

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Summerson Road, 70' SW of
the SE/S Coopersmith Road
3rd Election District
2nd Councilmanic District
(2520 Summerson Road)

Stephanie & Andrew Becker
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-084-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Stephanie and Andrew Becker, legal owners of that property known as 2520 Summerson Road in the Pikesville area of Baltimore County. The Petitioners herein seek relief from Sections 211.3 and 211.4 (1955 B.C.Z.R.), to permit existing side yard setbacks of 11 ft. and combined 19 ft. in lieu of the required 12 ft. and 20 ft. and relief from Section 301.1 (1955) and Section 301.1A (1998), to permit an open projection (deck) of 66% (8 ft.) in lieu of 25% (3 ft.). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R.

ORDER NO. 02-084-A

Date 9/28/01

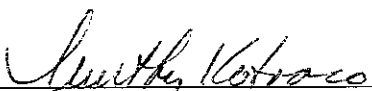
By R. Summerson

would result in practical difficulty and/or unreasonable hardship upon the Petitioners. In addition, this office has checked with the most affected neighbor and they are not opposed to this addition.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of September, 2001, that a variance from Sections 211.3 and 211.4 (1955 B.C.Z.R.), to permit existing side yard setbacks of 11 ft. and combined 19 ft. in lieu of the required 12 ft. and 20 ft. and relief from Section 301.1 (1955) and Section 301.1A (1998), to permit an open projection (deck) of 66% (8 ft.) in lieu of 25% (3 ft.), be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDERED BY THE ZONING COMMISSIONER
DATE 9/28/01
BY R. J. JENNINGS



Baltimore County
Zoning Commissioner

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

September 28, 2001

Dr. & Mrs. Andrew Becker
2520 Summerson Road
Baltimore, Maryland 21209

Re: Petition for Administrative Variance
Case No. 02-084-A
Property: 2520 Summerson Road

Dear Dr. & Mrs. Becker:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2520 Summerson Rd. 21209
which is presently zoned DR 5-S

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) 211.3 & 211.4 (1955 B.C.Z.R.)

TO PERMIT EXISTING SIDE YARD SETBACKS OF 11 FT. & COMBINED 19 FT
IN LIEU OF 12 & 20 FT. & SECT. 301.1 (1985) & 301.1A (1998)
TO PERMIT AN OPEN PROJECTION (DECK) OF 66% (8 FT.) IN LIEU OF
25% (3 FT.)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/28/01 day of September, 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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BOA Date 08-28-01

Estimated Posting Date 09-09-01

CASE NO. 02-084-A

Date 9/28/01

By [Signature]

ORDER RECEIVED FOR FILING

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 2520 Summerson Rd.
Address
Balto. md. 21209
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):

Since March 3rd, 2001, my husband "Andrew Becker" has been disabled with his walking abilities. He is using a cane and is unsteady in walking and steps. This is the major reason we moved to a ranch home in July. We also need enlargement of the first floor due to 3 children, a son-in-law and a grandchild that stay over frequently. Thank you Mrs. PRBum

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.

Andrew Becker
Signature
Andrew Becker
Name - Type or Print

Stephanie Becker
Signature
Stephanie Becker
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

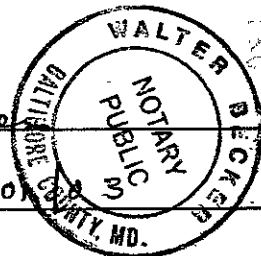
I HEREBY CERTIFY, this 3rd day of AUGUST, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ANDREW BECKER + STEPHANIE B. BECKER
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

8/3/01
Date

Walter Becker
Notary Public
My Commission Expires 10/01/02



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2520 Summerston R
Address
Balto Md. 21209
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):

Since March 3rd, 2001, my husband "Andrew Becker" has been disabled with his walking abilities. He is using a cane and is unsteady in walking and steps. This is the major reason we moved to a ranch home in July. We also need enlargement of the first floor due to 3 children, a son-in-law and a grandchild that stay over frequently. Thank you.

Mrs. AR Becker

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.

Andrew Becker
Signature
Andrew Becker
Name - Type or Print

Stephanie R. Becker
Signature
Stephanie R. Becker
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of AUGUST, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

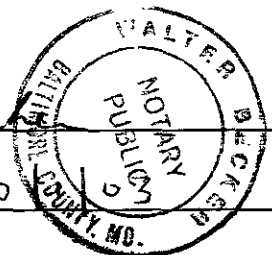
ANDREW BECKER + STEPHANIE R. BECKER

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

8/3/01
Date

Walter Becker
Notary Public
My Commission Expires 10/1/03





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2520 Summerson Road.
which is presently zoned DR 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)

To Permit Existing Side Yard setbacks of 11 Ft. & Combined 19 Ft. in lieu of 12 Ft. & 20 Ft. & Sect. 301.1 (1955) & 301.1A (1998) to Permit and open projection (Deck) of 66% (8 Ft) in lieu of 25% (3 Ft)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 07 day of August, 2007 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. 07-084-A

Reviewed By SDJ

Date 08-28-07

Estimated Posting Date 09-09-07

REV 9/15/98

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

August 20, 2001

Zoning Description

2520 Summerson Road

3rd Election District

Baltimore County, Maryland

BEGINNING at a point on the north side of Summerson Road, which is 60 feet wide at a distance of 70 feet southeast of the southeast side of Coppersmith Road, which is 50 feet wide. Being Lot 24 Block A, Plat 1, Being a resubdivision of part of Section 1, Plat 1, Plat 3 & Plat 5, Pickwick, as recorded in Baltimore County Plat Book 29, folio 30. **CONTAINING** 6,897 square feet or 0.16 acres, more or less. Also known as 2520 Summerson Road and located in the 3rd Election District, 2nd Councilmanic District.

02-084.7

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

02-054-H

No.

5719

DATE 08-28-01 ACCOUNT ROOM OCC GISC

AMOUNT \$ 50⁰⁰

RECEIVED FROM: JEFFREY TURNER

FOR: HOTEL VAPOR 7.50
TOTAL \$ 50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

STW

PAID RECEIPT

PAYMENT ACTUAL TIME
8/28/2001 8/28/2001 10:33:51
REG 0303 CASHIER R003 LRB DRIVER 3
RECEIPT # 204196 OFLN
Dept 5 528 ZONING VERIFICATION
CR NLL 005715

Receipt tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.: 02-084-A

Petitioner/Developer: _____

Jerry Turkey

Date of Hearing/Closing: 9/24/01

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 2520 Summerson Rd.
Baltimore, MD 21209

The sign(s) were posted on _____

September 7, 2001

(Month, Day, Year)

Sincerely,

Stacy Gardner 9/10/01
(Signature of Sign Poster and Date)

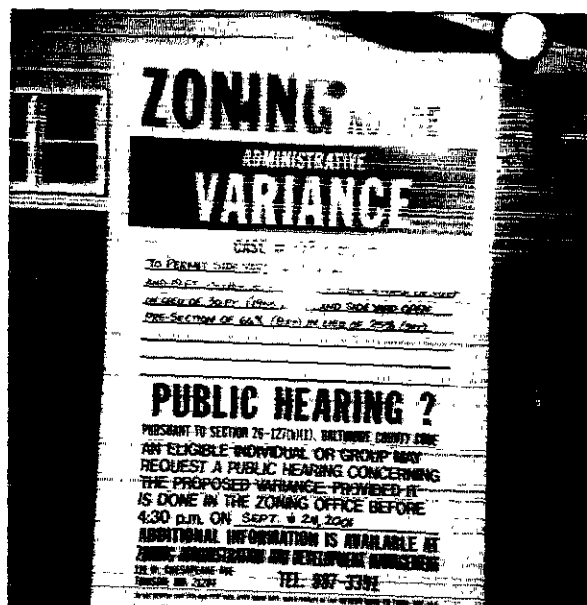
Stacy Gardner
(Printed Name)

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

(City, State, Zip Code)

410-781-4000

(Telephone Number)



**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/neighbor 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: 02-084-A
Petitioner: Jerry Turley
Address or Location: 2520 Summerston Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jerry Turley
Address: 9 Bensm. II Ct
Reisterstown Md 21136
Telephone Number: 410-586-2209

Revised 2/20/98 - SCJ

02-084-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 084 -A Address 2520 SUMMERSON RD.

Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08-028-01 Posting Date: 09-09-01 Closing Date: 09-24-01

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 02- 084 -A Address 2520 SUMMERSON RD.

Petitioner's Name SETH TURLEY Telephone 410-526-2209

Posting Date: 09-09-01 Closing Date: 09-24-01

Wording for Sign: TO PERMIT SIDE YD & COMBINED SETBACKS OF 11 & 19 FT
IN LIEU OF 12 & 20 FT. REAR SETBACK OF 20 IN LIEU OF 30 FT. (1955
BCZR) & SIDE YD OPEN PROJECTION OF 66% (5 FT) IN LIEU OF 75% (3 FT)

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 26, 2001

Stephanie & Andrew Becker
2520 Summerson Road
Baltimore MD 21209

Dear Dr. & Mrs. Becker:

RE: Case Number: 02-084-A, 2520 Summerson Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 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: Jerry Turley, 9 Bensmill Court, Reisterstown 21136
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2001
Item Nos. 071, 072, 073, 074, 075, 076,
077, 078, 079, 081, 082, 083, 084, and
085

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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 19, 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 September 17, 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:

071, 072, 075, 076, 077, 079, 080, 081, 082, 083, and 084

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



AV
9/24/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 20, 2001

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

SEP 21

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-084

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. G. [Signature]

AFK/JL.MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.19.01

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

RE: Baltimore County
Item No. 084 JRA

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K.A. 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

(410) 367-7800
FAX (410) 578-6871

Howard D. Weiss, M.D., P.A.

CONSULTANT IN NEUROLOGY
WEINBERG BUILDING AT SINAI HOSPITAL
2411 W. BELVEDERE AVE. SUITE 202
BALTIMORE, MARYLAND 21215

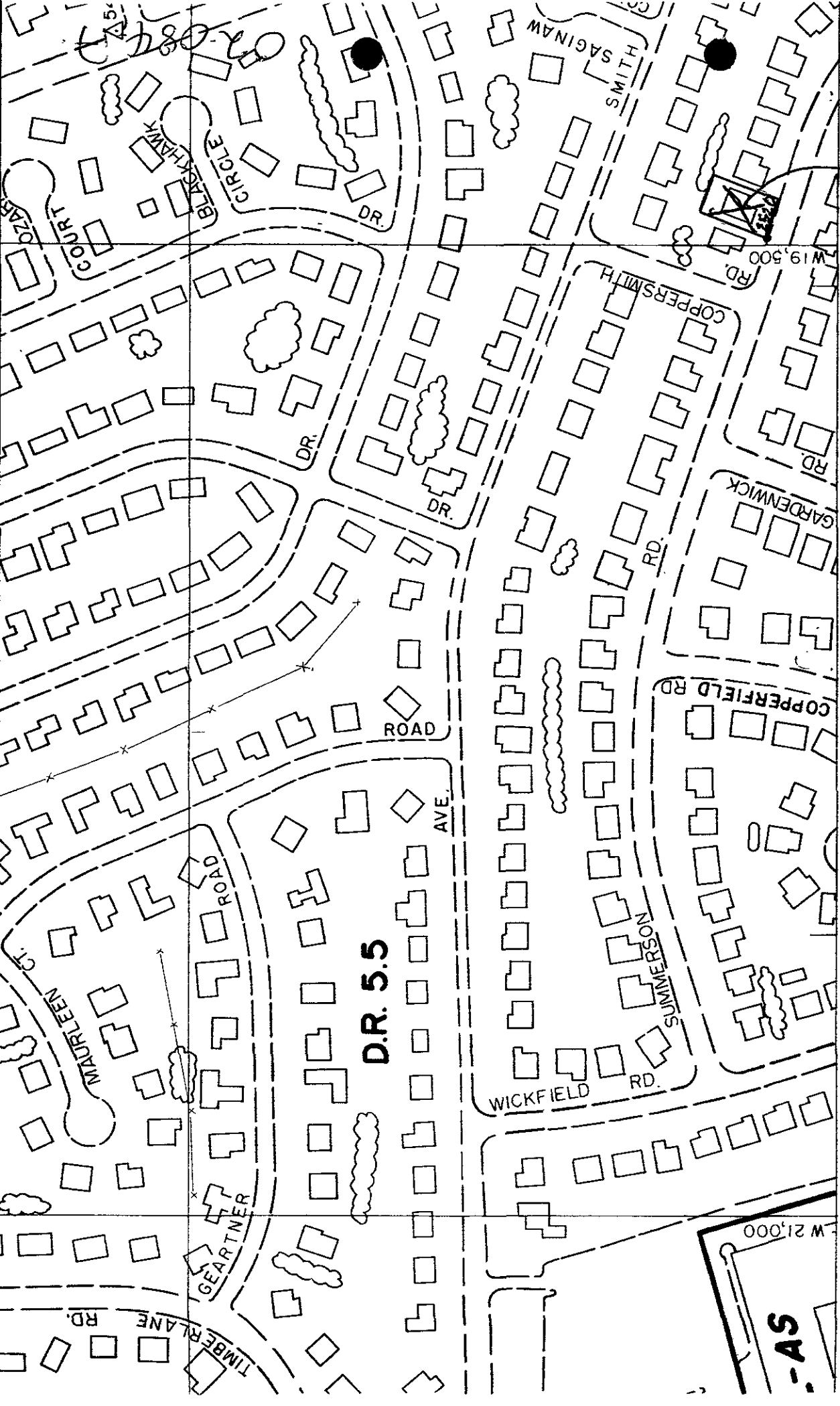
July 16, 2001

To whom it may concern,

Dr Andrew Becker is under my
care due to a severe sensory polyneuropathy
that affects his gait and balance.

