

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
W/S Springhouse Circle, 74' W \*  
centerline of Springhouse Drive \* DEPUTY ZONING COMMISSIONER  
14th Election District \*  
6th Councilmanic District \* OF BALTIMORE COUNTY  
(5086 Springhouse Circle) \*  
Karen and Donald Sykes \* CASE NO. 02-444-A  
Petitioners \*

\* \* \* \* \*

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, Karen and Donald Sykes. The variance request is for property located at 5086 Springhouse Circle in the Rosedale area of Baltimore County. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 23 ft. in lieu of the required 30 ft. and to amend the approved Final Development Plan for "Springhouse Station", Lot 1, to allow an addition (sunroom) outside of the building envelope. 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

ORDER RECEIVED FOR FILING

Date 5/13/02

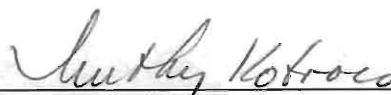
By R. Jenson

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.

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 13<sup>th</sup> day of May, 2002, that a variance from Section 1B01.2.C.1.b of the B.C.Z.R., to permit a rear yard setback of 23 ft. in lieu of the required 30 ft. and to amend the approved Final Development Plan for "Springhouse Station", Lot 1, to allow an addition (sunroom) outside of the building envelope, 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

ORDER RECEIVED FOR FILING  
Date 5/13/02  
By R. P. Jensen



Baltimore County  
Zoning Commissioner

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

May 13, 2002

Mr. & Mrs. Donald Sykes  
5086 Springhouse Circle  
Baltimore, Maryland 21237

Re: Petition for Administrative Variance  
Case No. 02-444-A  
Property: 5086 Springhouse Circle

Dear Mr. & Mrs. Sykes:

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 dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Jeffrey Hoilman  
American Design & Building  
1113 Baldwin Mill Road  
Jarrettsville, MD 21084





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5086 Springhouse Cir. 21237  
which is presently zoned DR55

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) 1301.20.1.b. (B.C.Z.R.)

TO PERMIT A REAR YARD SETBACK OF 23 FEET IN LIEU OF THE  
REQUIRED 30 FEET AND TO AMEND THE APPROVED FINAL  
DEVELOPMENT PLAN FOR "SPRINGHOUSE STATION", LOT 1 TO ALLOW AN  
ADDITION (SUNROOM) OUTSIDE OF THE BUILDING ENVELOPE.

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

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Name

Address

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. 02-444-A

Reviewed By D. THOMPSON Date 4/10/02

Estimated Posting Date 4/22/02

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.

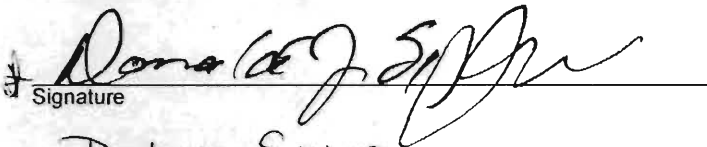
That the Affiant(s) does/do presently reside at

5086 Springhouse Cir  
Address  
Baltimore City Md State 21237 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):

The existing SFD was built on the lot with only four feet from the rear building setback line. This leaves no room for any additions or alterations to the existing home.

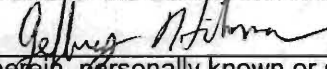
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

  
Signature  
DONALD SYKES  
Name - Type or Print

  
Signature  
KAREN A. SYKES  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15<sup>th</sup> day of April, 2002, 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

  
SANDI L. TUNNEY  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 23, 2003  
Notary Public

My Commission Expires \_\_\_\_\_



# 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.

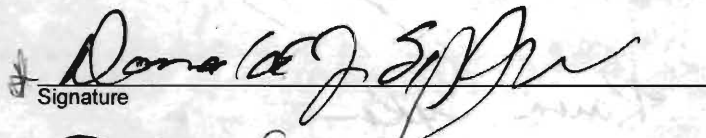
That the Affiant(s) does/do presently reside at

5086 Springhouse Cir  
Address  
Baltimore City Md 21237  
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):

The existing SFD was built on the lot with only four feet from the rear building setback line. This leaves no room for any additions or alterations to the existing home.

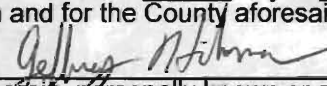
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

  
Signature  
DONALD SYKES  
Name - Type or Print

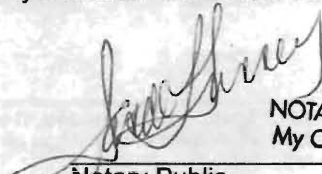
  
Signature  
KAREN A. SYKES  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 2002, 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

  
SANDI L. TUNNEY  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires July 23, 2003  
Notary Public  
My Commission Expires



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 5086 Springhouse Cir. 21237  
which is presently zoned DR55

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) 1B01.2C.1.b. (B.C.Z.R.)

TO PERMIT A REAR YARD SETBACK OF 23 FEET IN LIEU OF THE  
REQUIRED 30 FEET AND TO AMEND THE APPROVED FINAL  
DEVELOPMENT PLAN FOR "SPRINGHOUSE STATION", LOT 1 TO ALLOW AN  
ADDITION (SUNROOM) OUTSIDE OF THE BUILDING ENVELOPE.

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

5086 Springhouse Cir 410-918-0264

Address Telephone No.

Baltimore md 21237

City State Zip Code

### Representative to be Contacted:

Jeffrey Hailman - AMERICAN DESIGN + BLD.

1113 Baldwin Mill Rd 410-557-0555

Address Telephone No.

Jarrettsville md 21084

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. 02-444-A

REV 10/25/01

Reviewed By D. THOMPSON Date 4/11/02

Estimated Posting Date 4/22/02



ZONING DESCRIPTION FOR 5086 Springhouse Circle

Beginning at a point on the <sup>SOUTH</sup> West side of Springhouse Circle which is 30 feet wide at the distance of 74 feet West of the centerline of the nearest improved intersecting street Springhouse <sup>CIR</sup> Drive which is 30 feet wide. Being Lot #1, Block , Section #2 in the Subdivision of Springhouse Station as recorded in Baltimore County Plat # S.M. NO.68, Folio # 63 containing 7,123.00 Sq. Feet. Also Known as 5086 Springhouse Circle and located in the 14<sup>th</sup> Election District , 2<sup>nd</sup> Councilmanic District.



No. 12710

[illegible]

FOR: PETITION ADD V-R + AMENDMENT TO DEV. PLAN

IDENT# 244 .02-444-A 5086 SPRINGHOUSE CR.

BY D. THOMPSON

YELLOW - CUSTOMER

**CASHIER'S VALIDATION**



# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # O2-444-A

TO PERMIT A REAR YARD SETBACK OF  
23 FEET IN LIEU OF THE REQUIRED 30 FEET  
AND TO AMEND THE APPROVED FINAL  
DEVELOPMENT PLAN FOR "SPRINGHOUSE STATION"

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE  
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
 REQUEST A PUBLIC HEARING CONCERNING  
 THE PROPOSED VARIANCE, PROVIDED IT  
 IS DONE IN THE ZONING OFFICE BEFORE  
 4:30 p.m. ON MAY 7, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT  
 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
 111 W. CHESAPEAKE AVE.  
 TOWSON, MD. 21204 TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW. RETURN SIGN TO ZADM, RM. 104  
 MEETING IS HANDICAP ACCESSIBLE

# CERTIFICATE OF POSTING

RE: Case No.: 02-444-A

Petitioner/Developer: \_\_\_\_\_

DONALD & KAREN SYKES

Date of Hearing/Closing: MAY 7, 2002

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 \_\_\_\_\_

5086 SPRING HOUSE CIRCLE, 21237

The sign(s) were posted on APRIL 19, 2002  
(Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(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.

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**For Newspaper Advertising:**

Item Number or Case Number: 02-444-A

Petitioner: SYKES

Address or Location: 5086 SPRINGHOUSE CIR., 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFFREY HOILMAN - AMERICAN DESIGN + BUILD

Address: 1113 BALDWIN MIL RD.

JARRETTSVILLE, MD 21084

Telephone Number: 410-557-0555

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 444 -A Address 5086 SPRINGHOUSE CIR., 21237

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 04/11/02 Posting Date: 04/22/02 Closing Date: 05/07/02

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- 444 -A Address 5086 SPRINGHOUSE CIR., 21237

Petitioner's Name DONALD + KAREN SYKES Telephone 410-918-0264

Posting Date: 4/22/02 Closing Date: 5/7/02

Wording for Sign: To Permit A REAR YARD SETBACK OF 23' FEET IN  
LIEU OF THE REQUIRED 30 FEET AND TO AMEND THE  
APPROVED FINAL DEVELOPMENT PLAN FOR "SPRINGHOUSE STATION"



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 7, 2002

Mr. & Mrs. Donald Sykes  
5086 Springhouse Circle  
Baltimore MD 21237

Dear Mr. & Mrs. Sykes:

RE: Case Number: 02-444-A, 5086 Springhouse Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 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. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Jeffrey Hoilman, American Design & Bldg, 1113 Baldwin Mill Road,  
Jarrettsville 21084  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://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 26, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 29, 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:

443-451, 453, 458 + 459

444

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

cc: File  
{PRIVATE}

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting  
for April 29, 2002  
Item No. 443, 444, 446, 447, 448, 449, 450, 451, 452, 453,  
458 and 459

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

RWB:CEN  
Cc: file

AN  
5/06

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT



TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: June 5, 2002

SUBJECT: Zoning Item 444  
Address 5086 Spring House Circle (Sykes Property)

Zoning Advisory Committee Meeting of April 29, 2002

- \_\_\_\_\_ 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.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- \_\_\_\_\_ Development of the property must 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).
- X 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).

X Additional Comments:

No part of the principal structure shall be within 35 feet of any Forest Buffer or Forest Conservation Easement.

Reviewer: Glenn Shaffer

Date: May 14, 2002



AV  
5/6

# 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) 02-444, 02-446, 02-448, and 02-458

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: 4.26.02

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

RE: Baltimore County  
Item No. 444 DT

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,

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

My telephone number is \_\_\_\_\_

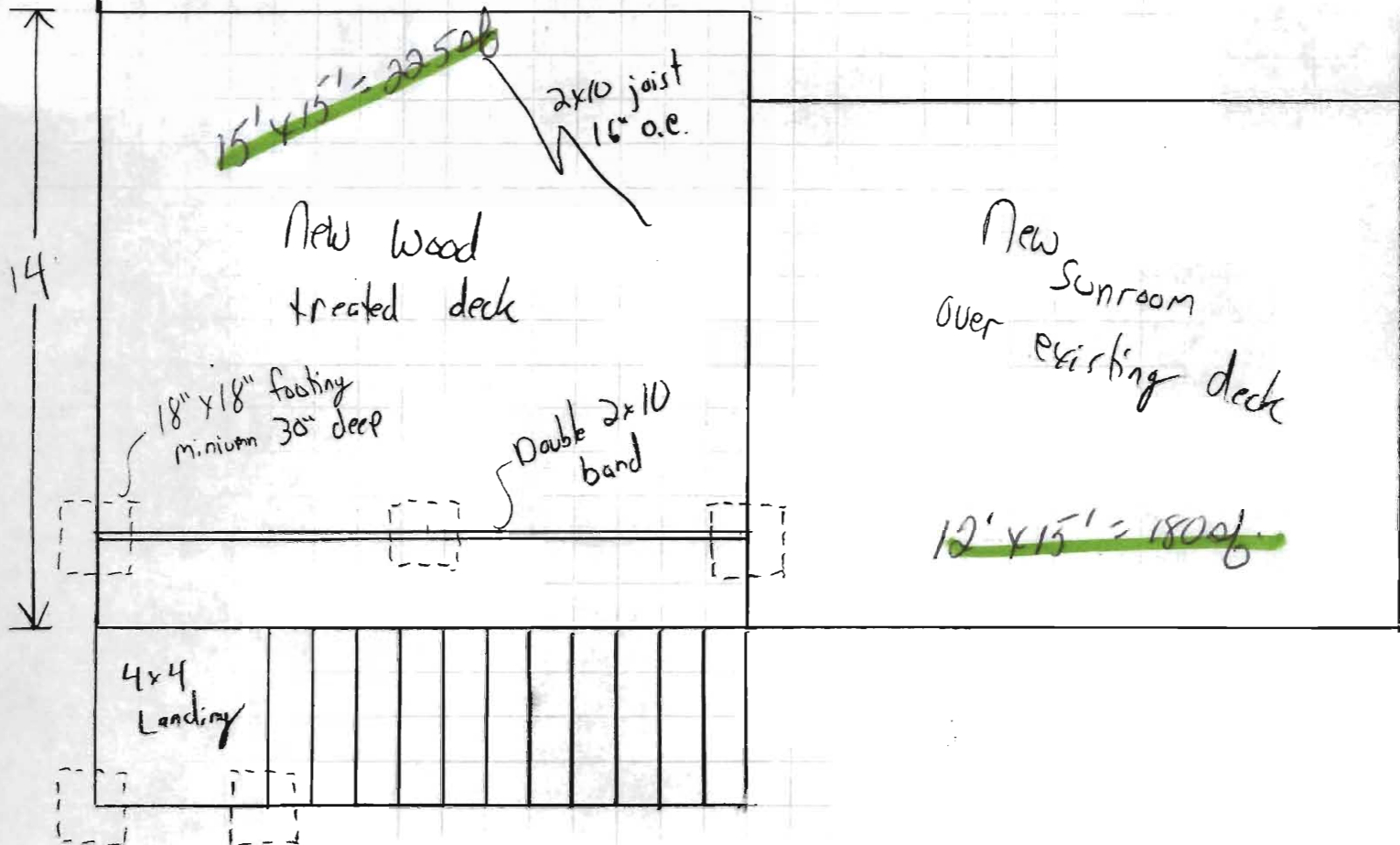
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# Sykes Residence

