

IN RE: PETITION FOR VARIANCE
North end of Verdant Road,
652' N. of Caves Valley Road
(11111 Verdant Road)
3rd Election District
3rd Councilmanic District
Martin R. Resnick, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-180-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 11111 Verdant Road located in the Caves Valley subdivision in northern Baltimore County. The Petition was filed by the owners of the subject property, Martin R. and Thalia D. Resnick. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 25 feet in lieu of the permitted 15 feet to be located in the side yard in lieu of the required rear yard, as more particularly described on an amended site plan of the property, identified as Petitioner's Exhibit 1, last revised on December 14, 1993.

As indicated above, this Petition was filed as an Administrative Variance pursuant to Section 26-127 of the Baltimore County Code. That Section permits consideration of certain variances for owner-occupied properties without mandating a public hearing. Rather, notice of such a Petition for Administrative Variance may be posted on the property, and if a public hearing is not requested by an interested neighbor, or required by the Zoning Commissioner within the requisite 15-day posting period, the Petition can be considered without a hearing. In this case, the matter came before me and was ripe for disposition on November 29, 1993. However,

upon review of the documentation in the case file, I found several discrepancies and by letter dated December 2, 1993 to the Petitioners' architect, requested clarification of the site plan submitted and raised several questions. In order to resolve the concerns raised by me, the Petitioners' architect resubmitted the site plan and by cover letter dated December 15, 1993, resolved the questions and issues raised by me. Accordingly, a decision in the matter will be rendered based upon the revised site plan dated December 14, 1993.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (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 the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 407.1 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.

THHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of December, 1993 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 25 feet in lieu of the permitted 15 feet to be located in the side yard in lieu of the required rear yard, as more

particularly described on an amended site plan of the property, revised December 14, 1993 and identified herein as Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the detached 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.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/30/93
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



December 29, 1993

(410) 867-4396

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Mr. & Mrs. Martin R. Resnick
11111 Verdant Road
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
North end of Verdant Road, 652' N. of Caves Valley Road
(11111 Verdant Road)
3rd Election District - 3rd Councilmanic District
Martin R. Resnick, et ux - Petitioners
Case No. 94-180-A

Dear Mr. & Mrs. Resnick:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 the Zoning Administration and Development Management office at 887-1391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

file

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 11111 VERDANT ROAD, OWINGS MILLS MD. 21117 which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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, hereby petition for a Variance from Sections

400.1, 400.3 To allow an accessory structure (detached garage) with a height of 25 ft. to be located in the side yard in lieu of the permitted 15 ft height and rear yard respectively.

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

OWNER REQUIRES 6 CAR GARAGE. (CURRENTLY HAS 3 CAR GARAGE).
CREATING CONDITIONS AND LOCATION OF EXISTING TENNIS COURT
PROHIBIT LOCATING NEW 3 CAR GARAGE BEHIND REAR OF HOUSE.

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.

Contact: Purchaser/Lender

Type or Print Name:

Signature:

Address:

City:

State:

Zip Code:

Attorney for Petitioner

Type or Print Name:

Signature:

Address:

City:

State:

Zip Code:

(We do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s): Martin R. Resnick

(Type or Print Name)

Thalia D. Resnick

(Type or Print Name)

Thalia D. Resnick

(Type or Print Name)

11111 VERDANT ROAD 363-1121

Address

OWINGS MILLS MD 21117

City, Address and phone number of representative to be contacted

LEVIN/BEWEN & ASSOCIATES

15 GREEN SPRING VALLEY RD, OWINGS MILLS

Address

410-581-0104

Phone No.

MD

State

21204

Zip Code

Zoning Commissioner of Baltimore County

ITEM # 185

Affidavit in support of Administrative Variance

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 that 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 11111 VERDANT ROAD

OWINGS MILLS MD 21117

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

OWNER REQUIRES 6 CAR GARAGE.

CURRENTLY HAS 3 CAR GARAGE.

CREATING CONDITIONS AND LOCATION OF EXISTING

TENNIS COURT PROHIBIT LOCATING NEW 3 CAR

GARAGE BEHIND REAR OF HOUSE

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 1111 VERDANT ROAD, OWINGS MILLS MD 21117
(address)

Election District: 3 Councilmanic District: 3

Beginning at a point on the NORTHEAST CORNER
(north, south, east or west)side of VERDANT ROAD which is
(street on which property fronts)at a distance of 652 FEET ±
(number of feet)NORTH of the centerline of the
(north, south, east or west)nearest improved intersecting street CAULEY STREET ROAD
(name of street)which is 50 FEET wide.
(number of feet of right-of-way width)

AS RECORDED IN DEED LIBER 5343, FOLIO 396

(1) N 86° 20' 51" W 790.06 FEET, (2) N 05° 14' 35" E 299.83 FEET

(3) N 89° 17' 55" E 790.25 FEET, (4) S 05° 54' 44" W 360.60 TO
THE PLACE OF BEGINNING.CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3-2 Date of Posting: 11/18/93
 Posted for: Resnick
 Petitioner: Martin & Thalia Resnick
 Location of property: 1111 Verdant Rd., N. West
 Location of Signs: Signs at intersection of property being zoned
 Remarks:
 Posted by: [Signature] Date of return: 11/18/93
 Number of Signs: 1

Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Date 10-28-93

Martin Resnick

1111 Verdant Rd.
(21117)# 010 - Residential (RDM) Variance - \$50.
010 - Sign & Posting - 35

Total \$85

Please Make Checks Payable To: Baltimore County

receipt

94-180-A

Account: R 001 6150

Number 185

Baltimore County Government
Office of Zoning Administration
and Development Management111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 19, 1993

Mr. and Mrs. Martin Resnick
11111 Verdant Road
Owings Mills, Maryland 21117RE: Case No. 94-180-A, Item No. 185
Petitioner: Martin Resnick, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Resnick:

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 indicate the appropriateness of the zoning action requested, but 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 October 28, 1993, and a hearing was 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 preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway AdministrationO. James Lighthizer
Secretary
Hall W. K. Smith
AdministratorMs. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204Re: Baltimore County
Item No. 94-180-A

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

[Signature]

John Contestabile, Chief

Engineering Access Permits

Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 5, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
 Item Nos. 179, 180, 183, 184 and 186.

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 887-3480.

Prepared by: [Signature]
Division Chief: [Signature]

PK/JL:lw

ZAC:179/20NE/ZAC:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCETO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: November 15, 1993

FROM: Robert W. Bowling, Senior Engineer
Development Plan ReviewRE: Zoning Advisory Committee Meeting
for November 15, 1993
Item No. 185

The Development Plan Review Section has reviewed the subject zoning item. Label the existing 15-foot drainage and utility easement along the east property line and locate the 50-foot drainage and utility easement running through the lot. The proposed garage is located in the existing 15-foot drainage and utility easement.

RWB:s

Baltimore County Government
Department of Permits and Licenses

NOVEMBER 10, 1993

(410) 887-3610

111 West Chesapeake Avenue
Arlington, MD 21204
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

MEETING OF NOVEMBER 8, 1993

Property Owner: Dori Eisenacher and Rick Eisenacher
Location: #7512 Gilley Terrace
Item No.: #178 (jjs)Property Owner: Harry H. Stierhoff, Jr. & Melanie K. Stierhoff
Location: #305 Lenora Avenue
Item No.: #179 (RT)Property Owner: Perry Hall Courts II Joint Venture
Location: #6 Meadowbank Court
Item No.: 180 (RT)Property Owner: Regent Development Company
Location: #1600 York Road
Item No.: #182 (JLJS)Property Owner: Rolling Road Plaza, Inc.
Location: #1100 North Rolling Road
Item No.: #183 (JCM)Property Owner: Frederic W. Shaffer & Cynthia A. Shaffer
Location: #1218 Second Road
Item No.: #184 (JLL)Property Owner: Martin Thalia Resnick & Thalia D. Resnick
Location: #11111 Verdant Road
Item No.: #185 (JJS)Property Owner: Kathleen Ruth Hughes & Richard H. Hughes
Location: #9212 Harford Road
Item No.: #186 (JLL)Property Owner: Garrison Forest Associates, L.P.
Location: #10300 Reisterstown Rd. Garrison Forest Plaza
Item No.: #187 (MCR)Property Owner: Eric H. Wilderson & Kathleen Wilderson
Location: #2276 Monocacy Road
Item No.: #188 (RT)Property Owner: Joseph E. Buchanan, II
Location: Proposed #9712 A & B Magletoad Road
Item No.: #189 (JJS)Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

December 2, 1993

(410) 887-4346

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204Mr. J. Brown
Levin/Brown and Associates
15 Greenspring Valley Road
Owings Mills, Maryland 21117RE: Case No. 94-180-A
Petition for Administrative Variance
Property: 11111 Verdant Road, Owings Mills
Martin Resnick, et ux, Petitioners

Dear Mr. Brown:

Reference is made to the Petition for Administrative Variance for the above property. Therein, relief is requested from Sections 400.1 and 400.4 of the Baltimore County Zoning Regulations to allow a detached garage with a height of 25 ft. to be located in the side yard of the subject property, in lieu of the permitted 15 ft. height and rear yard requirement.

As required by the Baltimore County Code, the subject property was posted and there has been no public request for a hearing. Thus, the matter is now ready for disposition. Although there has been no request for a public hearing, I have several questions in reference to the plans which have been submitted in support of the requested variance. According to these plans, they have been prepared by your office.

An initial plan was submitted with the Petition for Variance dated October 28, 1993. That plan shows a proposed three car garage of rectangular shape, 33 ft. x 25 ft. in dimension. Moreover, the proposed garage is shown to be located three feet from the property line, adjacent to the existing driveway. Moreover, this plan apparently shows a 15 ft. utility lot. The lot is shown to be 524 ft. along its north boundary, 571 ft. along its east boundary, 420 ft. along its south boundary and approximately 580 ft. along its irregularly curved west boundary. Moreover, the plan shows vehicular access to the property by way of Verdant Road, which curves left to right (west to east) and enters the property on the western side.

Mr. J. Brown
Levin/Brown and Associates
15 Greenspring Valley Road
Owings Mills, Maryland 21117
page 2.....

