ORDER RECENTO FOR FILING Date Was Managed By Managed M

IN RE: PETITION FOR VARIANCE

SE/Corner Eastern Avenue and

Birdwood Avenue

(13213 Eastern Avenue)
15<sup>th</sup> Election District

5<sup>th</sup> Council District

V & W Homes Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 03-082-A

\*

\* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, V & W Homes, by Wayne M. Wilson, Vice President. The Petitioners seek relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 10 feet, and front setbacks (along front and side roads) of 23 feet and 28 feet in lieu of the required 25 feet and 28.33 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Vincent Moskunas, on behalf of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

The subject property is a rectangular shaped, unimproved parcel located on the southeast corner of the intersection of Eastern Avenue and Birdwood Avenue in Harewood Park in eastern Baltimore County. The property is also known as Lots 534 and 535 of Twin River Beach, an older subdivision that was recorded among the Land Records of Baltimore County in 1923. Collectively, the property is approximately 51 feet wide and 125 feet deep and contains a gross area of 6,698 sq.ft, more or less, zoned D.R.5.5. The Petitioners recently acquired the property and obtained a building permit to construct a single family dwelling (see Petitioner's Exhibit 2)

thereon; however, during the course of construction, it was determined that variance relief was necessary. Specifically, although the first floor of the house meets the required setbacks on all four sides, a 2-foot overhang on the second floor projects into the setback area. The overhang is 9 feet from the side property line on the south side, and 23 feet and 28 feet, respectively, from the adjacent streets. Thus, the requested variance relief is necessary.

As noted above, there were no Protestants present, and no adverse Zoning Advisory Committee (ZAC) comments were received from any County reviewing agency. To the contrary, a ZAC comment in support of the request was received from the Office of Planning. Additionally, Mr. Moskunas indicated that the Department of Environmental Protection and Resource Management (DEPRM) approved the Petitioners' proposal in that the site is located within the Chesapeake Bay Critical Areas. Although not waterfront, the property is located not far from Bird River. Mr. Moskunas also offered photographs of the surrounding locale that show that the proposed development will be consistent with the neighborhood.

Based upon these factors, I am persuaded that variance relief should be granted. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. for relief to be granted. Moreover, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of October, 2002 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 10 feet, and front setbacks (along front and side roads) of 23 feet and 28 feet in lieu of the required 25 feet and 28.33 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECKIVED FOR FILLINGS

By

By

Characteristics

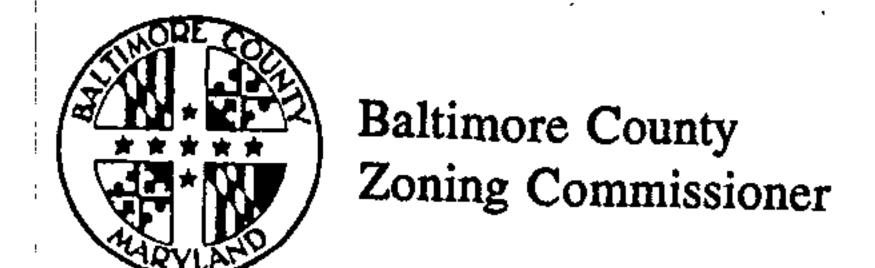
Cha

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Notwithstanding previous approvals, construction on the property is subject to compliance with Chesapeake Bay Critical Areas regulations.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

Fax: 410-887-3468

October 10, 2002

Mr. Wayne M. Wilson V & W Homes, LLC 502 Sylvan Way Pasadena, Maryland 21122

RE: PETITION FOR VARIANCE
SE/Corner Eastern Avenue and Birdwood Avenue
(13213 Eastern Avenue)
15<sup>th</sup> Election District – 5<sup>th</sup> Council District
V-& W Homes, LLC - Petitioners
Case No. 03-082-A

Dear Mr. Wilson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission, 1804 West Street, Suite 100, Annapolis, Md. 21401 DEPRM; People's Counsel; Case File



# Petition for Variance

### to the Zoning Commissioner of Baltimore County

for the property located at 32/3 EUSTWN ANNUM which is presently zoned D.K.S.5

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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) 1302.3.0.1 AND 303.1 To

PERMIT A SIDE YARD SETBACK OF 9FT, IN LIEU OF 10 FT. AND FRONT SETBACKS (ALONG FRONT AND SIDE ROADS) OF 23 FT. AND 28 FT. IN LIEU OF THE REQUIRED 25 FT. AND 28,33 FT. RESPECTIVELY

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

hardship or practical difficulty) L. Lot of record on plat recorded in 1923, all lots along Eastern Avenue have a 25' street front, which was the standard lot width at the time approved.

