

MEMORANDUM

DATE: August 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0348-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 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 *
(602 Westminster Pike)
4th Election District *
3rd Council District *
Theodore M. & Cheri T. Taylor *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0348-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, Theodore M. and Cheri T. Taylor (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a pole barn in the rear yard of an existing single family dwelling with a height of 19 ft. in lieu of the required 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 21, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 7-16-18

By DS

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR 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 pole barn's height and usage, I will impose conditions that the pole barn 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a pole barn in the rear yard of an existing single family dwelling with a height of 19 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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By lw

2. Petitioners or subsequent owners shall not convert the proposed pole barn into a dwelling unit or apartment. The proposed pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed pole barn 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 7-16-18

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 602 WESTMINSTER PIKE Currently zoned RC8
Deed Reference 38221-190445 10 Digit Tax Account # 1700005137
Owner(s) Printed Name(s) THEODORE M TAYLOR JR & Cheri T. Taylor

(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/plot attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

Section 400.3

To permit a pole barn in the rear yard of an existing single family dwelling with a height of 19 feet in lieu of the required 15 feet.) of the Baltimore

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):

THEODORE M TAYLOR JR, CHERI T. TAYLOR
Name #1 – Type or Print Name #2 – Type or Print
Theodore M Taylor Jr, Cheri T. Taylor
Signature #1 Signature #2
602 WESTMINSTER PIKE REISTERTOWN MD
Mailing Address City State
21136, 410-440-8999,
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:

THEODORE M TAYLOR JR
Name – Type or Print
Theodore M Taylor Jr
Signature
602 WESTMINSTER PIKE REISTERTOWN MD
Mailing Address City State
21136, 410-440-8999,
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 21 day of June, 2018 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 2018-0348-A Filing Date 6/14/2018 Estimated Posting Date 6/24/18 Reviewer TH

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: 602 WESTMINSTER PIKE REISTERSTOWN MD 21136
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)

WE NEED THE OVERALL HEIGHT OF THE POLE BARN
TO BE NINETEEN FEET TALL TO HAVE A TWELVE
FOOT TALL DOOR FOR THE FAMILY RV AND
TRAILER.

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

Theodore M. Taylor Jr.
Signature of Owner (Affiant)
Theodore M. Taylor Jr.
Name- Print or Type

Cheri D. Taylor
Signature of Owner (Affiant)
Cheri T. TAYLOR
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 23rd day of April, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Theodore Merrin Taylor Jr, and Cheri Teresa Taylor

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

AS WITNESS my hand and Notaries Seal

Natasha B. Pullar
Notary Public
09/04/2019
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 602 WESTMINSTER PIKE

Beginning at a point on the northeast side of Westminster Pike, which has a 100-foot right of way, at a distance of +/-825 feet southeast of the centerline of the nearest improved intersecting street Nob Hill Park Drive, which has a 60-foot right of way. Being Lot #7 in the subdivision of Nob Hill East as recorded in Baltimore County Plat Book #38, Folio #22, containing 1.37 acres. Located in the 4th Election District and 3rd Councilmanic District.

2018-0348-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/21/2018

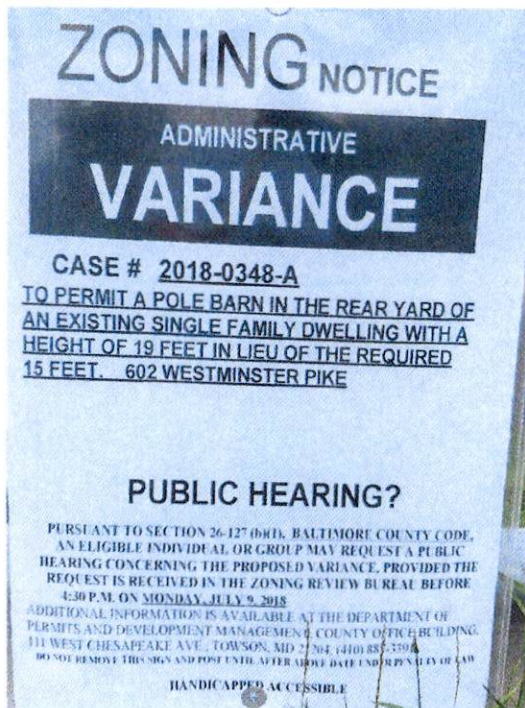
Case Number: 2018-0348-A

Petitioner / Developer: THEODORE & CHERI TAYLOR

Date of Closing: JULY 9, 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:
602 WESTMINSTER PIKE

