

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
ZONING VARIANCE
N/S Tulip Tree Court, 488 ft. N * ZONING COMMISSIONER
of the c/l Highvilla Road
20 Tulip Tree Court * OF BALTIMORE COUNTY
15th Election District
5th Councilmanic District * Case No. 98-158-A
Charles D. Ferguson, et ux, Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles D. Ferguson and Teresa M. Ferguson, his wife, for that property known as 20 Tulip Tree Court in the Golden Tree subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B01.2.a of the Baltimore County Zoning Regulations (BCZR), and V.B.5.2 of the Comprehensive Manual of Development Policy (CMDP) to allow an addition with a rear yard setback of 28 ft., in lieu of the required 35 ft., in a D.R.5.5 zone. The property and relief sought are 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

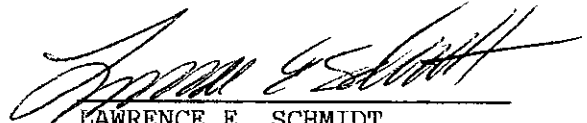
ORDER FOR FILING
Date 11/19/97
By M. [Signature]

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 19th day of November 1997 that the Petition for a Zoning Variance from Section 1B01.2.a of the Baltimore County Zoning Regulations (BCZR), and V.B.5.2 of the Comprehensive Manual of Development Policy (CMDP) to allow an addition with a rear yard setback of 28 ft., in lieu of the required 35 ft., in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 19, 1997

Mr. and Mrs. Charles D. Ferguson
20 Tulip Tree Court
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 98-158-A
Property: 20 Tulip Tree Court

Dear Mr. and Mrs. Ferguson:

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

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

98-158-A

to the Zoning Commissioner of Baltimore County

for the property located at 20 TULIP TREE CT.

which is presently zoned OR 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) V.B.5.2 (CMDP) & 1B01.2.2 (BCZR,
TO ALLOW AN ADDITION (LIVING RM) WITH A REAR YARD SETBACK OF 28'
1981) IN LIEU OF THE REQUIRED 35 FT

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

1. PROPOSED CHANGE OF THE EASEMENT TO ALLOW FOR 16' ADDITION TO REAR OF HOUSE TO INCREASE LIVING AREA, MAKING COMPARABLE WITH SIZE OF NEIGHBORING HOUSES IN DEVELOPMENT.

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.

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

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.

Legal Owner(s).

MR. CHARLES D. FERGUSON

(Type or Print Name)

Signature

MRS. TERESA M. FERGUSON

(Type or Print Name)

Signature

20 TULIP TREE CT. 410-391-6220

Address

Phone No

Baltimore

MD

21221

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: R.T

DATE: 10.22.97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 158

ESTIMATED POSTING DATE:

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 20 TULIP TREE CT.

address

BALTIMORE
City

MD
State

21221
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)

LOT #56 IS ZONED FOR 35' SET BACK FROM PROPERTY LINE; REQUEST EASEMENT CHANGE TO 28' IN LIEU OF THE REQUIRED 35'. LOT CURRENTLY SHOWS AS ON TRACT BOUNDARY LINE, HOWEVER, ADDITIONAL HOUSING WAS ADDED TO THE NORTHWEST WHICH NOW MAKES THE LOT ON THE INTERIOR OF THE DEVELOPMENT. PROPOSED CHANGE OF THE EASEMENT TO ALLOW FOR 16' ADDITION TO REAR OF HOUSE TO INCREASE LIVING AREA, MAKING COMPARABLE WITH SIZE OF NEIGHBORING HOUSES IN DEVELOPMENT.

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.

Charles D. Ferguson
(signature)

MR. CHARLES D. FERGUSON
(type or print name)



Teresa M. Ferguson
(signature)

MRS. TERESA M. FERGUSON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles D. Ferguson & Teresa M. Ferguson

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.

October 7, 1997
date

Lisa J. Kuehn
NOTARY PUBLIC

My Commission Expires:

May 1, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 TULIP TREE CT.

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) V, B. 5.1.2 (CMDP) & 1B01-2.2 (BCZR,
TO ALLOW AN ADDITION (LIVING AREA) WITH A REAR YARD SETBACK
1981) OF 28 FT IN LIEU OF THE REQUIRED 35 FT,

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

1. PROPOSED CHANGE OF THE EASEMENT TO ALLOW FOR
16' ADDITION TO REAR OF HOUSE TO INCREASE LIVING AREA,
MAKING COMPARABLE WITH SIZE OF NEIGHBORING HOUSES
IN DEVELOPMENT.

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.

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

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.

