

IN RE: PETITION FOR VARIANCE
W/S Butler Road, 1080 ft. N
centerline of Worthington Avenue
4th Election District
3rd Councilmanic District
(4346 Butler Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-504-A

Carlyle N. Montanye, Jr., *Legal Owner*
& Coleman Homes, Inc., *Contract Purchaser* *
Petitioners

* * * * *

ORDER OF DISMISSAL

The Petitioners herein filed a Petition for Variance for the property located at 4346 Butler Road in the Glyndon area of Baltimore County. A variance was requested from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a height of 44 ft. (principal dwelling) in lieu of the required 35 ft. and to amend the Final Development Plan (File #IV-146);

WHEREAS, this office received a phone call from the Petitioner's representative, James Matthews, on Monday, July 8, 2002, requesting a withdrawal of the petition.

IT IS THEREFORE, ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 9th day of July, 2002, that the hereinabove Petition for Variance, be and is hereby WITHDRAWN and DISMISSED, without prejudice.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/9/02
By R. P. Jones



Baltimore County
Zoning Commissioner

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

July 9, 2002

Mr. James E. Matthews
22 W. Padonia Road, Suite 100A
Timonium, Maryland 21093

RE: Petition for Variance
Case No. 02-504-A
Property: 4346 Butler Road

Dear Mr. Matthews:

Enclosed herewith please find a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encl.

c: Mr. Carlyle N. Montanye, Jr.
4600 Prospect Avenue
P. O. Box 14
Glyndon, MD 21071

Mr. John D. Coleman
Coleman Homes, Inc.
1736 Peppermint Lane
Westminster, MD 21157

Mr. & Mrs. Michael Ford
4344 Butler Road
Glyndon, MD 21071

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



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4346 Butler Rd. Glyndon, Md. 21071

which is presently zoned R. C. - 2

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) 1A01.3.A to permit a height of 44' (principal dwelling) in lieu of the required 35' and to amend the Final Development Plan (File # IV-146).

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

See attached page entitled: Reasons for Filing for Variance.

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:

John D. Coleman
Coleman Homes, Inc.

Name - Type or Print

Signature

1736 Peppermint Lane 410-876-3278

Address

Telephone No.

Westminster, Md. 21157

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Carlyle N. Montanye, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

4600 Prospect Ave. P. O. Box 14

Address

410-833-4110 Telephone No.

Glyndon

Md.

21071

City

State

Zip Code

Representative to be Contacted:

James E. Matthews

Name

22 W. Padonia Rd. Suite 100A 410-252-

2111

Address

Telephone No.

Timonium, Md.

21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By AK Date 5/9/02

Case No. 02-504-A

REV 11/15/98

ORDER RECEIVED FOR FILING

Date

By

Reasons for Filing for Variance

Relief from the 35' height limitation in an R.C.2 Zone is being requested for the following reasons: (1): The size of homes being built in today's upper end price ranges are quite frequently architecturally designed to be more than 35' in height. The necessity of the home size often requires a height in excess of 35' in order to be architecturally and aesthetically compatible. (2): The property owner is hereby filing this variance in hopes of selling the lot to the undersigned contract purchaser who would like to build a "Southern Living" designed home. This home will fit in very naturally with the surrounding homes at 4344 (Lot # 1), 4348 (Lot # 3), 4350 (Lot # 4), 4354 (Lot#5), and 4360 (Lot#6) Butler Rd. (3): This Variance to allow for a home up to 44' in height will probably be needed for most architecturally designed homes that would eventually be built on this lot. (4) A Variance for height was already approved for the lot across the Street- Lot #4, 4350 Butler Rd. said Variance was approved for 43'. (5): The Petitioner feels that the Variance request, if approved, makes good sense and will be of benefit to the small neighborhood of 7 homes that make up the community of "Seven Farms at Worthington Valley". To not allow the Variance will prove to be a hardship and a practical difficulty in selling the lot for the proper size architecturally designed home, and could also have a negative effect on the value of the surrounding homes.

