



JOHN A. OLSZEWSKI, JR.  
*County Executive*

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

December 14, 2023

Nicolas Moore & Ashley Leighton – [nick.r.moore43@gmail.com](mailto:nick.r.moore43@gmail.com)  
1 Putting Way  
Reisterstown, MD 21136

RE: Petition for Administrative Variance  
Case No. 2023-0242-A  
Property: 1 Putting Way

Dear Petitioners:

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 "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent.

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw  
Enclosure

c: Rick Richardson – [rick@richardsonengineering.net](mailto:rick@richardsonengineering.net)

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(1 Putting Way)</b>                     |   |                             |
| 4 <sup>th</sup> Election District          | * | OFFICE OF ADMINISTRATIVE    |
| 4 <sup>th</sup> Council District           |   |                             |
| Nicholas Moore & Ashley Leighton           | * | HEARINGS FOR                |
| Petitioners                                | * | BALTIMORE COUNTY            |
|                                            | * | <b>CASE NO. 2023-0242-A</b> |

\* \* \* \* \*

### **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 Nicholas Moore and Ashley Leighton (“Petitioners”) of the property located at 1 Putting Way, Reisterstown (the “Property”). Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”), §427.1.B, to permit a 6 ft. tall fence exceeding 42 inches in height on a corner lot in the front yard of an adjacent property. The Property and requested relief are more fully depicted on the site plan (the “Site Plan”) which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs were also provided showing the position of the dwellings at issue and area where the fence is proposed to be located. (Pet. Exs. 2A-2C). The photographs show mature vegetation between the Property and 6401 Deer Park Rd. which screens the proposed fence. Given the distance of the home at 6401 Deer Park Rd. from the proposed fence equaling 88 ft., it does not appear that there will be any problem with line of sight along Deer Park Rd. There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on November 26, 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 Section 32-3-303 of the 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 Site Plan, architectural renderings, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

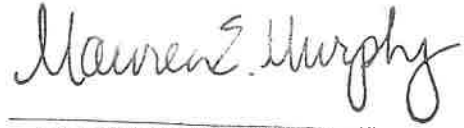
THEREFORE, IT IS ORDERED, this 14th day of **December, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BZCR”), §427.1.B, to permit a 6 ft. tall fence exceeding 42 inches in height on a corner lot in the front yard of an adjacent property, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

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

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

Order.

A handwritten signature in cursive script, reading "Maureen E. Murphy".

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MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw

mk 23-622



# 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 Law of Baltimore County for the property located at:

Address 1 Putting Way (aka 6407 Deer Park Rd) which is presently zoned RC-4

Deed Reference 48098/ 437 10 Digit Tax Account # 1700009196

Property Owner(s) Printed Name(s) Nicholas R. Moore & Ashley E. Leighton

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

**Administrative Variances** require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) 427.1.A and 427.1.B to permit a fence exceeding 42" in height on a corner lot in the front yard of an adjacent property.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space 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, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

**Legal Owner(s) Affirmation:** I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners:

Nicholas R. Moore / Ashley E. Leighton

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

Signature #1 Signature #2

1 Putting Way Reisterstown MD

Mailing Address City State

21136 / nick.r.moore43@gmail.com

Zip Code Telephone # Email Address

## Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

**A PUBLIC HEARING** having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2023-0242-1 Filing Date 11/17/2023 Estimated Posting Date 11/26/23 Reviewer mtc

Closing 11/11/23

Rev 10/12/11

# 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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 1 Putting Way, aka 6407 Deer Park Rd Reisterstown MD 21136  
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The proposed fence is located on a large corner lot. It is in our rear yard since our house faces Putting Lane and the other house faces toward Deer Park Road. The fence is set back from Deer Park Road 35' from the right of way. The adjacent house is 88' away from the property line and the fence extends 30' in front of the front of the house. The majority of the fence is behind vegetation that is planted along that property line. Limiting the fence to being behind the front yard of the adjacent property will create a hardship since it will severely limit the area of our rear yard that can be fenced.

