IN RE:	PETITION FOR RESIDENTIAL ZONING VARIANCE	*	BEFORE THE
	S/S, corner Carroll Ridge Court and Carroll Court	*	ZONING COMMISSIONER
	4919 Carroll Court	*	OF BALTIMORE COUNTY
	11th Election District		
	6th Councilmanic District	*	Case No. 95-115-A
	Gerard E. Tana, et ux		
	Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Gerard E. Tana and Frances M. Tana, his wife, for that property known as 4919 Carroll Court in the Baldwin section of north Baltimore County. The Petitioner/property owners herein seek a variance from Section 1A00.3.B.3 (BCZR 1971 regs for RDP zone) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 18 ft., in lieu of the required 50 ft., for a proposed building addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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

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 variance 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, photographs, 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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27TH day of October, 1994 that the Petition for a Zoning Variance from Section 1A00.3.B.3 (BCZR 1971 regs for RDP zone) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 18 ft., in lieu of the required 50 ft., for a proposed building addition, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 26, 1994

Mr. and Mrs. Gerard E. Tana
4919 Carroll Court
Baldwin, Maryland 21013

RE: Petition for Administrative Zoning Variance
Case No. 95-115-A
Property: 4919 Carroll Court

Dear Mr. and Mrs. Tana:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

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 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,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

ORIGINAL
KEEP IN Z. FILE.

Petition for Administrative Variance

95-115

to the Zoning Commissioner of Baltimore County

for the property located at 4919 CARROLL CT.

which is presently zoned RC-2

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) 1A00.3, B.3 (BCZR, 1971 REGS FOR R.D.P ZONE) TO PERMIT A PROPERTY LINE SETBACK OF 18 FT. IN LIEU OF THE REQUIRED 50 FT. (FOR A PROPOSED BLDG ADDITION) (G.E.T.)

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

× SEE ATTACHMENT

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)

× Gerard E. Tana
(Type or Print Name)

× Gerard E. Tana
Signature

× Frances M. Tana
(Type or Print Name)

× Frances M. Tana
Signature

4919 Carroll Court 410-592-8579 (home & work)
Address Phone No

Baldwin MD 21013
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

REVIEWED BY: JLL DATE: 9/29/94

ESTIMATED POSTING DATE: 10/9/94

Printed with Soybean Ink on Recycled Paper

ITEM #: 120

MICROFILMED

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 x 4919 Carroll Court
address

x Baldwin x MD x 21013
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)

SEE ATTACHMENT

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.

x Gerard E. Tana
(signature)

x Gerard E. Tana
(type or print name)

x Frances M Tana
(signature)

x Frances M. Tana
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of September, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

x NAMES OF PARTY → Gerard E. and Frances M. Tana

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

x 9/28/94
date

x Janet M. Chilcoat
NOTARY PUBLIC

My Commission Expires: x 3-1-96

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

TO: Zoning Commissioner

FROM: Gerard E. Tana

95-115

RE: 4919 Carroll Court
Baldwin, Maryland 21013
Tax ID #

The reason for this variance request is based on the limited amount of space in which we need to accomodate all of our family members. Since 1981, my wife and I have been the sole caretakers of my brother who is a 100% disabled veteran. We took him in to live with us when my mother passed on and, since my father was deceased, he had no one to take care of him. At that time, we had no children. At this time, however, we have four children and my brother to take care of and the living space is now limiting. The direction in which we wish to expand will work most efficiently for our family situation and will be the least costly. The lot next to us, Lot # 43, has been vacant and unimproved as long as we have lived here which has been nine years and we understand that there is a problem with water availability as there have been three attempts in the last five years to gain potability.

We have also submitted the plans to our community association and they do not forsee a problem with this construction. They have offered to provide a letter to this effect if it is needed.

120

ZONING DESCRIPTION

95-116

ZONING DESCRIPTION FOR 4919 CARROLL COURT:

Beginning at a point on the south side of Carroll Court which is 50 feet wide at the distance of 38 feet (+/–) westerly of the centerline of Carroll Ridge Court which is 50 feet wide. Being Lot # 44, Plat number 1 in the subdivision of Carroll Manor Ridge as recorded in Baltimore County Plat Book # 40, Folio # 10, containing 1.10 acres. Also known as 4919 Carroll Court and located in the 11 Election District, 6 Councilmanic District.

