# MEMORANDUM

DATE: August 8, 2017

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0321-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on August 7, 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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 18, 2017, 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 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 7th day of **July, 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 35 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.

ORDER RECEIVED FOR FILING

Date 7-7-17

By DW

2. Petitioners must comply with the ZAC comment submitted by DEPS, dated June 15, 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 7-7-17

By DW

# 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** 3706A Meadowhill Ct Phoenix MD 21131 **Currently zoned** RCS
Deed Reference 32734 / 00235 10 Digit Tax Account # 2500003926
Owner(s) Printed Name(s) William + Elaine Lennox

**(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 proposed addition with a side yard setback of 35' feet in lieu of the required 50 feet

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):**

William T Lennox / Elaine G Lennox
Name #1 – Type or Print / Name # 2 – Type or Print

X
Signature #1 / Signature # 2

3706A Meadowhill Ct Phoenix MD
Mailing Address / City / State

21131 / 410-598-1183 / willlennox35@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:**

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING
Date 7-17-17
By

**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** 2017-0321-A **Filing Date** 6/5/17 **Estimated Posting Date** 6/18/17 **Reviewer** gk

Rev 5/5/2016

# 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 _____ Current zoned _____

Deed Reference: _____ (Tax Map _____)

Owner(s) Printed Name(s) _____

(SELECT ONE HEARING(S) & MARK TO X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION FEE(S))

For administrative Variance, the **AREA** on the reverse of this Petition form must be completed. [illegible]

Said designation shall mean and refer to the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for an

☐ ADMINISTRATIVE VARIANCE from Section(s)

[illegible]

[illegible]

☐ ADMINISTRATIVE SPECIAL HEARING to approve [illegible] pursuant to Section [illegible] of the Baltimore County Code and to the zoning regulations and restrictions of Baltimore County adopted pursuant thereto, in accordance with the attached description and plan.

☐ Declaratory Order Order to determine [illegible]

[illegible]

Contract Purchaser(s):

[illegible]

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

[illegible]

Representative to be contacted:

[illegible]

Address _____ City _____ State _____ Zip Code _____

Telephone # _____ Cell Phone # _____

A PORTION OF THE PROPERTY IS SUBJECT TO THE PROVISIONS OF BILL 178-2011 (Comprehensive Development Plan Conversion Resolution) [illegible]

Address _____ Telephone # _____

CASE NUMBER _____ Filing Date _____ Estimated Posting Date _____ [illegible]

# 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: 3706A Meadow hill Ct Phoenix MD 21131

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) the house was pre-built; therefore, we were unable to have the addition designed & added prior to build.
ii approximately 10 of 15 existing homes on our Street have similar additions off the back of their homes. This is not possible at our residence due to walk up basement, deck HVAC + Septic System.
iii the planned addition will be used for a home office + existing office to be turned into an additional bedroom for our growing family.

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

Signature of Owner (Affiant) | Signature of Owner (Affiant)

Elaine Lennox | William Lennox

Name- Print or Type | Name- Print or Type

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

**STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:**

**I HEREBY CERTIFY,** this 25th day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Elaine Lennox and William Lennox III

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

**AS WITNESS** my hand and Notaries Seal

Paramjit Chahal

Notary Public

May 28, 2019.

My Commission Expires

**PARAMJIT CHAHAL**
Notary Public
Harford County
Maryland
My Commission Expires May 28, 2019

REV. 5/5/2016

Exhibit A

Beginning for the first at a rebar and cap found at the beginning of the first or North 86 degrees 5 minutes East 313.50 foot line of a deed dated December 11, 1992 and recorded among the Land Records of Baltimore County Maryland at Liber 9520 folio 615 which was granted and conveyed by William E. Rawlings and Mary H. Rawlings, grantors, unto Gregory C. Diepold and Donna L. Diepold, grantees, thence running with all of the first and second and part of the third lines of said deed, as now surveyed by McKee and Associates. Inc.

1. North 80° 20' 01" East 318.56 feet,
2. North 78° 24' 06" East 231.00, and
3. North 72° 53' 43" East 86.78 feet, (erroneously shown as 86.71 feet on the plan entitled "Minor Subdivision Plan -- Diepold Property -- 14632 Manor Road") thence leaving said third line and running for a new line division over, across, and through the lands of the aforementioned Grantees,
4. South 18° 21' 54" East 177.36 feet, to a point located on the ninth or South 83 degrees 36 minutes West 1782.62 foot line of the aforementioned deed dated December 11, 1992, thence running along part of said ninth line and along all of the tenth line the aforementioned deed dated December 11, 1992,
5. South 76° 56' 18" West 607.50 feet, and
6. North 25° 52' 07" West 200.22 feet, to the point of beginning.

Containing 111,273 square feet, or 2.555 acres of land, more or less and being known as 3706A Meadowhill Court.

Being known as Lot Three of a plan entitled "Minor Subdivision Plan -- Diepold Property -- 14632 Manor Road" which was approved by Baltimore County Maryland as Minor Subdivision Plan # 06-082-M.

Also being a part of all the land described in a deed dated December 11, 1992 and recorded among the Land Records of Baltimore County Maryland at Liber 9520 folio 615 which was granted and conveyed by William E. Rawlings and Mary H. Rawlings unto Gregory C. Diepold and Donna L. Diepold.

May 28, 2017

Attn: Zoning Commissioner

Re: Zoning Variance Application

Case number 2017-0321-A
3706A Meadowhill Court, Phoenix, MD 21131

Mr. Commissioner,

I understand William and Elaine Lennox are planning an addition to their home at 3706A Meadowhill Court. I also understand that they have applied to your office for a zoning variance to permit an addition with a side yard setback of approximately 32 feet in lieu of the normal required setback of 50 feet.

William and Elaine have reviewed their plans with me and asked that I let you know that as the owner of the house directly across our shared driveway, I have no objections to the planned addition or to your approval of the zoning variance.

Respectfully,

Jessop McCrea

Lauren McCrea

Jessop McCrea

Lauren Mcrea

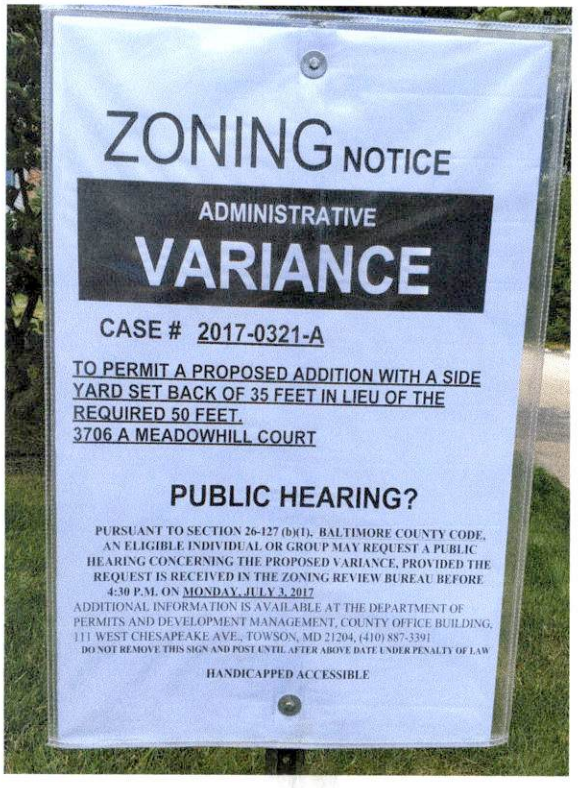
410-336-8817
Phone Number

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS
**DATE:** 6/18/2017
**Case Number:** 2017-0321-A
**Petitioner / Developer:** WILLIAM T. LENNOX/ ELAINE LENNOX
**Date of Hearing (Closing):** JULY 3, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3706-A MEADOWHILL COURT

**The sign(s) were posted on: JUNE 18, 2017**




Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0321 -A Address 3706 A Meadowhill CT 21136

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

**Filing Date:** 6/5/17 **Posting Date:** 6/18/17 **Closing Date:** 7/3/17

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- 0321 -A Address 3706 A Meadowhill CT 21131

Petitioner's Name William T Lennox / Elaine Lennox Telephone 410-598-1183

**Posting Date:** 6/18/17 **Closing Date:** 7/3/17

Wording for Sign: *To Permit* a proposed addition with a side yard set back of 35 feet in lieu of the required 50 feet.

