

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
Centerline of Circle Road, 275' SW	*	
from centerline of Ruxton Road	*	DEPUTY ZONING COMMISSIONER
9 th Election District	*	
4 th Councilmanic District	*	OF BALTIMORE COUNTY
(1708 Circle Road)	*	
	*	CASE NO. 00-150-A
Sarah M. & William A. Fisher, III	*	
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Sarah M. & William A. Fisher, III, property owners, for that property known as 1708 Circle Road in the Ruxton area of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal structure (residence) to have a rear yard setback of 17 ft. in lieu of the required 50 ft., and a sideyard setback of 8 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners 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.

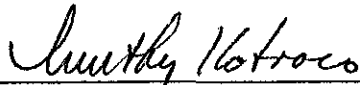
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 Petitioners.

Date 11/22/99
 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 22nd day of November, 1999, that a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal structure (residence) to have a rear yard setback of 17 ft. in lieu of the required 50 ft., and a sideyard setback of 8 ft. in lieu of the required 15 ft, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners 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

TMK:raj

COPIES AVAILABLE FOR FILING

Date 11/22/99

By J.R. Gineson



Baltimore County
Zoning Commissioner

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

November 22, 1999

Mr. & Mrs. William A. Fisher, III
1708 Circle Road
Ruxton, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-150-A
Property: 1708 Circle Road

Dear Mr. & Mrs. Fisher:

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, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Walter G. Schamu, F.A.I.A.
1016 Morton Street
Baltimore, Maryland 21201

Come visit the County's Website at 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 1708 CIRCLE ROAD
which is presently zoned PR-1

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) 1B02.3.C.1, 301.1.A (BCZR)

TO PERMIT A PRINCIPAL STRUCTURE (RESIDENCE) TO
HAVE A REAR YARD SETBACK OF 17 FEET IN LIEU OF
THE REQUIRED 50 FEET, AND A SIDEYARD SETBACK
OF 8 FEET IN LIEU OF THE REQUIRED 15 FEET.

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.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

SARAH M. FISHER

Name - Type or Print

Signature

WILLIAM A. FISHER III

Name - Type or Print

Signature

1708 CIRCLE ROAD

H. 410.823.1100

W. 410.821.0500

Address

RUXTON

MD

City

State

Zip Code

Representative to be Contacted:

WALTER G. SCHAMU F.A.I.A.

Name

1016 MORTON ST.

410.685.3582

Address

BALT.

MD.

21201

City

State

Zip Code

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. 00-150-A

Reviewed By LTM Date 10/13/99

Estimated Posting Date 10/24/99

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 11/23/98
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 1708 CIRCLE ROAD
Address
RUXTON MD.
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):

PLEASE SEE ATTACHED:
FISHER
1708 CIRCLE ROAD, RUXTON
ADMINISTRATIVE 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.

[Signature]
Signature
William A. Fisher
Name - Type or Print

[Signature]
Signature
SARA M. FISHER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WILLIAM A. FISHER, III & SARAH M. FISHER
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

10/13/99
Date

[Signature]
Notary Public
My Commission Expires Dec. 1, 2000

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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City State Zip Code

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FISHER
1708 CIRCLE ROAD, RUXTON
ADMINISTRATIVE VARIANCE

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[Signature]
Signature
WILLIAM A. FISHER III
Name - Type or Print

[Signature]
Signature
SARAH M. FISHER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WILLIAM A. FISHER III & SARAH M. FISHER
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

10/13/99
Date

[Signature]
Notary Public
My Commission Expires Dec. 1, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1708 CIRCLE ROAD, RUXTON
which is presently zoned PR-1

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) 1 B02.3.C.1, 301.1.A (BCZR)

TO PERMIT A PRINCIPAL STRUCTURE (RESIDENCE) TO
HAVE A REAR YARD SETBACK OF 17 FEET IN LIEU OF THE
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8 FEET IN LIEU OF THE REQUIRED 15 FEET.

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.

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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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

SARAH M. FISHER
Name - Type or Print

Signature

WILLIAM A. FISHER III
Name - Type or Print

Signature H. 410.823.1100

1708 CIRCLE ROAD W. 410.821.0500
Address Telephone No.

RUXTON MD.
City State Zip Code

Representative to be Contacted:

WALTER G. SCHAMU, F.A.I.A.
Name

1016 MORTON ST. 410.685.3582
Address Telephone No.

FALT. MD. 21201
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. 00-150-A

REV 9/15/98

Reviewed By LTM Date 10/13/99

Estimated Posting Date 10/24/99

Fisher

1708 Circle Road, Ruxton

Administrative Variance

The Fisher property, 1708 Circle Road, is unique in that the existing house and its additions are located in the upper most corner (northwest) of the lot. The front of the house faces an expansive lawn and open field, most of which is unbuildable because of flood plain conditions. The only usable area to expand the house is to the rear.

