

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
S/S Perch Court, 100' SW of the	
c/l of Sandollar Way	* ZONING COMMISSIONER
(3 Perch Court)	
15th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 98-212-A
David W. Cook, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, David W. and Laura L. Cook. The Petitioners seek relief from Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) and Sections 301.2 and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection addition (deck and swimming pool) with side and rear yard setbacks of 6 feet each in lieu of the required 11.25 feet, and to amend the Final Development Plan for Woods at Bay Country, Lot 35 thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient

ORDER RECEIVED FOR FILING

Date

By

12/31/97

[Signature]

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.

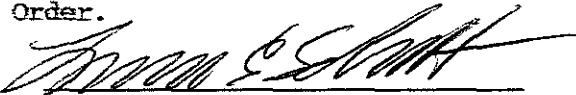
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of December, 1997 that the Petition for Administrative Variance seeking relief from Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) and Sections 301.2 and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection addition (deck and swimming pool) with side and rear yard setbacks of 6 feet each in lieu of the required 11.25 feet, and to amend the Final Development Plan for Woods at Bay Country, Lot 35 thereof, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by Robert W. Bowling, Jr., Chief Bureau of Developer's Plans Review. No permanent structures shall be located within 5 feet of the rear property line.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/31/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

December 31, 1997

Mr. & Mrs. David W. Cook
3 Perch Court
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Perch Court, 100' SW of the c/l of Sandollar Way
(3 Perch Court)
15th Election District - 5th Councilmanic District
David W. Cook, et ux - Petitioners
Case No. 98-212-A

Dear Mr. & Mrs. Cook:

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 Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



CBCA



Petition for Administrative Variance AND TO AMEND THE F.D.P. OF WOODS AT BAY COUNTRY to the Zoning Commissioner of Baltimore County

for the property located at 3 Perch Ct Baltimore MD 21220
which is presently zoned DR 5.5

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) 113.6.6 (CMDP), 301.2 & 504.2 (BCZR) TO ALLOW AN OPEN PROJECTION ADDITION (DECK & SWIMMING POOL) WITH A SIDE YARD SETBACK OF 6 FT., A REAR YARD SETBACK OF 6 FT. IN LIEU OF THE REQUIRED 11.25 FT. RESPECTIVELY AND TO AMEND THE FINAL DEVELOPMENT PLAN OF WOODS AT BAY COUNTRY.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attached

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)

DAVID W. COOK
(Type or Print Name)

Signature

[Signature]
Signature

Address

LAURA L. COOK
(Type or Print Name)

City State Zipcode

Laura L. Cook
Signature

Attorney for Petitioner:

3 Perch Ct (410) 335-2455
Address Phone No.

(Type or Print Name)

Baltimore, MD 21220
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Address Phone No

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

REVIEWED BY: R.T. DATE: 12-3-97



Printed with Soybean Ink
Recycled Paper

ITEM #: 212

ESTIMATED POSTING DATE:

98-212-A

ORDER RECEIVED FOR FILING
Date 12/3/97
BY [Signature]

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 3 Perch Court
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)

See Attached

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.

David Cook
(signature)
David Cook
(type or print name)



Laura L. Cook
(signature)
LAURA L. COOK
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of Dec, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID and LAURA COOK

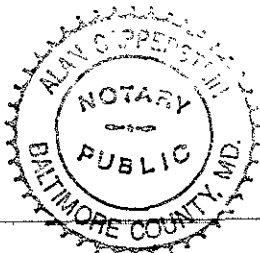
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/2/97
date

Alan Spurr
NOTARY PUBLIC

My Commission Expires.



MY COMMISSION EXPIRES 01/00

A-515-8P

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 3 Perch Court
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)

See Attached

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.