Revised 7/9/15

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

№ 153083

Date: 6/5/17

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|---|---|---|---|---|---|---|---|---|
| 001 | 806 | 0000 | | 6150 | | | | 75.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Total: 75.00

Rec From: William Lennox

For: 3706 A Meadowhill Ct

2017-0321-A

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

PAID RECEIPT

| BUSINESS | ACTUAL | TIME | DRW |
|---|---|---|---|
| 6/05/2017 | 6/05/2017 | 09:21:36 | 1 |

REG WS01 WALKIN LJR
>>RECEIPT # 723781 6/05/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 153083
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
*County Executive*

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

July 3, 2017

William T & Elaine G Lennox
3706 A Meadowhill Court
Phoenix MD 21131

RE: Case Number: 2017-0321 A, Address: 3706 A Meadowhill Court

Dear Mr. Lennox:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 5, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ADMINISTRATION

Pete K. Rahn, **Secretary**
Gregory Slater, **Administrator**

Date: 6/14/17

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. 2017-0321-A
Administrative Variance
William T. & Elaine G. Lennox
3706 A Meadowhill Court.

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,

Richard A Zeller

for 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: June 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0321-A
Address 3706-A Meadowhill Court
(Lennox Property)

Zoning Advisory Committee Meeting of **June 19, 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 proposed building permit (for an addition), since the house is served by well and septic.

Reviewer: Dan Esser Date: 6/13/17

7-3

RECEIVED
JUN 15 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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Reviewer: Dan Esser Date: 6/13/17

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 17-0321-A 3706-A Meadowhill Court.doc

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**

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Reviewer: Dan Esser Date: 6/13/17

ORDER RECEIVED FOR FILING
Date 7-7-17
By DW

C:\Users\jwisnom\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\XEGA1Q0V\ZAC 17-0321-A 3706-A Meadowhill Court.doc

CASE NO. 2017- 0321-AV

# CHECKLIST

| Comment Received | Department | Support/Oppose/ Conditions/ Comments/ No Comment |
|---|---|---|
| | DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____) | |
| 6-15 | DEPS (if not received, date e-mail sent _____) | C |
| | FIRE DEPARTMENT | |
| | PLANNING (if not received, date e-mail sent _____) | |
| 6-14 | STATE HIGHWAY ADMINISTRATION | No objection |
| | TRAFFIC ENGINEERING | |
| | COMMUNITY ASSOCIATION | |
| 5-28 | ADJACENT PROPERTY OWNERS (4 McCrea, 3706B Meadowhill Ct.) | No objections |

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 6-18-17 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Subject Property

Subject Property treeline on Subject's property adjacent to neighbor

Proposed addition

2017-0321-A

Subject Property
3706A Meadowhill court

Proposed addition

2017-0321-A

neighbour with similar addition directly across the street 3706B Meadowhill Ct)

Similar addition

2017-0321-A

3766 Meadowhill Court
direct adjacent neighbor.
(rear photo of
their house)

Subject
property

2017-0321-A

**Real Property Data Search ( w1)**

Search Result for BALTIMORE COUNTY

| View Map | View GroundRent Redemption | View GroundRent Registration |
|---|---|---|

**Account Identifier:** **District** - 10 **Account Number** - 2500003926

Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | LENNOX WILLIAM T<br>LENNOX ELAINE G | **Use:**<br>**Principal Residence:** | RESIDENTIAL<br>YES |
| **Mailing Address:** | 3706A MEADOWHILL CT<br>PHOENIX MD 21131-1700 | **Deed Reference:** | /32734/ 00235 |

Location & Structure Information

| | | | |
|---|---|---|---|
| **Premises Address:** | 3706A MEADOWHILL CT<br>0-0000 | **Legal Description:** | 2.555AC<br>3706A MEADOWHILL CT<br>1200FT W OF MANOR RD |

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | MS |
|---|---|---|---|---|---|---|---|---|---|---|
| 0036 | 0013 | 0253 | | 0000 | | | 3 | 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 |
|---|---|---|---|---|
| 2010 | 3,048 SF | 1000 SF | 2.5600 AC | 04 |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---|---|---|---|---|---|---|
| 2 | YES | STANDARD UNIT | SIDING | 4 full/ 1 half | | |

Value Information

| | Base Value | Value As of 01/01/2017 | Phase-in Assessments As of 07/01/2016 | Phase-in Assessments As of 07/01/2017 |
|---|---|---|---|---|
| **Land:** | 156,000 | 156,000 | | |
| **Improvements** | 315,700 | 445,900 | | |
| **Total:** | 471,700 | 601,900 | 471,700 | 515,100 |
| **Preferential Land:** | 0 | | | 0 |

Transfer Information

| | | |
|---|---|---|
| **Seller:** BIELAT ROBERT LEE | **Date:** 12/28/2010 | **Price:** $640,000 |
| **Type:** ARMS LENGTH MULTIPLE | **Deed1:** /32734/ 00235 | **Deed2:** |
| **Seller:** DIEPOLD DONNA L | **Date:** 08/14/2008 | **Price:** $222,500 |
| **Type:** ARMS LENGTH MULTIPLE | **Deed1:** /27255/ 00688 | **Deed2:** |
| **Seller:** DIEPOLD GREGORY C/DONNA L | **Date:** 03/19/2008 | **Price:** $0 |
| **Type:** NON-ARMS LENGTH OTHER | **Deed1:** /26794/ 00519 | **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 12/31/2012

Homeowners' Tax Credit Application Information

2017-0321-A

## Real Property Data Search

### Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

**Account Identifier:** **District** - 10 **Account Number** - 2500003926

Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | LENNOX WILLIAM T<br>LENNOX ELAINE G | **Use:** | RESIDENTIAL |
| | | **Principal Residence:** | YES |
| **Mailing Address:** | 3706A MEADOWHILL CT<br>PHOENIX MD 21131-1700 | **Deed Reference:** | /32734/ 00235 |

Location & Structure Information

| | | | |
|---|---|---|---|
| **Premises Address:** | 3706A MEADOWHILL CT<br>0-0000 | **Legal Description:** | 2.555AC<br>3706A MEADOWHILL CT<br>1200FT W OF MANOR RD |

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | MS |
|---|---|---|---|---|---|---|---|---|---|---|
| 0036 | 0013 | 0253 | | 0000 | | | 3 | 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 |
|---|---|---|---|---|
| 2010 | 3,048 SF | 1000 SF | 2.5600 AC | 04 |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---|---|---|---|---|---|---|
| 2 | YES | STANDARD UNIT | SIDING | 4 full/ 1 half | | |

Value Information

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|---|---|---|---|---|
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| **Preferential Land:** | 0 | | | 0 |

