

M E M O R A N D U M

DATE: October 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0056-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 16, 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 *
(2543 Barrison Point Road)
15th Election District
7th Council District
James F Cox, Sr. & Doris M. Cox
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0056-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, James F Cox, Sr. and Doris M. Cox (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit a proposed replacement garage to be erected with a height of 21 ft. in lieu of the 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. The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated September 5, 2017 submitted by the Department of Environmental Protection and Sustainability (“DEPS”). In addition, an email was received on September 13, 2017 from the Development Plans Review (“DPR”) section indicating that prior to building permit application, the Petitioners must contact the Office of the Director of Public Works to determine the flood protection elevation so that the floor elevation can be set. It is to be noted that a letter of support was received from Raymond P. Brown, who resides at 2545 Barrison Point Road, indicating he has

ORDER RECEIVED FOR FILING

Date 9-15-17

By BW

no objections to the Petitioners' zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 27, 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.

Although the Department of Planning did not make any recommendations related to the proposed replacement garage's 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 15th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed replacement garage to be erected with a height of 21 ft. in lieu of the maximum allowed height of

ORDER RECEIVED FOR FILING

Date 9-15-17

2

By bw

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.
2. Petitioners or subsequent owners shall not convert the replacement garage into a dwelling unit or apartment. The replacement garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The replacement garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment received from DEPS, dated September 5, 2017; a copy of which is attached hereto and made a part hereof.
5. Prior to building permit application, Petitioners must contact the Office of the Director of Public Works to determine the flood protection elevation.

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 9-15-17

By dlw



BCA

ADMINISTRATIVE ZONING PETITION

flood

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 2543 Barrison Point Rd Currently zoned RC5
Deed Reference 25010 10415 10 Digit Tax Account # 1508550190
Owner(s) Printed Name(s) James F. Cox Sr., Doris M. Cox

(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)

BCZR: 400.3 → To permit a proposed replacement garage to be erected with a height of 21 feet in lieu of the 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):

James F. Cox Sr., Doris M. Cox
Name #1 – Type or Print Name #2 – Type or Print

James F. Cox Sr. Doris M. Cox
Signature #1 Signature #2

2543 Barrison Pt. Rd Balto. MD
Mailing Address City State

21221 410 371 9301 Jndcox@
Zip Code Telephone # Email Address Verizon.NET

Attorney for Owner(s)/Petitioner(s)

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Doris Cox
Name – Type or Print

Doris M Cox
Signature

2543 Barrison Point Rd Balto MD
Mailing Address City State

21221 410 371 9301 Jndcox@verizon.NET
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2018-0056-1 Filing Date 8/18/17 Estimated Posting Date 8/27/17 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 2543 Barrison Point Rd ESSEX MD 21221
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)

Request to move and enlarge garage for needed storage space add additional parking (parking is not available on street because it is too narrow) and be able to move oil tank into the new garage.

Additionally, the new storage area will allow us to keep storage outside of the flood zone.

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

James F. Cox Sr.
Signature of Owner (Affiant)

James F. Cox Sr.
Name- Print or Type

Doris M. Cox
Signature of Owner (Affiant)

Doris M. Cox
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 10 day of AUGUST, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAMES F COX SR AND DORIS M COX

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

AS WITNESS my hand and Notaries Seal

Gregory Adinolfi
Notary Public
JANUARY 27, 2020
My Commission Expires



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.

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Print or Type Address of property City State Zip Code

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Additionally, the new storage area will allow us to keep storage outside of the flood zone.

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

James F. Cox Sr.
Signature of Owner (Affiant)

Doris M. Cox
Signature of Owner (Affiant)

James F. Cox Sr.
Name- Print or Type

Doris M. Cox
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 10 day of AUGUST, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAMES F COX SR AND DORIS M COX

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

AS WITNESS my hand and Notaries Seal

Gregory Adinolfi
Notary Public
JANUARY 27, 2020
My Commission Expires





CBCA

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

flood

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

Address 2543 Barrison Point Rd Currently zoned RC5
Deed Reference 25610 / 0415 10 Digit Tax Account # 1508550190
Owner(s) Printed Name(s) James F. Cox Sr., Doris M Cox

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

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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)

BCZR: 400.3 → To permit a proposed replacement garage to be erected with a height of 21 feet in lieu of the 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):

James F. Cox Sr., Doris M. Cox
Name #1 - Type or Print Name #2 - Type or Print

James F. Cox Sr., Doris M. Cox
Signature #1 Signature #2

2543 Barrison Point Rd Balto. MD
Mailing Address City State

21221 / 410 371 9301 / Jndcox@verizon.net
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:

Doris M. Cox
Name - Type or Print

Doris M. Cox
Signature

2543 Barrison Point Rd Balto MD
Mailing Address City State

21221 / 410 371 9301 / Jndcox@verizon.net
Zip Code Telephone # Email Address

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

2018-0056-1

Filing Date

8/18/17

Estimated Posting Date

8/27/17

Reviewer

JS

Zoning Petition Property Description

Zoning property description for 2543 Barrison Point Rd, Baltimore, MD, 21221

Beginning at a point on the east side Barrison Point Road which is 40 feet wide at a distance of 4990 feet northeast of the centerline of the nearest improved intersecting street, Rocky Point Road which is 40 feet wide.

Being Lot numbered 20, Section A, in the subdivision of Hawk Cove, on the Amended Plat of Barrison Point, Baltimore County, Plat Book WPC No. 8, folio 82, containing 9450 square feet. Located in Election District 15 and Council District 7

2018-0056-A

CERTIFICATE OF POSTING

Date: 12-3-18

RI Case Number: 18 056 M PAI 11-1175

Petitioner Developer: Wadkins Construction

Date of Hearing/Closing: N/A

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 5719 Ranelagh

The sign(s) were posted on 12-3-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

**NOTICE OF
PROPOSED MINOR SUBDIVISION
FOR**

WADKINS CONSTRUCTION, INC. PROPERTY
18-056M PAI# 11-1175

PDM Number 1.033

Site Acreage 1.033

Number of Proposed Lots 1 EX. 1 NEW

Number of Applicant WADKINS CONSTRUCTION INC.

Name of Applicant about the proposed

Information may be obtained by calling

subdivision at 410-592-8800

KJ NIELLS INC.

or by calling the Baltimore County

Department of Permits and Development

Management at 410-887-3391

Management at 410-887-3391

BALTIMORE COUNTY

DEPARTMENT OF PERMITS AND

DEPARTMENT MANAGEMENT ROOM 123

DEVELOPMENT MANAGEMENT ROOM 123

111 W. CHESAPEAKE AVENUE

TOWSON, MD 21204 410-887-3391

CERTIFICATE OF POSTING

2018-0056-A

RE: Case No.: _____

Petitioner/Developer: _____

GFV Shawan Office, LLC. c/o Greenfield Partners, LLC

October 20, 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: _____

99 Shawan Road

September 30, 2017

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



Sincerely,

September 30, 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)

ZONING NOTICE

CASE # 2018-0055-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: Friday, October 20, 2017 at 11:00 a.m.

