

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
NWC Oldfield Court & Meadow Glen * ZONING COMMISSIONER
Road
1 Oldfield Court * OF BALTIMORE COUNTY
15th Election District
5th Councilmanic District * Case No. 98-200-A
Stamatios Vinias, et ux, Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Stamatios Vinias and Gailynn Vinias, his wife, property owners, for that property known as 1 Oldfield Court in the Rohe Farm subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1801.2.C.6 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an addition (open projection) with a setback of 6.5 ft. in lieu of the required 11.25 ft. 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 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

ORDERED FILED FOR FILING
Date 1/6/89
By [Signature]

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 18th day of December 1997 that the Petition for a Zoning Variance from Sections 1B01.2.C.6 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an addition (open projection) with a setback of 6.5 ft. in lieu of the required 11.25 ft., in a D.R.2 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

December 17, 1997

Mr. and Mrs. Stamatis Vinas
1 Oldfield Court
Baltimore, Maryland 21220

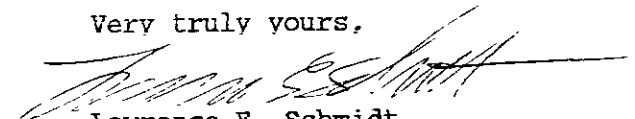
RE: Petition for Administrative Variance
Case No. 98-200-A
Property: 1 Oldfield Court

Dear Mr. and Mrs. Vinas:

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,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 OLDFIELD CT
which is presently zoned DR 2

This Petition shall be filed with the Dept. of Permits & 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) 1801.2.C.6 (X.B.5.c) 1983 Reg
And 301.1A. to Allow AN OPEN PROJECTION A Setback of
6.5' in lieu of the Required 11.25'

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

- 1) To Obey the ZONING LAWS OF BALTIMORE County
- 2) Not Enough Room From back of house to the property LINE to build A Deck.
- 3) TO GAIN ACCESS TO REAR OF home through SLIDING DOORS
- 4) So THAT NO PERSON will Fall 6' From REAR OF home.

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)

STAMATIOS VINIAS

(Type or Print Name)

Signature

GAILYNN C VINIAS

(Type or Print Name)

Signature

1 OLDFIELD CT 410-391-5821

Address

Phone No

BALTIMORE MD 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted

GAILYNN VINIAS

Name

410-771-2736 WORK

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: CH

DATE

21 Nov 97

ESTIMATED POSTING DATE

30 Nov 97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 200

98-200-A

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 1 Oldfield Ct
address
Baltimore MD 21220
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)

To Amend the FINAL Development Plan
which Requires A 15ft Rear Set back.
To Amend the Set back to 6'2 in lieu
of Required 11'4' For an open projection.
To intrude 25% outside the Envelope.

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)



[Signature]
(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of November, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gailynn Vinias + Stamatios Vinias

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.

11/17/97
date

[Signature]
NOTARY PUBLIC
My Commission Expires:

LEVETTA HENRY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 15, 2000

11-005-27

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 1 Oldfield CT
address
Baltimore MD 21220
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)

To AMEND the FINAL Development Plan
Which Requires A 15 ft REAR Set back
To AMEND the Set back to 6'1/2' IN
LEIUS OF Required 11'1/4' FOR AN OPEN
PROJECTIONS. TO INTRUDE 25% OUTSIDE
the ENVELOPE.

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)



[Signature]
(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of November, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gailynn Vinias + Stamatos Vinias

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

11/17/97
date

[Signature]
NOTARY PUBLIC
My Commission Expires:

LEVETTA HENRY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 15, 2000

1-025-21



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 OIdFIELD CT

which is presently zoned DR 2

This Petition shall be filed with the Dept. of Permits & 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) 1 BOI. Z.C. 6 (V.B. 5.4) 1983 Regs
AND 301.1.A. to ALLOW AN OPEN PROJECTION A Setback OF
6-5' IN lieu OF the Required 11.25:

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1) To obey the ZONING LAWS OF BALTIMORE County.
2) NOT ENOUGH ROOM FROM back OF house to the property
LINE to build A Deck.
3) To gain ACCESS TO REAR OF home through Sliding Doors.
4) So that NO PERSON will FALL 6' FROM REAR OF home.