A revised plan was submitted by your office and bears the date, November 26, 1993. This plan shows an L shaped three car proposed garage, roughly 36 ft. in width by 48 ft. in length. Moreover, the garage, although remaining adjacent to the existing driveway, is now shown to be 20 ft. from the property line. Moreover, the property configuration is entirely different than what is shown on the original plan. A 15 ft. drainage and utility easement is shown to the south of the improvements running east to west across lot 1 and a 50 ft. drainage and utility easement further south is located across property identified as lot 1 and lot 2.

Under the appropriate Code regulations, I am empowered to set this matter for a public hearing at my discretion. Normally, I will not require such a hearing if there is no public hearing requested. However, in view of the radically different nature of the proposed plans, as well as the fact that neither plan is sealed by an engineer or surveyor, as required, I will order that this matter be set for public hearing.

I respectfully suggest that a sealed and accurate plan be brought to that hearing so that an intelligent evaluation can be made of the proposed plan.

Lastly, I note that the basis of practical difficulty for the proposed garage is that the Petitioners desire a six car garage in that a three car garage is not sufficient. Although I realize this is a substantially sized dwelling on a large lot, the Petitioners should offer some explanation as to why a six car garage is required, as well as assurance that same will not be converted into a second dwelling or apartment, nor be used for commercial purposes.

Please do not hesitate to contact me should you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
cc: Mr. and Mrs. Martin R. Resnick

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

November 30, 1993

(410) 887-3353

Mr. and Mrs. Martin Resnick
11111 Verdant Road
Owings Mills, Maryland 21117

RE: Case No. 94-180-A, Item No. 185
Petition for Administrative Variance
11111 Verdant Road

Dear Mr. and Mrs. Resnick:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on November 30, 1993 for the above-referenced case.

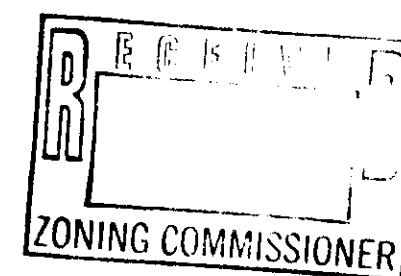
If there are any questions, please do not hesitate to call me at (887-3353).

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

c: Levin/Brown Associates



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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

NOVEMBER 5, 1993

(410) 887-3353

Levin/Brown & Associates
15 Greenspring Valley Road
Owings Mills, Maryland 21117

Re: CASE NUMBER: 94-180-A
ITEM NUMBER: 185
LOCATION: 11111 Verdant Road

Dear Sirs:

Pursuant to review by Mr. Richards and/or his staff, the above matter has been incompletely rendered. Notwithstanding, it was processed through the system; enclosed you will find either a "Notice of Hearing" or "Notice of Case Number Assignment".

Be advised that the closing/hearing date, as indicated on the enclosed "Notice", will stand only if proper documentation is received within two weeks of the date of this letter. Alternatively, this case will be moved four to five weeks further out. To avoid such a delay, you must provide the following:

The Notary section of your petition is incomplete, in that the Affiant does not reside at the property under petition. Please submit new affidavits.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

AJ:ggs

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

November 29, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Piltson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #185 - Resnick Property
11111 Verdant Road
Zoning Advisory Committee Meeting of November 8, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Note: Plan shows new garage being constructed partially in 15' Drainage and Utility Easement and this item is not included on the Variance Request.

JLP:GCS:sp

RESNICK/DEPRM/TXTSBB

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOVEMBER 5, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Martin R. Resnick and Thalia D. Resnick
11111 Verdant Road
Owings Mills, Maryland 21117

Re: CASE NUMBER: 94-180-A (Item 185)
11111 Verdant Road
Wendover Road, 652' +/- S of Carver Forest Road
3rd Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 14, 1993. The closing date (November 29, 1993) 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. They 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 a Baltimore County newspaper. Charges related to the reporting and newspaper 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Levin/Brown & Associates

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on Recycled Paper



Levin/Brown & Associates, Inc.

November 26, 1993

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Ave.
Towson, MD 21204

Attn: Mr. Carl Richards Jr.

Re: Case No. 94-180-A, Item No. 185
Petitioner: Martin Resnick, et al
Petition for Administrative Variance

Dear Mr. Richards:

After reviewing the comments from the development plan review, and consulting with the surveyor, we are revising the plan accordingly and making some new corrections that were discovered. We kindly request to keep the schedule of the zoning advisory committee meeting.

Sincerely,

Talvo Iluyomade
Talvo Iluyomade
Levin/Brown & Associates, Inc.

cc. Arnold Jablon, Director

15 Greenspring Valley Road
Owings Mills, Maryland
21117-4101
(410) 581-0104

(4993L04)

RECEIVED
NOV 26 1993
ZADM



Levin/Brown & Associates, Inc.

December 15, 1993

Mr. Larry Schmidt
Zoning Commissioner
County Courthouse
Room 113
400 Washington Avenue
Towson, Maryland 21204

Re: Resnick Addition - 94-180-A

Dear Mr. Schmidt,

In accordance with our conversation I am enclosing herewith 3 copies of the current site plan and 3 copies of the current architectural plans for the above referenced case. Please note that Mr. Resnick currently owns 5 cars and plans on purchasing an additional vehicle. The location as noted is the only location for the garage that makes sense. The location of the existing drive, steep slopes and currently developed gardens and patios prohibit the siting of the garage to any other area. Please also note that Mr. Resnick does not intend to use the garage as a maintenance facility nor is it intended to be used as a residence.