David Cook
(signature)
DAVID COOK
(type or print name)



Laura L. Cook
(signature)
LAURA L. COOK
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of Dec, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID and LAURA COOK

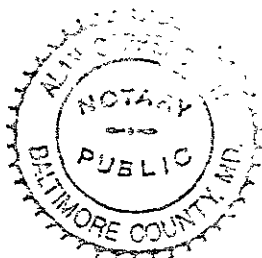
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/2/97
date

Alan S. [Signature]
NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES ON 12/31/99

A-515-8P

HARDSHIP REQUEST

THE REASON FOR THIS REQUEST IS TO ATTACH A DECK FROM OUR EXISTING DECK TO OUR POOL. IT WILL NOT SURROUND THE WHOLE POOL, ONLY ABOUT 1/3. THIS WILL ALLOW EASIER ACCESS TO THE POOL FOR MY MOTHER WHO IS PHYSICALLY HANDICAPPED. HER DOCTOR HAS SUGGESTED THAT THE POOL WOULD BE VERY THERAPEUTIC FOR HER CONDITION (SEVERE DEGENERATIVE ARTHRITIS). AS IT STANDS NOW, THERE IS NO WAY FOR HER TO GET INTO THE POOL. MY MOTHER LIVES AT MY HOME WITH ME, SO THE DECK WILL ALLOW HER CONSTANT USE OF THE POOL.

THANK YOU.

Laura Leah Cook

David Wayne Cook

12/1/97

212

ORDER RECEIVED FOR FILING

Date

By

12/3/97

[Signature]

Zoning Description for 3 Perch Court

Beginning at a point on the South side of Perch Ct., which is 50' wide at the distance of 100' South west of the center line of the nearest improved intersecting street, Sandollar Way, which is 50' wide, Being Lot # 35 in the subdivision of "The Woods at Bay Country" as recorded in Baltimore County Plat Book # 61, Folio 70, containing 6474 sq. ft., Also known as 3 Perch Ct. and located in the 15th election district, 5th councilmanic district.

212

98-212-A

A. J. S. B.

BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 212 No. 046941

DATE 12-3-97 ACCOUNT 12-001-6150
210 - Adm. Var. \$ 50
230 - Exp. \$ 50

AMOUNT \$ 100.00

RECEIVED FROM: David Cook

FOR: Adm. Var. & Amendment to F.D.P.
#3 Perch Ct. Balto. 2/22/00

TION SHIER PINK - AGENCY YELLOW - CUSTOMER

Reg. 1.

PAID RECEIPT

PROCESS ACTUAL TIME
12/04/1997 12/03/1997 15:07:00
REF 12903 CASHIER UNIT WLM DROMER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 026651
CA NO. 046947

100.00 CASH
Baltimore County, Maryland

98-212-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-212-A

Petitioner/Developer:

(David W. Cook)

Date of Hearing/Closing:

(Dec. 29, 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 _____**

____ 3 Perch Court Baltimore, Maryland 21220 _____

**The sign(s) were posted on _____ Dec. 12, 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)**



98-212-A



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.: 212

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dave Wayne Galt

ADDRESS: 3 Perch Ct Baltimore Md 21220

PHONE NUMBER: 410-335-2455

AJ:ggs

(Revised 09/24/96)

98-212-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 12-14-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 212

VARIANCE TO ALLOW AN OPEN PROJECTION ADDITION
(DECK & SWIMMING POOL) WITH A SIDE YARD SETBACK
OF 6 FT. AND, A REAR, ^{YARD} SETBACK OF 6 FT. IN LIEU OF
THE REQUIRED 11.25 FT. RESPECTIVELY, AND TO AMEND
THE FINAL DEVELOPMENT PLAN OF WOODS AT BAY
COUNTRY.
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



Baltimore County
Department of Permits and
Development Management

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

December 10, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-212-A

3 Perch Court

S/S Pech Court, 100' SW from centerline Sandollar

15th Election District - 5th Councilmanic District

Legal Owner: David W. Cook & Laura L. Cook

Post by Date: December 14, 1997

Closing Date: December 29, 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: Laura & David Cook





Baltimore County
Department of Permits and
Development Management

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

December 23, 1997

Mr. and Mrs. David Cook
3 Perch Court
Baltimore, MD 21220

RE: Item No.: 212
Case No.: 98-212-A
Petitioner: David Cook, et ux

Dear Mr. and Mrs. Cook:

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 December 3, 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).

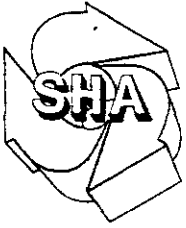
Sincerely,

A handwritten signature in black ink, 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 12-12-57
Item No. 212 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 12/12/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec. 15, 1997

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

Item #'s:

212

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 17, 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. 208, 209, 210, 212, 214, 215, 216, and 218

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 M. Long

Division Chief:

Gary L. Kern

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 22, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item No. 212

The Bureau of Developer's Plans Review has reviewed the subject zoning item. There is an existing 10-foot drainage and utility easement centered on the rear property line of this site. An existing 36-inch drain is contained within this easement.

