



JOHN A. OLSZEWSKI, JR.  
*County Executive*

PAUL M. MAYHEW  
*Managing Administrative Law Judge*  
MAUREEN E. MURPHY  
*Administrative Law Judge*

June 6, 2023

Shane Harris – [shane@shaneaharris.com](mailto:shane@shaneaharris.com)  
1924 Shanklin Avenue  
Parkville, MD 21234

RE: Petition for Variance  
Case No. 2023-0049-A  
Property: 1924 Shanklin Avenue

Dear Mr. Harris:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew". The signature is written in a cursive style with a large, stylized "P" and "M".

PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlm  
Enclosure

**IN RE: PETITION FOR VARIANCE**  
**(1924 Shanklin Avenue)**  
9th Election District  
3<sup>rd</sup> Council District  
Shane Harris  
*Legal Owner*

\* BEFORE THE  
\* OFFICE OF ADMINISTRATIVE  
\* HEARINGS OF  
\* BALTIMORE COUNTY  
\*  
\* **Petitioner**  
\* **CASE NO. 2023-0049-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the Petitioner, Shane Harris for property located at 1924 Shanklin Avenue, Parkville. The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height of 17 ft. in lieu of the required rear yard placement and maximum height of 15 ft., respectively.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner Shane Harris appeared *Pro Se*. There were no interested parties or protestants at the hearing.

Mr. Harris explained that the property is approximately ± 1.67 acres and is zoned DR 2. A site plan that he prepared was admitted as Petitioner’s Exhibit 1. He described the irregular dimensions of the lot and the existing structures, including a dwelling with an attached garage and a pool in the rear of the dwelling. He further explained that he and his family need extra storage for pool and lawn equipment and that they also intend to place solar panels on the proposed accessory structure to help defray energy costs. The requested 2 foot height variance is needed in order to properly angle the solar panels. The side yard variance is needed because of the narrowing

dimensions in the rear yard and the existing pool there. Finally, he testified that he has spoken with all the surrounding neighbors and that they do not oppose the requested variances.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

As explained above, the site is unique in a zoning sense due to its irregular shape and existing structures. I find that the Petitioner would suffer practical difficulty and hardship if the variances were denied because he would be unable to build the storage space and solar panels he needs. I further find that the variances are within the spirit and intent of the zoning regulations and that they will not harm the public health, safety or welfare.

THEREFORE, IT IS ORDERED, this 6<sup>th</sup> day of **June 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR §§ 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height of 17 ft. in lieu of the required rear yard placement and maximum height of 15 ft., respectively are hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, or kitchen facilities.

- There shall be no second utility meter(s).
- The proposed garage shall not be used for commercial purposes.

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



---

PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM/dlm



**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 1924 SHANKLIN AVE PARKVILLE MD 21234 Currently Zoned DR2  
Deed Reference 34602 / 00124 10 Digit Tax Account # 2200013085  
Owner(s) Printed Name(s) SHANE HARRIS

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

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

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

1. ADMINISTRATIVE VARIANCE from Section(s)

BCZR: 400.1 & 400.3 → To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

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 zoning regulations of Baltimore County, to the zoning 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):**

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

SH /  
Signature #1 Signature #2

1924 SHANKLIN AVE PARKVILLE MD  
Mailing Address City State

21234 / 410-627-8238 / SHANE@SHANEHARRIS.COM  
Zip Code Telephone #'s (Cell and Home) 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:**

SHANE HARRIS  
Name - Type or Print

SH  
Signature

1924 SHANKLIN AVE PARKVILLE MD  
Mailing Address City State

21234 / 410-627-8238 / SHANE@SHANEHARRIS.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

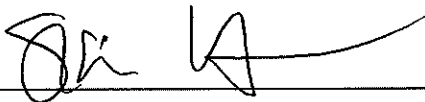
Case Number 2023-0049-A Filing Date 3 / 7 / 23 Estimated Posting Date 3 / 19 / 23 Reviewer JS

