

IN RE: PETITION FOR SPECIAL HEARING
W/S Brooklandwood Road, 750' S
of the c/l of Falls Road
(1004 Brooklandwood Road)
8th Election District
3rd Councilmanic District

Elizabeth S. Mitchell
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-362-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Elizabeth S. Mitchell, for property located at 1004 Brooklandwood Road, in Lutherville. The Petitioner seeks approval of a caretaker's apartment (and kitchen) within a proposed garage connected to an existing single family dwelling. 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.

Appearing at the hearing on behalf of the Petition were K. Donald Proctor, Esquire, attorney for the Petitioner, and Joseph Mason, Architect and principal with Probst-Mason, Inc., the consulting firm which prepared the site plan for the subject property. Appearing as an interested party was Michael Brooks, a nearby property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.1 acres, zoned R.C.2, and is located in the Greenspring Valley area of Baltimore County. The Petitioners recently purchased the subject property and are in the process of making extensive renovations to the existing dwelling, including 3,200 sq.ft. of additional living space. Upon completion of these renovations, the dwelling will

ORDER RECEIVED FOR FILING

Date

By

contain approximately 7,200 sq.ft. of living space. In addition to those renovations, the Petitioners are constructing a 4,300 sq.ft. garage which is proposed to be connected to the dwelling. Testimony revealed that Mr. Mitchell collects antique cars and that a building of substantial size is needed to house these vehicles. In addition, the Mitchells are desirous of providing living quarters within the proposed garage for their caretaker. Testimony indicated that the Mitchells leave Maryland for extended periods of time and that it is necessary for someone to oversee the property while they are away. The Petitioners' caretaker has been with them for the past 5 years and is a teacher at St. Paul's School, located nearby. The Petitioners wish to continue that arrangement on the subject property and have therefore filed the instant request.

To incorporate the proposed garage into the residence, a 6-foot high brick wall will be constructed from the walls of the existing house to the proposed 4,300 sq.ft. garage. Connecting the two structures will enclose the courtyard and area between the house and garage and make it one structural entity. In addition, fencing is provided for security reasons and is accessed by way of two electronic gates.

Further testimony revealed that the Mitchells hosted a neighborhood get-together where they presented their plans for renovation to several of their neighbors, all of whom supported their renovations to the house and the construction of the proposed garage with its living quarters.

As noted above, Mr. Michael Brooks, a nearby property owner, appeared at the hearing out of interest. After hearing the testimony and evidence presented, Mr. Brooks had no objections to the proposed improvements to the house or the construction of the garage with a caretaker's apartment therein.

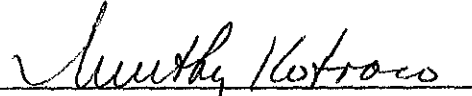
ORDER RECEIVED FOR FILING
DATE 11/13/13
BY [Signature]

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing relief. It is clear that strict compliance with the zoning regulations would result in practical difficulty and unreasonable hardship for the Petitioners and that the proposed garage with a caretaker's apartment therein and its connection to the single family dwelling, as shown on Petitioner's Exhibit 1, will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of June, 1998 that the Petition for Special Hearing to approve a caretaker's apartment (and kitchen) within a proposed garage connected to an existing single family dwelling located on R.C.2 zoned land, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/8/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 8, 1998

K. Donald Proctor, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S Brooklandwood Road, 750' S of the c/l of Falls Road
(1004 Brooklandwood Road)
8th Election District - 3rd Councilmanic District
Elizabeth S. Mitchell - Petitioner
Case No. 98-362-SPH

Dear Mr. Proctor:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Joseph Mason
3200 Elm Avenue, Baltimore, Md. 21211

Mr. Michael Brooks
1009 Brooklandwood Road, Lutherville, Md. 21093

People's Counsel; Case Files



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

1004 Brooklandwood Road

which is presently zoned

RC2

This Petition shall be filed with the Department 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The use of a caretaker's apartment (and kitchen) on the ^{one story only} ~~second~~ story of the garage connected to this single family dwelling in the RC 2 Zone.

That the residence and garage as shown on this lot are an integrated single structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

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)

ELIZABETH S. MITCHELL

(Type or Print Name)

Signature

Elizabeth S. Mitchell
Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

K. Donald Proctor

(Type or Print Name)

Signature

1004 Brooklandwood Rd. 410-354-0600

Address

Phone No

Lutherville, MD 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Joseph Mason

Name

102 W. Pennsylvania Ave. 410-823-2258

Address

Phone No

Towson, MD 21204

City

State

Zipcode

3200 Elm Avenue 410-467-9700

Address

Phone No

Baltimore, MD 21211

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1/2 HR

the following date

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

4/1/98

ORDER RECEIVED FOR FILING

48-362-SPH

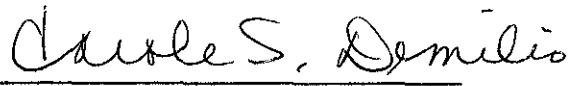
RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1004 Brooklandwood Road, W/S Brookland- *
wood Road, 750' S of Falls Rd * ZONING COMMISSIONER
8th Election District, 3rd Councilmanic *
Elizabeth S. Mitchell * OF BALTIMORE COUNTY
Petitioner * CASE NO. 98-362-SPH

* * * * *

ENTRY OF APPEARANCE

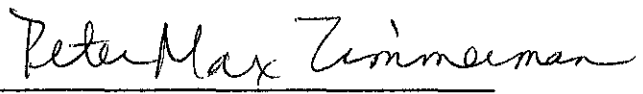
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of May, 1998, a copy of the foregoing Entry of Appearance was mailed to K. Donald Proctor, Esq., 102 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.


