

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S of Rockfield Road, 0' W  
centerline of Rolling Road  
2<sup>nd</sup> Election District  
2<sup>nd</sup> Councilmanic District  
(6977 Rockfield Road)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-043-A

Joshua A. Carrington  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Joshua A. Carrington, property owner, for that property known as 6977 Rockfield Road in the Belmont area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. to build an addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

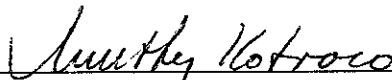
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORIGINAL RECEIVED FOR FILING  
Date 8/26/99  
By [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of August, 1999 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. to build an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

RECEIVED FOR FILING  
8/26/99  
BY R. G. [unclear]  
TMK:raj



Baltimore County  
Zoning Commissioner

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

August 26, 1999

Mr. Joshua A. Carrington  
6977 Rockfield Road  
Baltimore, Maryland 21294

Re: Petition for Administrative Variance  
Case No. 00-043-A  
Property: 6977 Rockfield Road

Dear Mr. Carrington:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

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



Printed with Soybean Ink  
on Recycled Paper



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

for the property located at 6977 ROCKFIELD ROAD  
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and 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) 1802.3-2.1

*To allow a rear yard setback (for a proposed addition) of 20 ft. in lieu of the minimum required 30 ft.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form. **\*SEE REVERSE SIDE.**

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

JOSHUA A. CARRINGTON  
Name - Type or Print \_\_\_\_\_  
Signature *Joshua A. Carrington* \_\_\_\_\_  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_

### ATTORNEY For Petitioner:

R. I. TICE, AGENT, PATIO ENCLOSURES, INC.  
Name - Type or Print \_\_\_\_\_  
Signature *R. I. Tice Agent* \_\_\_\_\_  
PATIO ENCLOSURES, INC.  
Company \_\_\_\_\_  
224 8th AVE., N.W. 410-760-1919  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
GLEN BURNIE, MD 21061  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

6977 ROCKFIELD ROAD 410-298-5799  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
BALTIMORE, MD 21294  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

PATIO ENCLOSURES, INC.  
Name \_\_\_\_\_  
224 8th AVE., N.W. 410-760-1919  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
GLEN BURNIE, MD 21061  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-43-A

Reviewed By JDS Date 7-30-99

Estimated Posting Date 8-8-99

ORIGINAL FILED IN 206/99

# 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 6977 ROCKFIELD ROAD  
Address  
BALTIMORE, MD 21294  
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):

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joshua A. Carrington  
Signature  
JOSHUA A. CARRINGTON  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14<sup>TH</sup> day of JULY 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOSHUA A. CARRINGTON

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

7/14/99  
Date

Jaw Mous  
Notary Public  
My Commission Expires 11/1/01

# 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.

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Address  
BALTIMORE, MD 21294  
City State Zip Code

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1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

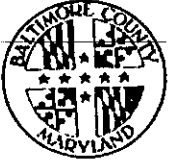
Joshua A. Carrington  
Signature  
JOSHUA A. CARRINGTON  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 14<sup>TH</sup> day of JULY 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOSHUA A. CARRINGTON  
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  
7/14/99  
Date

David W. Matus  
Notary Public  
My Commission Expires 11/1/01



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 6977 ROCKFIELD ROAD  
 which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and 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) 1B02.3C.1.