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement.

RWB:HJO:jrb

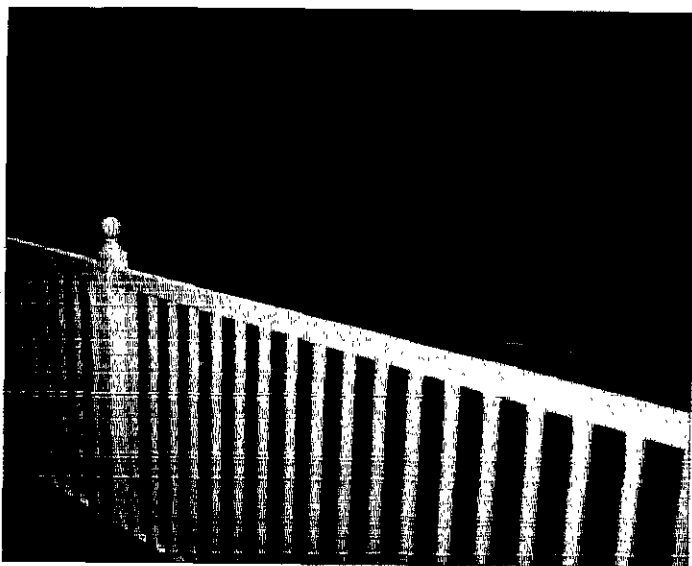
cc: File

ZONE1222.212



#212

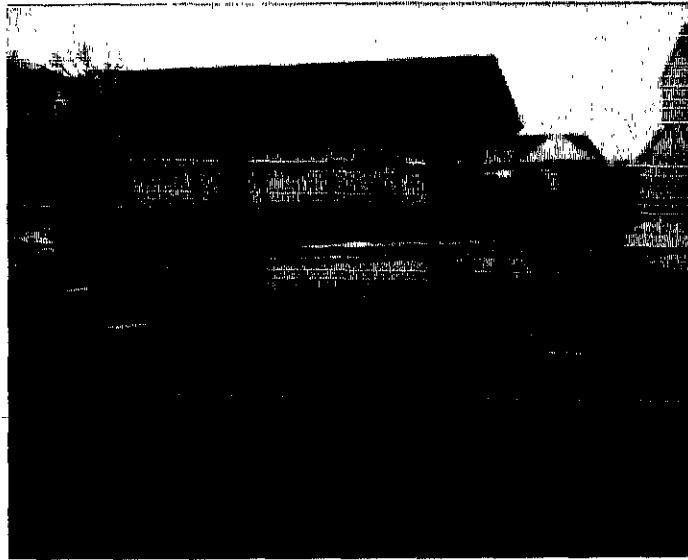
TAKEN FROM LOT 34



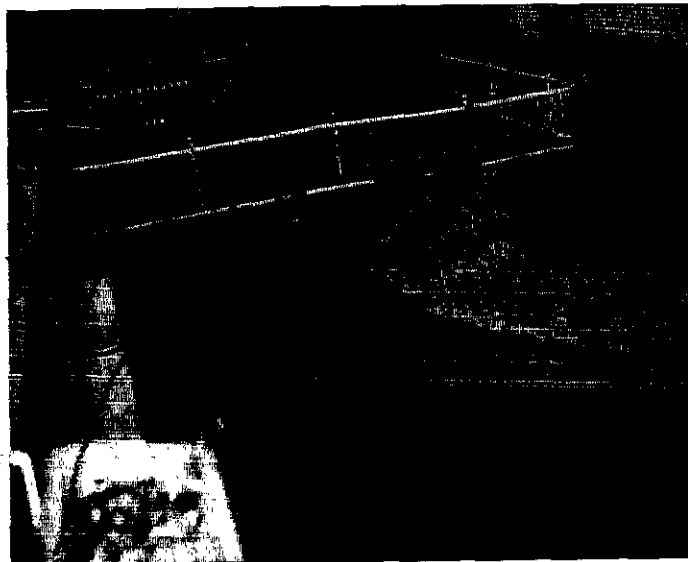
#212

TAKEN FROM LOT 36

98-212-A

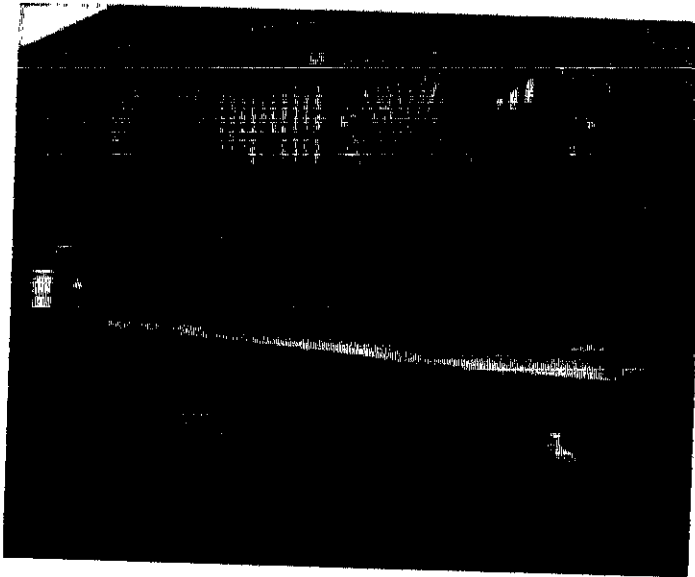


REAR ELEV. #212



Proposed deck
#212

98-212-A



SE CORNER

#212



SW CORNER

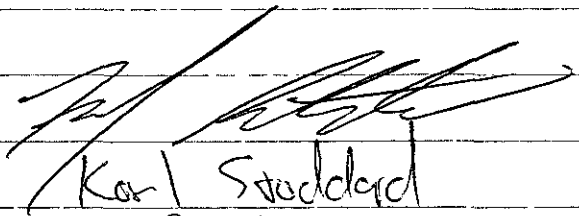
#212

98-212-A

11/30/97

To Whom it May Concern.

We the neighbors of
David and Laura Cook (3 Perch Ct)
have no objections to the proposed
deck work that David and Laura
Cook want to do.



Thank You,

Karl Stoddard

1 Perch Ct

Ba/to. Md. 21220

(410) 335-4755

Case # 96-338-A

98-212-A

LICENSE

GAS APPLIANCE BOARD
OF BALTIMORE CITY
417 E. FAYETTE ST. ROOM 301
BALTIMORE MD. 21202
410-396-1976

LOUIS BATTY

7108 MARSTON ROAD
BALTIMORE

MD 21207

CITY OF BALTIMORE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
LICENSE

GAS APPLIANCE BOARD
CERTIFIES THAT
LOUIS BATTY

