

M E M O R A N D U M

DATE: July 31, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0289-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on July 30, 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 * BEFORE THE
(316 West Wind Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District *
Austin G. & Tracey A. Root * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2018-0330-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, Austin G. and Tracey A. Root (“Petitioners”). Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit the height of an existing garage roof to be raised to a height of 24 ft. in lieu of the permitted 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 June 7, 2018, 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 (“BCC”). 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

ORDER RECEIVED FOR FILING

Date 6/28/18

By Sen

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

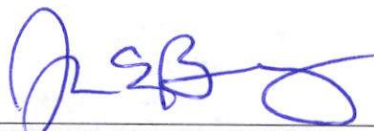
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 28th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit the height of an existing garage roof to be raised to a height of 24 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

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Date 6/28/18

By sln



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 316 West Wind Rd, Towson, MD 21204 Currently zoned DR-2
Deed Reference _____ / _____ 10 Digit Tax Account # 0912591061
Owner(s) Printed Name(s) Austin & Tracey Root

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.3, BC2R, TO PERMIT THE HEIGHT OF AN EXISTING GARAGE ROOF TO BE RAISED TO A HEIGHT OF 24 FT. IN LIEU OF THE PERMITTED 15 FT.

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.

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Date 6/28/18
By SEN

Owner(s)/Petitioner(s):

Austin Root		Tracey Root	
Name #1 – Type or Print		Name #2 – Type or Print	
<u>Austin Root</u>		<u>Tracey Root</u>	
Signature #1		Signature #2	
316 West Wind Rd		Towson	MD
Mailing Address		City	State
21204	/	917-476-2672	/ austin_root@yahoo.com
Zip Code		Telephone #	Email Address

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

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ / Telephone # _____ / Email Address _____

Representative to be contacted:

Austin Childs			
Name – Type or Print			
Signature _____			
16850 Gerting Rd			
Mailing Address			
Monkton			
City			
MD			
State			
21111	/	410-340-0012	/ achilds@monktondesignbuild.com
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 2018-0330-A Filing Date 6/1/18 Estimated Posting Date 6/10/18 Reviewer JCM

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: 316 West Wind Rd Towson MD 21204
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)

It is necessary to expand the upper level of the existing garage to create much-needed multi-use family space. After careful site analysis and a thorough architectural review, we have determined that is not feasible to add the space to the existing house.

We have developed a solution that replaces the existing low-slope garage roof with a gambrel style roof that is more architecturally compatible with the rooflines of the existing house. The resulting height of the accessory structure would be 24 feet.

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

Austin Root
Signature of Owner (Affiant)

Austin Root
Name- Print or Type

Tracey Root
Signature of Owner (Affiant)

Tracey Root
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:

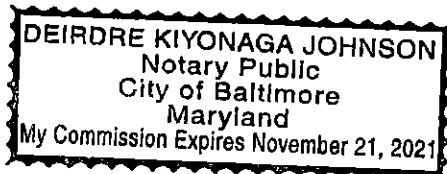
I HEREBY CERTIFY, this 24 day of May, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Austin Root and Tracey Root

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

AS WITNESS my hand and Notaries Seal

Deirdre Kiyonaga Johnson
Notary Public
11/21/21
My Commission Expires



**ZONING DESCRIPTION for the
ROOT PROPERTY, 316 WEST WIND ROAD,
TOWSON, MARYLAND 21204**

Beginning at a point on the North side of West Wind Road, which is 50 ft. wide at the distance of 142 ft. west of the centerline of the nearest intersecting street, North Wind Road, which is 50 ft. wide.

Being Lot No. 85, in the subdivision of Four Winds, as recorded in Baltimore County Plat Book No. 16., Folio No. 103, containing 22,651 sq. ft. Also known as 316 West Wind Road, located in the 9th Election District, 2nd Councilmanic District.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0330 -A Address 316 WEST WIND RD.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/1/18 Posting Date: 6/10 Closing Date: 6/25

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- 0330 -A Address 316 WEST WIND RD.

Petitioner's Name AUSTIN ROOT Telephone 917-476-2672

Posting Date: 6/10/18 Closing Date: 6/25/18

Wording for Sign: To Permit An existing garage to have
its roof raised to a height of 24ft. in
lieu of the permitted 15ft.

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/neighbors 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: 2018-0330-A

Property Address: 316 WEST WIND RD.