*of 20 ft. (for an enclosed addition) in lieu of the minimum required 30 ft. To allow a rear yard setback*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form. **\*SEE REVERSE SIDE.**

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**ATTORNEY For Petitioner:**

**R. L. TICE, AGENT, PATIO ENCLOSURES, INC.**  
 Name - Type or Print \_\_\_\_\_  
 Signature *R. L. Tice Agent* \_\_\_\_\_  
**PATIO ENCLOSURES, INC.**  
 Company \_\_\_\_\_  
**224 8th AVE., N.W. 410-760-1919**  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
**GLEN BURNIE, MD 21061**  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

**JOSHUA A. CARRINGTON**  
 Name - Type or Print \_\_\_\_\_  
 Signature *Joshua A. Carrington* \_\_\_\_\_  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
**6977 ROCKFIELD ROAD 410-298-5799**  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
**BALTIMORE, MD 21294**  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

**PATUO ENCLOSURES, INC.**  
 Name \_\_\_\_\_  
**224 8th AVE., N.W. 410-760-1919**  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
**GLEN BURNIE, MD 21061**  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
 Zoning Commissioner of Baltimore County

CASE NO. 00-437A

Reviewed By JNS Date 7-30-99

Estimated Posting Date 8-8-99

ZONING DESCRIPTION

Zoning Description for 6977 Rockfield Road

Beginning at a point on the South side of Rockfield Road which is 50' wide at the distance of 0 ft., West of the centerline of the nearest improved intersecting street, Rolling Road which is 70' wide.

\*Being Lot #2, Block 0, Section 0,

recorded in Baltimore County Plat Book X, Grid 0017

Folio X, Parcel 0560 containing 7704 square feet. Also known as 6977 Rockfield Road and located in the 2nd Election District, 2nd Councilmanic District.

43

00-043-A



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

*Case 00-43-A*  
No. **070474**

DATE 7-30-99 ACCOUNT R-001-6150  
AMOUNT \$ 50.00

RECEIVED FROM: Patie Enclosures

FOR: Residential Variance Filing Fee  
# 6977 Rockfield Rd.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

DATE RECEIVED  
7/30/1999  
TIME 10:13:56  
ACTION CASHIER 1 SMT 1 XS DRAWER ?  
REPT # 5 SPR 7 MINOR VERIFICATION  
DEPT # 102423  
PR # 070474  
REPT INT 50.00  
PR 50.00 PK .00 CA  
Baltimore County, Maryland

**00-043-A**

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 00-43-A

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

MR. JOSNUA A. CARRINGTON

Date of Hearing/Closing: 8-23-99

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 \_\_\_\_\_

# 6977 ROCKFIELD ROAD

The sign(s) were posted on AUGUST 6<sup>TH</sup> 1999

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

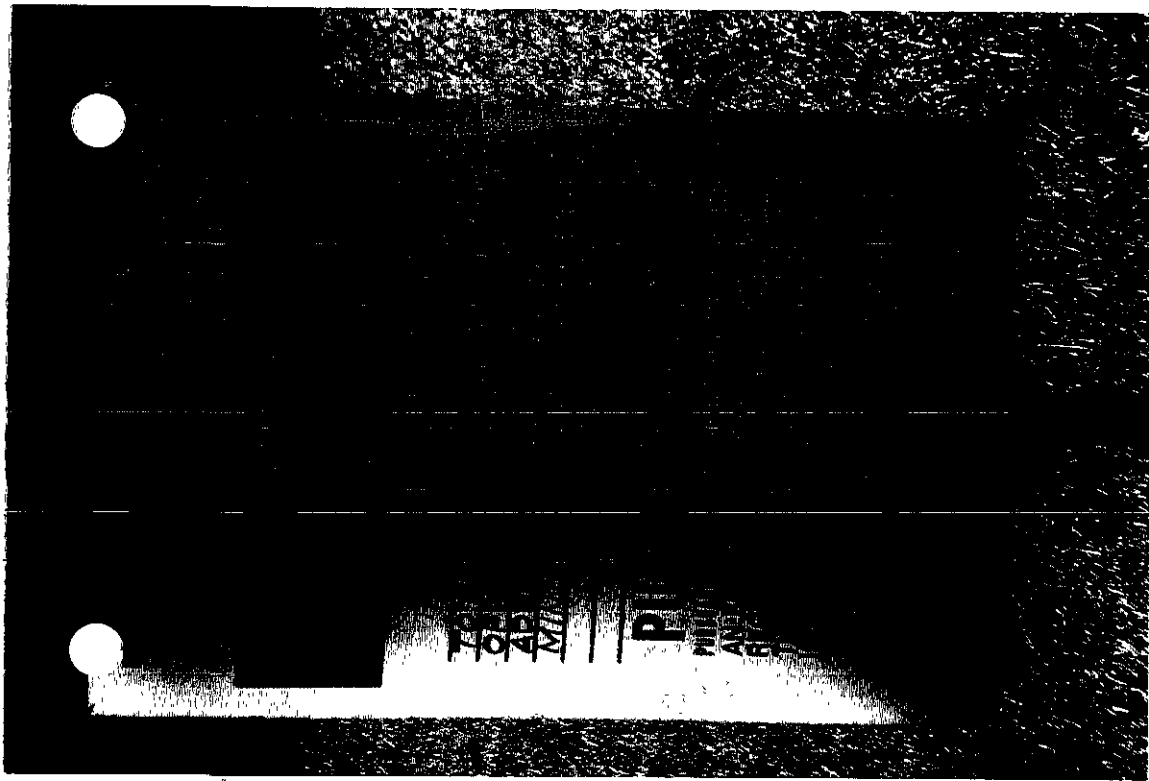
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 00- 43 -A Address 6977 Rockfield Rd  
Contact Person: John Sullivan Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 7-30-99 Posting Date: 8-8-99 Closing Date: 8-23-99

