

GENERAL SITE INFORMATION

- Ownership: 1901 Monkton LLC
P.O. Box 310 Ridewood, MD 21139
- Address: 1901 Monkton Road Monkton, MD 21111
- Deed references: SM 15534/106
- Area: 21,780 sq. ft. (per SDAT)
- Tax Map / Parcel / Tax account #: 29 / 223 / 10-23-000700
- Election District: 10 Councilmanic District: 3
ADC Map: 4235B8 GIS title: 029A1 Position sheet: 103HW1
Census tract: 410100 Census block: 24005410100
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown herein is from the deed recorded in the Land Records of Baltimore County. All other information shown herein was taken from Baltimore County GIS title 029A1 and the information provided by Baltimore County on the Internet.
- Improvements: Two story brick building & parking area. The existing building and parking area will remain.

OFFICE OF ZONING

Zoning: BL CR There are no previous zoning cases on the subject parcels.

Parking Calculations

Required residential parking spaces: 2
Required commercial parking spaces: 7 (1.8 x 3.3 = 7)
(3.3 parking spaces per 1000 square feet of gross floor area per section 409.6A.1 B.C.R.)
Total parking spaces required on site: 9
Parking spaces provided on site: 4

BL CR Setbacks for Commercial Buildings

Front: 10 feet / 40' from the center line of a street
Side: 0 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing building is currently served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

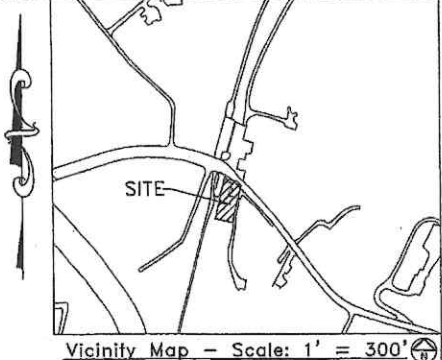
Regional Planning District: Jacksonville District Code: 305

Growth Tier: 4 Preservation & conservation areas- no major subdivisions on septic

- The subject dwelling is not historic. The subject property is in the My Lady's Manor Historic District & Monkton Historic District.

