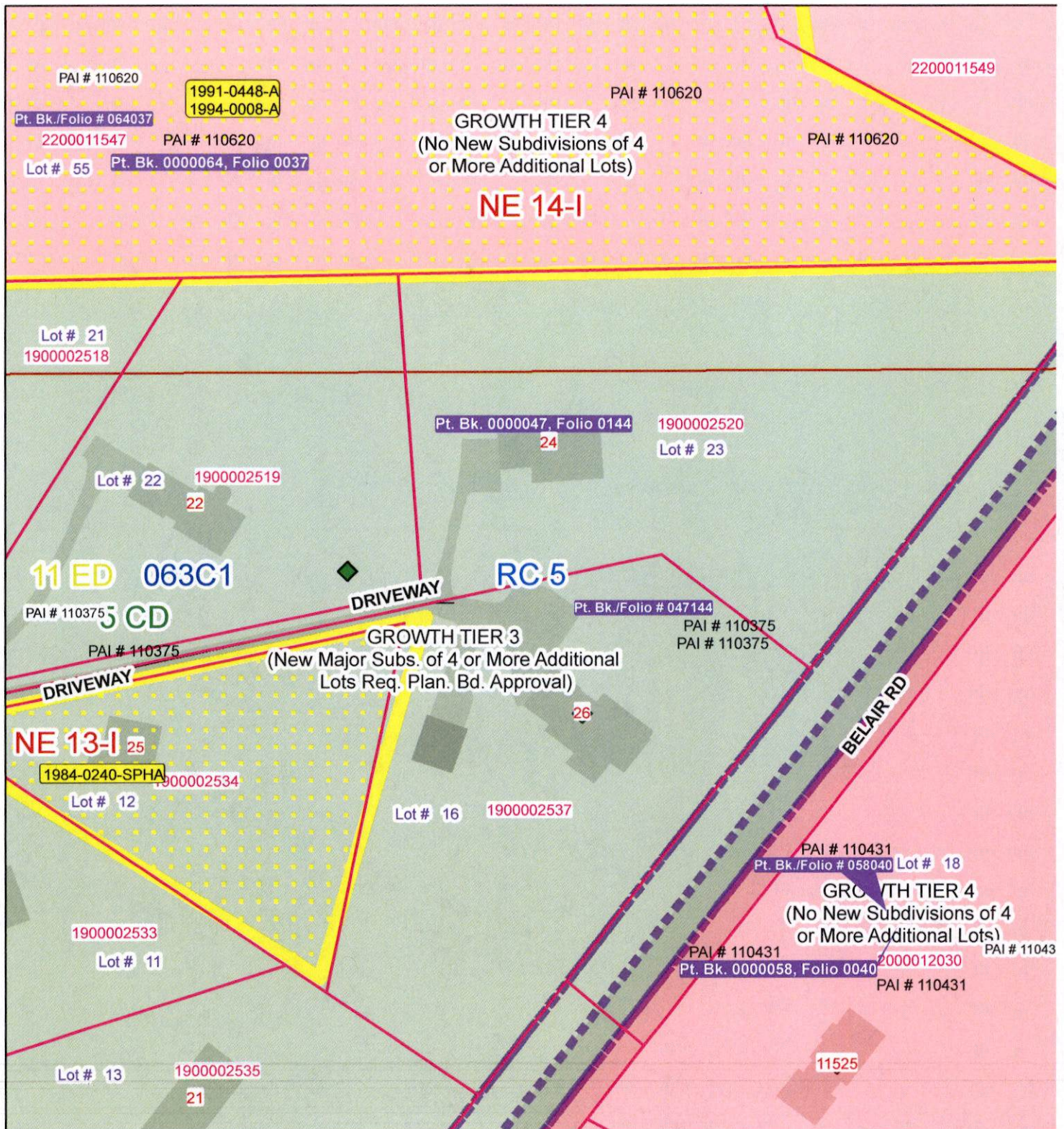
c: Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1900002520			
Owner Information					
Owner Name:	TORONEY JACOB TORONEY JAIMIE S		Use:	RESIDENTIAL	
Mailing Address:	24 ELRAY RD KINGSVILLE MD 21087-		Principal Residence:	YES	
			Deed Reference:	/35383/ 00270	
Location & Structure Information					
Premises Address:		24 ELRAY RD KINGSVILLE 21087-1740		Legal Description:	2.349 AC 102322 SQ F 24 ELRAY RD NE EL-RAY FARM
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0063	0012	0584		0000	
					Block:
					A
					Lot:
					23
					Assessment Year:
					2015
					Plat No:
					0047/
					Plat Ref:
					0144
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1987	2,688 SF		2.3400 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2016	07/01/2017
Land:		192,700	192,700		
Improvements		191,600	289,900		
Total:		384,300	482,600	449,833	482,600
Preferential Land:		0			0
Transfer Information					
Seller: MORGAN GERALD		Date: 09/19/2014		Price: \$400,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35383/ 00270		Deed2:	
Seller: MORGAN GERALD		Date: 02/25/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10368/ 00682		Deed2:	
Seller: MON GREGORY LEE,SR		Date: 11/08/1989		Price: \$175,700	
Type: ARMS LENGTH IMPROVED		Deed1: /08320/ 00165		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: Approved 10/23/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

