



# PETITION FOR ZONING HEARING(S)

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 9242 Old Harford Road, Parkville, MD 21234 Currently Zoned DR-3.5  
Deed Reference 46985 / 00398 10 Digit Tax Account # 2500006541  
Owner(s) Printed Name(s) Christopher and Laura Johnson

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

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 a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. \_\_\_\_\_ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. \_\_\_\_\_ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

See attached

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.

**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 (Petitioners):

Christopher Johnson / Laura Johnson  
Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_  
Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_  
9242 Old Harford Road, Parkville, MD  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21234 / 615-679-6520 / cdj2192@gmail.com  
Zip Code \_\_\_\_\_ Telephone #'s (Cell and Home) \_\_\_\_\_ Email Address \_\_\_\_\_

### Representative to be contacted:

Maureen Copeland, Architect  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
603 East Court, Westminster, MD  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21157 / \_\_\_\_\_ / chesapeakedesignco@gmail.com  
Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 24-0225-SPH Filing Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Do Not Schedule Dates \_\_\_\_\_ Reviewer \_\_\_\_\_

A special hearing under section 500.7 of the zoning regulations of Baltimore County, to determine whether or not the zoning commissioner should approve an accessory apartment within a detached accessory building (detached garage) pursuant to section 400.4.B., BCZR.

Dear Sir or Madam,

We are requesting permission to convert a detached garage to an in-law suite in accordance with all Baltimore County building and zoning regulations. We are proposing this conversion to provide living space for Chris Johnson's retired and widowed mother, Pam Johnson, to live on the same property to help raise, watch and provide daily care for her grandson.

It will also become necessary in later years for us to become primary caregivers for Pam Johnson as she ages, as Pam is permanently disabled from being hit by a drunk driver, and having recently lost her husband, has nobody in her home state of Kentucky to watch after her, when the time becomes necessary. The use of the in-law suite will never be used for anything else other than immediate family use, per the Declaration.

We also respectfully contend that, for the above reasons, strict compliance with the regulations would result in "practical difficulty and unreasonable hardship." Moreover, we respectfully contend that the variance will not cause "substantial injury to public health, safety and general welfare." Lastly, we respectfully contend that the variance will not cause "substantial injury to public health, safety and general welfare."

Thank you for your attention to this matter,

Chris and Laura Johnson

ZONING PROPERTY DESCRIPTION FOR

9242 OLD HARFORD RD

Beginning at a point on the west side of Old Harford Road which is 60' wide, at the distance of 223' south of the centerline of Summit Ave which is 60' wide.

Being Lot #4, Section #1 in the subdivision of Doncaster Village as recorded in Baltimore County Plat Book # 0079, Folio # 0032, containing 0.4618 Acres.

Located in the 9th Election District and 3rd Councilmanic District.

## DECLARATION OF UNDERSTANDING

This DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration" is made on this 30<sup>th</sup> day of August, 2024 by and between Christopher and Laura Johnson (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

### Recitals

- A. The Declarants who are also the Owners of this property have filed an application for a Use Permit and Special Hearing to convert an existing 1-story garage on their property into an Accessory Apartment.

The property being located at 9242 Old Harford Road and is more particularly described by metes and bounds in **Exhibit A** (The property) and **Exhibit B** (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned DR-3.5, which is the particular zone in which the property is located.

- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be house for Pam Johnson (mother of Christopher Johnson).
- C. The other residents of the property are Christopher and Laura Johnson, who reside in the existing dwelling.
- D. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.
- E. As a condition of approval of the Declarants' request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

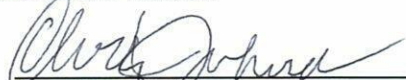
NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged the Declarant and PAI hereby declare as follows:

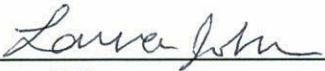
1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in this Declaration and it is not to be used as an independent residential unit, nor

is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions, or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. One the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owners or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination:
  - A. In the Accessory Apartment in the accessory building, use permit termination requires removal of the second kitchen and possibly other residential elements, at the discretion of PAI.
  - B. The Declarants upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

