

MEMORANDUM

DATE: June 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0279-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 17, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(1501 Carrollton Avenue)

9th Election District

2nd Council District

Robert & Hollis Spiller

Petitioners

*

*

*

*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0279-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, Robert & Hollis Spiller ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (garage) in the rear yard closest to street side in lieu the one third of the lot that is farthest removed from the side street. 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 April 5, 2019, 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

ORDER RECEIVED FOR FILING

Date 5/17/19

By sen

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 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 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 17th day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the BCZR to permit an accessory structure (garage) in the rear yard closest to street side in lieu the one third of the lot that is farthest removed from the side street
, 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 5/17/19

2 By Den

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:slh

ORDER RECEIVED FOR FILING

Date 5/17/19
By slh



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 1501 Carrollton Ave Towson 21204 Currently zoned _____
Deed Reference 23823 / 00221 10 Digit Tax Account # 09 08 005 29.0
Owner(s) Printed Name(s) Robert and Hollis Spiller

(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)

See Attachment

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.

ORDER RECEIVED FOR FILING
Date 5/17/19
By ALN

Owner(s)/Petitioner(s):

Robert Spiller, Hollis Spiller
Name #1 - Type or Print Name #2 - Type or Print
[Signature], [Signature]
Signature #1 Signature #2
1501 Carrollton Ave Towson MD
Mailing Address City State
21204, 443 421 7781, hrspiller@gmail.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:

Name - Type or Print

Signature

Mailing Address

City

State

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 2019-0279-A Filing Date 3/27/19 Estimated Posting Date 4/7/19 Reviewer [Signature]

Rev 5/5/2016

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: 1501 Carrollton Ave. 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)

Applicants request a variance to the strict setback requirement for an accessory structure (garage) in the rear yard of the principal dwelling for the following reasons: The 50 foot wide lots of the Ruxton Heights neighborhood were laid out on an 1892 plat that is recorded in Book #1 page 64. The dwelling is 90 years old and with the paved driveway occupies 1/3 of the lot. 1/4 of the lot is the rear yard. The landscaped rear yard and patio area are just 1/4 of the lot area, though it is possible to construct an accessory structure behind the principal dwelling the proposed garage would take up this space and limit its use and enjoyment. This creates a hardship for the peaceful enjoyment of the yard. We have several "older" family members who visit from out of town and stay over night. Being able to keep their cars free of snow/ice is important to us. The applicant would also like to point out that in the Ruxton Heights neighborhood there are numerous properties with similar lot conditions that have garages erected on them that are closer to the side street than the principal dwelling.

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

Hollis R. Spiller
Signature of Owner (Affiant)

Hollis R. Spiller
Name- Print or Type

Robert Spiller
Signature of Owner (Affiant)

Robert Spiller
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 26 day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: R. Dennis Connolly

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

August 28th 2019
My Commission Expires

2019-0279-A

Administrative Variance from section: 400.1 of the BCZR;

To permit proposed garage (accessory structure) located in the rear yard closest to street side in lieu of the one third farthest removed from the street side.



CERTIFICATE OF POSTING

April 5, 2019 (amended _____)

Re:

Zoning Case No. 2019-0279-A

Legal Owner: Hollis Spiller

Closing date: April 22, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1501 Carrollton Avenue.

The signs were posted on April 5, 2019.

The signs were inspected again on _____.

Sincerely,

A handwritten signature in black ink, appearing to read "B. E. Doak".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0279-A

1501 Carrollton Avenue

**REQUEST: TO PERMIT A PROPOSED
GARAGE (ACCESSARY STRUCTURE)
LOCATED IN THE REAR YARD CLOSEST
TO THE STREET SIDE IN LIEU OF 1/3
FARTHEST REMOVED FROM THE STREET
SIDE.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE APRIL 22, 2019.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

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CASE NO. 2019-0279-A

1501 Carrollton Avenue

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ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0279 -A Address 1501 Carrollton Ave 21204
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/27/19 Posting Date: 4/7/19 Closing Date: 4/22/19

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 2019- 0279 -A Address 1501 Carrollton Ave
Petitioner's Name Hollis Spiller Telephone 410-296-9650
Posting Date: 4/7/19 Closing Date: 4/22/19
Wording for Sign: To Permit a proposed garage (accessory structure)
located in the rear yard closest the street side in lieu
of 1/3 farthest removed from the street side

Revised 6/30/2019

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number:

2019-0279-A

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

No. **181964**

Date:

3/27/19

Legal Owners (Petitioners)				Rev	Sub				Dept
Contract Purchaser/Lessee				Source/	Rev/				CR NO
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	206	0000		615					75.00
PLEASE FORWARD ADVERTISING BILL TO:									
Company Name (if applicable):									