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| **Seller:** BIELAT ROBERT LEE | **Date:** 12/28/2010 | **Price:** $640,000 |
| **Type:** ARMS LENGTH MULTIPLE | **Deed1:** /32734/ 00235 | **Deed2:** |
| **Seller:** DIEPOLD DONNA L | **Date:** 08/14/2008 | **Price:** $222,500 |
| **Type:** ARMS LENGTH MULTIPLE | **Deed1:** /27255/ 00688 | **Deed2:** |
| **Seller:** DIEPOLD GREGORY C/DONNA L | **Date:** 03/19/2008 | **Price:** $0 |
| **Type:** NON-ARMS LENGTH OTHER | **Deed1:** /26794/ 00519 | **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 12/31/2012

Homeowners' Tax Credit Application Information

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

**Account Identifier:** **District** - 10 **Account Number** - 2500003925

Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | MCCREA JESSOP L<br>MCCREA LAUREN G | **Use:** | RESIDENTIAL |
| | | **Principal Residence:** | YES |
| **Mailing Address:** | 3706B MEADOWHILL CT<br>PHOENIX MD 21131-1700 | **Deed Reference:** | /29913/ 00301 |

Location & Structure Information

| | | | |
|---|---|---|---|
| **Premises Address:** | 3706B MEADOWHILL CT<br>PHOENIX 21131-1700 | **Legal Description:** | 2.401AC<br>3706B MEADOWHILL CT<br>1200FT W MANOR RD |

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | MS |
|---|---|---|---|---|---|---|---|---|---|---|
| 0036 | 0013 | 0252 | | 0000 | | | 2 | 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 |
|---|---|---|---|---|
| 2016 | 4,450 SF | | 2.4000 AC | 04 |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---|---|---|---|---|---|---|
| 2 | YES | STANDARD UNIT | SIDING | 2 full/ 1 half | 1 Attached | |

Value Information

| | Base Value | Value As of 01/01/2017 | Phase-in Assessments As of 07/01/2016 | Phase-in Assessments As of 07/01/2017 |
|---|---|---|---|---|
| **Land:** | 153,900 | 153,900 | | |
| **Improvements** | 358,000 | 481,100 | | |
| **Total:** | 511,900 | 635,000 | 511,900 | 552,933 |
| **Preferential Land:** | 0 | | | 0 |

Transfer Information

| | | |
|---|---|---|
| **Seller:** BOARDWALK 2001 LLC | **Date:** 09/22/2010 | **Price:** $220,000 |
| **Type:** ARMS LENGTH VACANT | **Deed1:** /29913/ 00301 | **Deed2:** |
| **Seller:** MANOR ROAD LOTS LLC | **Date:** 12/17/2009 | **Price:** $50,000 |
| **Type:** NON-ARMS LENGTH OTHER | **Deed1:** /28987/ 00418 | **Deed2:** |
| **Seller:** DIEPOLD DONNA L | **Date:** 09/23/2008 | **Price:** $232,500 |
| **Type:** ARMS LENGTH VACANT | **Deed1:** /27343/ 00001 | **Deed2:** |

Exemption Information

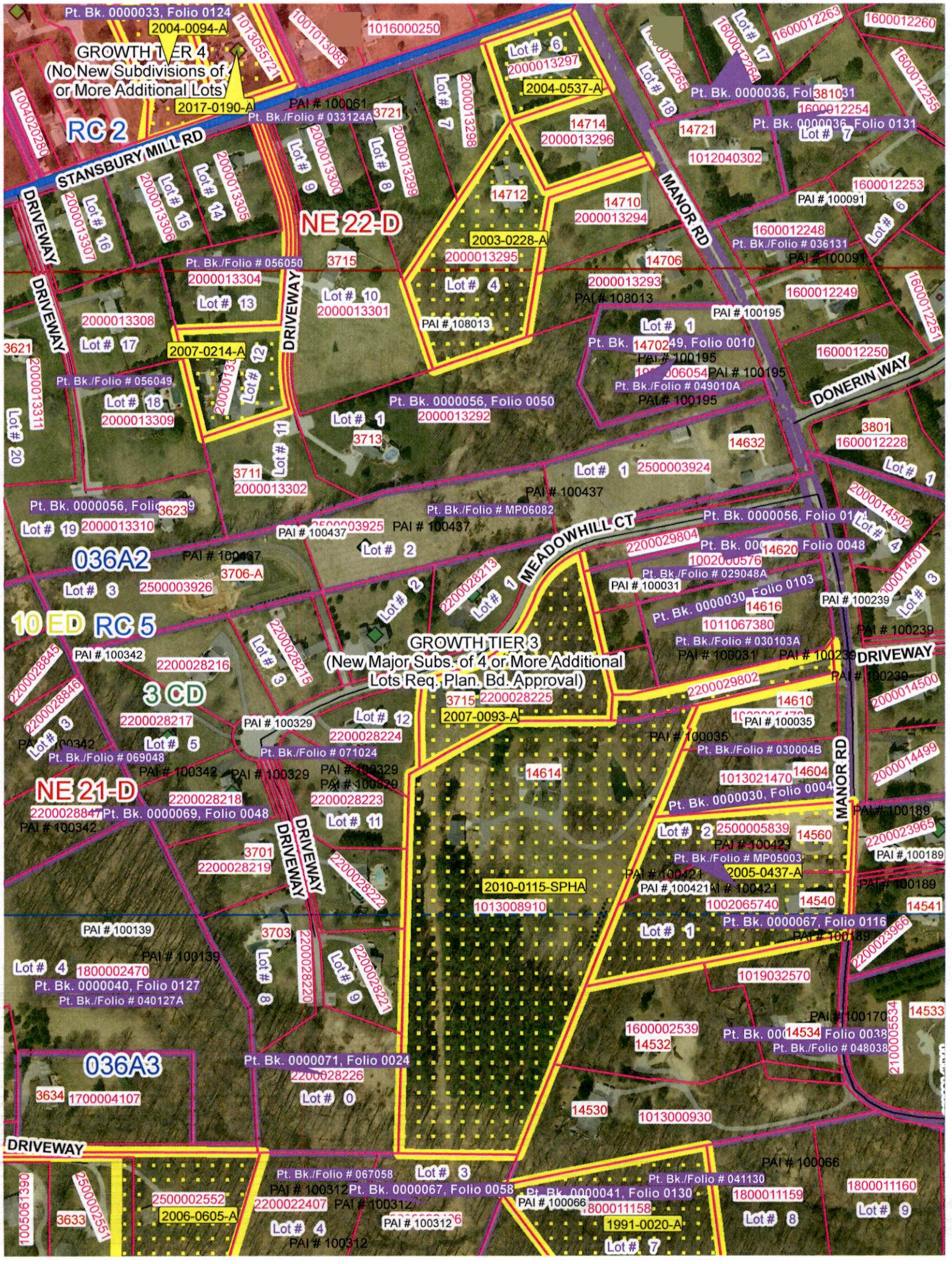
| Partial Exempt Assessments: | Class | 07/01/2016 | 07/01/2017 |
|---|---|---|---|
| **County:** | 000 | 0.00 | |
| **State:** | 000 | 0.00 | |
| **Municipal:** | 000 | 0.00\|0.00 | 0.00\|0.00 |

