

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Parkhurst Way, 122' S
centerline of Oak Falls Way
11th Election District
5th Councilmanic District
(3703 Parkhurst Way)

Larry & Debbie DeShong
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-557-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Larry and Debbie DeShong, legal owners, of that property known as 3703 Parkhurst Way in the Perry Hall area of Baltimore County. The Petitioners herein seek relief from Sections 1B01.2.C.1.b and 1B01.1.B.1.C(2) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 16 ft. in lieu of the required 30 ft. in a RTA for an addition (sunroom) and to amend the Final Development Plan. 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 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 7/1/02

By [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 11th day of July, 2002, that a variance from Sections 1B01.2.C.1.b and 1B01.1.B.1.C(2) of the B.C.Z.R., to permit a rear yard setback of 16 ft. in lieu of the required 30 ft. in a RTA for an addition (sunroom) and to amend the Final Development Plan, 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
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

7/11/02

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

July 11, 2002

Mr. & Mrs. Larry DeShong
3703 Parkhurst Way
Perry Hall, Maryland 21236

Re: Petition for Administrative Variance
Case No. 02-557-A
Property: 3703 Parkhurst Way

Dear Mr. & Mrs. DeShong:

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

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 3703 PARKHURST WAY
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) 1801.201b, & 1801.1 B1 c(2)

To Permit A Rear Yard Setback of 16 FT. IN LIEU OF THE
REQUIRED 30 FT. IN RESIDENTIAL TRANSITION AREA; To
AMEND THE DEVELOPMENT PLAN

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):

LARRY Deshong
Name - Type or Print

* Larry T. Deshong
Signature

DEBBIE DESHONG
Name - Type or Print

* Debbie Deshong
Signature

3703 PARKHURST WAY 410-529-2843
Address Telephone No.

PERRY HALL MARYLAND 21236
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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 11 day of July, 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

Reviewed By SM Date 06-10-07

Estimated Posting Date 06-21-07

CASE NO. 02-557-A
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 3703 PARKHURST WAY
Address
PERRY HALL MARYLAND 21236
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):

MR Deshong has A Debilitating Respiratory Condition which restricts him to the indoors. The condition also restricts his physical activities. The Deshongs are requesting a variance to construct a sun room. The sun room will allow Larry to enjoy a more outdoor type setting.

THE sun room is to be constructed on the back of the home. This is the best suited location because of an existing exterior door. And the interior flights of stairs between floors are located on the (3701 PARKHURST WAY) side of the house.

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.

Larry T. Deshong
Signature
LARRY DESHONG
Name - Type or Print

Debbie Deshong
Signature
Debbie Deshong
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Marie Pedri
Notary Public
My Commission Expires 4/1/2006

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 3703 PARKHURST WAY
Address
PERRY HALL MARYLAND 21236
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):

MR Deshong has A Debilitating Respiratory Condition which restricts him to the indoors. The condition also restricts his physical activities. The Deshongs are requesting a variance to construct a sun room. The sun room will allow Larry to enjoy a more outdoor type setting.

THE sun room is to be constructed on the back of the home. This is the best suited location because of an existing exterior door. And the interior flights of stairs between floors are located on the (3701 PARKHURST WAY) side of the house.

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.

Larry T. Deshong
Signature
LARRY DESHONG
Name - Type or Print

Debbie Deshong
Signature
Debbie Deshong
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Marie Pedri
Notary Public
My Commission Expires 4/1/2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3703 PARKHURST WAY
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) BOI.2 C1 b. BOI.1B.1c.(2).

TO PERMIT A REAR YARD SETBACK OF 16 FT. INSTEAD OF THE REQUIRED 30 FT. IN AN RTA. & TO AMEND THE DEVELOPMENT PLAN

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):

LARRY Deshong
Name - Type or Print

Signature

DEBBIE Deshong
Name - Type or Print

Signature

3703 PARKHURST WAY 410-529-2843
Address Telephone No.

PERRY HALL MARYLAND 21236
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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. 02-557-A

Reviewed By STH Date 06-10-07

REV 10/25/01

Estimated Posting Date 06-21-07

Zoning Description for 3703 Parkhurst Way.

