

MEMORANDUM

DATE: December 1, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0244-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 30, 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
(18 Dixie Drive)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Richard Andrew Larkin, III &	*	HEARINGS FOR
Jennifer Lynn Larkin		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0244-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, Richard Andrew Larkin, III and Jennifer Lynn Larkin (“Petitioners”). The Petitioners are requesting Variance relief from § 301.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a one story open porch/deck with a side yard setback of 6.6 ft. in lieu of the required 7.5 ft. (required depth of not more than 25% of a side yard, and for such other and further relief as may be deemed necessary by the Administrative Law Judge (“ALJ”) for Baltimore County. 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. However, it is to be noted that four (4) letters of support were received from neighbors residing at 14, 16, 19 and 21 Dixie Drive, all of whom had no opposition to the Petitioners’ zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 9, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10/27/20
By Dr. Manon

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.

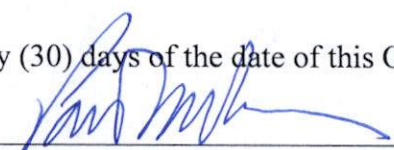
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from BCZR § 301.1 to permit a one story open porch/deck with a side yard setback of 6.6 ft. in lieu of the required 7.5 ft. (required depth of not more than 25% of a side yard, 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
Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 10/27/20

By D Mignone



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 18 Dixie Drive Currently zoned DR 5.5
 Deed Reference 42941/00400 / 10 Digit Tax Account # 0904001171
 Owner(s) Printed Name(s) Richard Andrew Larkin, III & Jennifer Lynn Larkin

(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)

See attached.

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):

Richard Andrew Larkin, III, Jennifer Lynn Larkin
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 Signature #2
 18 Dixie Drive Towson MD
 Mailing Address City State
 21204 , 410-279-3685 , randrew.larkin@gmail.com
 Zip Code Telephone # Email Address

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

Zachary J. Wilkins
 Name- Type or Print
 Signature
 600 Washington Ave., Suite 200 Towson MD
 Mailing Address City State
 21204 , 410-821-0070 , zwilkins@sgs-law.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Zachary J. Wilkins
 Name - Type or Print
 Signature
 600 Washington Ave., Suite 200 Towson MD
 Mailing Address City State
 21204 , 410-821-0070 , zwilkins@sgs-law.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 2020-0244A Filing Date 10/2/2020 Estimated Posting Date 10/11/20 Reviewer ga

W. H. H.

11

W. H. H.

W. H. H.

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

Address:	18 Dixie Drive	Towson	MD	21204
	Print or Type Address of property	City	State	Zip Code

See attached.

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

Signature of Owner (Affiant)

Richard Andrew Larkin, III

Name- Print or Type

Signature of Owner (Affiant)

Jennifer Lynn Larkin

Name- Print or Type

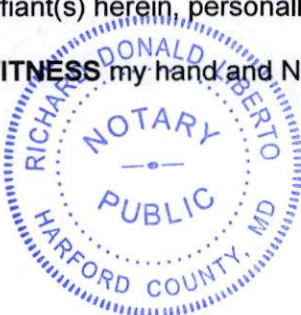
The following information is to be completed by a Notary Public of the State of Maryland

I HEREBY CERTIFY, this 24th day of September, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Andrew Larkin, III & Jennifer Lynn Larkin

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

Administrative Variance from Section(s):
(for 18 Dixie Drive)

Variance relief from:

1. BCZR § 301.1. To permit a one-story open porch/deck with a side yard setback of 6.6 feet in lieu of the required 7.5 feet (required depth of not more than 25% of a side yard); and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2020-0244-A

Practical Difficulty or Hardship
For Richard Andrew Larkin III and Jennifer Lynn Larkin
18 Dixie Drive, Towson, MD 21204

The instant relief is being requested from certain DR 5.5 (small lot/tract) regulations for minimum width of individual side yard setbacks.

Richard Andrew Larkin III and Jennifer Lynn Larkin ("Petitioners") acquired 18 Dixie Drive, Towson, Maryland 21204-4319 (the "Property"), in the community of Southland Hills, by deed dated June 8, 2020. It is their principal dwelling. At the time of their acquisition, the Property was improved with a single family detached dwelling, which was originally constructed in 1940. The Property is approximately 0.21 acres in size (9,150 square feet) and zoned DR 5.5 (small lot/tract) (Density Residential 5.5 dwelling units per acre).

Since their acquisition, the Petitioners have sought to add a front porch to the dwelling. The purpose of this addition is to allow the Petitioners to maximize the front and right sides of their property, to add to the overall curb appeal of the dwelling and, most importantly, create additional living space and other ways to enjoy the dwelling's outdoor space as they get ready to welcome their first child into the world. The additional space will further cultivate their domicile, something that is as important as ever as they (and everyone, for that matter) acclimate to the "new norm" in the current COVID-19 pandemic world.

The Petitioners have modeled the architectural plans off of a similar, recently constructed porch at the home of John and Elizabeth Mealey, at 408 Alabama Road in the same community. The proposed one-story porch/deck would extend off from the front of the house and around the right side, ending just past an additional entrance. Constructing the porch around the side provides for additional usable space while maintaining an unostentatious front porch façade. Continuing the porch to the right side entrance also improves upon the Petitioners ingress/egress to the basement level. Additionally, given the extensive grading/elevation impediments on the left, right and front sides of the property – which impedes on their ability to fully utilize the entire property – the Petitioners believe the plans optimize the use of the front and right side of the property. This plan also allows the modest back yard to remain unencumbered, something the Petitioners are eager to do so as to not disturb the best semblance of greenspace on the property; the usable greenspace will become increasingly important as they prepare to welcome their first child in October. Porches/Decks are entitled to a 25% reduction of the minimum required width of a side yard setback, as provided in BCZR Section 301.1.A. The limited area within which the porch would be permitted constitutes a practical difficulty because strict compliance with the requirement would unreasonably prevent the Petitioners from building a suitable porch, constituting a substantial injustice to the Petitioners and the relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured. The modest lot depth and corresponding lack of width, make compliance with the regulations impractical. Without an administrative variance, the porch would be severely restricted by the existing side lot line which are unique to this property.

Therefore, the relief requested is in the spirit of the applicable regulations and will not be detrimental to the public health, safety and welfare of the community.

Please see attached letters in support of the requested relief from various neighbors.

2020-0244-A



BAY STATE LAND SERVICES

Engineers • Surveyors • Planners • Geotechnical Testing • Construction Inspections
Knowledge. Innovation. Results.

September 30, 2020

PARICULAR DECRPTION

0.200 ACRES+/-

LAND OF RICHARD ANDREW LARKIN III AND JENNIFER LYNN LARKIN

Located on 18 Dixie Drive, Towson, MD 21204

Ninth Election District

Baltimore County, Maryland

BSLS File No.:20138

Beginning for the same at an iron pipe heretofore set at the end of the S 64°06'10" E 148.71 foot line shown on a plat entitled "Section of Southland Hills" recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C. No. 8, Folio 56, said iron pipe also lying in the western line of the road right of way for Dixie Drive, shown on the firstly herein mentioned plat, thence leaving said right of way and binding on Lot 18 as shown on said plat, the following four courses and distances, the bearings contained herein being based on Grid North, Maryland State Plane Coordinate System, NAD 83/2011, as now surveyed;

1. **North 71°13'53" West 148.71 feet** to an iron bar and cap now set, said bar and cap also lying in the South 18°50'57" West 901.21 foot line shown on a plat entitled "Stage One Chesapeake Stone Manor Condominium" recorded among the aforementioned Land Records in Liber E.H.K. JR. No. 9, Folio 106; thence binding reversely on said plat the following course and distance,
2. **North 18°49'17" East 54.47 feet** to an iron bar and cap now set, said bar and cap set at the beginning of the South 66°36'19" East line shown on a plat entitled "Part of Subdivision of Southland Hills" recorded among the aforementioned Land Records in Liber W.P.C. No. 7, Folio 187; thence binding on lot 19 as shown on said plat, the following course and distance,
3. **South 73°40'35" East 150.69 feet**, passing over an iron pipe heretofore set at a distance of 150.12 feet to a point, said point lying in the western line of the road right of way for Dixie Drive, shown on the firstly herein mentioned plat; thence binding on said right of way line the following course and distance,
4. By a curve to the right with a radius of **764.00 feet** for an arc length of **60.95 feet**; said curve being subtended by a chord bearing **South 20°32'52" West 60.93 feet** to the place of beginning

CONTAINING 0.200 ACRES OF LAND, more or less, as surveyed by Bay State Land Services, Inc in July 2020, www.baystatelandservices.com

Mailing Address
P.O. Box 853
Bel Air, Maryland 21014

Office Location
2012 Rock Spring Road
Forest Hill, Maryland 21050

Contact
tel 410.879.4747
fax 410.420.3949

2020-0244-A

CONTAINING 0.200 ACRES OF LAND, more or less, as surveyed by Bay State Land Services, Inc in July 2020;

The above Survey Datum is based upon the Maryland State Coordinate System N.A.D. '83 (2011);

Being all of that parcel of land which by deed dated May 19, 2020 was conveyed by 31 Prospect LLC to Richard Andrew Larkin, III and Jennifer Lynn Larkin and was recorded in the Land Records of Baltimore County, Maryland in Liber J.L.E. 42941 folio 400.

Being Also Lot 18 as shown on a plat entitled "Section of Southland Hills" recorded among the aforementioned Land Records in Liber W.P.C. No. 8, Folio 56.

This survey was performed without a title report.

I, Charles Dudley Campbell, Property Line Surveyor #300, certify that this description, and the survey on which it is based, were made in accordance with Chapter 06, Minimum Standards of Practice," COMAR, Title 09, Maryland Department of Licensing and Regulation for Professional Land Surveyors, in effect as of 1995.

A handwritten signature in blue ink, appearing to read 'Charles Dudley Campbell', followed by the date '10-01-20'.

Charles Dudley Campbell
Registered Property Line Surveyor #300
License Expiration August 27, 2022



NA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/9/2020

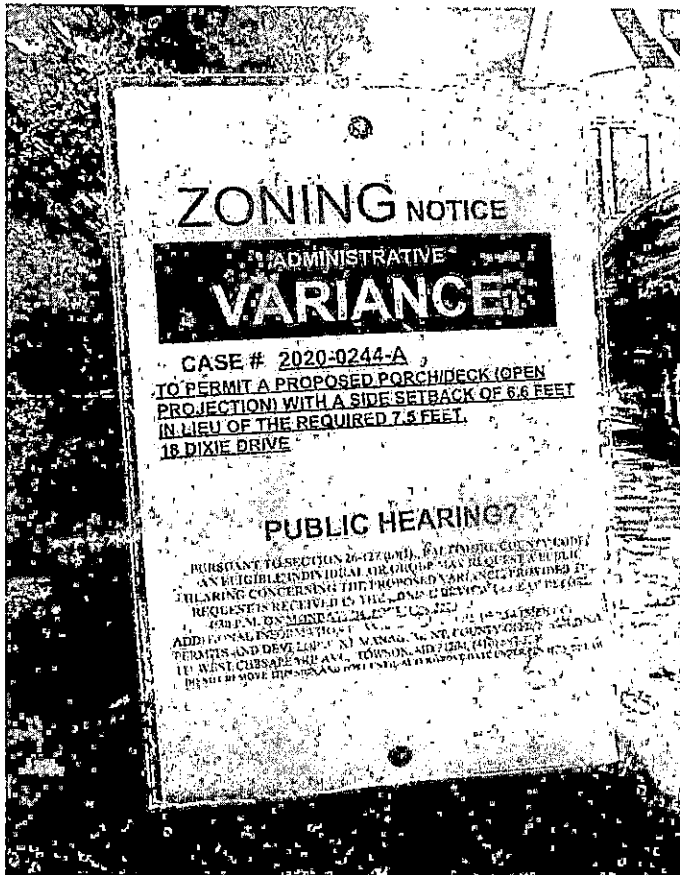
Case Number: 2020-0244-A

Petitioner / Developer: ZACHARY WILKINS, ESQ. ~
RICHARD & JENNIFER LARKIN

Date of Closing: OCTOBER 26, 2020

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:
18 DIXIE DRIVE ~ 21204

The sign(s) were posted on: OCTOBER 9, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 18 Dixie Drive ~ 10/9/2020



Background Photo 2nd Sign @ 18 Dixie Drive ~ 10/9/2020
CASE # 2020-0244-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0244 -A Address 18 Dixie Dr 21204
Contact Person: Gary Nuck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/2/2020 Posting Date: 10/11/2020 Closing Date: 10/26/2020

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 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 2020- 0244 -A Address 18 Dixie Dr 21204
Petitioner's Name Richard & Jennifer Larkin Telephone 410-279-3685
Posting Date: 10/11/2020 Closing Date: 10/26/2020
Wording for Sign: To Permit a proposed porch/Deck (open
projection) with a side setback of 6.6 feet
in lieu of the required 7.5 feet.

Revised 2/20/2020

**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: 2020-0244-A

Property Address: 18 Dixie Drive

Property Description: _____

Legal Owners (Petitioners): Richard Andrew Larkin, III & Jennifer Lynn Larkin

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Zachary J. Wilkins

Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC

Address: 600 Washington Avenue, Suite 200
Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 27, 2020

Zachary J. Wilkins,
600 Washington Ave Suite 200
Towson MD 21204

RE: Case Number: 2020-0244-A, 18 Dixie Drive

Dear:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on October 02, 2020.