95-115-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11th

Date of Posting: 10/7/94

Posted for: Variance

Petitioner: Gerard E. & Frances M. Tana

Location of property: 4919 Carroll Ct., s/s, cor Carroll Ridge Ct

Location of Signs: Facing road way, on property being zoned

Remarks:

Posted by: [signature] (Signature)

Date of return: 10/14/94

Number of Signs: 1

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

95-115

receipt

Account: R-001-6150

Number 120

VLL

Date 9/29/94

(1) RV ADMIN VAR FILING	010	$50.00
1 SIGN POSTING	080	$35.00
	TOTAL	$85.00

OWNER TANA
LOC 4919 CARROLL CT.

MICROFILMED

03A03#0327MICHRC $85.00
BA C011:45AM09-29-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 120

Petitioner: Gerard E. Tana

Location: 4919 Carroll Court, Baldwin, MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gerard E. Tana

ADDRESS: 4919 Carroll Court
Baldwin MD 21013

PHONE NUMBER: 410-592-8579

AJ:ggs

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 7, 1994

COPY

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Gerard E. Tana and Frances Tana
4919 Carroll Court
Baldwin, Maryland 21013

95-115 120

Re: CASE NUMBER: ~~95-112-A~~ (Item ~~113~~)
65 Burkleigh Road
E/S Burkleigh Road, 137' SW/S of c/l Burke Avenue
9th Election District - 4th 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 October 9, 1994. The closing date (October 24, 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

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Gerard E. Tana
4919 Carroll Court
Baldwin, Maryland 21013

OCT. 17 1994

Re:Item,#120 ,Case #95-115

Dear Petitioner:

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 September 29, 1994 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 preliminary review by Zoning personnel.

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 peition 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, engineers and applicants 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 forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

10-7-94

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

Re: Baltimore County
Item No.: #120 (JLL)

Dear Ms. Winiarski:

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 David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

OCT. 07 1994

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
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: October 17, 1994

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 17, 1994
Items 113, 115, 118, 120, 122, 123 and 124

The Developers Engineering Section has reviewed the subject zoning items and we have no comments.

RWB:sw

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 11, 1994

FROM: Pat Keller, 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. 113, 116, 119, 120 and 121.

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: Carl L. Kerns

PK/JL:lw

ZAC113.+/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/94

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

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 10/11/94

Item No.: SEE BELOW 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: 113, 114, 116, 117, 119, 120, 121, 122 AND 123.

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

cc: File

Carroll Manor Ridge Community Association

October 6, 1994

Zoning Commissioner
Baltimore County
Towson, Maryland 21204

RE: 4919 Carroll Court
Baldwin, Maryland 21013

Dear Sir or Madame,

The purpose of this letter is to inform the Zoning Commission for Baltimore County that the plans for the construction of the addition on the referenced property have been reviewed and approved by the Carroll Manor Ridge Community Association of which Mr. Tana is a homeowner. We do not foresee any problems with the concept of this project and have notified the owner of the adjacent lot.

Sincerely,

John Reggard

John Reggard
President
Carroll Manor Ridge Community Association

Department of Veterans Affairs

PET. EXHIBIT #120

FED BLDG 31 HOPKIN PL
BALTIMORE MD 21201

August 9, 1994

In Reply Refer To:

JOHN G TANA
4919 CARROLL COURT
BALDWIN MD 21013

File Number:
26-760-068/00
J G TANA

RE: JOHN G TANA

The following certificate is furnished for your use in obtaining Commissary Store and Exchange Privileges from the Armed Forces.

This is to certify that the records of the Department of Veterans Affairs disclose that the above named veteran has a service-connected disability evaluated at 100 percent, and there are no future exams scheduled. The records also disclose that the veteran was honorably discharged from the NAVY.

Complete the attached application. You must also provide a copy of the DD214, Military Separation Document. If an ID card is requested for a dependent, furnish additional proof such as:

- Spouse - a copy of the marriage certificate
- Child - a copy of his/her birth certificate (and adoption decree)
- Stepchild - copies of the marriage certificate and birth certificate
- Child of divorced sponsor - copies of the divorce decree and birth certificate

Take the completed form, the required proof (above), and this VA letter to the nearest Uniformed Service ID card-issuing facility.

IF YOU RESIDE IN THE CONTINENTAL UNITED STATES, ALASKA, HAWAII OR PUERTO RICO, YOU MAY CONTACT VA WITH QUESTIONS AND RECEIVE FREE HELP BY CALLING OUR TOLL-FREE NUMBER 1-800-827-1000 (FOR HEARING IMPAIRED TDD 1-800-829-4833).

