

M E M O R A N D U M

DATE: June 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0295-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 *
(18307 Pretty Boy Dam Road)
7th Election District *
3rd Council District *
Clarence, Jr. & Robin Bull *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0295-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, Clarence, Jr. & Robin Bull (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”) to permit an addition with a side yard setback of 30 ft. in lieu of the required 50 ft., and to amend the Final Development Plan of Alice Meadow for Lot 3 only. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated April 17, 2019, indicating that Ground Water Management must review any permit(s) for an addition since the property is served by a septic system.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 17, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5/17/19
By Sen

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 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 17th day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to §104.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR") to permit an addition with a side yard setback of 30 ft. in lieu of the required 50 ft., and to amend the Final Development Plan of Alice Meadow for Lot 3 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners must comply with the DEPS ZAC comment, dated April 17, 2019; a copy of which is attached hereto and made a part hereof.

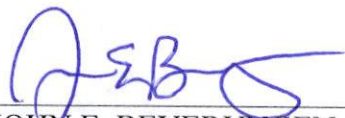
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:sln

ORDER RECEIVED FOR FILING

Date 5/17/19

By sen 2


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County



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 18307 Pretty Boy Dam Rd Parkton MD 21120 Currently zoned RC 2 (Previously RC-5)
 Deed Reference 11624 1 00440 10 Digit Tax Account # 19 000 1 0036
 Owner(s) Printed Name(s) Clarence M Bull Jr & Robin D Bull

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A04.3.0.2.6 BCZR
To permit an addition with a side yard setback of 30' in lieu of the required 50'. And to amend the Final Development Plan of Alice Meadows for Lot 3 only.
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 Sen

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Owner(s)/Petitioner(s):

Clarence Bull Jr. , Robin D. Bull
 Name #1 – Type or Print Name #2 – Type or Print
Clarence Bull Jr. , Robin D. Bull
 Signature #1 Signature #2
18307 Pretty Boy Dam Rd Parkton, MD 21120
 Mailing Address City State
21120 443-841-8388
 Zip Code Telephone # Email Address

Representative to be contacted:

Ber True , agent
 Name – Type or Print
Ber True
 Signature
3930 London Bridge Rd Sykesville, MD
 Mailing Address City State
21784 443-343 0958 bertrue213@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 2019-0295-A Filing Date 4/19/19 Estimated Posting Date 4/21/19 Reviewer JF

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: 18307 Pretty Boy Dam Rd Parlton MD 21120
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 would like to build a 2 story addition to consist of: a 26 x 40 garage with a bonus room
- above. The garage will be used to keep our vehicles out of the elements and the neighborhood
- looking neater. The much-needed space above will be used to accommodate our family needs.
- Due to the layout of our home and driveway, this would be the most feasible area to add the
- garage and bonus room. The addition will match the existing home and add value and beauty to
- the neighborhood.

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

Clarence Bull Jr.
Signature of Owner (Affiant)
Clarence Bull Jr.
Name- Print or Type

Robin D. Bull
Signature of Owner (Affiant)
Robin D. Bull
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: Clarence Bull Jr. & Robin D Bull

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

AS WITNESS my hand and Notaries Seal

Dale A. Little
Notary Public
My Commission Expires
5/14/2020

ZONING DESCRIPTION FOR 18307 PRETTY BOY DAM ROAD

Beginning at a point on the East Side of Pretty Boy Dam Road which is 70' wide at the distance of 2340' South of the centerline of the nearest improved intersecting street Spooks Hill Road which is 25' wide. Being Lot# 3, of Alice Meadows as recorded in the Baltimore County Plat Book 50, Folio 79 containing 1.65 Acres Located in the 7th Election District 3rd Council District.

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

No. **182651**

Date: **4/10/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/11/2019 4/10/2019 10:17:58 3

REG WSO3 WALKIN CAM
 >>RECEIPT # 003360 4/10/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Amount. 182657

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Recpt Tot \$ 150.00
 150.00 CK .00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec

From:

True Contractors

For:

18307 Pretty Bay Dam Rep.

Case # 2019-0295-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

Date: 4-18-19

RE: Case Number: 2019-0295-A

Petitioner/Developer: Bull

Date of Hearing/Closing: 5-6-19

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 18307 Pretty Boy Dam Rd

The signs(s) were posted on 4-18-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0295-A

TO PERMIT AN ADDITION WITH A SIDE YARD
SETBACK OF 30' IN LIEU OF THE REQUIRED 50'
AND TO AMEND THE FINAL DEVELOPMENT PLAN
OF ALICE MEADOWS FOR LOT 3, ONLY.

