

MEMORANDUM

DATE: October 3, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0041-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 2, 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(604 Stone Barn Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Bruce B. & Kimberlee A. Eline	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0041-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, Bruce B. and Kimberlee A. Eline ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to be located partially in the side yard with a height of 17.5 ft. in lieu of the required rear yard and maximum allowed height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 13, 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

ORDER RECEIVED FOR FILING

Date 8-31-17

By kw

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

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

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

THEREFORE, IT IS ORDERED, this 31st day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the B.C.Z.R., to permit a proposed detached accessory structure (garage) to be located partially in the side yard with a height of 17.5 ft. in lieu of the required rear yard and maximum allowed height of 15 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.

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Date 8-31-17

By DW

2. Petitioners or subsequent owners shall not convert the accessory structure (detached garage) into a dwelling unit or apartment. The accessory structure (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory structure (detached garage) shall not be used for commercial purposes.

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

Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-31-17

By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 604 Stone Barn Rd, Towson, MD 21286 Currently zoned DR1
Deed Reference PLAT BOOK 21 / PLAT 64 10 Digit Tax Account # 0916601201
Owner(s) Printed Name(s) BRUCE & KIMBERLEE ELINE

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) ... Sections 400.1 and 400.3 – to permit a proposed detached accessory structure (garage) to be located partially in the side yard with a height of 17½ feet in lieu of the required rear yard and maximum allowed height of 15 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):

BRUCE ELINE , KIMBERLEE ELINE
Name #1 – Type or Print Name #2 – Type or Print

[Signature] , [Signature]
Signature #1 Signature #2

604 STONE BARN RD TOWSON MD 21286

21286 , 443-829-0710 , Kim.eline@verizon.net
Mailing Address City State Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

604 STONE BARN RD TOWSON MD
Mailing Address City State

21286 , 443-829-0710 , Kim.eline@verizon.net
Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE ELINE

Name – Type or Print

[Signature]
Signature

604 STONE BARN RD, TOWSON, MD

21286 , 443-829-0710 , Kim.eline@verizon.net
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 _____ 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 2018-0041-A Filing Date 8/3/17 Estimated Posting Date 8/13/17 Reviewer [Signature]

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: 604 STONE BARN RD. TOWSON MD 21286
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)

There are several reasons why we are applying for this variance for additional height:

1. We need the interior ceiling to be 10ft tall to accommodate storage
2. In order to achieve the 9/12 roof pitch, the exterior peak needs to be 17.5 feet in height.
3. We also need the exterior height in order to aesthetically match the existing home.

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

BRECE
Signature of Owner (Affiant)

Bruce B. Eline
Name- Print or Type

Kimberlee A. Eline
Signature of Owner (Affiant)

Kimberlee A. Eline
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 19 day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Bruce Eline & Kimberlee Eline