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)

STAMATIOS VINIAS

(Type or Print Name)

Signature

GAILYNN C VINIAS

(Type or Print Name)

Signature

1 OIdFIELD CT 410-391-5821

Address

Phone No

BALTIMORE MD 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted

GAILYNN VINIAS

Name

410-771-2736 WORK

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: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 200

98-200-A

PROPERTY DESCRIPTION FOR: 1 OIdField CT
BAITIMORE MD 21220

LOCATED ON THE NW CORNER OF
MEADOW GLEN RD. (50' WIDE) AND OIdField CT. (50' WIDE)
BEING LOT 51 BIK 0 - SECTION 1 IN SUB
DIVISION KNOWN AS ROHE FARM. CONTAINING
AN AREA OF 5986 SQ. FT. RECORDED IN
BAITIMORE COUNTY PLAT BOOK #64 FOLIO #111.
ALSO KNOWN AS 1 OIdField CT LOCATED
IN THE 15TH ELECTION DISTRICT, 15TH
COUNCILMANIC DISTRICT.

98-200-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046747

DATE 21 Nov 97 ACCOUNT R-001-6150
CAN
200 AMOUNT \$ 50.00

RECEIVED FROM: VINIAS

FOR: 1 OLDFIELD CT

ADH VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
11/21/1997 11/21/1997 09:27:30
REV. WGS CASHIER BTRY ENT DRAMER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 041033 DFLN
CR NO. 046747

50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

A-005-80

CERTIFICATE OF POSTING

RE: Case No.: 98-200-A

**Petitioner/Developer:
(Gail Vinias)**

**Date of Hearing/Closing:
(Dec. 15, 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

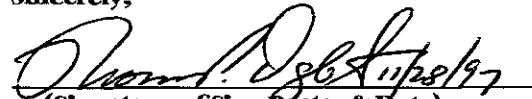
Ladies and Gentleman:

**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 _____**

____ 1 Oldfield Ct. Baltimore, Maryland 21220 _____

**The sign(s) were posted on _____ Nov. 28, 1997 _____
(Month, Day, Year)**

Sincerely,

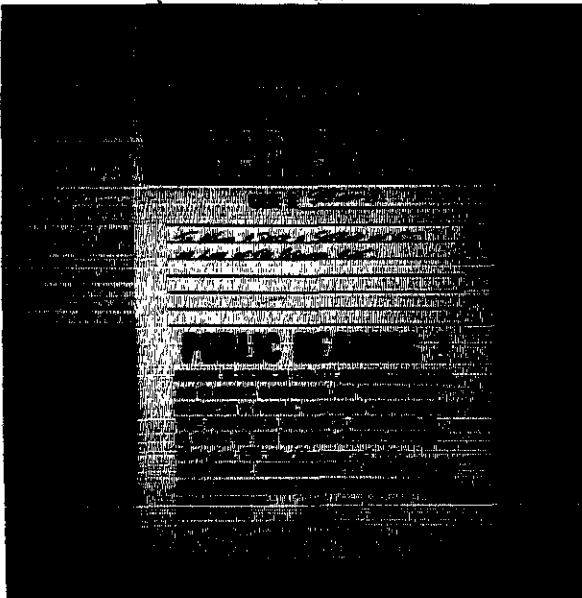

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

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



98-200-A



Baltimore County
Department of Permits and
Development Management

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

November 26, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-200-A
1 Oldfield Court
NWC Oldfield Court and Meadow Glen Road
15th Election District - 5th Councilmanic District
Legal Owner: Stamatios & Gailynn Vinias
Post by Date: November 30, 1997
Closing Date: December 15, 1997

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.

