

IN RE: PETITION FOR VARIANCE
SE/S Rolandvue Road, 250' NE
of Bellona Avenue between
Wagner and Cloverleaf Road
9th Election District
4th Councilmanic District
(1018 Wagner Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-261-A

Edward A. Taber, III
Petitioner

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Edward A. Taber, III. The Petitioner is requesting a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a height of 19 ft. for an accessory structure in lieu of the permitted 15 ft.

Appearing at the hearing on behalf of the variance request were Ed Taber, property owner, Jeffrey Penza, Doug Biser and Dwayne Van Horn. Appearing as an interested citizen was Peggy Squitieri, a representative of the Ruxton/Riderwood/Lake Roland Areas Improvement Association. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 5.08 acres, more or less, zoned DR 1. The subject property is currently improved with a single-family residential dwelling which is currently under construction. In combination with the dwelling that is being constructed on the property, the Petitioner also has a two-car garage which is the subject of this variance request. The garage is also under construction. As a result of some grading work that has taken place around the garage, the peak of the garage stands at 19 ft. in lieu of the permitted 15 ft. In lieu of the installation of some retaining walls around the garage, the Petitioner has chosen to request this variance.

COPIES PREPARED FOR FILING
Case 02/14/01
By [Signature]

As stated previously, no one appeared in opposition to the Petitioner's request. Furthermore, the adjacent property owners, Mr. and Mrs. Lalley, provided a letter of support to the Petitioner.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

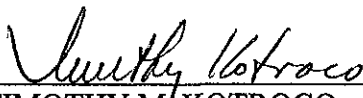
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

ORDER RECEIVED FOR FILING
DWC
By: *[Signature]*
2/14/01

THEREFORE, IT IS ORDERED this 14th day of February, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a height of 19 ft. for an accessory structure in lieu of the permitted 15 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

February 14, 2001

Mr. Edward A. Taber, III
1019 Rolandvue Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 01-261-A
Property: 1018 Wagner Road

Dear Mr. Taber:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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

Copies to:

Mr. Jeffrey Penza
Mr. Dwayne Van Horn
401 Woodbourne Avenue
Baltimore, MD 21212

Mr. Doug Biser
165 W. Chesapeake Avenue
Towson, MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1018 WAGNER ROAD BALTIMORE 21204
which is presently zoned DR.1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 TO PERMIT A HEIGHT OF 19' FOR AN ACCESSORY STRUCTURE IN LIEU OF THE REQUIRED 15' HEIGHT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) THE TOP OF GARAGE WAS BASED ON ORIGINAL COUNTINGS BUT AFTER REGRADING, THE GRADE AWAY FROM THE BACK OF GARAGE, THE ELEVATION IS NOW LOWER BY FOUR FEET, HENCE THE 19' HGT.

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):

EDWARD A. TABER III

Name - Type or Print

Edward A. Taber III

Signature

Name - Type or Print

Signature

1019 ROLANDVILLE AVE. 410-583-5332

Address Telephone No.

BALTIMORE, MARYLAND 21204

City State Zip Code

Representative to be Contacted:

DWAYNE VAN HORN - ARCHITECT

Name

401 WOODBROOK AVE. 410-435-6677

Address Telephone No.

BALTIMORE, MARYLAND 21212

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By TAG Date 12/22/00

Case No. 01-2601 A

Date 12/15/98

OFFICE RECEIVED FOR FILING

ZONING DESCRIPTION FOR 1018 WAGNER ROAD, Baltimore, MD, 21204

Beginning at a point on the East side of Rolandvue Avenue which is 350'+/- wide at the intersection of Rolandvue Avenue and Wagner Road, which is 22' wide. Being recorded originally as the Boyce Property containing 5.08 acres+/- . Also known as 1018 Wagner Road and located in the 9th Election District, tax map 69; Grid 16; Parcel 751, 4th Councilmanic District.