Property Description: N/SIDE of WEST WIND RD, 142ft. ±
From E of NORTH WIND RD.

Legal Owners (Petitioners): AUSTIN & TRACEY ROOT

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: AUSTIN ROOT

Company/Firm (if applicable): _____

Address: _____

SAME

Telephone Number: _____

917-476-2672

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

No **168837**

Date **6/1/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 6/04/2018 6/01/2018 09:13:25 2

REG NS02 WALKIN JEE
 RECEIPT # 054242 6/01/2018 OFLY

Dep 5 528 ZONING VERIFICATION
 CR NO. 168837

Recpt Tot \$75.00
 \$75.00 OK \$1.00 CA
 Baltimore County, Maryland

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

Total **75.00**

Rec From **AUSTIN CHILDS**

For **2018-0330-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

June 26, 2018

Austin & Tracey Root
316 West Wind Road
Towson MD 21204

RE: Case Number: 2018-0330 A, Address: 316 West Wind Road

Dear Mr. & Ms. Root:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 1, 2018. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "R" and "J".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Austin Childs, 16850 Gerting Road, Monkton MD 21111



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 6/6/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0330-A

Administrative Variance
Austin & Tracey Root
316 West Wind 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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/7/2018

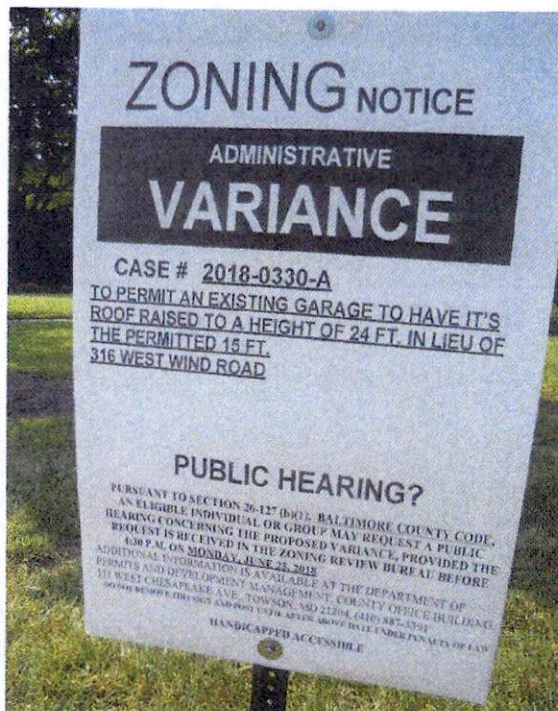
Case Number: 2018-0330-A

Petitioner / Developer: AUSTIN CHILDS, AIA ~ AUSTIN ROOT

Date of Closing: JUNE 25, 2018

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:
316 WEST WIND ROAD

The sign(s) were posted on: JUNE 7, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Sign # (2) CASE # 2018-0330-A Background Photo Sign # (1) CASE # 2018-0330-A

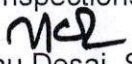


Background Photo Sign # (2) Case # 2018-0330-A
 316 West Wind Road

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 12 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2018
Item No. 2018-0325-A, 0328-A and 0330-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-6</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 (1 st)	Date: <u>6-7-18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

