



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 28, 2023

Timothy and Joy Meeks – tim.meeks@marcodi.com
12526 Regwood Road
Hyde, MD

RE: Petition for Administrative Variance
Case No. 2023-0177-A
Property: 12526 Regwood Road

Dear Mr. and Mrs. Meeks:

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,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Craig Rodgers – craigrodgers200@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12526 Regwood Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
	*	HEARINGS FOR
Timothy & Joy Meeks		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0177-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Timothy and Joy Meeks (“Petitioners”) for the property located at 12526 Regwood Road, Hydes. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3 to approve an accessory building (garage) in the right side yard at a height of 27 ft. in lieu of the required rear yard placement and a maximum height of 15 ft., respectively. The subject property and requested relief are 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 by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 7, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

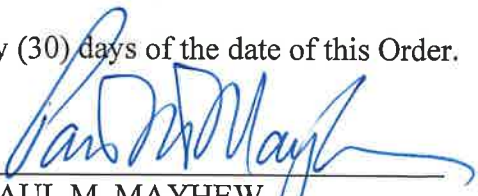
the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

THEREFORE, IT IS ORDERED, this 28th day of **September, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") §§ 400.1 and 400.3 to approve an accessory building (garage) in the right side yard at a height of 27 ft. in lieu of the required rear yard placement and a maximum height of 15 ft., respectively, 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.
- Petitioners or subsequent owners shall not convert the proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The proposed accessory building (detached 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:dlw



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 12526 REGWOOD RD, HYDES MD 21082 Currently zoned RCZ & RC5

Deed Reference 46175 / 232 10 Digit Tax Account # 2500005118

Owner(s) Printed Name(s) TIMOTHY E. & JOY L. MEEKS

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s)

BCZR 400.1 and 400.3 To approve an accessory building (garage) in the right side yard at a height of 27 ft in lieu of the required rear yard placement and a maximum height of 15 ft, 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 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):

TIMOTHY E. MEEKS JOY L. MEEKS

Name #1 - Type or Print

Name #2 - Type or Print

x Timothy E. Meeks x Joy L. Meeks

Signature #1

Signature #2

12526 REGWOOD RD HYDES MD.

Mailing Address

City

State

21082 / 443-690-5112 / tim.mEEKS

Zip Code

Telephone #

Email Address

@marcedi.com

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

CRAIG RODGERS

Name - Type or Print

x Craig Rodgers

Signature

3857 ALGONQUIN TRAIL SNOW HILL MD

Mailing Address

City

State

21863 / 443-677-2007 / craigr Rodgers 200 @

Zip Code

Telephone #

Email Address

gmail.com

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 2023-0177-A Filing Date 8/31/2023 Estimated Posting Date 9/12/2023 Reviewer CP

Rev 5/5/2015

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: 12526 REGWOOD RD HYDES MD 21082
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 PETITION REQUEST)

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

x Timothy E. Meeks
Signature of Owner (Affiant)

TIMOTHY E. MEEKS
Name- Print or Type

x Joy L. Meeks
Signature of Owner (Affiant)

JOY L. MEEKS
Name- Print or Type

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

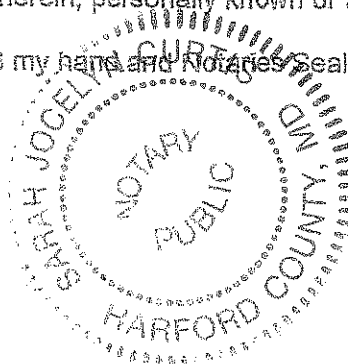
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of August, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy E. Meeks ; Joy L. Meeks

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

3-8-2027
My Commission Expires

REV. 5/8/2014

2023-0177-A

Petition Request

The Section 400.1 variance (for a side yard structure) is requested to eliminate the following problems: (1) The backyard of this property is not deep, due to the woods. Putting a garage in the backyard would pinch off the backyard, reducing the flat open area available for children to play ball, etc. (2) Putting the garage in the backyard would create the desire to chop down trees to create more open space in the backyard. This would also be costly. (3) Putting the garage in the backyard would eliminate the possibility of a covered breezeway roof between the basement areaway and the detached garage service door, since the basement areaway is at the middle of the side of the house. The resident in basement Bedroom 5 would be parking in the detached garage and walking often directly between the basement and the detached garage. Without the breezeway roof, ice, snow, rain, and wet leaves would make that walk more dangerous, especially for an elderly person, which is a distinct possibility in the coming months.

The section 400.3 variance (for a taller structure) is requested to eliminate the following problems: (1) A 15' roof would not be adequate for attic storage room above the garage. This means that we would be storing more things (Christmas decorations, kayaks, camping equipment, etc.) inside the garage itself, reducing our ability to park cars in the garage and putting a greater demand on the few common parking spaces in the cul-de-sac. (2) A 15' roof on a 2-car garage would create a roof pitch which is inconsistent with the architecture of the main home and therefore would be an eyesore for the community. Our plan is to match the exact pitch of the three gables on the front of the main house so that the curb view of the home looks properly designed.

2023-0177-A

**ZONING PROPERTY DESCRIPTION FOR
12526 REGWOOD RD.**

BEGINNING AT A POINT ON THE WEST SIDE OF REGWOOD ROAD WHICH RIGHT OF WAY WIDTH VARIES AT THE DISTANCE OF 185 FEET SOUTH OF THE CENTERLINE OF UPLAND ROAD WHICH IS 50 FEET WIDE, BEING LOT #4, IN THE SUBDIVISION OF COOK RACHINSKAS PROPERTY AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #78, FOLIO #342, CONTAINING 2.00 ACRES, MORE OR LESS. LOCATED IN THE ELEVENTH ELECTION DISTRICT, AND THIRD COUNCIL DISTRICT.