Variance Petition for 4346 Butler Rd. (Lot # 2), Glyndon, MD 21071

Zoning Description to be attached to Petition (three copies of which a copy of the record plat is attached)

ZONING DESCRIPTION FOR: 4346 Butler Rd. (Lot # 2) Glyndon, MD 21071

Beginning at a point on the West side of Butler Rd., which is a 30-foot wide right of way at a distance of 1,080' north of the centerline of the nearest improved intersecting street known as Worthington Ave. which is a 50' wide right of way. Commencing in a northerly direction from centerline of said Worthington Ave a distance of said 1,080' to a point at the beginning of a 40.00' right of way that intersects with Butler Rd., thence commencing in a S 73 degrees 52'18"E direction a distance of 450.05', thence continuing in a S 69 degrees 28'42"E direction a distance of 438.84', thence continuing in a S 50 degrees 39'32" E direction a distance of 283.20', thence continuing in a S 31 degrees 02'15"E direction a distance of 174.61', thence continuing in a S 03 degrees 10'21"W direction a distance of 320.67', thence continuing in a N 39 degrees 55'00"E direction a distance of 110.00', thence continuing in a N 1 degree 40'00"E direction a distance of 175.00', and thence continuing in a N 45 degrees 45' 00" W two distances (a) 155' to the front corner of Lot #1 and Lot # 2 in the subdivision of "Seven Farms at Worthington Valley" recorded in the Land Records of Baltimore County in Liber 70 folio 85, and (b) a distance of 345' to the front corner of Lot # 2 and Lot # 3 in said Recorded Subdivision. Said distances represent the approximate path of said 40.00' right of way and private road servicing lots in said Subdivision of "Seven Farms at Worthington Valley", as recorded in Baltimore County Plat Book # SM 70, Folio # 85, containing 8.698 acres. Subject Lot in which a Height Variance is being requested is known as 4346 Butler Rd. Glyndon, Md. 21071 and located in the 4th Election District, 3rd Councilmanic District.

#504

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12778

DATE 5/9/02 ACCOUNT RC01 006 6150
AMOUNT \$ 100.00

RECEIVED FROM: Matthews Land Sales & Development, Inc
FOR: Zoning Variance & FDP amendment

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 504

PAID RECEIPT

BUSINESS ACTUAL TIME
5/10/2002 5/09/2002 15:24:36
REG 1001 WALKIN JRIC JHR DRAWER 1
RECEIPT # 090933 5/09/2002 OFLH
Dep 5 528 ZONING VERIFICATION
CR NO. 012778
Recpt Tot \$100.00
100.00 CK .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: #02-504-A

4346 Butler Road

W/side Butler Road, 1080 feet north center line of Worthington Avenue

4th Election District - 3rd Councilmanic District

Legal Owner(s): Carlyle N. Montanye, Jr.

Contract Purchaser: John D. Coleman, Coleman Homes, Inc.

Variance: to permit a height of 44 feet (principal dwelling) in lieu of the required 35 feet and to amend the Final Development Plan of Seven Farms at Worthington Valley.

Hearing: Wednesday, July 10, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/6/809 June 25

C546888

CERTIFICATE OF PUBLICATION

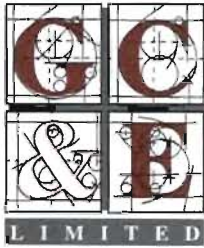
6/28/, 2002

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 6/25/, 2002.

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

J. Wilkinson

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 # 02-504-A
PETITIONER/OWNER:
Carlyle N. Montanye, Jr.
CONTRACT PURCHASER:
John D. Coleman, Coleman Homes,
Inc.
DATE OF HEARING:
July 10, 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

LOCATION:

4346 Butler Road
West side of Butler Road, 1080' North of Worthington
Ave.

DATE:

July 3, 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

POSTED ON: June 24, 2002

ZONING NOTICE

CASE # :02-504-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME &
DATE: 9:00 a.m. Wednesday, July 10, 2002

Variance: to permit a height of 44 feet
(principal dwelling) in lieu of the required
35 feet and to amend the Final Develop-
ment Plan of Seven Farms at Worthington
Valley.

Gerhold, Cross & Etzel, Ltd. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. If you are a minority individual who believes you have been discriminated against in any aspect of your employment, please contact the EEOC at 1-800-649-3024. TOWSON, MD 21286. FAX: (410) 823-4473. WWW.GCELIMITED.COM

HEARINGS ARE HANDICAPPED ACCESSIBLE



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**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: 02-504-A

Petitioner: GARLyle N. Montanye, Jr.