IS AN AUTHORIZED
MASTER GASFITTER

LICENSE NO.
M 010006C2

EXPIRATION DATE
12/31/98

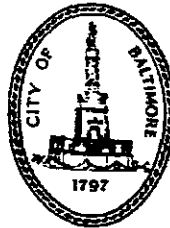
KURT L. SCHMOKE
MAYOR

DANIEL P. HENSON III
COMMISSIONER

GIRMA G. G. ALLARO
DIRECTOR

SIGNATURE: _____

004634



CITY OF BALTIMORE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

LICENSE

GAS APPLIANCE BOARD

CERTIFIES THAT: LOUIS BATTY

IS AN AUTHORIZED: MASTER GASFITTER

LICENSE NO.
M 010006C2

EXPIRATION DATE
12/31/98

KURT L. SCHMOKE
MAYOR

DANIEL P. HENSON III
COMMISSIONER

GIRMA G. G. ALLARO
DIRECTOR

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

Use this portion to report the names of those
AUTHORIZED TO SIGN PERMIT APPLICATIONS
for LICENSE NO. M 010006C2

1. _____
2. _____
3. _____

Signature: _____

Board MUST be notified of CHANGE OF ADDRESS.
Use this portion to report address changes for
LICENSE NO. M 010006C2

Last Name: _____

First Name: _____

Street Address: _____

City: _____

State: _____

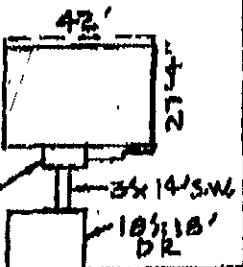
Telephone: () _____
AREA CODE PHONE NUMBER