Rec
From:

Hollis Spiller

For:

2019-0279-A

1501 Carrollton Ave

RECEIPT
BUSINESS ACTUAL TIME
3/27/2019 3/27/2019 09:49:40
REG 1805 WALKIN LRB
>>RECEIPT # 001446 3/27/2019
Dept 5 528 ZONING VERIFICATION
CR NO. 181964
Recpt Tot \$ 75.00
75.00 CK .00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 14, 2019

Robert Spiller & Hollis Spiller
1501 Carrollton Ave
Towson MD 21204

RE: Case Number: 2019-0279-A, 1501 Carrollton Ave

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 March 27, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: April 22, 2019

FROM: *MC2*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 08, 2019
Item No. 2019-0276-A, 0277-SPH, 0278-A, 0279-A & 0280-A

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

* * * * *

VKD: cen
cc: file

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: April 2, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0279-A
Address 1501 Carrollton Avenue
(Spiller Property)

Zoning Advisory Committee Meeting of **April 8, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 4/1/13

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. 2019-0279-A.

*Administrative Variance
Robert & Hollis Spiller
1501 Carrollton 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>
<u>4/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>4/2</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4/1</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>4/5/19</u>	by <u>Rack</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

CASE # 2019-0279-A

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 09 Account Number - 0908005290
Owner Information		
Owner Name:	SPILLER ROBERT SPILLER HOLLIS	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	1501 CARROLLTON AVE TOWSON MD 21204-6520	Deed Reference: /23823/ 00221
Location & Structure Information		
Premises Address:	1501 CARROLLTON AVE 0-0000	Legal Description: LT 101 PT 102 1501 CARROLLTON AVE RUXTON HEIGHTS
Map:	Grid:	Parcel:
0069	0010	0829
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	101	2017
Plat No:	Plat Ref:	
	0001/ 0064	
Special Tax Areas:		Town:
		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1928	3,597 SF	
Property Land Area	County Use	
11,250 SF	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	3 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	201,200	201,200
Improvements	362,400	482,400
Total:	563,600	683,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2018
		As of 07/01/2019
		643,600
		683,600
Transfer Information		
Seller: PRIEST ELIZABETH A	Date: 05/11/2006	Price: \$610,000
Type: ARMS LENGTH IMPROVED	Deed1: /23823/ 00221	Deed2:
Seller: TILGHMAN ELIZABETH A	Date: 01/27/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /17445/ 00647	Deed2:
Seller: TILGHMAN JOHN A S	Date: 08/24/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13978/ 00552	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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		

3/27/2019

CASE# 2019 ^279 A

IMG-5911.jpeg



3/27/2019

~~Case~~ # 2019 0279 A

Dorsey Campbell Group Mail - (no subject)



↑ 1500 Boyce Clinton

↑ 1501 Cornwallton

3/27/2019

CASE # 2019 279 A

IMG-5912.jpeg



3/26/2019

Case# 2019 0779 A

IMG-5907.jpeg

15 Carrollton



3/26/2019

CASE# 2019-079-A

IMG-5908.jpeg

15-3 Carrollton



3/26/2019

CASE# 2019-0079-A

IMG-5903.jpeg

1501 Carrollton



3/26/2019

Case #

2019-0779-A

Dorsey Campbell Group Mail - (no street)

1410 Boyce



~~Clinton~~ Clinton blue Boyce @ Carrollton

3/26/2019

Case # 2019 079 A

Dorsey Campbell Group Mail - (no st...)

1501 Carrollton



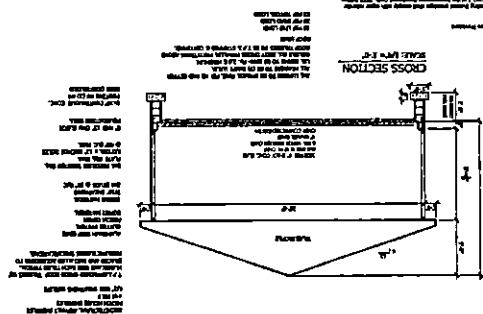
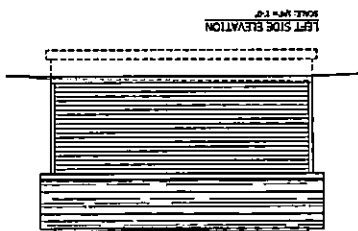
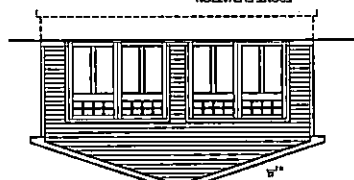
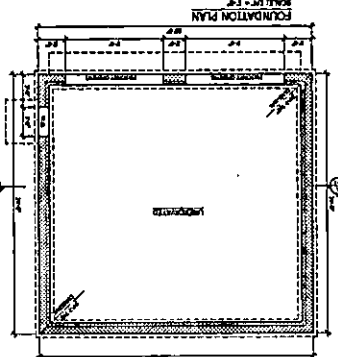
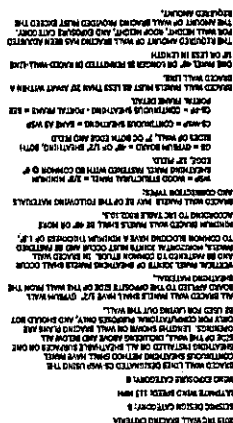
3/26/2019