Address or Location: 4346 Butler Rd. Glyndon, Md. 21071
lot 42 "Seven Farms at Worthington Valley"

PLEASE FORWARD ADVERTISING BILL TO:

Name: James E. Matthews

Address: 1110 Sleepy Tell Court
Towson, Md. 21286

Telephone Number: 410-494-1834

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 25, 2002 Issue – Jeffersonian

Please forward billing to:
James E. Matthews
1110 Sleepy Dell Court
Towson, MD 21286

410-494-1834

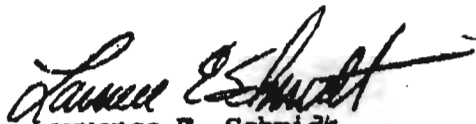
NOTICE OF ZONING HEARING

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: 02-504-A
4346 Butler Road
W/side Butler Road, 1080 feet north center line of Worthington Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Carlyle N. Montanye, Jr.
Contract Purchaser: John D. Coleman, Coleman Homes, Inc.

Variance to permit a height of 44 feet (principal dwelling) in lieu of the required 35 feet and to amend the Final Development Plan of Seven Farms at Worthington Valley.

HEARING: Wednesday, July 10, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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

June 4, 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: 02-504-A

4346 Butler Road

W/side Butler Road, 1080 feet north center line of Worthington Avenue

4th Election District – 3rd Councilmanic District

Legal Owner: Carlyle N. Montanye, Jr.

Contract Purchaser: John D. Coleman, Coleman Homes, Inc.

Variance to permit a height of 44 feet (principal dwelling) in lieu of the required 35 feet and to amend the Final Development Plan of Seven Farms at Worthington Valley.

HEARING: Wednesday, July 10, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Carlyle N. Montanye, Jr., 4600 Prospect Avenue, Glyndon 21071
John Coleman, Coleman Homes, Inc., 1736 Peppermint Lane,
Westminster 21157
James E. Matthews, 22 W. Padonia Rd., Suite 100A, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 25, 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

July 1, 2002

Carlyle N Montanye Jr
4600 Prospect Avenue
Glyndon MD 21071

Dear Mr. Montanye:

RE: Case Number: 02-504-A, 4346 Butler Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 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: Coleman Homes Inc, John D Coleman, 1736 Peppermint Lane, Westminster 21157
James E Matthews, 22 W Padonia Road, Suite 100A, Timonium 21093
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

May 22, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 28, 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:

491, 501-504, 506-510

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. DATE: July 8, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 3, 2002
Item Nos. 491, 502, 503, 504, 505,
506, 507, 508, 509, and 510

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TB*

DATE: June 28, 2002

SUBJECT: Zoning Item 504
Address 4346 Butler Road (Montayne Property)

Zoning Advisory Committee Meeting of May 28, 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:

X 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:

The recorded Forest Buffer and Forest Conservation Easements may not be impacted.

Reviewer: Betty Kelley

Date: June 12, 2002

Jim
7/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAY 22 2002

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

DATE: May 21, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-491, 02-504, & 02-510

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:

Dipen K. Harsh

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.23.02

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

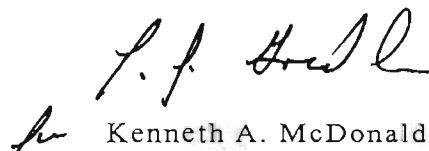
RE: Baltimore County
Item No. 504 TR

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 128 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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 _____

