

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Sunnyview Drive, 325.66' S
centerline of Club View Drive
10th Election District
6th Councilmanic District
(14 Sunnyview Drive)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-085-A

Richard and Elaine DePoy
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Richard and Elaine DePoy. The variance request is for property located at 14 Sunnyview Drive, in the Phoenix area of Baltimore County. The variance request is from Section 202.3 (1955 Regulations), to permit a side yard setback of 10.7 ft. and a side yard combination of 33.7 ft. in lieu of the required 20 ft. and 50 ft. respectively 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.

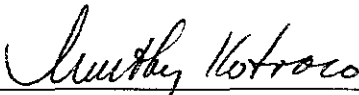
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 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 9/19/00
By R. J. [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 19th day of September, 2000, that a variance from Section 202.3 (1955 Regulations), to permit a side yard setback of 10.7 ft. and a side yard combination of 33.7 ft. in lieu of the required 20 ft. and 50 ft. respectively 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

ONCE RECEIVED FOR FILING
Date 9/19/00
BY J.R. Johnson



Baltimore County
Zoning Commissioner

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

September 19, 2000

Mr. & Mrs. Richard DePoy
14 Sunnyview Drive
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 01-085-A
Property: 14 Sunnyview Drive

Dear Mr. & Mrs. DePoy:

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14 SUNNYVIEW 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) 202.3 (1955 regulations) to permit a side yard setback of 10.7 ft. and a side yard combination of 33.7 ft. in lieu of the required 20 ft. and 50 ft. respectively.

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 N/A
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

RICHARD A. DePOY
Name - Type or Print _____
Signature Richard A DePoy
ELAINE H. DePOY
Name - Type or Print _____
Signature Elaine H DePoy
14 SUNNYVIEW DRIVE 410-666-7148
Address _____ Telephone No. _____
PHOENIX MD 21131
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____

Representative to be Contacted:

Elaine H. DePoy
Name _____
14 Sunnyview Dr. H-416 666 7148
Address _____ Telephone No. _____
PHOENIX MD 21131
City _____ State _____ Zip Code _____

Company _____
Address _____ Telephone No. _____
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. 01-085-A

Reviewed By BR Date 8/22/00

Estimated Posting Date 9/3/00

ORDER RECEIVED FOR FILING
9/12/00
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 14 SUNNYVIEW 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):

THE PROPOSED ADDITION WILL REMOVE THE EXISTING 14'x 28' CARPORT AND ADD AN ADDITION 22'x34'. THE ADDITION WILL BE USED TO EXPAND & REMODEL THE EXISTING KITCHEN AND ADD AN ENCLOSED 2 CAR GARAGE, SIMILAR TO OTHER DWELLINGS IN THE IMMEDIATE NEIGHBORHOOD. LOCATING THE ADDITION ON THE OPPOSITE SIDE OF THE EXISTING DWELLING WOULD REQUIRE THE INTERNAL RELOCATION OF THE KITCHEN, RELOCATION OF EXISTING PLUMBING SERVICE AND SEPTIC SYSTEM, REMOVAL AND RELOCATION OF THE EXISTING MACADAM DRIVEWAY - RESULTING IN EXTENSIVE GRADING OF EARTHWORK. THE PROPOSED LOCATION OF THE ADDITION WILL MINIMIZE THE NEED FOR EARTHWORK - THEREBY MINIMIZING THE POTENTIAL FOR SEDIMENT RUNOFF; MAKE USE OF THE EXISTING DRIVEWAY AND LEAVE THE EXISTING SEPTIC SYSTEM UNDISTURBED. THE PROPOSED ADDITION WILL IMPACT THE SIDE OF OUR PROPERTY ADJACENT TO A COUNTY SERVICE ROAD LEADING FROM SUNNYVIEW DRIVE TO THE WATER PUMPING STATION AT THE REAR OF OUR LOT.