Witness:   
CHRIS JOHNSON

  
Laura Johnson

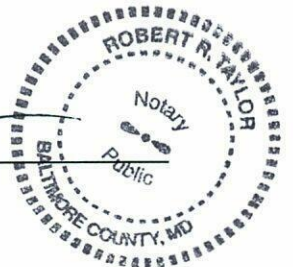
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 30 day of AUGUST, 2024, before the Subscriber, a Notary Public of State of Maryland, personally appeared CHRIS AND LAURA JOHNSON The declarants herein, who are also the owners of this property, known to me (or satisfactorily proven) to be person whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instruments for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal,

My commission Expires: 9-30-2025





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

No. 233466

Date: 9/6/24

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

Total: \$ 75.00

Rec From: COPELAND


For: SPECIAL HEARING (CASE # 783)

DISTRIBUTION

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

**CASHIER'S  
 VALIDATION**

60-1273/313 344

 **DAVID AND MAUREEN COPELAND**  
 603 EAST COURT  
 WESTMINSTER, MD 21157

Pay to the order of Baltimore County \$ 75.00  
seventy-five and 00/100 Dollars

**PNC BANK, N.A.**  
 SOUTHCENTRAL PA 040

For Johnson Maureen Copeland MP

*Sept. 6 20 24*

**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: 2024-0225-SPH  
Property Address: 9242 Old Harford Rd  
Legal Owners (Petitioners): Christopher Johnson  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): \_\_\_\_\_  
Address: 9242 Old Harford Rd, Parkville, MD 21234  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone Number: 615-679-6520

\*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.





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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 (Petitioners):

Christopher Johnson , Laura Johnson

Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_

*Christopher Johnson* , *Laura Johnson*  
Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_

9242 Old Harford Road, Parkville, MD

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21234 , 615-679-6520 , cdj2192@gmail.com

Zip Code \_\_\_\_\_ Telephone #'s (Cell and Home) \_\_\_\_\_ Email Address \_\_\_\_\_

### Representative to be contacted:

Maureen Copeland, Architect

Name - Type or Print \_\_\_\_\_

*Maureen Copeland*  
Signature \_\_\_\_\_

603 East Court, Westminster, MD

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21157 , \_\_\_\_\_ , chesapeake designco@gmail.com

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 24-0225-SP4 Filing Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Do Not Schedule Dates \_\_\_\_\_ Reviewer \_\_\_\_\_

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Located in the 9th Election District and 3rd Councilmanic District.

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: October 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0225-SPH  
Address: 9242 OLD HARFORD ROAD  
Legal Owner: Christopher & Laura Johnson

Zoning Advisory Committee Meeting of October 28, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** October 31, 2024

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

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2024-0225-SPH

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

**DPR:** No comment.

**DPW-T:** No exception taken.

**Landscaping:** No comment.

**Recreations & Parks:** No comment LOS & No Greenways affected.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald  
Director, Department of Permits, Approvals and Inspections

**DATE:** 10/24/2024

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2024-0225-SPH

**INFORMATION:**

**Property Address:** 9242 Old Harford Road  
**Petitioner:** Christopher and Laura Johnson  
**Zoning:** DR 3.5  
**Requested Action:** Special Hearing

The Department of Planning has reviewed the petition for the following:

*Special Hearing* - Under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the Zoning Commissioner should approve an accessory apartment within an existing detached accessory building (detached garage) pursuant to Section 400.4.B of the BCZR.

The subject site is an approximately 0.46-acre parcel in the Carney/Cub Hill area. It is improved with a two-story, single-family dwelling with a two-car, front load garage; a detached two-car garage; and a pool. The dwelling was purchased by the Petitioners in 2022.

Uses surrounding the subject site are primarily residential, with single family detached residential to the north and east and multi-family (apartments) to the west. Pine Grove Middle School and a church are located to the south of the subject site.

The Department of Planning contacted the representative for the petition via email on October 22<sup>nd</sup>, 2024 seeking information on if any exterior alterations were proposed for the detached garage. In a same-day reply, the representative explained that there would be exterior alterations, including removing the garage doors, moving a door, and adding new egress windows. A preliminary floor plan and schematic plan were provided and show that the structure will have two windows facing Old Harford Road, a window facing the driveway, and a window and door facing the side/rear yard of the property.