2. Relief required will not cause injury to the public health, safety or general welfare and meets the spirit and intent of the BCZR.

Strict compliance with the zoning regulations would unreasonably prevent the use of the property for the permitted purpose.

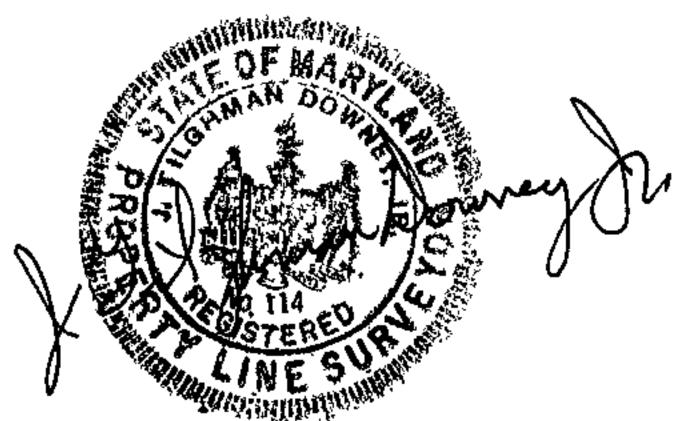
Property is to be posted and advertised as prescribed by the zoning regulations.

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.

	is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s): YAW HOME S(BY)
CATRE M. WILSON V.D.	Legal Owner(s): VAW HOMES(BY)  MATRE M. WILSON VIP.
Name - Type or/Print	Name - Type or Print
Signature 502 SKUNNEAY 4110-320-5316	Signature
Address MD. Telephone No. 21/22	Name - Type or Print
City Zip Code	Signature 602 80/1000 Way (410)320-5316
Attorney For Petitioner:	Address Telephone No.
Name - Type or Print	Pasadura, MO 2022 State Zip Code
e	Representative to be Contacted:
Signature	Site Rute Surveying, Inc.
Company	200 E. Jonna Road Room [0] 410828-9060
Address Telephone No.	Address Telephone No.
City State Zip Code	City State Zip Code
2 + 2	OFFICE USE ONLY
502 A 082 - A	ESTIMATED LENGTH OF HEARING 12 HR
Case No. 0500 H	UNAVAILABLE FOR HEARING Date 8 15 02
D REV 9115198	
型 28/1/5/98	

#### ZONING DESCRIPTION FOR #13213 EASTERN AVENUE

BEGINNING at a point on the southeast side of Eastern Avenue which is 30 feet wide at the distance of 15 feet southwest of the centerline of Birdwood Avenue which is 30 feet wide. Being part of Lot 533 and all of Lots 534 and 535 in the Subdivision of "Twin River Beach" as recorded in Baltimore County Plat Book No. 9, folio 33, containing 6968 square feet, more or less. Also known as #13213 Eastern Avenue and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

Site Rite Surveying, Inc. 200 E. Joppa Road Suite 101 Towson, MD 21286



OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	PATO RECEIPT
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FOR: _ Res Vanance	50.00 CK .00 CA Baltimore County, Maryland
_13213 Earten dre	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	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: #03-082-A

13213 Eastern Avenue

SE/S of Eastern Avenue, corner SW/S Birdwood Avenue

15th Election District - 5th Councilmanic District
Legal Owner(s): V & W Homes, LLC
Contract Purchaser: Wayne M Wilson, VP
Variance: to permit a side yard setback of 9 feet in lieu of
10 feet and front setbacks (along front and side roads) of
23 feet and 28 feet in lieu of the required 25 and 28.33 feet respectively.

Hearing: Wednesday, September 25, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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.