Case # 2019 ^ 279 A

IMG-5902.jpeg

1501 Carrollton





7 6420 1000 # 3540

Enter Property Address Here



Publication Date: 3/27/2019



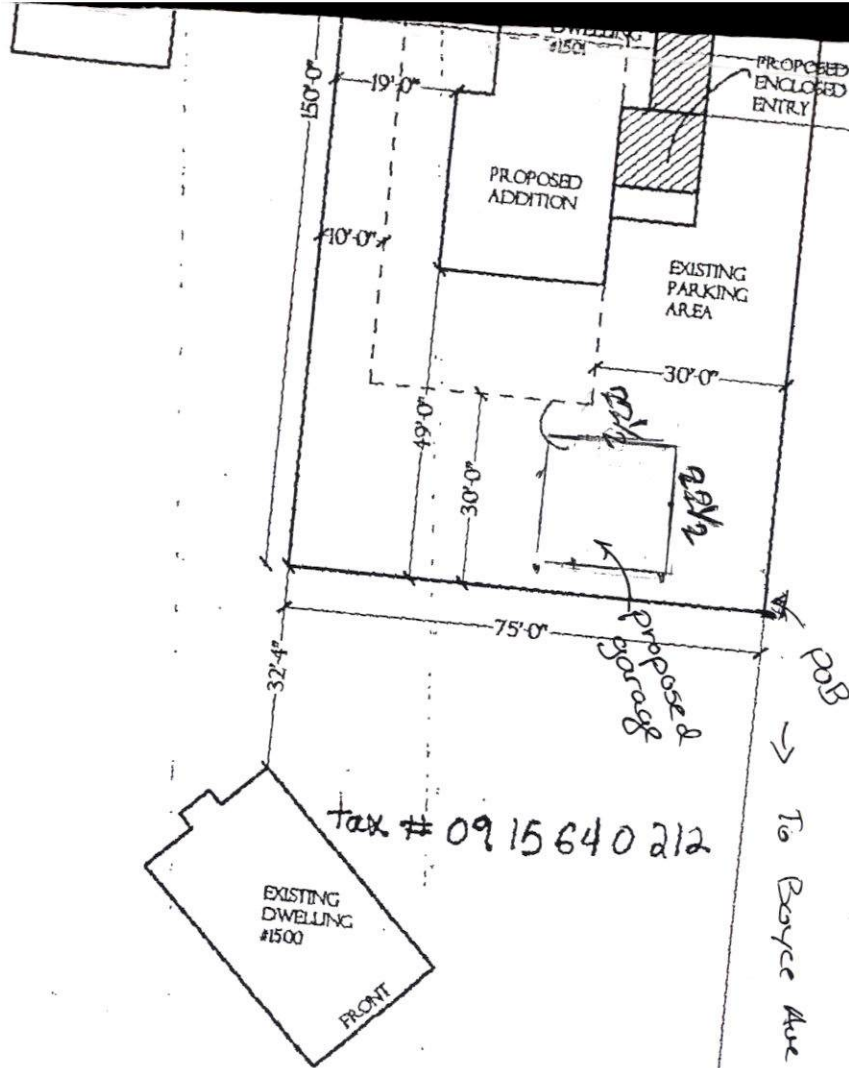
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



