

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Chantrey Road, 270' E
of Spring Lake Drive
8th Election District
4th Councilmanic District
(217 Chantrey Road)

Joanne Louise Hale
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-446-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 owner of the subject property, Joanne Louise Hale. The variance request is for property located at 217 Chantrey Road in the Timonium area of Baltimore County. The variance request is from Sections 208.2, 303.1 and 208.3 (1955 Baltimore County Zoning Regulations), to permit a front open projection setback of 23 ft. in lieu of the required 23.3 ft. and to permit a side yard setback of 7 ft. in lieu of the required 15 ft. with a sum of side yards of 17 ft. in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 Petitioner.

ORDER RECEIVED FOR FILING

Date

5/13/02

By

R. J. J. J.

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 13th day of May, 2002, that a variance from Sections 208.2, 303.1 and 208.3 (1955 Baltimore County Zoning Regulations), to permit a front open projection setback of 23 ft. in lieu of the required 23.3 ft. and to permit a side yard setback of 7 ft. in lieu of the required 15 ft. with a sum of side yards of 17 ft. in lieu of the required 25 ft, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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. Johnson



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

Ms. Joanne L. Hale
217 Chantrey Road
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 02-446-A
Property: 217 Chantrey Road

Dear Ms. Hale:

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

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 217 Chantrey Rd Timonium Md 21093
which is presently zoned Residential 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) 208.2 AND 303.1 AND 208.3 (1955 BCZR)
TO PERMIT A FRONT OPEN PROTECTION SETBACK OF 23 FT. IN LIEU OF 23'3" AND
TO PERMIT A SIDE YARD SETBACK OF 7 FT. IN LIEU OF 15 FT. WITH A SUM OF SIDE YARDS OF 17 FT. IN LIEU OF 25'.

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):

Joanne Louise Hale (Hartman)
Name - Type or Print

Joanne Louise Hale
Signature

Name - Type or Print

Signature

217 Chantrey Road (410) 453-0900
Address Telephone No.

Timonium, MD 21093
City State Zip Code

Representative to be Contacted:

Joanne Hale
Name

217 Chantrey Rd 410-453-0900
Address Telephone No.

Timonium MD 21093
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 5/13/02 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. 02 446 A

REV 10/25/01

Reviewed By JK Date 4/12/02
Estimated Posting Date 4/22/02

ORDER RECEIVED FOR FILING

Date 5/13/02
By [Signature]

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

Address 217 Chantrey Rd
City 114011004 State MD Zip Code 21093

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):

1. Desire to keep back yard "open" in keeping with the other surrounding yards and to better utilize the side yard.
2. Desire not to have to relocate to minimize any further change in schools and friendships pertaining to 12 year old.
3. Marriage of Dennis Wayne Shue and Joanne Louise Hale requiring enough living and sleeping area to accommodate parents and four children. Intent is to increase the size of the family room and existing bedroom; and add bottom floor bedroom and a full bathroom.

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 Joanne Louise Hale
Name - Type or Print Joanne Louise Hale

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Signature Laura A Novak
Notary Public
My Commission Expires 3/1/03

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 217 Chantrey Road

Address

Timonium
City

MD
State

21093
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):

1. Desire to keep backyard "open" in keeping with the other surrounding yards and to better utilize the sideyard.
2. Desire not to have to relocate to minimize any further change in schools and friendships pertaining to 12 year old.
3. Marriage of Dennis Wayne Shue and Joanne Louise Hale requiring enough living and sleeping area to accommodate parents and four children. Intent is to increase the size of the family room and existing bedroom, and add bottom floor bedroom and a full bathroom.

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.

