

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Benson Mill Road, 550' W
centerline of Yeoho Road
5th Election District
3rd Councilmanic District
(2315 Benson Mill Road)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-194-A

Jay Corson
Petitioner

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Jay Corson. The variance request is for property located at 2315 Benson Mill Road in the Sparks/Glencoe area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

The Petitioner 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

CORNER RECEIVED FOR FILING

Date 12/13/00
By J. Corson

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 Zoning Commissioner for Baltimore County this 13th day of December, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
DATE 12/13/00
BY R. J. Jansen



Baltimore County
Zoning Commissioner

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

December 13, 2000

Mr. Jay Corson
2315 Benson Mill Road
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 01-194-A
Property: 2315 Benson Mill Road

Dear Mr. Corson:

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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Mr. Frank Leinbach
7 E. Howard Street
Bel Air, MD 21014

★ 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 2315 Benson Mill
 which is presently zoned RC2

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) 400.1 to allow an accessory

structure (garage) to be located in the side yard in lieu of the required rear yard.

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):

JAY Corson
 Name - Type or Print _____
 Signature Jay K Corson
 Name - Type or Print _____
 Signature _____

2315 Benson Mill RCN 410-4721
 Address _____ Telephone No. _____
SPARKS Glen coe MD 21152
 City _____ State _____ Zip Code _____

Representative to be Contacted:

FRANK Leinbach
 Name _____
7E Howard St. 410-893-988
 Address _____ Telephone No. _____
BEL AIR MD 21014
 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 11 day of November 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. 01-194A

Reviewed By TAG Date 11-8-00

Estimated Posting Date _____

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 2315 Benson Mill Rd
Address
Sparks Glencoe MD 21014
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):

I have 1.15 Acres AND NO GARAGE, I WANT A GARAGE BUT THE PROPERTY HAS SEVERELY STEEP GRADE THERE IS ONLY ONE POSSIBLE PLACE TO PUT A GARAGE AND THAT IS NEXT TO HOUSE WHICH LEAVES A 10' SIDE SETBACK SO I NEED A VARIANCE FOR THIS.

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 Jay K Corson
Name - Type or Print JAY K. CORSON

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of NOV, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAY CORSON

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 11/1/00

Paul Robert
Notary Public
My Commission Expires 7-1-02

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

2315 Benson Mill Rd
Address
Sparks Glencoe MD 21014
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):

I have 1.15 Acres AND NO GARAGE, I WANT A GARAGE BUT THE PROPERTY HAS SEVERELY STEEP GRADE THERE IS ONLY ONE POSSIBLE PLACE TO PUT A GARAGE AND THAT IS NEXT TO HOUSE WHICH LEAVES A 10' SIDE SETBACK SO I NEED A VARIANCE FOR THIS.

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 Jay K Corson
Name - Type or Print JAY K CORSON

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of NOV, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAY CORSON

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

11/1/00

Notary Public

My Commission Expires

7-1-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2315 Benson Mill
 which is presently zoned RC2

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) 400.1 to allow an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

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):

JAY CORSON
 Name - Type or Print _____
 Signature Jay K Corson
 Name - Type or Print _____
 Signature _____
2315 Benson Mill RC2 410-4721
 Address Telephone No. _____
SPARKS Glen ooe MD 21157
 City State Zip Code _____

Representative to be Contacted:

FRANK LEINBACH
 Name _____
7E HOWARD ST. 410-893-988
 Address Telephone No. _____
BEL AIR MD 21014
 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. 01-194A

Reviewed By TAG Date 11-8-00

Estimated Posting Date _____

Zoning Description for 2315 Benson Mill Road

BEGINNING for the same at a point in the bed of Benson Mill Road, said point being the end of the 4th or North 49 degrees 00 minutes 00 seconds East 328.00 foot line of the land which by deed dated March 13, 1973 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5342, folio 958, was conveyed by Raymond F. Plum and wife to James D. Lamont and wife, running thence in the bed of Benson Mill Road and binding on a part of the 5th line of aforesaid deed as now surveyed North 67 degrees 01 minute 40 seconds East 25.00 feet, thence leaving Benson Mill Road and aforesaid 5th line and running for lines of division through the lands of the Grantors herein, the five following courses and distances, as now surveyed: (1) South 22 degrees 58 minutes 20 seconds East 7.69 feet; (2) South 49 degrees 00 minutes 00 seconds West 351.07 feet; (3) South 63 degrees 16 minutes 00 seconds West 113.37 feet; (4) South 33 degrees 01 minute 00 seconds East 257.16 feet; (5) South 63 degrees 16 minutes 00 seconds West 160.97 feet to intersect the 2nd line of aforesaid Deed Plum to Lamont, running thence and binding on a part of aforesaid 2nd line and on the 3rd and 4th lines of aforesaid deed, North 33 degrees 01 minute 00 seconds West 272.25 feet, North 63 degrees 16 minutes 00 seconds East 273.90 feet and North 49 degrees 00 minutes 00 seconds East 328.00 feet to the place of beginning. Containing 1.158 acres of land, more or less.