Beginning at a point on the south side of Parkhurst Way which is 50 feet wide at a distance of 122 feet south of the centerline of the nearest improved intersecting street, Oakfalls Way which is 50 feet wide. Being Lot # 1, block N, section #1 in the subdivision of Oakhurst as recorded in Baltimore County Plat book # 46, Folio #48, containing .1349 acres. Also known as 3703 Parkhurst Way and located in the 11 Election District, 5th Councilmanic District.

02-557-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

300

No. 14307

DATE

06/02/02

ACCOUNT

RECEIVED 6/5/02

AMOUNT \$

100.00

RECEIVED

11/7/02

FOR

Per. Van's Church Dev Fund

CEIA 4100

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

02557A

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTUAL TIME

6/11/2002 6/10/2002 10:30:46

6/03 WALKIN SWA SWA DINNER

CEIP 11/24/02 6/11/2002

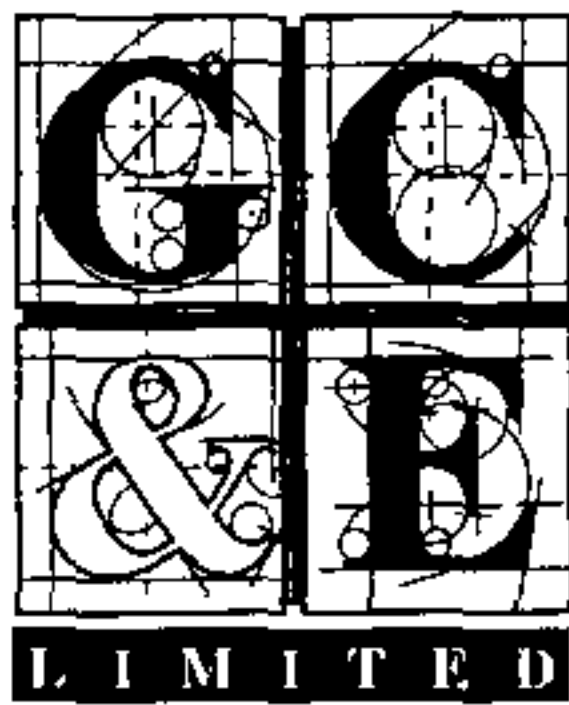
6/11/2002 6/11/2002

CR NO 014307

100.00

100.00

Baltimore County, Maryland



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 # 02-557-A
PETITIONER/DEVELOPER:
Larry & Debbie DeShong
DATE OF CLOSING:
July 09, 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

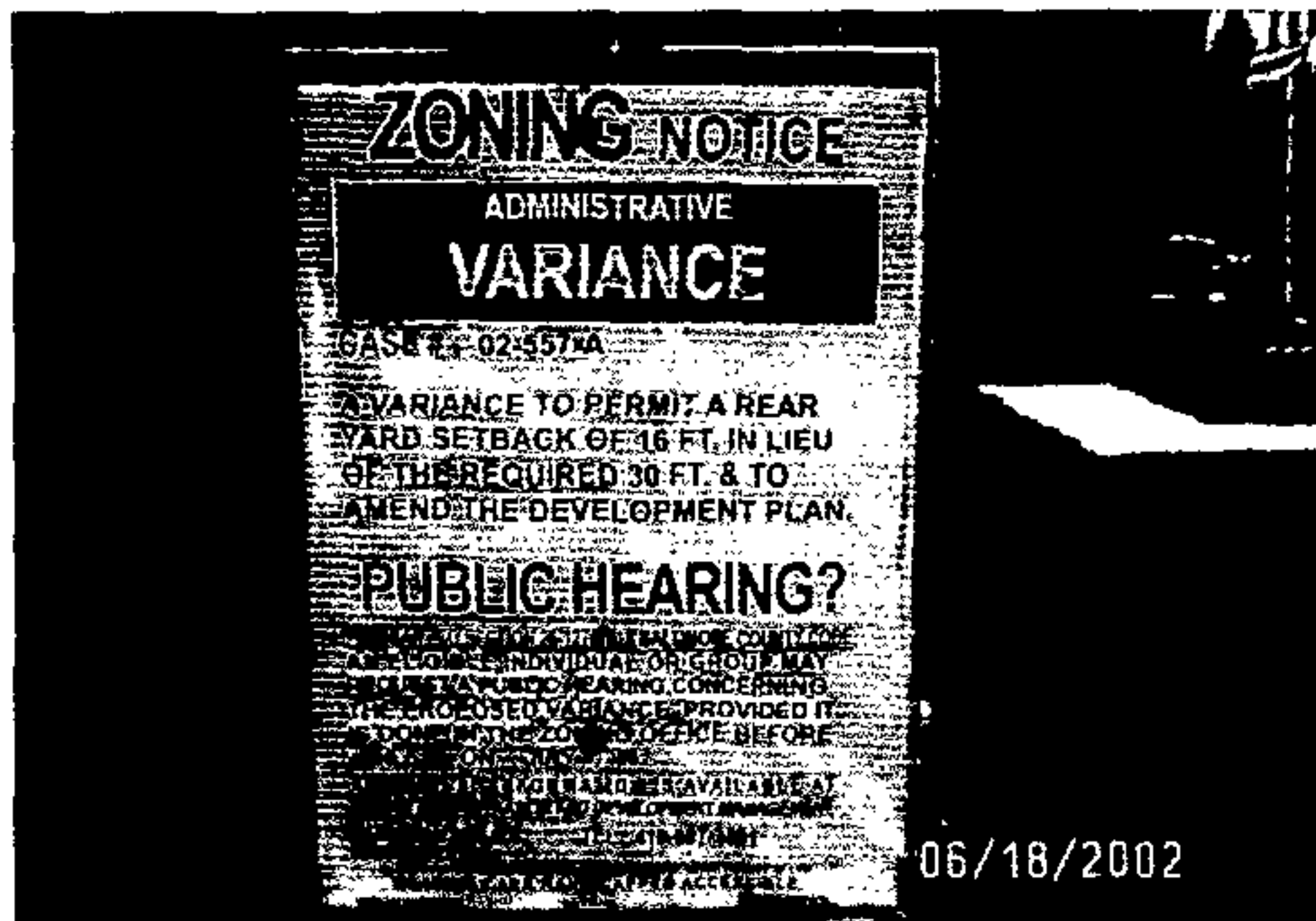
LOCATION:
3703 Parkhurst Way

DATE:
June 18, 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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 02-557-A

A VARIANCE TO PERMIT A REAR
YARD SETBACK OF 16 FT. IN LIEU
OF THE REQUIRET 30 FT. & TO
AMEND THE DEVELOPMENT PLAN.

PUBLIC HEARING?

PURSUANT TO SECTION 28-17(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 JULY 7, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
THE IN CONFORMANCE ARE TEL. 410-387-3391
TOWNSHIP NO. 2700

IF YOU ARE HAVING DIFFICULTY READING THIS NOTICE, PLEASE CALL THE ZONING OFFICE AT 410-387-3391
HEARINGS ARE WIDELY AVAILABLE ACCESSIBLE

06/18/2002

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 02-557-A

Petitioner: LARRY & DeBORAH DeSHONG

Address or Location: 3703 PARKHURST WAY BALT MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: LARRY & DeBORAH DeSHONG

Address: 3703 PARKHURST WAY BALT MD 21236

Telephone Number: 410-529-2843

Revised 2/20/98 - SCJ

02-557-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 557 -A Address 3703 PARK HURST WAY

Contact Person: SOHAN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 06-10-07 Posting Date: 06-21-07 Closing Date: 07-09-07

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- 557 -A Address 3703 PARK HURST WAY

Petitioner's Name LARRY & DEBBIE DESHONG Telephone 410-571-2843

Posting Date: 06-21-07 Closing Date: 07-09-07

Wording for Sign: To Permit A REARWARD SETBACK OF 10 FT. IN LIEU OF
30 FT. & TO Amend THE DEVELOPMENT PLAN.



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 9, 2002

Mr. and Mrs. Larry DeShong
3703 Parkhurst Way
Perry Hall, MD 21236

Dear Mr. and Mrs. DeShong:

RE: Case Number: 02-557-A, 3703 Parkhurst Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 10, 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,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr. /rlh".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel



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

June 19, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 17, 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:

550-554, 556&557, 559-562

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

cc: File

JUN 21 2002

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



AV
7/9

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 24, 2002
Item Nos. 550, 552, 553, 554, 556, 557,
559, 560, 561; and 562

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

RWB:HJO:jrb

cc: File

AV
7/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2002

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

SUBJECT: 3703 Parkhurst Way

INFORMATION:

Item Number: 02-557

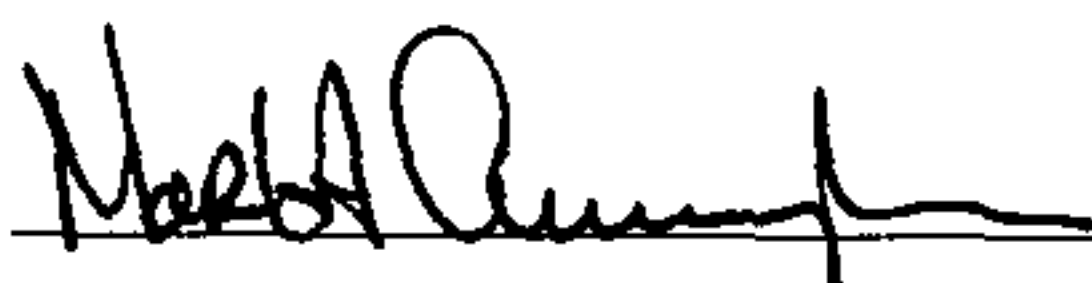
Petitioner: Larry Deshong

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a rear yard setback of 16 feet in lieu of the minimum required 30 feet in a residential transition area, and to amend the final development plan.

Prepared by: 

Section Chief: 

AFK/LL:MAC:

JUN 24



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6-14-02

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

RE: Baltimore County
Item No. 557 JLA

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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

June 20, 2002

Mr. George Zahner
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
County Office Building (Mail Stop #1105)
Towson MD 21204

Re: Zoning Advisory Committee meeting – June 24, 2002
Case #'s 02-550-A, 02-551-XA, 02-552-X, 02-553-A, 02-554-SPH, 02-555-SPHXA,
02-556-A, 02-557-A, 02-558-SPHXA, 02-559-A, 02-560-A, 02-561-, and 02-562-SPHA

Dear Mr. Zahner:

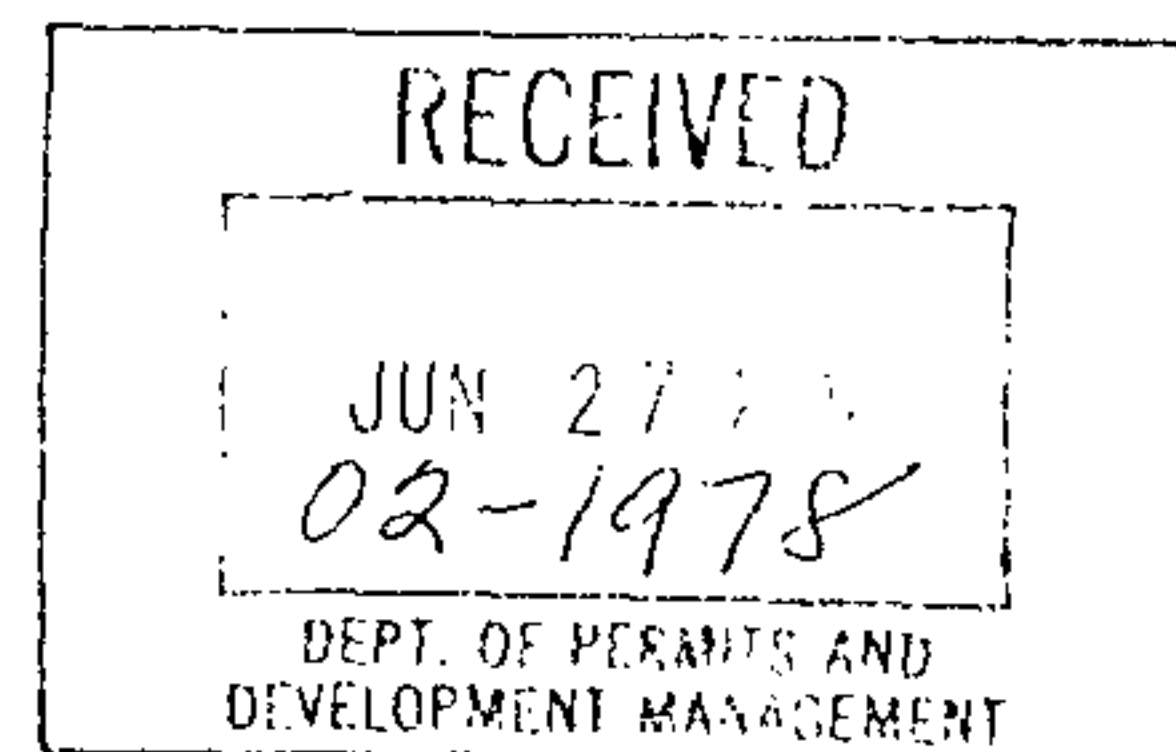
The Maryland Department of Planning has received the above-referenced information on 6/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



May 16, 2002

Mr. Mark Tabisz
3702 Oak Falls Way
Baltimore, Maryland 21236

To Whom it may concern:

I Mark Tabsiz am not opposed to the construction of a patio room on the property of my neighbors Mr. And Mrs. DeShong, residing at 3703 Parkhurst Way Baltimore, Maryland 21236.

Sincerely,



02-SS7A

May 16, 2002

Mr. Michael Rossi
3701 Parkhurst Way
Baltimore, Maryland 21236

To Whom it may concern:

I Michael Rossi am not opposed to the construction of a patio room on the property of my neighbors Mr. And Mrs. DeShong, residing at 3703 Parkhurst Way Baltimore, Maryland 21236.

Sincerely,

Michael Rossi

07-SS77

May 16, 2002

Mr. Richard Skillman
3705 Parkhurst Way
Baltimore, Maryland 21236

To Whom it may concern:

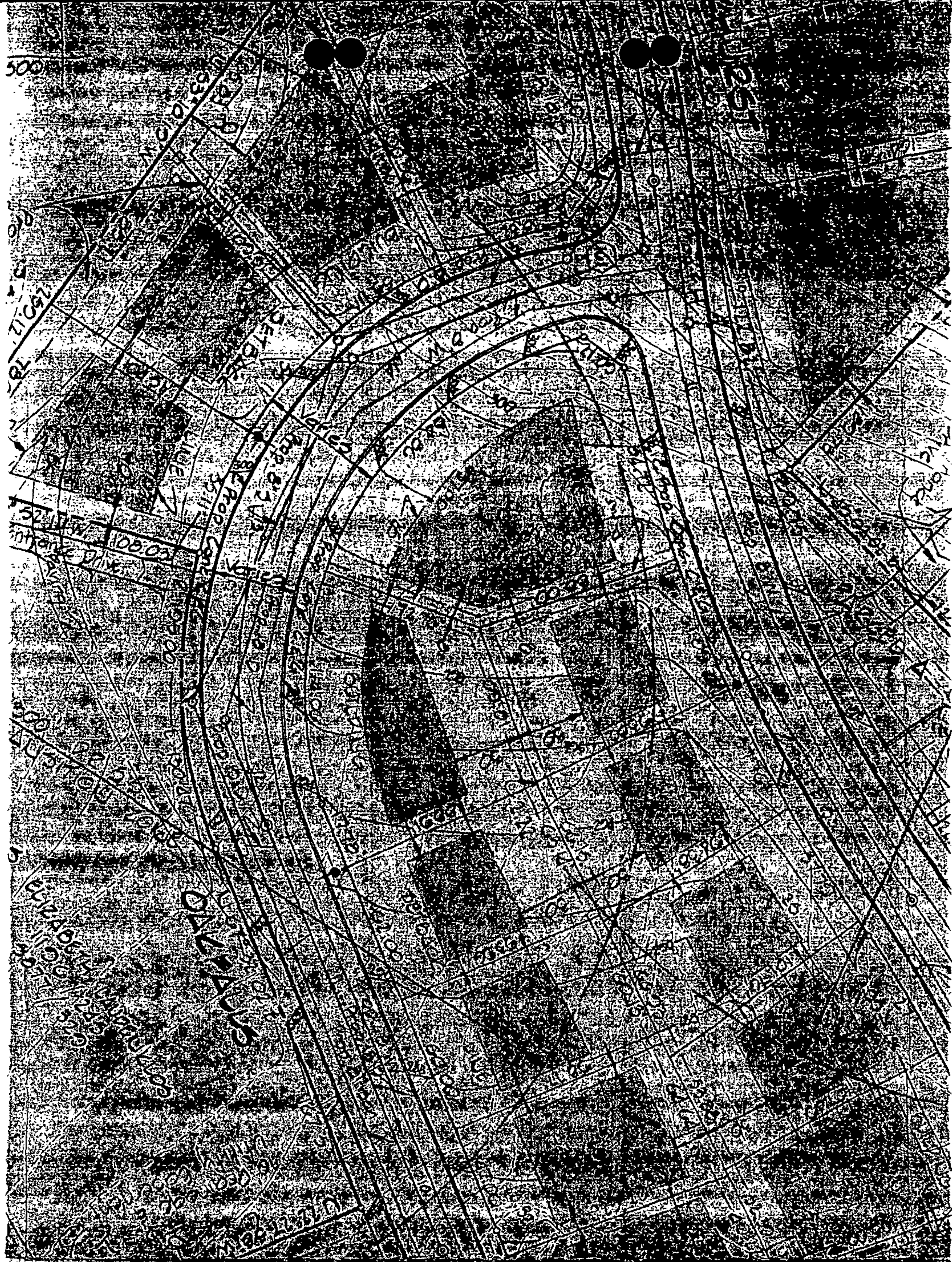
I Richard Skillman am not opposed to the construction of a patio room on the property of my neighbors Mr. And Mrs. DeShong, residing at 3703 Parkhurst Way Baltimore, Maryland 21236.

Sincerely,

Richard A. Skillman

02-SS7-17

500





REA



LOOKING AT BACKYARD OF
SUBJECT



EVEN WITH THE BACK OF
3702 ORIFALLS WAY LOOKING
AT SUBJECT

07557A



(SHEET N.E.-11-6)

1" = 200'

02.557.A

66662222

NOTES

The Building & Space Open House Act for the Principle Building
(see table regarding necessary distances)

1. Second Structures Fences And Projections Into Yards May
Be Constructed Outside The Envelope But Must Comply With
Minimum 500 And 120' Of The Baltimore County Zoning Regulations.
Subject To Covenants And Applicable Building Permits.

