

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Balistan Road, 75' W of the c/l
Barletta Court
(5421 Balistan Road)
14th Election District
6th Council District

Brian D. Hanson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-467-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, Brian D. and Tami M. Hanson. The Petitioners seek relief from Sections 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.b and V.B.3 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to lot line setback of 15 inches in lieu of the required 15 feet, and a building to building setback of 12 feet in lieu of the required 16 feet for proposed additions on both sides of the existing dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed pursuant to Section 26-127 of the Baltimore County Code, which allows consideration of a variance request by an owner-occupant of residential property without a public hearing. The property is posted giving public notice of the requested relief for a period of 15 days during which time any individual residing within 1000 feet of the property in question may demand that a hearing be held to determine the merits of the request. In this case, a request for hearing was made by several neighbors, including Eric and Shari Kosko, Donna Lewis, and Rose Padilla. Thus, a public hearing was held on July 23, 2001.

Appearing at the hearing in support of the request were Brian and Tami Hanson, property owners. Appearing as Protestants in the matter were several residents from the surrounding community including Eric and Shari Kosko, adjacent property owners, Donald and Donna Lewis, Rose Padilla, Doug and Barbara Fleming, and Wesley Jefferies.

ORDER RECEIVED FOR FILING

Date 8/23/01

By [Signature]

Testimony and evidence offered revealed that the subject property is a roughly rectangular shaped parcel located on the east side of Balistan Road, just west of Philadelphia Road in Rosedale. The property is located in King's Court, a modest subdivision of single family homes on relatively small lots. The subject property consists of a gross area of 5,100 sq.ft., more or less, zoned D.R.5.5, and is improved with a single family dwelling. Although there is no garage, a macadam driveway leads from Balistan Road into the front yard of the property. Presently, the house features an enclosed porch on the rear and a small porch on the front. The Petitioners are desirous of constructing two additions to their home to provide more living space for their growing family. On the south side of the dwelling, a two-story addition, 12' x 37' in dimension is proposed. That addition will feature a garage on the first floor and living space on the second floor. As show on the site plan, that addition will run along the entire side of the existing dwelling and will come within 3 feet of the property line adjoining the Kosko lot located at 5423 Balistan Road. A second addition is proposed on the north side of the dwelling. That addition was originally proposed on the site plan as a one-story structure, 12' x 27' in dimension, that would serve as a family room. At the hearing, it was indicated that the size of this addition has been modified and is now proposed to be 11' x 24' in dimension. Nonetheless, variance relief is still required.

After the hearing, I visited the site and briefly walked the property. I also drove the neighborhood to observe the character of the locale. Turning first to the proposed 12' x 37' addition, testimony was offered by Ms. Kosko regarding the location of the property line that separates the Petitioners' and her property. Apparently, the precise location of this property line is in dispute. Significant testimony was offered on this point at the hearing. As I indicated during the hearing, the Office of Zoning Commissioner does not have the authority to quiet questions of title or determine the location of property lines. Any such dispute must be resolved before a judge of the Circuit Court for Baltimore County. My authority springs from the Baltimore County Code and the Baltimore County Zoning Regulations (B.C.Z.R.). The parties must resolve their dispute regarding the location of the property line in another forum.

Irrespective of this issue, the Protestants object to the proposed additions. Ms. Kosko, in particular, believes that the two-story addition proposed on her side of the dwelling could cause

ORDER RECEIVED FOR FILING
Date 8/23/01
By [Signature]

drainage problems and improperly infringe upon her property. Indeed, that addition will be located 3 feet from her property line, within close proximity of her house. Other Protestants who appeared believe that the proposed addition will be detrimental to the surrounding locale.

Subsequent to the hearing, the Petitioner submitted correspondence dated August 6, 2001 regarding the precise location of the property line separating their lot from the adjoining Kosko property, and the location of their respective dwellings relative to the property line. I have included that correspondence in the case file as part of the record of this case, but again emphasize that a determination of the location of the property line is not within my jurisdiction. Additional subsequent correspondence was received from the Petitioner on August 20, 2001 wherein he significantly altered his proposal. Specifically, the Petitioner now proposes a reduction in the size of the proposed addition on the north side to 6' x 24' in lieu of the initially proposed 12' x 27'. Moreover, in view of the latest property line survey, he has also altered the location and height of the proposed two-story addition on the south side of the property, adjacent to the Kosko lot.

As noted above, this matter was contested by many of the Petitioners' neighbors who appeared and testified at the public hearing in opposition to the request. There is no indication that the Petitioner provided copies of any of his latest proposals to his neighbors for their review and consideration. In my view, it is inappropriate and unfair to the neighbors for the Petitioner to continue to adjust his plan and basically create a moving target as to what is proposed, without the input of his neighbors. I am obligated to make a decision, based upon the testimony and evidence presented at the hearing. If the Petitioner disagrees with my decision in this matter and wishes to amend his plan, he may do so through a formal request for reconsideration, at which time he can submit a final proposal, with copies of same to his neighbors who appeared in opposition. In the alternative, the Petitioner can file an appeal of my decision to the County Board of Appeals.

Therefore, upon due consideration of the testimony and evidence presented, I am not persuaded that the Petitioners have met their burden under law for variance relief to be granted for the addition proposed on the south side of the property. Variance relief must be granted in accordance with the requirements of Section 307 of the B.C.Z.R. and cannot be approved in matters of mere convenience. In this case, I believe that the proposed two-story addition on the south side of the

property is simply too large and too close to the neighbors' property line. In fact, I believe that any addition on this side of the property would adversely impact the adjacent property. Ms. Kosko's concerns over potential drainage problems are legitimate as is the feared impact on her lot. Thus, I am persuaded to deny the variance requested for that addition.

The proposed addition on the north side of the dwelling presents a different issue. In this regard, it is interesting to note that the side/north property line of the Petitioners' lot is separated from their neighbors' property line by a 10-foot easement that provides access to an area of Homeowners' Association open space. This easement is more particularly shown on a copy of the record plat for this community that was submitted at the hearing. That is, Lot 28 (5419 Balistan Road) and Lot 29 (5421 Balistan Road) do not abut one another, but are separated by the 10-foot easement. In effect, this creates a larger buffer between these two properties. The addition proposed on the north side of the property, as modified at the hearing to 11' x 24', is far more modest, and in my judgment, more in keeping with the character of the property and the neighborhood. I concur with the Petitioners' assessment that an addition to the property is not practical to either the front or the rear of the house. Although I denied the variance for the addition on the south side, I do believe that a variance should be granted to allow the proposed addition on the north side, for so long as the Petitioners' do not infringe into the 10-foot open easement area.

As noted above, the subject property is located within an approved subdivision, which limits development outside the building envelope without an amendment to the Final Development Plan. Therefore, an amendment to the Final Development Plan for King's Court is required, in view of the proposed improvements. Thus, I shall approve an amendment, consistent with the relief granted herein.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part, in accordance with the following.

23rd THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August, 2001 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.b and

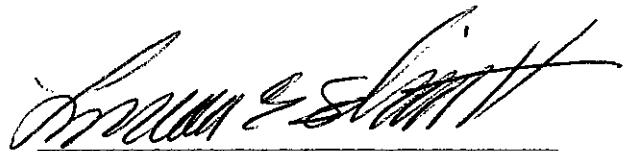
ORDER RECEIVED FOR FILING
Date 8/23/01
By 4696

V.B.3 of the Comprehensive Manual of Development Policies (C.M.D.P.), as modified herein, to permit a window to lot line setback of 15 inches in lieu of the required 15 feet, and a building to building setback of 12 feet in lieu of the required 16 feet for a proposed 11' x 24' addition on the north side of the existing dwelling, be and is hereby GRANTED; subject to the following restriction:

- 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.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a revised site plan incorporating the modified relief granted herein.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that an amendment to the Final Development Plan for King's Court be and is hereby APPROVED, consistent with the relief granted herein; and,

IT IS FURTHER ORDERED that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B and 504.2 of the Baltimore County seek relief from Sections 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.b and V.B.3 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to lot line setback of 15 inches in lieu of the required 15 feet, and a building to building setback of 12 feet in lieu of the required 16 feet for proposed additions on both sides of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/23/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 23, 2001

Mr. & Mrs. Brian D. Hanson
5421 Balistan Road
Baltimore, Maryland 21237-4526

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Balistan Road, 75' W of the c/l Barletta Court
(5421 Balistan Road)
14th Election District – 6th Council District
Brian D. Hanson, et ux - Petitioners
Case No. 01-467-A

Dear Mr. & Mrs. Hanson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative has been granted in part and denied in part, 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Eric Kosko, 5423 Balistan Road, Baltimore, Md. 21237
Mr. & Mrs. Donald Lewis, 8 Galahad Court, Baltimore, Md. 21237
Ms. Rose Padilla, 6 Galahad Court, Baltimore, Md. 21237
Mr. & Mrs. Doug Fleming, 7 Alton Court, Baltimore, Md. 21237
Mr. Wesley Jefferies, 5410 Litany Lane, Baltimore, Md. 21237
Code Enforcement Division, DPDM; People's Counsel; Case File

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 5421 BALISTAN Road
which is presently zoned D.R. 5.5

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) 1802.3.B, 504.2, V.B.6.b,

V.B.3 (CMDP.) to permit a window to Lot Line set back of 15 in. in lieu of the required 15 ft., and a building to building set back of 12 ft. in lieu of the required 16 ft. for additions on both sides of the existing dwelling.

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.

See Attachments

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Mr. Brian D. Hanson
Name - Type or Print

[Signature]
Signature

Mrs. Tami M. Harp-Hanson
Name - Type or Print

[Signature]
Signature

5421 BALISTAN Road (W) 410-780-3324
Address

Baltimore, MD 21237-4526
City State Zip Code

Representative to be Contacted:

[Signature] Same
Name

Address Telephone No.

City State Zip Code

Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, 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

Reviewed By JCM Date 5-7-01

Estimated Posting Date 5-20-01

ORDER RECEIVED FOR FILING
DATE 5/22/01 BY [Signature]

FILE NO.

01-467 A

REV 9/15/98

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

5421 Balistan Road

Address

Baltimore, MD

City

State

21237-4526

Zip Code

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

See Attachments

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

Mr. Brian D. Hanson
Name - Type or Print

[Signature]
Signature

Mrs. Tami M. Harp-Hanson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tami M. Harp-Hanson & Brian D. Hanson

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

4/30/01
Date

[Signature]
Notary Public

My Commission Expires December 3, 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

5421 Balistan Road
Address
Baltimore, MD 21237-4526
City State Zip Code

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

See Attachments

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.

Brian D. Hanson
Signature

Mr. Brian D. Hanson
Name - Type or Print

Mrs. Tami M. Harp-Hanson
Signature

Mrs. Tami M. Harp-Hanson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tami M. Harp-Hanson & Brian D. Hanson
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

4/30/01
Date

Stacie Ann Surdick
Notary Public

My Commission Expires 12/3/02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5421 Balistan Road
which is presently zoned D.R. 5.5

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) 1B02.3.B, #504.2, V.B.b.b.,

V.B.3 (CMDP.) TO PERMIT ~~A~~ A WINDOW TO LOT LINE SETBACK
OF ~~15ft.~~ 15in. IN LIEU OF THE REQUIRED 15ft., AND A BUILDING TO
BUILDING SETBACK OF 12ft. IN LIEU OF THE REQUIRED 16ft.
FOR ADDITIONS ON BOTH SIDES OF THE EXISTING DWELLING.

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.

See Attachments

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Mr. Brian D. Hanson
Name - Type or Print

[Signature]
Signature

Mrs. Lami M. Harp-Hanson
Name - Type or Print

[Signature]
Signature

5421 Balistan Road
Address

Baltimore MD 21237-4526
City State Zip Code

Representative to be Contacted:

[Signature] Same
Name

Address Telephone No.

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. 01-467-A

REV 9/15/98

Reviewed By JCM Date 5-7-01

Estimated Posting Date 5-20-01

Inbox for peach1hsc@yahoo.com

Yahoo! - My Yahoo!

Options - Sign Out - Help



Mail



Addresses



Calendar



Notepad

Click here!

2.99%

9.99%

Reply

Reply All

Forward

as attachment

Download Attachments

Delete

Prev | Next | Inbox

- Choose Folder -

Move

Date: Mon, 30 Apr 2001 14:22:09 -0700 (PDT)

From: "Tami M. Harp-Hanson" <peach1hsc@yahoo.com> | [Block Address](#) | [Add to Address Book](#)

Subject: Zoning Review/Affidavit in Support of Administrative Variance

To: "Tami M. Harp-Hanson" <peach1hsc@yahoo.com>

CC: bdtmh5@yahoo.com

April 30, 2001

To: Zoning Commissioner

Subject: Zoning Review/ Affidavit in Support of
Administrative Variance.

We are requesting an Administrative Variance for our property located at 5421 Balistan Road which we are the occupied residential homeowners. The following are reasons why we contest undue hardships and practical difficulties for a variance:

a.) Our "American Dream" house has the uniqueness additional feet located on the East and West sides of the property which allows an unusual additional living space within our property lines. Therefore, our property is not designed to increase space towards the rear of the house.

b.) Enhances the homeowners overall comfort level with living in our "American Dream House".

c.) Increase number of family members.

d.) Additional living space for the homeowners.

e.) Increase the existing homeowners/community's property value.

f.) Limited space parking off street for the homeowners.

g.) Loan officer informed the homeowners that we will be able to add "additional living spaces" to our property at the time of purchased.

h.) In the community other properties have been "approved" to increase their living spaces which are

467

/ShowLetter?MsgId=9425_6568744_39698_813_3211_0&YY=36936&inc=25&order=down 4/30/01

ORDER RECEIVED FOR FILING

Date

By

very close together with added additions. To include some additions have been built on homeowners property lines.

i.) Due to the Baltimore County Zoning Regulations without the variance has caused an undue hardship on the property owners. Moreover, it's no fault of the homeowners.

j.) The public safety, health and general welfare have no restrictions or limitations because of the proposed additions.

k.) Again, without a variance being granted "favorable", this will cause unnecessarily hardship with the current laws and regulations for the homeowners.

l.) Proposed additions are in strict harmony and compliance with the existing building codes, materials, height, and sign regulations.

m.) Reducing the requested dimensions and measurements will not be beneficial to the homeowners.

However, the materials which will be used are as follows:

a.) Laying foundation with rebar re-enforcement.

b.) Improvement build on concrete slab with poured concrete.

c.) Exterior Materials- 2x4 studdings (R19 in between stud's), 2x10 joists, 2x8 waffler boards, outside insulation wrap 1/2" stiro foam, identical existing vinyl siding & color, 1 bay window, 1 single window, 4 existing color shutters, 2 entry/exit doors, 1 garage door, same architectural design w/ slanting roof (see enclosed picture) and frame of house identical of existing with dropping 1 ft. from each side.

d.) Interior materials- 1/2" sheet rock, painted walls, electrical, outlets, switch, ceiling fan, existing heating (standard ventilation with extending the duck work, door (entry/exit) and no plumbing.

467

**Please advise us of the grant, denial or modifications within 45 and 60 days of receipt of this notice. Thank You!

Sincerely yours,

Mr. Brian D. Hanson
Mrs. Tami M. Harp-Hanson

Enclosure(s): See Attachments

ORDER RECEIVED FOR FILING

Date 8/23/01

By [Signature]

Zoning Description

Zoning description for 5421 Balistan Road, Baltimore, MD 21237-4526.

Beginning at a point on the South side of Balistan Road which is 20 feet wide at the distance of 75 feet West of the center line of the nearest improved intersecting street Barletta Court which is 20 feet wide. * Being Lot #29, Block B, Section # 3 in the subdivision of King's Court as recorded in Baltimore County Plat Book # 42, Folio # 76, containing 5,100 square feet. Also known as 5421 Balistan Road and located in the 14th Election District, 6th Councilmanic District.

Tax Account # of property 5423 Balistan Rd.: 17-00-0125-88

Tax Account # of property 5421 Balistan Rd.: 17-00-0125-87

Tax Account # of property 5419 Balistan Rd.: 17-00-0125-86

467

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

1713

DATE 6-7-01 ACCOUNT 001 006 6150

AMOUNT \$ 40.00

RECEIVED FROM: SHARI ANN KOSKO

FOR: FORMAL DEMAND FOR HEARING 01-467-A

5421 BALISTAN RD BRIAN HANSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTION
01/12/01 02/03/01 14:54:01
REF 1506 CASHIER REG FOR HEARING
RECEIPT # 027035
DATE 6-5-02 MONROE CLERK
CR NO. 001725
Rec'd Tol 1.50
40.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

1713

DATE 6-7-01 ACCOUNT 001 006 6150

AMOUNT \$ 40.00

RECEIVED FROM: SHARI ANN KOSKO

FOR: FORMAL DEMAND FOR HEARING 01-467-A

5421 BALISTAN RD BRIAN HANSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTION
01/12/01 02/03/01 14:54:01
REF 1506 CASHIER REG FOR HEARING
RECEIPT # 027035
DATE 6-5-02 MONROE CLERK
CR NO. 001725
Rec'd Tol 1.50
40.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

467

No.

92871

DATE 5.7.01 ACCOUNT 001-006-6150

AMOUNT \$

50.00

RECEIVED
FROM:

HANSON 5421 BALISTON RD

FOR:

Ad. UAL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jan

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/07/2001	5/07/2001	09:50:33
REG 0505	CASHIER LWIL LDW	DRAWER 5
RECEIPT # 102519		OFLN
Dep: 5	528 ZONING VERIFICATION	
CR NO. 092871		

Receipt Tot

50.00

50.00 CK

.00 CA

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: #01-467-A
5421 Ballistan Road
S/S Ballistan Road, 75' W
centerline Barletta Court
14th Election District
6th Councilmanic District
Legal Owner: Brian Hanson
Administrative Variance: to permit a window to lot line setback of 15 inch in lieu of the required 15 feet, and a building to building setback of 12 feet in lieu of the required 16 feet for additions on both sides of the existing dwelling.