PETER MAX ZIMMERMAN

362

ZONING DESCRIPTION FOR 1004 BROOKLANDWOOD ROAD

Beginning at a point on the west side of Brooklandwood Road which is 50 feet wide at the distance of 750 feet south of the centerline of the nearest improved intersecting street, Falls Road, which is a variable right of way. Being Lot #9, Section #1 in the subdivision of Brooklandwood Farms as recorded in Baltimore County Plat Book #18, Folio #130, containing 3.1 acres. Also known as 1004 Brooklandwood Road and located in the 8th Election District, 3d Councilmanic District.

98-362-SPH

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-362-SPH
1004 Brooklandwood Road
W/S Brooklandwood Road
750' S of Falls Road
8th Election District
3rd Councilmanic District

Legal Owner(s):

Elizabeth S. Mitchell

Special Hearing: to approve the use of a caretaker's apartment (and kitchen) on the second story of the garage connected to this single family dwelling.

Hearing: Monday, May 18, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 481 Rusley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.
(2) For information concerning the file and/or Hearing, Please Call (410) 887-3357.

4/6/98 April 30 c224688

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/30, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/30, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MAR
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ND

No.

046737

DATE

4/1/98

ACCOUNT

80016150

AMOUNT

\$ 50.00

RECEIVED
FROM:

Proctor.

FOR:

Res SPH FUND

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-362-SPH

CASHER'S VALIDATION

PAID RECEIPT

PROCESS ACTING

TIME

4/02/1998 - 4/03/1998 14:45:21

REG 4891 CASHIER CLERK DCL 08-04-98

E MISCELLANEOUS CASH RECEIPT

Receipt # 046737

DR NO. 046737

01/1

50.00 DOLL

Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 98-362-SPH

Petitioner/Developer: _____

ELIZABETH S. MITCHELL

Date of Hearing/Closing: 5/18/98

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

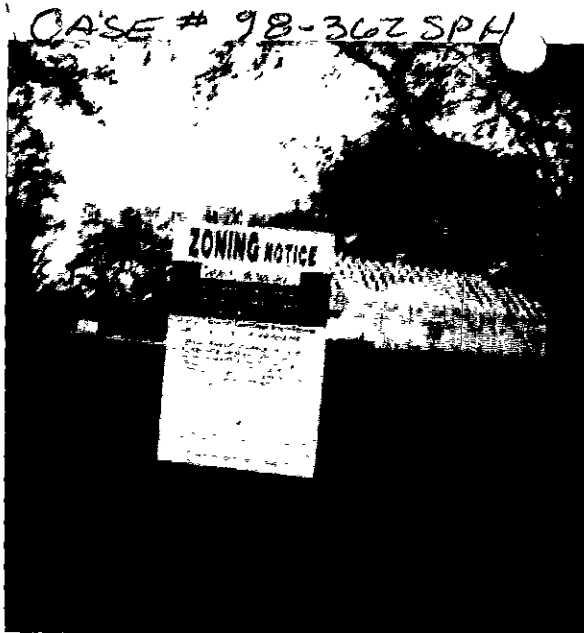
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 _____

1004 BROOKLANDWOOD RD

The sign(s) were posted on 5/3/98
(Month, Day, Year)



Sincerely,

Richard E. Hoffman 5/3/98
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

1004 BROOKLANDWOOD RD.

POSTED 5/3/98

Richard E. Hoffman 5/3/98



Baltimore County
Department of Permits and
Development Management

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

April 13, 1998

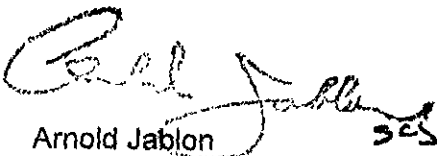
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-362-SPH
1004 Brooklandwood Road
W/S Brooklandwood Road, 750' S of Falls Road
8th Election District - 3rd Councilmanic District
Legal Owner: Elizabeth S. Mitchell

Special Hearing to approve the use of a caretaker's apartment (and kitchen) on the second story of the garage connected to this single family dwelling.

HEARING: Monday, May 18, 1988 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: K. Donald Proctor, Esquire
Elizabeth S. Mitchell
Joseph Mason

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 3, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

April 13, 1998

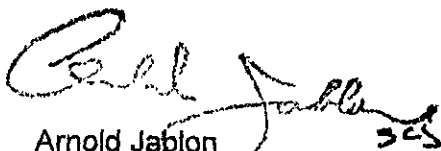
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-362-SPH
1004 Brooklandwood Road
W/S Brooklandwood Road, 750' S of Falls Road
8th Election District - 3rd Councilmanic District
Legal Owner: Elizabeth S. Mitchell

Special Hearing to approve the use of a caretaker's apartment (and kitchen) on the second story of the garage connected to this single family dwelling.

HEARING: Monday, May 18, 1988 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: K. Donald Proctor, Esquire
Elizabeth S. Mitchell
Joseph Mason

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 3, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 30, 1998 Issue - Jeffersonian

Please forward billing to:

K. Donald Proctor, P.A.

410-823-2258

Suite 505

102 West Penn. Avenue

Towson, MD 21204-4542

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-362-SPH

1004 Brooklandwood Road

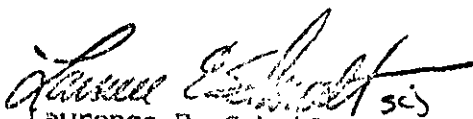
W/S Brooklandwood Road, 750' S of Falls Road

8th Election District - 3rd Councilmanic District

Legal Owner: Elizabeth S. Mitchell

Special Hearing to approve the use of a caretaker's apartment (and kitchen) on the second story of the garage connected to this single family dwelling.

