

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Trojan Horse Drive, 1400'		
N centerline of Sunny Brook Road	*	DEPUTY ZONING COMMISSIONER
10th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(16 Trojan Horse Drive)		
	*	CASE NO. 00-315-A
Ramon L. Palmer, Jr. &		
Anna Maria Palmer		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Ramon L. Palmer, Jr. and Anna Maria Palmer, property owners, for that property known as 16 Trojan Horse Drive in the Phoenix area of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B.3 of the 1970 Baltimore County Zoning Regulations (B.C.Z.R.) (in accordance with Zoning commissioners Policy Manual, Section 103.1.A.2), to permit a side yard setback of 38 ft. in lieu of the required 50 ft. minimum building setback from a property line for an addition. 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

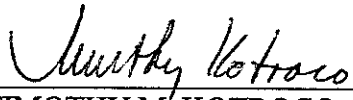
COPIES RECEIVED FOR FILING
 Date 3/6/2000
 By R. J. [Signature]

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.

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 6th day of March, 2000, that a variance Section 1A01.3.B.3 of the 1970 Baltimore County Zoning Regulations (B.C.Z.R.) (in accordance with Zoning commissioners Policy Manual, Section 103.1.A.2), to permit a side yard setback of 38 ft. in lieu of the required 50 ft. minimum building setback from a property line for 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 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

ORIGINAL FILED FOR FILING

DATE 3/6/2000

BY [Signature]



Baltimore County
Zoning Commissioner

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

March 6, 2000

Mr. & Mrs. Ramon L. Palmer, Jr.
16 Trojan Horse Drive
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 00-315-A
Property: 16 Trojan Horse Drive

Dear Mr. & Mrs. Palmer:

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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16 Trojan Horse Drive
which is presently zoned RC-4

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)

1A01.3.B.3 of the 1970 Baltimore County Zoning Regulations (in accordance with Zoning Commissioners Policy Manual Sec. 103.1.A.2) to permit a sideyard setback of 38 feet, ~~40~~, in lieu of the required 50 feet minimum building setback from a property line.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print City
Signature

Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Ramon L. Palmer, Jr.
Name - Type or Print
Signature
Anna Maria Palmer
Name - Type or Print
Signature

16 Trojan Horse Drive (410) 453-5600
Address Telephone No.
Phoenix, Maryland 21131
City State Zip Code

Representative to be Contacted:

Ramon L. Palmer, Jr.
Name
16 Trojan Horse Drive (410) 453-5600
Address Telephone No.
Phoenix, Maryland 21131
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. 00-315A

Reviewed By gcm Date 2.2.00

REV 9/15/98

Estimated Posting Date 2-11-00

Affidavit in Support of Administrative Variance

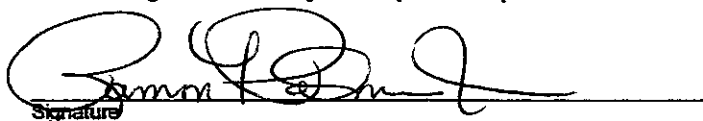
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16 Trojan Horse Drive
Address
Phoenix, Maryland 21131
City State Zip Code

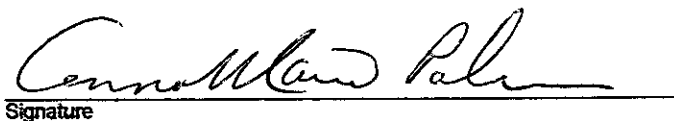
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

* See Attached Exhibit

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

Ramon L. Palmer, Jr.
Name - Type or Print


Signature

Anna Maria Palmer
Name - Type or Print

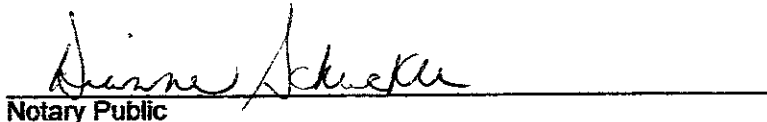
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ramon L. Palmer, Jr. & Anna-Maria G. Palmer
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

January 23rd, 2000
Date


Notary Public

My Commission Expires 10-1-02

Exhibit to Accompany Affidavit in Support of Administrative Variance

We desire to add a 24 foot wide by 36 foot long one story addition onto the right side (north side) of our existing dwelling which will create a side yard setback of 38 feet +/- in lieu of the required 50 feet per the R.S.C. zoning regulations which were in effect at the time of the plat recordation for the "Merrymans Mill Section Two" Subdivision. A practical difficulty in occurs in that :

