

M E M O R A N D U M

DATE: January 30, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0147-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 2018. 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 *
(6610 Mount Vista Road)
11th Election District
5th Council District
Shaewn Schaeffer & Christine Anderson
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0147-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, Shaewn Schaeffer and Christine Anderson (“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 an accessory building (detached garage) to be located in the side yard with a height of 20 ft. in lieu of the required rear yard and maximum permitted 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 December 8, 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

ORDER RECEIVED FOR FILING

Date 12-29-17

By KW

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 accessory building's (detached garage) height and usage, I will impose conditions that the detached 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 29th day of **December, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory building (detached garage) to be located in the side yard with a height of 20 ft. in lieu of the required rear yard and maximum permitted 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.

ORDER RECEIVED FOR FILING

Date 12-29-17

By 19W

2. Petitioners or subsequent owners shall not convert the proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed accessory building (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 12-29-17

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 6610 MOUNT VISTA ROAD Currently zoned RCZ
Deed Reference 34092 1 310 10 Digit Tax Account # 1 1 0 3 0 2 4 4 6 0
Owner(s) Printed Name(s) SHAAWN SCHAEFFER & CHRISTINE ANDERSON

(SELECT THE HEARING(S) BY MARKING ☒ 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)

400.1 AND 400.3 (BCZR) TO PERMIT AN ACCESSORY BUILDING (GARAGE) TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 20 FEET IN LIEU OF THE REQUIRED REAR YARD AND MAXIMUM PERMITTED 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):

SHAAWN SCHAEFFER / CHRISTINE ANDERSON

Name #1 – Type or Print

Name #2 – Type or Print

Shaawn Schaeffer

Christine Anderson

Signature #1

Signature #2

6610 MOUNT VISTA RD. KINGSVILLE, MD.

Mailing Address

City

State

21087

Zip Code

(410) 733-3373

Telephone #

shawn@yaho.com

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:

DAVID BILLINGSLEY

Name- Type or Print

David Billingsley

Signature

601 CHARWOOD CT. EDGEWOOD MD.

Mailing Address

City

State

21040

Zip Code

(410) 679-3719

Telephone #

dw@b0203@yahoo.com

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 11 day of November, 2017, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0197-A

Filing Date 11/30/2017

Estimated Posting Date 1/1/

Reviewer W

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: 6610 MOUNT VISTA ROAD KINGSVILLE MD. 21087
Print or Type Address of property City State Zip Code

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

SEE ATTACHED

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

Shaefner
Signature of Owner (Affiant)

SHAELYN SCHAEFFER
Name- Print or Type

Christine Anderson
Signature of Owner (Affiant)

CHRISTINE ANDERSON
Name- Print or Type

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

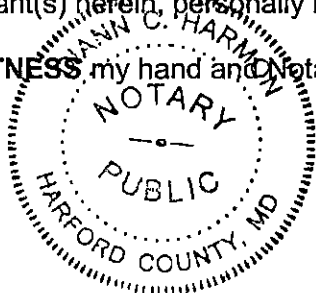
STATE OF MARYLAND, COUNTY OF HARFORD. to wit:

I HEREBY CERTIFY, this 27th day of Nov., 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Shaefner Schaeffer and Christine Anderson

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

AS WITNESS my hand and Notaries Seal



Shawn Schaeffer
Notary Public
01.01.19
My Commission Expires

0147-A

6610 MOUNT VISTA ROAD

We wish to construct a new garage to be utilized for vehicle storage while providing additional storage space above. The storage space will be approximately 7 feet high requiring a total height of 20 feet to the peak of the roof.

The area of our lot to the left side of the existing dwelling is presently cleared and there is already a previously constructed driveway from that area to Mt. Vista Road. Constructing the garage in the requested location will create the least amount of disturbance and place it in close proximity of the existing dwelling for security purposes. Additionally, the garage will be screened from Mt. Vista Road and the adjacent dwelling by existing mature evergreen trees.

The garage will not be used commercially or to create additional living quarters. It is our intention to construct the garage in a manner that will blend in with the existing neighborhood including the use of neutral colors for the siding and roof.

0147-A

**ZONING DESCRIPTION
6610 MT. VISTA ROAD**

Beginning for the same at a point in the center of Mount Vista Road, distant 171 feet southeasterly from its intersection with the center of Brooknoll Drive, thence the six following courses and distances viz:

- (1) S 27° 27' E 133.57 feet
- (2) S 23° 11' E 166.43 feet
- (3) S 89° 07' E 636 feet
- (4) S 84° 45' E 78.24 feet
- (5) N 09° 45' E 380.52 feet and
- (6) S 84° 30' W 909.55 feet to the place of beginning.

Containing 6.00 acres of land, more or less.

Being known as 6610 Mount Vista Road. Located in the 11TH Election District, 5TH Councilmanic District of Baltimore County, Md.