Hearing: Monday, July 23, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/017 July 5 C479314

CERTIFICATE OF PUBLICATION

7/5/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/5/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

6/6/01
8
wcr



To: (house)
File demand letters
6/7/01 wa

01-1875

JUN 6 2001

FORMAL DEMAND FOR HEARING

CASE NUMBER: 01-467-A

Address: 5421 Balistan Rd. Balto. MD 21237

Petitioner(s): ~~Shari Kooke~~, Brian Harbo

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(We) Donna Donna Lewis
Shari Kooke Rose Padula
Name - Type or Print

(☒) Legal Owners OR (☐) Resident of
6 Stalabad Ct. 5423 Balistan Rd.
8 Stalabad Ct.
Address

Balto. MD 21237
City State Zip Code
Shari Donna Donna
410-574-5480 410-687-1259
Telephone Number

which is located approximately 15 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Shari Kooke 5/30/01
Signature Date

Rose Padula 5/30/01
Signature Date
Revised 9/18/98
Donna Donna Lewis
Donna Lewis

CERTIFICATE OF POSTING

ADM.

RE: Case No 01-467-A

Petitioner/Developer HANSON, ETAL

Date of Hearing/Closing 6/4/01

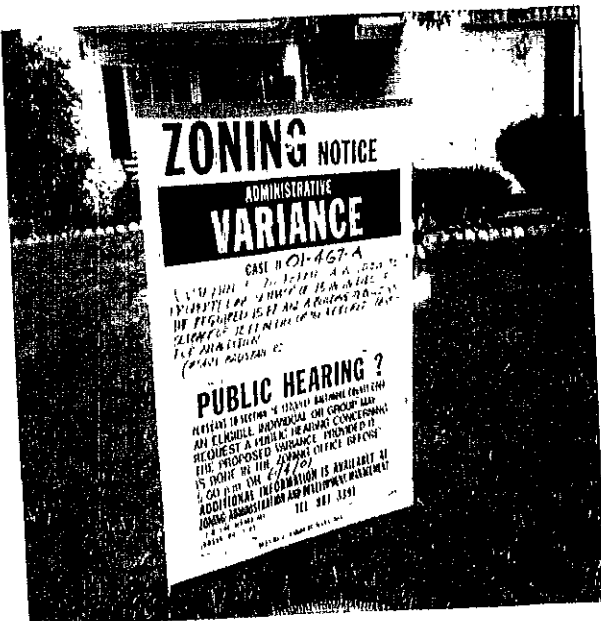
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 #5421-BALISTON RD.

The sign(s) were posted on 5/19/01
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe Sr. 5/22/01
(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)

01-467-A
#5421-BALISTON RD.
HANSON 6/4/01

CERTIFICATE OF POSTING

ADM. CHALLENGE

RE: Case No.:

01-467-A

Petitioner/Developer:

HANSON

Date of Hearing/Closing:

7/23/01

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 #5421 BALISTAN

The sign(s) were posted on

6/21/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/21/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

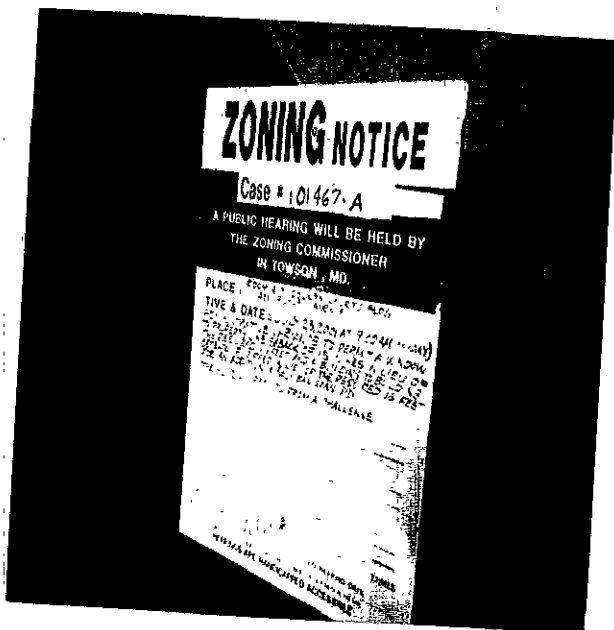
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 467 -A Address 5421 BALISTAN RD.

Contact Person: J. Menden : Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5.7.01 Posting Date: 5.20 Closing Date: 6.4

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- 467 -A Address 5421 BALISTAN RD.
Petitioner's Name BRIAN HANSON Telephone 410-780-3324

Posting Date: 5.20 Closing Date: 6.4

Wording for Sign: A VARIANCE
To Permit A WINDOW TO PROPERTY LINE SETBACK OF
15 IN. IN LIEU OF THE REQUIRED 15 FT. AND A BUILDING
TO BUILDING SETBACK OF 12 FT. IN LIEU OF THE REQUIRE
16 FT. FOR AN ADDITION.

XO. 21

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: 467
Petitioner: Mr. BRIAN D. HANSON & Mrs. Tami M. Harp-HANSON
Address or Location: 5421 BALISTAN Road BALTIMORE, MD 21237-4526

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Brian D. HANSON or Mrs. Tami M. Harp-HANSON
Address: 5421 BALISTAN Road
BALTIMORE, MD 21237-4526
Telephone Number: 410-780-3324

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 5, 1001 Issue – Jeffersonian

Please forward billing to:
Brian D Hanson
5421 Balistan Road
Baltimore MD 21237

410 661-8800

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: 01-467-A
5421 Balistan Road
S/S Balistan Road, 75' W centerline Barletta Court
14th Election District – 6th Councilmanic District
Legal Owner: Brian Hanson

Administrative Variance to permit a window to lot line setback of 15 inch in lieu of the required 15 feet, and a building to building setback of 12 feet in lieu of the required 16 feet for additions on both sides of the existing dwelling.

HEARING: Monday, July 23, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G02
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.



Baltimore County
Department of Permits and
Development Management

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

June 8, 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 due to the fact that a request for formal hearing has been requested:

CASE NUMBER: 01-467-A
5421 Balistan Road
S/S Balistan Road, 75' W centerline Barletta Court
14th Election District – 6th Councilmanic District
Legal Owner: Brian Hanson

Administrative Variance to permit a window to lot line setback of 15 inch in lieu of the required 15 feet, and a building to building setback of 12 feet in lieu of the required 16 feet for additions on both sides of the existing dwelling.

HEARING: Monday, July 23, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G72
Director

C: Donna L Lewis, 8 Galahad Court, Baltimore 21237
Rose Padilla, 6 Galahad Court, Baltimore 21237
Shari Kosko, 5423 Balistan Road, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 7, 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.





Baltimore County
Department of Permits and
Development Management

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

June 5, 2001

Tami & Brian D Hanson
5421 Balistan Road
Baltimore MD 21237

Dear Mr. & Mrs. Hanson:

RE: Case Number: 01-467-A, 5421 Balistan Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 2001.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Donna L Lewis, 8 Galahad Court, Baltimore 21237
Rose Padilla, 6 Galahad Court, Baltimore 21237
Shari Kosko, 5423 Balistan Road, Baltimore 21237
People's Counsel





Baltimore County
Department of Permits and
Development Management

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

July 20, 2001

Tami & Brian Hanson
5421 Balistan Road
Baltimore MD 21237

Dear Mr. & Mrs. Hanson:

RE: Case Number: 01-467-A, 5421 Balistan Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 2001.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel





Baltimore County
Fire Department

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

June 5, 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 May 21, 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:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

REVIEWER: LIEUTENANT JIM MEZICK, 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
INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item Nos. 461, 463, 464, 465, 466, 467,
469, 470, 472, 473, 474, 475, 478, 480,
483, and 006

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

RWB:HJO:jrb

cc: File

hs
7/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-461, 01-467 & 01-471

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 M. Lutz

AFK/JL:MAC



TRENTON PROPERTY SERVICES, INC.

April 16, 2001

**BARRINGTON SINGLE FAMILY ASSOCIATION, INC.
ARCHITECTURAL MODIFICATION REQUEST**

Mr. & Mrs. Brian D Hanson
5421 Balistan Road
Baltimore, MD 21237

Dear Mr. & Mrs. Hanson,

We have received your request for approval on the attached specifications. (Install addition and garage) Please be advised of the following:

☐ Your request has been denied for the following reason(s):

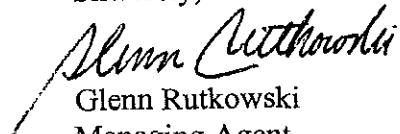
☒ Your request has been approved subject to the following:

1. OWNER IS RESPONSIBLE FOR OBTAINING ANY AND ALL APPROVALS FROM LOCAL GOVERNMENT AGENCIES.
2. CONSTRUCTION MUST BE IN ACCORDANCE WITH APPROVED PLANS OR APPROVED AMENDMENTS THERETO.
3. ANY REVISIONS OR DEVIATIONS FROM YOUR REQUEST WILL REQUIRE ADDITIONAL APPROVAL FROM THE ARCHITECTURAL COMMITTEE.

Thank you for your request. If your request has been denied, please make the required changes to your plans and resubmit them at your earliest convenience.

On behalf of the Board of Directors, I am

Sincerely,


Glenn Rutkowski
Managing Agent

Enclosures
cc: Resident File (w/encls.)
Architectural Review File (w/encls.)



To: Glenn Rutkowski
(2nd Request)

Per your Request. Please review attachments.

TRENTON PROPERTY SERVICES, INC.

March 9, 2001

THANK YOU!
Mr. & Mrs. HANSON
3-18-01

**BARRINGTON SINGLE FAMILY ASSOCIATION, INC.
ARCHITECTURAL MODIFICATION REQUEST**

Mr. & Mrs. Brian D Hanson
5421 Balistan Road
Baltimore, MD 21237

Dear Mr. & Mrs. Hanson,

We have received your request for approval on the attached specifications. (Install addition and garage) Please be advised of the following:

- ☐ Your request has been approved
☒ Your request has been denied for the following reason(s):

1. Lack of information provided in order for your request to be approved. Please provide picture, size, shape and dimensions of the structure along with the materials to be used. The more information given, the easier the Board of Directors can understand what you're trying to construct under the documents for the Association.

PLEASE BE ADVISED OF THE FOLLOWING:

1. OWNER IS RESPONSIBLE FOR OBTAINING ANY AND ALL APPROVALS FROM LOCAL GOVERNMENT AGENCIES.
2. CONSTRUCTION MUST BE IN ACCORDANCE WITH APPROVED PLANS OR APPROVED AMENDMENTS THERETO.
3. ANY REVISIONS OR DEVIATIONS FROM YOUR REQUEST WILL REQUIRE ADDITIONAL APPROVAL FROM THE ARCHITECTURAL COMMITTEE.

Thank you for your request. If your request has been denied, please make the required changes to your plans and resubmit them at your earliest convenience.

On behalf of the Board of Directors, I am

****CERTIFIED MAIL****

ARTICLE # 700-0600-0028-6008-7484

Sincerely,

Glenn Rutkowski
Managing Agent

Certified and 1st Class Mail
Enclosures
cc: Resident File
Architectural Review File

Inbox for peach1hsc@yahoo.com

Yahoo! - My Yahoo! Options - Sign Out - Help

powered by
COMPAQ Mail  Addresses  Calendar  Notepad[Reply](#) [Reply All](#) [Forward](#) [as attachment](#)[Download Attachments](#)[Delete](#)[Next](#) [Inbox](#)[- Choose Folder -](#) [Move](#)**Date:** Sun, 18 Mar 2001 21:13:41 -0800 (PST)**From:** "Tami M. Harp-Hanson" <peach1hsc@yahoo.com> | [Block Address](#) | [Add to Address Book](#)**Subject:** Barrington Architectural Review Committee**To:** Trenton@erols.com**CC:** bdtmh5@yahoo.com

March 18, 2001

Dear Mr. Glenn Rutkowski:

We are requesting to construct under the documents for the Association because of the following reasons:

- a) Increase the existing homeowners/community's property value.
- b) Additional living space for the homeowner.
- c) Enhances the homeowners overall comfort level with living in our "American Dream House".

However, the materials which will be used are as follows:

- a) Laying foundation with rebar re-enforcement.
- b) Improvement build on concrete slab with poured concrete.
- c) Exterior Materials- 2x4 studdings (R19 in between stud's), 2x10 joists, 2x8 waffler boards, outside insulation wrap 1/2" stiro foam, identical existing vinyl siding & color, 1 bay window, 1 single window, 4 existing color shutters, 2 entry/exit doors, 1 garage door, same architectural design w/ slanting roof (see enclosed picture) and frame of house identical of existing with dropping 1 ft. from each side.
- d) Interior materials- 1/2" sheet rock, painted walls, electrical, outlets, switch, ceiling fan, existing heating (standard ventilation with extending the duck work, door (entry/exit) and no plumbing.

Please advise us of the approval, denial or modifications within thirty days of receipt of this notice. Thank You!

Sincerely yours,

Mr. Brian D. Hanson
Mrs. Tami M. Harp-Hanson

Enclosure(s): See Attachments

cc: Resident File
Architectural Review File

Do You Yahoo!?
Get email at your own domain with Yahoo! Mail.
<http://personal.mail.yahoo.com/>

[Delete](#)[Next](#) | [Inbox](#)[- Choose Folder -](#)[Move](#)[Reply](#)[Reply All](#)[Forward](#)[as attachment](#) ▼[Download Attachments](#)

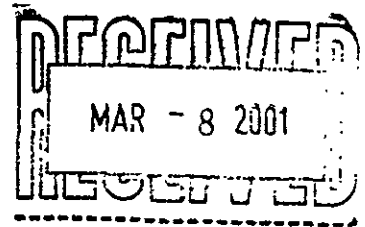
Yahoo! Messenger - Send instant messages to friends!

[Address Book](#) · [Alerts](#) · [Auctions](#) · [Bill Pay](#) · [Bookmarks](#) · [Briefcase](#) · [Broadcast](#) · [Calendar](#) · [Chat](#) · [Classifieds](#) · [Clubs](#) · [Companion](#) · [Domains](#)
[Experts](#) · [Games](#) · [Greetings](#) · [Home Pages](#) · [Invites](#) · [Mail](#) · [Maps](#) · [Member Directory](#) · [Messenger](#) · [My Yahoo!](#) · [News](#) · [PayDirect](#)
[People Search](#) · [Personals](#) · [Photos](#) · [Shopping](#) · [Sports](#) · [Stock Quotes](#) · [TV](#) · [Travel](#) · [Weather](#) · [Yahoo!igans](#) · [Yellow Pages](#) · [more](#)

[Privacy Policy](#) - [Terms of Service](#) - [Guidelines](#)

Copyright © 1994-2001 [Yahoo! Inc.](#) All rights reserved.

BARRINGTON ARCHITECTURAL REVIEW COMMITTEE
c/o TRENTON PROPERTY SERVICES, INC.
1402 YORK ROAD, SUITE 102
LUTHERVILLE, MD 21093
ATTENTION: GLENN RUTKOWSKI



WE would like to request Architectural Review Committee approval for the following:

- a) Proposed 1 Story Addition (^{Great Room} 12' x 37') east side of property
- b) Proposed 2 Story Addition (Garage) 12' x 37' west side of property

See attached drawings and/or specifications. Please advise me of approval, denial or modifications within thirty days of receipt of this notice. Thank you.

Mr. Brian D Hanson Jr

Ms Tami M Harp-Hanson
NAME

5421 Baltston Road Baltimore, MD 21337-4526
ADDRESS

410.780.3324
PHONE

February 28, 2001; March 18, 2001
DATE SUBMITTED Second Request

RECEIVED BY TRENTON PROPERTY SERVICES

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 4-23-01

OEA: 1249
HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: MR.
XREF #:

PROPERTY ADDRESS 5421 Bristan Road ☐ YES ☒ NO
SUITE/SPACE/FLOOR
SUBDIV: Kings Court Amend. ☐ DO NOT KNOW
TAX ACCOUNT #: 1700012587 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST)
NAME: Mr. Brian D. Hanson & Mrs. Tammi M. Hanson
ADDR: 5421 Bristan Road Baltimore, MD 21237-4526

FEE: 60.45
PAID: 65.00
PAID BY: Appl.
INSPECTOR:

APPLICANT INFORMATION

NAME: HANSON BRIAN D. & TAMMI M. HANSON
COMPANY: [REDACTED]
STREET: 5421 Bristan Road
CITY, ST, ZIP: BALTIMORE, MD 21237-4526
PHONE #: 410 780-3324 MHIC LICENSE #: 91325
APPLICANT
SIGNATURE: Mrs. Tammi M. Hanson DRC#
PLANS: CONST 2 PLOT 4 PLAT DATA EL 1 PL 2
TENANT
CONTR: [REDACTED]
ENGR: J.F.B. Renovation & Construction
SELLR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☒

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM
CODE CODE ☒
BOCA CODE

TYPE OF IMPROVEMENT
1. ☐ NEW BLDG CONST
2. ☒ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

DESCRIBE PROPOSED WORK: Construct Addition On Left
Side of Ex SFD. To Be Used As: Family Room,
12'x27'x15' = 324 sq ft 11'x24'x15' = 264 sq ft

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY Single-Family
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT) 12'x37'x22' = 888
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE MERCANTILE RESTAURANT
20. ☐ SWIMMING POOL SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

TYPE FOUNDATION

1. ☒ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE

BASEMENT

1. ☐ FULL
2. ☐ PARTIAL
3. ☒ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER
2. ☐ PRIVATE SYSTEM
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. ☐ 2. ☐

ESTIMATED COST: \$45,000

OF MATERIALS AND LABOR

PROPOSED USE: SFD + Additions (2)

EXISTING USE: SFD

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY:

1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. ☒ Y 2. ☐ NO BATHROOMS CLASS 04 FOLIO 76
POWDER ROOMS KITCHENS LIBER 42 Block-B
sect-3

BUILDING SIZE

FLOOR 1,2/2

WIDTH

DEPTH

HEIGHT

STORIES 1+2

LOT #'S 29

CORNER LOT

1. ☐ Y 2. ☐ N

LOT SIZE AND SETBACKS

SIZE 44.28' Wide

FRONT STREET

SIDE STREET

FRONT SETBK NC

SIDE SETBK 1'5" / 3'

SIDE STR SETBK

REAR SETBK NC

ZONING D.R.-S.5

APPROVAL SIGNATURES

BLD INSP :
BKG PLAN : 1200.Bucklennan Final: 4/23/01
FIRE :
SEDI CTL :
ZONING : 111
PUB SERV :
ENVRMNT :
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Planning Commission applied 1978

Wants to Waive Plans,

August 20, 2001

AUG 22

To: Commisioner Schmidt

From: Mr. Brian & Mrs. Tami Hanson

Subject: Case Number: 01-467-A *Admendment Height on family room addition to 30'*
5421 Balistan Road
Administrative Variance

Good Morning! Mr. Schmidt we are writing to inform you that a lesser relaxation will give substantial relief in our situation with adding both additions to our property. Therefore, we are resubmitting our application to Baltimore County Maryland Department of Permits & Development Mangement requesting a permit to be granted. Please review the following:

Describe Proposed Work- Construct addition on left side of existing single family dwelling to be used as a family room (6'x24'x15'= 144 square feet). Construct addition on right side of existing single family dwelling to be used as: First Floor- Great Room (8'x37'x20'= 592 square feet), Second Floor- Master Bedroom extension. Additions Total=736 square feet. Lot Size- 5100 square feet/ 0.11 acreage/ 44.28 wide. There's no changes in set backs.