HEARING: Monday, May 18, 1988 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-362-SPH

Petitioner: ELIZABETH MITCHELL

Address or Location: 1004 BROOKLANDWOOD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: K. DONALD PROCTOR, P.A.

Address: SUITE 505

102 WEST PENN. AVE, TOWSON, MD. 21204 - 4542

Telephone Number: 410 823-2258

Revised 2/20/98 - SCJ

Request for Zoning: Variance, Special Exception, or Special Hearing

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

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-362-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL HEARING TO APPROVE THE USE OF A CARETAKERS APARTMENT
AND TO CONFIRM THAT THE RESIDENCE AND GARAGE ARE A SINGLE (INTEGRATED)
STRUCTURE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING 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

May 13, 1998

K. Donald Proctor, Esq.
102 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 362
Case No.: 98-362-SPH
Petitioner: Elizabeth S. Mitchell
Location: 1004 Brooklamndwood Road

Dear Mr. Proctor:

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 April 1, 1998.

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 Gwendolyn Stephens 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:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 24, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for April 20, 1998
Item Nos. 361, 362, and 363

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

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

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

DATE:

April 16, 98

SUBJECT: Zoning Advisory Committee

Meeting Date: *April 13, 98*

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

Item #'s:

362

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

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

April 13, 1998

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

RE: Property Owner: ELIZABETH S. MITCHELL

Location: DISTRIBUTION MEETING OF April 13, 1998

Item No.: 362 Zoning Agenda:

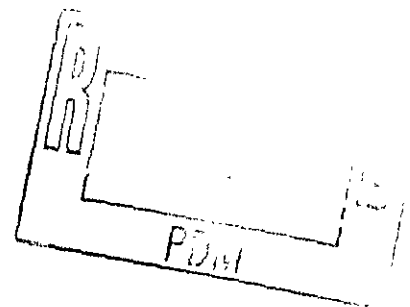
Gentlemen:

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File





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 4 . 7 . 9 Y
Item No. 362 JLL

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

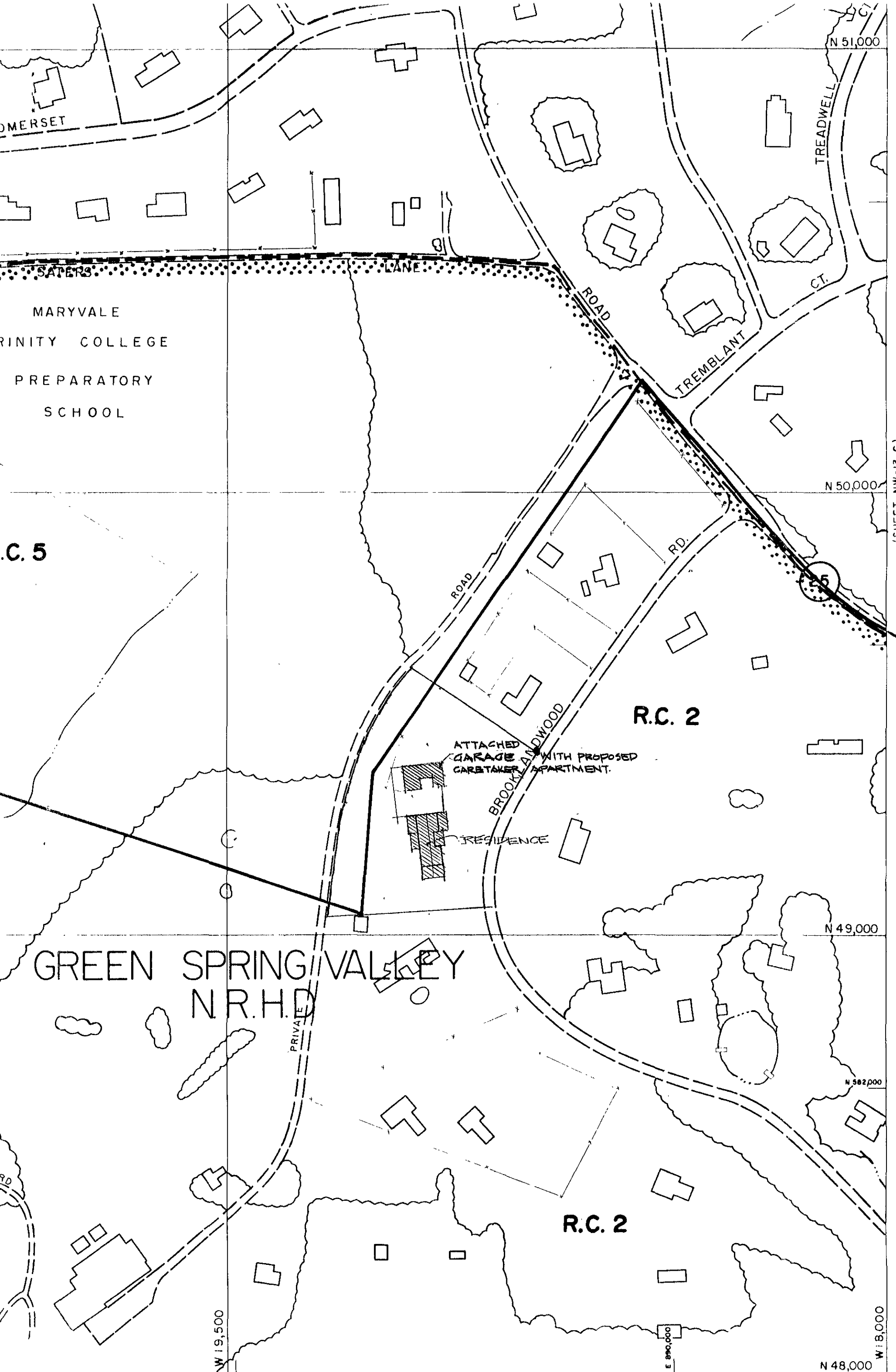
KIRK AND PROCTOR

102 W PENNA TOWSON

JOSEPH MASON

3200 ELM AVE BOLT, W. 21211





(SHEET NW-13-C)

