

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
 S/S Deacon Brook Circle, 25' NE \* DEPUTY ZONING COMMISSIONER  
 of the c/l Glen Granite Road \* OF BALTIMORE COUNTY  
 (405 Deacon Brook Circle) \* Case No. 99-115-A  
 4th Election District \*  
 3rd Councilmanic District \*  
 Donald E. McCombs, et ux \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Donald E. and Judith A. McCombs. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet to enclose a portion of an existing deck. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed 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 Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

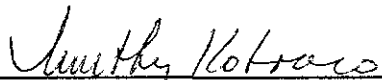
ORDER RECEIVED FOR FILING  
 Date 10/15/98  
 By [Signature]

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 Deputy Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of October, 1998 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet to enclose a portion of an existing deck, 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.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 10/13/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

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

October 15, 1998

Mr. & Mrs. Donald E. McCombs  
405 Deacon Brook Circle  
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Deacon Brook Circle, 25' NE of the c/l Glen Granite Road  
(405 Deacon Brook Circle)  
4th Election District - 3rd Councilmanic District  
Donald E. McCombs, et ux - Petitioners  
Case No. 99-115-A

Dear Mr. & Mrs. McCombs:

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,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 405 Deacon Brook Circle Reisterstown, Maryland  
which is presently zoned DR 3.5

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)

*Section 1B02.3.B to allow a rear yard setback of 20 feet in lieu of the required 30 feet to enclose a portion of the rear deck.*

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

1. Due to location of the house on the lot, insufficient space is available for a rear porch.
2. Terrain slopes too much in other locations.
3. Access to the house is easier to the rear of the house.
4. The porch at its closest point to the rear property line would be 20', falling away to 27', present set back is 15'.
5. A porch would allow year round use of the structure.
6. Other surrounding properties have porches

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

**Donald E. McCombs**

(Type or Print Name)

Signature

**Judith Anne McCombs**

Signature

**405 Deacon Brook Circle**

*410-833-2112 wk.*

**410-833-1253**

*hm.*

Address

Phone No

**Reisterstown, Maryland 21136**

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: *BR*

DATE: *9/15/98*

ESTIMATED POSTING DATE: *9/27/98*



Printed with Soybean Ink on Recycled Paper

ITEM #: *115*

**99-115-A**

ORDER RECEIVED FOR FILING

Date *10/15/98*

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 405 Deacon Brook Circle  
address  
Reisterstown Maryland 21136  
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)

The purpose of this petition is to obtain permission to enclose part (364 sq. feet) of an already existing deck (592 sq. feet). When the deck was built in 1988, a variance for a rear set back of 15 feet was obtained. When it was built, it was done to accommodate an enclosure by including larger than required pilings, pilings secured in concrete footings, double thickness on load bearing joists, and screening in the flooring to prevent insect intrusion. We believed that we had obtained permission to eventually build a porch. In addition to the above reasons, we believe the petition should be granted because:

1. The house is situated on the property in such a way that it would leave insufficient back yard to build a porch.
2. The terrain slopes too much to build a porch in other parts of the lot.
3. It does not require a new set back since the closest the porch would come to the rear property line is 20' falling away to 27', well outside of the current rear 15' set back.
4. Access to the house is easiest from the rear of the house where the current deck is located.
5. It would allow year round use of the structure.
6. It would be obscured from our neighbors by trees.
7. Many neighbors have porches—403, 411, 414, 419, 422, 427, 431, 500, 502, 508 Deacon Brook Circle, 3, 6 Carlton Court, and 502, 506, 514 Gynwest Road.

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.

Donald E. McCombs  
(signature)  
Donald E. McCombs  
(type or print name)



Judith Anne McCombs  
(signature)  
Judith Anne McCombs  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8<sup>th</sup> day of September, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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.

September 8, 1998  
date

Michelle L. Lockard  
NOTARY PUBLIC

My Commission Expires: May 22, 1999



A-211-PP  
May 2, 1999

# 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 405 Deacon Brook Circle  
address  
Reisterstown Maryland 21136  
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)

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Donald E. McCombs  
(signature)  
Donald E. McCombs  
(type or print name)



Judith Anne McCombs  
(signature)  
Judith Anne McCombs  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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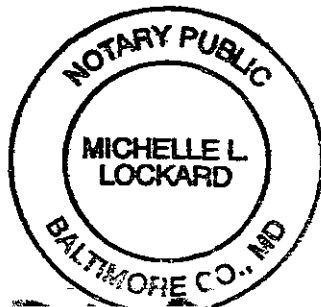
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 8, 1998  
date

Michelle L. Lockard  
NOTARY PUBLIC

My Commission Expires: May 22, 1999



A-211-98  
May 22, 1999



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 405 Deacon Brook Circle Reisterstown, Maryland  
which is presently zoned DR 3.5

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)

*Section 1B02.3.B to allow a rear yard setback of 20 feet in lieu of the required 30 feet to enclose a portion of the rear deck.*

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

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

**Donald E. McCombs**

(Type or Print Name)

Signature

**Judith Anne McCombs**

Signature

**405 Deacon Brook Circle**

**410-833-1253**

Address

Phone No

**Reisterstown, Maryland 21136**

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: *BR* DATE: *9/15/98*

ESTIMATED POSTING DATE: *9/27/98*



Printed with Soy Ink on Recycled Paper

**99-115-A**

#: *115*

Zoning description for 405 Deacon Brook Circle.

Beginning at a point on the south side of  
Deacon Brook Circle which is 50 feet  
wide at the distance of 25 feet northeast of the  
centerline of the nearest improved intersecting street  
of Glen Granite road which is 50 feet wide.

Being known and designated as Lot #2,  
Block D, all as shown on the Plat entitled  
“Plat One, Chartley East”, which Plat is  
recorded among the Land Records of  
Baltimore County in Plat Book O.T.G. # 33  
Folio 27, containing 12,162.39 square feet.  
Also known as 405 Deacon Brook Circle and  
Located in the 4<sup>th</sup> Election District, 3<sup>rd</sup>  
Councilmanic District.

99-115-A

# 115



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 054722

DATE 0/15/98 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Donald McCarbbs

FOR: CODE 010 Zoning Variance

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

*Item # 115*

PAID RECEIPT  
PROCESS      ACTUAL      TIM  
9/16/1998      9/15/1998      15:49:41  
RES 4806      CASHIER MUEL WRO      DRAWER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt #      039291      DEPT  
CF NO. 054722  
50.00 MISDEMER  
Baltimore County, Maryland

**99-115-A**

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VAR.

RE: Case No.: 99-115-A

Petitioner/Developer: DON Mecombs, ETAL

Date of Hearing/Closing: 10/13/98

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 405 DEACON BROOK CIRCLE

The sign(s) were posted on 9/25/98  
(Month, Day, Year)

Sincerely,

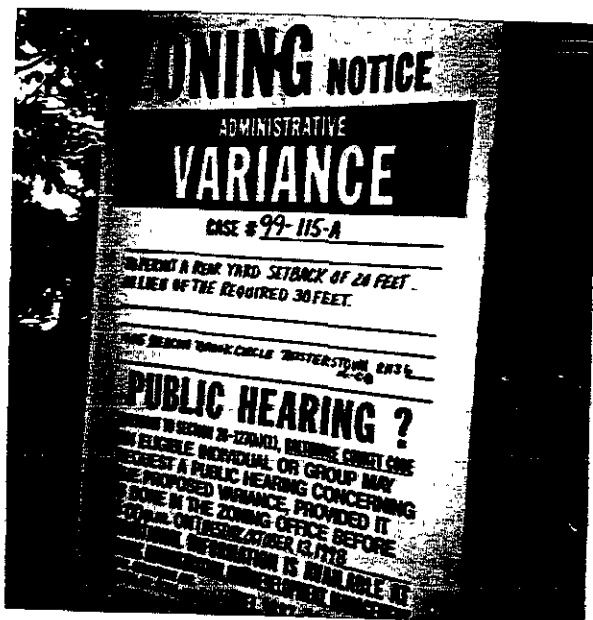
Patrick M O'Keefe 9/28/98  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



CASE # 99-115A

405 DEACON BROOK CIRCLE

P. 9/25/98

H-10/13/98

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 115 -A Address 405 Deacon Brook Circle

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 9/15/98 Posting Date: 9/27/98 Closing Date: 10/12/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

-----  
(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 115 -A Address 405 Deacon Brook Circle

Petitioner's Name Donald McCombs Telephone 410-833-1253

Posting Date: 9/27/98 Closing Date: 10/12/98

Wording for Sign: To Permit a rear yard setback of 20 feet in lieu of the required 30 feet.

#115



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/neighborhood 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.: 115

Petitioner: Donald + Judith McCombs

Location: 405 Deacon Brook Circle

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Donald McCombs

ADDRESS: 405 Deacon Brook Circle

Reisterstown, Maryland 21136

PHONE NUMBER: 410-833-1253

AJ:ggs

(Revised 09/24/96)

**99-115-A**

#115

# Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

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

Subdivision name: \_\_\_\_\_

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

SEWER:  public  private  
WATER:  yes  no

Chesapeake Bay Critical Area:    
Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!


reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 5, 1998

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

SUBJECT: Zoning Advisory Committee Meeting  
for October 5, 1998  
Item Nos. 115, 116, 118, and 119

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

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 9.25.94

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

RE: Baltimore County  
Item No. 115 BR

Dear Ms. Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*R. J. Gredlein*  
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**

This report has  
having come up

1) TOO LATE

2) WITH FEE

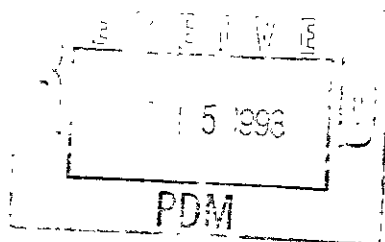


October 11, 1998

To Whom It May Concern:  
I am requesting a public  
hearing on Case # 99-115A,  
405 Deaconbrook Circle 16-C-8.

Rose Goodman  
503 Glen Granite Rd.  
Leicester town Md. 21136  
phone # 410-833-7549

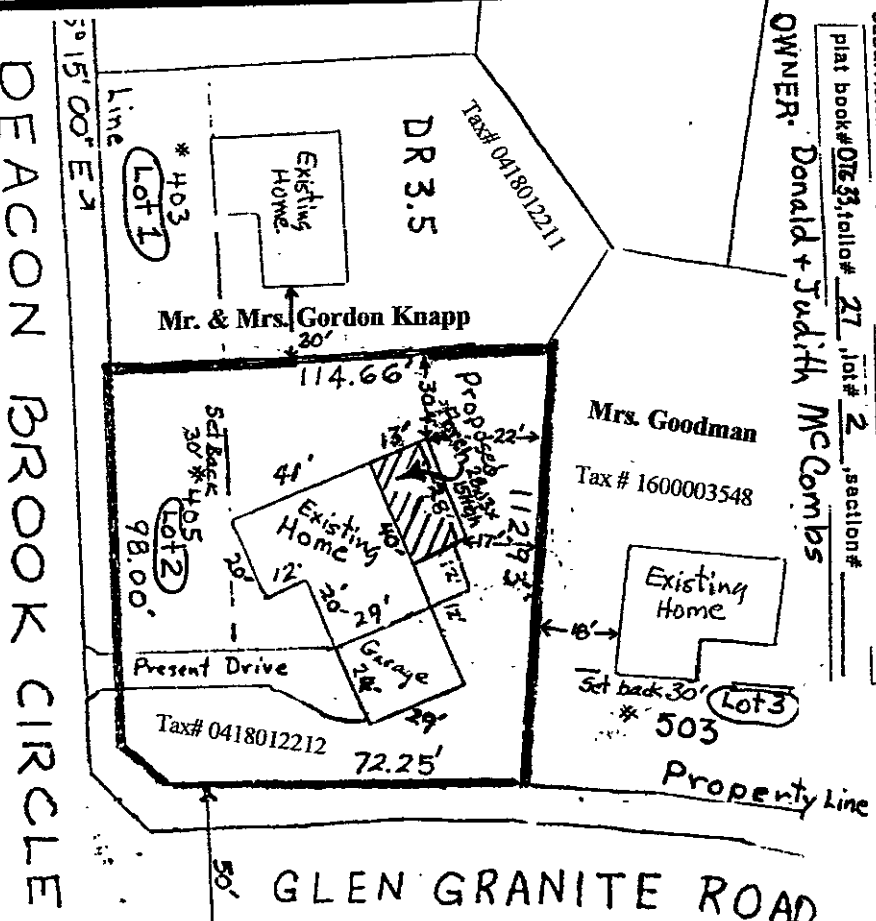
10/15/98  
WCR  
8



Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 405 Deacon Brook Circle, Reisterstown see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Chavley East  
 plat book # DT-53, folio # 27, lot # 2, section # 2  
 OWNER: Donald + Judith McCombs



LOCATION INFORMATION

Election District: 4th  
 Councilmanic District: 3rd  
 1"=200' scale map #: NW 15-3  
 Zoning: DR 3.5  
 Lot size: .28 acreage  
12,162.39 square feet

SEWER:  public  private  
 WATER:

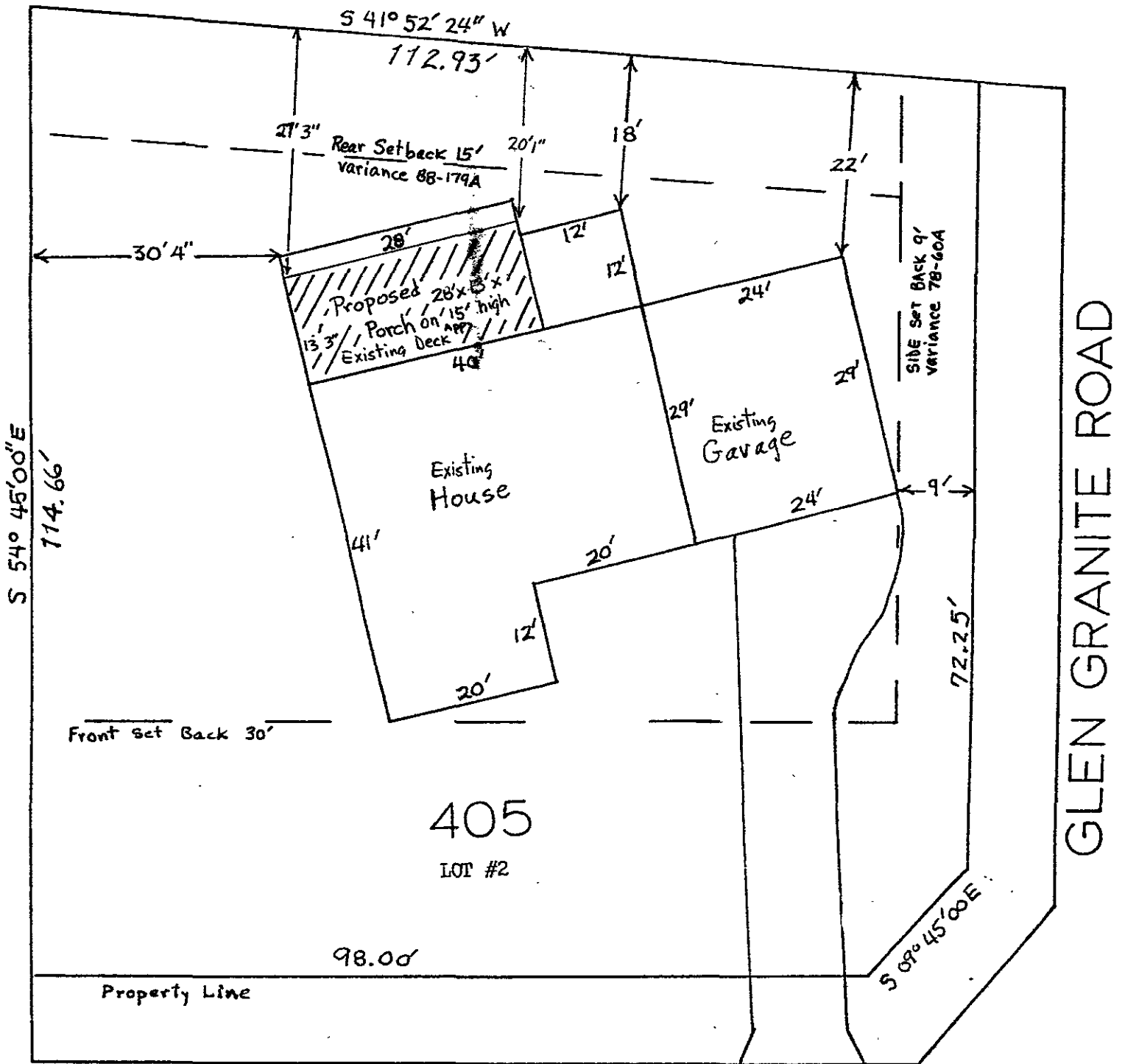
Chesapeake Bay Critical Area:  Yes  No  
 Prior Zoning Hearings:  
 78-60A Sept. 8 1977 permits a side street setback of 9' & rear of 22'.  
 88-179-A Nov 17, 1987 permits a rear setback of 15' in lieu of 30'.  
 Zoning Office USE ONLY!  
 reviewed by: ITEM #: CASE #:

Property Line  
 Mr. & Mrs. Melvin Frundlich Tax# 041892200  
 \* 402  
 \* 404  
 Mrs. & Mrs. Phil Schlinder \* 406  
 \* 408  
 North Tax# 0418012199  
 date: 8/31/98  
 prepared by: J. McCombs  
 Scale of Drawing: 1" = 50'

DEACON BROOK CIRCLE

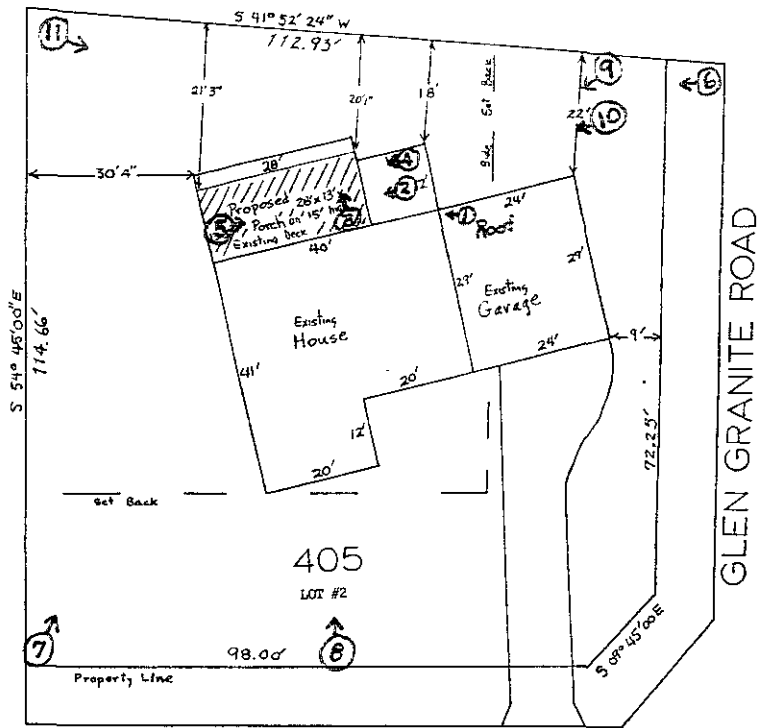
GLEN GRANITE ROAD

99-115-A



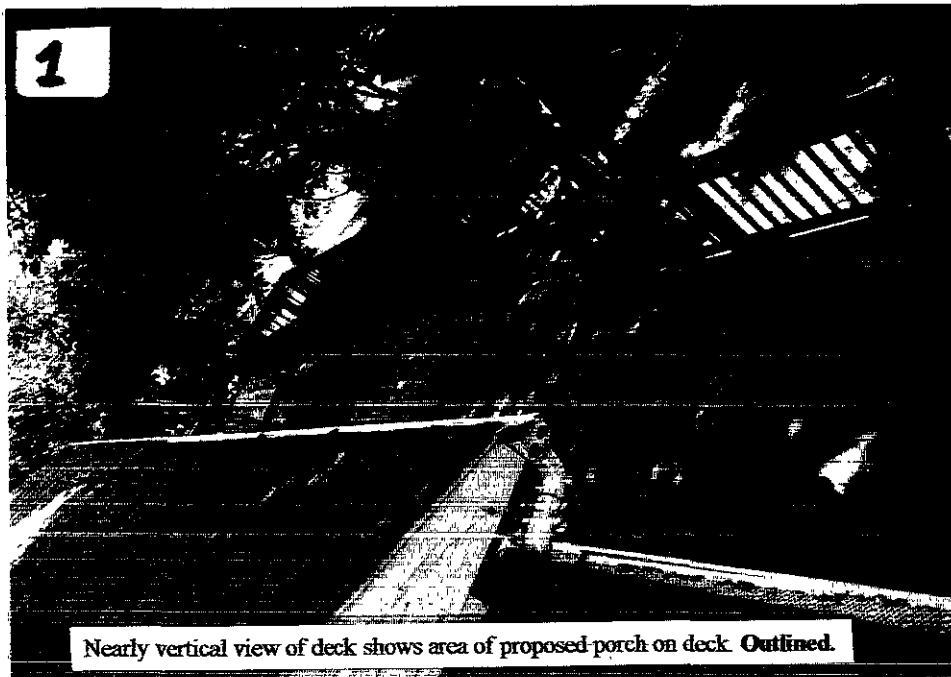
DEACON BROOK CIRCLE

SCALE: 1" = 16.66'  
(3" = 50')

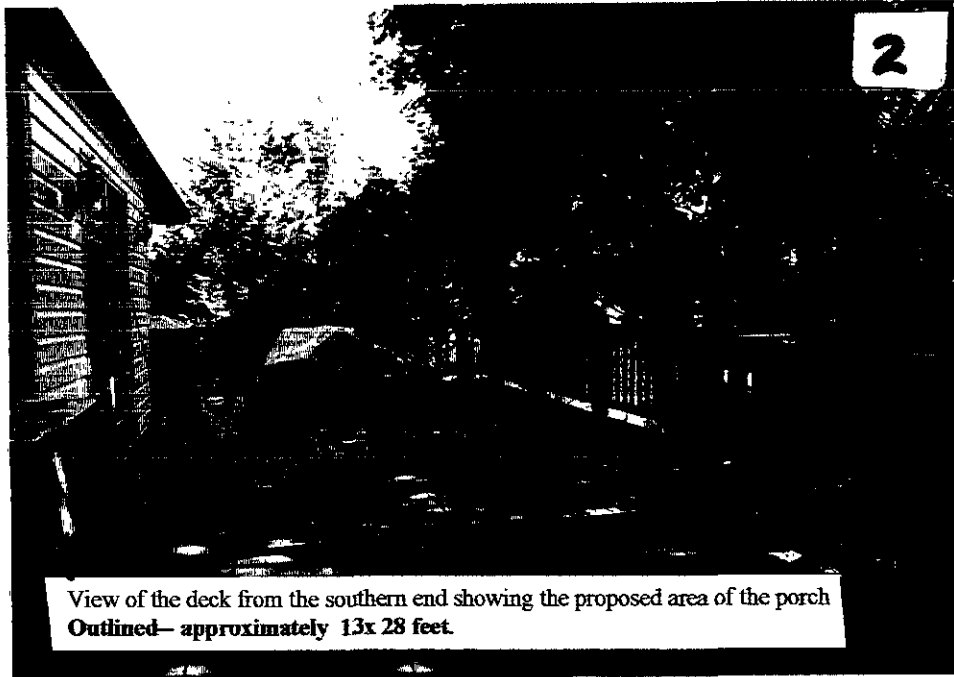


DEACON BROOK CIRCLE SCALE: 1" = 16.66'  
(3" = 50')

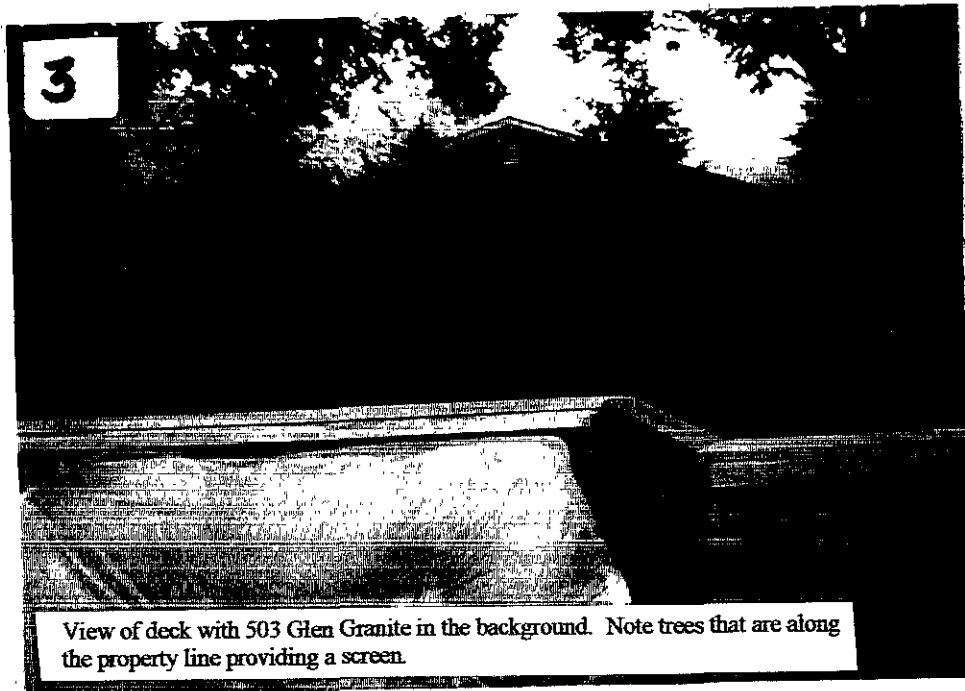
Numbers correspond to numbers on photographs and indicated where the pictures were taken. Arrows indicate direction of camera.



99-115-A

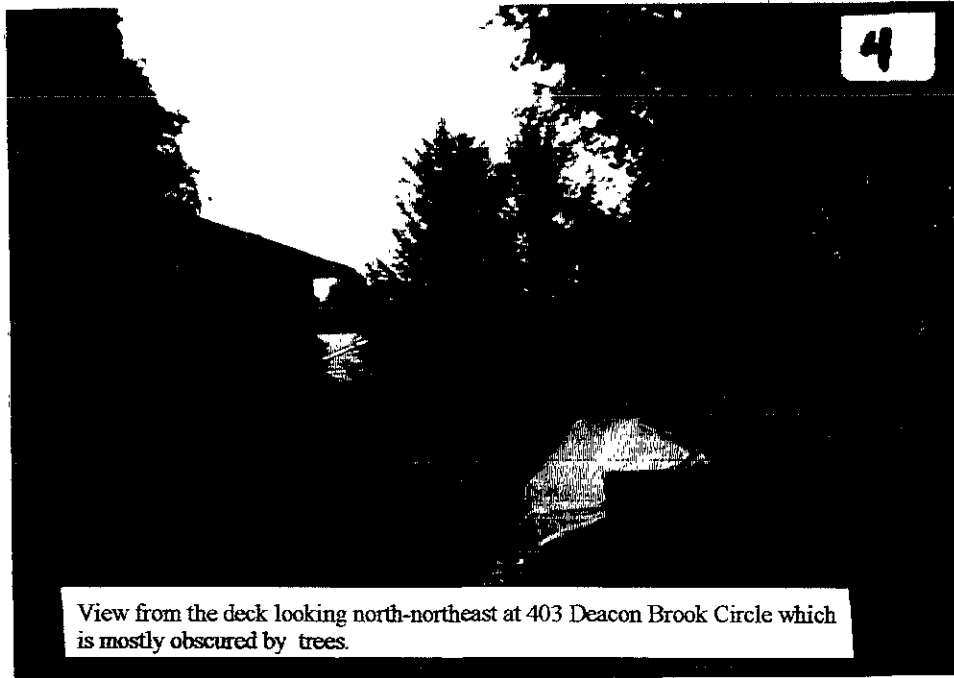


View of the deck from the southern end showing the proposed area of the porch  
**Outlined— approximately 13x 28 feet.**

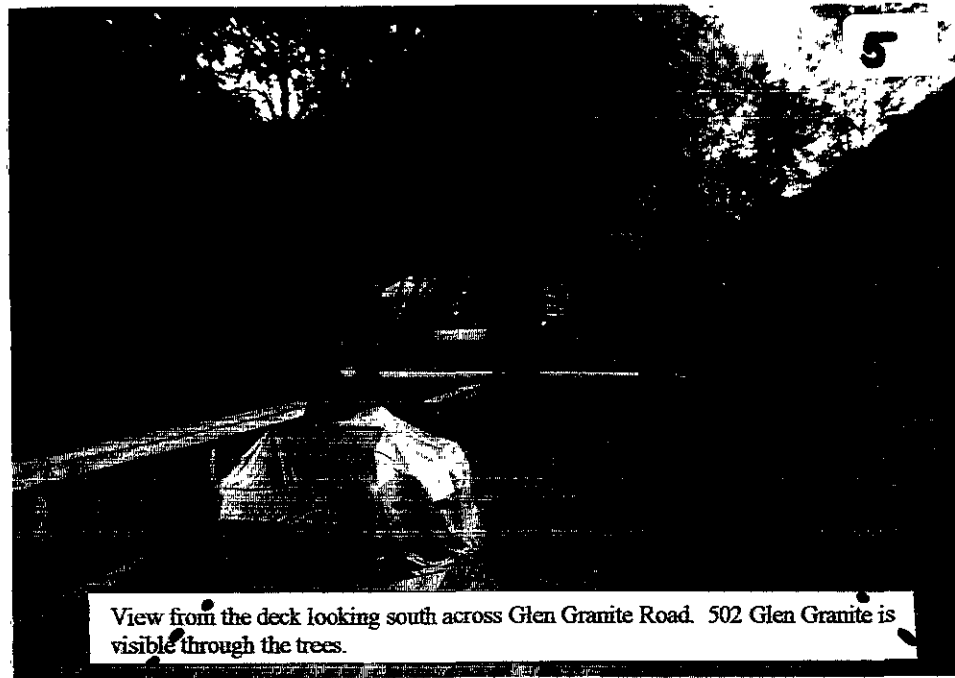


View of deck with 503 Glen Granite in the background. Note trees that are along  
the property line providing a screen.

99-115-A

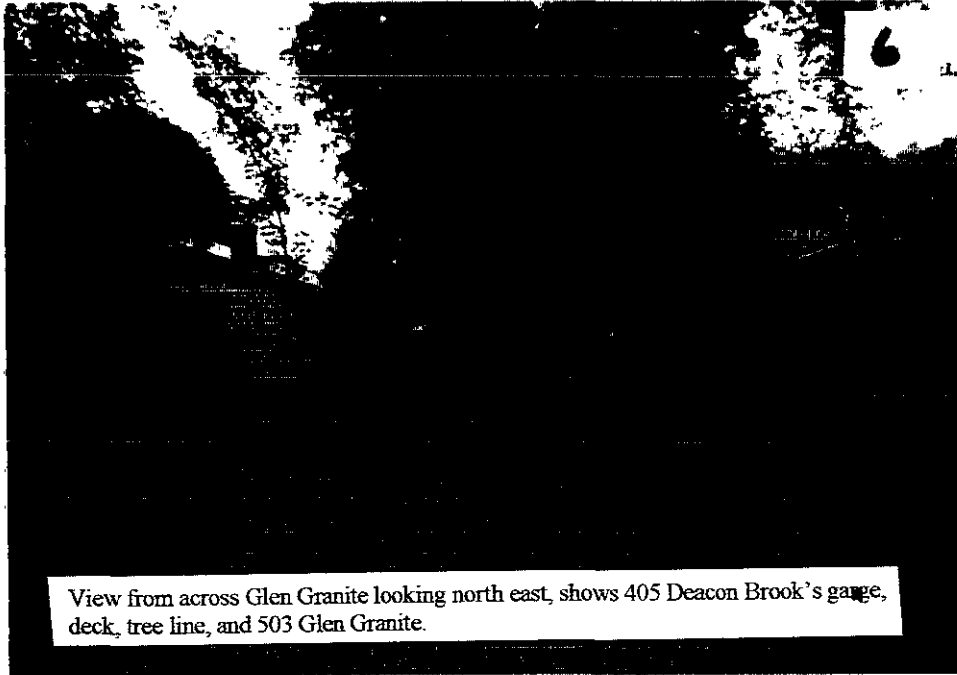


View from the deck looking north-northeast at 403 Deacon Brook Circle which is mostly obscured by trees.

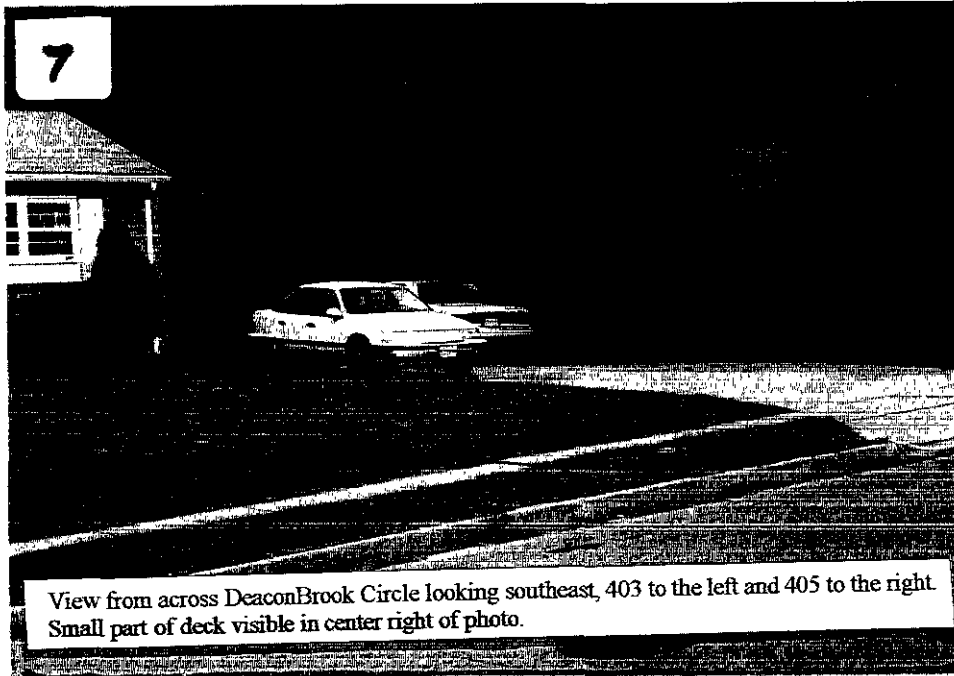


View from the deck looking south across Glen Granite Road. 502 Glen Granite is visible through the trees.

99-115-A

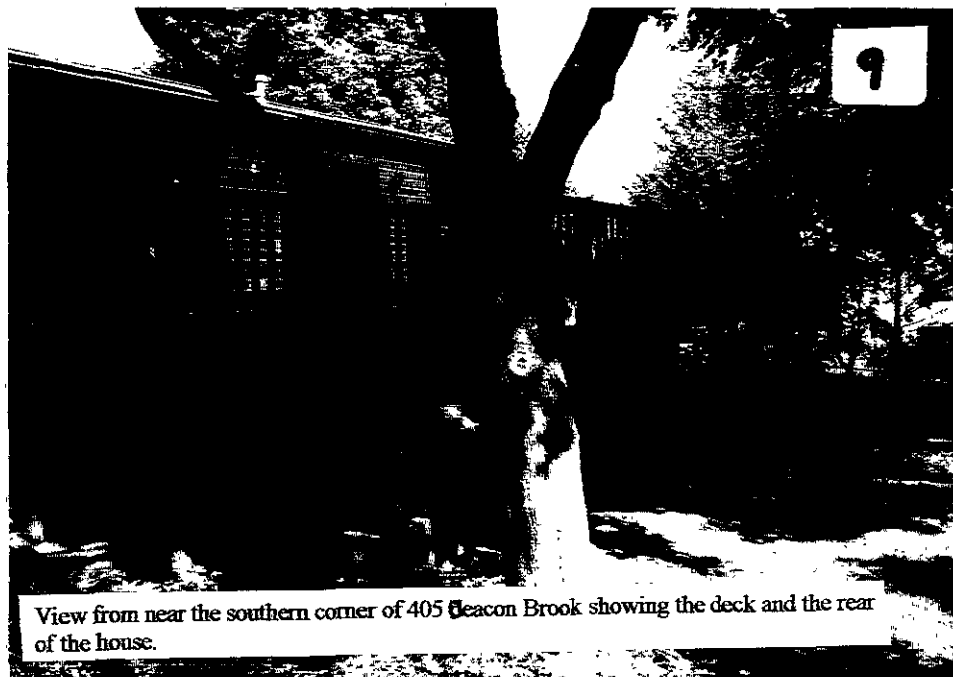
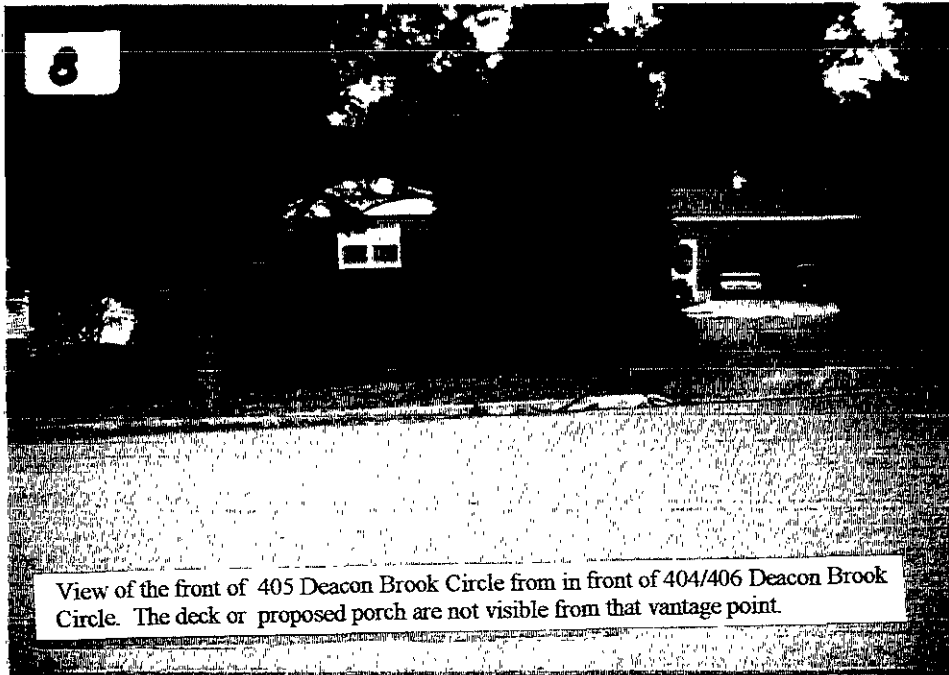


View from across Glen Granite looking north east, shows 405 Deacon Brook's garage, deck, tree line, and 503 Glen Granite.



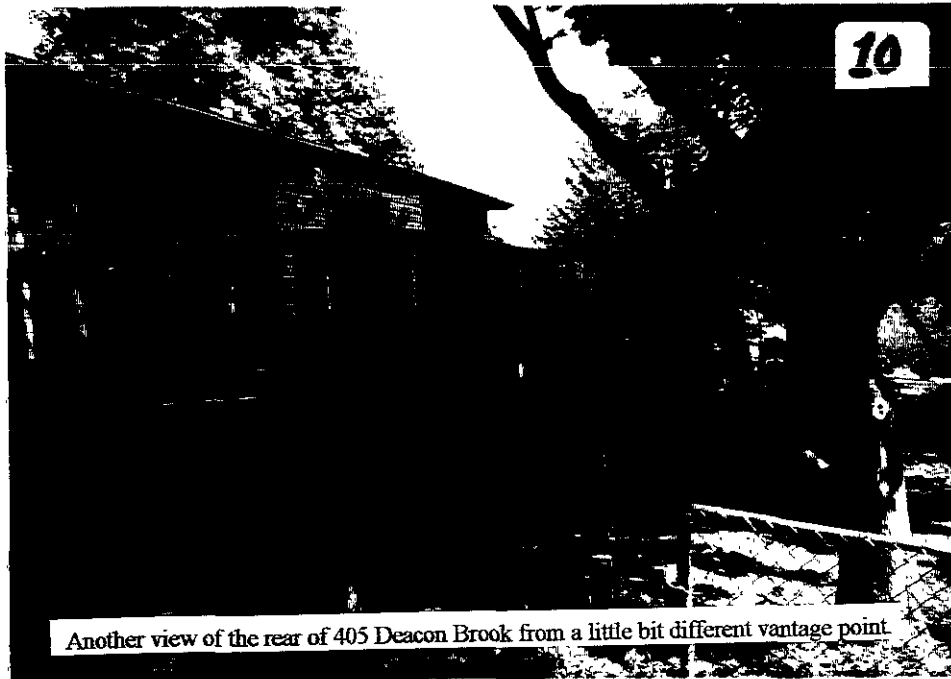
View from across Deacon Brook Circle looking southeast, 403 to the left and 405 to the right. Small part of deck visible in center right of photo.

99-115-A

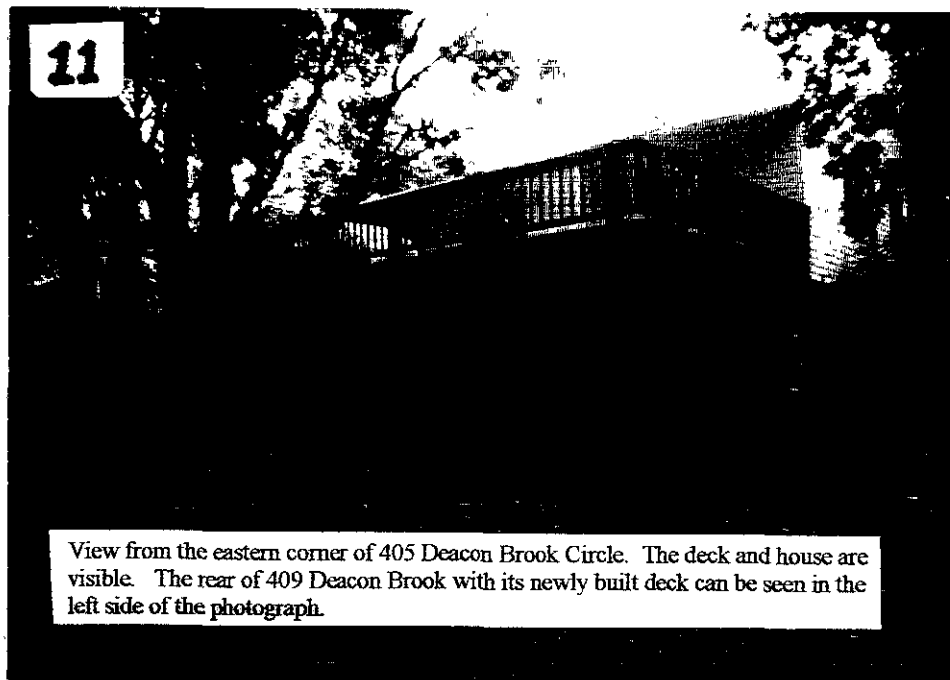


99-115-A





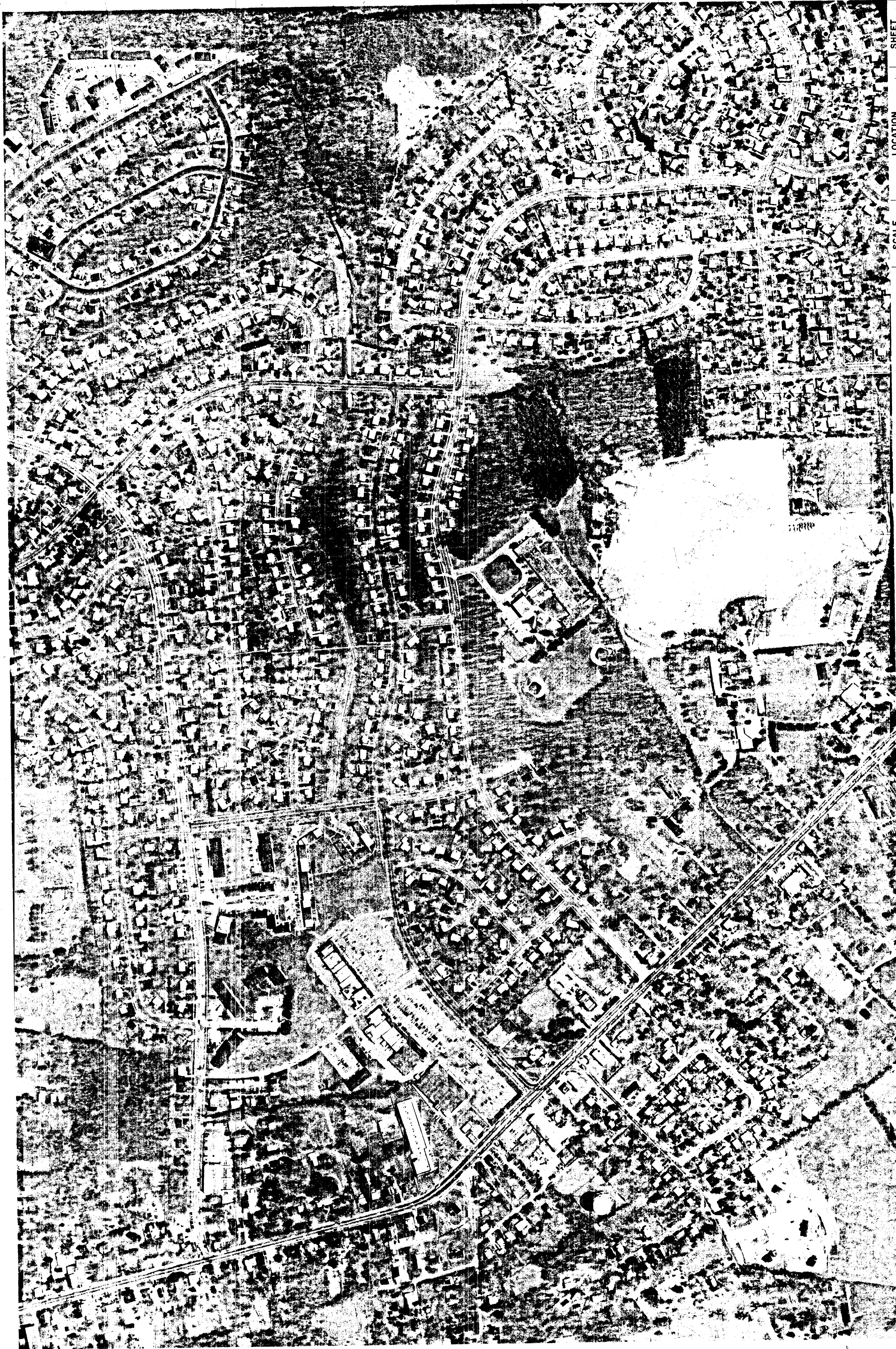
Another view of the rear of 405 Deacon Brook from a little bit different vantage point



View from the eastern corner of 405 Deacon Brook Circle. The deck and house are visible. The rear of 409 Deacon Brook with its newly built deck can be seen in the left side of the photograph.

99-115-A

#115

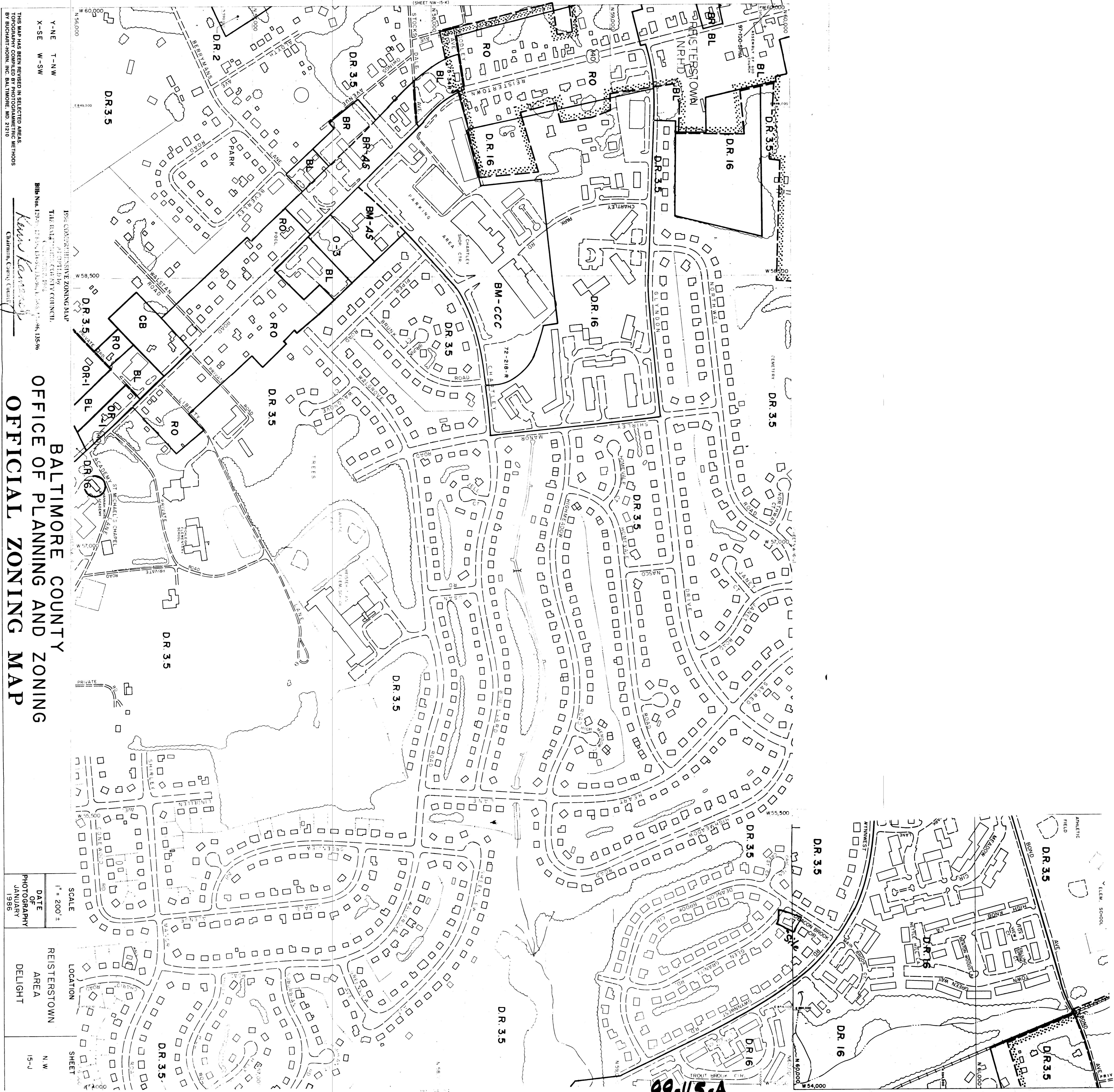


SCALE	1" = 200' ±	DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	REISTERSTOWN AREA DELIGHT		
SHEET	N.W. 15-J		

99-115-A

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 PHOTOGRAPHIC MAP

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



Y-NE T-NW  
 X-SE W-SW  
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

1% CONCEPTIVE ZONING MAP  
 THE BALTIMORE CITY COUNCIL  
 Bill No. 1296  
 Chairman: County Council

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	REISTERSTOWN AREA
SHEET	N.W. 15-J

99-115-A

#115

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

TO: PDM

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

SUBJECT: Zoning Advisory Committee  
Meeting Date: 9/28/98

DATE: 9/23/98

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

Item #'s:

114

115

117

118

119

99-93-SPA

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: September 28, 1998

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comment on the following petition (s):  
Item No (s): 113, 115, 117, 118, and 119

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

*Jeffrey W. Long*

AFK/JL

