

IN RE: PETITION FOR VARIANCE
N/S Sandy Plains Road, 1200' E of the c/l
Kavanaugh Road
(8606 Sandy Plains Road)
12th Election District
7th Council District

Timothy W. Niskanen and
Bernadette Mullen, Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-422-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Timothy W. Niskanen and Bernadette Mullen. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear street side setback of 11 feet in lieu of the required 30 feet for a proposed new 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.

Appearing at the requisite public hearing in support of the request were Timothy W. Niskanen and Bernadette Mullen, property owners. There were no Protestants or other interested persons present.

An examination of the site plan shows that the subject property is a waterfront parcel which abuts Chink Creek in eastern Baltimore County. As noted above, the property is located with frontage on the north side of Sandy Plains Road, not far from Lynch Road and Wise Avenue in the community of West Inverness. The property is roughly rectangular in shape, approximately 134' wide and 96' deep, and contains a gross area of .275 acres, more or less, zoned D.R.3.5. Presently, the site is improved with a one-story dwelling in which the Petitioners reside. Other improvements on the property include a frame garage and metal shed. Apparently, the house was built 75 years ago and is in a state of disrepair. The Petitioners are desirous of razing the dwelling

ORDER RECEIVED FOR FILING
Date 4/11/02
By [Signature]

rather than undertake significant improvements, and constructing a new dwelling on the property. As shown on the site plan, the new dwelling will be 48' x 27.1' in dimension and feature an attached 25' x 25' garage. Upon completion of the new house, the existing dwelling will be razed as will the garage and shed. In this regard, the area of impervious surface on the lot will actually be reduced to 1950 sq.ft.

As noted above, the subject property is a waterfront lot and due to the environmental constraints associated therewith, the house will be set back 36' from the bulkhead. This is a consistent distance with the existing dwelling. Due to the narrowness of the lot, an 11' setback will be maintained from the right-of-way for Sandy Plains Road. This is generally consistent with other houses in the neighborhood.

Based upon the testimony and evidence presented, I am persuaded that relief should be granted. The Petitioners' improvements actually represent an upgrade to the property. In my judgment, the Petitioners have adduced sufficient facts to comply with the requirements of Section 307 of the B.C.Z.R. Moreover, no one appeared in opposition to the request, and no adverse Zoning Advisory Committee (ZAC) comments were submitted by any County reviewing agency. However, in view of the property's waterfront location, the proposed development must comply with Chesapeake Bay Critical Areas regulations as set forth in the comment submitted by the Department of Environmental Protection and Resource Management, dated May 1, 2002.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of June, 2002 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear street side setback of 11 feet in lieu of the required 30 feet for a proposed new dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware

ORDER RECEIVED FOR FILING
Date 6/6/02
BY [Signature]

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) Compliance with Chesapeake Bay Critical Areas regulations, as set forth in the ZAC comment submitted by DEPRM, dated May 1, 2002, a copy of which is attached hereto and made a part hereof.
- 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/4/02
By [Signature]



Baltimore County
Zoning Commissioner

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

June 5, 2002

Mr. Timothy Niskanen
Ms. Bernadette A. Mullen
8606 Sandy Plains Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
N/S Sandy Plains Road, 1200' E of the c/l Kavanaugh Road
(8606 Sandy Plains Road)
12th Election District - 7th Council District
Timothy W. Niskanen & Bernadette Mullen - Petitioners
Case No. 02-422-A

Dear Mr. Niskanen & Ms. Mullen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

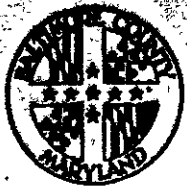
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

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





CRITICAL AREA / FLOOD PLAIN
Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8606 Sandy Plains Rd
which is presently zoned DR3-5

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.C.1; BC2R, TO PERMIT
A REAR STREETSIDE SETBACK of 11ft. IN LIEU of THE REQUIRED 30ft. FOR A NEW DWELLING.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE PRESENTED AT HEARING.