RESIDENCE

76 1-10-11

SCALE

1" = 200' ±

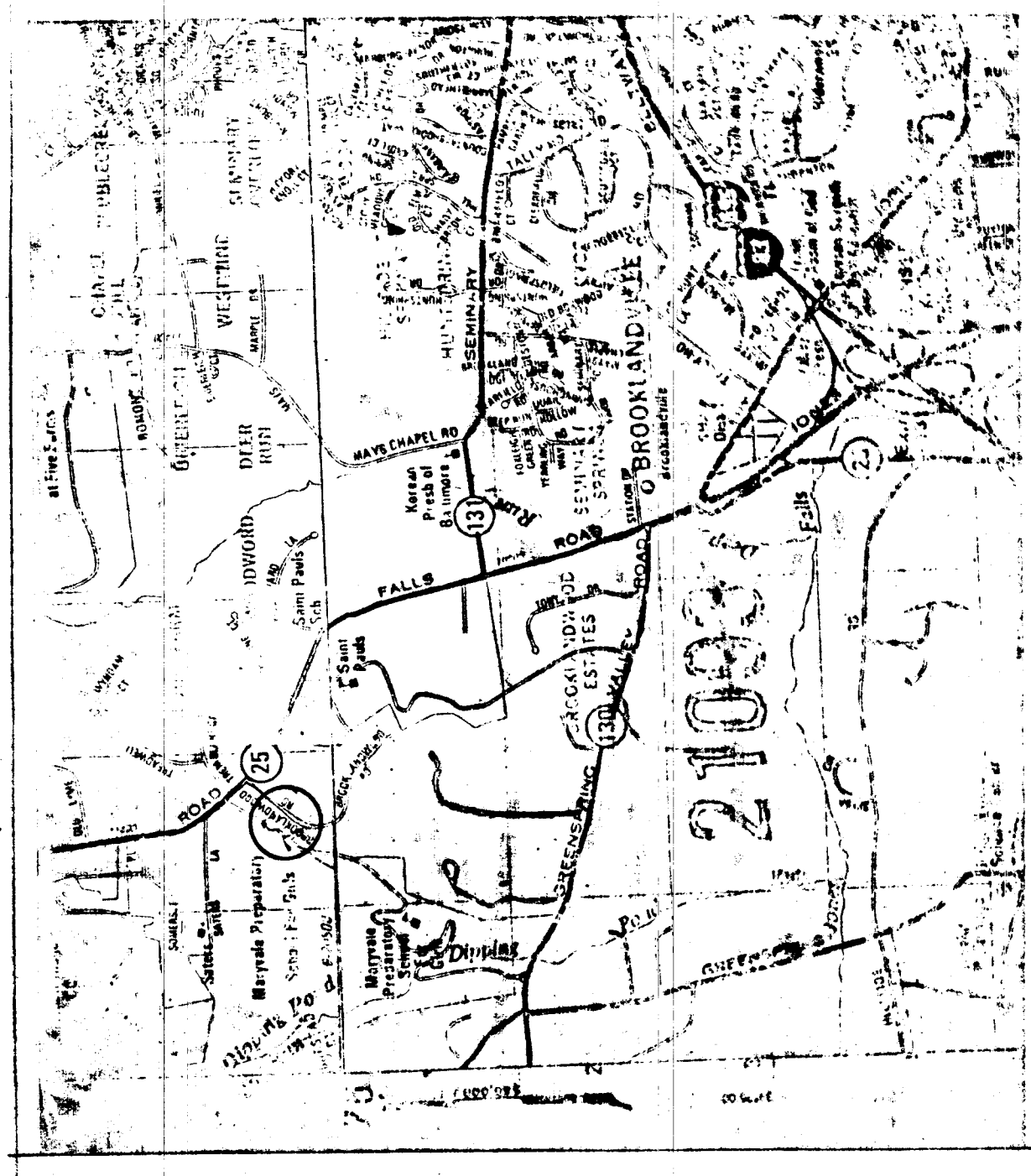
LOCATION

BROOKLANDVILLE

SHEET

N. W.

13-D



LOCATION PLAN NO SCALE

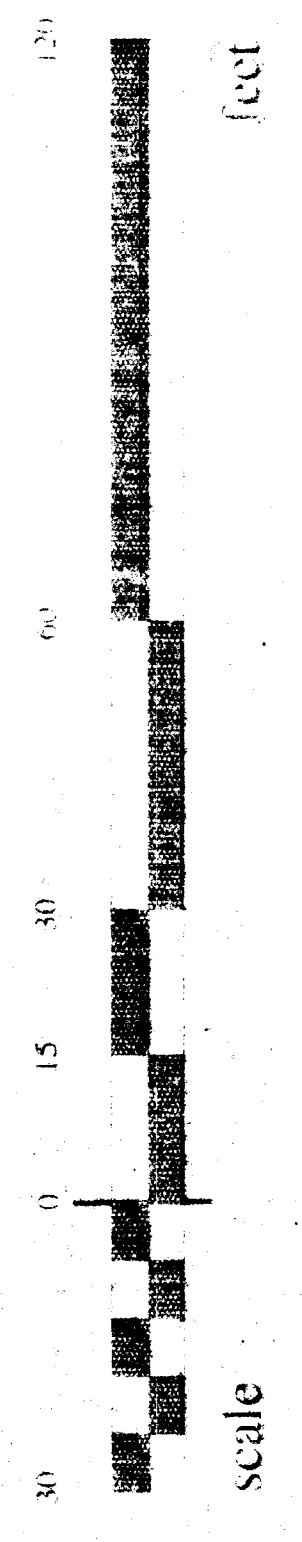
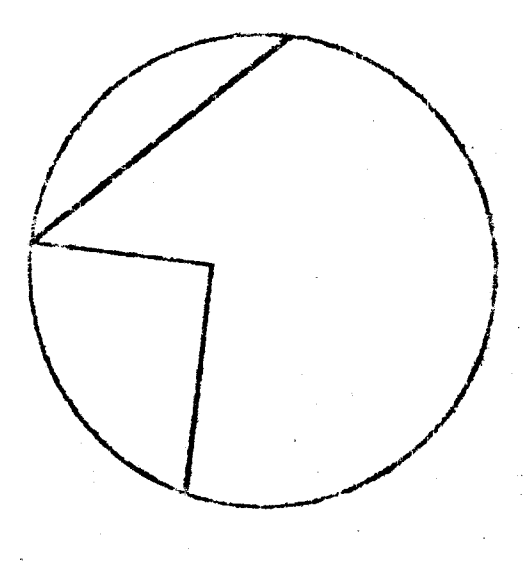
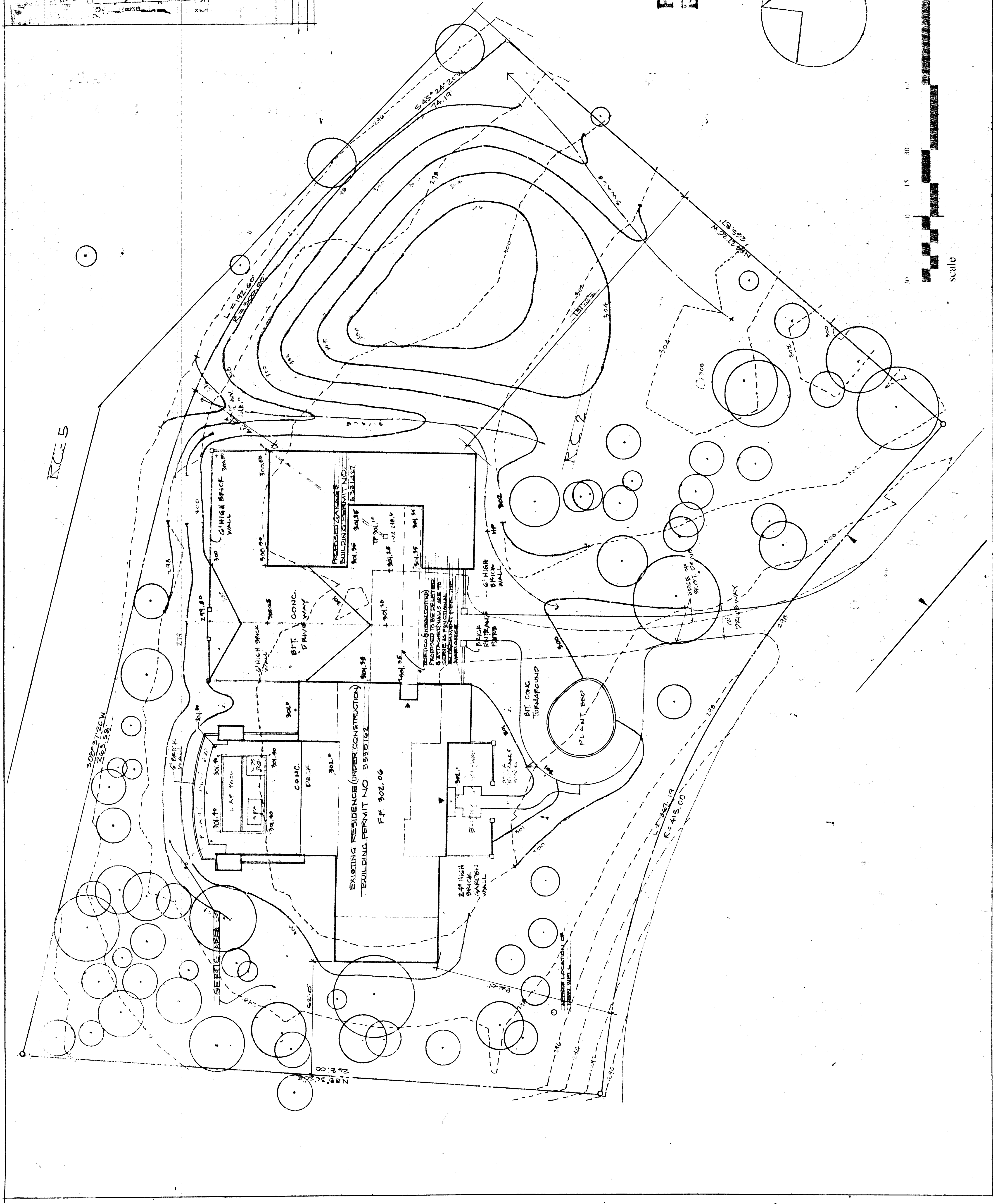
LOCATION INFORMATION	
COUNCILMANIC DISTRICT	3RD
ELECTION DISTRICT	8TH
1:200 SCALE MAP	NW130
ZONING	RC2
LOT SIZE	51 ACRES
SEWER	PRIVATE
WATER	PRIVATE
CHEAPEAKE BAY CRITICAL AREA	NO
PRIOR ZONING HEARING	NO

PETITIONER'S EXHIBIT 1

OWNER: ELIZABETH MITCHELL
Mitchell Residence
Probst-Mason, Inc. Architects
SHEP ASSOCIATES INC.
200 N. 1st St. Suite 302
Chesapeake, VA 20441
Tel: 410-326-1000

