

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
NW/Corner Stevenson Road and
Valley Acres Drive * ZONING COMMISSIONER
(10610 Stevenson Road) * OF BALTIMORE COUNTY
3rd Election District
3rd Councilmanic District
Brian D. Briscoe, et ux
Petitioners
* Case No. 91-181-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an existing accessory structure (garage) to be located in the side yard with a side yard setback of 1 foot in lieu of the minimum required 2.5 feet in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In support of their request, Petitioners submitted a letter from the adjoining affected property owner, Jerome B. Wolff, indicating he has no objections to the relief requested. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of December, 1990 that the Petition for Residential Variance to permit an existing accessory structure (garage) to be located in the side yard with a side yard setback of 1 foot in lieu of the minimum required 2.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) There shall be no further expansion of the existing structure. Further, the carport attached to the garage shall remain open on the three exposed sides.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-181-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and 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 Affiant(s) does/do presently or upon settlement will reside at
10610 Stevenson Rd. Stevenson Md. 21153
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address (Indicate hardship or practical difficulty)
SEE ATTACHED SHEET

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Brian D. Briscoe
AFFIRMANT (Handwritten Signature)
Brian D. Briscoe
AFFIRMANT (Printed Name)
Tulia Briscoe
AFFIRMANT (Handwritten Signature)
Tulia Briscoe
AFFIRMANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of December, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brian D. Briscoe and Tulia Briscoe

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and each oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Notary Public
DATE: 12/1/1990

Notary Public
My Commission Expires
12/1/1995

RE: RESIDENCE OF DR. AND MRS. BRIAN BRISCOE
10610 Stevenson Road

We are requesting a variance to locate a carport/storage structure on the existing paved parking area north of our house.

We have considered other options for parking on our property, but the position of the house on the lot severely limits the possibilities. Our well is located to the south of our house, the septic system is located to the southwest and we have beautiful, old and very large trees that eliminate other areas from consideration.

The proposed variance area has always been used for parking and the turning radius is such that any re-positioning of the proposed structure will prevent us from using the area as we have for the past 19 years.

Your consideration in this matter is greatly appreciated.

Brian D. Briscoe
Tulia Briscoe

114 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 28, 1990

Mr. & Mrs. Brian D. Briscoe
10610 Stevenson Road
Stevenson, Maryland 21153

RE: PETITION FOR RESIDENTIAL VARIANCE
NW/Corner of Stevenson Road and Valley Acres Drive
(10610 Stevenson Road)
3rd Election District - 3rd Councilmanic District
Brian D. Briscoe, et ux - Petitioners
Case No. 91-181-A

Dear Mr. & Mrs. Briscoe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Jerome B. Wolff
Stevenson and Valley Roads, Stevenson, Md. 21153

People's Counsel

File

Zoning Description 91-181-A

Beginning at a point on the northwest corner of Stevenson Rd. & Valley Acres Dr. Being lot no. 4 in the subdivision Valley Acres as recorded in plat book no. 17 folio 5. Also known as 10610 Stevenson Rd. and located in the 3rd Election District.

PETITION FOR RESIDENTIAL VARIANCE

91-181-A

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, petition for a Variance from Section

200.1 to allow an accessory structure to be located in the side yard with a 1 ft. side setback in lieu of the required rear yard and 2 1/2 ft. setback.

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

SEE ATTACHED SHEET

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

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

Brian D. Briscoe

(Type or Print Name)

Signature

Tulia Briscoe

(Type or Print Name)

Signature

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Brian & Tulia Briscoe

Name

Address

Phone

10610 Stevenson Road

Stevenson, MD 21153

484-8779

484-7010

ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of Dec, 1990, that the subject matter of this petition be posted at the property on or before the 28th day of Dec, 1990.

J. Robert Haines
Zoning Commissioner of Baltimore County

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOR TO BE REQUIRED,

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___, 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 the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the ___ day of ___, 19___, at ___ o'clock, ___.

ORDER RECEIVED FOR FILING

Date: 12/28/90

By: [Signature]

ZONING COMMISSIONER OF BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
County Office Building
117 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
NE 3812

Date

11/02/90

H9100193

	QTY	PRICE
PUBLIC HEARING FEES		
010 -ZONING VARIANCE (IRL)	1 X	\$35.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$25.00
LAST NAME OF OWNER: BRISCOE		
TOTAL:		\$60.00

04404#0095NCHRC
\$60.00

BA C010:55AHL1-02-90
Baltimore County

Cashier Validation:

Please make checks payable to:

Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-181-A

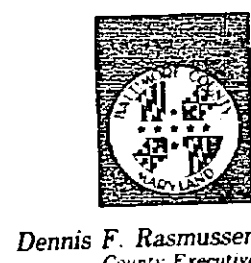
District: 3rd
Posted for: Zoning Variance
Petitioner: Brian D. Briscoe et ux
Location of property: NW/Corner of Stevenson Road and Valley Acres Drive, 10610 Stevenson Road
Location of Signs: 1st of 10610 Stevenson Road
Remarks:
Posted by: [Signature]
Signature
Number of Signs: 1
Date of Posting: 11-28-90
Date of return: 11-28-90

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(410) 887-3333

J. Robert Haines
Zoning Commissioner

November 19, 1990

Mr. & Mrs. Brian D. Briscoe
10610 Stevenson Road
Stevenson, Maryland 21153



Dennis F. Rasmussen
County Executive

Re: CASE NUMBER: 91-181-A
LOCATION: NWC Stevenson Road and Valley Acres Drive
10610 Stevenson Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 28, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is December 13, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post on this be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commission must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,
/s/ G. G. Stephens
(301) 887-3391

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 6, 1990

Mr. & Mrs. Brian D. Briscoe
10610 Stevenson Road
Stevenson, MD 21153

Re: Item No. 193, Case No. 91-181-A
Petitioners: Brian D. Briscoe, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Briscoe:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
13th day of January, 1990.