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):

Timothy W. Niskanen
Name - Type or Print _____
Timothy W. Niskanen
Signature _____
Bernadette A. Mullen
Name - Type or Print _____
Bernadette A. Mullen 5298168
Signature _____
8606 Sandy Plains Rd
Address _____ Telephone No. _____
Ba Ho. Md. 21222
City _____ State _____ Zip Code _____

Representative to be Contacted:

Tracy Morrow
Name _____
57 Stone Park Place 5298168
Address _____ Telephone No. _____
Perry Hall Md. 21236
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____
Reviewed By J. Am Date 3.29.

Case No. 02-422-A

220 915198

ORDER RECEIVED FOR FILING
Date 3/29/08
By [Signature]

Zoning Description for 8606 Sandy Plains Road

Beginning at a point on the North side of Sandy Plains Rd which is 30 feet wide at a distance of 1200 feet East of the centerline of the nearest improved intersecting street, Kavanagh Road, which is 50 feet wide as recorded in Liber 12892 Folio 751.

- 1) South $67^{\circ}-15'-40''$ East 133.86 feet
- 2) North $19^{\circ}-50'-20''$ East 91 feet
- 3) Westerly on Chink Creek 120 feet
- 4) South $28^{\circ}-40'-00''$ West 89 feet

422

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

42 L

No. 86802

DATE 3-29-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM:

T. NISKANEN - FLOT SANDY PLANT

FOR:

(OK) VAA

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT

BUSINESS ACTUAL TIME
3/01/2002 3/29/2002 14:22:26

REG 0501 WALKIN JRTG JMR BRMER 1
>> RECEIPT # 086802 3/29/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 086802

Receipt Tot 50.00
50.00 CR 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: #02-422-A
3606 Sandy Plains Road
N/S of Sandy Plains Road,
1200' E of centerline of
Kavanagh Road -
12th Election District
7th Councilmanic District
Legal Owner(s): Timothy W.
Niskanen & Bernadette A.
Mullen
Variance: to permit a rear
street side setback of 11
feet in lieu of the required
30 feet for a new dwelling.
Hearing: Thursday, May
30, 2002 at 11:00 a.m. in
Room 106, Baltimore
County Office Building, 111
W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

5/21/02 May 16 6538395

CERTIFICATE OF PUBLICATION

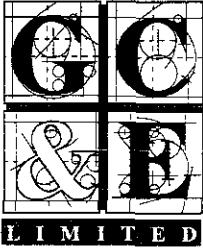
5/16/2002

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 5/16/2002.

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



LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone. (410) 823-4470 • Fax. (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

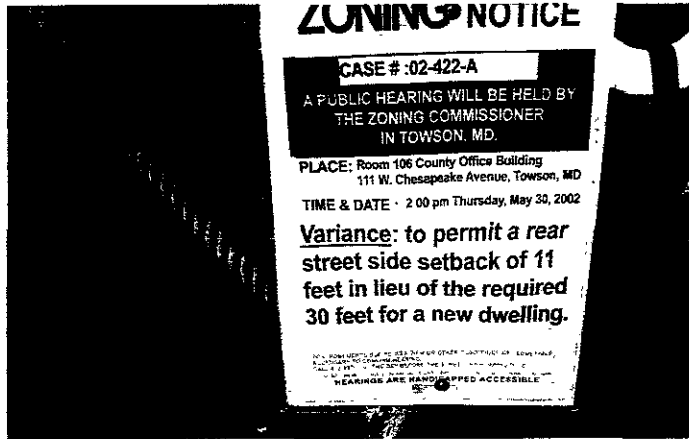
RE: CASE # 02-422-A
PETITIONER/DEVELOPER:
TIMOTHY w. NISKANEN
Bernadette A. MULLEN
DATE OF HEARING:
May 30, 2002

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: GEORGE ZAHNER

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**



POSTED ON: May 10, 2002

LOCATION:
North side of Sandy Plains Road, 1200' East of the centerline of Kavanagh Road