The improvements thereon are now known as No. 2315 Benson Mill Road.

This is recorded in Baltimore County Deed Liber 13553 , Folio 581. This property is located in the 5th Election District , 3rd Councilmanic District.

01-194-A

01-194-A

**BALTIMORE COUNTY, MAR. AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **8675**

DATE 11-9-00 ACCOUNT 2001 16150
AMOUNT \$ 50.00

RECEIVED FROM: W. Coleson

FOR: Admin. Expenses

5015 & 1000 PULLER 01-194A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT TO THE
11/09/2000 11/09/2000 11:00 AM
REG. 0505 CASHIER 130.00 CASHIER
POST # 5 528 20 1% MER. FIDELITY
Receipt # 159436 0710
AMOUNT 086755
Percent Tot 50.00
50.00 0 100.00
Baltimore County, Maryland

01-194-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

01-194-A

RE: Case No.:

Petitioner/Developer:

OKEEFE/ETAL

Date of Hearing/Closing:

12/11/00

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 # 2315 BENSON MILL RD

The sign(s) were posted on

11/26/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
11/30/00

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

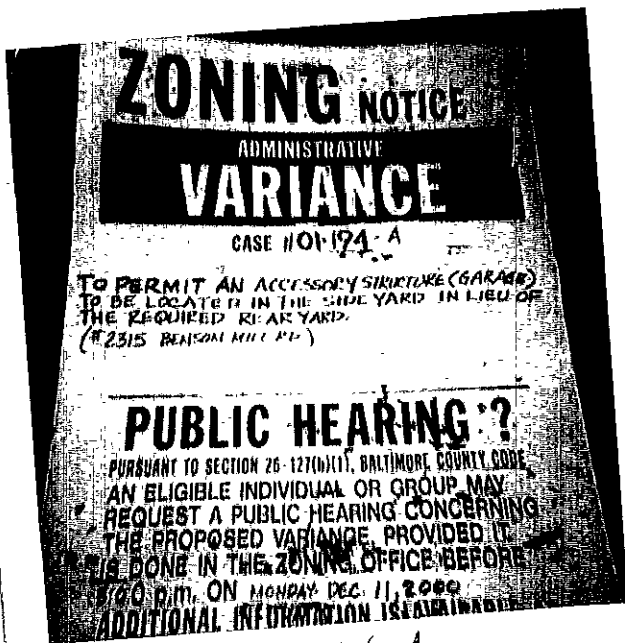
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



01-194-A
2315 BENSON MILL RD.
12/11/00

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: 01-194A
Petitioner: JAY KENNETH CORSON
Address or Location: 2315 Benson Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ken Corson
Address: 2315 Benson Mill Rd
Sparks, MD 21152
Telephone Number: 410 472 0174

Revised 2/20/98 - SCJ

- 10 -

01-194-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 194 -A Address 2315 Benson Mill Rd

Contact Person: Terry Gibson Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-8-00 Posting Date: 11-19-00 Closing Date: 12-4-00

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 194 -A Address 2315 Benson Mill Rd

Petitioner's Name J. Ken Corson Telephone 410-472-0174

Posting Date: 11-19-00 Closing Date: 12-4-00

Wording for Sign: To Permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

01-194-A



Baltimore County
Department of Permits and
Development Management

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

December 4, 2000

Jay K. Corson
2315 Benson Mill Road
Sparks Glencoe, MD 21152

Dear Mr. Corson:

RE: Case Number: 01-194-A, 2315 Benson Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 8, 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. 622
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Frank Leinbach, 7 E. Howard Street, BelAir 21014
People's Counsel