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

- 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.
- 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.
- 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.
- 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 00- 43 -A Address 6977 Rockfield Rd.  
Petitioner's Name Joshua A. Carrington Telephone (410) 298-5799  
Posting Date: 8-8-99 Closing Date: 8-23-99  
Wording for Sign: To Permit a rear yard setback of 20 ft (for a proposed addition) in lieu of the minimum required 30 ft.

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/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 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-43-A  
Petitioner: JOSHUA CARRINGTON  
Address or Location: 6977 ROCKFIELD ROAD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: PATIO ENCLOSURES, INC.  
Address: 224 8th AVE., N.W.  
GLEN BURNIE, MD 21061  
Telephone Number: 410-760-1919



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

August 24, 1999

Mr. R. L. Tice  
Patio Enclosures, Inc.  
224 8th Avenue, N.W.  
Glen Burnie, MD 21061

Dear Mr. Tice:

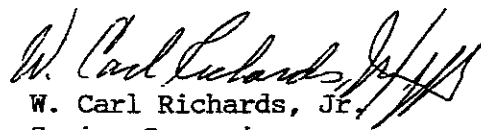
RE: Case No.: 00-43-A  
Petitioner: Joshua A. Carrington  
Location: 6977 Rockfield Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 30, 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)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting  
for August 16, 1999  
Item Nos. 016, 017, 018, 019, 020,  
021, 022, 023, 024, 026, 028, 030,  
031, 032, 033, 034, 035, 042, 043,  
044

and

Case Number 99-200-SPHXA  
1010 Eastern Avenue and  
1017 Eastern Boulevard

Item #37 (commercial)  
Radcliffe Shopping Center  
1017 York Road

Item #38 (residential)  
OXEYE ROAD - Greengate  
2208 OXEYE ROAD

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

RWB:HJO:jrb

cc: File

ZAC08169.NOC

8/23 AV

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**Date:** August 11, 1999

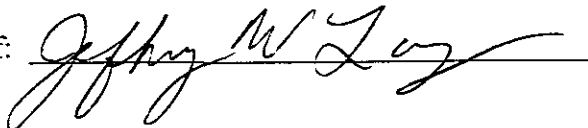
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 001, 005, 023, 028, 030, 031, 032, 033, 034, 035, 038, 043, and 044

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





**Maryland Department of Transportation  
State Highway Administration**

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

Date: 8.10.99

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


RE: Baltimore County  
Item No. 043 JSS

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,

  
/s/ Michael M. Lenhart, 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






---

 Smith • Miller Associates, Inc.
 