Legal Owner(s):

MR. CHARLES D. FERGUSON
(Type or Print Name)

Charles D. Ferguson
Signature

MRS. TERESA M. FERGUSON
(Type or Print Name)

Teresa M. Ferguson
Signature

20 TULIP TREE CT. 410-391-6220
Address Phone No.

Baltimore MD 21221
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: R.T. DATE: 10-22-97

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: 158

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: 20 TULIP TREE CT.
address
BALTIMORE MD 21221
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)

LOT #56 IS ZONED FOR 35' SET BACK FROM PROPERTY LINE; REQUEST EASEMENT CHANGE TO 28' IN LIEU OF THE REQUIRED 35'. LOT CURRENTLY SHOWS AS ON TRACT BOUNDARY LINE, HOWEVER, ADDITIONAL HOUSING WAS ADDED TO THE NORTHWEST WHICH NOW MAKES THE LOT ON THE INTERIOR OF THE DEVELOPMENT. PROPOSED CHANGE OF THE EASEMENT TO ALLOW FOR 16' ADDITION TO REAR OF HOUSE TO INCREASE LIVING AREA, MAKING COMPARABLE WITH SIZE OF NEIGHBORING HOUSES IN DEVELOPMENT.

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.

Charles D. Ferguson
(signature)

MR. CHARLES D. FERGUSON
(type or print name)



Teresa M. Ferguson
(signature)

MRS. TERESA M. FERGUSON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles D. Ferguson & Teresa M. Ferguson

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.

October 7, 1997
date

Susan J. Krueger
NOTARY PUBLIC

My Commission Expires:

May 1, 2000

#158

98-158-A

ZONING DESCRIPTION FOR: 20 Tulip Tree Court

Beginning at a point of the North side of Tulip Tree Court which is 30' wide at the distance of 488' of the centerline of the nearest improved intersecting street Highvilla road which is 36' wide. Being Lot #56, Block N, Section #2 in the subdivision of Goldentree as recorded in Baltimore County Plat Book # CMK, Folio # 148, containing 6,997 square feet. Also known as 20 Tulip Tree Court and located in the 15th Election District, 5th Councilmanic District.



Baltimore County
Department of Permits and
Development Management

98-158-A
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 158

Petitioner: CHARLES FERGUSON

Location: 20 TULIP TREE COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CHARLES FERGUSON

ADDRESS: 20 TULIP TREE COURT

BALTIMORE, MD 21221

PHONE NUMBER: 410/391-6220

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 158

No. 044448

DATE 10-22-97 ACCOUNT R-001-6150

010-Res. Var.

AMOUNT \$ 50.00

RECEIVED FROM: Charles Ferguson

FOR: Adm. Var. #20 Tulip Tree Ct.

R.T.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-158-A

PAID RECEIPT

PROCESS ACTUAL TIME
10/22/1997 10/29/1997 09:30:18

REG 0302 CASHIER JRIC JMR DRZMET
5 MISCELLANEOUS CASH RECEIPT

Receipt # 012774

CR NO. 044448

50.00 12/6/97

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-158-A
Petitioner/Developer:
(Charles Ferguson)
Date of ~~Hearing~~/Closing:
(Nov. 17, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

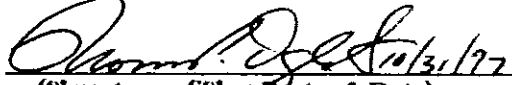
Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

____ 20 Tulip Tree Court Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ Oct. 31, 1997 _____
(Month, Day, Year)

Sincerely,

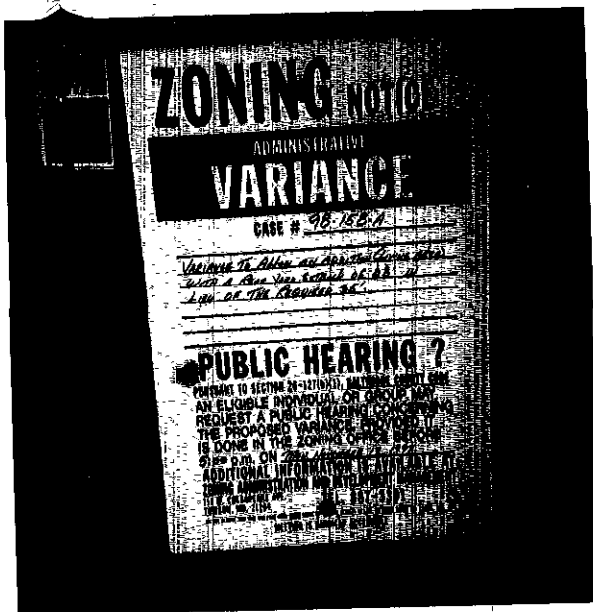

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



98-158-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11-02-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-158 A