Howard Weiss

02-084-7



(SHEET NW-7-D)

MORE COUNTY ZONING MAP

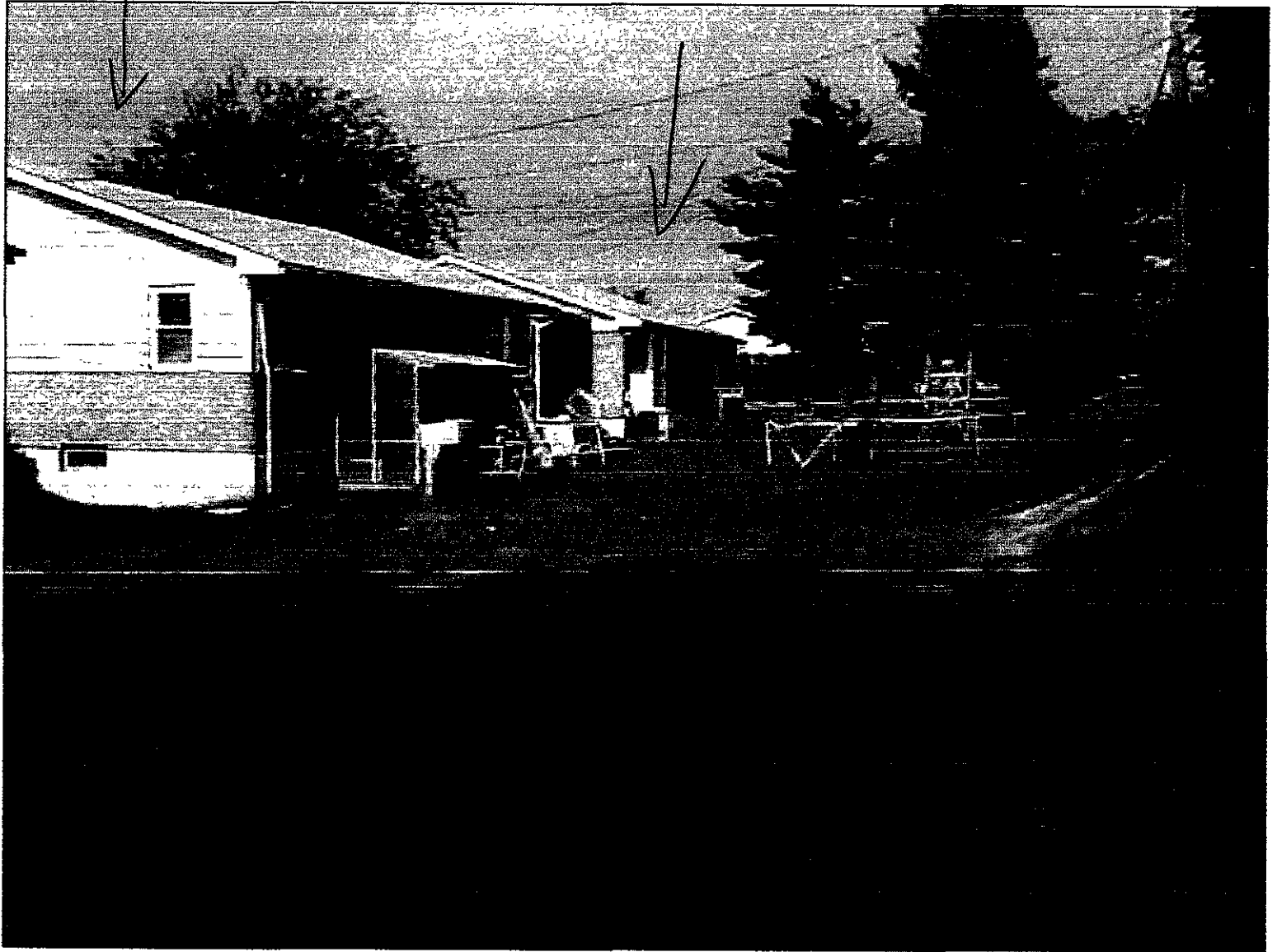
SITE

N.W. 8-D

PHO

Address?
2520

Address
2522



07-084. A

Subject Property

Address

2520



Address

2518

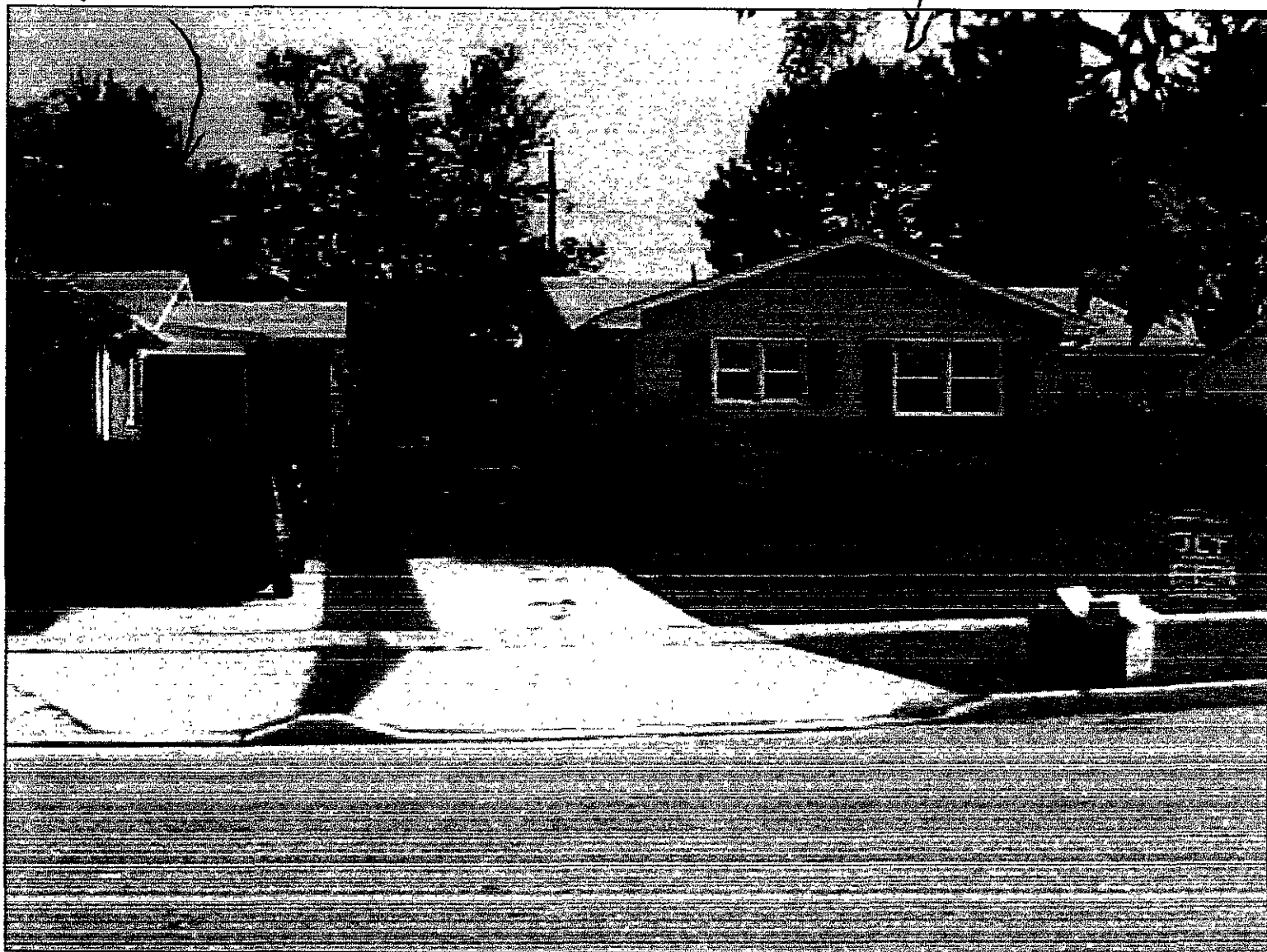


02-084-7

Address
2522

SUBJECT PROPERTY

Address
2520



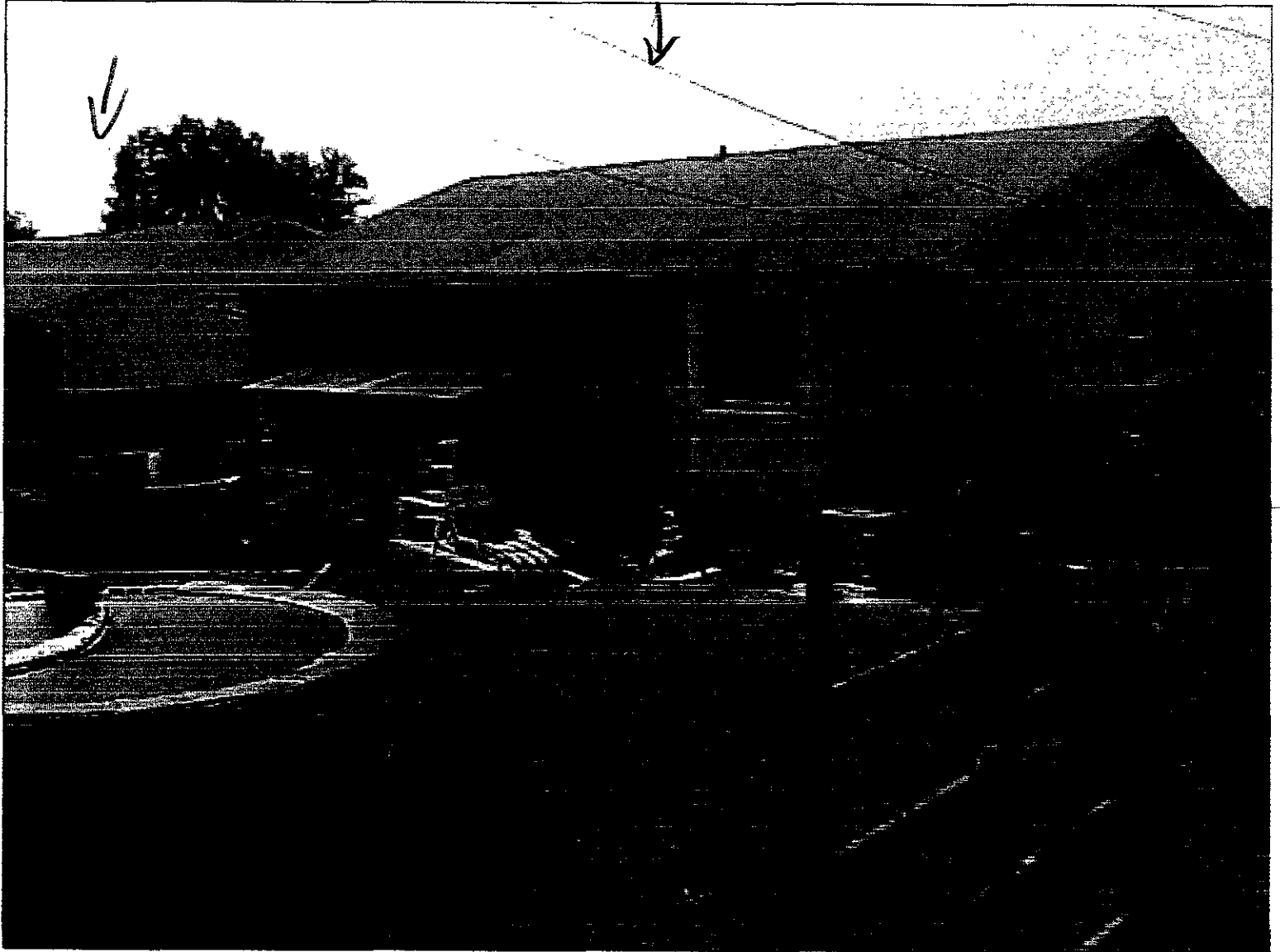
02-084-A

Address

2518

Address

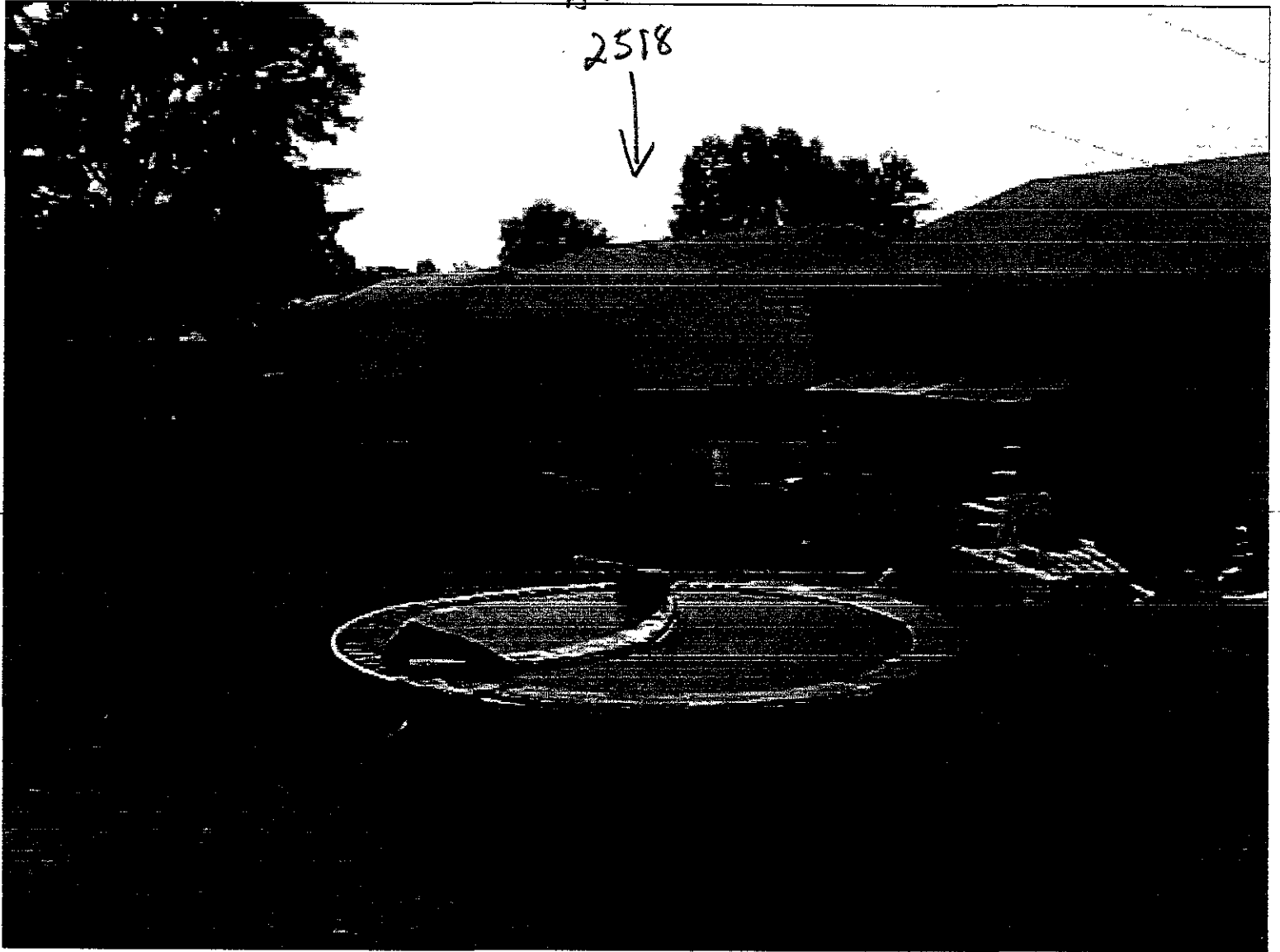
2520



02-084-7

Address

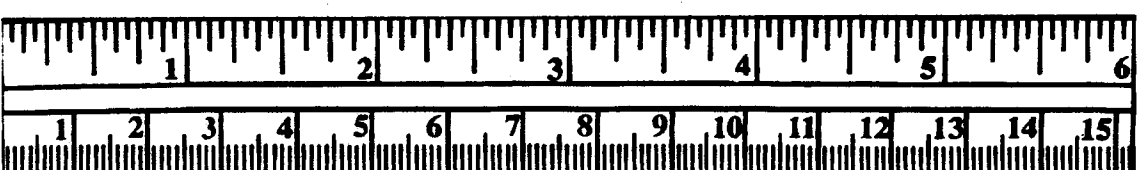
2518



07-084-A

From	To	R	L	Δ	T	Chord
504	506	60.00'	78.10'	68.55.00"	41.10'	3 35.54.40"E - 67.50"
506	508	180.00'	181.00'	69.55.00"	184.80'	N 35.50.10"W - 184.00'
508	510	152.50'	184.76'	69.55.00"	105.63'	3 35.50.10"E - 73.97"
510	512	50.00.00'	177.05'	18.08.18"	86.50'	N 81.52.31"W - 77.84"
512	513	600.00'	191.97'	19.00.00"	100.41'	3 81.52.00"E - 190.00"
513	515					
515	516					
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580	582					
582	584					
584	586					
586	588					
588	590					
590	592					
592	594					
594	596					
596	598					
598	600					

COORDINATES					
N ^o	W ^{est}	N ^{or} th	N ^o	W ^{est}	N ^{or} th
31	19,064.49	2,818.154	659	19,654.09	2,770.934
32	19,064.59	2,817.85	660	19,654.07	2,774.636
33	19,064.59	2,817.85	661	19,654.07	2,774.636
34	19,064.59	2,817.85	662	19,654.07	2,774.636
35	19,064.59	2,817.85	663	19,654.07	2,774.636
36	19,064.59	2,817.85	664	19,654.07	2,774.636
37	19,064.59	2,817.85	665	19,654.07	2,774.636
38	19,064.59	2,817.85	666	19,654.07	2,774.636
39	19,064.59	2,817.85	667	19,654.07	2,774.636
40	19,064.59	2,817.85	668	19,654.07	2,774.636
41	19,064.59	2,817.85	669	19,654.07	2,774.636
42	19,064.59	2,817.85	670	19,654.07	2,774.636
43	19,064.59	2,817.85	671	19,654.07	2,774.636
44	19,064.59	2,817.85	672	19,654.07	2,774.636
45	19,064.59	2,817.85	673	19,654.07	2,774.636
46	19,064.59	2,817.85	674	19,654.07	2,774.636
47	19,064.59	2,817.85	675	19,654.07	2,774.636
48	19,064.59	2,817.85	676	19,654.07	2,774.636
49	19,064.59	2,817.85	677	19,654.07	2,774.636
50	19,064.59	2,817.85	678	19,654.07	2,774.636
51	19,064.59	2,817.85	679	19,654.07	2,774.636
52	19,064.59	2,817.85	680	19,654.07	2,774.636
53	19,064.59	2,817.85	681	19,654.07	2,774.636