24 El Ray Road



Publication Date: 4/10/2017



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

Item #0276



Existing South Elevation

Item #0276



Proposed South Elevation

Item #0276



Existing East Elevation

Item #0270



Proposed East Elevation



Existing North Elevation

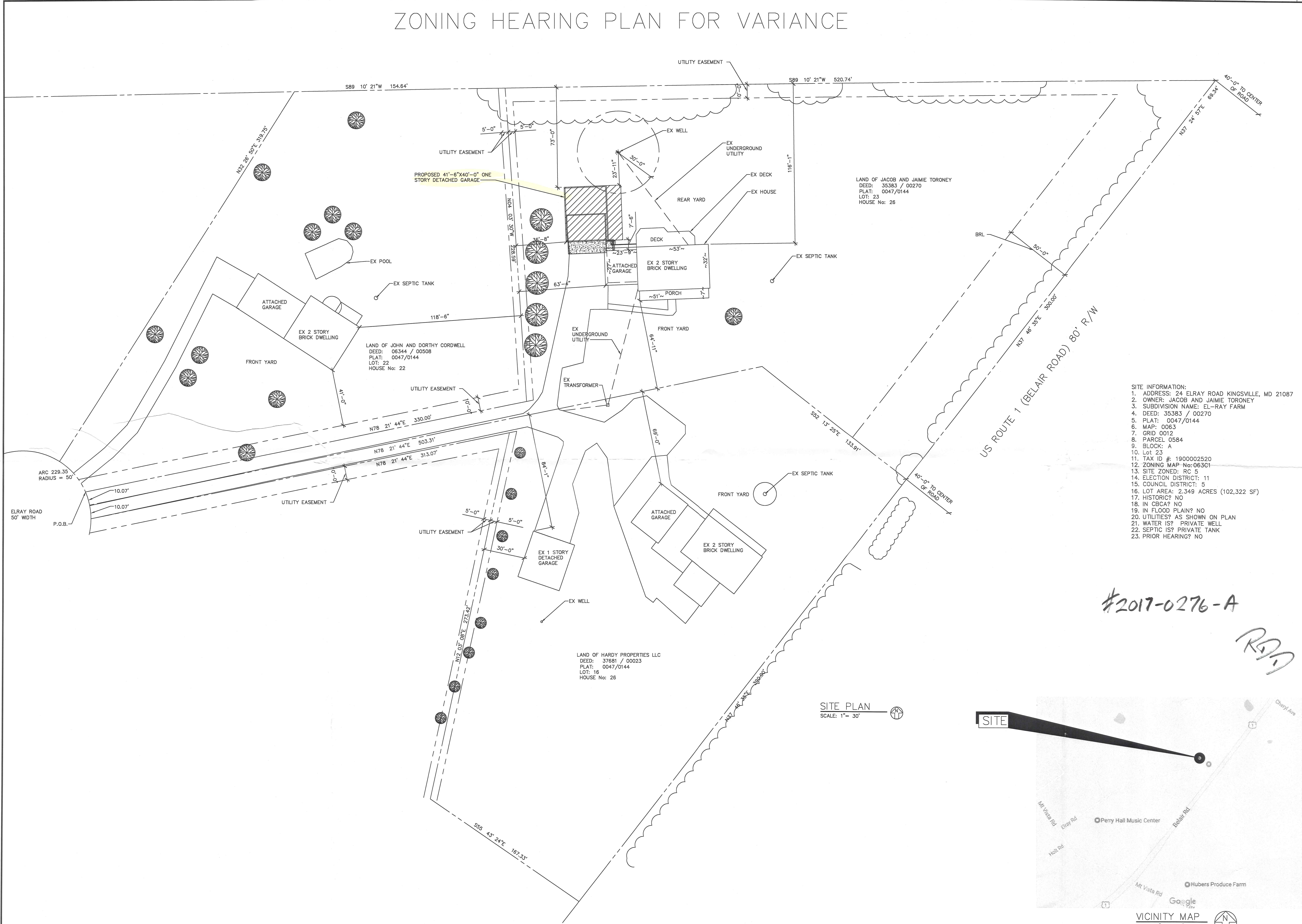
Item #0270



Existing West Elevation

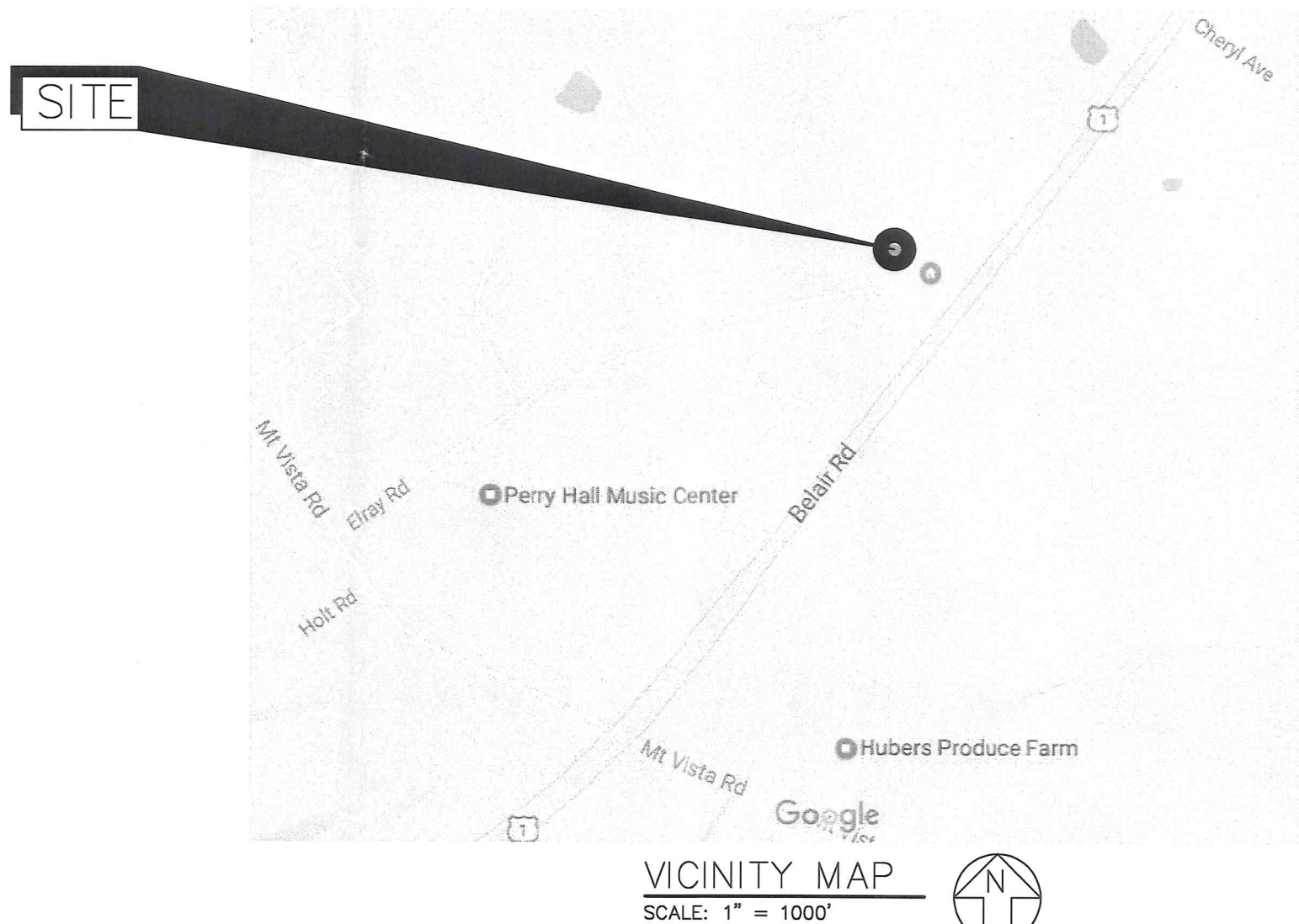
Item #0270

ZONING HEARING PLAN FOR VARIANCE



- SITE INFORMATION:
- 1. ADDRESS: 24 ELRAY ROAD KINGSVILLE, MD 21087
 - 2. OWNER: JACOB AND JAIMIE TORONEY
 - 3. SUBDIVISION NAME: EL-RAY FARM
 - 4. DEED: 35383 / 00270
 - 5. PLAT: 0047/0144
 - 6. MAP: 0063
 - 7. GRID 0012
 - 8. PARCEL 0584
 - 9. BLOCK: A
 - 10. Lot 23
 - 11. TAX ID #: 1900002520
 - 12. ZONING MAP No: 06361
 - 13. SITE ZONED: RC 5
 - 14. ELECTION DISTRICT: 11
 - 15. COUNCIL DISTRICT: 5
 - 16. LOT AREA: 2.349 ACRES (102,322 SF)
 - 17. HISTORIC? NO
 - 18. IN CBCA? NO
 - 19. IN FLOOD PLAIN? NO
 - 20. UTILITIES? AS SHOWN ON PLAN
 - 21. WATER IS? PRIVATE WELL
 - 22. SEPTIC IS? PRIVATE TANK
 - 23. PRIOR HEARING? NO

SITE PLAN
SCALE: 1" = 30'



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37729, EXPIRATION DATE: 07/09/2017.

TORONEY GARAGE
24 ELRAY ROAD
KINGSVILLE, MD 21087

REVISIONS:

NO.	DESCRIPTION	DATE

DESIGNED BY: JT
DRAWN BY: JT
PROJECT NO:
DATE: 04/03/2017
SCALE: AS NOTED

TITLE:
Site Plan

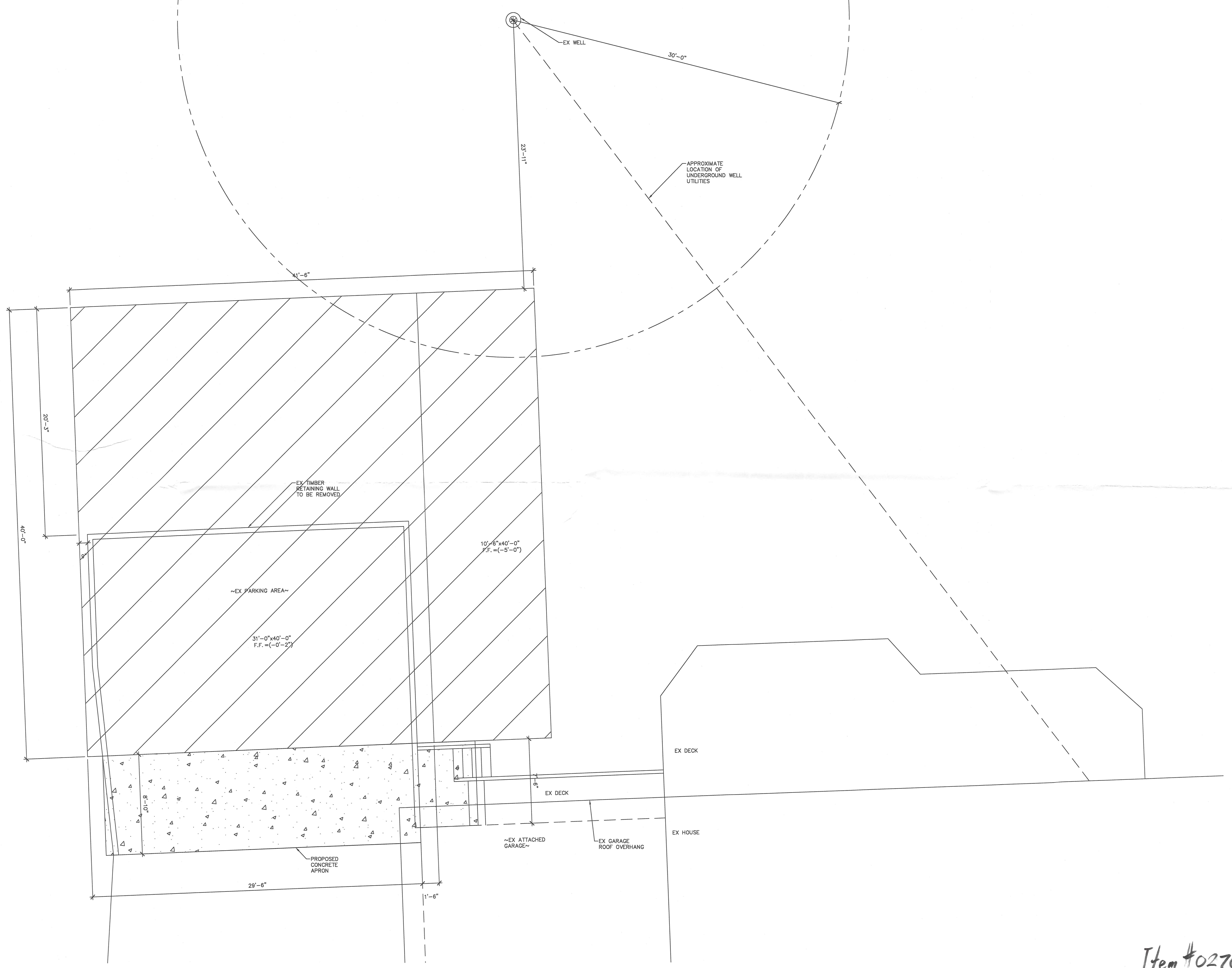
SHEET:
C-1

#2017-0276-A

R.D.D.

Per. Exp. 1

A B C D E F G H J K L M N P Q R



BUILDING PLAN
SCALE: 1/4" = 1'-0"



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE
DOCUMENTS WERE PREPARED
APPROVED BY ME, AND THAT
AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3729
EXPIRATION DATE: 07/09/19

TORONEY GARAGE
24 ELRAY ROAD
KINGSVILLE, MD 21087

REVISIONS:		
NO.	DESCRIPTION	D.

DESIGNED BY:
DRAWN BY:
PROJECT NO:
DATE: 04/03/19
SCALE: AS SHOWN
TITLE:

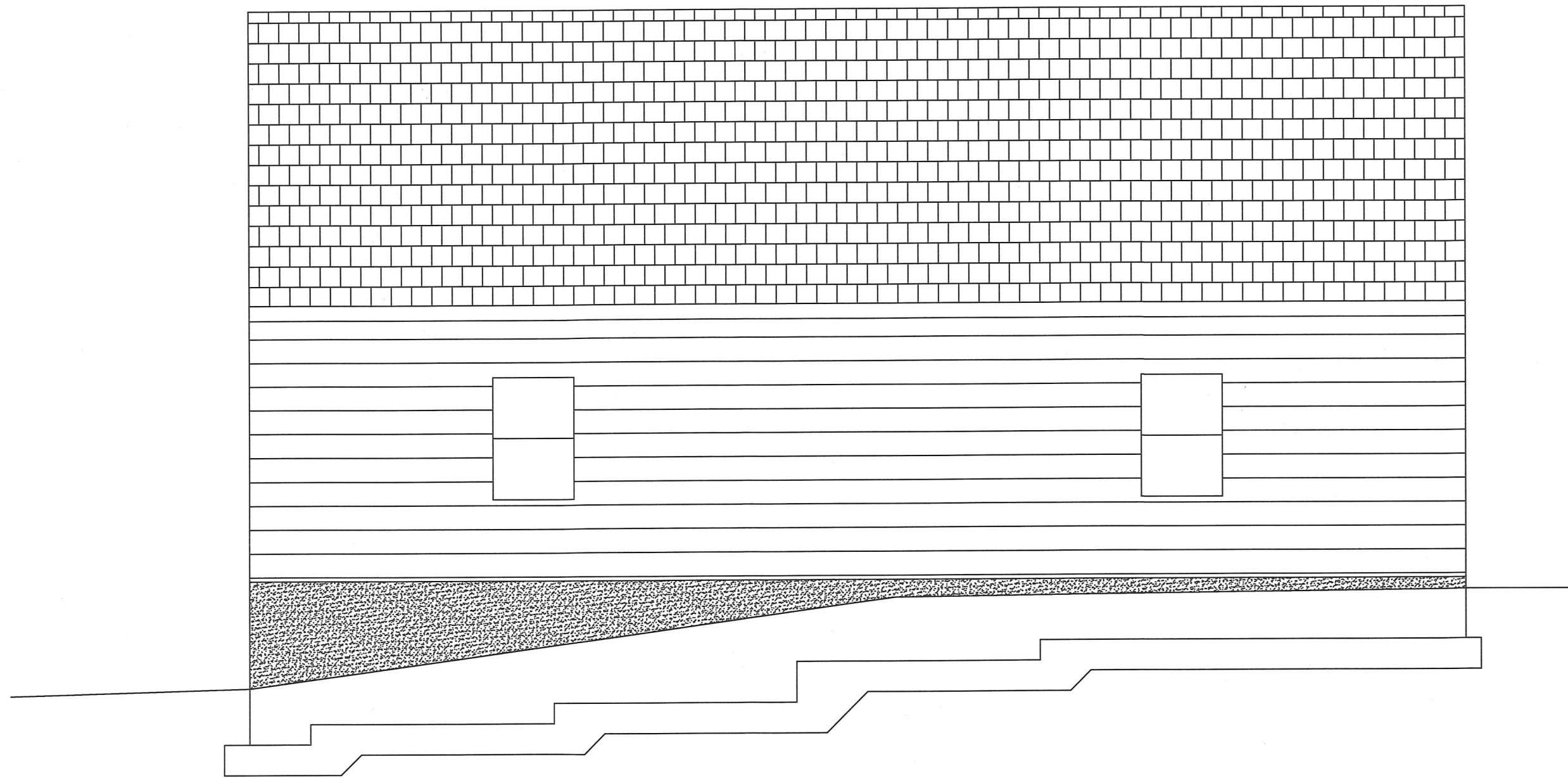
Enlarged
Plan

SHEET:
C-2

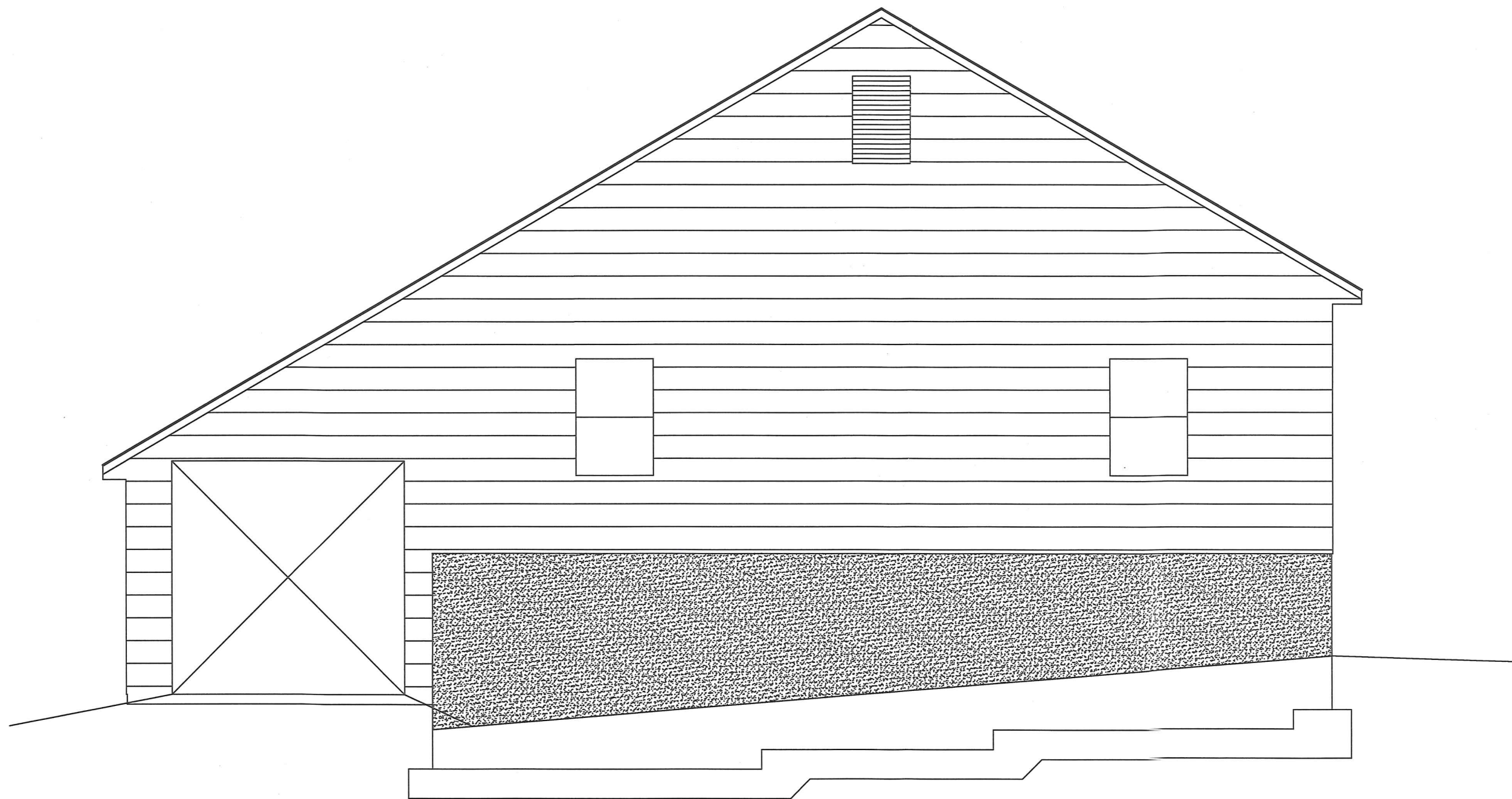