Typical metes and bounds: S40° 47' 45"W 176.25ft., S44° 47' 45"W 173 ft., S83°35'50"W 16ft., N82°54'10"W 92ft., N56°54'10"W 110ft., N80°24'12"W 115ft., N67°54'10"W 50ft., N56°39'10"W 50ft., N47°54'10"W 50ft., N76°24'10"W 45ft., N45°51'12"E 154ft., N4°54'12"W 300ft., S75°32'00"E 144.32ft., S83°16'00"E 121ft., S00°06'00"W 66.5ft., S19°24'00"E 50ft., S19°24'00"E 50ft., S51°24'00"E 80ft., S84°24'00"E 100ft., S55°54'00"E 139ft., S70°54'00"E 85ft. to the place of beginning.

01-261A

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

No.

90601

DATE

12-22-00

ACCOUNT

K0001 6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

Edward Taber

FOR:

Variance - 01-261A

1018 Wagner Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

12/22/2000 12/22/2000 14:28:10

PLS 4503 CASHIER LML LDM BYMMER

Dept 5 528 ZONING VERIFICATION

Receipt # 159072

06121

CR NO. 090602

Receipt Tot

50.00

50.00 01

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #01-261-A
1018 Wagner Road
SE/S Rolandvue Road, 250'
NE of Bellona Avenue between
Wagner and Cloverleaf Road
9th Election District
4th Councilmanic District

Legal Owner(s):

Edward A. Taber, III

Variance: to permit a height
of 19 feet for an accessory
structure in lieu of the per-
mitted 15 feet.

Hearing: Monday, Febru-
ary 12, 2001 at 11:00 a.m.
in Room 407, County
Courts Building, 401 Bos-
ley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

1/250 Jan. 25 C446014

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/25, 2001

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 1/25, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-261-A

Petitioner/Developer: _____

Edward Taber III

Date of Hearing/Closing: 1-12-01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

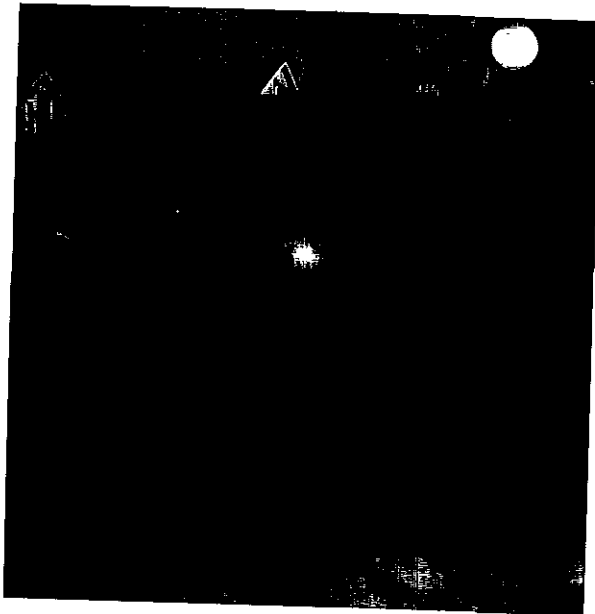
Attention: Ms. Gwendolyn Stephens

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 1018 Wagner Rd.

Ruxton, MD 21204

The sign(s) were posted on January 24, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 1-24-01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPLEX GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

CERTIFICATE OF POSTING

JK
2/12/01

RE: Case No.: 01-261-A

Petitioner/Developer: TABER, ETAL
% MATT. SLATER

Date of Hearing/Closing: 2/12/01

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 #1018 WAGNER RD.