---

Registered Land Surveyors

C. Brooke Miller, R.P.L.S.  
Everette C. SmithExhibit A

July 26, 1989

DESCRIPTION OF LOT 2  
FOR J.C. GILBERT  
2415 ROLLING ROAD  
2ND ELECTION DISTRICT  
BALTIMORE COUNTY, MD

(AKA 6977 Rockfield Rd.)

BEGINNING for the same at point No. 857 on the southerly right-of-way of Rockfields Road as shown on a Plat entitled First Amended Plat One WATERFORD PLACE recorded among the Land Records of Baltimore County, Maryland on April 15, 1986 in Plat Book E.H.K.Jr. 54 Folio 90, thence running with and binding on said right-of-way as now surveyed;

(1) North 88 degrees 16 minutes 23 seconds East, 57.06 feet to a point, thence by a new line of division and leaving said right-of-way;

(2) South 01 degrees 43 minutes 37 seconds East, 107.00 feet to a point on the North line of Lot 25, as shown on said Plat, thence running with and binding on part of the North line of Lot 25 and the Lands of J.C. Gilbert;

(3) South 88 degrees 16 minutes 23 seconds West, 72.15 feet to point No. 863 on the easterly right-of-way line (70 feet wide) of Rolling Road as shown on said Plat, thence running with and binding on said right-of-way line;

(4) By a curve to the right having a radius of 5694.58 feet, an arc length of 97.12 feet, subtended by a chord North 00 degrees 53 minutes 32 seconds East, 87.09 feet passing over point No. 864 to point No. 858 as shown on said plat, thence;

(5) North 44 degrees 52 minutes 39 seconds East, 14.53 feet to the place of beginning. Being known as # 6977 Rockfields Road and containing 7402.56 square feet or 0.170 Acres of Land more or less.

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 6977 ROCKFIELD RD.