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. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

CHECKLISTComment
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

9-15Support from 4 neighbors

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)Date: 10/9/20by Linda O'KeefeSIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0244-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Richard Andrew Larkin, III & Jennifer Lynn Larkin
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 18 DIXIE DR

Location: West side of Dixie Drive North 72 feet to the center line of Carolina Road.

Existing Zoning: DR 5.5 **Area:** 9,150 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 301.1 To permit a one story open porch/deck with a side yard setback of 6.6 feet in lieu of the required 7.5 feet (required depth of not more than 25% of a side yard.

For such other and further relief as may be deemed necessary by the Administrative Law Judge (ALJ) for Baltimore County.

Attorney: Zachary J. Wilkins Gildea & Schmidt LLC,

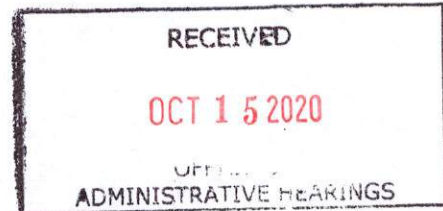
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0904001171		
Owner Information		
Owner Name:	LARKIN RICHARD ANDREW III LARKIN JENNIFER LYNN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	18 DIXIE DR TOWSON MD 21204-4319	Deed Reference: /42941/ 00400
Location & Structure Information		
Premises Address:	18 DIXIE DR TOWSON 21204-4319	Legal Description: SOUTHLAND HILLS
Map:	Grid:	Parcel:
0070	0013	0763
Neighborhood:	Subdivision:	Section:
9040056.04	0000	7
Block:	Lot:	Assessment Year:
18	2020	
Plat No:		Plat Ref:
		0008/ 0056
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1940	1,310 SF	288 SF
Property Land Area	County Use	
9,150 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
1/2 BRICK FRAME/ SIDING	5	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	122,200	122,200
Improvements	162,400	185,200
Total:	284,600	307,400
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		292,200
		299,800
		0
Transfer Information		
Seller: 31 PROSPECT LLC	Date: 06/08/2020	Price: \$610,000
Type: ARMS LENGTH IMPROVED	Deed1: /42941/ 00400	Deed2:
Seller: DAVIS EDITH MARIE	Date: 06/11/2019	Price: \$255,000
Type: NON-ARMS LENGTH OTHER	Deed1: /41503/ 00312	Deed2:
Seller: CLAYTON W BORDLEY INC	Date: 11/21/1960	Price: \$0
Type:	Deed1: /03784/ 00015	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: Approved 08/18/2020		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0904001171		
Owner Information		
Owner Name:	LARKIN RICHARD ANDREW III LARKIN JENNIFER LYNN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	18 DIXIE DR TOWSON MD 21204-4319	Deed Reference: /42941/ 00400
Location & Structure Information		
Premises Address:	18 DIXIE DR TOWSON 21204-4319	Legal Description: SOUTHLAND HILLS
Map:	Grid:	Parcel:
0070	0013	0763
Neighborhood:	Subdivision:	Section:
9040056.04	0000	7
Block:	Lot:	Assessment Year:
18	2020	
Plat No:	Plat Ref: 0008/ 0056	
Town:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1940	1,310 SF	288 SF
Property Land Area	County Use	
9,150 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
1/2 BRICK FRAME/ SIDING	5	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	122,200	122,200
Improvements	162,400	185,200
Total:	284,600	307,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	122,200	122,200
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Total:	284,600	307,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	122,200	122,200
Improvements	162,400	185,200
Total:	284,600	307,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	122,200	122,200
Improvements	162,400	185,200
Total:	284,600	307,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	122,200	122,200
Improvements	162,400	185,200
Total:	284,600	307,400
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	122,200	122,200
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		As of 07/01/2021
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Improvements	162,4	

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Special Tax Recapture: None									
Account Identifier:		District - 09 Account Number - 0904001171							
Owner Information									
Owner Name:		LARKIN RICHARD ANDREW III LARKIN JENNIFER LYNN			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		18 DIXIE DR TOWSON MD 21204-4319			Deed Reference:		/42941/ 00400		
Location & Structure Information									
Premises Address:		18 DIXIE DR TOWSON 21204-4319			Legal Description:		SOUTHLAND HILLS		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0013	0763	9040056.04	0000		7	18	2020	Plat Ref: 0008/0056
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1940		1,310 SF		288 SF		9,150 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	YES	STANDARD UNIT	1/2 BRICK FRAME/ SIDING	5	1 full/ 1 half				
Value Information									
			Base Value	Value		Phase-in Assessments			
				As of 01/01/2020		As of 07/01/2020		As of 07/01/2021	
Land:			122,200	122,200					
Improvements			162,400	185,200					
Total:			284,600	307,400		292,200		299,800	
Preferential Land:			0					0	
Transfer Information									
Seller: 31 PROSPECT LLC				Date: 06/08/2020			Price: \$610,000		
Type: ARMS LENGTH IMPROVED				Deed1: /42941/ 00400			Deed2:		
Seller: DAVIS EDITH MARIE				Date: 06/11/2019			Price: \$255,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /41503/ 00312			Deed2:		
Seller: CLAYTON W BORDLEY INC				Date: 11/21/1960			Price: \$0		
Type:				Deed1: /03784/ 00015			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2020		07/01/2021			
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: Approved 08/18/2020									
Homeowners' Tax Credit Application Information									

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

-
1. This screen allows you to search the Real Property database and display property records.
 2. Click [here](#) for a glossary of terms.
 3. Deleted accounts can only be selected by Property Account Identifier.
 4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



TRANSMITTAL

Date:	September 23, 2020
To:	Zach Wilkens
	Smith, Gildea, and Schmidt, LLC
	600 Washington Avenue, Suite 200
	Towson, MD 21204
	Tel: (410) 821-0070
Deliver To:	Log in at Reception
From:	Joshua Sharon, P.E.
	Tel: (410) 821-1690
	E-mail: jsharon@mragta.com
Project #:	20951
Project:	18 Dixie
PAI #:	None

Sent Via:	☐ Mail
	☐ Pick-up
	☒ Messenger
	☐ Fed Ex
	☐ Fax - # Pages _____
	(including cover)

-
- | | | |
|---|--|--|
| ☐ Approval | ☐ Record | ☒ Per your request |
| ☐ Review & Comment | ☐ Use & Information | ☒ Distribution |
-

<u>COPIES</u>	<u>SHEETS</u>	<u>DATE</u>	<u>DESCRIPTION</u>
13	1		Site Plan to Accompany Variance Application

COMMENTS

1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

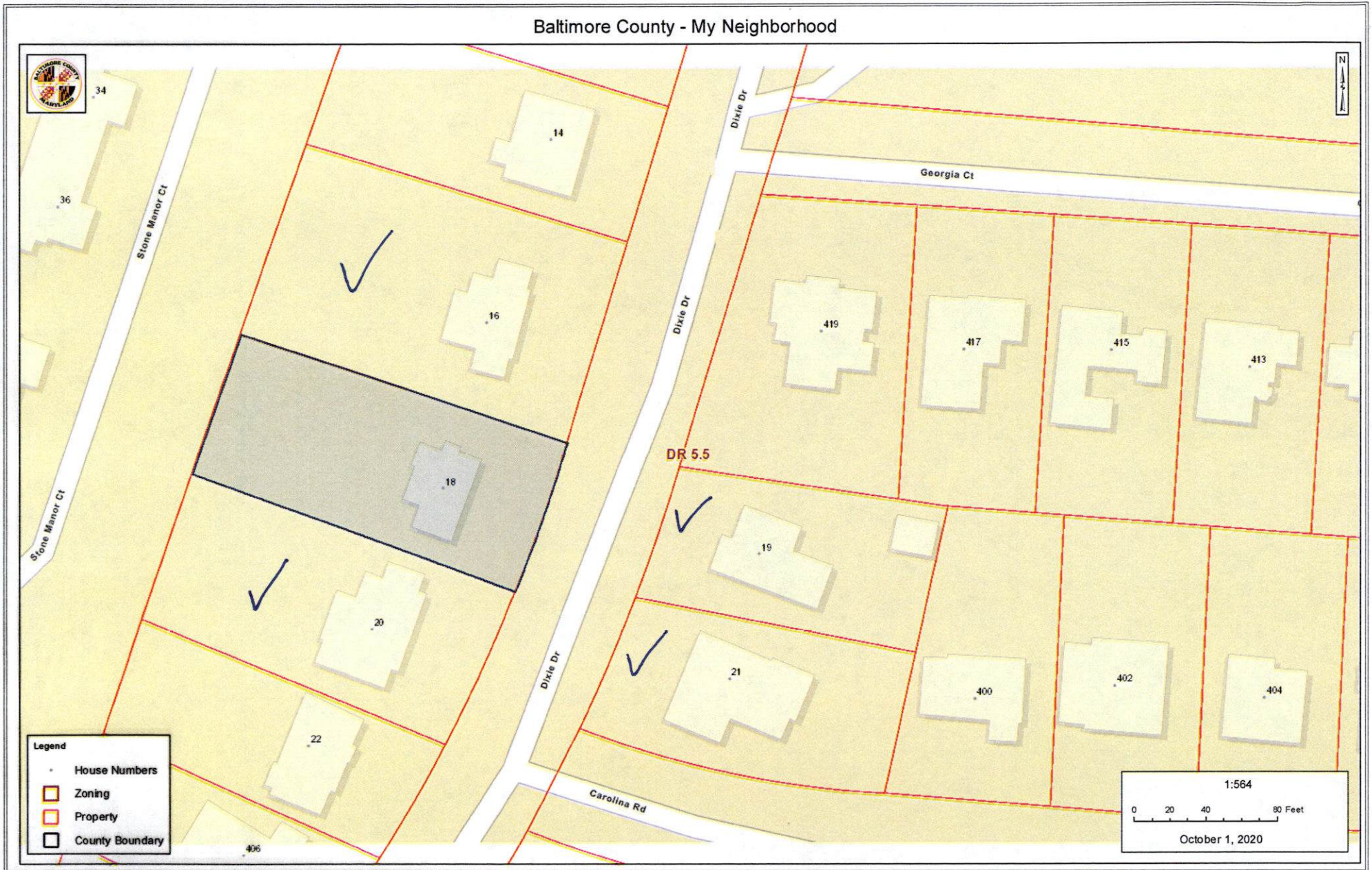
Abingdon, MD • Laurel, MD • Towson, MD • Georgetown, DE • Wilmington, DE • Baltimore, MD
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855- 5734 (302) 326-2600 (410) 935-5050

Visit us on the web at www.mragta.com

Variance Support Letters

See attached

Baltimore County - My Neighborhood



Esri Community Maps Contributors, Baltimore County Government, VITA, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, EPA, NPS, US Census Bureau, USDA

7678-0741-4

Jennifer & Andrew Larkin

18 Dixie Drive, Towson, MD 21204

Jennifer: JenniferWard07@gmail.com, (434) 906-0554

Andrew: RAndrewLarkin@gmail.com, (410) 279-3685

September 15, 2020

Dear Neighbor!

As Jennifer and I have mentioned to you in the past, we are in the process of adding a front porch to our new home at 18 Dixie Drive. We wanted to reach out and formally explain our project and the variance that is needed for the proposed plans. I've included a drawing of our property, house and the proposed front porch addition for your reference. We are eager to complete this project as soon as possible.

Specifically, our architectural plans require us to apply for a variance on the right side of our house (if you are looking from the street). Baltimore County's DR 5.5 (small lot/tract) regulations require a minimum width of individual side yards to be 10 feet. However, in the instance of an open-air porch (versus a traditional home addition/expansion), the County allows for a proposed deck to encroach 25% of the required setback, thus, only requiring 7.5 feet (of the original 10 feet) on the side of the house. Our proposed front porch would leave 6.6 feet to the edge of our property line. Bottom line: our variance will be asking for 6.6 feet in lieu of the required 7.5 feet; less than 1 foot closer than the typical requirement.

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If you are in concurrence that you do not object to us building this porch, we are truly hopeful for your support by way of a signature below. There will soon be a sign out front, explaining all of this. We wanted to reach out to you beforehand, to be sure you know what is happening and why.

Thank You!

Sincerely,

Jennifer & Andrew Larkin

To the Baltimore County Zoning Commission: We have not objections to the Larkin family's future plans for a front porch addition.