The sign(s) were posted on

1/27/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe - 2/1/30/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

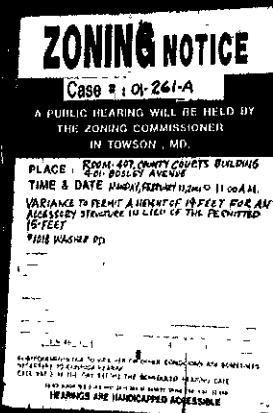
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



% MATTHEW SLATER

201-666-5366

RE: PETITION FOR VARIANCE
1018 Wagner Road, SE/S Rolandvue Rd, 250' NE of
Bellona Ave betw Wagner and Cloverleaf Rd
9th Election District, 4th Councilmanic

Legal Owner: Edward A. Taber, III
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-261-A

* * * * *

ENTRY OF APPEARANCE

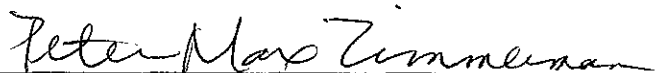
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Dwayne VanHorn, 401 Woodbourne Avenue, Baltimore, MD 21212, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 10, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-261-A

1018 Wagner Road

SE/S Rolandvue Road, 250' NE of Bellona Avenue between Wagner and Cloverleaf Road

9th Election District – 4th Councilmanic District

Legal Owner: Edward A. Taber, III

Variance to permit a height of 19 feet for an accessory structure in lieu of the permitted 15 feet.

HEARING: Monday, February 12, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon". Below the signature, the initials "GDZ" are handwritten.

Arnold Jablon
Director

C: Edward A. Taber, III, 1019 Rolandvue Avenue, Baltimore 21204
Dwayne Van Horn – Architect, 401 Woodbourne Avenue, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 27, 2001**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 25, 2001 Issue – Jeffersonian

Please forward billing to:

Dwayne Van Horn
401 Woodbourne Avenue
Baltimore MD 21212

410 435-6677

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-261-A

1018 Wagner Road

SE/S Rolandvue Road, 250' NE of Bellona Avenue between Wagner and Cloverleaf Road

Variance to permit a height of 19 feet for an accessory structure in lieu of the permitted 15 feet.

9th Election District – 4th Councilmanic District

Legal Owner: Edward A. Taber, III

HEARING: Monday, February 12, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

G.D.Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-261A

Petitioner: MR. EDWARD A. TAPPER, III

Address or Location: 1018 WAGNER ROAD, BALTIMORE MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dwayne Van Horn.

Address: PENZA ASSOCIATES ARCHITECTS, INC.

401 WOODBORNE AVE. BALTIMORE, MD. 21212

Telephone Number: 410-435-6677

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

Edward A Taber III
1019 Rolandvue Avenue
Baltimore MD 21204

Dear Mr. Taber:

RE: Case Number: 01-162-A, 1018 Wagner Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 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: Dwayne VanHorn –Architect, 401 Woodbourne Avenue, Baltimore 21212
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

January 9, 2001

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 January 8, 2001

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:

253, 256, 258, 259, 260, 261, 263, 264, 265

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/RBS*

DATE: January 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 8, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
251	2855 Lodge Farm Road
254	6311 Sherwood Road
255	800 Race Road
257	2005 Security Boulevard
258	15505 Carroll Road
259	10407 Vincent Road
261	1018 Wagner Road
262	15 Hanover Road 10 Westminster Pike
263	9639 Belair Road
265	1678 Bullock Circle

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 25, 2000

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

JAN 25

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-261.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: 1-10-01

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

RE: Baltimore County
Item No. 261 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,

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ED TABER

1015 ROLAND VUE RD., RUXTON
21204

JEFFREY PENZA

401 WOODBOURNE AVE
BALTO. MD. 21212

DOUG BISER

165 WEST CHESAPEAKE
TOLSON, MD 21204

DWAYNE VAN HORN

401 WOODBOURNE AVE
BALT. MD. 21212



1018 Wagner Rd

Interested

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Peggy SOUTHERN

BRLRAIA

P.O. Box 204

Riderwood MD 21139



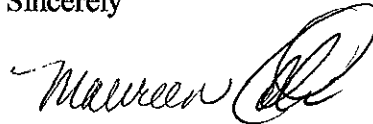
February 9, 2001

Mr. and Mrs. Edward Taber III
1019 Rolandview Road
Baltimore, MD 21204

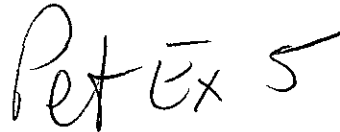
Dear Ed and Terri,

We are looking forward to having you as our new neighbors and welcome you to 1018 Wagner Road. Your garage, which borders our property on the west, is in keeping with the scale, architecture and roof pitch of the property. We do not object to its height as long as the proposed landscaping plan is completed.

