

MAP No. 1
E.C.
DATE 1/15/87
200
1000
DP

Benjamin H. Blum
250 Michelle Way, 715' N of the
of Park Heights Ave. (3703
Michelle Way) 3rd Elec. Dist.

IN RE: PETITION ZONING VARIANCE
E/S of Michelle Way, 715' N
of the centerline of Park
Heights Avenue (3703 Michelle
Way) - 3rd Election District
Benjamin H. Blum, Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-388-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a dwelling with windows facing a property line which is not a street within 8 feet of said property line instead of the required 15 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Gerald M. Katz, the Contract Purchaser, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.1 and located on Michelle Way, is presently unimproved. Mr. Katz recently purchased Lot 18 and proposes to construct his home thereon. The proposed dwelling can be constructed within the building envelope, but if windows are to be included, a variance would be required for the west side yard setback. Due to the size of the lot, it would be impossible to relocate the configuration of the home to include windows without a variance. The adjoining property is owned by the developer and is unimproved.

The Petitioner seeks relief from Section 1801.2.C.6, Baltimore County Zoning Regulations (BCZR), and from Section V.B.6.b, Comprehensive Manual of Development Policies, pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his

property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of April, 1986, that the Petition for Zoning Variance to permit a dwelling with windows facing a property line which is not a street

within 8 feet of said property line instead of the required 15 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Benjamin Bronstein, Esquire
People's Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

Variance from Section 1.B01.2.C.6 (V.B.6.b) (C.M.D.P.)
To permit dwelling unit windows within 8 feet facing a property line which is not a street in lieu of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- Configuration of property and other practical hardships and unreasonable difficulties to be presented at time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do 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 Petition.

Petitioner and Contract Purchaser: Gerald M. and Suzanne Katz (Type or Print Name) <i>[Signature]</i> 3 Windsong Court Address Pikesville, Maryland 21208 City and State W, 244-7550 H, 453-0751 Attorney for Petitioner: Benjamin Bronstein (Type or Print Name) <i>[Signature]</i> 102 West Pennsylvania Avenue Towson, Maryland 21204 City and State Attorney's Telephone No.: 828-4442	Legal Owner(s): Benjamin H. Blum (Type or Print Name) <i>[Signature]</i> (Type or Print Name) Signature 17 Warren Road, 484-2419 Address Phone No. Pikesville, Maryland 21208 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Gerald M. Katz Name 3 Windsong Court, 244-7550 Address Phone No.
--	---

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of March 1986 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of April, 1986, at 10:00 o'clock

[Signature]
Zoning Commissioner of Baltimore County.

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD - BALTIMORE, MARYLAND 21208 - (410) 454-1100

ZONING DESCRIPTION
LOT 18
SECTION 2 - ANTON WOODS

Beginning on the east side of Michelle Way 50 feet wide, at a distance of 715 feet north of the centerline of Park Heights Avenue. Being Lot 18, Section 2, in the subdivision of Anton Woods, Book 52, Folio 134. Also known as 3703 Michelle Way in the 3rd Election District. .75 AC ±

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: East Side of Michelle Way, 715 feet North of the Centerline of Park Heights Avenue (3703 Michelle Way)
DATE AND TIME: Monday, April 7, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a distance of 8 feet between dwelling unit windows and a property line in lieu of the required 15 feet

Being the property of Benjamin H. Blum, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLOW
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
E/S Michelle Way, 715'
N of the C/L of Park
Heights Ave. (3703
Michelle Way), 3rd Dist.
BENJAMIN H. BLUM,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-388-A

ENTRY OF APPEARANCE

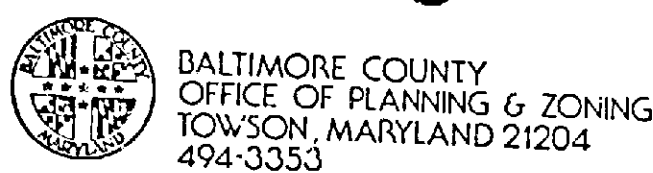
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2738

I HEREBY CERTIFY that on this 18th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners; and Gerald M. and Suzanne Katz, 3 Windsong Ct., Pikesville, MD 21208, Contract Purchaser.

