

M E M O R A N D U M

DATE: December 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0263-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on December 28, 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
(11605 Terry Town Drive)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Melyssa A. & Patrick N. Kenney	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0263-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, Melyssa A. and Patrick N. Kenney (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 100.6 to permit the housing of fowl on a lot that is 8,125 sq. ft. in lieu of the required minimum of one (1) acre or 43,560 sq. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 8, 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”). I will therefore apply the law to the submitted evidence.

The general rule is that “the authority to grant a variance should be exercised sparingly and

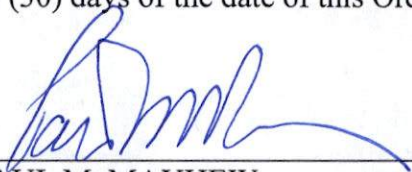
ORDER RECEIVED FOR FILING

Date 11/25/20
By [Signature]

Perhaps because of the Covid pandemic I have recently received numerous requests to permit chickens on undersized lots and I have denied them all because it is not my role to act as a legislator. The County Council has deemed that an acre is the minimum lot size for this activity in residential zones, and that is not for me to gainsay. Finally, as noted above, the other residents in the neighborhood are entitled to "strict enforcement of the existing zoning regulations." *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965).

THEREFORE, IT IS ORDERED, this 25th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations ("BCZR") § 100.6 to permit the housing of fowl on a lot that is 8,125 sq. ft. in lieu of the required minimum of one (1) acre or 43,560 sq. ft., be and is hereby DENIED.

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

11/25/20

By

DMagnon

The Zoning Petition Property Description

PART A:

ZONING PROPERTY DESCRIPTION FOR 11605 Terry Town Dr

Beginning at the point on the east side of Terry Town Drive which is 50 feet wide at a distance of 175 feet southeast of the centerline of the nearest improved intersecting street Cherry Valley Road which is 60 feet wide

PART B:

OPTION 2 (Subdivision Lot)

Being Lot #40, Block H, Section #N/A in the subdivision of Hathaway as recorded in Baltimore County Plat Book #32, Folio #7, containing 8125 square feet. Located in the 4th election district and 4th council district.



The Zoning Petition Property Description

PART A:

ZONING PROPERTY DESCRIPTION FOR 11605 Terry Town Dr

Beginning at the point on the east side of Terry Town Drive which is 50 feet wide at a distance of 175 feet southeast of the centerline of the nearest improved intersecting street Cherry Valley Road which is 60 feet wide

PART B:

OPTION 2 (Subdivision Lot)

Being Lot #40, Block H, Section #N/A in the subdivision of Hathaway as recorded in Baltimore County Plat Book #32, Folio #7, containing 8125 square feet. Located in the 4th election district and 4th council district.

CERTIFICATE OF POSTING

Date: 11-8-20

RE: Case Number: 2020-0263-A

Petitioner/Developer: Kenney

Date of Hearing/Closing: 11-23-20

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 11605 Terry Town Dr

The signs(s) were posted on 11-8-20
(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)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2020-0263-A

TO PERMIT THE HOUSING OF FOWL ON A
LOT THAT IS 8125 SQ FT IN LIEU OF THE REQUIRED
MINIMUM OF 1 ACRE OR 43,560 SQ FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING PROVIDED THE REQUEST IS
REQUESTED VARIANCE, REVIEW BUREAU BEFORE
THE PROPOSED VARIANCE.