Existing House

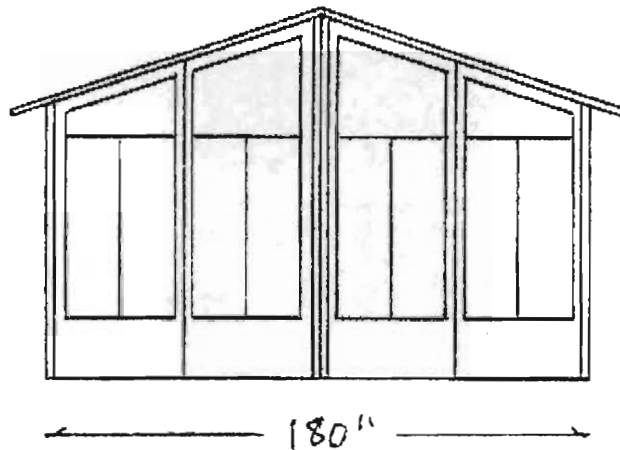
Scale =  $\frac{1}{4}" = 1'$





AMERICAN DESIGN+BUILD / SYKES  
5086 SPRINGHOUSE CIRCLE  
BALTIMORE, MD. 21237

FRONT ELEVATION



FOUR SLIDING WINDOWS 35" x 59 $\frac{3}{4}$ "  
FOUR GLASS TRAPEZOIDS

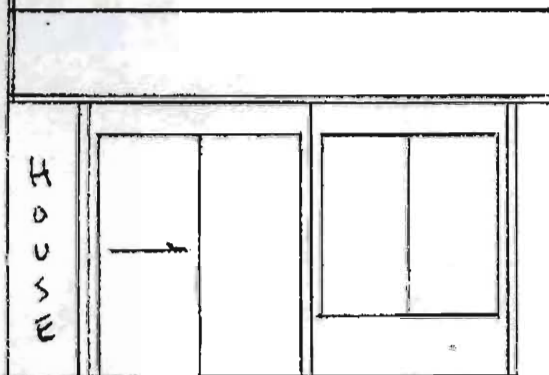
DEALER APPROVAL \_\_\_\_\_

21-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS



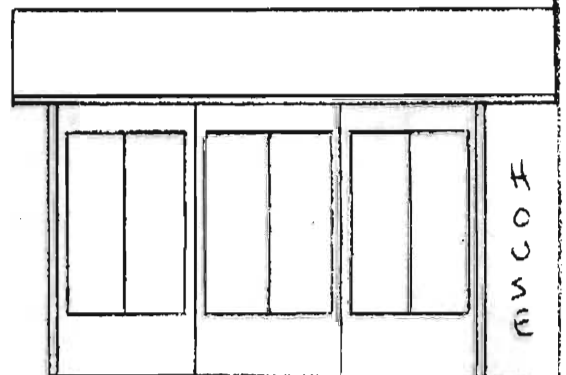
AMERICAN DESIGN+BUILD/SYKES  
5086 SPRINGHOUSE CIRCLE  
BALTIMORE, MD. 21237

SIDE ELEVATION



144"

168"



144"

168"

THREE SLIDING WINDOWS 42" x 59<sup>3</sup>/<sub>4</sub>"  
ONE SLIDING WINDOW 57" x 59<sup>3</sup>/<sub>4</sub>"  
ONE SLIDING DOOR 72" x 80"