Joanne Louise Hale

Signature

Joanne Louise Hale

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joanne Hale

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

Date

3/25/02

Notary Public

My Commission Expires

3/1/03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 217 Chantrey Road, Timonium, MD 21093
which is presently zoned Residential DR 3.5

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) 208.2 and 303.1 and 208.3 (1955 BCZR)

To permit ~~an~~ ^{FRONT} open projection setback of 23' in lieu of 23' 3" and to permit a side yard setback of 7' in lieu of 15' with a sum of side yards of 17' in lieu of 25'.

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):

Joanne Louise Hale (Hartman)

Name - Type or Print

Signature

Name - Type or Print

Signature

217 Chantrey Road (410) 453-0900

Address

Telephone No.

Timonium, MD 21093

City

State

Zip Code

Representative to be Contacted:

Joanne Hale

Name

217 Chantrey Road,

410-453-0900

Address

Telephone No.

Timonium,

MD

21093

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. 02 446 A

Reviewed By VL

Date 4/12/02

Estimated Posting Date 4/22/02

REV 9/15/98

ZONING DESCRIPTION FOR #217 CHANTREY ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE OF CHANTREY ROAD WHICH IS 60 FEET WIDE AT THE DISTANCE OF 270 FEET EAST OF THE CENTERLINE OF SPRING LAKE DRIVE WHICH IS 50 FEET WIDE. BEING LOT #26, BLOCK "C", SECTION #2 IN THE SUBDIVISION OF "SPRINGLAKE" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #26, FOLIO #100, CONTAINING 10,500 SQUARE FEET. ALSO KNOWN AS #217 CHANTREY ROAD AND LOCATED IN THE 8TH. ELECTION DISTRICT, 4TH. COUNCILMANIC DISTRICT.



J. TILGHMAN DOWNEY, JR.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Room 101
Towson, MD 21286
(410)828-9060*

446

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **06712**

*A46
JLV*

DATE 4/12/02. ACCOUNT 0010066150
AMOUNT \$ 50.00

RECEIVED FROM: JOANNE L. HALE.

FOR: RV

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME
4/12/2002 4/12/2002 09:37:01

REC W605 WALKIN RBOS LRB DRAWER 5
>>RECEIPT # 261109 4/12/2002 OFLN
Dert 5 528 ZONING VERIFICATION
CR NO. 006712

Recpt Tot \$50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No.: 02-446-A

Petitioner/Developer: _____

JOANNE LOUISE HALE

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 _____

217 CHANTREY ROAD

The sign(s) were posted on APRIL 19TH 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/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: 02-446-A
Petitioner: Joanne Louise Hale
Address or Location: 217 Chantrey Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joanne Hale
Address: 217 Chantrey Road
Timonium, MD 21093
Telephone Number: (410) 453-0900

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 446 -A Address 217 CHANTREY RD.

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

Filing Date: 4/12/02 Posting Date: 4/22/02 Closing Date: 5/07/02

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- 446 -A Address 217 CHANTREY RD.
Petitioner's Name JOANNE LOUISE HALE Telephone 410-453-0900
Posting Date: 4/22/02 Closing Date: 5/07/02
Wording for Sign: To Permit A FRONT OPEN PROTECTION SETBACK OF 23 FT. IN LIEU OF 23'3" AND TO PERMIT A SIDE YARD SETBACK OF 7 FT. IN LIEU OF 15 FT. WITH A SUM OF SIDE YARDS OF 17 FT. IN LIEU OF 25 FT.



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

Ms. Joanne L Hale
217 Chantrey Road
Timonium MD 21093

Dear Ms. Hale:

RE: Case Number: 02-446-A, 217 Chantrey Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 12, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: 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 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

446

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

cc: File
{PRIVATE}

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 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/BT*

DATE: June 5, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of April 29, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

446
445-448, 450, 451, 459

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. 446 JL

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).