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

[Signature]  
Signature of Affiant  
Nicholas R. Moore  
Name- Print or Type

[Signature]  
Signature of Affiant  
Ashley E. Leighton  
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:

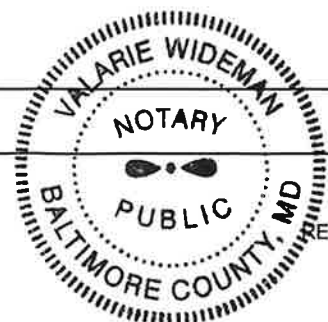
I HEREBY CERTIFY, this 20<sup>th</sup> day of October, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Nicholas R Moore + Ashley E Leighton  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

City/County of Baltimore  
State of Maryland  
Subscribed and sworn to before me  
this 20<sup>th</sup> day of October, 2023  
by Nicholas Moore + Ashley Leighton  
[Signature] Notary Public  
My commission expires February 23 2025

[Signature]  
Notary Public  
February 23, 2025  
My Commission Expires



REV. 10/12/11

**ZONING PROPERTY DESCRIPTION FOR  
1 PUTTING WAY (AKA 6407 DEER PARK ROAD)  
4<sup>th</sup> ELECTION DISTRICT  
4<sup>th</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND**

Located on the Northeast side of the intersection of Deer Park Road and Putting Way. Being known as Lot #8 as shown on the plat of The Pines which is recorded among the land records of Baltimore County in plat book E. H. K., Jr. No. 39, Folio 139.

Containing a net area of 46,407 square feet or 1.07 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NUMBER 16597,  
EXPIRATION DATE: 08-15-2025

2023-0242-A

**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: 2023-0242-A  
Property Address: 1 Petting Way (aka 6407 Deer Park Road)  
Legal Owners (Petitioners): Nicholas R. Moore & Ashley E. Leighton  
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Richardson Engineering, LLC c/o Rick Richardson  
Address: 7 Denison Street  
Timonium, MD  
Telephone Number: 410-560-1502

\*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.

Revised 3/2022

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

No. 228978

Date: 11/16/2023

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/<br>Obj | Sub<br>Rev/<br>Sub Obj | Dept | Obj | BS Acct | Amount   |
|------|------|------|----------|-----------------------|------------------------|------|-----|---------|----------|
| 001  | 806  | 0000 |          | 6150                  |                        |      |     |         | \$ 75.00 |
|      |      |      |          |                       |                        |      |     |         |          |
|      |      |      |          |                       |                        |      |     |         |          |
|      |      |      |          |                       |                        |      |     |         |          |
|      |      |      |          |                       |                        |      |     |         |          |

Total: \$ 75.00

Rec  
From:

Richardson Engineering LLC

For:

Administrative Zoning Variance  
1 Potting Way (aka 6407 Deer Park Road)  
Zoning Case No. 2023-0242-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
VALIDATION**

msk

**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: December 7, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0242-A  
Address: 1 PUTTING WAY  
Legal Owner: Nicholas Moore, Ashley Leighton

Zoning Advisory Committee Meeting of December 12, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

# CERTIFICATE OF POSTING

2023-0242-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Nicholas R. Moore & Ashley E., Leighton

December 11, 2023

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Jeff Perlow:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

1 Putting Way ***SIGN 1***

November 26, 2023

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

November 26, 2023

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2023 - 0242 - A Address 1 Puttling Way (aka 6407 Deer Park Road)

Contact Person: Mitch Kellman Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 11/17/2023 Posting Date: 11/26/2023 Closing Date: 12/11/2023

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 - 0242 - A Address 1 Puttling Way (aka 6407 Deer Park Road)  
Petitioner's Name: Nicholas R. Moore & Ashley E. Leighton Telephone (Cell): 410-560-1502 (Rick Richardson)

Posting Date: 11/26/2023 Closing Date: 12/11/2023

Wording for Sign: To Permit a 6-foot tall fence in lieu of  
42 inches in height in the portion of the rear yard  
that adjoins the front yard of another on which  
a residence has been built.