THE PROPOSED VARIANCE IS AVAILABLE AT THE DEPARTMENT OF
RECEIVED IN THE OFFICE OF THE DEPARTMENT OF
5:00 P.M. ON 11/13/20
INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
TOWSON, MD 21204, (410) 887-3391
NATIONAL DEVELOPMENT AVE., TOWSON, MD 21204
WILL AFTER ABOVE DATE, UNDER PENALTY OF LAW

ZONING NOTICE

#2

ADMINISTRATIVE

VARIANCE

CASE # 2020-0263-A
TO PERMIT THE HOUSING OF FOUR ON A LOT THAT IS

812.5 SQ. FT. IN LIEU OF THE REQUIRED MINIMUM OF
1 AC. OR 43,560 SQ. FT.

1 AC. OR

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING PROVIDED THE REQUEST IS
REQUESTED VARIANCE, PROVIDED THE REQUEST IS
REQUESTED VARIANCE, PROVIDED THE REQUEST IS

THE PROPOSED IN THE ZONING REVIEW BUREAU BEFORE
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 12/13/20 AVAILABLE AT THE DEPARTMENT OF
INFORMATION MANAGEMENT, COUNTY OFFICE BUILDING,
TOWSON, MD 21204, (410) 887-3391

ADDITIONAL DEVELOPMENT AVE., TOWSON, MD 21204, (410) 887-3391
PERMITS AND CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
HANDICAPPED ACCESSIBLE
REMOVE THIS SIGN AND POST UNTIL AFTER APPROVED

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0263 -A Address 11605 Terry Town Dr.

Contact Person: Roz Johnson Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/26/2020 Posting Date: 11/8/2020 Closing Date: 11/23/2020

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- 0263 -A Address 11605 Terry Town Drive

Petitioner's Name Melyssa and Patrick Kenney Telephone 410/598-8524

Posting Date: 11/8/2020 Closing Date: 11/23/2020

Wording for Sign: To Permit the housing of fowl on a lot that is
8,125 sq. ft. in lieu of the required minimum of
1 acre or 43,560 sq. ft.

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: 2020-0263-A

Property Address: 11605 Terry town Dr, Reisterstown, MD 21136

Property Description: Beginning at the north side of Terry town Drive
which is 50' wide at a distance of 175' east ->

Legal Owners (Petitioners): Melyssa & Patrick Kenney

Contract Purchaser/Lessee: Melyssa & Patrick Kenney

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melyssa Kenney

Company/Firm (if applicable): _____

Address: 11605 Terry town Dr
Reisterstown, MD 21136

Telephone Number: 4105988524

of the centerline of the nearest improved intersection
Street Cherry Valley Rd which is 60' wide

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: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0263-A
Address 11605 Terry Town Drive
(Kenney Property)

Zoning Advisory Committee Meeting of **November 2, 2020**.

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

Reviewer: Steve Ford

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 0402086550		
Owner Information		
Owner Name:	KENNEY MELYSSA A KENNEY PATRICK N	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11605 TERRY TOWN DR REISTERSTOWN MD 21136-0000	Deed Reference: /37374/ 00052
Location & Structure Information		
Premises Address:	11605 TERRY TOWN DR REISTERSTOWN 21136-3216	Legal Description: HATHAWAY
Map: 0057	Grid: 0006	Parcel: 0352
Neighborhood: 4010013.04	Subdivision: 0000	Section: H
Block: 40	Lot: 2019	Assessment Year: 6
Plat No: 0032/ 0007		Plat Ref: 0032/ 0007
Town: None		
Primary Structure Built: 1969	Above Grade Living Area: 1,294 SF	Finished Basement Area: 600 SF
Property Land Area: 8,125 SF	County Use: 04	
Stories: 1	Basement: YES	Type: STANDARD UNIT
Exterior: FRAME/	Quality: 3	Full/Half Bath: 2 full
Garage:	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	58,800	58,800
Improvements:	135,100	163,300
Total:	193,900	222,100
Preferential Land:	0	0
Transfer Information		
Seller: BUTLER ANNE N	Date: 04/08/2016	Price: \$189,900
Type: ARMS LENGTH IMPROVED	Deed1: /37374/ 00052	Deed2:
Seller: BUTLER ROBERT J	Date: 08/27/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36587/ 00476	Deed2:
Seller: HATHAWAY HOUSE INC	Date: 08/04/2014	Price: \$25,616
Type: NON-ARMS LENGTH OTHER	Deed1: /35224/ 00358	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 08/01/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