Name: James H. Berger Jr. Name: CATHERINE BERGER

Signature:  Signature: 

Email: Email: bergerjhl@gmail.com

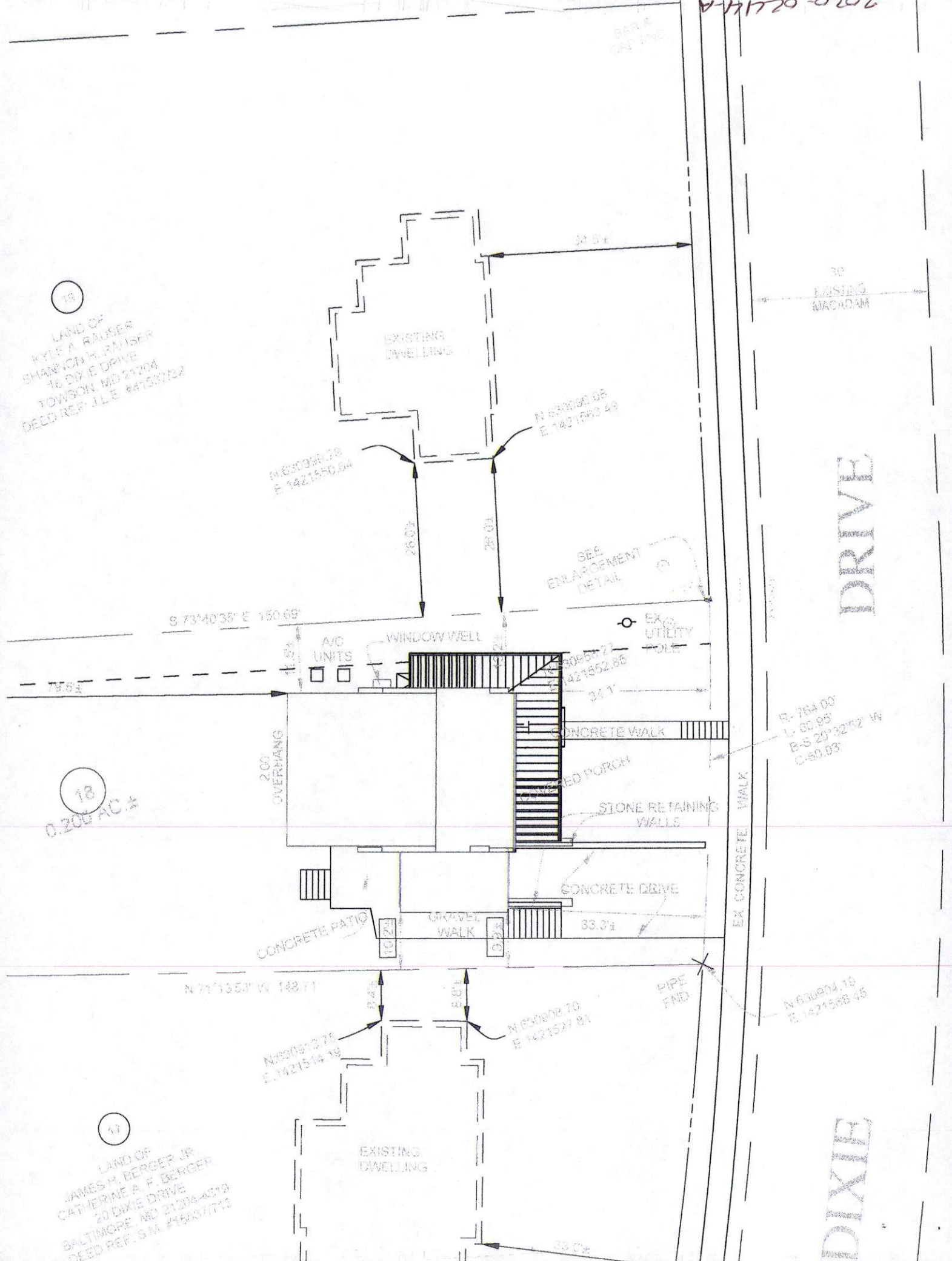
Address: 90 DIXIE DR TOWSON, MD 21204

2020-0244-A

19
LAND OF
KYLE A. RAUSER
SHANNON H. RAUSER
16 DIXIE DRIVE
TOWSON, MD 21204
DEED REF. J.L.E. #41537122

18
0.200 AC.±

17
LAND OF
JAMES H. BERGER JR.
CATHERINE A. F. BERGER
20 DIXIE DRIVE
BALTIMORE, MD 21204-4519
DEED REF. S.M. #15337115



Jennifer & Andrew Larkin

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Name: Shannon Hother Rauser Name: Kyle Rauser

Signature: Shannon Rauser Signature: Kyle Rauser

Email: shother@gmail.com Email: rauserka@gmail.com

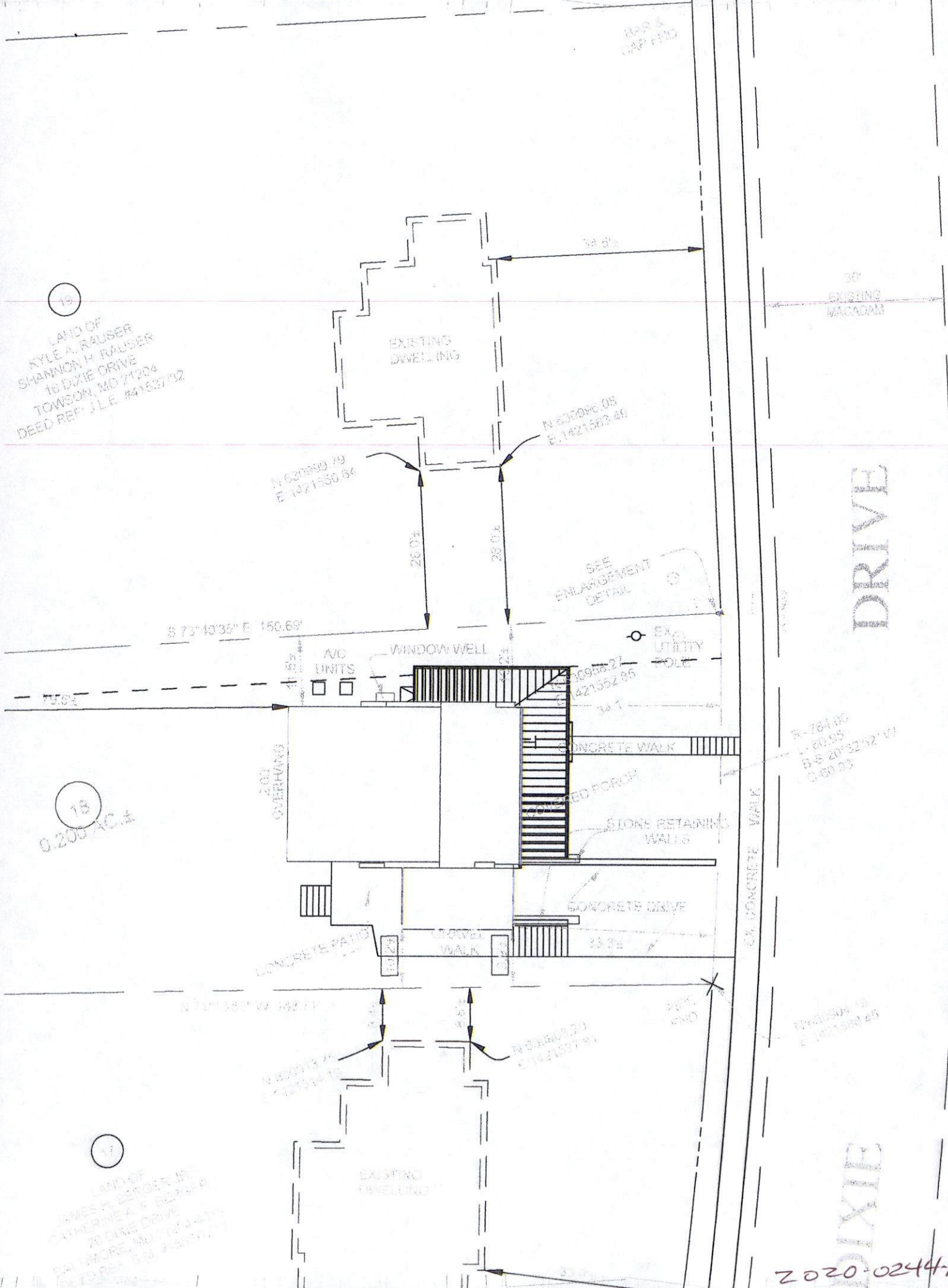
Address: 18 Dixie Dr. Towson MD 21204

2020-0244-A

19
 LAND OF
 KYLE A. RAUSER
 SHANNON H. RAUSER
 16 DIXIE DRIVE
 TOWSON, MD 21204
 DEED REF. J.L.E. #41637/32

18
 0.200 AC ±

17
 LAND OF
 JAMES P. BERGER, JR.
 CATHERINE A. F. BERGER
 20 DIXIE DRIVE
 BALTIMORE, MD 21244-4719
 DEED REF. J.L.E. #41637/32



DRIVE

R-784.00
 L-60.00
 S-S 20°32'52" W
 C-60.00

EX. CONCRETE WALK

N 63°09'00" E 142°15'03.49''

DIXIE

2020-0244-A

Jennifer & Andrew Larkin

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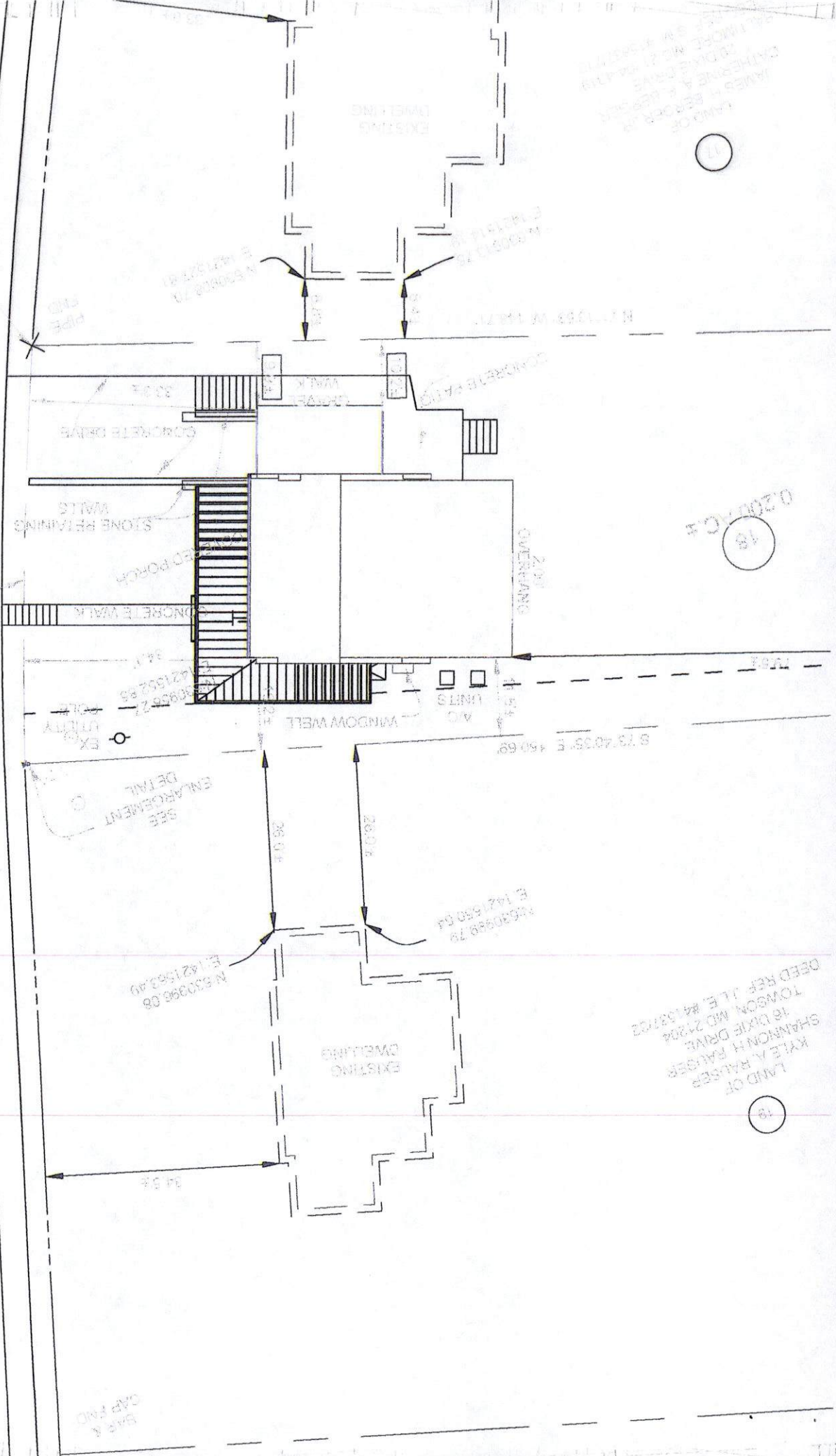
Name: Allie Gilkey Perry Name: Phillip W. Perry II
Signature: [Signature] Signature: [Signature]
Email: alexandria.gilkey@gmail.com Email: PWPERR@GMAIL.COM
Address: 19 Dixie Drive Towson, MD 21204

2020-02444

2620-0241A

DIXIE

DRIVE



LAND OF
JAMES H. BERRY JR.
CATHY A. & ROBERT
2000 W. 21ST AVE
TOWSON, MD 21204

0.200 AC
18

LAND OF
KYLE A. RAUBER
SHANNON H. RAUBER
16 DIXIE DRIVE
TOWSON, MD 21204
DEED REF. JLE #4157102

19

EXISTING
MACADAM
30'

Safe
CAP FND

Jennifer & Andrew Larkin

18 Dixie Drive, Towson, MD 21204

Jennifer: JenniferWard07@gmail.com, (434) 906-0554

Andrew: RAndrewLarkin@gmail.com, (410) 279-3685

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To the Baltimore County Zoning Commission: We have not objections to the Larkin family's future plans for a front porch addition.

