MEMORANDUM

DATE: May 18, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0084-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on May 14, 2020. 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	*	BEFORE THE
(2208 Wiltonwood Road)		
3rd Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Joshua B. & Kelly R. Nelson	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0084-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Joshua B. and Kelly R. Nelson ("Petitioners"). The Petitioners are requesting Variance relief from § 400.3 to approve an accessory structure (Pool House) at a total height of 19 ft. in lieu of the required maximum height of 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 March 28, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general 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 **14th** day of **April, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.3 to approve an accessory structure (Pool House) at a total height of 19 ft. in lieu of the required maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING
Date 4-14-2020
By

AD NISTRATIVE ZONING PETITION

FOR INI ATIVE VARIANCE – OR – ADMINI AT 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 2208 Wiltonwood Rd Stevenson MD 21153 Currently zoned RCS

Deed Reference 42143 / 00433 10 Digit Tax Account # 2200018460

Owner(s) Printed Name(s) Kelly and Joshua Nelson

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) BCZR 400.3 TO APPROVE an accessory STRUCTURE (Pool House) at a TOTAL Height of 19 FT. in Lieu of The Required maximum Height of 15 FT

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Kelly Nelson / Joshua Nelson

Name #1 – Type or Print / Name # 2 – Type or Print

Kelly Nelson / [signature]

Signature #1 / Signature #2

2208 Wiltonwood Rd Stevenson MD

Mailing Address / City / State

21153 / 813.391.4310 / knelsonwtlgator@yahoo.com

Zip Code / Telephone # / Email Address

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING 4-14-2020

Date / By

Representative to be contacted:

Rob Snyder

Name – Type or Print

Signature

7706 Hickory Rd Stewartstown PA

Mailing Address / City / State

17363 / 410 322-6808 / 6sconstruction2015@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 2020-0084-A Filing Date 3/17/2020 Estimated Posting Date 3/29/2020 Reviewer CF

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: 2208 Wiltonwood Rd (Print or Type Address of property) Stevenson (City) MD (State) 21153 (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)

Additional height needed for storage of pool equipment.

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

Signature of Owner (Affiant)

Joshua Nelson

Name- Print or Type

Signature of Owner (Affiant)

Kelly Nelson

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 10th day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joshua Nelson and Kelly Nelson

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 10/10/2022

REV. 5/5/2016

Zoning Property Description For 2208 Wiltonwood Rd
Stevenson MD 21153

Beginning at point on the North side of Wiltonwood Rd which is 20' Feet wide At A distance of 273 Feet West of The center line of The nearest Improved intersection street LongAcre LN. which is 25 Feet.

Being Lot #2 Block NA section NA in subdivision Wiltonwood as recorded in Baltimore county Plat Book #66 Folio #51 Containing 2 Acres of Lot Located in The 3 election District and 2 council District.

2020-0084-A

CERTIFICATE OF POSTING

RE: Case No. 2020-0084-A

Petitioner: Joshua & Kelly Nelson

Closing Date: 4/13/20

Baltimore County Department of

Permits, Approvals and Inspections

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s) were posted conspicuously on the property located at

2208 Wiltonwood Road – front WS driveway (1 of 2)

2208 Wiltonwood Road – front ES driveway (2 of 2)

on 3/28/20

Sincerely,

3/28/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0084-A

2208 Wiltonwood Road – front WS driveway (1 of 2)

3/28/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0084-A

2208 Wiltonwood Road – front ES driveway (2 of 2)

3/28/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

BALTIMORE COUN DEPARTMENT OF PERMITS, AF OVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0084 -A Address 2208 Wiltonwood Rd

Contact Person: CHRISTINA FRINK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-17-2020 **Posting Date:** 3-29-2020 **Closing Date:** 4-13-2020

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 2020- 0084 - A Address: 2208 Wiltonwood Rd

Petitioner's Name: Joshua B. Nelson Kelly Telephone: 813-391-4310

Posting Date: 3-29-2020 **Closing Date:** 4-13-2020

Wording for Sign:

To Approve an accessory structure (Pool House) at a total height of 19 FT in lieu of the Required maximum height of 15 FT

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW

JOHN A. OLSZEWSKI, JR.
County Executive

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

April 13, 2020

Kelly Nelson & Joshua Nelson,
2208 Wiltonwood Road
Stevenson MD 21153

RE: Case Number: 2020-0084-A, 2208 Wiltonwood Road

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 17, 2020. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Rob Snyder 7706 Hickory Road Stewartstown PA 17363

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: April 8, 2020

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2020
Item No. 2020-0078-A, 0081-A, 0082-A, 0083-A & 0084-A

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

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0084-A
Address 2208 Wiltonwood Road
(Nelson Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0084-A 2208 Wiltonwood Road.doc

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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. **2020-0084-A**
Administrative Variance
Kelly & Joshua Nelson
2208 Wiltonwood 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@mdot.maryland.gov).