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

AS WITNESS my hand and Notaries Seal



Michelle L. Prince
NOTARY PUBLIC
Baltimore City
State of Maryland

Michelle L. Prince
Notary Public

February 23, 2021
My Commission Expires

REV. 5/5/2016

Item # 0041

ZONING PROPERTY DESCRIPTION FOR 604 STONE BARN ROAD

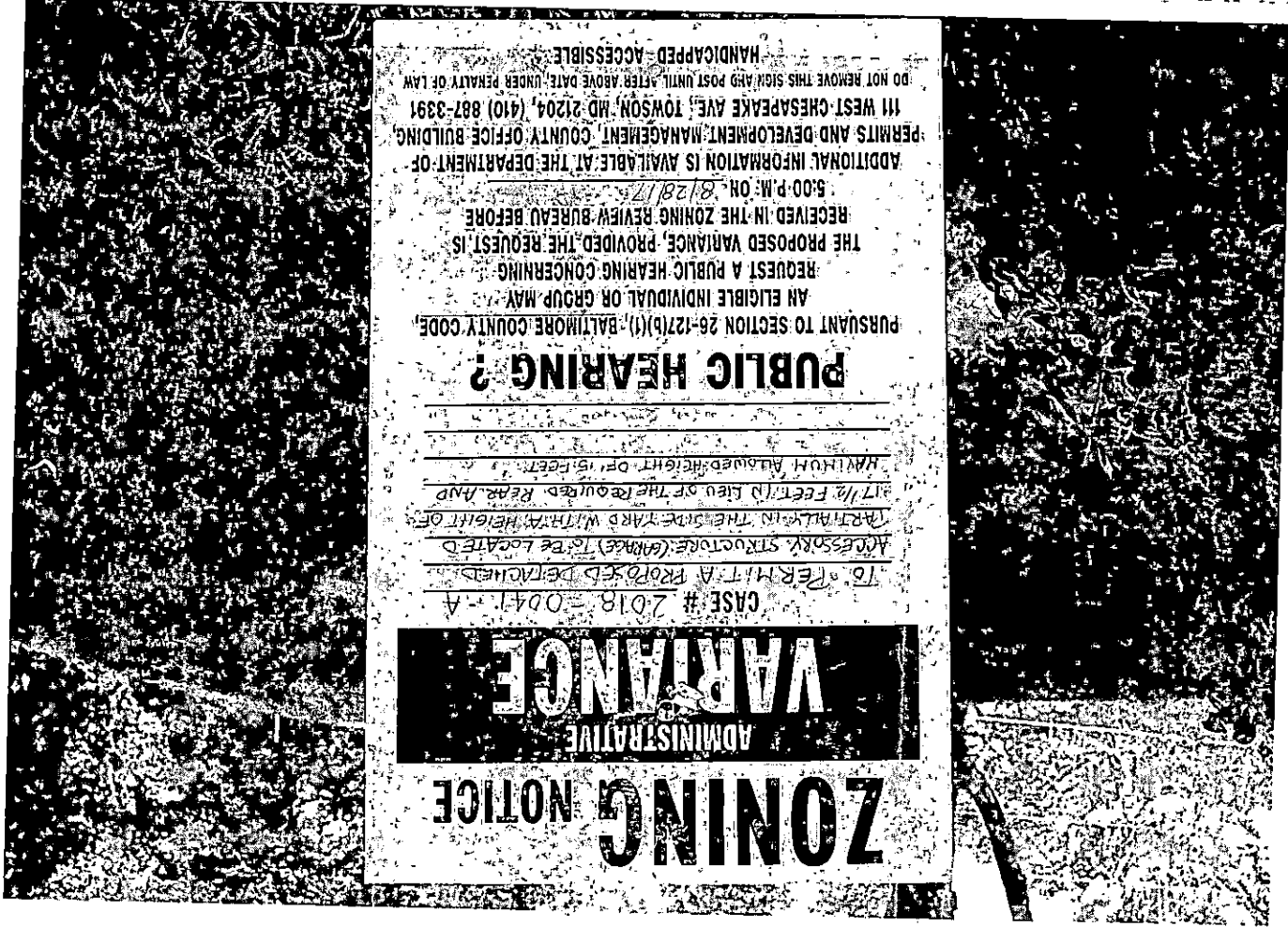
Beginning at a point on the west side of Stone Barn Road, which has a 50-foot right of way, at a distance of +/-60 feet south of the nearest improved intersecting street Stone Barn Court, which has a 50-foot right of way (ie: opposite Stone Barn Court). Being lot #15, Block B, Section #E, in the subdivision of HAMPTON as recorded in Baltimore County Plat Book #27, Folio #64, containing 30,709 square feet. Located in the 9th Election District and 3rd Councilmanic District.

Item #0041

CERTIFICATE OF POSTING

Date: 2-13-17

RE: Case Number: 2018-0041-A



nary sign(s) required
4 Stone Barn Rd

ar)

e. Pilson
f Sign Poster)

NCE PILSON
me of Sign Poster)

Barn Road
ress of Sign Poster)

MD 21120
ip Code of Sign Poster)

-1443
mber of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0041 -A Address 604 Stone Barn Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/3/17 Posting Date: 8/13/17 Closing Date: 8/28/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0041 -A Address 604 Stone Barn Rd
Petitioner's Name Bruce Eline Telephone 443 829 0710
Posting Date: 8/13/17 Closing Date: 8/28/17
Wording for Sign: To Permit a proposed detached accessory structure (garage)
to be located partially in the side yard with a height of 17 1/2 Feet
in lieu of the required rear yard and maximum allowed height
of 15 feet

Revised 6/30/2018

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: 2018-0041-A
Property Address: 604 STONE BARN RD TOWSON MD 21286
Property Description: west side of Stone Barn Rd, opposite
Stone Barn Ct
Legal Owners (Petitioners): BRUCE & KIMBERLEE ELINE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE ELINE
Company/Firm (if applicable): _____
Address: 604 STONE BARN RD
TOWSON MD 21286
Telephone Number: 443-829-0710

Revised 7/9/2015

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

NO 154873

Date: 8/13/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
0001	206	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From: Bruce Eline

For: zoning hearing - case # 2018-0041-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DEB
8/04/2017 8/03/2017 10:54:44 .5
REG 0305 WALKIN LRE
RECEIPT N 709167 8/03/2017 OFLN
Dept N 528 ZONING VERIFICATION
CR 13. 154873
Receipt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 29, 2017

Bruce & Kimberlee Eline
604 Stone Barn Road
Towson MD 21286

RE: Case Number: 2018-0041 A, Address: 604 Stone Barn Road

Dear Mr. & Ms. Eline:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 3, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

8-28

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: August 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0041-A
Address 604 Stone Barn Road
(Eline Property)

Zoning Advisory Committee Meeting of **August 14, 2017**.