1. The proposed addition cannot be placed to the rear or left side of the existing dwelling due to the existing locations of a deck and in-ground pool to the rear and the garage and driveway to the left.
2. Placement of the addition to the front of the building would be uncharacteristic of the surrounding neighborhoods architectural style and would also likely require a zoning setback variance.
3. The existing structure is two stories tall and a third story could not be added without requiring a variance from the zoning height regulations. Such an addition would not be in character with the surrounding neighborhood.
4. The layout of the existing structure is such that the proposed family room addition would be accessed through the existing living room and not through any bedrooms, kitchen or dining rooms.
5. The existing topography is such that the addition naturally will conform with the lay of the land and that no substantial grading will be necessary to complete the project.

Strict compliance with the 50 foot building setback would unreasonably render conformance unnecessarily burdensome by preventing the full use of the property, by the owners, for the permitted residential purpose.

The proposed addition will be in keeping with the architectural style of that of the existing dwelling and that which is found in the surrounding neighborhood.

The granting of the variance will be in character with the the surrounding neighborhood and that separation distances from the closest part of the adjacent dwelling to the North on Lot 9 "Merrymans Mill Section Two" will be approximately 150 feet from the proposed addition. Furthermore the dwelling on Lot 9 is situated to the side/ rear of the proposed dwelling. The area between our dwelling and the dwelling on Lot 9 is wooded and therefor visually obstructs the view between the houses.

We maintain this variance will be in harmony with the spirit and intent of the zoning regulations and that the public health, safety, or welfare of the general public will not be impacted adversely by its approval. We have attempted to place the addition so as to cause the least amount of physical and visual impact to the existing structure , to the property, and to the neighborhood in whole.

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Zoning Description for 16 Trojan Horse Drive

Beginning at a point located on the West side of Trojan Horse Drive which is 50 feet wide at the distance of 1400 feet, more or less, North of the centerline of nearest intersecting street Sunnybrook Road which is 60 feet wide. Being lot # 8 Section Two in the subdivision of "Merrymans Mill" as recorded in the Baltimore County Plat Book # 39 ,Folio # 123, containing 1.46 acres, more or less . Also known as 16 Trojan Horse Drive and located in the Tenth Elction District, Third Councilmanic District.

315

00-315-A

015

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **078658**

DATE 2-2-00 ACCOUNT PAID 4150

AMOUNT \$ 50.00

RECEIVED FROM: R. PFLUMER 1. TR. 11.55
C.2.

FOR: PAID 4150

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID TO: PAID 4150
PAID BY: PAID 4150
PAID FOR: PAID 4150
PAID DATE: 2-2-00
PAID AMOUNT: 50.00
PAID BY: PAID 4150
PAID FOR: PAID 4150

00-315-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 00-315-A
PETITIONER/DEVELOPER
(Ramon Palmer)
DATE OF Closing
(2-28-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

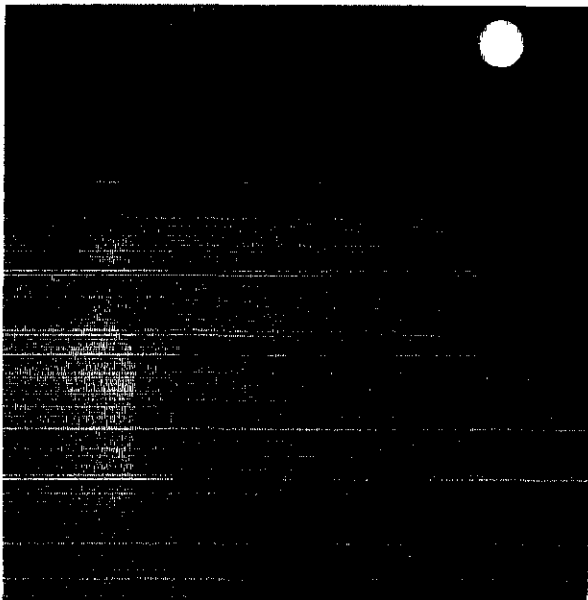
ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

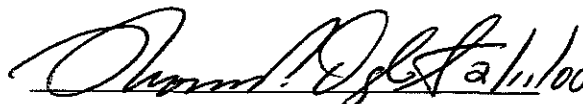
**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

16 Trojan Horse Drive Baltimore, Maryland 21131_____

**THE SIGN(S) WERE POSTED ON_____ 2-11-00 _____
(MONTH, DAY, YEAR)**



SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 315 -A Address 16 TROJAN HORSE DR.
Contact Person: J. Mene Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2-2-00 Posting Date: 2-11-00 Closing Date: 2-28-00

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- 315 -A Address 16 TROJAN HORSE DR.
Petitioner's Name RAMON PALMER Telephone (410) 453-5600
Posting Date: 2-11-00 Closing Date: 2-28-00
Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK of 38ft.
IN LIEU of the REQUIRED 50ft. for an addition.