Name: Gregory T. Marsh Name: _____
Signature: Gregory T. Marsh Signature: _____
Email: gregmarsh11@yahoo.com Email: _____
Address: 21 DIXIE DRIVE

2020-02214-A

BAR & CAPTND

19
LAND OF
KYLE A. RAUSER
SHANNON H. RAUSER
16 DIXIE DRIVE
TOWSON, MD 21204
DEED REF. J.L.E. #41631752

EXISTING DWELLING

34.51±

30'
EXISTING
MACADAM

N 63°09'39.79"
E 142°15'50.54"

N 63°09'36.08"
E 142°15'53.49"

260.4

25.03±

SEE
ENLARGEMENT
DETAIL

S 73°40'35"E 150.69

A/C
UNITS

WINDOW WELL

EX
UTILITY
POLE

N 33°09'55.27"
E 142°15'52.85"

CONCRETE WALK

PAVERED PORCH

STONE RETAINING
WALLS

CONCRETE DRIVE

UPPER
WALK

CONCRETE PATH

N 71°13'53"W 148.73±

N 63°09'35.15"
E 142°15'54.17"

N 63°09'36.10"
E 142°15'57.80"

BY SPRING
CITY OF MD

17
LAND OF
JAMES H. BERGER
CATHERINE A. BERGER
16 DIXIE DRIVE
TOWSON, MD 21204
DEED REF. J.L.E. #41631752

DRIVE

R-764.00
1-61.85'
B-S 20' 32.57'-W
C-50.97'

EX CONCRETE WALK

N 63°09'35.15"
E 142°15'54.17"

DIXIE

2020-0244A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0907290561		
Owner Information		
Owner Name:	RAUSER KYLE A RAUSER SHANNON HOFHER	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16 DIXIE DR BALTIMORE MD 21204-	Deed Reference: /41537/ 00032
Location & Structure Information		
Premises Address:	16 DIXIE DR BALTIMORE 21204-	Legal Description: LT 19 PT 18 16 DIXIE DR SOUTHLAND HILLS
Map:	Grid:	Parcel:
0070	0013	0763
Neighborhood:	Subdivision:	Section:
9040056.04	0000	7
Block:	Lot:	Assessment Year:
19	2020	
Plat No:	Plat Ref: 0007/ 0187	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1915	2,266 SF	Property Land Area
		14,200 SF
County Use	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/	5	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	123,500	123,500
Improvements	143,200	386,300
Total:	266,700	509,800
Preferential Land:	0	347,733
		428,767
		0
Transfer Information		
Seller: WALSH THOMAS J	Date: 06/17/2019	Price: \$534,000
Type: ARMS LENGTH IMPROVED	Deed1: /41537/ 00032	Deed2:
Seller: SYKES M ELIZABETH	Date: 06/08/2012	Price: \$406,000
Type: ARMS LENGTH IMPROVED	Deed1: /32168/ 00251	Deed2:
Seller: SYKES ZENAS M,JR	Date: 11/27/1995	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11319/ 00506	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0919715890		
Owner Information		
Owner Name:	PERRY PHILLIP WILLIAM III PERRY ALEXANDRIA GILKEY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	19 DIXIE DR TOWSON MD 21204-4320	Deed Reference: /41498/ 00181
Location & Structure Information		
Premises Address:	19 DIXIE DR TOWSON 21204-4320	Legal Description: 19 DIXIE DR SOUTHLAND HILLS
Map: 0070	Grid: 0013	Parcel: 0763
Neighborhood: 9040056.04	Subdivision: 0000	Section: 2
Block: 20	Assessment Year: 2020	Plat No: 0008/ 0056
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1931	1,782 SF	7,686 SF
Property Land Area	County Use	
	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/	5	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	121,600	121,600
Improvements	147,600	309,800
Total:	269,200	431,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		323,267
		377,333
Transfer Information		
Seller: CHARLOW ANGELA LYNN	Date: 06/10/2019	Price: \$625,000
Type: ARMS LENGTH IMPROVED	Deed1: /41498/ 00181	Deed2:
Seller: BUCHANAN KENNETH W	Date: 07/17/2014	Price: \$564,000
Type: ARMS LENGTH IMPROVED	Deed1: /35170/ 00001	Deed2:
Seller: LEIKUS KERRYANN B	Date: 07/29/2005	Price: \$479,900
Type: ARMS LENGTH IMPROVED	Deed1: /22280/ 00321	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/30/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0919710620		
Owner Information		
Owner Name:	MARSH GREGORY J	Use: RESIDENTIAL
Mailing Address:	21 DIXIE DR BALTIMORE MD 21204-4320	Principal Residence: YES Deed Reference: /36426/ 00257
Location & Structure Information		
Premises Address:	21 DIXIE DR BALTIMORE 21204-4320	Legal Description: 21 DIXIE DR SOUTHLAND HILLS
Map: 0070	Grid: 0013	Parcel: 0763
Neighborhood: 9040056.04	Subdivision: 0000	Section: 2
Block: 19	Assessment Year: 2020	Plat No: 0012/ 0030
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1931	2,300 SF	352 SF
Property Land Area	County Use	
7,808 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	121,800	121,800
Improvements	315,200	396,200
Total:	437,000	518,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		464,000
		491,000
Transfer Information		
Seller: STRYKER JASON H	Date: 07/16/2015	Price: \$540,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36426/ 00257	Deed2:
Seller: DIPAUULA CHARLES E	Date: 06/28/2012	Price: \$449,900
Type: ARMS LENGTH IMPROVED	Deed1: /32263/ 00222	Deed2:
Seller: DIPAUULA CHARLES E	Date: 04/14/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21719/ 00440	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0904352430		
Owner Information		
Owner Name:	BERGER JAMES H JR BERGER CATHERINE A F	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	20 DIXIE DR BALTIMORE MD 21204-4319	Deed Reference: /15837/ 00713
Location & Structure Information		
Premises Address:	20 DIXIE DR 0-0000	Legal Description: 20 DIXIE DR SOUTHLAND HILLS
Map:	Grid:	Parcel:
0070	0013	0763
Neighborhood:	Subdivision:	Section:
9040056.04	0000	7
Block:	Lot:	Assessment Year:
17	2020	
Plat No:		Plat Ref:
0008/ 0056		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1931	2,220 SF	400 SF
Property Land Area	County Use	
9,504 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	2 full/ 2 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2020	07/01/2020
Land:	122,300	122,300
Improvements	205,000	256,300
Total:	327,300	378,600
Preferential Land:	0	344,400
		361,500
		0
Transfer Information		
Seller: LACKEY JOHN E	Date: 12/10/2001	Price: \$297,500
Type: ARMS LENGTH IMPROVED	Deed1: /15837/ 00713	Deed2:
Seller: MARTIN TIMOTHY J	Date: 08/18/1995	Price: \$199,900
Type: ARMS LENGTH IMPROVED	Deed1: /11173/ 00017	Deed2:
Seller: SPICER MALCOLM F,JR	Date: 02/21/1986	Price: \$158,000
Type: ARMS LENGTH IMPROVED	Deed1: /07099/ 00162	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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: Approved 05/15/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

Adjacent neighbor

Google Maps 16 Dixie Dr

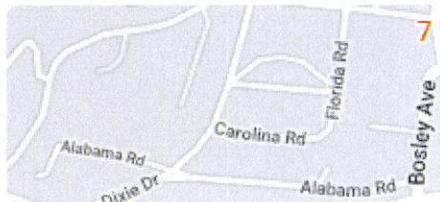


Image capture: Jul 2019 © 2020 Google

Towson, Maryland

Google

Street View



2020-0244-A

Adjacent neighbor

Google Maps 20 Dixie Dr

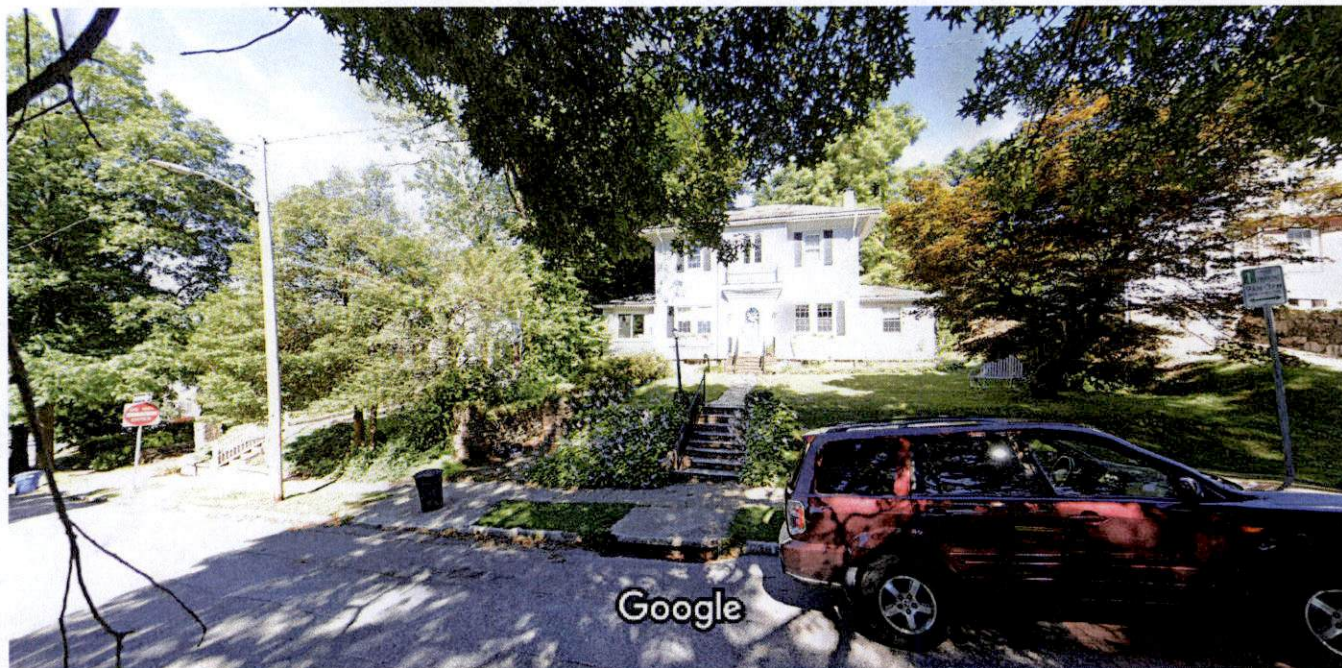
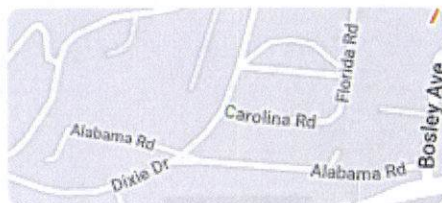