Finally, we are now within the required 16 feet from building to building on both sides of an existing dwelling to be Granted a permit. We thank you for your cooperation, and participation concerning our case.

Sincerely Yours,

Mr. & Mrs. Brian D. Hanson

Enclosure(s): 5421 Balistan Road Boundary Survey with the proposed additions.

August 20, 2001

To: Commisioner Schmidt

AUG 20

From: Mr. Brian & Mrs. Tami Hanson

Subject: Case Number: 01-467-A
5421 Balistan Road
Administrative Variance

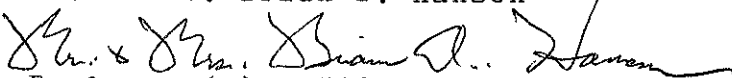
Good Morning! Mr. Schmidt we are writing to inform you that a lesser relaxation will give substantial relief in our situation with adding both additions to our property. Therefore, we are resubmitting our application to Baltimore County Maryland Department of Permits & Development Mangement requesting a permit to be granted. Please review the following:

Describe Proposed Work- Construct addition on left side of existing single family dwelling to be used as a family room (6'x24'x15'= 144 square feet). Construct addition on right side of existing single family dwelling to be used as: First Floor- Great Room (8'x37'x22'= 592 square feet), Second Floor- Master Bedroom extension. Additions Total=736 square feet. Lot Size- 5100 square feet/ 0.11 acreage/ 44.28 wide. There's no changes in set backs.

Finally, we are now within the required 16 feet from building to building on both sides of an existing dwelling to be Granted a permit. We thank you for your cooperation, and participation concerning our case.

Sincerely Yours,

Mr. & Mrs. Brian D. Hanson



Enclosure(s): 5421 Balistan Road Boundary Survey with the proposed additions.

August 6, 2001

AUG - 7 2001

To: Mr. Arnold Jablon, Director

From: Mr. Brian & Mrs. Tami Hanson

Subject: Case Number: 01-467-A
5421 Balistan Road
Administrative Variance

Good Morning! Mr. Jablon please give Zoning Commisioner of Baltimore County, Mr. Schmidt the enclosed pertinent documentations concerning our case. We are forwarding this official legal boundary survey performed by APR Associates, INC. who has determined our property boundary lines. Per our testimony at the zoning hearing on July 23, 2001, we stated we have 15ft. on the west side of our property, and not the 13ft.5" which Ms. Kosko location survey is stating. Moreover, the survey copies which were submitted to you by both parties are Location Surveys, and not Boundary Surveys. By observing the bottom of the Location Surveys which states "This survey is not to be used by any means to determine or establish property or boundary lines". Therefore, we would like to emphasize again the total distance between our houses as it stands is 24 ft. (Lot 30-5423 & Lot 29-5421), and property line shows ours with 15ft. which leaves Ms. Kosko having 9ft.

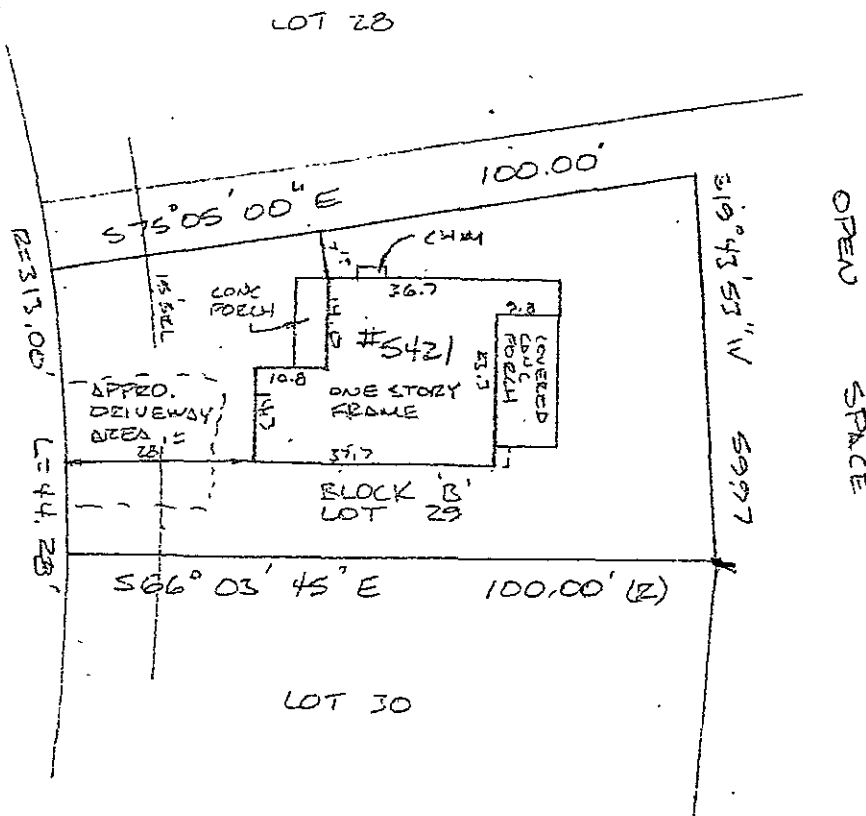
In addition, we would like to clarify on the eastside of our house with the easement which is part of the open space, and is not shared by Lot 29(5421 Balistan Rd.) & Lot 28 (5419 Balistan Rd.) which has no line down the center of the easement. Per Glenn Rutkowski, managing agent of Trenton Property Services, Inc. this 10 ft. is not the property of the home owner association. Please review the attachments. Finally, this information we are submitting to has resolved the dispute of the boundary line ownership, legally which is out of your jurisdiction. Thank You!

Sincerely Yours,

Mr. & Mrs. Brian D. Hanson

Handwritten signatures of Brian D. Hanson and Tami Hanson. The signatures are written in black ink and are somewhat stylized. The signature of Brian D. Hanson is on the left, and the signature of Tami Hanson is on the right.

BALISTAN ROAD
(PRIVATE ROAD)
CL. 11' 11"

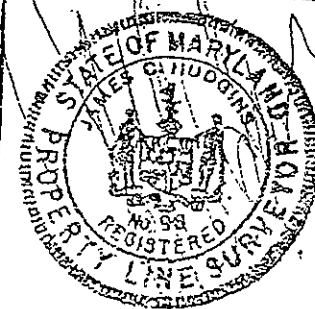


Subject property is shown in Zone C
on the National Flood Insurance Program
Flood Insurance Rate Map of BALTIMORE
County, Maryland. Panel # 452 of 575
Community Panel # 240010 04303
Effective Date: MARCH 7, 1981

NOTE: SNOW / ICE ON GROUND

This is to certify that I have surveyed the property known as LOT 29 BLOCK 'B' AMENDED PLAT I SECTION III PHASE I KING'S COURT sheet - of - recorded PLAT BOOK 42 PAGE 76 among the Land Records of BALTIMORE County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

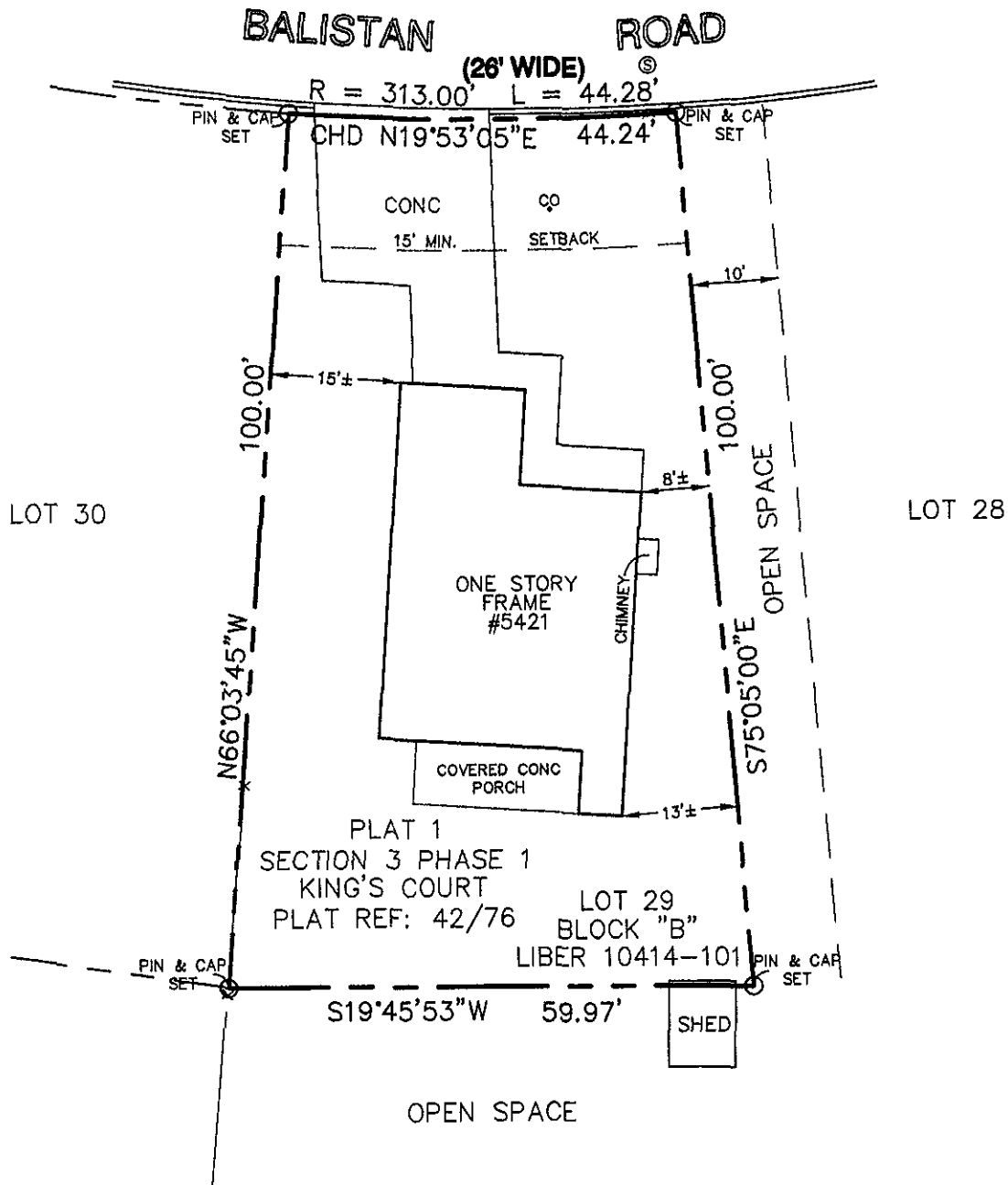
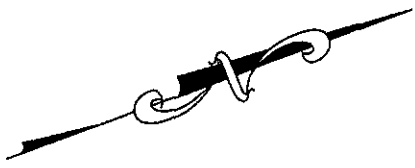


J. Carl Hudgins PLS#96

LOCATION SURVEY
5421 BALISTAN ROAD
BALTIMORE COUNTY, MD

NTT ASSOCIATES, INC.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone 442-2031

Scale 1"=30'
Date 15 FEB 74
Field By PAUL
Drawn By PAUL
Drawing # 217 5471



APR ASSOCIATES, INC.
SURVEYORS • ENGINEERS

7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail : apr444@erols.com

BOUNDARY SURVEY

5421 BALISTAN ROAD

14th ELECTION DISTRICT

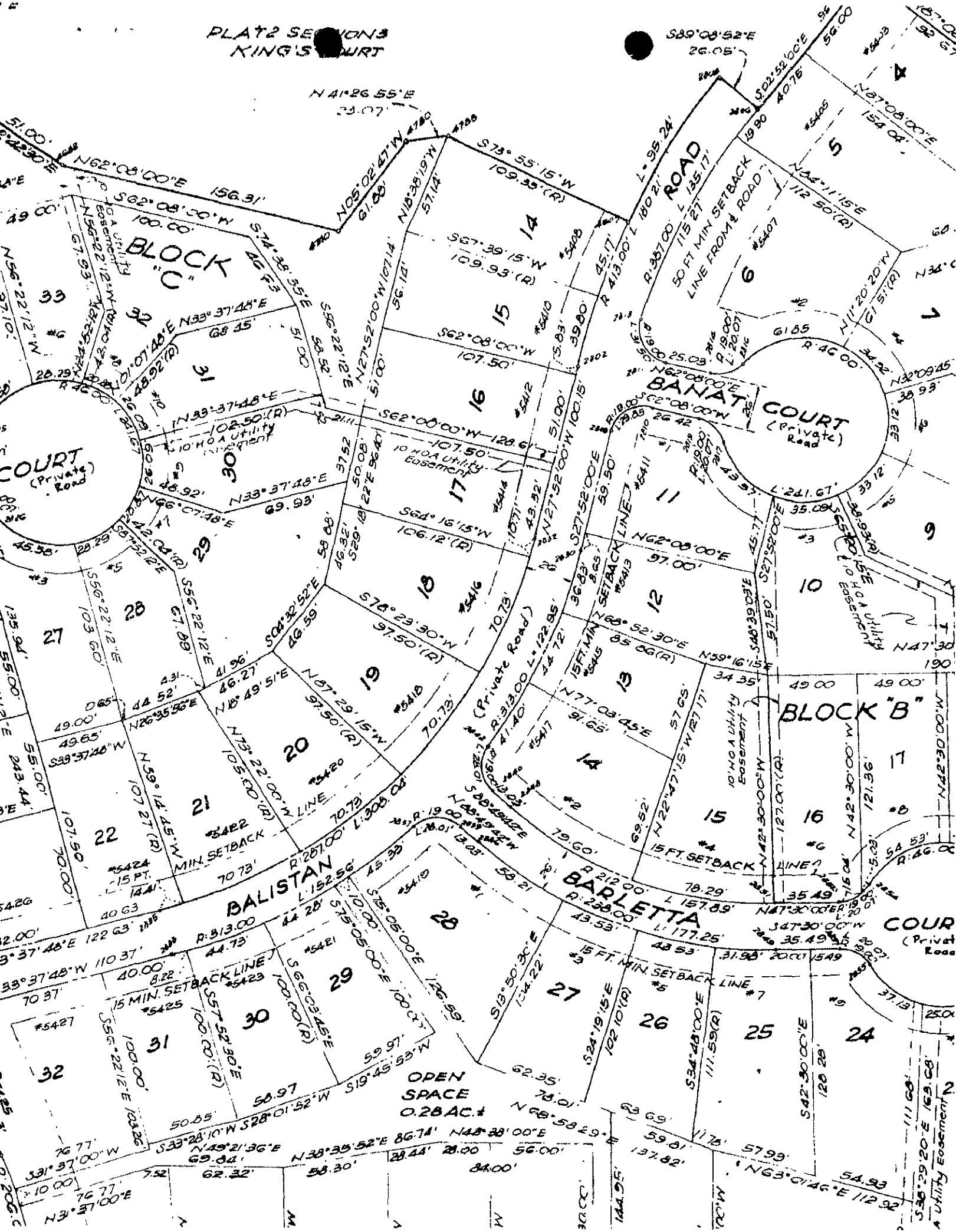
BALTIMORE COUNTY, MARYLAND

DATE: AUGUST 3, 2001

SCALE: 1"=20'

21096

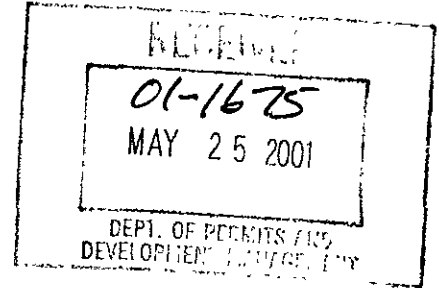
PLAT 2 SECTION 3
KING'S COURT



5/25/01
8

DONNA L LEWIS

8 Galahad Ct
Baltimore, MD 21237



Case#01467-A

May 23, 2001

Director Arnold Jadlon
P.D.M.
111 W Chesapeake Avenue Rm. 111
Towson, MD 21204

Dear Mr. Arnold Jadlon

It has come to my attention that a neighbor wishes to build another two additions to the home. This will bring the number of alterations to their home numbering 3 and 4. After reviewing information I had received from Trenton Properties, the homeowners association in this community. The ok was given to proceed with their request from the county for a Permit authorizing the construction of the additions. This was done at the monthly meeting in April. However the community or myself did not know the issue before the Board. Therefore it is my wish to request a formal hearing before the P.D.M. in order to voice my objections.