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

Reviewer: Steve Ford

Date: 8-8-2017

Date: 8/9/17

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. 2018-0041-A

*Administrative Variance
Bruce & Kimberlee Eline
604 Stone Barn 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and 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: August 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0041-A
Address 604 Stone Barn Road
(Eline Property)

Zoning Advisory Committee Meeting of **August 14, 2017**.

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

Reviewer: Steve Ford Date: 8-8-2017

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-8</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-13-17</u>	by <u>P. Olson</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



Item #0041

A photograph of a residential property. In the foreground, a light-colored concrete driveway leads towards a green lawn. Several yellow stakes are placed in the lawn, marking a rectangular area. In the background, there are large, leafy green trees under a clear blue sky. To the right, a portion of a house with grey horizontal siding is visible, featuring a dark door and a window with a white frame. A small set of steps leads to the door, and a potted plant sits on the steps. A black metal railing is also visible near the door.

TOP OF EXISTING DRIVEWAY
STAKE DENOTE LOCATION OF
PROPOSED GARAGE

Item #0041



SIDE VIEW OF EXISTING
HOUSE STAKES WHERE GARAGE
TO GO

Item #0041



STAKES OF
PROPOSED GARAGE LOCATION

Item #0041

Item #0041

Base Area



Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0916601201			
Owner Information					
Owner Name:	ELINE BRUCE B ELINE KIMBERLEE A		Use:	RESIDENTIAL	
Mailing Address:	604 STONE BARN RD BALTIMORE MD 21286-		Principal Residence:	YES	
			Deed Reference:	/36803/ 00052	
Location & Structure Information					
Premises Address:		604 STONE BARN RD BALTIMORE 21286-		Legal Description:	604 STONE BARN RD HAMPTON
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 3
0061	0022	0366		0000	E B 15 2017 0027/ 0064
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1976	2,920 SF		30,709 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full/ 2 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2016	07/01/2017	
Land:	169,300	169,300			
Improvements	286,800	327,600			
Total:	456,100	496,900	456,100	469,700	
Preferential Land:	0			0	
Transfer Information					
Seller: BROWN WILLIAM R		Date: 10/26/2015		Price: \$500,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /36803/ 00052		Deed2:	
Seller: BROWN WILLIAM R		Date: 03/07/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14341/ 00356		Deed2:	
Seller: POGGI GABRIEL J L		Date: 10/01/1975		Price: \$34,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05570/ 00933		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 02/05/2016					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