**Practical Difficulty or Hardship**

Shane Harris

1924 Shanklin Ave Parkville MD 21234

I (Shane Harris) am looking to add a storage building and solar panel array to the East side of the 1924 Shanklin Ave property. As we have started to enjoy the rebuilt house (completed in 2022) the energy bills have proven to be higher than originally expected. We are looking to add solar to offset the electric cost and determined the best locations on the property to provide energy. The original thought was to apply and build a storage building for storing pool and lawn equipment directly attached to the house and a ground mounted solar panel racking system next to the storage building where there is minimal tree blockage and the sun is most prevalent all year. After much analysis and evaluating the location and cost of a ground mounted solar racking system to make full use of the sun angle, we decided to evaluate combining the projects. By moving the storage building to be utilized for pool and lawn storage further away from the house (proposed plan), it can also be utilized to support the solar panels. This plan is more appealing for visual reasons and reduces costs of the project by utilizing the same infrastructure for solar panels and storage. The storage building roof, pitch, height, and compass angle are in direct relation to the size of the solar panel array consisting of 16 panels. The storage building will face true North and South and have a 7/12 roof pitch to provide the best sun angle for solar generation. The overall building height will be 17' due to the increased pitch of the roof (10' wall + 7' truss). By moving the storage building away from the house, we are saving approximately \$10,000 dollars in infrastructure costs.

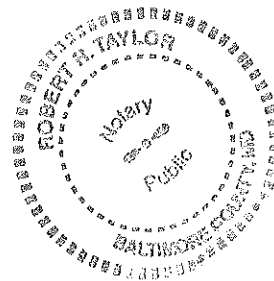


Signature

Sworn to and subscribed before me  
this 3<sup>rd</sup> day of MARCH, 2023  
Witness my hand and official seal:

  
\_\_\_\_\_  
Notary Public

My commission expires 9-30-2025



2023-0049-1

# 1924 Shanklin Avenue

(22-00-013085)

2023-0049-A

## Property Description

Northeast side of Shanklin Avenue (40' wide r.o.w.), 426' +/- northwest of the intersection with Satyr Hill Road (45' wide r.o.w.). Containing 1.67 acres; located in the 9th Election District and 3rd Councilmatic District.



**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 1924 SHANKLIN AVE PARKVILLE MD 21234 Currently Zoned DR2  
Deed Reference 34602 / 00124 10 Digit Tax Account # 2200013085  
Owner(s) Printed Name(s) SHANE HARRIS

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

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

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

1. ADMINISTRATIVE VARIANCE from Section(s)

BCZR: 400.1 & 400.3 → To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

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of the zoning regulations of Baltimore County, to the zoning 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):**

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

SH /  
Signature #1 Signature #2

1924 SHANKLIN AVE PARKVILLE MD  
Mailing Address City State

21234 / 410-627-8238 / SHANE@SHANEAHARRIS.COM  
Zip Code Telephone #'s (Cell and Home) 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:**

SHANE HARRIS  
Name - Type or Print  
SH  
Signature

1924 SHANKLIN AVE PARKVILLE MD  
Mailing Address City State

21234 / 410-627-8238 / SHANE@SHANEAHARRIS.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 2023-0049-A Filing Date 3, 7, 23 Estimated Posting Date 3, 19, 23 Reviewer JS

**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: 1924 SHANKLIN AVE PARKVILLE MD 21234  
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)

SEE ATTACHED STATEMENT

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

SHANE HARRIS  
Signature of Owner (Affiant)

SHANE HARRIS  
Name - Print or Type

\_\_\_\_\_  
Signature of Owner (Affiant)

\_\_\_\_\_  
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 3<sup>RD</sup> day of MARCH, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

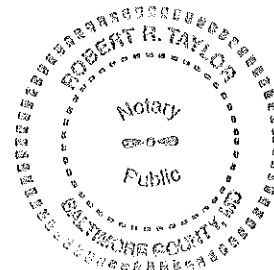
Print name(s) here: SHANE HARRIS

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

**AS WITNESS** my hand and Notaries Seal

[Signature]  
Notary Public

9-30-2025  
My Commission Expires

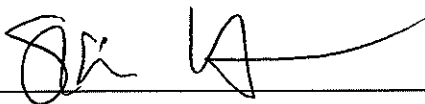


**Practical Difficulty or Hardship**

Shane Harris

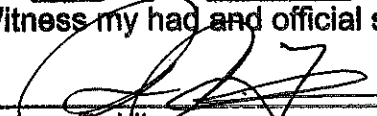
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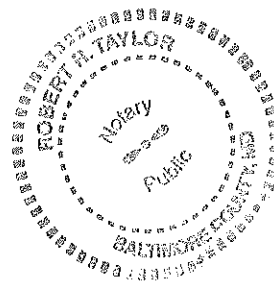


Signature

Sworn to and subscribed before me  
this 3<sup>rd</sup> day of MARCH, 2023  
Witness my hand and official seal:

  
\_\_\_\_\_  
Notary Public

My commission expires 9-30-2025



2023-0049-A

# 1924 Shanklin Avenue

(22-00-013085)

2023-0049-A

## Property Description

Northeast side of Shanklin Avenue (40' wide r.o.w.), 426' +/- northwest of the intersection with Satyr Hill Road (45' wide r.o.w.). Containing 1.67 acres; located in the 9th Election District and 3rd Councilmatic District.