The proposed expansion of a guest bedroom and bath encroaches at the closest point to within 15' of the rear property line. However, no other practical expansion opportunities exist. Alternative areas are not feasible:

- Front yard is architecturally unsuitable and limited by flood plain conditions
- North side is too narrow with only 12' to property line
- South side yard is impracticable as it is the service entry with existing garage and driveway, as well as being a two story elevation.

It is recognized that by expanding the house as proposed, the existing swimming pool, now located in a rear yard configuration, could be viewed as being in a side yard, which calls for a specific consideration under zoning regulations.

Typically, properties in this zoning designation would have more buildable area around the existing residence. This house, because of its location on its site and close adjacency to the property lines is severely restricted in its expansion options. Because of this, the owners are faced with the practical difficulty of few areas for expansion. The proposed expansion of the house to the west (attaching onto an earlier expansion) is the most practical area to enhance additional living space.

The proposed one story addition will have minimal visual impact upon the surrounding properties due to the dense foliage and existing fencing, as indicated in the attached photographs.

kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

September 15, 1999

**Zoning Description
of
1708 Circle Road
Baltimore County
Maryland**

Beginning for the same at a point in the centerline of Circle Road approximately 275 feet southwest from the centerline of Ruxton Road thence North 3 degrees 3 minutes 00 seconds East 45.00 feet; thence South 86 degrees 36 minutes 00 seconds West 55.00 feet; thence North 13 degrees 16 minutes 00 seconds East 80.00 feet; thence North 20 degrees 22 minutes 00 seconds East 50.00 feet; thence South 86 degrees 20 minutes 00 seconds West 338.78 feet; thence North 87 degrees 00 minutes 00 seconds West 151.63 feet; thence North 87 degrees 02 minutes 00 seconds West 102.89 feet; thence South 15 degrees 09 minutes 30 seconds West 5.87 feet; thence South 27 degrees 19 minutes 30 seconds East 240.05 feet to the centerline of Circle Road; thence binding on said centerline the five following courses and distances South 84 degrees 18 minutes 00 seconds East 30.50 feet; thence South 87 degrees 19 minutes 00 seconds East 126.00 feet; thence North 84 degrees 30 minutes 00 seconds East 105.00 feet; thence North 78 degrees 09 minutes 00 seconds East 220.00 feet; thence North 76 degrees 19 minutes 00 seconds East 20.00 feet to the place of beginning.



#150

CERTIFICATE OF POSTING

RE Case No 00-150-A
 Petitioner/Developer FISHER, ETAL

Date of Hearing/Closing 11/8/99

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 #1708 CIRCLE RD

Posted on

POSTED
10/20/99
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/25/99
 (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)

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

CASE NO. 00-150-A
 TO: LKME1 A 111 WEST CHESAPEAKE AVENUE
 (SEE ATTACHED MAP FOR LOCATION OF THE PROPERTY)
 FROM: P. O'KEEFE
 PH: 410 666-5366
 FAX: 410 666-5366
 IN: 111 WEST CHESAPEAKE AVENUE

PUBLIC HEARING?

PURSUANT TO SECTION 111-111, BALTIMORE COUNTY REGULATION
 AN ELEGIBLE INDIVIDUAL OR GROUP MAY
 REQUEST A PUBLIC HEARING ON THE MATTER
 REQUESTED BEFORE THE ZONING BOARD.

THE PROPOSED ZONING AS 111-111, ADDRESS OF THIS SIGN
 REQUESTED FOR HEARING IS 111-111, ADDRESS OF THIS SIGN
 REQUESTED FOR HEARING IS 111-111, ADDRESS OF THIS SIGN

REQUEST FOR INFORMATION ARE TOWSON, MD. 21204
 ADDRESS AND DEVELOPMENT INFORMATION
 PERMITS AND DEVELOPMENT INFORMATION
 111 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073216

DATE 10/13/99

ACCOUNT 72001 G150

AMOUNT \$ 50.00

RECEIVED FROM: CASH

FOR: OIO ADMINISTRATIVE

VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/14/1999	10:13:1999	14:14:46
REG #501	CASHIER JRIC JNR	DRAWER
Dept	5	520 ZONING VERIFICATION
Receipt #	121385	
CR NO.	073216	09/1/

Receipt	Time	
50.00	CR	50.00
60.00	CR	60.00
10.00	CR	10.00

Baltimore County, Maryland

CASHIER'S VALIDATION

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: 00-150-A
Petitioner: S. & W. FISHER
Address or Location: 1708 CIRCLE ROAD, RUXTON.