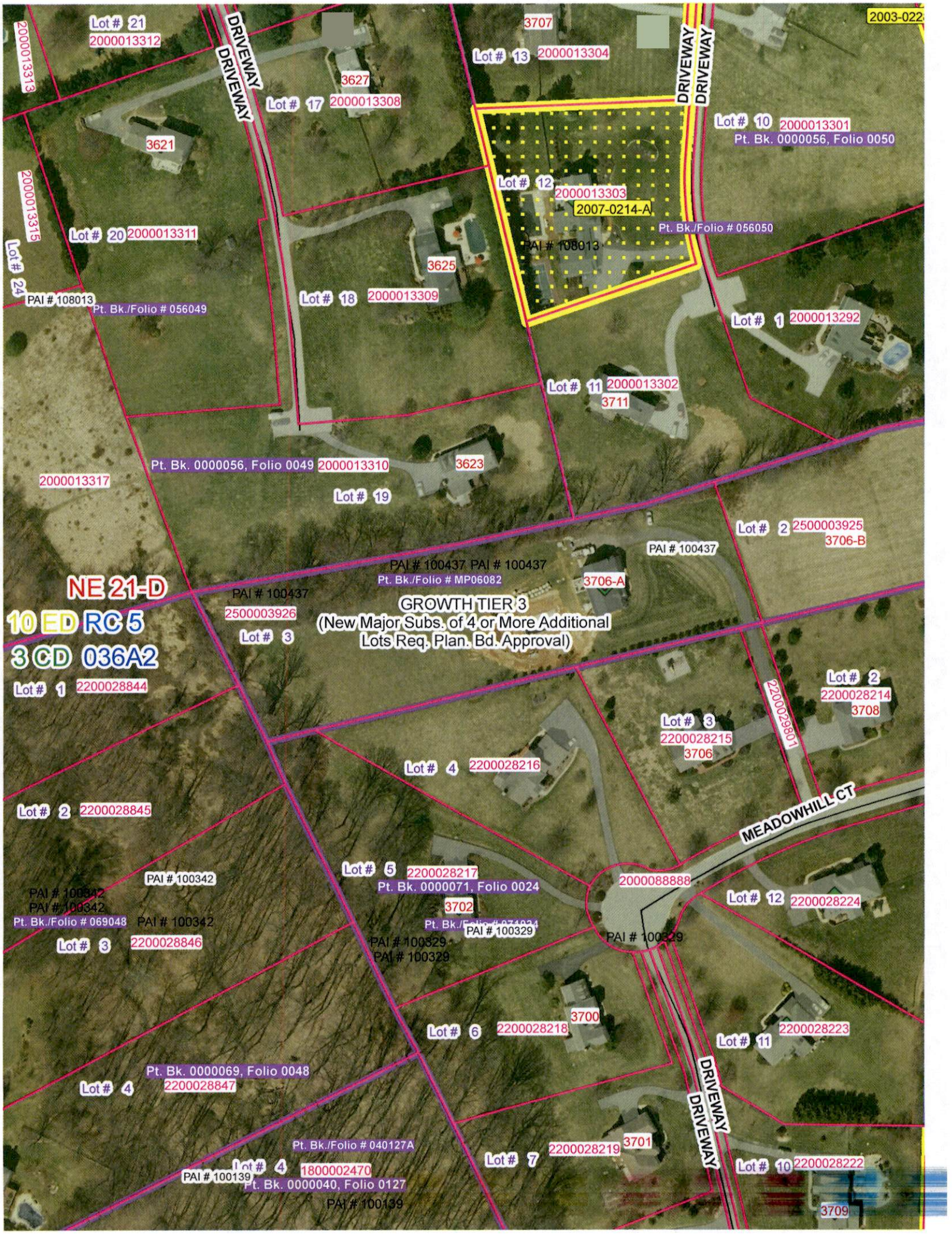
**Tax Exempt:** **Special Tax Recapture:**
**Exempt Class:** NONE

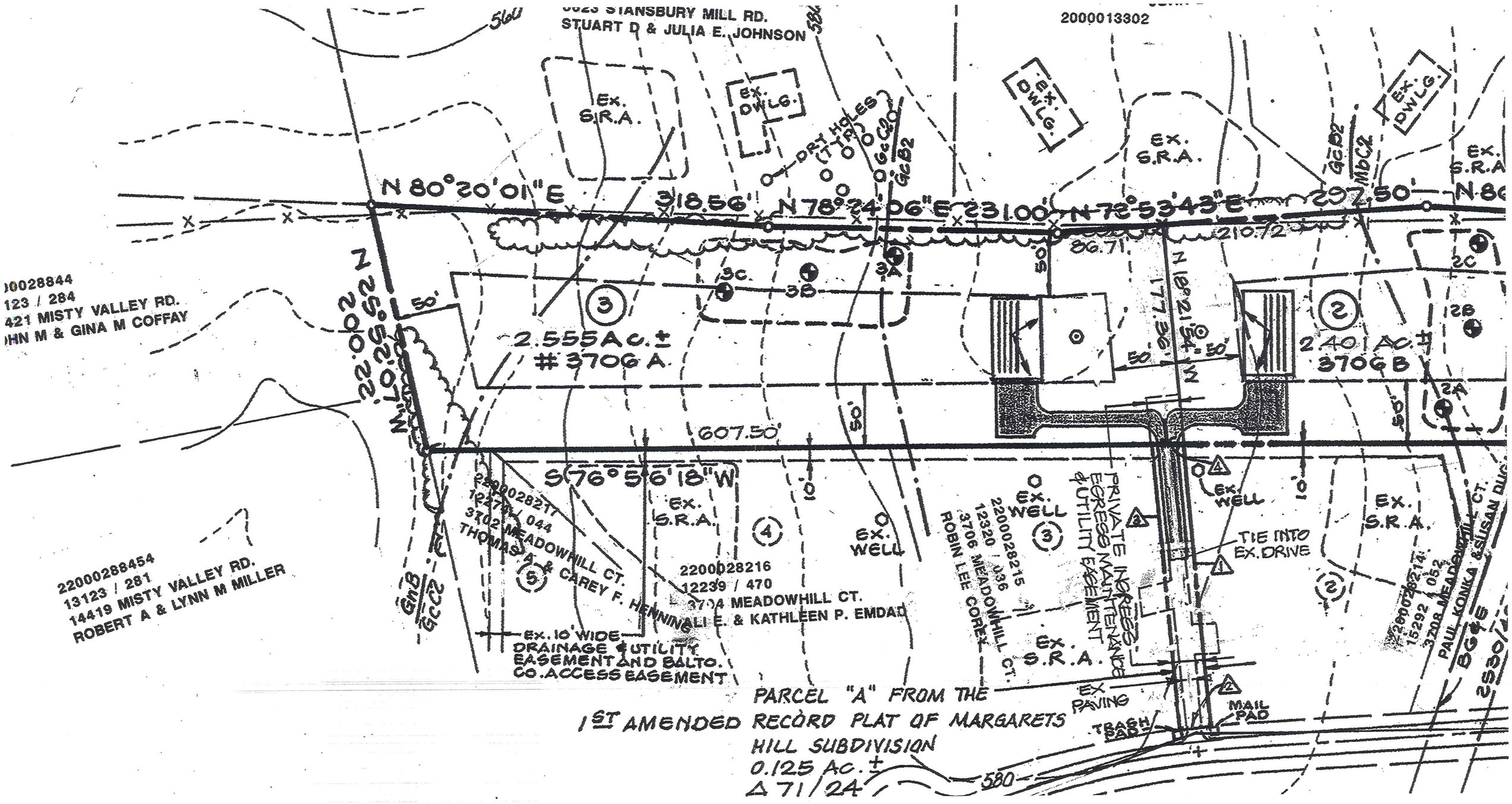
Homestead Application Information

**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information


GROWTH TIER 4
(No New Subdivisions of 4 or More Additional Lots)
GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan. Bd. Approval)
RC 2
NE 22-D
036A2
10 ED
RC 5
3 CD
NE 21-D
036A3
STANSBURY MILL RD
MANOR RD
DONERIN WAY
MEADOWHILL CT
DRIVEWAY
2004-0094-A
2017-0190-A
2004-0537-A
2003-0228-A
2007-0214-A
3706-A
2007-0093-A
2010-0115-SPHA
2005-0437-A
2006-0605-A
1991-0020-A