Item #0276

A B C D E F G H J K L M N P Q R

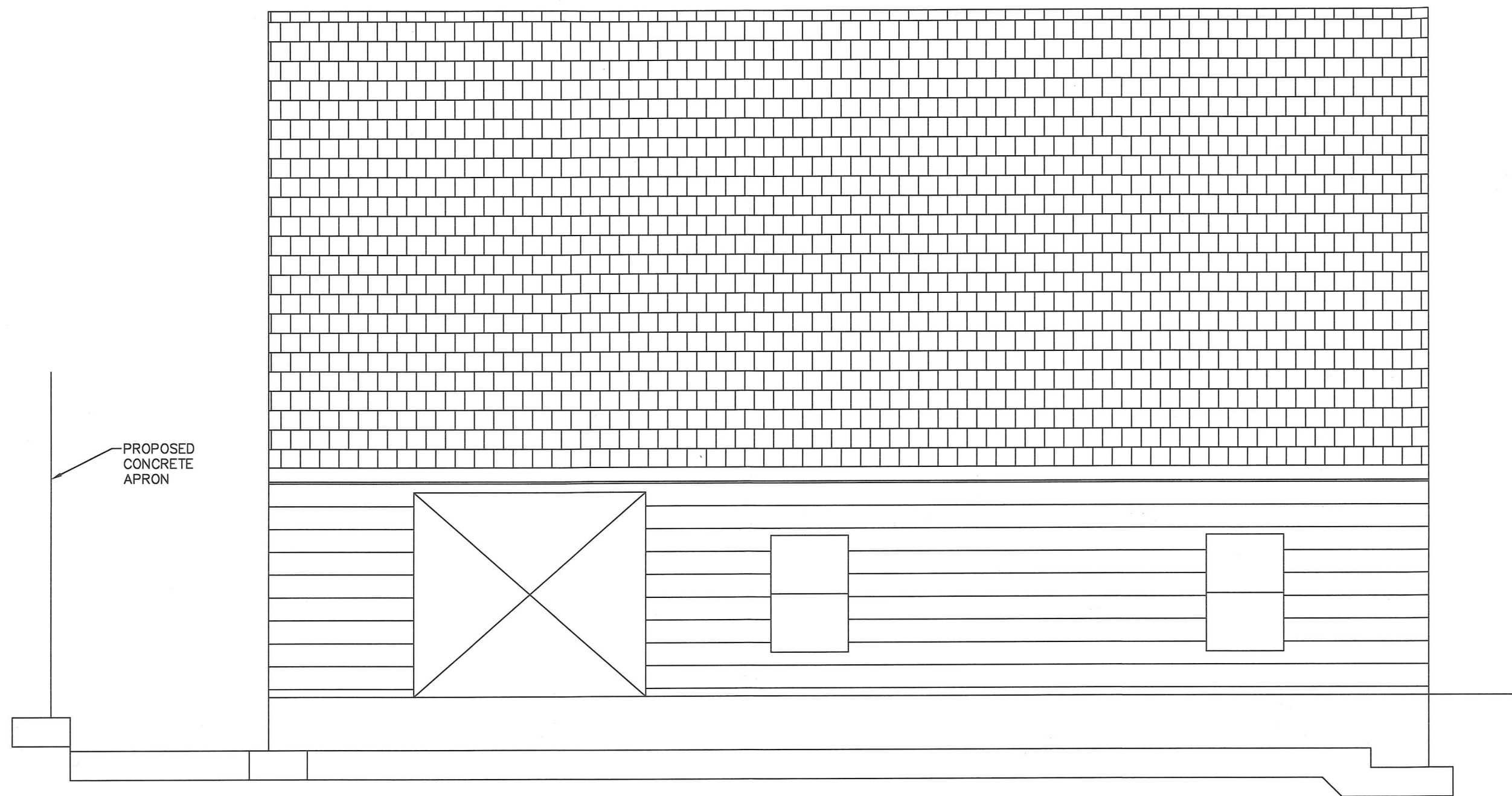
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2
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11