# ZONING NOTICE

CASE # 2023-0049-A

**A PUBLIC HEARING WILL BE HELD BY**  
**ADMINISTRATIVE LAW JUDGE**  
**IN TOWSON, MD**

**PLACE:** FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS  
PLEASE GO TO [WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS](http://WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS) NO LATER THAN  
48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0

**DATE AND TIME:** THURSDAY JUNE 1, 2023 1:30 PM

**REQUEST:** VARIANCE TO PERMIT AN ACCESSORY BUILDING (STORAGE  
BUILDING) TO BE LOCATED IN THE SIDEYARD WITH A HEIGHT OF  
17 FEET IN LIEU OF THE REQUIRED REAR YARD PLACEMENT AND  
MAXIMUM HEIGHT OF 15 FEET, RESPECTIVELY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING DATE, PLEASE CALL 887-3391.  
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



April 4, 2023

Shane Harris  
1924 Shanklin Avenue  
Parkville, MD 21234

RE: Case Number: 2023-0049-A, 1924 Shanklin Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 9, 2023. This letter is not an approval, but only a NOTIFICATION.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "Jeffrey Perlow". The signature is written in a cursive, flowing style.

Jeff Perlow  
Supervisor  
Department of Zoning

kl  
Enclosures

RECEIVED MAR 21 2023

**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: March 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0049-A  
Address: 1924 Shanklin Ave.  
Legal Owner: Shane Harris

Zoning Advisory Committee Meeting of March 20, 2023 .

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

Additional Comments:

Reviewer: Earl D. Wrenn

# ZONING NOTICE

#2

## ADMINISTRATIVE VARIANCE

CASE # 2023-0049-A

TO PERMIT AN ACCESSORY BUILDING (STORAGE BUILDING)  
TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 17 FEET  
IN LIEU OF THE REQUIRED REAR YARD PLACEMENT AND  
MAXIMUM HEIGHT OF 15 FEET, RESPECTIVELY

## PUBLIC HEARING ?

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

4:30 P.M. ON 4/3/23  
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391  
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

# ZONING NOTICE

#1

## ADMINISTRATIVE VARIANCE

CASE # 2023-0049-A

TO PERMIT AN ACCESSORY BUILDING (STORAGE BUILDING)  
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111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

UNIMPAIRED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 3-19-23

RE: Case Number: 2023-0049-A

Petitioner/Developer: Harris

Date of Hearing/Closing: 4-3-23

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 1924 Shanklin Ave

The signs(s) were posted on 3-19-23  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

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

~~410-343-1443~~ 443-834-8162  
(Telephone Number of Sign Poster)

**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: March 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0049-A  
Address: 1924 Shanklin Ave.  
Legal Owner: Shane Harris

Zoning Advisory Committee Meeting of March 20, 2023 .

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

Additional Comments:

Reviewer: Earl D. Wrenn

ZONING ADVISORY COMMITTEE AGENDA  
ROOM 123, COUNTY OFFICE BUILDING  
DISTRIBUTION MEETING March 13, 2023  
FORMAL OR INFORMAL RESPONSE DUE AT March 20, 2023 Meeting

\* Agenda Only  
+ Agenda and Petition  
& Agenda and Plat  
# Agenda, Petition and Plat

Distribution:

\* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, [dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov); [dmignon@baltimorecountymd.gov](mailto:dmignon@baltimorecountymd.gov)  
\* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), [klewis@baltimorecountymd.gov](mailto:klewis@baltimorecountymd.gov)  
\* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), [JPerlow@baltimorecountymd.gov](mailto:JPerlow@baltimorecountymd.gov)  
\* PAI, Development Management (Lloyd Moxley), MS # 1105, [lmoxley@baltimorecountymd.gov](mailto:lmoxley@baltimorecountymd.gov)  
\* PAI, Code Enforcement (Lisa Henson), MS # 1105, [lhenson@baltimorecountymd.gov](mailto:lhenson@baltimorecountymd.gov)  
\* PAI, Building Inspection (Matt Gawel), [mg@baltimorecountymd.gov](mailto:mg@baltimorecountymd.gov)  
\* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, [sjacobs@baltimorecountymd.gov](mailto:sjacobs@baltimorecountymd.gov)  
\* Highways (Tom Hargis), MS #1003 [thargis@baltimorecountymd.gov](mailto:thargis@baltimorecountymd.gov)  
\* Neighborhood Improvements (Marcia Williams), MS #4201, [myneighborhoodimprovment@baltimorecountymd.gov](mailto:myneighborhoodimprovment@baltimorecountymd.gov)  
\* County Council, District 3, (Tom Bostwick), MS #2201, [council1@baltimorecountymd.gov](mailto:council1@baltimorecountymd.gov)  
\* [tbostwick@baltimorecountymd.gov](mailto:tbostwick@baltimorecountymd.gov)  
\* Mike Ruby (Newspaper), [mildmanneredcomm@aol.com](mailto:mildmanneredcomm@aol.com)  
+ People's Counsel, [rwheatley@baltimorecountymd.gov](mailto:rwheatley@baltimorecountymd.gov)  
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), [joseph.griffiths@maryland.gov](mailto:joseph.griffiths@maryland.gov)  
+ Kathy Are, [kare@baltimorecountymd.gov](mailto:kare@baltimorecountymd.gov)  
& State Highway Administration, Access Permits Division (Steven Autry), [SAutry@mdot.maryland.gov](mailto:SAutry@mdot.maryland.gov)  
& Fire Department (Inspector Muddiman), MS # 1102F, [dmuddiman@baltimorecountymd.gov](mailto:dmuddiman@baltimorecountymd.gov)  
& PAI, Development Plans Review (Vishnu Desai), [vdesai@baltimorecountymd.gov](mailto:vdesai@baltimorecountymd.gov); Jesse Krout, [jkrout@baltimorecountymd.gov](mailto:jkrout@baltimorecountymd.gov)  
# People's Counsel (Peter Zimmerman), MS #4204 [pzimmerman@baltimorecountymd.gov](mailto:pzimmerman@baltimorecountymd.gov)  
# Planning Office (Jenifer Nugent), MS # 4101, [jnugent@baltimorecountymd.gov](mailto:jnugent@baltimorecountymd.gov); Henry Ayakwah [hayakwah@baltimorecountymd.gov](mailto:hayakwah@baltimorecountymd.gov); Taylor Bensley [tbensley@baltimorecountymd.gov](mailto:tbensley@baltimorecountymd.gov)  
# DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, [jlivingston@baltimorecountymd.gov](mailto:jlivingston@baltimorecountymd.gov); Steve Ford, [sford@baltimorecountymd.gov](mailto:sford@baltimorecountymd.gov)  
# IF FLOODPLAIN, Maryland Department of the Environment, [kevin.wagner@maryland.gov](mailto:kevin.wagner@maryland.gov)  
# Public Works (Terry Curtis), MS #1315, [tcurtis@baltimorecountymd.gov](mailto:tcurtis@baltimorecountymd.gov)  
\* IF ELDERLY HOUSING, Community Development, MS #1102M  
\* IF TOWER, Tower Coordinator, c/o OIT, MS #2007  
# IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)  
# IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

# ZAC AGENDA

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**Case Number:** 2023-0047-A      **Reviewer:** Mitchell Kellman  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** David Serrano and Lidia Miranda  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 8    **Council Dist:** 3

**Property Address:** 304 WICKERSHAM WAY

**Location:** Property located on the corner of the North side of Wickersham Way, West side of Amesbury Court.

**Existing Zoning:** DR 5.5      **Area:** 7,844 SQ FT.

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 foot rear yard setback in lieu of 30 feet for an addition and deck (closed on two sides) and, if necessary, a 9 foot rear yard setback in lieu of 22.5 feet for an open patio.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 03/27/2023

**Miscellaneous Notes:**

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**Case Number:** 2023-0048-A      **Reviewer:** Christina Frink  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** David Trebing  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 9    **Council Dist:** 6

**Property Address:** 6912 BELLONA AVE

**Location:** Property located on the Southwest side of Bellona Ave. 73.91 feet Southeast of Stevenson Lane.

**Existing Zoning:** DR 3.5      **Area:** 25,547 SQ FT.

**Proposed Zoning:**

VARIANCE:

BCZR 1B02.3.C.1: To approve an existing house with a 24 foot 6 inch side street setback and a proposed sunroom addition with a side street setback of 25 feet in lieu of the required 30 foot setback, respectively.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0049-A      **Reviewer:** Jason Seidelman

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

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** Shane Harris

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 9    **Council Dist:** 3

**Property Address:** 1924 SHANKLIN AVE

**Location:** Property located Northeast side of Shanklin Ave. (40 feet) 426 feet Northwest of Sahr Hill Rd. (45 feet)

**Existing Zoning:** DR 2

**Area:** 1.67 ACRES

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 04/03/2023

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0050-SPHA      **Reviewer:** Christina Frink

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

**Type:** SPECIAL HEARING, VARIANCE

**Legal Owner:** Stanley and Wanda Wolinski

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** Yes    **Flood Plain:** Yes    **Historic:** No    **Election Dist:** 15    **Council Dist:** 7

**Property Address:** 934 THOMPSON BLVD

**Location:** Property located Southwest side of Thompson Blvd; 794 feet Southeast of Sandalwood Rd.

**Existing Zoning:** DR 5.5

**Area:** 30,857 SQ FT.

**Proposed Zoning:**

SPECIAL HEARING:

BCZR 500.7 and Section 101 (defintions) : To allow an accessory building with a footprint larger than the primary structure.

VARIANCE:

BCZR 400.1: To permit an accessory building in the front yard in lieu of the required rear yard.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0051-A      **Reviewer:** Mitchell Kellman

**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL

**Type:** VARIANCE

**Legal Owner:** Preston R. Took, III

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 9    **Council Dist:** 6

**Property Address:** 379 HILLEN RD

**Location:** Property located on the corner of Northeast side of Hillen Rd., Northwest side of Hendrickson Lane.

**Existing Zoning:** DR 10.5/ DR 16

**Area:** 5,315 SQ FT.

**Proposed Zoning:**

VARIANCE:

BCZR 1B02.3.C.1: To permit a minimum side yard setbacks of 5 feet in lieu of the required 10 and 25 feet.

**Attorney:** Adam M. Rosenblatt

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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# ZAC AGENDA

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**Case Number:** 2023-0052-A      **Reviewer:** Shaun Crawford  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC.  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** Unknown    **Flood Plain:** Unknown    **Historic:** Unknown    **Election Dist:** 3    **Council Dist:** 2

**Property Address:** THE COURTS OF HIDDEN WATERS

**Location:** Lots 9-15, 17-23 The Courts of Hidden Waters; (2-8 Popular Spring Road; 22-28 Hidden Waters Way)

Property located beginning at a point on the West side of Hidden Waters Way at a distance 850 feet North of Old Court.

**Existing Zoning:** DR 1

**Area:** VARIES

**Proposed Zoning:**

VARIANCE:

1.) BCZR 1B01.2.C.1.b: To permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:

- a. Lots 9 & 10;
- b. Lots 11 & 12;
- c. Lots 12 & 13;
- d. Lots 14 & 15;
- e. Lots 17 & 18;
- f. Lots 18 & 19;
- g. Lots 20 & 21;
- h. Lots 22 & 23; and

2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

**Attorney:** Jason Vettori

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2023 - 0049 -A Address 1924 SHANKLIN AVE.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/7/23 Posting Date: 3/19/23 Closing Date: 4/3/23

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number: 2023 - 0049 -A Address 1924 SHANKLIN AVE.

Petitioner's Name: SHANE HARRIS Telephone (Cell) 410 - 677 - 8238

Posting Date: 3/19/23 Closing Date: 4/3/23

Wording for Sign: To Permit \_\_\_\_\_

\_\_\_\_\_ To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet \_\_\_\_\_  
\_\_\_\_\_ in lieu of the required rear yard placement and maximum height of 15 feet, respectively. \_\_\_\_\_

**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: 2023-0049-A  
Property Address: 1924 SHANKLIN AVE  
PARKVILLE, MD 21234  
Legal Owners (Petitioners): SHANE HARRIS  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): SHANE HARRIS  
Address: 1924 SHANKLIN AVE  
PARKVILLE, MD 21234  
Telephone Number: 410-627-8238

\*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

## 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 - 2200013085

**Owner Information**

Owner Name: HARRIS SHANE A Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 1924 SHANKLIN RD Deed Reference: /34602/ 00124  
PARKVILLE MD 21234-1411

