

MEMORANDUM

DATE: August 28, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0361-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 27, 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 *
(3005 Wells Road)
15th Election District *
7th Council District *
Adam C. Whiteford *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0361-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 owner of the property, Adam C. Whiteford (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed detached garage in the rear yard of the dwelling with a height of 20 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. No adverse ZAC comments were received from any of the reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 8, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 7-27-18

By lw

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed detached 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **July, 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 a proposed detached garage in the rear yard of the dwelling with a height of 20 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed garage shall not be used for commercial purposes.

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Date 7-27-18

By [Signature]

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 7-27-18

By [Signature]



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 3005 Wells Avenue Currently zoned DR5.5
Deed Reference 31089 / 00486 10 Digit Tax Account # 1503470080
Owner(s) Printed Name(s) Adam Whiteford

(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) 400.3 of BCZR to permit a proposed detached garage in the rear yard of the dwelling with a height of 20 feet in lieu of the maximum allowed 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):

Adam Whiteford
Name #1 - Type or Print Name #2 - Type or Print
Adam Whiteford
Signature #1 Signature #2
3005 Wells Avenue Balt. MD
Mailing Address City State
21219 410-491-8559
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:

Maureen Copeland
Name - Type or Print
Maureen Copeland
Signature
603 East Court, Westminster MD
Mailing Address City State
21157 (717) 599-9590 chesapeake designco@gmail.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 2018-0361-A Filing Date 6/25/18 Estimated Posting Date 7/8/18 Reviewer AT

~ 7/23/18

Rev 5/5/2016

ORDER RECEIVED FOR FILING

Date 7-27-18

By [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 3005 Wells Avenue Baltimore MD 21219
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)

In order to accomodate my work truck and storage for my growing family, we would like to increase the height of the garage. Also we want to match the existing 6:12 pitch of the house which increases the roof height.

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

Adam Whiteford
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Adam Whiteford
Name- Print or Type

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 21 day of JUNE, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ADAM WHITEFORD

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

AS WITNESS my hand and Notaries Seal

MARIAN M BARCROFT
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND

MY COMMISSION EXPIRES SEPT 18, 2021

Marian M Barcroft
Notary Public

SEPT 18, 2021

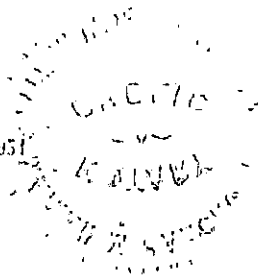
My Commission Expires

REV. 5/5/2016

2018-0361-A

5018-0391-7

MA COMMISSION EXHIBIT 2851 1875051
UNIVERSITY
UNIVERSITY OF CALIFORNIA
NOTARY PUBLIC
JAMES A. BARKER



MA COMMISSION EXHIBIT 2851 1875051

UNIVERSITY

MA COMMISSION EXHIBIT 2851 1875051
UNIVERSITY
UNIVERSITY OF CALIFORNIA
NOTARY PUBLIC
JAMES A. BARKER

MA COMMISSION EXHIBIT 2851 1875051

ZONING PROPERTY DESCRIPTION FOR 3005 WELLS RD.

Beginning at a point on the South side of Wells Rd. which is 40 feet wide at the distance of 170 feet East of the centerline of McComas Rd. which is 40 feet wide.

Being Lot # 83 in the subdivision of "Battle Park" as recorded in Baltimore County Plat Book # 0007, Folio # 0058, containing 10,500 square feet. Located in the 15th Election District and 7th Council District.

2018-0361-A

CERTIFICATE OF POSTING

2018-0361-A

RE: Case No.: _____

Petitioner/Developer: _____

Adam Whiteford

July 23, 2018

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: _____

3005 Wells Avenue

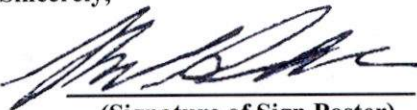
SIGN 1

July 8, 2018

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



Sincerely,

 July 8, 2018
(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)

CERTIFICATE OF POSTING

2018-0361-A

RE: Case No.: _____

Petitioner/Developer: _____

Adam Whiteford

July 23, 2018

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: _____

3005 Wells Avenue

SIGN 2

July 8, 2018

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



Sincerely,



July 8, 2018

(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)

CERTIFICATE OF POSTING

2018-0361-A

RE: Case No.: _____

Petitioner/Developer: _____

Adam Whiteford

July 23, 2018

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: _____

3005 Wells Avenue

SIGN 1 Re-Certification

July 8, 2018

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



Sincerely,

 July 22, 2018
(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)