Part of the decision to purchase our home over ten years ago, was that an association overlooked the care of the area. This ensured the homeowners peace of mind that the integrity of the homes and the neighborhood would remain intact. The Hanson at 5421 Baliston are not only wishing to build 2 additions one to each side of their home. Also asking for just as many exceptions in order to do so. The property that comes with the homes in this area are not much to speak of and for him to encroach on not only one neighbor but both and increasing the width of his home approximately 24 feet, losing 12 feet on both sides possibly even trespassing on one of his neighbor property. To view this from my home would also not be a wanted sight. For if I wanted to live in a row or a town home I would not have bought a single-family dwelling. I also feel that it might impair the sale of my home in the future if the prospective buyers did not like what they see they might also get the idea that if they purchased the home that at any time one of their neighbors might do the same thing to them. Making this a not so desirable option in purchasing a home.

* I know that there is a charge involved. So please contact me to let me know how to make payment, and who to make payable to and where.

Sincerely,

Donna L Lewis

6/6/01
cf
wrn - to file
To: George
File wrn
01-1889
RECEIVED

Charles & Lucinda Bonadio
5422 Balistan Road, # 6
Baltimore, MD 21237

DEPT. OF PER
MAY 31, 2001
COMMUNITY

Arnold Jablon
Zoning Review
110 W. Chesapeake Avenue
Towson, MD 21204

Re: Case #01-467A

Dear Mr. Jablon,

Due to a previous work commitment we are unable to attend the hearing regarding the above case. It is our understanding that the residents of 5421 Balistan Road wish to make adjustments to their home. Although, we are sure our neighbors wish only to expand their living space and to add a two-story garage; we have concerns regarding the feasibility of this project.

We are thirteen- year residents of the Barrington Community, and we reside immediately across from this proposed zoning variance. We have concerns that the proposed expansion is too large for the lot. It appears as if the adjoining property to the left of this home (5423) will be infringed upon if a garage is added leaving little or no room between the outside wall of the proposed garage and the fenced rear yard and side yard of the neighboring property.

It is not our desire to prevent anyone from improving their property ;but, we strongly believe that the improvements requested are not in the best interest of our neighborhood. When a zoning variance is requested it is an indication that the proposed expansion requires additional space that is not available.

We are opposed to this proposal because we believe that the lot size is not large enough to adequately meet the new proposed additions. With the enlargement granted, the house will be "out of place" for the neighborhood. As property owners we are concerned about the resale value of the homes in our community. Basically, we strongly believe that the proposed additions to both sides of this residence will be too large for the lot size.

Your consideration into our concerns is certainly appreciated.

Sincerely,

Mr. & Mrs. Bonadio

Mr. & Mrs. Bonadio
cbonadio1@home.com

5/25/01
DR
7-
gi

please
revised
& respond

01-1674 MAY 25 2001 DEPT. OF PERMITS & RE DEVELOPMENT
--

May 22, 2001

Director Arnold Jadlon
P.D.M.
111 W Chesapeake Avenue, Rm.111
Towson, MD 21204

Regarding: Case 01-467-A

Dear Mr. Arnold Jadlon,

It has come to my attention that my neighbors at 5421 Balistan Road wish to build two additions to their home. This will be their 4th alteration to their home. After speaking with Glen Rutkowski from Trenton Properties (the homeowners association in the Barrington community), I was told the homeowners were given the okay to proceed with their **request** to Baltimore County for a permit authorizing the construction of the two additions. The association approval was given at the April monthly meeting. Of course, the association's approval is contingent upon Baltimore County approval. However, the community including myself did not know the issue at hand before the Board. Very few residents attended the April meeting. If this issue was made known to the residents, I am sure there would have been greater attendance and discussion at the meeting.

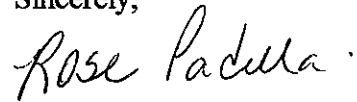
Part of the decision to purchase my home twenty-one years ago was that an association oversaw the care of the area. This ensured the homeowners peace of mind that the integrity of their homes and the neighborhood would remain intact. The residents at 5421 Balistan are asking permission to build 2 additions...one to each side of their home. They are also asking for two exceptions in order to do so...again, one on each side of their home. **I object to these exceptions for the following reasons:**

- The property that comes with the single homes in this community is very small. The houses are spaced close together as it is. The residents are encroaching on not only one neighbor but also both neighbors in order to increase the width of their home approximately 24 feet, losing 12 feet on both sides and possibly even trespassing on one of his neighbor's property. Approving these exceptions allows all residents to do the same shall they wish to. Imagine what a congested site these exceptions would create.
- To view this from the back of my home would also be an unwanted sight. I purchased and wanted to live in a single family home. With these additions being so close to the property lines, I feel as if I am living in a townhouse community.
- I also feel that it might impair the sale of my home in the future. Prospective buyers looking for single homes do not expect nor want to see homes squeezed close together. This makes the sale of these home undesirable.

- Most importantly, there is a safety issue to consider. Should an emergency such as a fire occur, this would make it difficult for fire equipment to get between the houses. Also, the closeness of the houses puts other residents' lives and homes in danger.

Therefore, it is my wish to request a formal hearing before the P.D.M. in order to discuss my objections. I am told there are several other residents who also will be notifying you to request a hearing to discuss their concerns.

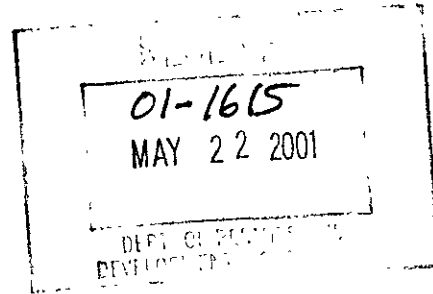
Sincerely,

A handwritten signature in cursive script that reads "Rose Padilla".

ROSE PADILLA
6 Galahad Court
Baltimore, Md 21237

Cc: Glen Rutkowski
Trenton Properties, Inc.

5/22/01
wll
file



May 21, 2001

Re: case #01-467-A

Dear Sir,

I respectfully ask that you examine the plats I have enclosed in this letter. One plat is supposedly to Mr. Hanson's property and the other plat is to my home.

My plat clearly shows that I have 13 1/2 feet from my house to the edge of my property line and that Mr. Hanson has insufficient property to build the 2-story addition.

I sincerely hope that this matter has been settled and that Mr. Hanson's request is denied. If I can be of further help, please let me know.

Thank you,

Shari Kosko

Ms Shari Kosko
5423 Balistan Rd
Balto. Md 21237

work: 410-527-5640

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

SHARI KOSKO + Eric Kosko

5403 BALISTIAN RD 21237

Donna Lewis

8 GALAHAD CT

Rose Padilla

6 GALAHAD CT 21237

DOUG FLEMING

7 ALTON CT 21237

BARBARA FLEMING

7 ALTON CT 21237

WESLEY JEFFERIES

5410 LITANY LN 21237

DONALD LEWIS

8 GALAHAD CT 21237

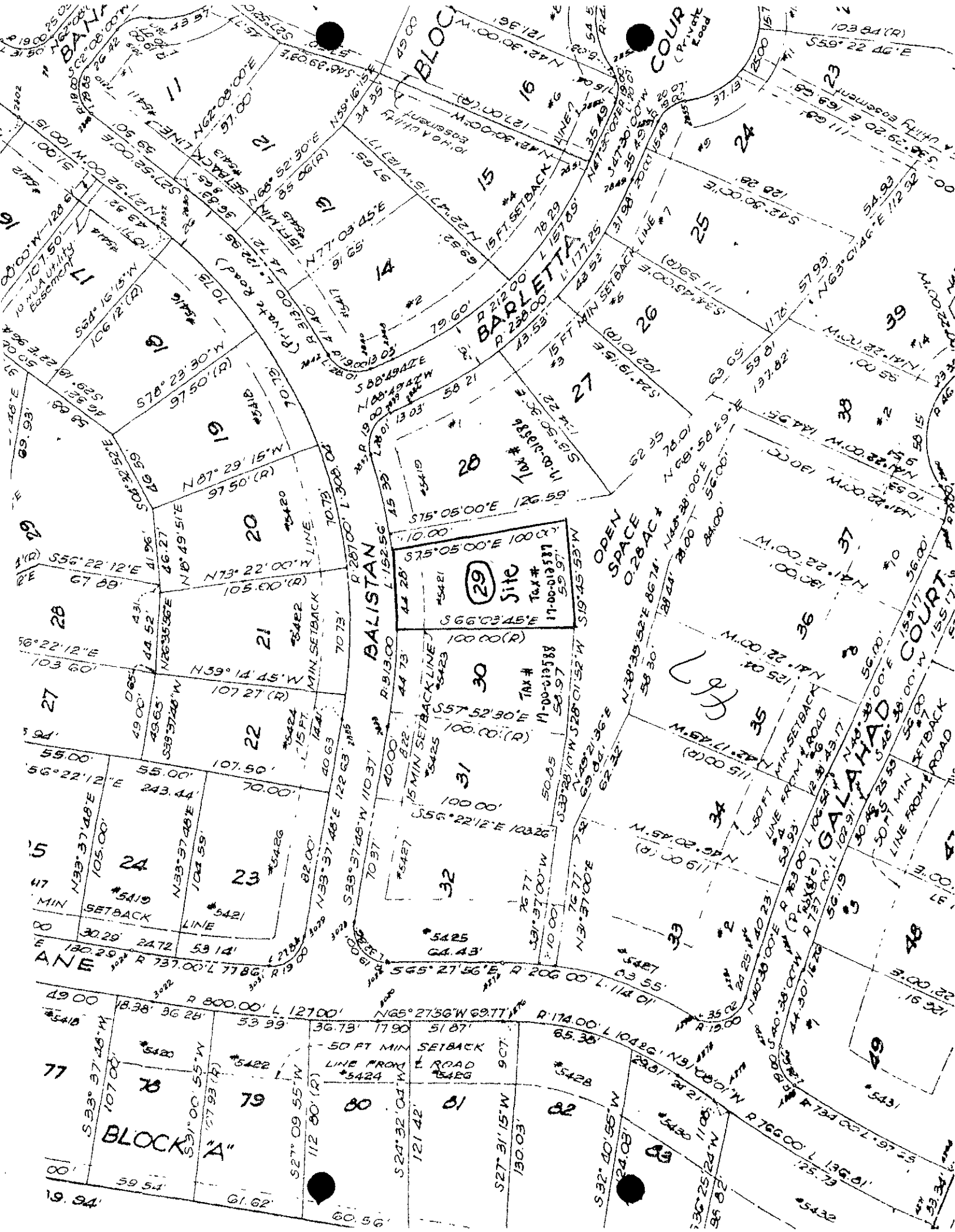


Case Number 01-467-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]



N 22,000

D.R. 5.5

D.R.16

HEATHCLIFF

PRINCESS
DUCHESS CT.

KING
ARMADA
WAY

AVENUE

N 21,000

BALISTAN

BANAT
CT.

BARLETTA CT.

D.R.16

BL

BANDOLA CT.
E 4,000

D.R. 5.5

GALAHAD CT.

MLR

MLR-IM

DR.16

N 20,000

ML-IM

467

E 43,500



467

Aerial Photo

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

Scale
1" = 200' ±

Date
of
Photography
Jan 1986

Location

Poplar

Sheet

N. E
6-H

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

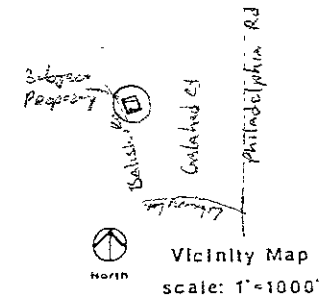
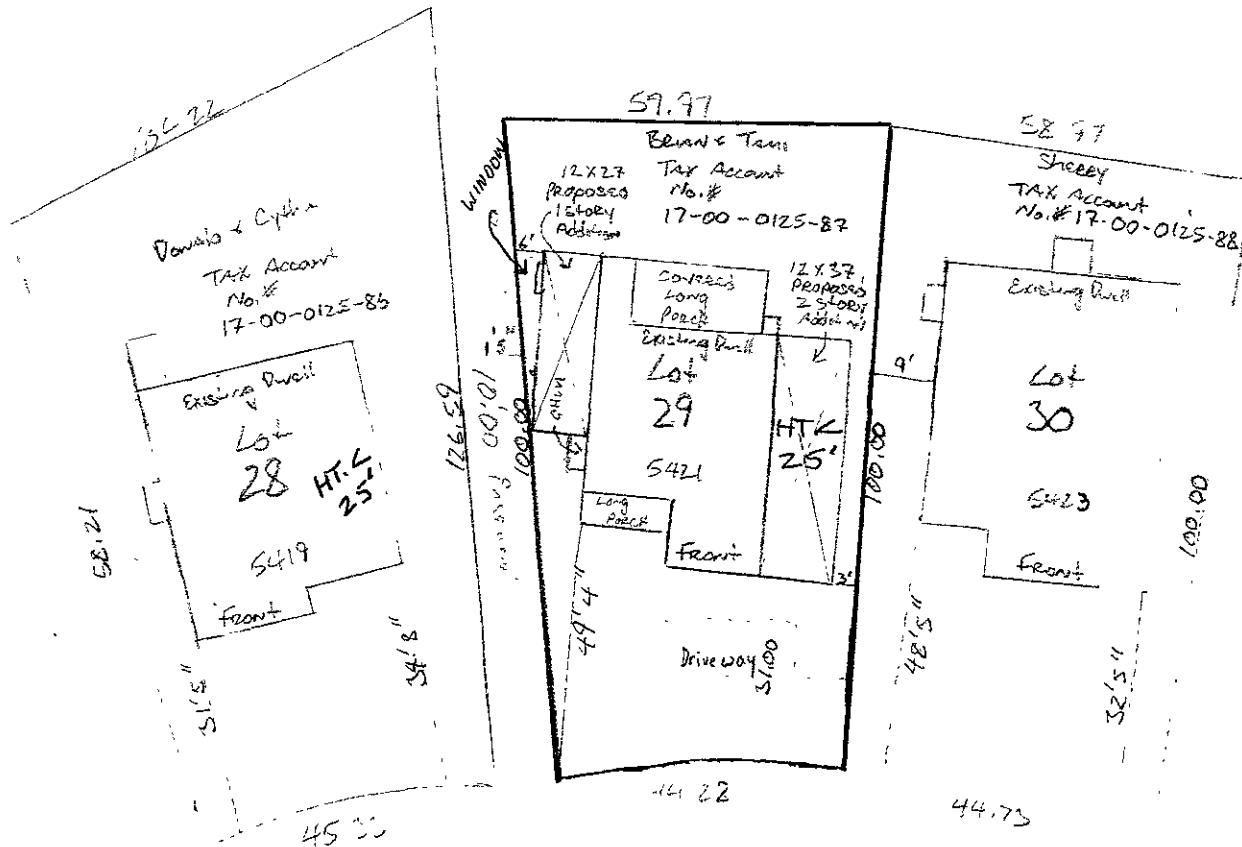
PROPERTY ADDRESS: 5421 Balistan Rd

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

Subdivision name: KING'S COURT

plat book # 42, folio # 76, lot # 29, section # 3

OWNERS: Brian & Tammi Hanson



LOCATION INFORMATION

Election District: 14
 Councilmanic District: 6
 1"=200 scale map #: NE 6H
 Zoning: D.R. 5.5
 Lot size: 0.110 acreage 5,100 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

SUM 467



North

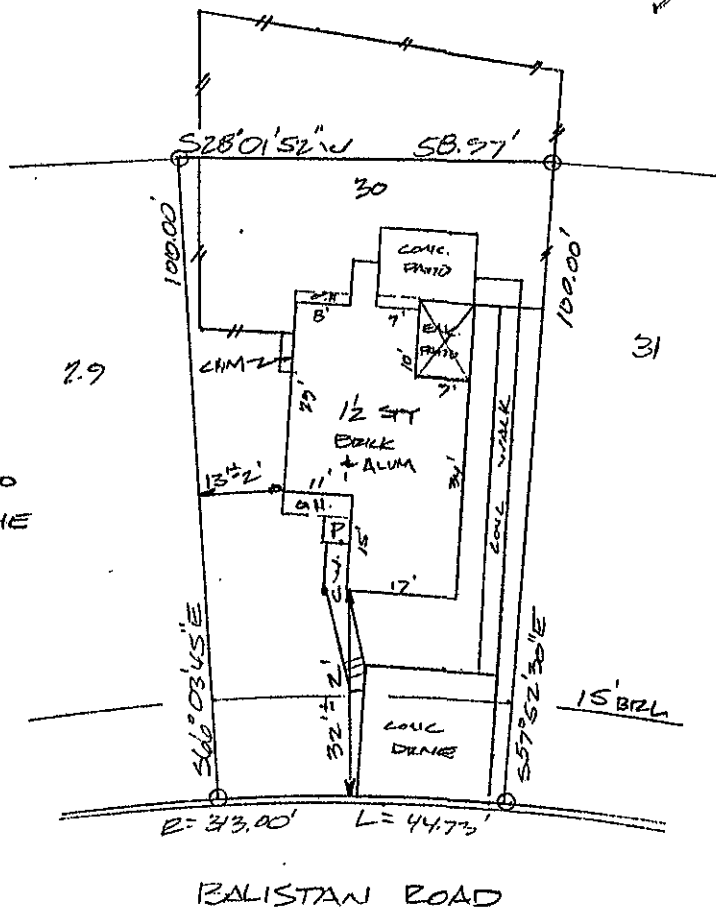
date: 4-30-81

prepared by: B. J. H.