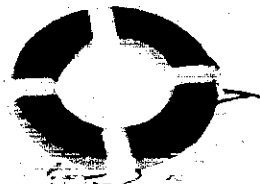
DATE: May 13, 2002

SIGNATURE OF SIGN POSTER

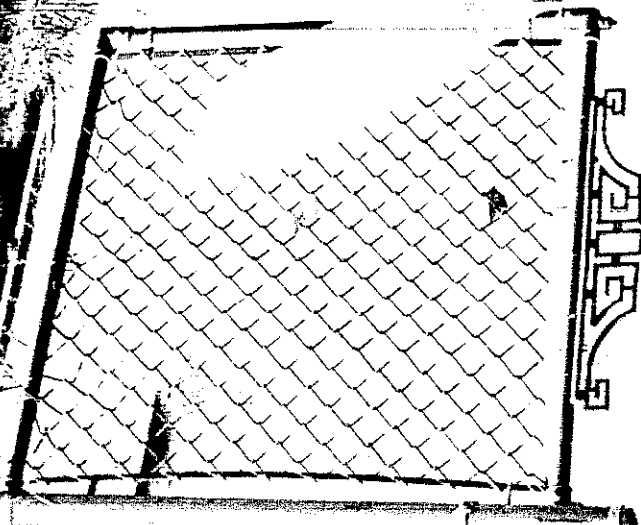
BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING
BY THE BOARD OF ZONING APPEALS
OF THE CITY OF CHICAGO



10000



05/10/2002

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: 422

Petitioner: TIMOTHY NISKANEN

Address or Location: 8606 SANDY PLAINS RD, BALD., MD. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: Same

Telephone Number: (410) 529-8168

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 16, 2002 Issue – Jeffersonian

Please forward billing to:
Timothy Niskanen
8606 Sandy Plains Road
Baltimore MD 21222

410 529-8168

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: 02-422-A
8606 Sandy Plains Road
N/S of Sandy Plains Road, 1200' E of centerline of Kavanagh Road
12th Election District – 7th Councilmanic District
Legal Owner: Timothy W Niskanen & Bernadette A Mullen

Variance to permit a rear street side setback of 11 feet in lieu of the required 30 feet for a new dwelling.

HEARING: Thursday, May 30, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G)Z
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

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

April 24, 2002

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: 02-422-A
8606 Sandy Plains Road
N/S of Sandy Plains Road, 1200' E of centerline of Kavanagh Road
12th Election District – 7th Councilmanic District
Legal Owner: Timothy W Niskanen & Bernadette A Mullen

Variance to permit a rear street side setback of 11 feet in lieu of the required 30 feet for a new dwelling.

HEARING: Thursday, May 30, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

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

Arnold Jablon GDZ
Director

C: Timothy W Niskanen, & Bernadette A Mullen, 8606 Sandy Plains Road,
Baltimore 21222
Tracy Morrow, 57 Stone Park Place, Perry Hall 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 15, 2002.**
(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
pdmlandacq@co.ba.md.us

May 24, 2002

Mr. Timothy W. Niskanen & Bernadette A. Mullen
8606 Sandy Plains Road
Baltimore, MD 21222

Dear Mr. Niskanen & Ms. Mullen:

RE: Case Number: 02-422-A, 8606 Sandy Plains Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/29/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards Jr.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: Tracy Morrow 57 Stone Park Place, Perry Hall MD 21236
People's Counsel

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
Management

DATE: May 1, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415, 416, 417, 418, 419, 420, 421,
422, 423 and 425

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

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

422

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

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 1, 2002

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS RJT*

DATE: May 1, 2002

SUBJECT: Zoning Item 422
Address 8606 Sandy Plains Road (Niskaren Property)

Zoning Advisory Committee Meeting of 4/08/02

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: 5/1/02

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

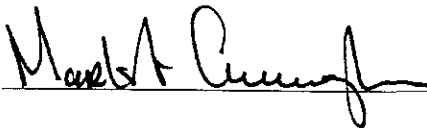
DATE: April 15, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-411, 02-412, 02-421, 02-422, & 02-425

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:



Section Chief:



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 422

JCM

Dear Mr. Zahner:

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

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

Very truly yours,

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

K 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

RE: PETITION FOR VARIANCE
8606 Sandy Plains Road, N/S Sandy Plains Rd,
1200' E of c/I Kavanagh Rd
12th Election District, 7th Councilmanic

Legal Owner: Timothy W. Niskanen and
Bernadette A. Mullen
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-422-A

* * * * *

ENTRY OF APPEARANCE

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



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2002 a copy of the foregoing Entry of Appearance was mailed to Tracy Morrow, 57 Stone Park Place, Baltimore, MD 21236, representative for Petitioners.