Revised 1/2022

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**FROM:**  Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 12, 2023  
Item No. 2023-0242-A

**DATE:** December 12, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T: N/C.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK  
cc: file

Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

|                          |                                            |                                              |
|--------------------------|--------------------------------------------|----------------------------------------------|
| <a href="#">View Map</a> | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a> |
|--------------------------|--------------------------------------------|----------------------------------------------|

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**Special Tax Recapture:** None

**Account Identifier:** District - 04 Account Number - 1700009196

**Owner Information**

**Owner Name:** MOORE NICHOLAS ROBERT      **Use:** RESIDENTIAL  
LEIGHTON ASHLEY ELISABETH      **Principal Residence:** YES

**Mailing Address:** 1 PUTTING WAY      **Deed Reference:** /48098/ 00437  
REISTERSTOWN MD 21136-

**Location & Structure Information**

**Premises Address:** 6407 DEER PARK RD      **Legal Description:** 6407 DEER PARK RD  
REISTERSTOWN 21136-      AKA 1 PUTTING WAY  
THE PINES

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:**  
0057 0007 0403 4020019.04 0000 8 2022      **Plat Ref:** 0039/ 0139

**Town:** None

|                                |                                |                               |                           |                   |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 2022                           | 3,864 SF                       | 900 SF                        | 1.0300 AC                 | 04                |

|                |                 |                |                 |                |                       |               |                                          |
|----------------|-----------------|----------------|-----------------|----------------|-----------------------|---------------|------------------------------------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>    | <b>Exterior</b> | <b>Quality</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Notice of Major Improvements</b> |
| 2              | YES             | STANDARD UNITS | SIDING/5        | 2 full/ 1 half | 2 Attached            |               |                                          |

**Value Information**

|                           |                   |              |                             |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |            |
|                           |                   | As of        | As of                       | As of      |
|                           |                   | 01/01/2022   | 07/01/2023                  | 07/01/2024 |
| <b>Land:</b>              | 105,300           | 105,300      |                             |            |
| <b>Improvements</b>       | 517,700           | 607,700      |                             |            |
| <b>Total:</b>             | 623,000           | 713,000      | 683,000                     | 713,000    |
| <b>Preferential Land:</b> | 0                 | 0            |                             |            |

**Transfer Information**

|                                   |                             |                           |
|-----------------------------------|-----------------------------|---------------------------|
| <b>Seller:</b> RYDER STEPHEN      | <b>Date:</b> 06/01/2023     | <b>Price:</b> \$1,100,000 |
| <b>Type:</b> ARMS LENGTH IMPROVED | <b>Deed1:</b> /48098/ 00437 | <b>Deed2:</b>             |

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|                                 |                             |                         |
|---------------------------------|-----------------------------|-------------------------|
| <b>Seller:</b> MIMS DARRELL     | <b>Date:</b> 12/01/2020     | <b>Price:</b> \$129,000 |
| <b>Type:</b> ARMS LENGTH VACANT | <b>Deed1:</b> /43710/ 00248 | <b>Deed2:</b>           |

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|                                 |                             |                        |
|---------------------------------|-----------------------------|------------------------|
| <b>Seller:</b> WOLFE HARRY B    | <b>Date:</b> 11/03/1995     | <b>Price:</b> \$25,000 |
| <b>Type:</b> ARMS LENGTH VACANT | <b>Deed1:</b> /11286/ 00480 | <b>Deed2:</b>          |

**Exemption Information**

|                                    |              |            |            |
|------------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | 07/01/2023 | 07/01/2024 |
| <b>County:</b>                     | 000          | 0.00       |            |
| <b>State:</b>                      | 000          | 0.00       |            |
| <b>Municipal:</b>                  | 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:**

2023-0242-A



View from Deer Park Road at 6401 driveway toward house at 6407. Fence to run on other side of hedgerow shown.