I hope this answers all of the questions regarding the case. Should you have any additional problems please do not hesitate to call. I look forward to your favorable disposition of the case and will await your reply.

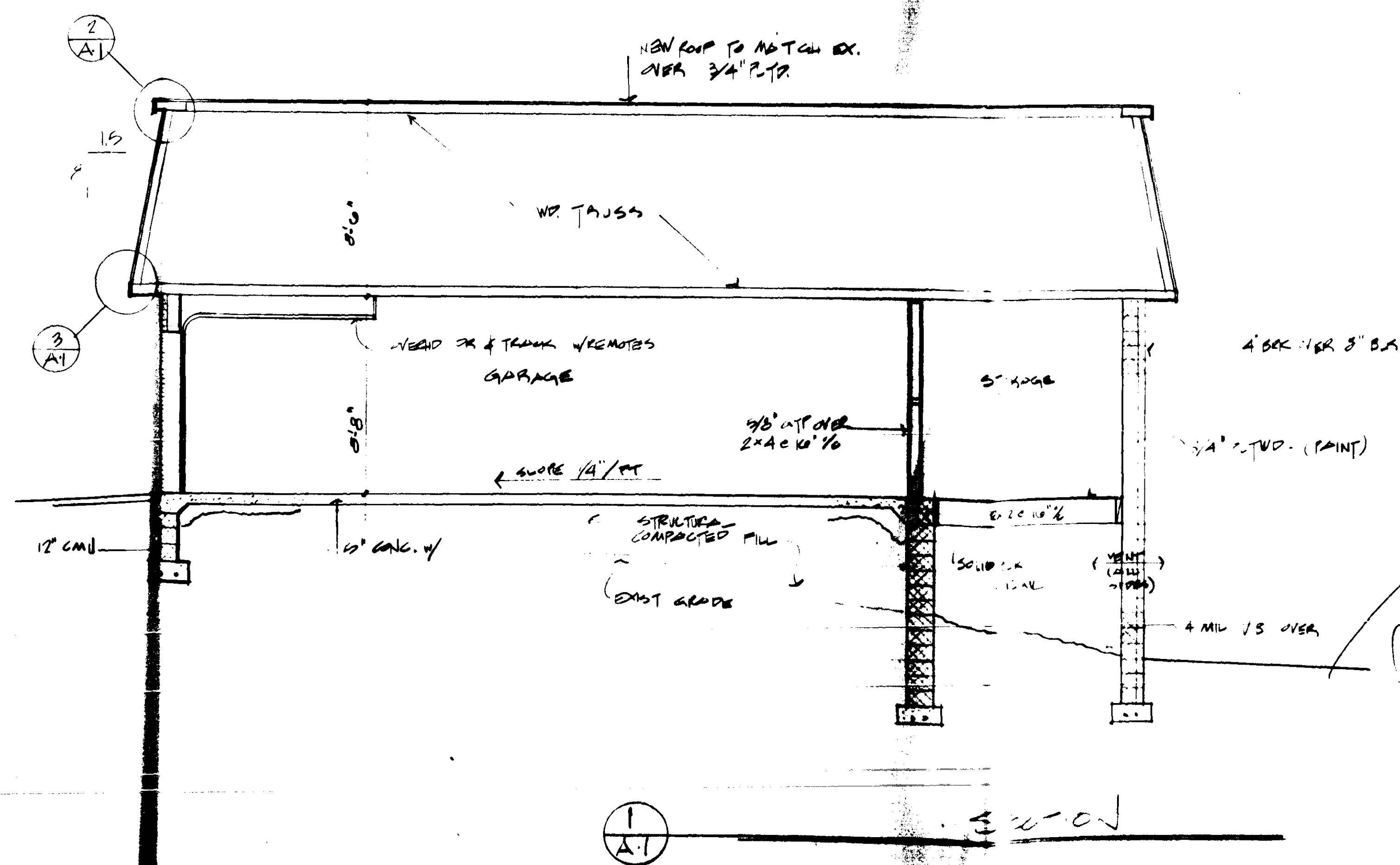
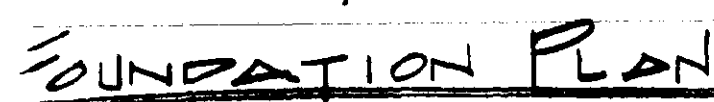
Sincerely,

John I. Brown, AIA
John I. Brown, AIA
Levin/Brown & Associates, Inc.

4993108

15 Greenspring Valley Road
Owings Mills, Maryland
21117-4101
(410) 581-0104

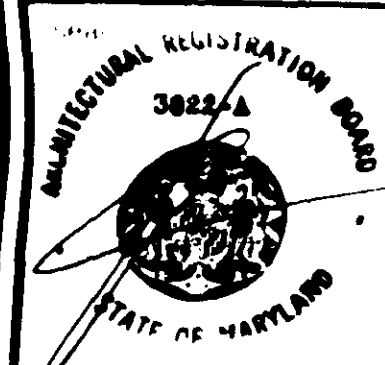




date of revisions

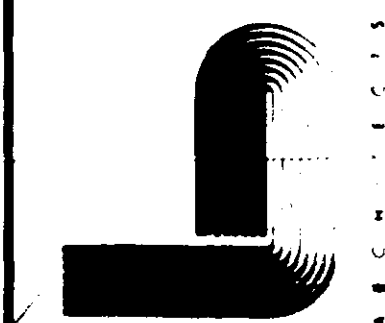
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Levin/Brown & Associates, Inc.