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
4:30 p.m. ON 5/6/19.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST AFTER ABOVE DATE, UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, PRM, 104

MEETING IS HANDICAP ACCESSIBLE



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0295 -A Address 18307 PRETTY BOY DAM RD.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/10/19 Posting Date: 4/21/19 Closing Date: 5/6/19

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- 0295 -A Address 18307 PRETTY BOY DAM RD.

Petitioner's Name Robin & Clarence Bull Telephone 443-841-8388

Posting Date: 4/21/19 Closing Date: 5/6/19

Wording for Sign: To Permit an addition with a side yard setback
of 30' in lieu of the required 50' And to amend the Final
Development Plan of Alice Meadows for Lot 3 only.

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: 2019-0295-A

Property Address: 18307 Pretty Boy Dam Road

Property Description: _____

Legal Owners (Petitioners): Clarence & Robin Bull

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Clarence & Robin Bull

Company/Firm (if applicable): _____

Address: 18307 Pretty Boy Dam Rd.
Parkton, MD 21120

Telephone Number: 443-841-8388



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 13, 2019

Clarence & Robin Bull
18307 Pretty Boy Dam Road
Parkton MD 21220

RE: Case Number: 2019-0295-A, 18307 Pretty Boy Dam Road

Dear:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on April 10, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

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: JJ

C: People's Counsel
Ber Ture Agent 3920 London Bridge Road Sykesville MD 21784

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 17, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0295-A
Address 18307 Prettyboy Dam Road
(Bull Property)

Zoning Advisory Committee Meeting of **April 22, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future building permit(s) for addition(s), since the site is served by well and septic.

Reviewer: Dan Esser



STATE HIGHWAY
ADMINISTRATION

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

Date: 4/15/19

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. 2019-0295-A

*Administrative Variance
Clarence Bell Jr., Robin D Bell
18307 Pretty Boy Dam Road.*

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

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: April 17, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0295-A
Address 18307 Prettyboy Dam Road
(Bull Property)

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X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future building permit(s) for addition(s), since the site is served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 5/17/19

By Sen

Debra Wiley

From: Debra Wiley
Sent: Monday, June 3, 2019 8:57 AM
To: 'bevtrue213@gmail.com'
Cc: Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: Administrative Variance Case No. 2019-0295-A
Attachments: 20190603085505331.pdf

Bev,

Per our telephone conversation, please find attached the decision in the above-referenced matter.

Have a great day !

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, June 3, 2019 8:55 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 06.03.2019 08:55:05 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov



Front View- 18307 Pretty Boy Dam Rd
BULL Residence

18307

Pretty Boy Drive





18307. Pretty Bou
Dam Rd

Left side of
house, area of
proposed addition



18307
Pretty Boy Dambel

Left side of
existing house
where addition
would be added.

8

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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 _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 4/18/19

by Pulson

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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 07 Account Number - 1900010036			
Owner Information					
Owner Name:	BULL CLARENCE M JR BULL ROBIN D		Use:	RESIDENTIAL	
Mailing Address:	18307 PRETTY BOY DAM RD PARKTON MD 21120-9467		Principal Residence:	YES	
			Deed Reference:	/11624/ 00440	
Location & Structure Information					
Premises Address:	18307 PRETTYBOY DAM RD 0-0000		Legal Description:	1.653 AC ALICE MEADOWS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0016	0016	0096		0000	
					Block:
					3
					Lot:
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0050/ 0079
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1997	2,748 SF		1.6500 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	95,800	95,800			
Improvements	319,300	313,300			
Total:	415,100	409,100	409,100	409,100	
Preferential Land:	0			0	
Transfer Information					
Seller: BULL CLARENCE M,JR		Date: 06/06/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11624/ 00440		Deed2:	
Seller: BULL MELVIN O		Date: 10/24/1983		Price: \$2,505	
Type: ARMS LENGTH IMPROVED		Deed1: /06612/ 00184		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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: Applied 05/16/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