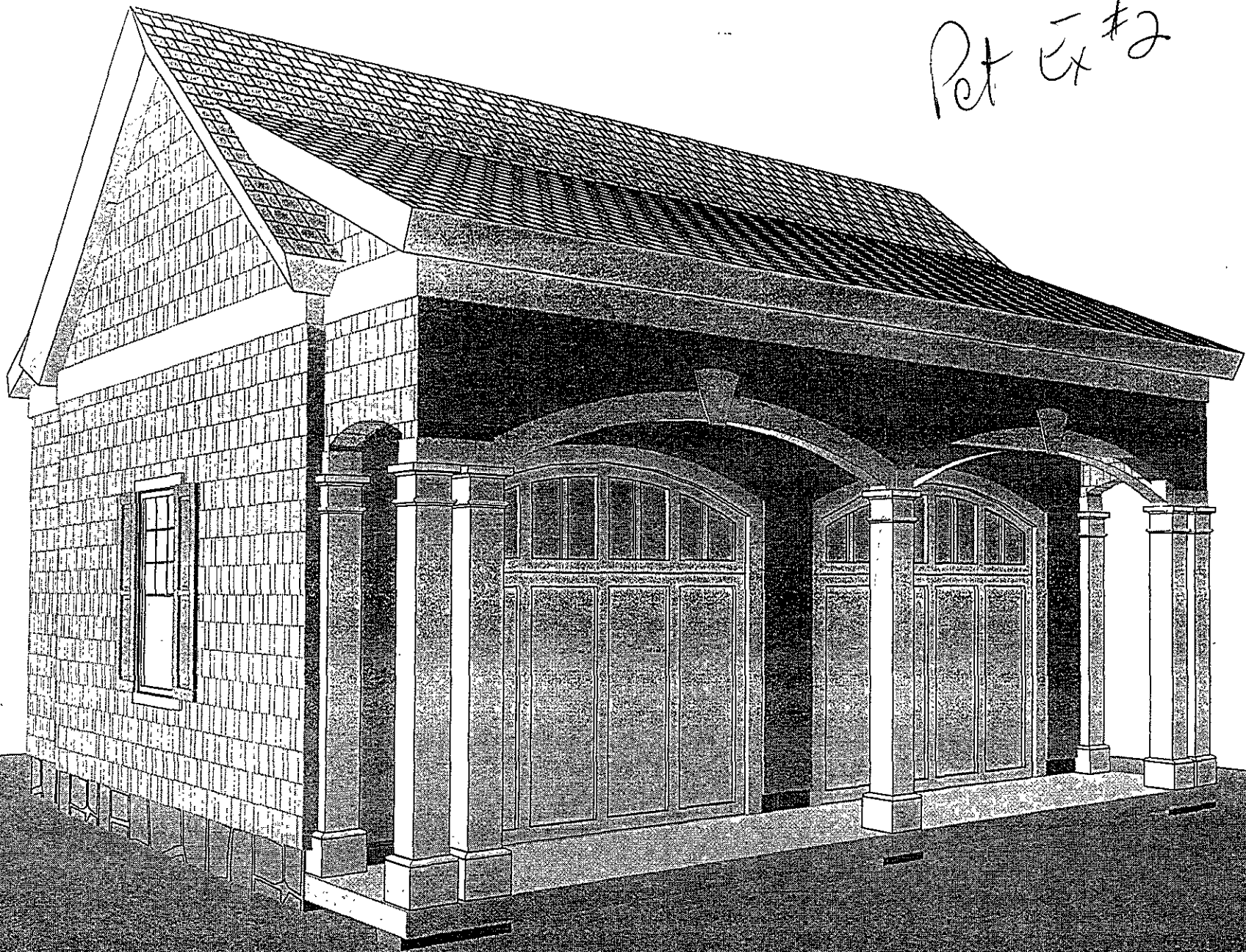
Sincerely

A handwritten signature in cursive script, appearing to read "Maureen D." followed by a large, stylized flourish.