CERTIFICATE OF POSTING

2018-0361-A

RE: Case No.: _____

Petitioner/Developer: _____

Adam Whiteford

July 23, 2018

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: _____

3005 Wells Avenue

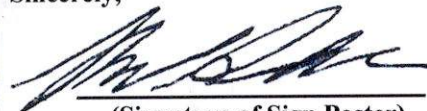
SIGN 2 Re-Certification

July 8, 2018

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



Sincerely,

 July 22, 2018
(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- 0361 - A Address 3005 Wells AvenueContact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 06/25/2018 Posting Date: 07/08/18 Closing Date: 07/23/18

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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- 0361 -A Address 3005 Wells AvenuePetitioner's Name: Adam Whiteford Telephone : 410-491-8559Posting Date: 07/08/18 Closing Date: 07/23/2018Wording for Sign: To permit a proposed detached garage in the rear yard of the dwelling with a height of 20 feet in lieu of the maximum allowed 15 feet.

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 24, 2018

Adam Whiteford
3005 Wells Avenue
Baltimore MD 21219

RE: Case Number: 2018-0361 A, Address: 3005 Wells Avenue

Dear Mr. Whiteford:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 25, 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
Maureen Copeland, 603 East Court, Westminster MD 21157

Date: 7/5/18

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

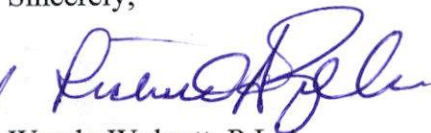
Dear Ms. Lewis:

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. 2018-0361-A

*Administrative Variance
Adam Whiteford
3005 Whiteford Avenue.*

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

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>7-5</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 (1 st)	Date: <u>7-8-18</u>	by <u>Bene</u>
SIGN POSTING (2 nd)	Date: <u>11</u>	by <u>11</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1503470080			
Owner Information					
Owner Name:	WHITEFORD ADAM CARLE WHITEFORD CAROL		Use:	RESIDENTIAL	
Mailing Address:	3005 WELLS RD BALTIMORE MD 21219-		Principal Residence:	YES	
			Deed Reference:	/39050/ 00029	
Location & Structure Information					
Premises Address:		3005 WELLS RD BALTIMORE 21219-		Legal Description: 100 N MCCOMAS RD BATTLE PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0010	0125		0000	
					Block:
					83
					Assessment Year:
					2018
					Plat No:
					0007/0058
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2018	2,060 SF		10,500 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2017	As of 07/01/2018	
Land:	74,600	74,600			
Improvements	212,600	231,500			
Total:	287,200	306,100	287,200	293,500	
Preferential Land:	0			0	
Transfer Information					
Seller: WHITEFORD ADAM		Date: 06/08/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39050/ 00029		Deed2:	
Seller: DUDA EMIL H JR		Date: 08/11/2011		Price: \$75,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /31089/ 00486		Deed2:	
Seller: PLUMMER ROLAND J		Date: 08/06/1984		Price: \$28,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06761/ 00414		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:					

2018 - 0361-A

ZAC AGENDA

Case Number: 2018-0361-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Adam Whiteford
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 3005 WHITEFORD AVE
Location: S/S of wells Avenue, 170 ft. E of the centerline of McComas Road

Existing Zoning: DR 5.5 **Area:** 10,500 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached garage in the rear yard of the dwelling with a height of 20 ft. in lieu of the maximum allowed 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/23/2018

Miscellaneous Notes:

Case Number: 2018-0362-A **Reviewer:** Dave Duvall
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Brett & Laura Szalkowski
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 5318 BANGERT ST
Location: N/S of Bangert Street, +/- 970 ft. E of the centerline of Winkler Street

Existing Zoning: DR 2 **Area:** 20,000 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition (garage) to have a side yard setback as close as 8 ft. with a combination of side yard setbacks of 30 ft. in lieu of the minimum required 15 ft. and sum of 40 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/23/2018

Miscellaneous Notes:

PICTURES TO ACCOMPANY VARIANCE FOR 3005 WELLS AVENUE.