Arnold Jablon
Director

c: Stamatios & Gailynn Vinias



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than *30 Nov 97

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

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**VARIANCECase No.: 98-200-~~11~~ATo Allow A Deck A SETBACK OF
6.5' IN LIEU OF THE REQUIRED 11.25'**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**

*** 15 Dec 1997**

**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



Baltimore County
Department of Permits and
Development Management

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.: 200

Petitioner: GAILYNN VINIAS

Location: 1 OIdField Ct

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GAILYNN VINIAS

ADDRESS: 1 OIdField Ct

BALTO MD 21220

PHONE NUMBER: 410-391-5821

AJ:ggs

(Revised 09/24/96)

200



Baltimore County
Department of Permits and
Development Management

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

December 12, 1997

Mr. and Mrs. Stamatios Vinias
1 Old Field Court
Baltimore, MD 21220

RE: Item No.: 200
Case No.: 98-200-A
Petitioner: Stamatios Vinias, et ux

Dear Mr. and Mrs. Vinias:

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 November 21, 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 black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

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 *ii/28/97*
Item No. *200 CAM*

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: December 2, 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. 191, 192, 195, 197, and 200

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. Kline

AFK/JL

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

TO: PDM

DATE: Dec 9, 1997

FROM: R. Bruce Seeley *RBS/90*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 1, 1997

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

Item #'s:

191	198
192	199
193	200
194	

RBS:sp

BRUCE2/DEPRM/TXTS8P

Baltimore County Government
Fire Department



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

(410) 887-4500

December 10, 1997

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 December 1, 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:

190, 194, 195, 197, 198, and 200

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 8, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for December 8, 1997
Item Nos. 191, 194, 195, 196, 198,
and 200

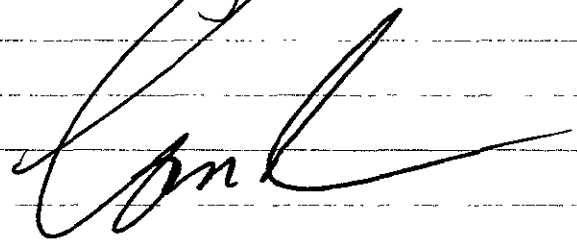
The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Zoning Commission,

I Thomas CANAN OWNER OF
LOT 4 IN ROKE FARM SUBDIVISION WHO'S
REAR YARDS LINES WITH THE REAR YARD
OF LOT 51 OR 1 OLDFIELD CT. HAVE
NO CONCERNS OR OBJECTIONS WITH
THE OWNERS OF LOT 51 BUILDING A
DECK ON THE REAR OF THEIR HOME.

REGARDS.