Site Plan VARIANCE	
REVISIONS	Drawn by: NRC Checked by: JDS Scale: 1" = 30' 0"
362	Date: 10/2/08 PEN 212-16 Sheet 1 of 1

ZONING OFFICE USE ONLY
98-362-SPH



NOTES

- 1 Break all walls, doors, windows and exterior down to subfloor or slab.
- 2 Break slab exterior and interior down to subfloor. Break exterior exterior down to 4" below top of subfloor. Remove exterior frame of door down to subfloor. Retain existing wood floor that is as future subfloor. Install all exterior doors and windows in place. Seal exterior doors and windows with caulking. Seal exterior doors and windows with caulking. Seal exterior doors and windows with caulking.
- 3 Remove existing wall flooring from the elements - π backing, etc. will be accepted.
- 4 Remove existing subfloor, exterior decks, footers, piers, etc. not required for this project.
- 5 concrete slab with 6" x 6" x 10' x 10' galvanized wire mesh on top of existing concrete slab. Steel reinforcement slab area to applying over barrier - steel rebar floor.
- 6 concrete slab with 6" x 6" x 10' x 10' galvanized wire mesh on layer over barrier over 4" gravel. Terminate rebar. Steel rebar and large slabs in garages and storage room to drain to the exterior. See floor plan for elevations.
- 7 Phase 1 - Phase 2.
Terminate piers at limit of Phase 1. Extend conduit piping, etc. 2' beyond limit of Phase 1 for Phase 2. Do all grading, etc. and work for Phase 2.
- 8 Layout of kitchen and countertops, appliances have been commissioned by owner. Shop drawings will be available during the estimating period. Contractor shall be responsible for all final plumbing, electrical, and final painting. Electrical services as required, etc. and final painting.
- 9 Provide drainage toward garage doors from opposite walls. See elevations on plans.
- 10 Remove rubble cast into exterior into existing concrete shelter. Then opening on the exterior into existing solid with concrete. Provide a minimum of 6 m² rods let in 8" lifts of holes to hold plugs in place. Backfill and tamp in 8" lifts.
- 11 Close light switches to activate when door is opened or closed.

#	REVISIONS	DATE
---	-----------	------

ADDITIONS/RENOVATIONS TO

RESIDENCE

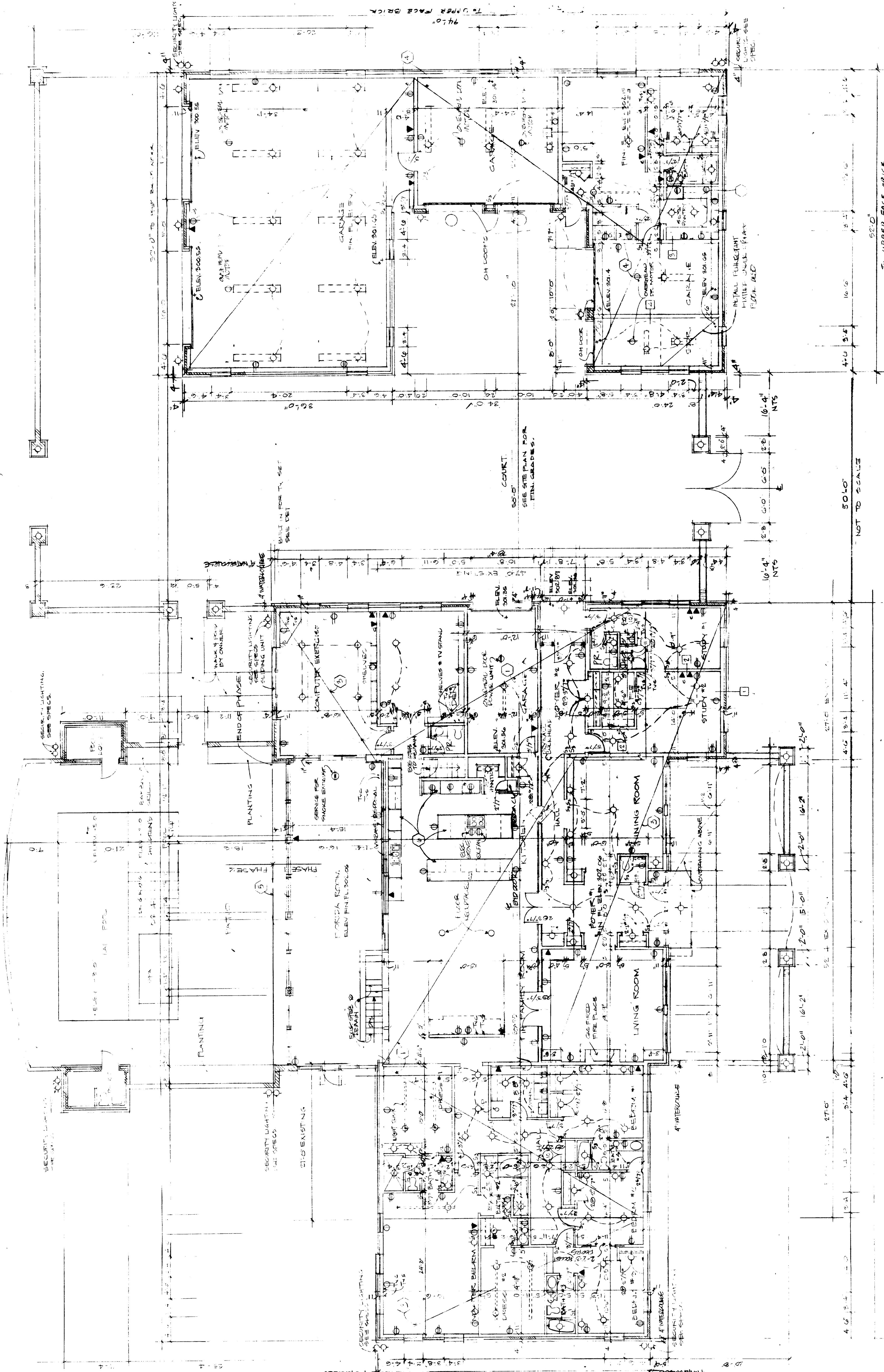
BARTON & BETH MITCHELL
004 BROOKLANDWOOD ROAD
BALTIMORE COUNTY, MD

PROBST-MASON, INC. ARCHITECTS.
3200 Elm Avenue
Baltimore, Maryland 21211
410-467-9700