PLEASE FORWARD ADVERTISING BILL TO:

Name: W. FISHER
Address: 1708 CIRCLE ROAD
RUXTON
Telephone Number: HOME: 410-823-1100
WORK: 410-821-0500

Revised 2/20/98 - SCJ

00-150-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 150 -A Address 1708 CIRCLE ROAD, RUXTON
Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/13/99 Posting Date: 10/24/99 Closing Date: 11/8/99

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 00- 150 -A Address 1708 CIRCLE ROAD, RUXTON
Petitioner's Name SARAH ; WILLIAM FISHER Telephone (410) 823-1100
Posting Date: 10/24/99 Closing Date: 11/8/99
Wording for Sign: To Permit A PRINCIPAL STRUCTURE (RESIDENCE)
TO HAVE A REAR YARD SETBACK OF 17 FEET IN LIEU OF THE
REQUIRED 50 FEET, AND A SIDE YARD SETBACK OF 8
FEET IN LIEU OF THE REQUIRED 15 FEET.



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

November 9, 1999

Mr. Walter Schamu F.A.I.A.
1016 Morton Street
Baltimore, MD 21201

Dear Mr. Schamu:

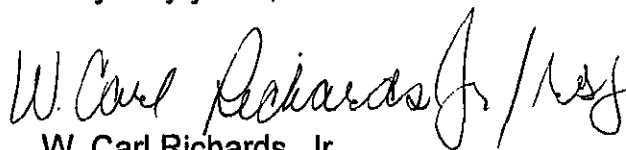
RE: 00-150-A , 1708 Circle Road

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





Baltimore County
Fire Department

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

November 29, 1999

RECEIVED JAN 06 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 25, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

130, 131, 132, 134, 135, 137, 140, 142, 143, 144, 148,
149, 150, 151, 152,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



AV

OCT 29

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: October 25, 1999

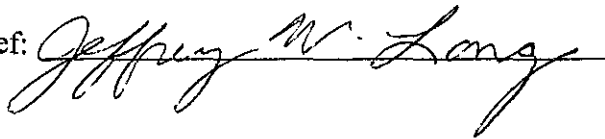
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 148 and 150

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: 8.25.99

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

RE: Baltimore County
Item No. 150 LTM

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,

for Kenneth A. McDonald Jr., 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



