

IN RE: PETITION FOR RESIDENTIAL VARIANCE\* BEFORE THE  
SE/cor. Marburg Manor Drive  
(1100 W. Seminary Avenue)  
8th Election District  
3rd Councilmanic District  
Henry M. Wright, Jr.  
Petitioner

\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-135-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing swimming pool to be located in the side yard in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R. to permit the height of an existing garage to be 28 feet in lieu of the maximum permitted 15 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners originally filed their request through the Administrative Variance procedure. Following a review of the documentation submitted, the Zoning Commissioner required that a public hearing be held to determine the appropriateness of the relief requested.

At the hearing, the Petitioner, Henry M. Wright, Jr., appeared, testified, and was represented by Michael L. Snyder, Esquire. Also appearing on behalf of the Petitioner was Rick Chadsey, Engineer with G. W. Stephens, Jr. and Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 1100 West Seminary Avenue, or Proposed Lot 11 of Seminary Overlook, consists of 3.540 acres more or less zoned D.R. 3.5 and is improved with a single family dwelling, detached garage and swimming pool. Said property is part of a larger tract owned by Petitioners, formerly known as "Selsed House," which is proposed for future development with single family dwellings.

Petitioners purchased the subject property earlier this year and have filed the instant Petition in order to legalize existing improvements which were constructed prior to the establishment of the zoning regulations. Testimony indicated the requested variance for the swimming pool is necessary due to its close proximity to proposed Marburg Manor Drive. Further testimony indicated that the height variance is necessary for the existing garage which was built in 1917. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community and that strict compliance will result in practical difficulty and unreasonable hardship for 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 21st day of December, 1991 that the Petition for Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing swimming pool to be located in the side yard in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R. to permit the height of an existing garage to be 28 feet in lieu of the maximum permitted 15 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 Petitioner is hereby made aware that proceeding at this time is at his 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 relief granted herein shall be rescinded.
- 2) The relief granted herein is contingent upon Petitioners' compliance with any future comments and/or requirements of various Baltimore County agencies as a result of the proposed development.

- 2 -

ORDER RECEIVED FOR FILING  
Date 12/21/91  
By [Signature]

3) Petitioner shall not allow or cause the existing garage 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.

4) Prior to the issuance of any future grading and/or building permits, Petitioners shall submit a landscape plan for approval to the Deputy Director of Planning and the Baltimore County Landscape Planner. Said plan shall at a minimum provide landscaping of the existing pool from Marburg Manor Drive. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for final review and inclusion in the case file.

5) Within sixty (60) days of the date of this Order, Petitioner shall cause a copy of this Order to be recorded in the Land Records of Baltimore County. A certified copy of the recorded order shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjjs

ORDER RECEIVED FOR FILING  
Date 12/21/91  
By [Signature]

- 3 -

111 West Chesapeake Avenue  
Towson, MD 21284

887-3553

December 21, 1991

Michael L. Snyder, Esquire  
400 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR RESIDENTIAL VARIANCE  
SE/cor. Marburg Manor Drive and Laurel Circle  
(1100 W. Seminary Avenue)  
8th Election District - 3rd Councilmanic District  
Henry M. Wright, Jr. - Petitioner  
Case No. 92-135-A

Dear Mr. Snyder:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning 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 MacLiffe at 887-3391.

Very truly yours,

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjjs

cc: Mr. Henry M. Wright, Jr.  
922 Rolandvue Avenue, Towson, Md. 21204

People's Counsel

[Signature]

ORDER RECEIVED FOR FILING  
Date 12/21/91  
By [Signature]

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
SE cor. Marburg Manor Drive and Laurel Circle  
(1100 W. Seminary Avenue)  
8th Election District  
3rd Councilmanic District  
Henry M. Wright, Jr.  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-135-A

**AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter originally came before the Zoning Commissioner as a Petition for Zoning Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). Under the original Petition, the property owner requested a variance for an accessory structure to be located in the side yard of the property in lieu of the rear yard and also a height variance for an existing garage. The case was scheduled for and a public hearing was held. At that hearing, the Petitioner/property owner, Henry M. Wright, Jr., appeared and was represented by Michael L. Snyder, Esquire. Also appearing on behalf of the Petition was Rick Chadsey, Engineer with G.W. Stephens, Jr. and Associates, Inc. There were no Protestants.

Testimony at the hearing centered upon this specific relief requested and the future subdivision of the property. Although no specific testimony was offered about an existing garage on site, the previous Order restricted the property so as to prohibit use of the existing garage as a second dwelling unit and/or apartment. Further, the restriction provided that the garage could not contain any living or sleeping quarters and no kitchen or bathroom facilities.

Subsequent to the publication of the aforementioned Order, the

Zoning Commissioner has received correspondence from counsel for the Petitioner. This correspondence will be accepted as a Motion for Reconsideration of the previous Order. Counsel has indicated that the existing garage has been used as a servant's apartment or quarters for many decades and that the Petitioner intends to continue such usage for the estate. It was, therefore, requested that the Order be amended so as to delete the aforementioned restriction.

Based upon the aforementioned Motion, in the opinion of the Zoning Commissioner, the previously described restriction should be removed. In view of the history of this property, it is most appropriate that use of the garage continue in a manner consistent with the prior use thereof.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of January, 1992, that the Order of the Zoning Commissioner dated December 20, 1991 be and is hereby AMENDED by the deletion of restriction No. 3; and,

IT IS FURTHER ORDERED, that in all other respects, unless specifically amended herein, the Findings of Facts and Conclusions of Law by the Zoning Commissioner dated December 20, 1991 be and is hereby reaffirmed.

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 1/15/92  
By [Signature]

- 2 -

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-1386

January 15, 1992

Michael L. Snyder, Esquire  
400 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Residential Variance  
Case No. 92-135-A  
Henry M. Wright, Jr., Petitioner

Dear Mr. Snyder:

Enclosed please find the Amended Order regarding the above captioned case. The Order has been amended to delete restriction No. 3, in accordance with the letter you submitted. In all other respects, the terms of the prior Order remain in full force and effect.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Amended Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm

ORDER RECEIVED FOR FILING  
Date 1/15/92  
By [Signature]

**PETITION FOR RESIDENTIAL VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-135-A

The undersigned, legal owner(s) of the property situated 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 400.1

to permit an existing swimming pool to be located in the side yard instead of the rear yard as required; and Section 400.3 to permit the height of the existing garage to be

28 feet instead of 15 feet as required, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (indicate hardship or practical difficulty)

SEE ATTACHMENT

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

400 Allegheny Avenue, Towson, MD 21204

(301) 337-0200

Attorney's telephone number

Legal Owner(s):

HENRY M. WRIGHT, JR.

(Type or Print Name)

Signature

Address

City/State/Zip Code

922 Rolandvue Avenue, Towson, MD 21204

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

Michael L. Snyder, Attorney

c/o Condy & Farley

400 Allegheny Ave., Towson, MD 21204 337-0200

ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be posted on the property on or before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND 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 reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County.

ORDER RECEIVED FOR FILING

Date 1/20/92

By [Signature]

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



ZONING COMMISSIONER OF BALTIMORE COUNTY

### AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE  
**92-135-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 reside at 1100 West Seminary Avenue  
(to be known as No. 1 Laurel Circle)  
(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 Attachment

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

Affiant (Handwritten Signature) \_\_\_\_\_ AFFIANT (Handwritten Signature) \_\_\_\_\_  
HENRY M. WRIGHT, JR. \_\_\_\_\_  
AFFIANT (Printed Name) \_\_\_\_\_ AFFIANT (Printed Name) \_\_\_\_\_

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of September, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HENRY M. WRIGHT, JR.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made 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.