J. Robert Haines
Zoning Commissioner

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Brian D. Briscoe, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 3, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Edith May Souza, Item No. 166
Earlie E. and Linda R. Towe, Item No. 170
Roland H. and Darlene Farlow, Item No. 171
Kwan Woo Lee, Item No. 173
Harry E. Belsinger, et al., Item No. 175
Gary D. and Kathleen M. Stewart, Item No. 178
Dale A. and Cheryl Poletynski, Item No. 181
Bruce D. and Mary V. Frith, Item No. 182
Bileen C. Mislser, Item No. 183
William M. and Constance M. Pitcher, Item No. 185
Key Federal Savings Bank, Item No. 186
Stephen D. and Wendy K. Mooney, Item No. 189
Brian D. and Julia Briscoe, Item No. 193
Charles Henry and Vickie Jean Wallis, Item No. 195
Sharon Plaskowski, Item No. 196
Gary E. Stahl, Item No. 199
Keith E. and Terri L. Yeager, Item No. 201
Robert E. and Deborah L. Jennings, Item No. 202
Gloria P. Brown, Item No. 203
Robert E. and Karen F. Ege, Item No. 207
Javad Darbandi, Item No. 208
Thomas D. and Jeannette Considine, Item No. 209
Helen M. Yingling, Item No. 214

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffery Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMSMLT.TPL/ZAC1

received
12/16/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

NOVEMBER 15, 1990

received
11/21/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 193
PROPERTY OWNER: Brian D. Briscoe, et ux
LOCATION: NWC Stevenson Road & Valley Acres Drive.
(#10610 Stevenson Road)
ELECTION DISTRICT: 3rd
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () STORAGE
- (X) PLAN DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE. *North wall shall be an approved one hour rating on wall set back, etc. with no openings.*
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- (X) OTHER - SEE ENCLOSURE DETAIL ALIMITED NUMBER OF APPROVED ONE HOUR ASSEMBLY.

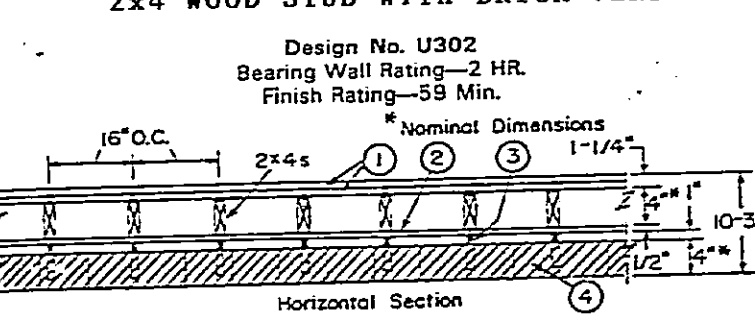
PERMITS MAY BE APPLIED FOR 8 ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

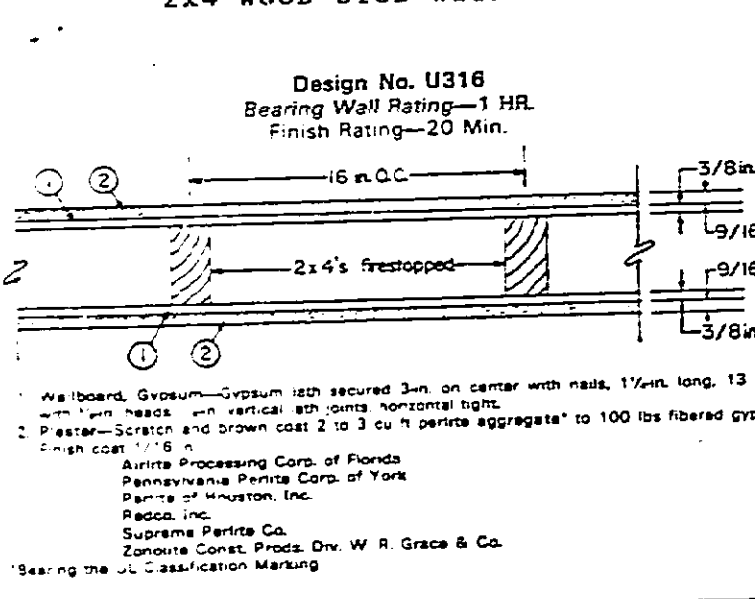
TYPICAL APPROVED ONE HOUR ASSEMBLIES
FOR USE ON RESIDENTIAL BUILDINGS
WITHIN THREE (3) FEET OF PROPERTY LINE
NO OPENINGS ALLOWED
EXTERIOR FINISH REQUIRED

2x4 WOOD STUD WITH BRICK VENEER

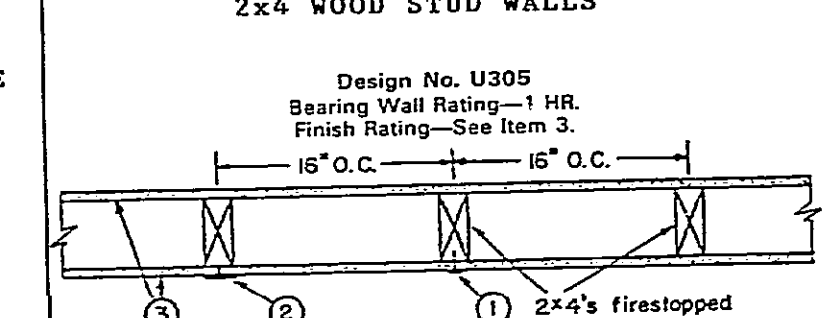


- 1. Wallboard, Gypsum-1/2" thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end.
- 2. Sheetrock, Gypsum-1/2" thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end.
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2x4 WOOD STUD WITH PLASTER