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

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 18th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Elaine H. DePoy

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

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

8/18/00

[Signature]

Michael B. Smith, III

12/1/2002

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 14 SUNNYVIEW DRIVE
Address
PHOENIX MARYLAND 21151
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):

THE PROPOSED ADDITION WILL REMOVE THE EXISTING 14' x 28' CARPORT AND ADD AN ADDITION 22' x 34'. THE ADDITION WILL BE USED TO EXPAND & REMODEL THE EXISTING KITCHEN AND ADD AN ENCLOSED 2 CAR GARAGE, SIMILAR TO OTHER DWELLINGS IN THE IMMEDIATE NEIGHBORHOOD. LOCATING THE ADDITION ON THE OPPOSITE SIDE OF THE EXISTING DWELLING WOULD REQUIRE THE INTERNAL RELOCATION OF THE KITCHEN, RELOCATION OF EXISTING PLUMBING SERVICE AND SEPTIC SYSTEM, REMOVAL AND RELOCATION OF THE EXISTING MACADAM DRIVEWAY-RESULTING IN EXTENSIVE GRADING OF EARTHWORK. THE PROPOSED LOCATION OF THE ADDITION WILL MINIMIZE THE NEED FOR EARTHWORK-THEREBY MINIMIZING THE POTENTIAL FOR SEDIMENT RUNOFF; MAKE USE OF THE EXISTING DRIVEWAY AND LEAVE THE EXISTING SEPTIC SYSTEM UNDISTURBED. THE PROPOSED ADDITION WILL IMPACT THE SIDE OF OUR PROPERTY ADJACENT TO A COUNTY SERVICE ROAD LEADING FROM SUNNYVIEW DRIVE TO THE WATER PUMPING STATION AT THE REAR OF OUR LOT.

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

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Elaine H. DePoy

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

AS WITNESS my hand and Notarial Seal

Date

8/18/00

Notary Public

[Signature]

My Commission Expires

12/1/2002



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14 SUNNYVIEW 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) 202.3 (1955 regulations) to permit a side yard setback of 10.7 ft. and a side yard combination of 33.7 ft. in lieu of the required 20 ft. and 50 ft. respectively.

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 N/A
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

RICHARD A. DePOY
Name - Type or Print _____
Signature Richard A DePoy
ELAINE H. DePOY
Name - Type or Print _____
Signature Elaine H. DePoy
14 SUNNYVIEW DRIVE 410-666-7148
Address Telephone No.
PHOENIX MD 21131
City State Zip Code

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Elaine H. DePoy
Name _____
14 Sunnyview Dr. #-416 666 7148
Address Telephone No.
PHOENIX MD 21131 #-416 938 3760
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. 01-085-A

Reviewed By BR Date 8/22/00

Estimated Posting Date 9/3/00

J. FINLEY RANSONE & ASSOCIATES

• Land Surveying •

• Engineering •

August 16, 2000

Zoning Description

For

No. 14 Sunnyview Drive

BEGINNING at a point on the west side of Sunnyview Drive, 50 feet wide, at a distance of 325.66 feet southerly from the center of Club View Drive, 50 feet wide, and being designated as Lot No. 2, Block G, Section II – A in the subdivision of Sunnybrook, as recorded in Baltimore County Platbook No. 24, folio 3, and containing 0.5405 of an acre of land. Also known as No. 14 Sunnyview Drive and located in the 10th Election District, 6th Councilmanic District of Baltimore County, Maryland.



G1-085-A

PO BOX 10160 • TOWSON, MARYLAND • 21285-0160

PHONE: 410-666-7448 • FAX: 410-666-0373 • E-MAIL: JFRANSONE@HOME.COM

#085

**BALTIMORE COUNTY, MARY ND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **85276**

DATE 8/22/00 ACCOUNT 1001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Leanne D. Kelly

FOR: City of Towson, Md.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

47.95

PAYD RECEIPT

DATE: 8/22/2000
TIME: 10:01:10
CASHIER: BOB AND DORIS
RECEIPT # 150142
CITY NO. 005276
Report Tot 50.00
50.00 OK
BALTIMORE COUNTY, MARYLAND

01-085-A

CASHIER'S VALIDATION

01-082-A

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 01-085-A

Petitioner/Developer DEPOY, ETAL

Date of Hearing/Closing 9/18/00

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 #14 Sunnyview Dr.

The sign(s) were posted on 9/3/00
(Month, Day, Year)