2018-0147-A

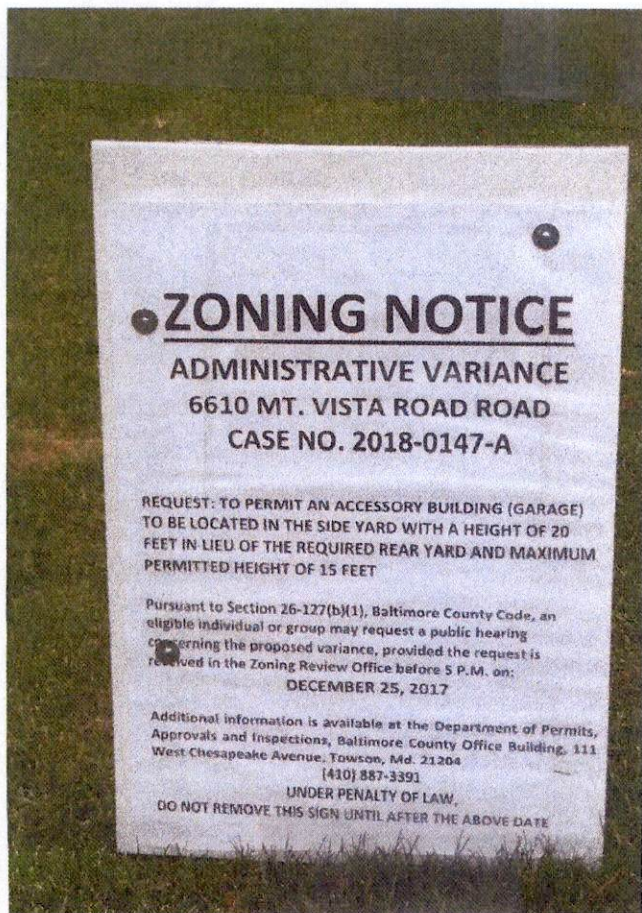
CERTIFICATE OF POSTING

Date: DECEMBER 8, 2017

RE: Project Name: 6610 MT. VISTA ROAD
Case Number /PAI Number: 2018-0147-A
Petitioner/Developer: SCHAEFFER AND ANDERSON
Date of Hearing/Closing: DECEMBER 28, 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 6610 MT. VISTA ROAD

The sign(s) were posted on DECEMBER 8, 2017
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0147 -A Address 6610 Mt Vista Road

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/30/17 Posting Date: 12/10/17 Closing Date: 12/25/17

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for 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.
- 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.
- 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- 0147 -A Address 6610 Mt Vista Rd

Petitioner's Name Shawn Schaeffer & Christine Anderson Telephone 410 733-3373

Posting Date: 12/10/17 Closing Date: 12/25/2017

Wording for Sign: **400.1 AND 400.3 (BCZR) TO PERMIT AN ACCESSORY BUILDING (GARAGE) TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 20 FEET IN LIEU OF THE REQUIRED REAR YARD AND MAXIMUM PERMITTED 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 fifteen (15) 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 - 0147 - A
Property Address: 6610 MT. VISTA RD.
Property Description: _____

Legal Owners (Petitioners): SHAELYN SCHAEFFER
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHAWN SCHAEFFER
Company/Firm (if applicable): _____
Address: 6610 MT. VISTA RD
KINGSVILLE MO 21087

Telephone Number: (410) 733-3373

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

NO. 160544

Date: 11/30/17

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: Daniel Billingsley
For: 6610 Mt Vista Rd

7018-6147-A

DISTRIBUTION

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

VOID RECEIPT

BUSINESS ACTUAL TIME IN
11/30/2017 11/30/2017 09:53:33
CITY OF BALTIMORE
RECEIPT # 932375 11/30/2017 0611
Dept 5 523 ZONING VERIFICATION
OF NO. 160544
Receipt for \$75.00
\$130.00 CR \$1.00 CR
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

December 27, 2017

Shaewn Schaeffer
Christine Anderson
6610 Mount Vista Road
Kingsville MD 21087

RE: Case Number: 2018-0147 A, Address: 6610 Mount Vista Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 30, 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 dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0147-A
Address 6610 Mount Vista Road
(Schaeffer & Anderson Property)

Zoning Advisory Committee Meeting of **December 11, 2017**.

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

Reviewer: Steve Ford

Date: 12/6/17

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. 2018-0147-A

Administrative Variance

*Shirleen Schaeffer and Christine Anderson
6610 Mt. Vista 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
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Address 6610 Mount Vista Road
(Schaeffer & Anderson Property)

Zoning Advisory Committee Meeting of **December 11, 2017**.

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

Reviewer: Steve Ford

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>12-11</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-6</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 12-8-17 by BilleingstayPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1103024460							
Owner Information									
Owner Name:		SCHAEFFER SHAWN ANDERSON CHRISTINE				Use:		RESIDENTIAL	
Mailing Address:		6610 MT VISTA RD KINGSVILLE MD 21087-				Principal Residence:		YES	
						Deed Reference:		/34092/ 00310	
Location & Structure Information									
Premises Address:		6610 MT VISTA RD KINGSVILLE 21087-				Legal Description:		6 AC NES MT VISTA RD 6610 MT VISTA RD 400 N DILWORTH LA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0054	0017	0116		0000				2018	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	
1955		2,698 SF				6.0000 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		SIDING	2 full	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2017		07/01/2018	
Land:		217,500		217,500					
Improvements		276,600		276,600					
Total:		494,100		494,100		494,100			
Preferential Land:		0							
Transfer Information									
Seller: CHILDS DOROTHY JANE TRUSTEE				Date: 08/16/2013			Price: \$430,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /34092/ 00310			Deed2:		
Seller: CHILDS EUGENE H				Date: 01/24/2013			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /33094/ 00356			Deed2:		
Seller: CHILDS EUGENE H				Date: 08/19/1997			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /12335/ 00654			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:

PHOTO A

Legend



Google Earth

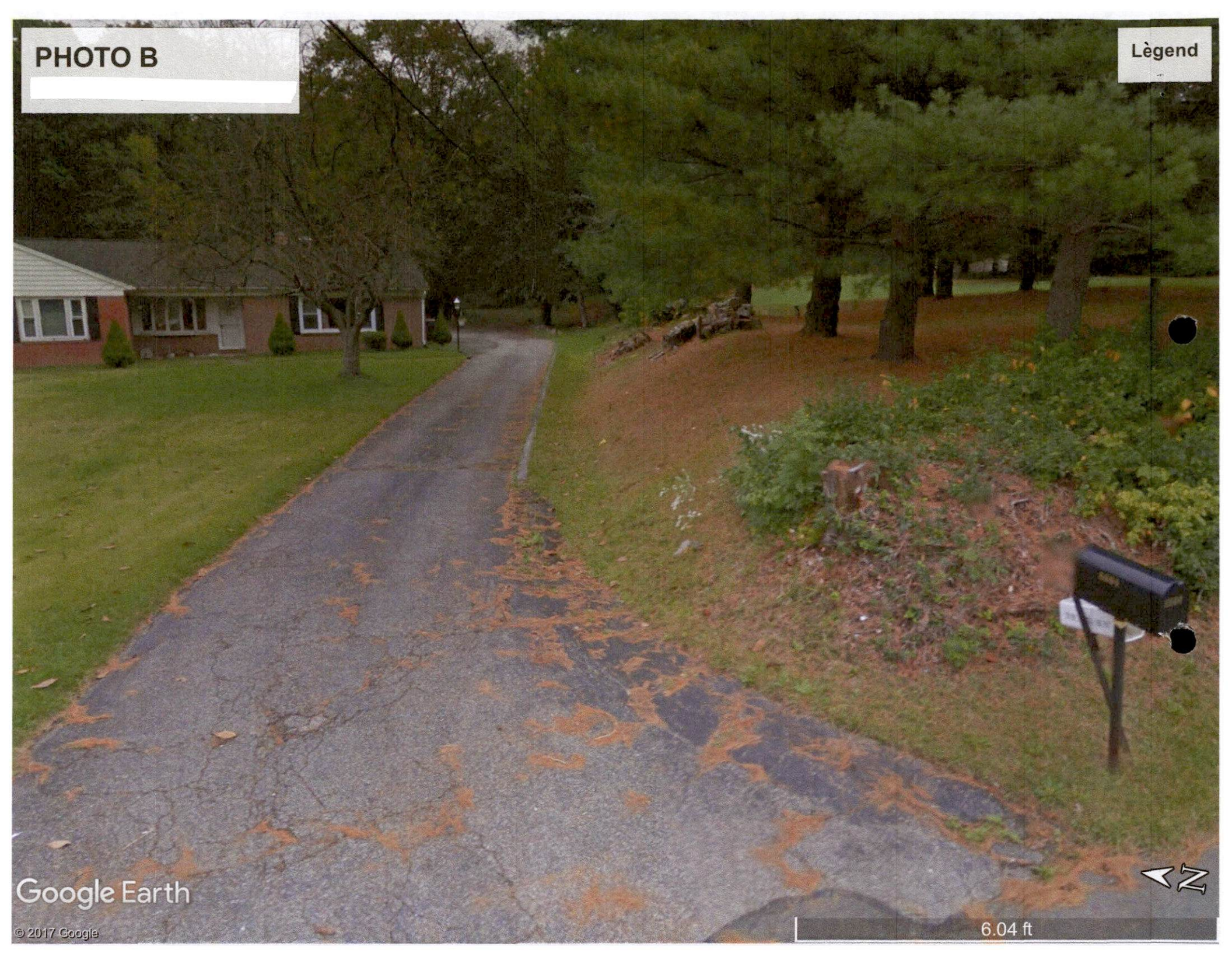
© 2017 Google

6.09 ft



PHOTO B

Légend



Google Earth

© 2017 Google

6.04 ft



PHOTO C

Write a description for your map.