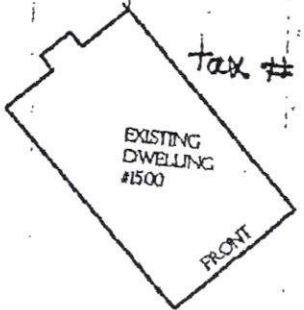
0 5 10 20 30 40 Feet

1 inch = 30 feet

2019-0279-A



Tax # 09 15 640 212

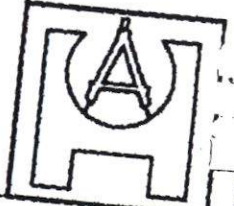


Tax # 09 08 005 290
SPILLER RESIDENCE
1501 CARROLLTON AVE,
RUXTON, MD 21204

LOT # 101 & 102
BOOK J.W.S. NO. 1 FOLIO 64
LIBER NO. 17445, FOLIO 647

By: *[Signature]*

1" = 30' scale



SITE PLAN

463-3482
DRAWING NUMBER
ZONING

LOCATION INFORMATION

ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 2
1"=200' SCALE MAP# 069B2

ZONING DR 3.5

LOT SIZE 25 ACRES 11,250 SQUARE FEET

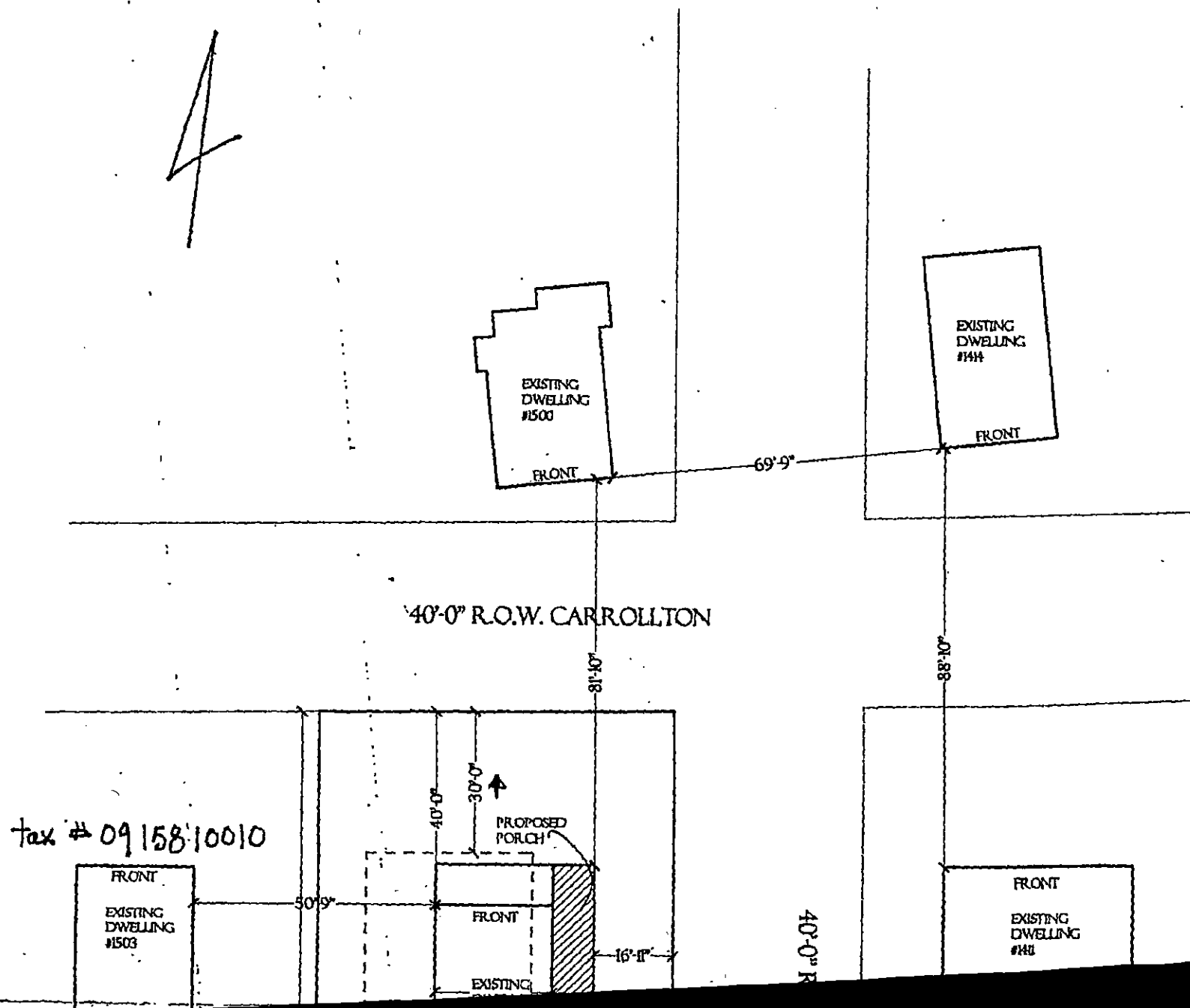
