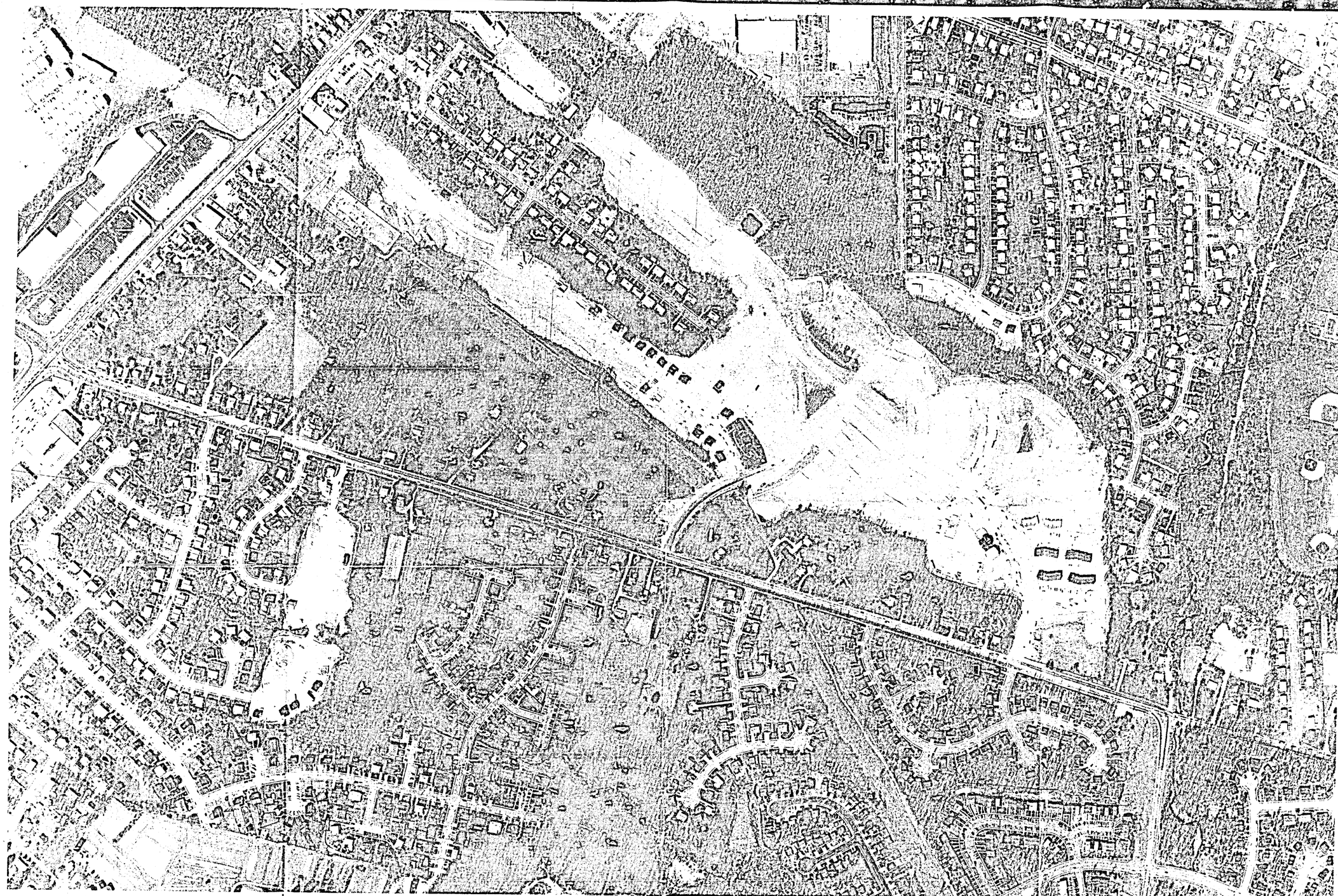
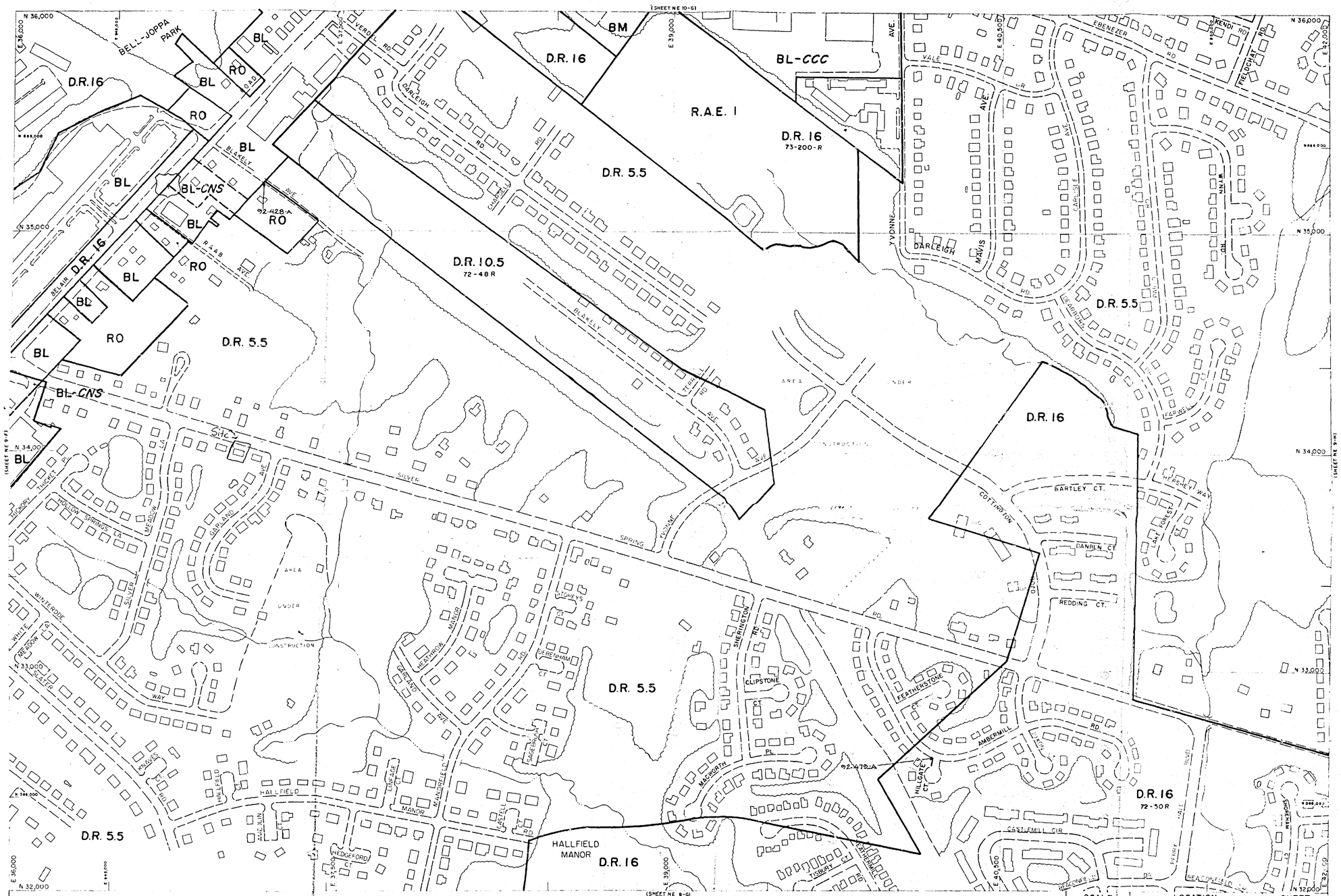