MILTON O. MAEDA
VETERANS SERVICES OFFICER

ENCL: DD FORM 1172

TO: Zoning Board

Dear Sir or Madame -

I have provided these pictures which I hope will assist you in seeing the position of the new addition. I am also enclosing a copy of my building plans. the owner of the vacant lot has been notified by our community association and sees no problem with the setback.

Please keep in mind my urgency with my 100% disable veteran brother of whom I take care and expedite your decision as soon as possible

Thank you

Gerard Tuna
41919 Carroll Ct

PET. EXHIBIT

#126

TO: Zoning Commissioner

FROM: John Tana

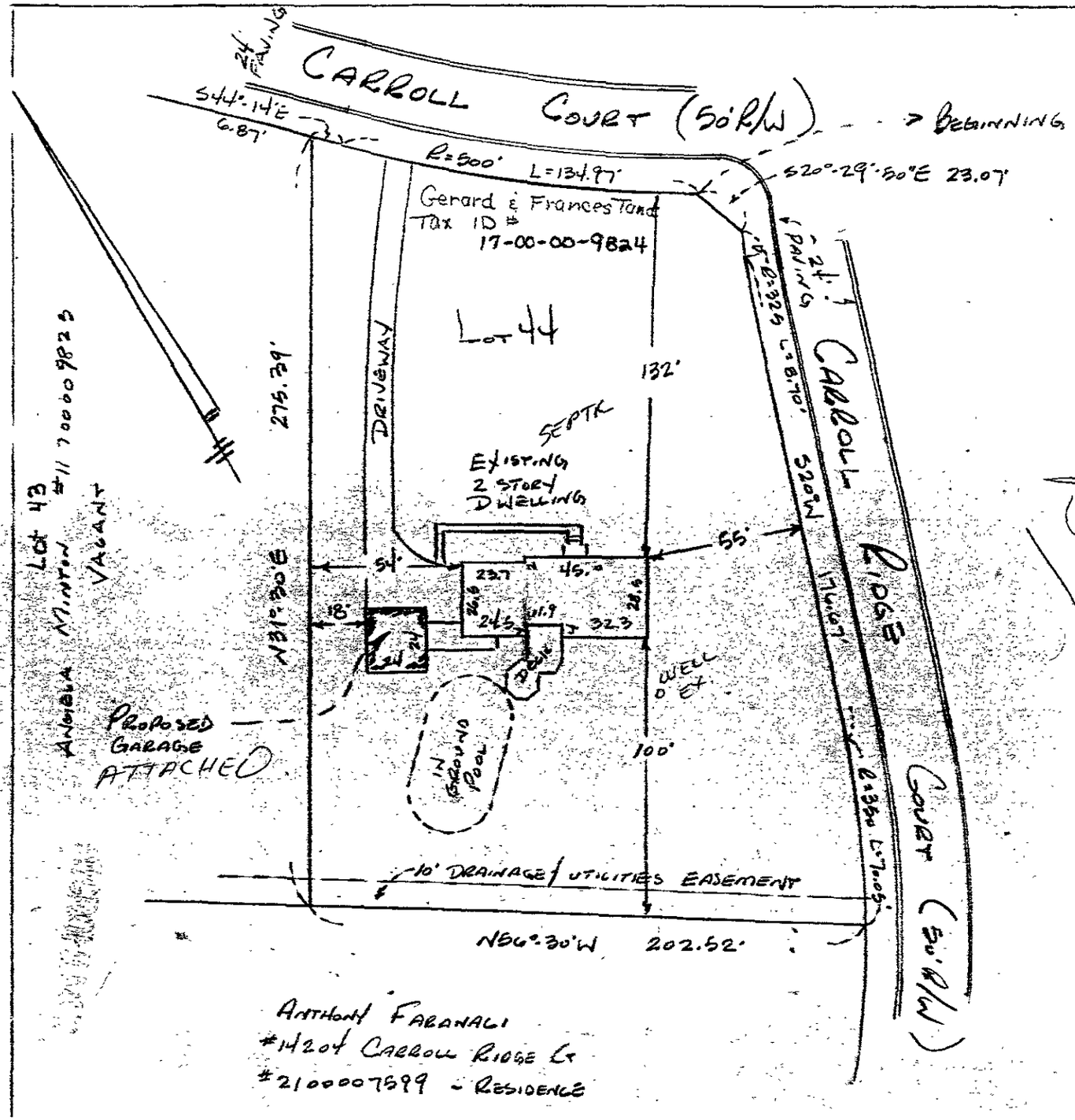
RE: Variance for 4919 Carroll Court

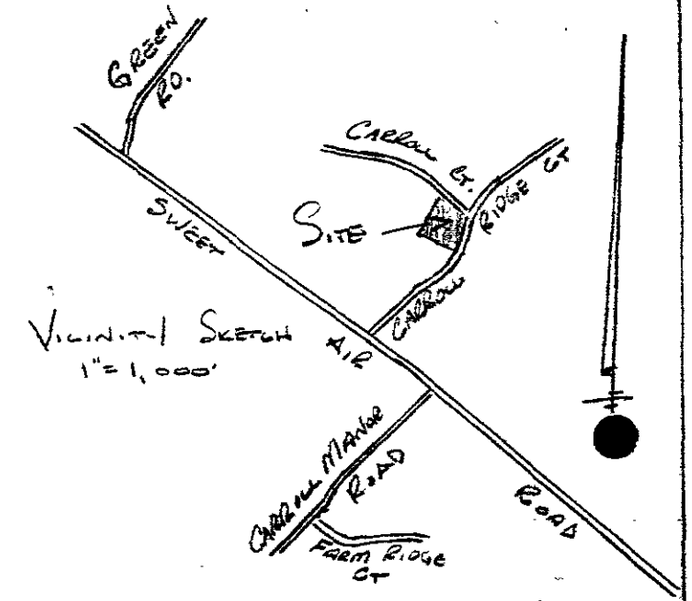
I am the brother of Gerard Tana and I wish to verify that I have lived with my brother for the last thirteen years and that I am a 100% disabled veteran. Due to the increased size of my brother's family, our living accomodations have been limited and my brother's plans to construct this addition will be a direct benefit to me. Therefore, I am requesting that you approve the variance for this property.

Thank you.

John D Tana

cc: Department of Veteran's Affairs
Honerable Paul Sarbanes





11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