REQUEST: Variance 1. To allow a wall-mounted enterprise sign with a sign area/face of 674 sq. ft. in lieu of the maximum allowable sign area/face of 624 ft. (Sign No. 1). 2. To allow a single wall-mounted enterprise with a sign area/face of 674 sq. ft., 306 sq. ft. and 259 sq. ft. in lieu of the maximum allowable sign area/face of 150 sq. ft. (Sign Nos. 1, 2, & 3) 3. To allow a wall-mounted enterprise sign to extend a maximum of 4 ft. above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached. (Sign Nos. 1

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2018-0055-A (Continued)

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, October 20, 2017 at 11:00 a.m.

REQUEST: and 2). 4. To allow freestanding directional signs with sign area/face of 17 sq. ft. and 12 sq. ft. in lieu of the maximum allowable sign area/face of 8 sq. ft. (Sign Nos. 4, 5, 6, 7, 8, 9, 10, and 11). 5. To allow freestanding directional signs with a sign height of 8 ft. in lieu of the maximum allowable height of 6 ft. (Sign Nos. 12 and 13). 6. To allow a percentage of the company name or logo of a freestanding directional sign of 33% in lieu of the maximum allowable percentage of 30% of the total sign area. (Sign Nos. 4, 5, 6, 7, and 8).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

№ 157173

Date: 8/18/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		650						\$ 75.00

Total: \$ 75.00

Rec

From:

For:

2018-0056-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME INV
8/21/2017 9/18/2017 09:14:12 1

REG WEO1 WALKIN LJR

>>RECEIPT # 741353 8/18/2017 DFLH

Dept 5, 520 ZONING VERIFICATION

CR NO. 157173

Receipt Tot- \$75.00

\$75.00 CR \$.00 CA

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2018-0056-A

RE: Case No.: _____

Petitioner/Developer: _____

Cox

September 11, 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:

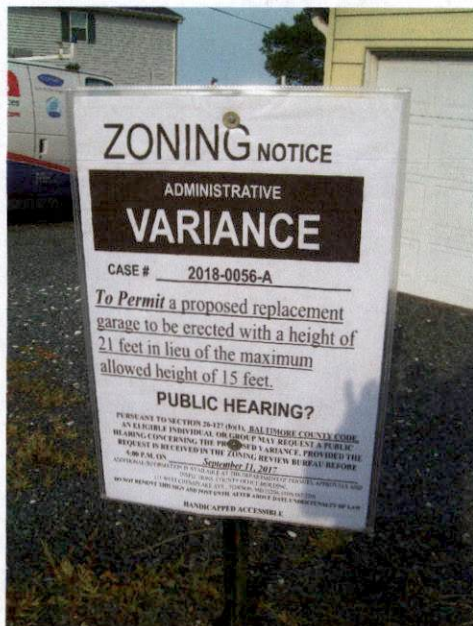
Ladies and Gentlemen:

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: _____

2543 Barrison Point Road

August 27, 2017

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



Sincerely,

August 27, 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 DATESCase Number 2018- 0056 -AAddress 2543 BARRISON POINT RD.Contact Person: JASON SEACMAN

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 8/18/17Posting Date: 8/27/17Closing Date: 9/11/17

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 FORMATCase Number 2018- 0056 -AAddress 2543 BARRISON POINT RD.Petitioner's Name COX

Telephone _____

Posting Date: 8/27/17Closing Date: 9/11/17

Wording for Sign: TO PERMIT A PROPOSED REPLACEMENT GARAGE TO BE ERRECTED
WITH A HEIGHT OF 21 FEET IN LIEU OF THE 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: 2018-0056-A

Property Address: 2543 BARRISON POINT RD.

Property Description: _____

Legal Owners (Petitioners): JAMES + DORIS COX

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES + DORIS COX

Company/Firm (if applicable): _____

Address: 2543 BARRISON POINT RD.

BALTIMORE, MD 21221

Telephone Number: 410-377-9301

Revised 7/9/2015.



KEVIN KAMENETZ
County Executive

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

September 12, 2017

James F & Doris M Cox
2543 Barrision Point Road
Baltimore MD 21221

RE: Case Number: 2018-0056 A, Address: 2543 Barrision Point Road

Dear Mr. & Ms. Cox:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 18, 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

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: September 5, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0056-A
Address 2543 Barrison Point Road
(Cox Property)

Zoning Advisory Committee Meeting of **August 28, 2017.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The proposed development must meet LDA and MBA requirements for lot coverage. Based on the plan, the property area above mean high water is less than half an acre so the maximum Critical Area defined lot coverage allowance for this property is 31.25% with mitigation for any new amount over 25%. Based on the plan, it appears that the property is over lot coverage allowances, and new lot coverage may have been added since the year 2007. It appears that building a larger footprint garage and adding parking area would require removal of lot coverage elsewhere on the property in order for the property to comply with lot coverage requirements. If the applicant can meet lot coverage requirements, and meet all buffer impact and mitigation requirements, the relief requested can result in minimal adverse impacts to water quality. Critical Area Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property located on Hawk Cove with the required Critical Area buffer covering most of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the construction of the garage and any other lot coverage can comply with all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies. Compliance with lot coverage requirements may require removal of existing lot coverage.

Reviewer: Paul Dennis

Date: September 5, 2017

Date: 8/23/17

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

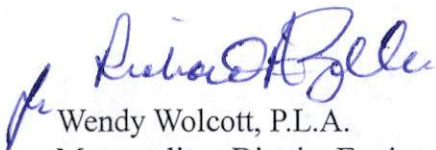
Dear Ms. Lewis:

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. *2018-0056-A*

*Administrative Variance
James F. & Doris M. Cox
2543 Barrison Point 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: September 5, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0056-A
Address 2543 Barrison Point Road
(Cox Property)

Zoning Advisory Committee Meeting of **August 28, 2017.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The proposed development must meet LDA and MBA requirements for lot coverage. Based on the plan, the property area above mean high water is less than half an acre so the maximum Critical Area defined lot coverage allowance for this property is 31.25% with mitigation for any new amount over 25%. Based on the plan, it appears that the property is over lot coverage allowances, and new lot coverage may have been added since the year 2007. It appears that building a larger footprint garage and adding parking area would require removal of lot coverage elsewhere on the property in order for the property to comply with lot coverage requirements. If the applicant can meet lot coverage requirements, and meet all buffer impact and mitigation requirements, the relief requested can result in minimal adverse impacts to water quality. Critical Area Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property located on Hawk Cove with the required Critical Area buffer covering most of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the construction of the garage and any other lot coverage can comply with all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies. Compliance with lot coverage requirements may require removal of existing lot coverage.