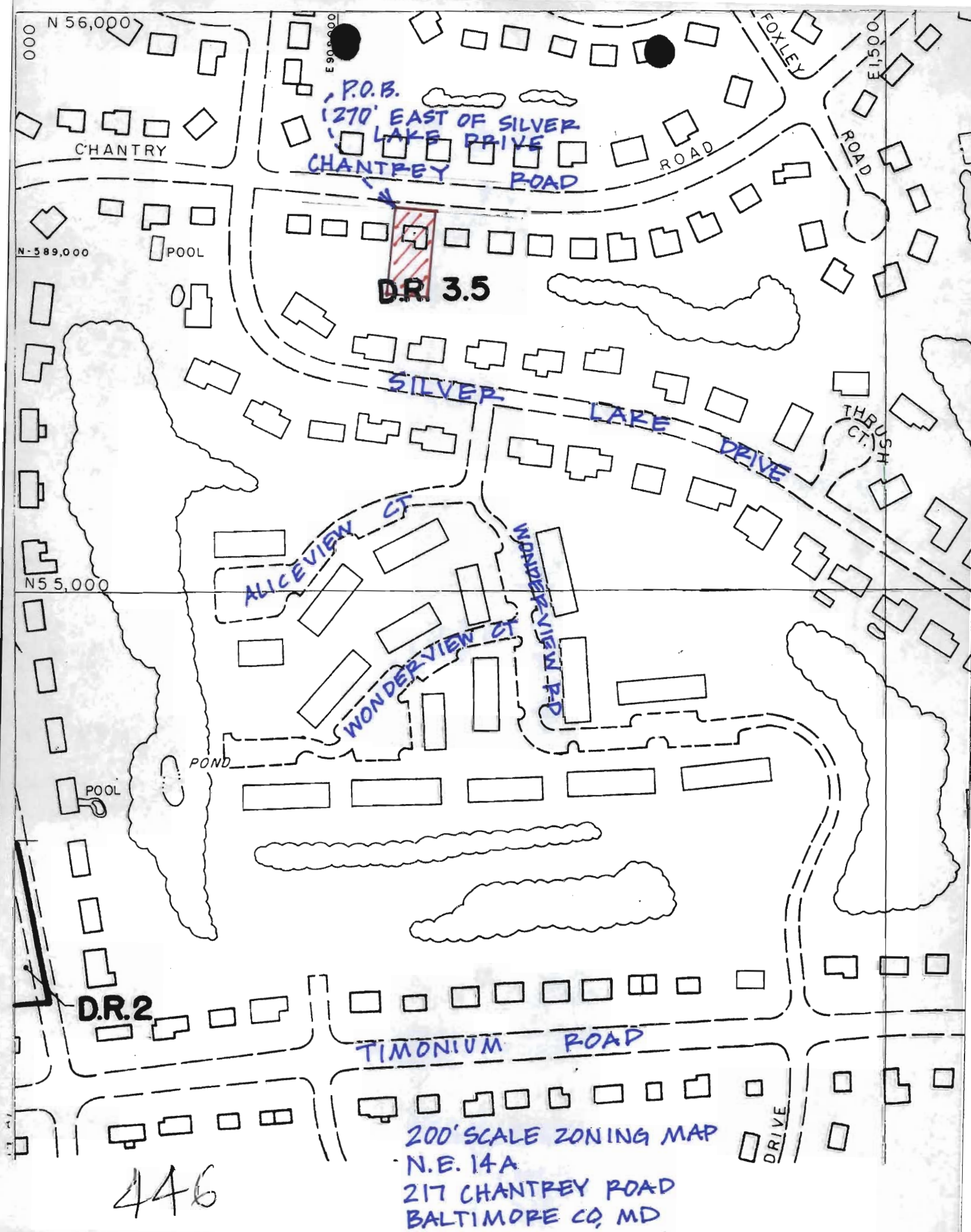
Very truly yours,

1- 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



P.O.B.
(270' EAST OF SILVER