94-444-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'±	PERRY HALL	N.E. 9-G
DATE OF PHOTOGRAPHY JANUARY 1986		#435



M - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY SUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

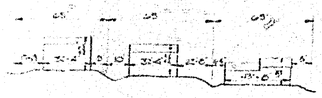
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

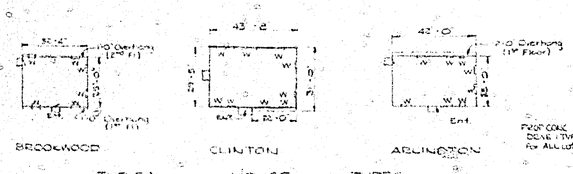
SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL	N.E. 9-G
DATE OF PHOTOGRAPHY JANUARY 1996		

94-444-A

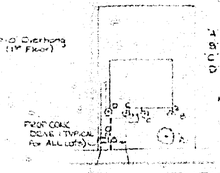
#435



HEIGHT TO HEIGHT RELATIONSHIP
NO SCALE



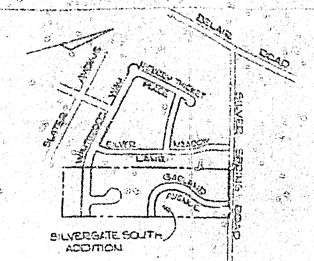
TYPICAL HOUSE TYPES
NO Scale



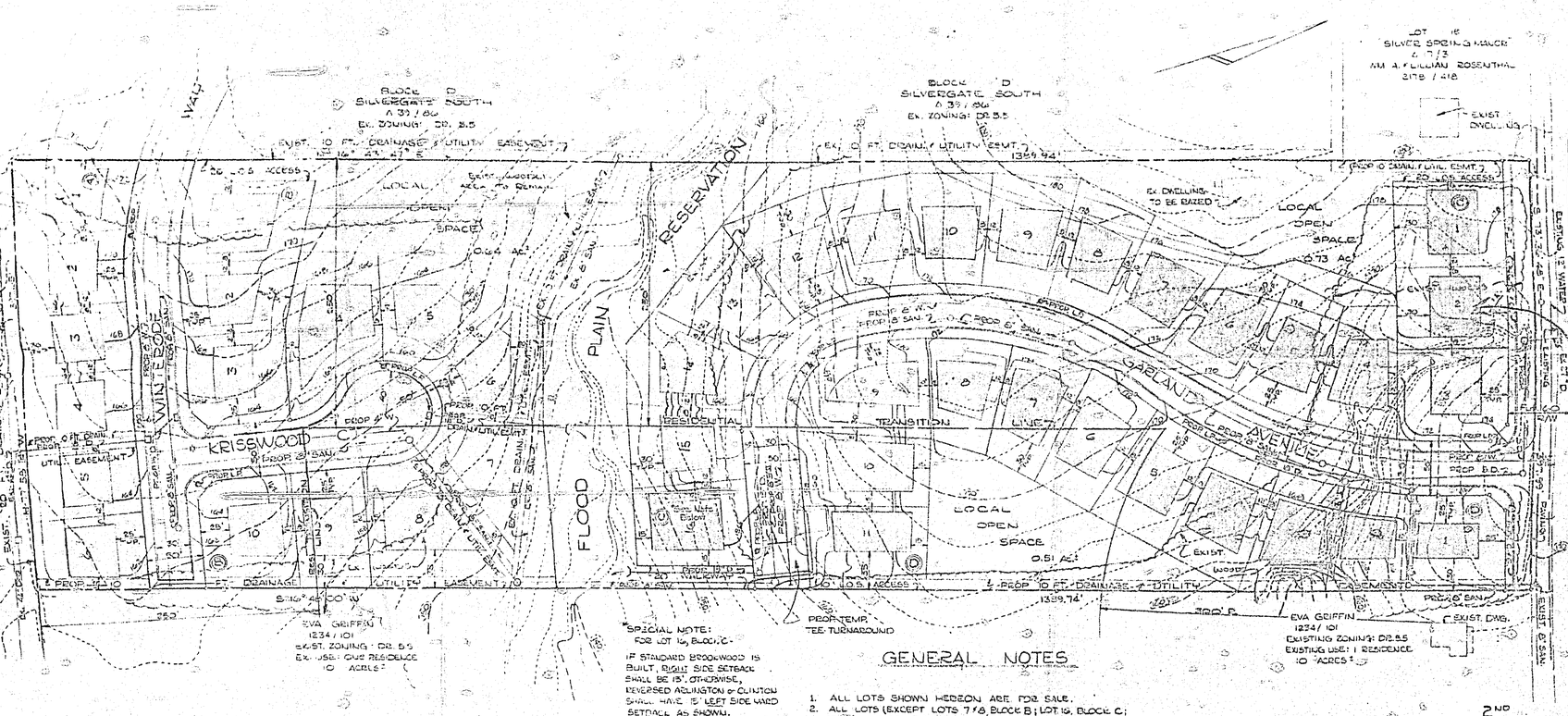
A - 1 ACER SACCHARUM - SUGAR MAPLE - 1½" to 2" CAL BB
B - 2 WEIGELA ROSEA - PINK FLOWERING WEIGELA - 18"-24" B&B.
C - 1 TAXUS CUSPIDATA DENSIFORMIS - DENSE JAPANESE YEW - 18"-24" B&B
D - 1 BERBERIS JULIANAE - WINTERGREEN BARBERRY - 18"-24" B&B

NOTE 1: THE VARIETIES SPECIFIED ABOVE ARE SUBJECT TO CHANGE DUE TO AVAILABILITY AND PLANTING SEASON.