Mr. and Mrs. John S. Lalley, Jr. ,

A handwritten note in cursive script that reads "Pet Ex 5".

Pet Ex #2

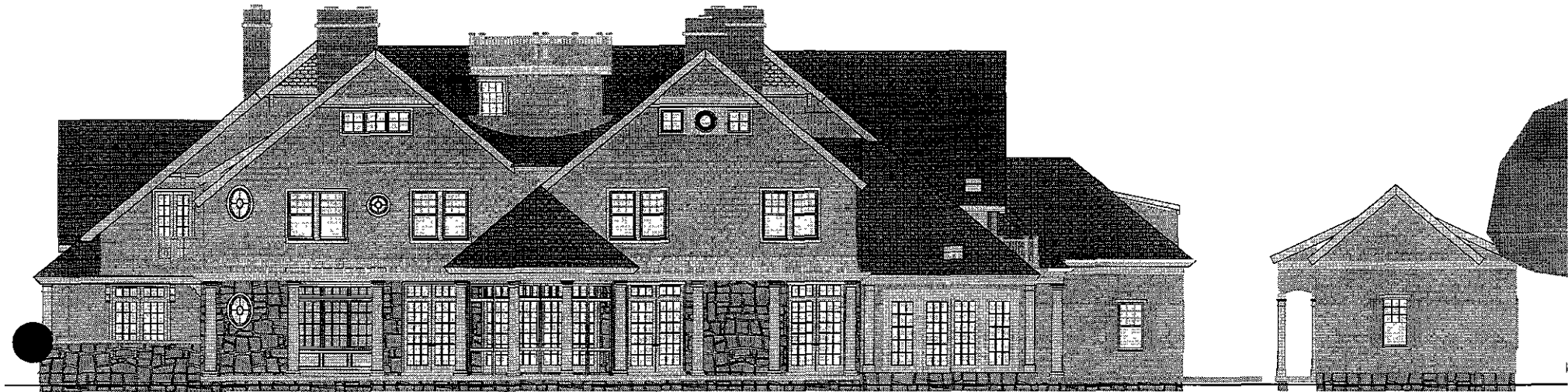


TABER RESIDENCE

2 CAR GARAGE

NORTH EAST VIEW.