LAKE DRIVE
CHANTREY ROAD

D.R. 3.5

SILVER LAKE DRIVE

ALICEVIEW CT

WONDERVIEW CT

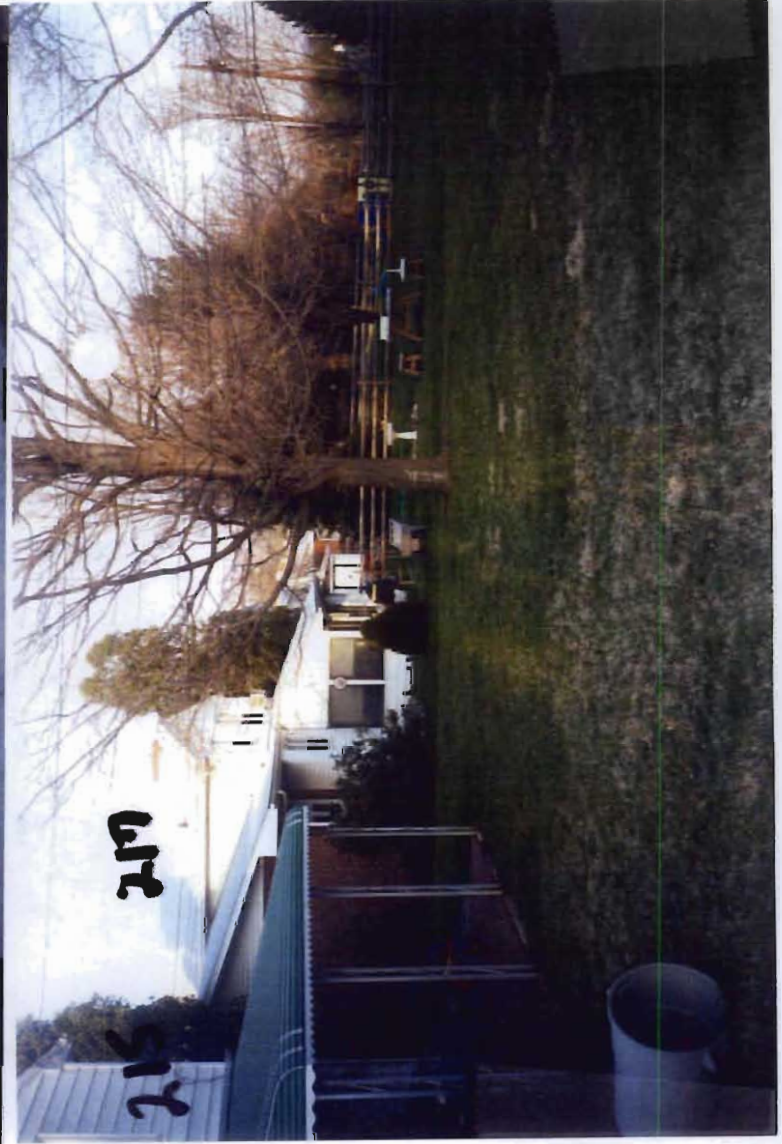
WONDERVIEW P.D.