TYPICAL LANDSCAPING
NO SCALE



LOCATION MAP
SCALE: 1" = 500'



TABULATION

EXISTING ZONING	DR 5.5
GROSS AREA	2.53 AC.
NO. LOTS PERMITTED	69 LOTS
No. LOTS PROPOSED	43 LOTS
LOCAL OPEN SPACE REQ'D.	0.75 AC.
LOCAL OPEN SPACE PROVIDED	.92 AC.
OFF-STREET PARKING REQUIRED	86 SPACES
OFF-STREET PARKING PROVIDED	86 SPACES

A.D.T. DETERMINATION

WINTERGOOD WAY:
16 LOTS × 10.4 TRIPS/LOT = 166
GARLAND AVENUE:
23 LOTS × 10.4 TRIPS/LOT = 201
TOTAL 447 ADT.

NOTE: 2ND AMENDMENT CONSISTS OF:
a) RESCINDING BLDG. ENVELOPE FOR LOT 16, BLOCK 'C' - See SPECIAL NOTE
b) PROVIDING TEMP. TEE-TURNAROUND AT END OF GARLAND AVENUE.
c) PROVIDING EASEMENT BETWEEN LOTS 1 & 2, BLOCK D, FOR RELOCATED SANITARY SEWER.

NOTE: 1ST AMENDMENT CONSISTS OF:
a) LOT 3, BLOCK 'C' - BLDG. ENVELOPE CONVERTED TO PARK, SILVER SPRING ROAD INSTEAD OF GARLAND AVENUE

SPECIAL NOTE:
FOR LOT 16, BLOCK 'C'
IF STANDARD BROOKWOOD IS BUILT, RIGHT SIDE SETBACK SHALL BE 15', OTHERWISE, REVERSED ARLINGTON & CLINTON SHALL HAVE 5' LEFT SIDE YARD SETBACK AS SHOWN.
(RIGHT SIDE MEANING AS YOU ARE FACING THE HOUSE FROM THE STREET)

GENERAL NOTES

1. ALL LOTS SHOWN HEREON ARE FOR SALE.
2. ALL LOTS (EXCEPT LOTS 7 & 8, BLOCK B; LOT 16, BLOCK C; LOTS 10 & 11, BLOCK D.) LIE WITHIN RESIDENTIAL TRANSITION ZONES. FOR THESE LOTS, THE FOLLOWING MINIMUM SETBACK STANDARDS APPLY:
   FRONT YARD - 25 FT.
   REAR YARD - 30 FT.
   SIDE YARD - 6 FT. MIN.; TOTAL 20'
3. THE BLDG. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF PRINCIPAL BUILDINGS ONLY. (SEE NOTE 8 BELOW REGARDING ACCESSORY STRUCTURES.)
4. FOR LOTS NOT IN TRANSITION ZONES (LOTS 7 & 8, BLOCK B; LOT 16, BLOCK C; LOTS 10 & 11, BLOCK D.), THE FOLLOWING SETBACK REQUIREMENTS APPLY:
   WINDOW TO LOTLINE - 15'
   WINDOW TO TRACT BOUNDRY - 35'
   WINDOW TO STREET R/W - 25'
   BLDG. TO TRACT BOUNDRY - 30'
5. LOT 11, BLOCK D IS RESTRICTED TO A BROOKWOOD HOUSE TYPE.
6. REFUSE COLLECTION TO BE PROVIDED BY BALTIMORE COUNTY.
7. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTO. CO. DEPT. OF PARKS & RECREATION.
8. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SEC. 400 & 301 OF THE BALTO. CO. ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

2ND AMENDED FINAL DEVELOPMENT PLAN
SILVERGATE SOUTH ADDITION

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT 11
DATE: NOV. 5, 1976
REVISED: MAR. 2, 1977

OWNER / DEVELOPER
FORREST REALTY CORP.
8403 LOCH RAVEN BLVD.
TOWSON, MARYLAND 21204

ENGINEER
GEORGE W. STEPHENS, Jr. & ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

NOTE: NO LOTS HAVE BEEN SOLD TO DATE (4/2/77) OR WILL BE SOLD PRIOR TO APPROVAL OF THIS 2ND AMD. TO DEVELOPMENT PLAN.

(PMF 5713)

GEORGE W. STEPHENS, JR. & ASSOC.
REG. No. _____ DATE 11-3-76

OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 3/30/77
ZONING COMMISSIONER — DATE 3/31/77

APR 14 1977

#435

Maryland Department of Transportation
State Highway Administration

O James Lighthizer
Secretary
Hal Kassoff
Administrator

5-25-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #435 (MJK)

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,
Bob Small
for ~~John Contestabile, Chief~~ DAVID N. RAMSEY, ACTING 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 Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 439, 440, 441, 442, AND 443.

RECEIVED
MAY 20 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Robert J. Griffin
4227 Silver Spring Road
Baltimore, Maryland 21236

Re: CASE NUMBER: 94-444-A Item 435
4227 Silver Spring Road
S/S Silver Spring Road, 140' W of c/l of Garland Avenue
11th Election District - 5th 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 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

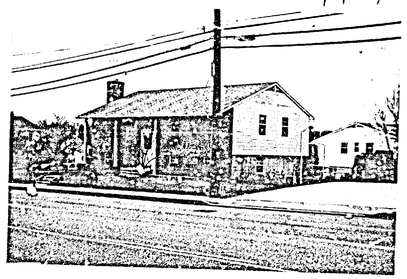
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

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.

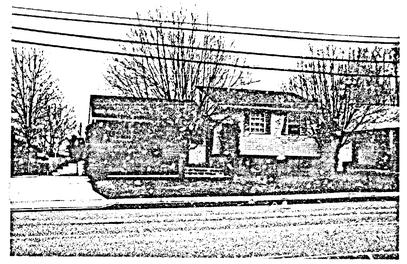
Arnold Jablon
Director

Printed with Soybean Ink on Recycled Paper

94-444-A

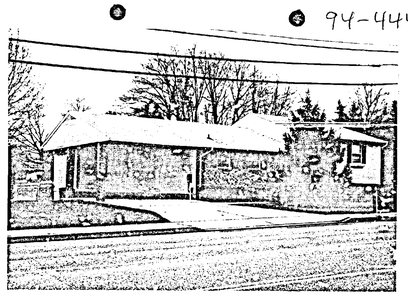


Dwelling to left. Side where addition will be placed.