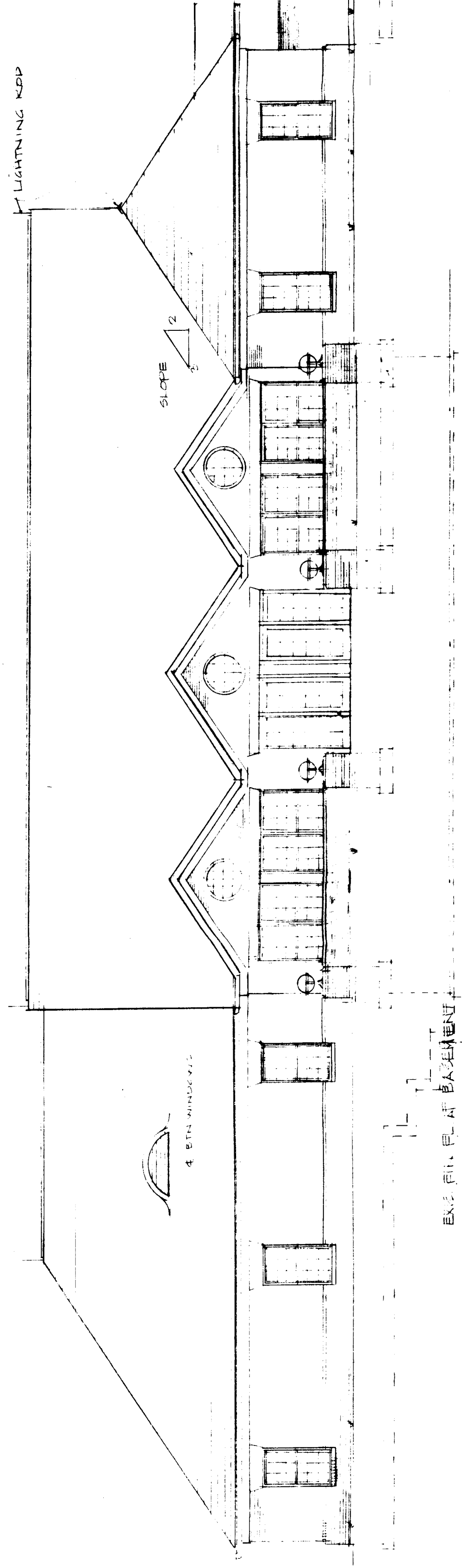
FIRST FLOOR PLAN

PROJECT NO.:
DATE: 3-2-92 (INC.)