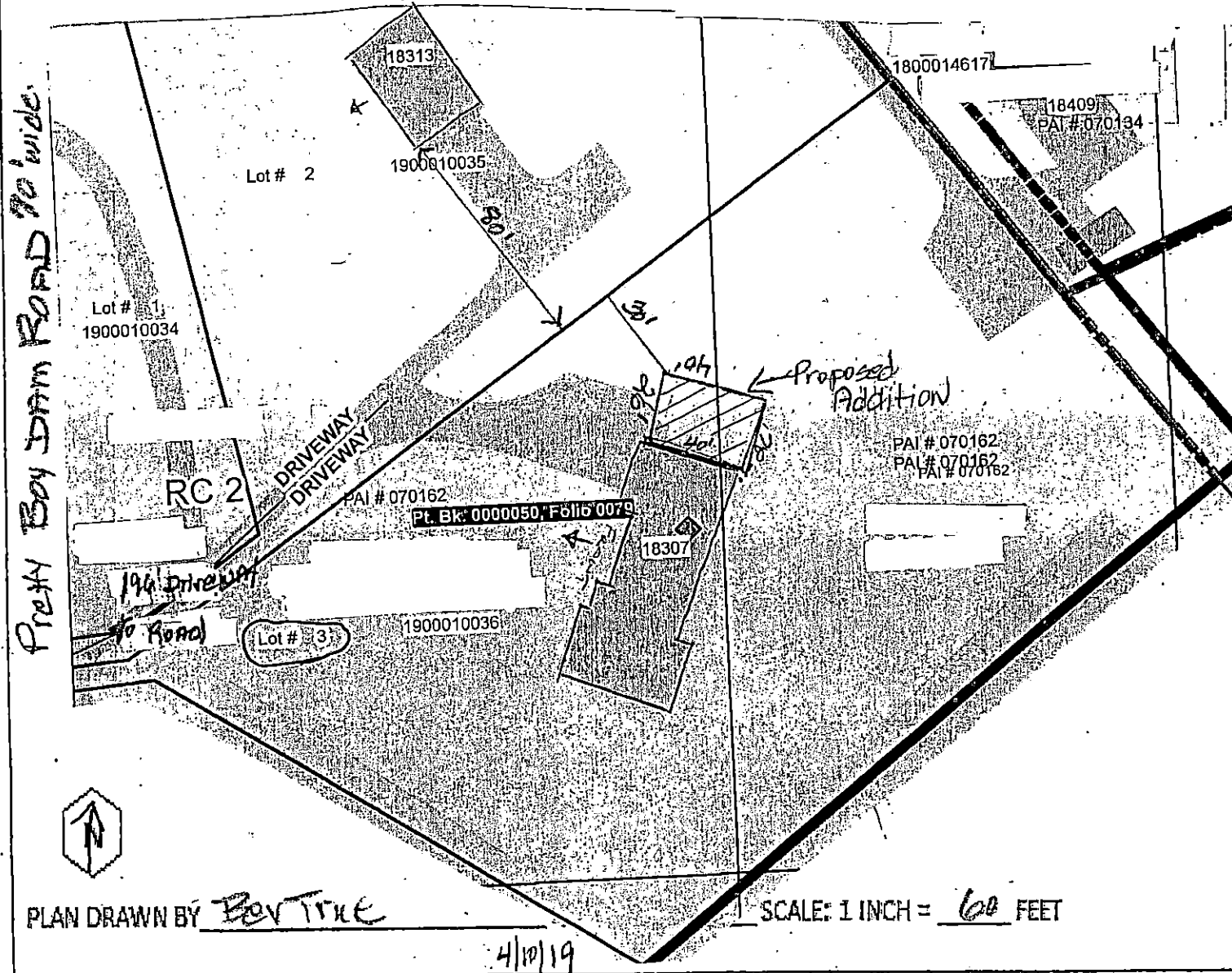
Date:

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

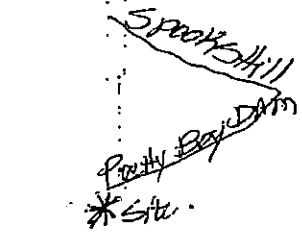
ADDRESS 18307 Pretty Boy Dam Road OWNER(S) NAME(S) Clarence M + Robin D BULL

SUBDIVISION NAME Alice meadows LOT # 3 BLOCK # _____ SECTION # _____

PLAT BOOK # 50 FOLIO # 79 10 DIGIT TAX # 19 000 10036 DEED REF. # 11684100440



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 01662

SITE ZONED RC2

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.65 acres

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? 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