The sign(s) were posted on: JUNE 21, 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)



Background Photos Sign # (1) & Sign # (2) Case # 2018-0348-A
602 Westminister Pike

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0348 -A Address 602 Westminster PK

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

Filing Date: 6/14/18 Posting Date: 6/24/18 Closing Date: 7/9/18

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- 0348 -A Address 602 Westminster Pike

Petitioner's Name Theodore & Cheryl Taylor Telephone 410-440-8999

Posting Date: 6/24/18 Closing Date: 7/9/18

Wording for Sign:

To permit a pole barn in the rear yard of an existing single family dwelling with a height of 19 feet in lieu of the required 15 feet.

Revised 6/30/2018



DONALD I. MOHLER III
County Executive

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

July 10, 2018

Theodore M & Cheri T Taylor
602 Westminster Pike
Reisterstown MD 21136

RE: Case Number: 2018-0348 A, Address: 602 Westminster Pike

Dear Mr. & Ms. Taylor:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 14, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 6/18/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 6/18/18. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Administrative Variance Case Number 2018-0348-A.

*Theodore M. & Cheri T. Taylor
602 Westminster Pike
MD140*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

Richard A. Zeller

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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0348-A
Address 602 Westminster Pike
(Taylor Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

Reviewer: Steve Ford

7-9



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0348-A
Address 602 Westminster Pike
(Taylor Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: July 5, 2018

FROM: *For EFC*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2018
Item No. 2018-0339-A, 0341-A, 0343-A, 0344-X, 0347-A, 0348-A, 0349-A
and 0350-SPHA

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 _____)	_____
<u>6-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-18</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 (1st) Date: 6-21-18 by O'Keefe

SIGN POSTING (2nd) 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 - 04 Account Number - 1700005137			
Owner Information					
Owner Name:		TAYLOR THEODORE M JR TAYLOR CHERI T		Use:	RESIDENTIAL
Mailing Address:		602 WESTMINSTER PIKE REISTERSTOWN MD 21136-		Principal Residence:	YES
				Deed Reference:	/38221/ 00445
Location & Structure Information					
Premises Address:		602 WESTMINSTER PIKE REISTERSTOWN 21136-		Legal Description:	1.371 AC PT LT 47 602 WESTMINSTER PIKE NOB HILL EAST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0048	0003	0201		0000	7
				Assessment Year:	Plat No:
				2016	0038/0022
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1989		2,104 SF		1.3700 AC	
Property Land Area		County Use			
1.3700 AC		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	3 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2017	07/01/2018
Land:		112,400	112,400		
Improvements		199,300	146,800		
Total:		311,700	259,200	259,200	259,200
Preferential Land:		0			0
Transfer Information					
Seller: MID-ATLANTIC HUMAN SERVICE		Date: 11/04/2016		Price: \$283,500	
Type: ARMS LENGTH IMPROVED		Deed1: /38221/ 00445		Deed2:	
Seller: MCKAY JOHN L		Date: 07/27/1999		Price: \$175,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /13918/ 00337		Deed2:	
Seller: DAHAN HOMES INC		Date: 07/30/1990		Price: \$260,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08553/ 00171		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:					

ZAC AGENDA

Case Number: 2018-0347-A **Reviewer:** Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Charles T. & Mary E Pierce

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 3704 STANSBURY MILL RD

Location: N/S of Stansbury Mill Road, 890 ft. W/S of the centerline of Manor Road

Existing Zoning: RC 2

Area: 1.16 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building (storage shed) in the rear yard of the dwelling with a height of 18 ft. in lieu of the maximum allowed 15 ft.

Attorney: Not Available

Prior Zoning Cases: 2004-0094

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/09/2018

Miscellaneous Notes:

Case Number: 2018-0348-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Theodore M & Cheri T Taylor

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 3

Property Address: 602 WESTMINSTER PIKE

Location: NE/S of Westminster Pike, +/- 825 ft. SE of the centerline of Nob Hill Park Drive

Existing Zoning: RC 8

Area: 1.37 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a pole barn in the rear yard of an existing single family dwelling with a height of 19 ft. in lieu of the required 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/09/2018

Miscellaneous Notes:

Debra Wiley

From: Debra Wiley
Sent: Monday, July 16, 2018 12:50 PM
To: 'CPEELS@verizon.net'
Subject: Administrative Variance Case No. 2018-0348-A - 602 Westminster Pike
Attachments: 20180716123434388.pdf

Good Afternoon,

As promised, please find attached a copy of the above-referenced matter which is dated for today. Please make sure you take this copy with you when applying for your permit(s).