2. Waste Collection To Be Provided By Baltimore County.

3. Local Open Space To Be Owned And Maintained By Baltimore
County Dept. Of Parks And Recreation.

4. Landscaping: Developer To Provide Stabilization Seed And Mulch.
And Further Landscaping To Be Responsibility Of The Individual
Residents.

5. All Lots Are For Sale.

6. Street Lights Shown Thus: 

7. Two Parking Spaces Shall Be Provided For Each Lot (9' x 18' Min.)

8. Parking Spaces To Be Paved With Bituminous Concrete.

9. A.D.T. Counts Shown As Thus: 

10. All Street Lighting To Be Provided By Baltimore County And To Be
12' High.

11. There Are No Areas of Major Wetlands In This Section.

12. For All Lots: 

13. All Lots: 

14. All Lots: 

15. The Storm Water Management Facility To Serve This Area Will Be
Constructed In Accordance With The County Storm Water Management
Plan.

Open Space Of
Lots Allowed For
Lots Proposed

Parking Spaces

Parking Spaces

Open Space Existing

Open Space Proposed

Open Space (Total)

Total Open Space

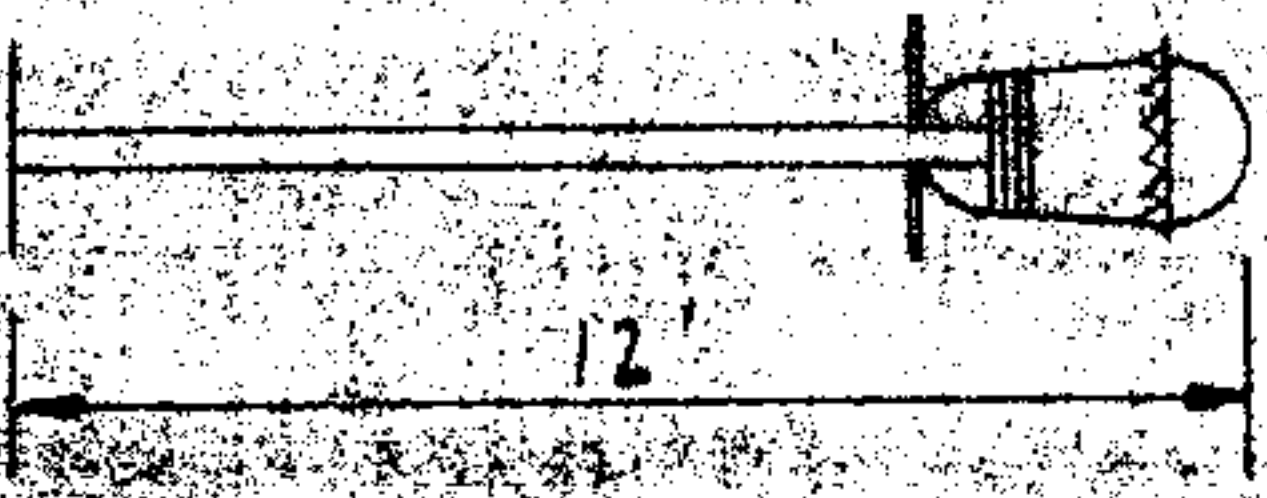
Existing Zoning

To evaluate minimum setback requirements to apply

Building to street E/W - 25'
Rear Yard - 30'
Side Yard - Minimum 20' Total

6. At Time of Building Permit Application it will be necessary to show
Houses on adjoining lots due to the fact that building envelopes
are set up with 5' side yards on each side.

7. For corner lots A-16, B-42, M-27, N-14, N-16 & N-30, Rear Yard
And Side Yard setbacks can be reversed to allow house to face
either street.



BIGHT STANDARD DETAIL

See Scale

OAKHURST
SECTION 2
K. JR. 43-151

BELLHALL