DEALER APPROVAL \_\_\_\_\_

22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

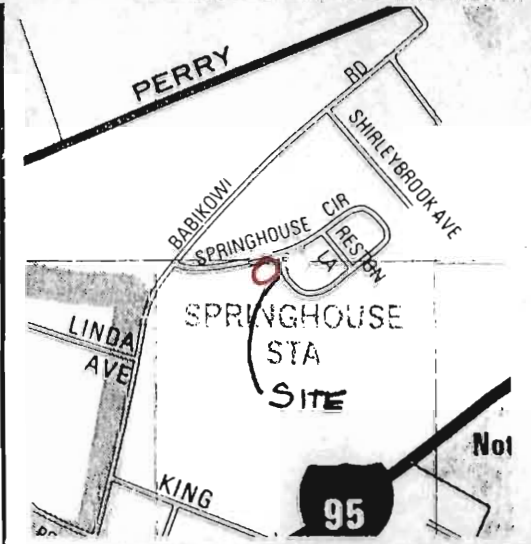
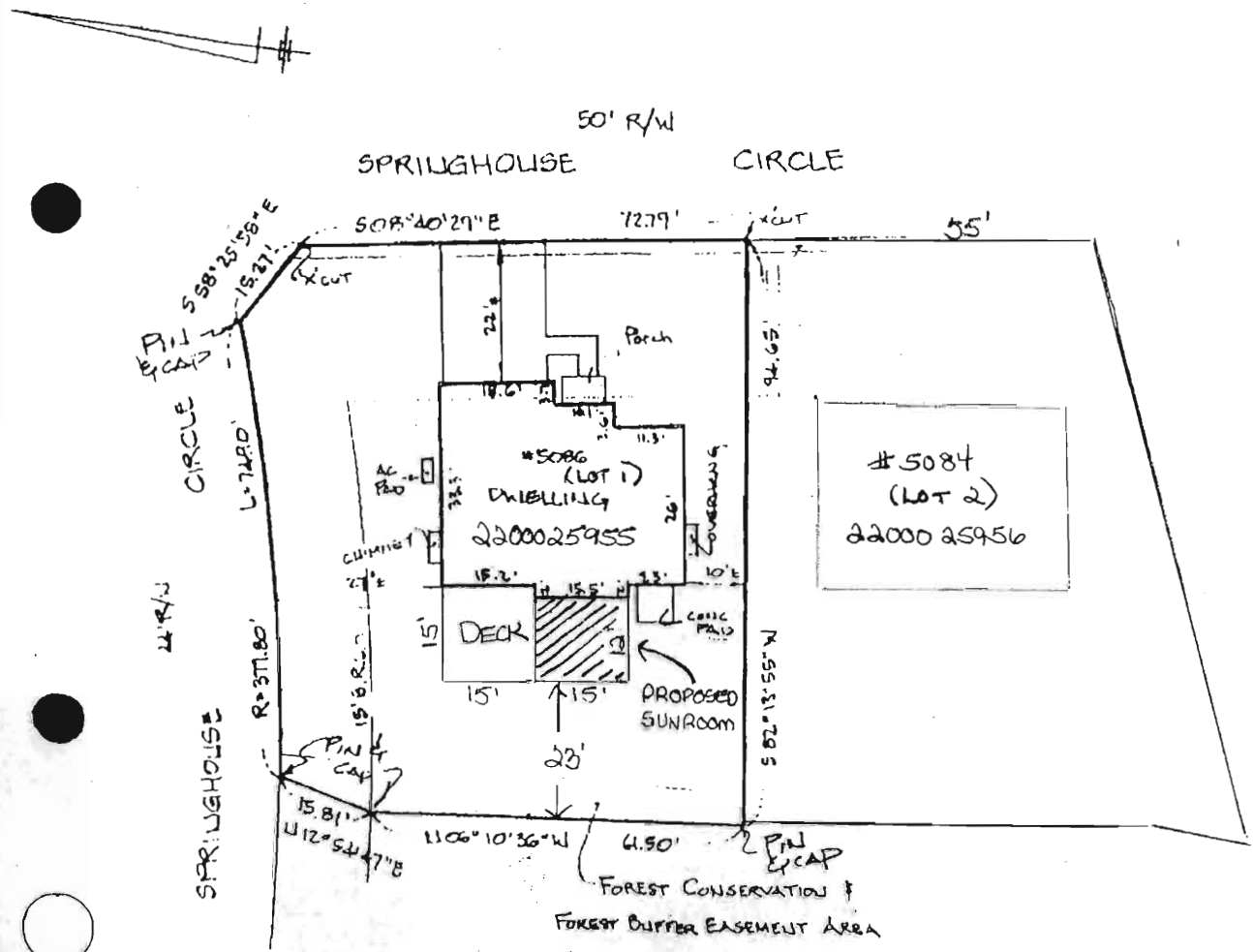
PROPERTY ADDRESS: 5086 SPRINGHOUSE CIR, 21237