View from alley looking towards prospective garage site & house



2nd view looking at prospective garage site

2018-0361-A



View from house looking across yard and towards alley



View from Wells Avenue along NW property line

2018-0361-A

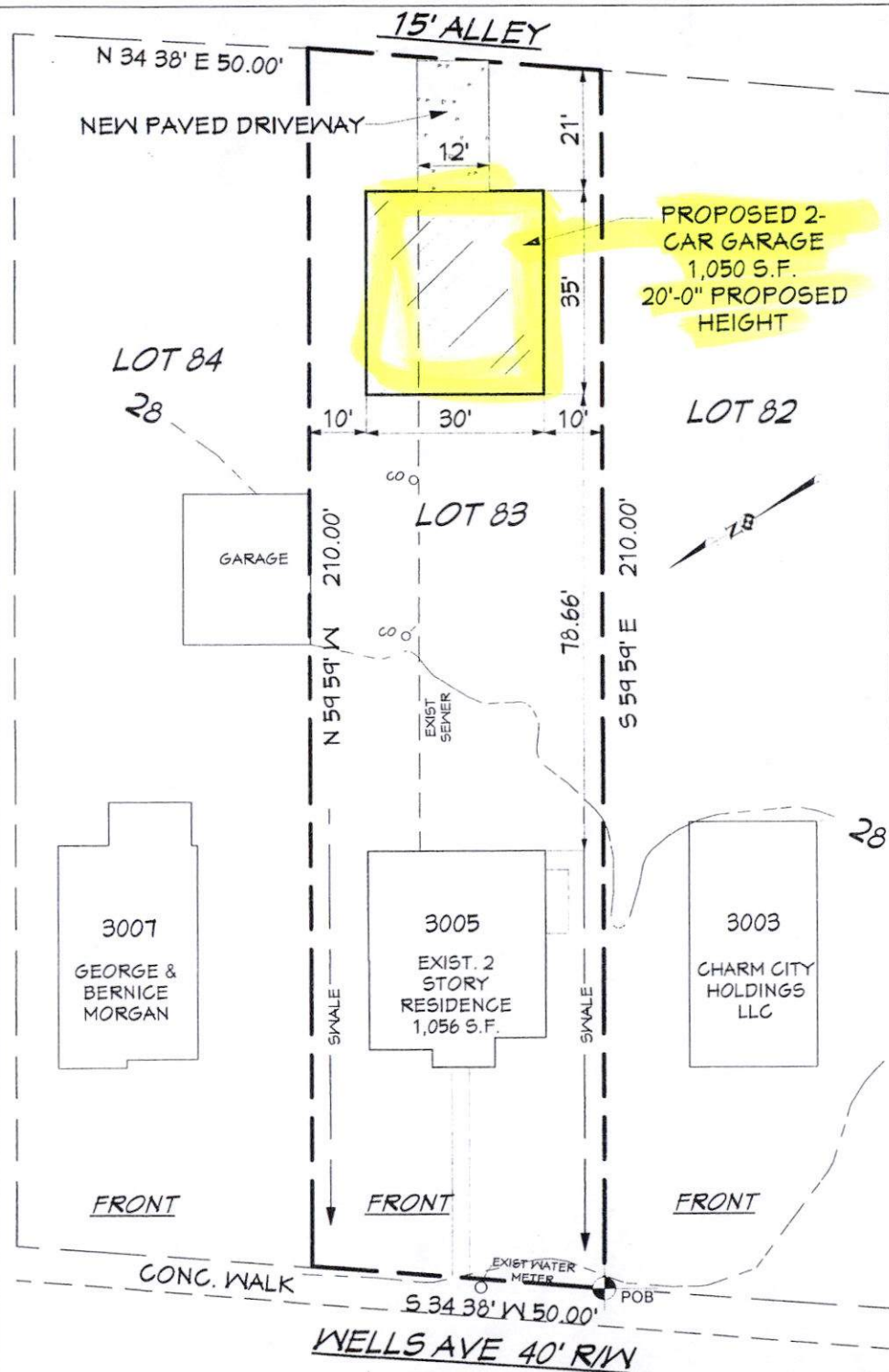


View from Wells Avenue along SE property line towards industrial property



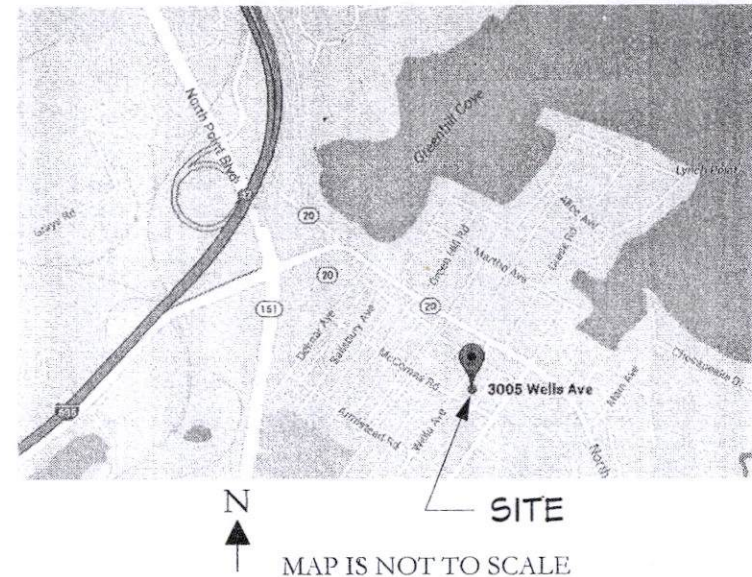
Continued view along same property line

2018-0361-A



SITE PLAN FOR VARIANCE SUBMITTAL
 ADDRESS: 3005 WELLS AVENUE EDGEMERE MD 21219
 OWNER: ADAM WHITEFORD TAX #: 1503470080
 PLAT BOOK#: 7 FOLIO #: 58 DEED REF#: 31089/00486

SITE VICINITY MAP



ZONING MAP **111C1**
 SITE ZONED: **DR5.5**
 ELECTION DISTRICT: **15**
 COUNCIL DISTRICT: **7**
 LOT AREA ACREAGE OR SQUARE FEET: **10,500 SF**
 HISTORIC? **NO**
 IN CBCA? **NO**
 IN FLOOD PLAIN? **X**
 UTILITIES: **WATER IS PUBLIC, SEWER IS PUBLIC**
 PRIOR HEARING? **NO**
 VIOLATION CASE INFO:

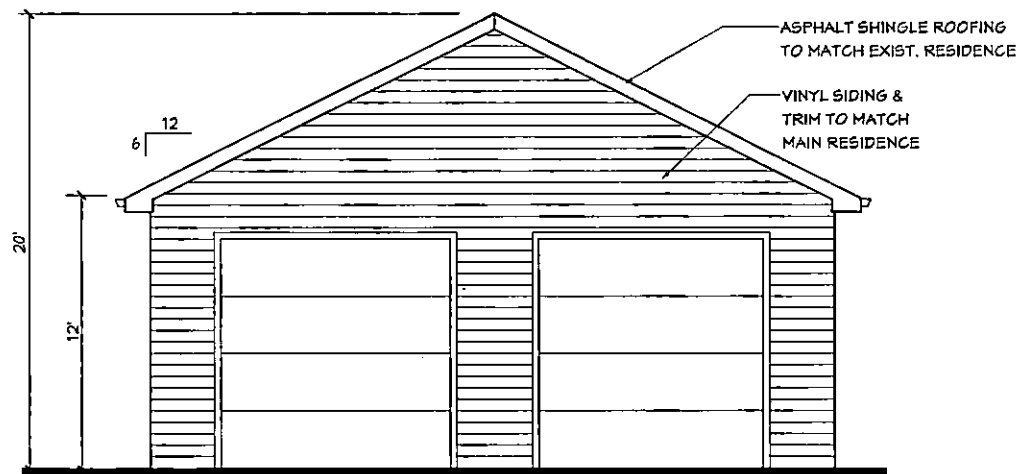
2018-0361-A

PLAN DRAWN BY: MAUREEN COPELAND 717.599.9590
 SCALE: 1" = 30'-0" DATE: JUNE 25, 2018

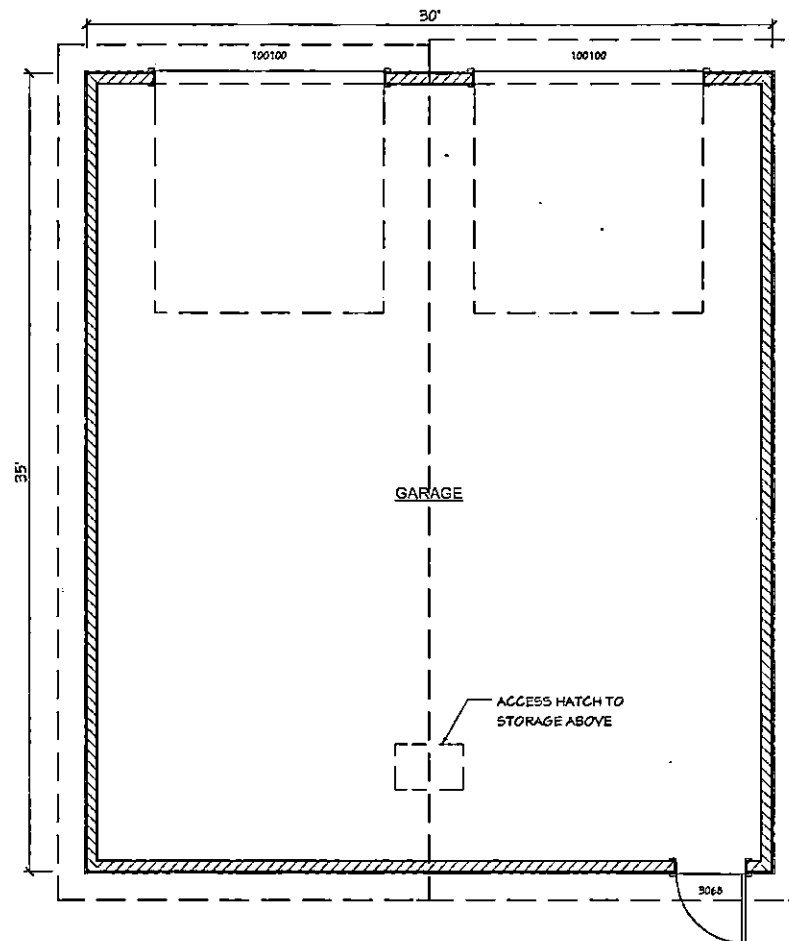
Det. Exp. 1

2018-03-08

1011



ELEVATIONS - FRONT