2023-6242-A



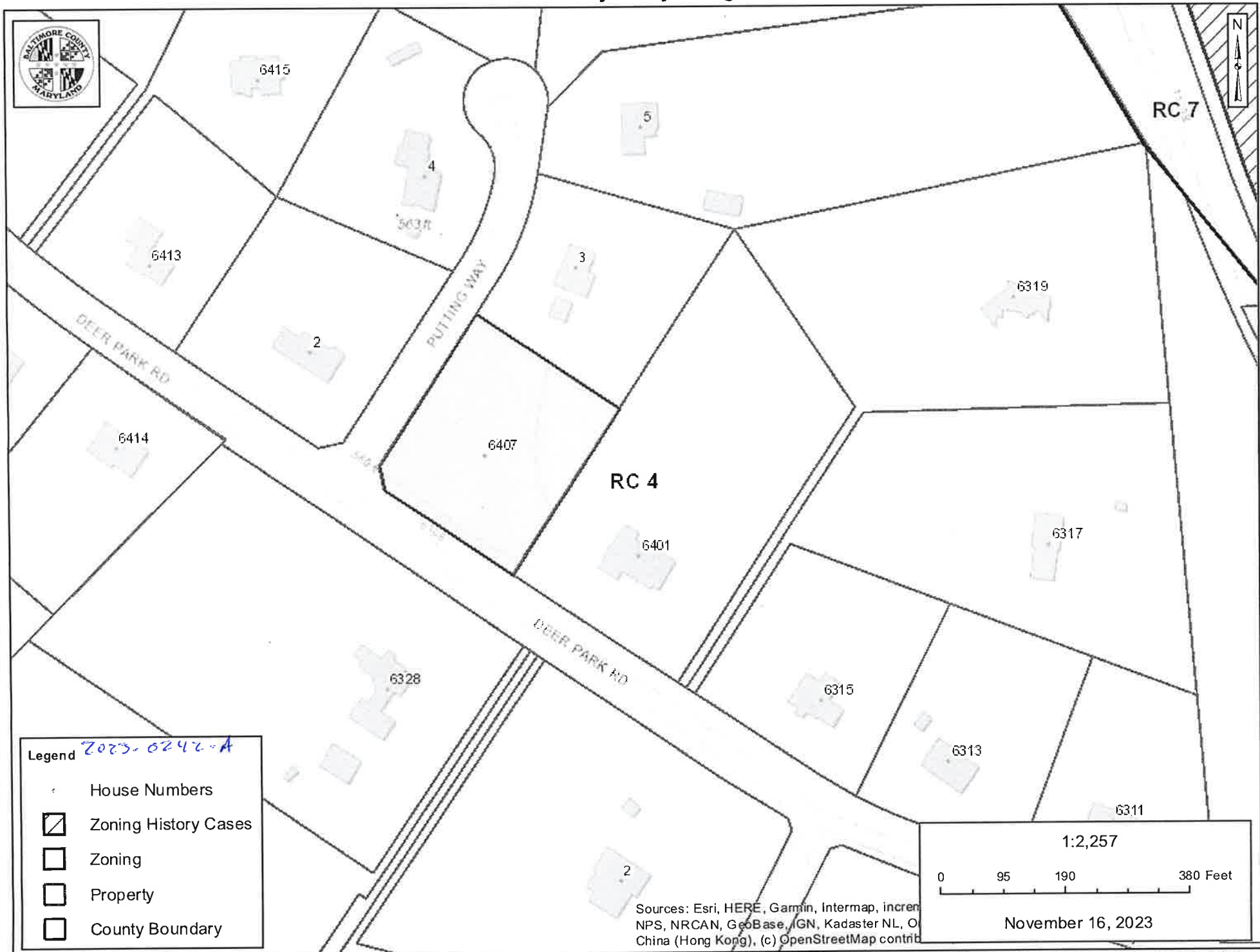
Front view of 6401 Deer Park Road. Garage that faces the rear of 1 Putting Way (6407 Deer Park Road)