2x4 WOOD STUD WALLS



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- 1. Wood Stud-2x4 to 4" spaced 24" in O.C. effectively firestopped.
- 2. Wallboard, Gypsum-1/2" thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end. Outer layer attached to studs with 6d galvanized nails 12" in long, 24" on end.
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Petitioner's
Exhibit 2

JEROME B. WOLFF
Stevenson and Valley Roads
Stevenson, Maryland 21153

December 11, 1990

Re: Case No. 91-181-A
Petition for Special Exception
Dr. Brian D. Briscoe
10610 Stevenson Road
Stevenson, Maryland 21153

Gentlemen:

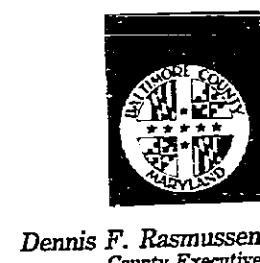
Reference is made to the above referenced request for a special exception. Our property abuts the north line of the lot owned by Dr. and Mrs. Briscoe. The accessory structure (a garage) for which the special exception is requested has been built to within a foot or so of that line.

I have advised Dr. Briscoe that we would have no objection to the requested reduction in sideyard setback for the garage from 2.5 feet to one foot, inasmuch as it is well screened by a line of high shrubbery and trees which are located along the joint property line, and it does not appear to detrimentally affect the aesthetic appearance of this portion of our properties.

Very truly yours,

Jerome B. Wolff

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

RE: Property Owner: BRIAN D. BRISCOE
Location: #10610 STEVENSON ROAD
Item No.: 193 Zoning Agenda: NOVEMBER 27, 1990

Gentlemen:

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

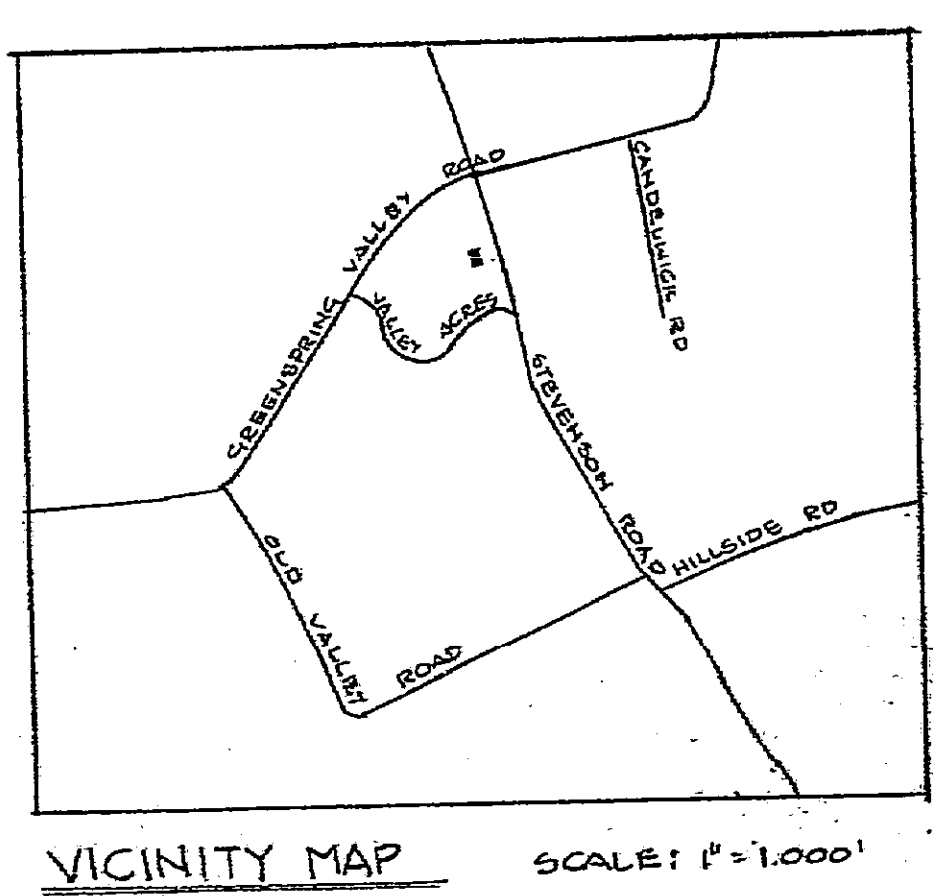
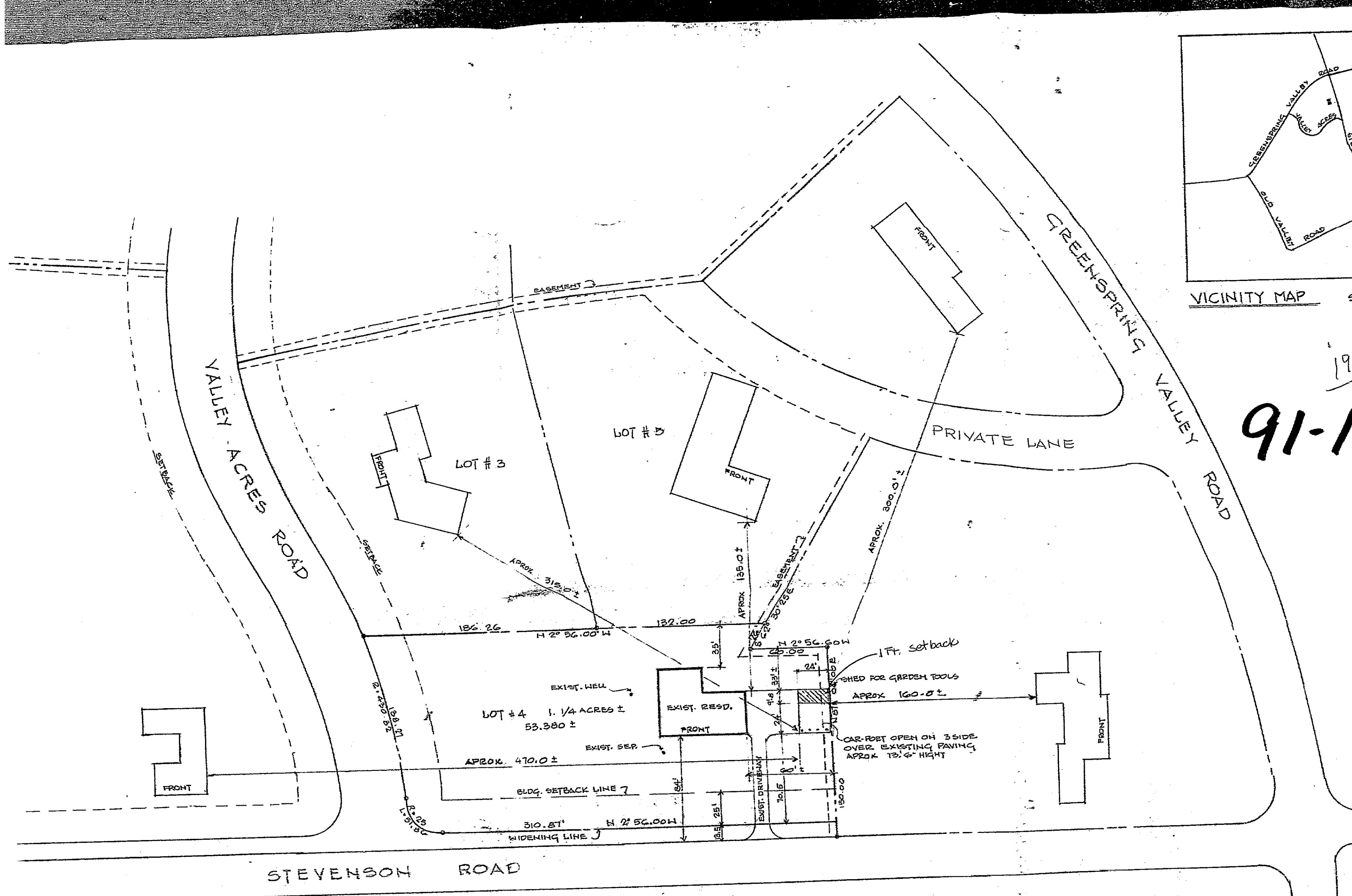
7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved
REVIEWER: [Signature]
Planning Group
Special Inspection Division