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

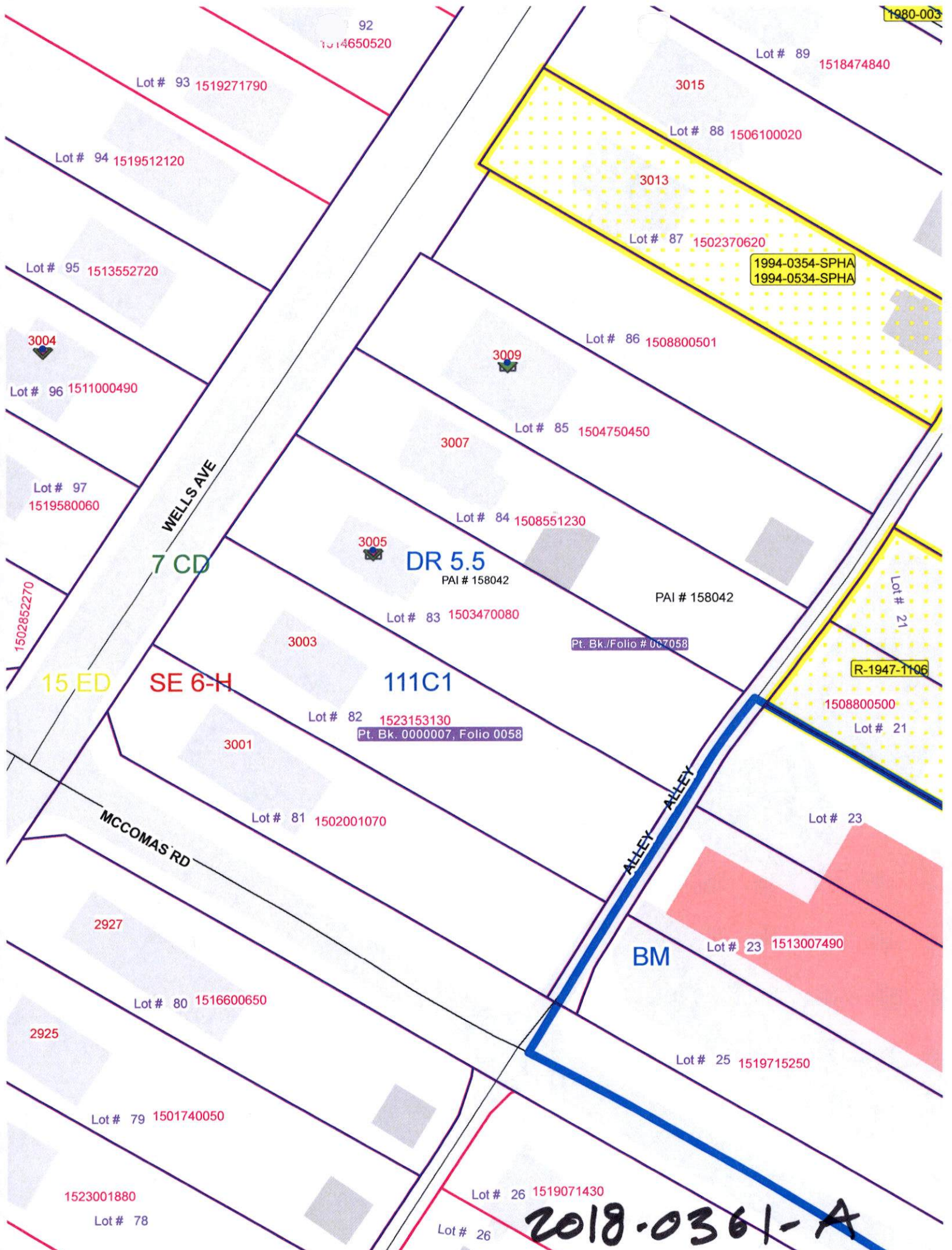
SCHEMATIC
PLANS
6.25.18

NEW GARAGE FOR THE WHITEFORD FAMILY
3005 WELLS AVENUE, SPARROWS POINT, MD 21219

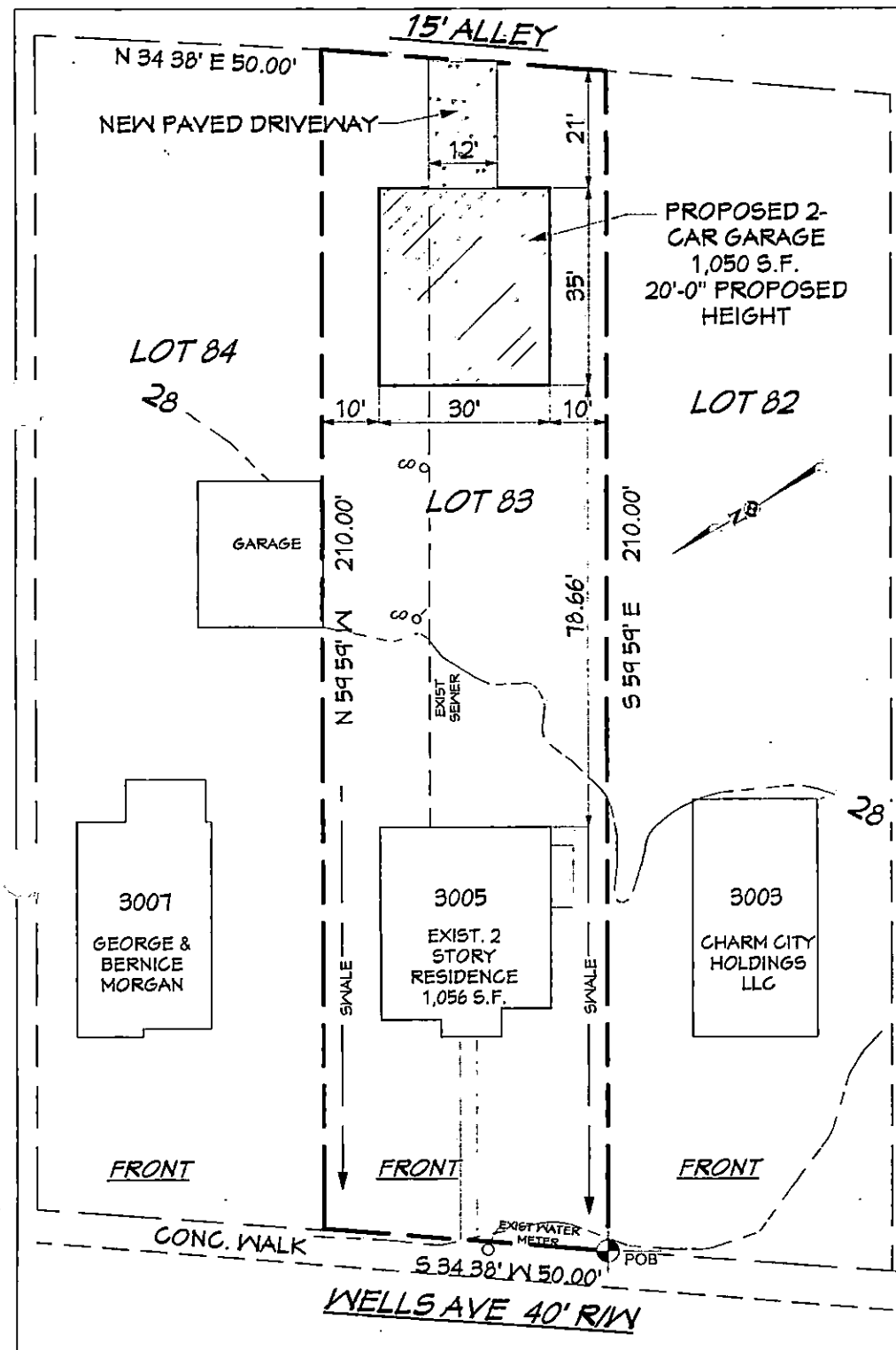

MAUREEN
COPELAND
717.599.9590