OWNER: GERARD & FRANCES TANA
No. 4919 CARROLL CT.
BALDWIN, MD 21013

PLAN TO ACCOMPANY ZONING VARIANCE HEARING

SCALE: 1"=50' SEPTEMBER 27, 1994

120

Petition No. 94-119-A

Veiw pulling up into proposed garage

Veiw front Right SIDE of house

RECEIPT TO:

ACCOUNT NUMBER (CIRCLE)

INTO J.O. 1-1- _____ 031-1613

J.O. 3-1- _____ 031-1612

J.O. 4-1- _____ 010-1621

J.O. 5-1- _____ 010-1621

SECURITY DEPOSIT FOR J.O. WORK:

J.O. 1-1- _____ 031-2887

J.O. 3-1- _____ 031-2887

J.O. 4-1- _____ 010-2887

J.O. 5-1- _____ 010-2887

CONCEPT PLAN FEE	010-3059
DEVELOPMENT PLAN FEE	010-3060
APPEALS	010-3060
P.W.A. FEES	010-3070
L.O.S.	042-2742

FOR:

PROJECT NAME:

DEVELOPER:

PROJECT NO.:

C.B.A. NO.:

P.W.A. NO.:

DISTRICT:

VICINITY:

AMOUNT:

INITIALS:

RECEIPT TO:

ACCOUNT NUMBER (CIRCLE)

INTO J.O. 1-1- _____ 031-1613

J.O. 3-1- _____ 031-1612

J.O. 4-1- _____ 010-1621

J.O. 5-1- _____ 010-1621

SECURITY DEPOSIT FOR J.O. WORK:

J.O. 1-1- _____ 031-2887

J.O. 3-1- _____ 031-2887

J.O. 4-1- _____ 010-2887

J.O. 5-1- _____ 010-2887

CONCEPT PLAN FEE	010-3059
DEVELOPMENT PLAN FEE	010-3060
APPEALS	010-3060
P.W.A. FEES	010-3070
L.O.S.	042-2742

FOR:

PROJECT NAME:

DEVELOPER:

PROJECT NO.:

C.B.A. NO.:

P.W.A. NO.:

DISTRICT:

VICINITY:

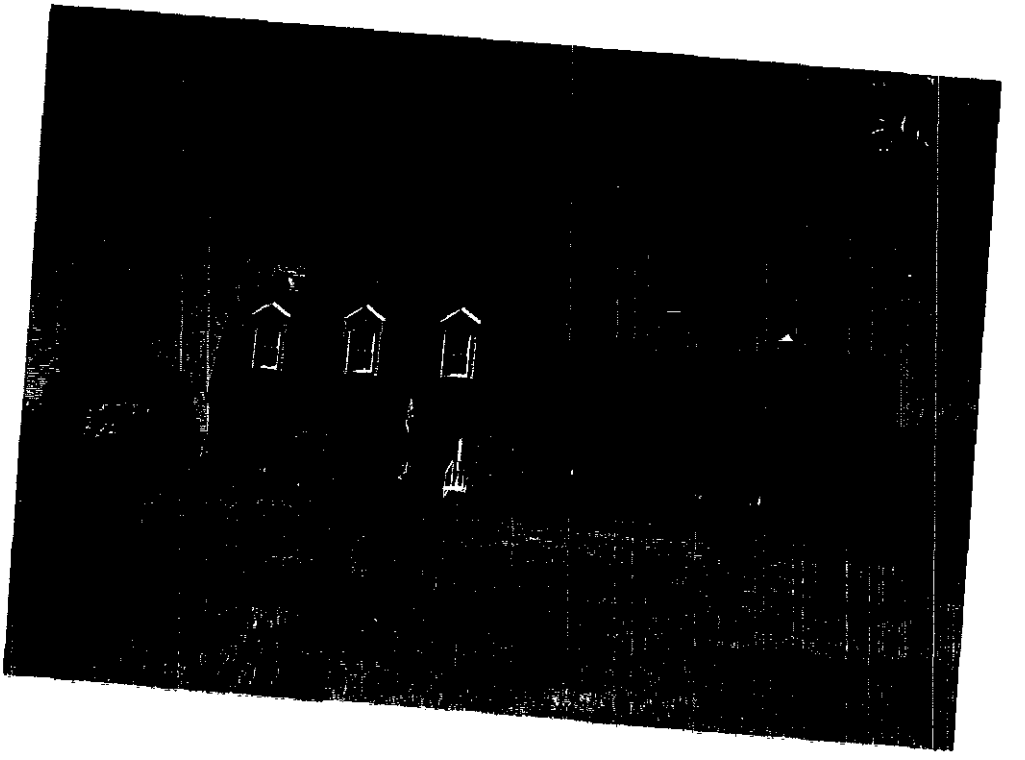
AMOUNT:

INITIALS:

95-118

Rear of house #120

Front of house



95-115

View coming up driveway

side view from driveway

95-115

Cones indicate location of proposed garage

existing garage

Pitney Bowes

Standard Test Original

Part Number : D900000

100mm

100mm

CUSTOMER	
DATE	
MODEL NAME	
SERIAL NO.	
METER READING	
EXPOSURE	D N L
TONER	
PAPER	
TEMP./HUMIDITY	°(C) (F) %
TECH. REP.	
DISTRICT	
DEVELOPER	

95-115

where breezeway connects to garage

Vacant adjacent lot

Pitney Bowes

Standard Test Original

Part Number : D900000

100mm

100mm

CUSTOMER	
DATE	
MODEL NAME	
SERIAL NO.	
METER READING	
EXPOSURE	D N L
TONER	
PAPER	
TEMP./HUMIDITY	°(C) (F) %
TECH. REP.	
DISTRICT	
DEVELOPER	

VACANT ADJACENT lot

BORDER OF ADJACENT lot

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 16, 1994

Mr. T. Kevin Carney
Cabrago Limited Partnership
10705 Charter Drive - Suite 450
Columbia, MD 21044

Subject: APPROVED CRG PLAN - Signed 3/2/94 - ZADM #II-403 - 2C3
Lyonsfield Run fka Kent-Mar, Revision SW of Watts Rd

Dear Mr. Carney:

Enclosed you will find a copy of the approved, signed Development Plan for your files on the above referenced project. Please note that one (1) additional copy is being forwarded to the engineer to be used as a PWA mark-up plan, if applicable, showing all required Public Works improvements.

This development proposal may be further processed in accordance with the following:

- An introductory meeting may be scheduled through this office to establish time frames for the submission, review and approval of all Phase II plans.

- A certified or cashier's check in the amount of $52,937.00, made payable to Baltimore County, MD, must be forwarded to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

- Our records indicate that a Public Works Agreement fee of $5,294.00 was paid on 11/20/93, therefore, $47,643.00 is still due for this project.

- A Public Works Agreement (PWA) must be prepared by your consultant in accordance with the Baltimore County PWA Procedures Manual. This manual and related forms will be distributed at the Introductory Meeting or may be obtained by contacting this office. Refer to this manual for PWA submittal requirements. Incomplete submittals will not be accepted. Note that a certified or cashiers check for $300 must be submitted along with the PWA to cover right of way title search fees.

- Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

Existing driveway to be made into new garage

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 16, 1994

Mr. T. Kevin Carney
Cabrago Limited Partnership
10705 Charter Drive - Suite 450
Columbia, MD 21044

Subject: APPROVED CRG PLAN - Signed 3/2/94 - ZADM #II-403 - 2C3
Lyonsfield Run fka Kent-Mar, Revision SW of Watts Rd

Dear Mr. Carney:

Enclosed you will find a copy of the approved, signed Development Plan for your files on the above referenced project. Please note that one (1) additional copy is being forwarded to the engineer to be used as a PWA mark-up plan, if applicable, showing all required Public Works improvements.

This development proposal may be further processed in accordance with the following:

- An introductory meeting may be scheduled through this office to establish time frames for the submission, review and approval of all Phase II plans.

- A certified or cashier's check in the amount of $52,937.00, made payable to Baltimore County, MD, must be forwarded to this office to cover processing of the Public Works Agreement and processing of construction and right-of-way drawings up to the contract phase.

- Our records indicate that a Public Works Agreement fee of $5,294.00 was paid on 11/20/93, therefore, $47,643.00 is still due for this project.

- A Public Works Agreement (PWA) must be prepared by your consultant in accordance with the Baltimore County PWA Procedures Manual. This manual and related forms will be distributed at the Introductory Meeting or may be obtained by contacting this office. Refer to this manual for PWA submittal requirements. Incomplete submittals will not be accepted. Note that a certified or cashiers check for $300 must be submitted along with the PWA to cover right of way title search fees.

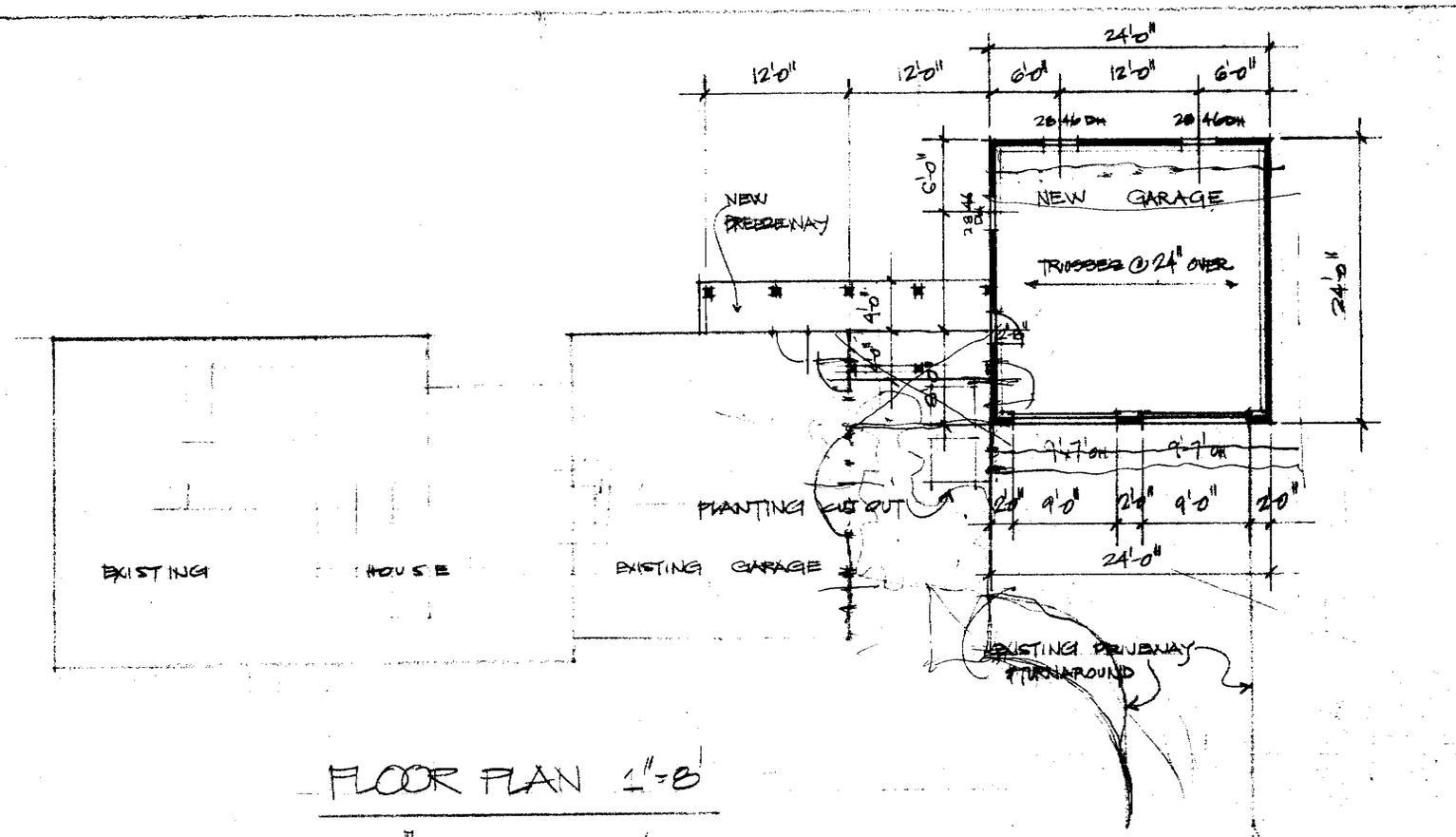
- Upon execution of the Public Works Agreement, the Final Plat may be processed for recording.