[Signature]
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING VARIANCE
ES/Michelle Way, 715' N of the c/l of
Park Heights Ave.
(3703 Michelle Way)
3rd Election District
Gerald M. Katz, et ux - Petitioners
Case No. 86-388-A

Dear Mr. Bronstein:

This is to advise you that \$57.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018566

County, Maryland, and remit
ing, Towson, Maryland

DATE: 4/7/86 ACCOUNT: E-11-615-000

SIGN & POST REPORTEDLY
NOT AT SCENE AMOUNT: \$ 57.00

RECEIVED FROM: Gerald M. Katz

FOR: Advertising & Posting re Case 86-388-A

8 834*****570615 6274F

VALIDATION OR SIGNATURE OF CARRIER

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 26, 1986

FROM: Norman E. Gerber, Director
Office of Planning & Zoning

SUBJECT: Zoning Petition Nos. 86-386A, 86-387A, 86-388A, 86-389A,
86-394A, 86-395A, 86-397A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/JGH/dmi

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 20, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

22.00

86-388-A

MICROFILMED

PETITION FOR ZONING VARIANCE
3rd Election District
LOCATION: East Side of Michelle Way, 715' N of the c/l of Park Heights Ave. (3703 Michelle Way)
DATE AND TIME: Monday, April 7, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204
The Zoning Commission of Baltimore County, by resolution of the Board of Commissioners, has granted a zoning variance to the property of Benjamin H. Blum, et ux, as shown on the plan filed with the Zoning Office, for the purpose of allowing a building to be used within the 30 day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received by the date of the hearing set forth on the plan filed with the Zoning Office.
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 26

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: March 21, 1986

Posted for: *Benjamin H. Blum, et ux*

Petitioner: *Gerald M. Katz, et ux*

Location of property: *E/S Michelle Way, 715' N of the c/l of Park Heights Ave. (3703 Michelle Way)*

Location of signs: *on front of 3703 Michelle Way, lot 18*

Remarks:

Posted by: *S. J. Gerber* Date of return: *March 21, 1986*

Number of Signs: 1

MICROFILMED

Case No. 86-388-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of March, 1986.

Petitioner: Benjamin H. Blum
Attorney: Benjamin Bronstein, Esquire

Received by: *James E. Dyer*
Chairman, Zoning/Plans Advisory Committee

MICROFILMED

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: East Side of Michelle Way, 715' N of the c/l of Park Heights Ave. (3703 Michelle Way)

DATE AND TIME: Monday, April 7, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

The Zoning Commission of Baltimore County, by resolution of the Board of Commissioners, has granted a zoning variance to the property of Benjamin H. Blum, et ux, as shown on the plan filed with the Zoning Office, for the purpose of allowing a building to be used within the 30 day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received by the date of the hearing set forth on the plan filed with the Zoning Office.

ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 26

CERTIFICATE OF PUBLICATION

74317
Pikesville, Md., Mar. 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 7th day of April, 1986.

the first publication appearing on the 19th day of Mar., 1986

the second publication appearing on the day of 1986

the third publication appearing on the day of 1986

THE NORTHWEST STAR

John H. Hays
Manager

Cost of Advertisement \$20.00

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 261 - Case No. 86-388-A
Petitioner - Benjamin H. Blum
Variance Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: D. S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21208

MICROFILMED

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

March 4, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
ES/Michelle Way, 715' N of the c/l of
Park Heights Ave.
(3703 Michelle Way)
3rd Election District
Gerald M. Katz, et ux - Petitioners
Case No. 86-388-A

TIME: 10:00 a.m.

DATE: Monday, April 7, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016119

DATE: 4/7/86 ACCOUNT: 01.615.000

AMOUNT: \$ 35.00

RECEIVED FROM: *Gerald M. Katz Benjamin H. Blum*

FOR: Variance # 261

6 016119*****016119 6164F

VALIDATION OR SIGNATURE OF CARRIER

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
ARNOLD JABLON
ZONING COMMISSIONER

MARCH 19, 1986

Dear Mr. Jablon:

Re: Zoning Advisory Meeting of JANUARY 21, 1986
Item # 261
Property Owner: BENJAMIN H. BLUM
Location: E/S MICHELLE WAY, 715' N of
c/l of PARK HEIGHTS AVENUE

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ The proposed use is not consistent with the Baltimore County Land Use Map, Bill 178-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

MICROFILMED

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development

417
86-388-A



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 27, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of January 22, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 258, 259, 260, 261 and 263.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Benjamin H. Blum

Location: E/S Michelle Way

Item No.: 261

Zoning Agenda: Meeting of 1-21-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

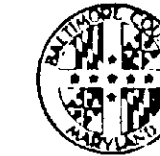
(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt. Joseph Kelly* Noted and Approved: *J. E. O'Neill*
Planning Group Fire/Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 11, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 261 Zoning Advisory Committee Meeting are as follows:

Property Owner: Benjamin H. Blum
Location: E/S Michelle Way, 715' N. of c/l of Park Heights Avenue
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

A All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore
County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The Change of Use Groups are from Use _____ to Use _____, or
to Mixed Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finish floor levels including basement.