The dwelling was constructed in 2017 following approval of the Doncaster Village Section One Development Plan (PAI # 09-0225) in 2013; the site is Lot 4. The detached two-car garage was constructed in 2021 following Zoning Case 2021-120-A, which requested an Administrative Variance to construct an accessory structure (detached garage) in the right side/front yard in lieu of the required rear due to an existing storm drain standoff in the side yard and steep slopes in the rear yard. The Department of Planning did not comment on the case. In May of 2021, the Administrative Variance was approved, with the Opinion and Order containing a condition that the "Petitioner or subsequent owners shall not convert the proposed accessory structure into a dwelling unit or apartment."

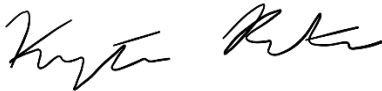
Although the 2021 Opinion and Order contained a condition prohibiting the conversion of the structure to living quarters, the Department of Planning has no objections to the requested Special Hearing, subject to the following conditions:

1. The materials used for the exterior alterations shall be consistent with those used on the home in order to maintain the existing character and design.
2. The accessory apartment shall be properly permitted.
3. Add a note to the plan containing the square footage of the accessory apartment to confirm compliance with BCZR Section 400.4.B.2.
4. Add a note to the plan that the accessory apartment may not have separate utility meters or water and sewerage services unless approved by the Office of Administrative Hearings per BCZR Section 400.4.B.4.
5. Should the accessory structure no longer be needed by the named party, the structure shall be converted back into a detached garage.

The structure is existing and the schematics provided by the representative via email on October 22<sup>nd</sup>, 2024 appear consistent with the existing dwelling. Further, the petition included a justification letter detailing the need for the accessory structure.

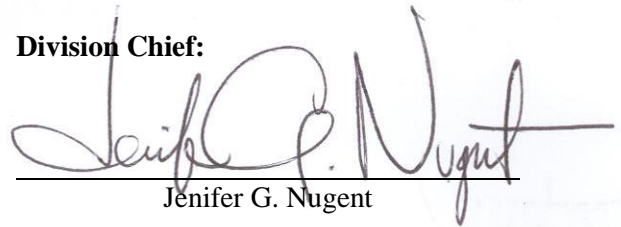
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

c: Maureen Copeland  
Joe Wiley, Community Planner  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County



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 - 2500006541

**Owner Information**

Owner Name: JOHNSON CHRISTOPHER Use: RESIDENTIAL  
JOHNSON LAURA Principal Residence: YES  
Mailing Address: 9242 OLD HARFORD RD Deed Reference: /46985/ 00398  
PARKVILLE MD 21234-1710

**Location & Structure Information**

Premises Address: 9242 OLD HARFORD RD Legal Description: 0.4618 AC  
PARKVILLE 21234-1710 9242 OLD HARFORD RD WS  
DONCASTER VILLAGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0071 0003 1676 9130171.04 0000 1 4 2023 Plat Ref: 0079/ 0032

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
2017 2,115 SF 500 SF 20,116 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
2 YES STANDARD UNITSIDING/4 3 full/ 1 half 2 Attached

**Value Information**

|                    | Base Value | Value               |                               |            |
|--------------------|------------|---------------------|-------------------------------|------------|
|                    |            | As of<br>01/01/2023 | Phase-in Assessments<br>As of |            |
| Land:              | 107,000    | 124,100             | 07/01/2024                    | 07/01/2025 |
| Improvements       | 339,200    | 433,600             |                               |            |
| Total:             | 446,200    | 557,700             | 520,533                       | 557,700    |
| Preferential Land: | 0          | 0                   |                               |            |

**Transfer Information**

Seller: CARTER JOEY CHRIS Date: 06/08/2022 Price: \$560,000  
Type: ARMS LENGTH IMPROVED Deed1: /46985/ 00398 Deed2:  
Seller: MUSMAN VLADIMIR Date: 01/15/2021 Price: \$499,900  
Type: ARMS LENGTH IMPROVED Deed1: /43947/ 00446 Deed2:  
Seller: FORTE EQUITY LLC Date: 09/05/2017 Price: \$475,000  
Type: ARMS LENGTH IMPROVED Deed1: /39354/ 00233 Deed2:

**Exemption Information**

Partial Exempt Assessments: Class 07/01/2024 07/01/2025  
County: 000 0.00  
State: 000 0.00  
Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 06/25/2024