Scale of Drawing: 1"= 30

This is a preliminary drawing. It is not to be used for any other purpose without the written consent of the Zoning Office.

Pet Ex #1



NOTE:
FENCE APPEARS TO
ENCROACH OVER THE
R.

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

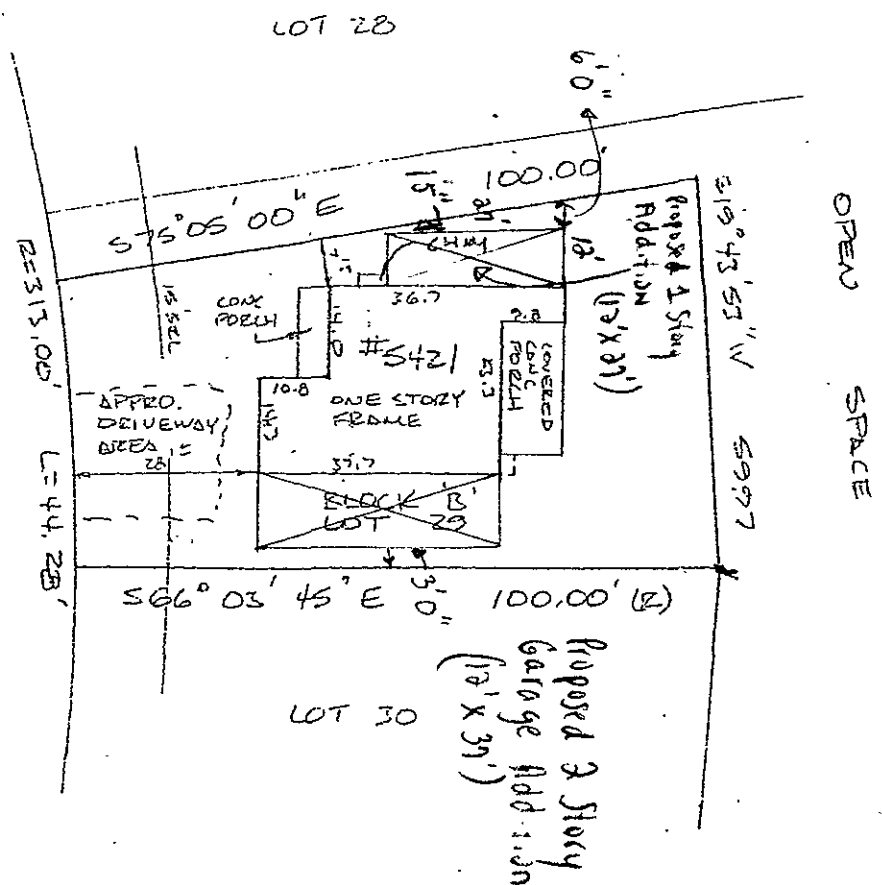
5423 BALISTAN ROAD LOT 30 BLK "B"
"KINGS COURT" PLAT 42-76
BALTIMORE COUNTY MARYLAND

THE LOT SHOWN HEREON IS IN FLOOD ZONE "C" PER F.E.M.A.
FLOOD INSURANCE RATE MAP PANEL # 2400100430B

SCALE 1"=30'	LOCATION CERTIFICATION		
DATE 7-6-99	WITZ & ASSOCIATES GENERAL SURVEYING CO.		
JOB No. 99-1201	7222 KENNEBUNK ROAD BALTIMORE, MD 21244 (410) 597-1095	4131 KAHLSTON ROAD BALTIMORE, MD 21236 (410) 256-8428	

467

BALISTAN ROAD
(PRIVATE ROAD)



Subject property is shown in Zone C
on the National Flood Insurance Program
Flood Insurance Rate Map of BALTIMORE
County, Maryland. Panel # 452 of 375
Community Panel # 240010 24308
Effective Date: MARCH 7, 1975

NOTE: SNOW / ICE ON GROUND

This is to certify that I have surveyed the property known as LOT 29 BLOCK 'B' AMENDED PLAT I SECTION III PHASE I KING'S COURT sheet - of - recorded PLAT BOOK 42 PAGE 76 among the Land Records of BALTIMORE County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

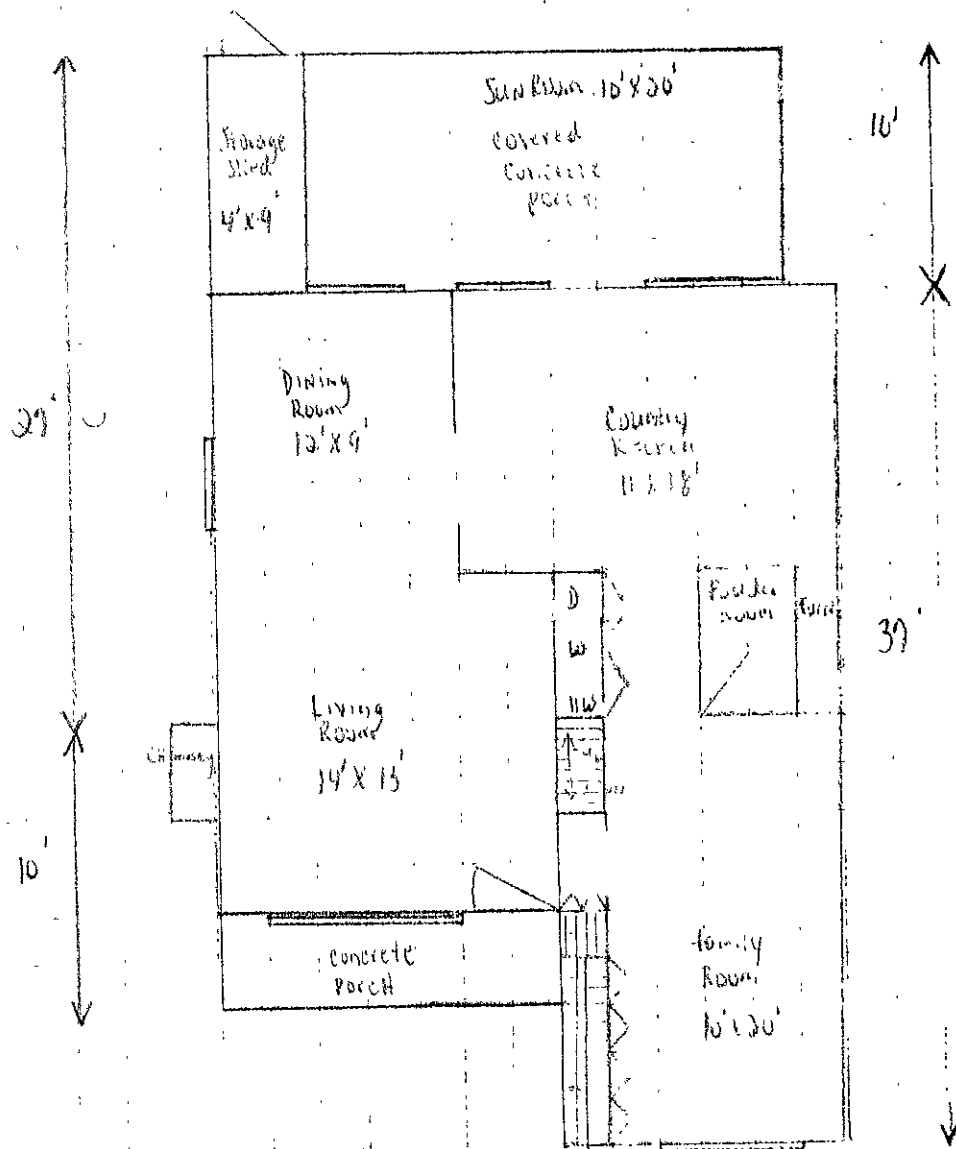


J. Carl Hudgins PLS#96

LOCATION SURVEY
5421 BALISTAN ROAD
BALTIMORE COUNTY, MD

NTT ASSOCIATES, INC.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone 442-2031

Scale	1" = 30'
Date	15 FEB 74
Field By	PAUL
Drawn By	PAUL



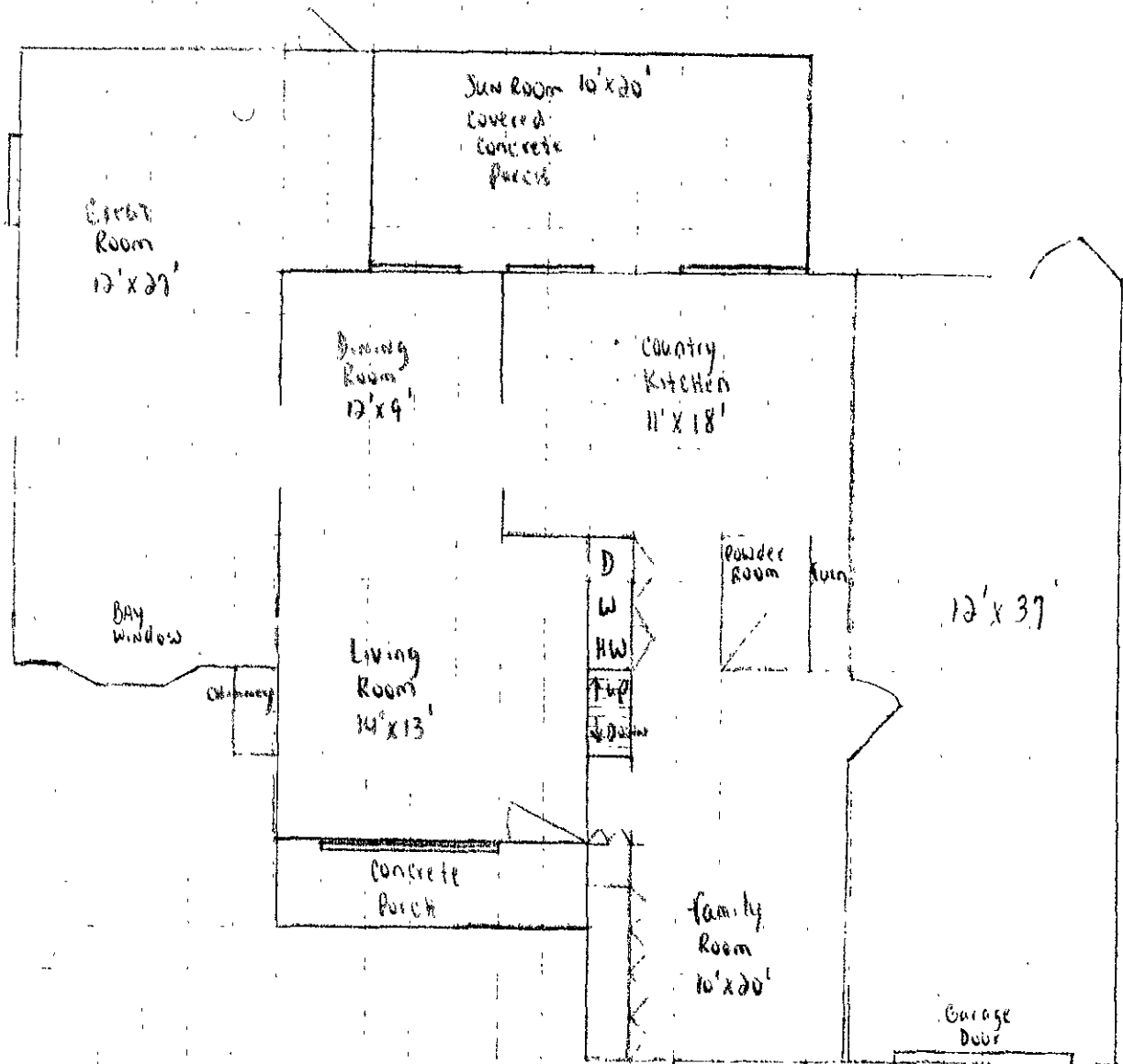
* Existing 1st Floor Plan

5421 Balistan Road

Final Plan to be submitted:

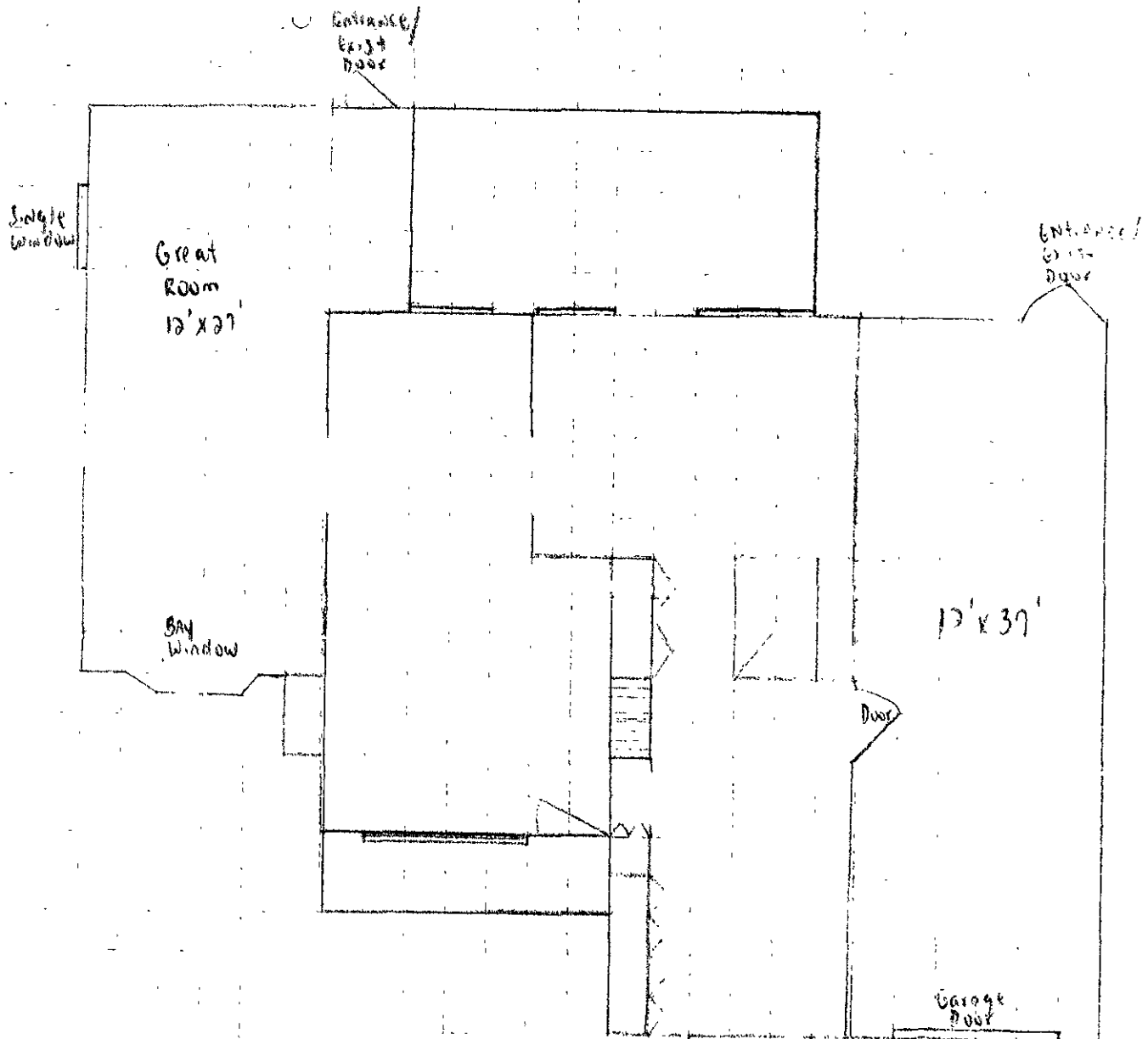
5421 Balistan Road

ONE STORY FRAME

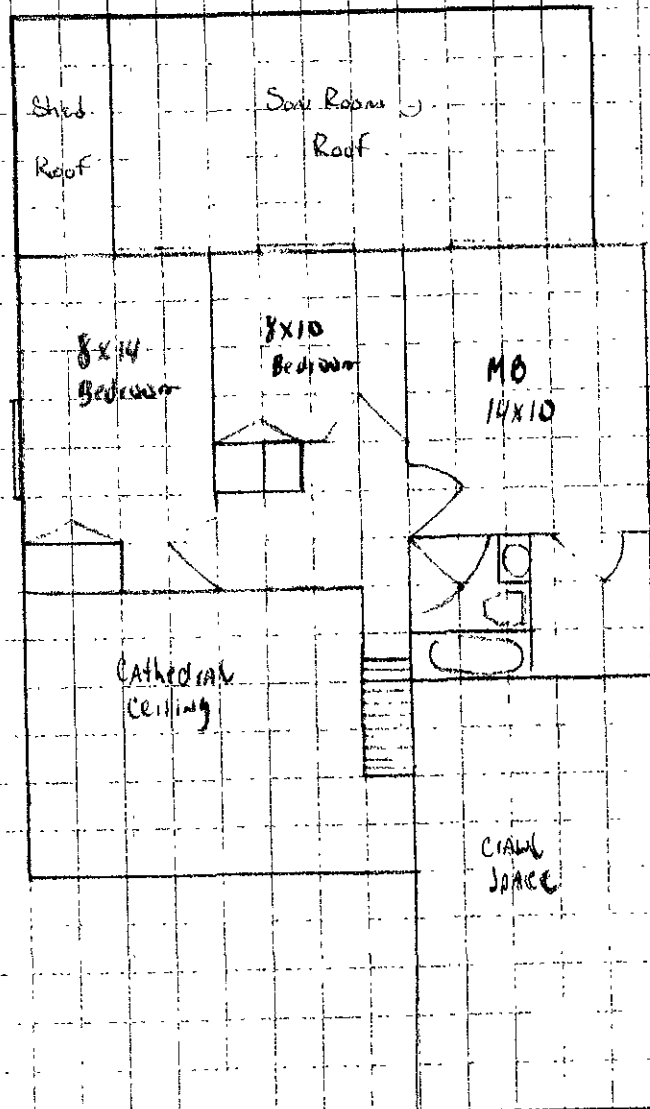


* Existing 1st Floor Plan & Proposed

5421 Balistan Road

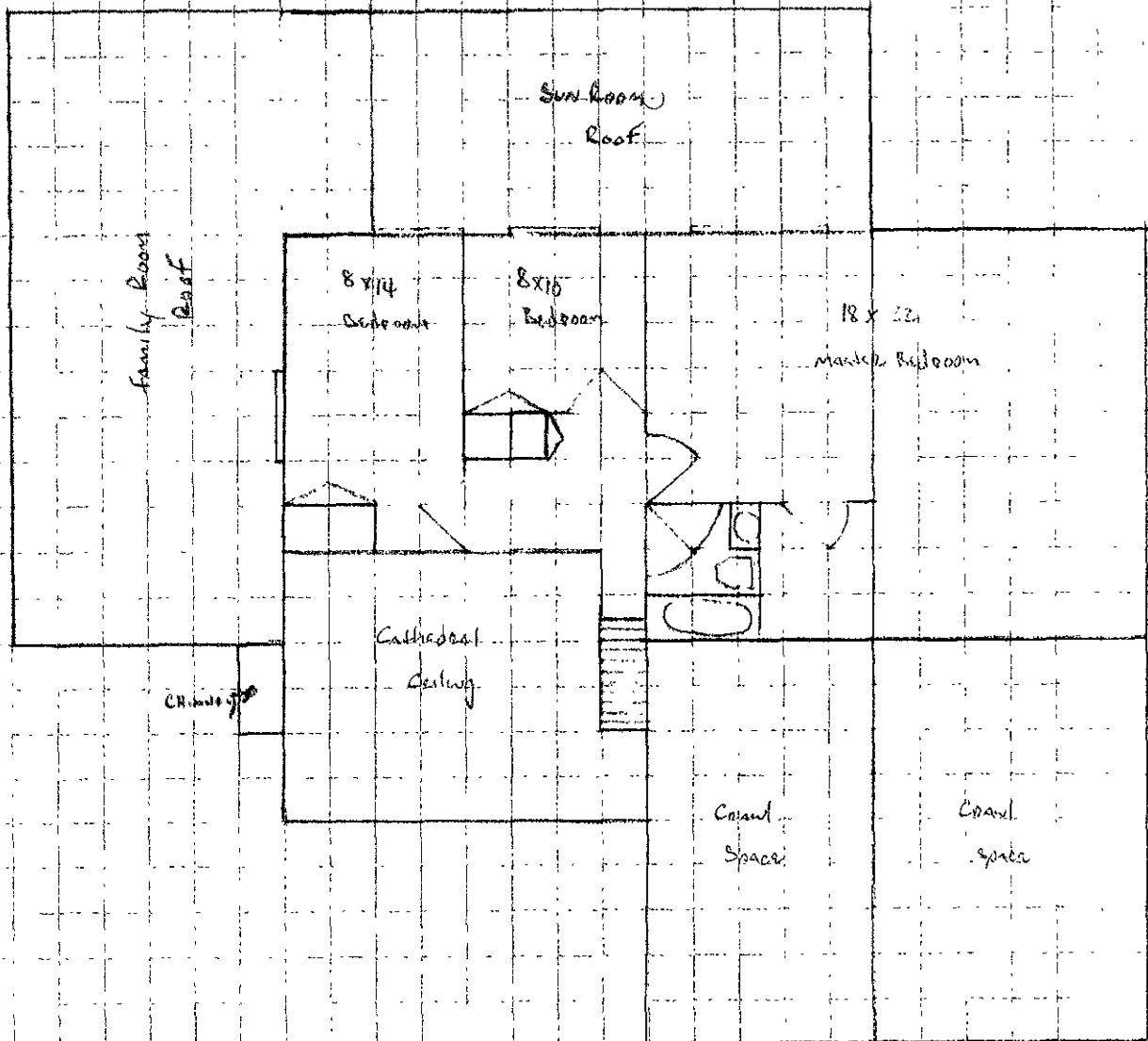


* PROPOSED 1st Floor Addition Plan



* Existing 2nd Floor Plan
5421 Balistan Road

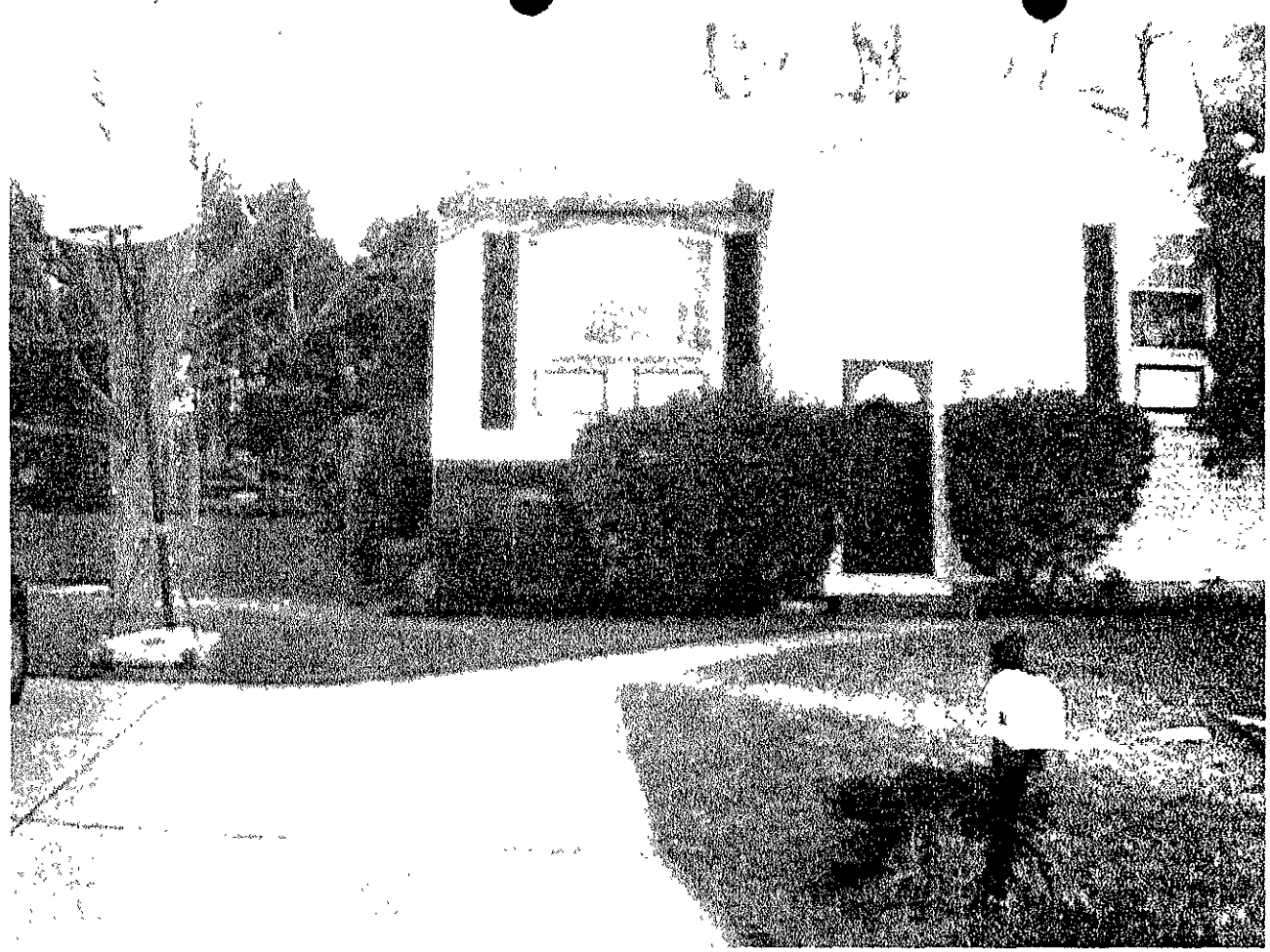
Final Plan to be Submitted:



* Proposed 2nd Floor Plan

5421 Balistan Road

Example of "Proposed East Side Family Rm W/Bay Window & Same Roof Design"



Example of "Proposed West Side 2 Story Garage Plan"



Example of "Current Existing East Side 5401 Balistan Road"



Example of "Current Existing West Side 5421 Balistan Road"



Example of "Current Existing East Rear Side 5421 Balistan Road"



467

Example of "Current Existing Front East Side 5421 Balistan Road"



467

Example of "Current Existing West Rear Side 5421 Balistan Road"



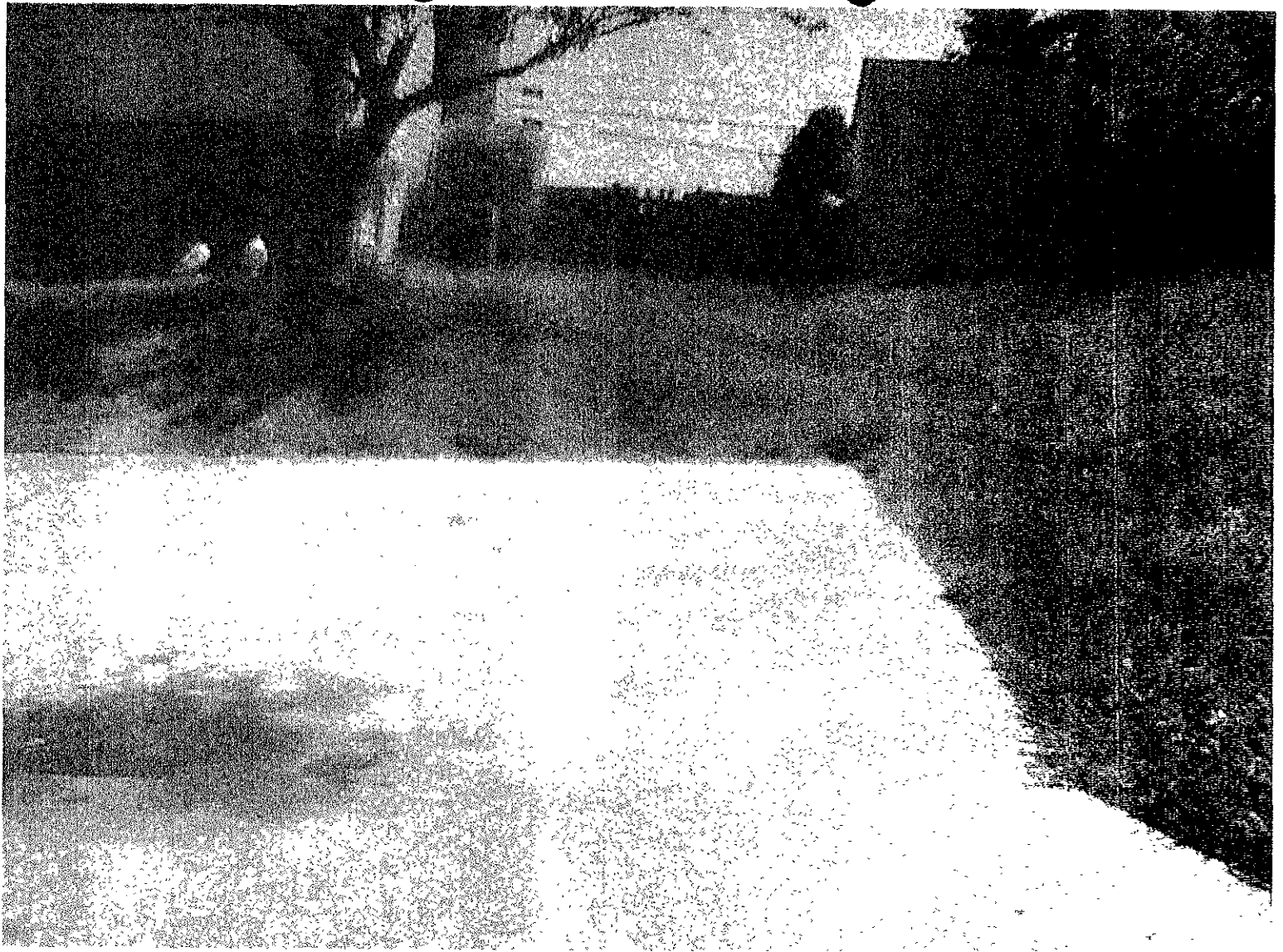
4b7

Example of "Current Existing West Front Side 5421 Balistan Road"



467

Example: "Homeowner in community built on property line."



467

Example: (Current addition built close to neighbors property.)"



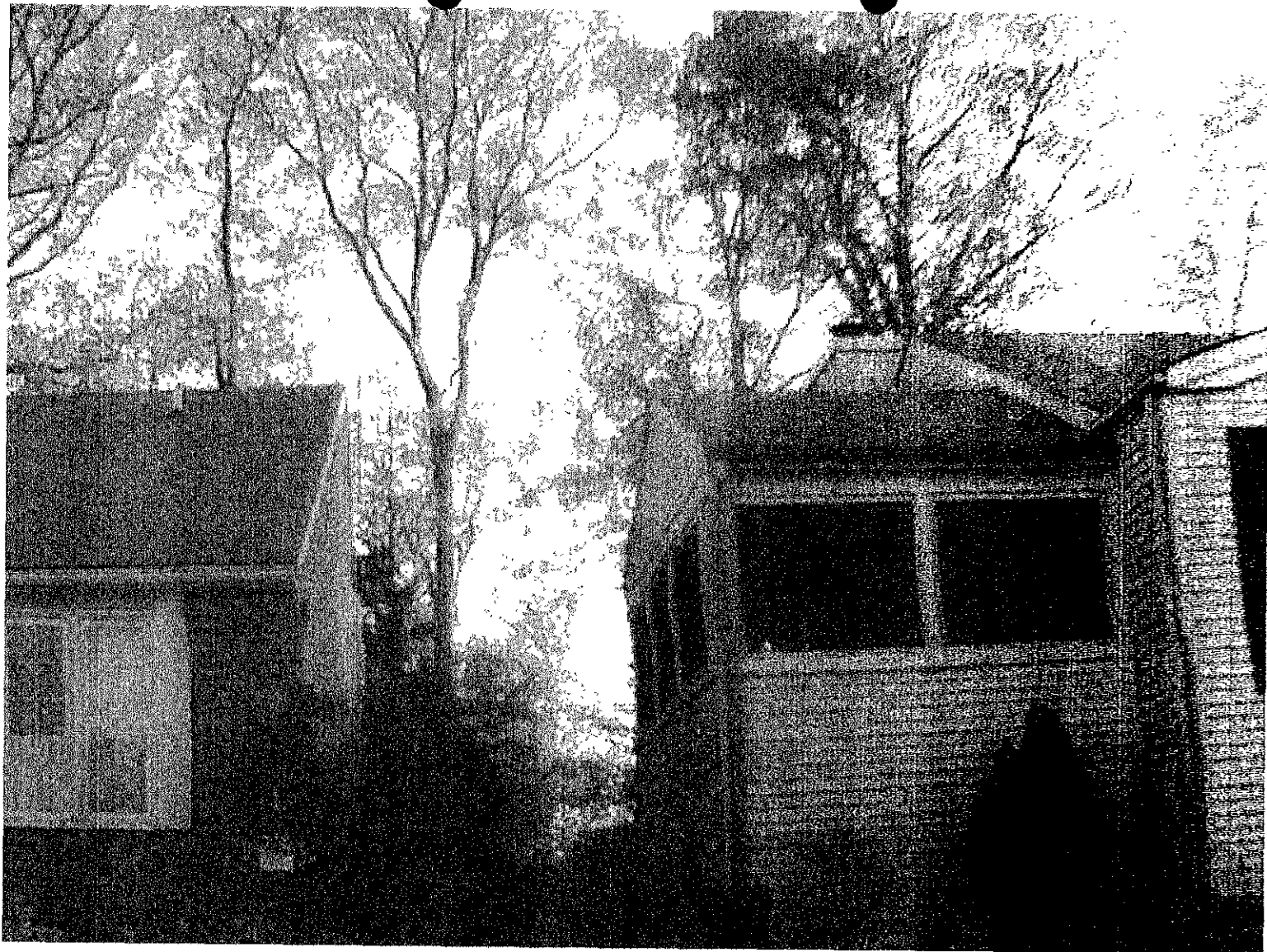
467

Example: "Built on property line and close to neighbor's property."



467

Example: Addition built with less than 10 feet from property line."



467

Example "Addition built close to homeowner's property line."



467

Example: "Properties in the community with close dimensions."



487

Ex. 2 story addition built w/ less than the required 16ft. for addition.