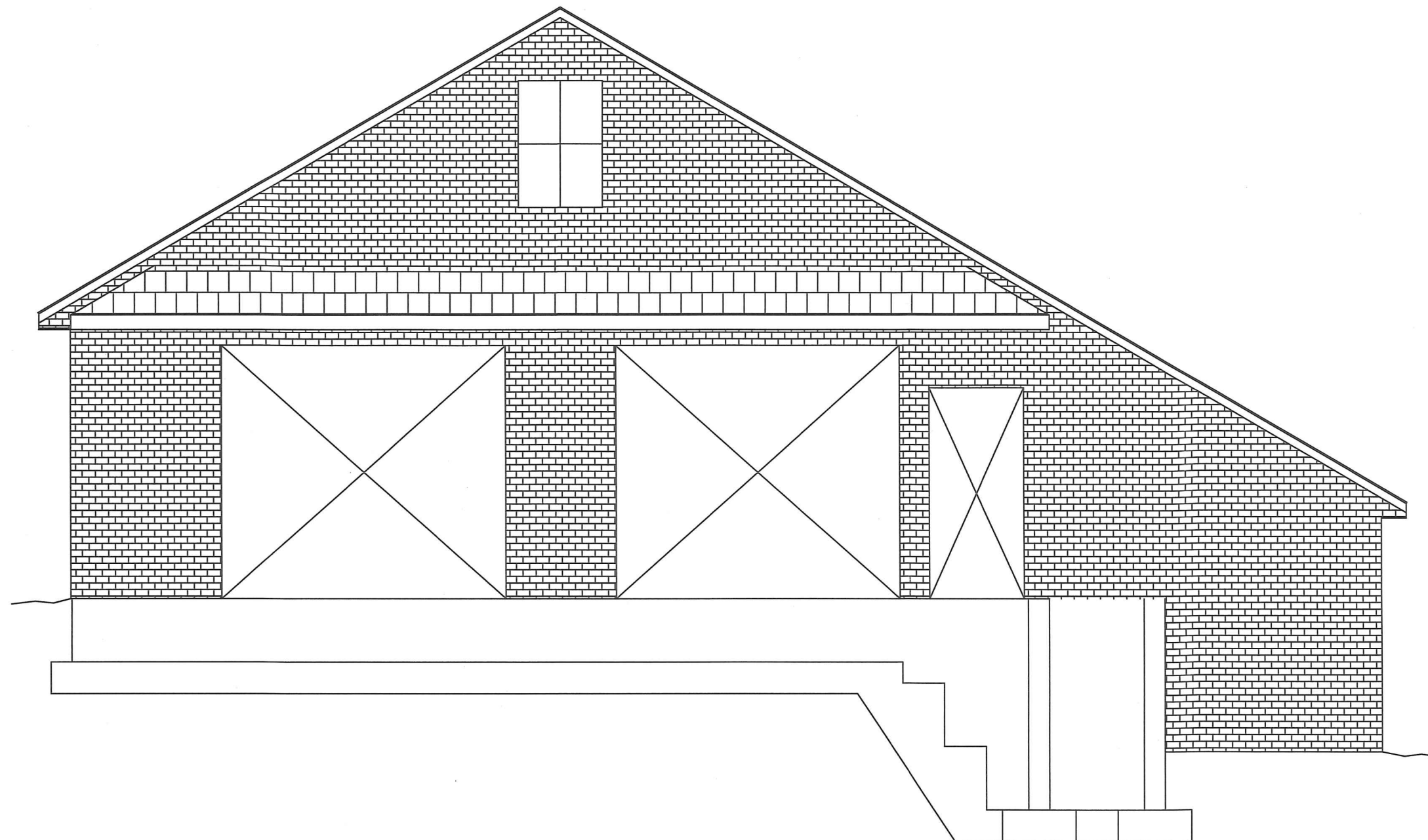
WEST ELEVATION
SCALE: 1/4" = 1'-0"



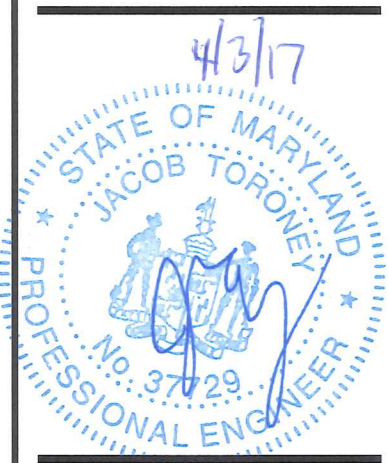
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROFESSIONAL CERTIFICATION
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TORONEY GARAGE
24 ELRAY ROAD
KINGSVILLE, MD 21087

REVISIONS:		
NO.	DESCRIPTION	DATE

DESIGNED BY: JT
DRAWN BY: JT
PROJECT NO:
DATE: 04/03/2017
SCALE: AS NOTED

TITLE:
Building Elevations

SHEET:
C-3

Item #0276