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

Pictures for 9242 Old Harford Rd. Special Hearing/Use Permit



Front view of existing residence



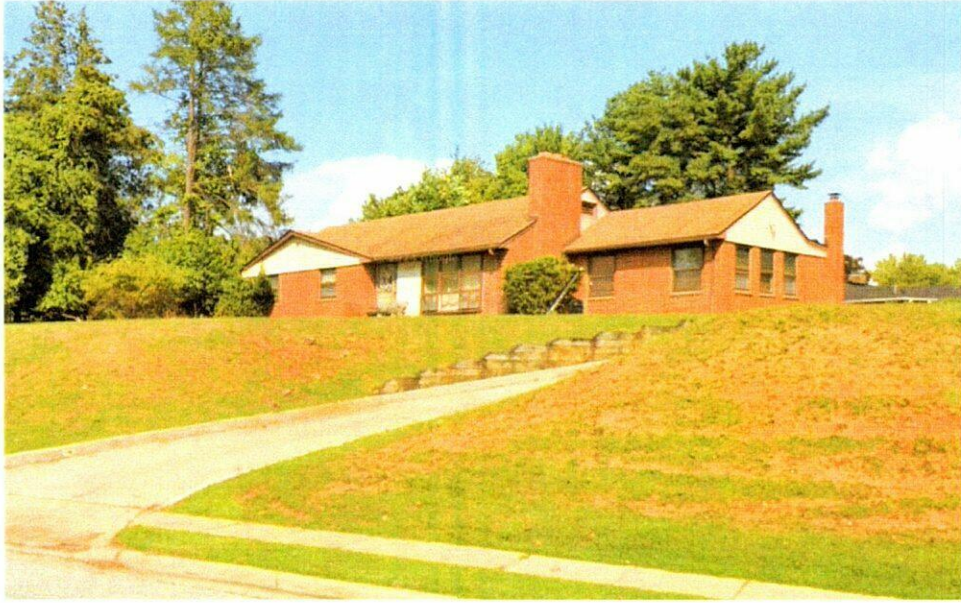
Front view of existing garage



Street view of garage/adjacent property (#9244)