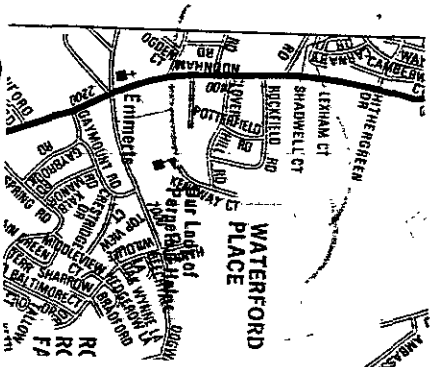
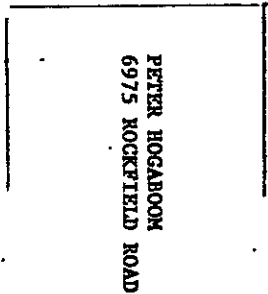
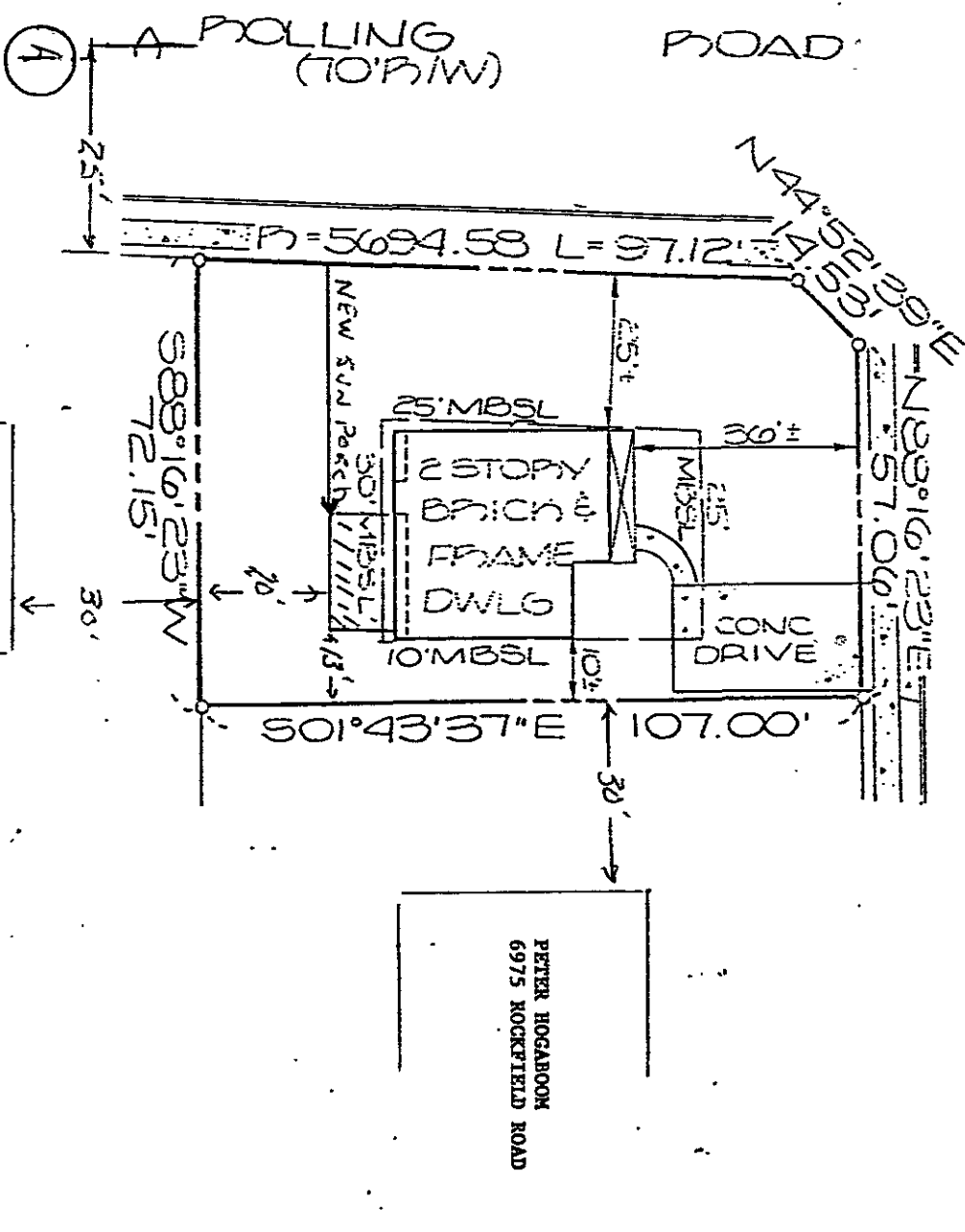
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NONE

plat book #  folio #  lot # 2 section #

OWNER: JOSHUA CARRINGTON

ROCKFIELDS ROAD (50' P/W)



LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map#: NW-3-G

Zoning: DR 5.5

Lot size: .176 acreage 7704 square feet

- SEWER:  public  private
- WATER:
- Chesapeake Bay Critical Areas:
- Prior Zoning Hearings: none

Zoning Office USE ONLY!