Subject dwelling.

94-444-A



Dwelling to right.

Plat to accompany Petition for Zoning [x] Variance [ ] Special Hearing

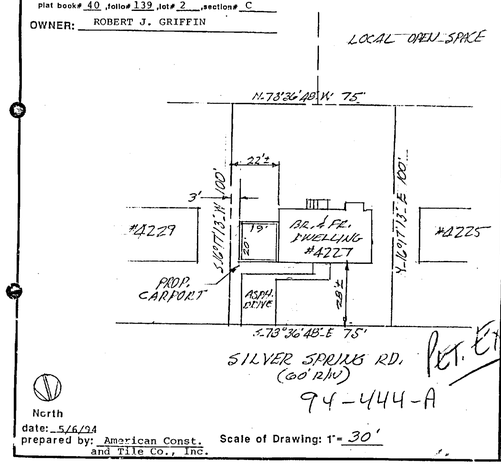
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 4227 Silver Spring Road

Subdivision name: Silvergate South Addition

plat book# 40 ,folio# 139 ,lot# 2 ,section# C

OWNER: ROBERT J. GRIFFIN



LOCATION INFORMATION

Election District: 5

Councilmanic District: 11

1"=200' scale map#: NE-9G

Zoning: DR-5.5

Lot size: 0.17 acreage 7500 square feet

	public	private
SEWER:	X	
WATER:	X	

	yes	no
Chesapeake Bay Critical Area:		X

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
MJK	435	

date: 5/6/94

prepared by: American Const. and Tile Co., Inc.

Scale of Drawing: 1"= 30'

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Silver Spring Road, 140' W
of the c/l of Garland Avenue
(4227 Silver Spring Road)
11th Election District
5th Councilmanic District

Robert J. Griffin
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-444-A
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owner of the subject property, known as 4227 Silver Spring Road, seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) for a proposed open carport. Specifically, the Petitioner seeks relief from Section 1B02.3 (1B01.2.C.4 of the 1971 Regulations) and Section 301 of the B.C.Z.R. to permit a side yard setback of 3 feet in lieu of the minimum required 9 feet, a side yard setback sum of 11 feet in lieu of the required 15 feet, and an amendment to the Final Development Plan of Silvergate South Addition, in accordance with the site plan submitted and marked as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative 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 Petitioner has 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 Deputy 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 Deputy Zoning Commissioner for Baltimore County this 8th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1B02.3 (1B01.2.C.4 of the 1971 Regulations) and Section 301 of the B.C.Z.R. to permit a side yard setback of 3 feet in lieu of the minimum required 9 feet, a side yard setback sum of 11 feet in lieu of the required 15 feet, and an amendment to the Final Development Plan of Silvergate South Addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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 proposed carport shall remain open on the three exposed sides and shall not be enclosed for any reason.

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.

ORDER RECEIVED FOR FILING
Date 6/8/94
By

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 8, 1994

Mr. Robert J. Griffin
4227 Silver Spring Road
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Silver Spring Road, 140' W of the c/l of Garland Avenue
(4227 Silver Spring Road)
11th Election District - 5th Councilmanic District
Robert J. Griffin - Petitioner
Case No. 94-444-A

Dear Mr. Griffin:

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 Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File

Petition for Administrative Variance

94-444-A

to the Zoning Commissioner of Baltimore County

for the property located at 4227 Silver Spring Road

which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)
1B02.3 (1B01.2.C.4, 1971) and 301 to permit a 3' side yard setback and an 11' side setback sum in lieu of 9' and 15' for an open carport and amend the FDP of Silvergate South Addition
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. See Reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee	Legal Owner(s)
(Type or Print Name)	Robert J. Griffin (Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City State Zipcode	Signature
Attorney for Petitioner	
(Type or Print Name)	4227 Silver Spring Road 529-1432 Address Phone No
Signature	Baltimore, Maryland 21236 City State Zipcode
Address Phone No	Name, Address and phone number of representative to be contacted. Name
City State Zipcode	Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ______, 19__ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/8/94
By

REVIEWED BY: MJK DATE: 5/11/94
ESTIMATED POSTING DATE: 5/22/94

Printed with Soybean Ink on Recycled Paper

ITEM #: 435

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 4227 Silver Spring Road
address
Baltimore, Maryland 21236
City State Zip Code

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)

Due to the 7.5' side set back lines as indicated by the Baltimore County Zoning Office, I was unable to apply for a building permit to construct a carport on the side of my existing dwelling.

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

(signature) (signature)
(type or print name) Robert J. Griffin (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Robert J. Griffin
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.

May 6, 1994
date

NOTARY PUBLIC

My Commission Expires: 5/1/94

#435
94-444-A

ZONING DESCRIPTION FOR: 4227 Silver Spring Rd.

Election District: 11 Councilmanic District: 5

BEING KNOWN AND DESIGNATED as Lot No. 2, Block C, as shown on the Plat entitled, "Silvergate South Addition", which Plat is recorded among the Plat Book Records of Baltimore County, Maryland in Plat Book No. 40, Page 139; and more particularly described in a Deed of Conveyance dated 7/8/87 and recorded 7/20/87 among the Land Records of Baltimore County, Maryland in Liber No. 7614, folio 369. The improvements thereon being now or formerly known as No. 4227 Silver Spring Road.