2003-022
Lot # 21
2000013312
2000013313
DRIVEWAY
DRIVEWAY
3627
Lot # 17
2000013308
3621
2000013315
Lot # 20
2000013311
Lot # 24
PAI # 108013
Pt. Bk./Folio # 056049
3707
Lot # 13
2000013304
DRIVEWAY
DRIVEWAY
Lot # 10
2000013301
Pt. Bk. 0000056, Folio 0050
Lot # 12
2000013303
2007-0214-A
Pt. Bk./Folio # 056050
PAI # 108013
3625
Lot # 18
2000013309
Lot # 1
2000013292
Lot # 11
2000013302
3711
Pt. Bk. 0000056, Folio 0049
2000013310
3623
2000013317
Lot # 19
Lot # 2
2500003925
3706-B
PAI # 100437
PAI # 100437
PAI # 100437
Pt. Bk./Folio # MP06082
3706-A
NE 21-D
10 ED RC 5
3 CD 036A2
PAI # 100437
2500003926
Lot # 3
GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)
Lot # 1
2200028844
Lot # 2
2200028214
3708
2200029801
Lot # 3
2200028215
3706
Lot # 4
2200028216
Lot # 2
2200028845
MEADOWHILL CT
Lot # 5
2200028217
Pt. Bk. 0000071, Folio 0024
3702
2000088888
PAI # 100342
PAI # 100342
PAI # 100342
Pt. Bk./Folio # 069048
PAI # 100342
Lot # 3
2200028846
PAI # 100329
PAI # 100329
PAI # 100329
PAI # 100329
Lot # 12
2200028224
3700
Lot # 6
2200028218
Lot # 11
2200028223
Pt. Bk. 0000069, Folio 0048
Lot # 4
2200028847
DRIVEWAY
DRIVEWAY
Pt. Bk./Folio # 040127A
Lot # 4
1800002470
PAI # 100139
Pt. Bk. 0000040, Folio 0127
PAI # 100139
Lot # 7
2200028219
3701
Lot # 10
2200028222
3709


3023 STANSBURY MILL RD.
STUART D & JULIA E. JOHNSON
2000013302
Ex. S.R.A.
Ex. DWLG.
DRY HOLES (TYP.)
N 80°20'01"E
318.56'
N 78°24'06"E 231.00'
N 72°53'43"E
292.50'
210.72'
86.71'
N 18°21'54"W
177.36'
50'
607.50'
S 76°56'18"W
N 10°25'02"W
N 22°00'22"E
3
2.555 Ac.±
#3706 A
2
2.401 Ac.±
3706 B
3A
3B
3C
2A
2B
2C
00028844
123 / 284
421 MISTY VALLEY RD.
OHN M & GINA M COFFAY
22000288454
13123 / 281
14419 MISTY VALLEY RD.
ROBERT A & LYNN M MILLER
2200028217
12279 / 044
3702 MEADOWHILL CT.
THOMAS A. & CAREY F. HENNING
2200028216
12239 / 470
3704 MEADOWHILL CT.
ALI E. & KATHLEEN P. EMDAD
2200028215
12320 / 036
3706 MEADOWHILL CT.
ROBIN LEE COREY
EX. WELL
PRIVATE INGRESS MAINTENANCE & UTILITY EASEMENT
TIE INTO EX. DRIVE
EX. 10' WIDE DRAINAGE & UTILITY EASEMENT AND BALTO. CO. ACCESS EASEMENT
EX PAVING
TRASH PAD
MAIL PAD
PAUL KONKA & SUSAN DUC
PARCEL "A" FROM THE 1ST AMENDED RECORD PLAT OF MARGARETS HILL SUBDIVISION
0.125 Ac.±
Δ 71/24
580

2017-0321-A

## GENERAL NOTES

1) All lots shown hereon are for the single family dwellings and are for sale.
2) All lots shown hereon will utilize private well and septic.
3) The maximum allowable buildings height is 35' feet.
4) Building envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (Subject to covenants and applicable building permits).
5) All driveways to be paved with a durable and dustless surface.
NOTE: The panhandle shall be paved within one (1) year of the issuance of the first occupancy permit and prior to the issuances of the occupancy permit of the last lot to be serviced, which ever comes first.
6) Trash collection will be provided by Baltimore County.
7) There are no known underground fuel tanks on-site.
8) The property as shown on this plan has been held intact since March 14, 1958
The developers engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwelling.
9) Soil types shown hereon are taken from Baltimore County Soil survey Map # 18.
10) Topography and zoning shown hereon are taken from 200 scale Baltimore County Map # N.E. 21-D.
11) The existing site cover is meadow.
12) Local open space is not required for Minor Subdivision Plans.
13) There are no prior zoning cases for this property.
14) Average daily trips: 3 Lots x 12.4 = 38 ADT's.
15) Any Forest Conservation easement and/or Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.
16) There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation Easement and/or Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
17) Existing structures on site are to remain unless otherwise noted.
18) Panhandle Note: The panhandle driveway shall be paved within one year of the issuance of the first occupancy permit and prior to the issuance of the occupancy of the last lot to be served, whichever comes first. A 16-foot wide, paved panhandle driveway is required per DPW's Standard Plate R-46.
19) Existing property use: Residential & Meadow,
Proposed property use: Residential.
20) The existing stable on Lot 1 will be razed by the developer prior to issuance of building permits for that lot.
21) No more than 15% of any lot in an R.C.5 zone may be covered by buildings.
22) All driveways and parking spaces will comply with Section 409.4 (BCZR) All driveways, parking and maneuvering areas will be paved with bituminous concrete paving. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR ALL PAVING WITHIN THE RESPECTIVE LOTS.
23) The subject property is not historic and is not located within a Historic District.
24) Parcel 'A' of Margaret's Hill will be utilized as the in-fee access for Lot 3. The properties will be permanently bound together via a deed restriction. BY THE DEVELOPER WHEN THE LOTS ARE RECORDED.
25) A Private Ingress, Egress, Maintenance, and Utility Easement over Lot 3 "Diepold Property" and Parcel 'A' "Margaret's Hill" will be established for access for Lots 2 & 3 of "Diepold Property" and Lots 2 & 3 "Margaret's Hill". A use in common covenant and maintenance agreement will be recorded in that Land Records of Baltimore County. BY THE DEVELOPER WHEN LOTS 2&3 ARE RECORDED.
26) Lot 2 will be restricted to public road access via Meadowhill Court only. (See Note 28 BELOW) SAID RESTRICTION WILL BE RECORDED BY THE DEVELOPER WHEN LOTS 2&3 ARE RECORDED.
27) The Storm Water Management requirements will be met via use of roof top and non-roof top disconnections and by the payment of a fee-in-lieu of providing onsite stormwater facilities.
28) A PANHANDLE WAIVER WAS GRANTED ON MAY 28,2007 BY THE DIRECTOR OF THE OFFICE OF PLANNING TO PERMIT ACCESS TO LOT 2 AND LOT 3 ACROSS PARCEL 'A' VIA PROPOSED PRIVATE INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT. SAID PRIVATE EASEMENT WILL BE RECORDED BY THE DEVELOPER WHEN LOTS 2&3 ARE RECORDED.

## R.C. 5 PERFORMANCE STANDARD NOTES

1. "The Office of Planning has submitted written findings (shown verbatim below on this plan) to ensure compliance with the performance standards listed in Subsection 1A04.4 of the BCZR (per County Council Bill 55-2004, effective 6/11/2004). This development and all proposed dwellings will comply with said Office of Planning written findings and the performance standards as shown on this plan. It is the responsibility of the property owner, developer, developer's engineer, contract purchaser or building permit applicant to obtain compliance certification from the Office of Planning prior to building permit application and to present this certification on any building permit site plans/plot plans.