Image capture: Jul 2019 © 2020 Google

Towson, Maryland

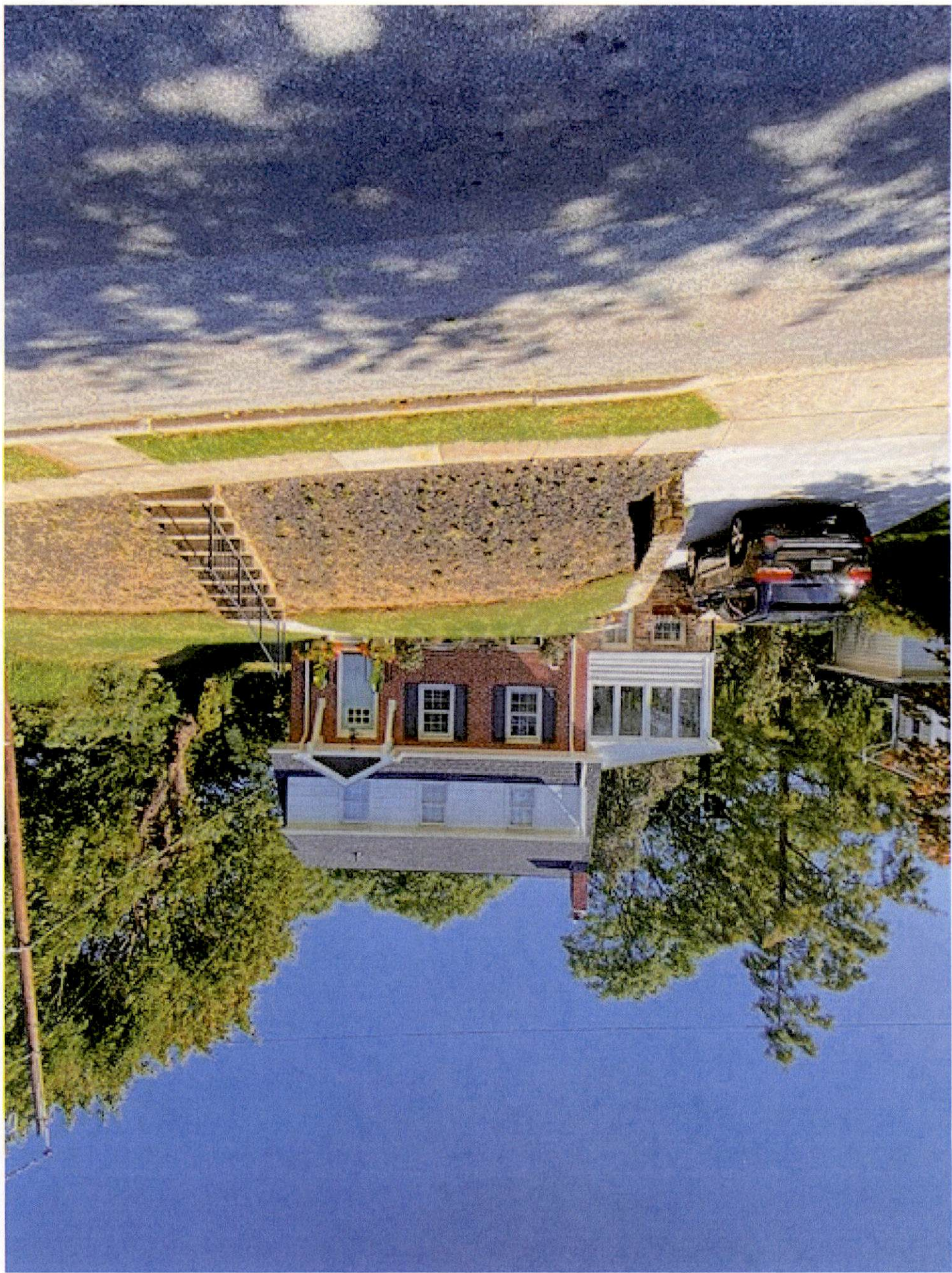
Google

Street View



2020-0244-A

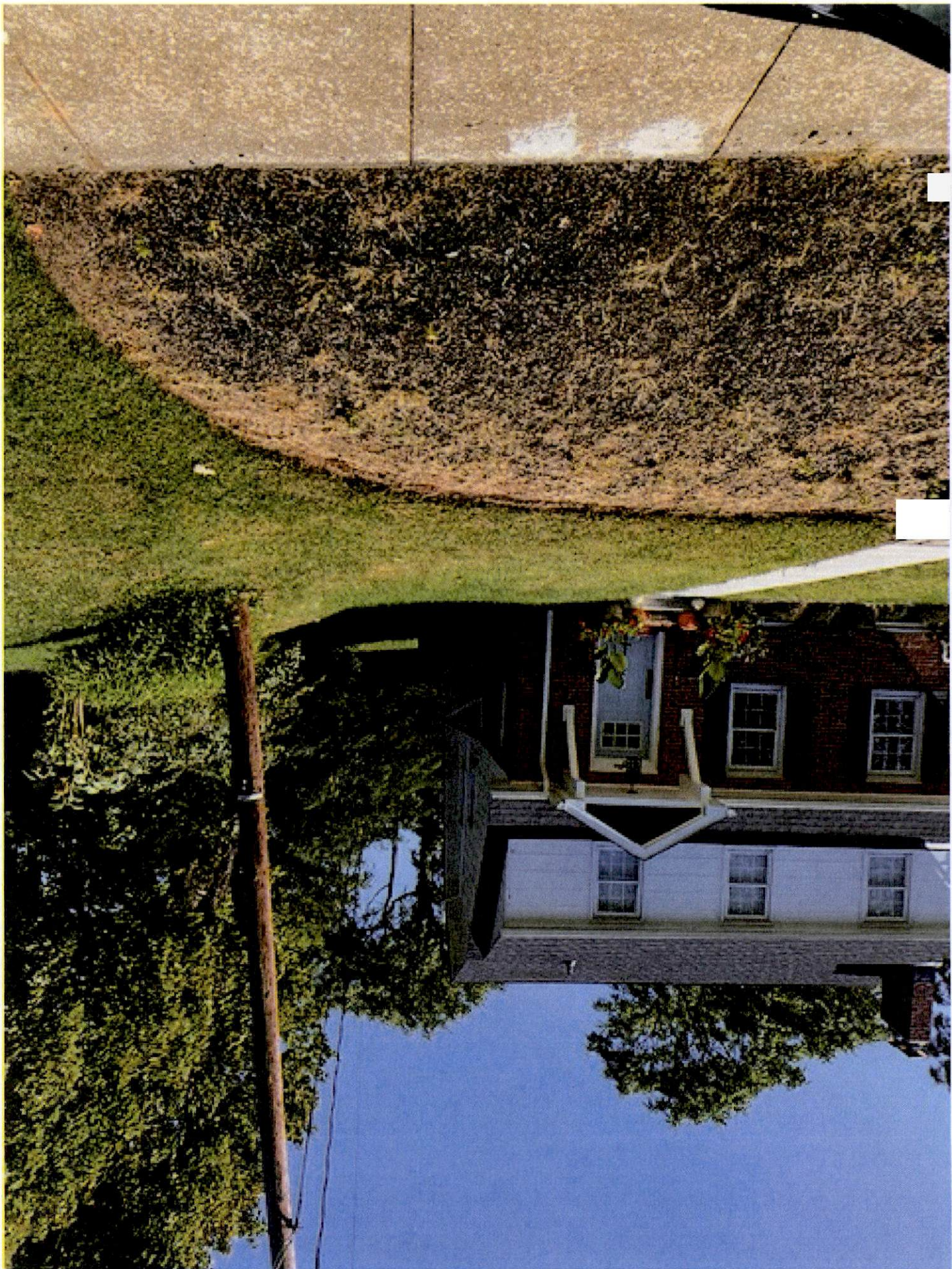
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2020-0244A

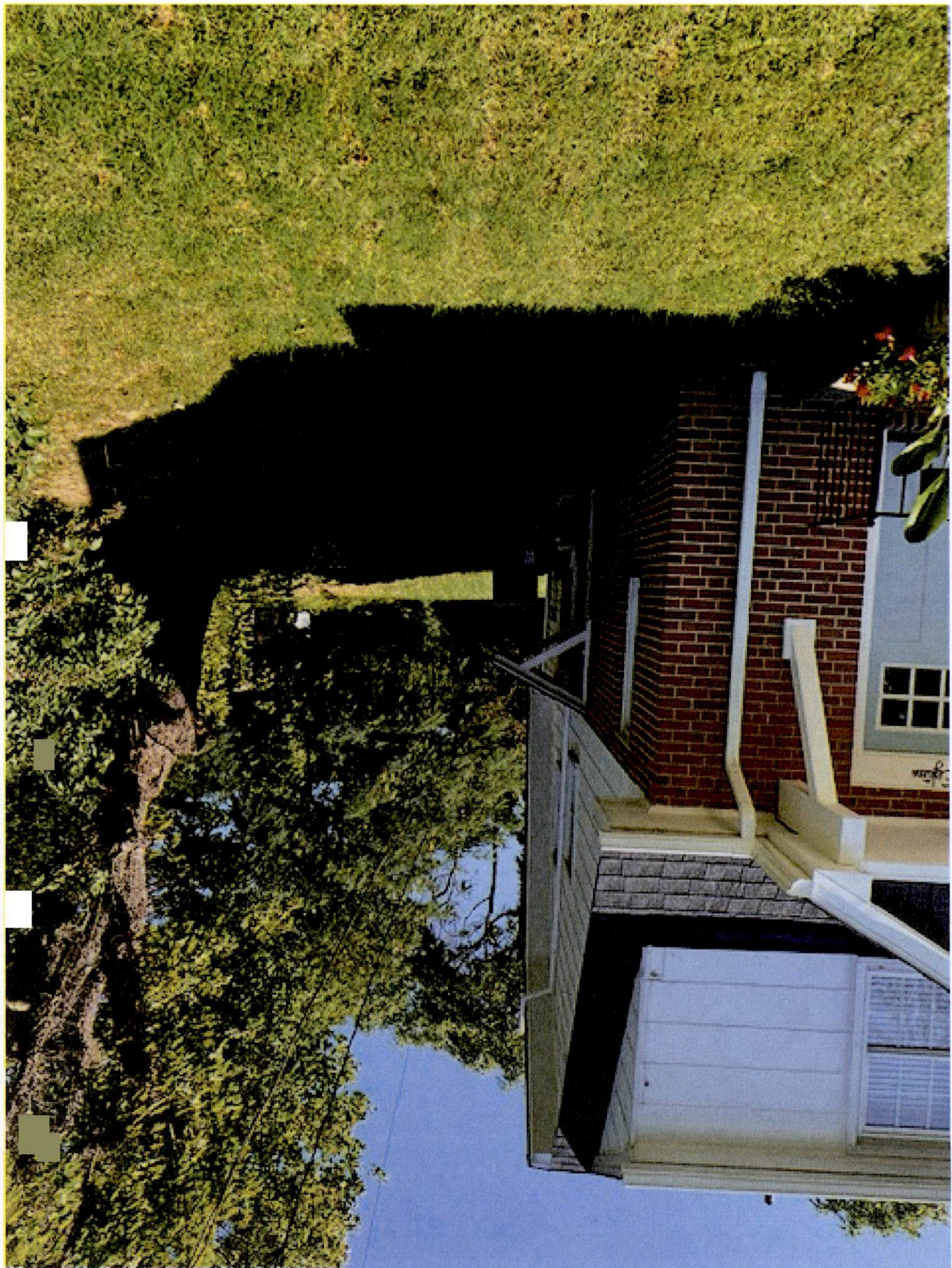
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2020-02-01-A

2020-0244-A





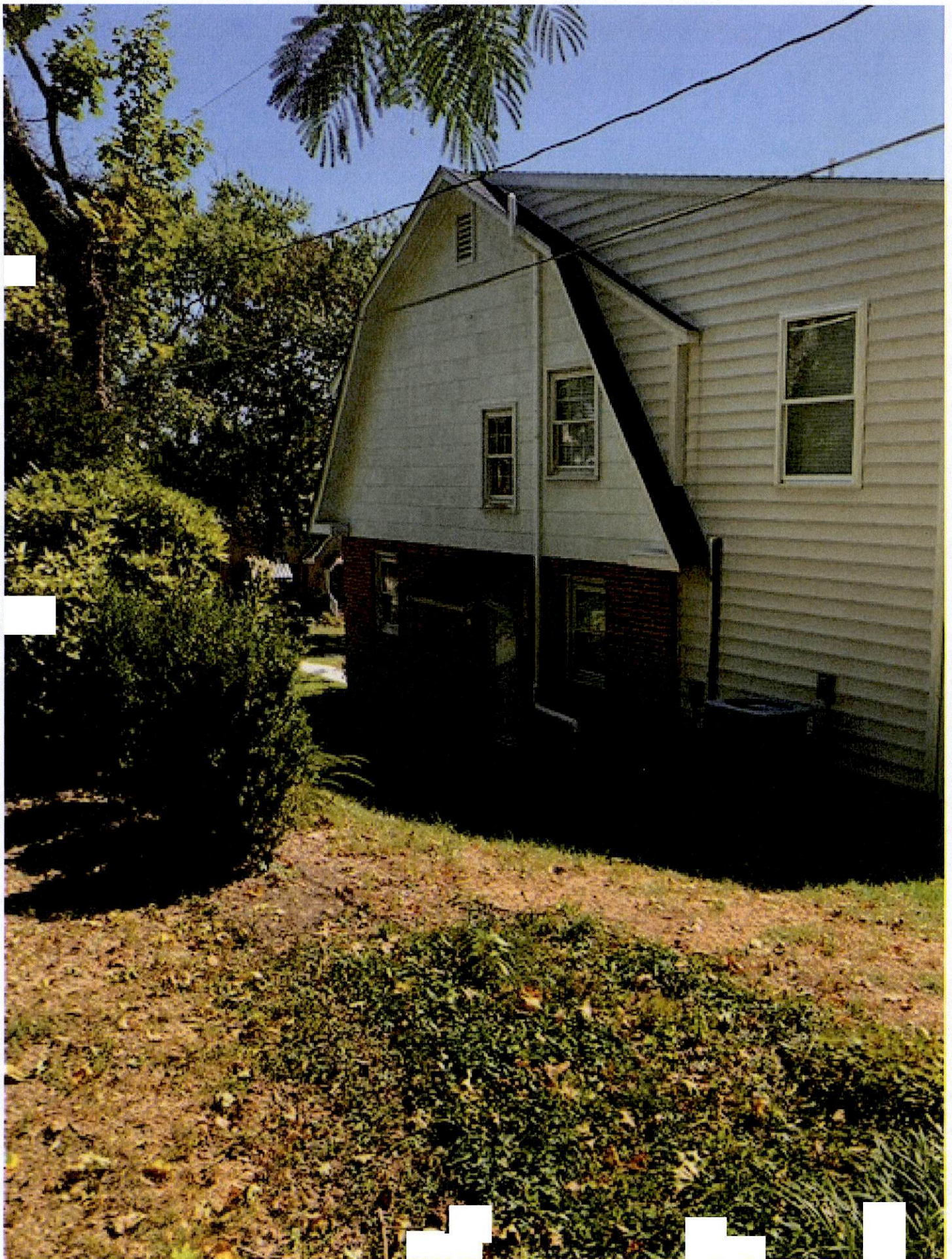
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2020-0244-A