SEWER PUBLIC YES
WATER PUBLIC YES

CHESAPEAKE BAY CRITICAL AREA NO
100 YEAR FLOOD PLAIN NO
HISTORIC PROPERTY NO
PRIOR ZONING HEARING NO

2019-0279-A
PET-EX.1

Plat to accompany Petition for zoning Variance

4

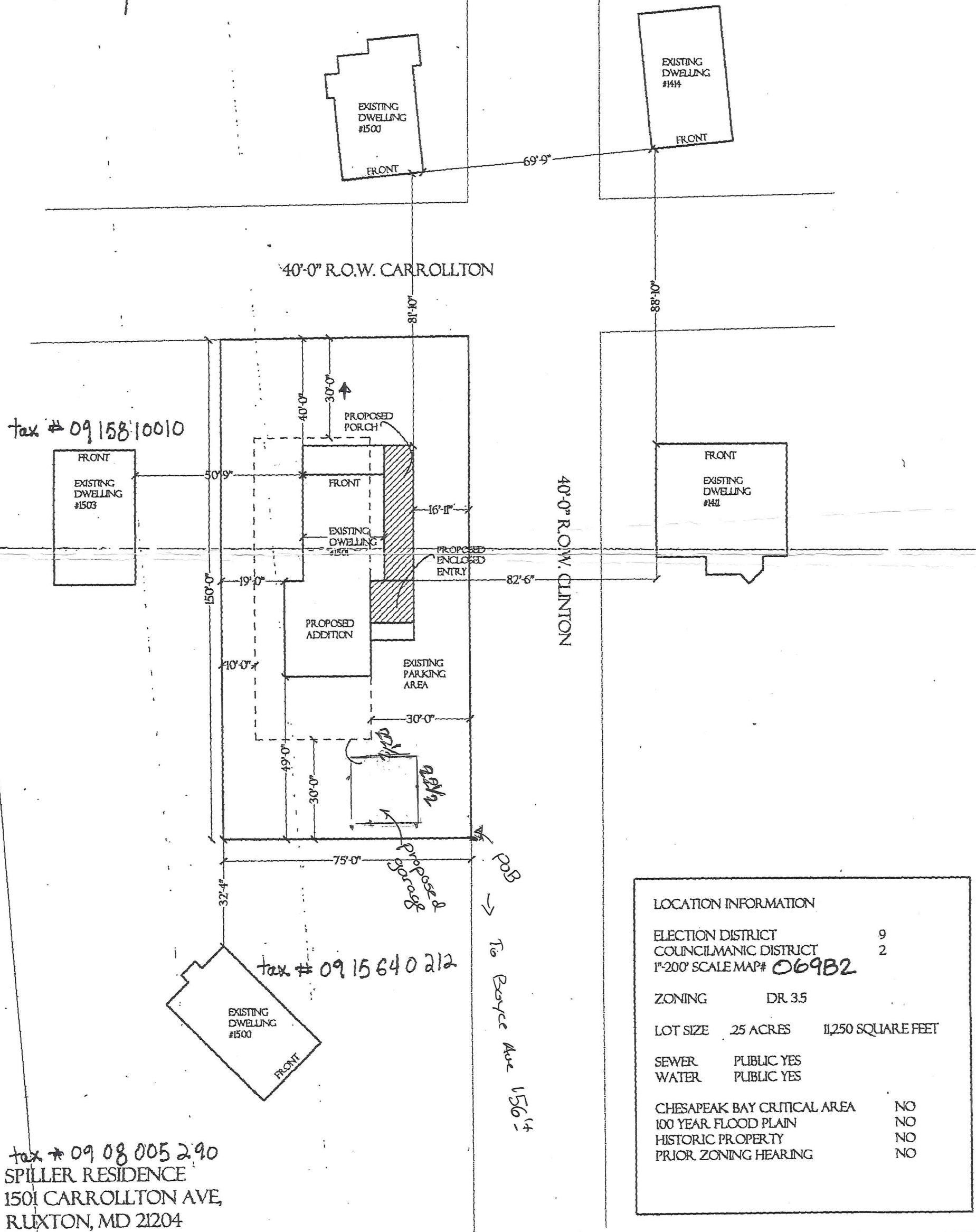


tax # 0915810010

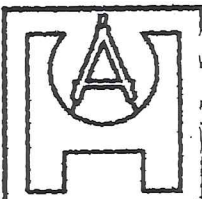
Petitioner Exhibit 1

Plot to accompany Petition for zoning Variance

4



Petitioner Exhibit 1



SITE PLAN

463-3687
DRAWING NUMBER
ZONING

By: [Signature]

1"=30' scale

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PET-EX.1