PETER MAX ZIMMERMAN

TIME: 11:11:13
DATE: 12/08/2005

AUTOMATED PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

LAST UPDATE 09/06/2005
KRA 14:23:14

PERMIT #: B604520 PROPERTY ADDRESS
RECEIPT #: A527118 8606 SANDY PLAINS RD
CONTROL #: NR SUBDIV: NR WISE AV
XREF #: B604520 TAX ACCOUNT #: 1223002411 DISTRICT/PRECINCT 12 07

OWNERS INFORMATION (LAST, FIRST)
FEE: 180.00 NAME: NISKANEN, TIMOTHY WILLIAM & MULLEN, BERNADETTE ANNA
PAID: 180.00 ADDR: 6606 SANDY PLAINS RD 21222
PAID BY: APP

DATES APPLICANT INFORMATION
APPLIED: 09/02/2005 NAME: HOWARD FRENCH
ISSUED: 11/18/2005 COMPANY: HOMES BY KEYSTONE INC
OCCPNY: ADDR1: 320 GREYHOUND RD
FINAL INSPECT: ADDR2: BALTO., MD 21221
INSPECTOR: 12R PHONE #: 410-686-5752 LICENSE #: MHBR655
NOTES: MR/JT/KRA

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

11 1/2
ELEV 9.
Ms. Mullen
410 917-8840
C-(410)905-7631
477-1877

TIME: *11:11:18
DATE: 12/08/2005

AUTOMATED PERMIT TRACKING SYSTEM
BUILDING DETAIL 1

LAST UPDATE 09/06/2005
KRA 14:27:56

PERMIT # B604520 PLANS: CONST 2 PLOT 7 PLAT DATA EL 1 PL 1
TENANT
BUILDING CODE: CONTR: HOMES BY KEYSTONE INC
IMPRV 1 ENGNR:
USE 01 SELLR:

FOUNDATION BASE WORK: CONSTRUCT FOUNDATION FOR AND ERECT A STATE
3 1 APPROVED INDUSTRIALIZED DWELLING W/UNFINISHED
CONSTRUC FUEL SEWAGE WATER BASEMENT, 2BEDROOMS.
2 3 1E 1E 48'X26'X28'=2,496SF
CENTRAL AIR 1 SEE B604519 FOR RAZING

ESTIMATED COST
175,000.00

PROPOSED USE: NEW SFD

OWNERSHIP: 1 EXISTING USE: SFD & OUTBUILDINGS TO BE RAZED B604519RA
RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: 2 PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 11:11:24
 DATE: 12/08/2005

AUTOMATED PERMIT TRACKING SYSTEM
 APPROVALS DETAIL SCREEN

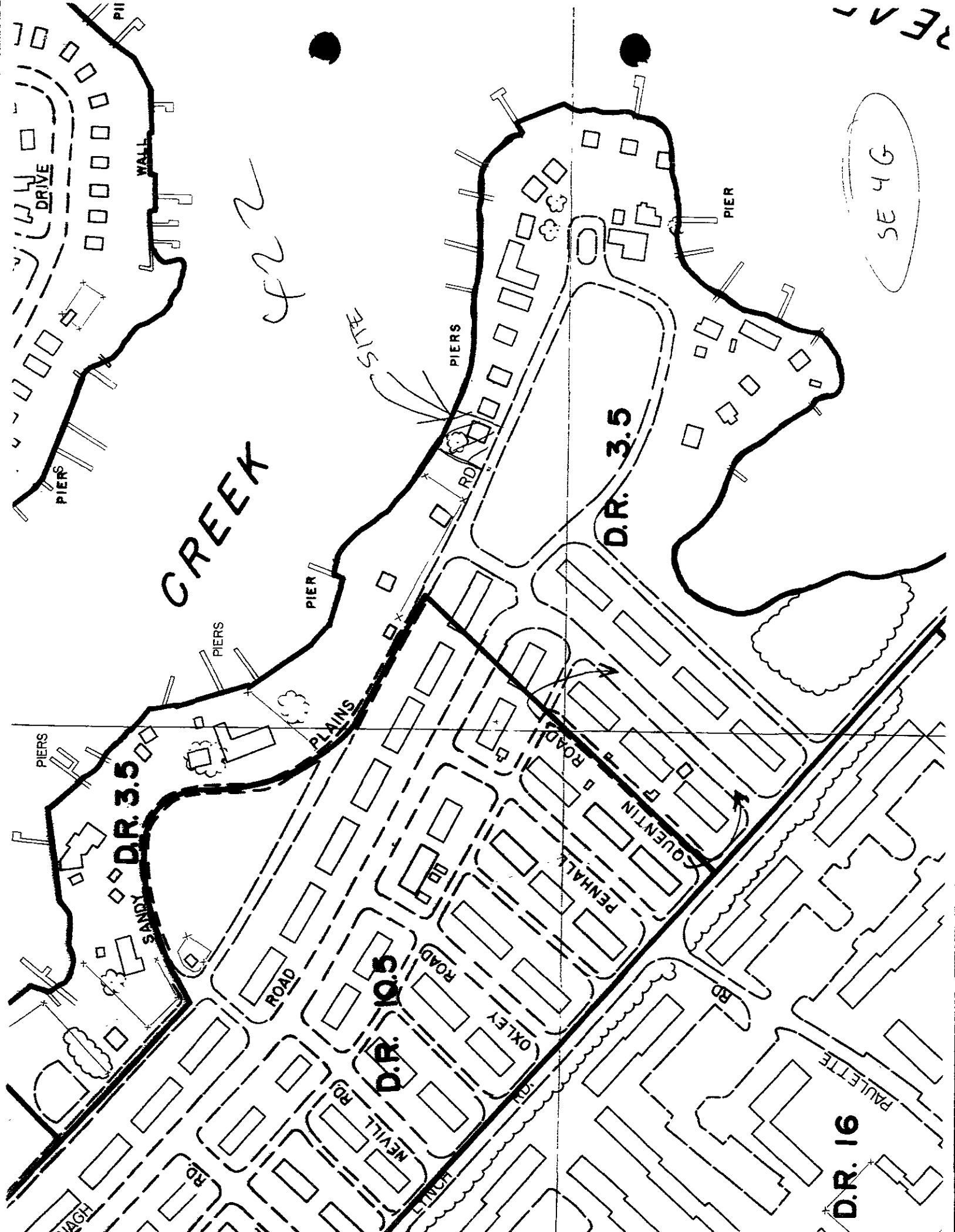
LAST UPDATE 11/18/2005
 DAS 13:40:55

PERMIT #: B604520 CONTROL #:

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	10/05/2005	01	JOS VENTURINA- 1 SET INCOMPLETE DRAWING
SEDI CTL	11/17/2005	01	SC-11/17/05 KK/MB
ZONING	09/06/2005	01	JM/KRA
PUB SERV	09/06/2005	01	JM/KRA
ENVRMNT	10/25/2005	01	EIR-10/25/05 BAL/MB
PERMITS	11/18/2005	01	DAS P

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

 ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
 PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT



Property Address: 8606 Sandy Plains Rd.
 Subdivision Name: _____
 PLAT Book - Folio - Lot# - Section -
 Tax Map # 104 Parcel # 56
 Owner: Timothy W. Miskoman
 Tax Act # 12-23-002411
 Prepared By: TM Date: 3/21/02 Scale: 1"=20'