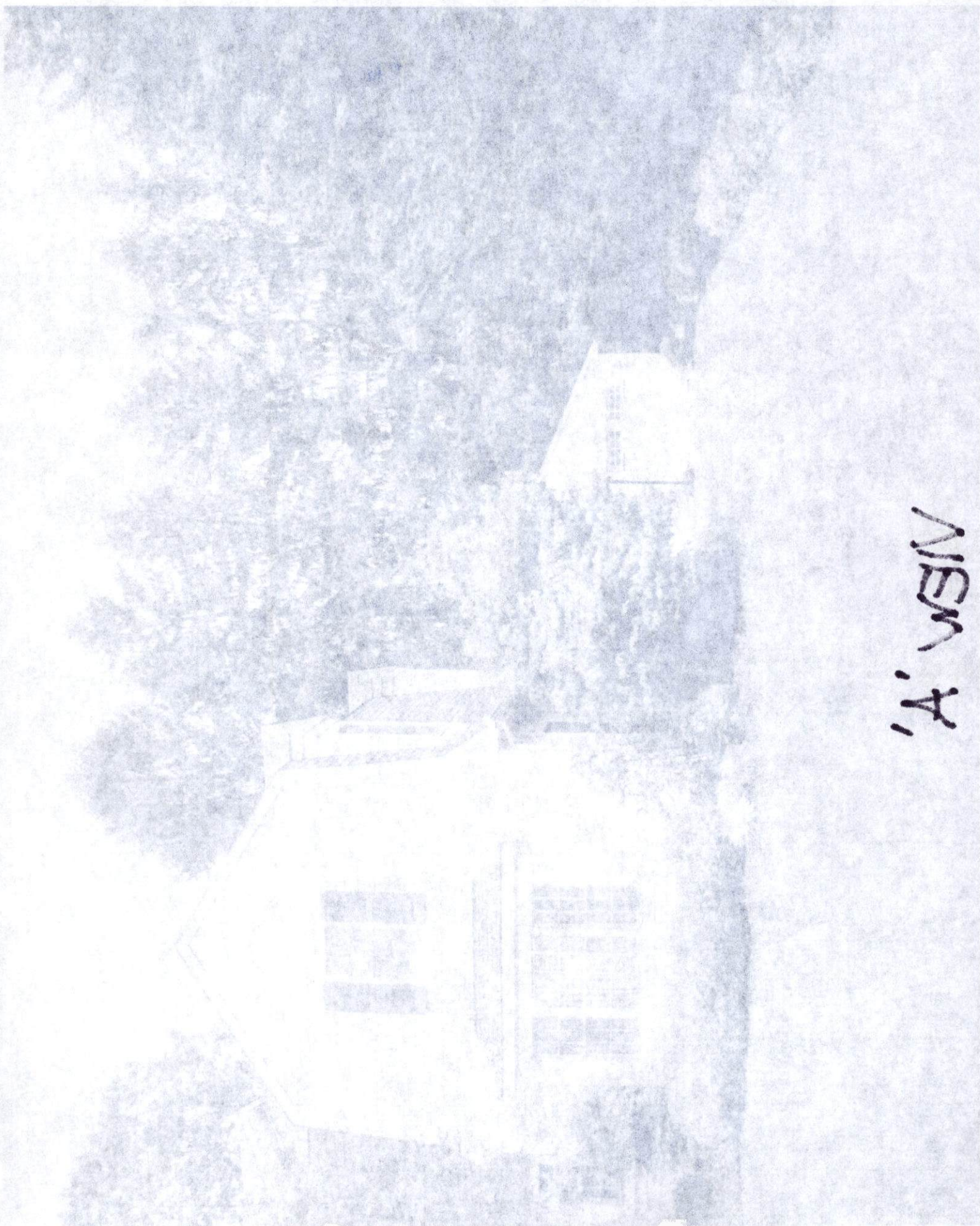
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0912591061			
Owner Information					
Owner Name:	ROOT AUSTIN G ROOT TRACEY A		Use:	RESIDENTIAL	
Mailing Address:	316 W WIND RD TOWSON MD 21204-6740		Principal Residence:	YES	
			Deed Reference:	/24872/ 00130	
Location & Structure Information					
Premises Address:		316 WEST WIND RD 0-0000		Legal Description: 316 WEST WIND RD FOUR WINDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0011	0403		0000	2 85 2017 0016/0103
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1953	3,531 SF	500 SF	22,651 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	STONE	3 full/ 1 half	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	304,600	304,600			
Improvements	466,200	464,000			
Total:	770,800	768,600	768,600	768,600	
Preferential Land:	0			0	
Transfer Information					
Seller: FURLONG SEAN T		Date: 12/06/2006		Price: \$1,100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /24872/ 00130		Deed2:	
Seller: LOTHROP OLIVER A,JR		Date: 02/10/2006		Price: \$709,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /23375/ 00484		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		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:					



VIEW A

VIEW 1





VIEW 'B'

MEM, B,



VIEW C!