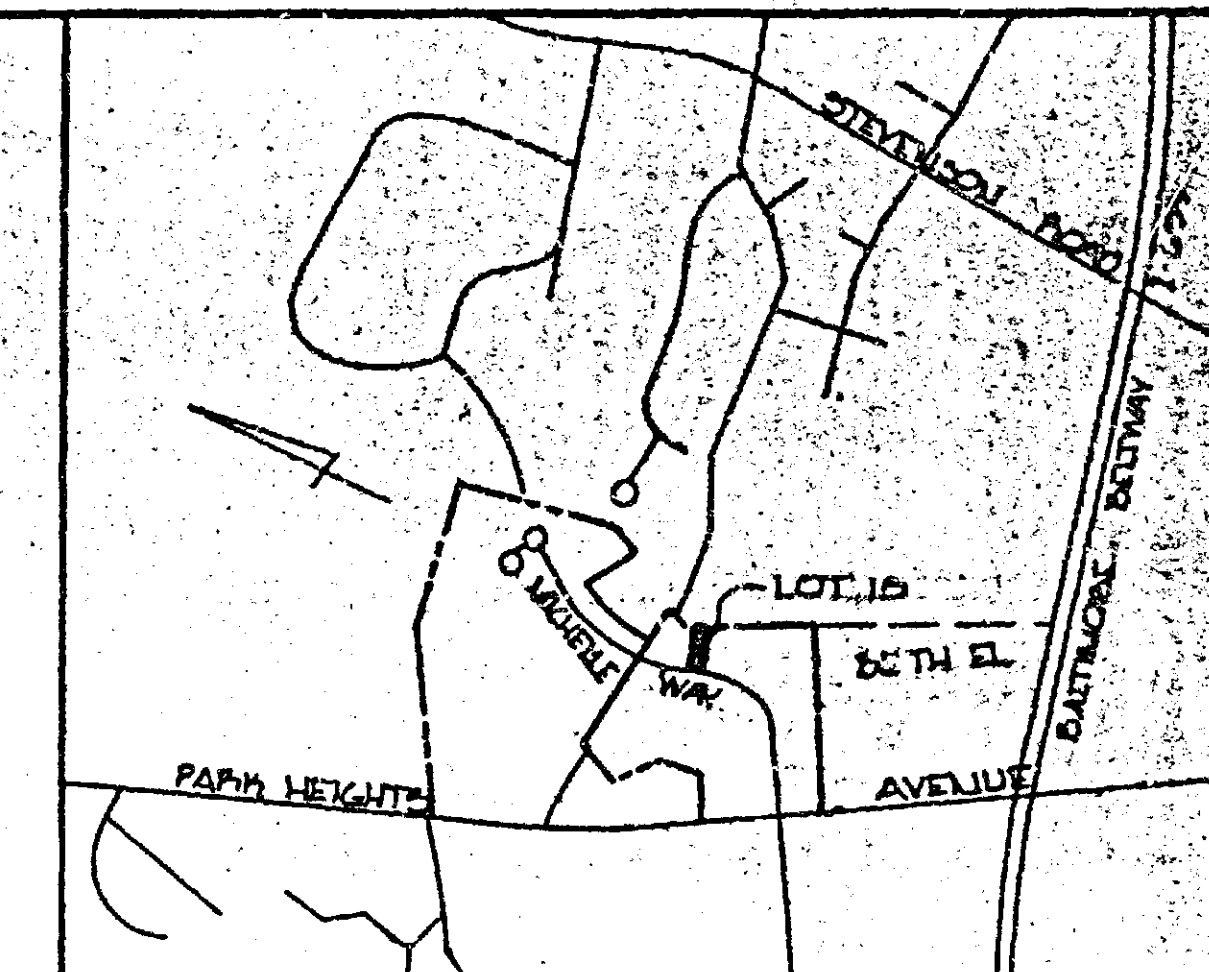
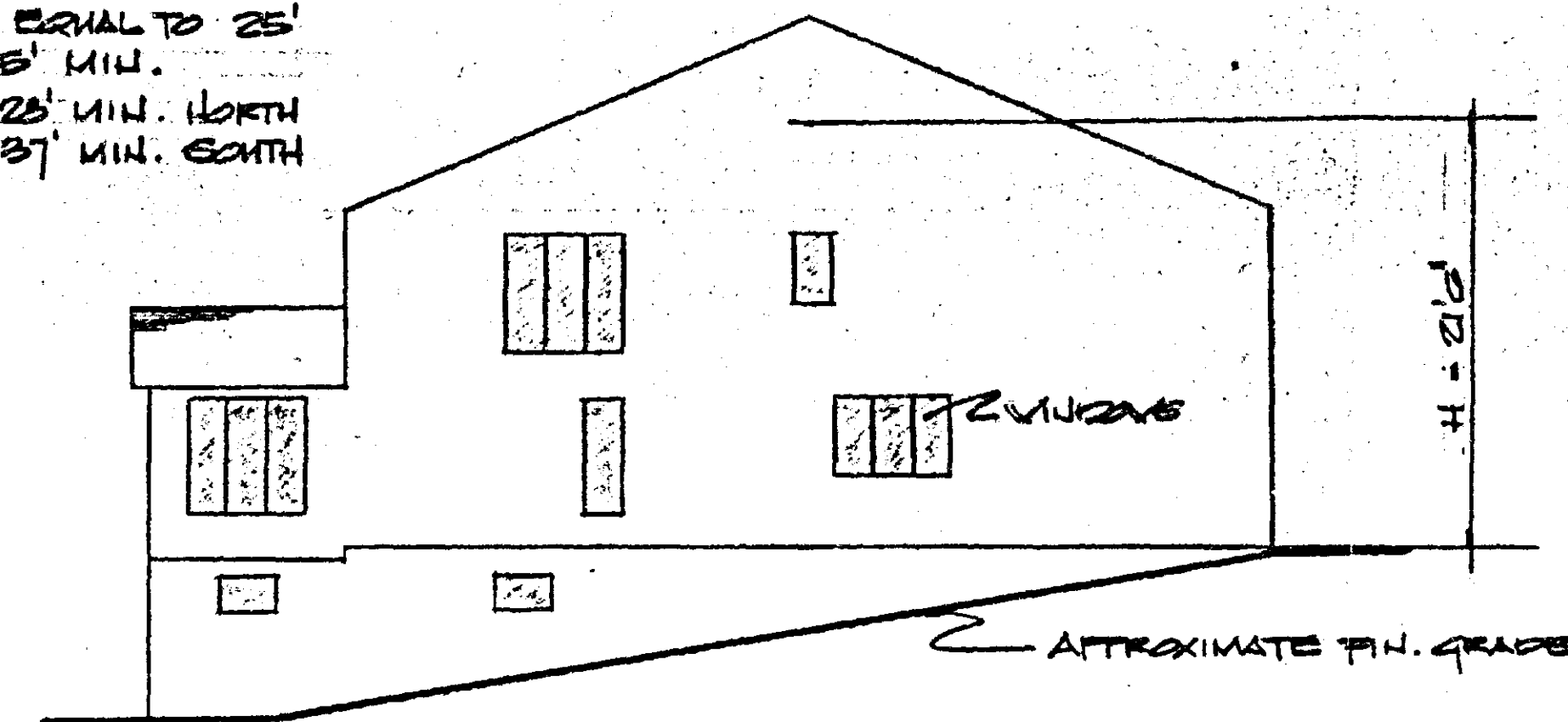
J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
By: C. E. Burnham, Chief
Building Plans Review