2020-0263-A

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 04 Account Number - 0402086550			
Owner Information					
Owner Name:	KENNEY MELYSSA A KENNEY PATRICK N		Use:	RESIDENTIAL	
Mailing Address:	11605 TERRY TOWN DR REISTERSTOWN MD 21136-0000		Principal Residence:	YES	
			Deed Reference:	/37374/ 00052	
Location & Structure Information					
Premises Address:		11605 TERRY TOWN DR REISTERSTOWN 21136-3216		Legal Description:	
				HATHAWAY	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0057	0006	0352	4010013.04	0000	
					Block:
					H
					Lot:
					40
					Assessment Year:
					2019
					Plat No:
					6
					Plat Ref:
					0032/ 0007
Town: None					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1969	1,294 SF	600 SF	8,125 SF	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	FRAME/	3	2 full
					Garage
					Last Notice of Major Improvements
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2020	07/01/2021	
Land:	58,800	58,800			
Improvements	135,100	163,300			
Total:	193,900	222,100	212,700	222,100	
Preferential Land:	0			0	
Transfer Information					
Seller: BUTLER ANNE N		Date: 04/08/2016		Price: \$189,900	
Type: ARMS LENGTH IMPROVED		Deed1: /37374/ 00052		Deed2:	
Seller: BUTLER ROBERT J		Date: 08/27/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36587/ 00476		Deed2:	
Seller: HATHAWAY HOUSE INC		Date: 08/04/2014		Price: \$25,616	
Type: NON-ARMS LENGTH OTHER		Deed1: /35224/ 00358		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 08/01/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

ZAC AGENDA

Case Number: 2020-0263-A **Reviewer:** Rosalie Johnson

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Melyssa & Patrick Kenney

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 4

Property Address: 11605 TERRY TOWN DR

Location: South of Cherry Valley Road on East side of Terry Town Road

Existing Zoning: DR 5.5

Area: 8,125 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

100.6 Of the BCZR to permit the housing of fowl on a lot that is 8,125 sq ft in lieu of the required minimum of 1 acre or 43,560 sq ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/23/2020

Miscellaneous Notes:

The petitioner's photographs shown a child'd pool noodle to mark the location of the proposed chicken coup. The chicken coup is proposed as 6'-0' long x 3'-8' (44") wide or 19.9 sq ft.

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	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 (1 st)	Date: <u>11-8-20</u> by <u>Pisor</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



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 11605 Terry Town Drive Reisterstown, MD 21136

Currently zoned DR 5.5

Deed Reference 37374 1 00052

10 Digit Tax Account # 04 0 2 0 8 6 5 5 0

Owner(s) Printed Name(s) Melissa & Patrick Kenney

(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) 100.6

(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):

Melissa Kenney

Patrick Kenney

Name #1 – Type or Print/

Name #2 – Type or Print/

M. Kenney

P. Kenney

Signature #1

Signature #2

11605 Terry Town Dr Reisterstown MD 21136

Mailing Address

City

State

21136

Zip Code

4105988524

Telephone #

1mamkenney@gmail.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0263-A

Filing Date 10/26/2020

Estimated Posting Date 11/8/2020

Reviewer RJ

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: 11605 Terny Town Dr Reisterstown MD 21136
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 request to permit chickens to be kept on our property that is 1/5
acre in lieu of the required 1 acre of property.