South Side of Silver Spring Road
140 feet West of the centerline of
Garland Avenue

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-444-A
Towson, Maryland

District: 11th Date of Posting: 5/21/94
Posted for: Variance
Petitioner: Robert J. Griffin
Location of property: 4227 Silver Spring Rd, S/S
Location of Signs: Facing roadway on property being zoned
Remarks:
Posted by: M. Healy (Signature) Date of return: 5/27/94
Number of Signs: 1

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

receipt
94-444-A

Account: R-001-6150
Number

Date 5/11/94

Taken In By: MJK
Item 435

Griffin, Robert — 4227 Silver Spring Rd.
010 - Res Var. (Admin) — $50.00
080 - 1 sign — $35.00
$85.00

02A02#0165ACCRCC $85.00
BA C011:39AM05-11-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 25, 1994

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. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

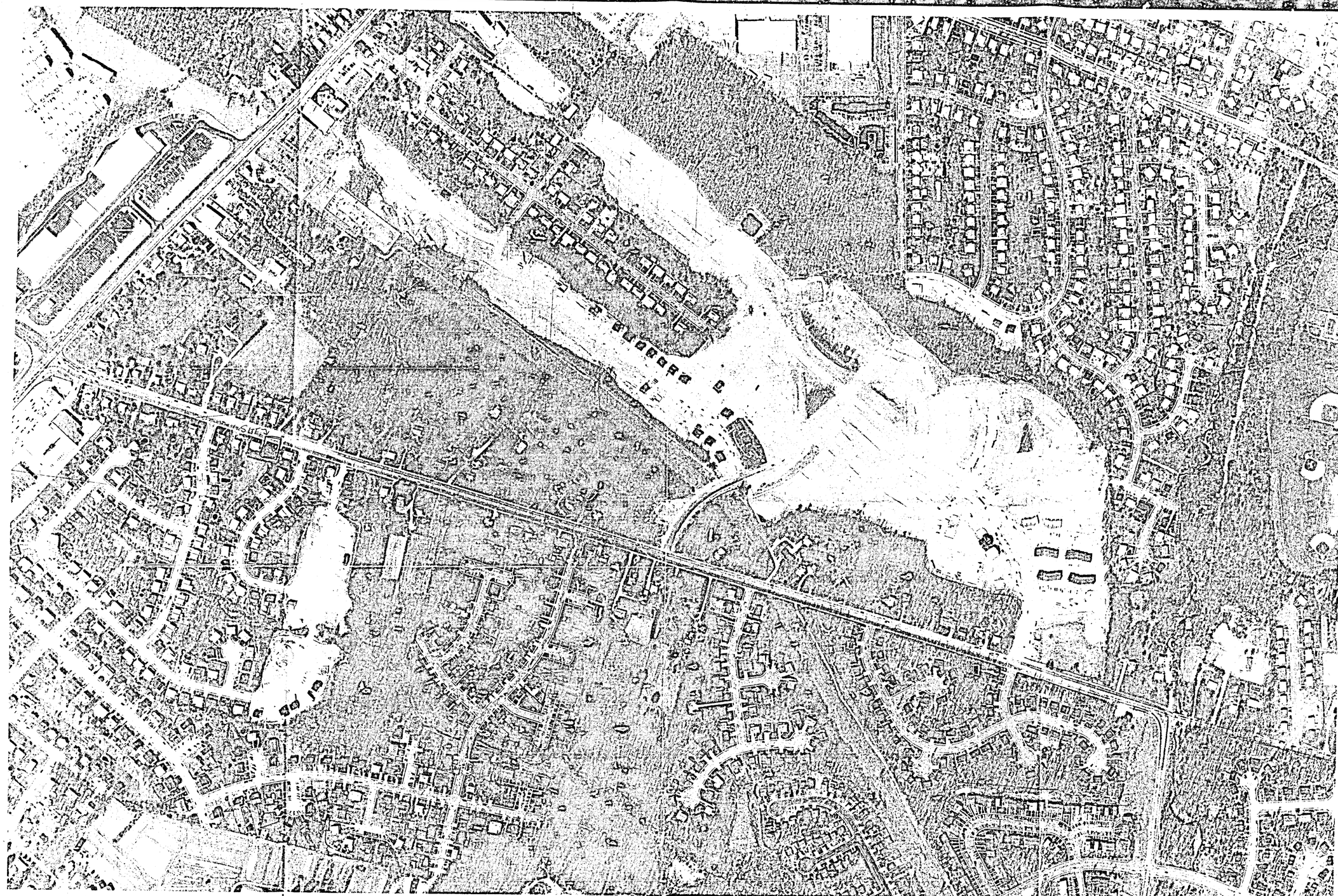
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL:lw