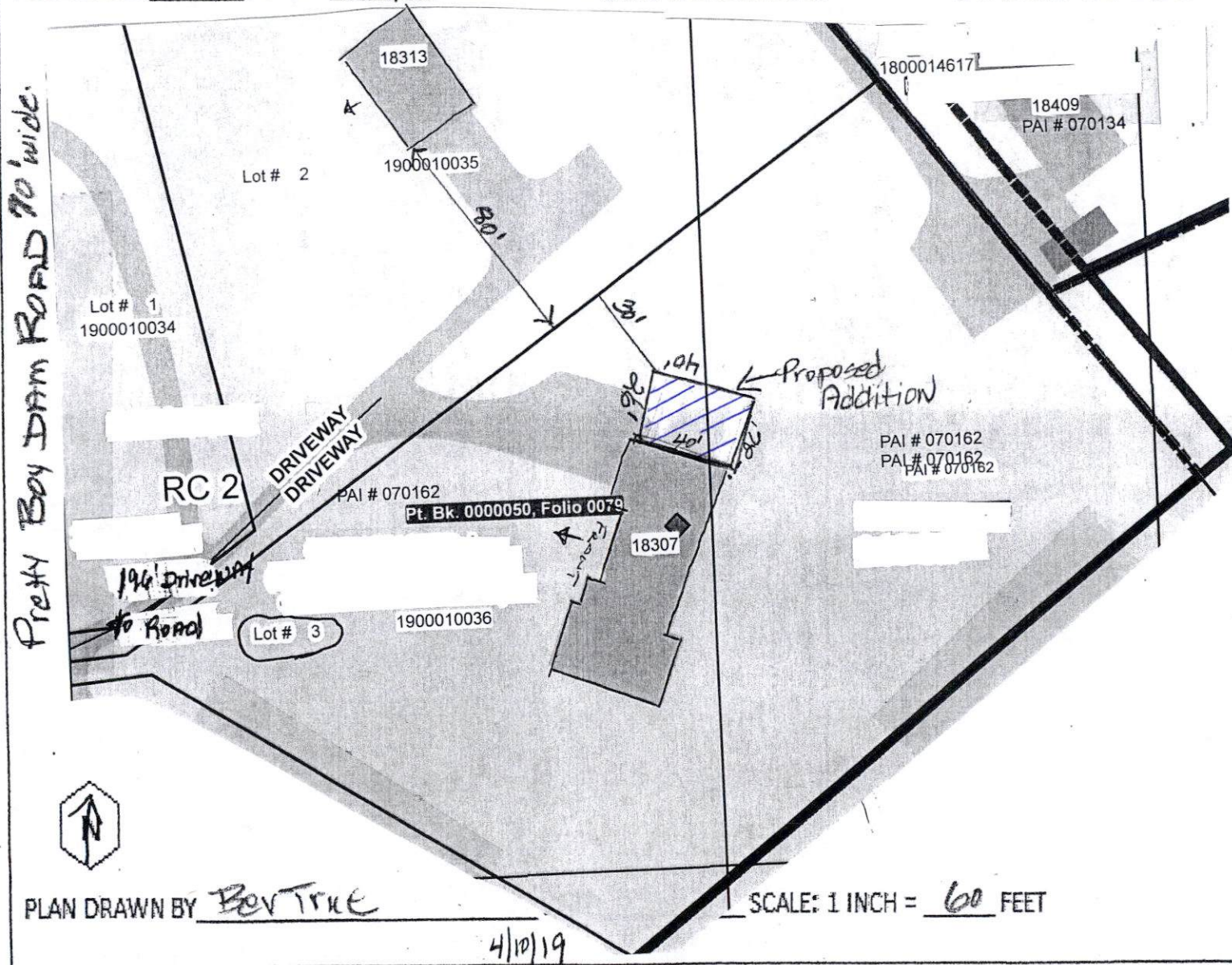
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0295-A

PET. EX. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 18307 Pretty Boy Dam Road OWNER(S) NAME(S) Clarence M + Robin D BULL
SUBDIVISION NAME Alice meadows LOT # 3 BLOCK # _____ SECTION # _____
PLAT BOOK # 50 FOLIO # 79 10 DIGIT TAX # 19 000 10036 DEED REF. # 11634100440