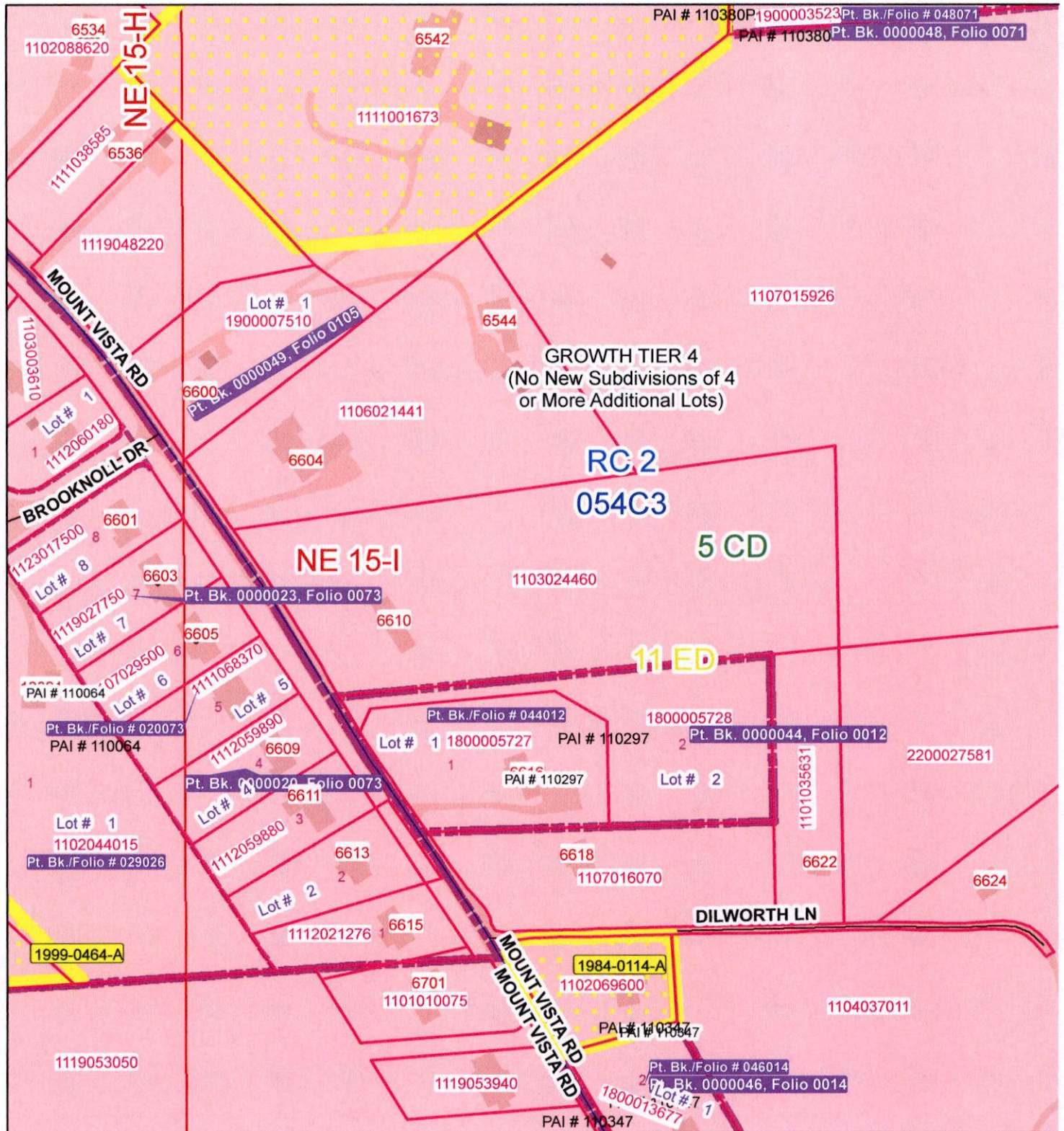
Legend



Google Earth

© 2017 Google

6610 Mt. Vista Road 20.0-0147-A



Publication Date: 11/30/2017

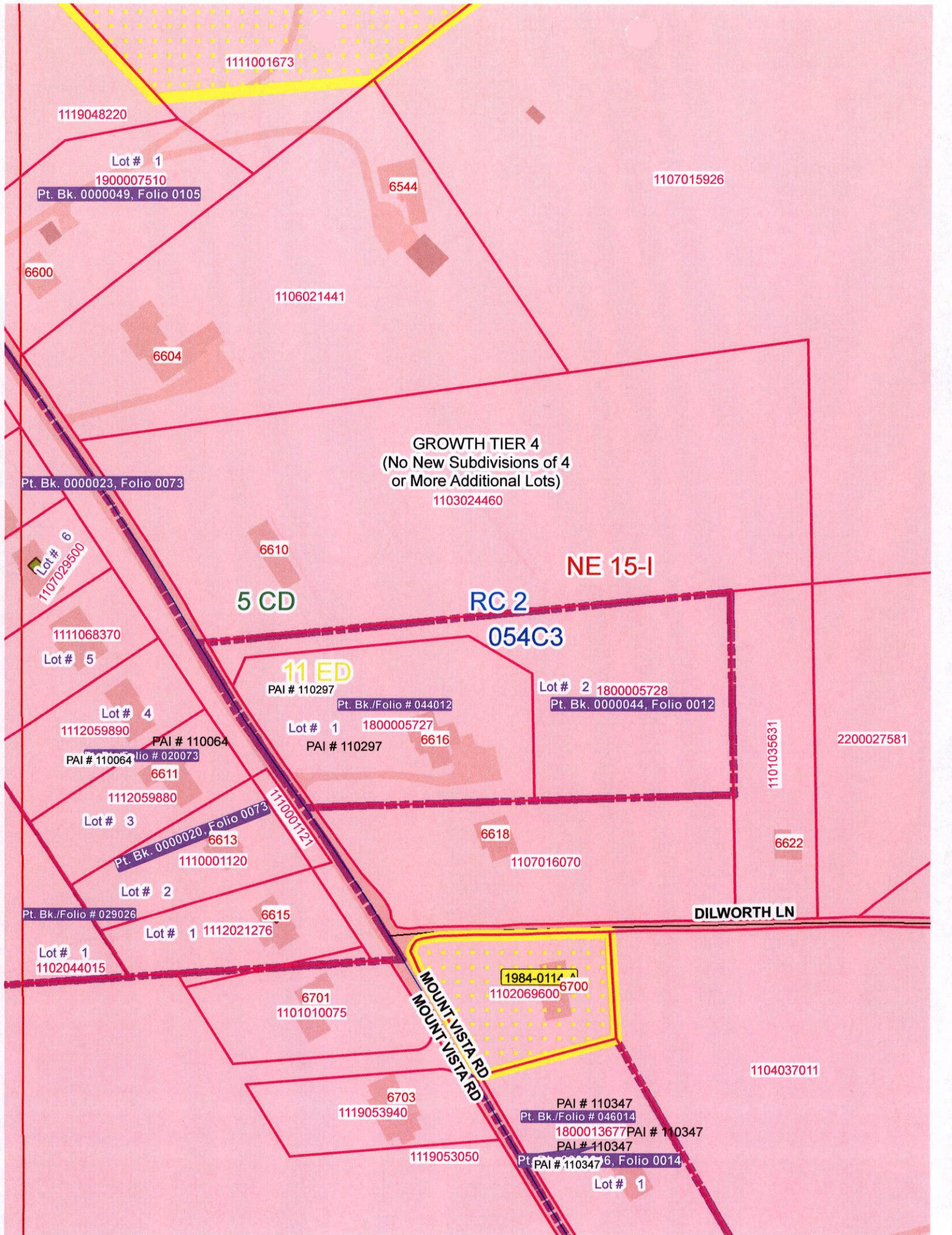


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet



1111001673

1119048220

Lot # 1

1900007510

Pt. Bk. 0000049, Folio 0105

6544

1107015926

6600

1106021441