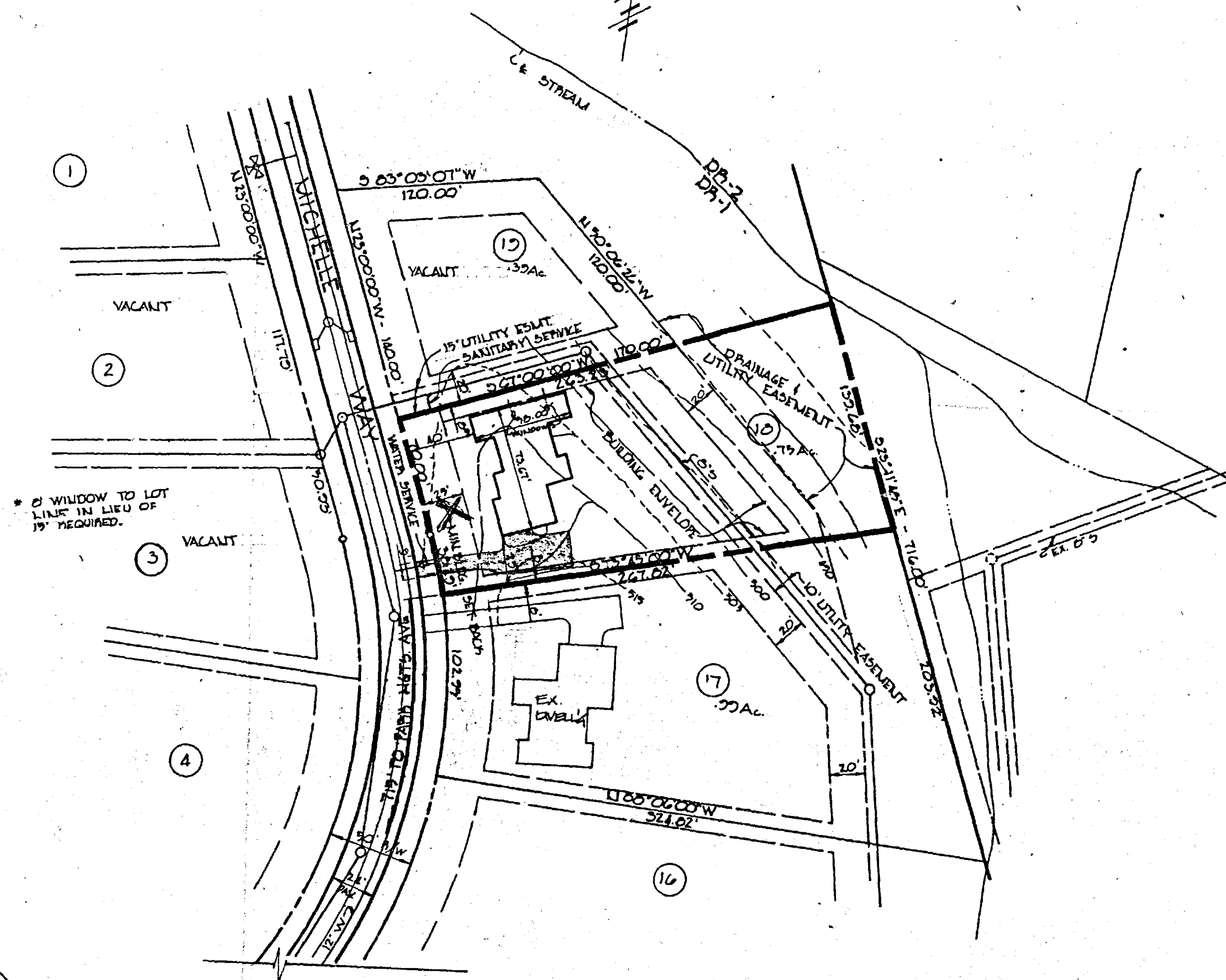
L/22/85

FEET HEIGHT TO HEIGHT RELATION
 H' LESS THAN OR EQUAL TO 25'
 D SHALL BE 25' MIN.
 H' - 21'6", D - 25' MIN. NORTH
 D - 37' MIN. SOUTH



LOCATION MAP
 SCALE: 1" = 1000'

NORTH ELEVATION
 8' - 1'0"



GENERAL NOTES:

1. LOT AREA - 0.79 AC.
2. ZONING - DR-1
3. PUBLIC WATER AND SEWER ARE AVAILABLE AT THE SITE.
4. EXISTING SETBACKS:
 - FRONT - 25' FEET
 - REAR - VARIOUS
 - NORTH SIDE - 6 FEET
 - SOUTH SIDE - 6 FEET
5. TAKEN FROM FINAL DEVELOPMENT PLAN DATED JANUARY 7, 2009.
6. VARIANCE TO ALLOW WINDOW TO LOT LINE SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 19 FEET PER REFERENCED FINAL DEVELOPMENT PLAN.
7. NO HOUSES HAVE BEEN CONSTRUCTED ON LOT 15 AS OF THIS DATE.

PETITIONER'S
 EXHIBIT 1

PLAT FOR ZONING VARIANCE

OWNER: BENJAMIN H. BLUM
 CONTRACT PURCHASER: GERALD M. AND SUZANNE WATZ
 DISTRICT - 3, ZONED DR-1
 SUBDIVISION - SECTION TWO, ANTON WOODS
 LOT 15, PLAT BOOK 112, FOLIO 134
 EXISTING UTILITIES IN MICHELLE WAY
 SCALE: 1" = 50'
 DATE: 7 JANUARY 1986

SIGN

ATTORNEY FOR PETITIONER:
 BRADACILL BRONSTEIN
 102 WEST PENNSYLVANIA AVE
 TOWSON, MD 21204
 (301) 825-4442