ZAC.431/PZONE/ZAC1

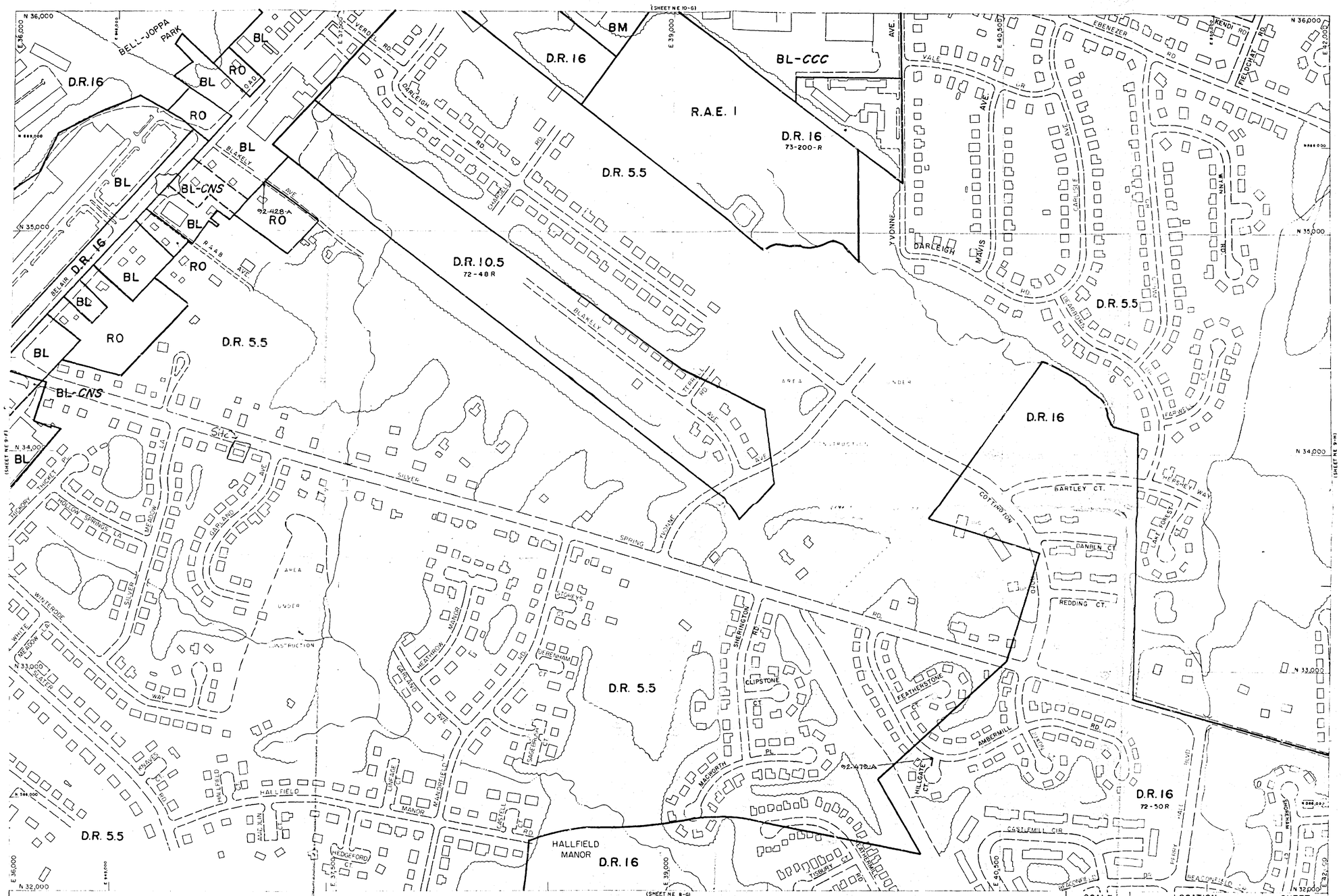


94-444-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'±	PERRY HALL	N.E. 9-G
DATE OF PHOTOGRAPHY JANUARY 1986		#435



M - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY SUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

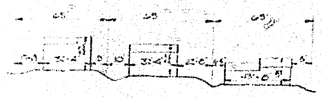
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

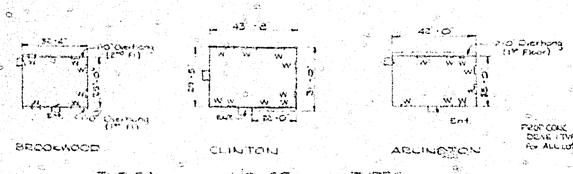
SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL	N.E. 9-G
DATE OF PHOTOGRAPHY JANUARY 1996		

94-444-A

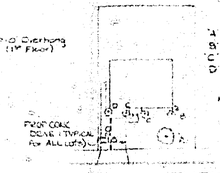
#435



HEIGHT TO HEIGHT RELATIONSHIP
NO SCALE



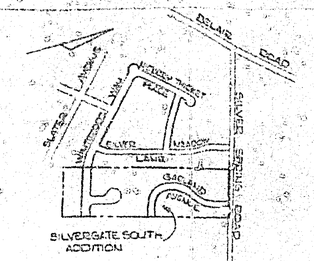
TYPICAL HOUSE TYPES
NO Scale



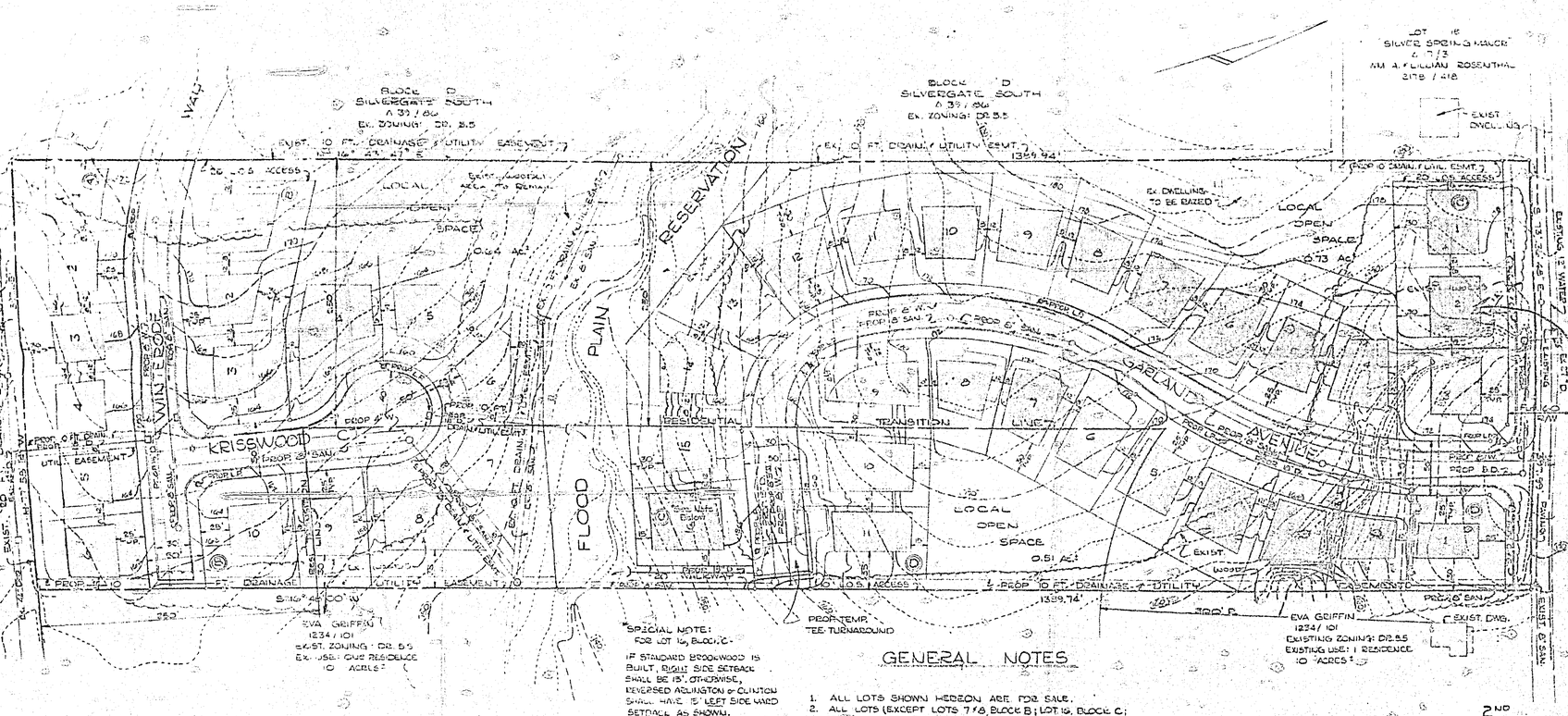
A - 1 ACER SACCHARUM - SUGAR MAPLE - 1½" to 2" CAL BB
B - 2 WEIGELA ROSEA - PINK FLOWERING WEIGELA - 18"-24" B&B.
C - 1 TAXUS CUSPIDATA DENSIFORMIS - DENSE JAPANESE YEW - 18"-24" B&B
D - 1 BERBERIS JULIANAE - WINTERGREEN BARBERRY - 18"-24" B&B

NOTE 1: THE VARIETIES SPECIFIED ABOVE ARE SUBJECT TO CHANGE DUE TO AVAILABILITY AND PLANTING SEASON.