**Location & Structure Information**

Premises Address: 1924 SHANKLIN RD Legal Description: 1.677 AC  
PARKVILLE 21234-1411 NS SHANKLIN ROAD  
410 NW SATYR HILL ROAD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS  
0071 0001 1567 9130179.04 0000 1 2023 Plat Ref:

Town: None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 2022                    | 4,950 SF                |                        | 1.6700 AC          | 04         |

| Stories | Basement | Type                                                                                               | Exterior | Quality        | Fuill/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|----------------------------------------------------------------------------------------------------|----------|----------------|-----------------|--------|-----------------------------------|
| 2       | YES      | STANDARD UNIT <td>FRAME/4</td> <td>3 full/ 1 half</td> <td>1 Attached</td> <td>2022</td> <td></td> | FRAME/4  | 3 full/ 1 half | 1 Attached      | 2022   |                                   |

**Value Information**

|                    | Base Value | Phase-in Assessments         |                     |                     |
|--------------------|------------|------------------------------|---------------------|---------------------|
|                    |            | Value<br>As of<br>01/01/2023 | As of<br>07/01/2022 | As of<br>07/01/2023 |
| Land:              | 181,300    | 181,300                      |                     |                     |
| Improvements       | 528,200    | 658,100                      |                     |                     |
| Total:             | 709,500    | 839,400                      | 709,500             | 752,800             |
| Preferential Land: | 0          | 0                            |                     |                     |

**Transfer Information**

|                               |                      |                  |
|-------------------------------|----------------------|------------------|
| Seller: CHILCOAT PRESTON RICE | Date: 01/10/2014     | Price: \$175,250 |
| Type: ARMS LENGTH IMPROVED    | Deed1: /34602/ 00124 | Deed2:           |
| Seller: CHILCOAT PRESTON R    | Date: 09/11/1992     | Price: \$0       |
| Type: NON-ARMS LENGTH OTHER   | Deed1: /09359/ 00315 | Deed2:           |
| Seller:                       | Date:                | Price:           |
| Type:                         | Deed1:               | Deed2:           |

**Exemption Information**

| Partial Exempt Assessments: | Class | 07/01/2022 | 07/01/2023 |
|-----------------------------|-------|------------|------------|
| 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: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

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

No. **216070**

**PAID RECEIPT**

Date: 3/15/2023

BUSINESS ACTUAL TIME ORN  
 3/06/2023 3/03/2023 13:02:13 1

REC ID: WALNUT GRN  
 RECEIPT: 000018 3/03/2023 0914

Dept 5 SCH ZONING VERIFICATION  
 Amount: 15.00

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 601  | 806  | 0000 |          | 6150            |                  |          |         | 15.00  |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: 15.00

Rec From:

Shirley Harris

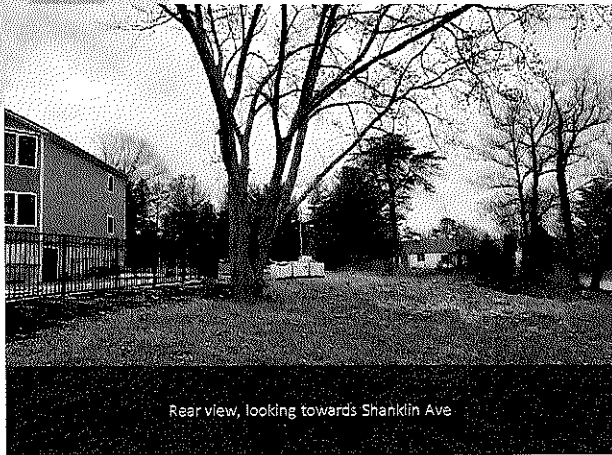
For:

2nd Zoning Verification  
1924 S. K. Ave

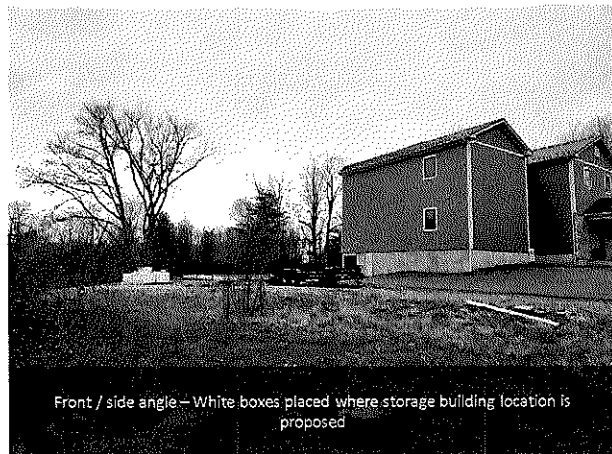
**CASHIER'S  
 VALIDATION**

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!