2020-02-14





2020-0244-A



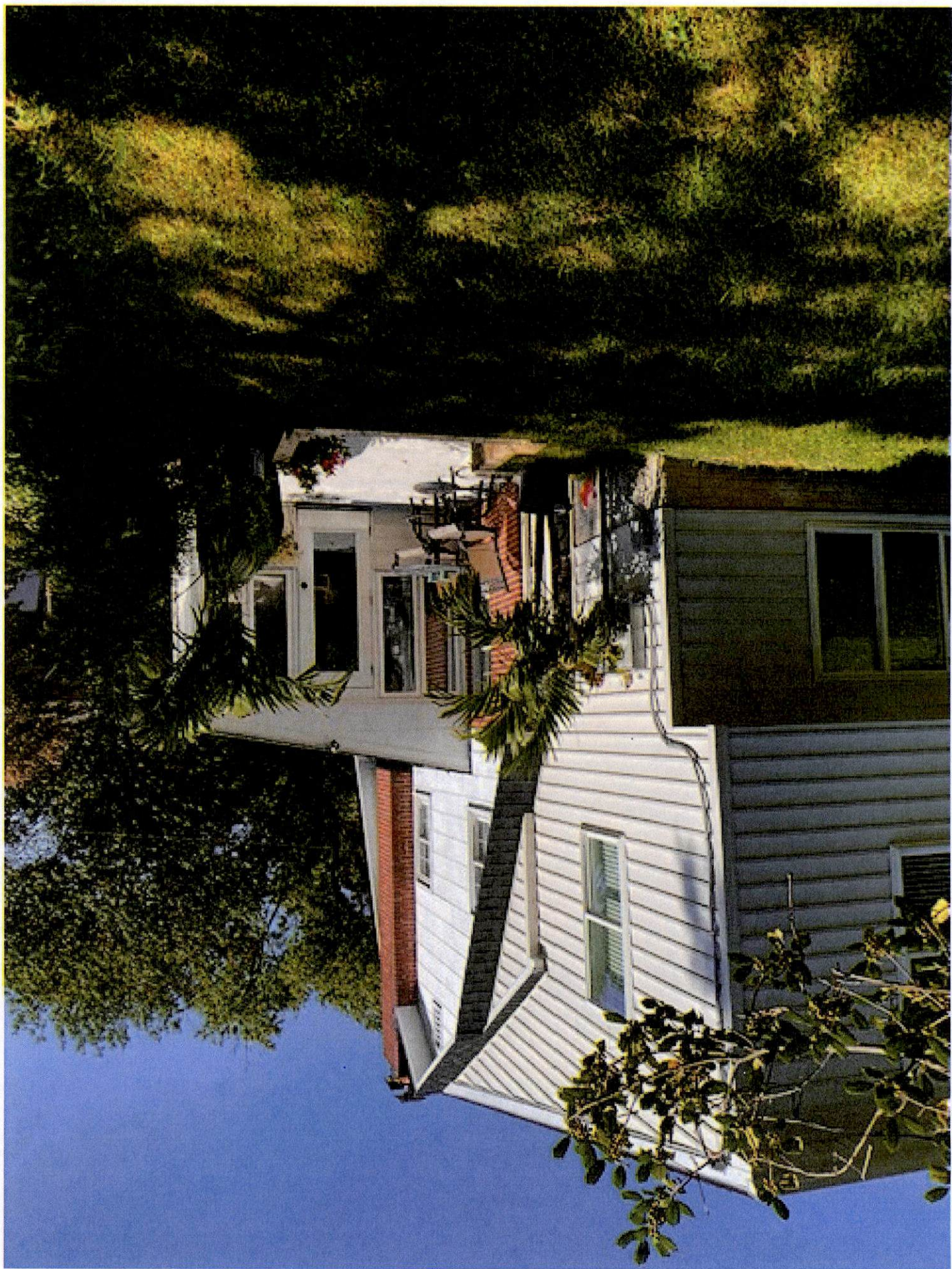
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2020-0244A



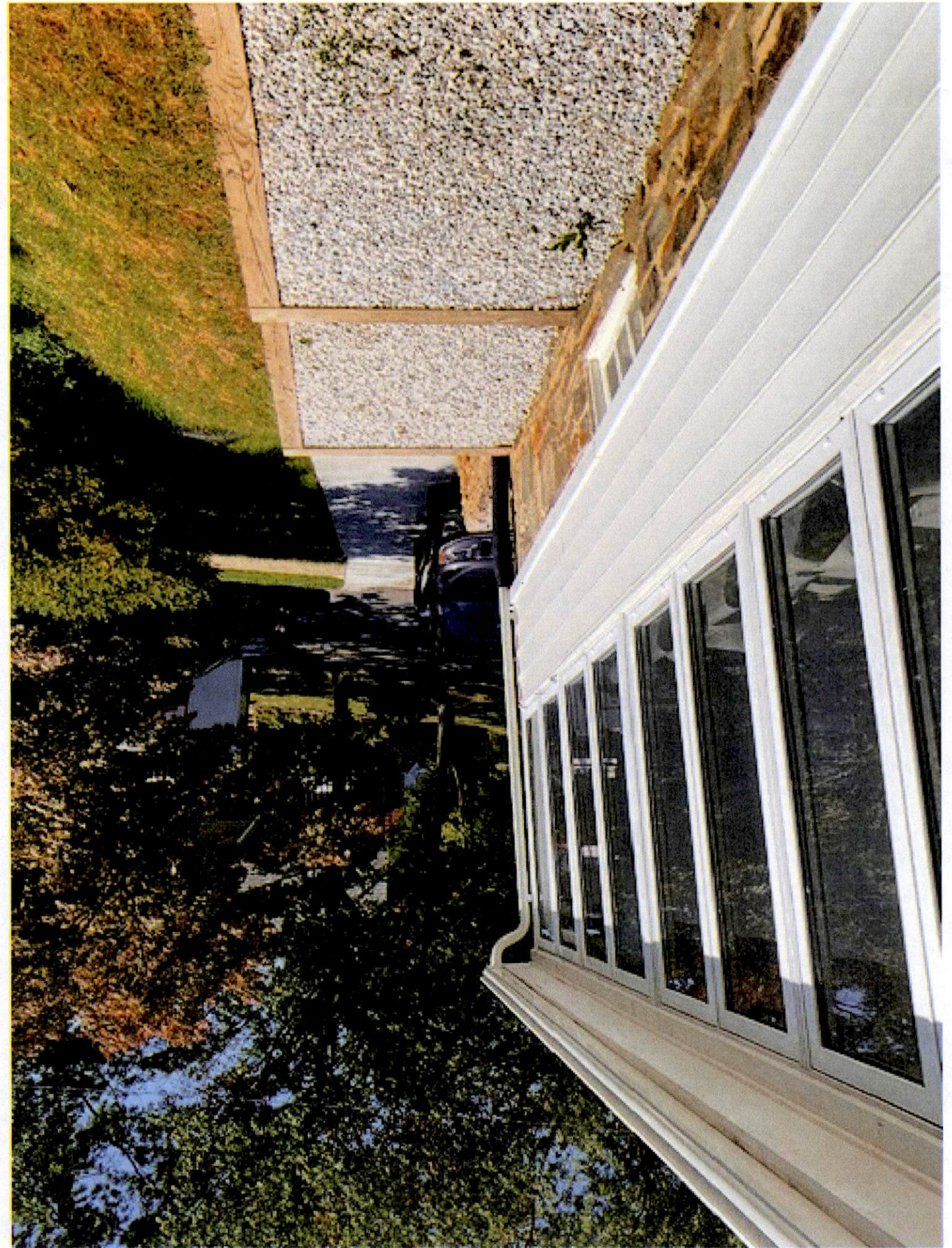
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7020-0244A

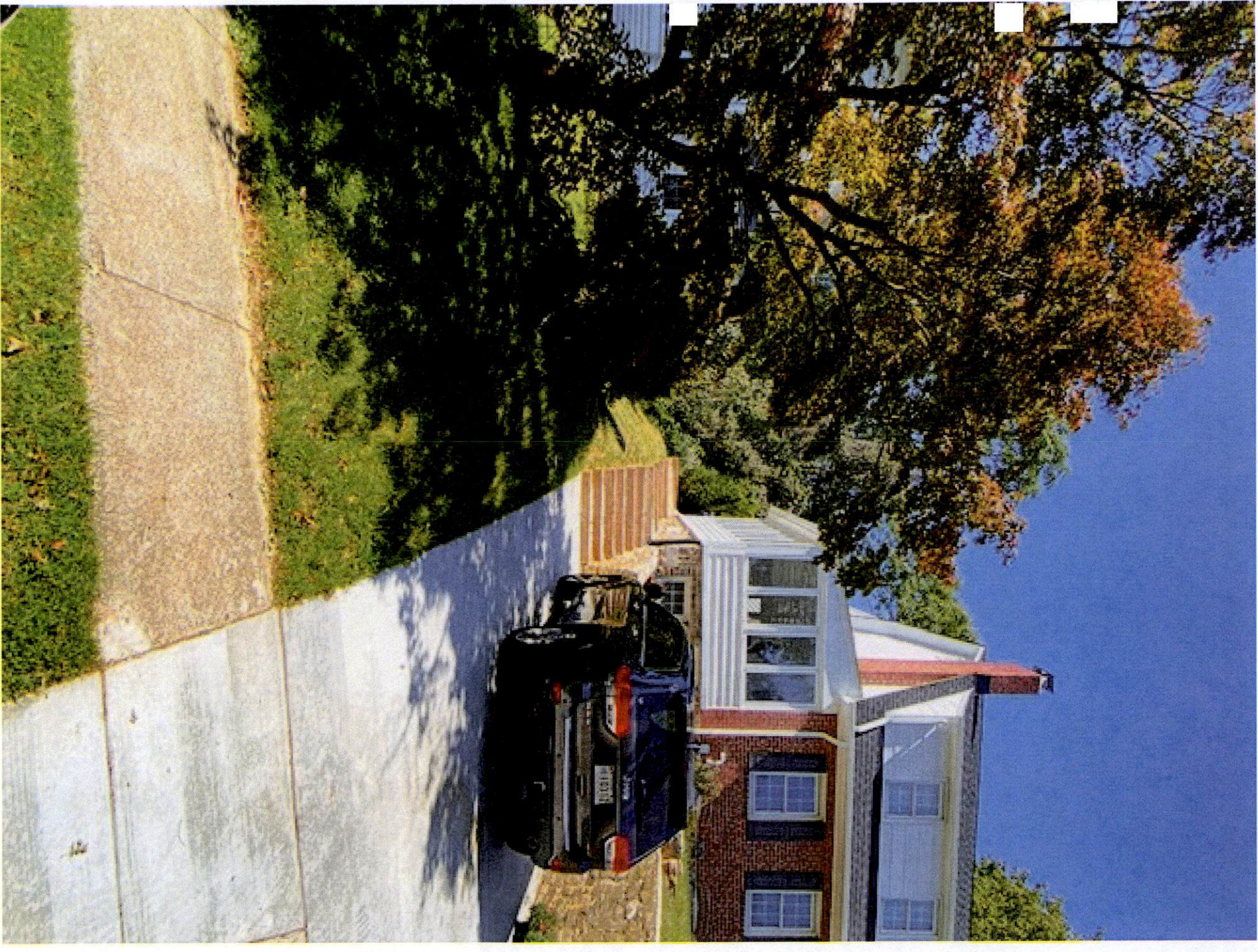


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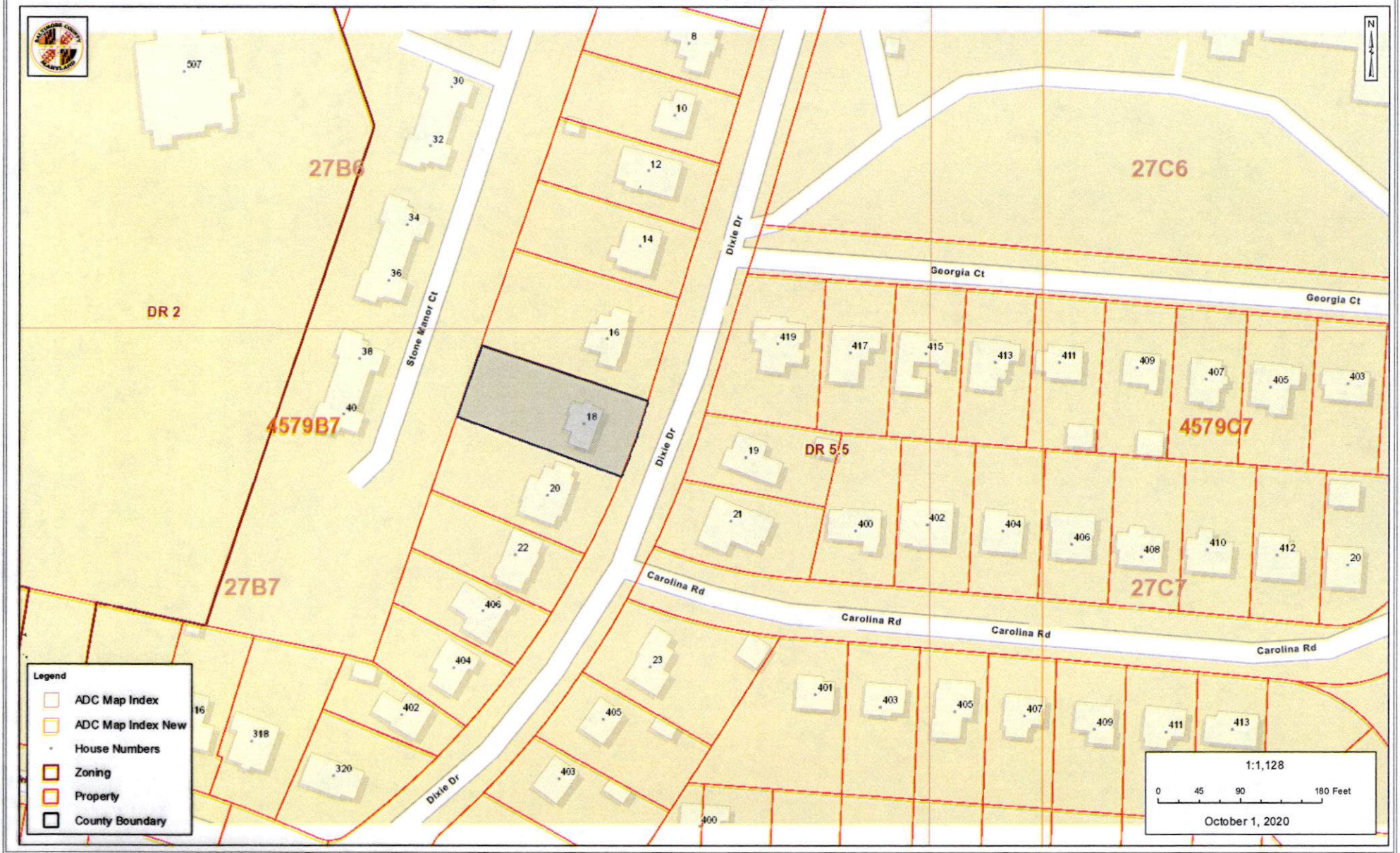