6604

Pt. Bk. 0000023, Folio 0073

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1103024460

6610

5 CD

RC 2

NE 15-I

054C3

11 ED

PAI # 110297

Pt. Bk./Folio # 044012

Lot # 2 1800005728

Pt. Bk. 0000044, Folio 0012

1111068370

Lot # 5

Lot # 4

1112059890

PAI # 110064

PAI # 110064 Folio # 020073

6611

1112059880

Lot # 3

Pt. Bk. 0000020, Folio 0073

6613

1110001120

Lot # 2

Pt. Bk./Folio # 029026

Lot # 1 1112021276

6615

Lot # 1

1102044015

6701
1101010075

6618

1107016070

1101035631

2200027581

6622

DILWORTH LN

MOUNT VISTA RD
MOUNT VISTA RD

1984-0114

1102069600 6700

1104037011

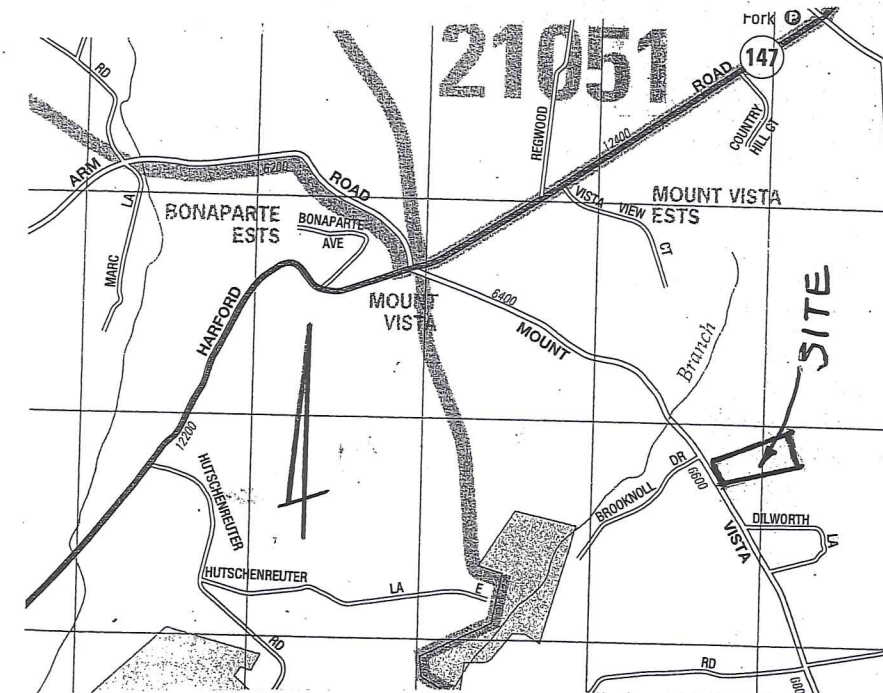
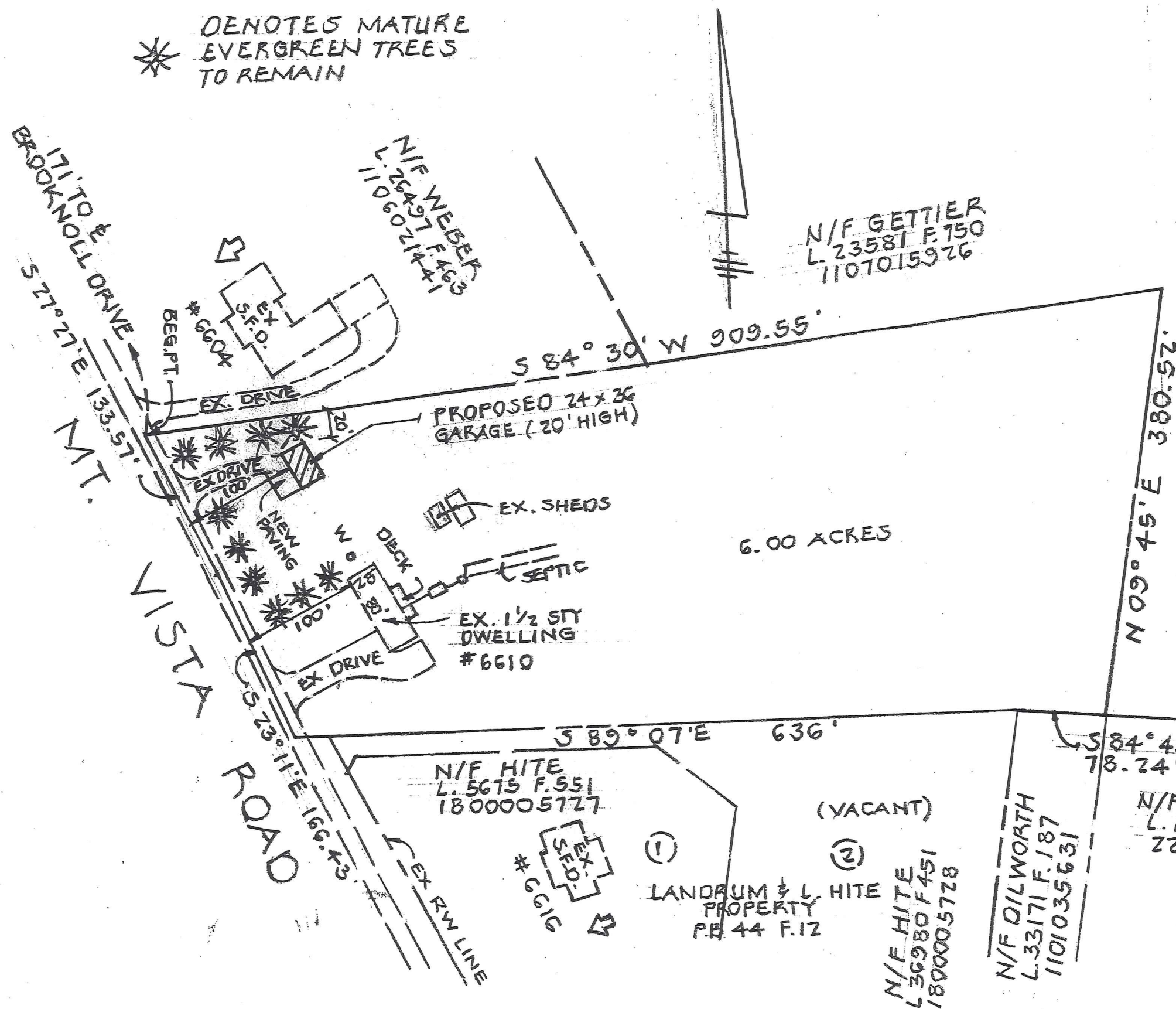
6703
1119053940