15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
410-581-0104



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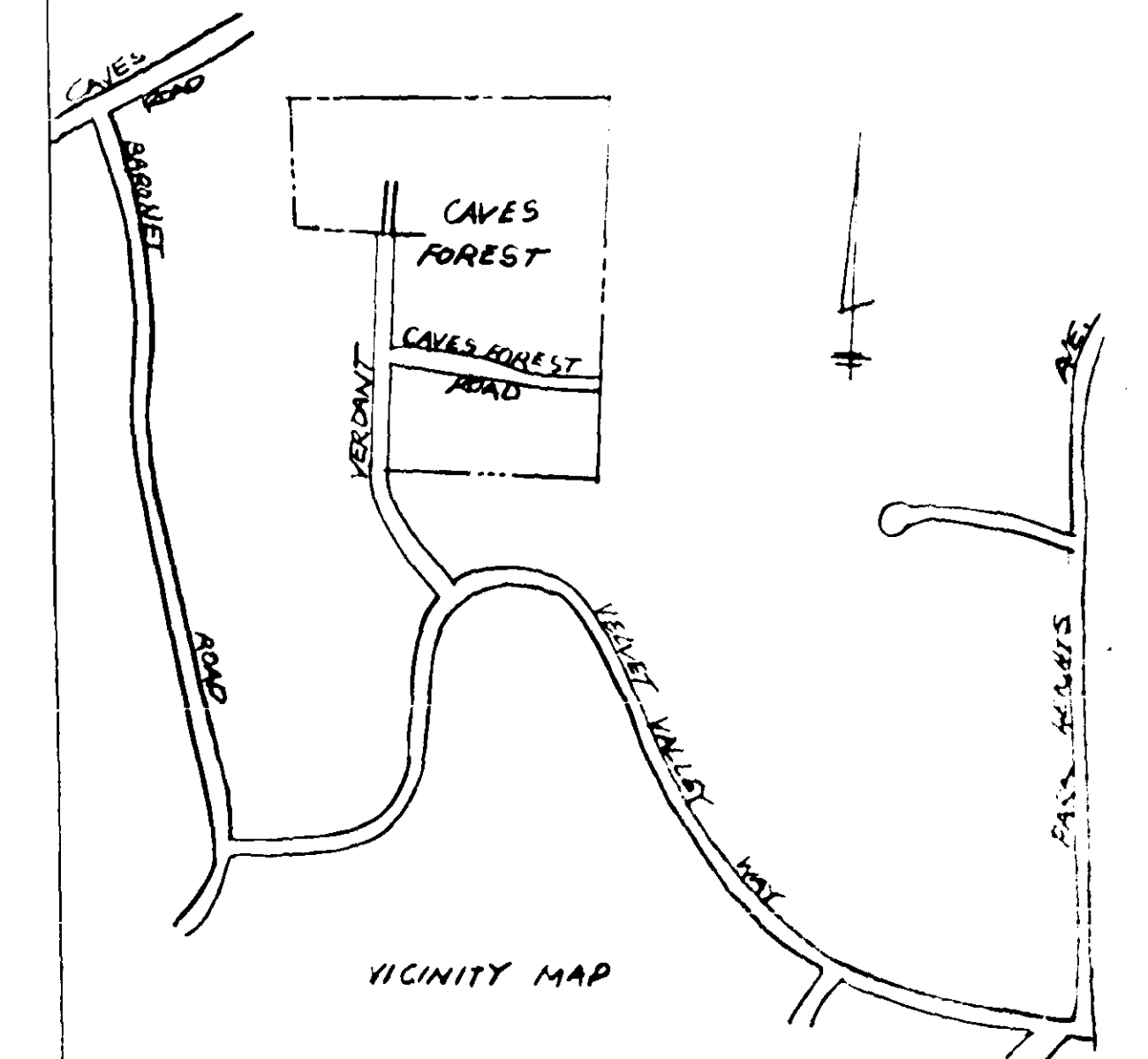
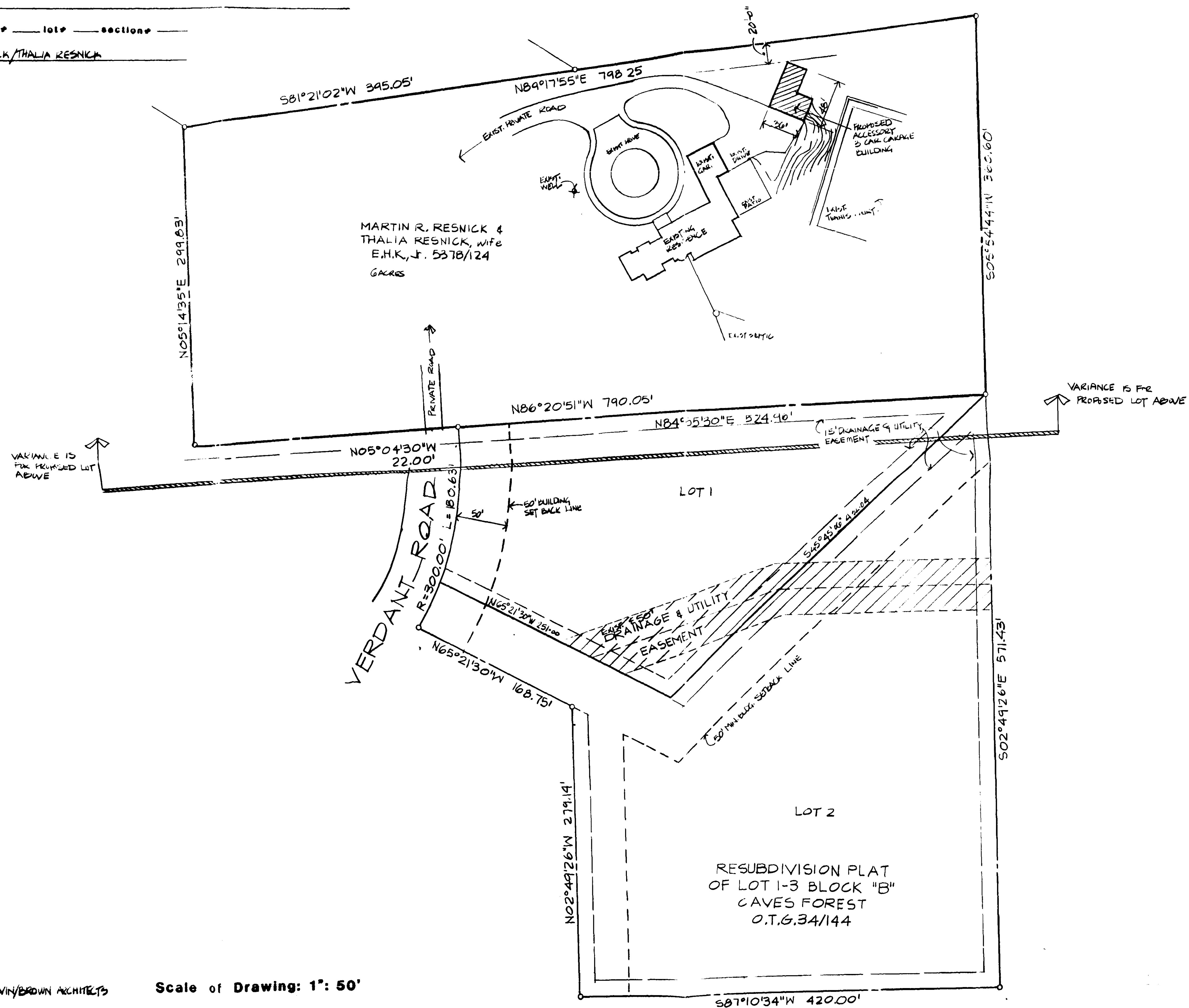
☐ **Special Hearing**