SITE VICINITY MAP

Sparks Hill
Pretty Boy Dam
**Site*

N

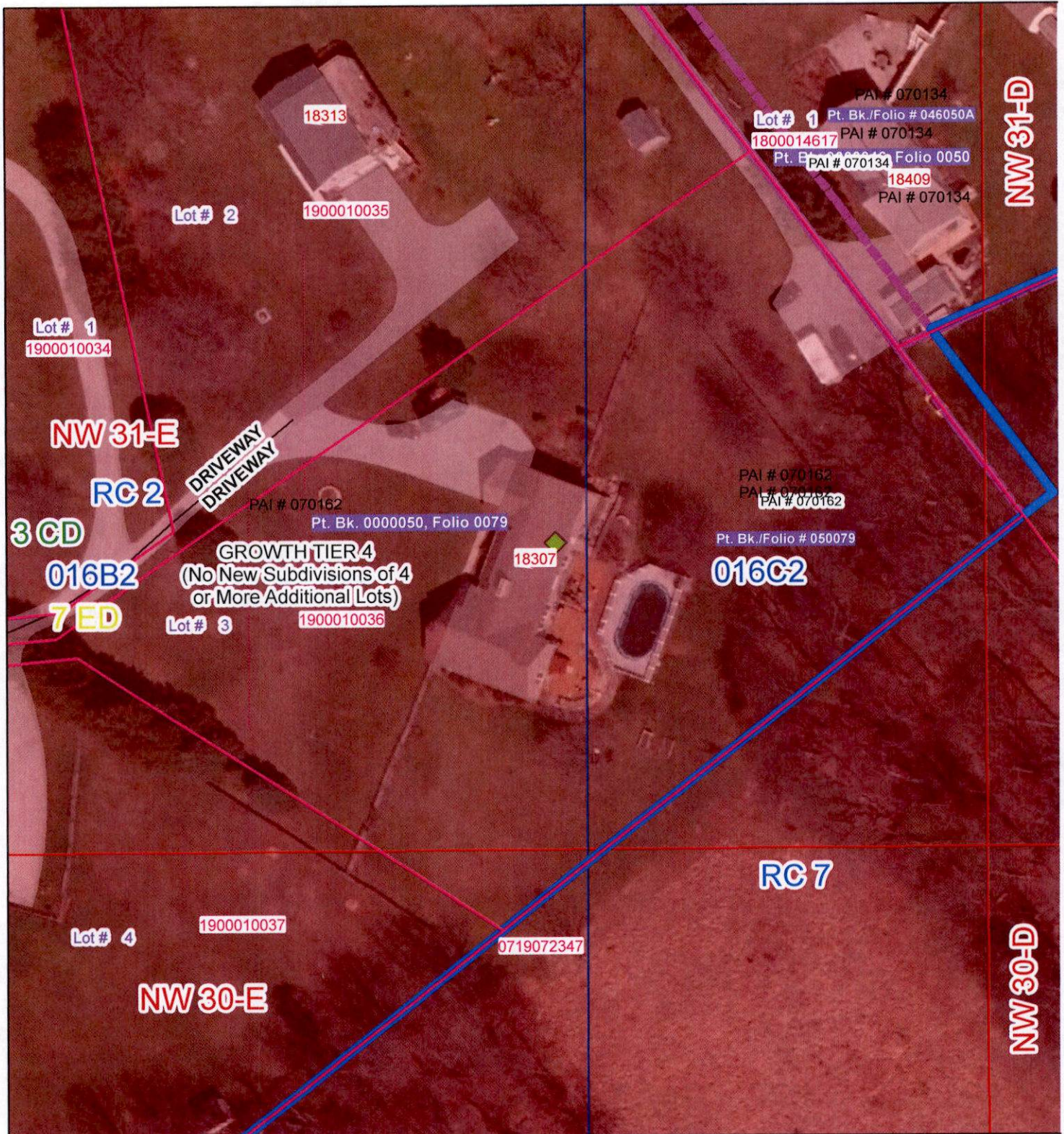
MAP IS NOT TO SCALE

ZONING MAP# 01603
SITE ZONED RC2
ELECTION DISTRICT 7
COUNCIL DISTRICT 3
LOT AREA ACREAGE 1.65 acres
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? 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:

2019-0295-A

18307 Pretty Boy Dam Road



Publication Date: 3/28/2019



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

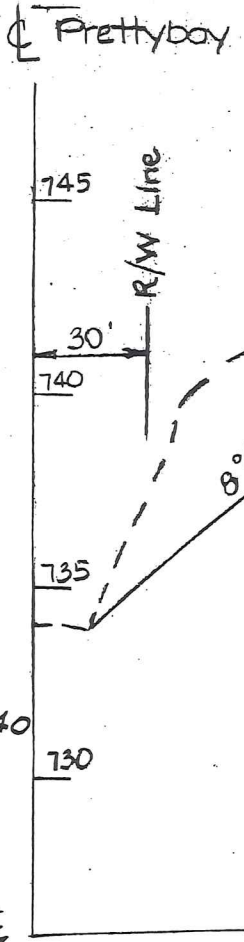


0 15 30 60 90 120 Feet

1 inch = 60 feet

PLAT 46/50
RC-5

Clarence Bull
G375/G21



ASSOCIATES
a Rd.
nd 21204



Horace L. Shaffer
4055/233
RC-5

Office Of Planning & Zoning	
APPROVED BY:	
<i>E. Bell</i>	FUR 7/11/83
DIRECTOR OF PLANNING	DATE
<i>James S. L...</i>	7/13/83
ZONING COMMISSIONER	DATE
at 7/11/83	

*Petitioners
Exhibit 1*

OW
1841E
Park
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