

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Carthage Court, 135' S
centerline of Lucerne Road
2nd Election District
2nd Councilmanic District
(10 Carthage Court)

Vonda Pickford
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-010-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, Vonda Pickford. The variance request is for property located at 10 Carthage Court in the Randallstown area of Baltimore County. The variance request is from Section 1B01.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 19 ft. in lieu of the required 30 ft. and to amend the previously approved 1st Amended Final Development Plan of the Rifkin Property, Lot #7. 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.

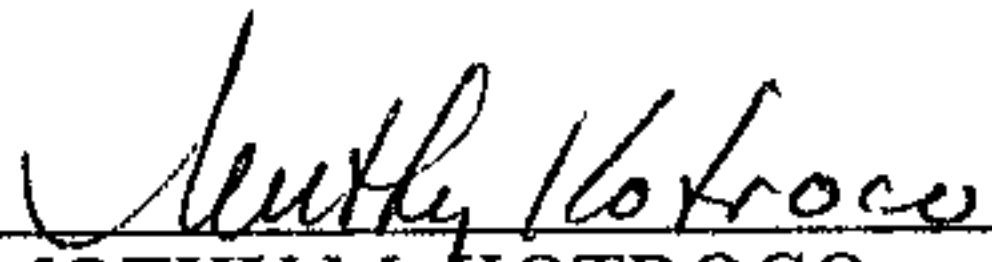
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

8/15/02
R. J. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5th day of August, 2002, that a variance from Section 1B01.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 19 ft. in lieu of the required 30 ft. and to amend the previously approved 1st Amended Final Development Plan of the Rifkin Property, Lot #7., 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

Date 8/5/02
By R. O'Connor



Baltimore County
Zoning Commissioner

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

August 5, 2002

Ms. Vonda Pickford
10 Carthage Court
Randallstown, Maryland 21133

Re: Petition for Administrative Variance
Case No. 03-010-A
Property: 10 Carthage Court

Dear Ms. Pickford:

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

c: Patio Enclosures, Inc.
c/o Gregory A. Falter
224 8th Avenue, NW
Glen Burnie, MD 21061

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10 Carthage Ct. Randallstown md 21133
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)

1B01.0.1.6 BCZR.

TO PERMIT AN ADDITION WITH A REAR YARD SETBACK OF
19' IN LIEU OF THE REQUIRED 30' AND TO AMEND THE
PREVIOUSLY APPROVED 1ST AMENDED F.I.D.P OF RIFKIN PROPERTY LOT #7

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Vonda Pickford

Name - Type or Print

Signature

Name - Type or Print

Signature

10 Carthage Ct.

410-367-7909

Address

Telephone No.

Randallstown MD

21133

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. Attn: Gregory A. Falter

Name

224 8th Ave. NW

410-760-1919

Address

Telephone No.

Glen Burnie MD

21061

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.

03-010-A

Reviewed By

JRF

Date

7-3-02

Estimated Posting Date

7-15-02

REV 9/15/98

8/15/02
R. G. G. G.

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 - 10 Carthage Ct.
Address
- Randallstown MD 21133
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):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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.

X Vonda Pickford (Rabb)
Signature

Signature

Vonda Pickford
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VONDA PICKFORD (RABB)
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

4/6/02
Date

J. W. Yarn
Notary Public
My Commission Expires 11/1/2005

Affidavit

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 10 Carthage Ct.
Address
Randallstown MD 21133
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):

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3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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.

X Vonda Pickford (Rabb)
Signature

Signature

Vonda Pickford
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of APRIL, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VONDA PICKFORD (RABB)

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

4/6/02
Date

[Signature]
Notary Public
My Commission Expires 11/1/2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10 Carthage Ct. Randallstown md 21133
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.C.1.b BCZR

To permit an addition with a rear yard setback of 19'
in lieu of the required 30' and to AMEND THE PREVIOUSLY
APPROVED 1st AMENDED F.D.P. OF RIFKIN PROPERTY LOT #7

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Vonda Pickford

Name - Type or Print

Signature

Name - Type or Print

Signature

10 Carthage Ct.

410-367-7909

Address

Telephone No.

Randallstown MD

21133

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc. Attn: Gregory A. Falter

Name

224 8th Ave. NW

410-760-1919

Address

Telephone No.

Glen Burnie MD

21061

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. 03-010-A

Reviewed By

JRF

Date

7-3-02

REV 9/15/98

Estimated Posting Date

7-15-02

ZONING DESCRIPTION FOR 10 Carthage Ct.

***BEGINNING AT A POINT ON THE ~~SOUTH~~ SIDE OF CARTHAGE CT.
WHICH IS 40' WIDE AT THE DISTANCE OF 135' SOUTH OF THE
NEAREST IMPROVED INTERSECTING STREET LUCERINE RD. WHICH
IS 60' WIDE. BEING LOT # 7 BLOCK ___, SECTION ___ IN THE
SUBDIVISION OF RIFKIN PROPERTY AS RECORDED IN COUNTY
PLAT BOOK # 73, FOLIO # 101, CONTAINING 12,928 SQ'. ALSO
KNOWN AS 10 CARTHAGE CT..LOCATED IN THE 2ND ELECTION
DISTRICT, 2ND COUNCILMANIC DISTRICT.***