Hope you have a great day !

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, July 16, 2018 12:35 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 07.16.2018 12:34:34 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

2018-0348-1

SIDE OF SITE
EAST TO WEST





SIDE OF SITE TO FRONT
OF DRIVEWAY
2018-0348-A





FRONT OF SITE
FROM BACK OF HOUSE
2018-0348-A

Side to BACK Facing site
2018-0348-A





2018-0348-A

FRONT TO BACK DRIVEWAY
SOUTH TO NORTH
SITE AT END

SIDE OF SITE
WEST TO EAST
2018-0348-A



2018-0348-A

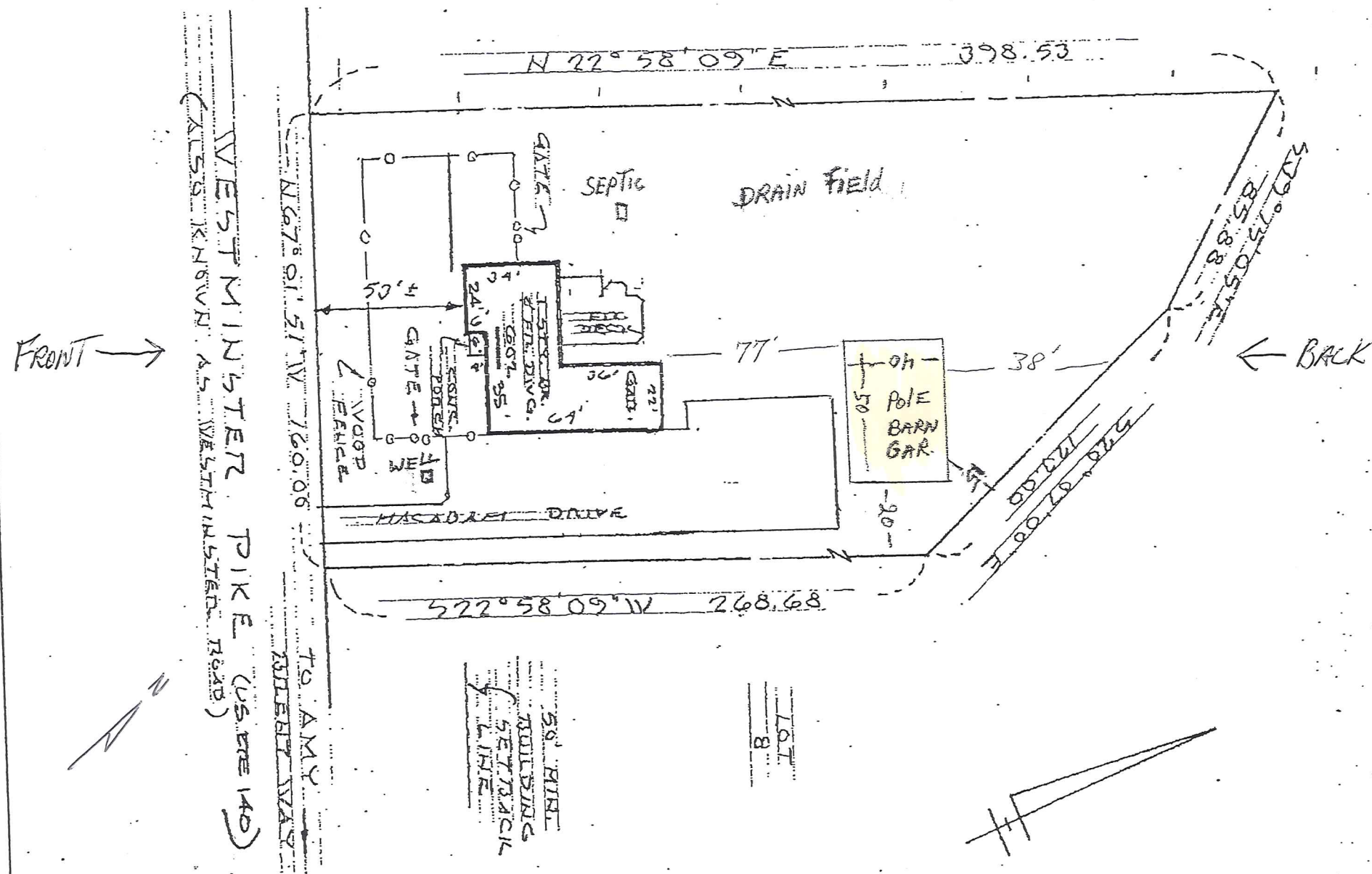
1 inch = 100 feet

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

ADDRESS: 602 WESTMINSTER PIKE VS 140 OWNER(S) NAME(S): THEODORE M TAYLOR JR
THEODORE M TAYLOR

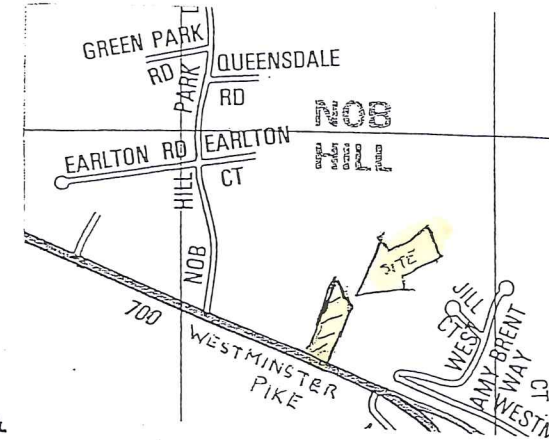
SUBDIVISION NAME Nob Hill East LOT # 7 BLOCK # 1 SECTION # 1

PLAT BOOK # 38 FOLIO # 22 10 DIGIT TAX # 1700005137 DEED REF. # 38221100445



PLAN DRAWN BY Theodore Taylor DATE 6-14-18 SCALE: 1 INCH = 50' FEET
2018-0348-A

SITE CHIRMAP



١٠

MAP IS NOT TO SCALE

ZONING MAP# 048 B1

SITE ZONED RC8

ELECTION DISTRICT 4th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.37

OR SQUARE FEET 59,672

HISTORIC? NO

IN CBECA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEVERE:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2. The following table shows the number of people who have been convicted of a crime in the United States since 1970. The number of people convicted of a crime is given in thousands.

VIOLETION CASE INFO:

P. & E. ch.

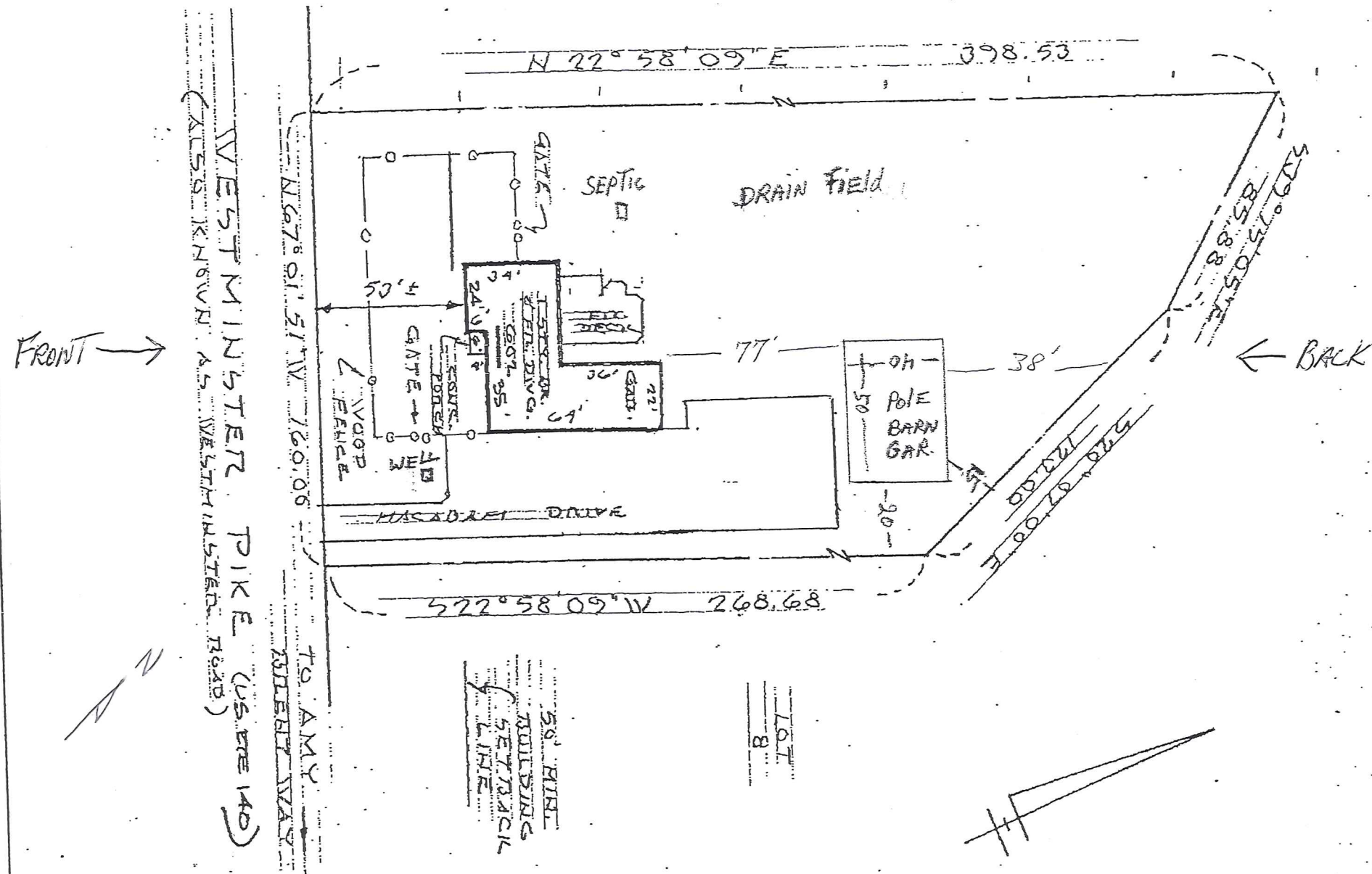
12. 2

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

ADDRESS: 602 WESTMINSTER PIKE VS 140 OWNER(S) NAME(S): THEODORE M TAYLOR JR
PAUL T. TAYLOR

SUBDIVISION NAME Nob Hill East LOT # 7 BLOCK # 1 SECTION # 1

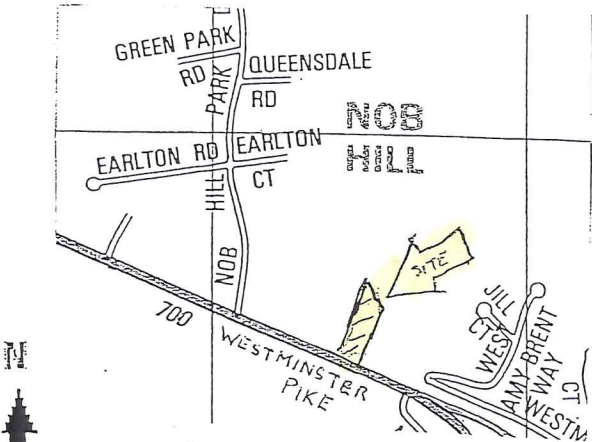
PLAT BOOK # 38 FOLIO # 22 10 DIGIT TAX # 1700005137 DEED REF. # 38221100445



PLAN DRAWN BY THEODORE TAYLOR DATE 6-14-18 SCALE: 1 INCH = 50' FEET

2018-0348-A

THE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 048 B1