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

Melissa Kenney
Signature of Owner (Affiant)

Melissa Kenney
Name- Print or Type

Patrick Kenney
Signature of Owner (Affiant)

Patrick Kenney
Name- Print or Type

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

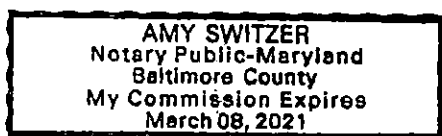
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melissa Kenney & Patrick Kenney

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

AS WITNESS my hand and Notaries Seal



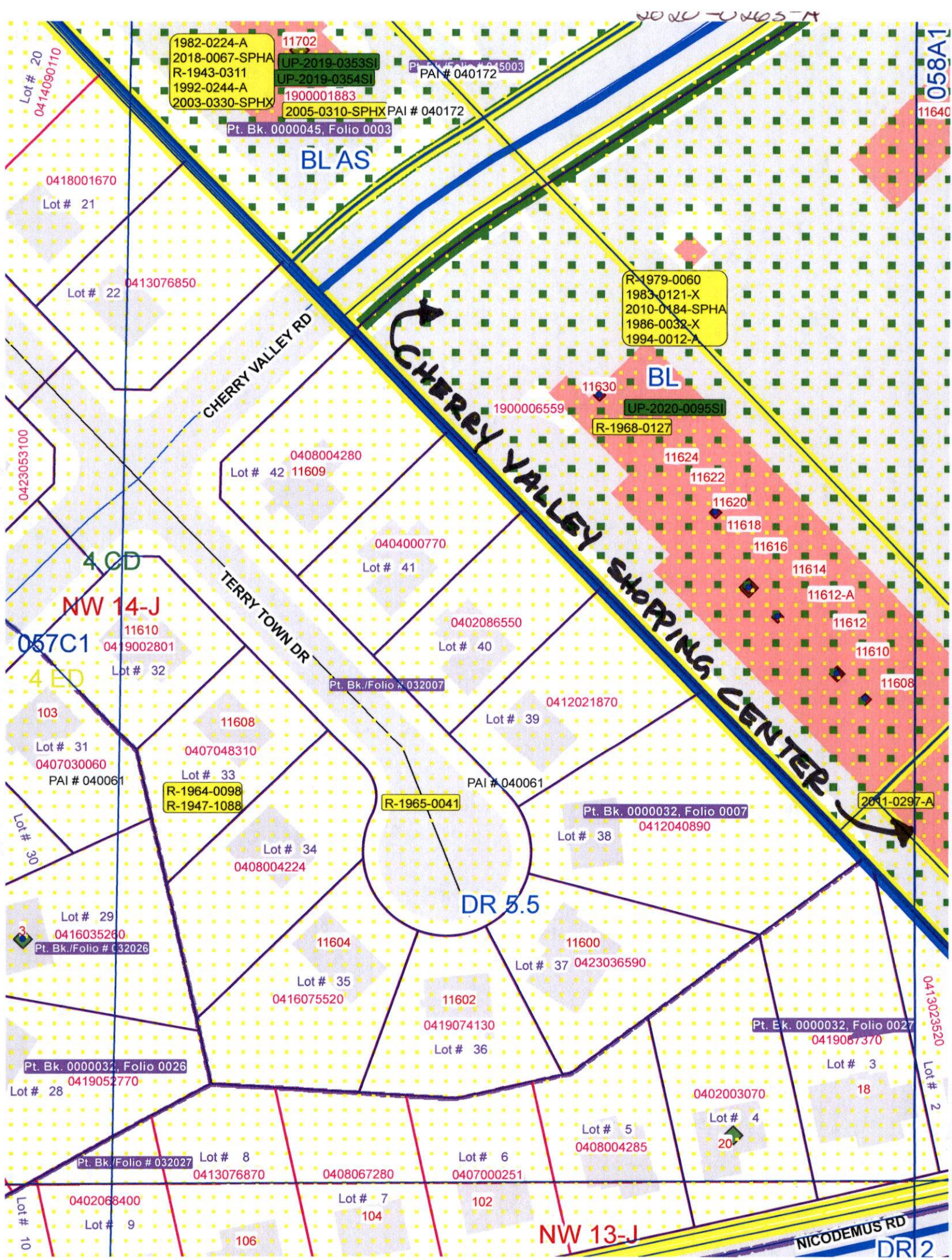
Amy Switzer
Notary Public
March 8, 2021
My Commission Expires

Variance Petition – 11605 Terry Town Drive - Case No. 2020-0263-A

Variance from Section 100.6 of the BCZR to permit the housing of fowl on a lot that is 8,125 sq. ft. in lieu of the required minimum of 1 acre or 43, 560 sq. ft.