Spoke with Pat O'Keefe
concerning discrepancy in
posting date ^(11/26) and closing date
(12/4). Since 15 days had not
elapsed between that time period,
the closing date had to be
moved forward to 12/11/00.
R. Jameson
12/16/00

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item Nos. 178 (5113 Old Court Road), 180,
181, 182, 183, 184, 185, 186, 187, 188, 189,
191, 192, 193, 194, 195, 196, 198, 199, 201,
and 202

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

November 27, 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 November 20, 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:

179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 192, 193,
194, 195, 196, 197, 198, 200, 201, 202, and 203

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 *rc/RBS*
DATE: December 1, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 20, 2000

DEPRM has no comments for the following zoning petitions (page 1 of 2):

Item #	Address
178	5113 Old Court Road
181	4 St. Thomas Lane
182	1912 Wilson Lane
184	1214 Blue Mount Road
185	10911 Reisterstown Road
186	7 Henderson Hill Court
187	11504 Hannibal Road
188	7419 Beech Avenue
189	3300 Willoughby Road
191	6823 Old Pimlico Road
192	3900 Beckleysville Road
194	2315 Benson Mill Road
195	Security Blvd. & Rolling Road
196	1250 Sulphur Spring Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 28, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-181, 01-184, 01-185, 01-186, 01-192,
01-194, and 01-204.

The Office of Planning has reviewed the above referenced case(s) 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: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 11.27.00

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

RE: Baltimore County
Item No. 194 (TAG)

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 cursive script, appearing to read 'K. A. McDonald Jr.'.