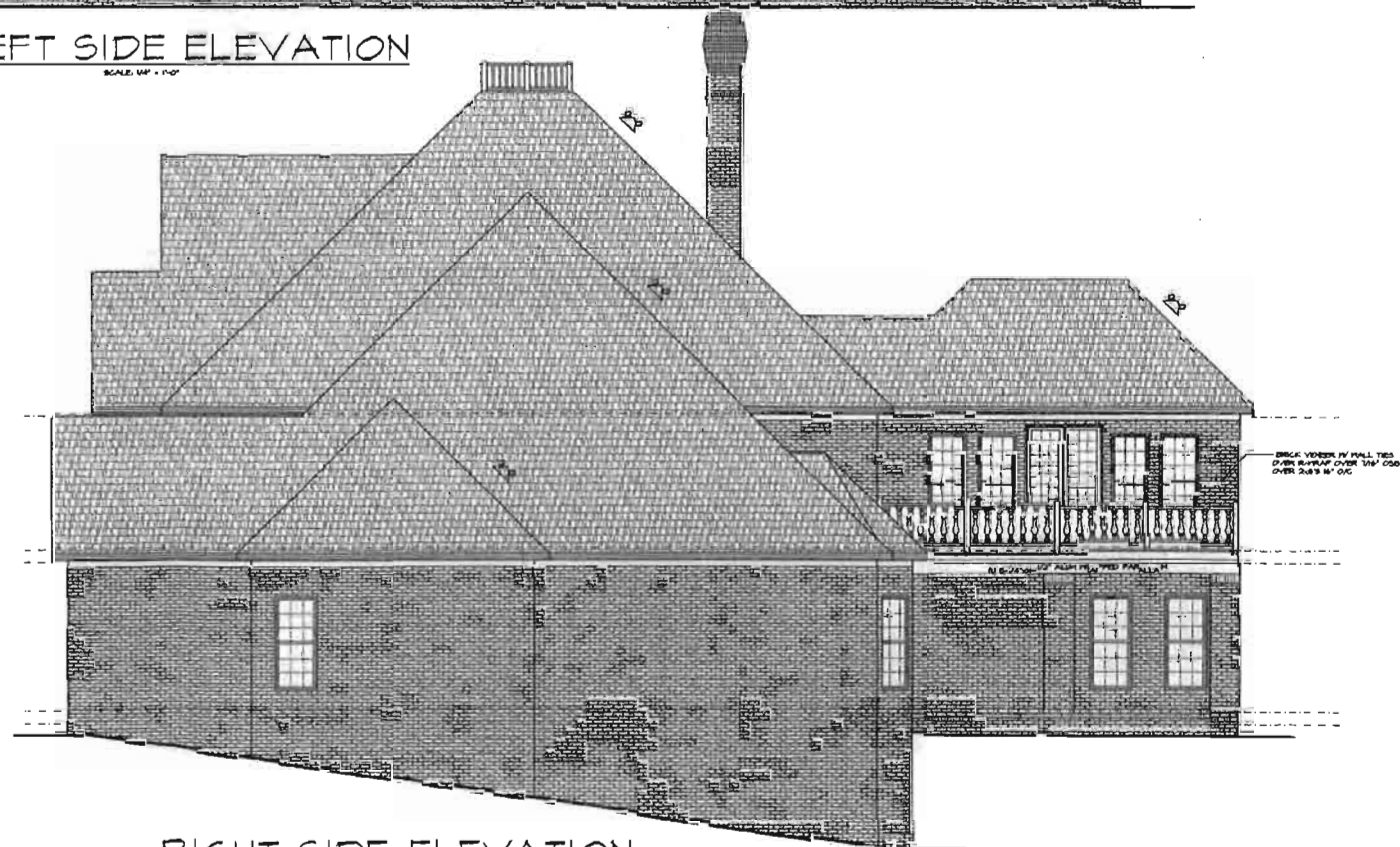
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