REVISED
CASE # 94-180-A ITEM # 185

Subdivision Name:

What book? _____ folio? _____ lot? _____ section? _____

OWNER: MARTIN R. RESNICK/THALIA RESNICK



Councilmanic District: 3

Election District: 3

1"-200' scale map N.W. 17-F/N.W. 12-F

Zoning: R-C5

Lot Size: 6.000
acreae square feet

PLO-6 PRIVATE
 SEWER: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE



North

date : 11-26-93

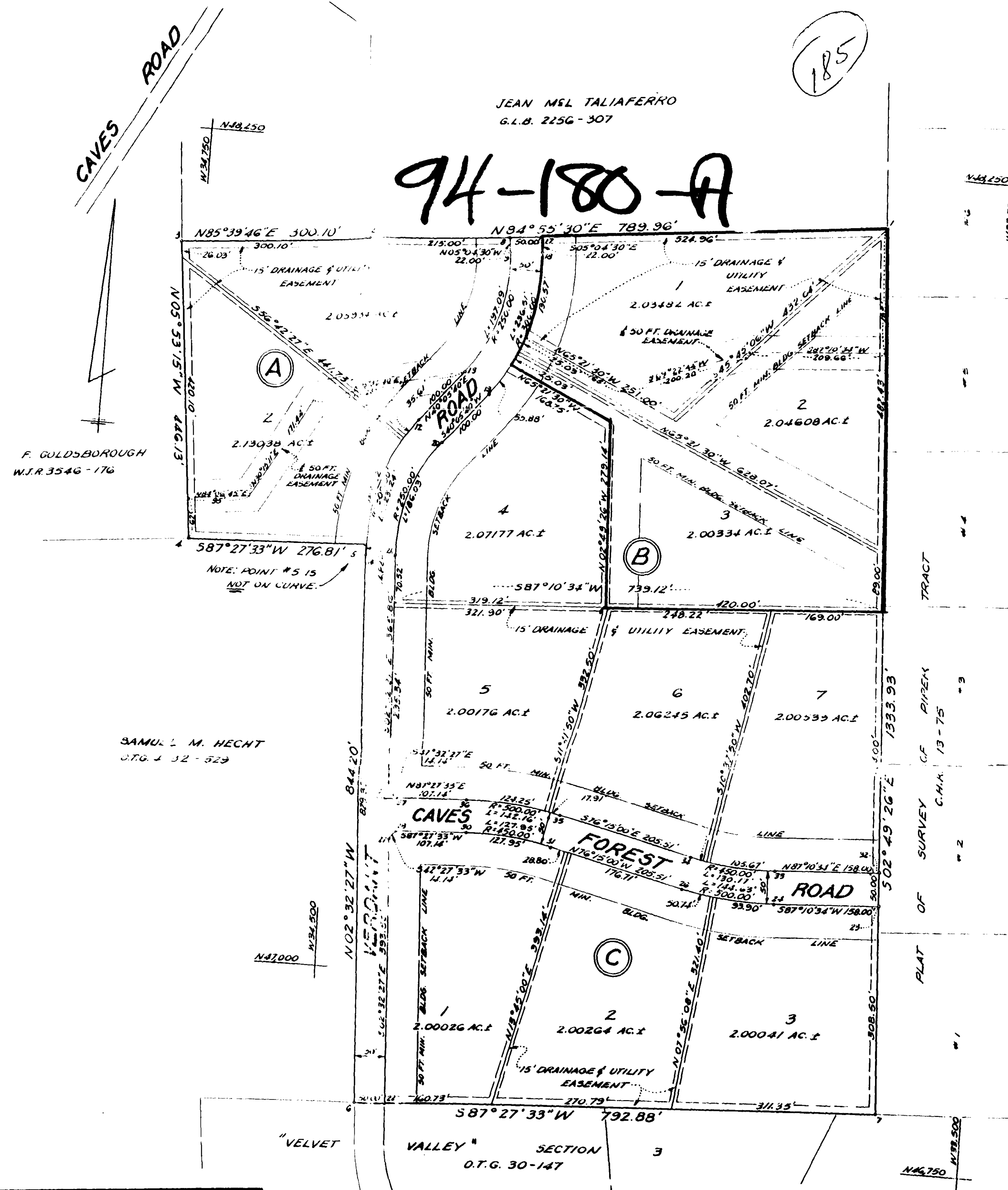
prepared by: LEVIN/BROWN ARCHITECTS

Scale of Drawing: 1": 50'

Zoning Office USE ONLY

reviewed by: ITEM#:

CASE 4:



STATION	TO	RADIUS	LENGTH	CENTRAL ANGLE	ANGULAR DISTANCE	CUMULATIVE BEARING	DISTANCE
13	9	250.00	197.05	45°10'10"	103.99	N 17°30'35"E	192.05
14	12	300.00	223.74	42°38'07"	117.01	N 18°46'36.5"E	218.12
18	19	300.00	236.51	45°10'10"	124.10	S 11°30'35"W	230.43
20	21	250.00	196.03	42°38'07"	97.56	S 18°46'36.5"W	181.77
31	30	150.00	127.95	16°17'27"	64.31	N 84°23'45"W	127.52
34	36	500.00	144.63	16°34'26"	72.83	N 84°32'13"W	144.13
36	35	500.00	142.16	16°17'27"	71.91	S 84°23'43.5"E	141.63
38	33	450.00	130.17	16°34'26"	69.54	S 84°32'13"E	129.72

COORDINATES		
NO.	WEST	NORTH
1	33697.71	48169.79
2	34434.58	48099.91
3	34783.82	48077.21
4	34738.06	47633.43
5	34467.52	47645.70
6	34474.09	46002.39
7	34270.42	46031.48
8	34268.47	46037.01
9	34268.47	46037.01
10	34268.47	46037.01
11	34268.47	46037.01
12	34268.47	46037.01
13	34268.47	46037.01
14	34268.47	46037.01
15	34268.47	46037.01
16	34268.47	46037.01
17	34268.47	46037.01
18	34268.47	46037.01
19	34268.47	46037.01
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21	34268.47	46037.01
22	34268.47	46037.01
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26	34268.47	46037.01
27	34268.47	46037.01
28	34268.47	46037.01
29	34268.47	46037.01
30	34268.47	46037.01
31	34268.47	46037.01
32	34268.47	46037.01
33	34268.47	46037.01
34	34268.47	46037.01
35	34268.47	46037.01
36	34268.47	46037.01
37	34268.47	46037.01
38	34268.47	46037.01

O.T.G. 33 FOLIO 13

RECORDED IN BOOK
AUG 5 1968 at 20
same as recorded in Liber
O.T.G. No. 13-75
One of the Wooded, of
Baltimore County and ex-
amined, per

Amelia T. Foster

"CAVES FOREST"

ELECT. DIST. NO. 3 BALTO. COUNTY, MD.
SCALE: 1"=100' JULY 9, 1968

WHITEFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BUILDING TOWSON, MD. 21204

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS
PLAN ARE BASED ON THE SYSTEM OF COORDINATES
ESTABLISHED IN BALTIMORE COUNTY METROPOLITAN
DISTRICT AND ARE SUBJECT TO THE FOLLOWING
REVISIONS:

X 8921 W 33561.65 N 49101.67
X 8922 W 31329.45 N 48321.67

APPROVED: BALTIMORE COUNTY PLANNING BOARD
BY: *George A. Harkins* 7/31/68
Date

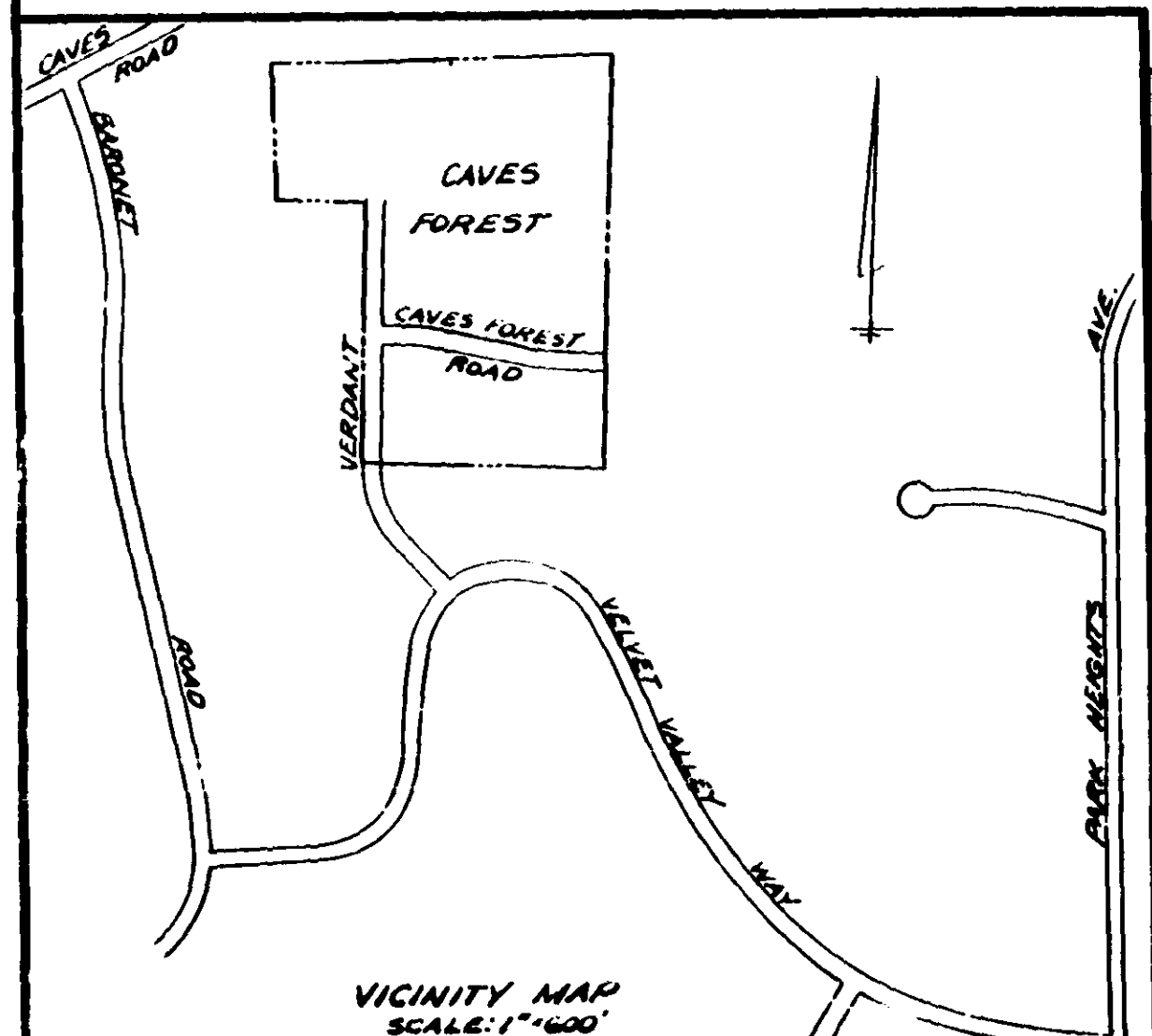
APPROVED: BALTIMORE COUNTY HIGHWAYS DEPT.
BY: *John A. Harkins* 8/1/68
Date

APPROVED: BALTIMORE COUNTY HEALTH DEPT.
BY: *Donald J. Harkins* 7-21-67
Date

NOTE
The streets and/or roads as shown hereon and the mention thereof in
deeds are for the purpose of description only and the same are not in-
tended to be dedicated to public use; the fee simple title to the lands thereof
is expressly reserved in the grantors of the deed to which this plat is at-
tached, their heirs and assigns.

OWNER'S CERTIFICATE
The requirements of Section 72 B, Article 17 of the Annotated Code of
Maryland (Flack 1947 Supplement) as far as they relate to the making of
this plat have been complied with.

SURVEYOR'S CERTIFICATE
I, *JAMES R. HARKINS*, a registered Land Surveyor of the State of Mary-
land, do hereby certify that the land shown hereon has been laid out and
the plat thereof prepared in accordance with the provisions of the law
relating to the subdivision of land known as House Bill 459, Chapter 1016
of the Acts of 1945 and subsequent Acts amendatory thereto.



94-180-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'		
DATE OF PHOTOGRAPHY JANUARY 1986	THE CAVES 94-180-A	NW 13.1

MICROFILM