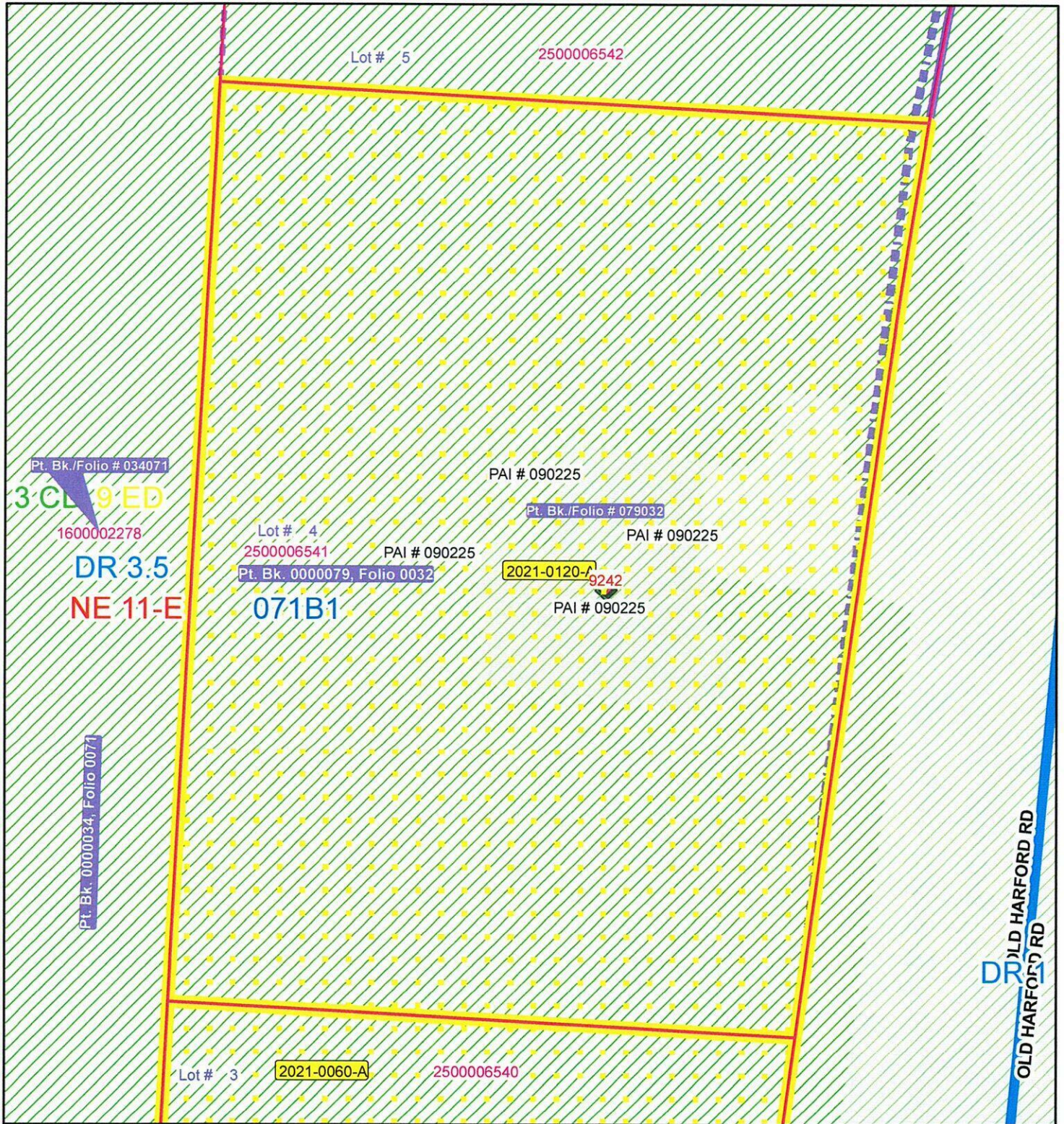


Side yard/adjacent property (#9240)



Property across street (#9243)