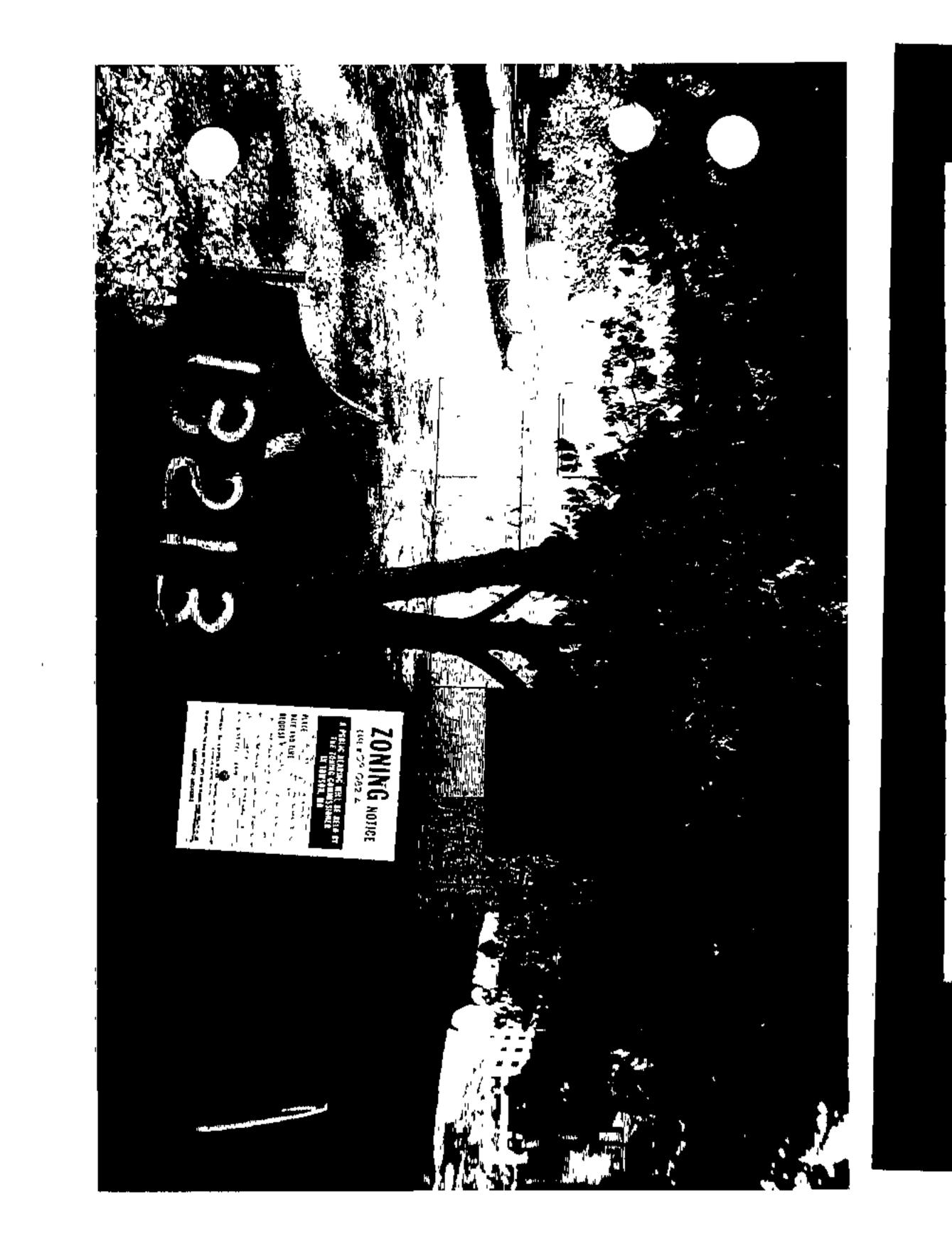
JT/9/665 Sept. 10

C561636

## CERTIFICATE OF PUBLICATION

9/2, $2002$
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>9/10</u> ,20 <u>02</u> .
The Jeffersonian  Arbutus Times  Catonsville Times  Towson Times  Owings Mills Times
☐ NE Booster/Reporter ☐ North County News
S. Wilkings-