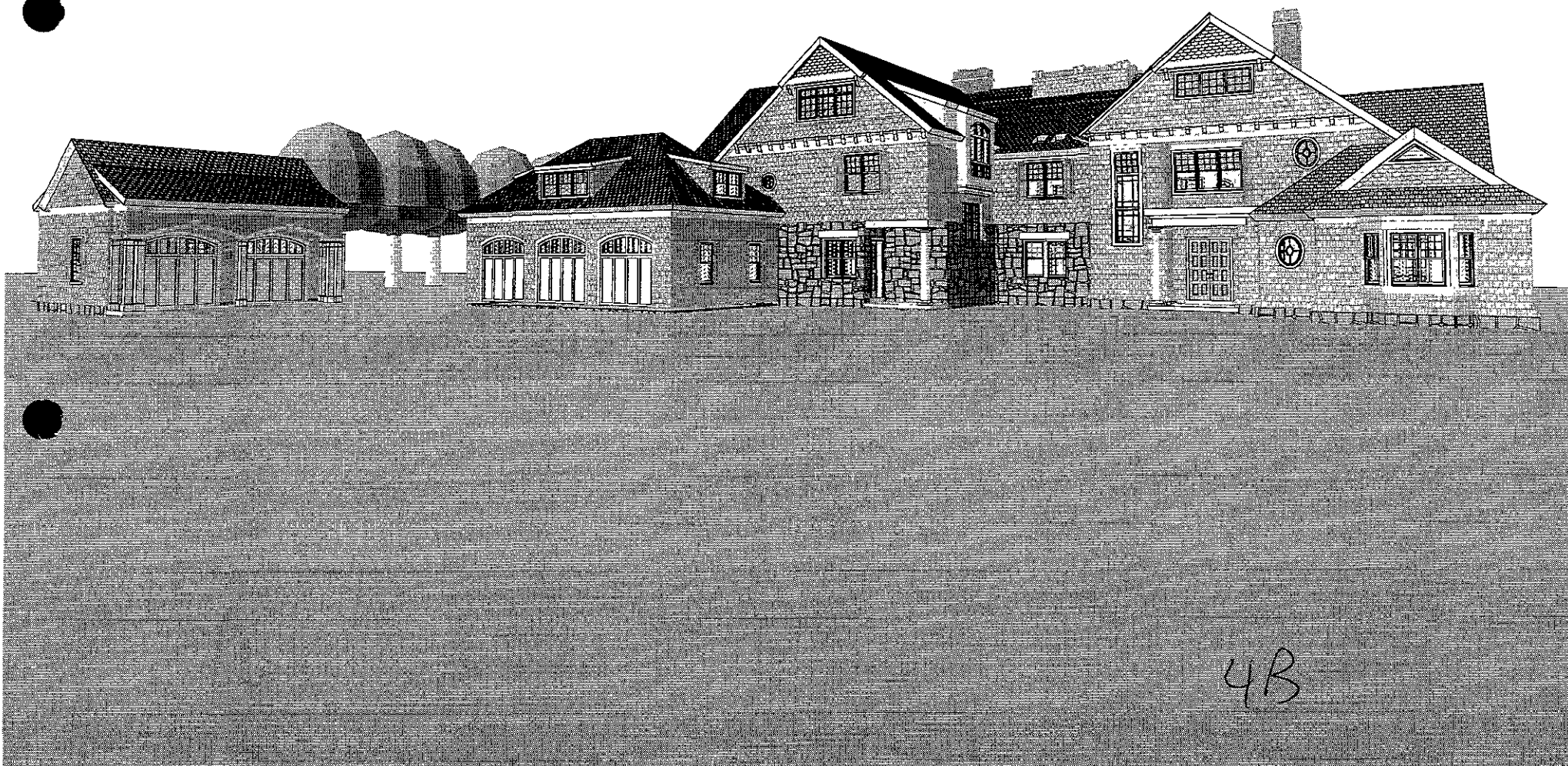
PAA, INC.



TABER RESIDENCE
WEST ELEVATION

Pet 4A

PAA, INC.



PERSPECTIVE FROM NORTH EAST.