Noted and Approved
[Signature]
Fire Prevention Bureau

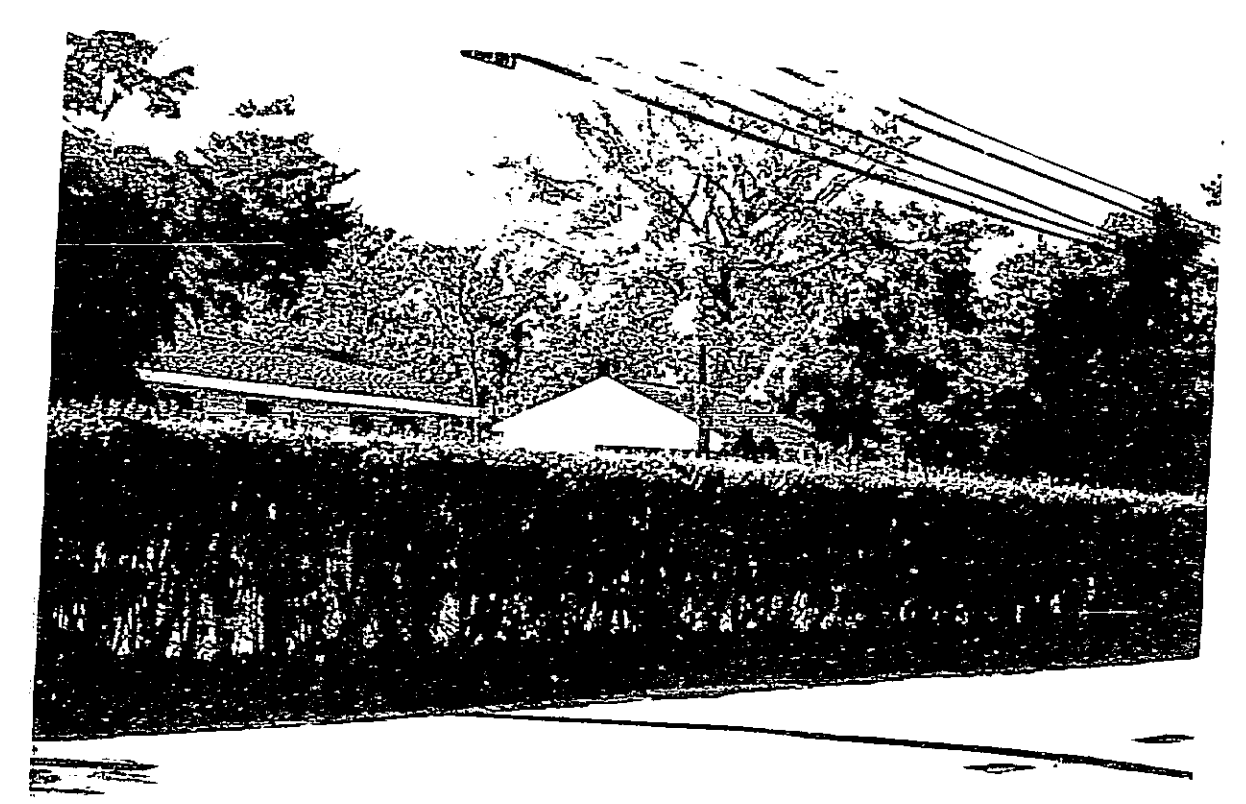
JE/KEK

received
11/21/90



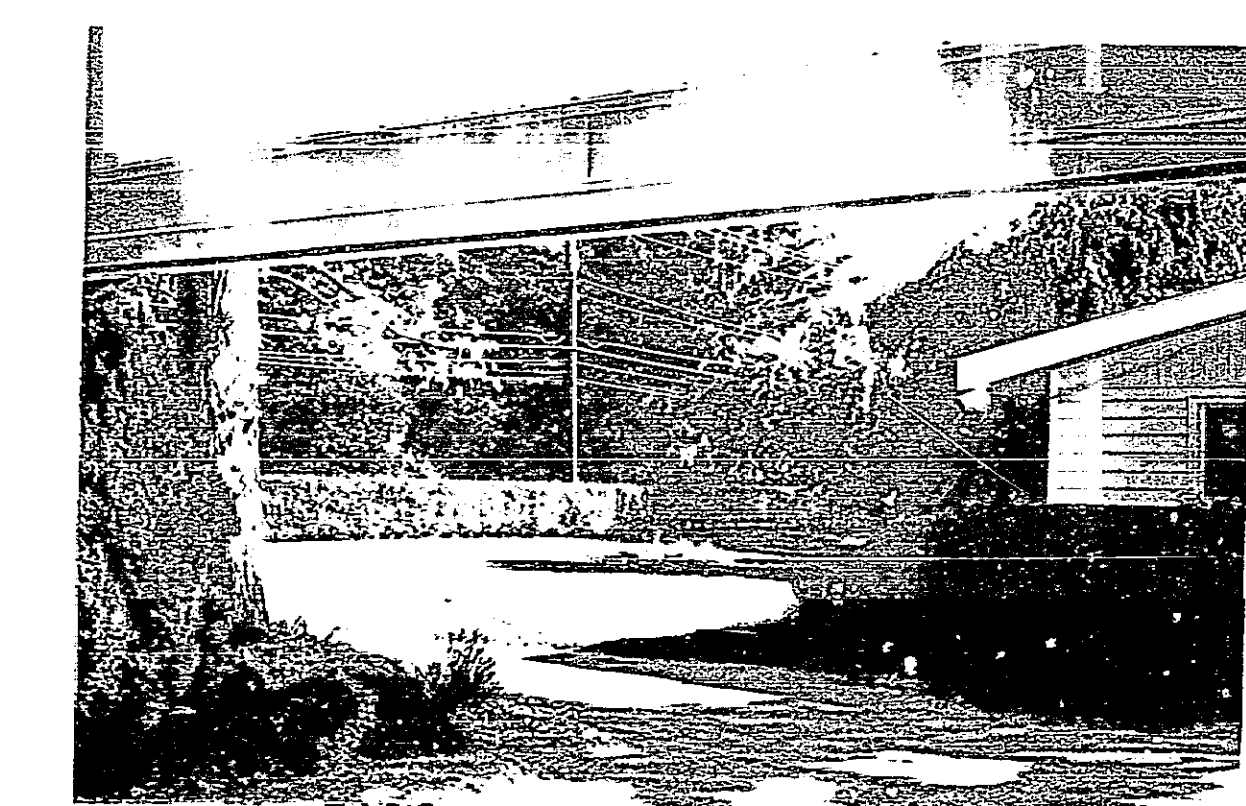
193
91-181-A

CASE #: 91-181-A



CASE #: 91-181-A

PETITIONER'S EXHIBIT #4



PETITIONER'S EXHIBIT #3

SITE PLAN TO ACCOMPANY VARIANCE HEARING PETITION

10610 STEVENSON RD. STEVENSON, MD. 21153
VALLEY ACRES
FREDERICK COUNTY, PAU COUNTY

SCALE: 1" = 50'
ZONED: RC-2
200' SCALE MAP NO. 11-E
NOT IN CHESAPEAKE BAY CRITICAL AREA
NO PRIOR ZONING HEARING
TOOLS SHED: 9' x 24' = 216.0 SF
CAR-PORT: 24.0 x 24.0 = 576.0 SF