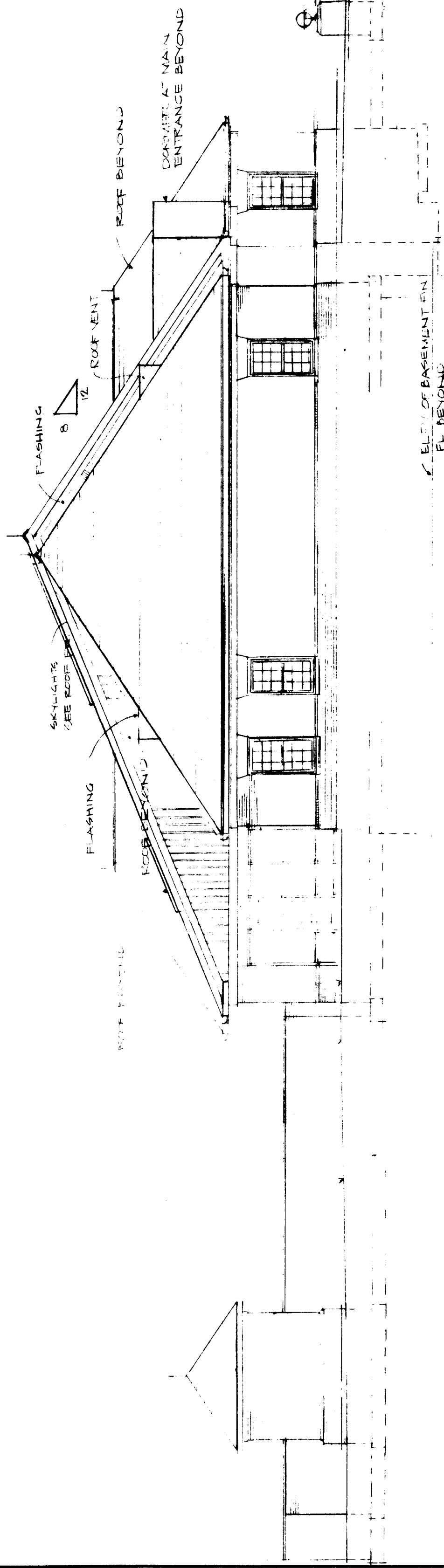
A-2
OF A-11



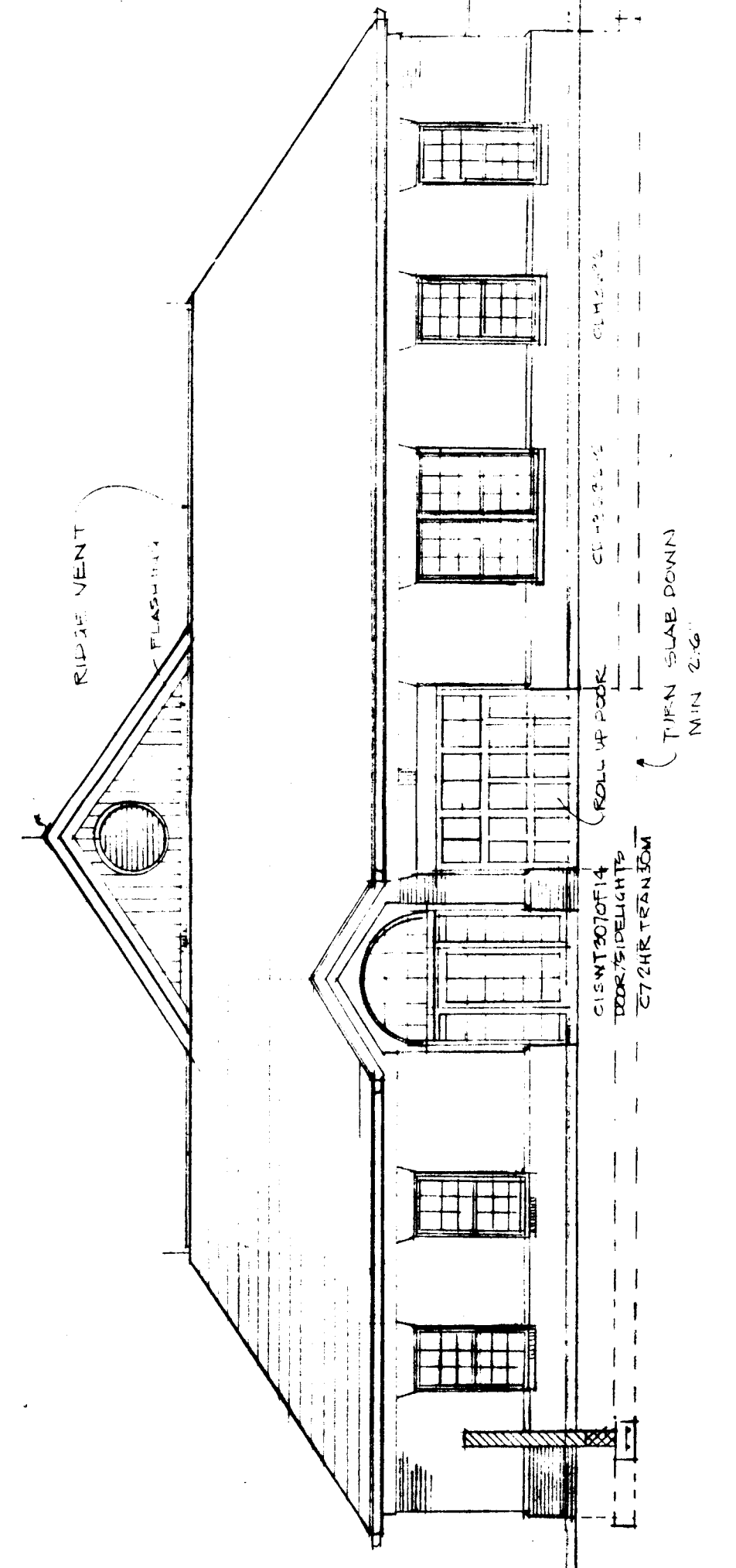
5641.5 61-0



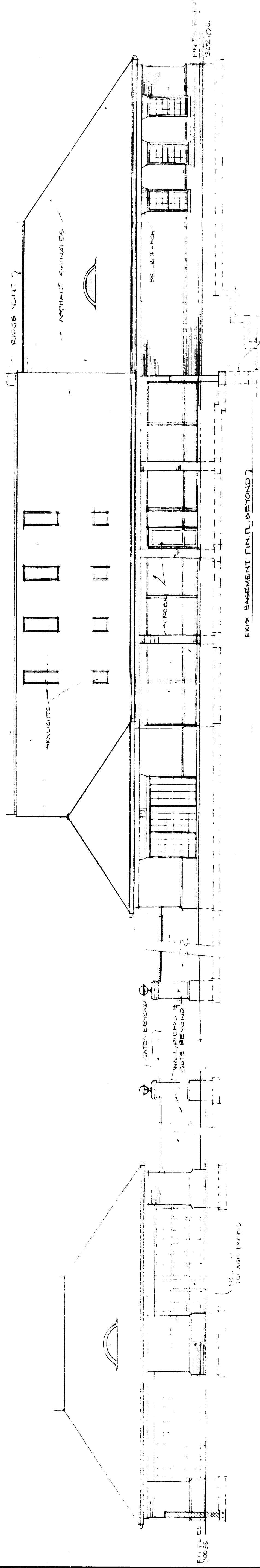
EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEV. OF MAIN HOUSE
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

#	REVISIONS	DATE
1		
2		
3		

ADDITIONS/RENOVATIONS TO
RESIDENCE
BARTON & BETH MITCHELL
1004 BROOKLANDWOOD ROAD
BALTIMORE COUNTY, MD

PROBST-MASON, INC. ARCHITECTS
3200 Elm Avenue
Baltimore, Maryland 21211
410-467-9700

ELEVATIONS

PROJECT NO.
DATE: 9-15-11b (11-12)

A-5
OF A-11

© COPYRIGHT PROBST-MASON, INC. 1992