A1

2018-0361-A

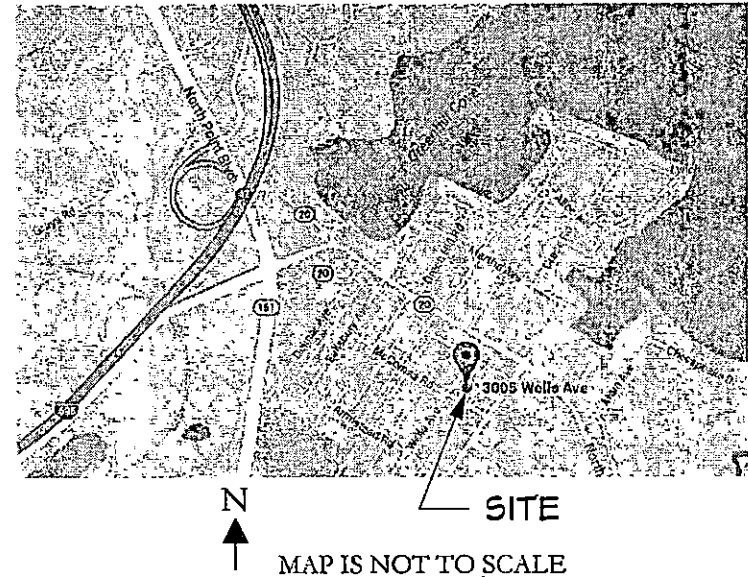


2018-0361-A



SITE PLAN FOR VARIANCE SUBMITTAL
 ADDRESS: 3005 WELLS AVENUE EDGEMERE MD 21219
 OWNER: ADAM WHITEFORD TAX #: 1503470080
 PLAT BOOK#: 7 FOLIO #: 58 DEED REF#: 31089/00486