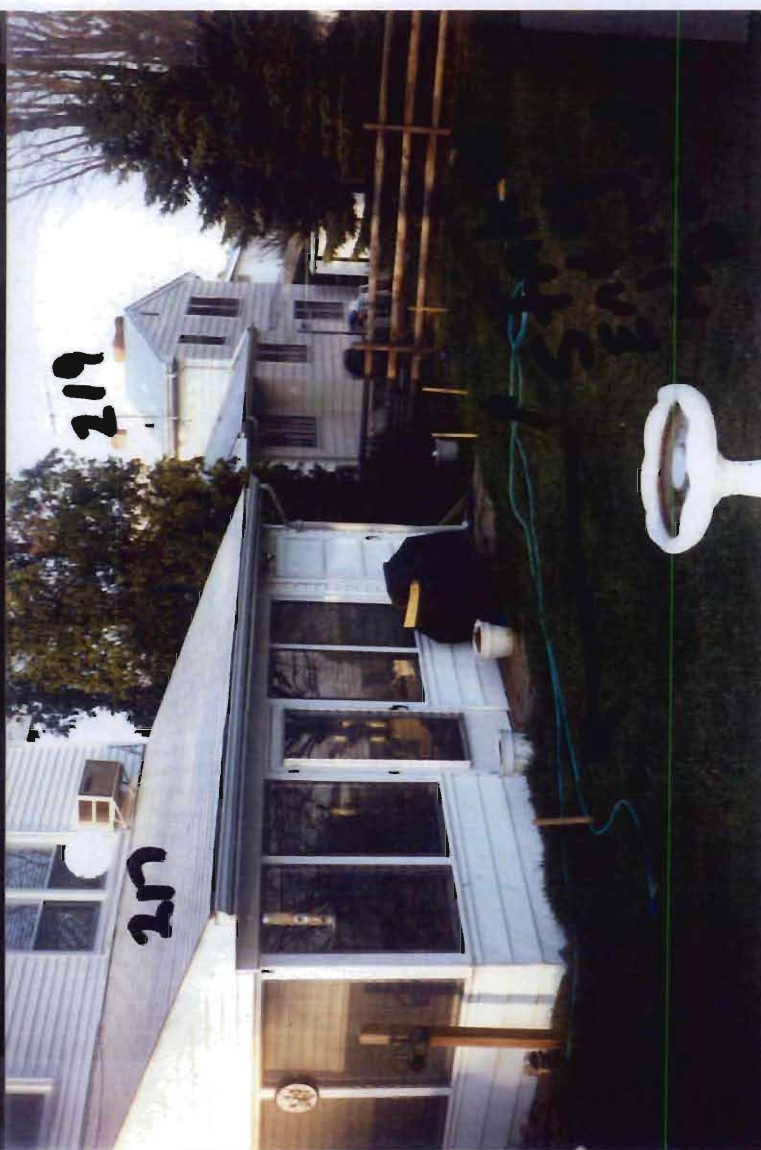
TIMONIUM ROAD

DRIVE

200' SCALE ZONING MAP
N.E. 14A
217 CHANTREY ROAD