Rear view, looking towards Shanklin Ave



Front / side angle - White boxes placed where storage building location is proposed



Front view, looking towards rear of property

2023-0049-A

PAI # 090308

Ft. Bk. 0000042, Folio 0128

Pt. Bk./Folio # 042128

1800007753

Lot # 6

PAI # 090308

1918

DR 1

0908800930

2014-0079-A

2200013086

Lot # 2

PAI # 090586

PAI # 09058636

Pt. Bk./Folio # MPXX092

1920

DR 2

PAI # 090586

Lot # 1

2200013085

1924

3 CD

SHANKLIN AVE

1921

1925

0919070001

0908000040

0902004821

1929

0919070000

Lot # 2

2200020757

Pt. Bk./Folio # MP93188

PAI # 090624 PAI # 090624

PAI # 090624

Pt. Bk./Folio # MP98047

2300003954

PAI # 090624

PAI # 090694 PAI # 090694

0911090840

2015-0201-A

1998-0115-SPH

PAI # 090694

8944-A

8946

Pt. Bk. 0000049, Folio 0058

NE 10-D

PAI # 090413 PAI # 090413

PAI # 090413

Pt. Bk./Folio # 052099

2000001052

DR 1 NC

Pt. Bk. 0000052, Folio 0099

PAI # 090308

Pt. Bk. 0000042, Folio 0128

Pt. Bk./Folio # 042128

1800007753

Lot # 6

PAI # 090308

1918

0908800930

DR 1

2014-0079-A

2200013086

Lot # 2

PAI # 090586

PAI # 090586<sub>36</sub>

Pt. Bk./Folio # MPXX092

1920

DR 2

PAI # 090586

Lot # 1 2200013085

1924

3 CD

SHANKLIN AVE

1921

1925

0919070001

0908000040

0902004821

0919070000

1929

Lot # 2  
2200020757

Pt. Bk./Folio # MP93186

PAI # 090624

PAI # 090624

PAI # 090694

Lot # 2

2300003954

PAI # 090624

PAI # 090694

2015-0201-A

1998-0115-SPH

PAI # 090694

8944-A

0911890840

8946

Pt. Bk. 0000049, Folio 0058

NE 10-D

PAI # 090413, 090413

PAI # 090413

Pt. Bk./Folio # 032099