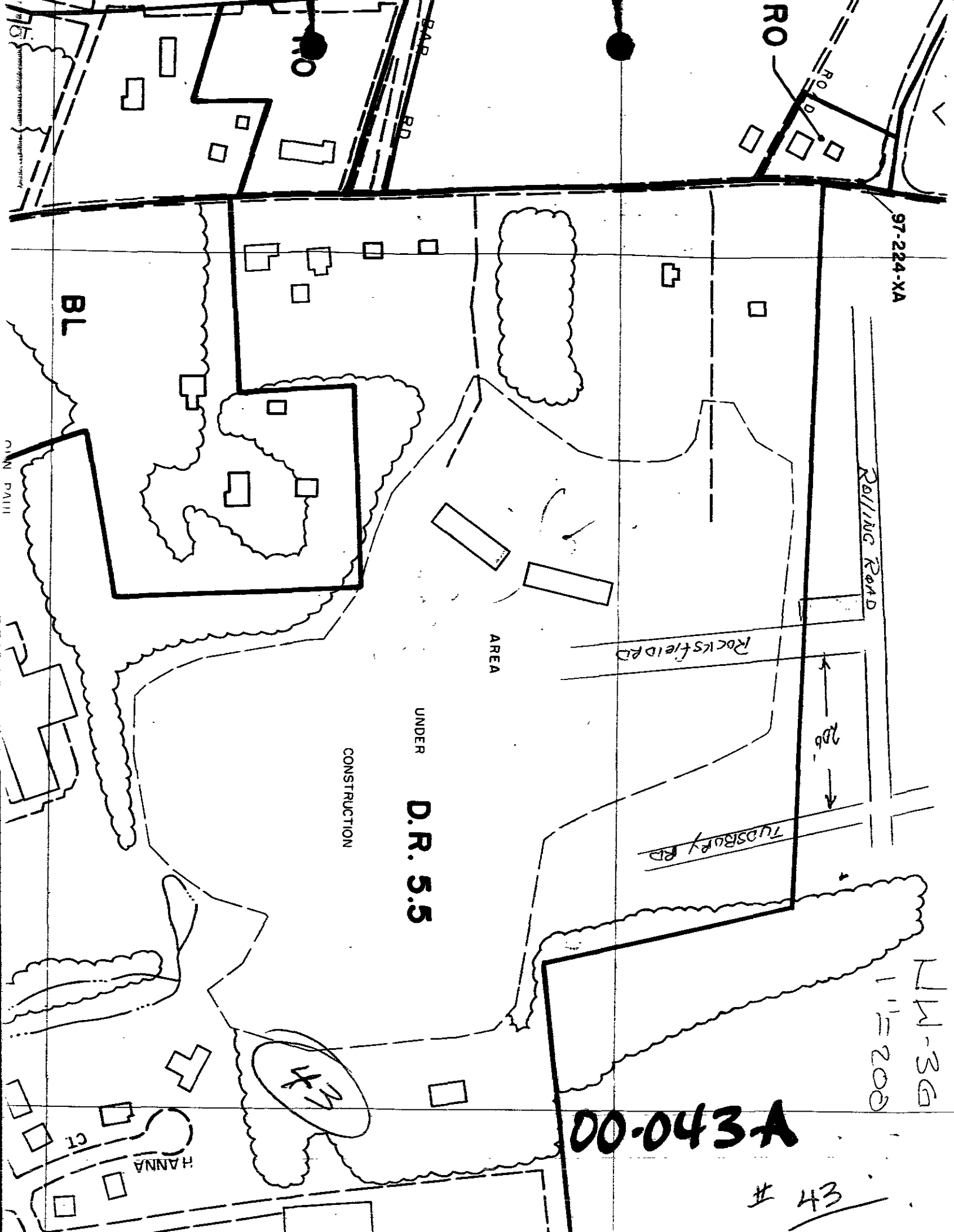
reviewed by: ITEM #: CASE #:

43

North  
date: 7/2/99  
prepared by: R. L. TIGE  
Scale of Drawing: 1"=30'

PET. EX. 1

00-043-A



97-224-XA

BL

UNDER  
CONSTRUCTION  
D.R. 5.5

AREA

Rolling Road

Rocksfeld Rd

Tusbury Rd

Hanna Ct

1" = 200'