Petitioner's Exhibit 1

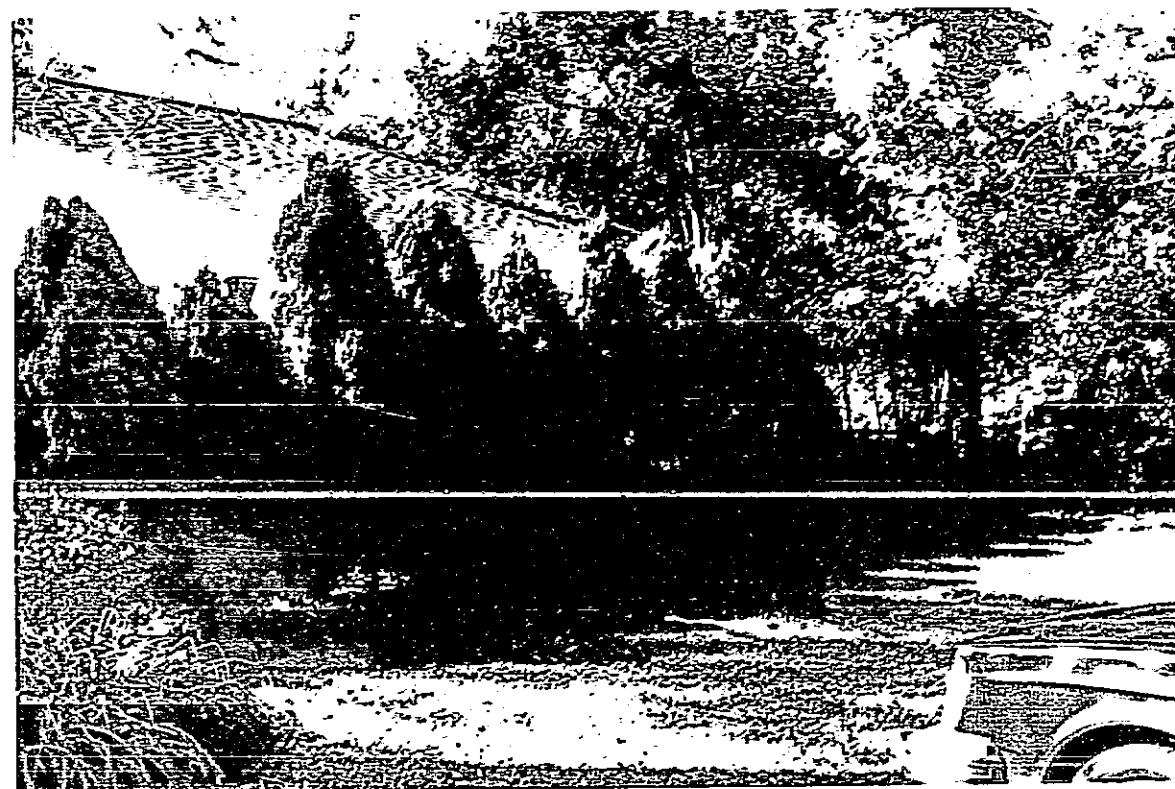
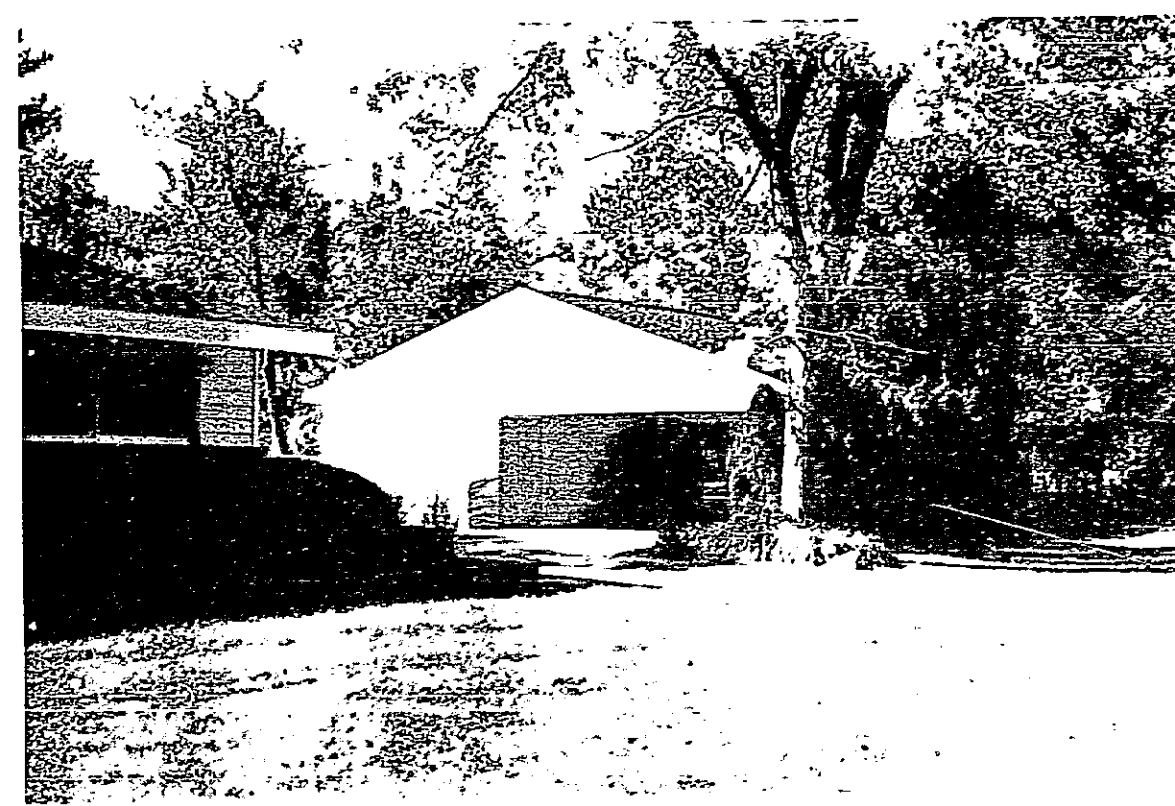
OCTOBER 20, 1990