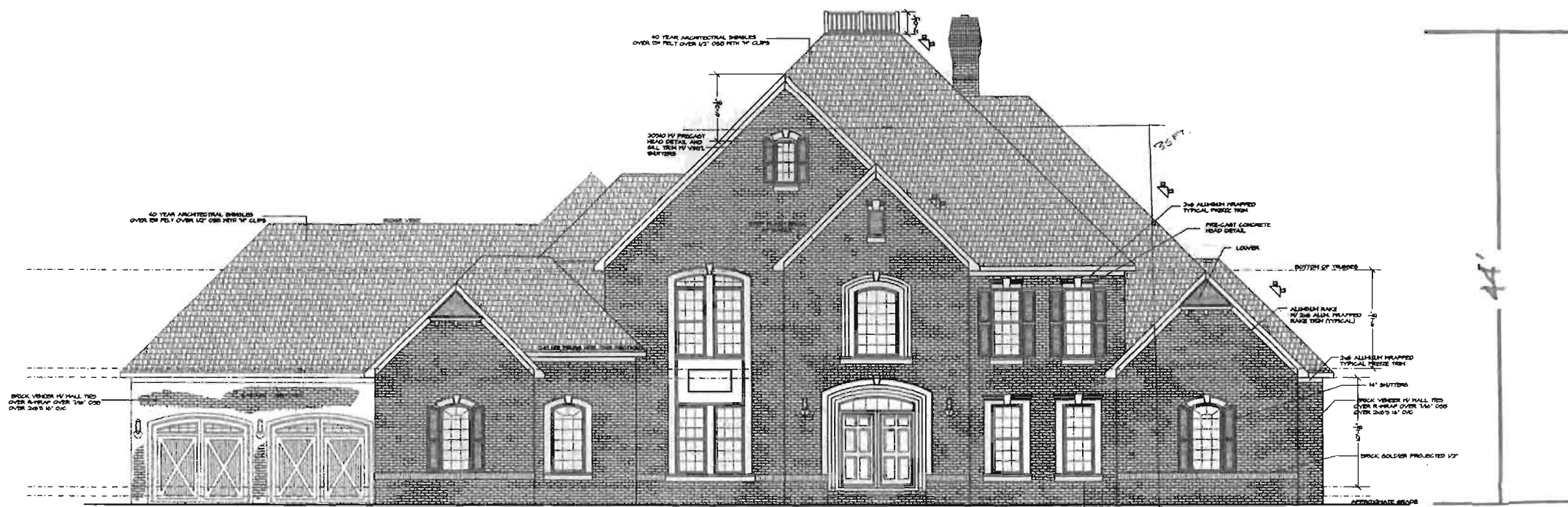


RIGHT SIDE ELEVATION

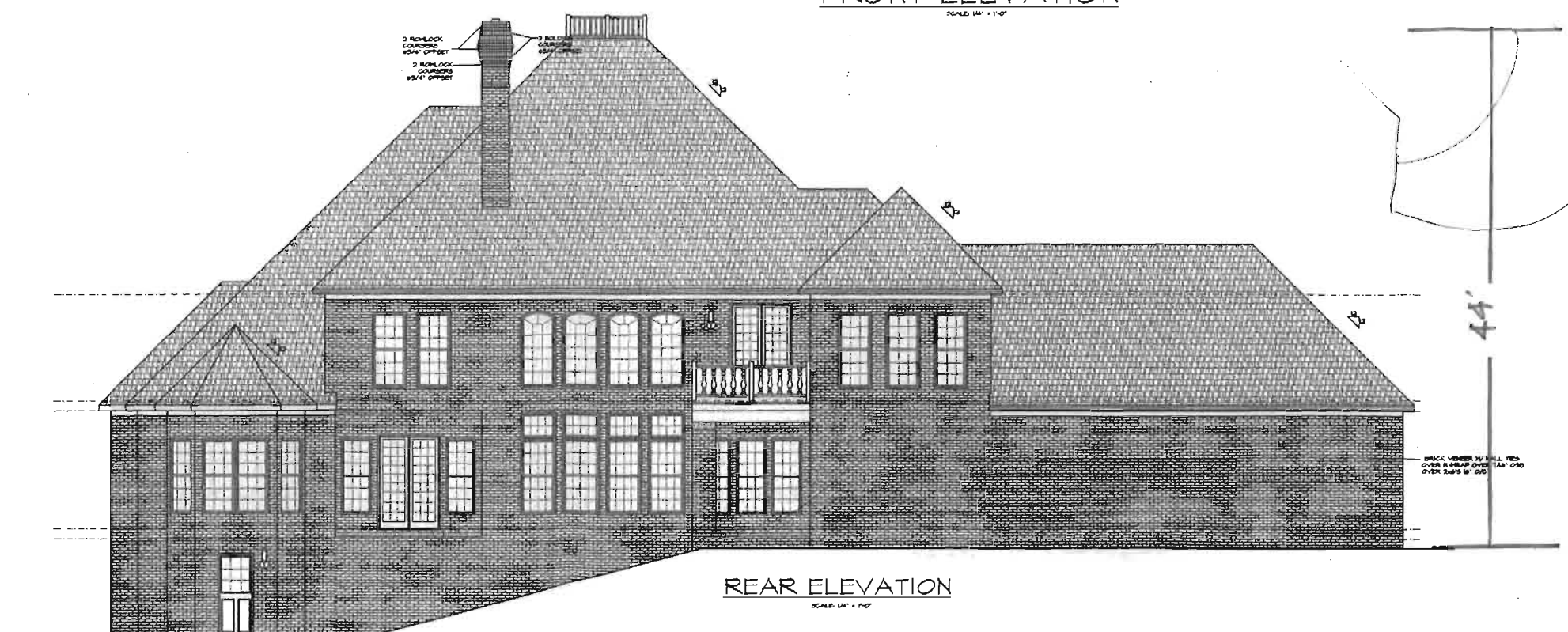
SCALE: 1/4" = 1'-0"

COLEMAN HOMES

COLEMAN HOMES
 1/4" = 1'-0"
 DATE: 2/2/2002
 SHEET NO.: 2 of 6
 GBL CUSTOM HOME
 DESIGN INC.
 PO BOX 237 FRANKLIN, MD 21048
 PHONE: 410-521-1212