TABER RESIDENCE

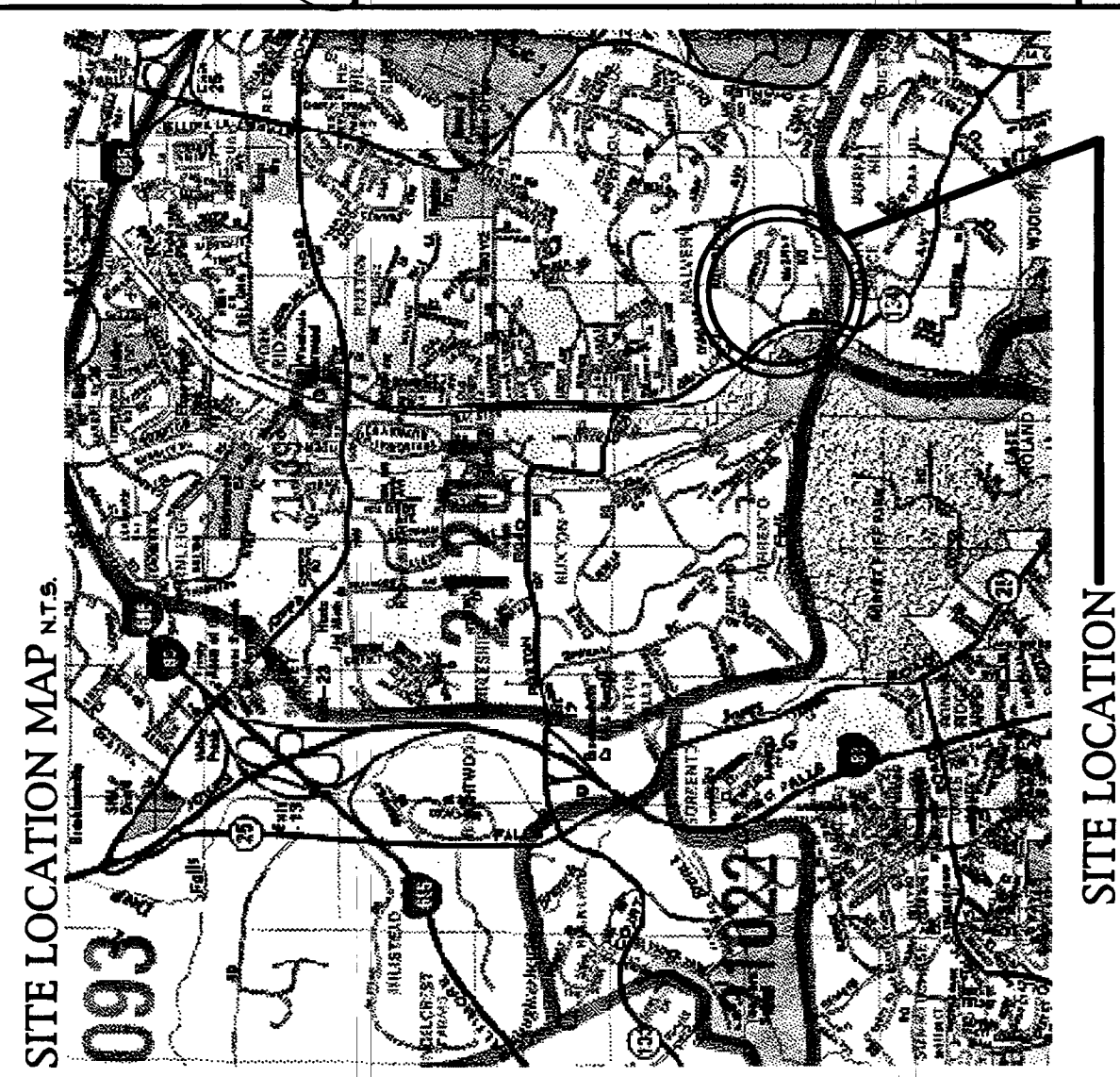
PAA, INC.





NEW RESIDENCE FOR
TABER
WAGNER ROAD
RUXTON, MARYLAND 212

PENZA ASSOCIATES
ARCHITECTS, INC.
401 WOODBOURNE AVENUE
BALTIMORE, MARYLAND 21212
(410) 435-6677 FAX (410) 435-6868
www.penza.com E-Mail: penza@penza.com



SITE LOCATION MAP N.T.S.

SITE LOCATION—

**NOTE:
SEE LANDSCAPE ARCHITECTS
DRAWINGS FOR ACTUAL LAYOUT
OF POOL**

MR. & MRS. EDWARD TABER III

WAGNER ROAD

BALTIMORE, MARYLAND 21204

CABO ONE AND TWO FAMILY DWELLING

BOCA NATIONAL BUILDING CODE/1990

R-4 RESIDENTIAL

D.R.-1

FRONT YARD: 50 FEET
SIDE YARD: 20 FEET MIN. SUM OF 50 FEET

REAR YARD: 50 FEET

9TH ELECTION DISTRICT

MEMORANDUM FOR THE RECORD

4 COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

5.08 ACRES +/-

5,700 SQ.FT. +/-

16,160 SQ. FT. +/- LIVING SPACE
915 SQ. FT. +/- GARAGE

PUBLIC WATER PUBLIC GAS PRIVATE

SEPTIC SYSTEM.

1 **SITE PLAN**
SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"

Ref 54. #1