

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Horn Avenue, 415' N of the c/l
Pent Angel Way
(9415 Horn Avenue)
11th Election District
5th Councilmanic District

Steven Meckel, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-387-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Steven and Susan Meckel. The Petitioners seek relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.B of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit window to lot line setbacks of 12 feet and 3.76 feet in lieu of the required 15 feet each. The subject property and relief sought are more particularly described on the site plan submitted which was accepted 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 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 with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

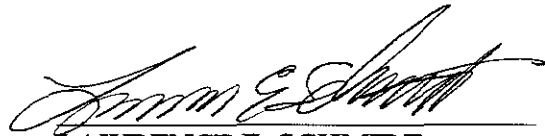
Date

By

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 Zoning Commissioner for Baltimore County this 21st day of April, 2000, that the Petition for Administrative Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.B of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit window to lot line setbacks of 12 feet and 3.76 feet in lieu of the required 15 feet each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/21/00
By [Signature]



Baltimore County
Zoning Commissioner

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

April 20, 2000

Mr. & Mrs. Steven Meckel
9415 Horn Avenue
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Horn Avenue, 415' N of the c/l Pent Angel Way
(9415 Horn Avenue)
11th Election District – 5th Councilmanic District
Steven Meckel, et ux - Petitioners
Case No. 00-387-A

Dear Mr. & Mrs. Meckel:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9415 HORN AVENUE

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & 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) 504.2 (CMP VB GB.)

to PERMIT A WINDOW TO LOT LINE OF 12 FT. & 3 FT. IN VIEW OF THE REQUIRED 15 FT. & TO AMEND THE FINAL DEVELOPMENT PLAN

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

SMALL LOT WITH SHALLOW LOT DEPTH AND IRREGULAR REAR LOT LINES AND EXISTING DWELLING REDUCE AVAILABLE REAR YARD DIMENSIONS IN WHICH TO CONSTRUCT ADDITION TO DWELLING. INTERIOR ARCHITECTURAL CONSIDERATIONS DICTATE THAT ADDITION BE CONSTRUCTED TO REAR OF EXISTING DWELLING.

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

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

N/A

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

STEVEN L. MECKEL

(Type or Print Name)

Signature

SUSAN MECKEL

(Type or Print Name)

Signature

9415 HORN AVENUE (410-529-7264)

Address

Phone No

BALTIMORE, MARYLAND 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted

BAFITIS & ASSOCIATES, INC. (CLYDE HINKLE)

Name

1249 ENGLEBERTH ROAD (410-391-2336)

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: SM

DATE: 03-21-00

ESTIMATED POSTING DATE: 04-02-00

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on Recycled Paper

ITEM #: 387

ORDER RECEIVED FOR FILING

Date: 4/2/00

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 9415 HORN AVENUE

address

BALTIMORE, MARYLAND

City

State

21236

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)

SUBJECT LOT IS 75' DEEP ON ITS' NORTH SIDE AND 121' DEEP ON THE SOUTHSIDE
THE SHORT LOT DEPTH ON THE NORTH SIDE SEVERLY REDUCES AVAILABLE REAR YARD
DIMENSION. INTERIOR ARCHITECTURAL CONSIDERATIONS DICTATE THAT PROPOSED
DWELLING ADDITION BE MADE IN THE REAR YARD. WITH ADDITION IN REAR YARD
WINDOW TO PROPERTY LINE RELATIONSHIPS ESTABLISHED BY THE FINAL DEVELOPMENT
PLAN ARE VIOLATED.

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.

Steven L Meckel

(signature)

STEVEN L MECKEL

(type or print name)



Susan Meckel

(signature)

SUSAN MECKEL

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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

1/29/2000

NOTARY PUBLIC

Linda Bafitis

My Commission Expires:

Linda Bafitis, Notary Public
Baltimore County
State of Maryland

My Commission Expires Oct. 1, 2002

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 9415 HORN AVENUE
address
BALTIMORE, MARYLAND. 21236
City State Zip Code

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

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DWELLING ADDITION BE MADE IN THE REAR YARD. WITH ADDITION IN REAR YARD
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PLAN ARE VIOLATED.

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.

Steven L Meckel
(signature)
STEVEN L MECKEL
(type or print name)



Susan Meckel
(signature)
SUSAN MECKEL
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal.

1/29/2000
date

Linda Bafitis
NOTARY PUBLIC

My Commission Expires:

Linda Bafitis, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9415 HORN AVENUE

which is presently zoned

DR 5.5

This Petition shall be filed with the Office of Zoning Administration & 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) 504.2 (C.M.D.P. U.B.G.B.)

TO PERMIT A WINDOW TO LOT LINE OF 12 FT. & 3 FT. IN LIEU OF THE REQUIRED 15 FT. & TO ALLOW THE FULL DEVELOPMENT OF

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

SMALL LOT WITH SHALLOW LOT DEPTH AND IRREGULAR REAR LOT LINES AND EXISTING DWELLING REDUCE AVAILABLE REAR YARD DIMENSIONS IN WHICH TO CONSTRUCT ADDITION TO DWELLING. INTERIOR ARCHITECTURAL CONSIDERATIONS DICTATE THAT ADDITION BE CONSTRUCTED TO REAR OF EXISTING DWELLING.

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.

Contract Purchaser/Lessee:

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

N/A
(Type or Print Name)

Signature

Address Phone No

City State Zipcode

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.

Legal Owner(s)

STEVEN L. MECKEL
(Type or Print Name)

Signature

SUSAN MECKEL
(Type or Print Name)

Signature

9415 HORN AVENUE (410-529-7264)
Address Phone No

BALTIMORE, MARYLAND 21236
City State Zipcode
Name, Address and phone number of representative to be contacted

BAFITIS & ASSOCIATES, INC. (CLYDE HINKLE)
Name
1249 ENGLEBERTH ROAD (410-391-2336)
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: 800 DATE: 03-21-00

ESTIMATED POSTING DATE: 04-02-00

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on Recycled Paper

ITEM #: 387



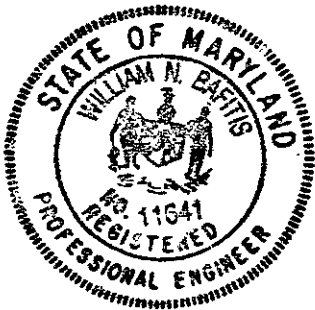
Bafitis & Associates, Inc.

**ZONING DESCRIPTION
FOR
9415 HORN AVENUE
11th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

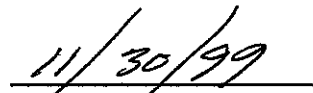
Beginning for same at a point on the east side of Horn Avenue, 50' wide, said point being 415 feet more or less from the centerline of Penn Avenue, 50' wide, thence binding on Horn Avenue North 30°-35'-00" East 62.26 feet to a point; thence leaving Horn Avenue and running the four following courses and distances:

- 1) South 68°-30'-00" East 75.17 feet to a point; thence,
- 2) South 12°-42'-05" East 64.06 feet to a point; thence,
- 3) South 21°-30'-00" West 8.50 feet to a point; thence,
- 4) North 68°-30'-00" West 121.00 to the point of beginning.

Containing 6,183.41 square feet or 0.142 acres more or less.




William N. Bafitis, P.E., Maryland Reg. No. 11641


Date



Posted at 9415 Horn Ave.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **079032**

DATE 03-21-06 ACCOUNT REC-61

AMOUNT \$ 50.00

RECEIVED FROM: Superior Machine

FOR: Rep. Admin. Unit

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER **00387-A**

PAID RECEIPT

PAYMENT ACTUAL TIME
 3/21/2006 3/21/2006 11:23:06
 REC 0005 CASHIER LML LOW DRAWER 3
 Dept 5 528 ZONING VERIFICATION
 Receipt # 116668 OPEN
 CR NO. 079032

Receipt Tot 50.00
 50.00 CR
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

00-387-A
RE: CASE # 00-387-A
PETITIONER/DEVELOPER
(Steve Meckel)
DATE OF Closing
(4-17-00)

**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**

9415 Horn Ave. Baltimore, Maryland 21236_____

THE SIGN(S) WERE POSTED ON_____ **3-31-00** _____
(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- 387 -A

Address 9415 Horn Ave

Contact Person: SOUSA ALEXANDER

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 03-21-00

Posting Date: 04-02-00

Closing Date: 04-17-00

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- 387 -A

Address 9415 Horn Ave

Petitioner's Name PLECKEL

Telephone 410-529-726

Posting Date: 04-02-00

Closing Date: 04-17-00

Wording for Sign: To Permit A WINDOW TO LOT LINE OF 12 FT & 3 FT. IN
VIEW OF THE REQUIRED 15 FT. & TO AMEND THE FINAL
DEVELOPMENT PLAN.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 00-387-A

Petitioner: STEVEN I. & SUSAN MECKEL

Location: 9415 HORN AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STEVEN I. MECKEL

ADDRESS: 9415 HORN AVENUE

BALTIMORE, MARYLAND 21236

PHONE NUMBER: 410-529-7264

AJ:ggs

(Revised 09/24/96)

11/6/98



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

April 17, 2000

Mr. Clyde Hinkle
Bafitis & Associates, Inc.
1249 Engleberth Road
Baltimore MD 21221

Dear Mr. Hinkle:

RE: Case Number 00-387-A , 9415 Horn Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." followed by several vertical strokes.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *for*

DATE: April 10, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 4, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
381	1954 Catanna Avenue
382	19621 Middletown Road
383	50 Westminster Pike
384	245 Ashland Road
387	9415 Horn Avenue
388	515 Picadilly Road
389	5504 Dunrovin Lane
390	3738 Butler Road
391	115 Carolstowne Road
392	113 Carolstowne Road
393	142 Carolstowne Road
394	140 Carolstowne Road
395	11930 Jericho Road
397	Glen Arbor North
335	Liberty Road

AY
4/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 13, 2000

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

APR 11

SUBJECT: 9415 Horn Avenue

INFORMATION:

Item Number: 387

Petitioner: Steven L. Meckel

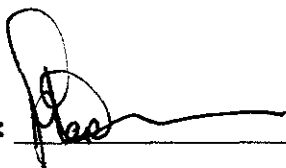
Zoning: DR 5.5

Requested Action: Administrative Variance

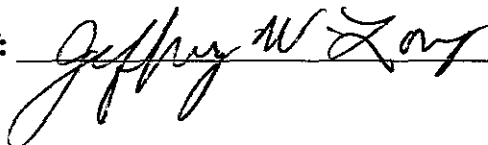
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the variance request to allow a window 12 feet and 3 feet in lieu of the minimum required 15 feet and 6 feet respectively.

Prepared by:



Section Chief:



AFK: MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.3.00

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

RE: Baltimore County
Item No. 387 JRA

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



Bafitis & Associates, Inc.

Civil Engineers / Land Planners / Surveyors
1249 Engleberth Rd. Baltimore, Md. 21221

410-391-2336

LETTER OF TRANSMITTAL

TO: ZONING OFFICE
BALTIMORE COUNTY
ROOM 123

DATE: MARCH 13, 2000
REF: 9415 HORN AVENUE

WE ARE SENDING:

- ☐ ORIGINAL TRACING(S)
☐ SEPIA TRANSPARENCIES
☐ PHOTOSTAT(S)
☐ SKETCH(ES)

☐ **HEREWITH**

- ☐ BLACK LINE PRINT(S)
☐ BLUE LINE PRINT(S)
☐ SHOP DRAWING(S)
☐ SPECIFICATIONS

☐ **UNDER SEPARATE COVER**

- ☐ PHOTOGRAPH(S)
☐ LETTER(S)
☐ SAMPLE(S)
☐ ESTIMATE(S)
☐ REPORT(S)
☐ MAP(S)
☐ AGREEMENT(S)
☒ AS NOTED BELOW

PREPARED BY: BAFITIS & ASSOCIATES, INC.

APPROVED: _____

THESE ARE FORWARDED:

- ☐ AS REQUESTED
☐ FOR APPROVAL
☐ FOR COMMENT
☐ FOR PAYMENT

- ☐ FOR CORRECTIONS
☐ FOR CONSTRUCTION
☐ YOUR INFORMATION
☐ AS NOTED BELOW

- ☐ REVIEWED AND ACCEPTED
☐ REVIEWED AND ACCEPTED AS NOTED
☐ REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO. OF COPIES	LATEST DATE	DESCRIPTION
	2		ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS
	3		PETITION FOR ADMINISTRATIVE VARIANCE
	3		ZONING DESCRIPTION
	1		VICINITY MAP
	1		PHOTOGRAPHS
	12		ZONING VARIANCE HEARING PLANS
	3		HOUSE ADDITION & ELEVATIONS
	1		CHECK FOR FILING FEE OF \$50.00

SENT VIA:

- ☐ SPECIAL DELIVERY
☐ CERTIFIED MAIL
☐ FIRST CLASS MAIL

- ☐ AIR MAIL
☐ PARCEL POST
☐ BUS

- ☐ YOUR MESSENGER
☒ OUR MESSENGER
☐ UNITED PARCEL

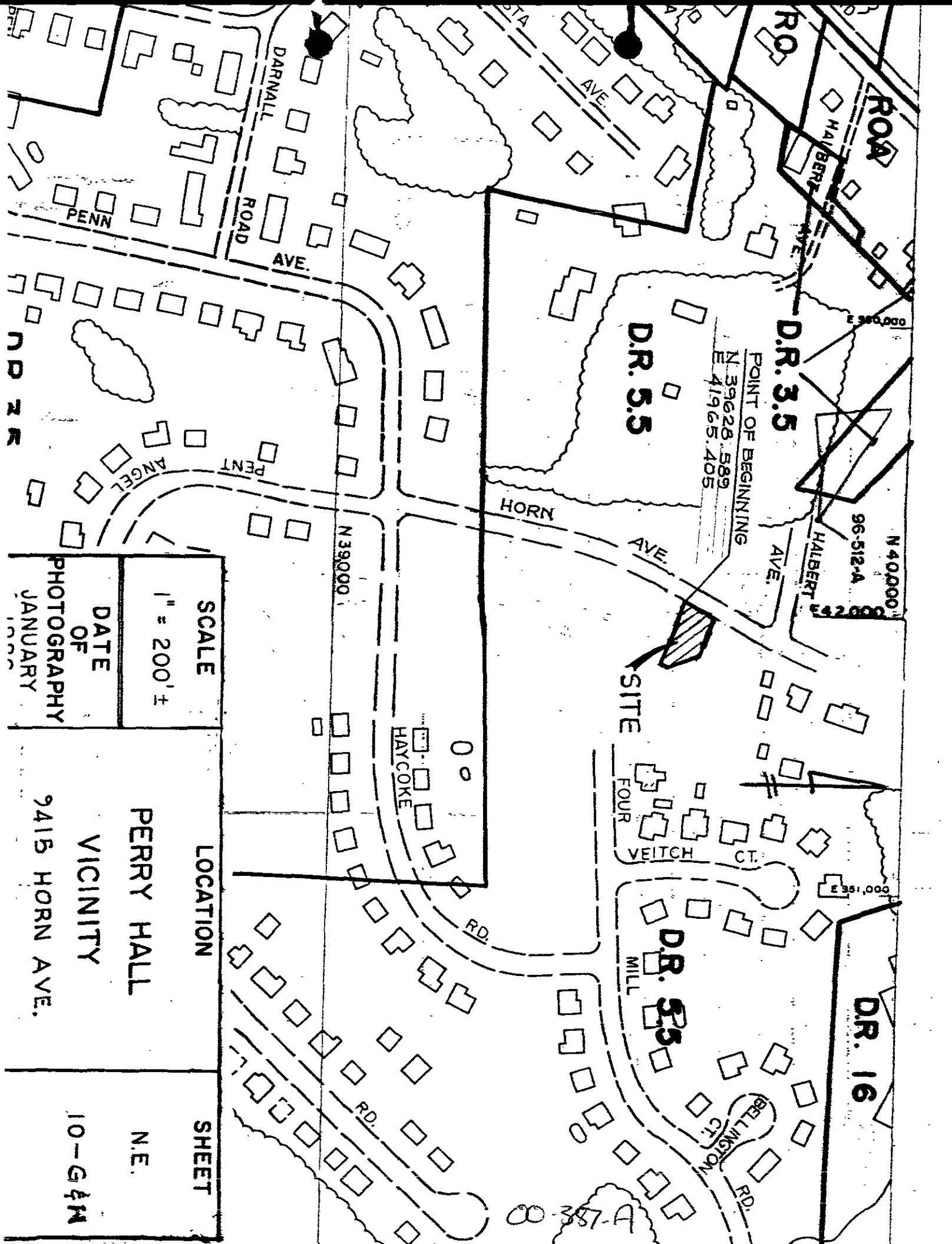
- ☐ EXPRESS
☐ INSURED
☐ AS NOTED BELOW

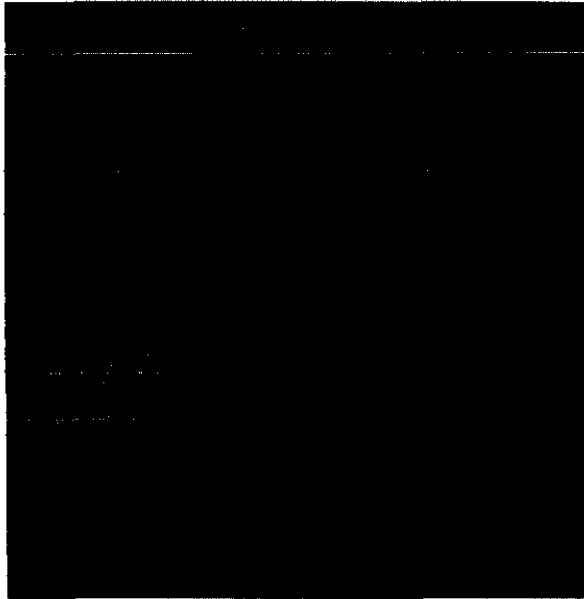
NOTES: _____

Very truly yours,

Copy To:

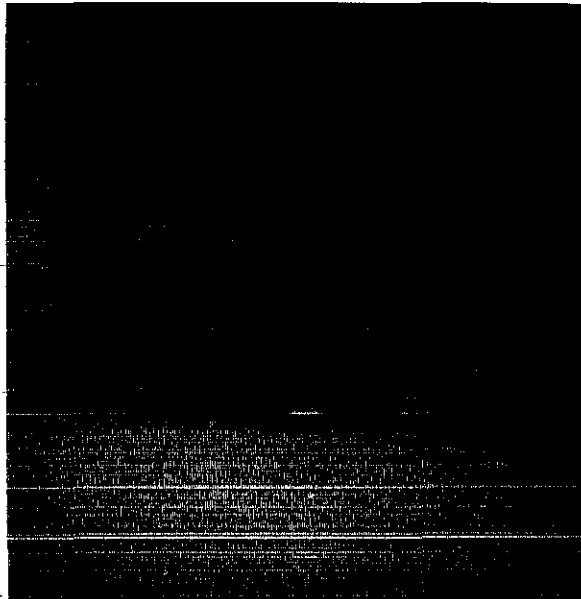
UM Bafitis
00-387-A





9415 FRONT
HORN AVE.

①



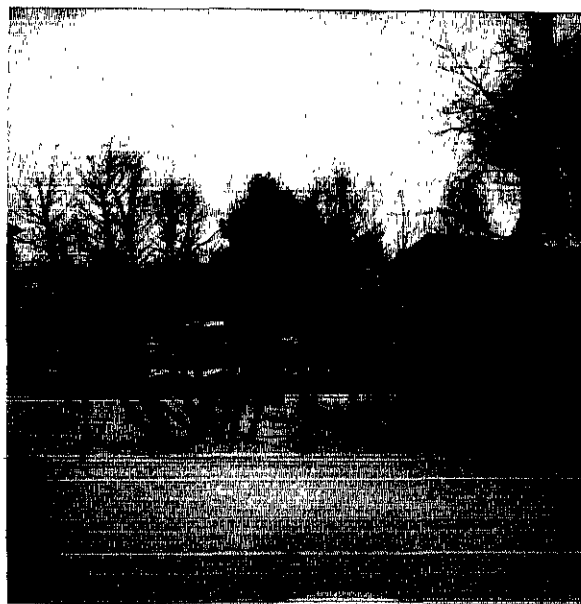
9415 REAR
HORN AVE.

②



NORTH SIDE
9415 HORN AVE.

③

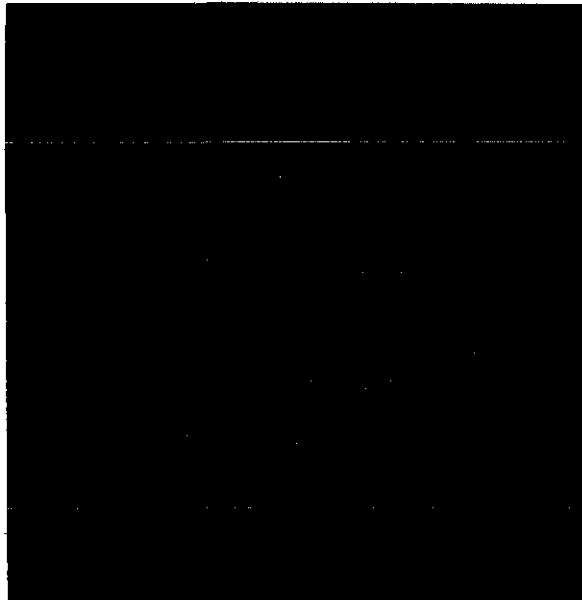


NORTHEAST FROM
9415 HORN AVE.

④

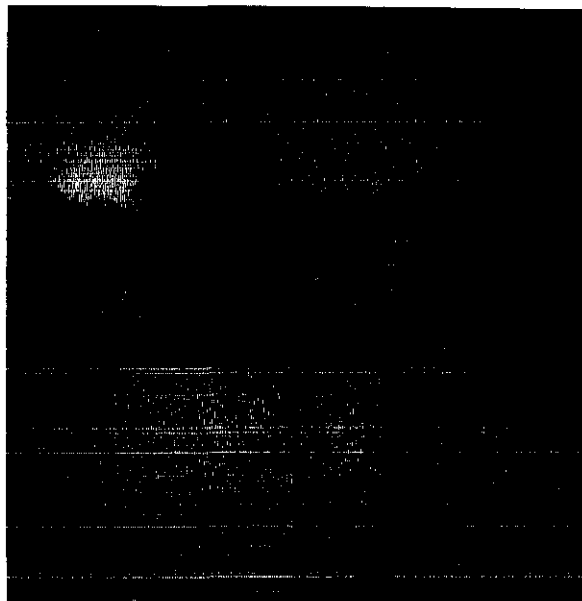
00-387-A

(SEE PLAN FOR PHOTOGRAPH LOCATIONS)



EAST FROM REAR OF
9415 HORN AVE.

(5)

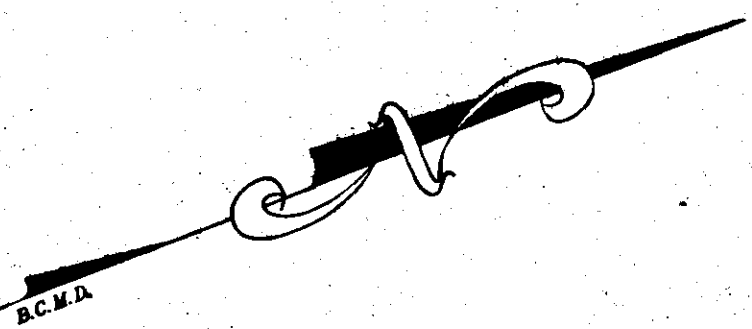


SOUTHEAST FROM REAR OF
9415 HORN AVE.

(6)

00-387- (A)

(SEE PLAN FOR PHOTOGRAPH LOCATIONS)

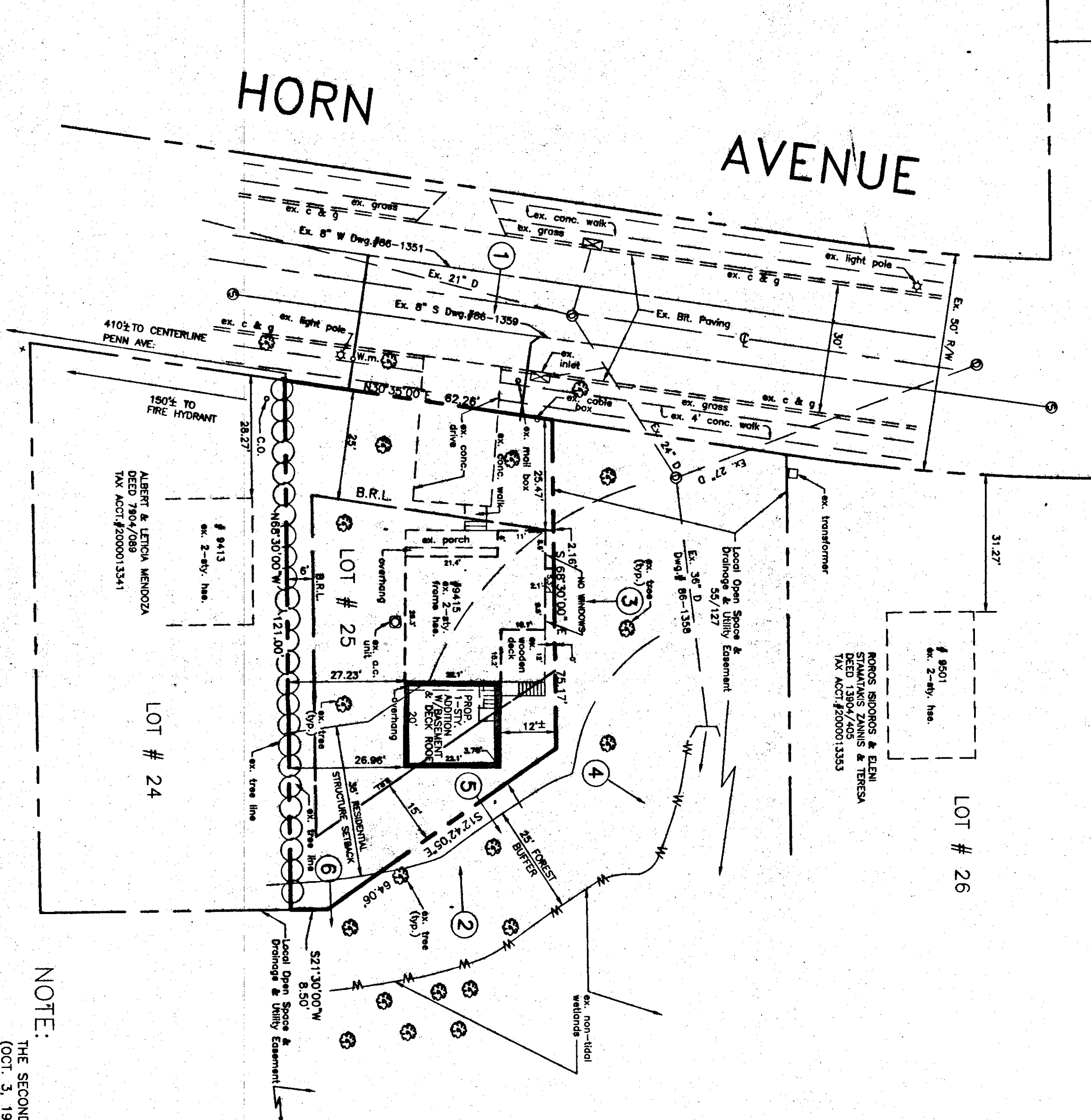


HALBERT AVENUE

EX. 50' R/W

AVENUE

HORN

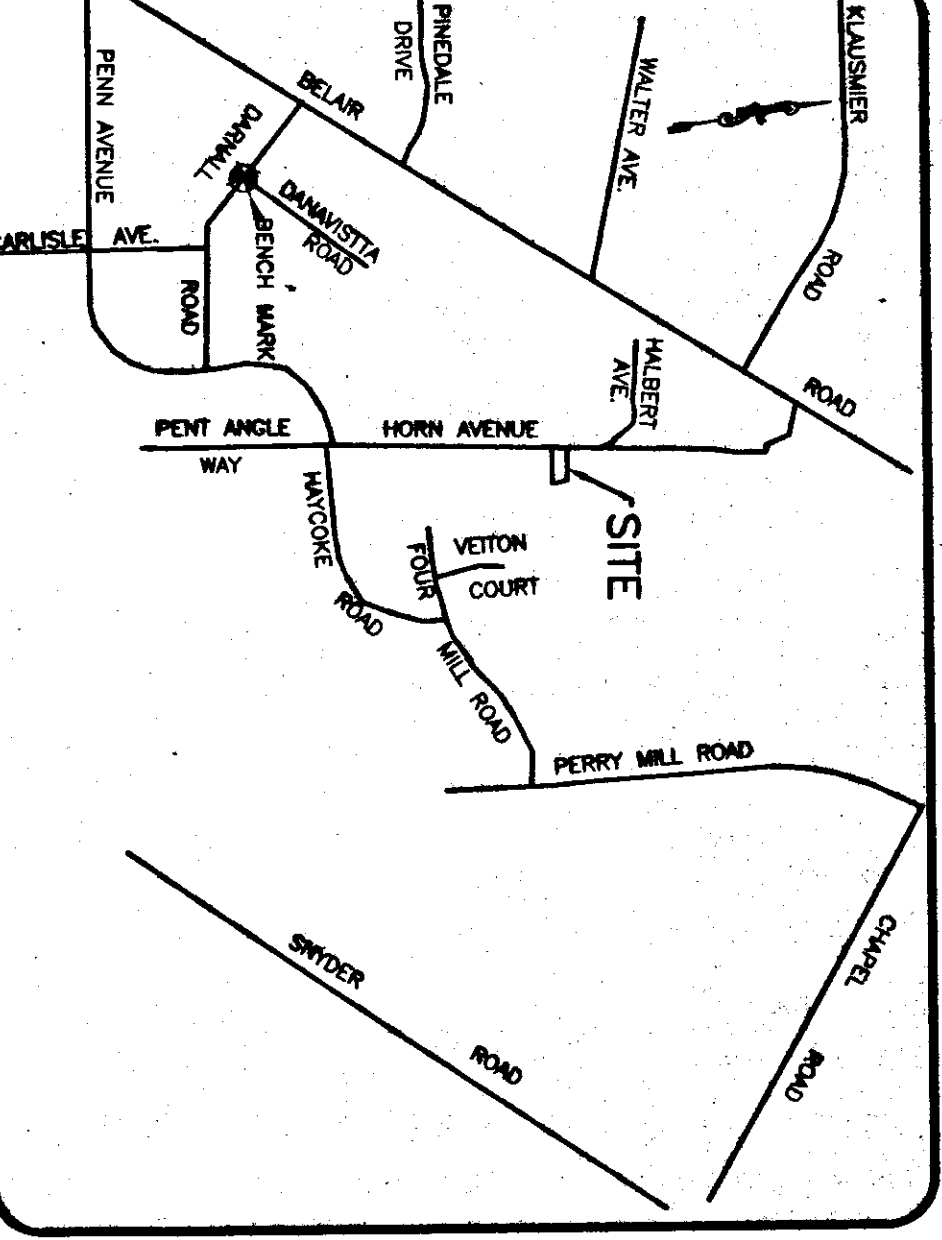


- NOTES
1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 2. ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
 3. THERE NO NO KNOWN PREVIOUS ZONING HEARINGS FOR THIS SITE.
 4. THIS SITE IS NOT SITUATED WITHIN THE CHESEBROME BAY CRITICAL AREAS.
 5. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
 6. TOPOGRAPHY SHOWN HEREON IS FIELD RUN.
 7. NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED AND FIELD SURVEYED.
 8. THIS PROPERTY IS OWNER OCCUPIED.

NOTE:
THE SECOND AMENDED FINAL DEVELOPMENT PLAN FOR SHARONDALE EAST (OCT. 3, 1983) INDICATED THE SETBACKS REQUIREMENTS SHOWN HEREON PLUS:
WINDOW TO WINDOW 40'
WINDOW TO LOT LINE 15'
AND HEIGHT TO HEIGHT RELATIONSHP OF 20-25-25 MIN. SEPARATION

LEGEND

PHOTOGRAPH LOCATIONS



VICINITY MAP

(SCALE: 1" = 1000')
BENCH MARK: GALV. SPIKE IN M.C. SOUTH SIDE DARWALL ROAD
OPPOSITE CENTERLINE, HUB NO. X-6111 ELEV. 221.787
N 39059.21 E 40779.95

SITE DATA

1. Owner: Steven I. & Susan Meckel
9415 Horn Avenue
Baltimore, Maryland 21236
(410) 529-7264
2. Deed Reference: 8993/675 & 7935/156
3. Plot Reference: Sharondale East 55/127 Lot 25 *
4. Tax Acc No.: 2000013342
5. Tax Map: 72 Parcel: 1215
6. Election District: 11th
7. Councilmanic District: 5th
8. Census Tract: 4113.03
9. Existing Zoning: D.R.5.5 (Map # NE 10-G)
10. Existing Use: Residential
11. Proposed Use: Residential
12. Site Area: 6183.41 S.F. or 0.142 Ac.

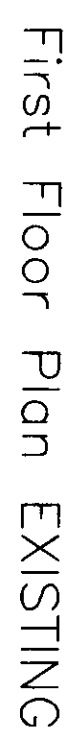
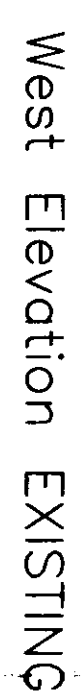
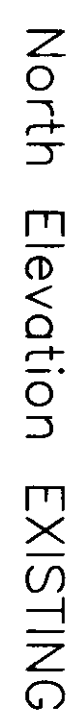
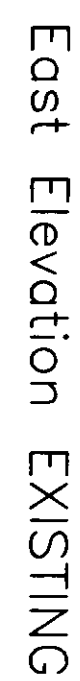
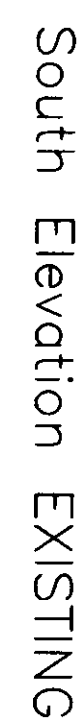
* Lot 25 shown on the Record Plat of Sharondale East is modified by deed 8993/675. Current Boundary Shown Hereon.

Battis & Associates, Inc.
William N. Battis, P.E.
PRESIDENT
Civil Engineer/Land Planners
SURVEYORS
1249 Englebert Rd. Baltimore, MD 21221 (410) 391-2336

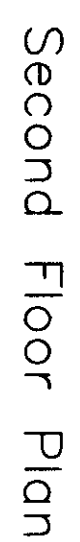
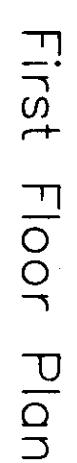
PLAN TO ACCOMPANY ZONING VARIANCE HEARING
FOR
9415 HORN AVENUE
BALTIMORE COUNTY, MARYLAND
11TH ELECTION DISTRICT
SCALE: 1" = 20'

STATE OF MARYLAND
JAN 15 1984
WILLIAM N. BATTIS, P.E.
SHEET 1 OF 1
JOB ORDER NO: 99013
DATE: 03-13-00

NO.	REVISIONS	DATE
1		



Note: stairs, partitions, doors, etc. not indicated unless essential to understanding new plan.



1. All exterior finishes to match the existing in color, texture, and style to the extent possible.
2. Roof to be vented through narrow soffit at eaves.
3. Grades to fall away from the house and to be coordinated with the rear walkout door.



Proposed East Elevation

Proposed North Elevation

NO CHANGE PROPOSED
Proposed West Elevation

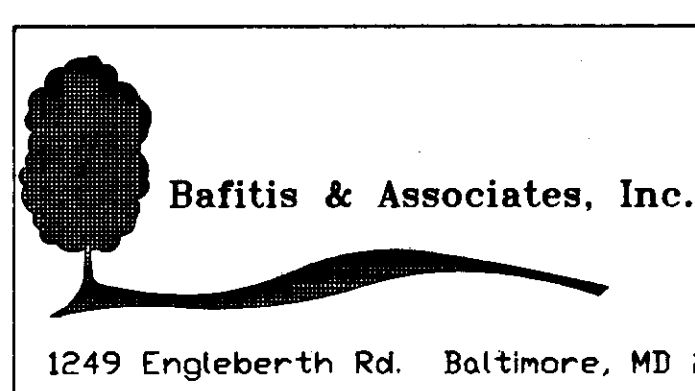
Sheet No.

A100

Design Dev.

Proposed House Addition
9415 Horn Avenue
Perry Hall, MD 21128
for
Steven and Susan Meckel

THESE DRAWINGS
CONTRACTOR SHALL
VERIFY AND BE
RESPONSIBLE FOR
ALL DIMENSIONS
and EXISTING
CONDITIONS
AT JOB SITE.



William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planner:
SURVEYORS
ph. (410) 391-2336
fax (410) 391-2448