1. VIEW FROM PROPOSED ADDITION, ACROSS
EXISTING POOL TO NORTH PROPERTY LINE

00-150-A

FISHER
1708 CIRCLE ROAD

#150



2. VIEW FROM EXISTING HOUSE, LOOKING WEST
AT PROPOSED ADDITION SITE.

00-150-A

FISHER
1708 CIRCLE ROAD

#150

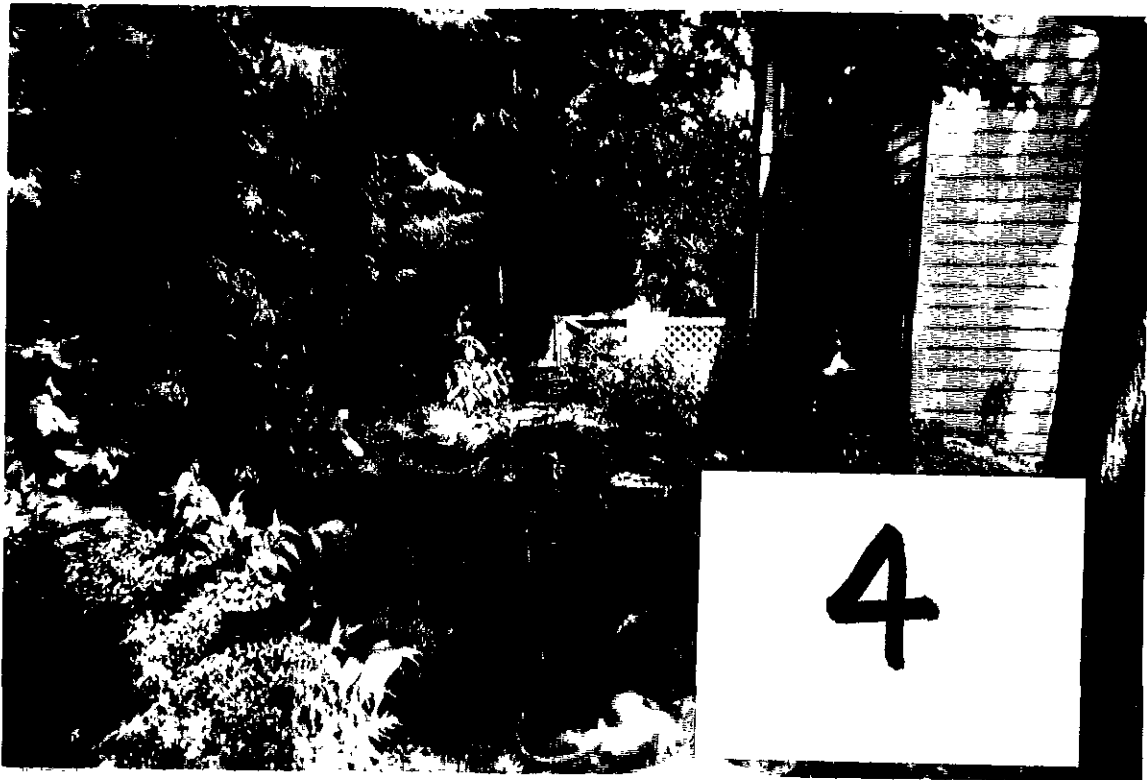


3. VIEW FROM WEST PROPERTY LINE TOWARDS
EXISTING HOUSE, PROPOSED ADDITION SITE
IS ON RIGHT.

00-150-A

FISHER
1708 CIRCLE ROAD.