TYPICAL LANDSCAPING
NO SCALE



LOCATION MAP
SCALE: 1" = 500'



TABULATION

EXISTING ZONING	DR 5.5
GROSS AREA	2.53 AC.
NO. LOTS PERMITTED	69 LOTS
No. LOTS PROPOSED	43 LOTS
LOCAL OPEN SPACE REQ'D.	0.75 AC.
LOCAL OPEN SPACE PROVIDED	.92 AC.
OFF-STREET PARKING REQUIRED	86 SPACES
OFF-STREET PARKING PROVIDED	86 SPACES

A.D.T. DETERMINATION

WINTERGOOD WAY:
16 LOTS × 10.4 TRIPS/LOT = 166
GARLAND AVENUE:
23 LOTS × 10.4 TRIPS/LOT = 201
TOTAL 447 ADT.

NOTE: 2ND AMENDMENT CONSISTS OF:
a) RESCINDING BLDG. ENVELOPE FOR LOT 16, BLOCK 'C' - See SPECIAL NOTE
b) PROVIDING TEMP. TEE-TURNAROUND AT END OF GARLAND AVENUE.
c) PROVIDING EASEMENT BETWEEN LOTS 1 & 2, BLOCK D, FOR RELOCATED SANITARY SEWER.

NOTE: 1ST AMENDMENT CONSISTS OF:
a) LOT 3, BLOCK 'C' - BLDG. ENVELOPE CONVERTED TO PARK, SILVER SPRING ROAD INSTEAD OF GARLAND AVENUE

SPECIAL NOTE:
FOR LOT 16, BLOCK 'C'
IF STANDARD BROOKWOOD IS BUILT, RIGHT SIDE SETBACK SHALL BE 15', OTHERWISE, REVERSED ARLINGTON & CLINTON SHALL HAVE 5' LEFT SIDE YARD SETBACK AS SHOWN.
(RIGHT SIDE MEANING AS YOU ARE FACING THE HOUSE FROM THE STREET)

GENERAL NOTES

1. ALL LOTS SHOWN HEREON ARE FOR SALE.
2. ALL LOTS (EXCEPT LOTS 7 & 8, BLOCK B; LOT 16, BLOCK C; LOTS 10 & 11, BLOCK D.) LIE WITHIN RESIDENTIAL TRANSITION ZONES. FOR THESE LOTS, THE FOLLOWING MINIMUM SETBACK STANDARDS APPLY:
   FRONT YARD - 25 FT.
   REAR YARD - 30 FT.
   SIDE YARD - 6 FT. MIN.; TOTAL 20'
3. THE BLDG. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF PRINCIPAL BUILDINGS ONLY. (SEE NOTE 8 BELOW REGARDING ACCESSORY STRUCTURES.)
4. FOR LOTS NOT IN TRANSITION ZONES (LOTS 7 & 8, BLOCK B; LOT 16, BLOCK C; LOTS 10 & 11, BLOCK D.), THE FOLLOWING SETBACK REQUIREMENTS APPLY:
   WINDOW TO LOTLINE - 15'
   WINDOW TO TRACT BOUNDRY - 35'
   WINDOW TO STREET R/W - 25'
   BLDG. TO TRACT BOUNDRY - 30'
5. LOT 11, BLOCK D IS RESTRICTED TO A BROOKWOOD HOUSE TYPE.
6. REFUSE COLLECTION TO BE PROVIDED BY BALTIMORE COUNTY.
7. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTO. CO. DEPT. OF PARKS & RECREATION.
8. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SEC. 400 & 301 OF THE BALTO. CO. ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

2ND AMENDED FINAL DEVELOPMENT PLAN
SILVERGATE SOUTH ADDITION

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT 11
DATE: NOV. 5, 1976
REVISED: MAR. 2, 1977

OWNER / DEVELOPER
FORREST REALTY CORP.
8403 LOCH RAVEN BLVD.
TOWSON, MARYLAND 21204

ENGINEER
GEORGE W. STEPHENS, Jr. & ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

NOTE: NO LOTS HAVE BEEN SOLD TO DATE (4/2/77) OR WILL BE SOLD PRIOR TO APPROVAL OF THIS 2ND AMD. TO DEVELOPMENT PLAN.

(PMF 5713)

GEORGE W. STEPHENS, JR. & ASSOC.
REG. No. _____ DATE 11-3-76

OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 3/30/77
ZONING COMMISSIONER — DATE 3/31/77

APR 14 1977

#435

Maryland Department of Transportation
State Highway Administration

O James Lighthizer
Secretary
Hal Kassoff
Administrator

5-25-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #435 (MJK)

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,
Bob Small
for ~~John Contestabile, Chief~~ DAVID N. RAMSEY, ACTING 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 Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 439, 440, 441, 442, AND 443.

RECEIVED
MAY 20 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Robert J. Griffin
4227 Silver Spring Road
Baltimore, Maryland 21236

Re: CASE NUMBER: 94-444-A Item 435
4227 Silver Spring Road
S/S Silver Spring Road, 140' W of c/l of Garland Avenue
11th Election District - 5th 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 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

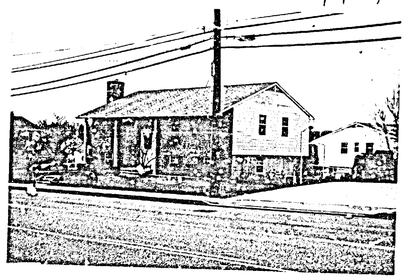
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

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.

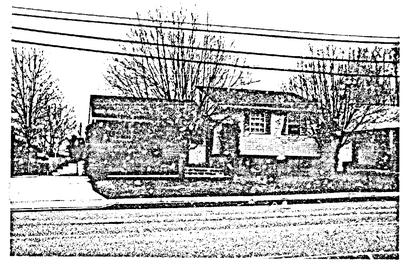
Arnold Jablon
Director

Printed with Soybean Ink on Recycled Paper

94-444-A

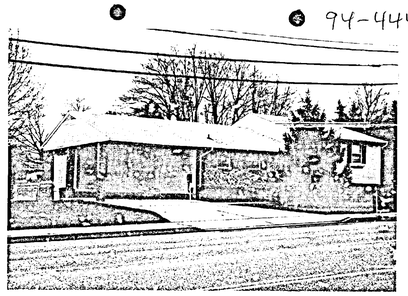


Dwelling to left. Side where addition will be placed.