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14379

DATE 7-3-02 ACCOUNT 001-006-6150

AMOUNT \$100.00

RECEIVED FROM: PATRICIA ENOCOURTES, INC.
101 CARTHAGE CT. ITEM # 610
FOR: OUN VARIANCE TAKEN BY JRT

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

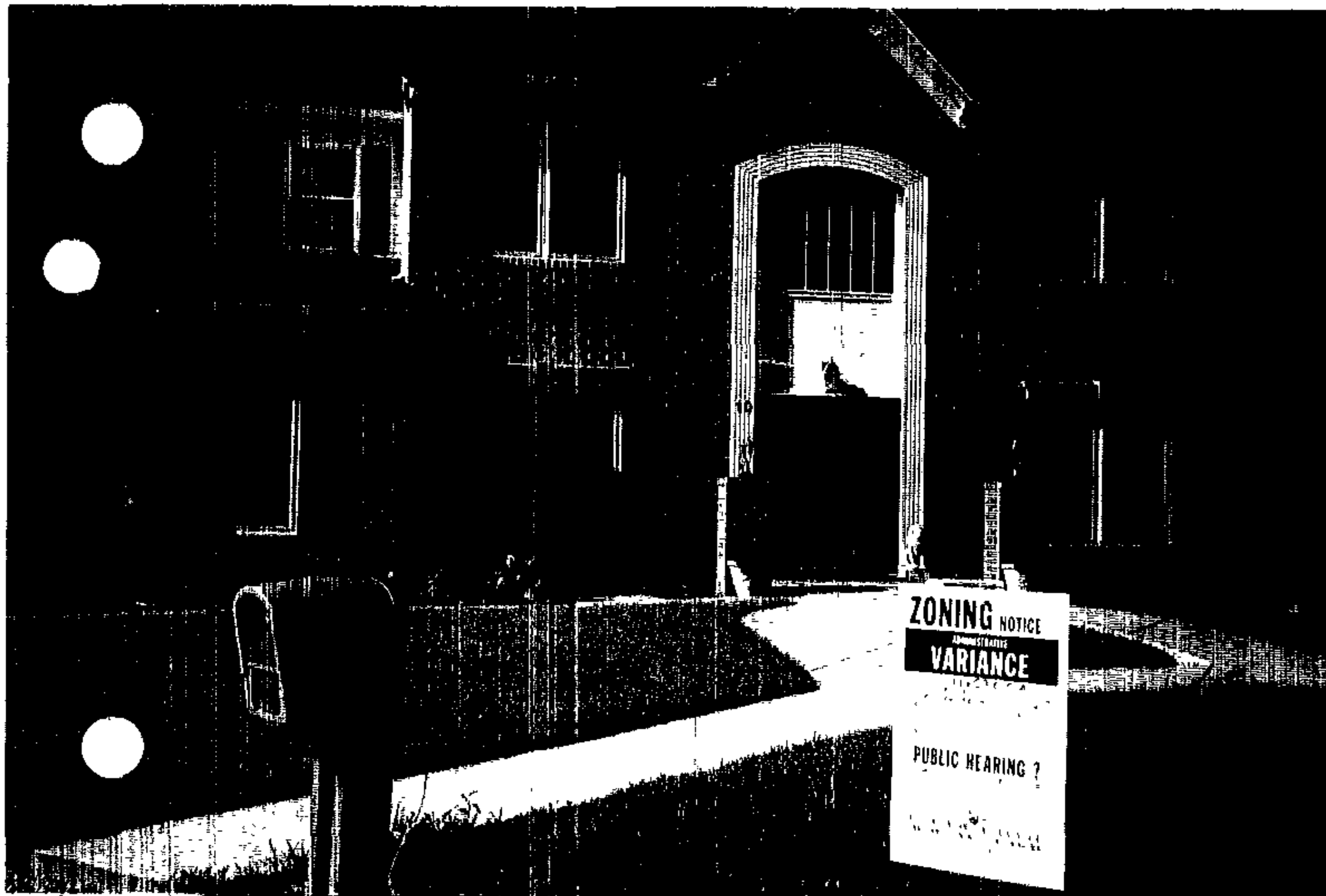
PAID RECEIPT

BUSINESS ACTUAL TIME

REG 4804 WALKIN DDOL DMD DRAMER 2
RECEIPT # 125626 7/03/2002 OF LI
Dept 5 528 ZONING VERIFICATION
CR NO. 014379

Recpt Tot \$100.00
100.00 CK .00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 03-010-A

TO PERMIT AN ADDITION WITH A
REAR YARD SETBACK OF 19 FEET
IN LIEU OF THE REQUIRED 30 FEET
AND TO AMEND PREVIOUSLY APPROVED
1ST AMENDED F.D.P. OF RIFKIN
PROPERTY, LOT # 7

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 JULY 20, 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 10% AFTER ABOVE DATE. UNDER PENALTY OF LAW. RETURN SIGN TO ZONING, WM. 100

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 03-010-A

Petitioner/Developer: _____

VONDA PICKFORD

Date of Hearing/Closing: 7-30-02

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 _____

10 CARTHAGE COURT

The sign(s) were posted on JULY 15, 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: 03-010-A
Petitioner: VONDA PICKFORD
Address or Location: 10 Carthage Ct. Randallstown MD, 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc...
Address: 224 8th Ave. NW Glen Burnie Md 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 010 -A Address 10 CARTHAGE CT.

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

Filing Date: 7-3-02 Posting Date: 7-15-02 Closing Date: 7-30-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 010 -A Address 10 CARTHAGE CT.

Petitioner's Name VONDA PICKFORD Telephone 410-367-7909

Posting Date: 7-15-02 Closing Date: 7-30-02

Wording for Sign: To Permit an addition with a rear yard setback
of 10' in lieu of the required 30'. And to amend previously
approved 1st amended FDP of Rifkin Property, Lot # 7.



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 29, 2002

Ms. Vonda Pickford
10 Carthage Court
Randallstown MD 21133

Dear Ms. Pickford:

RE: Case Number: 03-010-A, 10 Carthage Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 3, 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.".

W. Carl Richards, Jr. *WCR*
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Patio Enclosures Inc, Gregory A falter, 224 8th Avenue, NW, Glen Burnie 21061
People's Counsel

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





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 15, 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:
583; 001-005; 007+008; 010-013; 015

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: August 5, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2002
Item Nos. 583, 001, 002, 003, 004, 005,
006, 007, 008, 009, 010, 011, 012, 015,
and 016

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS / TBT*

DATE: July 26, 2002

SUBJECT: Zoning Item *03-010*
Address 010
10 Carthage Court (Pickford Property)

Zoning Advisory Committee Meeting of July 15, 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.
- ☒ 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).
- ☐ 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).