BALTIMORE CO MD

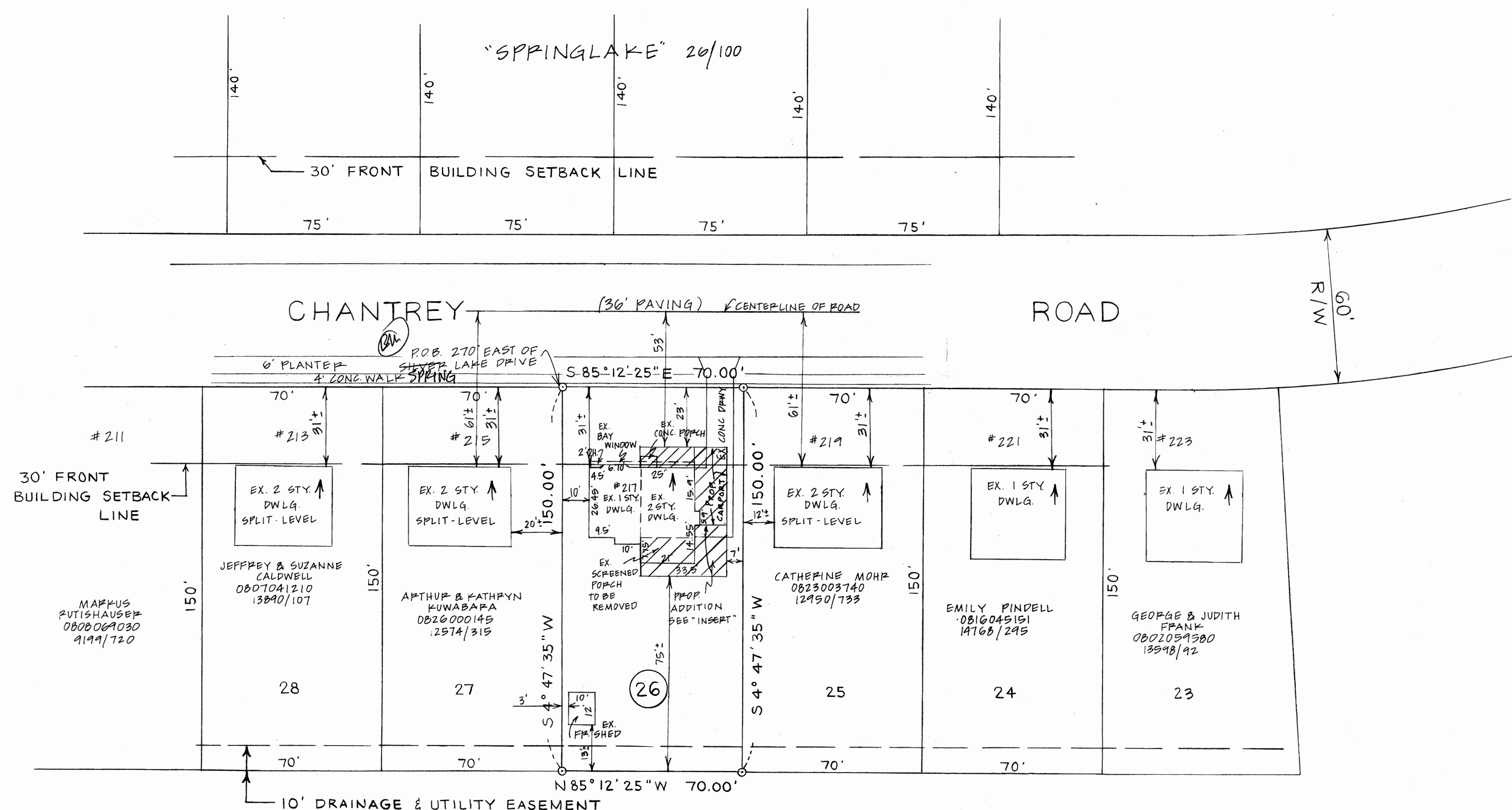
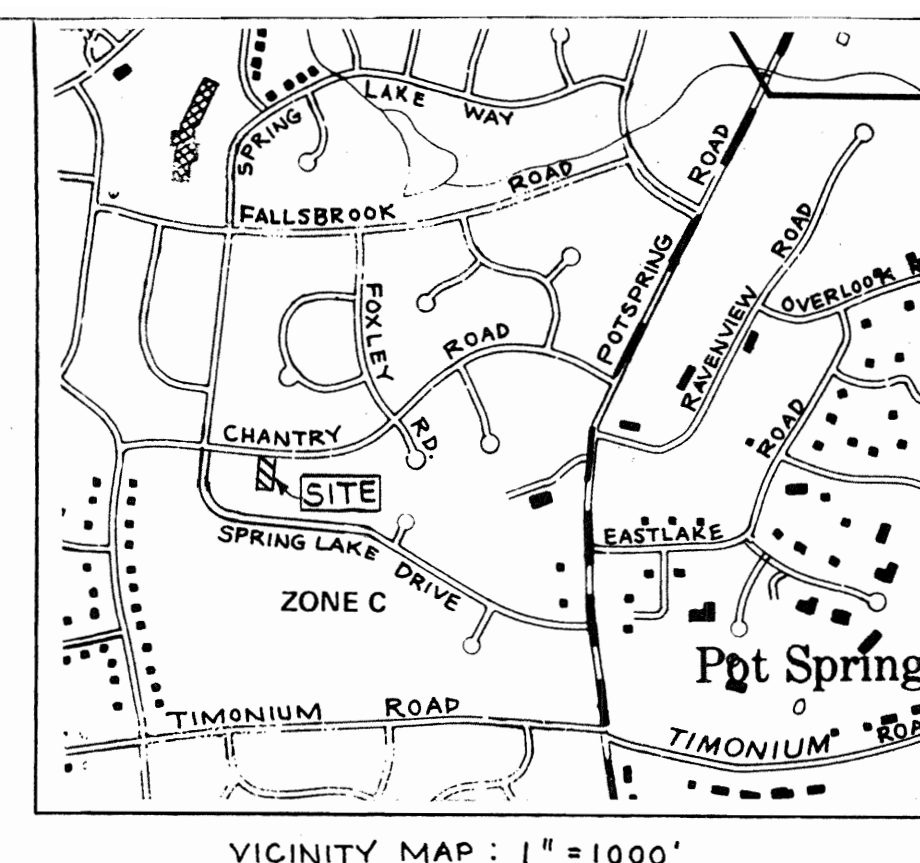
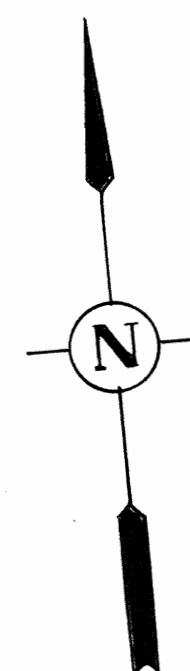