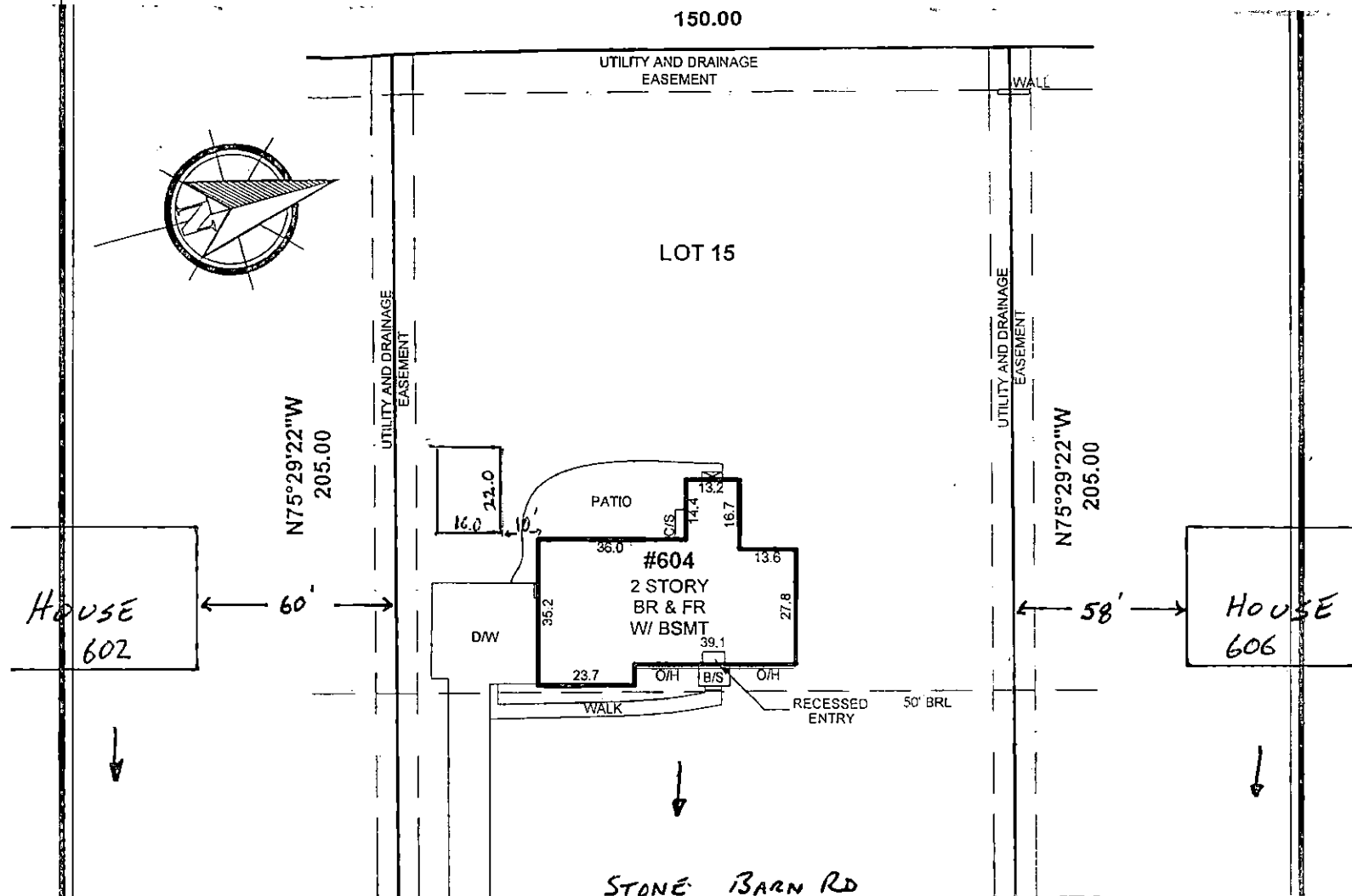
Item #0041

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 604 Stone Barn Rd Towson OWNER(S) NAME(S) BRUCE & KIM ELINE

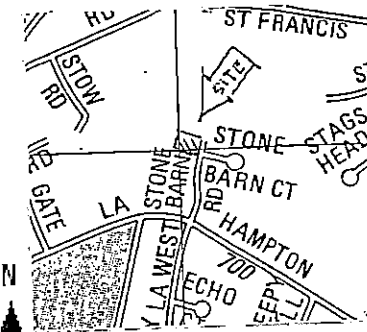
SUBDIVISION NAME HAMPTON LOT # 15 BLOCK # B SECTION # E

PLAT BOOK # 0027 FOLIO # 64 10 DIGIT TAX # 0916601201 DEED REF. # 36803/00052



PLAN DRAWN BY BRUCE ELINE DATE 7/21/17 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0061R²