Additional Comments:

Attached is DEPRM's determination regarding the Forest Buffer Variance.

Reviewer: Betty Kelley

Date: July 22, 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

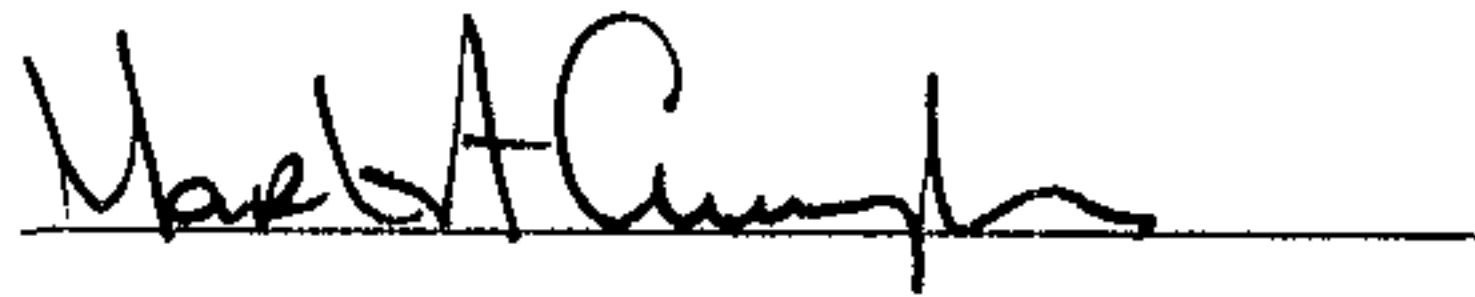
DATE: July 17, 2002

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

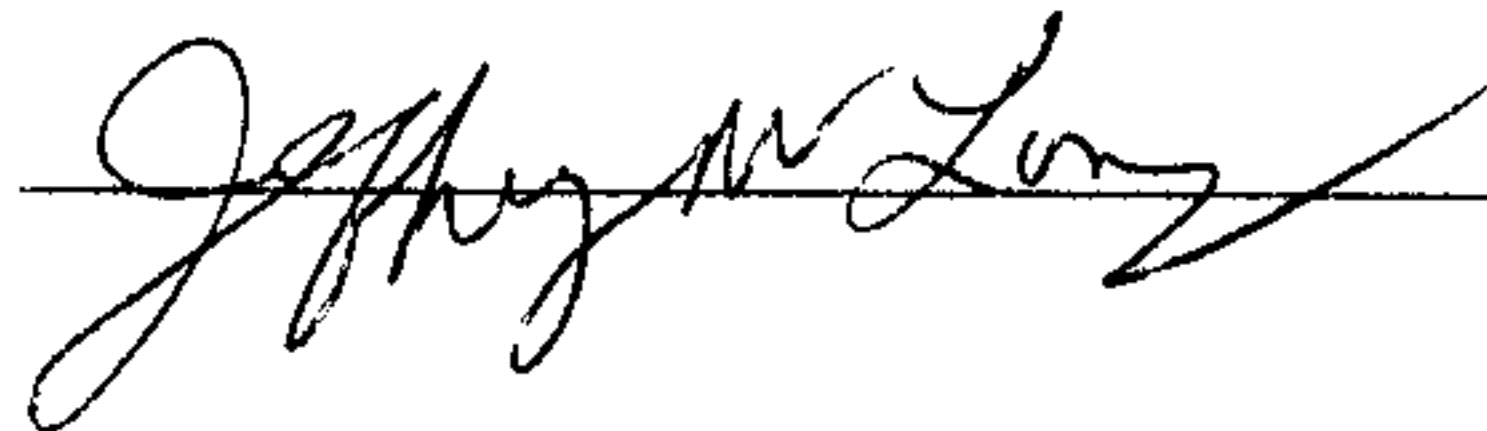
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-006 & 03-010

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.

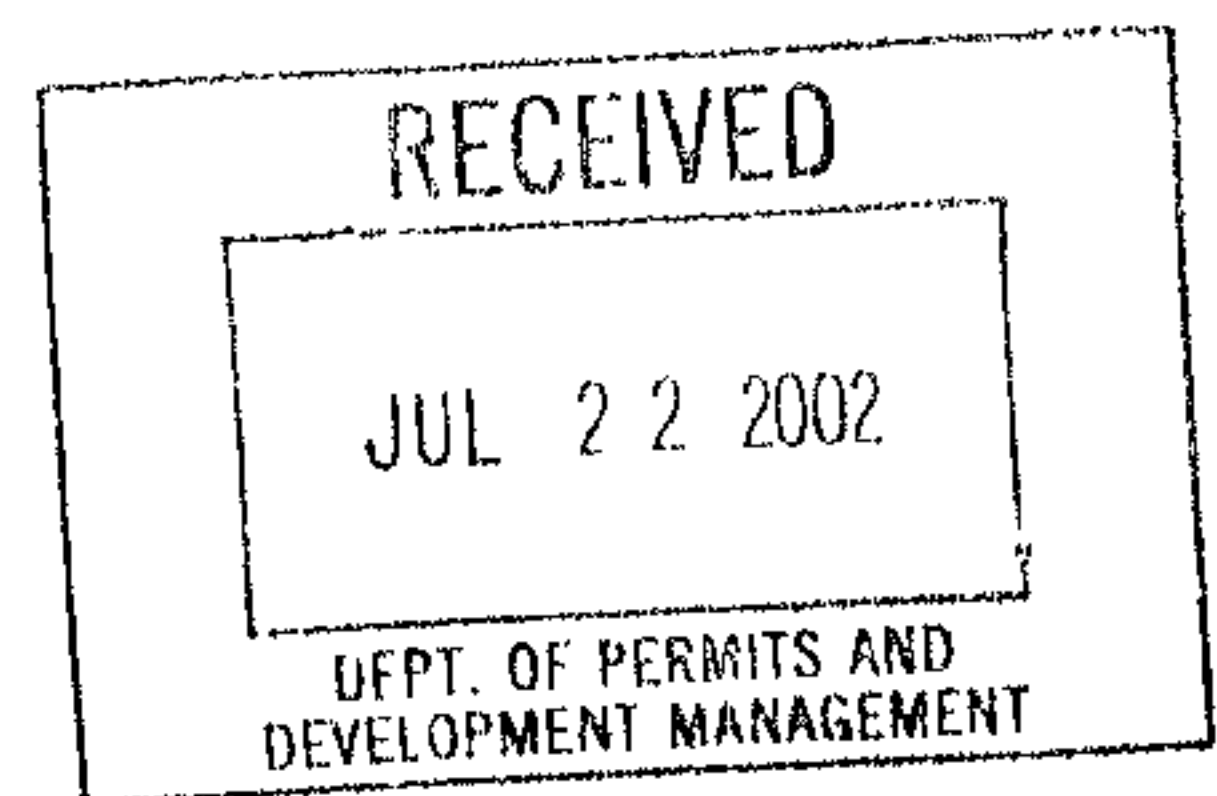
Prepared by:



Section Chief:



AFK/LL:MAC





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.16.02

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

RE: Baltimore County
Item No. 010

JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number is _____

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

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



Baltimore County
Department of Environmental Protection
and Resource Management

Office of the Director
401 Bosley Avenue, Suite 416
Towson, Maryland 21204

June 11, 2002

Mr. Gregory Falter
Patio Enclosures, Inc.
224 8th Avenue NW
Glen Burnie, MD 21061

Re: 10 Carthage Court
Forest Buffer Variance

Dear Mr. Falter:

A request for a variance from the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains was received by this Department on May 2, 2002. This request proposes to construct an enclosed sun porch on the existing wooden deck. This improvement will extend into the building setback approximately seven feet; thereby, reducing the setback to 19 feet in this area.

The building restriction envelope for this lot, which is based upon the zoning classification, is wide but not very deep and is curved to follow the line of the culdesac. The configuration of the envelope is deep enough to allow for house construction, but restricts accessory structures to the side of the house. The house was constructed at an angle and in close proximity to the rear building restriction line. A six foot high chain link fence, constructed for the previous swim club owner, is consistent with the Forest Buffer Easement; therefore, the Forest Buffer Easement is already fenced.

This Department has reviewed your request, and has determined that a practical difficulty does exist, and that the potential for impacts to water quality and aquatic resources as a result of this proposal will be minimal. Therefore, we will grant this request in accordance with Section 14-334 of the Baltimore County Code. Any changes to site layout may require submittal of revised plans and an amended variance request.

Please have the property owner sign the statement on the next page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

010

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

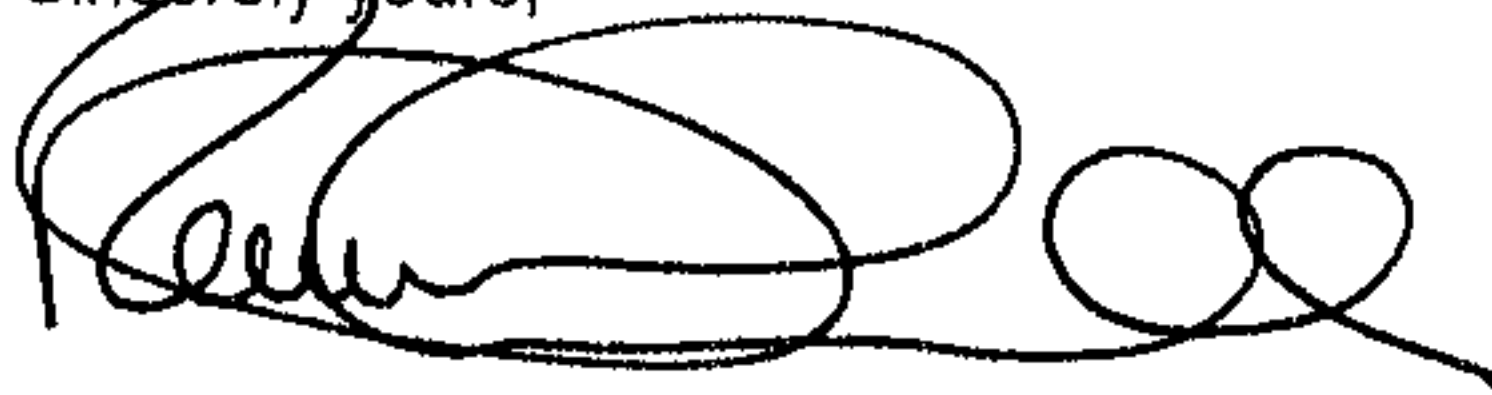


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on Recycled Paper

Mr. Gregory Falter
June 11, 2002
Page # 2

If you have any questions regarding this correspondence, please contact Ms. Betty Kelley at (410) 887-3980.