SITE ZONED RC8

ELECTION DISTRICT 4th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.37

OR SQUARE FEET 59.677

HISTORIC? NO

INCBCT: NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

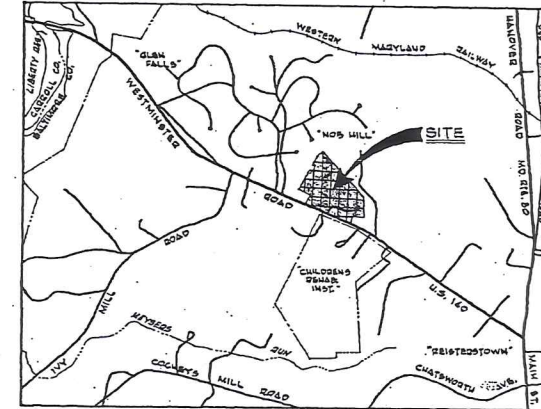
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



DENSITY CALCULATIONS

EXISTING ZONING	RDP
MIN. LOT SIZE	43,860 S.F.
GROSS AREA	30.53 AC.
NET AREA	26.42 AC.
PERMITTED NO. OF LOTS	20
PROPOSED NO. OF LOTS	20
GROSS DENSITY	0.66 LOTS/AC.
NET DENSITY	0.76 LOTS/AC.