CASE #: 91-181-A



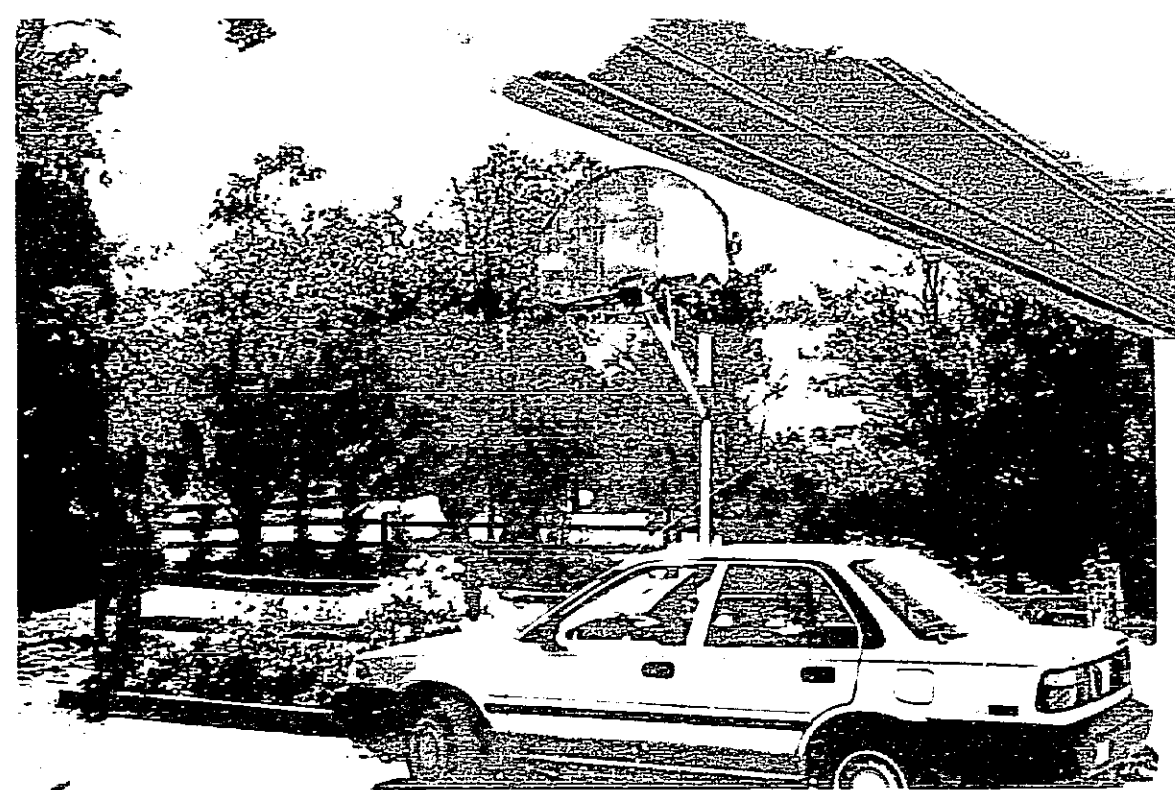
PETITIONER'S
EXHIBIT # 5

CASE #: 91-181-A



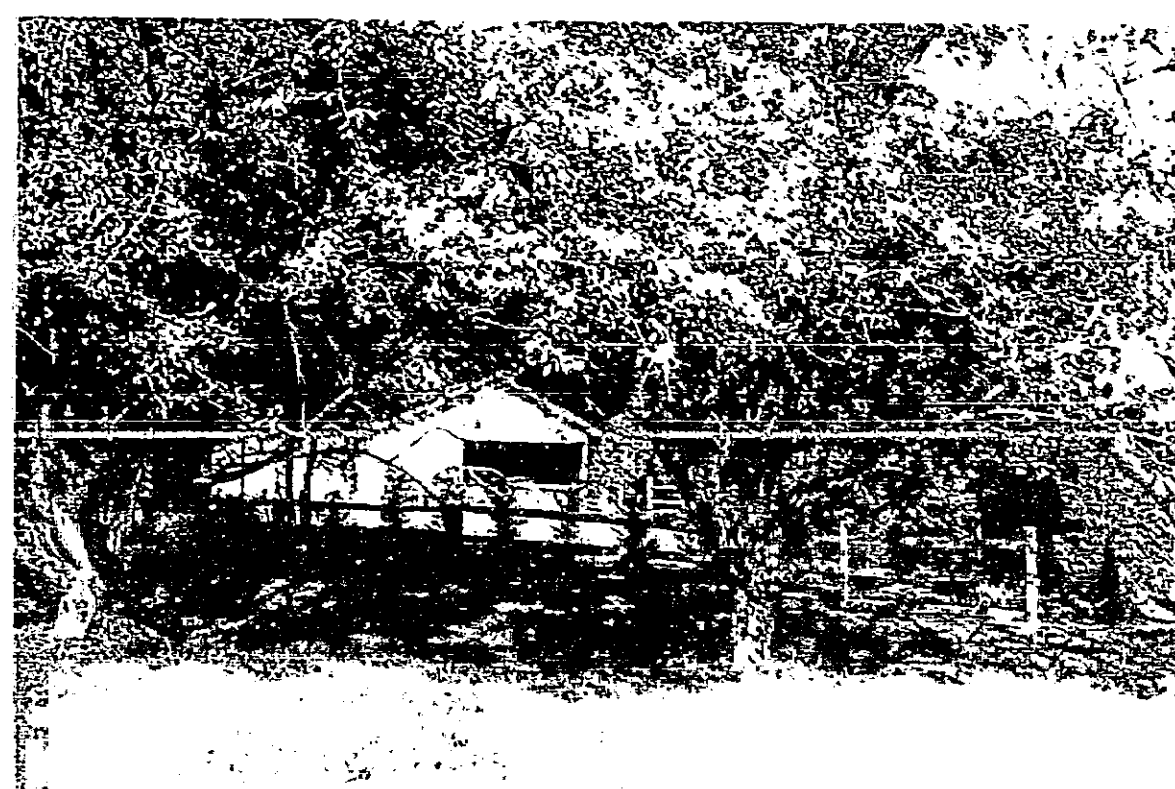
PETITIONER'S
EXHIBIT # 6

CASE #: 91-181-A

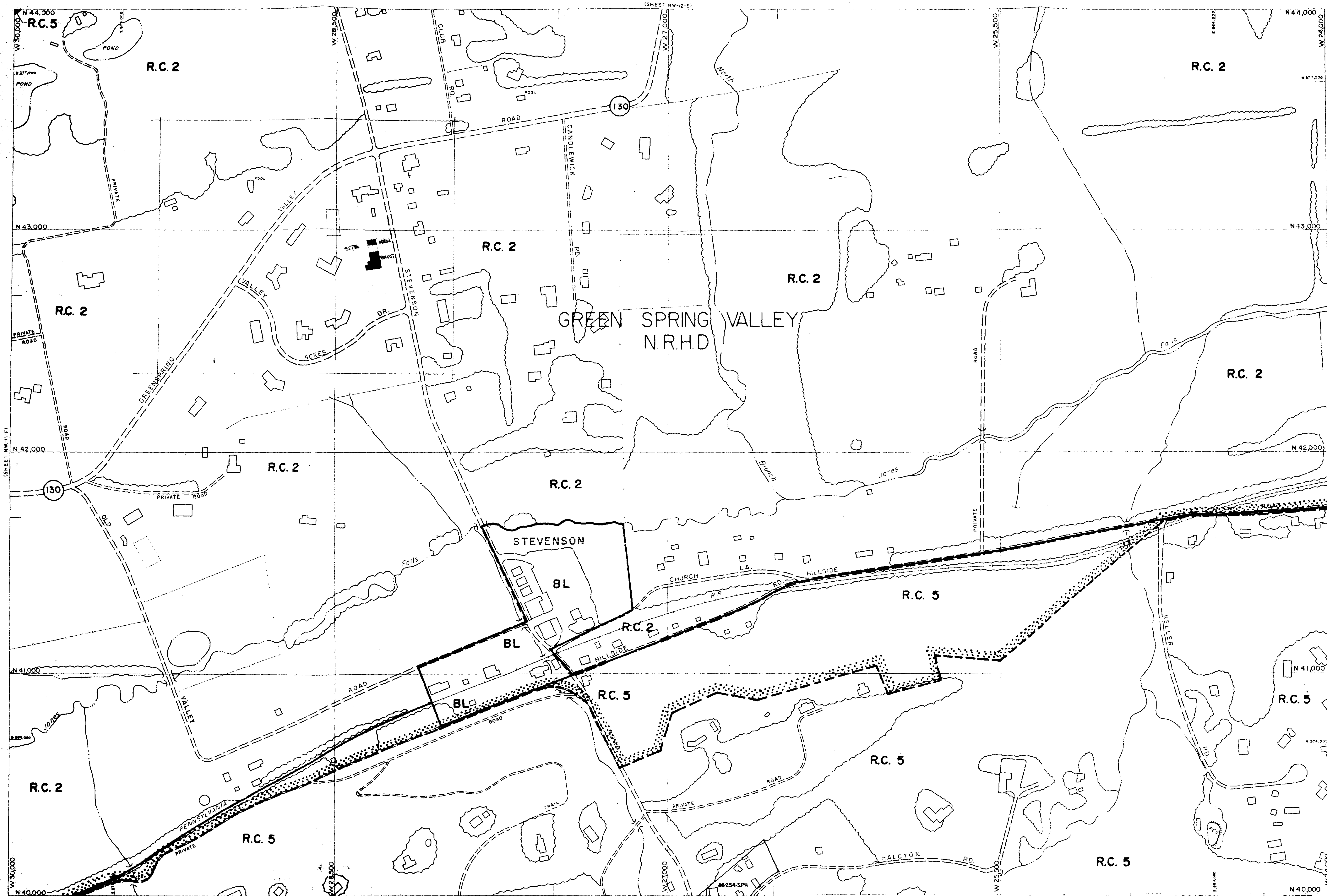


PETITIONER'S
EXHIBIT # 7

CASE #: 91-181-A



PETITIONER'S EXHIBIT #



1988 COMPREHENSIVE ZONING MAP
Adapted by the Baltimore County Council
DATE OF PHOTOGRAPHY: JANUARY 1986
BY BUCKHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION STEVENSON	SHEET N.W. 11-E
DATE OF PHOTOGRAPHY JANUARY 1986		

91-181-A #192



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

97-181-A

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

STEVENSON

SHEET

N.W.
11-E