# 9242 Old Harford Rd



Publication Date: 10/18/2024



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



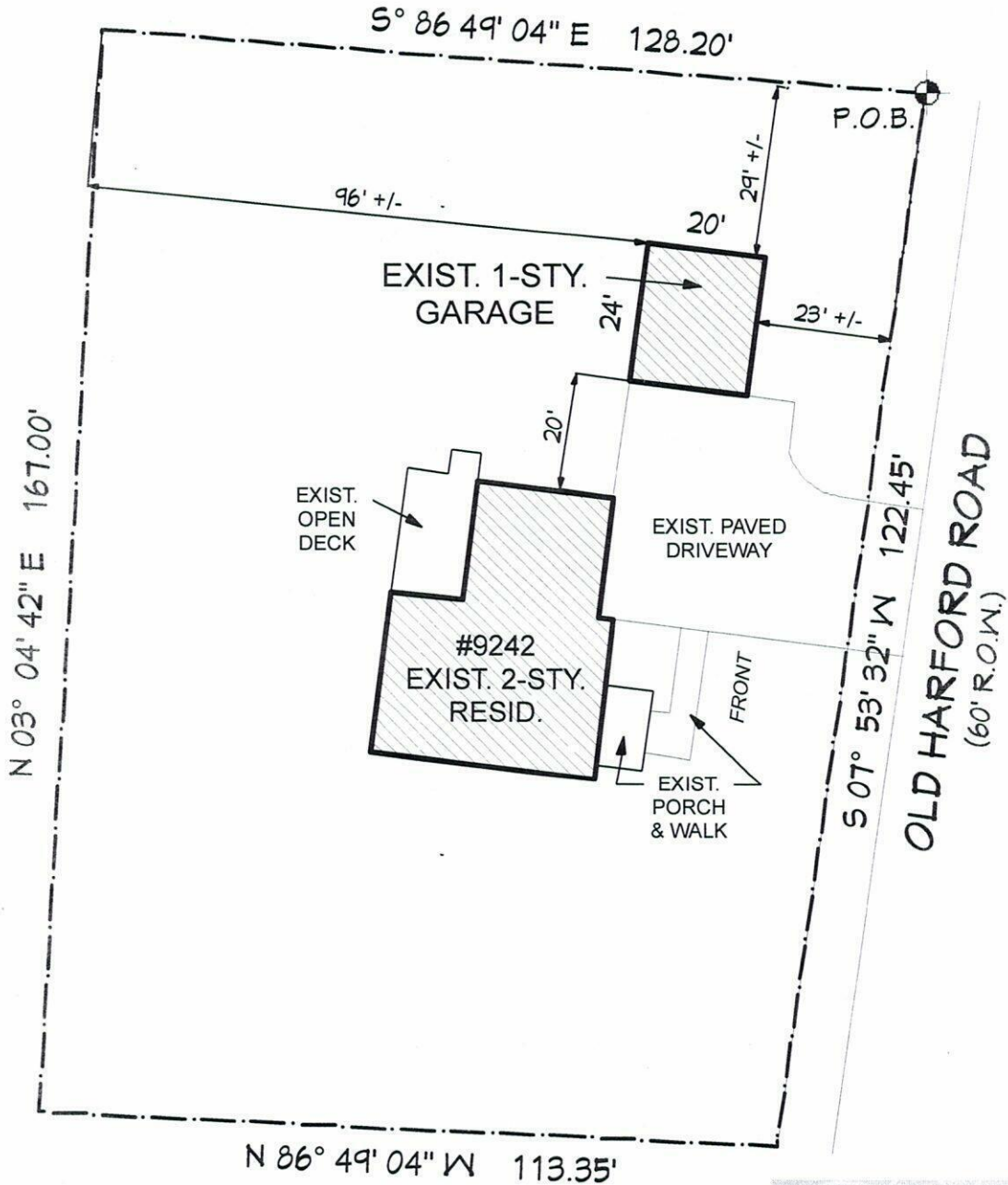
0 5 10 20 30 40 Feet

1 inch = 25 feet

**SITE PLAN TO ACCOMPANY SPECIAL HEARING/USE PERMIT**

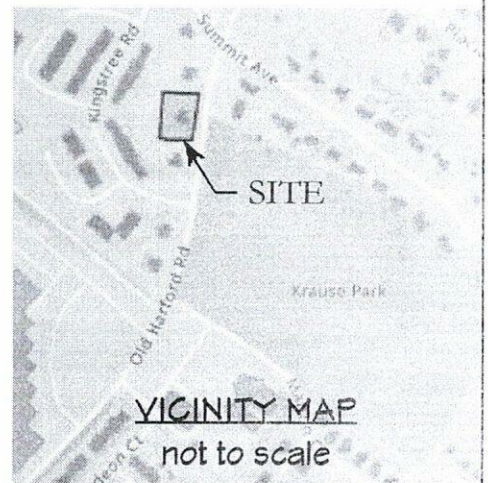
ADDRESS: 9242 OLD HARFORD RD., PARKVILLE, MD 21234 TAX ACCOUNT #: 2500006541

OWNERS: CHRISTOPHER & LAURA JOHNSON MAP: 0071 PARCEL: 1676



SITE ZONED: DR-3.5  
 ELECTION DISTRICT: 2  
 COUNCIL DISTRICT: 3  
 LOT AREA ACREAGE:  
 OR SQUARE FEET: 20,116 SF  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES: PUBLIC SEWER &  
WATER  
 PRIOR HEARING? YES, 2021-0120-A