Sincerely yours,



David A. C. Carroll
Director

DACC:blk

10carthagectrifkinpropfbv

I/we agree to the above conditions to bring my/our property into compliance with Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Vonda Pickford Rabb 6/18/02
Property Owner Date

Vonda Pickford Rabb
Printed Name

Property Owner Date

Printed Name

Carriage Court

Carriage Road

Valley Forge Avenue

Oakland Park Road

Section 17

Baltimore County and 100 Year Floodplain Easement

Greenway Reservation Forest Buffer Easement

Forest Buffer Easement

Scale: 1" = 100'

Legend:

- 1. Easement
- 2. Floodplain
- 3. Other

Title Block:

Project Name: Carriage Court

Date: 10/1/80

Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

Scale: 1" = 100'

North Arrow

Legend

Notes:

- 1. Easement
- 2. Floodplain
- 3. Other

10. LOT 10, 0.100 AC.

9. LOT 9, 0.100 AC.

8. LOT 8, 0.100 AC.

7. LOT 7, 0.100 AC.

6. LOT 6, 0.100 AC.

5. LOT 5, 0.100 AC.

4. LOT 4, 0.100 AC.

3. LOT 3, 0.100 AC.

2. LOT 2, 0.100 AC.

1. LOT 1, 0.100 AC.

Carriage Court

Carriage Road

Valley Forge Avenue

Oakland Park Road

Section 17

Baltimore County and 100 Year Floodplain Easement

Greenway Reservation Forest Buffer Easement

Forest Buffer Easement

Scale: 1" = 100'

Legend

Title Block

Notes

[illegible]

THE APPROACH OF NOT SETTING UNREALISTIC AND POSSIBLY EXAGGERATED GOALS
WAS NOT THE BEST SERVICE THAT COULD BE PROVIDED FOR THE DEVELOPMENT OF
THESE AREAS. HOWEVER, SOMEONE MUST BE RESPONSIBLE FOR SETTING
THESE GOALS. THE APPROACH OF NOT SETTING GOALS WAS NOT THE BEST
AND THE APPROACH OF SETTING GOALS WAS THE BEST.

[illegible]

REPORT OF THE DIRECTOR OF AGRICULTURE AND DEVELOPMENT MANAGEMENT
TO THE SECRETARY OF AGRICULTURE
ON THE PROGRESS OF THE AGRICULTURE AND DEVELOPMENT MANAGEMENT
PROGRAMME IN THE YEAR 1964

Small T. Rouse

REPORT OF THE DIRECTOR OF AGRICULTURE AND DEVELOPMENT MANAGEMENT
TO THE SECRETARY OF AGRICULTURE
ON THE PROGRESS OF THE AGRICULTURE AND DEVELOPMENT MANAGEMENT
PROGRAMME IN THE YEAR 1964

DATE	TIME	LOCATION
1971	20:00	10/10/71
1971	20:00	10/10/71

5/24/71
 1. The first phase of the project was to develop a plan for the project. The plan was developed by the project manager and the project team. The plan was approved by the project sponsor and the project steering committee. The plan was then used to guide the project through its life cycle.

SURVEYOR'S CERTIFICATE

the undersigned, a registered professional land surveyor of the State of Maryland, does hereby certify that he is the Surveyor who prepared this plat and that the same bears the name of the person or persons who caused the same to be prepared in accordance with the laws of the State of Maryland in the proper and authorized manner and that the same is a true and correct copy of the original plat on file in the office of the Surveyor General of the State of Maryland.

F. J. Small 1936-6

[illegible]

Colbert Matz Rosenfelt, Inc. Engineers • Surveyors • Planners 2835 Annapolis Avenue, Suite G Baltimore, Maryland 21201 Telephone: (410) 653-3878		SCALE 1/8" = 1'-0" DATE 04/21/94 DRAWN BY: J. S. S. S. CHECKED BY: J. S. S. S. DESIGNED BY: J. S. S. S. DATE: 04/21/94
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SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

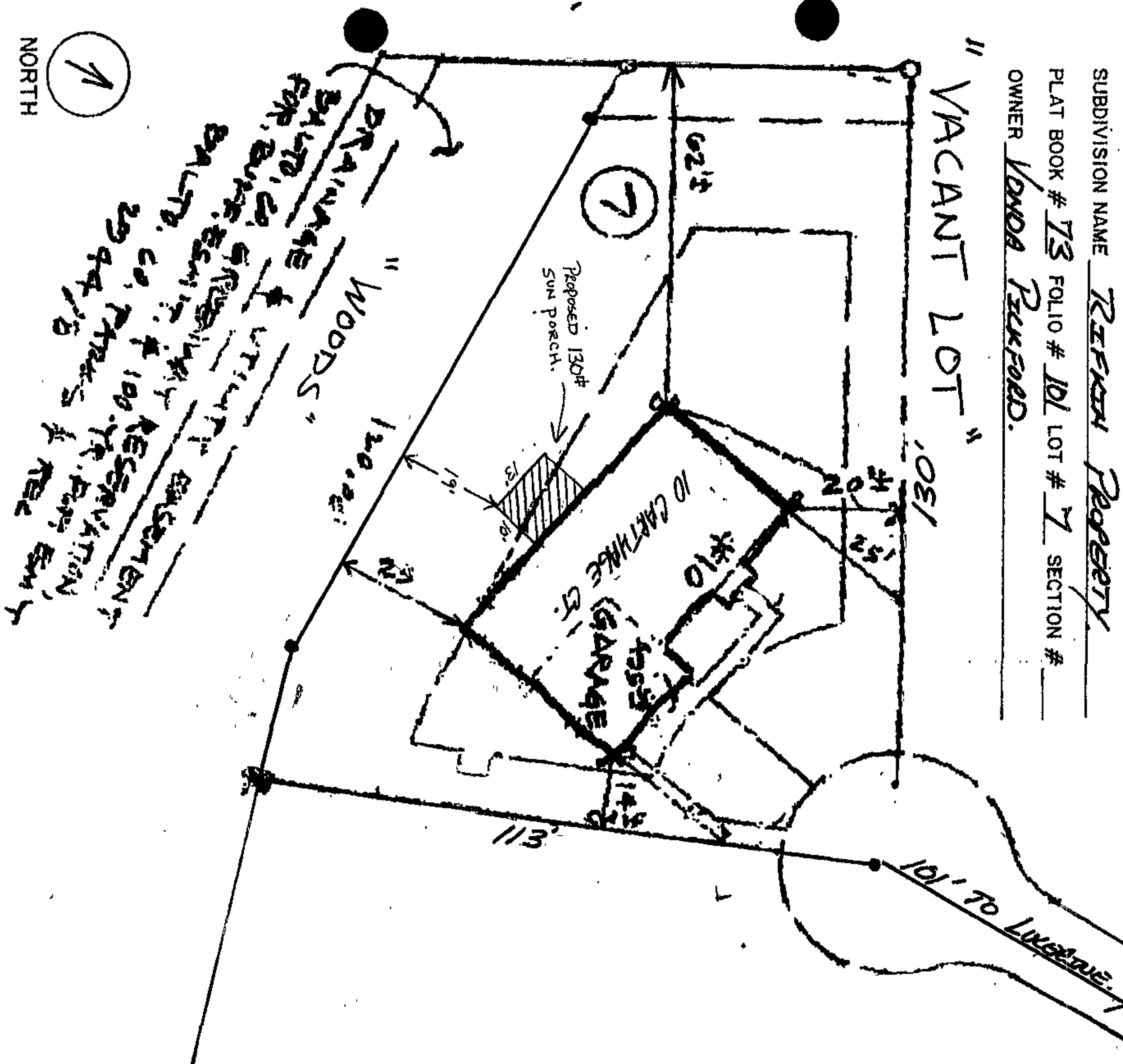
PROPERTY ADDRESS 10 CARTHAGE CT.