SITE ZONED DR1

ELECTION DISTRICT 9

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 30,709

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

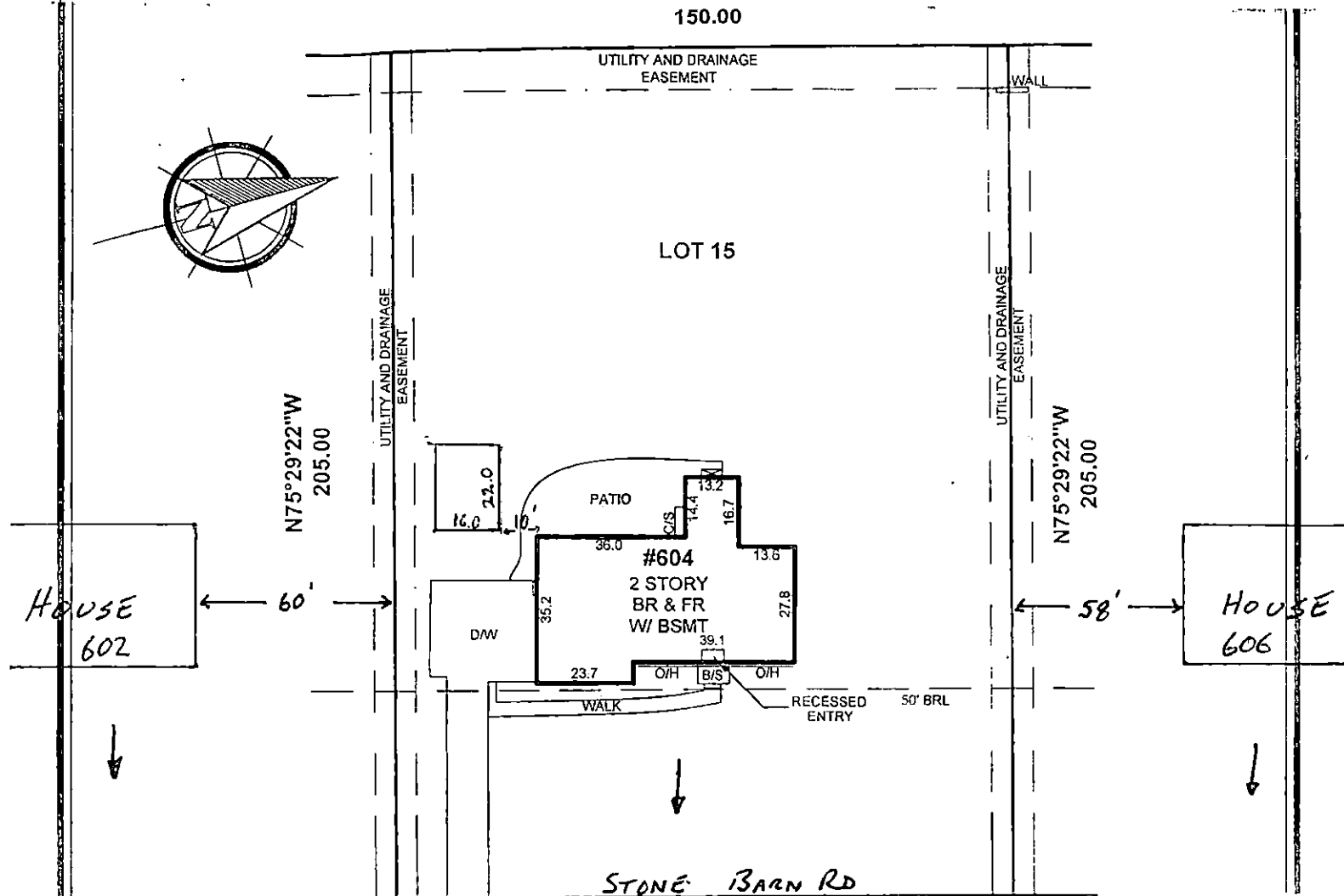
#2018-0041-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 604 Stone Barn Rd Towson OWNER(S) NAME(S) BRUCE & KIM ELINE

SUBDIVISION NAME HAMPTON LOT # 15 BLOCK # B SECTION # E

PLAT BOOK # 0027 FOLIO # 84 10 DIGIT TAX # 0916601201 DEED REF. # 36803/00052

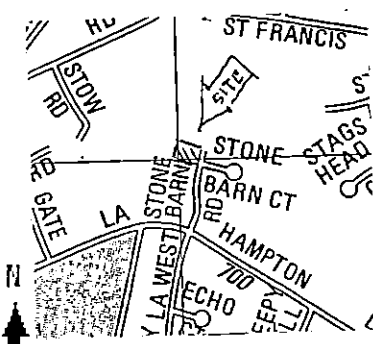


PLAN DRAWN BY BRUCE ELINE DATE 7/21/17 SCALE: 1 INCH = 40 FEET

#2018-0041-A

R.D.