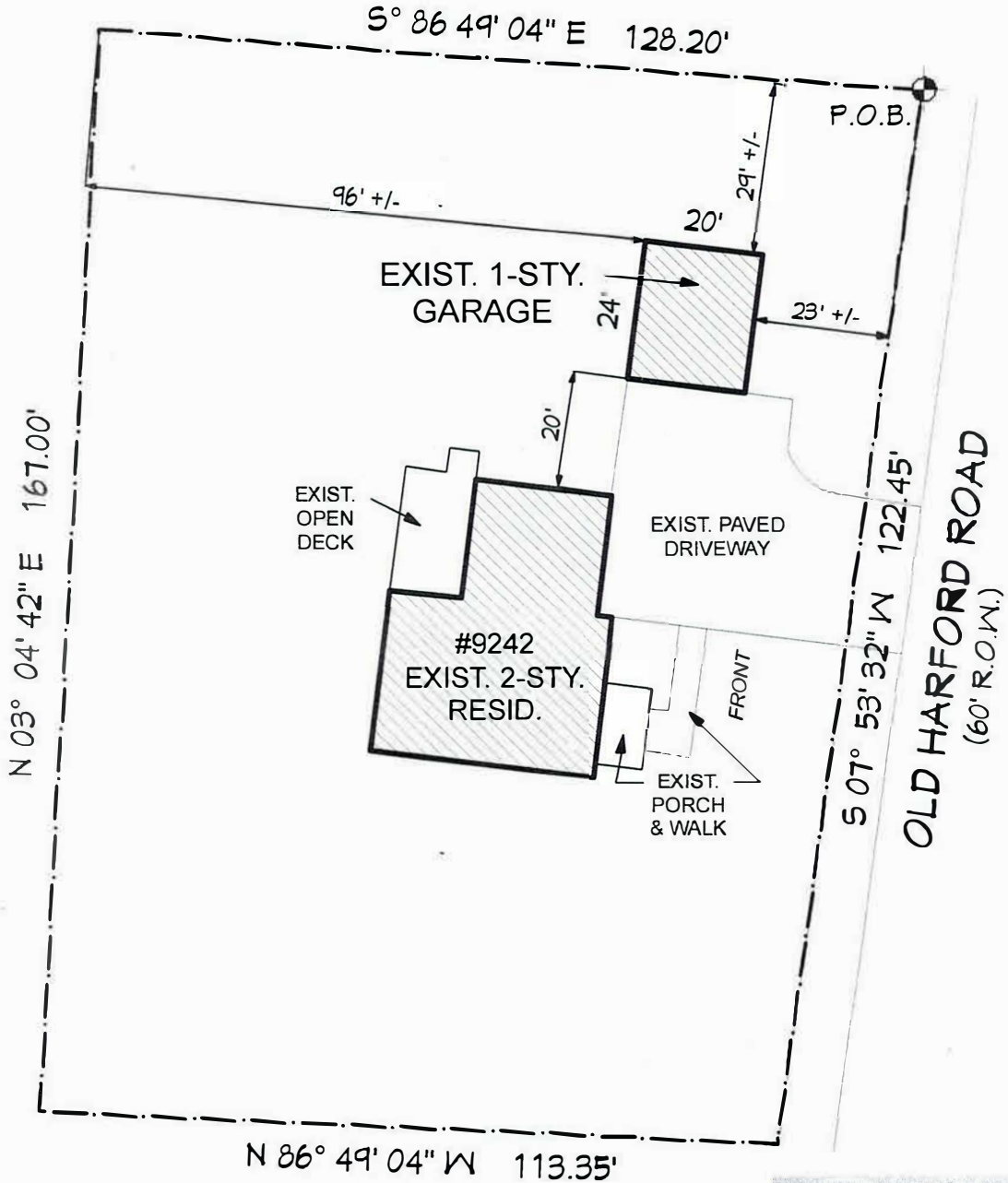
**SITE PLAN**  
 SCALE: 1" = 30'



**SITE PLAN TO ACCOMPANY SPECIAL HEARING/USE PERMIT**

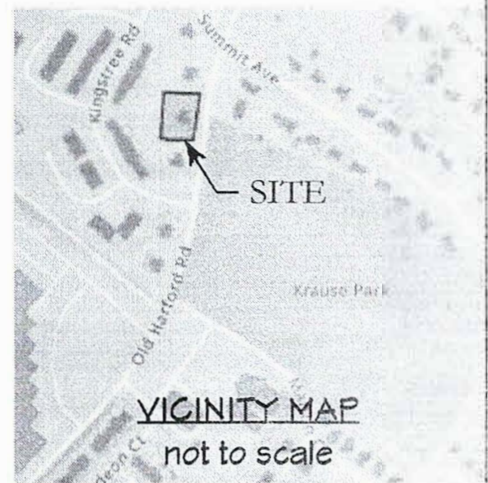
ADDRESS: 9242 OLD HARFORD RD., PARKVILLE, MD 21234 TAX ACCOUNT #: 2500006541

OWNERS: CHRISTOPHER & LAURA JOHNSON MAP: 0071 PARCEL: 1676



SITE ZONED: DR-3.5  
 ELECTION DISTRICT: 2  
 COUNCIL DISTRICT: 3  
 LOT AREA ACREAGE:  
 OR SQUARE FEET: 20,116 SF  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES: PUBLIC SEWER & WATER  
 PRIOR HEARING? YES, 2021-0120-A

**SITE PLAN**  
 SCALE: 1" = 30'



PLAN DRAWN BY: MAUREEN COPELAND, ARCHITECT 717.599.9590 DATE: SEPTEMBER 4, 2024

NOT A PROPERTY LINE SURVEY; LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER.