

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Gray Manor Court at the distance of
426' +/- S centerline of Oakwood Road
12th Election District
7th Councilmanic District
(2710 Gray Manor Court)

Margaret M. & Paul E. Sojka
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-431-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Margaret M. and Paul E. Sojka. The variance request is for property located at 2710 Gray Manor Court in the eastern area of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 16 ft. in lieu of the required 25 ft. (a variance of 9 ft.) for a proposed addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

5/1/02

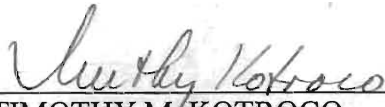
By

R. J. [Signature]

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 5th day of May, 2002, that a variance from Sections 1B02.3.C.1 and 303.1 of the B.C.Z.R., to permit a front yard setback of 16 ft. in lieu of the required 25 ft. (a variance of 9 ft.) for a proposed addition, 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 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

ORDER RECEIVED FOR FILING
Date 5/1/02
By R. J. [Signature]



Baltimore County
Zoning Commissioner

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

May 1, 2002

Mr. & Mrs. Paul E. Sojka
2710 Gray Manor Court
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 02-431-A
Property: 2710 Gray Manor Court

Dear Mr. & Mrs. Sojka:

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2710 GRAY MANOR COURT
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)

1B02.3.C.1 AND 303.1 OF THE BCZR TO PERMIT A FRONT YARD SETBACK OF 16
FEET IN LIEU OF THE REQUIRED 25 FEET (A VARIANCE OF 9 FEET).

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):

PAUL E. SOJKA

Name - Type or Print

Signature

MARGARET M. SOJKA

Name - Type or Print

Signature

2710 GRAY MANOR COURT 410-285-0553

Address

Telephone No.

BALTIMORE

MD

21222

City

State

Zip Code

Representative to be Contacted:

PAUL LEE - CENTURY ENGINEERING, INC.

Name

32 WEST ROAD

410-823-8070

Address

Telephone No.

TOWSON

MD

21204

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 5/1/02 day of May, 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. 02-431-A

Reviewed By JRF Date 4-4-02

Estimated Posting Date 4-15-02

REV 10/25/01

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 2710 GRAY MANOR COURT
Address
BALTIMORE MD 21222
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):

8' x 14' ADDITION TO BE UTILIZED AS A WORK AREA OR PRIVATE OFFICE ADJOINING THE LIVING ROOM AREA. THE ADDITION WOULD BE CONSTRUCTION ON 1/2 OF THE EXISTING FRONT PORCH.

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.

Paul E. Sojka
Signature

PAUL E. SOJKA
Name - Type or Print

Margaret M. Sojka
Signature
MARGARET M. SOJKA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of March, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kelly Bowman
Notary Public
My Commission Expires KELLY BOWMAN

Affidavit in Support of Administrative Variance

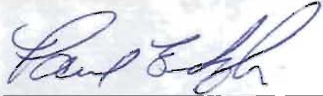
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BALTIMORE MD 21222
City State Zip Code

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Signature

PAUL E. SOJKA
Name - Type or Print



Signature

MARGARET M. SOJKA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of March, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires _____

REV 10/25/01

KELLY BOWMAN
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES AUG. 6, 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2710 GRAY MANOR COURT

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)

1B02.3.C.1 AND 303.1 OF THE BCZR TO PERMIT A FRONT YARD SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 25 FEET (A VARIANCE OF 9 FEET).

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):

PAUL E. SOJKA

Name - Type or Print

Signature

MARGARET M. SOJKA

Name - Type or Print

Signature

2710 GRAY MANOR COURT

410-285-0553

Address

Telephone No.

BALTIMORE

MD

21222

City

State

Zip Code

Representative to be Contacted:

PAUL LEE - CENTURY ENGINEERING, INC.

Name

32 WEST ROAD

410-823-8070

Address

Telephone No.

TOWSON

MD

21204

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. 02-431-A

Reviewed By JRF Date 4-4-02

Estimated Posting Date 4-15-02

32 West Road
Towson, MD 21204

**2710 GRAY MANOR COURT
PROJECT # 22063.00
12TH ELECT. DIST. BALTIMORE CO., MD**

BEGINNING FOR THE SAME at a point located on the East side of Gray Manor Court, said point also being located Southerly 426'± from the intersection of Oakwood Road and Gray Manor Court; thence running with and binding on said East side of Gray Manor Court by a curve to the right with a radius of 50' for an arc length of 39.27', thence leaving said East side of Gray Manor Court and running for the 3 following courses and distances: S25° 34'E- 108.84', thence N65° 45'E - 175.00', and N72° 37'E - 193.70', to the East side of Gray Manor Court and said point of beginning.

Containing 16,050 sq. ft.± (0.368 Ac.) of land more or less.

W:\file\Login2\Land-Dev\LD02\desc\GrayManorCt-pl-J-26-02



431

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12608

DATE 4-4-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: PAUL SCJKA

2710 GRAY MANOR CT.

ITEM # 431

FOR: 01 VARIANCE

TAKEN BY - JRE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME
4/04/2002 4/04/2002 08:52:53

REC M503 WALKIN KNOX KNOX DRAWER 4
>> RECEIPT # 238521 4/04/2002 DELH
Dept 5 529 ZONING VERIFICATION
CR NO. 012608

Receipt Tot \$50.00
50.00 CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. V.

RE: Case No. 02-431-APetitioner/Developer: % PAUL LEE,
ETAL - CENTURYDate of Hearing/Closing: 4/30/022710 GRAY MANOR
% SOJKA, etalBaltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

GEORGE ZAHNER

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 #2710 GRAY MANOR
CT.

The sign(s) were posted on

4/12/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/24/02
(Signature of Sign Poster and Date)PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

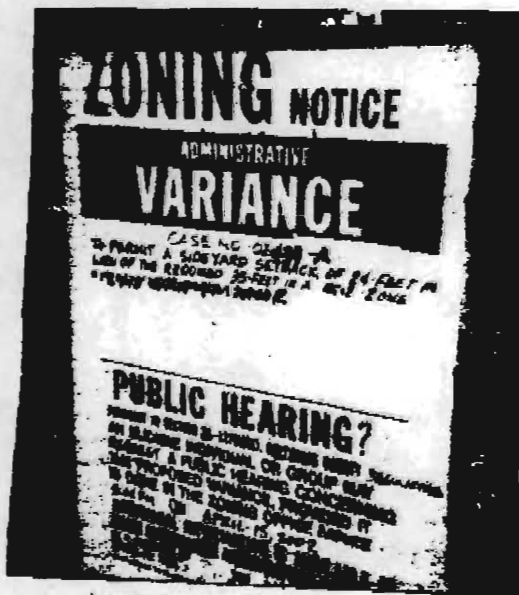
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)

17" brand fax transmittal memo 7671		# of pages: 1
To	From	
BETTY OR ROBIN	O'KEEFE	
Co.	Co.	
ZONING - COMM		
Dept.	Phone #	
887-4386	512 4621	
Fax #	Fax #	
887-3468		



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: 02-431A

Petitioner: PAUL E. SOTKA

Address or Location: 2710 GRAY MANOR CT. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL E. SOTKA

Address: 2710 GRAY MANOR CT
BALTIMORE, MD 21222

Telephone Number: 410-285-0553

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 431 -A

Address 2710 GRAY MANOR COURT

Contact Person: JUN R. FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4-4-02

Posting Date: 4-15-02

Closing Date: 4-30-02

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- 431 -A

Address 2710 GRAY MANOR COURT

Petitioner's Name PAUL E. SOTKA

Telephone 410-285-0553

Posting Date: 4-15-02

Closing Date: 4-30-02

Wording for Sign: To Permit A 16' FRONT YARD SETBACK IN LIEU OF
THE REQ'D 25' FOR A PROPOSED ADDITION.



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

April 29, 2002

Mr. & Mrs. Paul E Sojka
2710 Gray Manor Court
Baltimore MD 21222

Dear Mr. & Mrs. Sojka:

RE: Case Number: 02-431-A, 2710 Gray Manor Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 2002.

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: gdz

Enclosures

c: Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204
People's Counsel

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





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 18, 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:

426-435, 437-439

431

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

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for *April 22, 2002*
Item Nos. 424, 427, 428, 429, 430, 431,
433, 434, 435, 436, 437, 438, 439, 440,
441 and 442

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

RWB:CEN:cab

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS HT*

DATE: May 10, 2002

Zoning Reclass/ Redistricting Petitions

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

CASES 454-457

Zoning Advisory Committee Meeting of April 22, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

424, 428, 429, 431, 433, 434, 435, 437, 438, 439, 440, 442

AV
4/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 30, 2002

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

APR 30 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-360, 02-380, 02-410, 02-427, 02-431, 02-434, and, 02-442

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.18.02

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

RE: Baltimore County
Item No. 431

JRF

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,

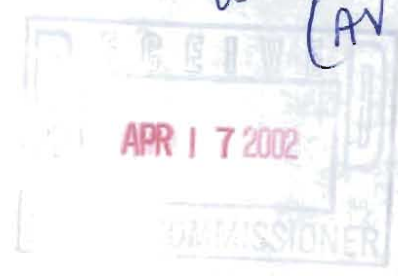
Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

File -
02-431-A
(AV)



Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Attn: Zoning Commissioner

April 12, 2002

This letter is to let the Zoning Commissioner know that we do not have any objections to our neighbors, Paul and Margaret Sojka of 2710 Gray Manor Ct. , Baltimore, MD 21222, to obtain a variance which would allow them to decrease their present set back from 25 feet to 16 feet (a variance of 9 feet). We also understand and do not object that Paul and Margaret Sojka have requested this variance to construct a 8 x 14 room addition to the front of their house.

Respectfully,

Kevin Young
Kevin Young

Yvonne Young
Yvonne Young

2708 Gray Manor Ct.

Baltimore, MD 21222

Steve Carder
Steve Carder

Kathy Carder
Kathy Carder

2713 Gray Manor Ct.

Baltimore, MD 21222

CENTURY ENGINEERING, INC.

32 West Road
Towson, Maryland 21204

LETTER OF TRANSMITTAL

(410) 823-8070
FAX (410) 823-2184

TO

*Zoning Commissioners
Courts Bldg Rm 405
Towson, Md 21204*

DATE	<i>4-17-02</i>	JOB NO.	<i>22-063.00</i>
ATTENTION			
RE: <i>#2710 Gray Manor Court</i>			
<i>Ham # 02-431 A</i>			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☒ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<i>1</i>	<i>4-12-02</i>	<i>1</i>	<i>Letter in favor of variance for front yard setback from adjoining neighbors lot 2708 & 2713</i>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