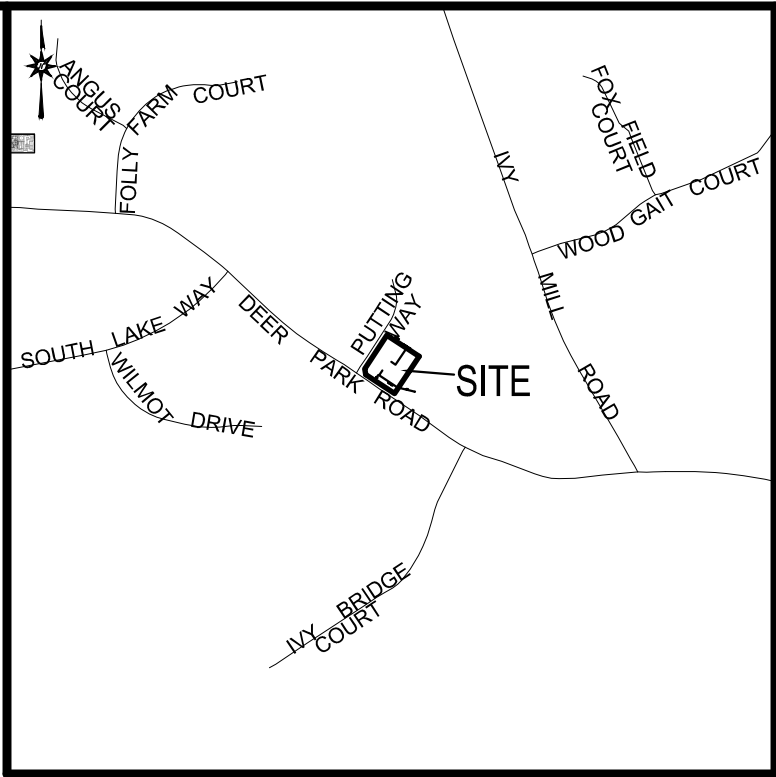
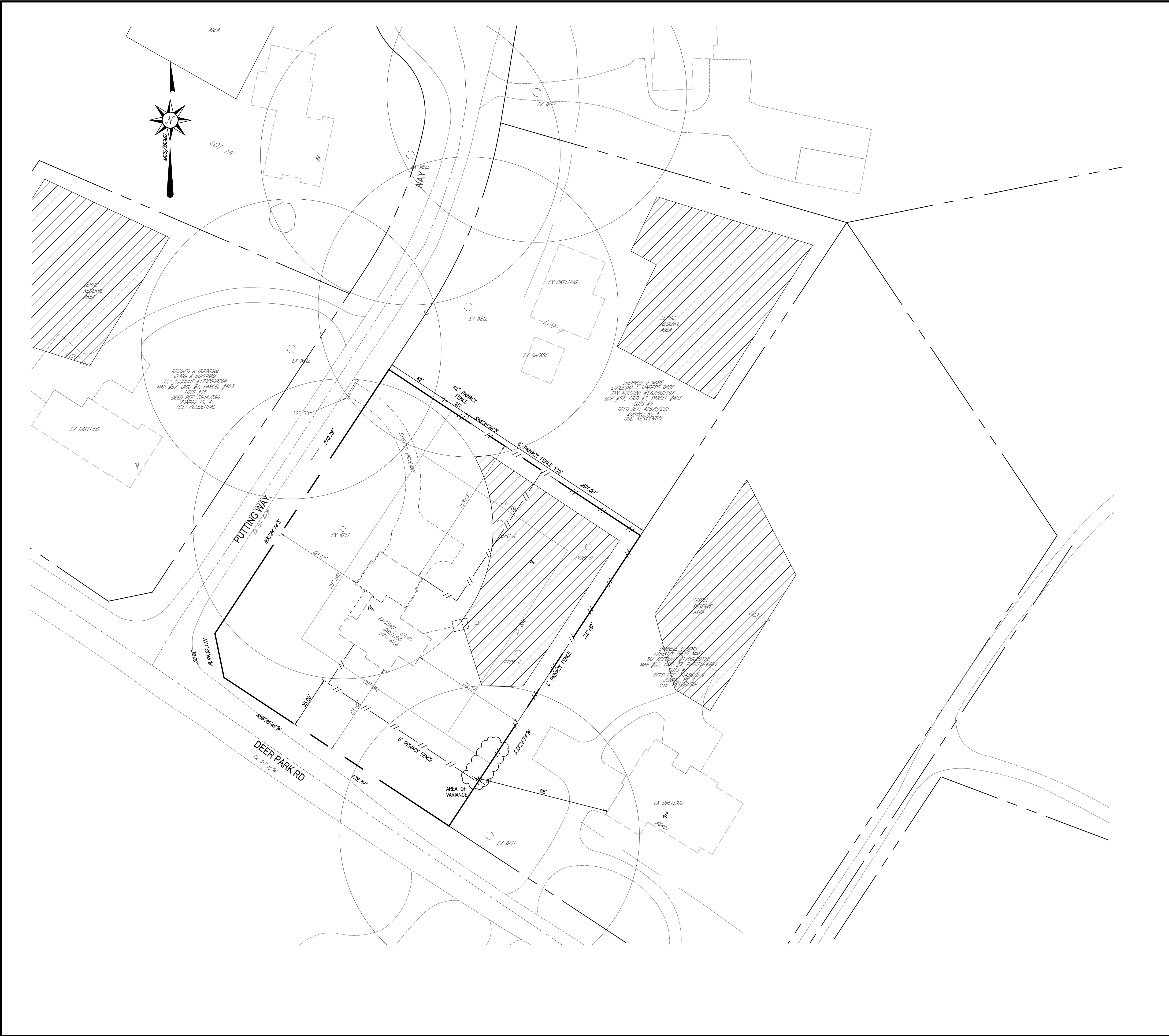
2023-0242-A