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/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 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.: 315

Petitioner: RAMON L. & ANNA MARIA PALMER

Location: 16 TROJAN HORSE DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RAMON PALMER

ADDRESS: 16 TROJAN HORSE DRIVE

PHOENIX MD 21131

PHONE NUMBER: 410 453 5600

AJ:ggs

(Revised 09/24/96)

00-315-A



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

February 25, 2000

Mr. Ramon L. Palmer
16 Trojan Horse Drive
Phoenix MD 21131

Dear Mr. Palmer:

RE: Case Number 00-315-A , 16 Trojan Horse Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2000.

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.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

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

February 17, 2000

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

RECEIVED FEB 25 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 14, 2000

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:

(315,) 316, 317, 318, 319,

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS*

DATE: February 16, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 14, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
314	55 Music Fair Road
315	16 Trojan Horse Drive
316	201 N. Tyrone Road
317	12 Barthel Court
318	24 Sagewood Court
319	9644 Dixon Avenue
320	14 - 28 Melrose Avenue
287	5780 Baltimore National Pike

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Department Of Permits And Development Management DATE: February 17, 2000

ATTENTION: Ronnay Jackson

FROM: David L. Thomas, P.E. *DLT*
 Assistant to the Director
 Department of Public Works

SUBJECT: ZAC Item Number 313
 1412 Railroad Avenue (Alessi Property)
 Case No. 00-313-SPHA

The petitioner has requested a waiver from floodplain regulations to allow replacement of a warehouse building destroyed by fire. The building was located in Zone A7, Map 240010-0245E dated November 17, 1993.

Any waiver approval for this project should address the following concerns:

The proposed building is larger in footprint than the building it is to replace. Section 510.2.2 (517.2.2) of the Building Code limits the replacement building to no larger than the footprint of the previous building, and then only if the building cannot be relocated out of the floodplain. The applicant should be required to show why the proposed building cannot be located on a portion of the site outside of the floodplain.

There are several nearby existing residences located close to or within the floodplain. The applicant should be required to submit calculations proving (using the usual and customary engineering practices as approved by Bureau of Engineering & Construction, and sealed by a licensed and insured Professional Engineer) that there is no adverse impact from flooding to any properties whether upstream or downstream due to the proposed building.

Since this business is identified as a lumber yard, there is a real possibility of floating debris during a flood event creating flood damage to other properties both directly and by blocking waterway openings through downstream bridges and culverts. The waiver approval order should require all materials on site to be secured to prevent release into the stream during a flood event. Requiring all materials to be stored above the flood protection elevation on a flood resistant structure would be an appropriate solution.

All other Building Code requirements for construction in the tidal floodplain should also be observed.

DLT/s

CC: Tom Hamer, John Joyce, John Reisinger, Bob Bowling, John Maple

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 22, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for *February 22, 2000*
Item Nos. 314, *(315)* 316, 317, 318, 320

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

RWB:HJO:jrb

cc: File

AY
g/g

FEB 16

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: February 14, 2000

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): 315 and 317

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 M. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

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

Date: 2.14.00

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

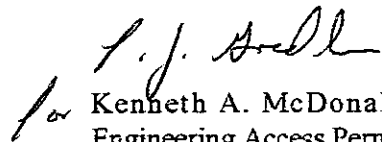
RE: Baltimore County
Item No. 315 JCM

Dear Ms. Jackson:

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 _____

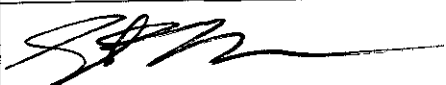
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

315

Petition in Support of Palmer Addition

The undersigned residents of Trojan Horse Drive have reviewed the plans for the proposed addition to the home of Ramon & Anna-Maria Palmer 16 Trojan Horse Drive, Phoenix, Maryland. It is our understanding that the dimensions of addition will be twenty-four by thirty-six feet and will be approximately thirty eight (38 +/-) feet from the side property line. We/I have no objections to the administrative variance to the RC-4 zoning requirement of a fifty (50) foot side setback.