150

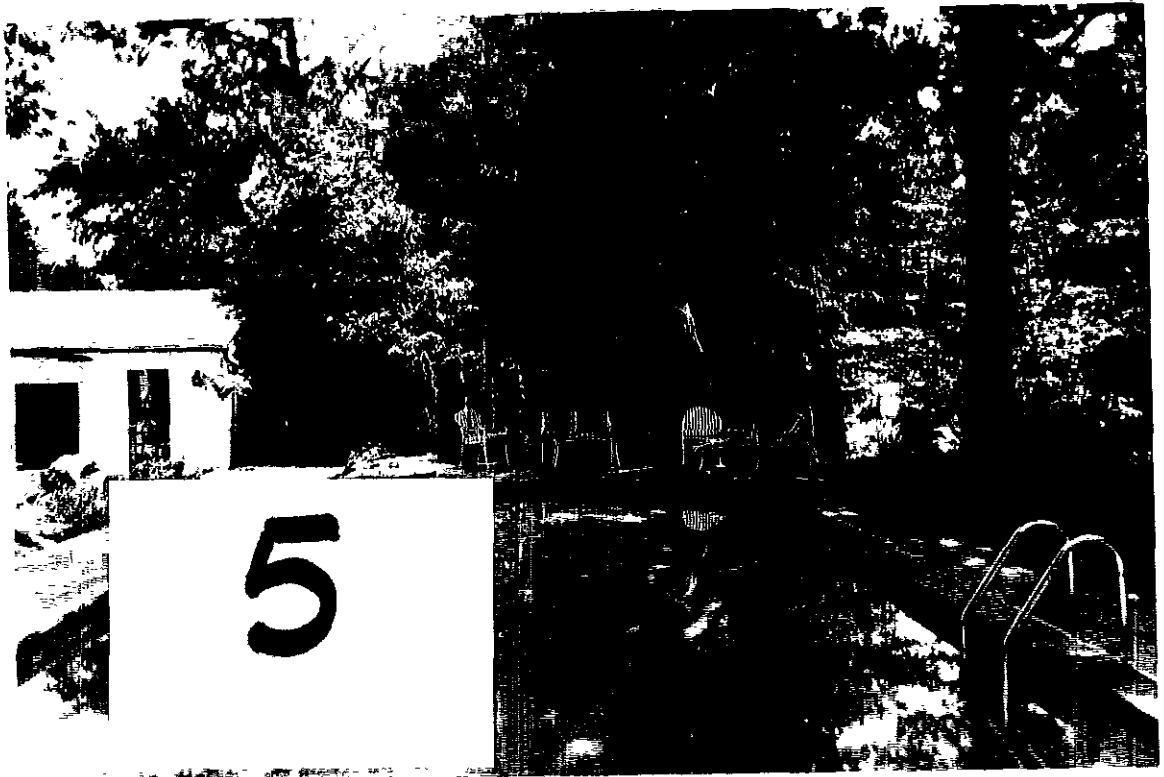


4. VIEW ALONG NORTH PROPERTY LINE,
LOOKING EAST.

00-150-A

FISHER
1708 CIRCLE ROAD

#150



5. VIEW FROM NORTH PROPERTY LINE,
LOOKING SOUTH AT PROPOSED ADDITION
SITE.

00-150-A

FISHER
1708 CIRCLE ROAD

150

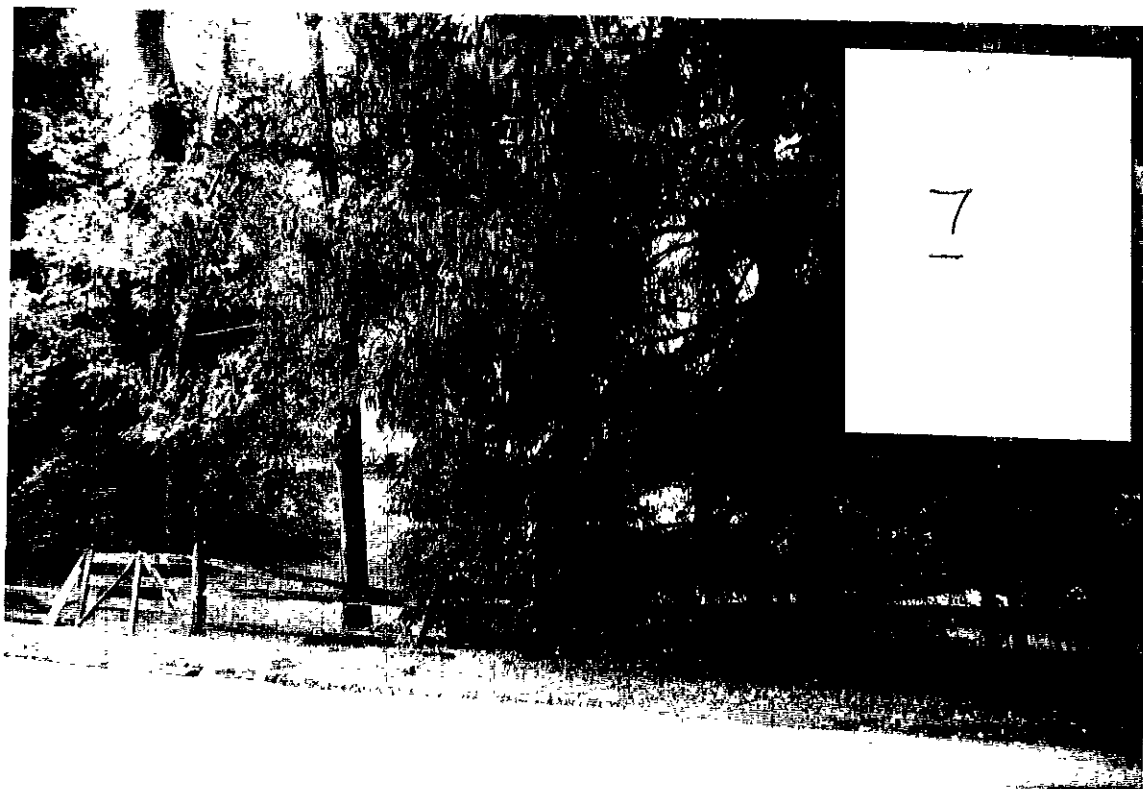


6. VIEW OF PROPERTY ENTRANCE FROM
CIRCLE ROAD, LOOKING NORTH WEST.

00-150-A

FISHER
1700 CIRCLE ROAD.