**The Office of Planning has reviewed the above referenced project and offers the following comments:**

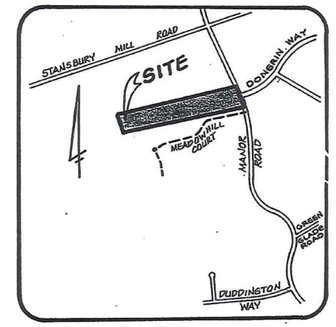
**RC 5 FINDING:**

In accordance with 1A04.4 of the Baltimore County zoning Regulations (Bill 55-04), the Office of Planning must provide a finding before approval of the plan. In order to make that finding the following items must be addressed by the time of building permit:

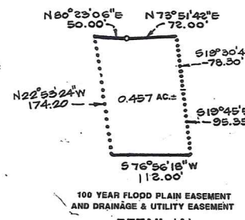
1. SUBMIT photos of existing buildings and other significant features on the site of the proposed development.
2. SUBMIT photos of existing housing in the surrounding neighborhood (to establish neighborhood architectural character).
3. NOTE ON THE PLAN: "Architectural elevation drawings must be submitted to the Office of Planning fro review and approval in accordance with Section 1A04.G of the BCZR.)"
4. Proposed grading must be submitted that retains significant site features and plant material.
5. Provide a landscape plan.

## LEGEND

EXISTING CONTOURS
25% SLOPES
EXISTING STREAM
SOILS TYPES — GnB, MbC2
PERC TEST — PASSED, FAILED
PROPOSED SEPTIC AREA — A, B, C
FOREST BUFFER
PROPOSED WELL
HOUSE SITE

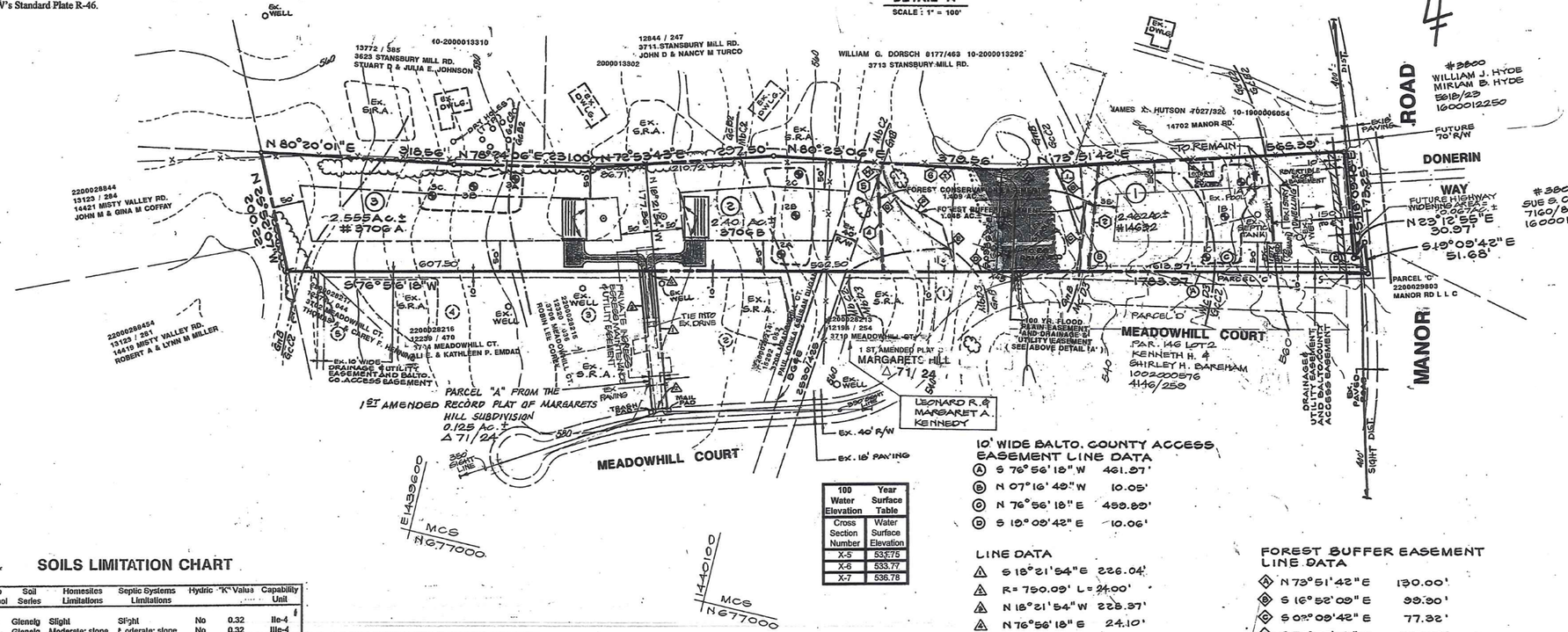



VICINITY MAP
SCALE: 1" = 1000'




100 YEAR FLOOD PLAIN EASEMENT AND DRAINAGE & UTILITY EASEMENT

DETAIL 'A'
SCALE : 1" = 100'




| 100 Water Elevation | Year Surface Table |
|---|---|
| Cross Section Number | Water Surface Elevation |
| X-5 | 533.75 |
| X-6 | 533.77 |
| X-7 | 536.78 |

10' WIDE BALTO. COUNTY ACCESS EASEMENT LINE DATA

| | | |
|---|---|---|
| Ⓐ | S 76°56'18"W | 461.27' |
| Ⓑ | N 07°16'49"W | 10.05' |
| Ⓒ | N 76°56'18"E | 450.80' |
| Ⓓ | S 19°09'42"E | 10.06' |

LINE DATA

| | | |
|---|---|---|
| △1 | S 18°21'54"E | 226.04' |
| △2 | R= 750.09' L= 24.00' | |
| △3 | N 18°21'54"W | 228.37' |
| △4 | N 76°56'18"E | 24.10' |

FOREST CONSERVATION EASEMENT LINE DATA

| | | |
|---|---|---|
| 1 | N 73°51'42"E | 160.00' |
| 2 | S 07°16'49"E | 178.13' |
| 3 | S 76°56'18"W | 340.00' |
| 4 | N 16°11'24"W | 152.29' |
| 5 | N 05°33'52"E | 30.00' |
| 6 | N 80°23'06"E | 197.26' |

FOREST BUFFER EASEMENT LINE DATA

| | | |
|---|---|---|
| Ⓐ | N 73°51'42"E | 130.00' |
| Ⓑ | S 16°52'09"E | 99.30' |
| Ⓒ | S 05°09'42"E | 77.32' |
| Ⓓ | S 76°56'18"W | 197.00' |
| Ⓔ | N 23°23'27"W | 81.32' |
| Ⓕ | N 73°53'05"W | 69.20' |
| Ⓖ | N 62°57'37"W | 62.61' |
| Ⓗ | N 05°33'52"E | 30.00' |
| Ⓘ | N 80°23'06"E | 197.26' |

## SITE DATA

14632 Manor Road
2000 Census Tract: 410200
2000 Census Block Group: 4102001
Land Management Area: Rural Residential Area
Council District: 3
Elementary School District: Jacksonville ES
Middle School District: Cockeysville MS
High School District: Dulaney HS
Regional Planning District: 305
200-Scale Map Reference: 036A2
Watershed: Little Gunpowder
Water Service Area: NON SERVICE ZONE
Sewer Shed: None
Transportation Zone: 0449
Zip Code: 21131
EX. ZONING: RC-5
* GROSS AREA: 7.417 AC±/NET AREA: 7.350 AC.±
LOTS ALLOWED: (7.417 X 0.5) = 3.7 = 3
LOTS PROPOSED: 3
PARKING REQUIRED: 2 SPACES PER LOT = 6
PARKING PROPOSED: 6
TAX ACCT. NO.: 1019051530
DEED REF.: 9520/614
* GROSS AREA = NETAREA + FUTURE HIGHWAY WIDENING AREA