2020-02-14-A

2020-02-14-14



Baltimore County - My Neighborhood







Lot # 21 0902200380

Lot # 20

0923006730

14

ROAD
GEORGIA CT

STONE MANOR CT

PAI # 090421

Pt. Bk./Folio # C010150

2000001209 2000001210 2000001207
2000001213 2000001215 2000001206
2000001211 2000001203 2000001204
2000001214 2000001212 2000001205
2000001208 2000001201 2000001202

1985-0059-A

Pt. Bk. 0000007, Folio 0187

0907290561

Lot # 19

16

Lot # 1

0905000150
1983-0243-A

Lot # 18

0904001171

NE 10-A

070A2

DR 5.5

5 CD

9 ED

PAI # 098032

PAI # 098032

Pt. Bk./Folio # 012030

Pt. Bk. 0000008, Folio 0056

0904352430

Lot # 17

20

Lot # 20

0919715890

19

Lot # 19

0919710620

Pt. Bk. 0000012, Folio 0030

21

CAROLINA RD

Lot # 16

091321009022

Lot # 15

0903470710

DIXIE DR

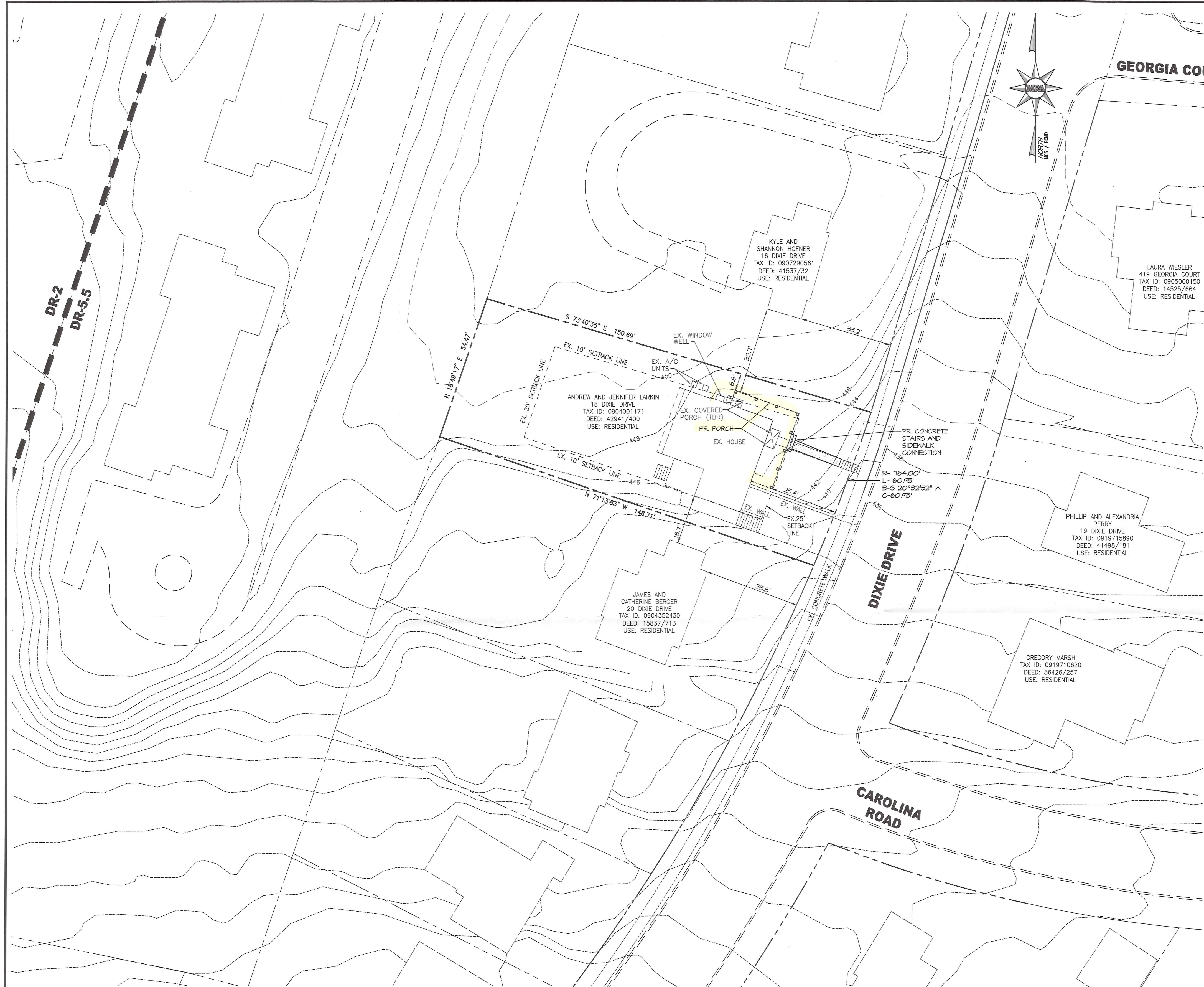
Lot # 1

0907001170

0906451630

Lot # 14

Bathrooms: Exh. 1



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING EDGE OF CONCRETE
	EXISTING CURB (0.67 WIDE)
	EXISTING WALL
	EXISTING BUILDING/STRUCTURE
	EXISTING ZONING LINE
	PROPOSED PORCH ADDITION
	PROPOSED CONCRETE SIDEWALK REPAIR

TYPICAL LOT LAYOUT

SCALE: NONE

PLAN

SCALE: 1" = 20'

PERMITS, APPROVALS, & INSPECTIONS AND PUBLIC WORKS NOTES

- TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 10.
- AREAS BETWEEN THE SIGHT LINE AND THE EDGE OF PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
- FOR ANY NEW WORK, PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB AND GUTTER.
- THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT TRANSPORTATION ZONE PER 2020 BASIC SERVICE MAPS, PURSUANT TO SECTION 4402, BCZR.
- THE HOME OWNER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WOULD BE FULL RESPONSIBILITY OF THE DEVELOPER.
- THE LOT IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- WATER METERS DESIGNATED TO A SPECIFIC LOCATION OR ADDRESS SHALL NOT BE RELOCATED WITHOUT PERMISSION FROM BALTIMORE CITY, BUREAU OF WATER AND WASTEWATER.
- THE PROPOSED WORK SHOWN ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND COMPLIES WITH ARTICLE 33, TITLE 5, OF THE BALTIMORE COUNTY CODE. HOWEVER, DUE TO BUILDING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
- THE PROPOSED PORCH WILL HAVE FIRST FLOORS CONSTRUCTED WITH WOOD AND CONCRETE AND PROPOSED WALLS WILL BE WOOD.

PLANNING AND ZONING NOTES

- THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES.
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, HAZARDOUS OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- BUILDING AND SITE DESIGN STANDARDS PER BCZR SECTION 259.9C.
- ELEVATIONS AND BUILDING CONSTRUCTION DRAWINGS WILL BE PROVIDED.
- THE MAXIMUM PERMITTED BUILDING HEIGHT IS 50 FEET.

CODE REQUIRED BUILDING SETBACKS

DESCRIPTION	SETBACK
SINGLE FAMILY DETACHED, D.R. 5.5 FROM SMALL LOT TABLE FOUND IN BCZR 1B02.3	
MINIMUM NET LOT AREA PER DWELLING UNIT (SQUARE FEET)	6,000
MINIMUM LOT WIDTH:	55'
MINIMUM FRONT YARD DEPTH (FEET):	25'
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (FEET):	10'
MINIMUM SUM OF SIDE YARD WIDTHS (FEET):	---
MINIMUM REAR YARD DEPTH (FEET):	30'

ENVIRONMENTAL IMPACT REVIEW NOTES

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- ANY FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- THERE ARE NO WETLANDS ON THIS SITE.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAINS.

GROUNDWATER MANAGEMENT NOTES

- THERE ARE KNOWN WELLS ON THIS SITE WHICH WILL BE CAPPED.
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THIS SITE.
- THERE ARE NO EXISTING SEWAGE DISPOSAL SYSTEMS ON THIS SITE.

FIRE MARSHALL'S OFFICE NOTES

- ADDRESS NUMBERS SHALL BE A MINIMUM OF 3 INCHES IN SIZE.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF SPEAKERS.
- THE SPRINKLER UNIT MUST BE INSPECTED BY THE BALTIMORE COUNTY FIRE MARSHALL'S OFFICE PRIOR TO TAKING OCCUPANCY OF THE UNIT.

STORMWATER MANAGEMENT NOTE

- STORMWATER MANAGEMENT IS NOT REQUIRED.

LIMIT OF DISTURBANCE: 500 S.F.
GRADING PERMIT NOT REQUIRED

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
Copyright 2020 Morris & Ritchie Associates, Inc.

LARKIN RESIDENCE PORCH ADDITION
18 DIXIE DRIVE

SITE PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION

DATE	REVISIONS	JOB NO.:
		9999
		SCALE: AS SHOWN
		DATE: 09/23/2020
		DRAWN BY: JTS
		DESIGN BY: JTS
		REVIEW BY: JTS
		SHEET: 1 OF 1

3RD ELECTION DISTRICT BALTIMORE COUNTY 2ND COUNCILMANIC DISTRICT

Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

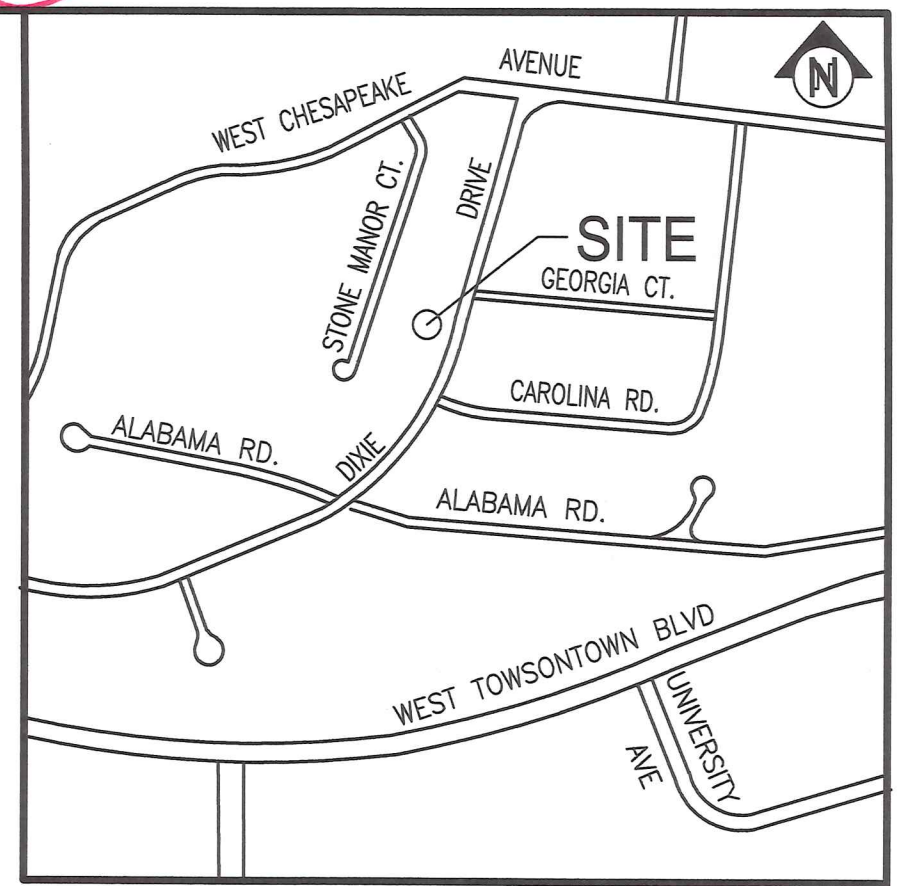
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88

OWNER / DEVELOPER
ANDREW AND JENNIFER LARKIN
18 DIXIE DRIVE
TOWSON, MARYLAND 21204
PHONE: (443) 906-0554
EMAIL: JLARKIN@WALKERDUNLOP.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2022.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



VICINITY MAP
SCALE: 1" = 500'

BENCHMARKS

BCO #876
N 625254.509
E 1460323.117
ELEV. 128.87

SPIKE IN MACADAM ON NORTHWEST CORNER OF INTERSECTION OF BERRYFIELD DRIVE, SOUTHFIELD DRIVE, AND BEDROCK CIRCLE. LOCATED 5.25' EAST OF EX. INLET AND 28.9' NORTH OF STORMDRAIN MANHOLE AT ROAD INTERSECTION.