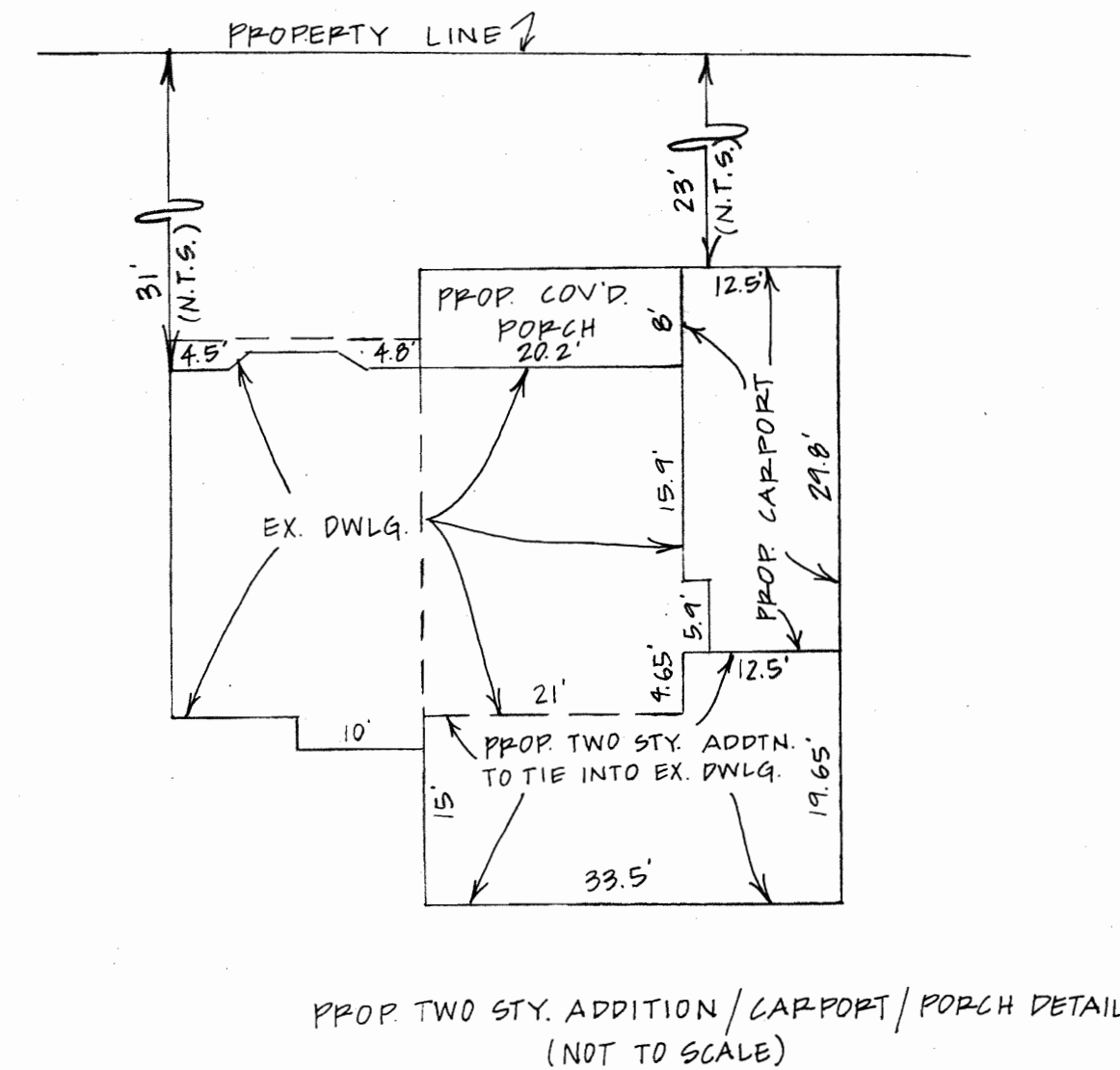
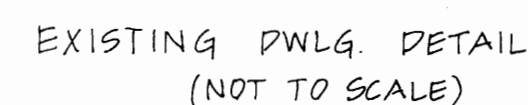
446