Owner Signature	Address	Phone Number
	17 TROJAN Horse Drive	410-667-6670
Alison Doriss	17 Trojan Horse Drive	410-667-6670
Michael Meek	13 TROJAN Horse Drive	410-628-2347
Christie Meek	13 TROJAN Horse DR.	410-628-2347
Stan Idzi	19 Trojan Horse Dr	410-666-7167
Wendy Idzi	19 Trojan Horse Dr	410-666-7167
Suzanne Weyman	21 Trojan Horse Dr	410-666-5797
D. J. Duda	21 Trojan Horse Dr	410-666-5797
Richard Watts	14 Trojan Horse Dr	410-666-3286 ~~410-666-3286~~
Jaymie S. Watts	14 Trojan Horse Dr.	410-666-3286
Quinn C. Guss	10 Trojan Horse Dr.	410-683-0598
Marguerite Voorhies	15 Trojan Horse Dr.	410-628-1929
Pat L. Guss	23 Trojan Horse Dr.	410-628-2575
Jaet Enapp	23 Trojan Horse Dr.	410-628-2575

00-315-A

315

Petition in Support of Palmer Addition

The undersigned residents of Trojan Horse Drive have reviewed the plans for the proposed addition to the home of Ramon & Anna-Maria Palmer located at 16 Trojan Horse Drive, Phoenix, Maryland. It is our understanding that the dimensions of the addition will be twenty-four by thirty-six feet and will be approximately thirty-eight (38 +/-) feet from the side property line. We/I have no objections for the request for an administrative variance to the RC-4 zoning requirement of a fifty (50) foot side setback.

Owner Signature	Address	Phone Number
<i>Ramon & Anna</i>	11 Trojan Horse Dr Phoenix, MD 21131	410/667-4708
<i>Anna Maria Palmer</i>	11 Trojan Horse Dr Phoenix MD 21131	410/667-4708
<i>W. C. Terry Ewalt</i>	20 Trojan Horse Phoenix, MD 21131	410-628-4997
<i>Janet Ewalt</i>	20 Trojan Horse Dr. Phoenix, MD 21131	410-628-4997
<i>Patricia Ewalt</i>	18 Trojan Horse Phoenix, MD 21131	410-683-1537
<i>Robert W. Ewalt</i>	18 Trojan Horse Dr. Phoenix, MD 21131	410-683-1537
<i>Kathleen C. Ewalt</i>	12 Trojan Horse Dr. Phoenix, MD 21131	410-666-1468
<i>Charles Ewalt</i>	12 Trojan Horse Dr. Phoenix, MD 21131	410-666-1468

00-315-A



3/5

00-3/5-A



315

00-315-A



3/5

00-315-A

11

11

Subdivision name: MERRYMAN'S MILL

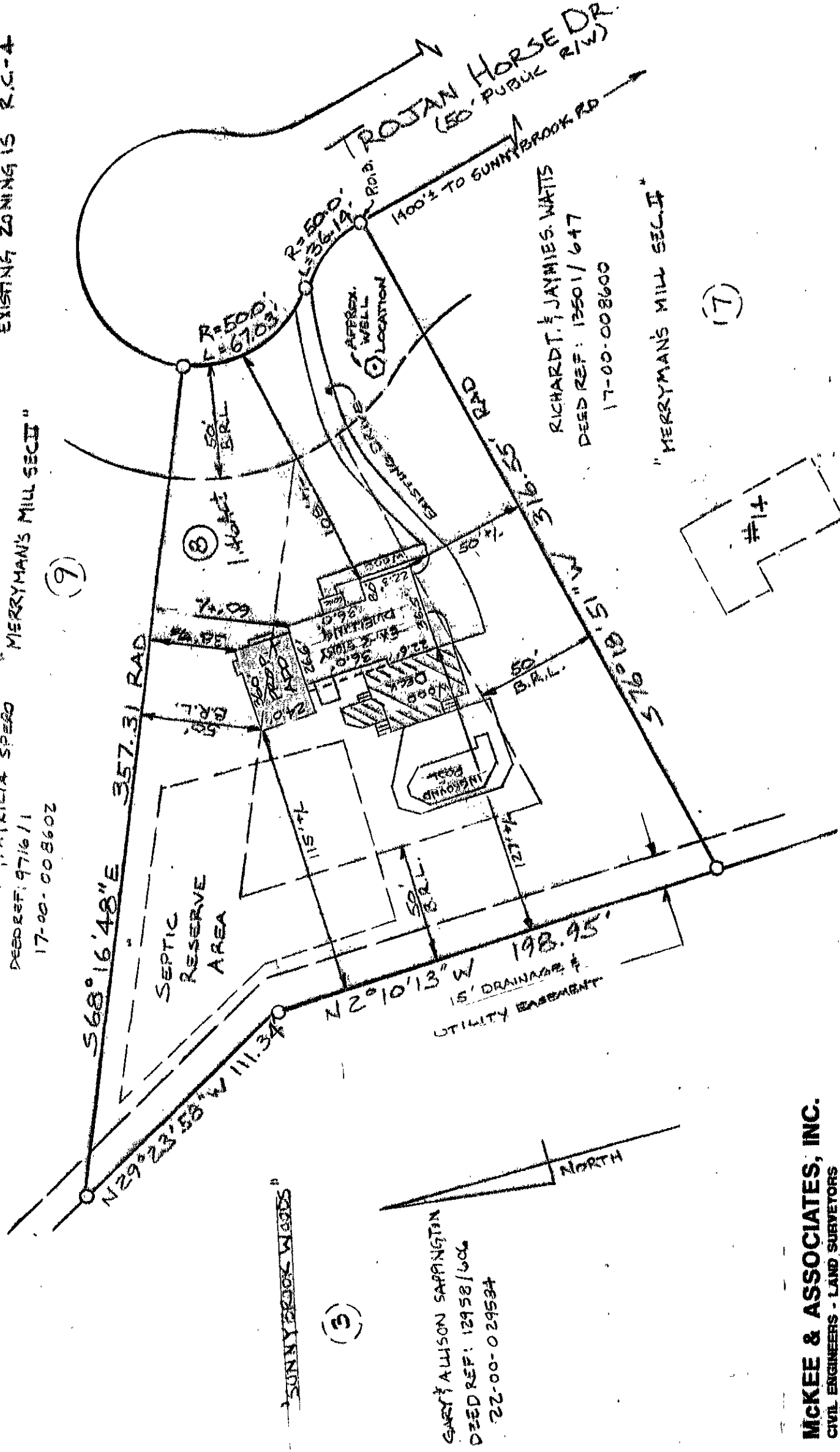
plat book # 39, folio # 123, lot # 2, section # 2

OWNER: ANNA MARIA PALMER & RAMON L. PALMER JR.

Robert Patricia Sperry

17-00-00860Z

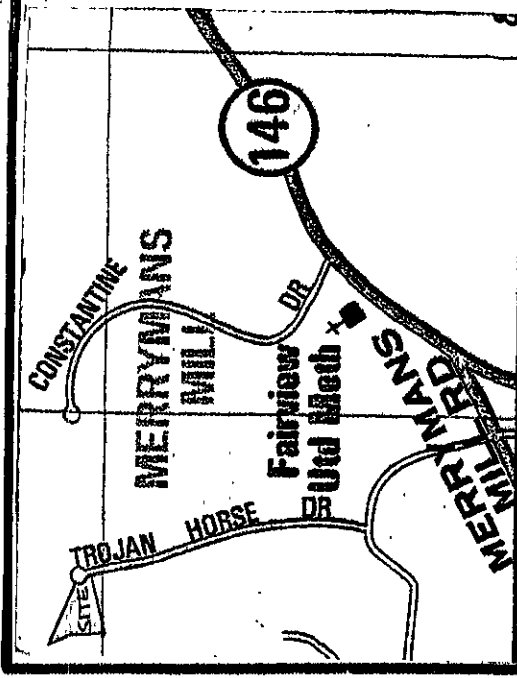
* NOTE: ZONING AT THE TIME OF
PLAT RECORDATION WAS R.S.C.
EXISTING ZONING IS R.C.-4



GARY A ALLISON SAPPINGTON
DEED REF: 12958/606
27-00-029584

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWHAN PLACE 5 SHAWHAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

Scale of Drawing: 1" = 50' Date: 20 JAN 2000



 North

LOCATION INFORMATION

Councilmanic District Three

Election District: Tenth

r=200' scale map# : NE 20-8

Zoning: RC-4

Lot size: 1.46 +/- **acreage** 63597 ±.5 +/- **square feet**

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

cal Area: ☐ yes ☒ no

Chesapeake Bay Critical Area:

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

WESLEY
11211
Jag Pansari

315

4500



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'
DATE OF PHOTOGRAPHY 3/5/54
LOCATION GREENS HILLS
315
E E
D-B