SUBDIVISION NAME ZENITH PROPERTY

PLAT BOOK # 73 FOLIO # 101 LOT # 7 SECTION #

OWNER WANDA HICKFORD.

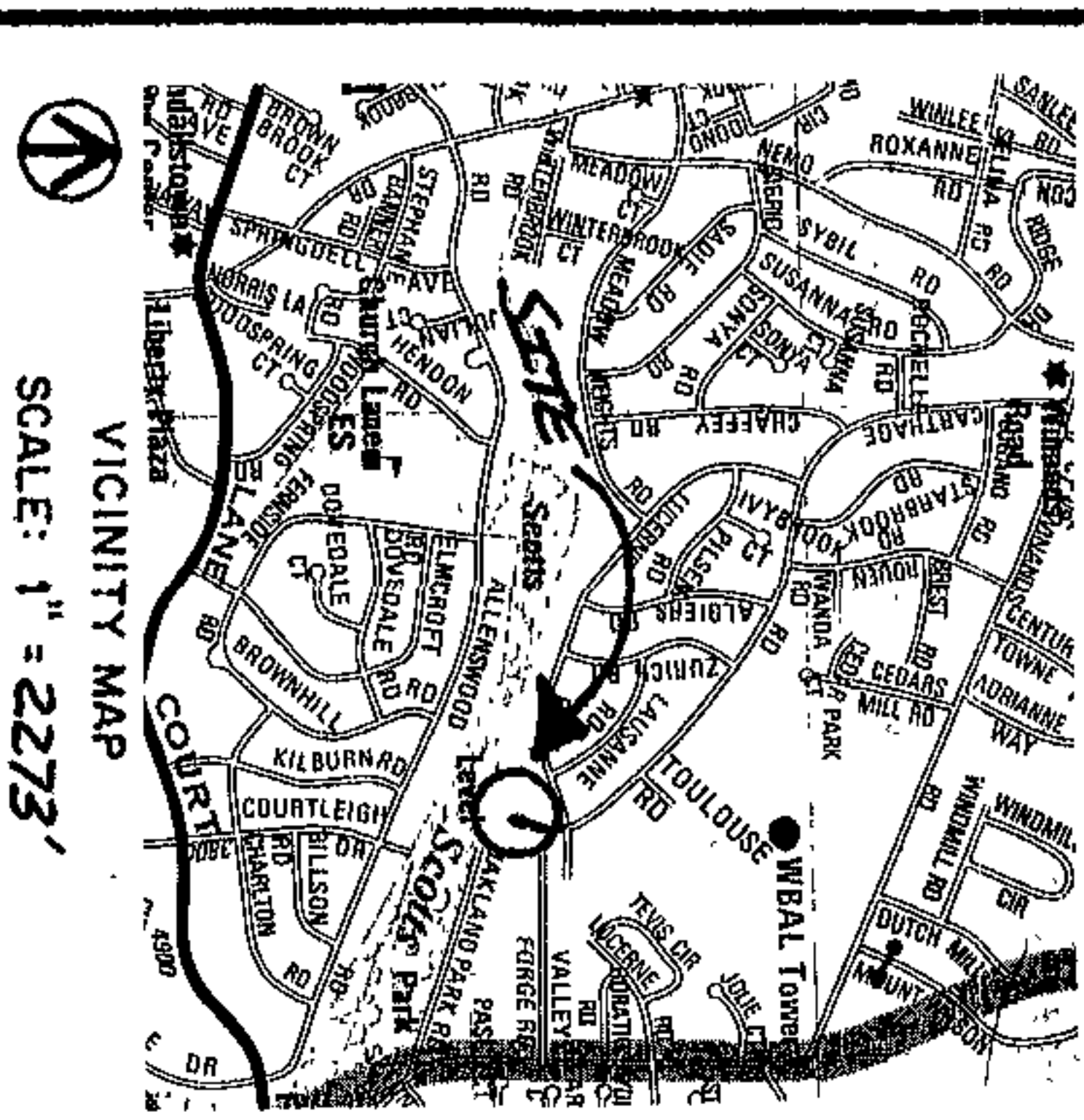
"VACANT LOT"



PREPARED BY

11.5

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 2273'

LOCATION INFORMATION

ELECTION DISTRICT 02

COUNCILMANIC DISTRICT 02

1"=200' SCALE MAP # 14161 7-H1

ZONING DE. 5.5.