Sincerely,

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

WW/RAZ

Jenae Johnson

From: Jenae Johnson
Sent: Monday, April 13, 2020 8:30 AM
To: 'Knelsonuflgator@yahoo.com'; '65construction2015@gamil.com'
Cc: Debra Wiley
Subject: Second Sign Post 2020-0084-A

Good morning,

My name is Jenae, I'm preparing your file to go over to the Law Judge's office for review. I' am missing you're second sign posting. Can you please email the second sign posting so I can complete your file. If you have any further question please call 410-887-3391.

Thank you

CASE NO. 2019- 0084-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
4-8	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
4-2	DEPS (if not received, date e-mail sent _____)	NC
_____	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: 3-28-20 by H Hoffman

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 (w2)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 03 **Account Number -** 2200018460

Owner Information

Owner Name:	NELSON JOSHUA B NELSON KELLY R	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	2208 WILTONWOOD RD STEVENSON MD 21153-2029	**Deed Reference:**	/42143/ 00433

Location & Structure Information

Premises Address:	2208 WILTONWOOD RD STEVENSON 21153-2029	**Legal Description:**	2.000 AC 2208 WILTONWOOD RD NSR WILTONWOOD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0059	0014	0433	3010005.04	0000			4	2020	Plat Ref: 0066/ 0051

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2008	7,443 SF	1500 SF	2.0000 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	STUCCO/	9	5 full/ 3 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	594,000	275,000		
Improvements	1,954,200	1,980,700		
Total:	2,548,200	2,255,700	2,548,200	2,255,700
Preferential Land:	0			0

Transfer Information

Seller: WILTONWOOD ROCK LLC	**Date:** 11/21/2019	**Price:** $2,185,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /42143/ 00433	**Deed2:**
Seller: MULTI STARS LLC	**Date:** 07/17/2006	**Price:** $178,500
Type: NON-ARMS LENGTH OTHER	**Deed1:** /24162/ 00465	**Deed2:**
Seller: JANET HOWARD A	**Date:** 03/30/2005	**Price:** $1,350,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /21636/ 00187	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Application received

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2020-0084-A

273
Longacreck
25

ZAC AGENDA

Case Number: 2020-0084-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Kelly & Joshua Nelson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 2208 WILTONWOOD RD
Location: North side of Wiltonwood Road 273 feet West Long acre Ln.

Existing Zoning: RC 5 **Area:** 2 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 400.3 To approve an accessory structure (Pool House) at a total height of 19 feet in lieu lieu of the required maximum height of 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 04/13/2020