54	19,064.59	2,817.85	682	19,654.07	2,774.636
55	19,064.59	2,817.85	683	19,654.07	2,774.636
56	19,064.59	2,817.85	684	19,654.07	2,774.636
57	19,064.59	2,817.85	685	19,654.07	2,774.636
58	19,064.59	2,817.85	686	19,654.07	2,774.636
59	19,064.59	2,817.85	687	19,654.07	2,774.636
60	19,064.59	2,817.85	688	19,654.07	2,774.636
61	19,064.59	2,817.85	689	19,654.07	2,774.636
62	19,064.59	2,817.85	690	19,654.07	2,774.636
63	19,064.59	2,817.85	691	19,654.07	2,774.636
64	19,064.59	2,817.85	692	19,654.07	2,774.636
65	19,064.59	2,817.85	693	19,654.07	2,774.636
66	19,064.59	2,817.85	694	19,654.07	2,774.636
67	19,064.59	2,817.85	695	19,654.07	2,774.636
68	19,064.59	2,817.85	696	19,654.07	2,774.636
69	19,064.59	2,817.85	697	19,654.07	2,774.636
70	19,064.59	2,817.85	698	19,654.07	2,774.636
71	19,064.59	2,817.85	699	19,654.07	2,774.636
72	19,064.59	2,817.85	700	19,654.07	2,774.636
73	19,064.59	2,817.85	701	19,654.07	2,774.636
74	19,064.59	2,817.85	702	19,654.07	2,774.636
75	19,064.59	2,817.85	703	19,654.07	2,774.636
76	19,064.59	2,817.85	704	19,654.07	2,774.636
77	19,064.59	2,817.85	705	19,654.07	2,774.636
78	19,064.59	2,817.85	706	19,654.07	2,774.636
79	19,064.59	2,817.85	707	19,654.07	2,774.636
80	19,064.59	2,817.85	708	19,654.07	2,774.636
81	19,064.59	2,817.85	709	19,654.07	2,774.636
82	19,064.59	2,817.85	710	19,654.07	2,774.636
83	19,064.59	2,817.85	711	19,654.07	2,774.636
84	19,064.59	2,817.85	712	19,654.07	2,774.636
85	19,064.59	2,817.85	713	19,654.07	2,774.636
86	19,064.59	2,817.85	714	19,654.07	2,774.636
87	19,064.59	2,817.85	715	19,654.07	2,774.636
88	19,064.59	2,817.85	716	19,654.07	2,774.636
89	19,064.59	2,817.85	717	19,654.07	2,774.636
90	19,064.59	2,817.85	718	19,654.07	2,774.636
91	19,064.59	2,817.85	719	19,654.07	2,774.636
92	19,064.59	2,817.85	720	19,654.07	2,774.636
93	19,064.59	2,817.85	721	19,654.07	2,774.636
94	19,064.59	2,817.85	722	19,654.07	2,774.636
95	19,064.59	2,817.85	723	19,654.07	2,774.636
96	19,064.59	2,817.85	724	19,654.07	2,774.636
97	19,064.59	2,817.85	725	19,654.07	2,774.636
98	19,064.59	2,817.85	726	19,654.07	2,774.636
99	19,064.59	2,817.85	727	19,654.07	2,774.636
100	19,064.59	2,817.85	728	19,654.07	2,774.636
101	19,064.59	2,817.85	729	19,654.07	2,774.636