View from Putting Way to front of house. Fence to be extended behind house into overgrown area to the right side of this picture toward Deer Park Road

2023-0242-A





LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: NICHOLAS N. MOORE  
ASHLEY E. LEIGHTON  
1 PUTTING WAY  
REISTERSTOWN, MD 21136
- SITE AREA:  
NET: 46,407 SF OR 1.07 AC.±  
GROSS: 57,232 SF OR 1.31 AC.±
- USE:  
EXISTING: 1 RESIDENTIAL DWELLING  
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PRIVATE WELL AND SEPTIC
- DEED REF: 48098/437
- TAX ACCOUNT: 1700009196
- ZONING: RC 4  
(PER 1"=200' ZONING MAP 057A2)
- TAX MAP: 57  
GRID: 7  
PARCEL: 403  
LOT: 8 OF "THE PINES" PLAT BOOK 39/139
- LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100215F DATED SEPTEMBER 26, 2008.
- SITE IS NOT LOCATED IN A HISTORIC DISTRICT



7 Deneison Street  
Timonium, Maryland 21093  
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION  
FOR

MOORE/LEIGHTON  
RESIDENCE  
1 PUTTING WAY  
AKA 6407 DEER PARK ROAD

BALTIMORE COUNTY MARYLAND  
4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT

| REVISIONS | DRAWN BY: | CHECKED BY: | SCALE:     |
|-----------|-----------|-------------|------------|
|           | LNR       | PCR         | 1" = 30'   |
|           | DATE:     | JOB NO.:    | SHEET NO.: |
|           | 06-11-23  | 20085       | 1 OF 1     |