VARIANCE TO ALLOW AN ADDITION (LIVING AREA) WITH
A REAR YARD SETBACK OF 28 FT. IN LIEU
OF THE REQUIRED 35 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

V.B. 5.2 (CMOP) & 1B01.2.2 (BCZR)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-158-A

20 Tulip Tree Court

N/S Tulip Tree Court, 488' N of centerline Highvilla Road

15th Election District - 5th Councilmanic District

Legal Owner: Charles D. Ferguson & Teresa M. Ferguson

Post by Date: 11/2/97

Closing Date: 11/17/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. This notice serves as a refresher regarding the administrative process.

1. The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
2. The "Closing Date" noted above is the deadline for a neighbor to file a formal request for a public hearing.
3. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may: (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time, and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

c: Charles & Teresa Ferguson





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 12, 1997

Mr. and Mrs. Charles Ferguson
20 Tulip Tree Court
Baltimore, MD 21221

RE: Item No.: 158
Case No.: 98-158-A
Petitioner: Charles Ferguson, et ux

Dear Mr. and Mrs. Ferguson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11.3.97
Item No. 158 RT

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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
Dept. of Permits & Development Management

DATE: November 3, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 151, 155, 156, 157, 158, 159, 160, 161, and 167

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

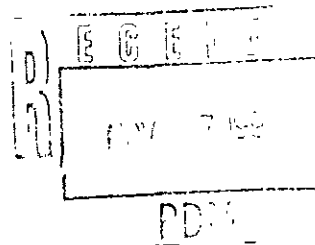
Division Chief: Gary L. Kerns

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880



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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 3, 1997

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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

156, 157, 158, 159, 161, 165, 166, and 167

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



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

TO: PDM

DATE: Nov. 5, 97

FROM: R. Bruce Seeley *RBS/sp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov 3, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

158
159
161
164
166
167
168

RBS:sp

BRUCE2/DEPRM/TXTSBP

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

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: November 10, 1997

FROM:  Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 10, 1997
 Item Nos. 156, 158, 159, 161, 165,
 167, & 168

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1110.NOC

TO WHOM IT MAY CONCERN:

I/We understand that Charles and Teresa Ferguson, 20 Tulip Tree Court have applied to obtain a building permit to build an addition on the back of their house. I/We do not have any objections to this addition.

SIGNATURE: Frederick W. Sched

ADDRESS: 18 Tulip Tree Ct,

SIGNATURE: Candy Bottory

ADDRESS: 22 Tulip Tree Ct . 21221

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

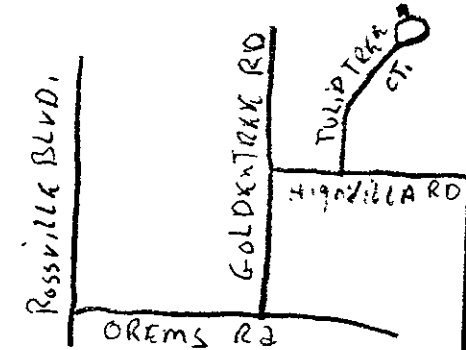
PROPERTY ADDRESS: 20 TULIP TREE CT.

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

Subdivision name: GOLDEN TREE

plat book # CMK, folio # 148, lot # 56, section # 2

OWNER: CHARLES + TERESA FERGUSON



North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1"=200' scale map#:

Zoning: DR. S. 5

Lot size: 0.16 acreage 6971 square feet

LOCATED in
Road:

public private
SEWER: ☒ ☐
WATER: ☒ ☐

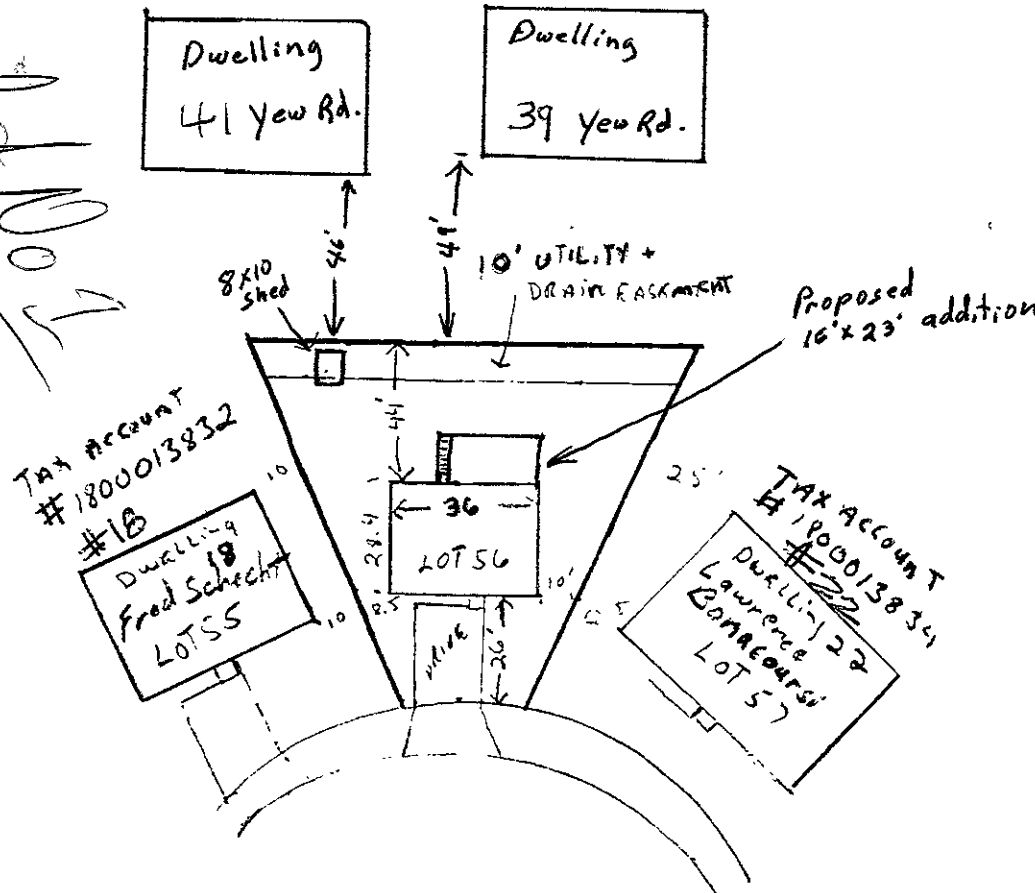
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

R.T 158 98-158-A



North

date: 2F

prepared by: 10-7-47

Scale of Drawing: 1"= 50'



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Address Service Requested

98-158-A



VIEW LOOKING SOUTH

~~98~~ 158-A

VIEW LOOKING WEST

~~98~~ 158-A



View Facing South
On Caldesa

11 Tulip Tree Ct

(506-115 (No. 19) 07.10.19

~~98~~ 158-A

VIEW LOOKING NORTH EAST

~~98~~ 158-A

REAR ELEV.



Lot applying for Variance

20 Tulip Tree Ct

575-115 146. 1 17. 10. 15

~~915~~ 158-A

~~REAR~~ FRONT

~~REAR~~

VIEW OF BACK OF HOUSE
WITH APPROXIMATE SIZE OF
REQUESTED ADDITION

~~915~~ 158-A

~~REAR~~ REAR

~~REAR~~



VIEW FACING NORTH, LOT 56, TAKEN
FROM LOT 55

98-158-A

View Facing East on

Cul de Sac

24 Tulip Tree Ct

59-115, 116, 117, 118, 119

98-158-A



View Facing NNE on

Cul de Sac

22 Tulip Tree Ct

300-135 (46, 122) 97, 10, 15

~~918~~ 158-A

View Facing SE on

Cul de Sac

15 Tulip Tree Ct

300-135 (46, 122) 97, 10, 15

~~918~~ 158-A



View Facing SSE

on Cul de sac

13 Tulip Tree Ct

330-115 (No. 12-42) 97, 99, 10

~~9158~~ 158-A

View looking NW of 20 Tulip Tree Ct

4 Yew Rd

330-115 (No. 12-42) 97, 99, 10

~~9158~~ 158-A



View looking NN west of 20 Tulip Tree Ct

39 Yew Rd

#158-A

18 Tulip Tree Ct

98-158-A



VIEW FACING NORTH SHOWING
EXISTING DECK

98-158-A



98-158-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

ITEM # 158

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

SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER	N.E. 4-H
DATE OF PHOTOGRAPHY		
JANUARY 1986		

98-1538-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

1-NW 1-NE
1-N 1-E
1-S 1-W
1-S 1-E

ITEM # 15B

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	MIDDLE RIVER	NE 4-H
10/22/79				

DATE OF PHOTOGRAPHY	DATE OF PHOTOGRAMMETRIC METHOD
DEC. 1954	

Photography: Chesapeake Photogrammetric Methods
Aerials: Aerial Survey Corp. Lansing, Mich.