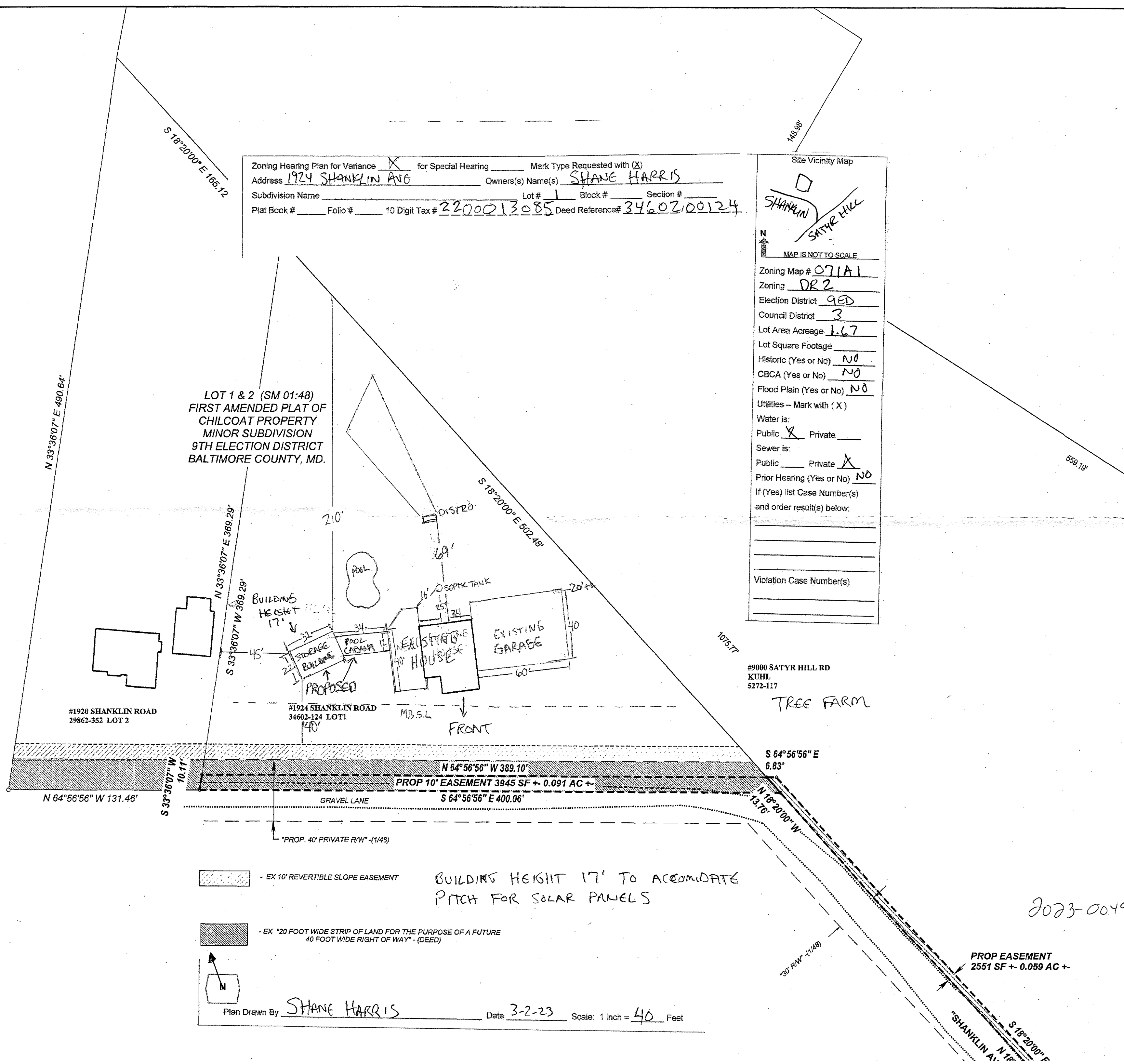
2000001052

DR 1 NC

Pt. Bk. 0000052, Folio 0099

DR 3.5

0919070002



Zoning Hearing Plan for Variance ☒ for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
Address 1924 SHANKLIN AVE Owners(s) Name(s) SHANE HARRIS  
Subdivision Name \_\_\_\_\_ Lot # 1 Block # \_\_\_\_\_ Section # \_\_\_\_\_  
Plat Book # \_\_\_\_\_ Folio # \_\_\_\_\_ 10 Digit Tax # 2200013085 Deed Reference# 3460200124

Site Vicinity Map  
  
MAP IS NOT TO SCALE  
Zoning Map # 071A1  
Zoning DR 2  
Election District 9ED  
Council District 3  
Lot Area Acreage 1.67  
Lot Square Footage \_\_\_\_\_  
Historic (Yes or No) NO  
CBCA (Yes or No) NO  
Flood Plain (Yes or No) NO  
Utilities - Mark with (X)  
Water is: Public ☒ Private \_\_\_\_\_  
Sewer is: Public \_\_\_\_\_ Private ☒  
Prior Hearing (Yes or No) NO  
If (Yes) list Case Number(s) \_\_\_\_\_  
and order result(s) below: \_\_\_\_\_  
Violation Case Number(s) \_\_\_\_\_

LOT 1 & 2 (SM 01:48)  
FIRST AMENDED PLAT OF  
CHILCOAT PROPERTY  
MINOR SUBDIVISION  
9TH ELECTION DISTRICT  
BALTIMORE COUNTY, MD.

#1920 SHANKLIN ROAD  
29862-352 LOT 2

#1924 SHANKLIN ROAD  
34602-124 LOT 1

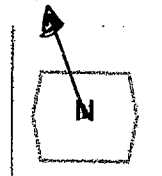
#9080 SATYR HILL RD  
KUHIL  
5272-117

TREE FARM

- EX 10' REVERTIBLE SLOPE EASEMENT

- EX "20 FOOT WIDE STRIP OF LAND FOR THE PURPOSE OF A FUTURE  
40 FOOT WIDE RIGHT OF WAY" - (DEED)

BUILDING HEIGHT 17' TO ACCOMMODATE  
PITCH FOR SOLAR PANELS



Plan Drawn By SHANE HARRIS Date 3-2-23 Scale: 1 inch = 40 Feet

2023-0049-A

PROP EASEMENT  
2551 SF +/- 0.059 AC +/-

"SHANKLIN AVE" N 18° 20' 00" E