120

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

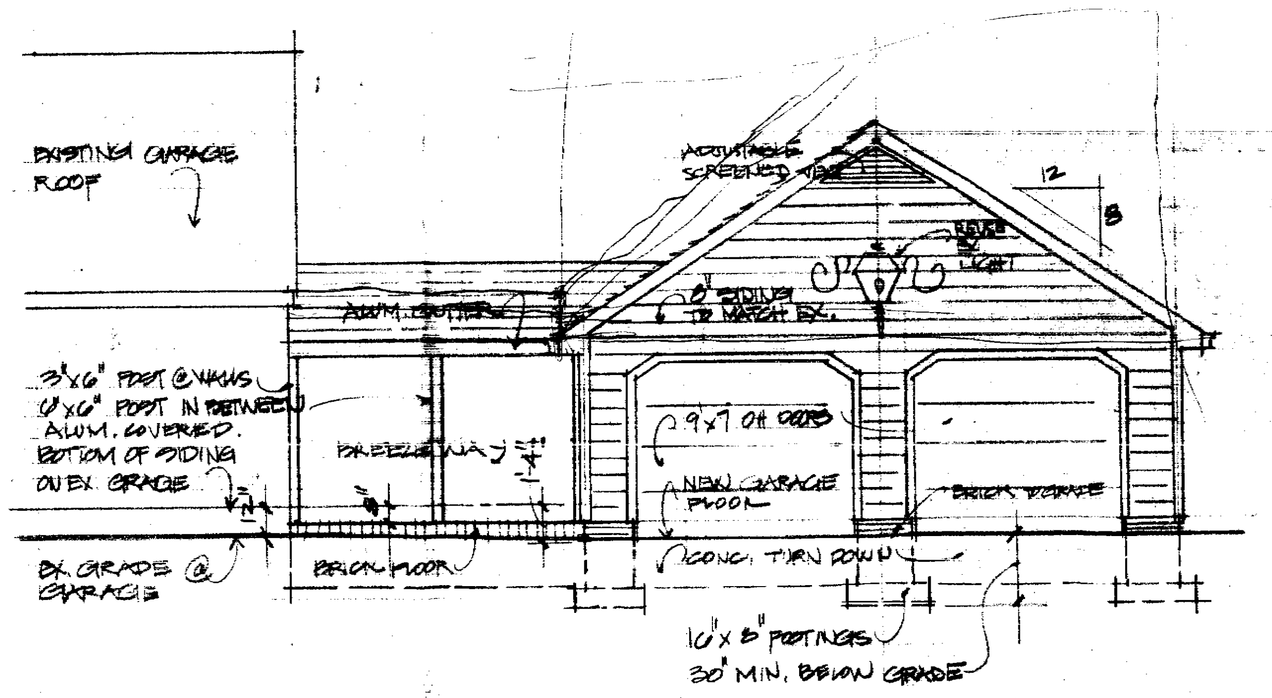
SCALE	LOCATION	SHEET
1" = 200'±	NORTHWEST OF BALDWIN	N. E. 20-F
DATE OF PHOTOGRAPHY JANUARY 1986		