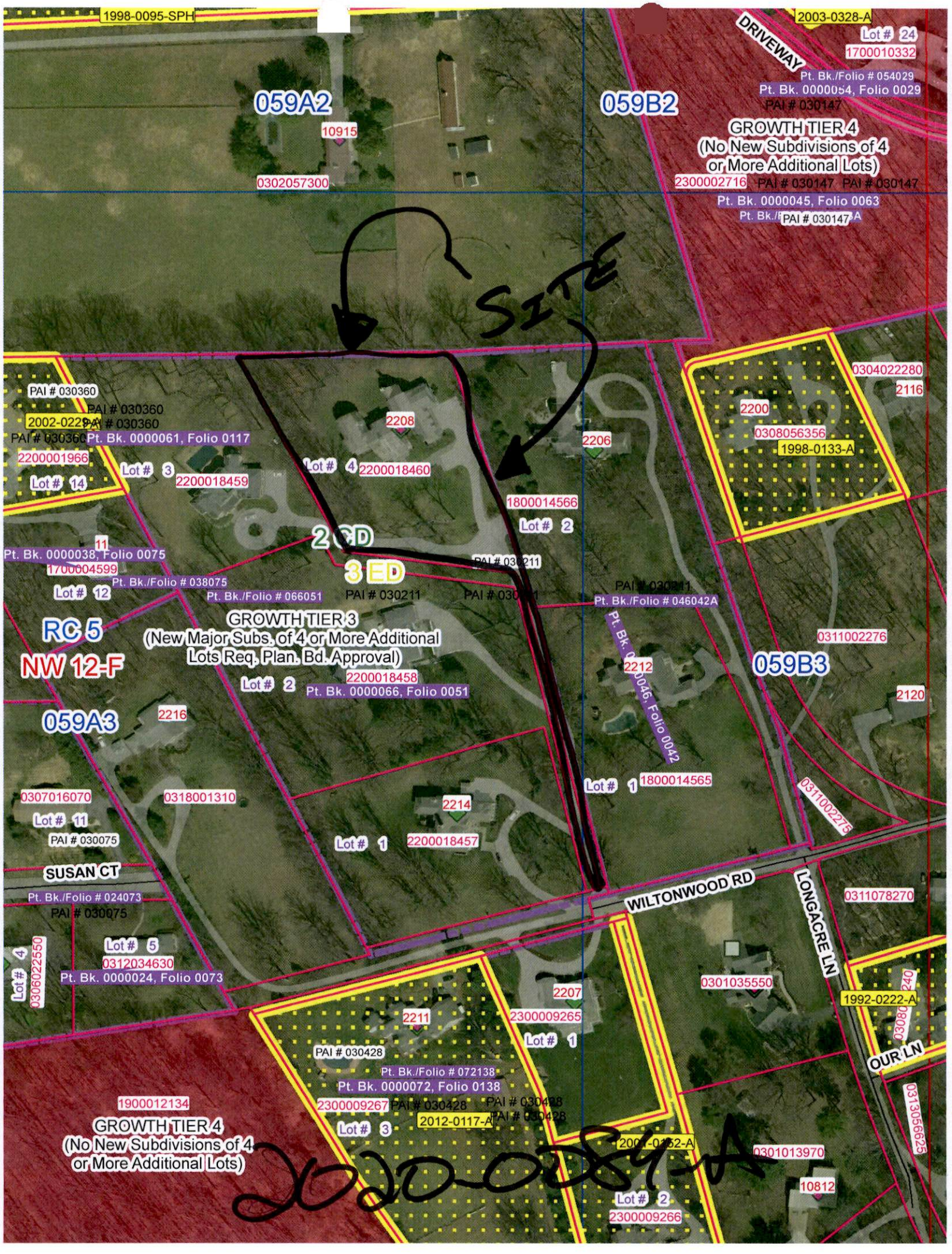
Miscellaneous Notes:

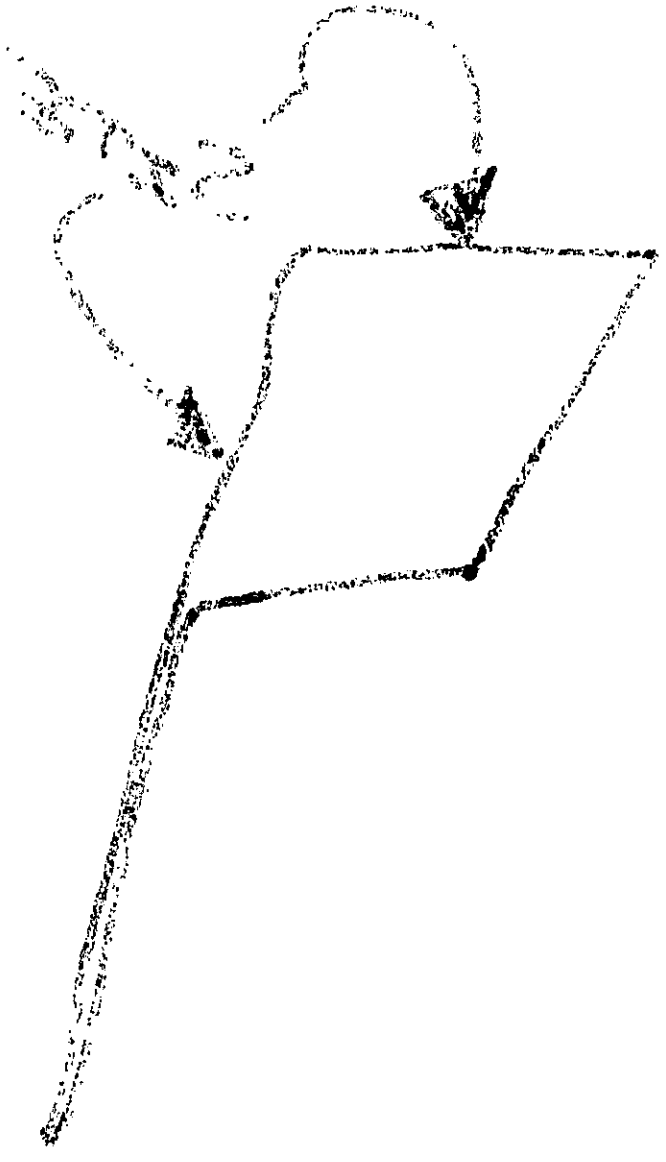

Proposed
Pool
House
2020-0084-A


Proposed
Pool House
2010-0084-A

Proposed
Roadway
2020.0054 A


Proposed
Pool House
2010-0084 A


1998-0095-SPH
2003-0328-A
DRIVEWAY
Lot # 24
1700010332
Pt. Bk./Folio # 054029
Pt. Bk. 0000054, Folio 0029
PAI # 030147
059A2
059B2
10915
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
0302057300
2300002716
PAI # 030147
PAI # 030147
Pt. Bk. 0000045, Folio 0063
PAI # 030147
SITE
0304022280
2116
2200
0308056356
1998-0133-A
PAI # 030360
PAI # 030360
2002-0229-A
PAI # 030360
Pt. Bk. 0000061, Folio 0117
2208
2206
2200001966
Lot # 14
Lot # 3
2200018459
Lot # 4
2200018460
1800014566
Lot # 2
2 CD
3 ED
11
Pt. Bk. 0000038, Folio 0075
1700004599
Pt. Bk./Folio # 038075
Lot # 12
Pt. Bk./Folio # 066051
PAI # 030211
PAI # 030211
PAI # 030211
Pt. Bk./Folio # 046042A
RC 5
NW 12-F
GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)
Lot # 2
2200018458
Pt. Bk. 0000066, Folio 0051
2212
059B3
0311002276
2120
059A3
2216
Pt. Bk. 0000046, Folio 0042
Lot # 1
1800014565
0311002275
0307016070
0318001310
2214
Lot # 11
PAI # 030075
Lot # 1
2200018457
SUSAN CT
Pt. Bk./Folio # 024073
PAI # 030075
WILTONWOOD RD
LONGACRE LN
0311078270
Lot # 5
0312034630
Pt. Bk. 0000024, Folio 0073
Lot # 4
0306022550
0301035550
2207
1992-0222-A
2211
2300009265
Lot # 1
PAI # 030428
Pt. Bk./Folio # 072138
Pt. Bk. 0000072, Folio 0138
OUR LN
1900012134
2300009267
PAI # 030428
PAI # 030428
PAI # 030428
2012-0117-A
Lot # 3
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
2001-0152-A
0301013970
10812
Lot # 2
2300009266
2020-0059-A