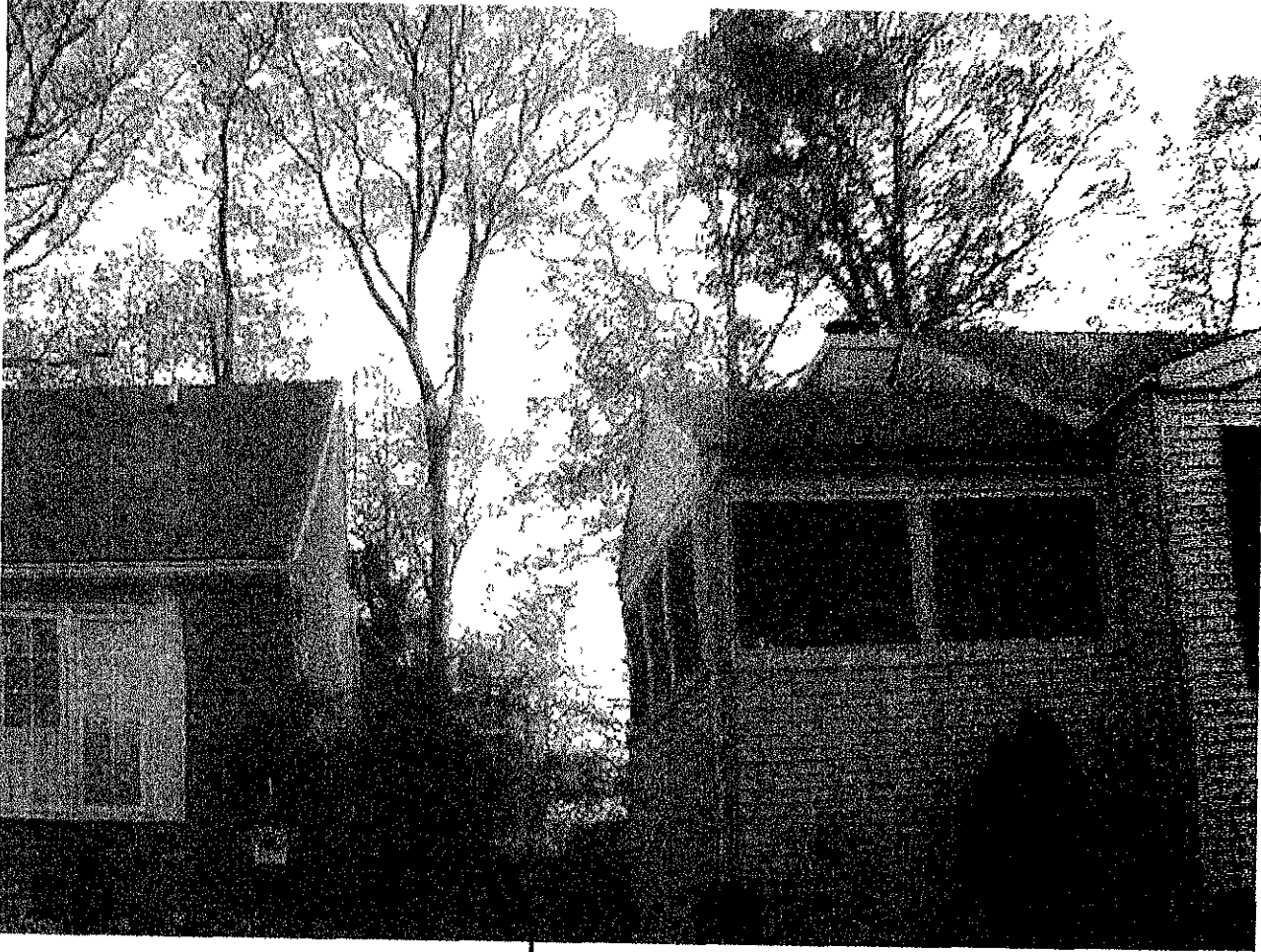
Ex. Homeowner built 2 story garage w/ less than the required 16 ft. for addition



Ex. 2 Story Garage Addition w/ Less Than The ^{Required} 16 Ft. For The Addition.



Ex. 2 story addition built w/ less than the required 16 ft. for addition



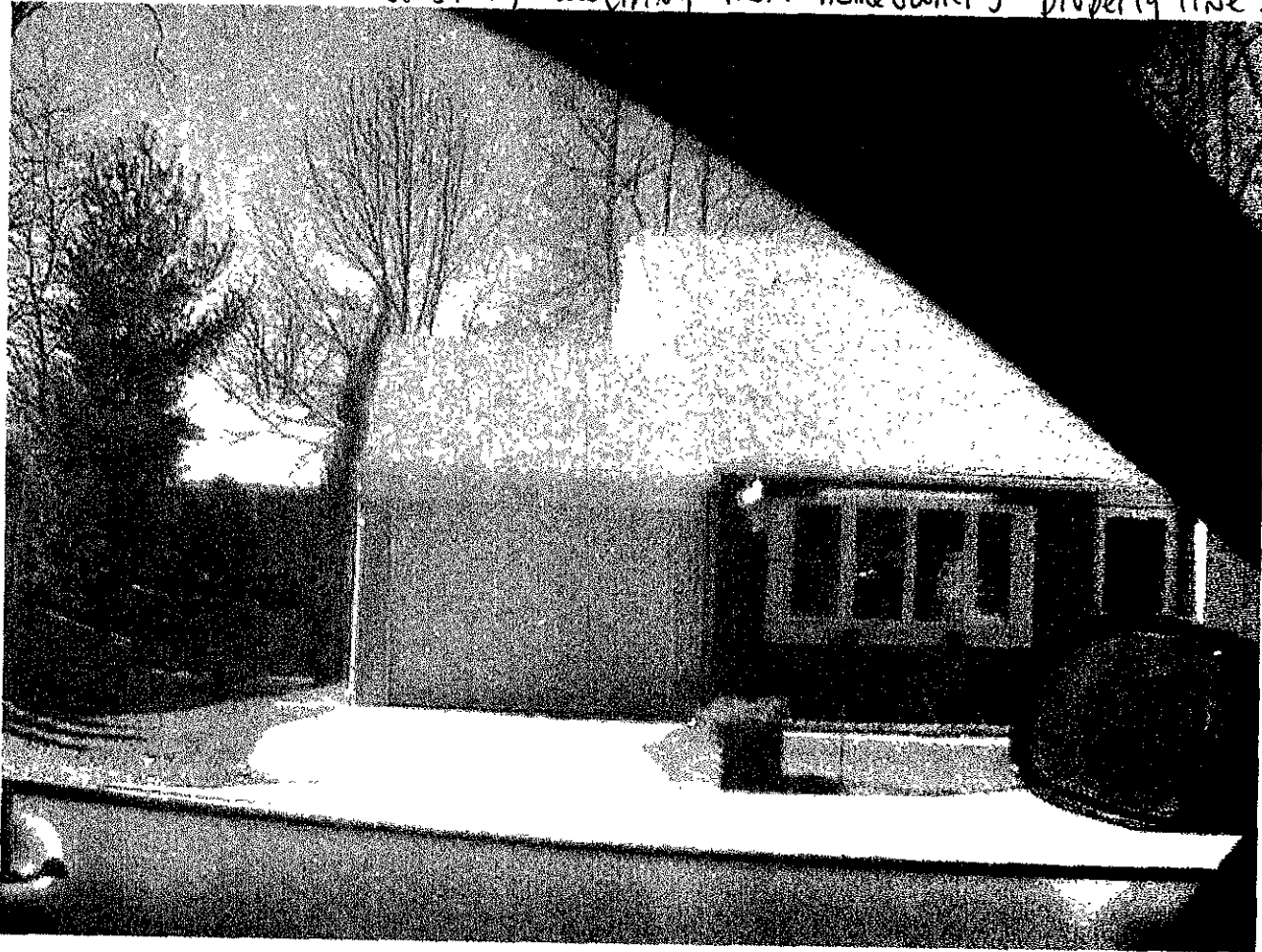
↓
Property line
amongst both
neighbors
where fence meets.

Ex. 2 story addition w/ less than the required 16ft. for the addition.



Property line Amongst
both neighbors where
fence meets.

Ex. Neighbor built one story garage w/ less than the required 16 ft. for addition on the existing dwelling from homeowner's property line.



Ex. Addition Built on Property Line w/ Less Than The Required 16 Ft. For Addition.



Ex. One story built with less than required 16 ft. for addition.



garage

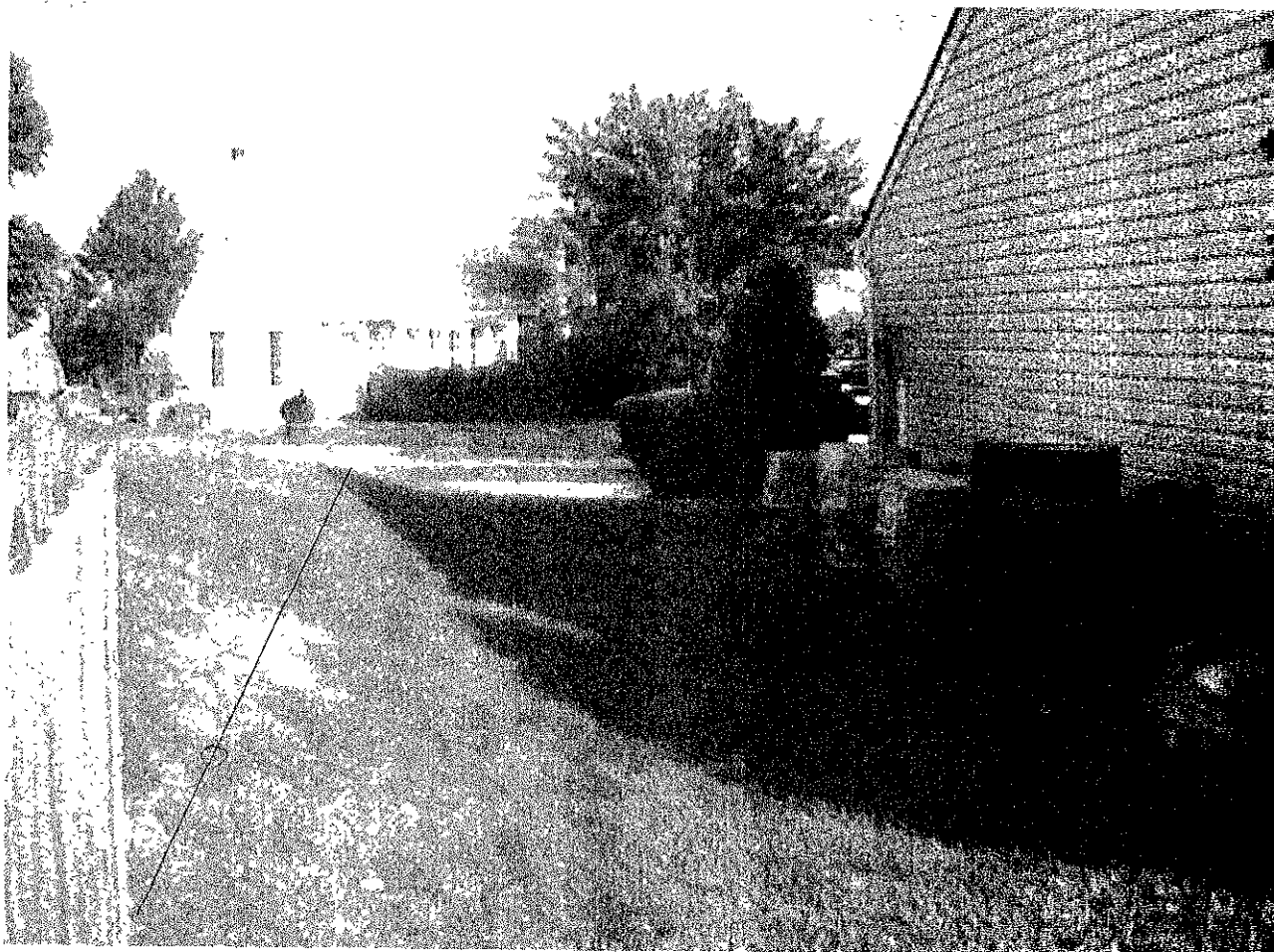
One story addition w/ less than the required 16ft. for the addition.



Ex. Rear view 2 Story Addition w. 3ft. from property line.



Stake W/ Nail In Rear of Property



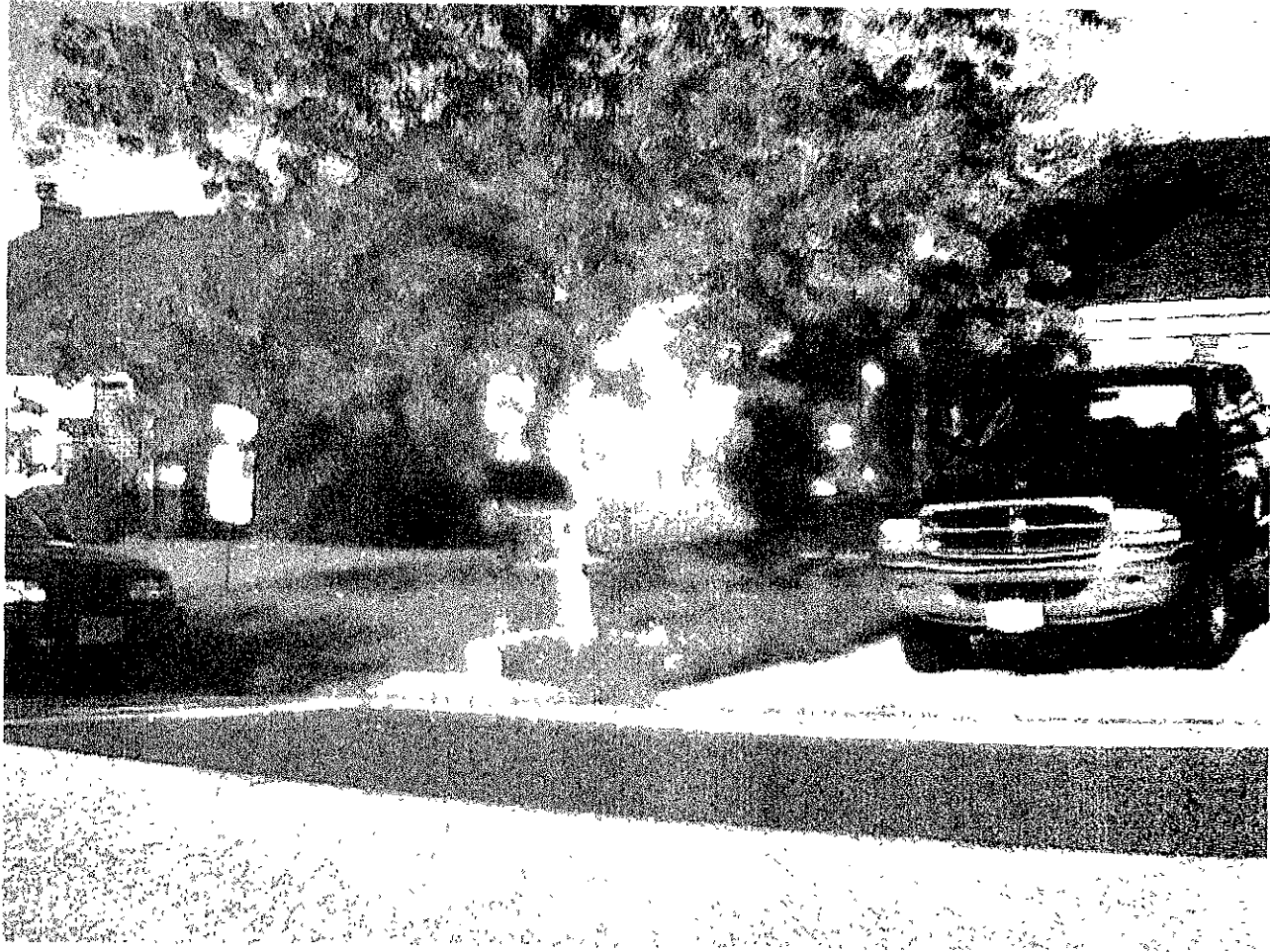
Ex. 2 story addition w/ 3ft. from property line.