SITE VICINITY MAP



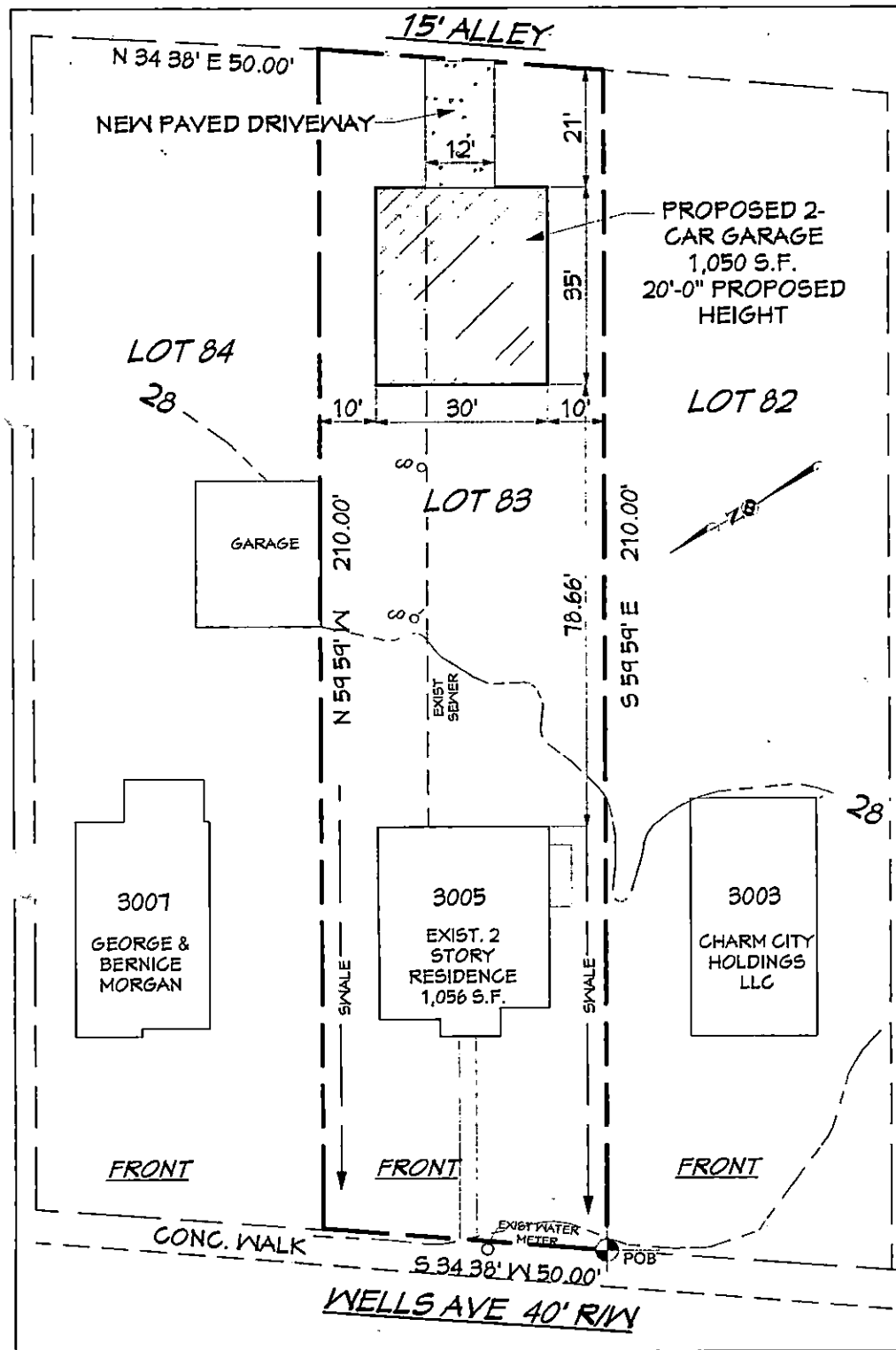
ZONING MAP 111C1
 SITE ZONED: DR5.5
 ELECTION DISTRICT: 15
 COUNCIL DISTRICT: 7
 LOT AREA ACREAGE OR SQUARE FEET: 10,500 SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? X
 UTILITIES: WATER IS PUBLIC, SEWER IS PUBLIC
 PRIOR HEARING? NO
 VIOLATION CASE INFO:

2018-0361-A

PLAN DRAWN BY: MAUREEN COPELAND 717.599.9590
 SCALE: 1" = 30'-0" DATE: JUNE 25, 2018

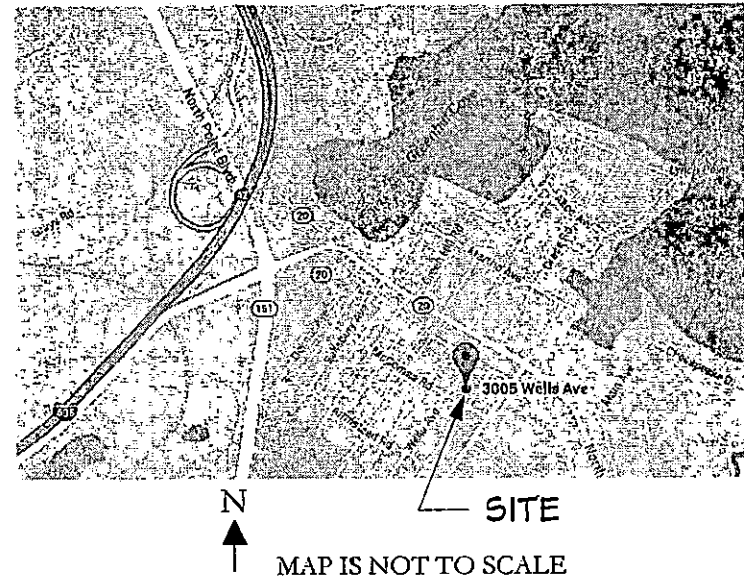
1911

July 28. 1911



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PLAN DRAWN BY: MAUREEN COPELAND 717.599.9590
 SCALE: 1" = 30'-0" DATE: JUNE 25, 2018

2018-0201-2

1001