Signature: _____

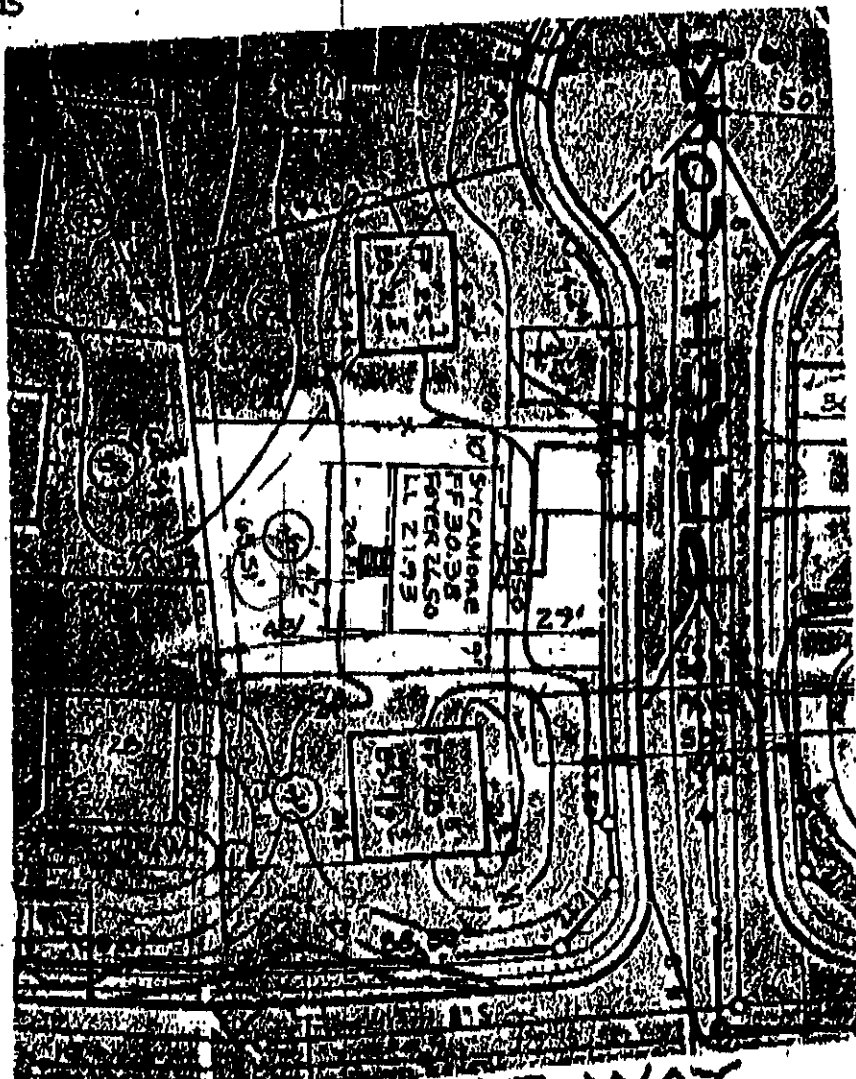
RETURN TO: GAS APPLIANCE BOARD
OF BALTIMORE CITY
417 E. FAYETTE ST. ROOM 301
BALTIMORE MD. 21202
410-396-1976

RETURN TO: GAS APPLIANCE BOARD
OF BALTIMORE CITY
417 E. FAYETTE ST. ROOM 301
BALTIMORE MD. 21202
410-396-1976

98-212-A

14-88 BLOS. 324 DR. 4-2 SW/4 4-2 FT SW 15565. 4x14' SW/4 10' 11" DR	TOTAL LOT AREA	TOTAL IMPERVIOUS ALLOWED	TOTAL IMPERVIOUS AREA
	6474 S.F.	1618 S.F.	1556 S.F.

ARD HOUSE DIMENSIONS



SAND DOLLAR WAY

DISTURBED AREA = 6474 S.F.

LOT GRADING PLAN

WOODS AT BAY COUNTRY

#3 PERCH COURT

LOT 35

S.M. 61/70

BALTO. CO., MD 15TH ELECTION DIST.

SETBACKS:

Front 29'

Right Side 10'

Left Side 9'

Rear 43'

LOT NO.	HOUSE TYPE	STD. OR REV.	WALKOUT OR INGROUND	REMARKS
35	SYCAMORE	STD.	INGROUND	ALLEYWAY 2' EXT.