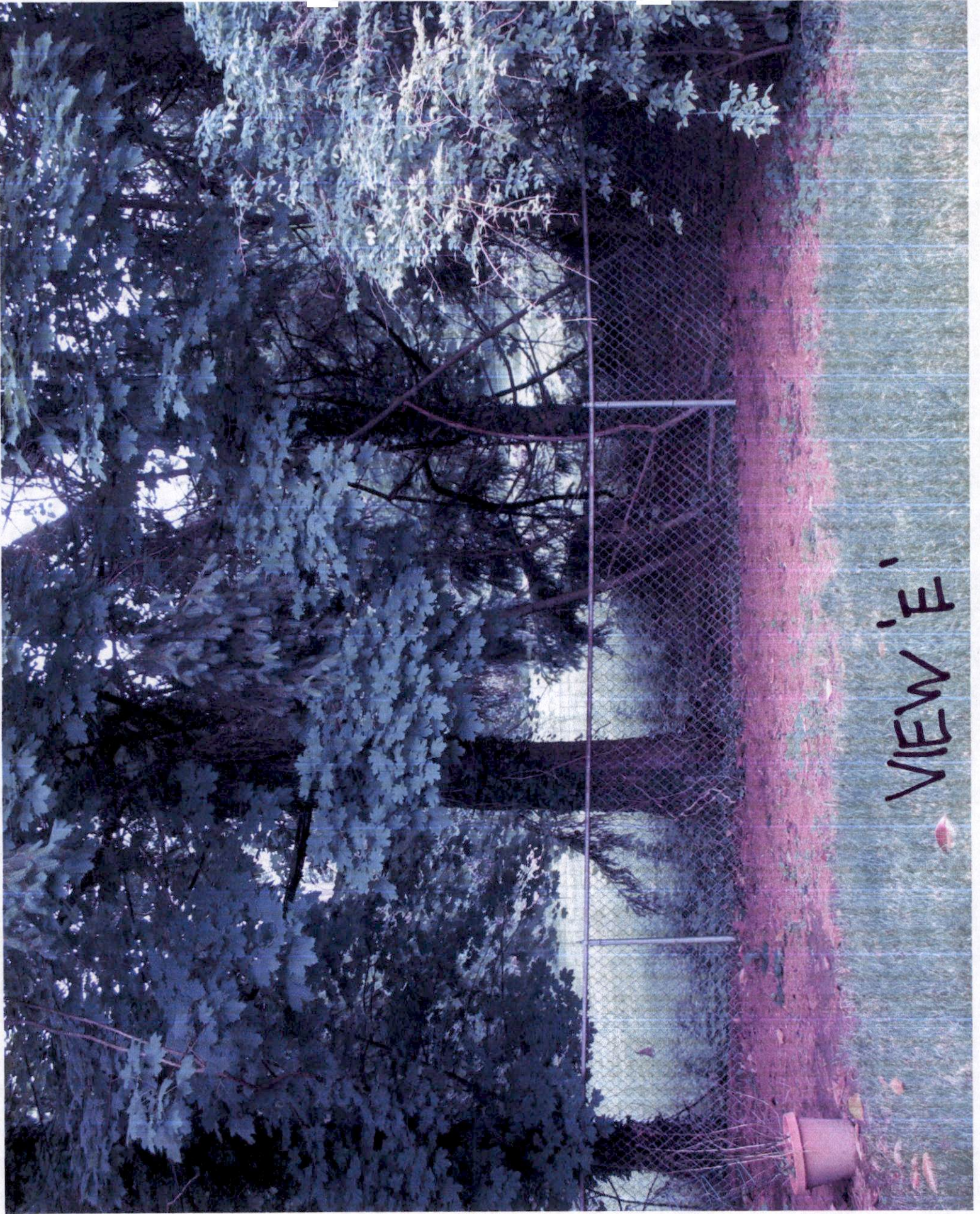
NEW, C.



VIEW 'D'

NEW ID,

VIEW 'E'



MEM E.



VIEW 'F'

MEM. E.



0920800790

1995-0356-A

0922000770

0918475741

DRIVEWAY

DRIVEWAY

BOYCE AVE

1984-0175-A

02656610

Lot # 88

Lot # 1

2400013259

PAI # 090769

Pt. Bk./Folio # MP05002

PAI # 090769

PAI # 090769

PAI # 090769

Lot # 87

0918101081

318

0914101110

Lot # 1

Pt. Bk. 0000013, Folio 0136

317

9 ED DR 2

Lot # 3

2500001438

2 CD

NW 10-A

069C2

Lot # 84

0901740530

314

Lot # 85

0912591061

316

Lot # 86

0902202170

0908008990

Lot # 9

PAI # 090060

PAI # 090060

Pt. Bk./Folio # 016103

WEST WIND RD

Pt. Bk./Folio # 013136

EAST WIND RD

0904503150 Lot # 60

Lot # 61

2300012331

313

2300012329

Lot # 62

315

312

Lot # 63

2300012330

911

0902006110

Lot # 20

Lot # 19 0902202710

Lot # 64

1700013097

Pt. Bk. 0000016, Folio 0103

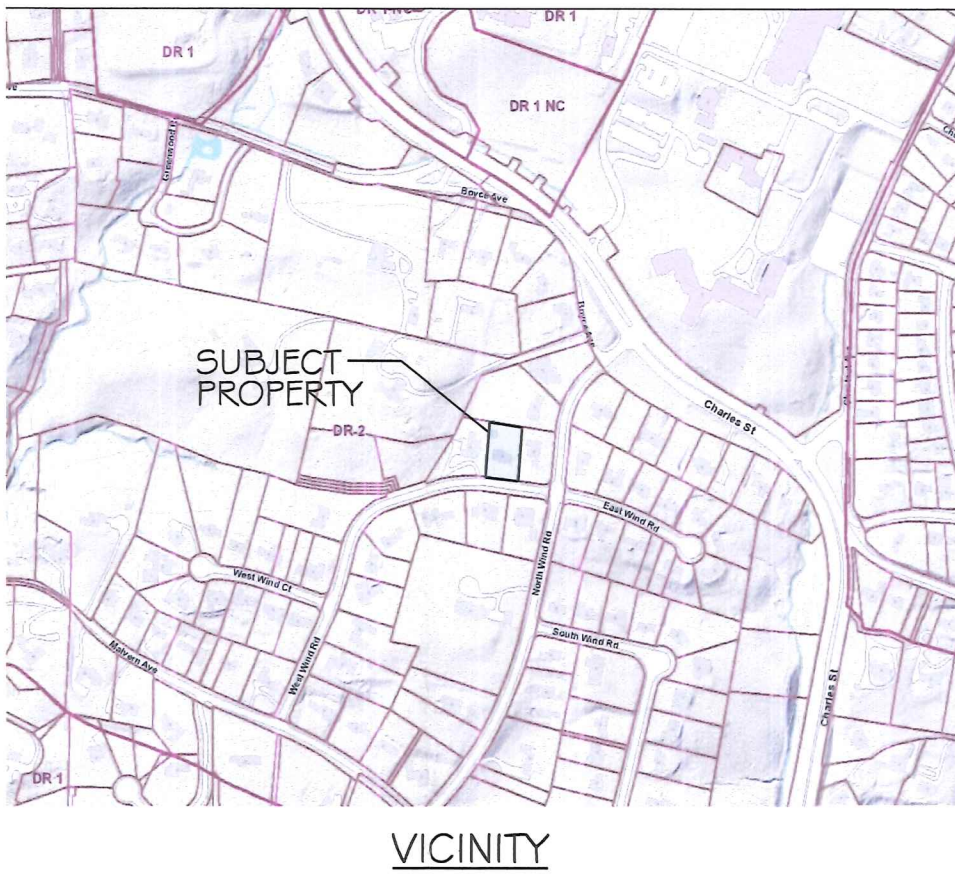
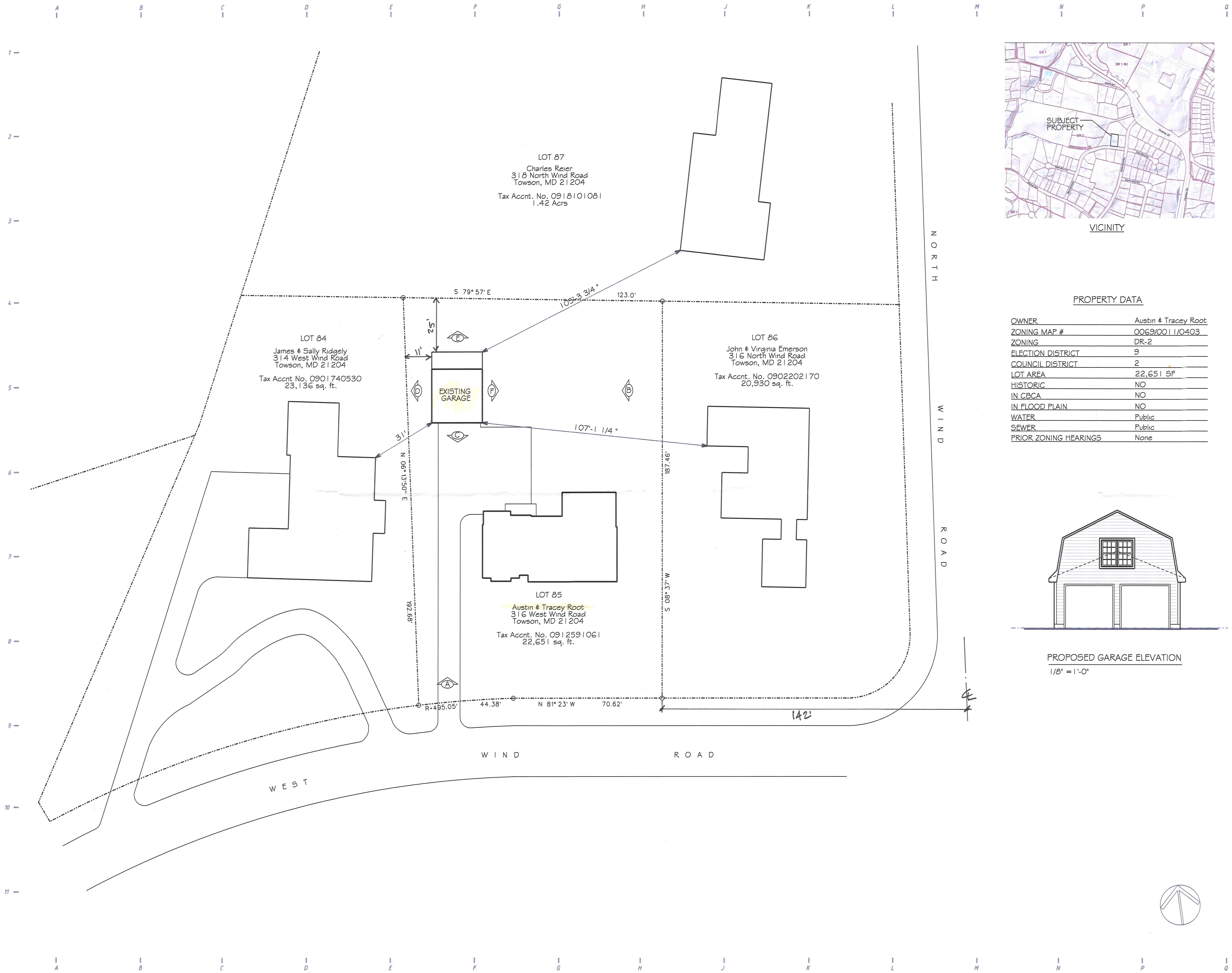
0902008140

Lot # 21

Lot # 22

0919640180

0902202020



PROPERTY DATA	
OWNER	Austin & Tracey Root
ZONING MAP #	0069/0011/0403
ZONING	DR-2
ELECTION DISTRICT	9
COUNCIL DISTRICT	2
LOT AREA	22,651 SF
HISTORIC	NO
IN CBCA	NO
IN FLOOD PLAIN	NO
WATER	Public
SEWER	Public
PRIOR ZONING HEARINGS	None

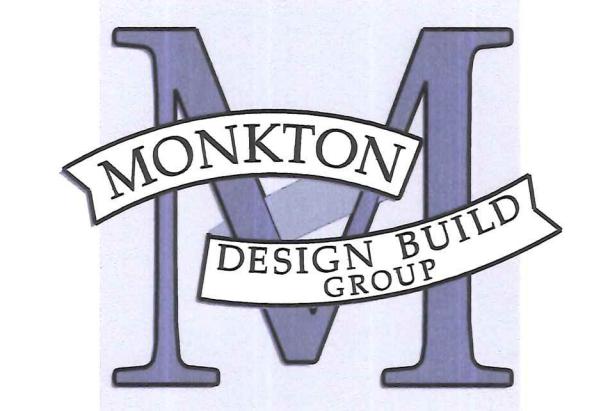


PROPOSED GARAGE ELEVATION
1/8" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE ZONING VARIANCE

TRACEY & AUSTIN
**ROOT
HOUSE**

316 WEST WIND ROAD
TOWSON, MARYLAND 21204



Copyright Austin B. Childs Architecture, LLC 2014.
Unauthorized use, reproduction or distribution
strictly prohibited.