LEGAL ADVERTISING



## ZONING NOTICE

CASE #03-082-A

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

PLACE: TO PERMIT A SIDE

YARD SETBLCK OF SPEET IN LIEU OF 10 FEET

AND FRONT SETBACKS A DIG FRONT AND SIDE ROADS) OF

13 FEET ALS 28 FEET IN LIEUCE THE REQUIRED 25

THO 28 33 FEET RESPECTIVELY

POLIZONEMEN . Aux 15 WESTHEN OR WINER CONDITIONS AND SOMETIMES NECESSARY TO COMPINM HEARING CALL RRY 1301

SO NOT PRINCIPE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE

## CERTIFICATE OF POSTING

•	RE: Case No.: <u>03-082-A</u>
	Petitioner/Developer:
	Vew Homes LLC
	Date of Hearing/Closing: 9.25-02
Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 11 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
were posted conspicuously on the property	f perjury that the necessary sign(s) required by law located at
The sign(s) were posted on SEf	27. O), 2002
	(Month, Day, Year)
	Sincerely,  Sincerely,  (Signature of Sign Poster and Date)
	GARLAND E, MOORE (Printed Name)
•	3225 RYERSON CIRCLE (Address)
	BALTIMODE, MD, 21227 (City, State, Zip Code)
	(410) 242-4263 (Telephone Number)

RE:	PETITION FOR VARIANCE		
	13213 Eastern Avenue SE/side		
	Eastern Avenue SW/side of		
	Birdwood Avenue		
	15 <sup>th</sup> Election District 5 <sup>th</sup> Councilmanic		
	District		
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District
Legal Owner: V&W Homes, LLC
Wayne M. Wilson, Vice-President
Petitioner(s)

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
- \* 03-082-A

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3<sup>rd</sup> day of September, 2002 a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286 Representative for Petitioner(s).

PÉTER MAX ZIMMÉRMA

People's Counsel for Baltimore County

TO:

PATUXENT PUBLISHING COMPANY

Tuesday, September 10, 2002 Issue – Jeffersonian

Please forward billing to:

V & W Homes 502 Sylvan Way Pasadena MD 21133

410 320-5316

#### **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: 03-082-A 13213 Eastern Avenue

SE/S of Eastern Avenue, corner SW/S Birdwood Avenue

15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: V & W Homes LLC

Contract Purchaser: Wayne M Wilson, VP

<u>Variance</u> to permit a side yard setback of 9 feet in lieu of 10 feet and front setbacks (along front and side roads) of 23 feet and 28 feet in lieu of the required 25 and 28.33 feet respectively.

HEARING: Wednesday, September 25, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

LAWRENCE E. SCHMIDT GDD 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

August 28, 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: 03-082-A
13213 Eastern Avenue
SE/S of Eastern Avenue, corner SW/S Birdwood Avenue
15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District
Legal Owner: V & W Homes LLC

Variance to permit a side yard setback of 9 feet in lieu of 10 feet and front setbacks (along front and side roads) of 23 feet and 28 feet in lieu of the required 25 and 28.33 feet respectively.

HEARING: Wednesday, September 25, 2002 at 9:00 a.m. in Room 106, Baltimore

County Office Building, 111 W Chesapeake Avenue

Arnold Jablon 602 Director

C: V & W Homes, Wayne M Wilson VP, 502 Sylvan Way, Pasadena 21122 Site Rite Surveying Inc, 200 E Joppa Road, Room 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 10, 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.

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

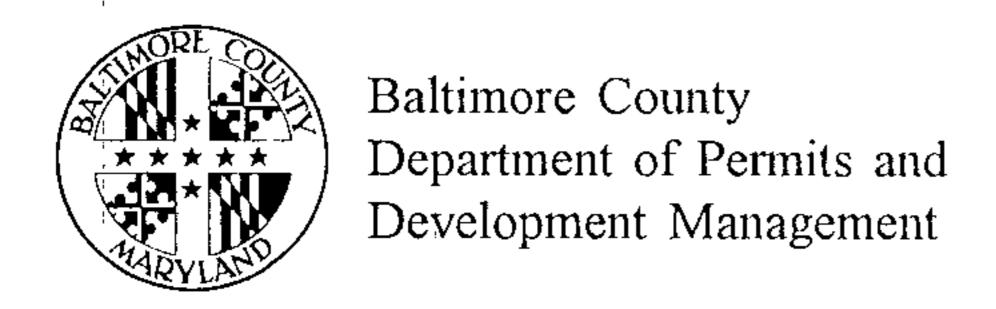
## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03 082 A				
Petitioner: VBoW Howes				
Address or Location: 13213 taskww Archun				
PLEASE FORWARD ADVERTISING BILL TO:				
Name: V& W Howes				
Address: 502 Sylvan Way				
Pasadeha Mo 21122				
Telephone Number: 1-(410) 320 -5316				
<del>-</del>				



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

September 20, 2002

V & W Homes Wayne M Wilson, VP 502 Sylvan Way Pasadena MD 21122

Dear Mr. Wilson:

RE: Case Number: 03-082-A, 13213 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 15, 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. らりて

W. Carl Richard, Jr

Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Site Rite Surveying Inc, 200 E Joppa Road, Room 101, Towson 21286 People's Counsel

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** October 21, 2002

Department of Permits & Development Management

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

**SUBJECT:** 

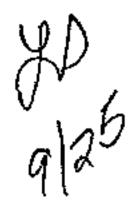
Zoning Advisory Committee Meeting

For September 3, 2002 Item Nos. 081, 082, 083, 084, 085, 086, 088, 089, 091, 092, and 093

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

#### INTER-OFFICE CORRESPONDENCE

**TO:** 

Arnold Jablon, Director

DATE: September 3, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

13213 Eastern Avenue

**INFORMATION:** 

Item Number:

03-082

Petitioner:

Wayne M. Wilson

Zoning:

DR 5.5

Requested Action:

Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a side yard setback of 9 feet in lieu of the minimum required 10 feet and front yard setbacks of 23 feet and 28 feet in lieu of the minimum required 25 feet and 30 feet respectively.

Prepared by:

Section Chiefe

AFK/LL:MAC:



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

August 30, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 081-085, 088, 090-093

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

cc: File



## Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 8.29.02

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

RE: Baltimore County
Item No. 282

) hL

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 150. 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,