W. DUVALL & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, LAND PLANNERS
 530 EAST JOPPA ROAD
 TOWSON, MARYLAND 21204
 (301) 583-0571

Revised

Scale: 1"=50' Date: 7-13-95

X Laura L. Cook 7/5/95
 Date

ITEM #212

X Barbara L. Feltner 7/5/95
 Date

98-212-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

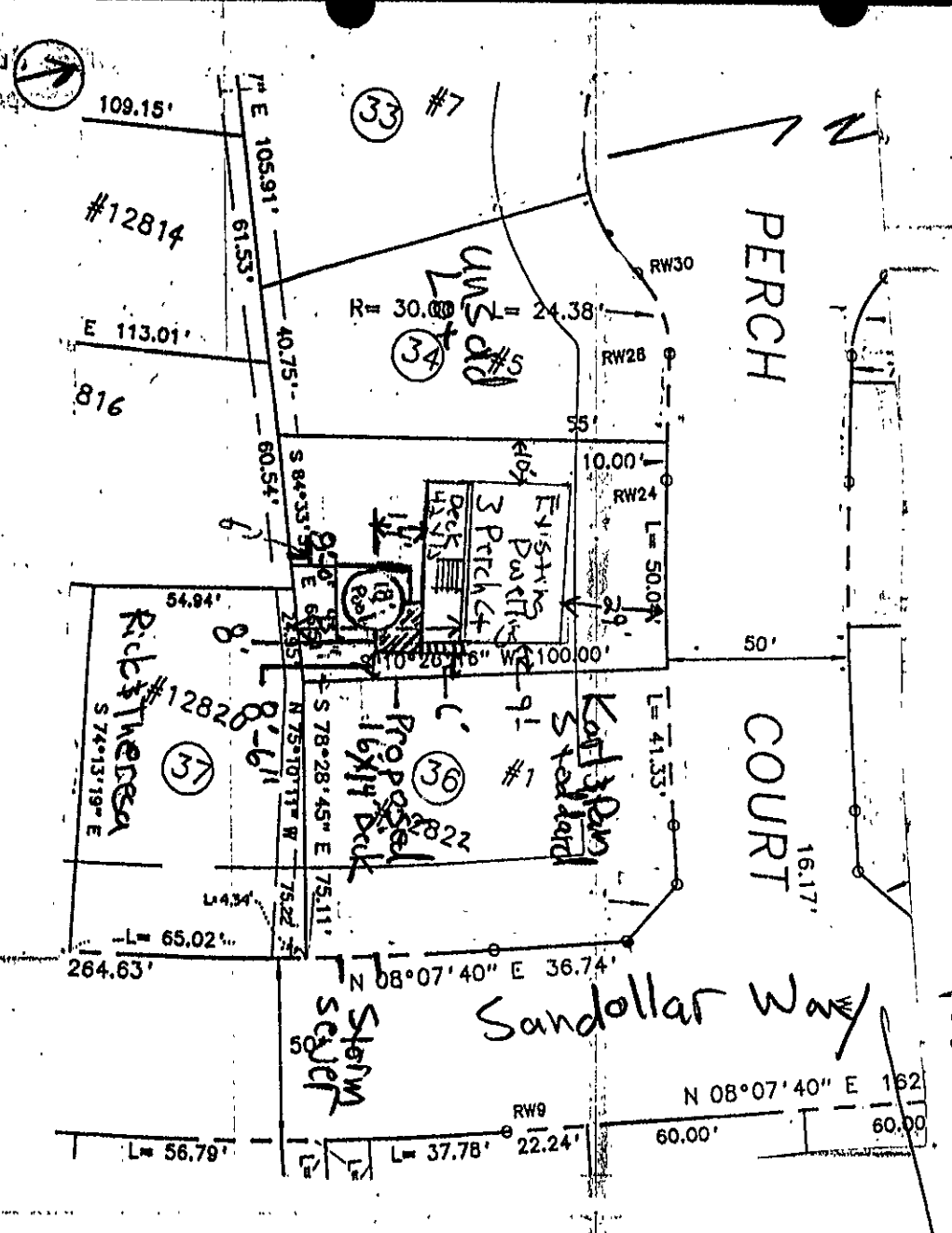
PROPERTY ADDRESS: 3 Patch Ct., Balto., 21240