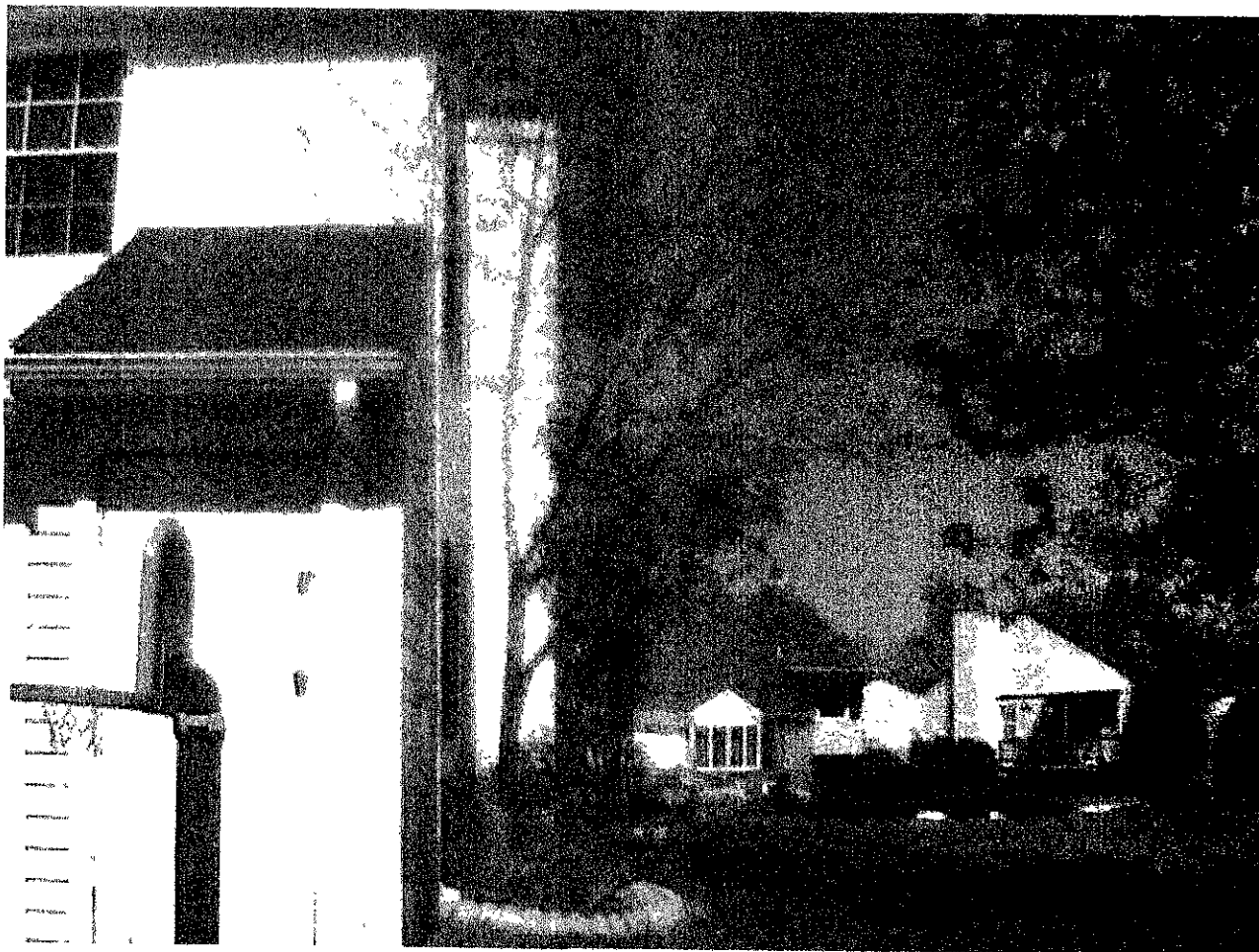
Ex. Homeowner's property line ends. (Original Spike)



Center length of 44.28' (5421 Balistan RD)



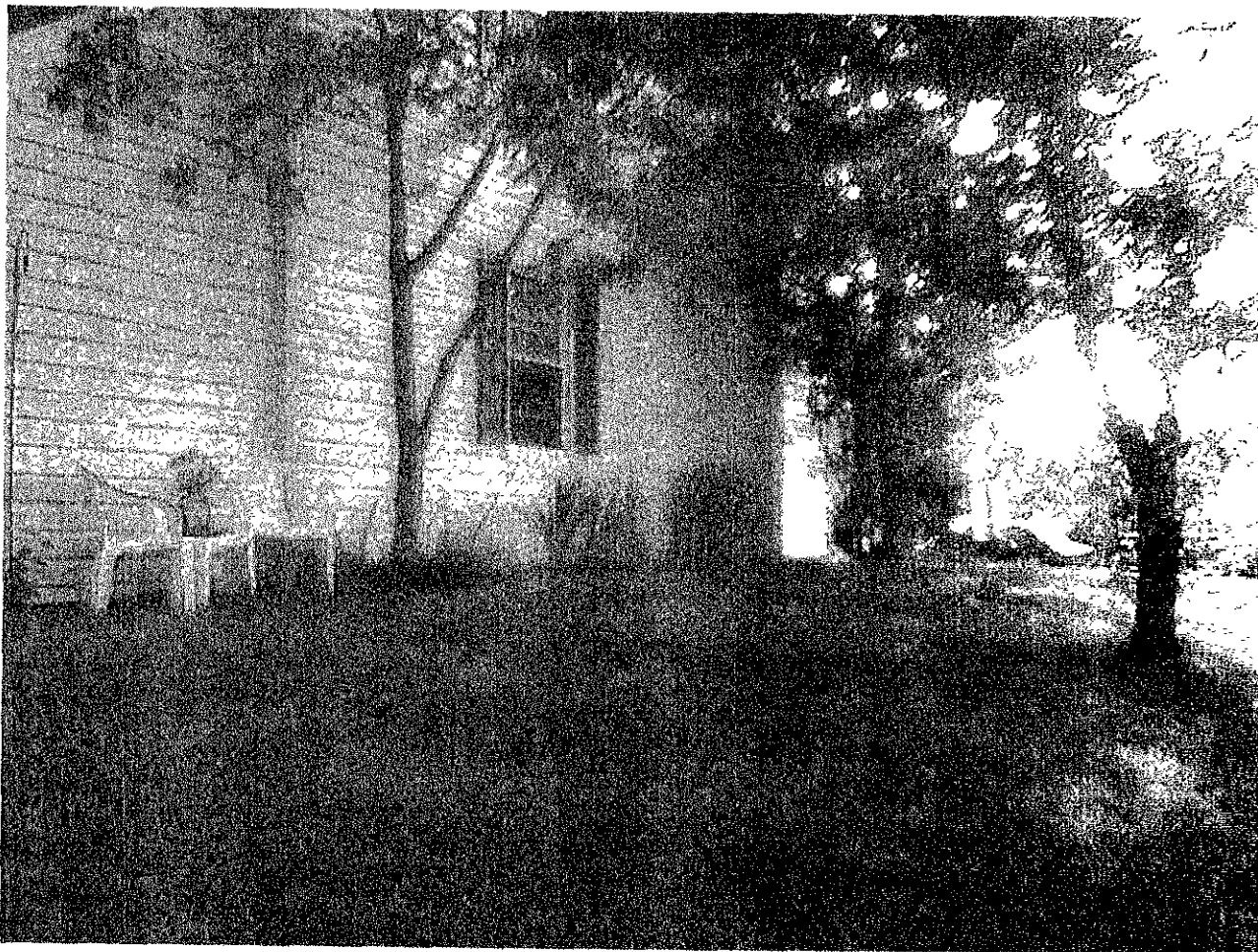
Ex. Rear view One story addition.



Ex. Rear 10ft. Easement & One Story addition ~~at~~ *10ft. 742 in.*



Stake adjacent from 10ft Easement.



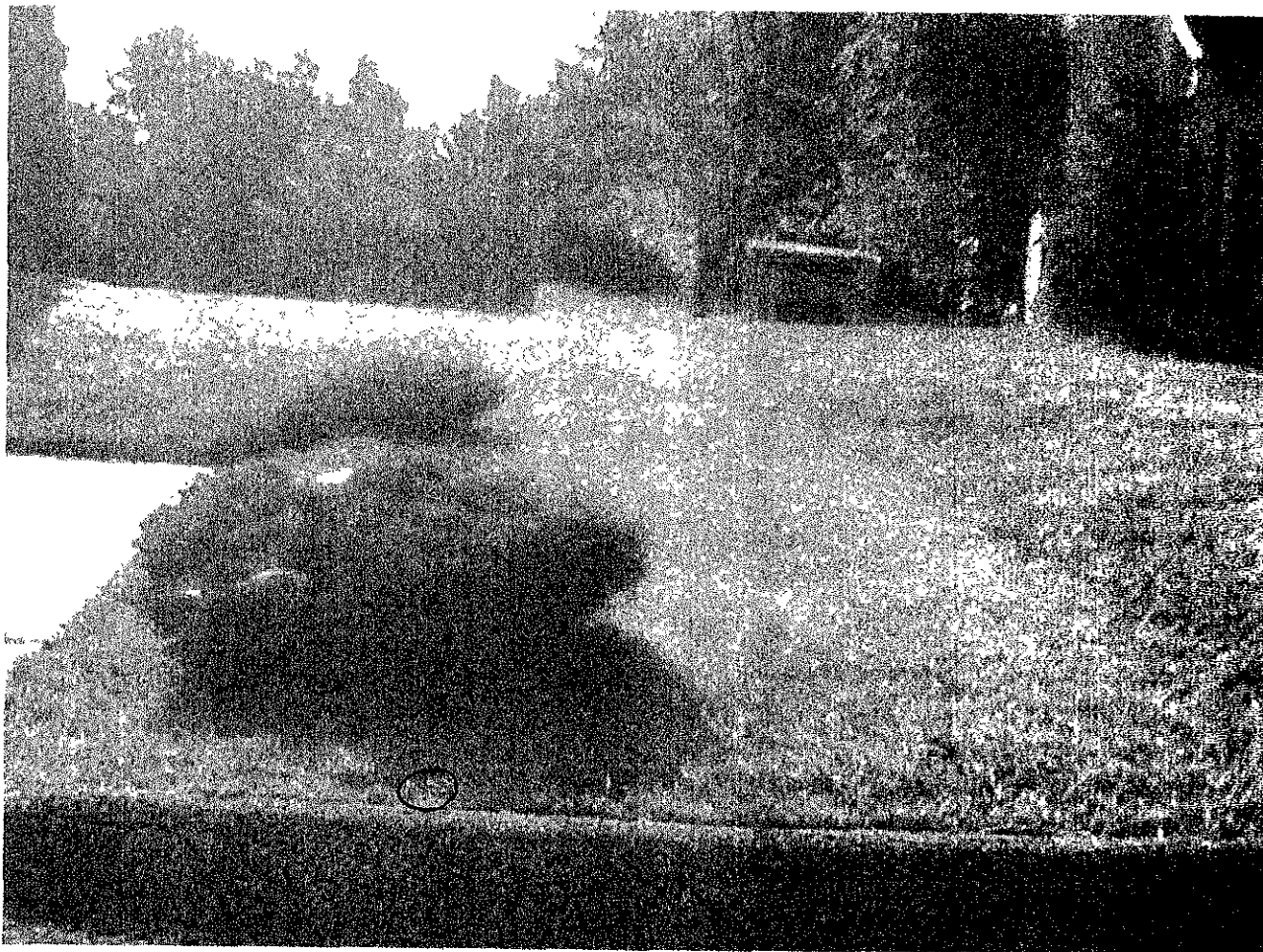
Ex. Front view One Story Addition



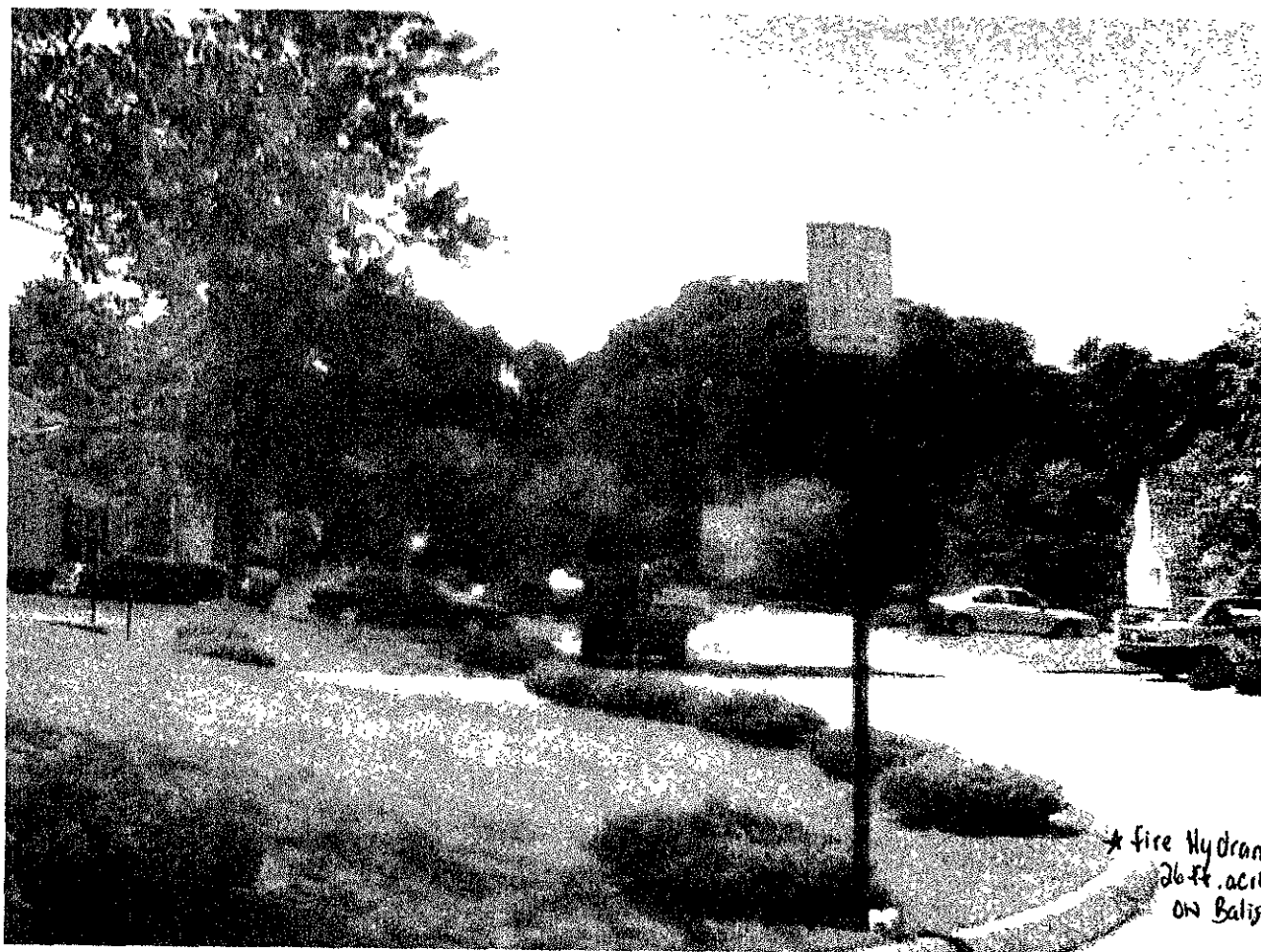
Original spike during community construction.



Ex. Original Spike w/ Pre-Construction of Community



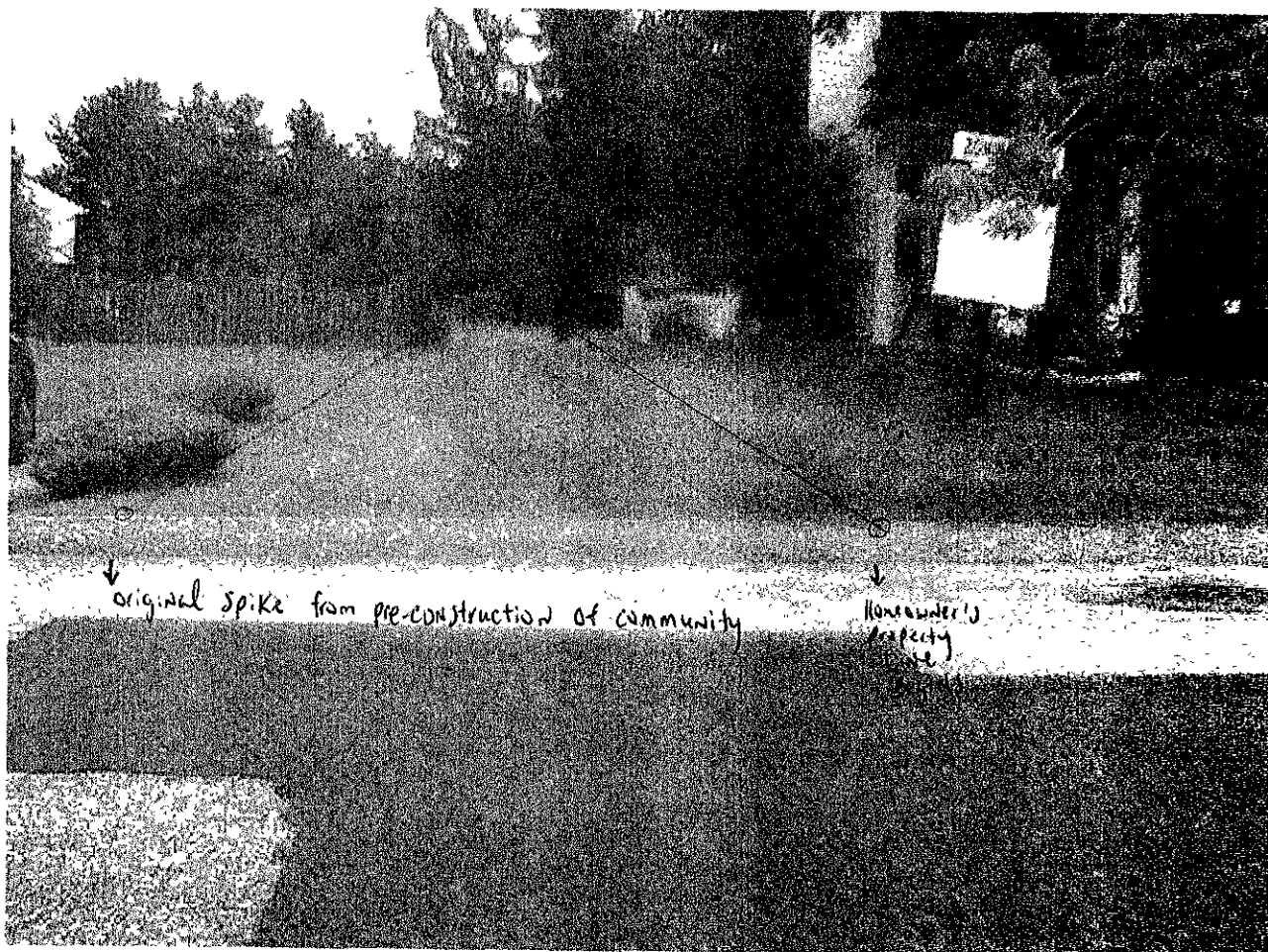
Ex. Fire Lane (No parking) Located on Barletta Ct.



* fire Hydrant
26 ft. across
on Balistan Road

—————A

Ex. 10ft. Easement & Homeowner's property line begins.



photograph

01-467-A