LOCATION INFORMATION

1. COUNCILMANIC DISTRICT - 4
2. ELECTION DISTRICT - B
3. 1" = 200' SCALE ZONING MAP - NE 14A
4. ZONING - DR 3.5
5. LOT SIZE 10,500 S.F. / 0.24 AC[±]
 - a. EXISTING USE - S.F.D. SPLIT FOYER MODEL
 - b. Proposed Use - S.F.D.
6. SEWER : PUBLIC
7. WATER : PUBLIC
8. CHESAPEAKE BAY CRITICAL AREA: NO
9. NO PRIOR ZONING HISTORY
10. NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE OR PIPE SYSTEMS WITHIN 50' OF THIS PROPERTY.
11. NO 100YR. FLOODPLAIN LOCATED ON THIS SITE.
COMMUNITY PANEL NO. 240010 0255 B ZONE: C
12. NOT LOCATED IN A HISTORIC AREA.

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

217 CHANTREY ROAD
LOT 26 ~ BLOCK "C"
"SPRINGLAKE" PLAT NO. 3 OF SECTION NO. 2
BALTIMORE COUNTY, MD. P.B. 26, FOLIO 100

SCALE: 1" = 30' MARCH 20, 2002
DEED REF: 11761-279

HISTORY FOR PROPERTY
RECORDED RECORD PLAT DATED SEPT. 24, 1959
STRUCTURE BUILT IN 1961.

OWNER
JOANNE LOUISE HALE
217 CHANTREY ROAD
LUTHERVILLE, MARYLAND 21093-2661
ACCT # 0804036310
MAP 52 GRID 19 PARCEL 55
DEED REF. 11761/279

ZONING OFFICE USE ONLY
REVIEWED ITEM # CASE #
BY:

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-3060

VARIANCES REQUESTED:

1. SIDE YARD SETBACK OF 7' IN LIEU OF REQUIRED 15'
2. SUM OF SIDE YARD SETBACK OF 17' IN LIEU OF REQUIRED 25'
3. FRONT YARD SETBACK FOR CARPORT, PORCH FOR MORE THAN 25%
8' IN LIEU OF REQUIRED 15'

23' 23' 3"