Subject dwelling.

94-444-A



Dwelling to right.

Plat to accompany Petition for Zoning [x] Variance [ ] Special Hearing

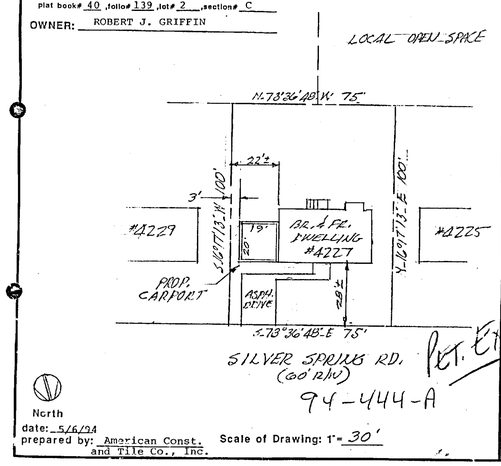
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 4227 Silver Spring Road

Subdivision name: Silvergate South Addition

plat book# 40 ,folio# 139 ,lot# 2 ,section# C

OWNER: ROBERT J. GRIFFIN



LOCATION INFORMATION

Election District: 5

Councilmanic District: 11

1"=200' scale map#: NE-9G

Zoning: DR-5.5

Lot size: 0.17 acreage 7500 square feet

	public	private
SEWER:	X	
WATER:	X	

	yes	no
Chesapeake Bay Critical Area:		X

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
MJK	435	

date: 5/6/94

prepared by: American Const. and Tile Co., Inc.

Scale of Drawing: 1"= 30'

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Silver Spring Road, 140' W of the c/l of Garland Avenue (4227 Silver Spring Road)
11th Election District
5th Councilmanic District

Robert J. Griffin
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-444-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owner of the subject property, known as 4227 Silver Spring Road, seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) for a proposed open carport. Specifically, the Petitioner seeks relief from Section 1B02.3 (1B01.2.C.4 of the 1971 Regulations) and Section 301 of the B.C.Z.R. to permit a side yard setback of 3 feet in lieu of the minimum required 9 feet, a side yard setback sum of 11 feet in lieu of the required 15 feet, and an amendment to the Final Development Plan of Silvergate South Addition, in accordance with the site plan submitted and marked as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative 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 Petitioner has 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 Deputy 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 Deputy Zoning Commissioner for Baltimore County this 8th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1B02.3 (1B01.2.C.4 of the 1971 Regulations) and Section 301 of the B.C.Z.R. to permit a side yard setback of 3 feet in lieu of the minimum required 9 feet, a side yard setback sum of 11 feet in lieu of the required 15 feet, and an amendment to the Final Development Plan of Silvergate South Addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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 proposed carport shall remain open on the three exposed sides and shall not be enclosed for any reason.

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.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/8/94
By

- 2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 8, 1994

Mr. Robert J. Griffin
4227 Silver Spring Road
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Silver Spring Road, 140' W of the c/l of Garland Avenue
(4227 Silver Spring Road)
11th Election District - 5th Councilmanic District
Robert J. Griffin - Petitioner
Case No. 94-444-A

Dear Mr. Griffin:

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 Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File

Petition for Administrative Variance
94-444-A
to the Zoning Commissioner of Baltimore County
for the property located at 4227 Silver Spring Road
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)
1B02.3 (1B01.2.C.4, 1971) and 301 to permit a 3' side yard setback and an 11' side setback sum in lieu of 9' and 15' for an open carport and amend the FDP of Silvergate South Addition
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. See Reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner:
(Type or Print Name)
Signature
Address Phone No
City State Zipcode

Legal Owner(s):
Robert J. Griffin
(Type or Print Name)
Signature
(Type or Print Name)
Signature
4227 Silver Spring Road 529-1432
Address Phone No
Baltimore, Maryland 21236
City State Zipcode
Name, Address and phone number of representative to be contacted.
Name
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ______, 19__ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/8/94
By

REVIEWED BY: MJK DATE: 5/11/94
ESTIMATED POSTING DATE: 5/22/94
Printed with Soybean Ink on Recycled Paper
ITEM #: 435

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 94-444-A
Towson, Maryland

District: 11th
Date of Posting: 5/21/94
Posted for: Variance
Petitioner: Robert J. Griffin
Location of property: 4227 Silver Spring Rd, S/S
Location of Signs: Facing roadway, on property being zoned
Remarks:
Posted by: [signature]
Signature
Date of return: 5/27/94
Number of Signs: 1

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 4227 Silver Spring Road
address
Baltimore, Maryland 21236
City State Zip Code

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)

Due to the 7.5' side set back lines as indicated by the Baltimore County Zoning Office, I was unable to apply for a building permit to construct a carport on the side of my existing dwelling.

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

(signature)
(type or print name)

(signature)
Robert J. Griffin
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Robert J. Griffin
the Affiants(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.

May 6, 1994
date

NOTARY PUBLIC
My Commission Expires: 5/1/94

NANCY L. WATSON, NOTARY PUBLIC, Baltimore County

\#435
94-444-A

ZONING DESCRIPTION FOR: 4227 Silver Spring Rd.

Election District: 11 Councilmanic District: 5

BEING KNOWN AND DESIGNATED as Lot No. 2, Block C, as shown on the Plat entitled, "Silvergate South Addition", which Plat is recorded among the Plat Book Records of Baltimore County, Maryland in Plat Book No. 40, Page 139; and more particularly described in a Deed of Conveyance dated 7/8/87 and recorded 7/20/87 among the Land Records of Baltimore County, Maryland in Liber No. 7614, folio 369. The improvements thereon being now or formerly known as No. 4227 Silver Spring Road.

South Side of Silver Spring Road
140 feet West of the centerline of
Garland Avenue

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

receipt
94-444-A

Account: R-001-6150
Number
Taken In By: MJK
Item 435

Date 5/11/94

Griffin, Robert — 4227 Silver Spring Rd.
010 - Res Var. (Admin) — $50.00
080 - 1 sign — $35.00

$85.00

02A02#0165ACCRCC $85.00
BA C011:39AM05-11-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 25, 1994

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. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

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.431/PZONE/ZAC1