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

COLEMAN HOMES

COLEMAN HOMES	1 of 6
SCALE: 1/4" = 1'-0"	
DATE: 2/2/2002	
DATE: 1/1/06	
OBJ: CUSTOM HOME	
DESIGN INC.	
PO BOX 227 INDEPENDENCE, MO 64646	
PHONE: 417-433-8200	

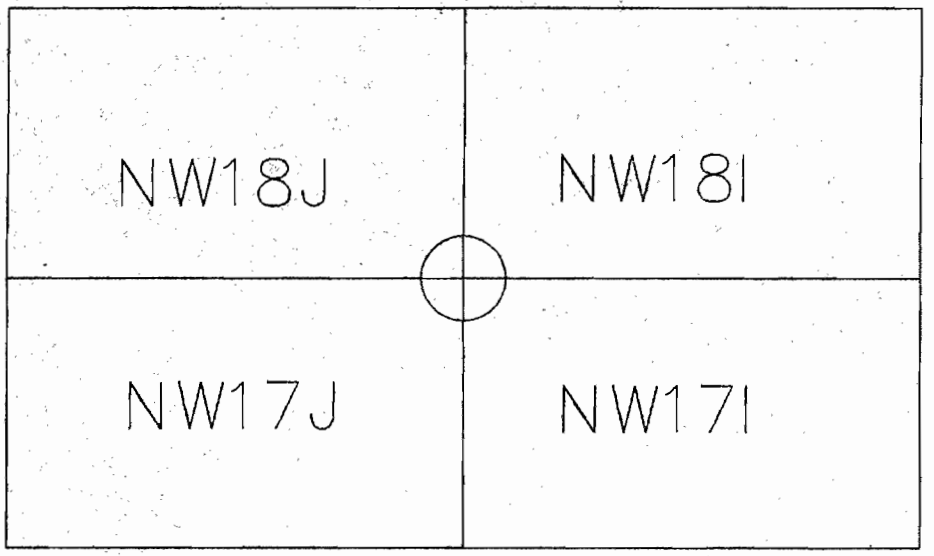
#504



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4346 BUTLER ROAD GLYNDON MD 21071-5330
SUBDIVISION NAME SEVEN FARMS AT WORTHINGTON VALLEY
PLAT BOOK # 70 FOLIO # 85 LOT # 2 SECTION # N/A
OWNER CARLYLE N. MONTANYE JR

ZONING MAPS



NOTE: ZONED RC2 AS SHOWN ON
ZONING MAP NW18J,NW18I
NW17J,NW17I

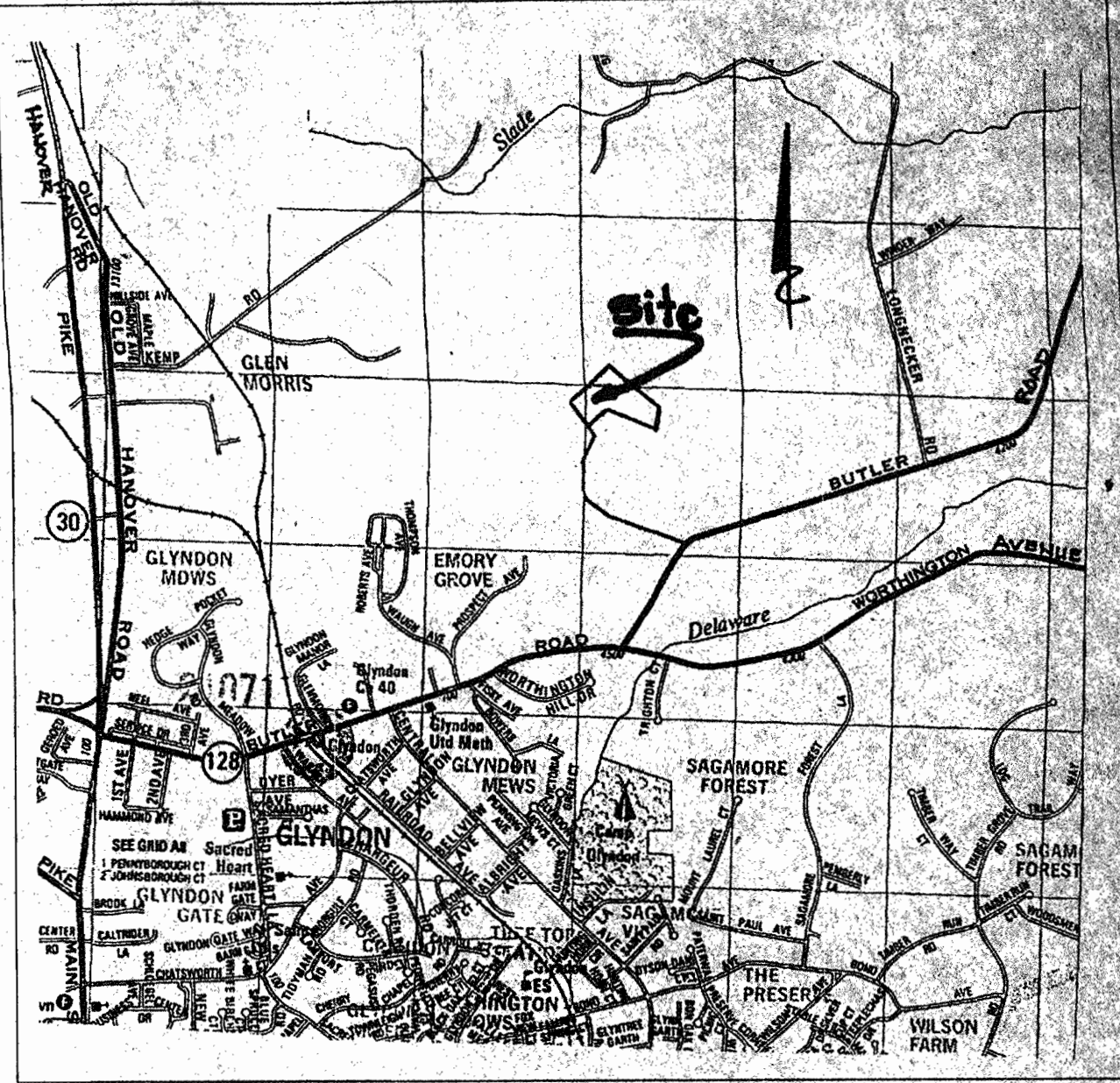
LOT # 3

THOMAS N. & CHRISTINE S. IOANNOU
LIBER 15541 FOLIO 537 TAX MAP 39
PARCEL 37 TAX ACCOUNT# 04042300003050
4348 BUTLER ROAD
ZONING R.C.2

LOT # 1
MICHAEL F. & SALLY E. FORD
LIBER 14202 FOLIO 442
TAX MAP 39 PARCEL 37
TAX ACCOUNT# 04042300003048
4344 BUTLER ROAD
ZONING R.C.2

LOT # 4
STEPHEN P. & CATHERINE KOZOIDEK-JAMES
LIBER 14302 FOLIO 29
TAX MAP 39 PARCEL 37
4350 BUTLER ROAD
TAX ACCOUNT# 04042300003051
ZONING R.C.2

HENRY S. CLARK III
LIBER 8981 FOLIO 656
TAX MAP 40, PARCEL 23
PROPERTY PASSED TO SON
AS PART OF FATHER'S ESTATE
TAX ACCOUNT# 04040403037425
4330 BUTLER ROAD
ZONING R.C.2