1. I. Sull

1

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

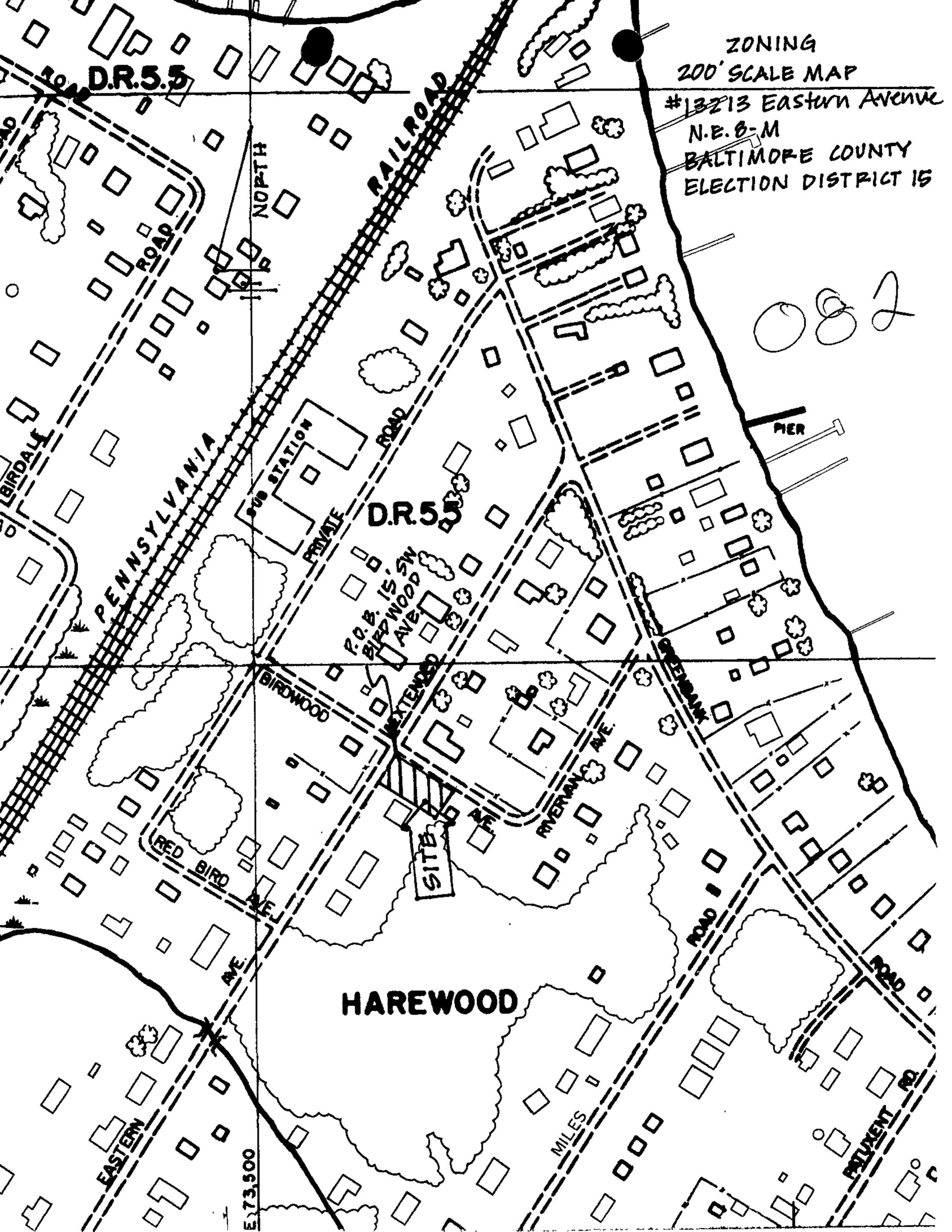
#### PLEASE PRINT CLEARLY

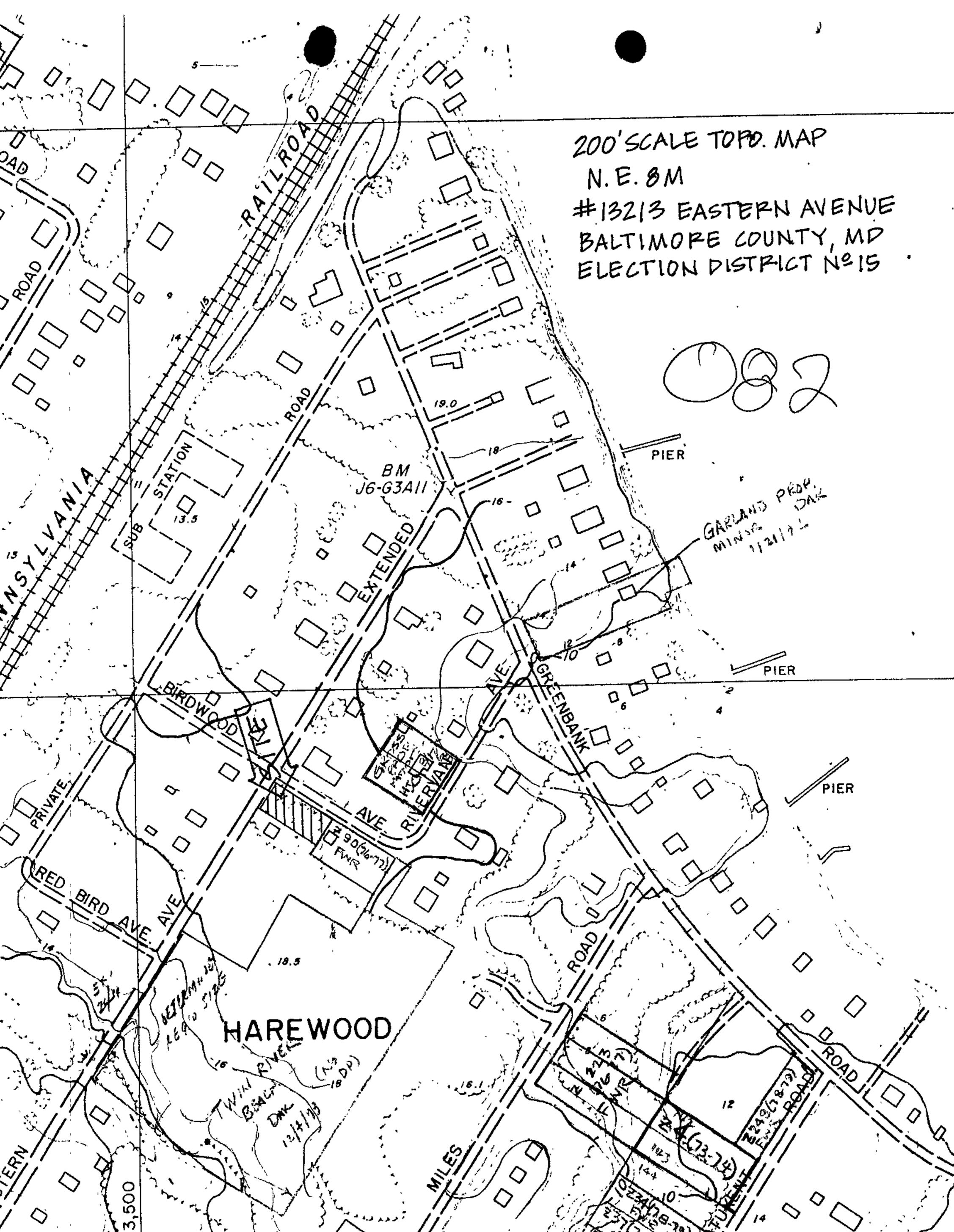
#### PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS	
VINCENT MOSKUNAS SITE RITE SURVOYING, INC.	ZOOE. JOPPA ROAD, 21284	
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APPLICATION FOR PERMIT