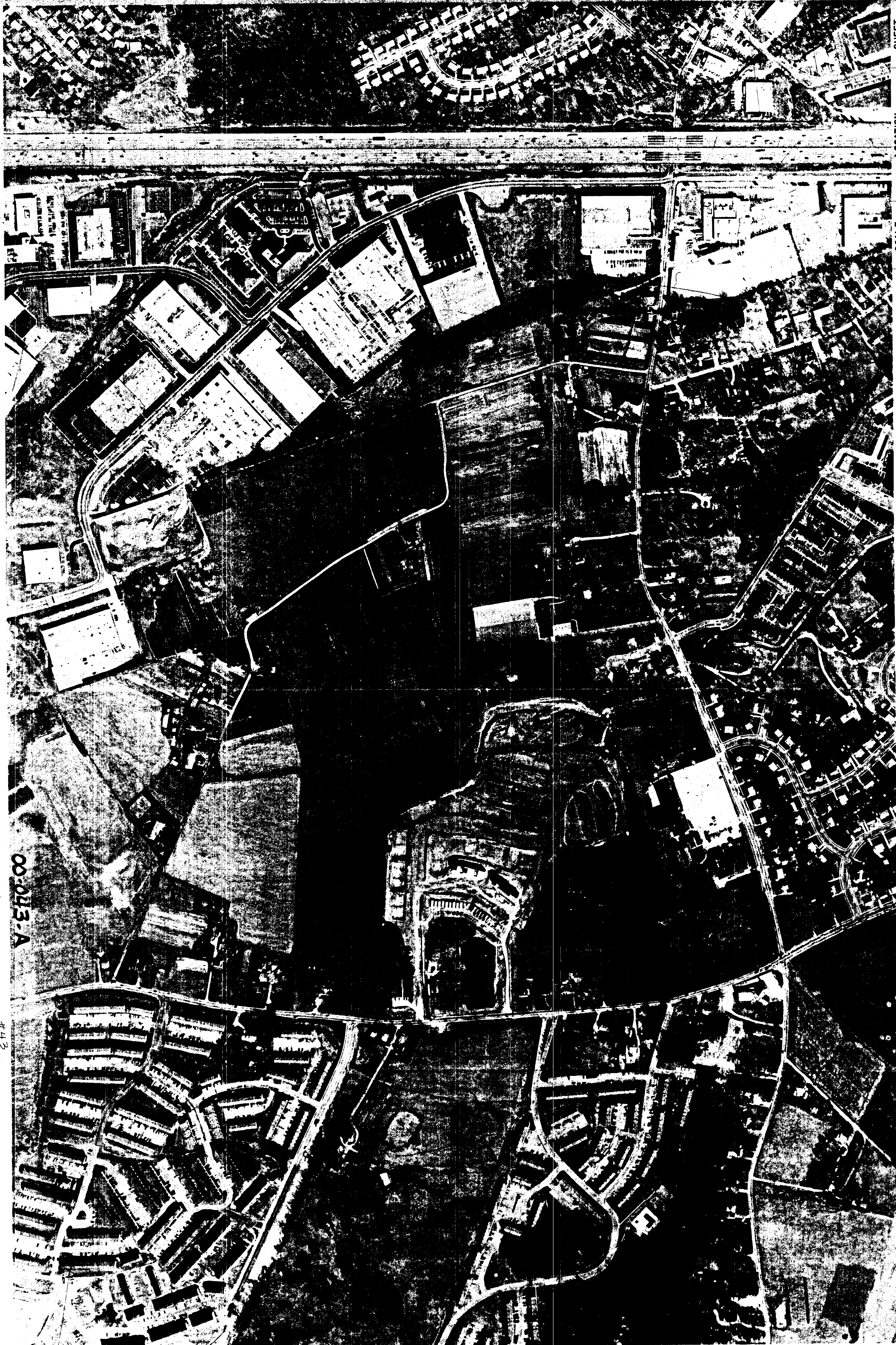
00-043-A

# 43



CARRINGTON #43

00-043-A



00-043-A

#43

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	BELMONT AREA
SHEET	N.W. 3-G

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

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