LOT SIZE 29 12,928

ACREAGE

12,928
SQUARE FEET

PUBLIC PRIVATE

SEWER

□

WATER

**CHESAPEAKE BAY
CRITICAL AREA**

6

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING



PRIOR ZONING HEARING

11/2

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CASE #

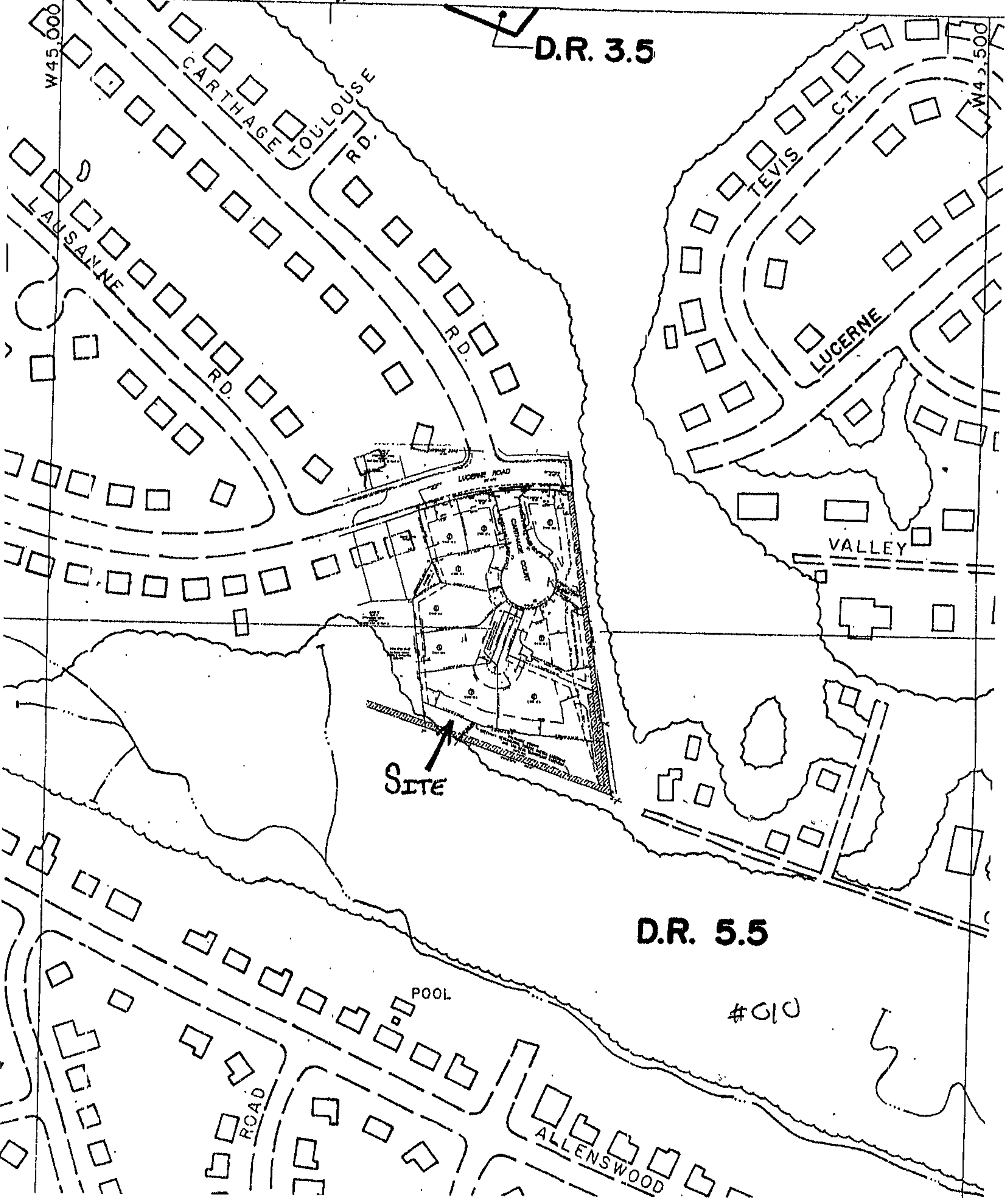
504

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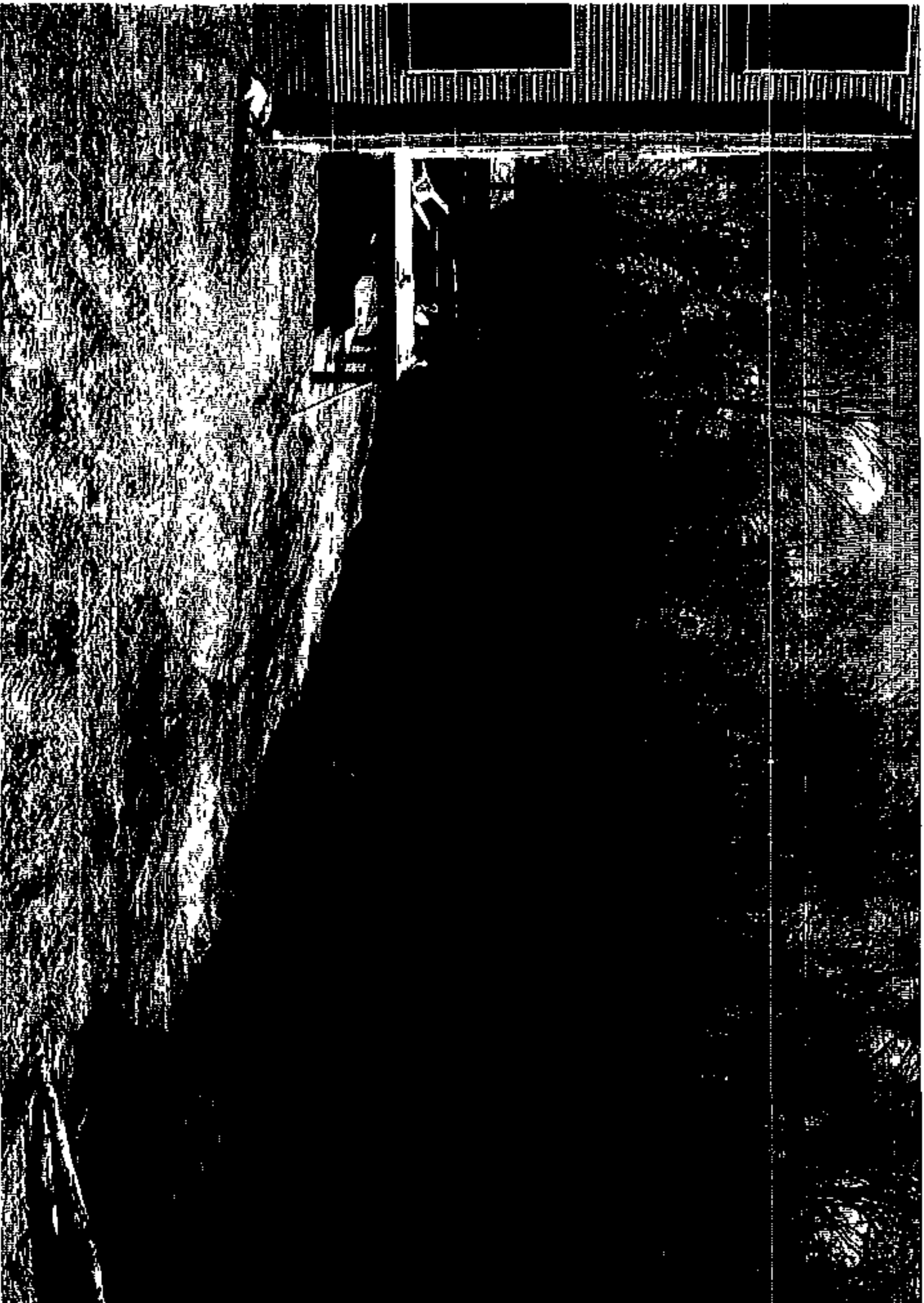
HEET N.W.-B-H)