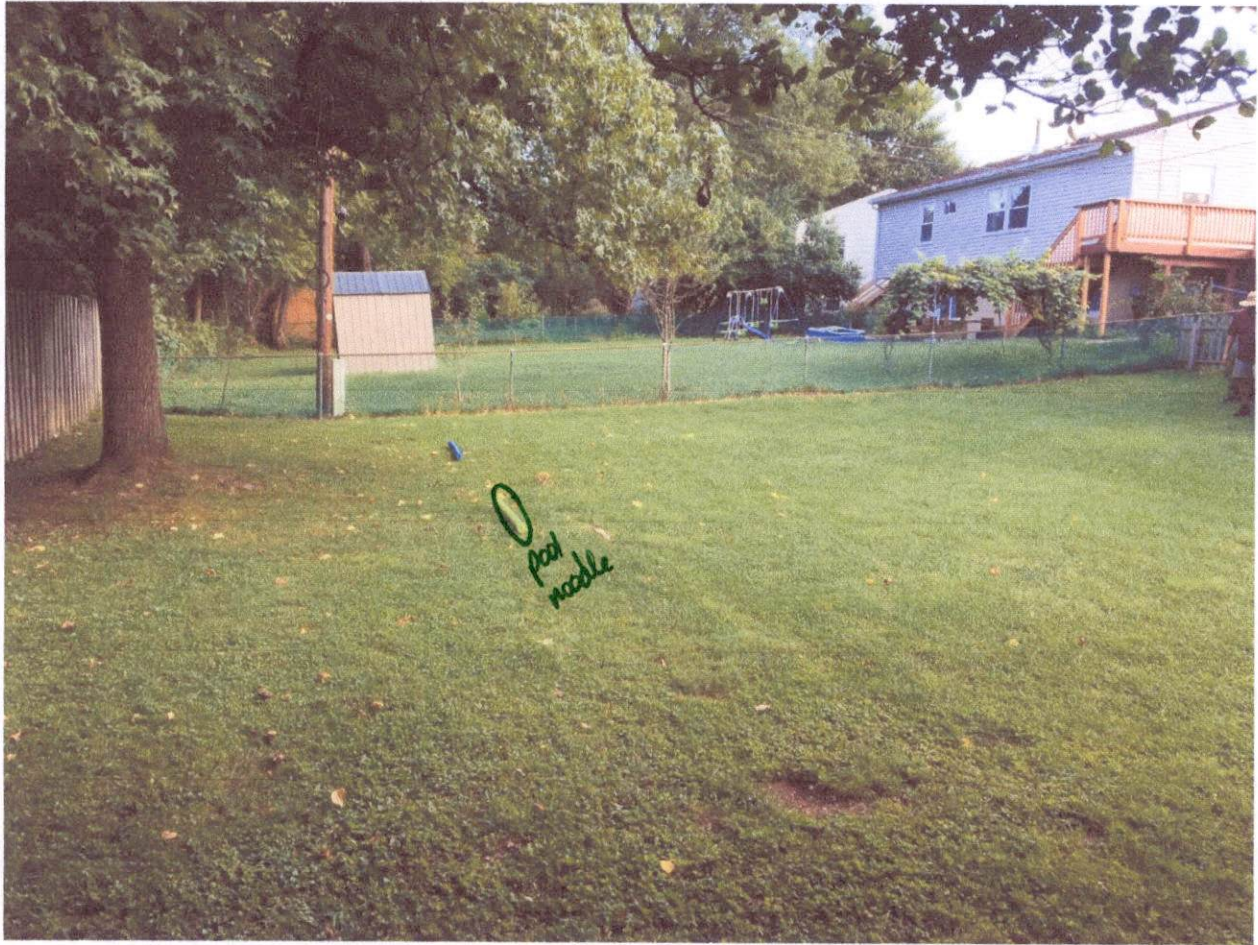
Note to file: the petitioner's photographs show a child's pool noodle to mark the location of the proposed chicken coup. The chicken coup is proposed as 6'-0" long x 3'-8" (44") wide or 19.9 sq. ft.

rj





This picture is taken from the main level of our home with a view of the backyard. The blue and green pool noodles mark 15' from our property line. The coup and run would be where the green pool noodle is located. 