102	19,064.59	2,817.85	730	19,654.07	2,774.636
103	19,064.59	2,817.85	731	19,654.07	2,774.636
104	19,064.59	2,817.85	732	19,654.07	2,774.636
105	19,064.59	2,817.85	733	19,654.07	2,774.636
106	19,064.59	2,817.85	734	19,654.07	2,774.636
107	19,064.59	2,817.85	735	19,654.07	2,774.636
108	19,064.59	2,817.85	736	19,654.07	2,774.636
109	19,064.59	2,817.85	737	19,654.07	2,774.636
110	19,064.59	2,817.85	738	19,654.07	2,774.636
111	19,064.59	2,817.85	739	19,654.07	2,774.636
112	19,064.59	2,817.85	740	19,654.07	2,774.636
113	19,064.59	2,817.85	741	19,654.07	2,774.636
114	19,064.59	2,817.85	742	19,654.07	2,774.636
115	19,064.59	2,817.85	743	19,654.07	2,774.636
116	19,064.59	2,817.85	744	19,654.07	2,774.636
117	19,064.59	2,817.85	745	19,654.07	2,774.636
118	19,064.59	2,817.85	746	19,654.07	2,774.636
119	19,064.59	2,817.85	747	19,654.07	2,774.636
120	19,064.59	2,817.85	748	19,654.07	2,774.636
121	19,064.59	2,817.85	749	19,654.07	2,774.636
122	19,064.59	2,817.85	750	19,654.07	2,774.636
123	19,064.59	2,817.85	751	19,654.07	2,774.636
124	19,064.59	2,817.85	752	19,654.07	2,774.636
125	19,064.59	2,817.85	753	19,654.07	2,774.636
126	19,064.59	2,817.85	754	19,654.07	2,774.636
127	19,064.59	2,817.85	755	19,654.07	2,774.636
128	19,064.59	2,817.85	756	19,654.07	2,774.636
129	19,064.59	2,817.85	757	19,654.07	2,774.636
130	19,064.59	2,817.85	758	19,654.07	2,774.636
131	19,064.59	2,817.85	759	19,654.07	2,774.636
132	19,064.59	2,817.85	760	19,654.07	2,774.636
133	19,064.59	2,817.85	761	19,654.07	2,774.636
134	19,064.59	2,817.85	762	19,654.07	2,774.636
135	19,064.59	2,817.85	763	19,654.07	2,774.636
136	19,064.59	2,817.85	764	19,654.07	2,774.636
137	19,064.59	2,817.85	765	19,654.07	2,774.636
138	19,064.59	2,817.85	766	19,654.07	2,774.636
139	19,064.59	2,817.85	767	19,654.07	2,774.636
140	19,064.59	2,817.85	768	19,654.07	2,774.636
141	19,064.59	2,817.85	769	19,654.07	2,774.636
142	19,064.59	2,817.85	770	19,654.07	2,774.636
143	19,064.59	2,817.85	771	19,654.07	2,774.636
144	19,064.59	2,817.85	772	19,654.07	2,774.636
145	19,064.59	2,817.85	773	19,654.07	2,774.636
146	19,064.59	2,817.85	774	19,654.07	2,774.636
147	19,064.59	2,817.85	775	19,654.07	2,774.636
148	19,064.59	2,817.85	776	19,654.07	2,774.636