Sincerely,

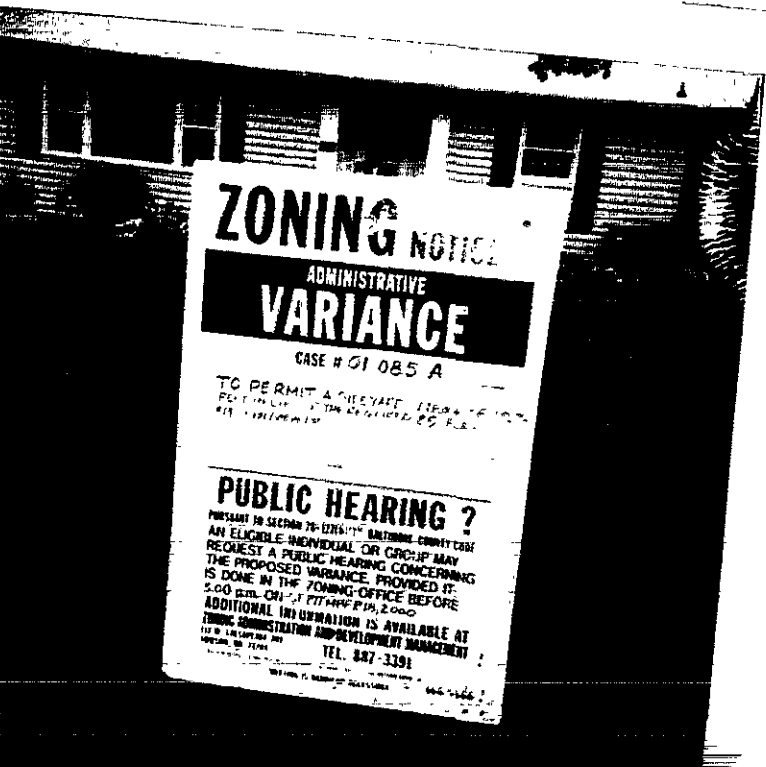
Patrick M. O'Keefe 9/4/00
(Signature of Sign Poster and Date)

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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 085 -A Address 14 Sunnyview Dr.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/22/00 Posting Date: 9/3/00 Closing Date: 9/18/00

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 01- 085 -A Address 14 Sunnyview Dr.

Petitioner's Name Richard & Elaine DePoy Telephone 410-938-8960 W
410-666-7148 H

Posting Date: 9/3/00 Closing Date: 9/18/00

Wording for Sign: To Permit a side yard setback of 10.7ft. in lieu of the
required 25 ft.

01-085-A

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.

For Newspaper Advertising:

Item Number or Case Number: 01-085-A
Petitioner: Elaine H. DeKoy
Address or Location: 14 Sunnyview Drive, Phoenix, MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: Elaine DeKoy
Address: 14 Sunnyview Dr.
Phoenix, MD 21131
Telephone Number: 410-666-7148

Revised 2/20/98 - SCJ

01-085-A



Baltimore County
Department of Permits and
Development Management

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

September 18, 2000

Mr. & Mrs. Richard A. DePoy
14 Sunnyview Drive
Phoenix, MD 21131

Dear Mr. & Mrs. DePoy:

RE: Case Number: 01-085-A, 14 Sunnyview Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

GDZ

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104

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

RWB:HJO:jrb

cc: File



September 19, 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 September 11, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

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

cc: File

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2000

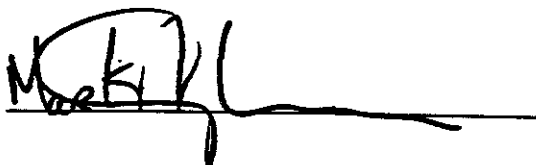
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-071, 01-072, 01-085, 01-086 and 01-092**

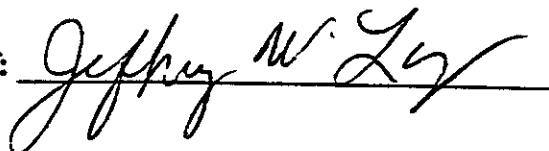
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: 10-2-00

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

RE: Baltimore County
Item No. 085 BR

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,

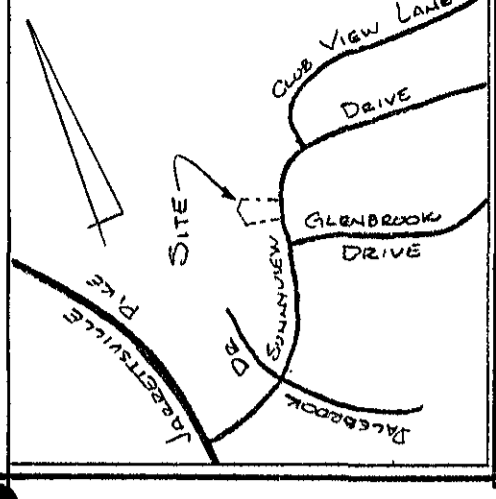
A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

kw 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



VICINITY MAP
1" = 1,000'

PLAN TO ACCOMPANY PETITION
FOR
ZONING VARIANCE
No 14 SUNNYVIEW DRIVE
LOT No 2 BLOCK G
SECTION II-A
SUNNYBROOK
REF: PLATBOOK 24 FOLIO 3
LOCATED IN THE
10TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
OF
BALTIMORE COUNTY MD.