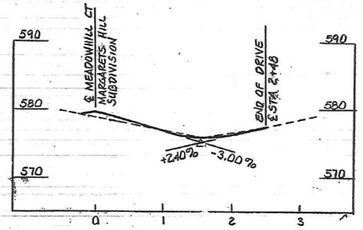
OWNER / DEVELOPER
GREGORY C. DIEPOLD
DONNA L. DIEPOLD
14632 MANOR ROAD
PHOENIX, MD 21131
(410) 666-2841

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT No. 06-082 M
DEVELOPMENT REGULATIONS:
☐ Exempt from Article 32, Title 4, Subtitle 2
☑ Panhandle exempt from Section 32-4-211 through 32-4-217 and Sections 32-4-226 and 32-4-227
PDM CERTIFICATION:
☑ Approved ☐ Disapproved
BY: Jeffrey Perlow DATE 1/31/08
APPROVED, DEPRM:
BY: Thomas G. Vidmar DATE 2/1/08

## SOILS LIMITATION CHART

| Map Symbol | Soil Series | Homesites Limitations | Septic Systems Limitations | Hydric | "K" Value | Capability Unit |
|---|---|---|---|---|---|---|
| GcB2 | Glenelg | Slight | Slight | No | 0.32 | IIe-4 |
| GcC2 | Glenelg | Moderate: slope | Moderate: slope | No | 0.32 | IIIe-4 |
| GgC2 | Glenelg | Moderate: slope | Moderate: slope | No | 0.28 | IIIe-4 |
| GgD2 | Glenelg | Severe: slope | Severe: slope | No | 0.23 | IVe-3 |
| GnB | Glenville | Severe: water | Severe: water | No | 0.32 | IIe-16 |
| MbC2 | Manor | Moderate: slope | Moderate: slope | No | 0.37 | IIIe-25 |
| McD3 | Manor | Severe: slope | Severe: slope | No | 0.37 | VIe-3 |

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED 8/19/06 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE COMMENT.




PANHANDLE PROFILE
SCALES: HORZ - 1" = 100'
VERT - 1" = 10'


McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(410) 527-1555


Computed by: G.E.B.
Drawn by: W.D.G. / M.W.G.
Checked by: G.C.W.
Job Number: 06-129

GEOFFREY C. SCHULTZ DATE 6/22/06
MARYLAND REG. NO. 21154

STATE OF MARYLAND — GEOFFREY CRAIG SCHULTZ — No. 21154 — PROFESSIONAL LAND SURVEYOR

MINOR SUBDIVISION PLAN

# DIEPOLD PROPERTY

14632 MANOR ROAD

3RD COUNCILMANIC DISTRICT

TAX MAP 36 GRID 13 PARCEL 31

10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

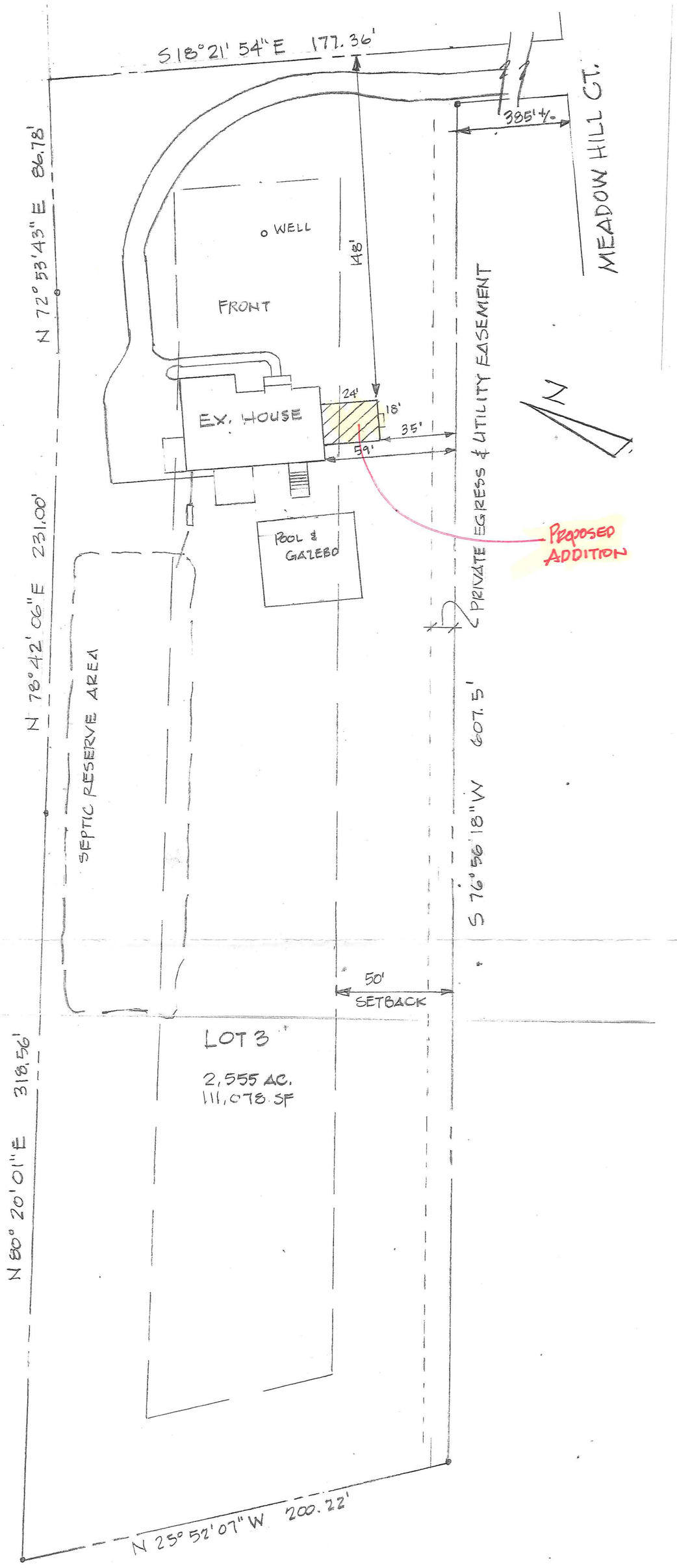
SCALE 1" = 100' DATE: MARCH 17 1997
PDM MINOR SUBDIVISION 06-082M REV.: JUNE 22,1997
(THIS NEW PLAN REPLACES THE FORMER MINOR SUB 93-076M THAT WAS RESCINDED) REV.: JUNE 22,2006