2023-0177-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0177-A Address 12526 Regwood Rd

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-31-2023 Posting Date: 9-10-2023 Closing Date: 9-25-2023

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: 2023-0177-A Address 12526 Regwood Rd

Petitioner's Name: Timothy Meeks ; Joy Meeks Telephone (Cell) 443-690-5112

Posting Date: 9-10-2023 Closing Date: 9-25-2023

Wording for Sign: To Permit an accessory building (garage) in the right side yard at a height of 27 ft in lieu of the required rear yard placement and a maximum height of 15 ft, respectively

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

No. 226614

Date: 4/15/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec From: GREENSPRING VALLEY HOMES, LLC

For: ADMIN VARIANCE (#TGD)

12526 REGWOOD RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND

Greenspring Valley Homes, LLC
PO Box 10156
Baldwin, MD 21013

Bank of America
7-163/520 MD

980096

DATE: 8/14/2023

PAY 75 00
ONLY Seven Five CENTS

\$ 75.00

PAY Seventy-Five and 00/100 Dollars

TO THE BALTIMORE COUNTY
ORDER
OF

MEMO: 12526 Regwood Road-Variance App

CHECK INCLUDES A MICROPRINT BORDER

980096 0520016330446045294257

2023-0177-A

CERTIFICATE OF POSTING

Date: SEPTEMBER 8, 2023

RE: Project Name: 12526 REGWOOD ROAD#1
Case Number /PAI Number: 2023-0177-A
Petitioner/Developer: MEEKS
Date of Hearing/Closing: SEPTEMBER 25, 2023

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 12526 REGWOOD ROAD

The sign(s) were posted on SEPTEMBER 7, 2023
(Month, Day, Year)


(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

Date: SEPTEMBER 8, 2023

RE: Project Name: 12526 REGWOOD ROAD#2
Case Number /PAI Number: 2023-0177-A
Petitioner/Developer: MEEKS
Date of Hearing/Closing: SEPTEMBER 25, 2023

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 12526 REGWOOD ROAD

The sign(s) were posted on SEPTEMBER 7, 2023
(Month, Day, Year)

David Billingsley

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

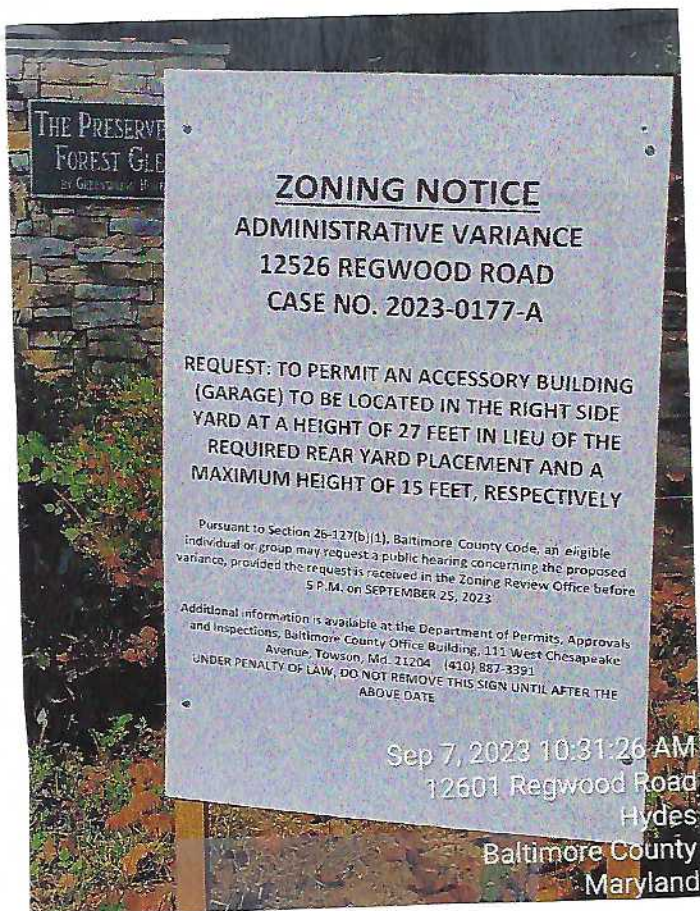
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

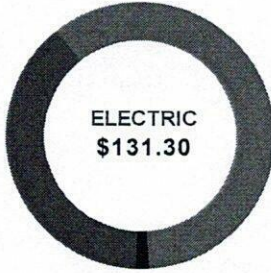
(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
BGE
Electric Choice ID: 4649436705

Bill Summary

Timothy Edward Meeks
12526 Regwood RD
Fork, MD 21051
Account #
Issued Date: July 5, 2023

OTHER
CHARGES
AND
CREDITS



See details on page 2

BGE Outstanding Balance	\$0.00
Electric	\$131.30
Other charges and credits (See details)	\$20.00
Total amount due by July 28, 2023	\$151.30

Payment received after July 28, 2023 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

EBill customer

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Timothy Edward Meeks
12526 Regwood RD
Fork, MD 21051

Account #	
Total amount due by Jul 28, 2023	\$151.30
Payment Amount \$	

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21464193608160000151305209600001532600

2023-077-A

Electric details

ANNUAL ELECTRIC USAGE

2022

2023

795



Residential - Schedule R

Billing Period: Jun 13, 2023 - Jul 5, 2023

Days Billed: 22

Next Scheduled Reading: August 2, 2023

Meter Read on Jul 5

Current
Reading
2249

-

Previous
Reading
1454

=

795
kWh used

ELECTRIC SUPPLY

BGE 795 kWh x .09983 \$79.36

BGE ELECTRIC DELIVERY \$51.01

Customer Charge 9.00

EmPower MD Chg 795 kWh x .00714 5.68

Distribution Chg 795 kWh x .0457 36.33

TAXES & FEES \$0.93

MD Universal Svc Prog 0.32

Envir Srchg 795 kWh x .00015 0.12

Franchise Tax 795 kWh x .00062 0.49

TOTAL \$131.30

BGE SUPPLY PRICE COMPARISON INFORMATION

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 9.983 cents/kWh, effective through September 30, 2023. SOS electricity will cost 11.761 cents/kWh beginning October 1, 2023 through May 31, 2024. The weighted average price of SOS electricity will be 11.139 through May 31, 2024. The price for SOS from June 1, 2024 through September 30, 2024 will be set in November 2023.

Other charges and credits

Elec Service Application Charge

20.00

TOTAL**\$20.00**

IMPORTANT INFORMATION ABOUT YOUR BILL

- ▶ When you call to report a power outage, it is important that your telephone number matches the one on our records. Please call 800.685.0123 to verify we have your correct telephone number.
- ▶ **Moving?** To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.
- ▶ The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 13,190 kWh

Other ways
to pay



BGE app

Available for
download at the
App Store and
Goog



Online

BGE.COM



In-person

Visit BGE.COM and
select Pay My Bill for
a list of authorized
ACE Cash Express**
Fidelity Express**
and Western Union**
payment locations.



Pay-by-phone

Paymentus**
833.209.5245

**Fees may apply.

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Special Tax Recapture: None			
Account Identifier: District - 11 Account Number - 2500005118			
Owner Information			
Owner Name:	MEEKS TIMOTHY E MEEKS JOY L	Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:	11640 MANOR RD GLEN ARM MD 21057-	Deed Reference: /46175/ 00232	
Location & Structure Information			
Premises Address:	12526 REGWOOD RD HYDES 21082-9518	Legal Description: 1.9951 AC 12526 REGWOOD RD WS COOK & RACHINSKAS PROPER	
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:			
0054 0010 0474 11060053.04 0000 4 2024 Plat Ref: 0078/ 0342			
Town: None			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	
2023	3,656 SF	2740 SF	
Property Land Area		County Use	
2.0000 AC		04	
Stories Basement Type			
1 YES STANDARD UNIT SIDING/ 5			
Exterior Quality Full/Half Bath Garage			
4 full/ 1 half 1 Attached			
Last Notice of Major Improvements			
1			
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2021	07/01/2023
			07/01/2024
Land:	131,900	131,900	
Improvements	709,000	709,000	
Total:	840,900	840,900	840,900
Preferential Land:	0		
Transfer Information			
Seller: GREENSPRING VALLEY LAND LLC	Date: 01/10/2022	Price: \$255,000	
Type: ARMS LENGTH VACANT	Deed1: /46175/ 00232	Deed2:	
Seller: COOK MICHAEL J	Date: 12/03/2020	Price: \$325,000	
Type: ARMS LENGTH MULTIPLE	Deed1: /43727/ 00488	Deed2:	
Seller: COOK FRANCIS E / COOK MICHAEL J	Date: 03/04/2016	Price: \$90,963	
Type: ARMS LENGTH MULTIPLE	Deed1: /37250/ 00342	Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:			

2023-0177-A



#1

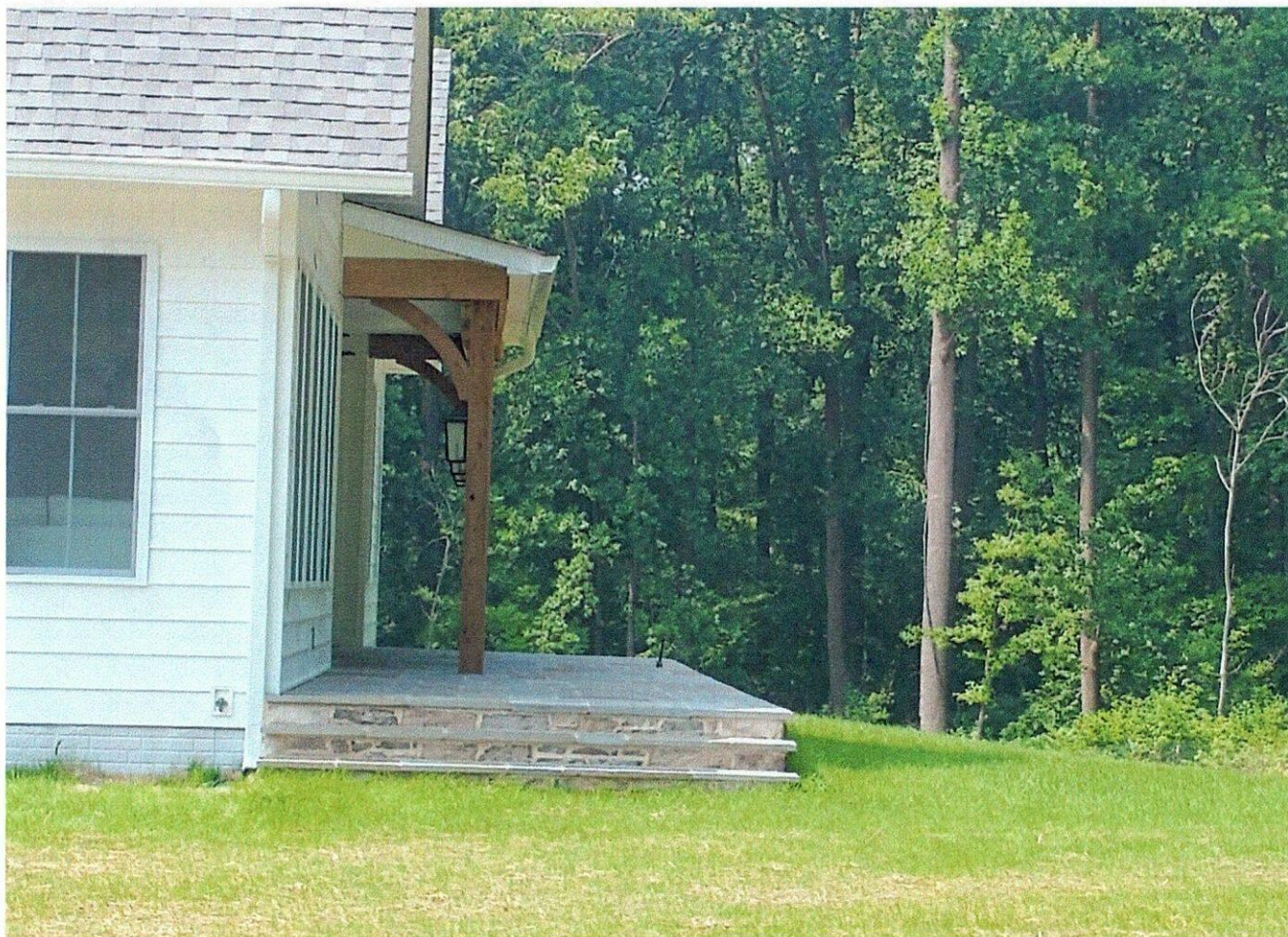
2023-0177-A



GAR

#2

2023-0177-A



3

2023-0177-A



#4

2023-0177-A



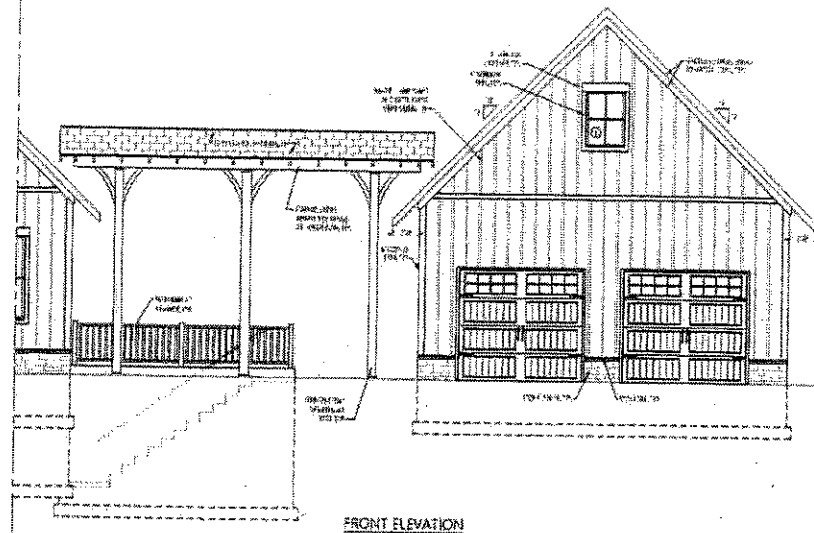
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2023-0177-A

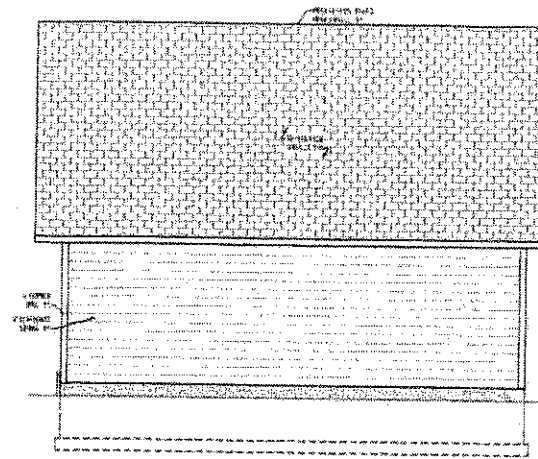


#6

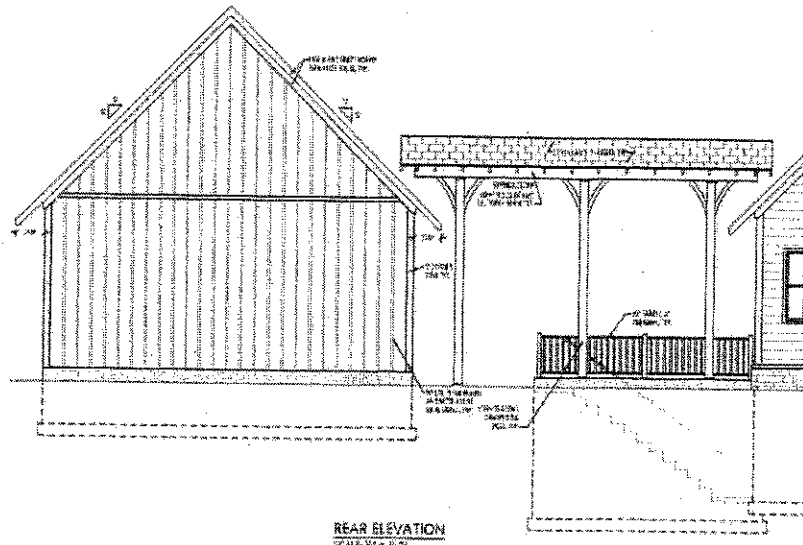
2023-0177-A



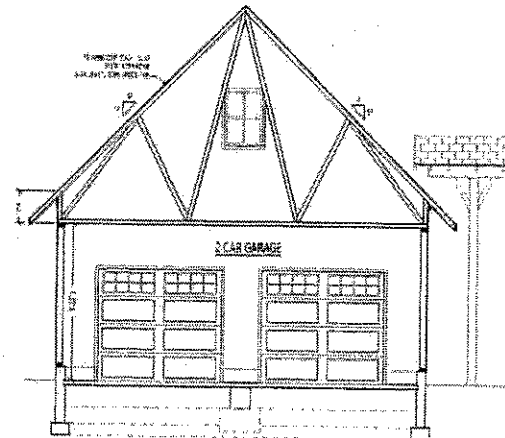
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SECTION 1
SCALE: 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION

"I, the undersigned, do hereby certify that these drawings were prepared or supervised by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 12345, Expiration Date: July 1, 2025."

GENEY A. THOMPSON, P.E.
5 LEADERSHIP COURT
TOWSON, MARYLAND 21204

NORRISVILLE
DRAFTING

100 W. 10th St.
P.O. Box 100
Norrisville, PA 17053

www.norrisville-drafting.com

Frederick
Meeks

Frederick Meeks Construction, Inc.
PO Box 100
PACEDOWNVILLE, MARYLAND 21082

www.frederickmeeks.com

MECK'S RESIDENCE
REGWOOD LOT 4

15226 REGWOOD ROAD
HYDRES, MD 21082

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/2023
2	REVISION	10/1/2023
3	REVISION	10/1/2023
4	REVISION	10/1/2023
5	REVISION	10/1/2023
6	REVISION	10/1/2023
7	REVISION	10/1/2023
8	REVISION	10/1/2023
9	REVISION	10/1/2023
10	REVISION	10/1/2023

PROJECT: 2-CAR GARAGE
DRAWN BY: JAT
CHECKED BY: JAT

DATE: 10/1/2023
SCALE: 1/4" = 1'-0"

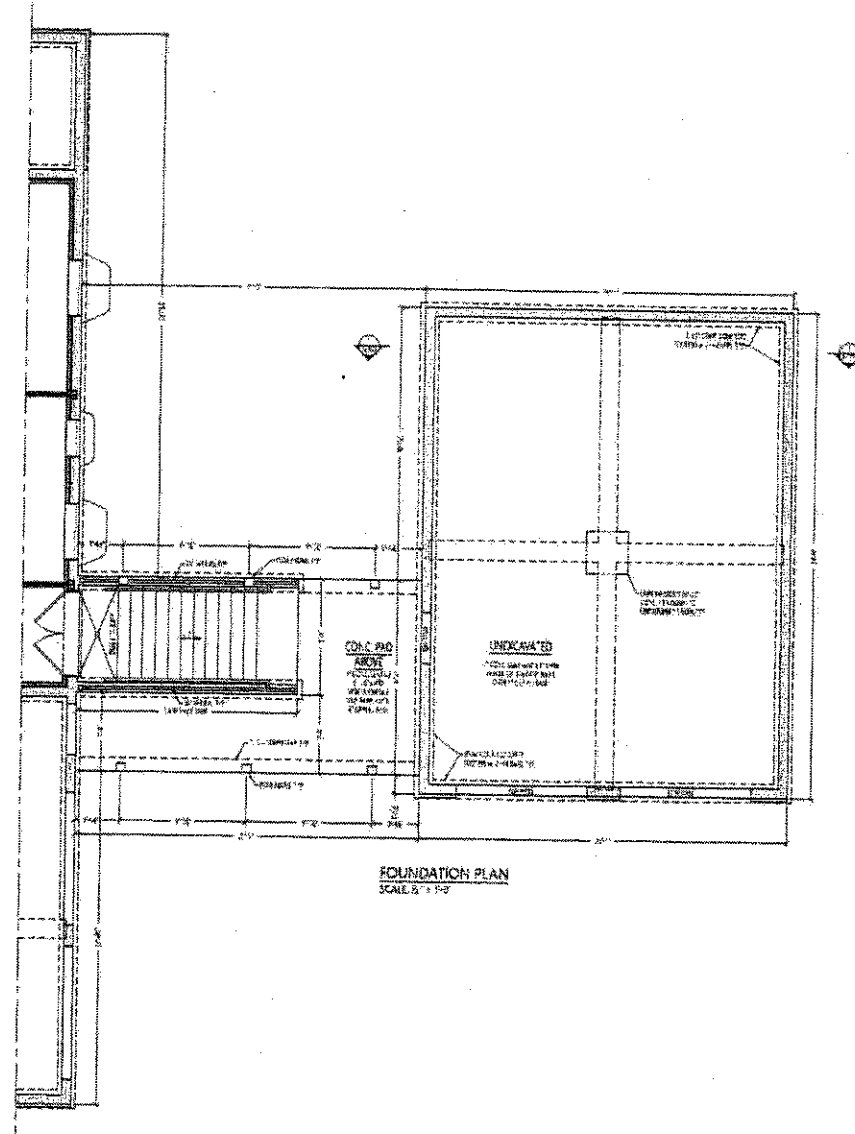
SHEET NO. 1

ELEVATIONS

SHEET

A-100

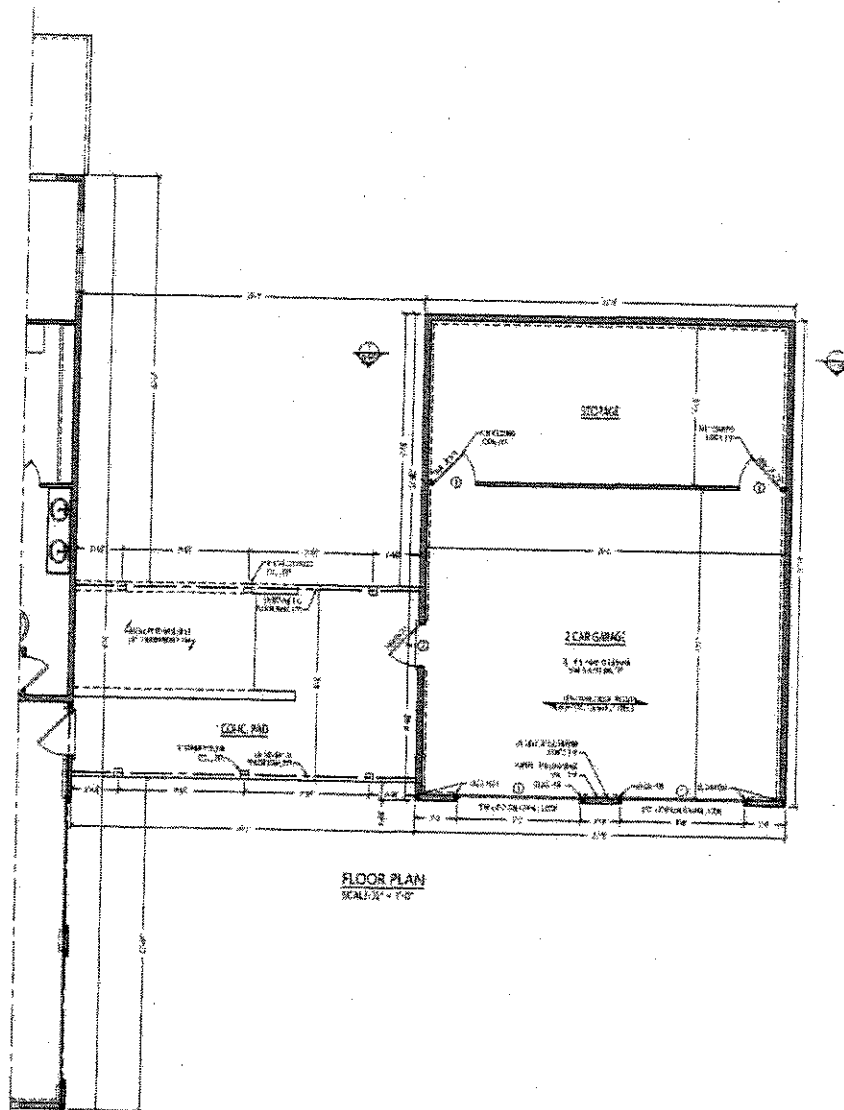
2023-0177-A



PROFESSIONAL CERTIFICATION Professional Certification - I hereby certify that this document was prepared by myself or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland. (Seal No. 10713, expiration date: 10/1/23) Geoffrey A. Tread, II, P.E. 5 LEADBARN COURT TOWSON, MARYLAND 21204

NORRISVILLE DRAFTING 1800 N. W. 10th Ave. Fort Lauderdale, FL 33304 407.551.1111 nvdrafting@gmail.com	<i>Shoreway Homes</i> Residential Construction Division PO BOX 1088 REGGAMORE, MARYLAND 21052 410.352.5458 SHOREWAYHOMES@GMAIL.COM	MEERS RESIDENCE REGGAMORE LOT 4 12526 REGGAMORE ROAD HYDOL, MD 21042	<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>06/29/23</td> </tr> <tr> <td>2</td> <td>REVISIONS</td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> </table>	REV	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	06/29/23	2	REVISIONS		3			4			5			6			7			8			9			10		
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MODEL: DRG-PM-CHANGS DRAWN BY: JAT DATE: 06/29/23 SCALE: 1/4" = 1'-0" SHEET: 1 FOUNDATION PLAN																																				
SHEET: A-200																																				

2023-0177-A



PROFESSIONAL CERTIFICATION

1971-1972: The first year of the project. The first year of the project was spent in the field, collecting data on the distribution and abundance of the species. The first year of the project was spent in the field, collecting data on the distribution and abundance of the species. The first year of the project was spent in the field, collecting data on the distribution and abundance of the species.

GIOFFREY A. TIZARD, JR. P.E.
3 LEADSBURY COURT
TOWSON, MARYLAND 21204

NORRISVILLE
DRAFTING

2016-2017
2017-2018

George Washington

1000 8th Avenue, Suite 1000, New York, NY 10018
 Tel: 212 693 6000 Fax: 212 693 6001
 Email: info@wiley.com
 Website: www.wiley.com

MECKS RESIDENCE
REGWOOD LOT 4
12526 REGWOOD ROAD

[illegible]

7/20/2012 10:23 AM

DATE: 10/10/1971

CRIME DATE: 06/08/22

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

SCALE 1/4" = 1'-0"

[illegible]

FLOOR PLAN

A-210

2023-0177-A

PAI # 110146
Pt. Bk. 0000069, Folio 0065
Pt. Bk./Folio # 069065
2029257
PAI # 110146
Lot # 3
PAI # 110146
PAI # 110146

PAI # 110535
Lot # 1
PAI # 110535
2100000160
PAI # 110535

PAI # 110535
Pt. Bk. 0000057, Folio 0006
Pt. Bk./Folio # 057006

1119011160

UPLAND RD

PAI # 11010606

Pt. Bk./Folio # 023133

Pt. Bk. 0000023, Folio 0133123002560

Lot # 1

054B1

2500005116

2002-0253-A
1119085740 12520

Lot # 3 Pt. Bk. 0000078, Folio 0342
2023-0029-A 500005117

3 CD

11 ED NE 16-H

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 2

2006-0444-SPHA

PAI # 111008

PAI # 111008

Pt. Bk./Folio # 078342

PAI # 111008

PAI # 111008

054B2

Lot # 4

2500005118

12526

RC 5

1113041340 12519

1102069610 12517

1105034410

12515

1101074501

Pt. Bk./Folio # 000012
PAI # 118052

PAI # 118052

1126075025

Lot # 5
2500005119

12528

REGWOOD RD

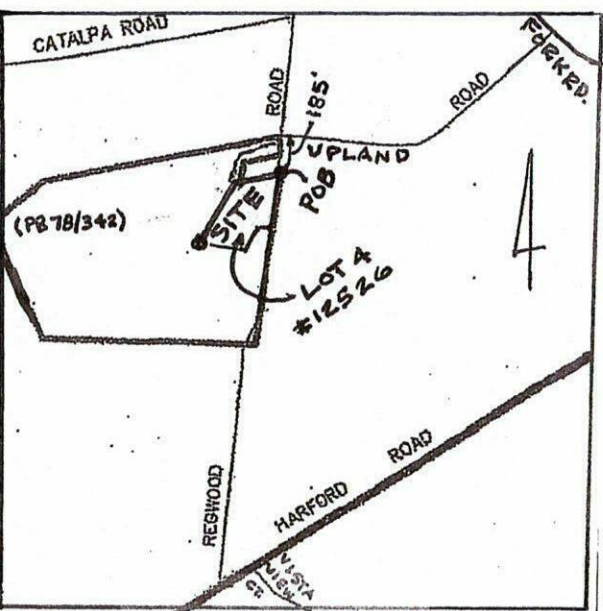
Lot # 1
2500005115
12508

1113075200

2023-0177-A

Lot # 6
2500005120

1126000201
12505



VICINITY MAP
1" = 1000'

ZONING PLAT TO
ACCOMPANY
ADMINISTRATIVE
VARIANCE FOR:
12526 REGWOOD RD.
OWNERS: TIMOTHY E. & JOY L. MEEKS
SUBDIVISION: COOK RACHINSKAS
PROPERTY (PB 78/342) LOT 4
ELECTION DISTRICT 11C3
TAX ACCT NO. 2500005118
DEED REF: 46175/232
TAX MAP 54, GRID 10, P. 474
SCALE: 1"=50' DATE: 6/28/23

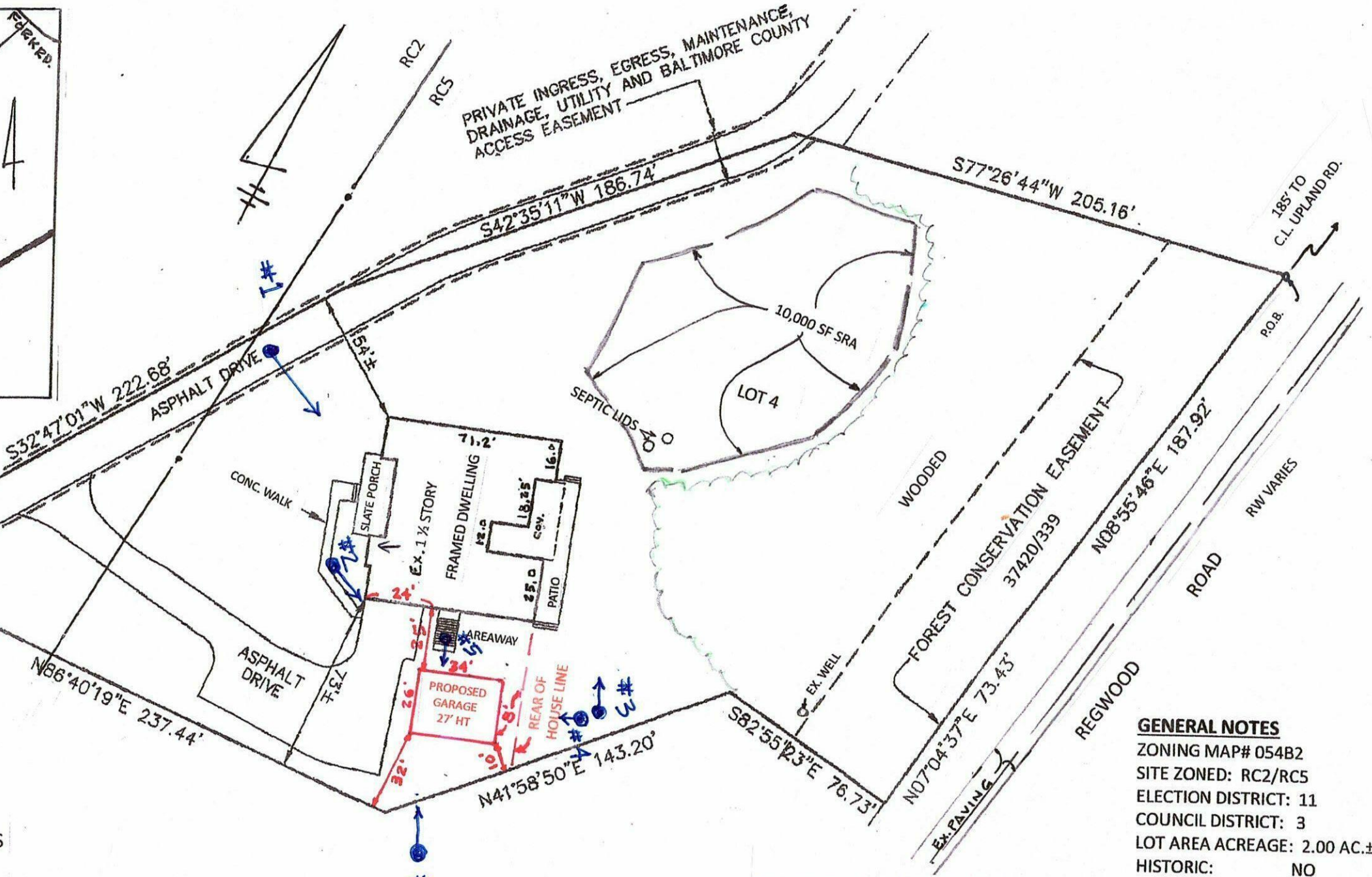
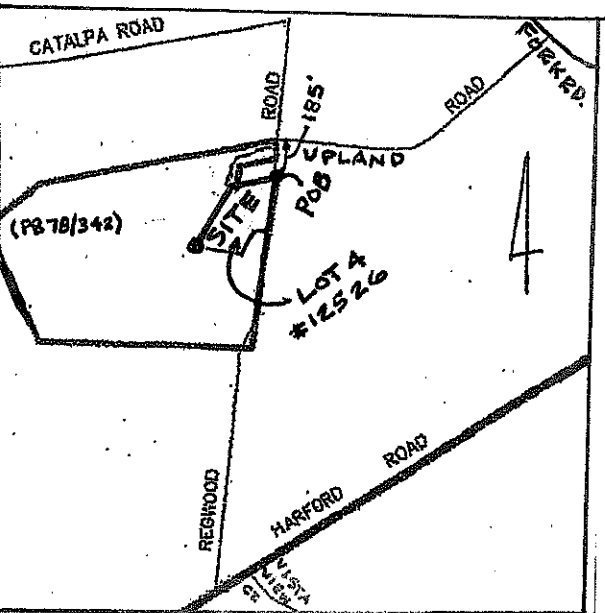


PHOTO
EXHIBIT

EX. DWELLING CONSTRUCTED
UNDER BUILDING PERMIT NO. 987520.
CERTIFICATE OF OCCUPANCY
DATED 6/8/23. DWELLING HAS
BEEN OCCUPIED BY THE OWNERS
SINCE 6/9/23. 2023-0177-A

GENERAL NOTES
ZONING MAP# 054B2
SITE ZONED: RC2/RC5
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 2.00 AC.±
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING? NONE
PRIOR NONE
VIOLATIONS?

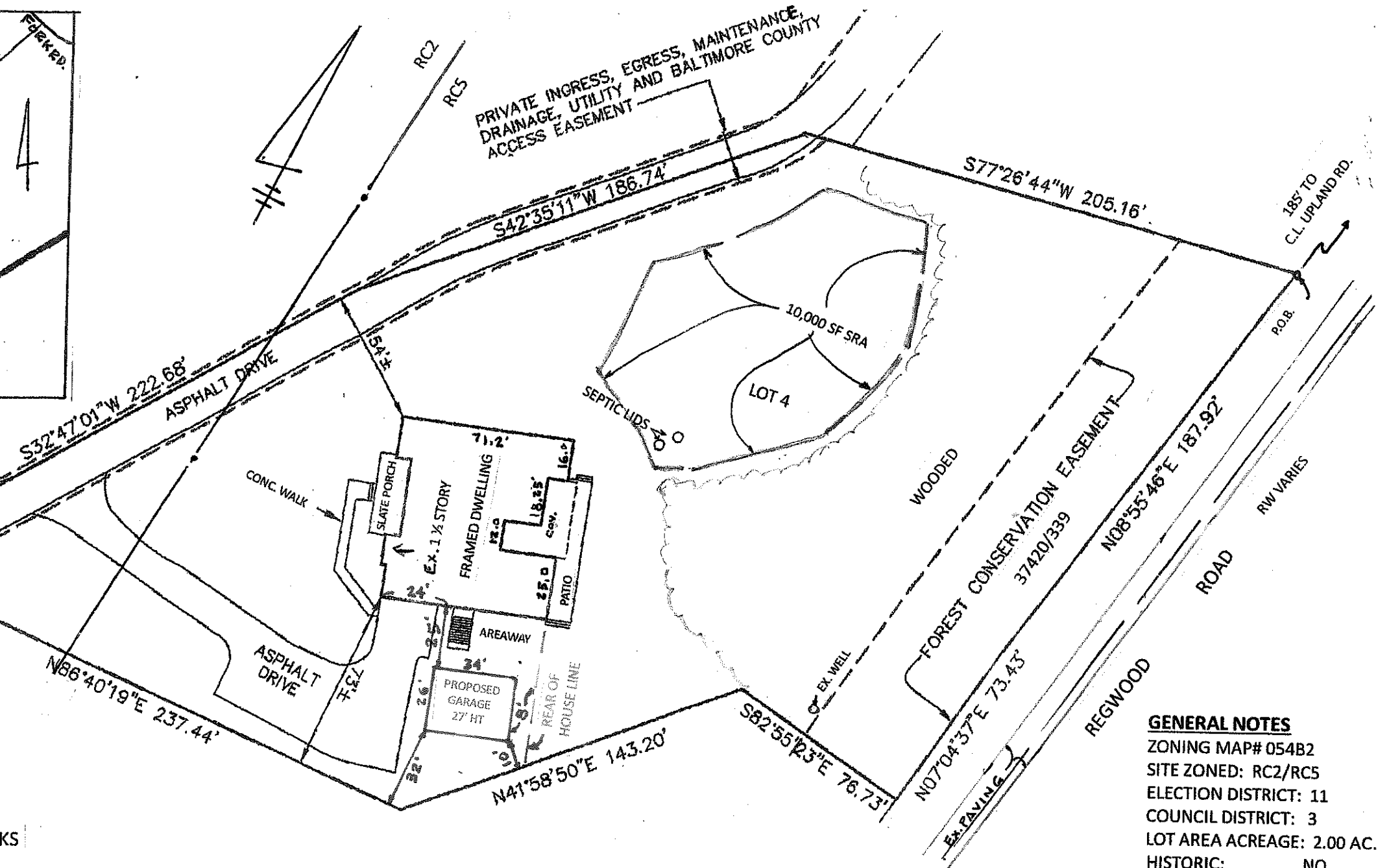


VICINITY MAP
1" = 1000'

ZONING PLAT TO
ACCOMPANY
ADMINISTRATIVE
VARIANCE FOR:
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PROPERTY (PB 78/342) LOT 4
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