GENERAL NOTES

- Ownership Information:
Subject Site:
Lot No 2 Block G Sunnybrook PB 24 folio 3
Richard A. & Elaine H. DePoy
14 Sunnyview Drive
Phoenix, MD 21131

Deed Ref: Liber No. 7958 folio 762
Tax Acc. No: 1002000700

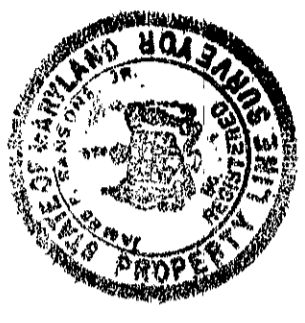
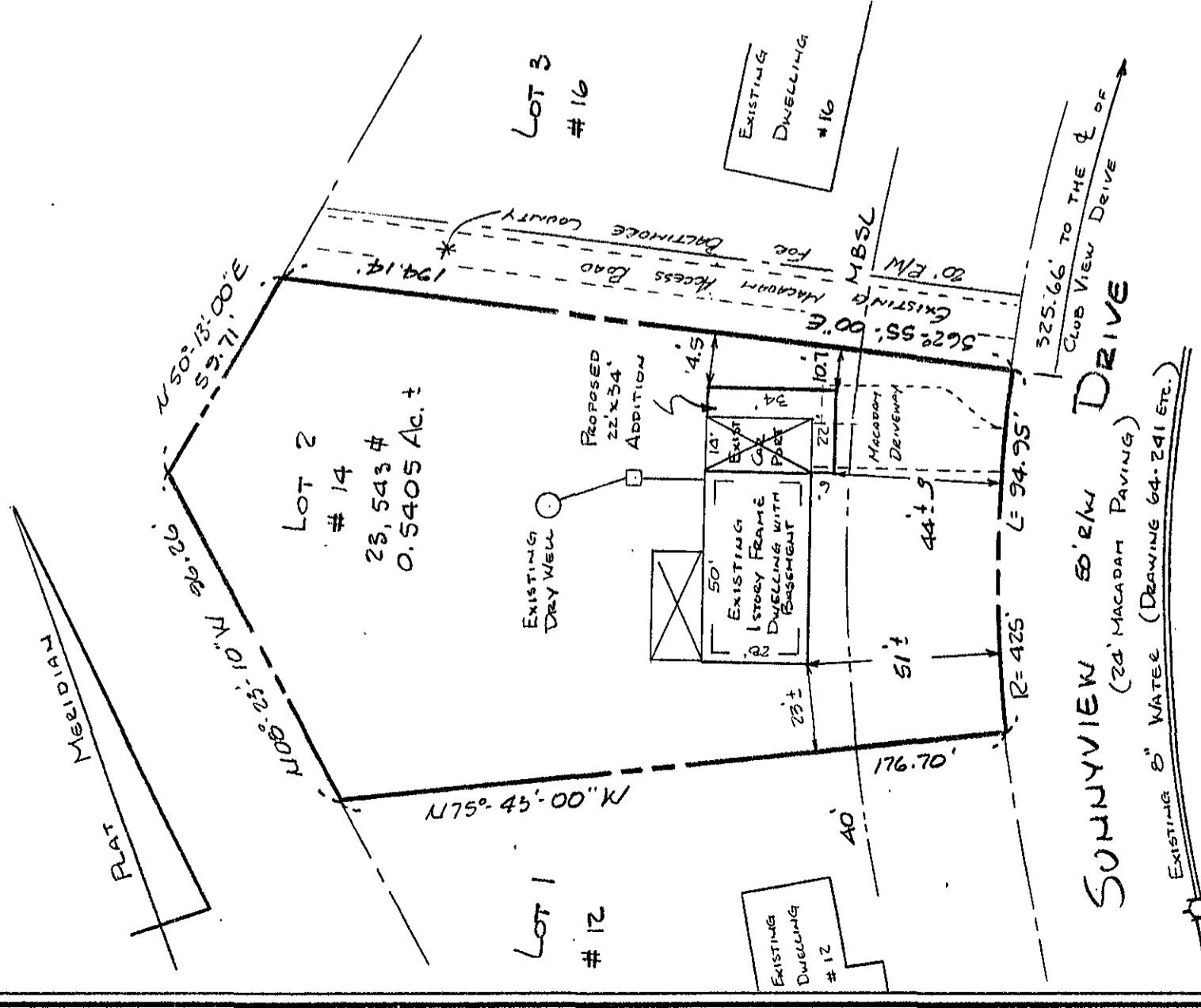
Adjoining Property:
Lot No 1 Block G Sunnybrook PB 24 folio 3
Michael S. & Judith M. Plaut
12 Sunnyview Drive
Phoenix, MD 21131