| DATE | REVISIONS |
|---|---|
| 8-3-06 | MINOR SUB 1ST REVIEW COMMENTS |
| 6-25-07 | MINOR SUB 2ND REVIEW COMMENTS |

2017-0321-A

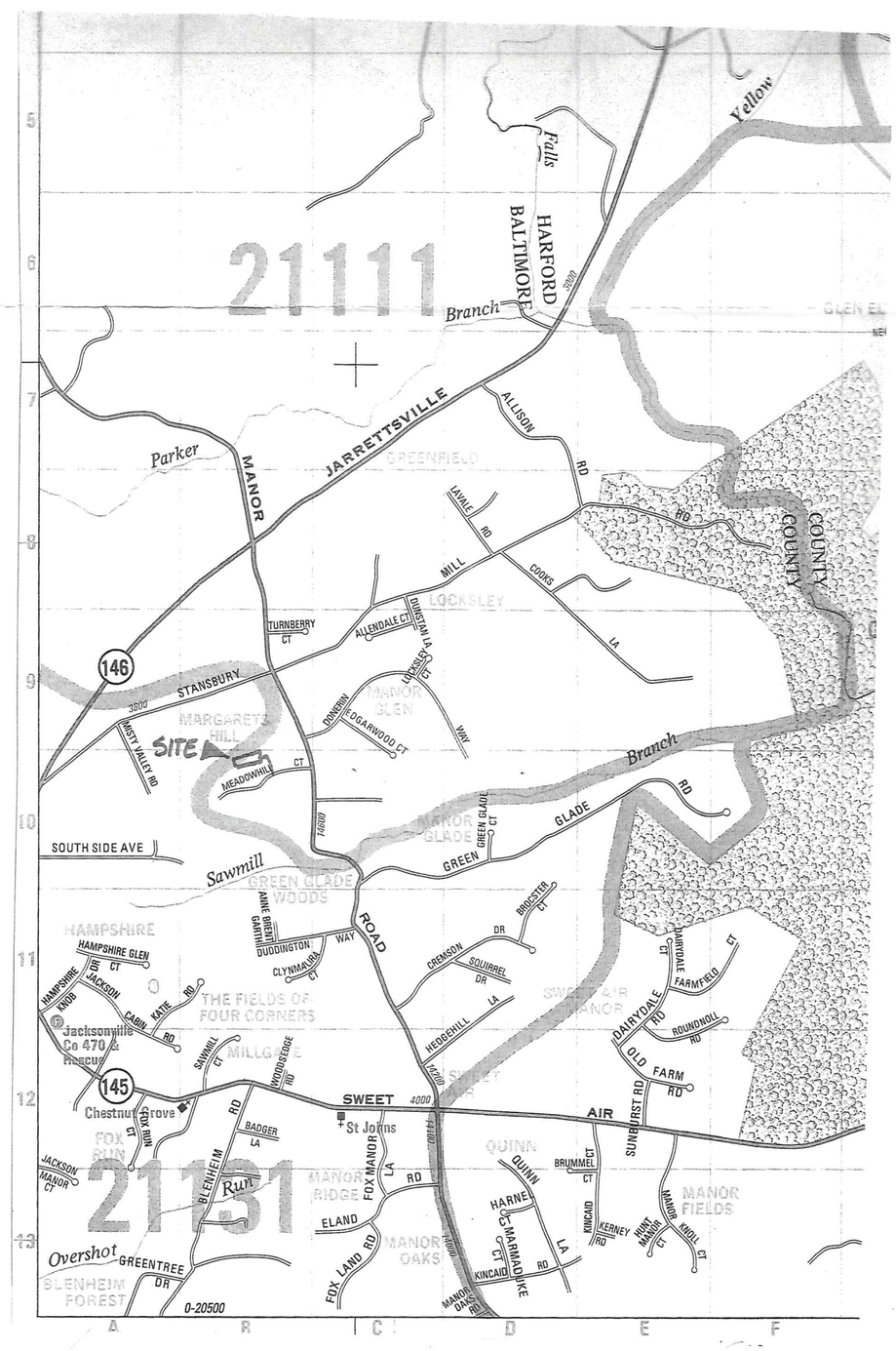
2017-0321-A

1" = 40'




LENNOX RESIDENCE
3706 A MEADOW HILL CT
PHOENIX, MD. 21131
DISTRICT 10, COUNCIL 3
LOT 3, MARGRETES HILL
2.555 Ac +/- 111,078 SF
PLAT BOOK 30318, FOLIO 259
TAX ID. 2500003926
DEED REF. 32734/00235
Zoning map # 0036
site zoned RC5
Historic? No
in CBCA? No
prior hearing? No

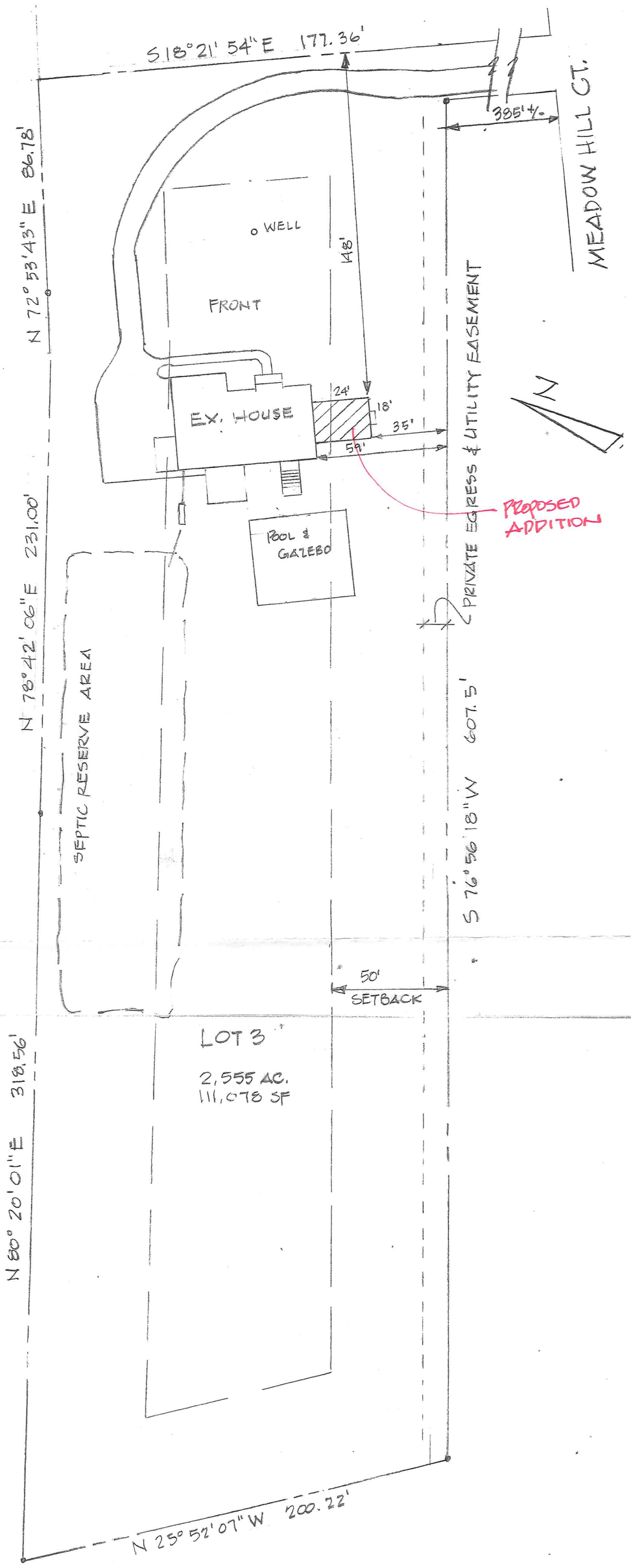
JUNE 3, 2017




Pet. Exh. 1

2017-0321-A

1"=40'




LENNOX RESIDENCE
3706 A MEADOW HILL CT
PHOENIX, MD. 21131
DISTRICT 10, COUNCIL 3
LOT 3, MARGRETES HILL
2.555 AC +/- 111,078 SF
PLAT BOOK 30318, FOLIO 259
TAX ID. 2500003926
DEED REF. 32734/00235
Zoning map 0036
Site zoned RC5
Historic? No
CBCA? No
prior hearing? No

JUNE 3, 2017