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

Plat to accompany Petition for Zoning Variance Special Hearing

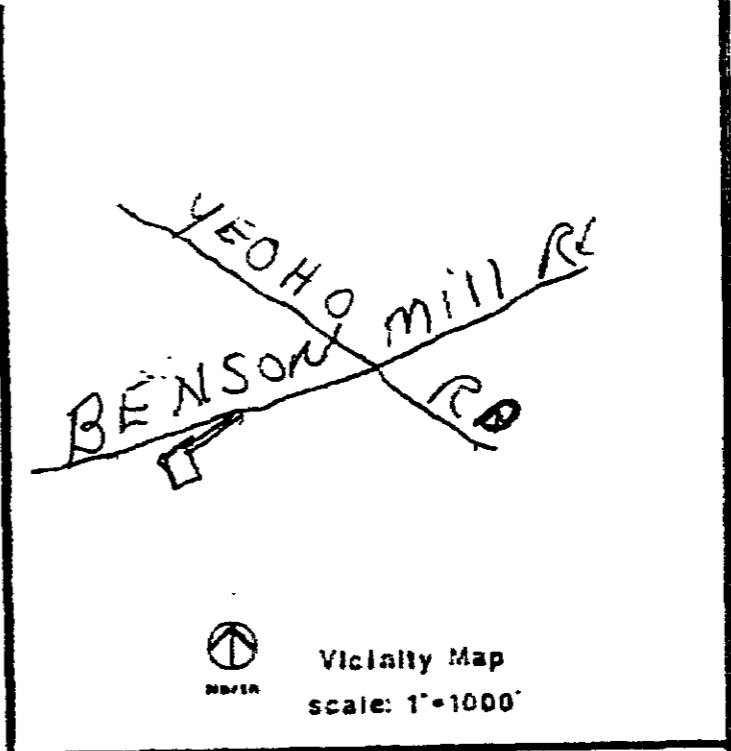
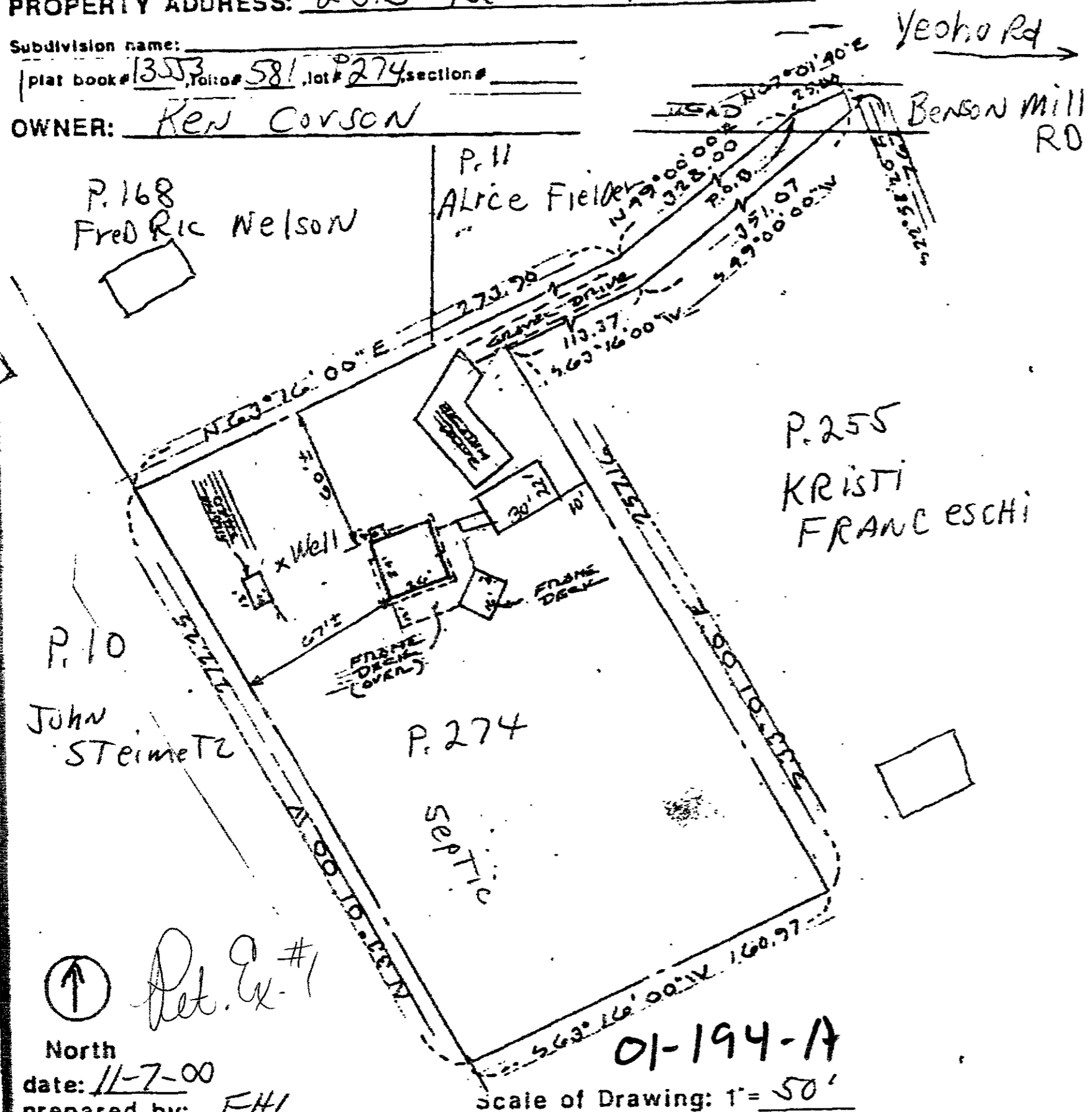
PROPERTY ADDRESS: 2313 Benson Mill Rd

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

Subdivision name: _____

plat book # 13553, folio # 581, lot # 274, section # _____

OWNER: Ken Carson



LOCATION INFORMATION

Election District: 5
 Councilmanic District: 3
 1"=200' scale map: NW 25F 26F
 Zoning: RC2
 Lot size: 1.15 50,094
 acreage square feet

	public	private
SEWER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Zoning Hearings: NONE
91-435-A

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
<u>TAG</u>	<u>194</u>	<u>01-194A</u>

North
 date: 11-7-00
 prepared by: FHL

01-194-A
 scale of Drawing: 1" = 50'