This is the view looking to 11607 Terry Town Dr. The coup would be where green pool noodle is located, well beyond the 50' required distance from our neighbor's house. It will also at least be the requisite 15' from the neighbor's property line.



This is the view looking to 11603 Terry Town Dr. The coup would be where green pool noodle is located, well beyond the 50' required distance from our neighbor's house. It will also at least be the requisite 15' from the neighbor's property line.



This is the view when standing at our back property line (the wooden fence visible if the other images). The green pool noodle is where the coup would be.



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
9/24/2020

Permit Processing Residential Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0402086550

Plat Ref: 032:007

Election District: 4

Owner Name(s): KENNEY MELYSAA and KENNEY PATRICK N

PDM # :

Address: 11605 TERRY TOWN DR
REISTERSTOWN, MD 21136

Zoning Class.(s): BL
DR 5.5

Elevation Range: 620ft - 628ft

Premise Address: 11605 TERRY TOWN DR

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.		Agency Acknowledgment
Contact Agency	Potential Overlay Issues		Initial & Date
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Growth Tier 1: Served by public sewer and inside URDL		
	InFill Lot Review	X	OK To File
	Verify Water Service Size.	X	
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1968-0127; R-1965-0041; R-1964-0098; R-1947-1088	X	

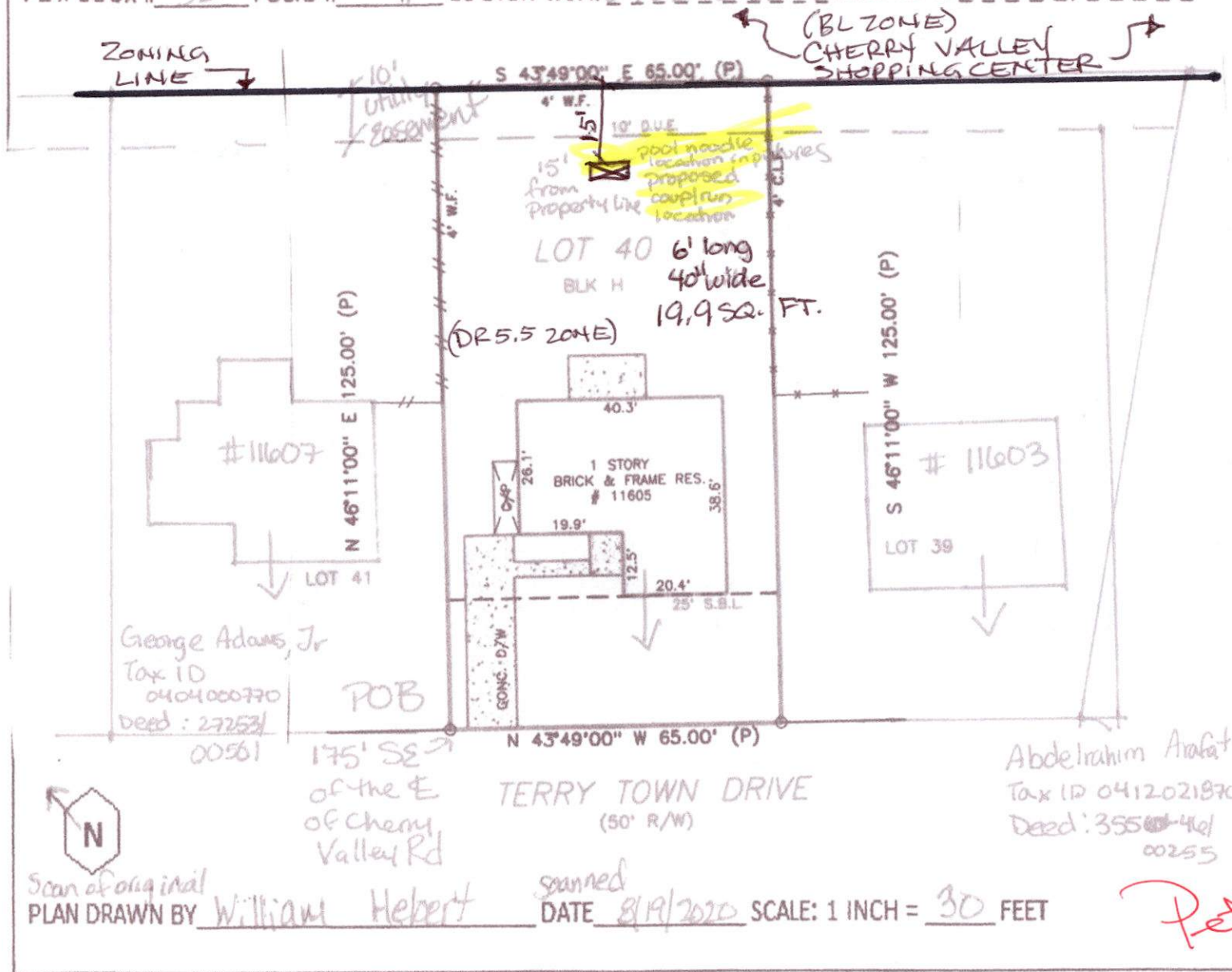
2020-0263-A

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

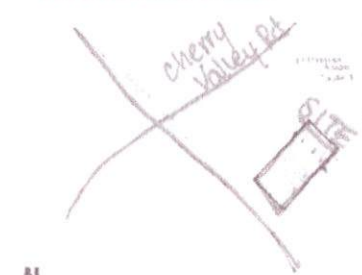
ADDRESS 11605 Terry Town Dr OWNER(S) NAME(S) Patrick & Melissa Kenney

SUBDIVISION NAME Hathaway LOT # 40 BLOCK # H SECTION # N/A

PLAT BOOK # 32 FOLIO # 7 10 DIGIT TAX # 0402086550 DEED REF. # 33374100052



SITE VICINITY MAP



N
MAP IS NOT TO SCALE

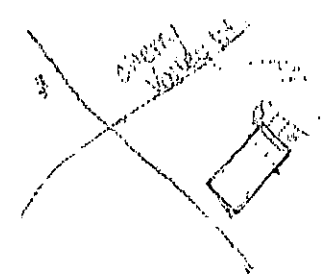
ZONING MAP# 057C1
SITE ZONED DR 5.5
ELECTION DISTRICT 4th
COUNCIL DISTRICT 4th
LOT AREA ACREAGE _____
OR SQUARE FEET 8125 ft²
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A
1
VIOLATION CASE INFO:
N/A

2020-0263-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11605 Terry Town Dr OWNER(S) NAME(S) John W. Helms & Leoney
 SUBDIVISION NAME Hathaway LOT # 40 BLOCK # H SECTION # N/A
 PLAT BOOK # 32 FOLIO # 7 10 DIGIT TAX # 0402081550 DEED REF. # 37879/04052