PICKFORD # 9580

D.R. 3.5



D.R. 5.5



VIEW AS SEEN FROM RT. SIDE



VIEW AS SEEN FROM DECK LOOKING
BACK.

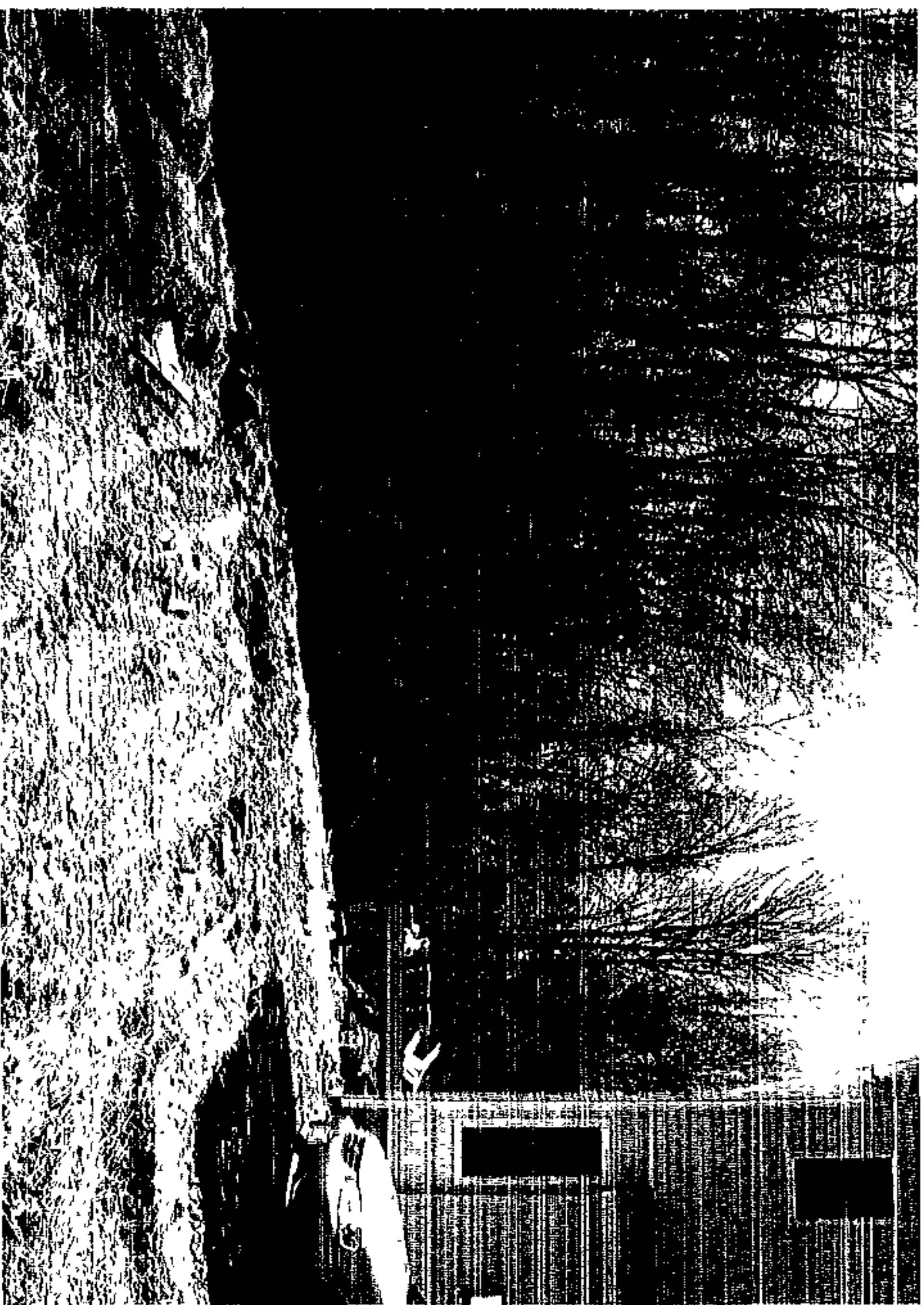
• Advance Fox: CASE

RESERVED

010

10 CARTHAGE CT.

RAMOULSBOROUGH NJ 07063



VIEW AS SEEN FROM LEFT SIDE.