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0061R2

SITE ZONED DR1

ELECTION DISTRICT 9

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 30,709

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

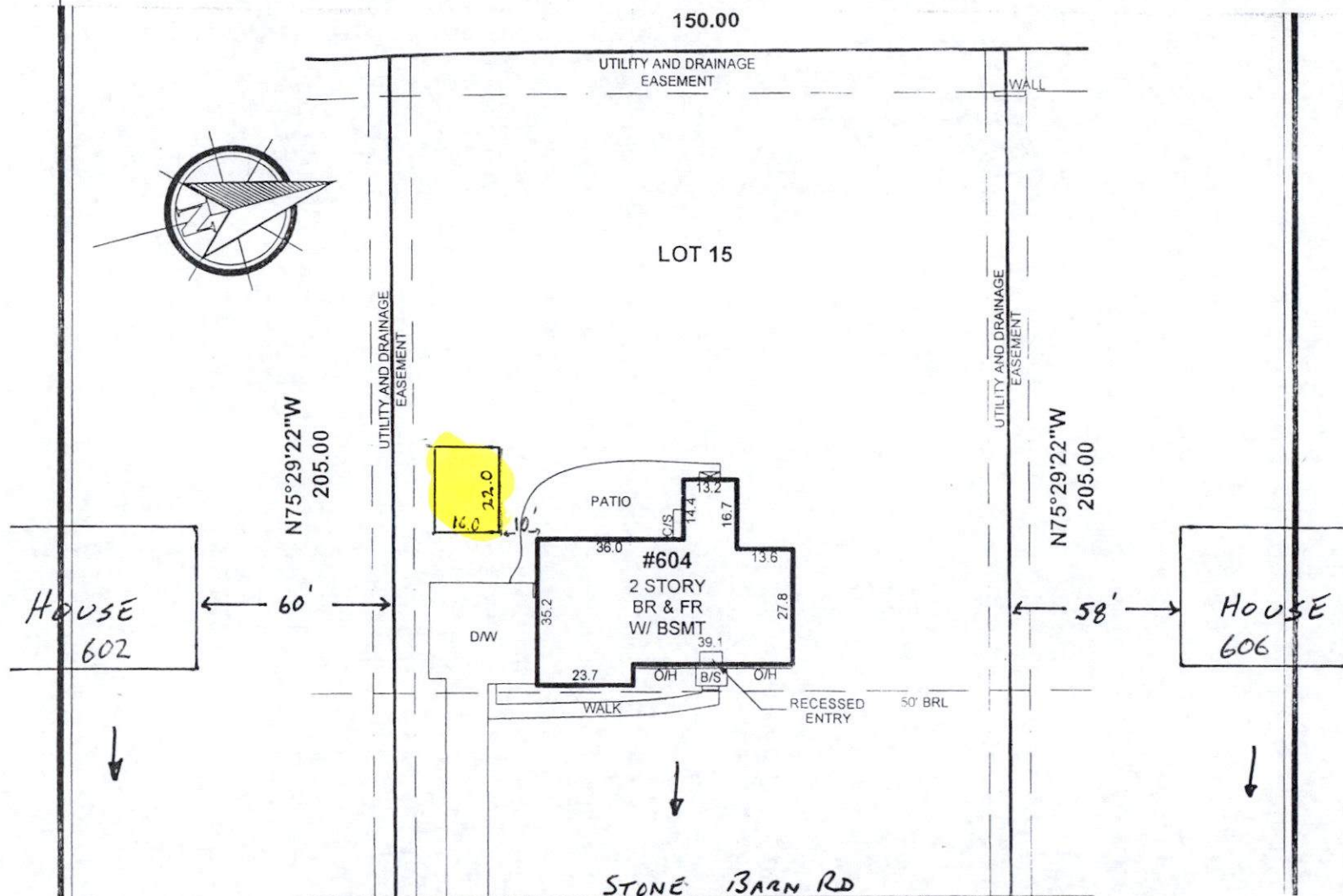
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 604 Stone Barn Rd Towson OWNER(S) NAME(S) BRUCE & KIM ELINE

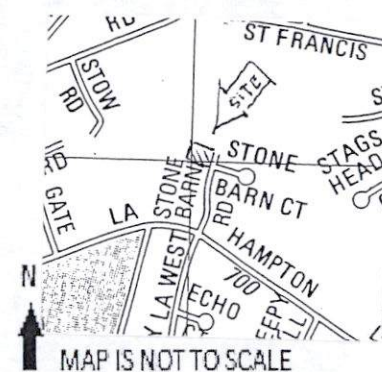
SUBDIVISION NAME Hampton LOT # 15 BLOCK # B SECTION # E

PLAT BOOK # 0027 FOLIO # 64 10 DIGIT TAX # 0916601201 DEED REF. # 36803/00052



PLAN DRAWN BY BRUCE ELINE DATE 7/21/17 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 0061P2

SITE ZONED DR1

ELECTION DISTRICT 9

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 30,709

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? _____

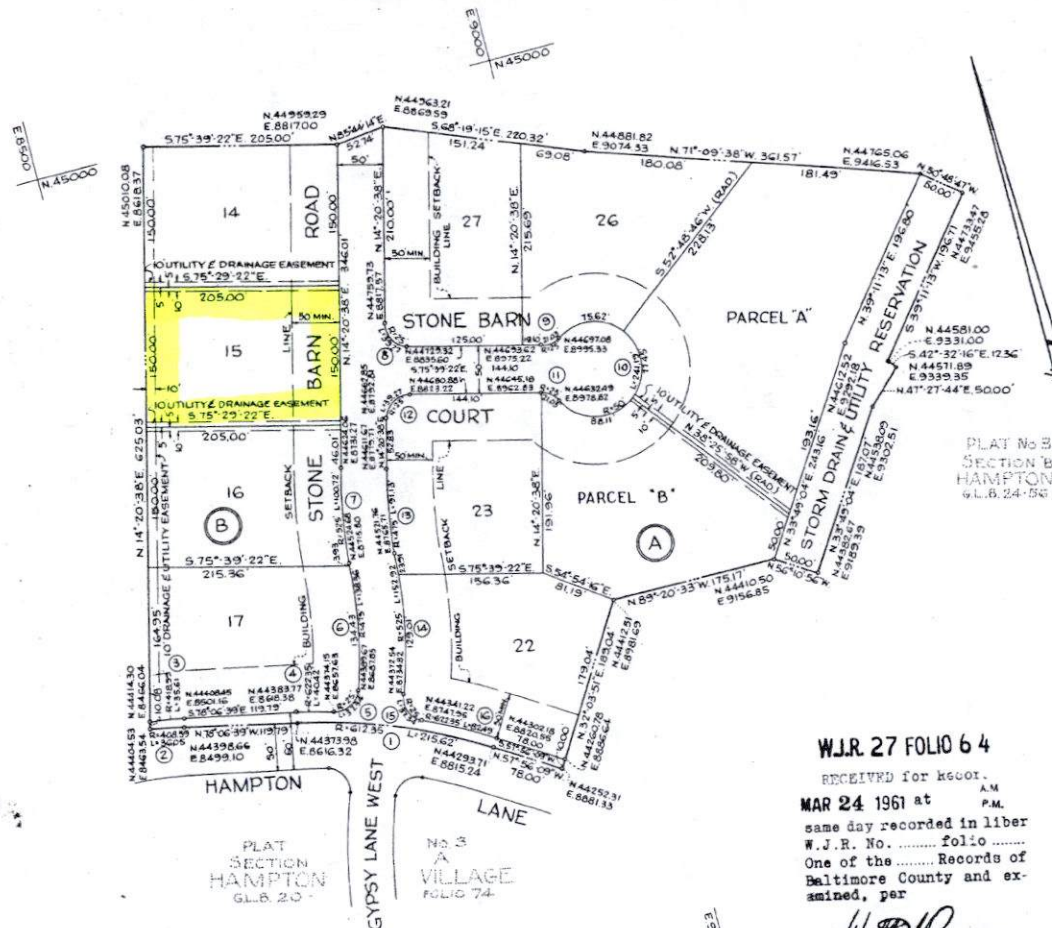
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2018-0041-A

[Signature]

Per. ECH. 1



CURVE TABLE						
NO.	Δ	RADIUS	TANGENT	ARC	L.C. BEARING	CHORD
1	20°-10'-30"	612.35	108.94	215.62	N 68°-01'-24" W.	214.51'
2	5°-03'-19"	408.59	18.04	36.05	N 80°-38'-19" W.	36.04'
3	4°-52'-28"	418.59	17.82	35.61	N 80°-32'-53" W.	35.60'
4	3°-43'-18"	622.35	20.22	40.42	S 76°-15'-00" E.	40.42'
5	85°-34'-13"	25.00	23.14	37.34	N 62°-49'-32" E.	33.96'
6	16°-41'-21"	475.00	69.67	138.36	N 11°-41'-46" E.	137.87'
7	10°-59'-33"	525.00	50.52	100.72	N 8°-50'-51" E.	100.57'
8	90°-00'-00"	25.00	25.00	39.27	S 30°-39'-22" E.	35.36'
9	48°-11'-23"	25.00	11.18	21.03	S 80°-14'-56" W.	20.41'
10	27°-22'-46"	50.00	44.72	241.19	N 14°-20'-38" E.	66.67'
11	48°-11'-23"	25.00	11.18	21.03	S 51°-33'-40" E.	20.41'
12	90°-00'-00"	25.00	25.00	39.27	N 59°-20'-38" E.	35.36'
13	10°-59'-33"	475.00	45.70	91.13	N 8°-50'-51" E.	90.99'
14	16°-41'-21"	525.00	77.01	152.92	N 11°-41'-46" E.	152.38'
15	85°-34'-13"	25.00	23.14	37.34	S 22°-44'-40" E.	33.96'
16	7°-35'-38"	622.35	41.30	82.49	S 61°-43'-58" E.	82.42'

W.J.R. 27 FOLIO 64

RECEIVED FOR RECORD
MAR 24 1961 at
same day recorded in liber
W.J.R. No. folio
One of the Records of
Baltimore County and ex-
amined, per

Walter H. Rosen
Clerk

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY COORDINATE SYSTEM *8738 - N 44,269.26 E 5017.59 *8739 N 44,340.90 E 5202.03

THE REQUIREMENTS OF SECTIONS 71-74 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1951 EDITION TITLE (CLERKS OF COURT, SUBTITLE: CLERKS OF CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT, AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

HAMPTON INCORPORATED

John Ridgely III
OWNER

HAMPTON

A DEVELOPMENT OF
HAMPTON INCORPORATED

% J. ELMER WEISHEIT JR.
FIRST NATIONAL BANK BUILDING
TOWSON 4, MARYLAND.

9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=100' MARCH 9, 1961.

W.A. Compared 96028-111
Map, Plat Checked
Engineer: *K.H. - AMK*
Date

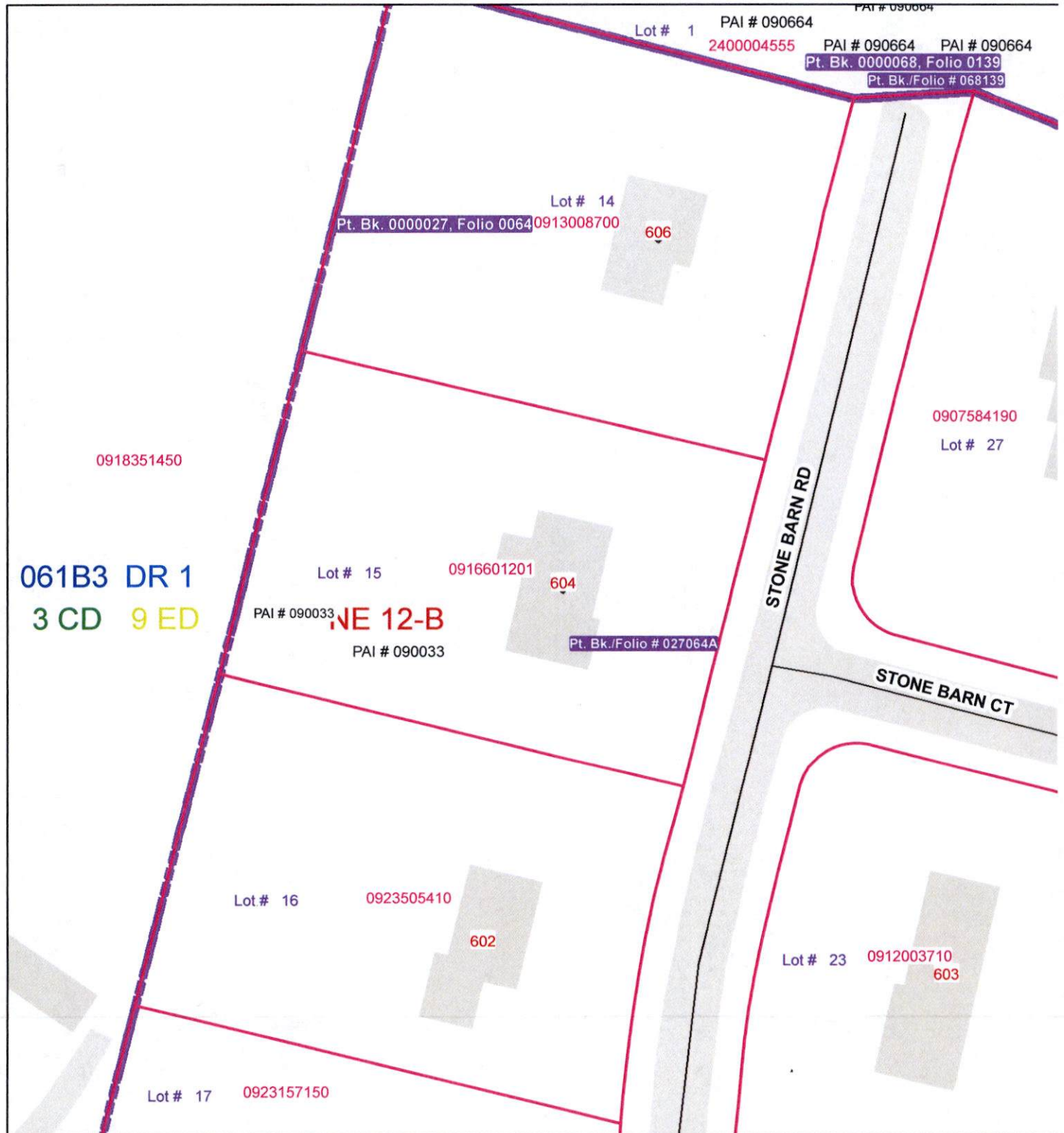
REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR <i>Joseph D. Thompson</i> JOSEPH D. THOMPSON S.C. NO. 11550	APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT <i>D. W. ...</i> DEPUTY STATE & COUNTY HEALTH OFFICER	HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION <i>Albert ...</i> ENGINEER	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD <i>Frederick ...</i> DIRECTOR	JOSEPH D. THOMPSON ENGINEER & SURVEYORS 200 E. JOPPA ROAD TOWSON 4, MD.
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MSA 554 1836-3923

Item #0041

27-64

304 Stone Barn Road



Publication Date: 8/1/2017



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



0 15 30 60 90 120
Feet

1 inch = 60 feet

Item #0041