SITE VICINITY MAP



N

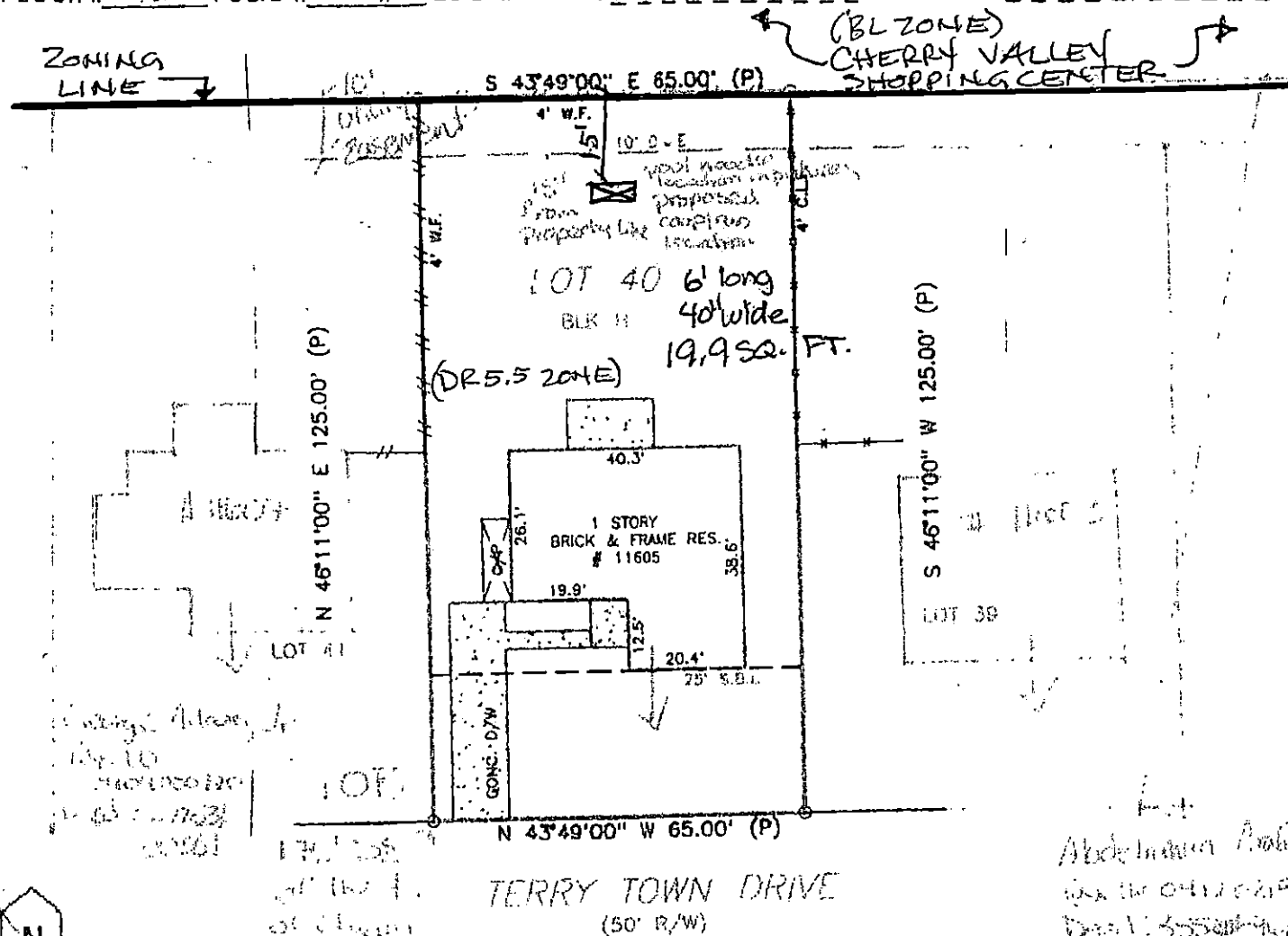


MAP IS NOT TO SCALE

ZONING MAP# 05701
 SITE ZONED DR 5.5
 ELECTION DISTRICT 1st
 COUNCIL DISTRICT 4th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 21259.2
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N/A

VIOLATION CASE INFO:

N/A



PLAN DRAWN BY William Helms

DATE 8/1/2020 SCALE: 1 INCH = 30 FEET

2020-0263-A