149	19,064.59	2,817.85	777	19,654.07	2,774.636
150	19,064.59	2,817.85	778	19,654.07	2,774.636
151	19,064.59	2,817.85	779	19,654.07	2,774.636
152	19,064.59	2,817.85	780	19,654.07	2,774.636
153	19,064.59	2,817.85	781	19,654.07	2,774.636
154	19,064.59	2,817.85	782	19,654.07	2,774.636
155	19,064.59	2,817.85	783	19,654.07	2,774.636
156	19,064.59	2,817.85	784	19,654.07	2,774.636
157	19,064.59	2,817.85	785	19,654.07	2,774.636
158	19,064.59	2,817.85	786	19,654.07	2,774.636
159	19,064.59	2,817.85	787	19,654.07	2,774.636
160	19,064.59	2,817.85	788	19,654.07	2,774.636
161	19,064.59	2,817.85	789	19,654.07	2,774.636
162	19,064.59	2,817.85	790	19,654.07	2,774.636
163	19,064.59	2,817.85	791	19,654.07	2,774.636
164	19,064.59	2,817.85	792	19,654.07	2,774.636
165	19,064.59	2,817.85	793	19,654.07	2,774.636
166	19,064.59	2,817.85	794	19,654.07	2,774.636
167	19,064.59	2,817.85	795	19,654.07	2,774.636
168	19,064.59	2,817.85	796	19,654.07	2,774.636
169	19,064.59	2,817.85	797	19,654.07	2,774.636
170	19,064.59	2,817.85	798	19,654.07	2,774.636
171	19,064.59	2,817.85	799	19,654.07	2,774.636
172	19,064.59	2,817.85	800	19,654.07	2,774.636
173	19,064.59	2,817.85	801	19,654.07	2,774.636
174	19,064.59	2,817.85	802	19,654.07	2,774.636
175	19,064.59	2,817.85	803	19,654.07	2,774.636
176	19,064.59	2,817.85	804	19,654.07	2,774.636
177	19,064.59	2,817.85	805	19,654.07	2,774.636
178	19,064.59	2,817.85	806	19,654.07	2,774.636
179	19,064.59	2,817.85	807	19,654.07	2,774.636
180	19,064.59	2,817.85	808	19,654.07	2,774.636
181	19,064.59	2,817.85	809	19,654.07	2,774.636
182	19,064.59	2,817.85	810	19,654.07	2,774.636
183	19,064.59	2,817.85	811	19,654.07	2,774.636
184	19,064.59	2,817.85	812	19,654.07	2,774.636
185	19,064.59	2,817.85	813	19,654.07	2,774.636
186	19,064.59	2,817.85	814	19,654.07	2,774.636
187	19,064.59	2,817.85	815	19,654.07	2,774.636
188	19,064.59	2,817.85	816	19,654.07	2,774.636
189	19,064.59	2,817.85	817	19,654.07	2,774.636
190	19,064.59	2,817.85	818	19,654.07	2,774.636
191	19,064.59	2,817.85	819	19,654.07	2,774.636
192	19,064.59	2,817.85	820	19,654.07	2,774.636
193	19,064.59	2,817.85	821	19,654.07	2,774.636
194	19,064.59	2,817.85	822	19,654.07	2,774.636
195	19,064.59	2,817.85	823	19,654.07	