NW 26F

R.C. 2

R.C. 2

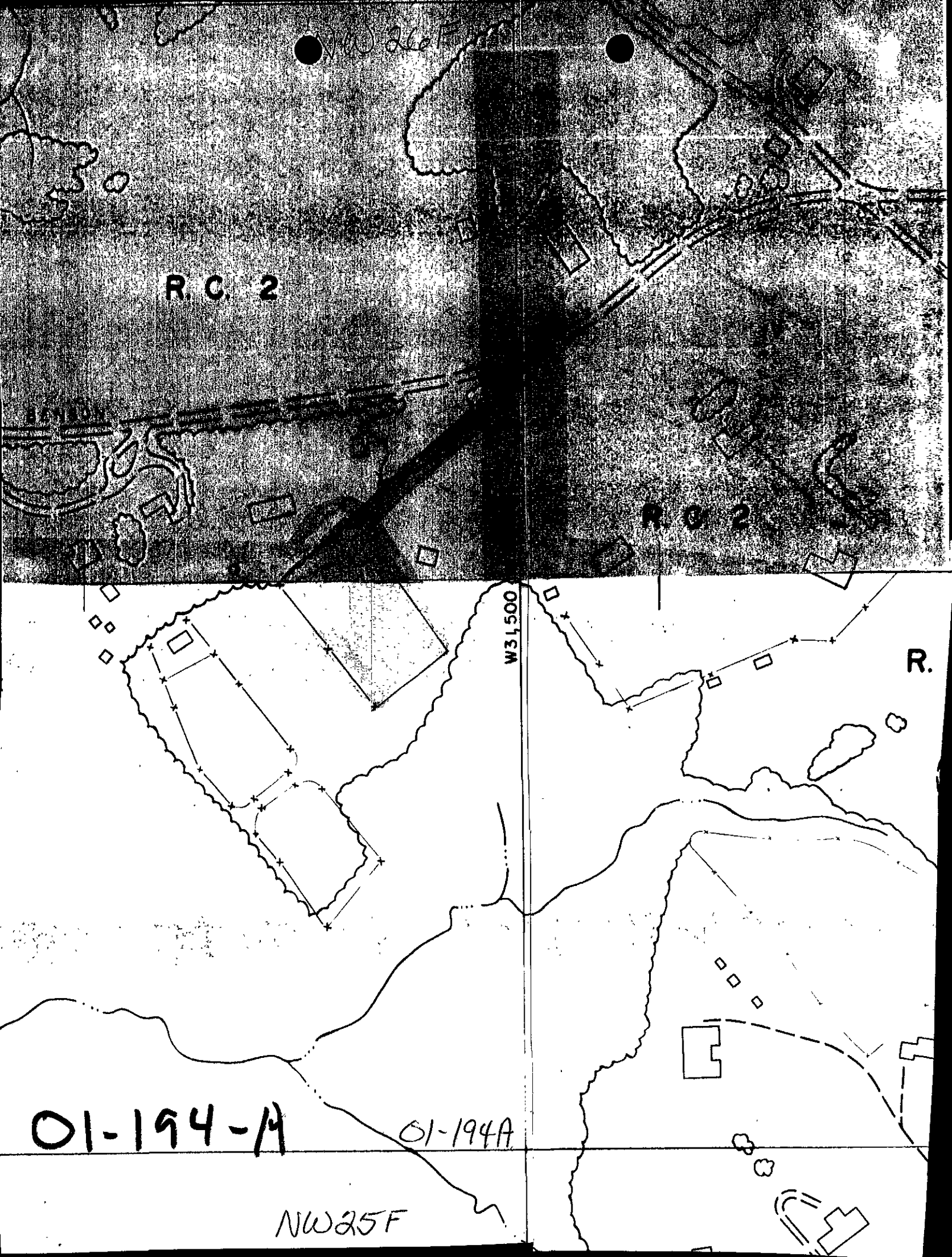
W31,500

R.

01-194-A

01-194A

NW 25F





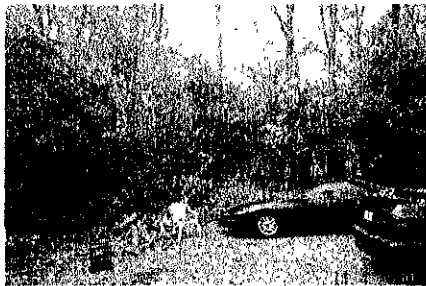
Looking down drive, towards property, from Benson Mill



Looking south from NE corner of lot



Looking out from proposed location towards 2313 Benson Mill



Looking north from proposed location, 2325 is not visible through bamboo



Looking west from NE corner, proposed location barely visible from 40' back



Looking south along east side of house



Looking directly at main residence at 2313 Benson Mill, hardly visible through trees. This neighbor has the most direct view of proposed location.

01-194-A

01-194A



V-661-10

01-1944
MICROFILM

SCALE	1" = 200' ±	LOCATION	BEREAN	SHEET	N.W
	DATE OF PHOTOGRAPHY				25-F
	JANUARY 1986				

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SOUTH OF
MT. CARMEL

SHEET
N.W.
26-F

01-194-A

01-194A
REFILMED