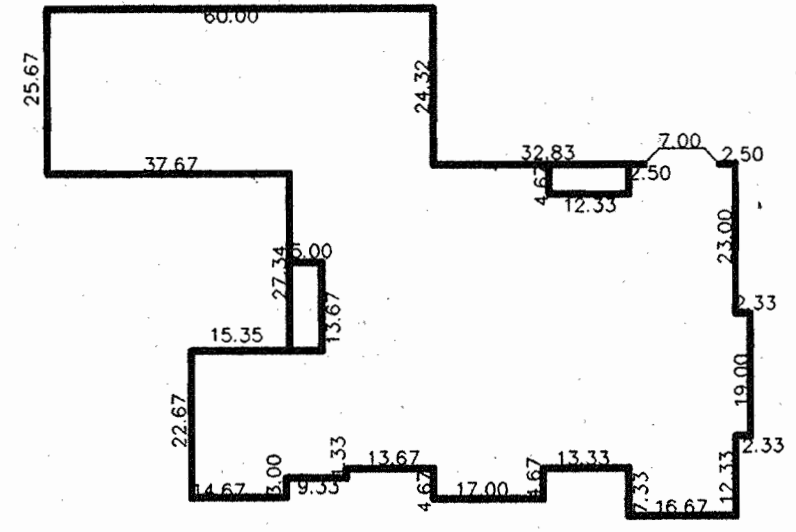
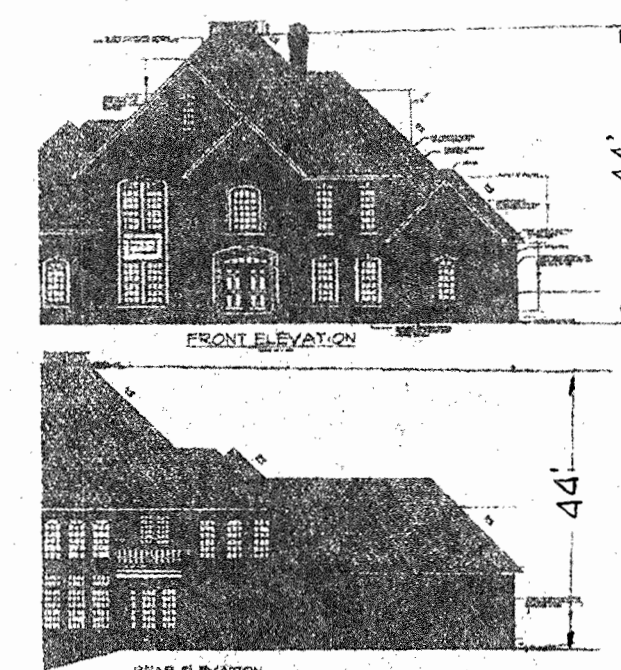
VICINITY MAP SCALE 1"=2000'

LOCATION INFORMATION		
ELECTION DISTRICT	4TH	
COUNCILMANIC DISTRICT	3RD	
ZONING	R.C.2	
LOT SIZE	8.698 ACRES	378884.88 SQ.FT.

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
CHESAPEAKE BAY	YES	NO
CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARINGS	☐	☒

96-080-584 00-253-A

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM#	CASE#
BR	504	02-504-A



DETAIL SCALE 1"=30'

PLAN TO ACCOMPANY ZONING HEARING
CARLYLE N. MONTANYE
4346 BUTLER ROAD
GLYNDON MD. 21071-5330

Variance Petition for 4346 Butler Rd. (Lot # 2), Glyndon, MD 21071
Zoning Description to be attached to Petition (three copies of which a copy of the record plat is attached)

ZONING DESCRIPTION FOR: 4346 Butler Rd. (Lot # 2), Glyndon, MD 21071

Beginning at a point on the West side of Butler Rd., which is a 30-foot wide right of way at a distance of 1,080' north of the centerline of the nearest improved intersecting street known as Worthington Ave., which is a 50' wide right of way. Commencing in a northerly direction from centerline of said Worthington Ave. a distance of said 1,080' to a point at the beginning of a 40.00' right of way that intersects with Butler Rd., thence commencing in a S 73 degrees 52' 18" E direction a distance of 450.05', thence continuing in a S 59 degrees 20' 42" E direction a distance of 438.84', thence continuing in a S 50 degrees 39' 32" E direction a distance of 283.20', thence continuing in a S 31 degrees 02' 13" E direction a distance of 174.61', thence continuing in a S 03 degrees 10' 21" W direction a distance of 320.05', thence continuing in a N 39 degrees 55' 00" E direction a distance of 110.00', thence continuing in a N 1 degree 40' 00" E direction a distance of 175.00', and thence continuing in a N 45 degrees 45' 00" W two distances (a) 155' to the front corner of Lot #1 and Lot #2 in the subdivision of "Seven Farms at Worthington Valley" recorded in the Land Records of Baltimore County in Liber 70 Folio 85, and (b) a distance of 345' to the front corner of Lot #2 and Lot #3 in said Recorded Subdivision. Said distances represent the approximate path of said 40.00' right of way and private road servicing lots in said Subdivision of "Seven Farms at Worthington Valley", as recorded in Baltimore County Plat Book #SM 70, Folio # 85, containing 8.698 acres. Subject Lot in which a Height Variance is being requested is known as 4346 Butler Rd. Glyndon, Md. 21071 and located in the 4th Election District, 2nd Councilmanic District.

PURPOSE NOTE
THE PURPOSE OF THIS VARIANCE IS TO REQUEST
A VARIANCE OF THE BUILDING HEIGHT REQUIREMENTS
FROM THE ALLOWABLE 35 FEET TO THE REQUESTED
44 FEET.