BCO #1576
N 623003.695
E 1461466.775
ELEV. 99.38

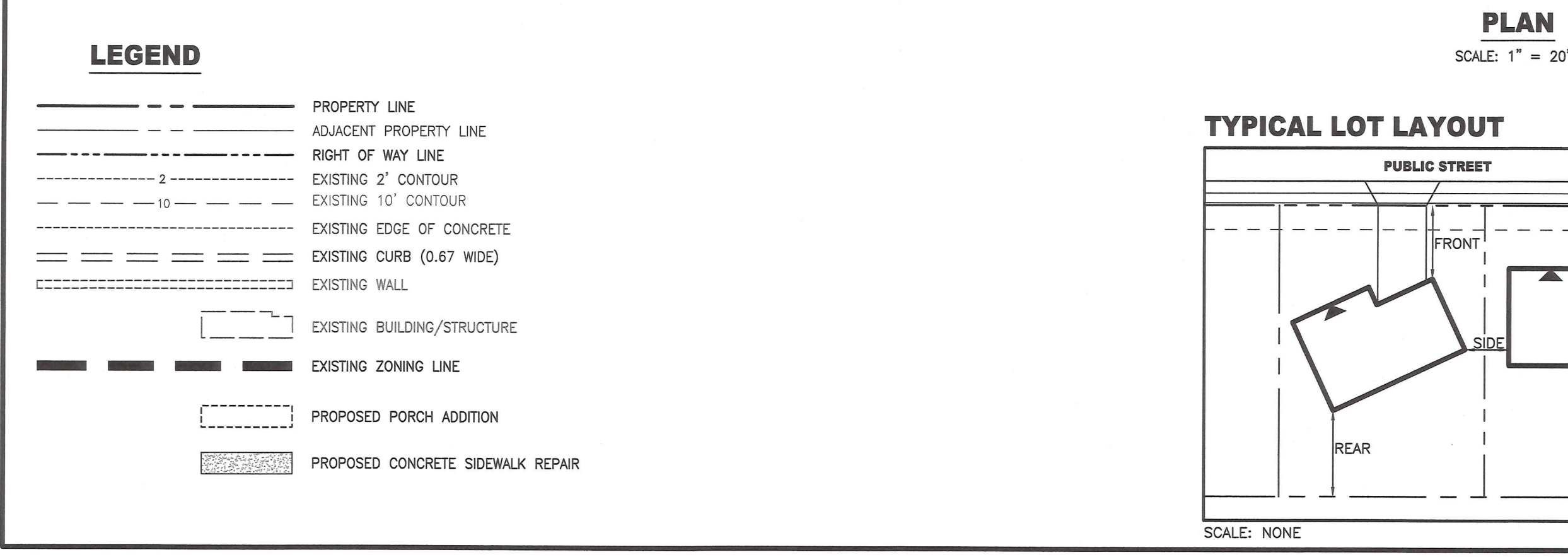
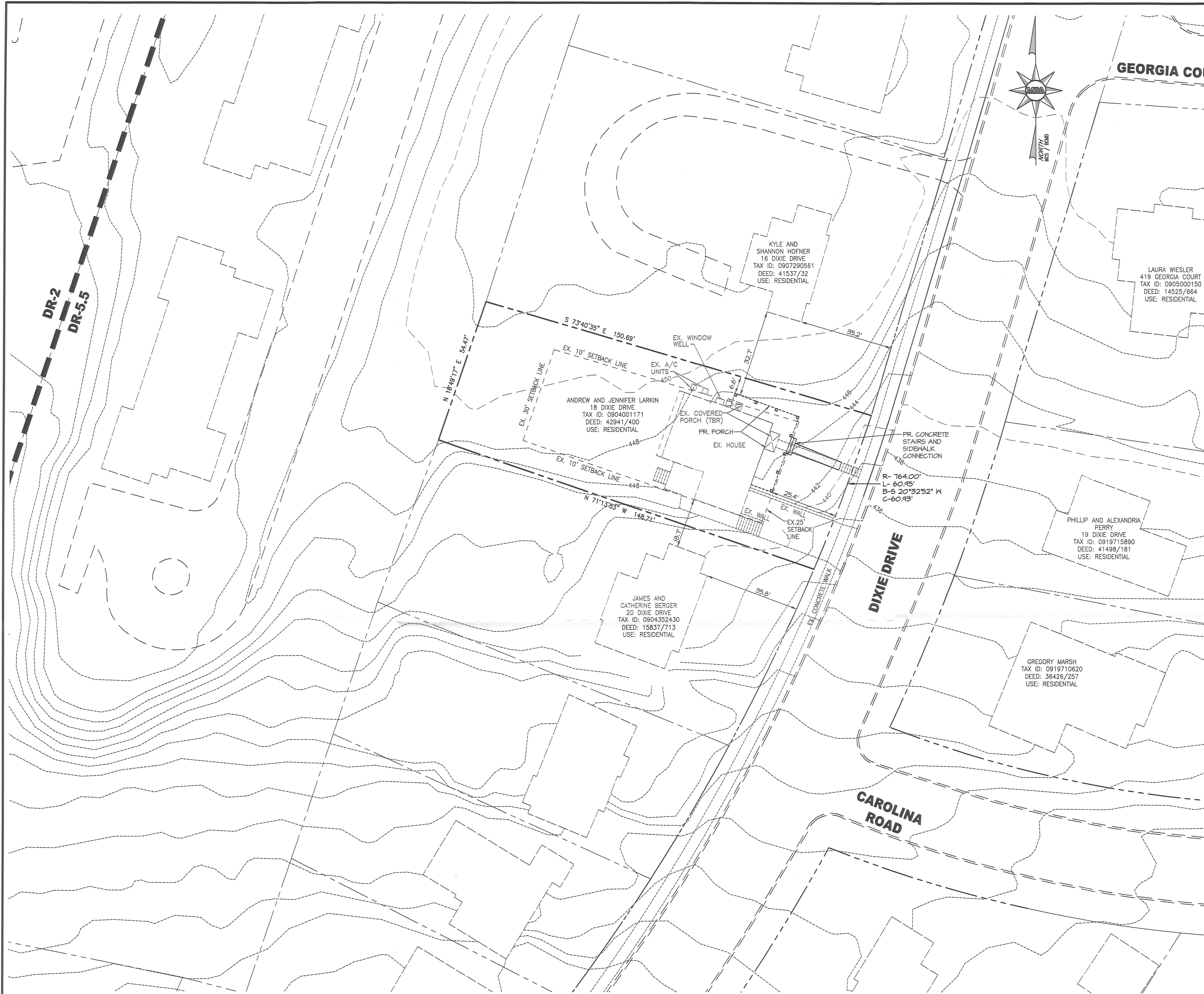
CAPPED REBAR IN GRASS MEDIAN, ALONG PERRY HALL BOULEVARD APPROXIMATELY 1450' NORTH OF INTERSECTION OF PERRY HALL BOULEVARD AND WHITE MARSH BOULEVARD, APPROXIMATELY 41.84' SOUTH OF EX. WATER VALVE IN MIDDLE OF GRASS GRASS MEDIAN.

SITE DATA

- OWNER: ANDREW AND JENNIFER LARKIN
- AREA: GROSS LOT AREA: 0.889 AC±
NET LOT AREA: DR 5.5
- ZONING CLASSIFICATION: 0904001171
- TAX ACCOUNT NUMBER: 8/56
- PLAT: 42941/400
- DEED: 70
- TAX MAP NO: 763
- PARCEL: 13
- GRID: 7
- BLOCK: 18
- LOT: 18 DIXIE DRIVE
- SITE LOCATION: 4907.03
- CENSUS TRACT: 5
- REGIONAL PLANNING DISTRICT: WEST TOWSON ES, DUNBARTON MS
- SCHOOL DISTRICT: TOWSON HS
- WATERSHED: JONES FALLS
- SUB-WATERSHED: TOWSON RUN
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 2
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- PARKING REQUIRED: 2 P.S.
- PARKING PROPOSED: 2 P.S.

GENERAL NOTES

- TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY GIS DATA.
- SOIL LINES AND TYPES ARE BASED ON USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED SEPTEMBER 19TH 2016.
- THE PROPERTY OUTLINE SHOWN IS BASED ON BALTIMORE COUNTY GIS DATA.
- THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (1991).



SLOPE PROTECTION NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2022.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PERMITS, APPROVALS, & INSPECTIONS AND PUBLIC WORKS NOTES

- TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 10.
- AREAS BETWEEN THE SIGHT LINE AND THE EDGE OF PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
- FOR ANY NEW WORK, PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB AND GUTTER.
- THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT TRANSPORTATION ZONE PER 2020 BASIC SERVICE MAPS, PURSUANT TO SECTION 4402, BCZR.
- THE HOME OWNER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WOULD BE FULL RESPONSIBILITY OF THE DEVELOPER.
- THE LOT IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- WATER METERS DESIGNATED TO A SPECIFIC LOCATION OR ADDRESS SHALL NOT BE RELOCATED WITHOUT PERMISSION FROM BALTIMORE CITY, BUREAU OF WATER AND WASTEWATER.
- THE PROPOSED WORK SHOWN ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND COMPLES WITH ARTICLE 33, TITLE 5, OF THE BALTIMORE COUNTY CODE. HOWEVER, DUE TO BUILDING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
- THE PROPOSED PORCH WILL HAVE FIRST FLOORS CONSTRUCTED WITH WOOD AND CONCRETE AND PROPOSED WALLS WILL BE WOOD.

PLANNING AND ZONING NOTES

- THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES.
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, HAZARDOUS OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- BUILDING AND SITE DESIGN STANDARDS PER BCZR SECTION 259.3C.
- ELEVATIONS AND BUILDING CONSTRUCTION DRAWINGS WILL BE PROVIDED.
- THE MAXIMUM PERMITTED BUILDING HEIGHT IS 30 FEET.

CODE REQUIRED BUILDING SETBACKS

SINGLE FAMILY DETACHED,
D.R. 5.5 FROM SMALL LOT TABLE FOUND IN BCZR 1B02.3

DESCRIPTION	SETBACK
MINIMUM NET LOT AREA PER DWELLING UNIT (SQUARE FEET)	6,000
MINIMUM LOT WIDTH:	55'
MINIMUM FRONT YARD DEPTH (FEET):	25'
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (FEET):	10'
MINIMUM SUM OF SIDE YARD WIDTHS (FEET):	--
MINIMUM REAR YARD DEPTH (FEET):	30'

ENVIRONMENTAL IMPACT REVIEW NOTES

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- ANY FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- THERE NO ARE WETLANDS ON THIS SITE.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAINS.

GROUNDWATER MANAGEMENT NOTES

- THERE ARE KNOWN WELLS ON THIS SITE WHICH WILL BE CAPPED.
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THIS SITE.
- THERE ARE NO EXISTING SEWAGE DISPOSAL SYSTEMS ON THIS SITE.

FIRE MARSHALL'S OFFICE NOTES

- ADDRESS NUMBERS SHALL BE A MINIMUM OF 3 INCHES IN SIZE.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF SPEAKERS.
- THE SPRINKLER UNIT MUST BE INSPECTED BY THE BALTIMORE COUNTY FIRE MARSHALL'S OFFICE PRIOR TO TAKING OCCUPANCY OF THE UNIT.

STORMWATER MANAGEMENT NOTE

- STORMWATER MANAGEMENT IS NOT REQUIRED.



Know what's below.
Call before you dig.

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL: NAD 83 (1991)
VERTICAL: NAVD 88

OWNER / DEVELOPER

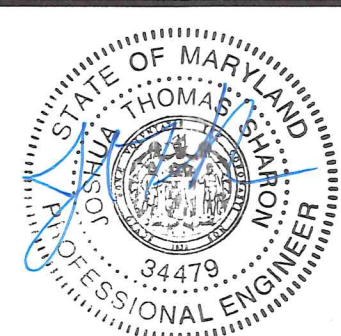
ANDREW AND JENNIFER LARKIN
18 DIXIE DRIVE
TOWSON, MARYLAND 21204
PHONE: (443) 908-0554
EMAIL: JLARKIN@WALKERDUNLOP.COM

LIMIT OF DISTURBANCE: 500 S.F.
GRADING PERMIT NOT REQUIRED



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
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LARKIN RESIDENCE PORCH ADDITION 18 DIXIE DRIVE

SITE PLAN TO ACCOMPANY BUILDING PERMIT
APPLICATION

DATE	REVISIONS	JOB NO.:
		9999
		SCALE: AS SHOWN
		DATE: 09/23/2020
		DRAWN BY: JTS
		DESIGN BY: JTS
		REVIEW BY: JTS
		SHEET: 1 OF 1

VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

BCO #876

N 625254.509

E 1480323.117

ELEV. 128.87

SPIKE IN MACADAM ON NORTHWEST CORNER OF INTERSECTION OF BERRYFIELD DRIVE, SOUTHFIELD DRIVE, AND BEDROCK CIRCLE. LOCATED 5.25' EAST OF EX. INLET AND 28.8' NORTH OF STORMDRAIN MANHOLE AT ROAD INTERSECTION.

BCO #1576

N 623003.695

E 1461466.776

ELEV. 99.38

CAPPED REBAR IN GRASS MEDIAN, ALONG PERRY HALL BOULEVARD APPROXIMATELY 1450' NORTH OF INTERSECTION OF PERRY HALL BOULEVARD AND WHITE MARSH BOULEVARD. APPROXIMATELY 41.84' SOUTH OF EX. WATER VALVE IN MIDDLE OF GRASS GRASS MEDIAN.

SITE DATA

- OWNER: ANDREW AND JENNIFER LARKIN
- AREA: GROSS LOT AREA: 0.889 AC±
NET LOT AREA: 0.889 AC±
- ZONING CLASSIFICATION: DR 5.5
- TAX ACCOUNT NUMBER: 0904001171
- PLAT: 6/56
- DEED: 42941/400
- TAX MAP NO: 70
- PARCEL: 763
- GRID: 13
- BLOCK: 7
- LOT: 18
- SITE LOCATION: 18 DIXIE DRIVE
CENSUS TRACT: 4907.03
REGIONAL PLANNING DISTRICT: 5
SCHOOL DISTRICT: WEST TOWSON ES, DUMBARTON HILLS TOWSON HS JONES FALLS TOWSON RUN
- WATERSHED: 3
- SUB-WATERSHED: 3
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 2
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- PARKING REQUIRED: 2 P.S.
- PARKING PROPOSED: 2 P.S.

GENERAL NOTES

- TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY GIS DATA.
- SOIL LINES AND TYPES ARE BASED ON USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED SEPTEMBER 19TH 2016.
- THE PROPERTY OUTLINE SHOWN IS BASED ON BALTIMORE COUNTY GIS DATA.
- THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (1991).