98-200-A

200

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

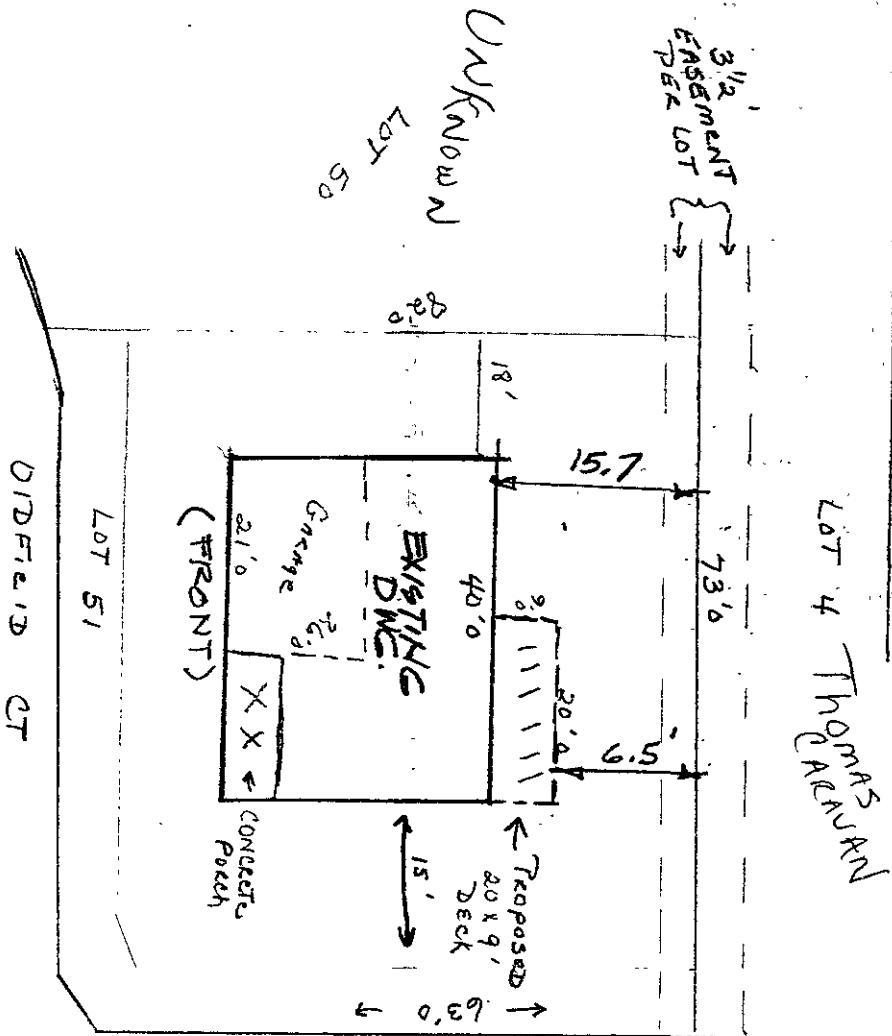
PROPERTY ADDRESS: 1 Oldfield Court

Subdivision name: Rohe Farm

Plat book # 44, folio # 111, lot # 51, section # 1

OWNER: Stamatios & Gailynn Vinnias

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



Meadow Glen Road

50'0"



North

date: 11/10/97

prepared by: _____

Scale of Drawing: 1" = 20'

50'0"

Oldfield Ct

Lot 51

NOT PLANNED

LOCATION INFORMATION

Election District: 15

Councilmanic District: 15

1"=200' scale map#: NEG-I

Zoning: DR 2

Lot size: 5786 acreage square feet

Public Private

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: N/A

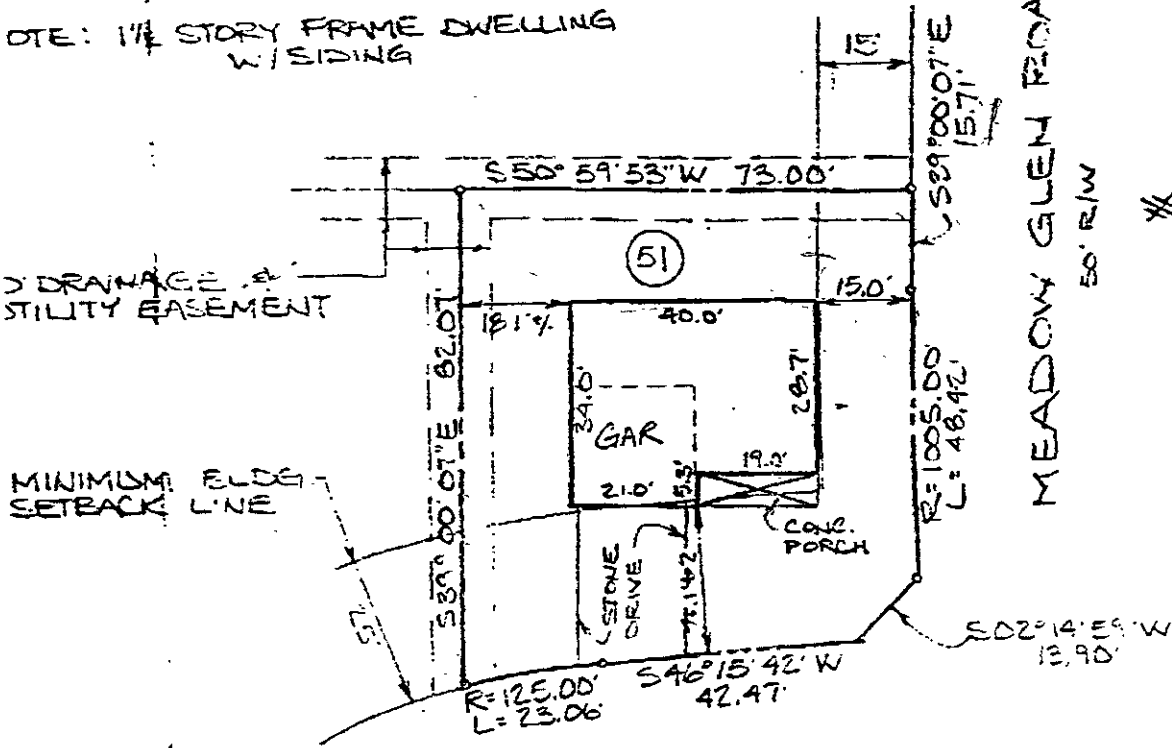
Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