**PLAT TO
 ACCOMPANY PETITION
 for
 ZONING VARIANCE**

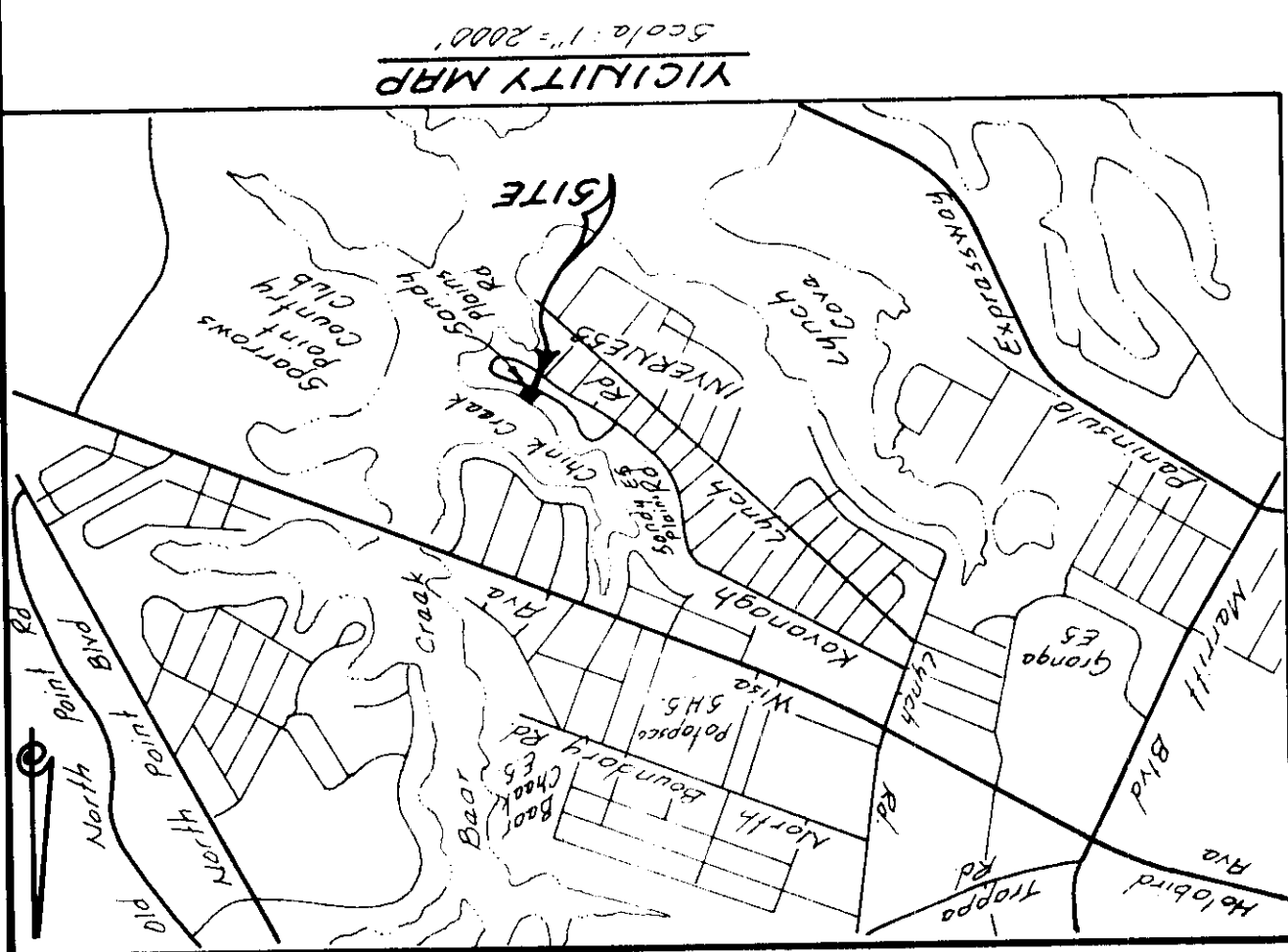
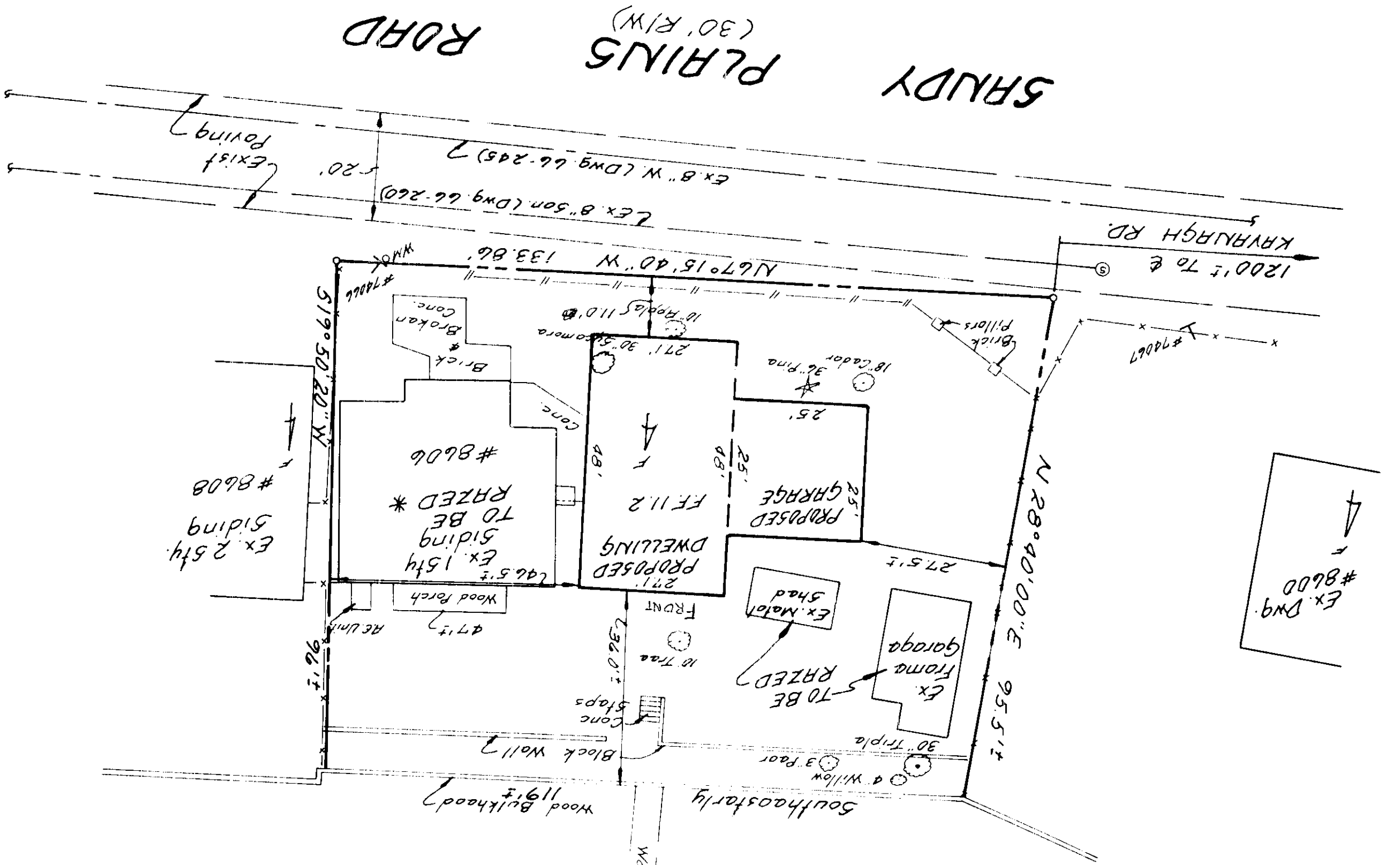
[Handwritten Signature]

* Property Owner to live in existing house until new house is finished.
 Property Owner to plant of least 8 trees on site.
 Amount of Impervious area Allowed = 2415 sq. ft.
 Amount of Impervious area Proposed = 1950 sq. ft.
 This property lies in Flood Zone R-9 (Elev. 9.00)

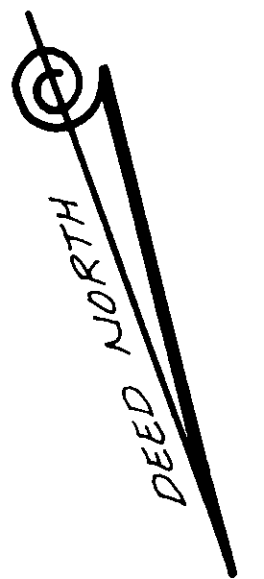
Zoning Office Use Only

Prior Zoning Hearings: None
 Chasapeake Bay Critical Area
 Water Yes No
 Sewer Public Private

LOCATION INFORMATION
 Councilmanic District - 7th
 Election District - 12th
 1"=200 Scale Map # -
 Zoning - DR 35
 Lot Size - 0.275 Ac.
 ±



CHINK CREEK



Case #

Item #

Reviewed By: *[Signature]*

422