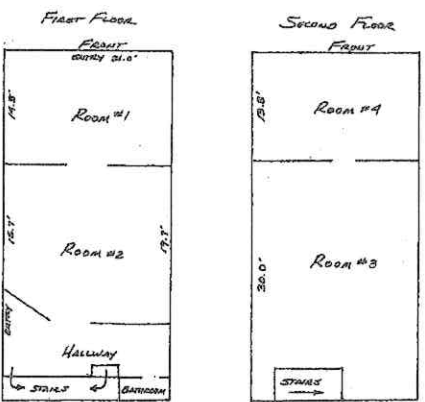
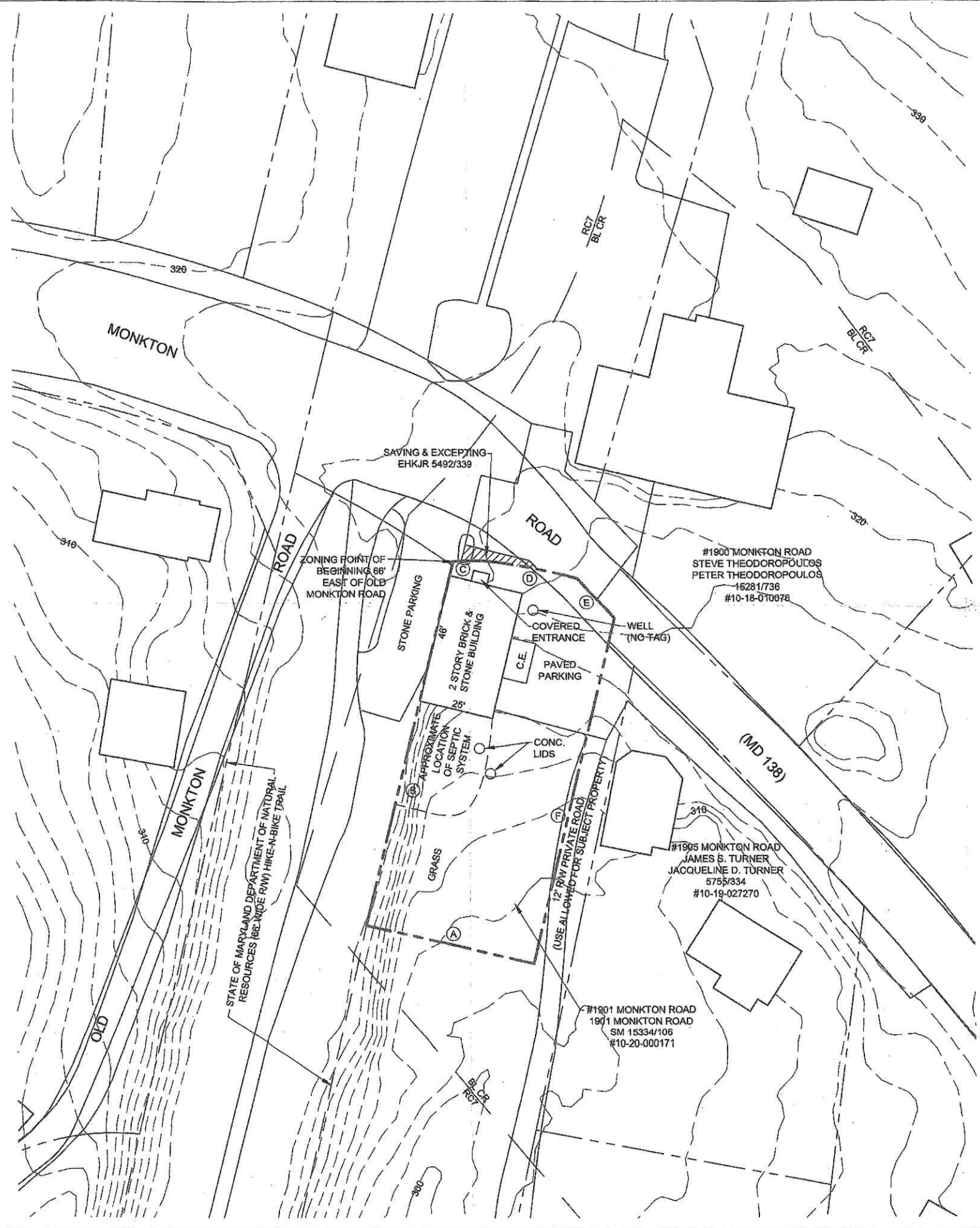
PROPOSED DEVELOPMENT

To use the subject property and building for both office and residential use



SUBJECT PROPERTY COURSES & DISTANCES

Ⓐ	N66°19'W	62.67'		
Ⓑ	N24°36'E	137.46'		
Ⓒ	R = 60.00'	L = 12.74' CHD	S79°22'16"E	12.71'
Ⓓ	R = 210.00'	L = 33.09' CHD	S67°56'51"E	33.06'
Ⓔ	S31°55'E	19.57'		
Ⓜ	S23°52'E	113.79'		



FLOOR PLANS (NFS):
 First Floor = 924 SF
 Second Floor = 924 SF
 Basement = 924 SF
 Total = 2,772 SF

Proposed Use:
 Residential - Second Floor 924 SF
 Commercial - First Floor & Basement 1,848 SF

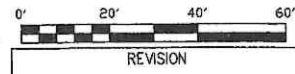
FLOOR PLANS

Bruce E. Doak Consulting, LLC
 Land Use Expert and Surveyor
 3801 Baker Schoolhouse Road
 Pikesville, MD 21053
 o 410-900-5535 m 410-419-4908
 bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
 A ZONING PETITION
 FOR
 #1901 MONKTON ROAD

BALTIMORE COUNTY, MARYLAND
 10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 8/15/2018
 Scale: 1" = 20'



REVISION