Reviewer: Paul Dennis

Date: September 5, 2017

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: September 5, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0056-A
Address 2543 Barrison Point Road
(Cox Property)

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ORDER RECEIVED FOR FILING

Date 9-15-17

By 100

2. Conserve fish, plant, and wildlife habitat;

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If the construction of the garage and any other lot coverage can comply with all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies. Compliance with lot coverage requirements may require removal of existing lot coverage.

Reviewer: Paul Dennis

Date: September 5, 2017

ORDER RECEIVED FOR FILING

Date 9-15-17

By SW

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-13</u>	<u>Flood</u> DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent <u>9-13-17</u>)	<u>C</u>
<u>9-5</u>	<u>CDRA</u> DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-23</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>8-27-17</u> by <u>Black</u>		
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐		
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐		
Comments, if any: _____		

Debra Wiley

From: Vishnubhai K Desai
Sent: Wednesday, September 13, 2017 4:10 PM
To: Debra Wiley
Cc: Charles Nwokoro
Subject: Response to ZAC Comment for Administrative Variance Case No. 2018-0056-A

Good afternoon Debra,

Our response as follows:

Prior to building permit application, the petitioner must contact the Office of the Director of Public works to determine the flood protection elevation, so that the floor elevation can be set.

Thanks,

Vishnu Desai

From: Debra Wiley
Sent: Wednesday, September 13, 2017 11:54 AM
To: Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: ZAC Comment for Administrative Variance Case No. 2018-0056-A

Good Morning Vishnu,

Our office is in receipt of the above-referenced administrative variance in which the petition indicates it's located in "flood" zone; however, there is no ZAC comment from your section. If you in fact do not have a comment, could you please send us an email stating same; we'd appreciate it.

For your convenience, I have listed the pertinent information below.

Thanks in advance.

Case No. 2018-0056-A

2543 Barrison Point Road

Location: E/S of Barrison Point Road, 4990 ft. NE of the centerline of the intersection with Rocky Point Road
Fifteenth Election District & Seventh Council District

Legal Owner: James F. & Doris M. Cox

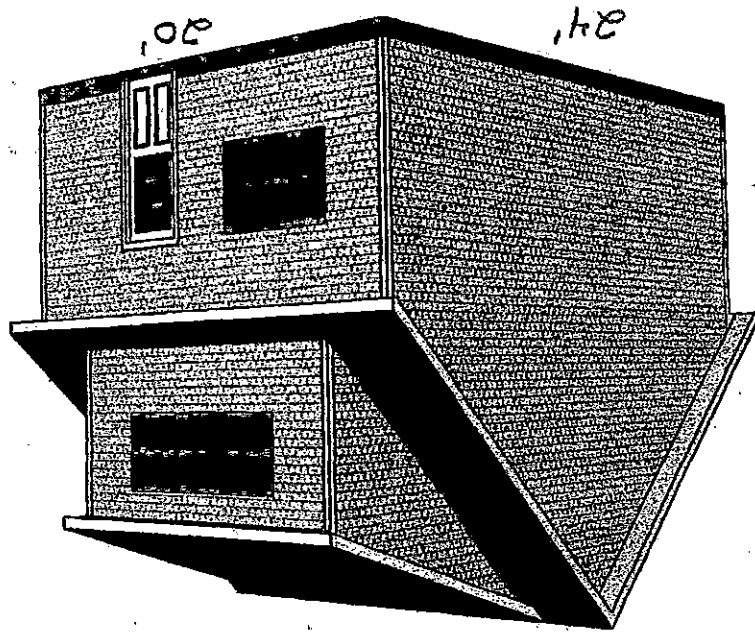
Contract Purchaser: No Contract Purchaser was set

ADMINISTRATIVE VARIANCE: To permit a proposed replacement garage to be erected with a height of 21 ft. in lieu of the maximum allowed height of 15 ft.

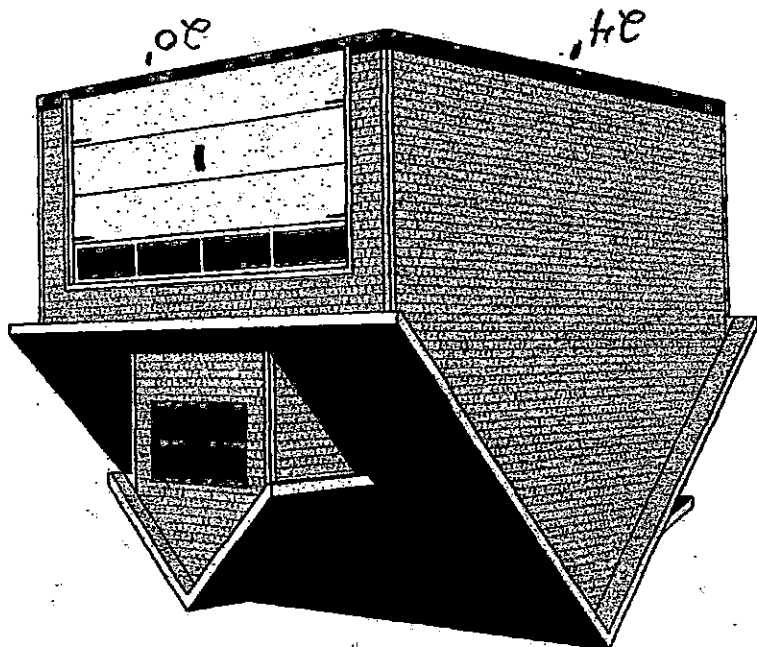
Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

2018-0856-A

Facing house



Facing Road



2543 Barrison, Point Rd 21221 Proposed Garage

2545 →



2543 →



2018-0056-A

2018-0056-A



2543
showing
adjacent
properties



2539
house was
removed

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration						
Account Identifier:		District - 15 Account Number - 1508550190								
Owner Information										
Owner Name:		COX JAMES F SR COX DORIS M		Use:	RESIDENTIAL					
Mailing Address:		2543 BARRISON POINT RD BALTIMORE MD 21221-6410		Principal Residence:	YES					
				Deed Reference:	/25010/ 00415					
Location & Structure Information										
Premises Address:		2543 BARRISON POINT RD 0-0000 Waterfront		Legal Description:	2543 BARRISON POINT RD BARRISON POINT					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0105	0009	0080		0000	A		20	2018	Plat Ref:	0008/0082
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1926		880 SF				9,450 SF		34		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	SIDING	1 full	1 Detached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2015		07/01/2017		07/01/2018		
Land:		201,400		201,400						
Improvements		99,800		99,800						
Total:		301,200		301,200		301,200				
Preferential Land:		0								
Transfer Information										
Seller: BRANDENBURG CHARLES F,JR			Date: 01/03/2007			Price: \$425,000				
Type: ARMS LENGTH IMPROVED			Deed1: /25010/ 00415			Deed2:				
Seller: BRANDENBURG CHARLES F,JR			Date: 09/06/1991			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /08905/ 00840			Deed2:				
Seller:			Date:			Price:				
Type:			Deed1:			Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		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

Homeowners' Tax Credit Application Status: No Application **Date:**

8/2/2017

Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

RE: James and Doris Cox
2543 Barrison Point Rd
New Garage

Dear Judge:

I would like to express my support of my adjacent neighbors, James and Doris Cox, at 2543 Barrison Point Rd, Baltimore, MD 21221 to build a 20x24 foot garage, with a height of 21 feet, placed as per the attached drawing titled "Drawing to Accompany Petition for Variance".

I have no objections to said structure and approval for the variance request.

Very truly yours,



Raymond P. Brown
2545 Barrison Point Road
Baltimore, MD 21221

2018-0056-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1516600190			
Owner Information					
Owner Name:	BROWN RAYMOND P BROWN RITA M		Use:	RESIDENTIAL YES	
Mailing Address:	2545 BARRISON POINT RD BALTIMORE MD 21221- 6410		Principal Residence:		
			Deed Reference:	/12846/ 00001	
Location & Structure Information					
Premises Address:		2545 BARRISON POINT RD 0-0000 Waterfront		Legal Description: 2545 BARRISON POINT RD BARRISON POINT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0105	0009	0080		0000	A
					Block:
					22
					Assessment Year:
					2018
					Plat No:
					0008/
					Plat Ref:
					0082
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1926	1,824 SF		10,416 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	1 full	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2017	07/01/2018	
Land:	202,100	202,100			
Improvements	145,300	145,300			
Total:	347,400	347,400	347,400		
Preferential Land:	0				
Transfer Information					
Seller: NATIONS Banc MORTGAGE CORP		Date: 05/08/1998		Price: \$120,625	
Type: ARMS LENGTH MULTIPLE		Deed1: /12846/ 00001		Deed2:	
Seller: BERUBE VALERIE ANN		Date: 02/11/1998		Price: \$149,850	
Type: ARMS LENGTH MULTIPLE		Deed1: /12660/ 00202		Deed2:	
Seller: DASHER DONALD L		Date: 05/11/1995		Price: \$170,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /11040/ 00598		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 03/31/2011					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1516600191		
Owner Information		
Owner Name:	BROWN RAYMOND P SR BROWN RITA M	Use: RESIDENTIAL NO
Mailing Address:	2545 BARRISON POINT RD BALTIMORE MD 21221-6410	Principal Residence: /12846/ 00001
Location & Structure Information		
Premises Address:	2545 BARRISON POINT RD 0-0000 Waterfront	Legal Description: 2545 BARRISON POINT RD BARRISON POINT
Map:	Grid:	Parcel:
0105	0009	0080
Sub District:	Subdivision:	Section:
	0000	A
Block:	Lot:	Assessment Year:
	21	2018
Plat No:	Plat Ref:	
	0008/0082	
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
Property Land Area	County Use	
9,902 SF	34	
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2015	As of 07/01/2017
		As of 07/01/2018
Land:	9,900	9,900
Improvements	0	0
Total:	9,900	9,900
Preferential Land:	0	
Transfer Information		
Seller: NATIONS Banc MORTGAGE CORP	Date: 05/08/1998	Price: \$120,625
Type: ARMS LENGTH MULTIPLE	Deed1: /12846/ 00001	Deed2:
Seller: BERUBE VALERIE ANN	Date: 02/11/1998	Price: \$149,850
Type: ARMS LENGTH MULTIPLE	Deed1: /12660/ 00202	Deed2:
Seller: DASHER DONALD L	Date: 05/11/1995	Price: \$170,000
Type: ARMS LENGTH MULTIPLE	Deed1: /11040/ 00598	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		

Homeowners' Tax Credit Application Status: No Application Date:

8/4/2017

Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

RE: James and Doris Cox
2543 Barrison Point Rd
New Garage

Dear Judge:

I would like to express my support of my adjacent neighbors, James and Doris Cox, at 2543 Barrison Point Rd, Baltimore, MD 21221 to build a 20x24 foot garage, with a height of 21 feet, placed as per the attached drawing titled "Drawing to Accompany Petition for Variance".

I have no objections to said structure and approval for the variance request.

Very truly yours,



Flight line, LLC / David Srour
2539 Barrison Point Road
Baltimore, MD 21221

2018-0056-A

ZAC AGENDA

Case Number: 2018-0056-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: ADMISTRATIVE VARIANCE

Legal Owner: James F & Doris M Cox

Contract Purchaser

Critical Area : Yes Flood Plain: Yes Historic No Election Dist Fifteenth Councilmanic Dist Seventh

Property Address: 2543 Barrison Point ROAD

Location: E/S of Barrison Point Road, 4990 ft. NE of the centerline of the intersection with Rocky Point Road

Existing Zoning: RC 5

Area: 9450 sq. ft.

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a proposed replacement garage to be erected with a height of 21 ft. in lieu of the maximum allowed height of 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 9/11/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0057-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: VARIANCE

Legal Owner: Dortzbach Family Care Trust, Karl Dortzbach

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Ninth Councilmanic Dist Fifth

Property Address: 51 Burkshire ROAD

Location: E/S of Burkshire Road, 333.75 +/- ft. SW to the centerline of Burke Avenue

Existing Zoning: DR 5.5

Area: 2340 sq. ft.

Proposed Zoning: VARIANCE:

To permit an existing shed located in the side yard in lieu of the rear yard with a setback of 5 ft. 8 in. to the center of the alleyway in lieu of the required 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

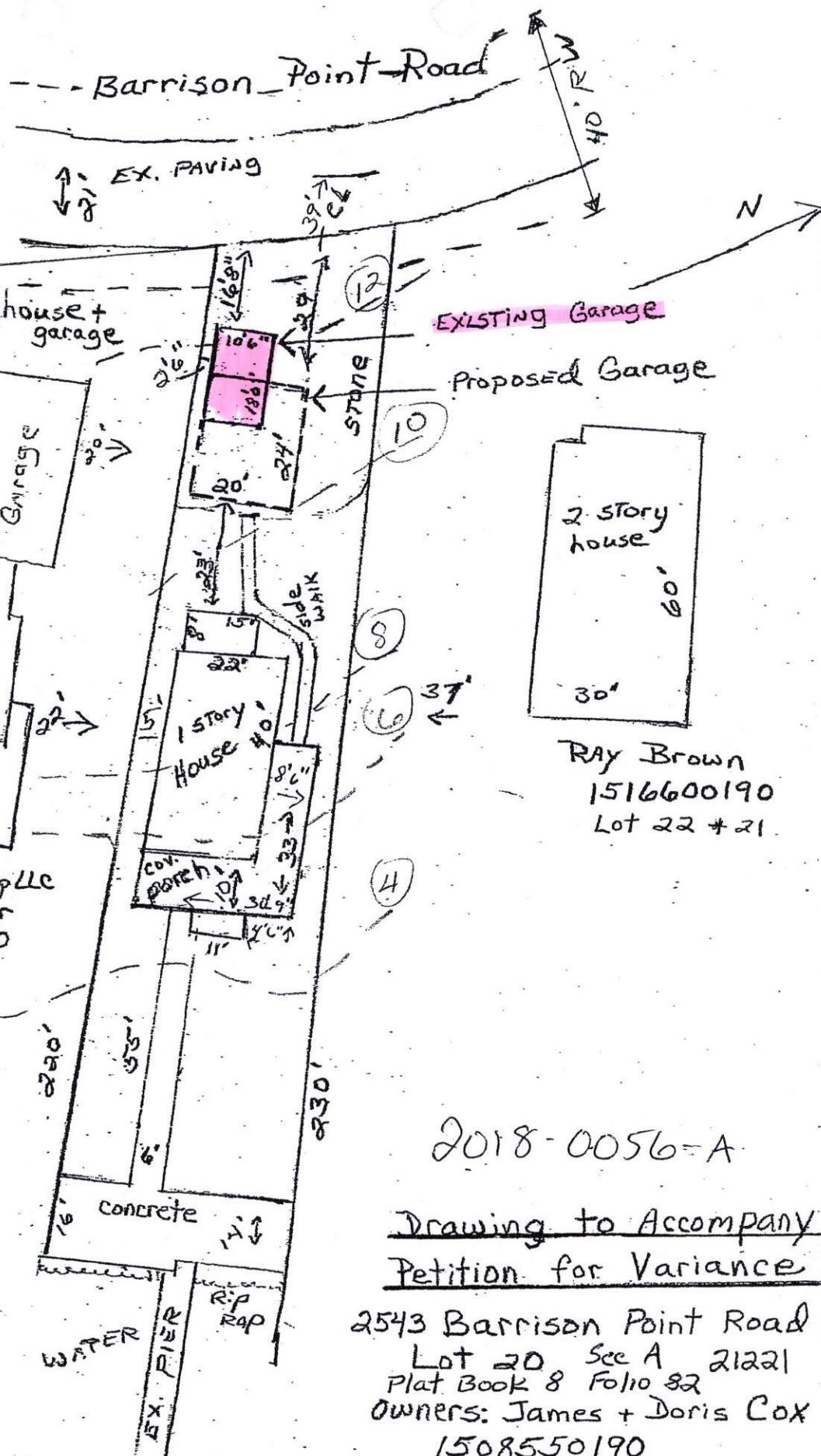
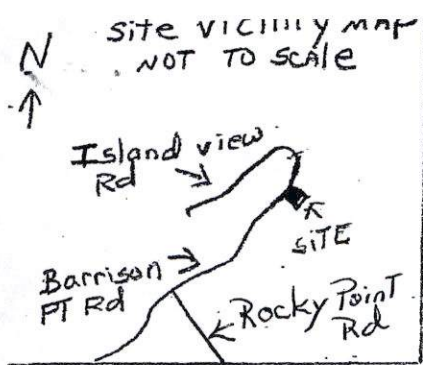
Violation Cases: CC1707927

Closing Date:

Miscellaneous:







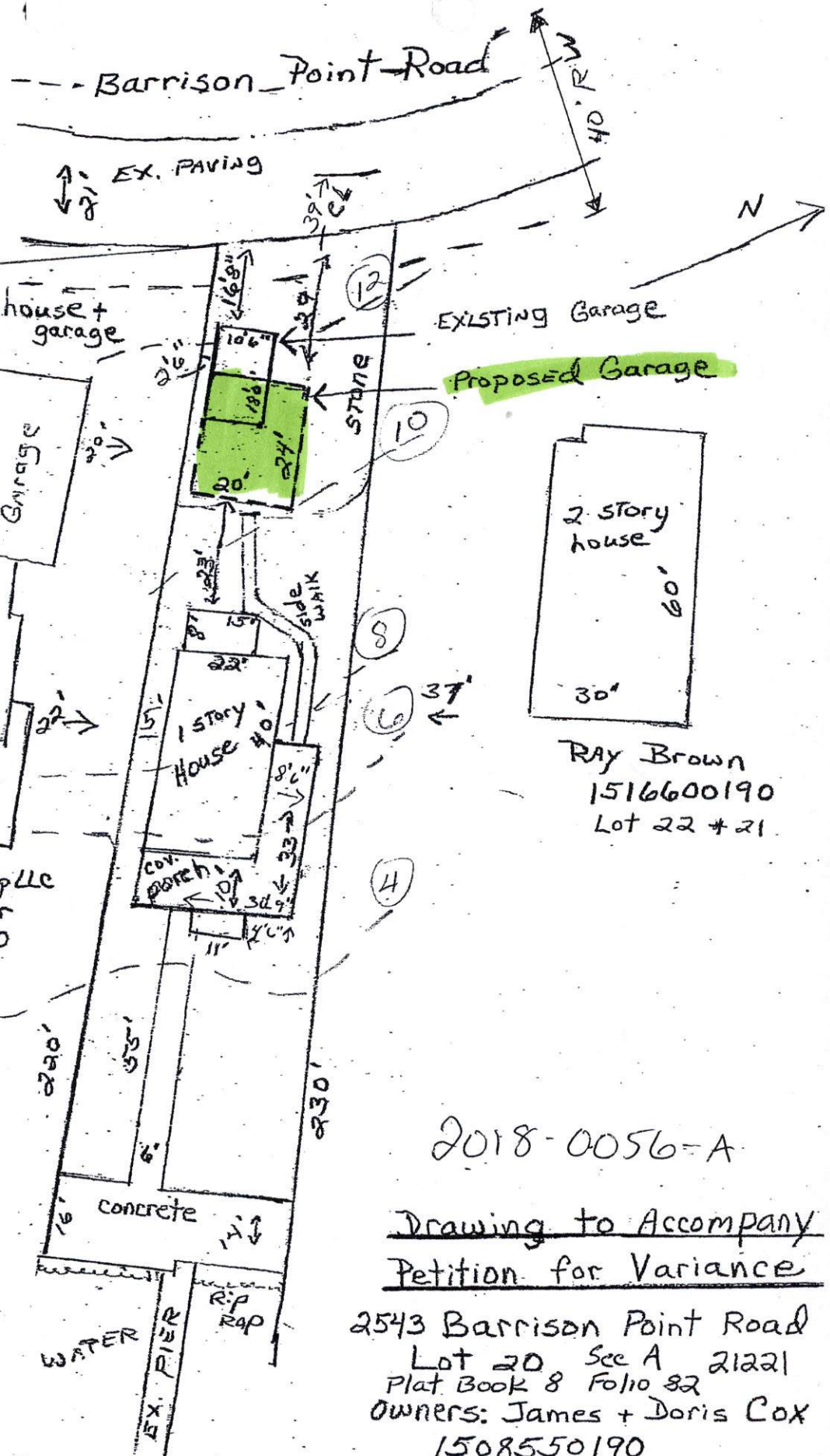
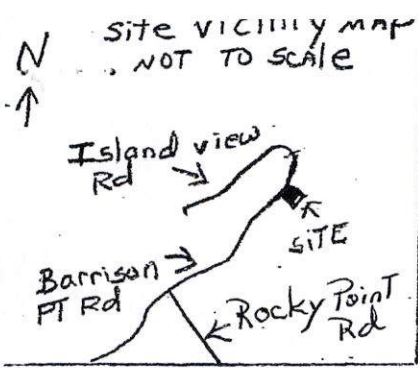
zoning map #105B2
site Zoned RC5
Election Dst 15
Council Dst 7
9450 SQFT
Historic: NO
CBCA YES
Flood Plain YES
Public sewer and water
NO Prior Hearings
DRAWN by: DORIS COX