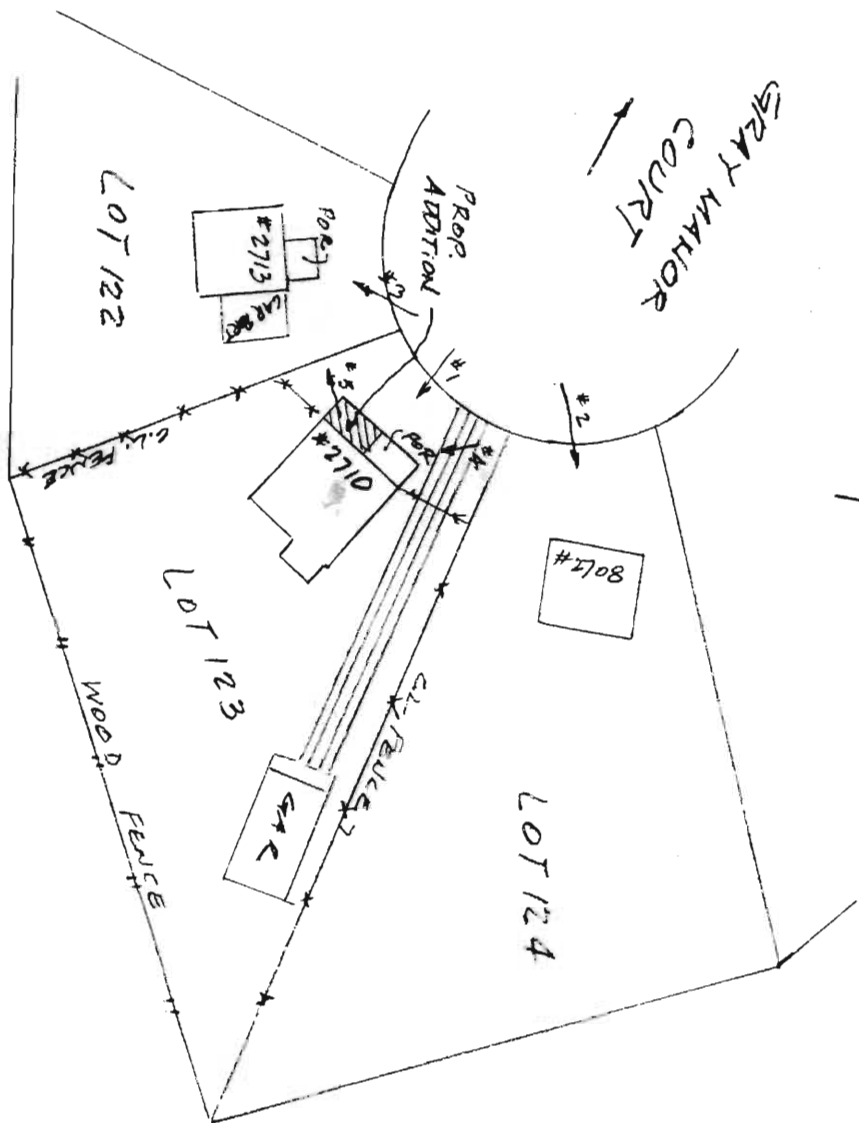
REMARKS _____

COPY TO _____

SIGNED: _____

*Very truly yours
Paul Lee*

If enclosures are not as noted, kindly notify us at once.



#431

PHOTO KEY

#2710 GRAY MANOR CT

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

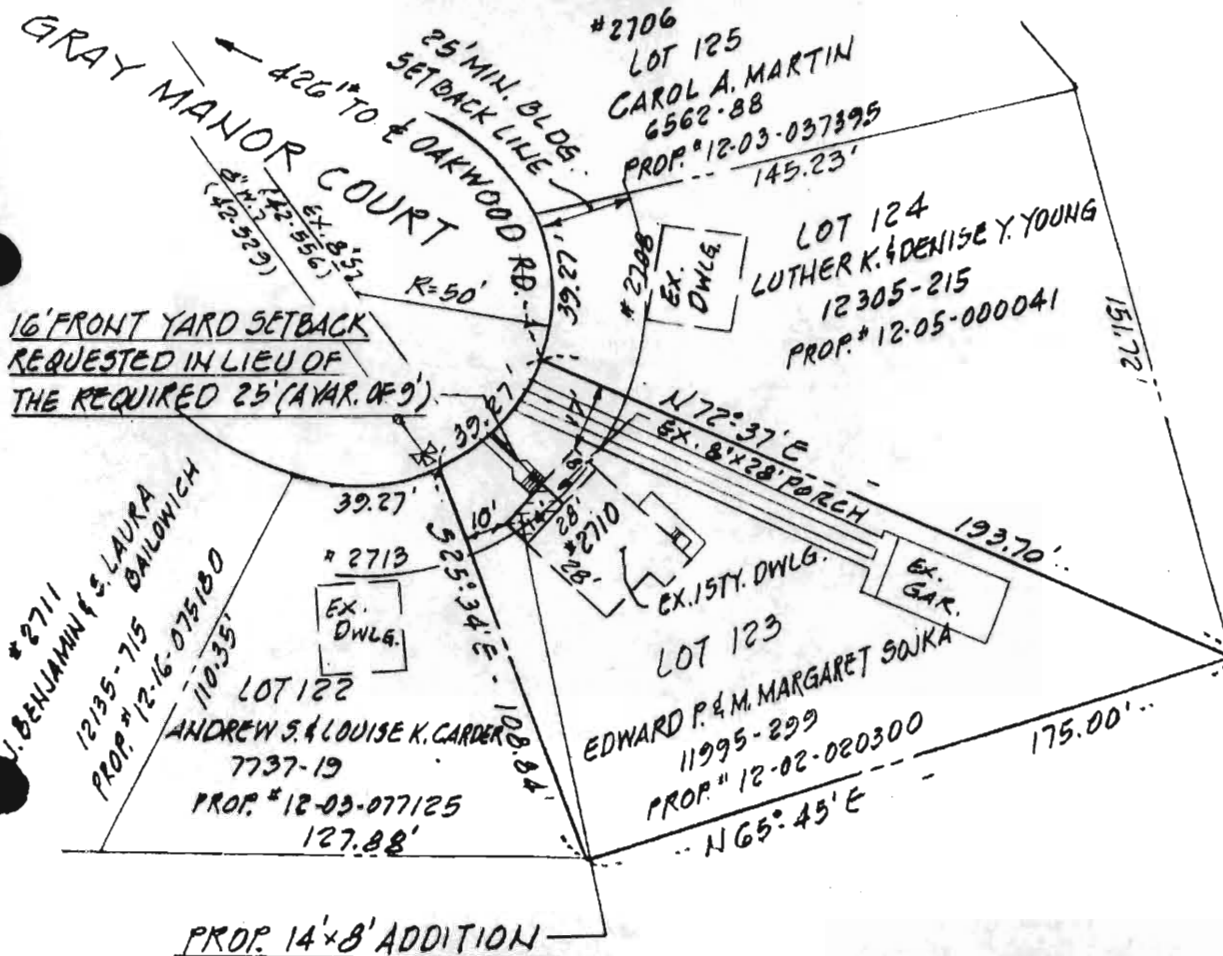
PROPERTY ADDRESS 2710 GRAY MANOR COURT.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