PLAT 1
BEING A RESUBDIVISION OF PART
OF SECTION 1, PLAT 1, PLAT 3 & PLAT 5
PICKWICK

3rd Election District
Scale: 1"=50'
Baltimore County, Md.
January 23, 1969

RRG 29 FOLIO 30

RECORDED AND INDEXED

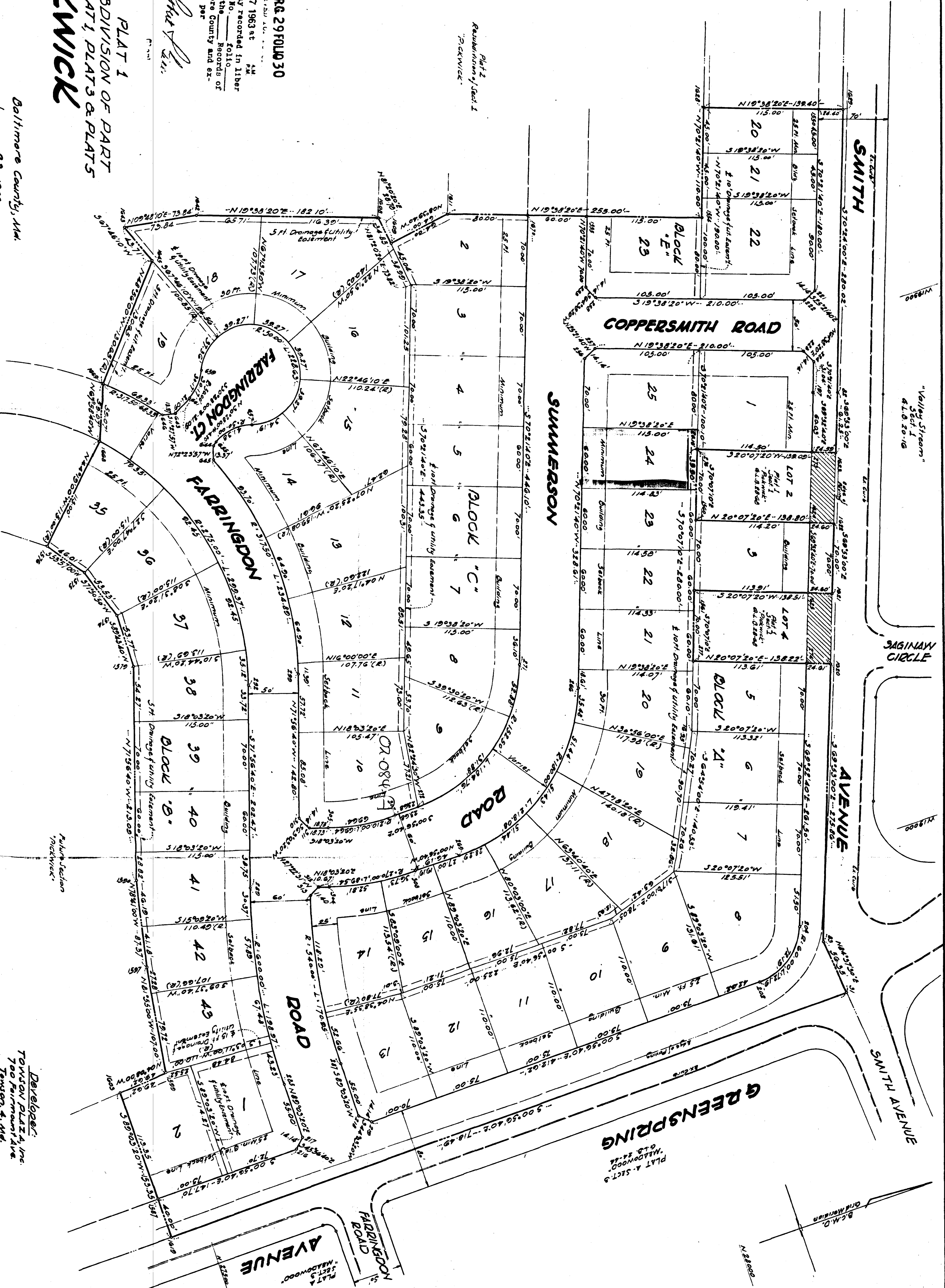
APR 27 1963 at 4 M.
P.M.

This day recorded in Liber
I.O. No. _____ folio _____
of the _____ Records of
Baltimore County and ex-
tended, per _____

John D. [Signature]

77-2001

Re subdivision of
"P. C. Wick".



STREETS and/or ROADS shown hereon and mentioned therein in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantor(s) of the deed to which this plat is attached, their heirs and assigns.

COORDINATES and BEARINGS shown on this map are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:

X-6.0 N 222° 6.35 N 284° 06.00

The requirements of Section 72-8, Article 17 of the Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

FEOD FAIR PROPERTIES, INC.

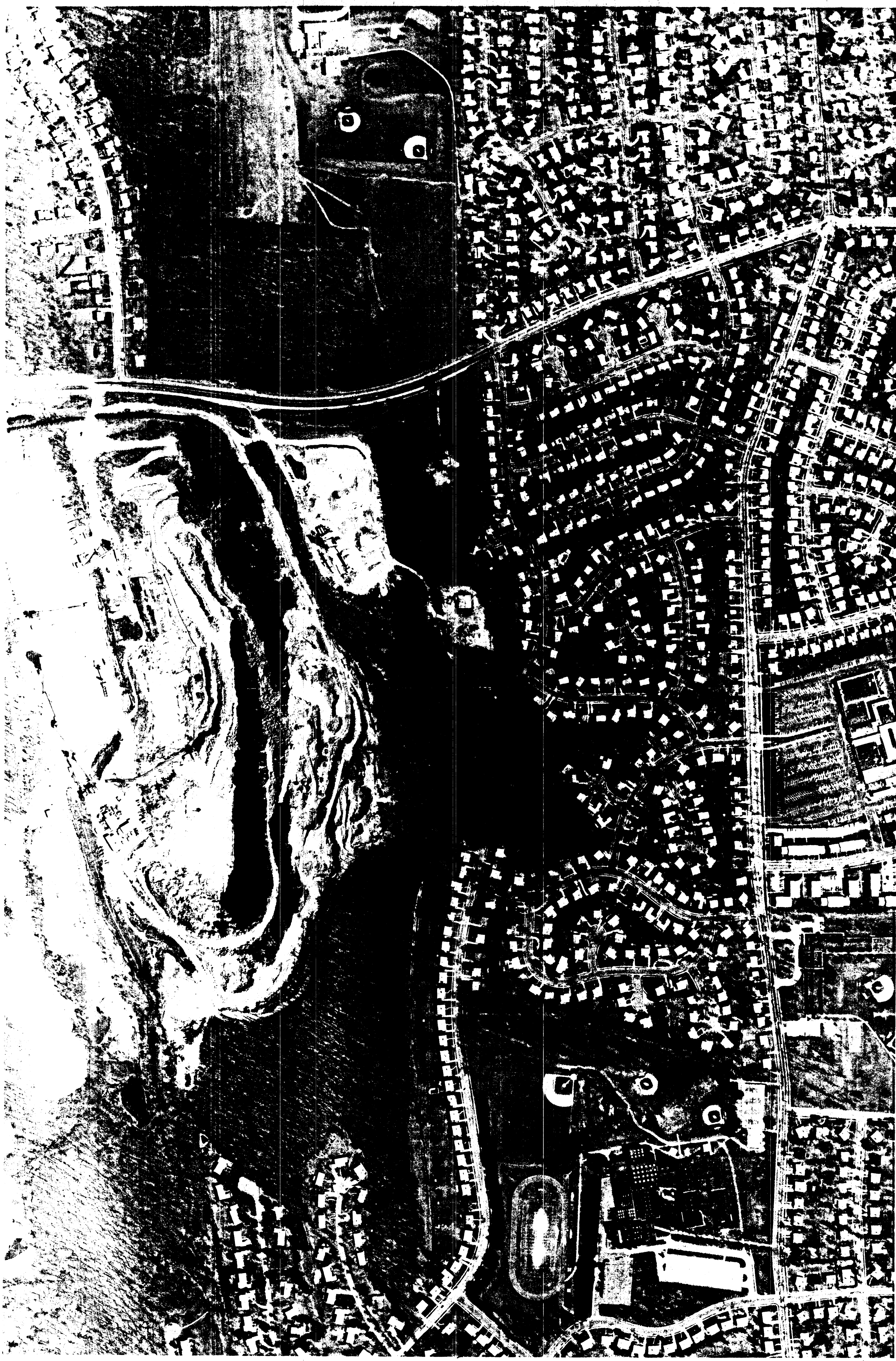
1. JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.



MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES ST.