CURVE DATA

FROM	TO	RADIUS	LENGTH	TANGENT	Δ ANGLE	CHORD BEARING	DISTANCE
21	22	406.97'	213.09'	109.05'	30°00'00"	N37°58'09"E	210.66'
43	42	356.97'	186.91'	95.65'	30°00'00"	N37°58'09"E	184.78'
23	24	356.97'	135.25'	68.45'	21°42'33"	N42°06'53"E	134.45'
41	40	406.97'	154.20'	78.04'	21°42'33"	N42°06'53"E	153.28'
36	37	434.26'	212.35'	108.34'	28°01'01"	N48°42'50"E	210.24'
39	38	384.26'	224.41'	115.51'	33°21'39"	N47°59'26"E	221.23'
27	28	1457.40'	483.29'	243.89'	19°00'00"	N49°14'24"W	464.58'
29	30	50.00'	36.14'	18.90'	41°24'35"	N60°26'41"W	35.36'
32	31	50.00'	36.14'	18.90'	41°24'35"	N19°02'06"W	35.36'
30	31	50.00'	229.35'		26°24'10"		

COORDINATES

NO.	NORTH	WEST	NO.	NORTH	WEST
1	65,645.50	64,815.82	25	66,121.67	64,388.57
2	65,851.66	65,302.23	26	66,142.28	64,393.61
3	66,230.95	65,095.18	27	66,164.23	64,429.77
4	66,364.20	65,366.45	28	66,478.32	64,794.16
5	66,551.28	65,276.87	29	66,513.81	64,623.67
6	66,710.84	65,224.35	30	66,531.25	64,854.42
7	66,801.68	65,152.47	31	66,579.20	64,796.75
8	66,781.87	65,106.57	32	66,545.78	64,785.22
9	66,865.41	65,070.54	33	66,510.29	64,755.71
10	66,885.20	65,116.46	34	66,206.97	64,403.82
11	66,956.05	65,085.90	35	66,184.60	64,366.97
12	67,121.53	64,909.07	36	66,188.88	64,346.85
13	66,134.03	64,013.29	37	66,327.60	64,188.87
14	65,654.44	63,994.32	38	66,289.09	64,163.94
15	65,673.13	64,239.77	39	66,141.03	64,318.33
16	65,443.20	64,338.53	40	66,071.36	64,390.98
17	65,424.83	64,346.42	41	65,907.65	64,493.77
18	65,627.90	64,825.56	42	65,811.30	64,621.50
19	65,646.91	64,819.14	43	65,665.62	64,735.18
20	65,657.51	64,792.92	44	65,638.00	64,746.89
21	65,685.14	64,781.22	45	65,611.78	64,736.28
22	65,851.21	64,651.61			
23	65,947.57	64,523.88			
24	66,047.30	64,433.72			

E.H.K., JR. 38 FOLIO 22
Filed for record
Date SEP 23 1974
Test:
[Signature] Clerk

SECTION ONE
NOB HILL - EAST
FOURTH ELECTION DISTRICT, BALTIMORE CO., MD.
SCALE 1"=100'
JANUARY 2, 1974

NOTE: REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAYS.

OWNER'S CERTIFICATE THE REQUIREMENTS OF SECTION 12-B, ARTICLE 17, OF THE ANNOTATED CODE OF MARYLAND (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH. <i>Samuel Henry Jackson</i> 12.24.73 OWNER DATE	SURVEYOR'S CERTIFICATE I, WILLIAM T. SADLER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 459, CHAPTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF. <i>William T. Sadler</i> 1-17-1974 PROFESSIONAL LAND SURVEYOR NO. 7730 DATE	NOTES THE STREETS AND/OR ROADS AS SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTOR'S OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYS-EM X 5520 N 64.219.05 X 8821 N 64.791.67	APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT <i>[Signature]</i> 4/19/74 DEPUTY STATE & COUNTY HEALTH OFFICER DATE APPROVED BY BALTIMORE COUNTY PLANNING BOARD <i>[Signature]</i> 4/19/74 DIRECTOR DATE APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS <i>[Signature]</i> 4/19/74 PUBLIC ENGINEER OF BALTIMORE CO. MD. DATE	W.T. SADLER INC. SURVEYORS 458 MAIN STREET REISTERSTOWN, MD. 21136 COMPUTED BY: W.T.S. DRAWN BY: W.T.S. CHECKED BY: J.F.L. PROJECT NO. 44272
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