Deed Ref: Liber No. 5366 folio 859
Tax Acc. No: 1023000520

Lot No 3 Block G Sunnybrook PB 26 folio 98
Dennis L. & Marilyn F. Booker
16 Sunnyview Drive
Phoenix, MD 21131

Deed Ref: Liber No. 8446 folio 383
Tax Acc. No: 1002065860

2. The subject property and all adjacent property is Zoned RC-4 (Map NE 19 C).
3. Public water exists in the bed of Sunnyview Drive (See Drawing 64-241 etc).
4. Private septic system exists on site.
5. There is no record of prior Zoning hearings on the subject property.
6. The property is NOT located in the Chesapeake Bay Critical Area.
7. There are NO underground fuel storage tanks located on the property.



J. Finley Ransone
#1

Scale: 1" = 40' Date: June 2000
J. Finley Ransone & Associates
Registered Land Surveyors
P.O. Box 10160
Towson, Maryland
#085 21285-0160

File No: 10B-160

64-241-0

NE 19-C

R. C. 4

CLUB

SUNNY

SUNNYVIEW

SUBJECT SITE

R. C. 4

SUNNYVIEW RD.

VALLEY GREEN COURT

E-15,000

(SHEET N.E.18-C)

01-085-A

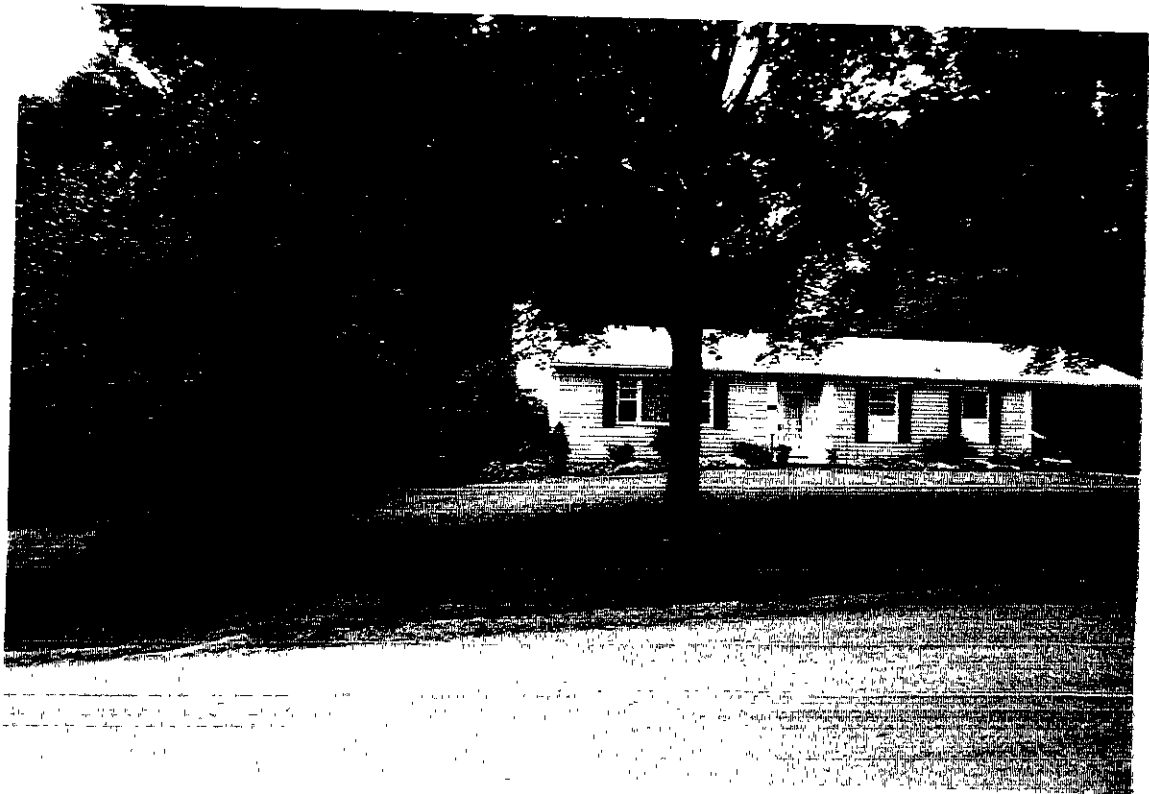
#085

BALTIMORE COUNTY

OFFICE OF PLANNING AND

P
L

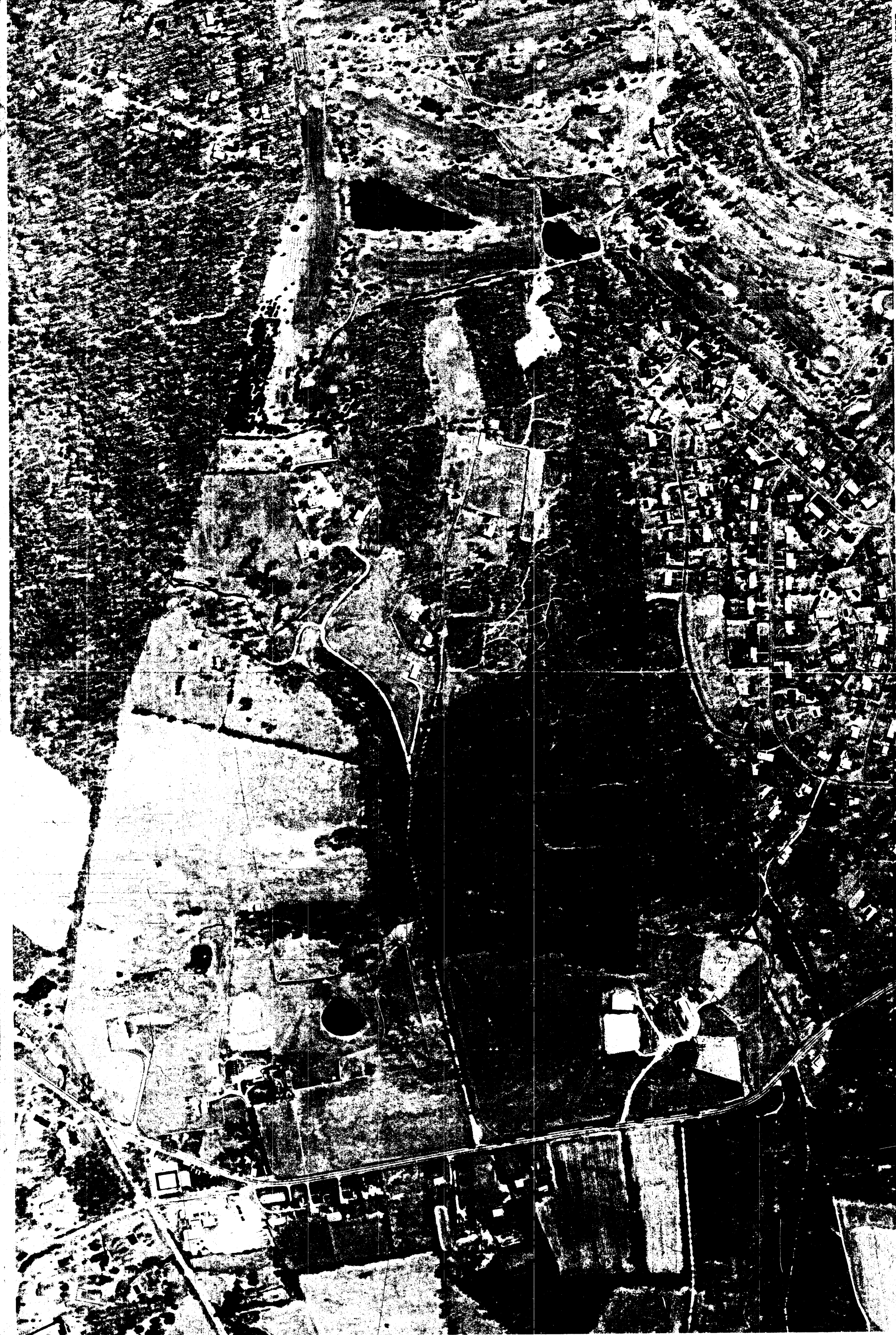
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SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
SUNNY BROOK

SHEET
N E
19-C

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#085 PHOTOGRAPHIC MAP

01-085-A