No.	Date	Item
-----	------	------

REVISIONS

Drawn

Checked

Approved

**austin b childs
architecture**

chickenranch design studio
16850 gerting road
monkton, maryland 21111
410.472.9290
achildsaia@msn.com

SITE PLAN

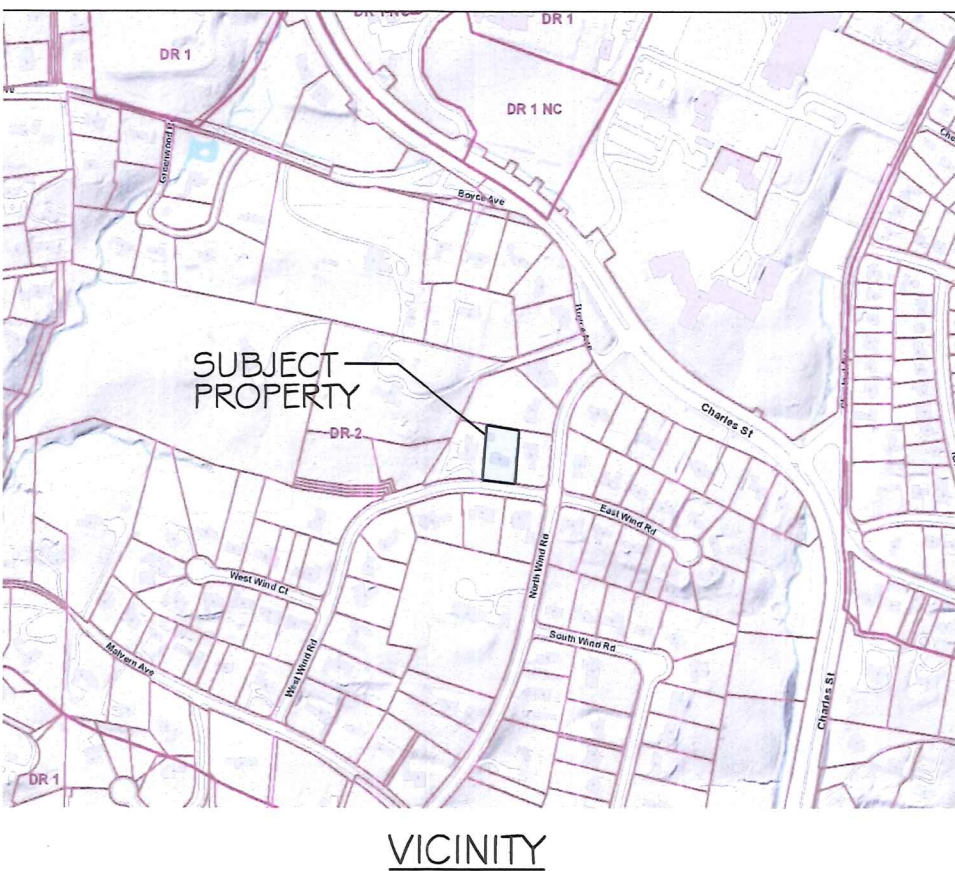
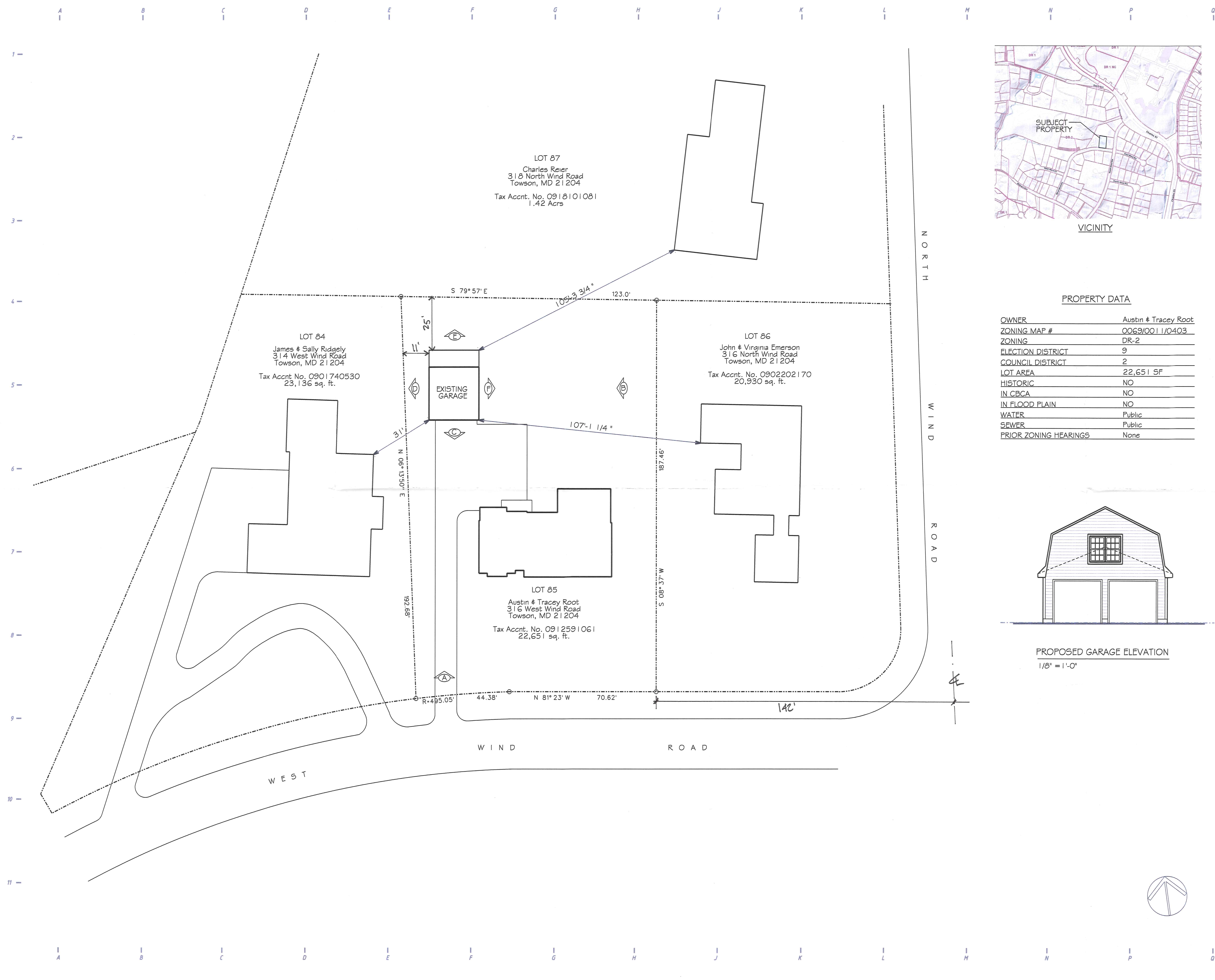
CONTRACT NO.

SCALE 1"=20'

DATE June 1, 2018

SP

Pet. Sub. 1



PROPERTY DATA	
OWNER	Austin & Tracey Root
ZONING MAP #	0069/0011/0403
ZONING	DR-2
ELECTION DISTRICT	9
COUNCIL DISTRICT	2
LOT AREA	22,651 SF
HISTORIC	NO
IN CBCA	NO
IN FLOOD PLAIN	NO
WATER	Public
SEWER	Public
PRIOR ZONING HEARINGS	None

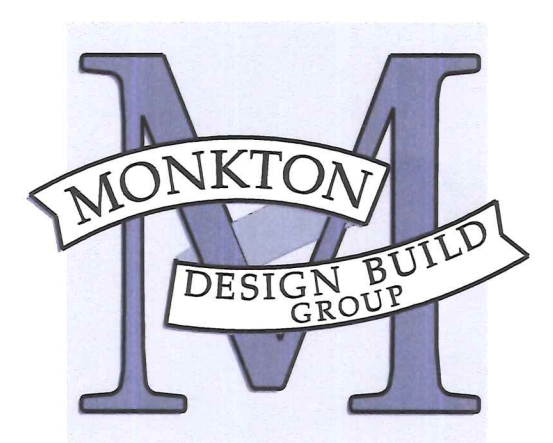


PROPOSED GARAGE ELEVATION
1/8" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE

TRACEY & AUSTIN
ROOT
HOUSE

316 WEST WIND ROAD
TOWSON, MARYLAND 21204



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No	Date	Item
REVISIONS		

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SITE PLAN

CONTRACT NO.	
SCALE	1" = 20'
DATE	June 1, 2018

SP