MSA 534 1236-4595

15



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PIKESVILLE
AREA

SHEET

N.W.
8-D

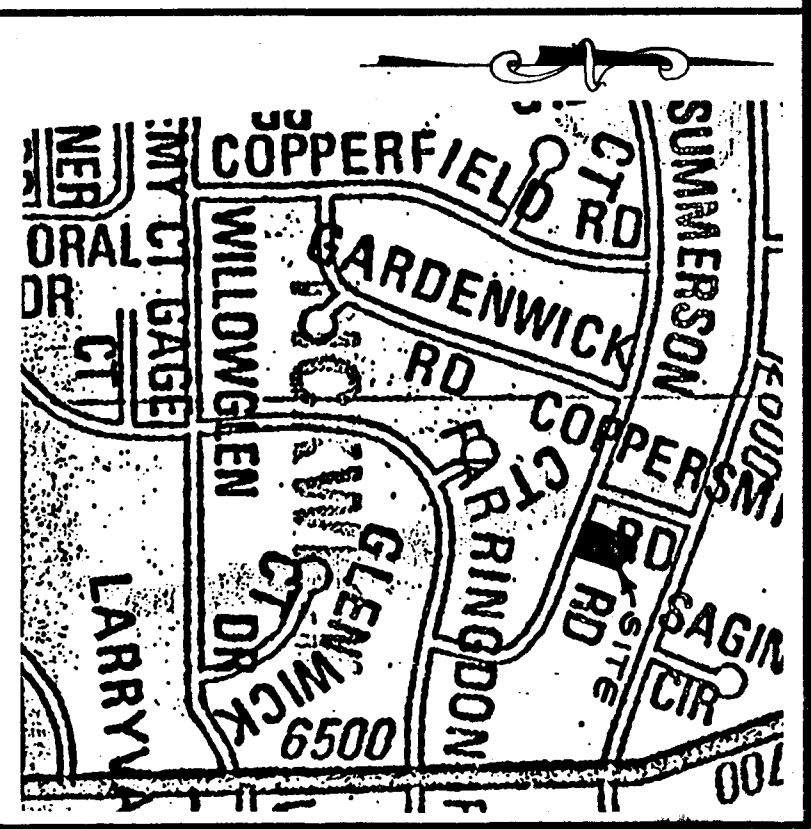
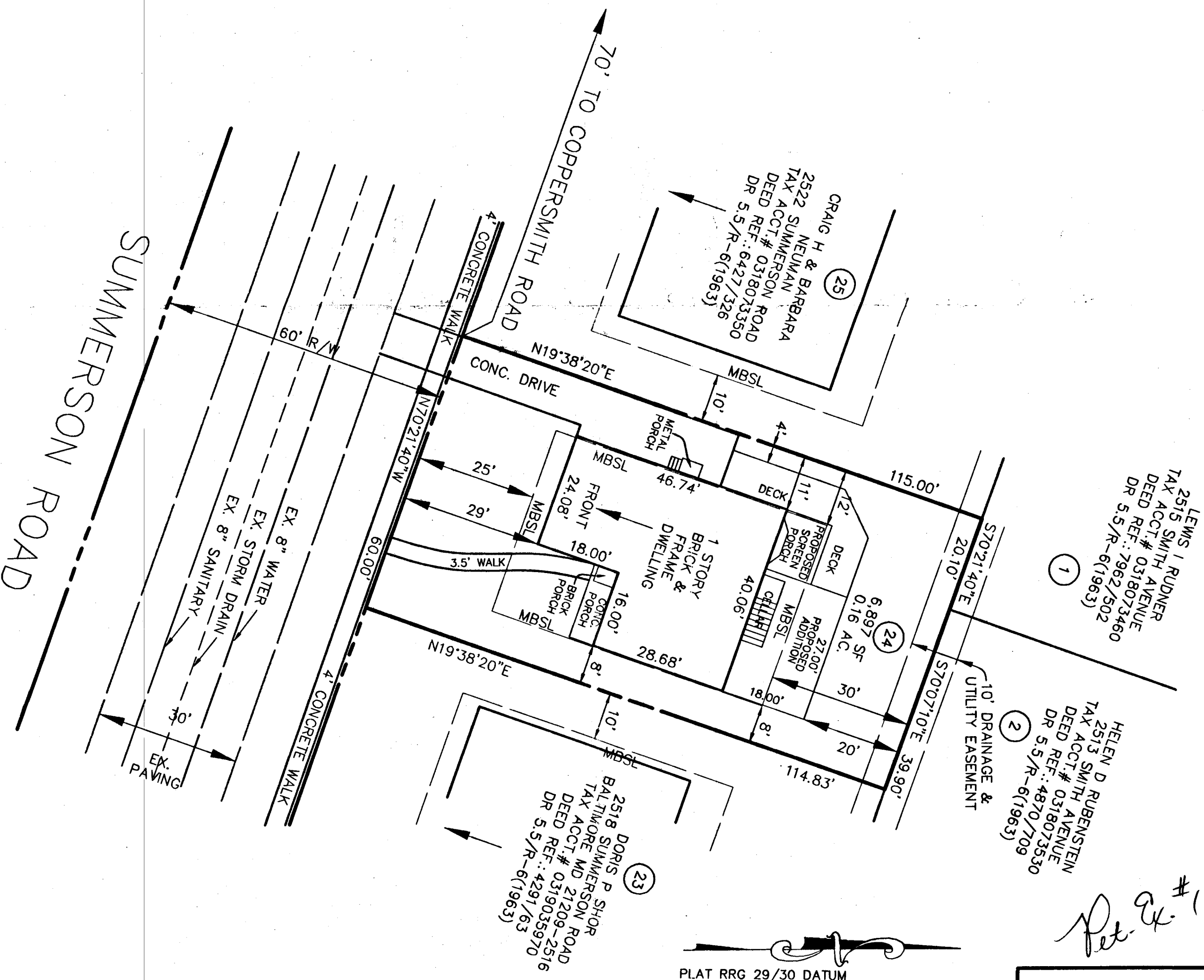
PHOTOFILMED

NOTES

1. ELECTION DISTRICT 3
2. COUNCILMANIC DISTRICT 2
3. OWNER: STEPHANIE BECKER
2520 SUMMERSON ROAD
BALTIMORE, MD 21209
PHONE: (410) 764-0415
4. THERE ARE NO PRIOR ZONING HEARINGS FOR THIS SITE.
6. EXISTING ZONING: DR-5.5
7. ZONING IN EFFECT AT THE TIME OF PLAT RECORDATION (1963): R-6
9. PLAT REFERENCE: PLAT 1, BEING A RESUBDIVISION OF PART OF SECTION 1, PLAT 1, PLAT 3 & PLAT 5, PICKWICK. PLAT BOOK RRG 29 FOLIO 30.
10. THIS SITE IS SERVED BY PUBLIC WATER & SEWER.
11. THIS SITE IS NOT IN THE CBCA.

REQUESTED VARIANCES

REQUESTING VARIANCES FROM THE BALTIMORE COUNTY ZONING REGULATIONS(1965) FROM SECTION 211.3 TO PERMIT AN EXISTING SIDE YARD SETBACK OF ELEVEN (11) FEET IN LIEU OF THE MINIMUM REQUIRED TWELVE (12) FEET; AN EXISTING COMBINED SIDE YARD SETBACK OF NINETEEN (19) FEET; FROM SECTION 211.4 TO PERMIT A REAR YARD SETBACK OF TWENTY (20) FEET IN LIEU OF THE MINIMUM REQUIRED THIRTY (30) FEET; AND FROM SECTION 301.1A OF THE BALTIMORE COUNTY ZONING REGULATIONS (1998) TO PERMIT AN OPEN PROJECTION (DECK) TO EXTEND EIGHT (8) FEET (66%) INTO THE REQUIRED SETBACK IN LIEU OF THE MAXIMUM PERMITTED THREE FEET (25%).



NOTE: ALL BUILDINGS SHOWN ARE LESS THAN 35' IN HEIGHT.

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Natural Resources Planning

Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

2520 SUMMERSON ROAD

3RD ELECTION DISTRICT
SCALE: 1" = 20'
BALTIMORE COUNTY, MARYLAND
DATE: AUGUST 1, 2001

OWNER

STEPHANIE BECKER
2520 SUMMERSON ROAD
DEED REF: 4276/557

02-084-7