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

Subdivision name: SPRINGHOUSE STATION

plat book # 68, folio # 63, lot # 1, section # 2

OWNER: DONALD SYKES + KAREN SYKES



LOCATION INFORMATION

Election District: 14

Councilmanic District: 2

1"=200 scale map#: NE 76

Zoning: D.R. 5.5

Lot size: 7,123 square feet

acreage

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

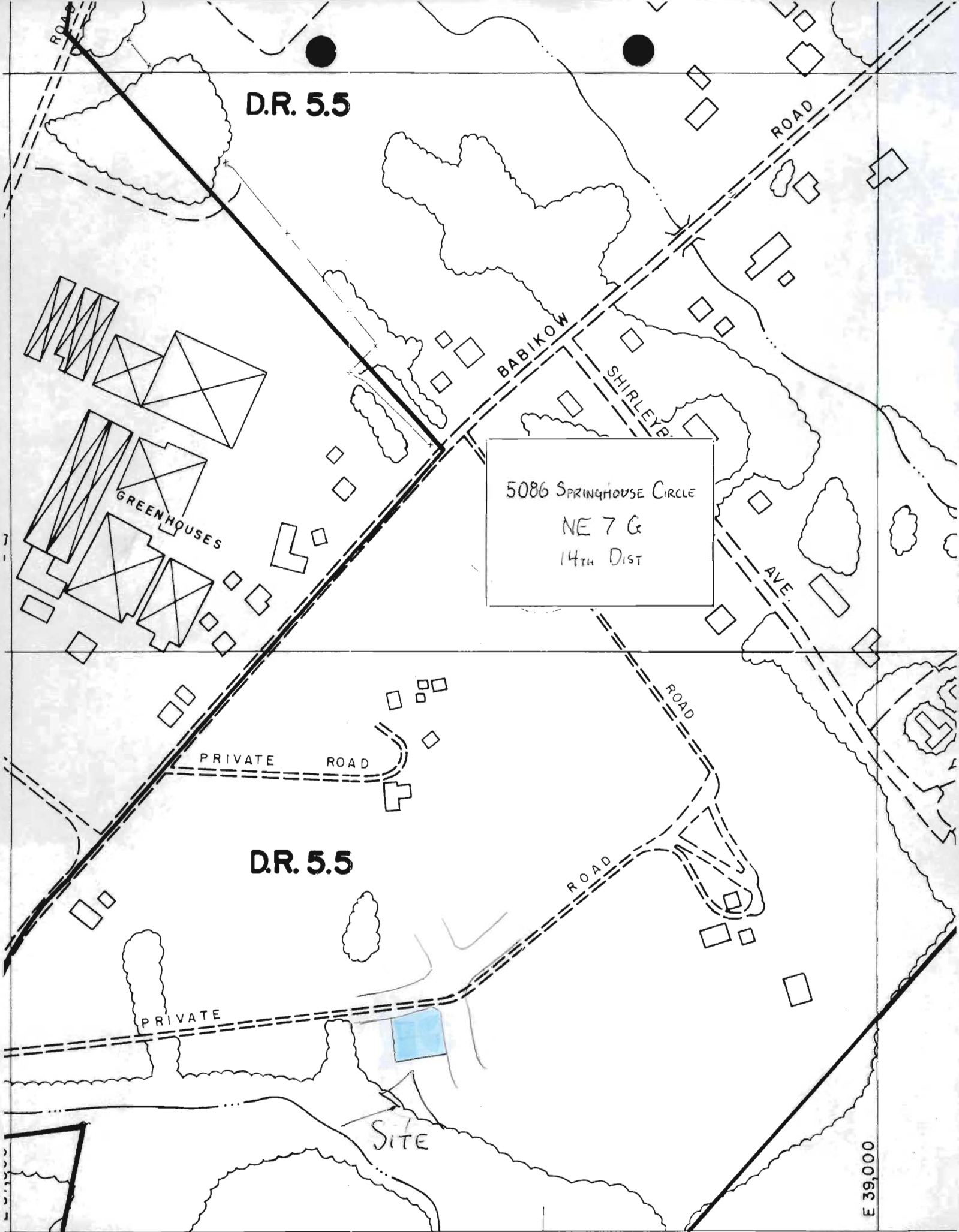
reviewed by: D. Thompson ITEM #: 444 CASE #: 02-444-A

North  
date: 4/11/02  
prepared by: J. HOLLMAN

Scale of Drawing: 1" = 30'

*Det. Ex. #1*





D.R. 5.5

GREENHOUSES

PRIVATE ROAD

D.R. 5.5

PRIVATE

BABIKOW

SHIRLEY

ROAD

AVE.

ROAD

ROAD

SITE

5086 SPRINGHOUSE CIRCLE  
NE 7 G  
14TH DIST

E 39,000



# 444



#7444