200

98-200-A

SEP 23 '97 10:29
NOTE: ACCURACY OF APPARENT
SETBACK DISTANCES IS 0.5 +/-
NOTE: GARAGE ALLOWED AT A
22' SETBACK FROM R/W
NOTE: 1 1/2 STORY FRAME DWELLING
W/ SIDING



OLDFIELD COURT (50' R/W)



REFERENCE LOT #51 PLAT ENTITLED
PHASE 3 SECT. 1 (1042) ROHE FARM
DATED SEPT. 10, 1992 AND RECORDED
AMONG THE PLAT RECORDS OF
BALTIMORE COUNTY, MD. IN PLAT
BOOK E.M. 64 FOLIO 111.

THIS IS TO CERTIFY THAT WE HAVE LOCATED THE
IMPROVEMENTS AS SHOWN ACCORDING TO THE
REGULATIONS GOVERNING THE MARYLAND STANDARDS
OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS:
EFFECTIVE DATE MARCH 1, 1995.

James T. Prohazy 9-23-97
REGISTERED NO. 10857 DATE



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOFFA ROAD
TOWSON, MARYLAND 21204
(410) 583-8571

- NOTE: (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING
PROPERTY LINES AND DOES NOT CONSTITUTE A
BOUNDARY SURVEY.
(B) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY
INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE
INSURANCE COMPANY OR ITS AGENT IN CONNECTION
WITH CONTEMPLATED TRANSFER, FINANCING OR RE-
FINANCING.
(C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE
ESTABLISHMENT OR LOCATION OF FENCES, GARAGES,
BUILDINGS OR OTHER EXISTING OR FUTURE
IMPROVEMENTS.

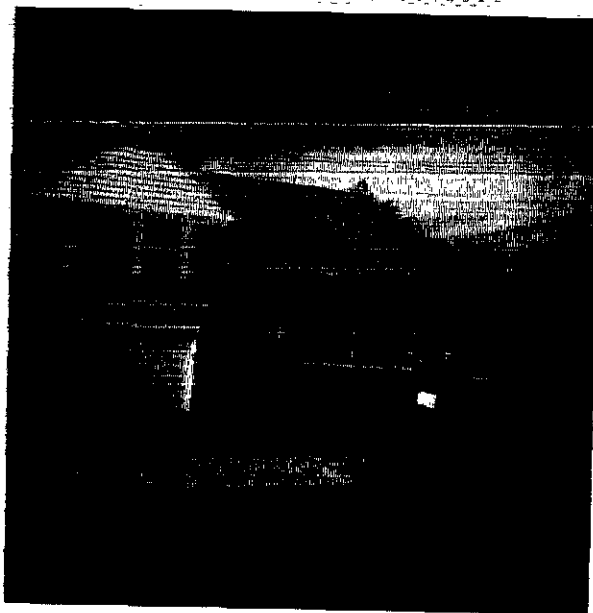
NOTE: THIS PROPERTY DOES NOT LIE WITHIN
THE LIMITS OF A FLOOD HAZARD AREA
AS DELINEATED ON THE MAPS OF THE
NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 240010 0435 B

LOCATION DRAWING OF
#1 OLDFIELD COURT

15th ELEC. DIST. BALTO. CO., MD.
SCALE: 1" = 30' DATE: SEPT 23, 1997

98-200-A

200



98-200-A

15th Election District

98-70-A

1 Oldfield Court

NWC Oldfield Court and Meadow Glen Road

15th Election District - 5th Councilmanic District

Legal Owner: Stamatios & Gailynn Vinias

CLOSING DATE: 12/15/97

Administrative Variance to allow an open projection a
setback of 6.5 feet in lieu of the required 11.25 feet.

A-005-8A