Subdivision name: The Woods at Bay County

plat book # 61 folio # 70 of section # 35

OWNER: DAVID and Laura Cook

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



North
date: 11-18-97
prepared by: RIS

Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size:

acreage

15th
5th
NE 7L
DR 5.5
6474
square feet

Chesapeake Bay Critical Area

Prior Zoning Hearings:

N/A

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Zoning Office USE ONLY!

reviewed by:

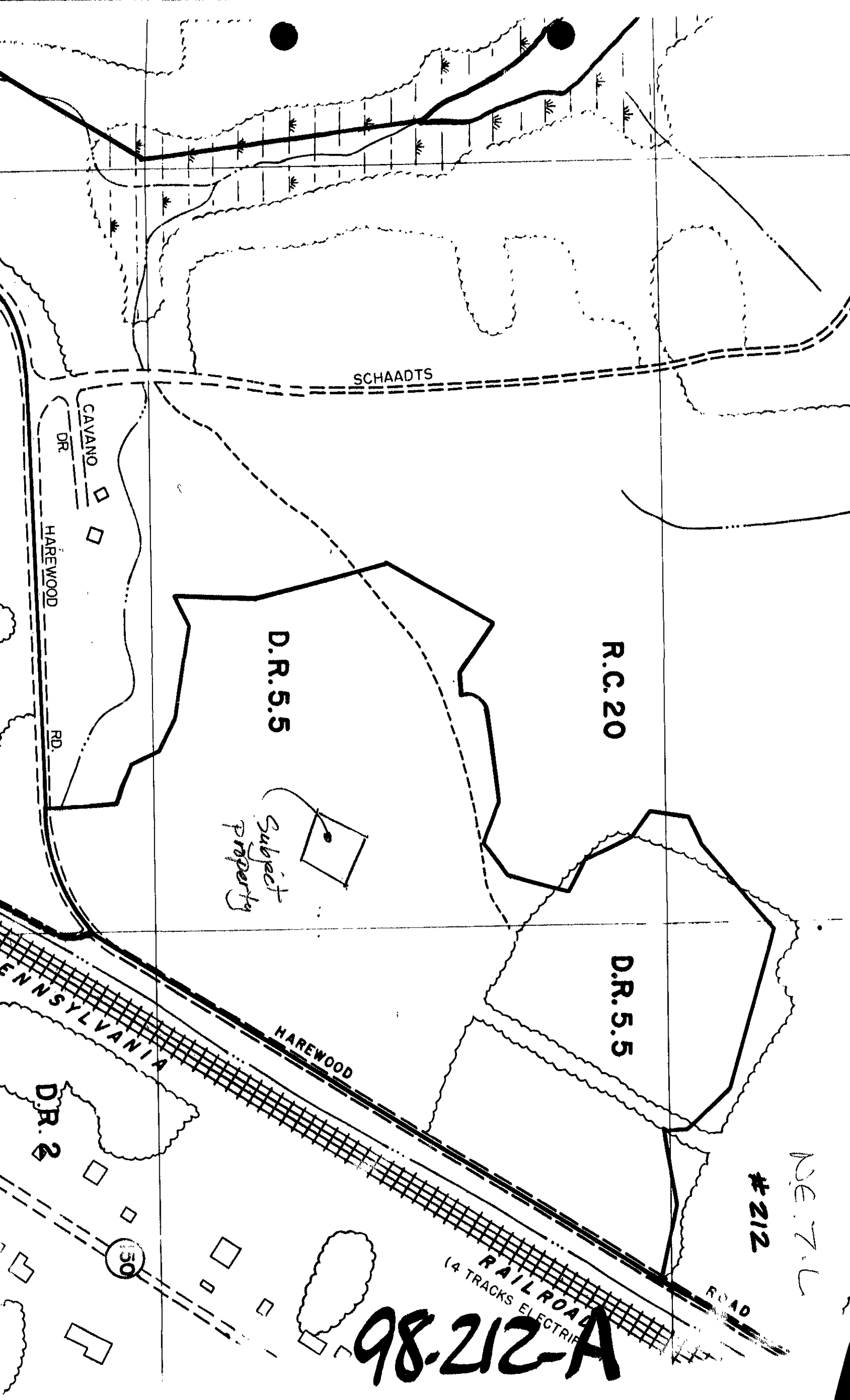
ITEM #:

CASE#:

RT

212

98-212-A



SCHAADTS

CAVANO
DR

HAREWOOD
RD.