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

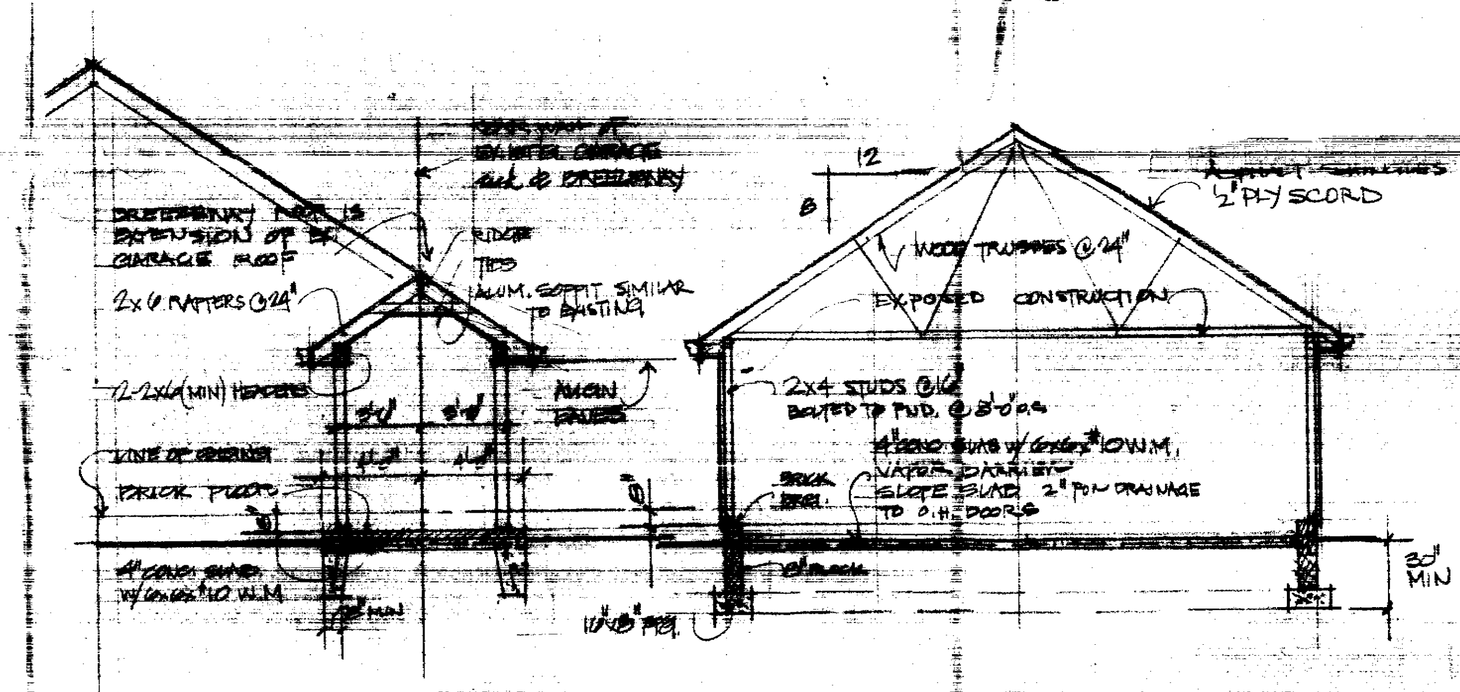


FLOOR PLAN 1"=8'

NOTE!! NEW DOORS and WINDOWS TO MATCH THE DESIGN and QUALITY OF THE EXISTING GARAGE.



FRONT ELEVATION 1"=4'



SECTION thru FREEZEWAY 1"=4'

SECTION thru NEW GARAGE 1"=4'

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT and FOR THE OWNERS STATED BELOW.
THE INTENT OF THIS DRAWING IS TO ACT AS A GUIDE FOR THE OWNERS & THE CONTRACTOR OR BUILDER TO NEGOTIATE A CONTRACT and HELP SECURE A BUILDING PERMIT.

ALL FINISHING WORK, LIGHTING, ELECTRICAL ETC. SHALL BE DONE AS PER THE OWNERS DIRECTIONS and IN CONFORMANCE WITH ALL APPLICABLE CODES & ORDINANCES.

GARAGE & FREEZEWAY ADDITION TO THE RESIDENCE OF
MR. & MRS. GERALD TANA
4919 CARROLL COURT
BALDWIN, BALTO. CO. MD. 21013

ROBERT J. BAYER
ARCHITECT
P.O. BOX 65 PHOENIX, MD. 21131
666-9300

MICROFILMED

SHEET NO A-1

C# 9408-3

DATE 8-18-94

95-115

NE 20 F

1" = 200'