

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Circle Terrace, 450' SE of the c/l  
Shelbourne Road  
(114 Circle Terrace)  
13<sup>th</sup> Election District  
1<sup>st</sup> Councilmanic District

Anthony N. Baney  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-395-A

\* \* \* \* \*

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 owner of the subject property, Anthony N. Baney. The Petitioner seeks relief from Sections 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the minimum required 22 and ½ feet for an open projection (proposed 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 B.C.Z.R. Furthermore, strict compliance


ORDER RECEIVED FOR FILING  
Date 5/11/99  
By [Signature]

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 11<sup>th</sup> day of May, 1999 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the minimum required 22 and 1/2 feet for an open projection (proposed deck), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is 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 5/11/99  
 By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

May 10, 1999

Mr. Anthony N. Baney  
114 Circle Terrace  
Arbutus, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Circle Terrace, 450' SE of the c/l Shelbourne Road  
(114 Circle Terrace)  
13th Election District – 1st Councilmanic District  
Anthony N. Baney – Petitioner  
Case No. 99-395-A

Dear Mr. Baney:

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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 114 Circle Terrace  
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) 1802.3.C.1, 301.

*To allow a rear yard setback of 20 ft. for an open projection (deck) in lieu of the minimum required 22 1/2 ft.*

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

*See Reverse side*

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)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

114 Circle Terrace (410) 247-1299  
Address Phone No

Arbutus Md. 21227  
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: [Signature] DATE: 4-6-99

ESTIMATED POSTING DATE: 4-18-99



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ITEM #: 395

ORDER RECEIVED FOR FILING  
Date 5/11/99  
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 114 Circle Terrace  
address  
Arbutus Md. 21227  
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)

We wish to construct a 10' wide deck at the rear of our residence. This will place the proposed improvement 20' from the rear property line rather than the 30' setback as proposed by zoning. Since our lot is the last site, we feel as the deck will not be offensive to any neighboring owners and will add to the value of our property. 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.

Anthony W. Barney  
(signature)  
Anthony W. Barney  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of September, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anthony W. Barney

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.

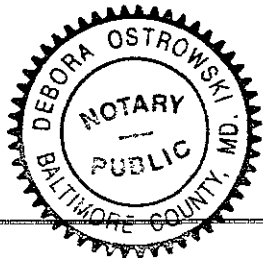
date

9/9/98

NOTARY PUBLIC

Deborah Ostrowski

My Commission Expires: 7/1/2008



# 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 114 Circle Terrace  
address  
Arbutus Md. 21227  
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)

We wish to construct a 10' wide deck at the rear of our residence. This will place the proposed improvement 20' from the rear property line, rather than the 30' setback as proposed by zoning. Since our lot is the last site we feel as the deck will not be offensive to any neighboring owners and will add to the value of our property.

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.

Anthony N. Barney  
(signature)  
Anthony N. Barney  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of September, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anthony N. Barney.

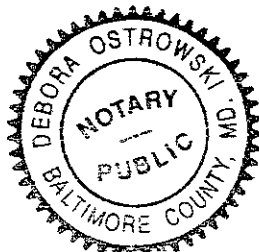
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/9/98  
date

Debra Ostrowski  
NOTARY PUBLIC

My Commission Expires: 7/1/2002





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 114 Circle Terrace  
which is presently zoned DR-35

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) 1802.3 C.1, 301

*To allow a rear yard Setback of 20 ft. for an open projection (deck) in lieu of the minimum required 22 1/2 ft.*

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

*See Reverse Side.*

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)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

114 Circle Terrace <sup>(410)</sup> 247-1299  
Address Phone No

(Type or Print Name)

Arbutus, MD 21227  
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted

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: JJA DATE: 4-6-99



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ITEM #: 395

ESTIMATED POSTING DATE: 4-18-99

# 395

ZONING DESCRIPTION FOR 114 Circle Terrace  
(address)


Beginning at a point on the East side of  
(north, south, east or west)

Circle Terrace which is 40'  
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 450' ± Southeast of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Shelbourne  
(name of street)

which is 50' wide. \*Being Lot # 9  
(number of feet of right-of-way width)

 in the subdivision of Browns Terrace  
(name of subdivision)

as recorded in Baltimore County Plat Book # 13, Folio # 095.

containing 15,200 sq ft. Also known as Circle terr  
(square feet or acres) (property address)

and located in the 13<sup>th</sup> Election District, 1<sup>st</sup> Councilmanic District.

99-395-A



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

Item 395  
No. 065455

DATE 4-16-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mrs. M. Barney

FOR: Residential Variance Filing Fee  
# 114 Circle Ter, (21227)

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

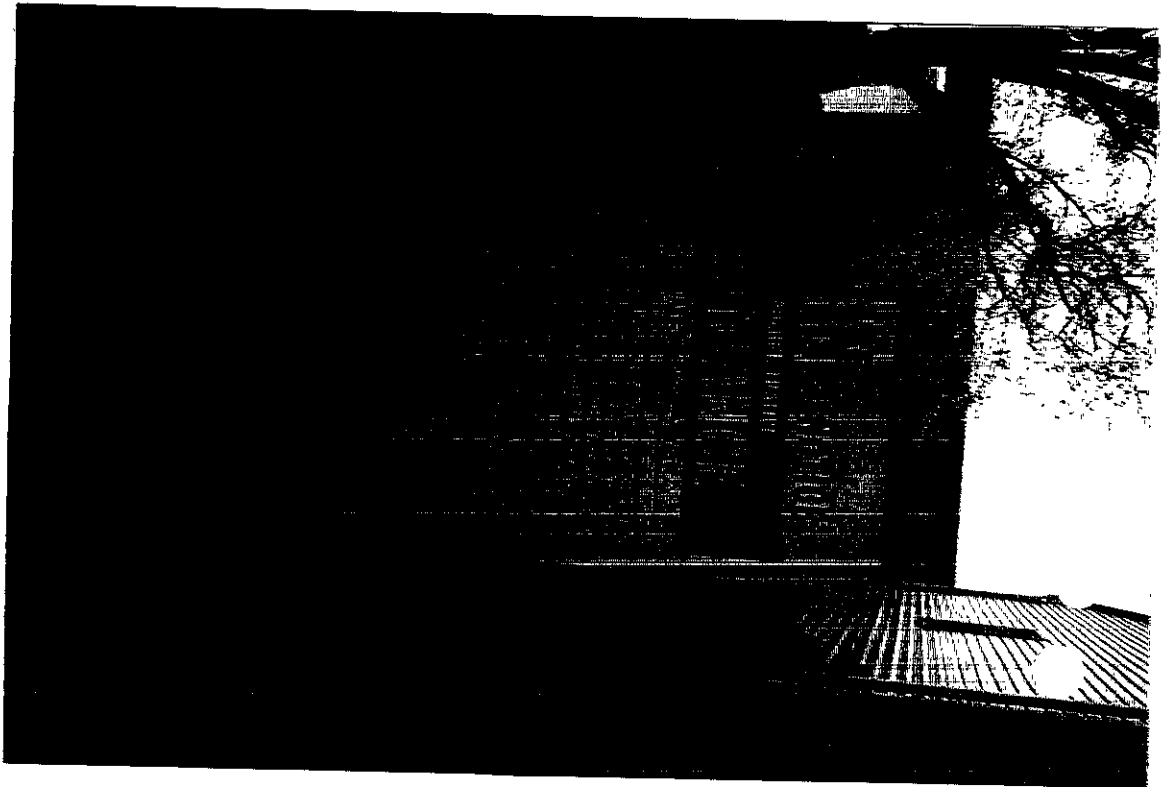
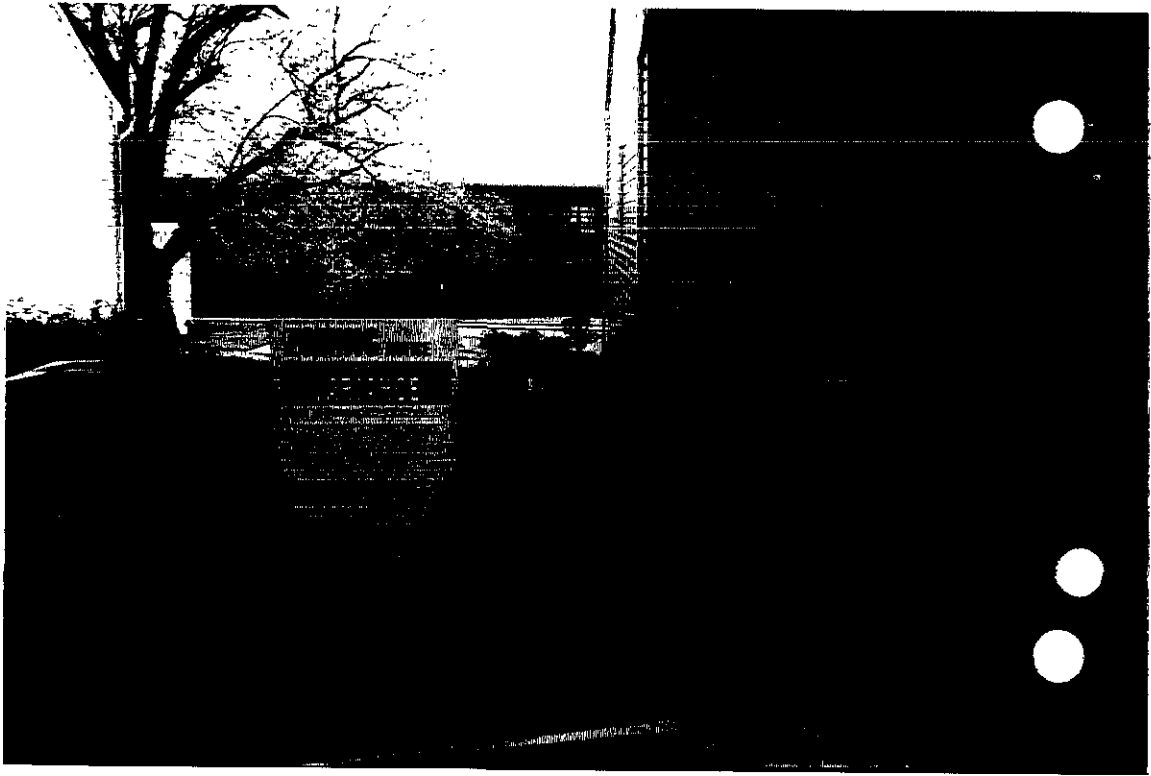
**PAID RECEIPT**

PROCESS ACTUAL THE  
4/06/1999 4/06/1999 11-17-91  
CASHIER NAME MRW BARNEY 6  
MISCELLANEOUS CASH RECEIPT  
Receipt # 070902  
TR NO. 000375

Receipt for  
.00 CK 50.00  
100.00  
50.00-00  
Baltimore County, Maryland

99-395-A

CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

RE: Case No.: 99-395-A

Petitioner/Developer: \_\_\_\_\_

MR. ANTHONY N. BANEY

Date of Hearing/Closing: MAY 3, 1999

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 # 114 CIRCLE TERRACE

The sign(s) were posted on APRIL 17, 1999  
(Month, Day, Year)

Sincerely,

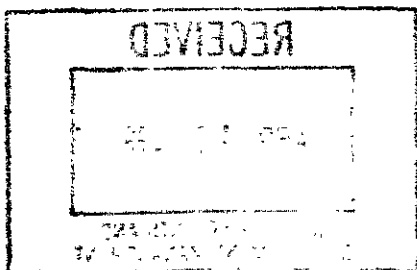
Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 395 -A Address 114 Circle Terrace  
Contact Person: John Sullivan Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 4-6-99 Posting Date: 4-18-99 Closing Date: 5-3-99

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- 395 -A Address 114 Circle Terrace  
Petitioner's Name Anthony N. BANEY Telephone (410) 247-1299  
Posting Date: 4-18-99 Closing Date: 5-3-99  
Wording for Sign: To Permit a rear yard setback of 20 ft. for an open projection (deck) in lieu of the minimum required 22 1/2 ft.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**APPROVED SIGN POSTERS**

Stacy Gardner  
Shannon-Baum Signs, Inc.  
105 Competitive Goals Drive  
Eldersburg, MD 21784

Telephone: 410-781-4000  
Toll Free: 800-368-2295  
Fax: 410-781-4673

Richard Hoffman  
904 Dellwood Drive  
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore  
3225 Ryerson Circle  
Baltimore, MD 21227

Telephone: 410-242-4263  
Mobile: 410-382-4470

Tom Ogle  
325 Nicholson Road  
Baltimore, MD 21221

Telephone: 410-687-8405  
Mobile: 410-262-8163  
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.  
523 Penny Lane  
Hunt Valley, MD 21030

Telephone: 410-666-5366  
Cell: 410-905-8571  
Fax: 410-628-2574  
410-882-2469

Linda M. Jones  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, MD 21286

Telephone: 410-296-3333  
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 10/21/98

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: 99-395-A

Petitioner: \_\_\_\_\_

Address or Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Anthony N. Baney

Address: 114 Circle Terrace

Arbutus, MD 21227

Telephone Number: (410)247-1299



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 4, 1999

Mr. Anthony N. Baney  
114 Circle Terrace  
Arbutus, MD 21227

RE: Case No.: 99-395-A  
Petitioner: Baney  
Location: 114 Circle Terrace

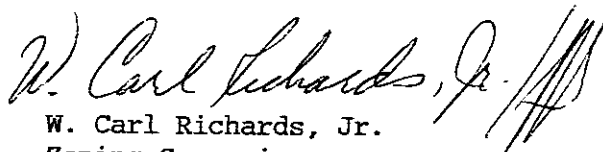
Dear Mr. Baney:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 5, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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

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

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

Date: April 26, 1999

FROM: *File* Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for April 26, 1999  
              Item Nos. 394, (395) 396, 397, 398,  
              400, and 402

              The Bureau of Development Plans Review 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: Arnold Jablon, Director  
Permits and Development Management

DATE: 4/26/99

FROM: R. Bruce Seeley, Project Manager *RS/99*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

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

- Item #'s: 394  
395  
396  
397  
398  
400  
402  
98-467-SPHA

A.V.  
5/13

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

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

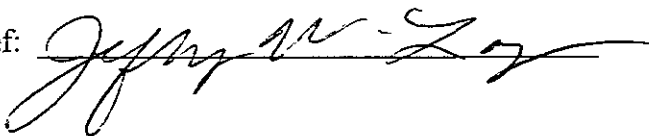
**Date:** April 20, 1999

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

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 383, 386, 391, 395, 397, 400, 401 and 402

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: 

AFK/JL



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

May 17, 1999

Arnold Jablon, Director  
Senior Administration and Development Management  
Baltimore County Office Building  
700 East Joppa Road  
Towson, MD 21286  
410-887-4500

RE: Property Owners: SEE BELOW

Location: DISTRIBUTION MEETING OF April 19, 1999

Item No.: See Below                      Senior Agenda:

Reference:

Since it is your request, the referenced property has been approved by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Planning Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

394, 395, 396, 397, 398, 400, 401 and 402

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office PHONE 327-1381, MS-1112F

MS-1112F





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 4.20.99

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

RE: Baltimore County  
Item No. 395 JJS

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,

A handwritten signature in black ink, appearing to read 'M. M. Lenhart'.

1- Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

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

Plat to accompany Petition for Zoning  Variance  Special Hearing

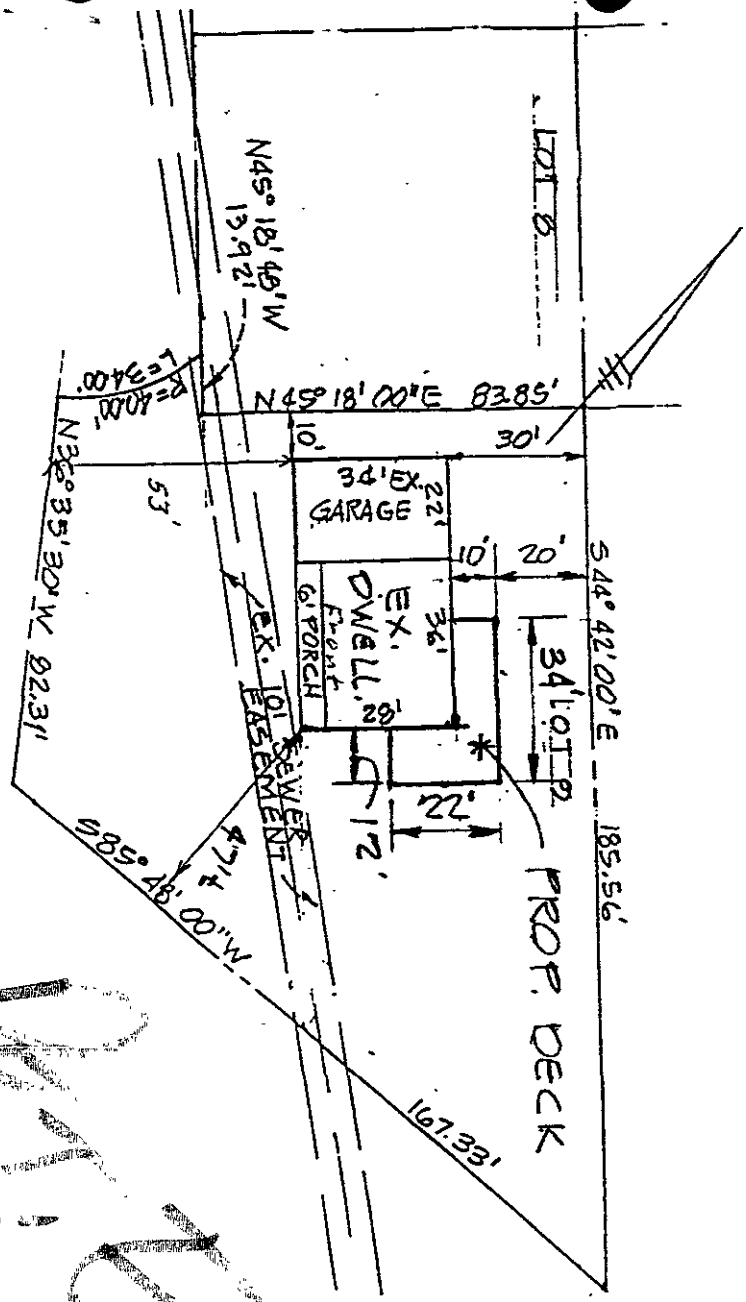
PROPERTY ADDRESS: TERRACE CIRCLE

Subdivision name: BROWNS TERRACE

plat book # 13, folio # 095, lot # 9, section #

OWNER: Anthony D. Bonney (410) 247-1299

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

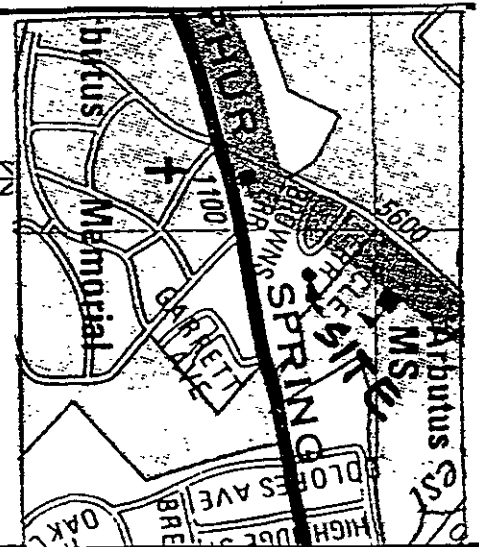


North

date: \_\_\_\_\_  
prepared by: J.A. SYME

Scale of Drawing: 1" = 40'

*Handwritten signature/initials*



LOCATION INFORMATION

Election District: 13  
Councilmanic District: 1E

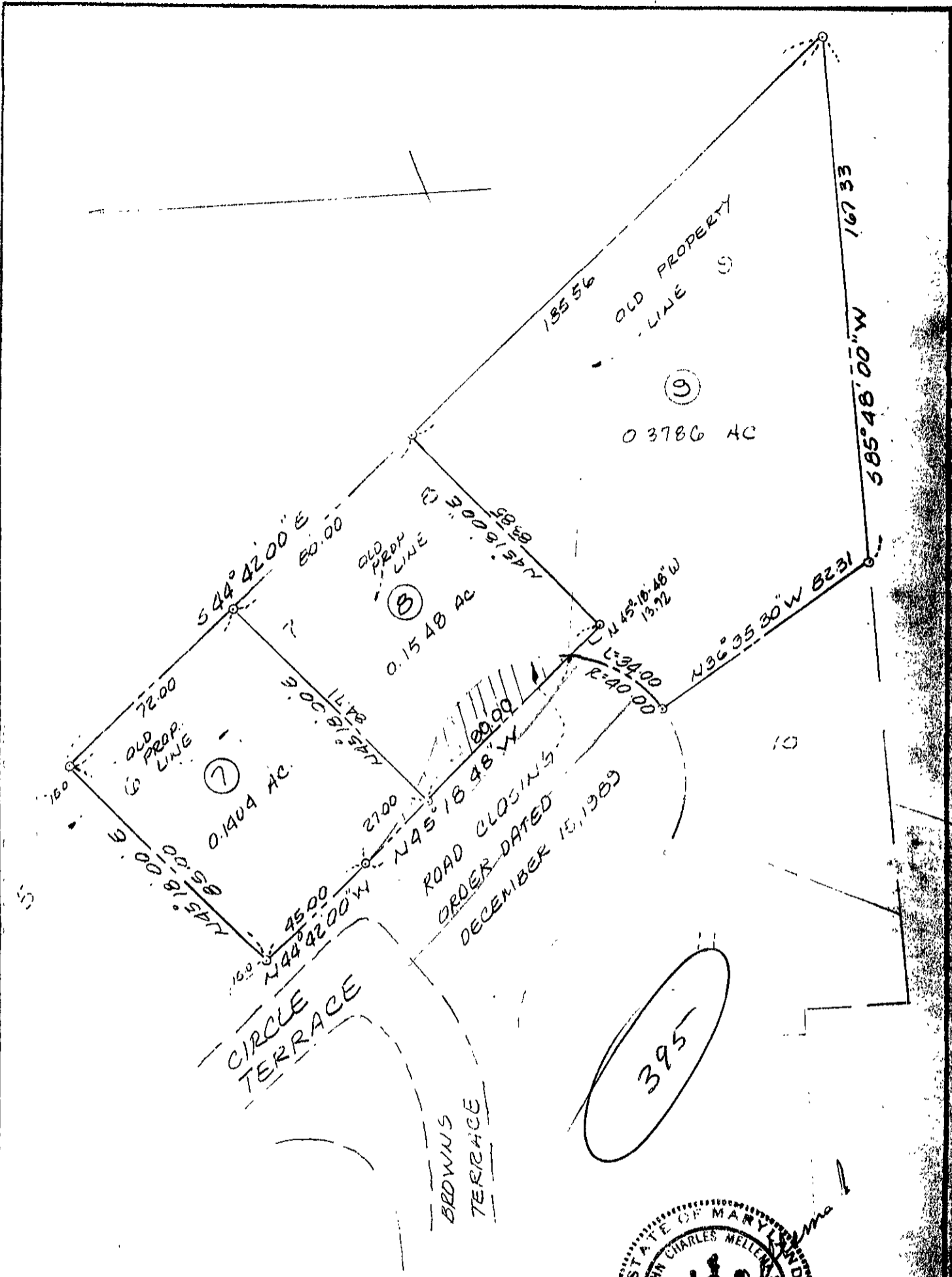
1" = 200' scale map: SW, S-E

Zoning: DR-3.5  
Lot size: 0.35 acreage  
15,200 S.F. square feet

- SEWER:  public  private
- WATER:  public  private
- Chesapeake Bay Critical Area:  700  20
- Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_  
*Handwritten initials and number 395*



395



AMENDED PLAT OF  
 BROWNS TERRACE  
 BALTO CO., MD. ELECTION DIST 13  
 SCALE 1"=40' OCTOBER 1992

PREPARED BY  
 JOHN C. MELLEMA SR. INC.  
 LAND SURVEYORS  
 5313 EAST DR BALTO. CO. MD.  
 21227 247-7488

99-395-A

O-T

SPRING

# 395

D.R. 3.5

BROWN TERRACE

CIRCLE TERRACE

SHELBOURNE

CONDENSVILLE

SITE

GARRETT AVENUE

ROAD

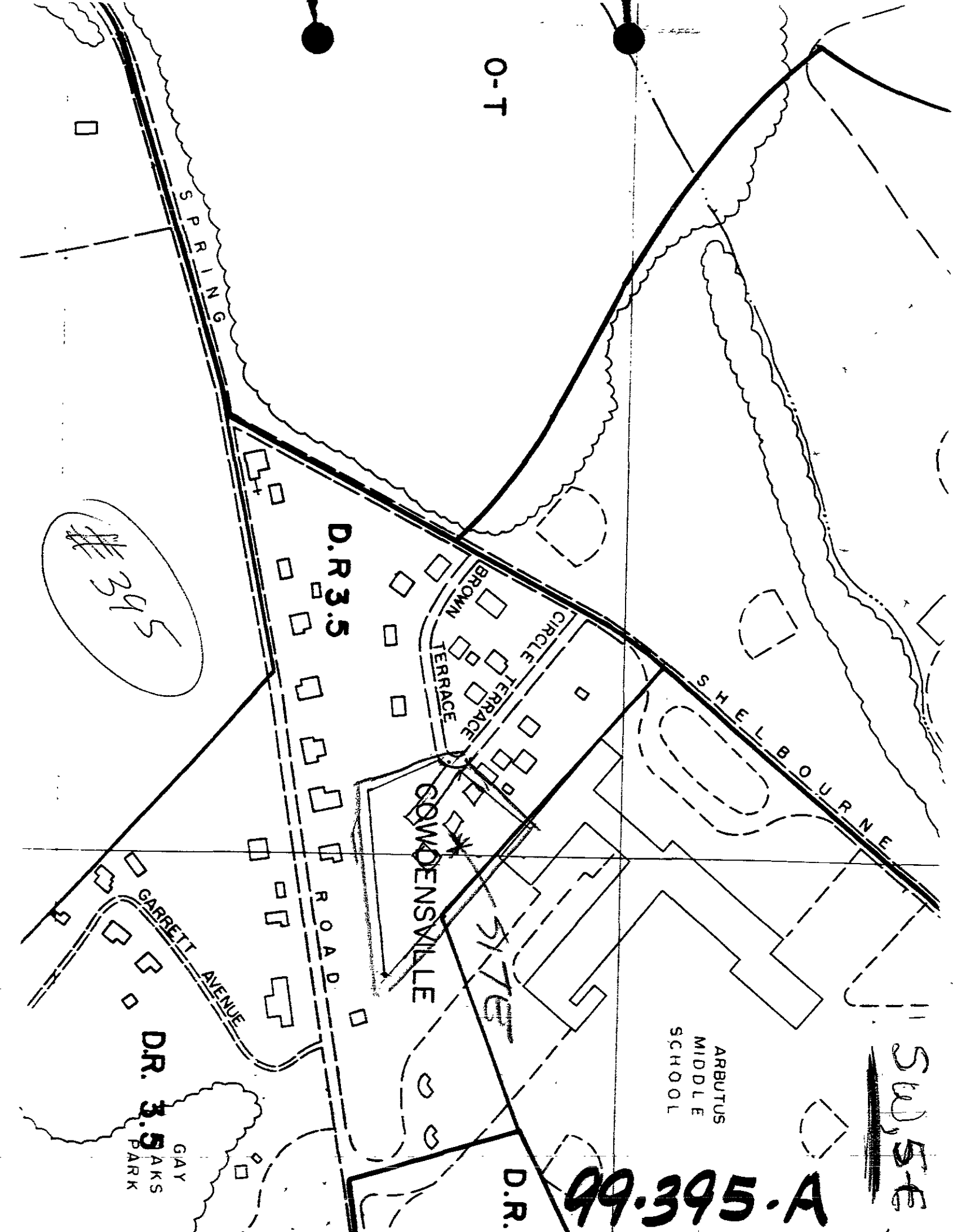
D.R. 3.5  
GAY PARKS

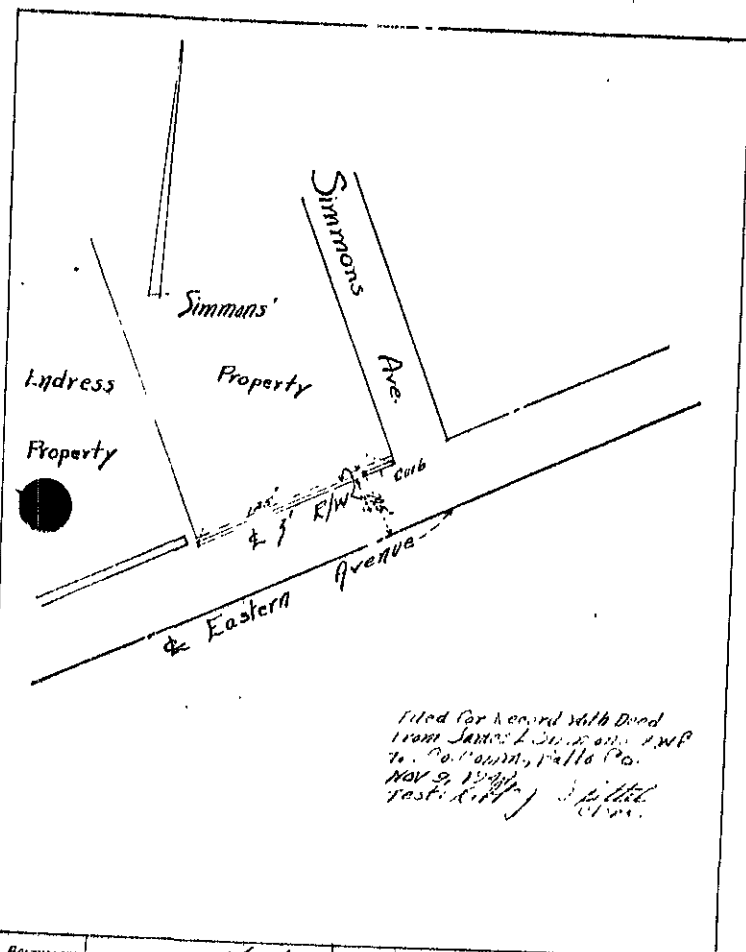
ARBUTUS  
MIDDLE  
SCHOOL

D.R.

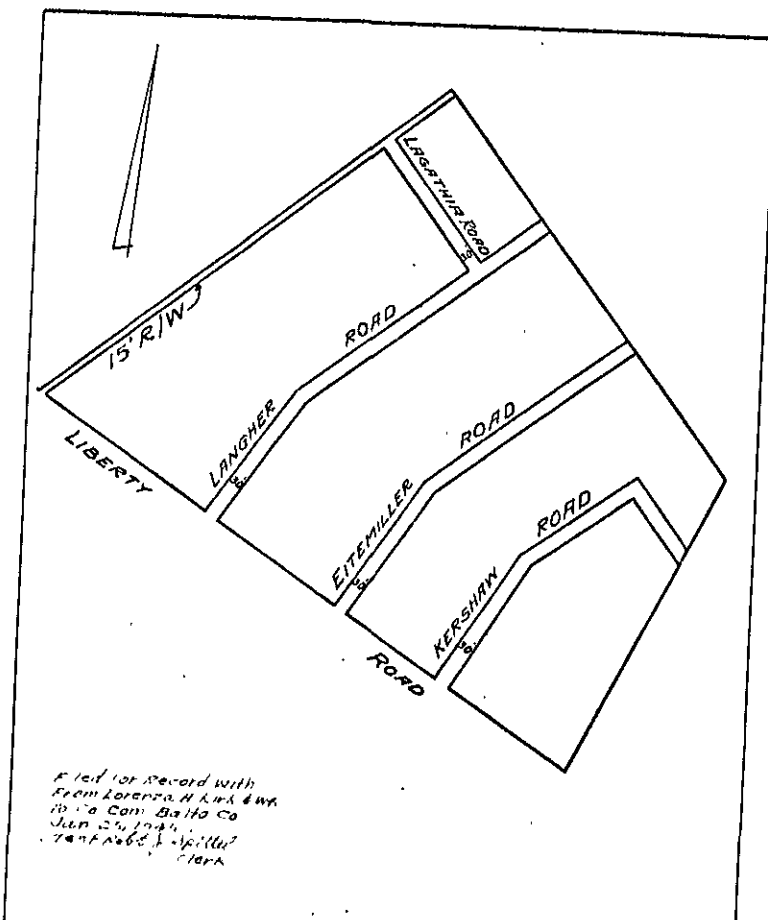
99-395-A

S.W. 1/4

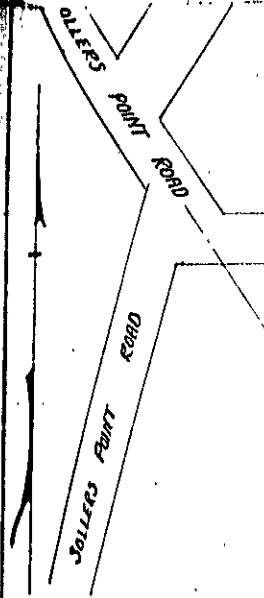




Filed for Record with Deed  
 from James L. Simmons & W.P.  
 to Co. Owners, Falls Co.  
 Nov. 9, 1944  
 Test: [Signature]



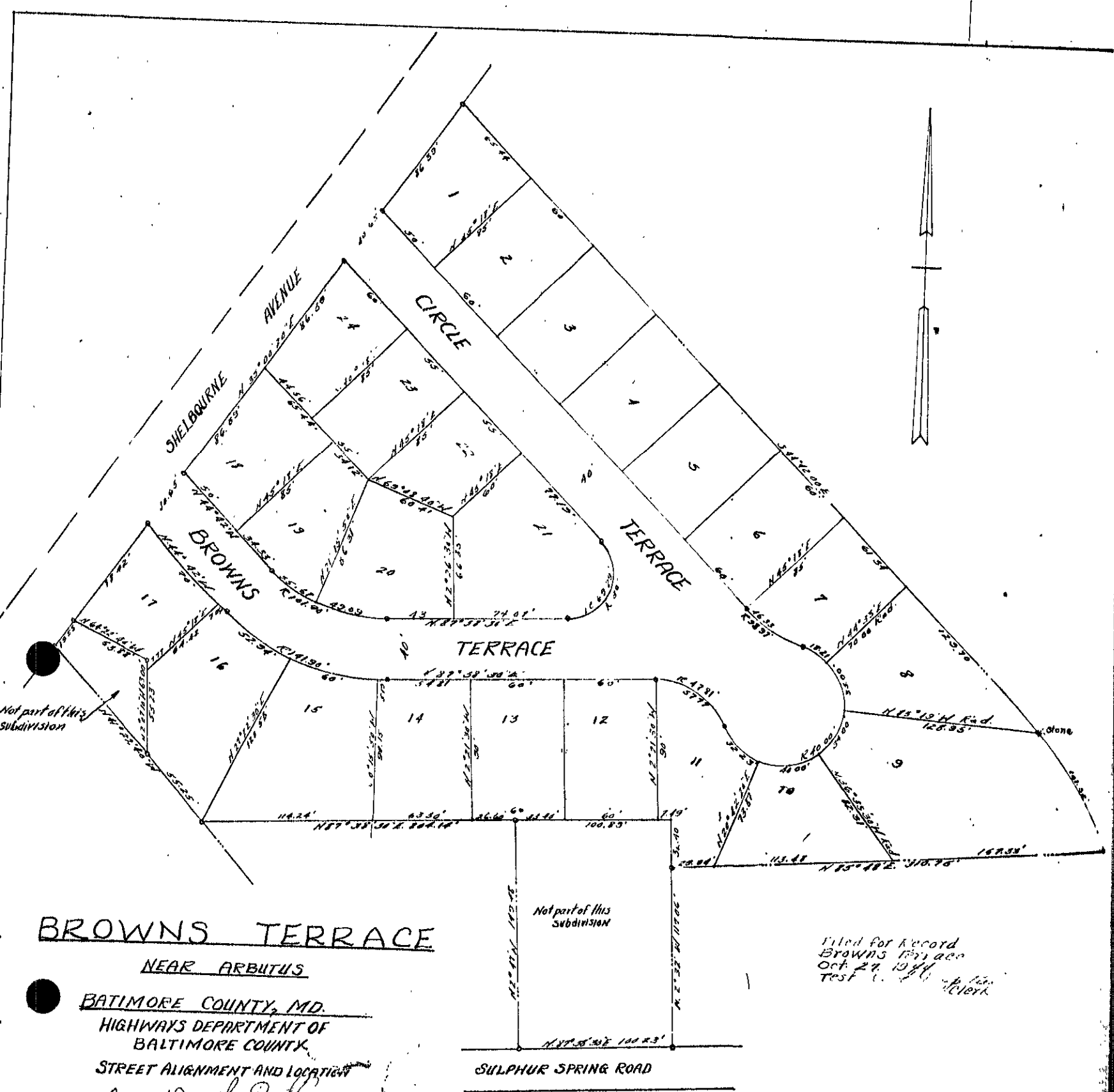
Filed for Record with  
 from Lorenza H. Kirk & W.P.  
 to Co. Owners, Balto Co.  
 Jan. 24, 1944  
 Test: [Signature]



Filed for Record  
 Plat of Eilers  
 Nov. 23, 1944  
 Test: [Signature]

BALTIMORE COUNTY METROPOLITAN DISTRICT FORM 31  
 APPROVED: 9/22/44 DATE  
 PLAN SHOWING 3 R/W  
 JAMES L. SIMMONS PROPERTY  
 EASTERN AVENUE.  
 J.O. 4352  
 44-215  
 FILE R/W  
 1" = 50'

BALTIMORE COUNTY METROPOLITAN DISTRICT FORM 31  
 APPROVED: 1/25/45 DATE  
 REVISED PLAT No. 2  
 LAGATHIA  
 ROCKDALE, DISTRICT 2.  
 J.O. 4381  
 44-256  
 FILE R/W  
 1" = 200'



**BROWNS TERRACE**  
 NEAR ARBUTUS

BALTIMORE COUNTY, MD.  
 HIGHWAYS DEPARTMENT OF  
 BALTIMORE COUNTY

STREET ALIGNMENT AND LOCATION  
 Approved: [Signature]  
 Date: October 23, 1944

Subject to Street Grade Establishment and  
 Drainage Study  
 Streets of Approved Design to be Constructed  
 by Owner or Developer.

Filed for Record  
 Browns Terrace  
 Oct. 27, 1944  
 Test: [Signature]

HIGHWAYS DIV.  
 BALTO. COUNTY  
 OCT 23/44

ALBERT E. PAHLE  
 REGISTERED SURVEYOR & PROFESSIONAL ENGINEER  
 OFFICE 227 N. CHARLES ST.  
 BALTO. MD.  
 ISSUED SEP. 16, 1939

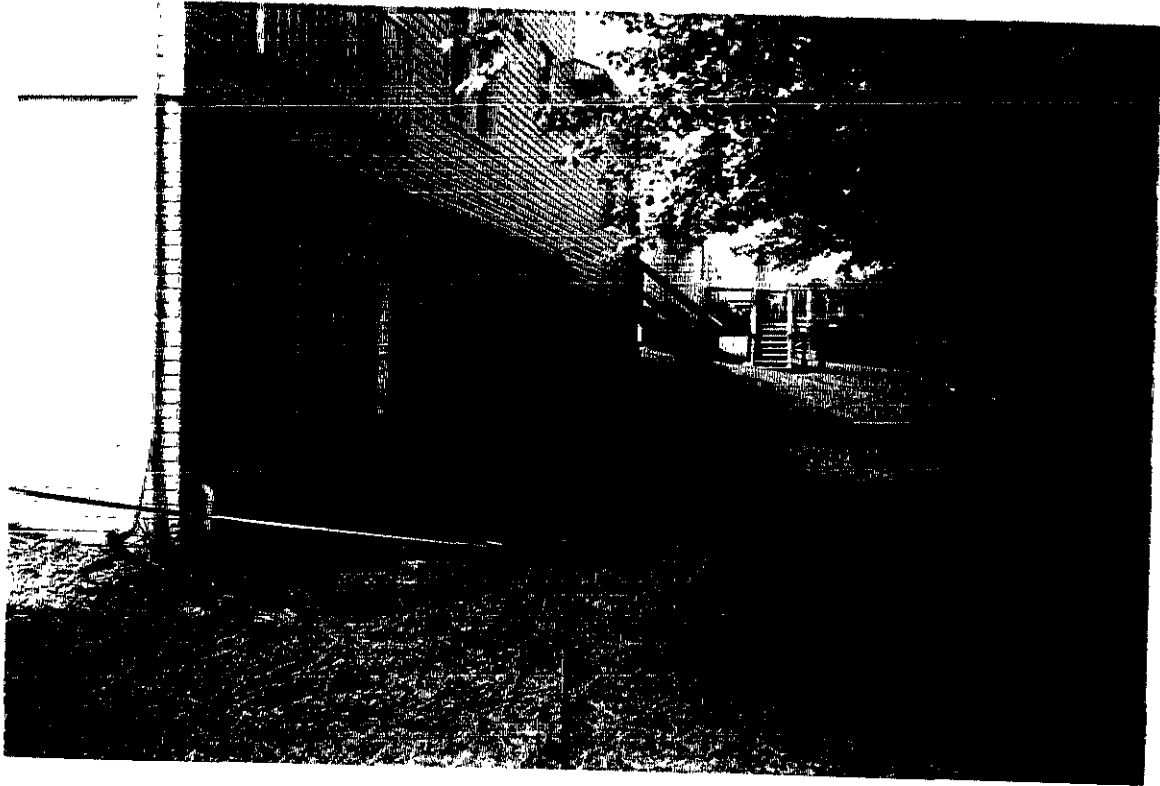
#  
 395  
 Keep in  
 ZC's  
 file

99-395-A





99-395-A



99-395-A



SCALE 1" = 200' ±  
DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION CROWDENTOWN  
SHEET S.W. 5-E

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP 99.395-A

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