2018-0056-A

Drawing to Accompany
Petition for Variance

2543 Barrison Point Road
Lot 20 See A 21221
Plat Book 8 Folio 82
Owners: James + Doris Cox
1508550190
Deed ref # 25010/00415

Scale: 1 inch = 30 feet 8/1/17
SUBDIVISION: Hawk Cove



zoning map # 105B2
site Zoned RC5
Election Dst 15
Council Dst 7

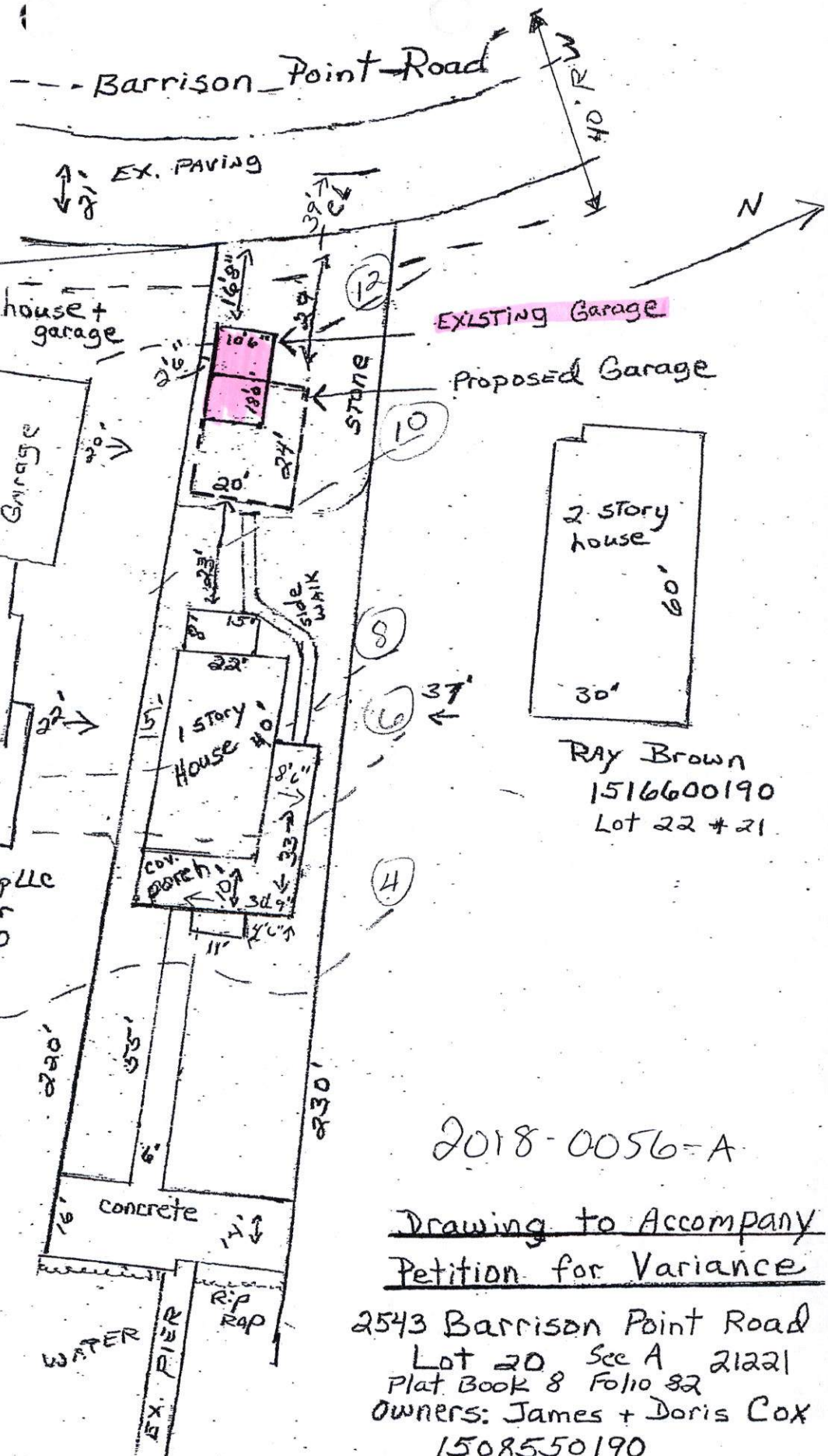
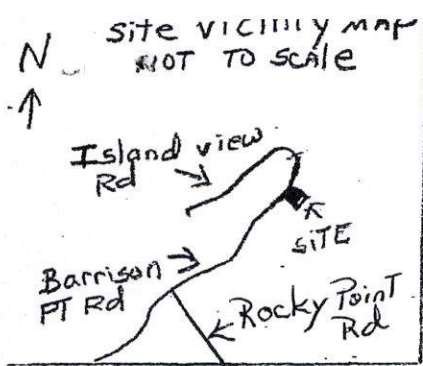
9450 SQFT
Historic: NO
CBCA YES
Flood Plain YES
Public sewer and water
NO Prior Hearings
Drawn by: DORIS COX

2018-0056-A

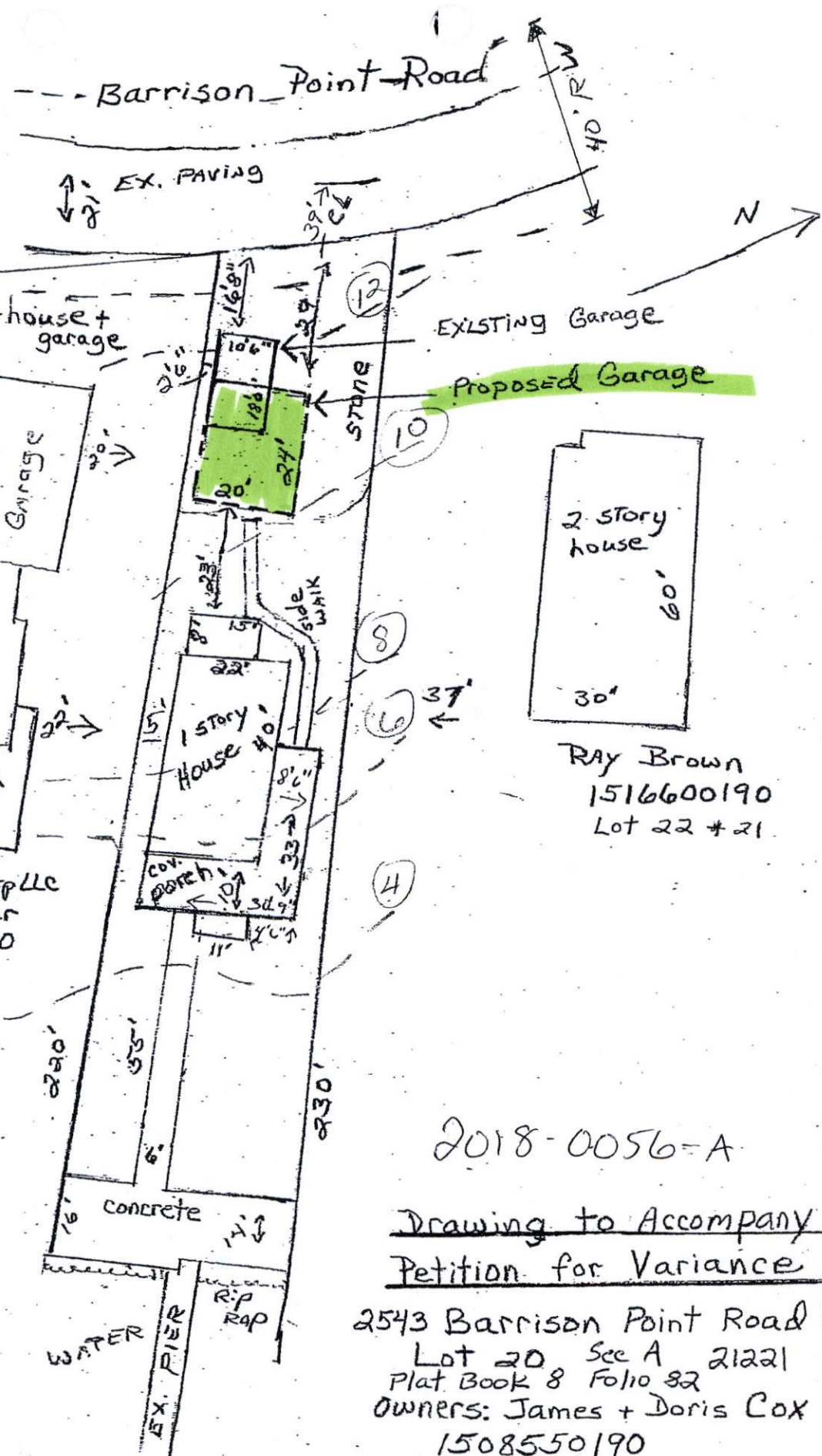
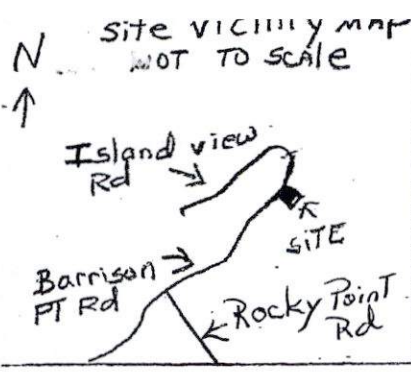
Drawing to Accompany
Petition for Variance

2543 Barrison Point Road
Lot 20 See A 21221
Plat Book 8 Folio 82
Owners: James + Doris Cox
1508550190
Deed ref # 25010/00415

Scale: 1 inch = 30 feet 8/1/17
Subdivision: Hawk Cove

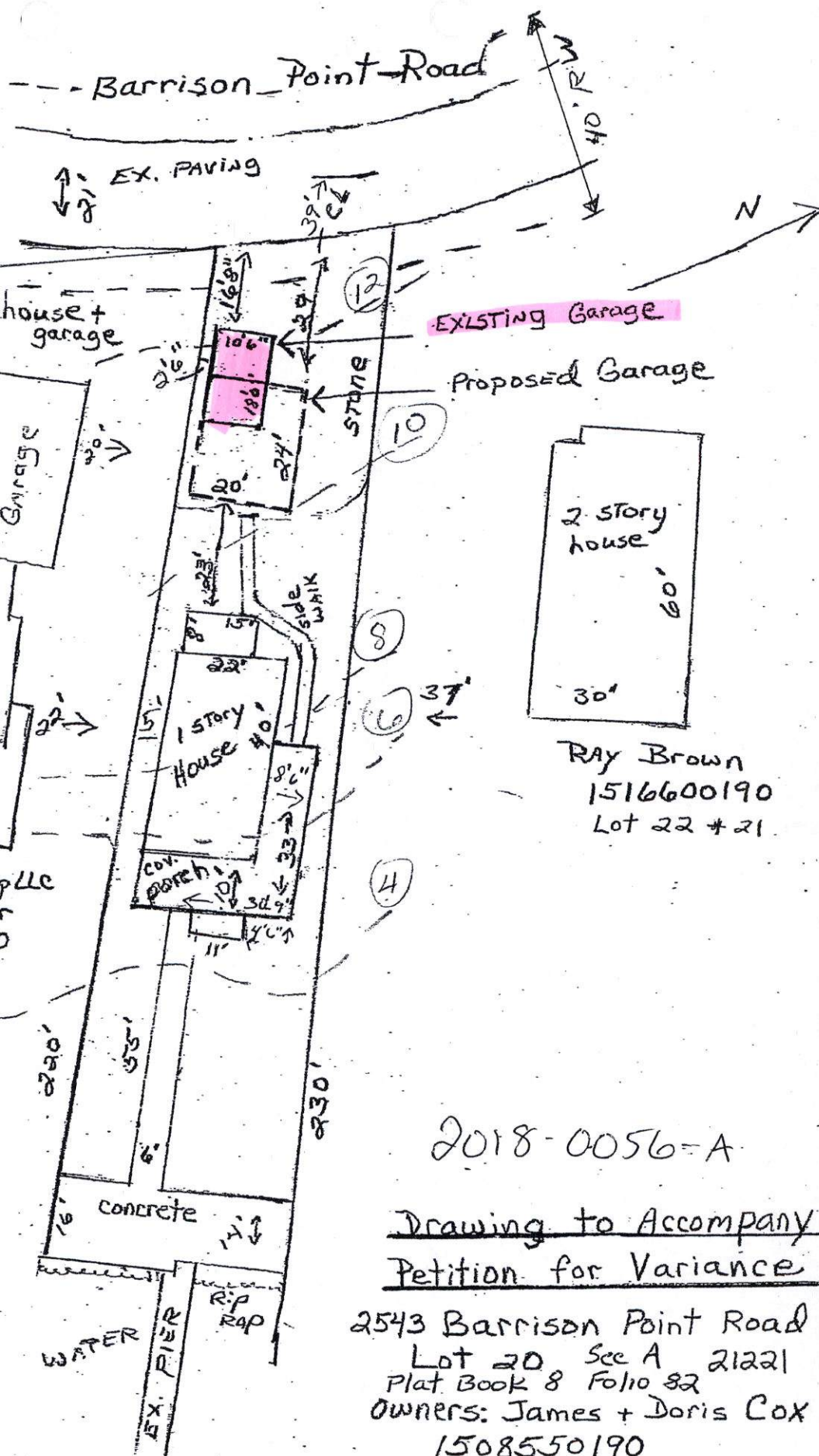
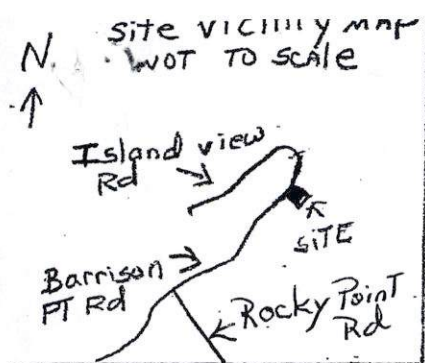


Zoning map # 105B2
site Zoned RC5
Election Dist 15
Council Dist 7
9450 SQFT
Historic: NO
CBCA YES
Flood Plain YES
Public sewer and water
NO Prior Hearings
Drawn by: DORIS COX



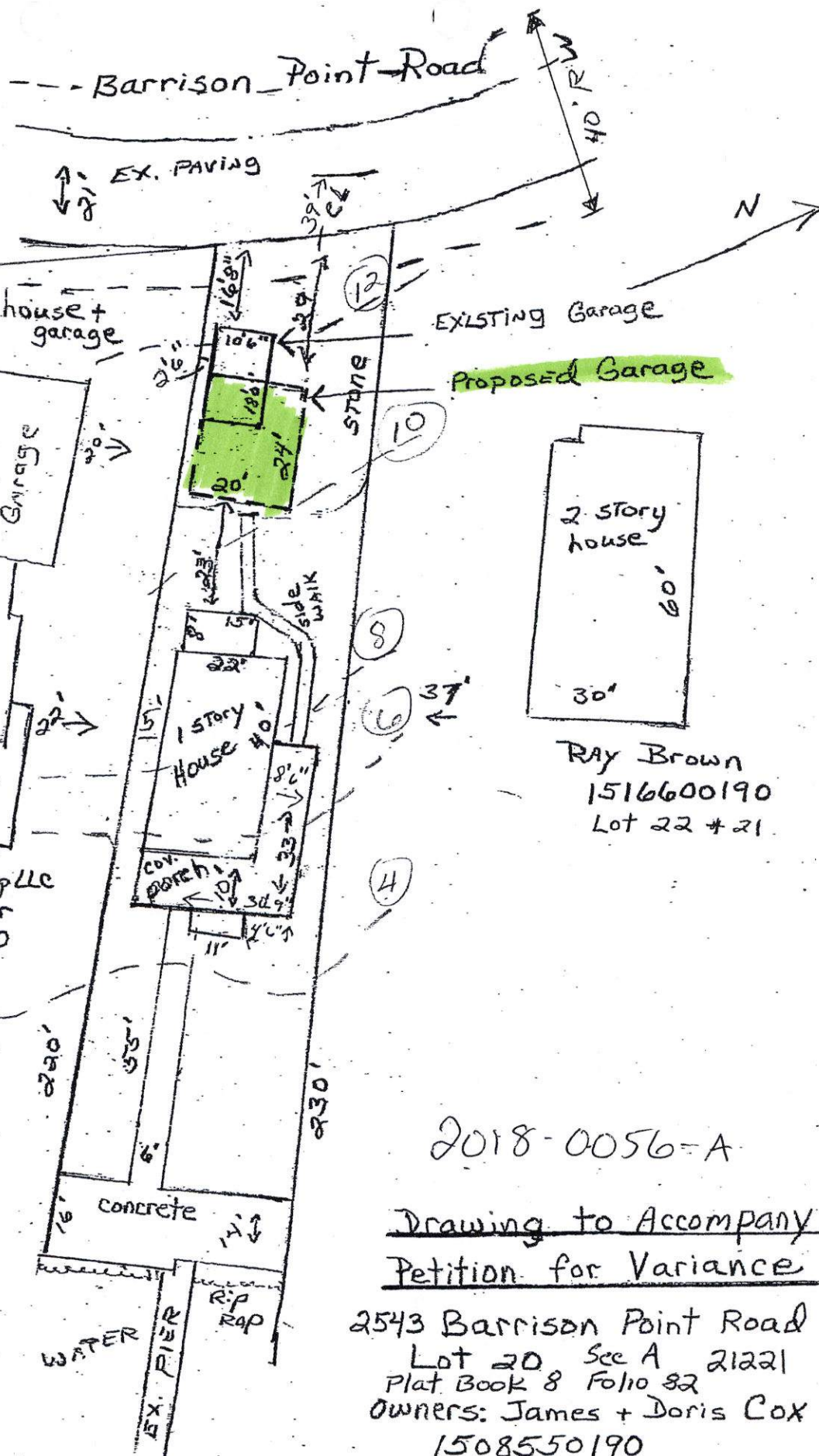
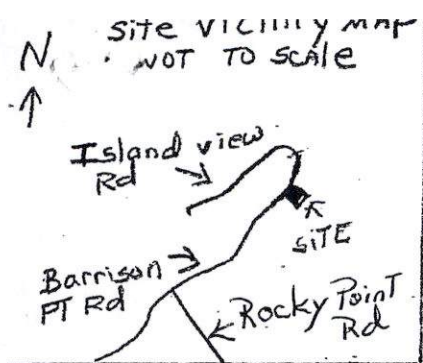
zoning map #105B2
site Zoned RC5
Election Dst 15
Council Dst 7
9450 SQFT
Historic: NO
CBCA YES
Flood Plain YES
Public sewer and water
NO Prior Hearings
DRAWN by: DORIS COX

Drawing to Accompany
Petition for Variance



Zoning map # 105B2
site Zoned RC5
Election Dst 15
Council Dst 7
9450 SQFT
Historic: NO
CBCA YES
Flood Plain YES
Public sewer and water
NO Prior Hearings
DRAWN BY: DORIS COX

Pet. Ex. 1



RAY BROWN
1516600190
Lot 22 + 21

2018-0056-A

Drawing to Accompany
Petition for Variance

2543 Barrison Point Road
Lot 20 See A 21221
Plat Book 8 Folio 82
Owners: James + Doris Cox
1508550190
Deed ref # 25010/00415

Scale: 1 inch = 30 feet 8/1/17
SUBDIVISION: Hawk Cove

Zoning map # 105B2
site Zoned RC5
Election Dist 15
Council Dist 7
9450 SQFT
Historic: NO
CBCA YES
Flood Plain YES
Public sewer and water
NO Prior Hearings
DRAWN by: DORIS COX