D.R. 5.5

R.C. 20

D.R. 5.5

Subject
Property

PENNSYLVANIA

HAREWOOD

D.R. 2

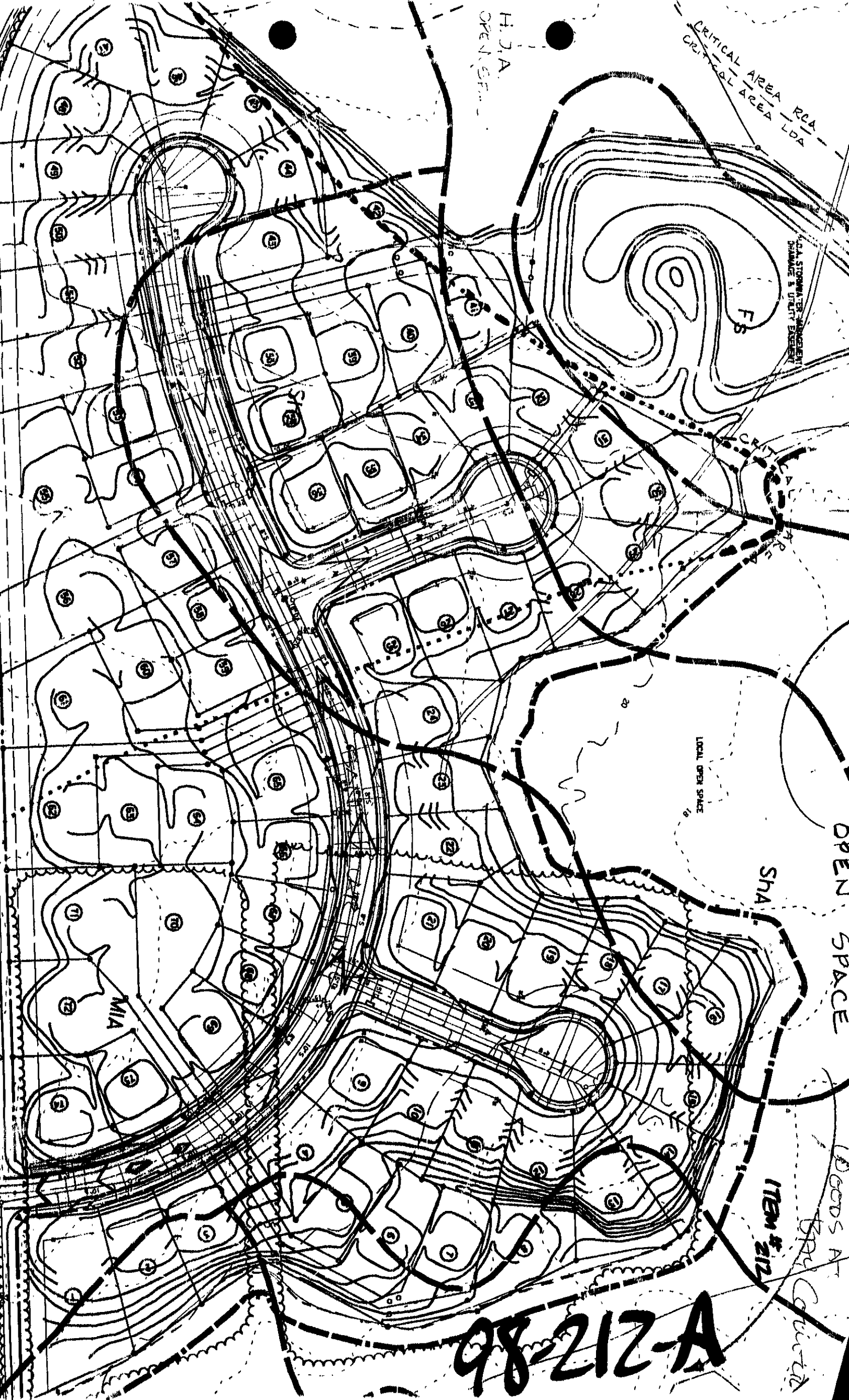
RAILROAD
(4 TRACKS ELECTRIC)

ROAD

#212

NE 7.6

98-212-A



98-212-A

CRITICAL AREA RCA
CRITICAL AREA LDA

LOCAL OPEN SPACE

FS

SHA

MIA

ITEM # 212

H. J. A
OPEN SPACE

OPEN SPACE

DOCS AT
Top Center