DATE 9/26 Notary Public Michael L. Snyder  
My Commission Expires: 12/1/94

### ATTACHMENT 92-135-A

This property is part of the historic farm and estate known as "NEESED HOUSE". It was owned by the Marburg family for more than fifty (50) years before being sold to Henry M. Wright, Jr. in 1991. The English Tudor style house and garage were constructed in 1917, and were modeled after the historic "HAMLEDUNE" mansion in England. The swimming pool was constructed in 1945. The original Marburg estate consisted of more than 100 acres. The house and garage were the "Baltimore Symphony Orchestra Showhouse" in 1991. Several years ago, the farm was subdivided into residential building lots for development purposes. The existing swimming pool is located in the side yard of the mansion house and not in the rear yard. The owner, Mr. Wright, wishes to retain use of the pool and therefore requests this variance. The existing garage, constructed in 1917, is 28 feet in height and Mr. Wright, the legal owner requests this variance in order to retain the use of the garage.

We further request that these two variances be approved administratively without a public hearing. As described above, there are no other dwellings located within several hundred yards of the garage and pool; and the garage and pool are not visible to any other dwellings because they are entirely screened by large existing trees.

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8-116 Date of Posting: December 26, 1991

Posted for: Henry M. Wright, Jr.

Petitioner: Henry M. Wright, Jr.

Location of property: SEC Marburg Manor Drive and Laurel Circle, Lot No. 11, Block G, Seminary Overlook

Location of Sign: SEC Marburg Manor Drive and Laurel Circle

Subject: property

Remarks: \_\_\_\_\_

Posted by: A. J. ... Date of return: November 23, 1991

Number of Signs: 1

11147  
92-135-A

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE, Lot 11, Block G, SEMINARY OVERLOOK

Beginning for the same at a point being located North 07 degrees 26 minutes 54 seconds West 2212.6 feet from the centerline intersection of Marburg Road and Seminary Avenue, said point of beginning having Baltimore County Metropolitan District coordinate values of North 48° 45' 30" and West 9584.34 and being on the eastern side of Marburg Manor Drive, at the division line between Lot 15 Block F and Lot 11 Block G, shown on a Plat entitled "Resubdivision Plat of SEMINARY OVERLOOK" dated June 25, 1991, prepared by the Maryland State Department of Planning and Zoning, running thence leaving said point of beginning, bearing North 07 degrees 26 minutes 54 seconds East 144.00 feet and

1. Northeast by a curve to the right having a radius of 210.00 feet for a distance of 152.00 feet, said curve being subtended by a chord bearing North 07 degrees 26 minutes 54 seconds East 144.00 feet and

2. Northeast by a curve to the left having a radius of 375.00 feet for a distance of 206.48 feet, said curve being subtended by a chord bearing North 43 degrees 21 minutes 05 seconds East 205.84 feet, running thence bearing on the cutoff leading to the southern side of Laurel Circle, shown on said Plat.

3. North 00 degrees 14 minutes 31 seconds East 16.63 feet to the southern side of said Laurel Circle, running thence bearing on the southern side of said Laurel Circle, shown on said Plat, the two following courses:

4. South 26 degrees 05 minutes 36 seconds East 144.00 feet and

5. Southeast by a curve to the right having a radius of 50.00 feet for a distance of 60.28 feet, said curve being subtended by a chord bearing South 41 degrees 23 minutes 30 seconds East 58.70 feet, running thence the nine following courses:

6. South 45 degrees 57 minutes 37 seconds West 94.62 feet.

7. South 00 degrees 19 minutes 07 seconds East 205.84 feet.

8. North 45 degrees 21 minutes 31 seconds East 101.21 feet.

9. North 00 degrees 08 minutes 39 seconds West 63.16 feet.

10. South 28 degrees 26 minutes 43 seconds East 123.42 feet.

11. South 00 degrees 42 minutes 30 seconds East 208.46 feet.

12. North 44 degrees 06 minutes 40 seconds West 143.15 feet.

13. North 00 degrees 03 minutes 30 seconds West 180.00 feet and

14. North 44 degrees 46 minutes 30 seconds East 160.93 feet to the point of beginning.

Containing 0.546 acres of land more or less.

(NOTES: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY. IT IS NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS)

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Towson, Maryland

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Subject: property

Remarks: \_\_\_\_\_

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Location of Sign: SEC Marburg Manor Drive and Laurel Circle

Subject: property

Remarks: \_\_\_\_\_

Posted by: A. J. ... Date of return: November 23, 1991

Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 21, 1991.

TOWSON TIMES,  
S. Zafe Orlan  
Publisher

11-225 # 45.53

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 110 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 92-135-A  
SEC Marburg Manor Drive and Laurel Circle  
Lot No. 11, Block G, Seminary Overlook  
#1 Laurel Circle - currently known as 1100 W. Seminary Ave  
8th Election District - 3rd Councilmanic District  
Petitioner(s): Henry M. Wright, Jr.  
Hearing Date: Tuesday, Dec. 10, 1991 at 2:00 p.m.  
Variance: to permit an existing pool to be located in the side yard instead of the rear yard as required; and to permit the height of the existing garage to be 28 ft. instead of 15 ft. as required.  
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County  
11/25 November 21

Baltimore County Government  
Office of Zoning Administration and Development Management  
and Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3553

DATE: 11-26-91

Henry M. Wright, Jr.  
722 Roland Avenue  
Towson, Maryland 21204

RE:  
CASE NUMBER: 92-135-A  
SEC Marburg Manor Drive and Laurel Circle  
Lot No. 11, Block G, Seminary Overlook  
#1 Laurel Circle - currently known as 1100 W. Seminary Avenue  
8th Election District - 3rd Councilmanic District  
Petitioner(s): Henry M. Wright, Jr.  
HEARING: TUESDAY, DECEMBER 10, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 120.53 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check with return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 110, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Janke  
DIRECTOR

Baltimore County Government  
Office of Zoning Administration and Development Management  
and Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3553

NOVEMBER 12, 1991

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 110, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-135-A  
SEC Marburg Manor Drive and Laurel Circle  
Lot No. 11, Block G, Seminary Overlook  
#1 Laurel Circle - currently known as 1100 W. Seminary Avenue  
8th Election District - 3rd Councilmanic District  
Petitioner(s): Henry M. Wright, Jr.  
HEARING: TUESDAY, DECEMBER 10, 1991 at 2:00 p.m.

Variance to permit an existing pool to be located in the side yard instead of the rear yard as required; and to permit the height of the existing garage to be 28 ft. instead of 15 ft. as required.

Lawrence E. Schmidt  
Lawrence E. Schmidt  
Zoning Commissioner of Baltimore County

cc: Henry M. Wright, Jr.  
Michael L. Snyder, Esq.

### CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 25, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 21, 1991.

THE JEFFERSONIAN,  
S. Zafe Orlan  
Publisher

11-225 # 45.53

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Petitioner(s): Henry M. Wright, Jr.  
Hearing Date: Tuesday, Dec. 10, 1991 at 2:00 p.m.  
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LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County  
11/25 November 21

receipt  
Account: R-001-6150  
Number

Cashier Validation \_\_\_\_\_

Please Make Checks Payable To: Baltimore County

### CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 25, 1991

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THE JEFFERSONIAN,  
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SEC Marburg Manor Drive and Laurel Circle  
Lot No. 11, Block G, Seminary Overlook  
#1 Laurel Circle - currently known as 1100 W. Seminary Ave  
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Petitioner(s): Henry M. Wright, Jr.  
Hearing Date: Tuesday, Dec. 10, 1991 at 2:00 p.m.  
Variance: to permit an existing pool to be located in the side yard instead of the rear yard as required; and to permit the height of the existing garage to be 28 ft. instead of 15 ft. as required.  
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County  
11/25 November 21

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887 4553

October 21, 1991

Michael L. Snyder, Esquire  
400 Allegheny Avenue  
Towson, MD 21204

RE: Item No. 147, Case No. 92-135-A  
Petitioner: Henry M. Wright  
Petition for Residential Variance

Dear Mr. Snyder:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: October 21, 1991  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Henry M. Wright  
922 Rolandvue Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887 4553

Your petition has been received and accepted for filing this 24th day of September, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

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

Petitioner: Henry M. Wright  
Petitioner's Attorney: Michael L. Snyder

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 11, 1991  
Zoning Administration and  
Development Management

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

SUBJECT: Wright Property, Item No. 147

In reference to the Petitioner's request, staff offers the following comments:

Should the petitioner's request be granted, this office recommends that the area of the pool adjacent to Marburg Manor Lane be landscaped to mitigate the impact of the pool's proximity to the road.

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

PK/JL/rdn  
ITEM147/TXTRO2

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 887-4500

OCTOBER 17, 1991

FROM: JEFFREY LONG  
Special Inspection Division  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: HENRY M. WRIGHT, JR.  
Location: 15 LINDSEY CIRCLE  
Item No.: 147 Zoning Agenda: OCTOBER 8, 1991

CERTIFICATE:

Further 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: *Jeffrey Long*  
Special Inspection Division

JL/FFB

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 18, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
For October 8, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 142, 144, 149, 150, 151, 152, 153, 157, and 158.

For Item 145, a minor subdivision is processing now. Our comments will be addressed through that process.

For Item 146, see the County Review Group comments dated August 12, 1991 for this site.

For Item 147, we have no comment on the garage height variance. However, regarding the retaining wall, the road grade or horizontal alignment must be revised so that no retaining wall is needed or that the wall is far enough away from the right-of-way such that failure would not impact the right-of-way.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., C.E.P.  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt, DATE: November 29, 1991  
Zoning Commissioner - OPZ

FROM: Avery Harden, Landscape Planner  
Current Planning and Development

SUBJECT: CASE NO. 92-135-A  
WRIGHT PROPERTY, ITEM No. 147

Regarding the above referenced item, this letter is in response to your office asking the petitioner to respond to the attached memo.

It is not necessary to prepare a separate landscape proposal for the pool at this time. This office will include the resolution of this issue on the Final Landscape Plan that will be required prior to the issuance of any grading or building permits.

ggl  
Enc.  
WRIGHT.PRO/TXTGGL

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 11, 1991  
Zoning Administration and  
Development Management

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

SUBJECT: Wright Property, Item No. 147

In reference to the Petitioner's request, staff offers the following comments:

Should the petitioner's request be granted, this office recommends that the area of the pool adjacent to Marburg Manor Lane be landscaped to mitigate the impact of the pool's proximity to the road.

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

PK/JL/rdn  
ITEM147/TXTRO2

NOV 29 1991  
OFFICE OF PLANNING & ZONING

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

November 1, 1991

Henry M. Wright, Jr.  
922 Rolandvue Avenue  
Towson, Maryland 21204

**COPY**

Re: CASE NUMBER: 92-135-A  
LOCATION: SEC Marburg Manor Drive and Laurel Circle, Lot #11, Block G, Seminary Overlook #1 Laurel Circle - currently known as 1100 West Seminary Avenue 7th Election District - 3rd Councilmanic

Dear Petitioner(s):

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

1) Your property will be posted on or before October 13, 1991. The closing date is October 28, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

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,  
G. G. Stephens  
(301) 887-3391

cc: Michael L. Snyder, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

November 1, 1991

Henry M. Wright, Jr.  
922 Rolandvue Avenue  
Towson, Maryland 21204

Re: CASE NUMBER: 92-135-A

Dear Petitioners:

Please be advised that your file has been reviewed. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in two local newspapers and that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner  
of Baltimore County, Maryland

cc: Michael L. Snyder, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

May 15, 1992

Michael L. Snyder, Esquire  
400 Allegheny Avenue  
Towson, MD 21204

RE: Seminary Overlook  
1100 Seminary Avenue  
Zoning Case #92-135-A  
Compliance with Restriction #2  
8th Election District

Dear Mr. Snyder:

As a result of the plan changes during the public hearing process, the purpose of this letter is to inform you of requirements of the Baltimore County Zoning Regulations and Policies as they apply to the above-referenced lot and subdivision. The Zoning Commissioner's restriction #2 requires compliance with these "Comments and/or requirements". Please be aware that these comments pertain to zoning issues only and are not intended to address the concerns of any other agency. The following comments are generalized and do not necessarily identify all details necessary to determine final compliance for zoning approvals:

The required variances are from Sections V.B.6.a, V.B.9 (C.M.D.P.) and Section 1B01.2.C.3 (B.C.Z.R.). These require a 25 foot window to street right-of-way and a 50 foot building to street centerline distance for the principal use (dwelling) shown on previous plans as an accessory structure (garage). Also, a variance is required from Section 40D.1 (B.C.Z.R.) to permit the swimming pool (shown to be removed on the approved F.D.P.) to be located in the side yard and outside of the third of the lot farthest from the street.

*Michael Snyder*

COADY & FARLEY  
ATTORNEYS AND COUNSELLORS AT LAW  
400 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 337-0200

January 10, 1992

Mr. Lawrence E. Schmidt  
Zoning Commissioner for Baltimore County  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Case No. 92-135-A

Dear Lawrence:

This letter will confirm our telephone conversation of last week. I represent Mr. Henry M. Wright, Jr., the Petitioner in the captioned case.

Enclosed please find a copy of your Findings of Fact and Conclusions of Law in this matter dated December 20, 1991.

After receiving this I telephoned you and explained that the garage has been used as a servants apartment or quarters for many decades, and that Mr. Wright intends to continue such usage for the estate. You requested that I send you this letter requesting that you amend your Order and remove Paragraph 3). Please send me a copy of your amended Order at your earliest convenience.

Thank you again for your cooperation throughout this entire matter.

Sincerely,  
Michael L. Snyder

RECEIVED  
JAN 13 1992  
ZONING OFFICE

COADY & FARLEY  
ATTORNEYS AND COUNSELLORS AT LAW  
400 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 337-0200

October 7, 1991

Mr. G.G. Stephens  
Baltimore County Office of  
Zoning Administration and  
Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Case Number: 92-135-A  
Location: SEC Marburg Manor Drive and Laurel Circle, Lot No. 11, Block G, Seminary Overlook #1 Laurel Circle - currently known as 1100 West Seminary Avenue 8th Election District - 3rd Councilmanic

Dear Mr. Stephens:

Thank you for your letter dated October 3 regarding the captioned variances.

In the consideration of the requested variances, we ask that the Zoning Commissioner consider the hardship that would be involved if the zoning office required that the swimming pool and garage comply with current zoning requirements.

Current zoning requirements require that a swimming pool be located in the rear yard of a dwelling. This swimming pool was installed many decades ago, prior to the time that the zoning requirements existed for the location of pools. It would present an extreme hardship to require this pool to be re-located into the rear yard.

The garage was also constructed prior to zoning regulations which placed a limit on the height of a garage. It is obvious that this is an extremely tall and unusual house, with its height being in excess of 40 feet. The garage was constructed as an architecturally compatible accessory structure. The existing height of this garage, approximately 28 feet, is compatible with the house. It would obviously be an extreme

PLEASE PRINT CLEARLY

| NAME               | ADDRESS                               |
|--------------------|---------------------------------------|
| Wright, H.M., Jr.  | 922 Rolandvue Ave<br>Towson, MD 21204 |
| See Coady & Farley | 400 Allegheny Ave<br>Towson, MD 21204 |

INDIVIDUAL DEED—COADY & FARLEY—ATTORNEYS-AT-LAW—400 ALLEGHENY AVE., TOWSON, MD 21204

This Deed, Made this 17th day of August, in the year one thousand nine hundred and ninety-one, by and between MARY HOCKING MARBURG—

of Baltimore County—State of Maryland—, of the first part, Grantor, and HENRY M. WRIGHT, JR., of Baltimore County, State of Maryland, of the second part, and SEMINARY OVERLOOK LIMITED PARTNERSHIP, a Maryland Limited Partnership ("SEMINARY") for the limited purposes of the restrictions and easements described in Exhibits A and B hereto, party of the third part, of the second part, WITNESSETH: that in consideration of the sum of \$750,000.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto HENRY M. WRIGHT, JR., his personal representatives and assigns, in fee simple, all those—lot(s) of ground situate in Baltimore County— in the State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots Nos. 9, 10, 11, 12, 13, and 14, all as shown on the Plat entitled "PLAT 7 SEMINARY OVERLOOK", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 61, folio 51.

BEING a portion of the property which by Deed dated November 2, 1939 and recorded among the Land Records of Baltimore County, Maryland in Liber C.W.B. Jr. No. 1078, folio 406, was granted and conveyed by Safe Deposit and Trust Company of Baltimore, Trustee, unto Francis Grainger Harburg and Mary Hocking Harburg, his wife, as tenants by the entireties. The said Francis Grainger Harburg having departed this life on May 10, 1988, thereby vesting title solely in the said Mary Hocking Harburg.

THE party of the second part, Grantee, makes oath that the residence on the property hereby conveyed will be occupied by Grantee.

THE IMPROVEMENTS thereon now being known as No. 1100 West Seminary Avenue.

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

ATTORNEY

Petitioner's Exhibit No. 3 file  
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt, Zoning Commissioner - OPZ  
DATE: November 29, 1991  
FROM: Avery Harden, Landscape Planner  
SUBJECT: CASE NO. 92-135-A  
WRIGHT PROPERTY, ITEM No. 147

Regarding the above referenced item, this letter is in response to your office asking the petitioner to respond to the attached memo.

It is not necessary to prepare a separate landscape proposal for the pool at this time. This office will include the resolution of this issue on the Final Landscape Plan that will be required prior to the issuance of any grading or building permits.

gg1  
Enc.  
WRIGHT.PRO/TEXTGL

REC-04 791 1284 to 25164 FROM G.M.S. 1-103 F.L.C.  
Petitioner's Exhibit No. 4

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration and Development Management  
DATE: November 13, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting of October 8, 1991  
Revised Comments for Item 147  
Seminary Overlook, Lot 11, Block G

The existing swimming pool may remain as shown in close proximity to the property roadway right-of-way if the following conditions are met:

1. The proposed retaining wall is to be outside of the County right-of-way.
2. The design of the proposed retaining wall is to be aesthetically pleasing and is subject to approval by the Department of Public Works.

ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Petitioner's Exhibit No. 5  
1078-400

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act or thing whatsoever to encumber the property hereby conveyed that will warrant specially the property hereby granted and that they will execute such further assurances of the same as may be requisite

Witness the hands and seals of said Grantors

|                 |                   |        |
|-----------------|-------------------|--------|
| Test            | John B Corretti   | (Seal) |
| Hilford A Tyler | Louise H Corretti | (Seal) |
|                 | Charles H Ernst   | (Seal) |
|                 | Nary Ernst        | (Seal) |

State of Maryland Baltimore City to wit

I hereby Certify that on this 2nd day of November in the year one thousand nine hundred and thirty-nine before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City aforesaid personally appeared John B Corretti and Louise H Corretti his wife and Charles H Ernst and Nary Ernst his wife the grantors named in the above Deed and they acknowledged the foregoing Deed to be their act and deed and they acknowledged the foregoing Deed to be their act and deed

Witness my hand and Notarial Seal

Hilford A Tyler  
Notary Public (Notarial Seal)

Recorded Nov. 3, 1939 at 1 P M and exp per C William Brown Jr- Clerk

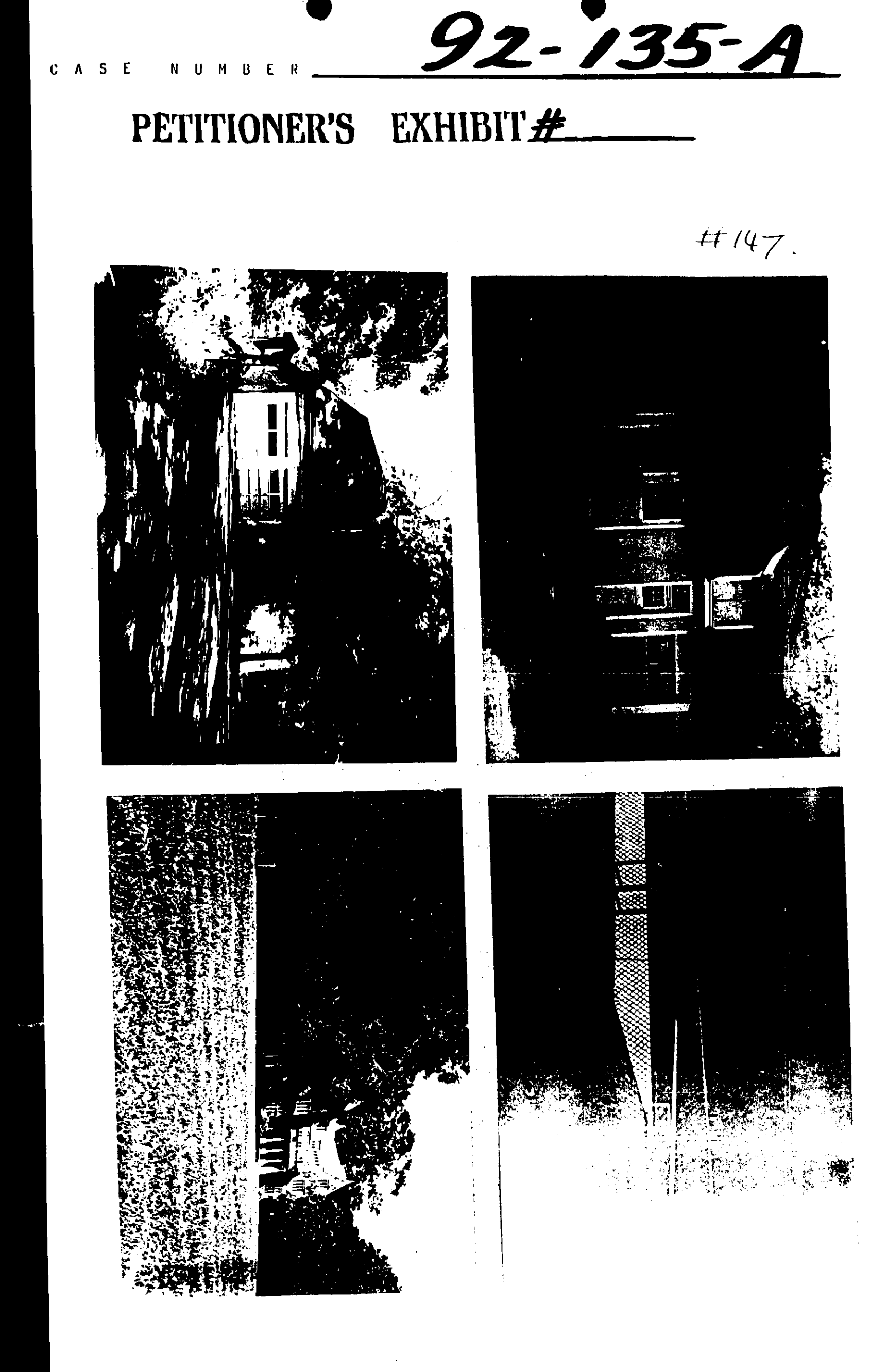
No 135390

This deed made this 2nd day of November in the year one thousand nine hundred and thirty-nine by and between Safe Deposit and Trust Company of Baltimore (Francis Granger Harburg & wife Trustee as hereinafter mentioned) a body corporate duly incorporated under the Laws of the State of Maryland party of the first part and Francis Granger Harburg and Mary Hocking Harburg his wife of Baltimore County in the State of Maryland parties of the second part

Whereas Frank S Humbleton late of Baltimore County deceased by his last Will and Testament dated June 30, 1900 and duly recorded in the office of the Register of Wills for Baltimore County in Wills Liber J J F No 15 Folio 100 devised and bequeathed the rights of occupancy of his property hereinafter described for life to his wife Anna Brooks Crawford Humbleton and by said last Will also devised and bequeathed the rest and residue of his estate to the party of the first part herein with full power to sell any part thereof without any obligation on the part of the purchaser to see to the application of the purchase money and whereas the said Anna Brooks Crawford Humbleton departed this life on July 14, 1939 and

Whereas the said Safe Deposit and Trust Company of Baltimore Trustee as aforesaid in the exercise of the power of sale conferred upon it by the said Will has sold to the said parties of the second part herein the parcel of land hereinafter described at and for the sum of Seventy-five thousand dollars (\$75,000.00)

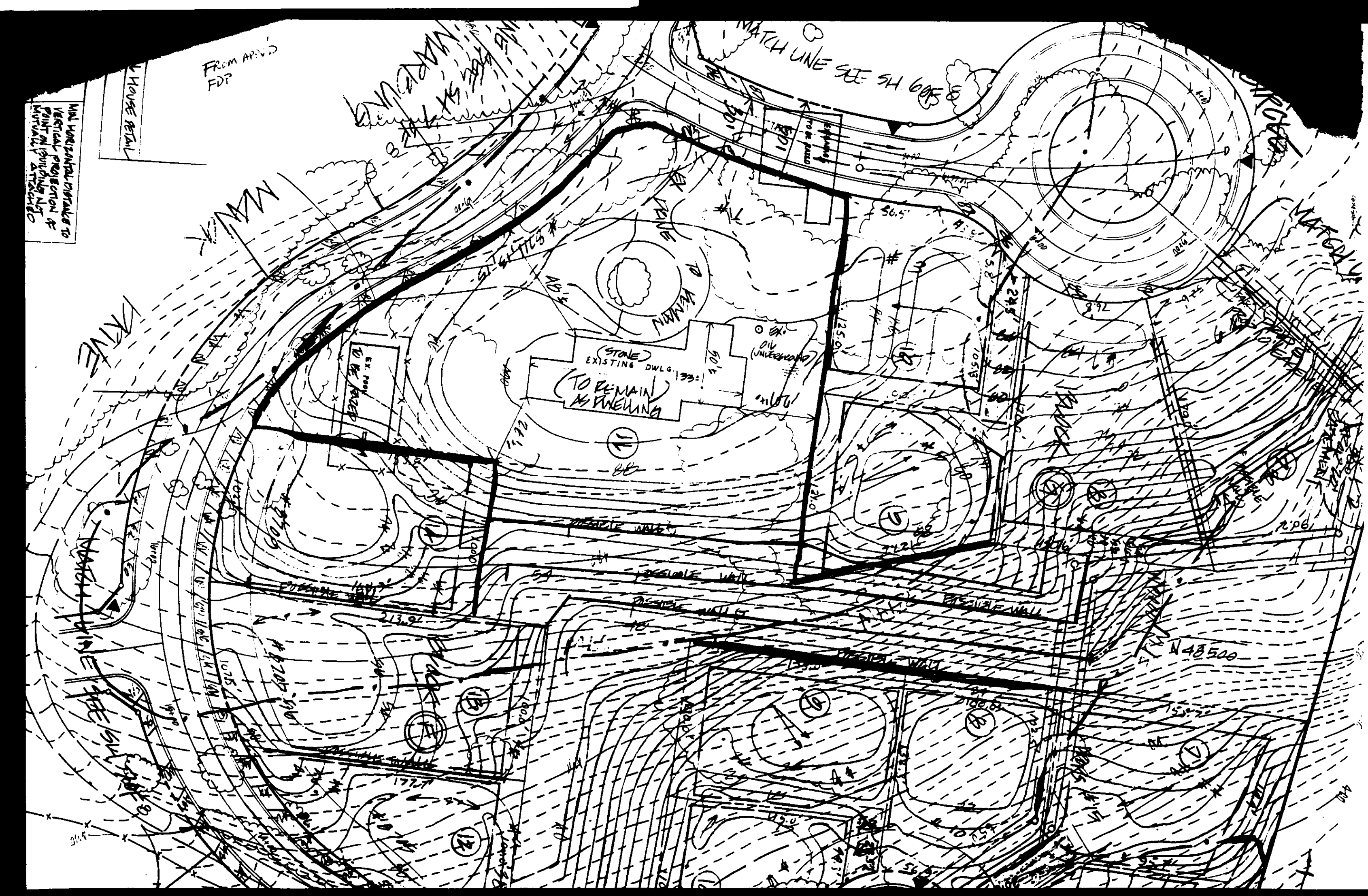
Now Therefore this deed witnesseth that in consideration of the premises and the said sum of Seventy Five thousand (\$75,000.00) dollars the receipt whereof is hereby acknowledged the said party of the first part in pursuance of the power and authority conferred

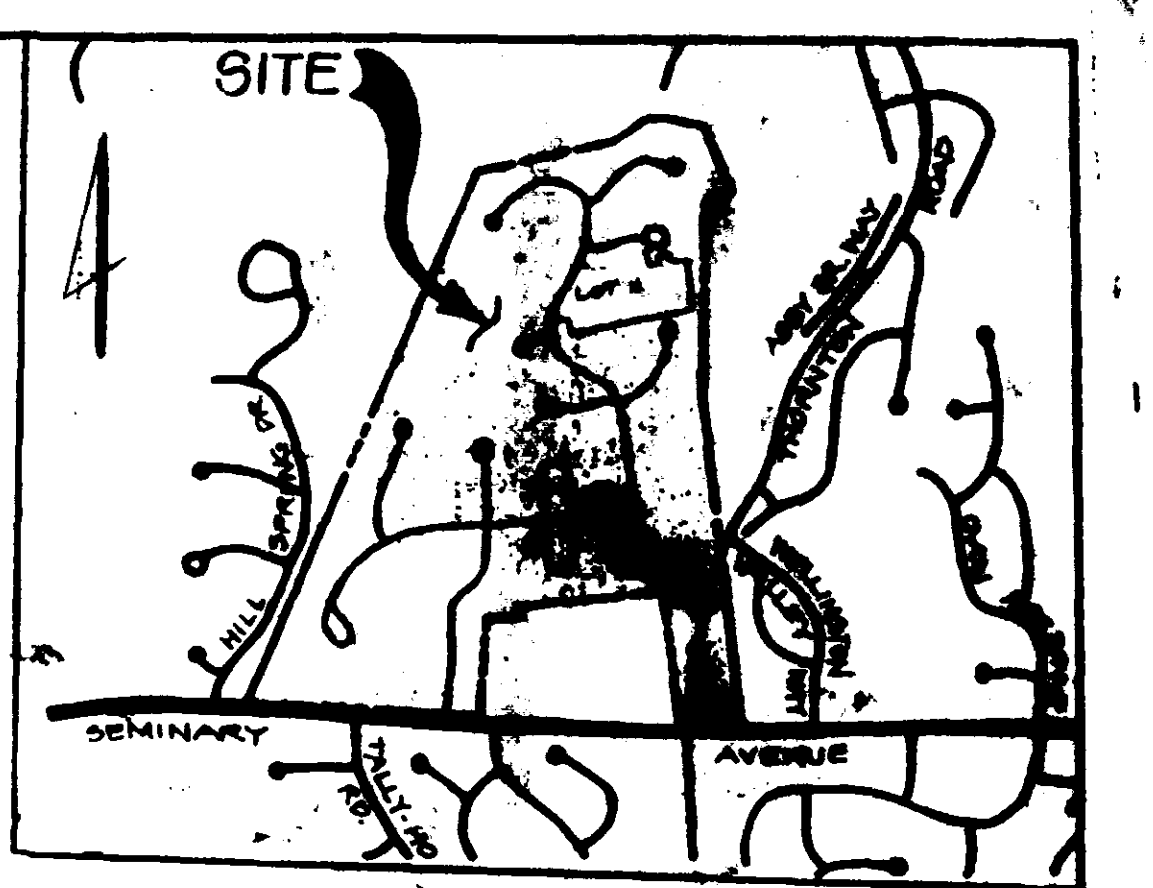
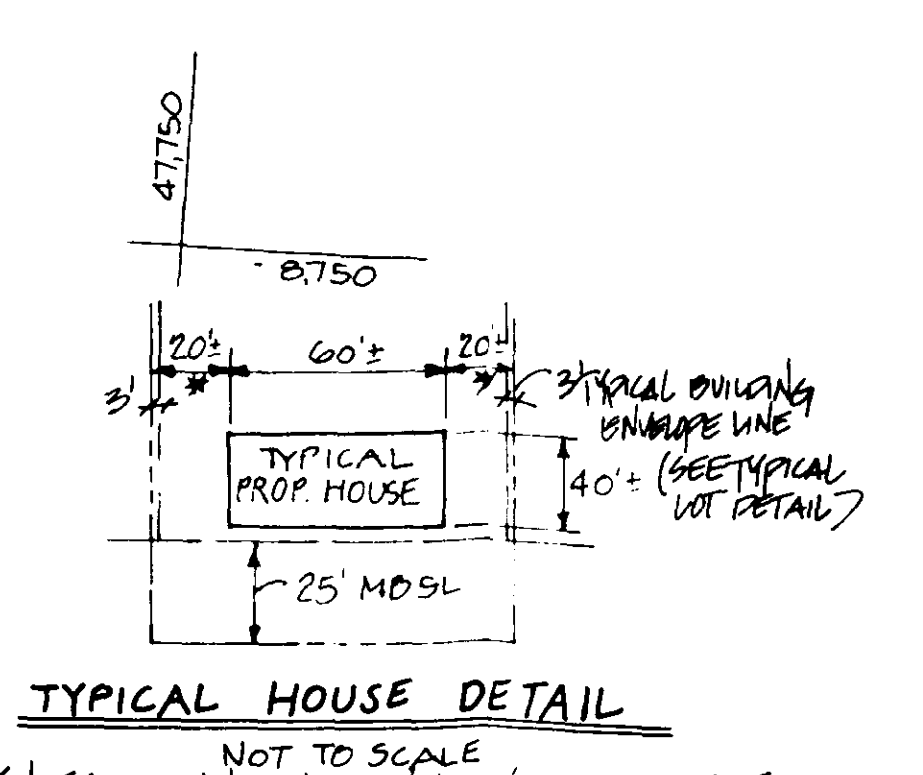
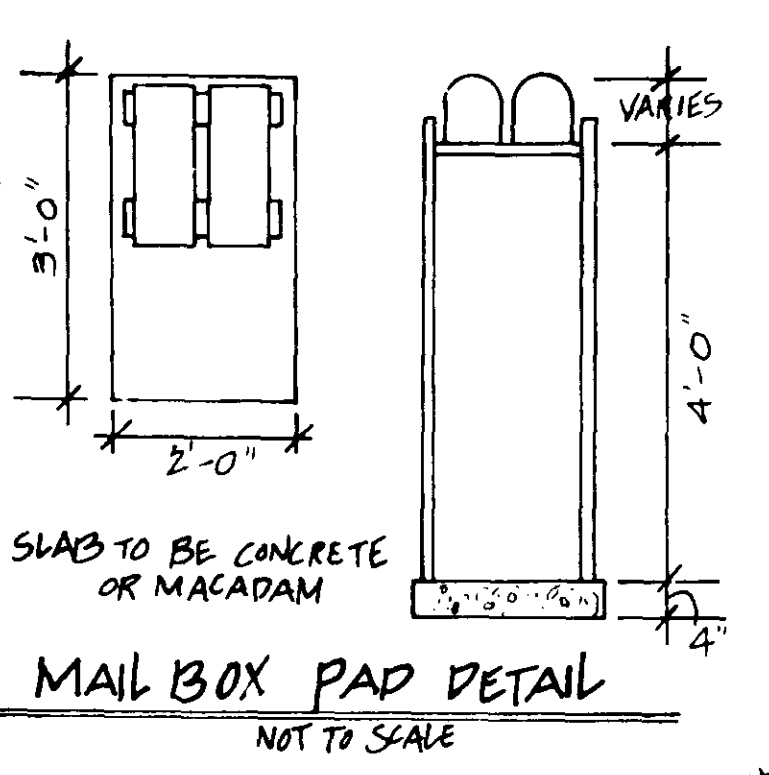
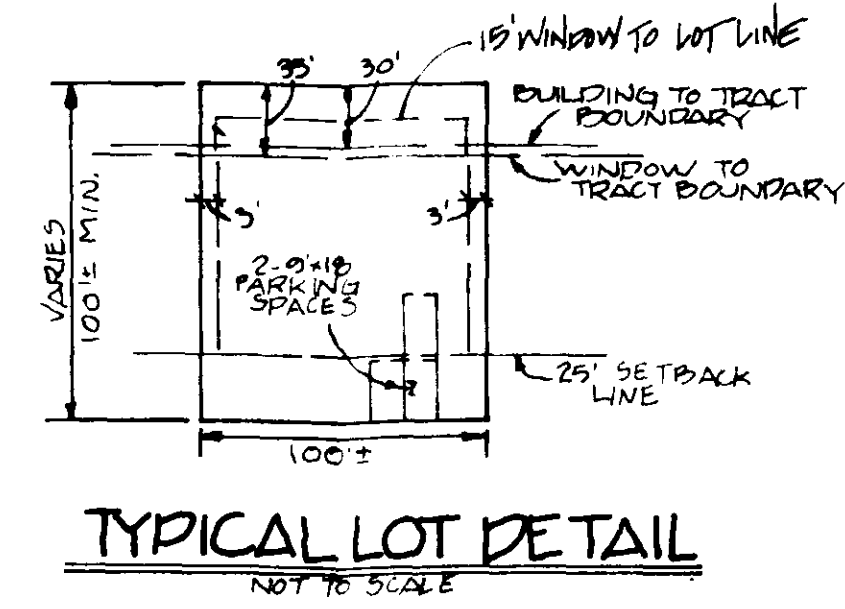
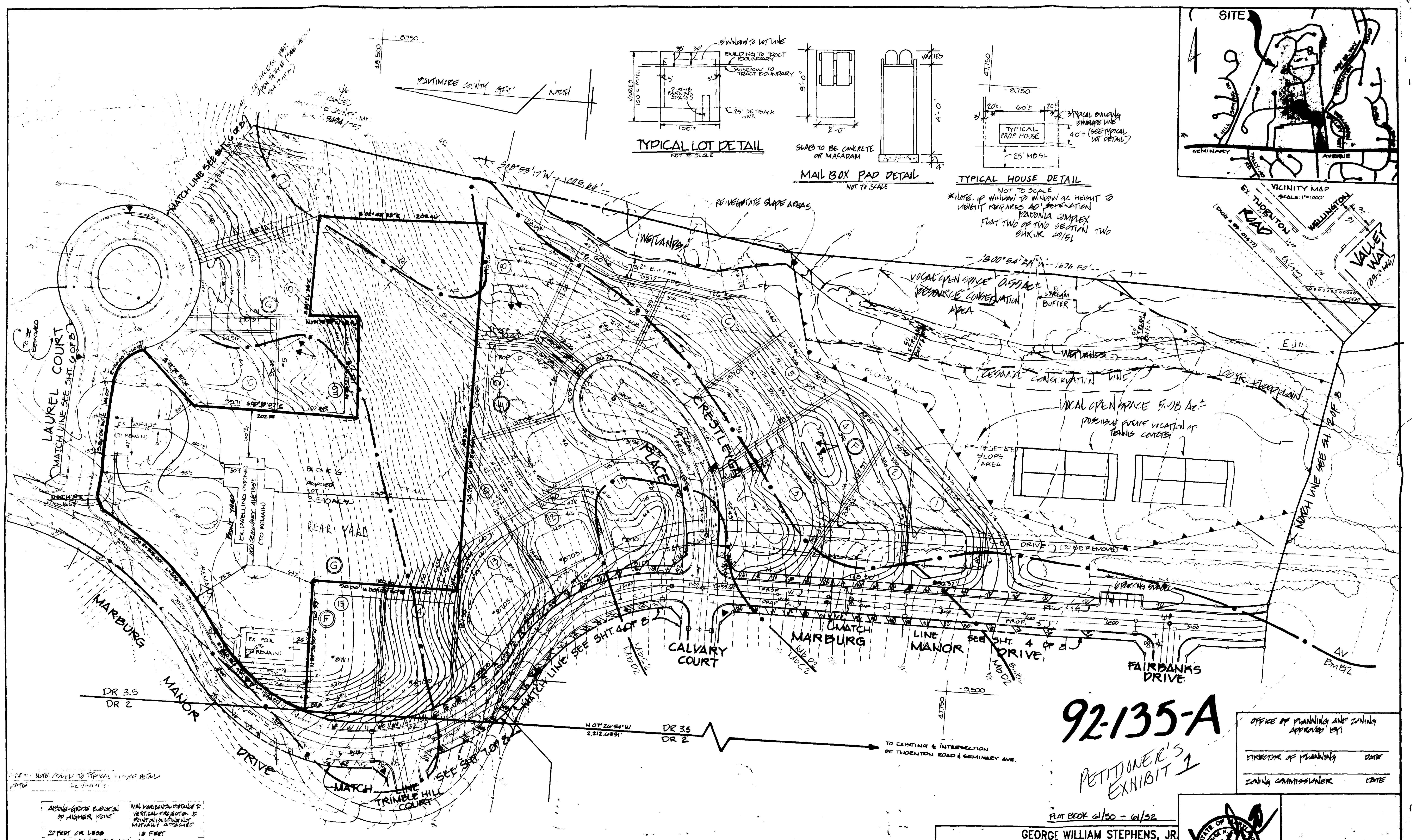


From App'd FDP

### GENERAL NOTES

1. SITE COVERAGE - DEMO COVERAGE = 105.98 AC. NET COVERAGE = 104.91 AC.
2. DENSITY CALCULATIONS - US 28 AC X DR 2 = 194.80 DWELLING UNITS ALLOWED  
40.19 AC X DR 3.9 = 156.34 DWELLING UNITS ALLOWED  
TOTAL DWELLING UNITS ALLOWED = 351.14  
TOTAL DWELLING UNITS PROPOSED = 177 SINGLE FAMILY UNITS FOR SALE
3. C.R.P. APPROVED ON JULY 19, 1989
4. PARKING REQUIRED = 2 SPACES X 177 LOTS = 354 PARKING SPACES  
PARKING PROVIDED = 354 SPACES
5. OPEN SPACE REQUIRED = 650 SQ FT X 177 LOTS = 115,050 SQ FT = 2.6 AC  
OPEN SPACE PROVIDED = 18.49 AC ± (USGS 0.35 AC ± IF SWIM FACILITY IS REQUIRED AS NOTED ON SHEET TAP 6)
6. SETBACKS REQUIRED - WINDOW TO WINDOW - 40' BUILDING TO EX. R/W - 25' BUILDING HEIGHT BY ZONE  
WINDOW TO STREET R/W - 25' BUILDING TO EX. R/W C/L - 20'  
WINDOW TO TRACT BOUNDARY - 35' BUILDING TO PROPOSED R/W - 0'  
WINDOW TO PROPERTY LINE - 15' BUILDING TO TRACT BOUNDARY - 30'
7. HEIGHT TO HEIGHT REQUIREMENTS - HEIGHT = 0-20' - 16' SEPARATION HEIGHT = 30'-40' - 40' SEPARATION  
20-25' - 25' SEPARATION 40'-50' - 60' SEPARATION  
25-30' - 30' SEPARATION 50'-60' - 75' SEPARATION
8. ENVELOPES SHALL BE USED FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, PORCHES AND PROJECTIONS WHOSE VERTICES MAY BE LOCATED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 401 AND 901 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO ZONING AND APPLICABLE BUILDING PERMITS)
9. ACCESSORY STRUCTURES, PORCHES AND PROJECTIONS WHOSE VERTICES CANNOT BE LOCATED IN FLOOD PLAIN AREAS AS HYDRO SOILS, RESOURCES CODES OR STREAM BUFFERS.
10. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR THE PURPOSE OF SUPPORTING DWELLINGS OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
11. THE EXACT LOCATION OF CURBS CURBS FOR DRIVEWAY OR PARKING AND ENTRANCES IS TO BE DETERMINED BY OWNER UPON EACH BUILDING NUMBER BEING AVAILABLE FOR FUTURE INSTALLATION OF STREET CURBS
12. IF DRIVEWAY, UTILITY AND WALKWAY ENCOUNTERS ARE PROVIDED, THAN AT LEAST 5' FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS
13. THIS DEVELOPMENT PLAN COMPLIES WITH THE CRP PLAN AND ALL CRP COMMENTS.
14. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. 1989 REFERENCED - 1078/100 OWNER - MARVIN M. MARSHALL, JR. 191X 910, 2007 WEST JUPPA ROAD, ROCKFORD, MARYLAND 21150
16. TAX ACCOUNT NO. - 08-19-022002
17. NO CLEARING OR GRADING OR CONSTRUCTION IS ALLOWED WITHIN 50 FT. STREAM BUFFER, RESOURCES CONSERVATION DESIGN OR AREAS OF 20% OR GREATER SLOPE EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPT. OF PUBLIC WORKS.
18. NOT PREPARED BY...