1119053050

PAI # 110347
Pt. Bk./Folio # 046014
1800013677 PAI # 110347
PAI # 110347
Pt. Bk. 0000016, Folio 0014

Lot # 1

 DENOTES MATURE
EVERGREEN TREES
TO REMAIN



VICINITY MAP
SCALE: 1" = 2000

NOTES

1. ZONING.....RC2 (MAP 054C3)
2. LOT AREA.....6.00 ACRES
3. NO PREVIOUS ZONING HISTORY, VIOLATIONS, CRITICAL AREAS, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
4. PRIVATE WATER AND SEWER
5. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE

OWNER

SHAAWN SCHAEFFER
CHRISTINE ANDERSON
6610 MT. VISTA ROAD
KINGSVILLE, MD. 21087
DEED REF: L.34092 F.310
ACCT. NO. 11030244 [GO](#)

2018-0147-A

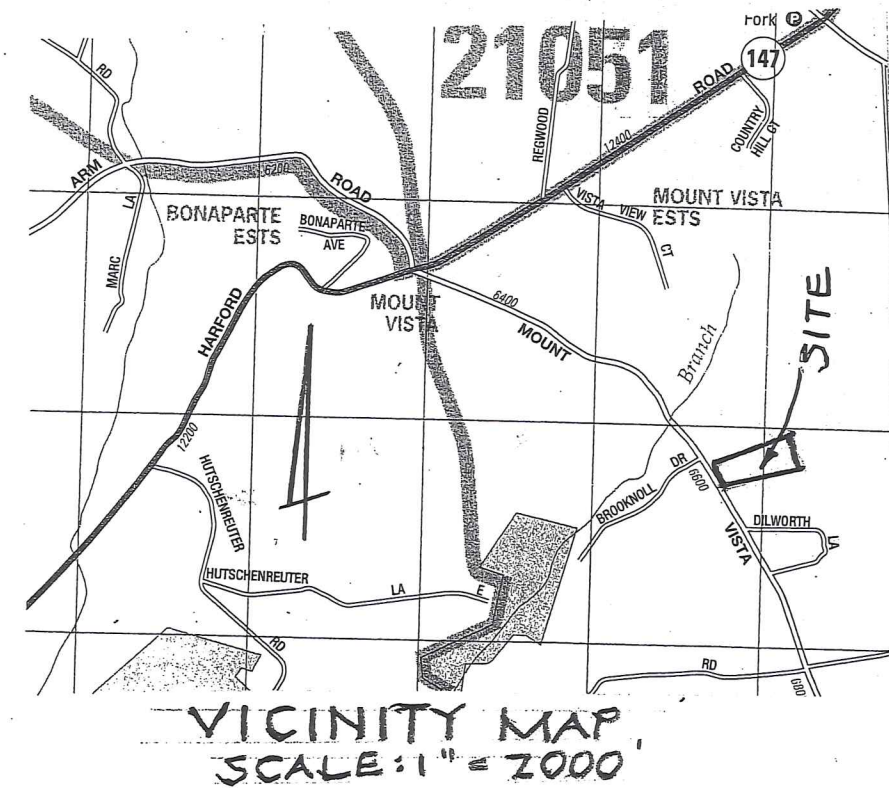
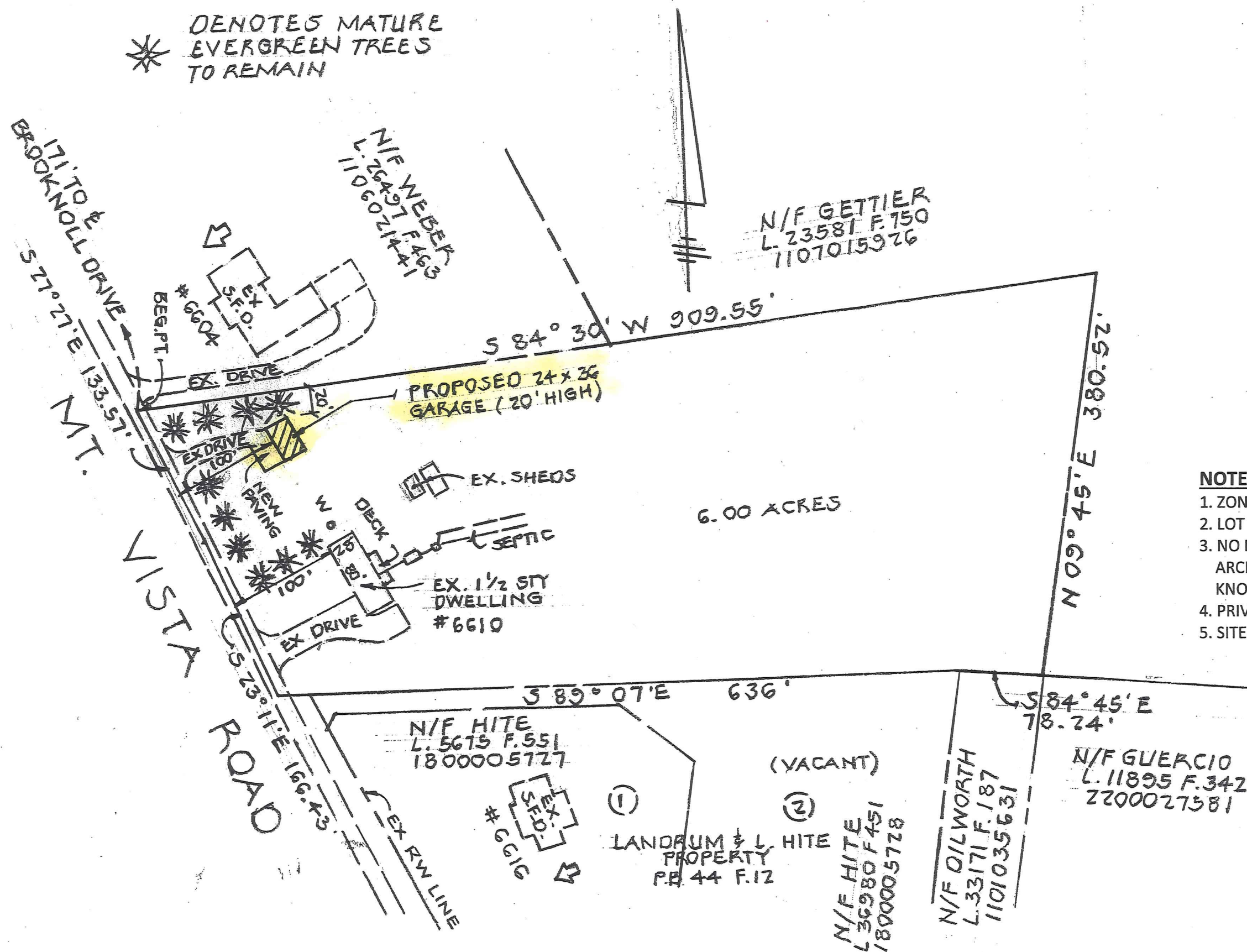
PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE

6610 MT. VISTA ROAD

ELECTION DISTRICT 11C5 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 100 FEET NOVEMBER 21, 2017

 DENOTES MATURE
EVERGREEN TREES
TO REMAIN



NOTES

1. ZONING.....RC2 (MAP 054C3)
2. LOT AREA.....6.00 ACRES
3. NO PREVIOUS ZONING HISTORY, VIOLATIONS, CRITICAL AREAS, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
4. PRIVATE WATER AND SEWER
5. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE

OWNER

SHAAWN SCHAEFFER
CHRISTINE ANDERSON
6610 MT. VISTA ROAD
KINGSVILLE, MD. 21087
DEED REF: L.34092 F.310
ACCT. NO. 1103024 460