#150

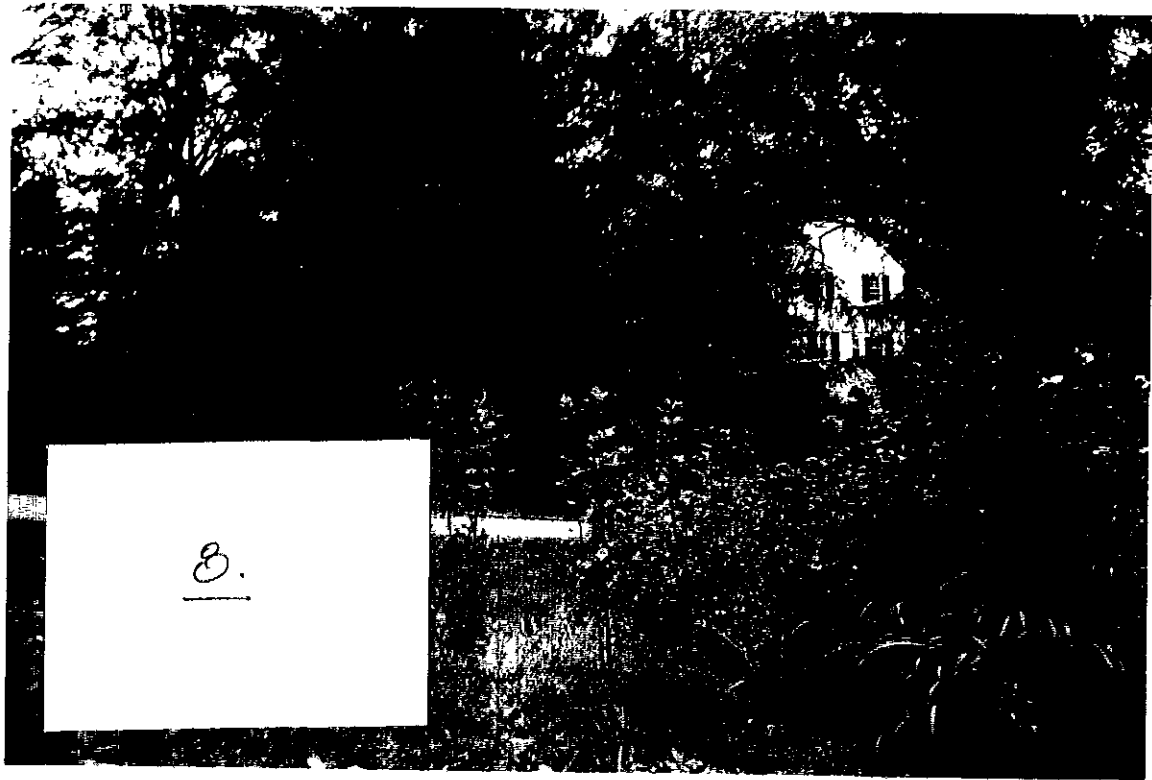


7. VIEW OF SITE FROM CIRCLE ROAD,
PROPOSED ADDITION SITE IS TO THE
LEFT. VIEW IS LOOKING NORTH.

00-150-A

FISHER
1708 CIRCLE ROAD

150

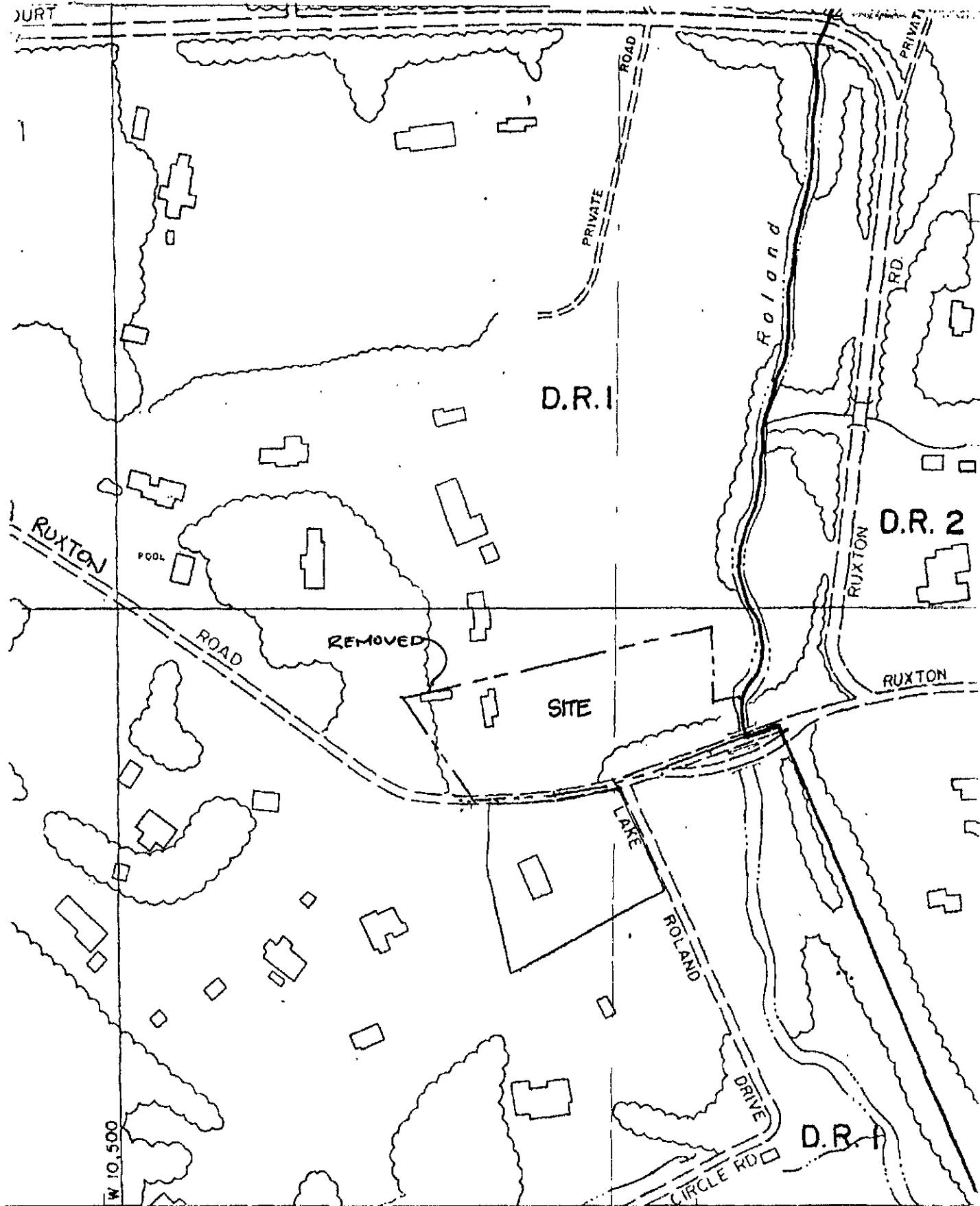


B. VIEW OF SITE FROM ADJ. PROPERTY TO THE SOUTH. PROPOSED ADDITION SITE IS TO THE LEFT OF CENTER, VIEW IS LOOKING NORTH.

00-150-A

FISHER
1708 CIRCLE ROAD

150



OFFICIAL ZONING MAP

ZONING MAP NW 10-B

SCALE: 1" = 200'

FISHER
1708 CIRCLE ROAD
RUXTON.