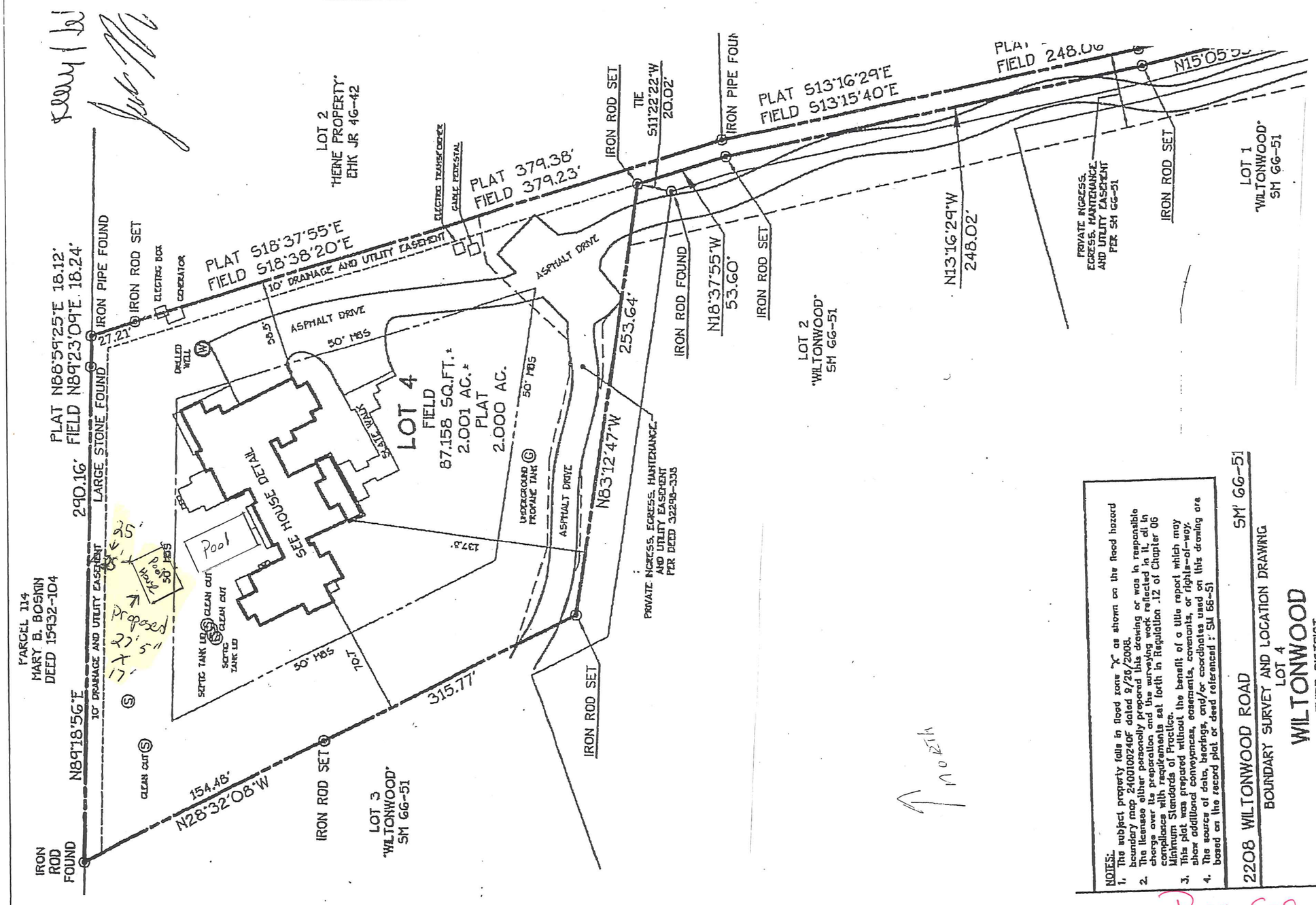


ZONING HEARING PLAN FOR VARIANCE ✓ FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

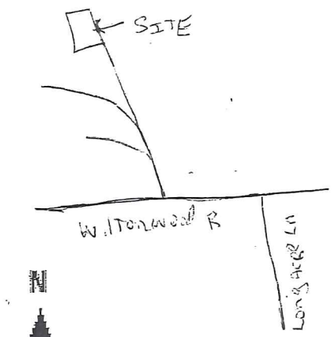
ADDRESS 2208 WILTONWOOD OWNER(S) NAME(S) Joshua B. Nelson Kelly R. Nelson

SUBDIVISION NAME WILTONWOOD LOT # 4 BLOCK # ____ SECTION # ____

PLAT BOOK # 66 FOLIO # 51 10 DIGIT TAX # 2200018460 DEED REF. # 42143/00433



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 059A3

SITE ZONED RC 5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 2 ac

OR SQUARE FEET —

HISTORIC ? —

IN CBCA ? —

IN FLOOD PLAIN ? —

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE X

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? X

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

n/a

VIOLATION CASE INFO.:

no

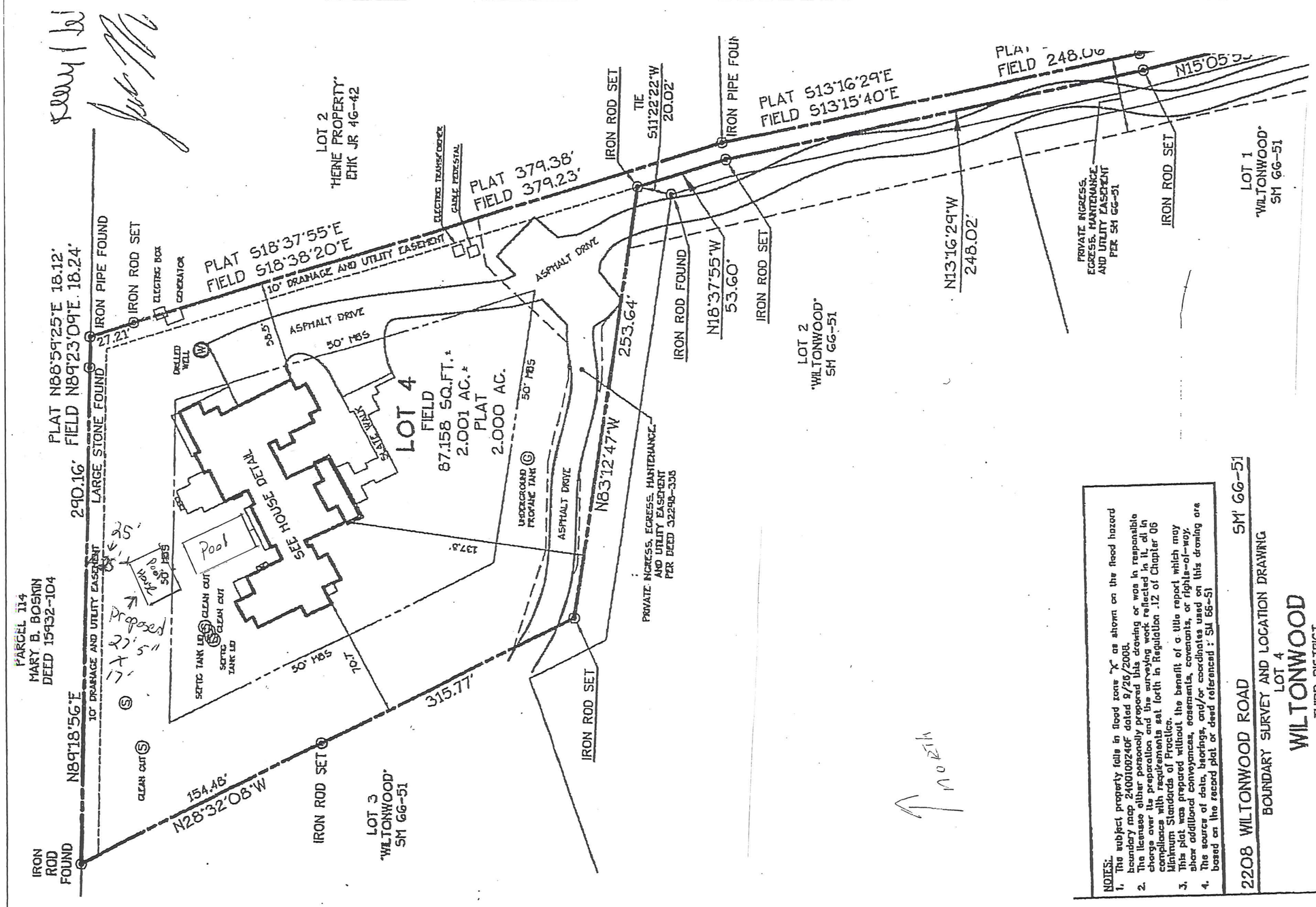
2020-0084-A

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

ADDRESS 2208 WILTONWOOD OWNER(S) NAME(S) Joshua B. Nelson Kelly R. Nelson

SUBDIVISION NAME WILTONWOOD LOT # 4 BLOCK # ____ SECTION # ____

PLAT BOOK # 66 FOLIO # 51 10 DIGIT TAX # 2200018460 DEED REF. # 42143/00433



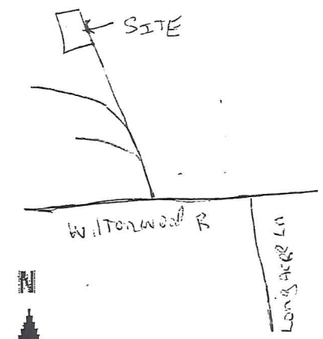
NOTES:
1. The subject property falls in flood zone "X" as shown on the flood hazard boundary map 2400100240F dated 9/26/2008.
2. The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
3. This plat was prepared without the benefit of a title report which may show additional conveyances, easements, covenants, or rights-of-way.
4. The source of data, bearings, and/or coordinates used on this drawing are based on the record plat or deed referenced : SM 66-51

2208 WILTONWOOD ROAD SM 66-51

BOUNDARY SURVEY AND LOCATION DRAWING
LOT 4
WILTONWOOD
THIRD DISTRICT
BALTIMORE COUNTY MARYLAND
SCALE: 1" = 60'
PROJECT #58040

FILE #BA01235
CADFILENAME: WILTONWOOD-L4
DRAWN BY: JHS CHECKED BY:

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 05973

SITE ZONED RC5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 2 ac

OR SQUARE FEET —

HISTORIC ? —

IN CBCA ? —

IN FLOOD PLAIN ? —

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE X

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? X

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

no

2020-0084-A