2018-0147-A

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE

6610 MT. VISTA ROAD

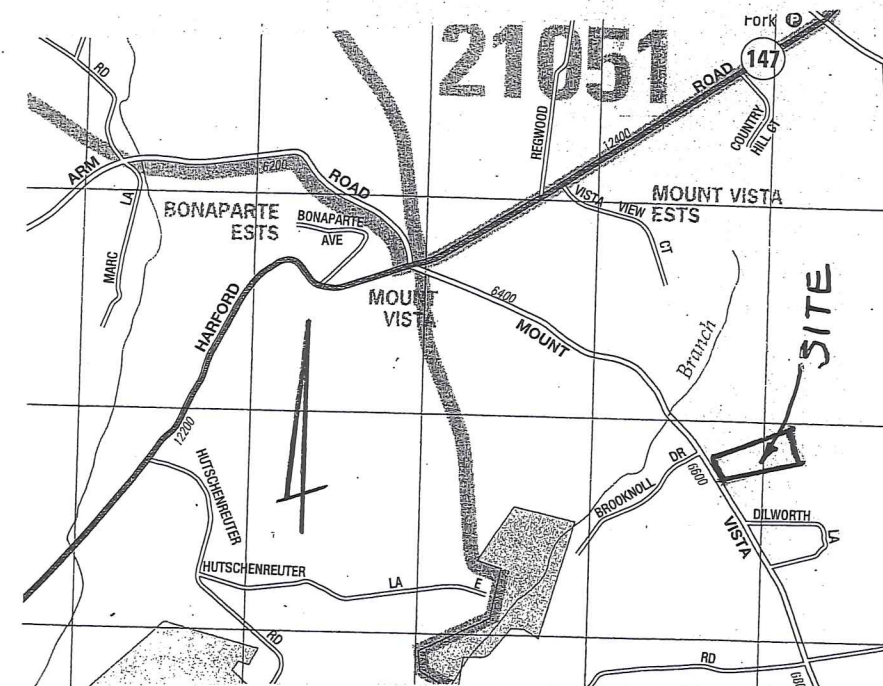
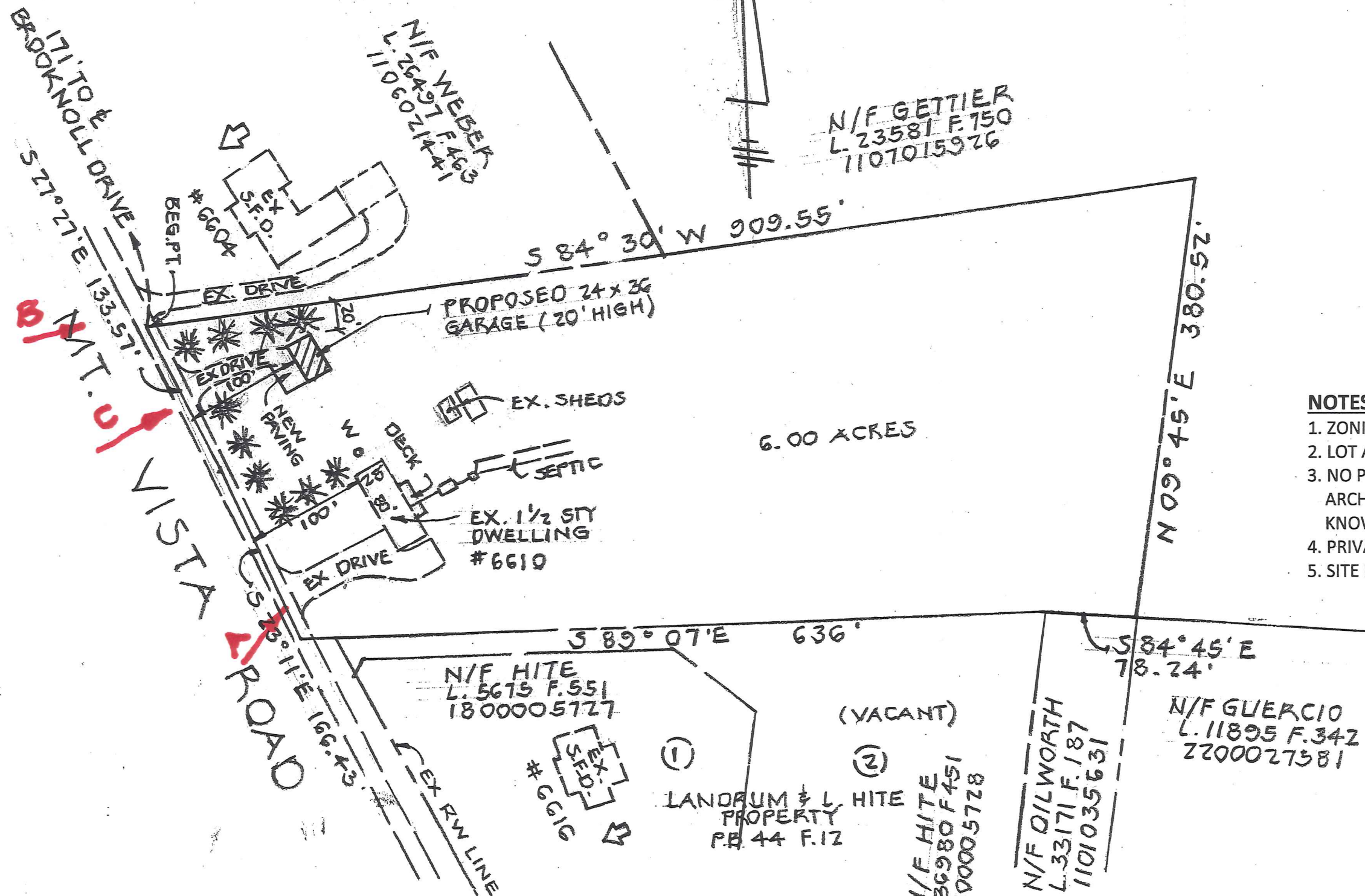
ELECTION DISTRICT 11C5 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 100 FEET NOVEMBER 21, 2017

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

Pet. Exp. 1

* DENOTES MATURE EVERGREEN TREES TO REMAIN



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. ZONING.....RC2 (MAP 054C3)
2. LOT AREA.....6.00 ACRES
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4. PRIVATE WATER AND SEWER
5. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE

2018-0147-A

OWNER

SHAAWN SCHAEFFER
CHRISTINE ANDERSON
6610 MT. VISTA ROAD
KINGSVILLE, MD. 21087
DEED REF: L.34092 F.310
ACCT. NO. 1103024460

PHOTOS

**PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE**

6610 MT. VISTA ROAD

ELECTION DISTRICT 11C5 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 100 FEET NOVEMBER 21, 2017