NOTE: MINIMUM TO BE MAINTAINED TO REMAIN

| ADVERSE-SLOPE ELEVATION OF HIGHER POINT | MIN. HORIZONTAL DISTANCE TO VERTICAL PROJECTION OF POINT (INCLUDING ANY MINUTELY ATTACHED) |
|---|--|
| 30 FEET OR LESS                         | 10 FEET  |
| MORE THAN 30 FEET AND UNTO 40'          | 25'  |
| " " " " " " 40'                         | 30'  |
| " " " " " " 40'                         | 40'  |
| " " " " " " 50'                         | 50'  |
| " " " " " " 60 FEET                     | 60 FEET  |

MINIMUM HORIZONTAL SEPARATION OF BUILDINGS SINGLE FAMILY HOMES

**VARIANCE PLAN**  
 LOT II  
 BLK. G

PRIOR ZONING HEARING: CHEESAPEAKE BAY CRITICAL AREA SEWER WATER 1" = 200' ZONING MAP

NONE  
 NO PRIVATE PUBLIC NW 12-B

**92-135-A**  
 PETITIONER'S EXHIBIT 1

OFFICE OF PLANNING AND ZONING APPROVED BY:  
 DIRECTOR OF PLANNING DATE  
 ZONING COMMISSIONER DATE

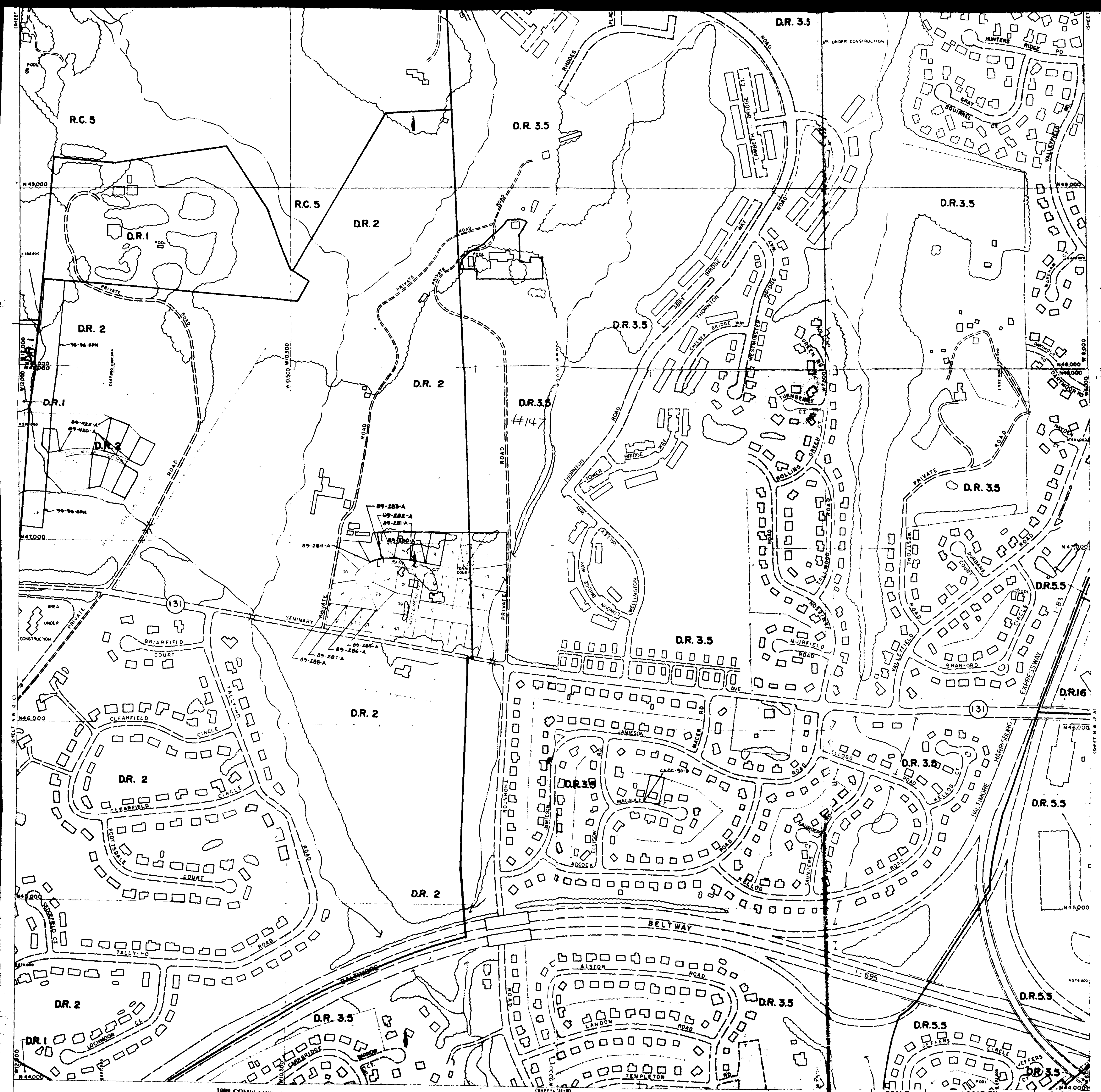
**GWS**  
 GEORGE WILLIAM STEPHENS, JR.  
 AND ASSOCIATES, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 658 KENILWORTH DRIVE, SUITE 100  
 TOWSON, MARYLAND 21284  
 (301) 825-8120



|   |   |   |   |                          |   |
|---|---|---|---|--------------------------|---|
| DATE: 7/17/99<br>CHECKED: [Signature]<br>DRAWN: [Signature] | PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE OF ACCESSORY STRUCTURE IN FRONT YARD (SEC. 400.1 GARAGE & SWIMMING POOL) | OWNER: HENRY M. WEIGHT JR.<br>922 ROLAND VIEW AVE.<br>TOWSON, MD 21284<br>MIAE SYNCEK PL 597-0200 | 8TH ELECTORAL DISTRICT<br>BALTIMORE COUNTY, MARYLAND<br>COUNCILMANS DISTRICT #3 | <b>SEMINARY OVERLOOK</b> | SHEET 1 OF 1<br>DATE: JULY 17, 1999<br>SCALE: 1" = 50'<br>CONTRACT NUMBER: 92-111 |
|---|---|---|---|--------------------------|---|



SCALE 1" = 200' ±  
 LOCATION TIMONIUM  
 SHEET N.W. 13-B  
 DATE OF PHOTOGRAPHY JANUARY 1986



S-3E  
**92-135-A**  
 1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 17, 1988  
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY SUCHART-HORN, INC. BALTIMORE, MD. 21216

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

SCALE 1" = 200' ±  
 LOCATION LUTHERVILLE  
 SHEET N.W. 12-B  
 DATE OF PHOTOGRAPHY JANUARY 1986