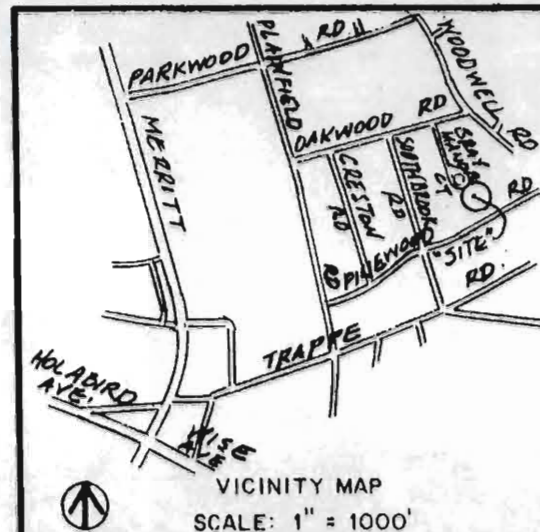
SUBDIVISION NAME GRAY MANOR #2

PLAT BOOK # 13 FOLIO # 60 LOT # 123 SECTION #

OWNER PAUL E. & MARGARET M. SOJKA



PREPARED BY PAUL LEE - CENTURY ENGINEERING SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # SE 3F

ZONING DR 5.5

LOT SIZE 0.368 ACREAGE 16,050 SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐		
WATER	☒	☐		
CHESAPEAKE BAY CRITICAL AREA			☐	☒
100 YEAR FLOOD PLAIN			☐	☒
HISTORIC PROPERTY/ BUILDING			☐	☒
PRIOR ZONING HEARING	<u>NONE</u>			

ZONING OFFICE USE ONLY
REVIEWED BY JRF ITEM # 431 CASE #

Det. 94-71

GRAY MANOR ELEMENTARY SCHOOL

E 33000

D.R. 5.5

ROAD

OAKWOOD

SOUTHBROOK

CRESTON

D.R. 10.5

ROAD

ROAD

RD.

WESTFIELD

AVENUE

ROAD

TRAPPE

ROAD

ROAD

D.R. 5.5

2710 GRAY MANOR COURT

BALTIMORE COUNTY ZONING MAP - S.E. 3F

SCALE: 1" = 800'

GRAY MANOR

OAKWOOD RD

WEST WOODWELL ROAD

"SITE"

D.R. 5.5

BL

LYNCH

ROAD

ROAD

431