00-150-A

#150



SCALE 1" = 200' ±

LOCATION

1708 CIRCLE ROAD

SHEET

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

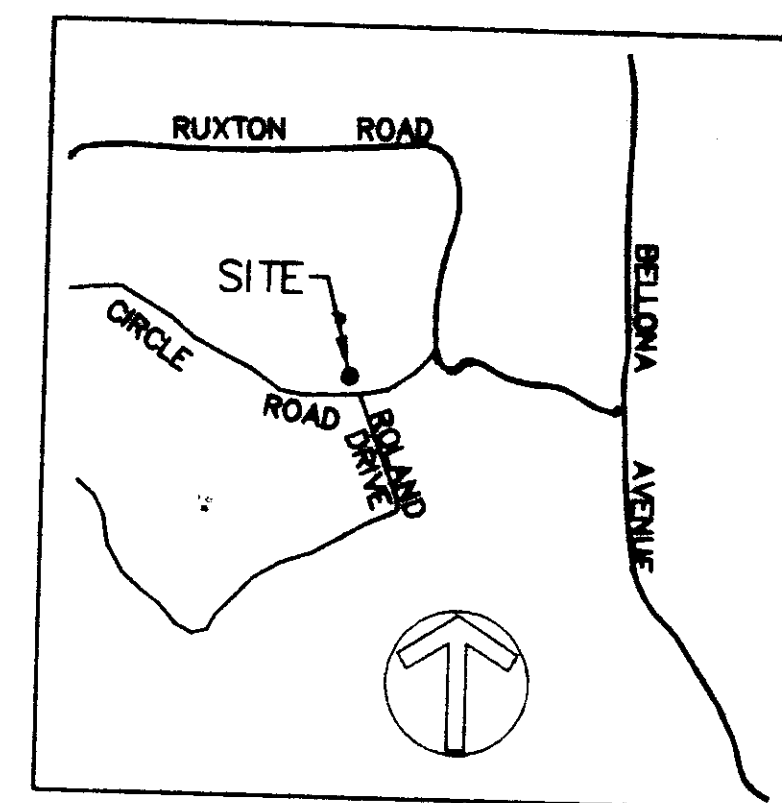
RUXTON

NW
10-B

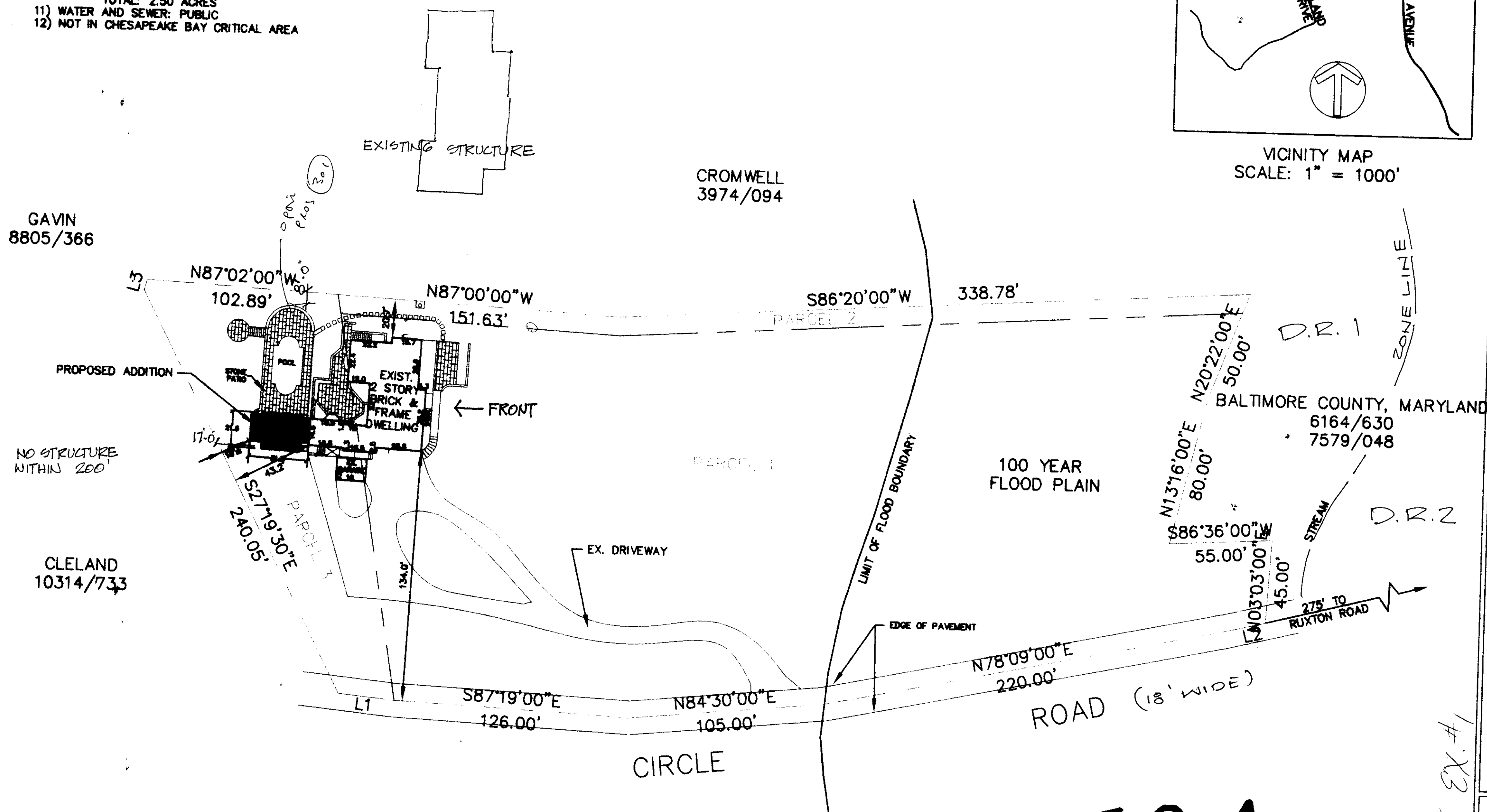
DATE
OF
PHOTOGRAPHY
JANUARY
1986

SITE DATA:

- 1) OWNER: WILLIAM & SARAH FISHER
- 2) DEED REFERENCE: 8833/391
- 3) TAX ACCOUNT NO'S: 0903230810 & 0903131400
- 4) ZONING: DR-1
- 5) ZONING MAP: NW 10-B
- 6) TAX MAP: 69 GRID: 9 PARCELS: 339 & 805
- 7) PRIOR ZONING HEARINGS: NONE
- 8) ELECTION DISTRICT: 9th
- 9) COUNCILMANIC DISTRICT: 4th
- 10) LOT SIZE:
 PARCEL 1 2.06 ACRES
 PARCEL 2 0.11 ACRES
 PARCEL 3 0.33 ACRES
 TOTAL: 2.50 ACRES
- 11) WATER AND SEWER: PUBLIC
- 12) NOT IN CHESAPEAKE BAY CRITICAL AREA

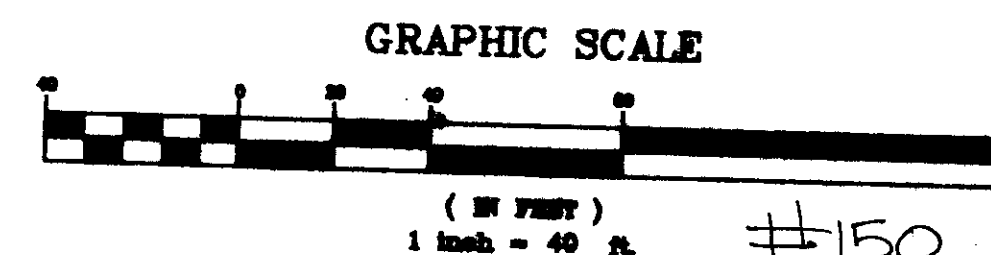


VICINITY MAP
SCALE: 1" = 1000'



00-150-A

L1 = S84°18'00"E 30.50'
 L2 = N76°18'00"E 20.00'
 L3 = S15°08'30"E 5.87'



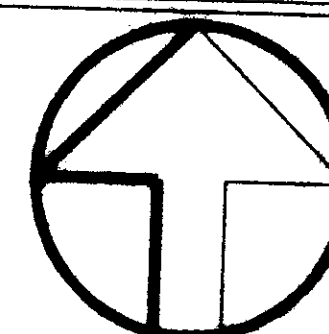
PET. EX. #1

kjWellsInc.
 7403 NEW CUT ROAD
 KINGSVILLE, MARYLAND 21087
 (410) 592-8800

Land Surveying & Site Planning



PLAT TO ACCOMPANY
 PETITION FOR
 ZONING VARIANCE
 1708 CIRCLE ROAD
 BALTIMORE COUNTY, MARYLAND



NORTH

DRAWN BY: KJW
 CHECKED BY: KJW
 DATE: 9/13/99
 PROJECT NO.: 99047
 SHEET 1 OF 1