115e 4





Atteriorio alliberto 3A-38 States September 182-A













EX. B" SAN. (PWG. Nº 68-213) 25.31 # 13205 #13211 F.L. = 265 + 13215 EX. ONE STORY DWLG. L EX. DWLG. LL 182 SANDRA ZLOTKOWSKI EX. ONE STORY DWLG. 2200028673 12114/576 DWLG. 840 SF 26745F LOTS 536, 537, 538 DAYTON AND BLANKHE EDWAPD PECKLEY, SP HAPPELL 1504200490 5902/257 10937/521 1800002546 LOT. 539 & PT LOT 540 EDWAPD PECKLEY, SP 1504200492 10937/521 25.31 25. 31 25.43 55.74 JOHN AND MICHELE MADDEN # 1326 PIVERVAN AVENUE 1511890520 6290/1 EX SPLIT FOYER DWLG. NOTES: A. THIS PROPERTY IS WITHIN A LIMITED DEVELOPMENT AREA IN THE CHESAPEAKE BAY CRITICAL AREA. B. THREE (3) TREES SHALL BE PLANTED PRIOR TO ISSUANCE OF THE USE & OCCUPANCY CERTIFICATE IN ORDER TO ESTABLISH THE REQUIRED 15% TREE COVER ONSITE. TREES SHALL BE NATIVE SPECIES WITH A MINIMUM OF 1 INCH CALIPER. C. IN ACCORDANCE WITH RCA REGULATIONS, IMPERVIOUS SURFACE AREA IS LIMITED TO 25% OF THE PROPERTY AREA, PROPOSED IMPERVIOUS AREA AMOUNTS TO 1251 S.F. OR 18%.

GENERAL NOTES:

1. LOT SIZE: 6968 S.F.+/- OR 0.159 AC.+/-

2. 15% QE LOT SIZE: 1,045 S.F.

3. EXISTING USE OF LOT: VACANT PROPOSED USE OF LOT: SINGLE FAMILY DWELLING FOR SALE

4. BUILDING PERMIT NO. B475102

5. COMMUNITY PANEL NO.: 240010 0315B ZONE "C"

6. LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (L.D.A.) 7. NOT LOCATED IN 100 YEAR FLOOD PLAIN AREA

8. SERVICED BY PUBLIC WATER AND SEWER

9. NOT LOCATED IN A HISTORIC AREA 10. EXISTING ZONING: D.R.5.5

11. 200' SCALE MAP: N.E. 8-M

12. REQUESTING SIDE YARD VARIANCE OF 9' IN LIEU OF THE REQUIRED 10: AND A FRONT YARD VARIANCE OF 23' IN LIEU OF THE PEQUIPED 25' FOR BIRDWOOD AVENUE AND 28PT. IN LIEU OF 28.33 FT. FOR EASTERN AVE.

Site Rite Surveying, Inc. 200 E. Joppa Road Shell Building, Room 101 Towson, MD 21286

(410)828-9060



OWNER: V&W HOMES . 502 SYLVAN WAY PASADENA, MD 21122 (410)320-5316 TAX ACCT. NO. 1516151142 15042Q3240

TAX MAP: 84 GRID: 1 PARCEL: 43 DEED REF.: 15556/107

PLAN TO ACCOMPANY A PETITION FOR YARIANCE #13213 EASTERN AVENUE PART OF LOT 533 AND ALL OF LOTS 534 & 535 "TWIN RIVER BEACH" 9/33 ELECTION DISTRICT NO. 15 C5 BALTIMORE COUNTY, MARYLAND SCALE: 1" = 20" 8617

AUGUST 15,2002