

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Saxonhill Drive, 75' W
centerline of Anglohill Road
8th Election District
4th Councilmanic District
(1015 Saxonhill Drive)

John Dukes, Jr. & Erin Naylor
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-182-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 owners of the subject property, John Dukes, Jr. and Erin Naylor. The variance request is for property located at 1015 Saxonhill Drive in the Cockeysville area of Baltimore County. The variance request is from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 8 ft. and sum of 22 ft. in lieu of the required 10 ft. and sum of 25 ft. 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.

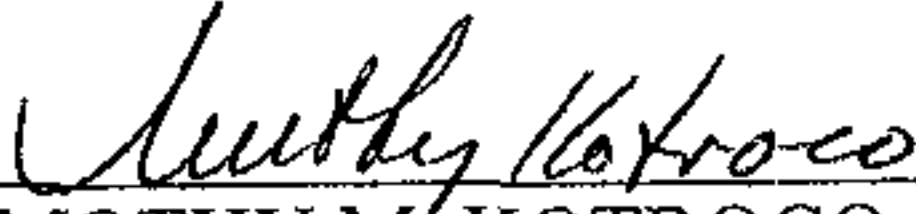
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

11/6/02
J.P. [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 6th day of November, 2002, that a variance from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 8 ft. and sum of 22 ft. in lieu of the required 10 ft. and sum of 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The 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
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

11/6/02
R. J. JAMESON



Baltimore County
Zoning Commissioner

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

November 6, 2002

Mr. John Dukes, Jr.
Ms. Erin Naylor
1015 Saxonhill Drive
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 03-182-A
Property: 1015 Saxonhill Drive

Dear Mr. Dukes & Ms. Naylor:

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: Stanley Sirody
All American Windows & Siding, Inc.
1100 Reisterstown Road
Owings Mills, MD 21117

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 1015 SAXONHILL DR. 21030
which is presently zoned DR. S.S.

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) 1302.301 (CUTBACK) to PERMIT A SIDE YARD SETBACK OF 8 FT & SUM OF 22 FT. INSTEAD OF 10 FT.
& SUM OF 25 FT.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address

City

STANLEY STRODY

1100 REISTERSTOWN RD 410 654-6500

OWINGS MILLS MD 21117

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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. 03-182-A

Reviewed By STO Date 10-11-03

REV 10/25/01

Estimated Posting Date 10-21-03

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 1015 SAXONHILL DRIVE
City COCKEYSVILLE, MD State MD Zip Code 21030

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):

DUE TO FAMILY EXPANSION, CUSTOMER REQUIRES ENLARGED KITCHEN, CANNOT EXPAND TOWARDS REAR DUE TO EXISTING BASEMENT STAIRWELL, MUST BE EXPANDED 6 FT ON SIDE TO WORK, WHICH WILL CAUSE A 3 FT ENCROACHMENT ON THE COMBINED LOT SIDE SETBACK REQUIREMENT OF 25 FT. (NEW SIDE SETBACK WILL BE 8 FT.), OR 22' TOTAL. CUSTOMER'S HOMEOWNER'S ASSOCIATION HAS APPROVED PLAN.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature [Signature]
Name - Type or Print JOHN DUKES, JR.

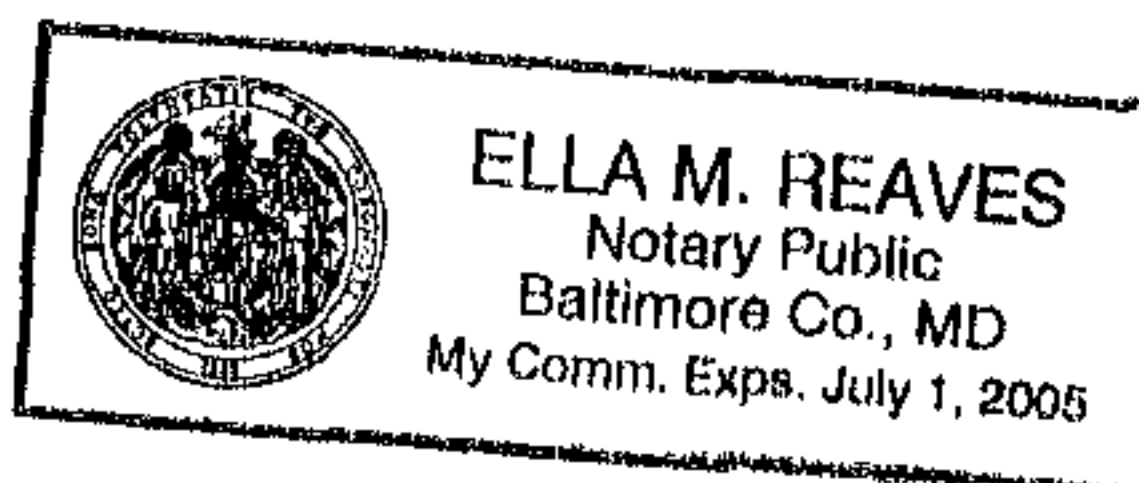
Signature [Signature]
Name - Type or Print ERIN NAYLOR

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Dukes Jr. and Erin Naylor
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Ella M Reaves 9/28/02
Notary Public
My Commission Expires July 1, 2005

ZONING DESCRIPTION FOR 1015 SAXONHILL DRIVE,
COCKEYSVILLE, MD 21030

Beginning at a point on the south side of Saxonhill Drive, which is 50 feet wide at the distance of 75 feet west of the centerline of the nearest improved intersecting street, Anglohill Road, which is 50 feet wide.

Being Lot #8, Block H Section III in the subdivision of Springdale, as recorded in Balto. Co. Plat Book #OTG 33, Folio #8, containing approx. .20 acres.

Also known as 1015 Saxonhill Drive and located in the 8th Election District, 4th Councilmanic District.

03-182-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17808

DATE 10-11-02

ACCOUNT RECEIPTS GL

AMOUNT \$ 50.00

RECEIVED

FROM: The Miscellaneous Commission

FOR:

Utilities for VA

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

03182

PAID RECEIPT

BUSINESS

ACTUAL

11th

10/15/2002 10/11/2002 15:26:10

RTG 0805 WALKIN PMS LRG DEPT 5

RECEIPT # 298066 10/11/2002

DEPT 5 528 ZWING VERIFICATION

OR NO. 017808

Receipt for \$50.00

\$0.00 LR 10/11/02

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. **03-182-A**
Petitioner/Developer:
Erin Naylor & John Dukes,
Jr.
Closing Date: **11/05/02**

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

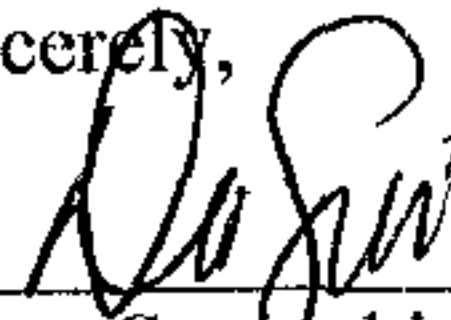
Attention: Mr. George Zahner

Ladies and Gentlemen:

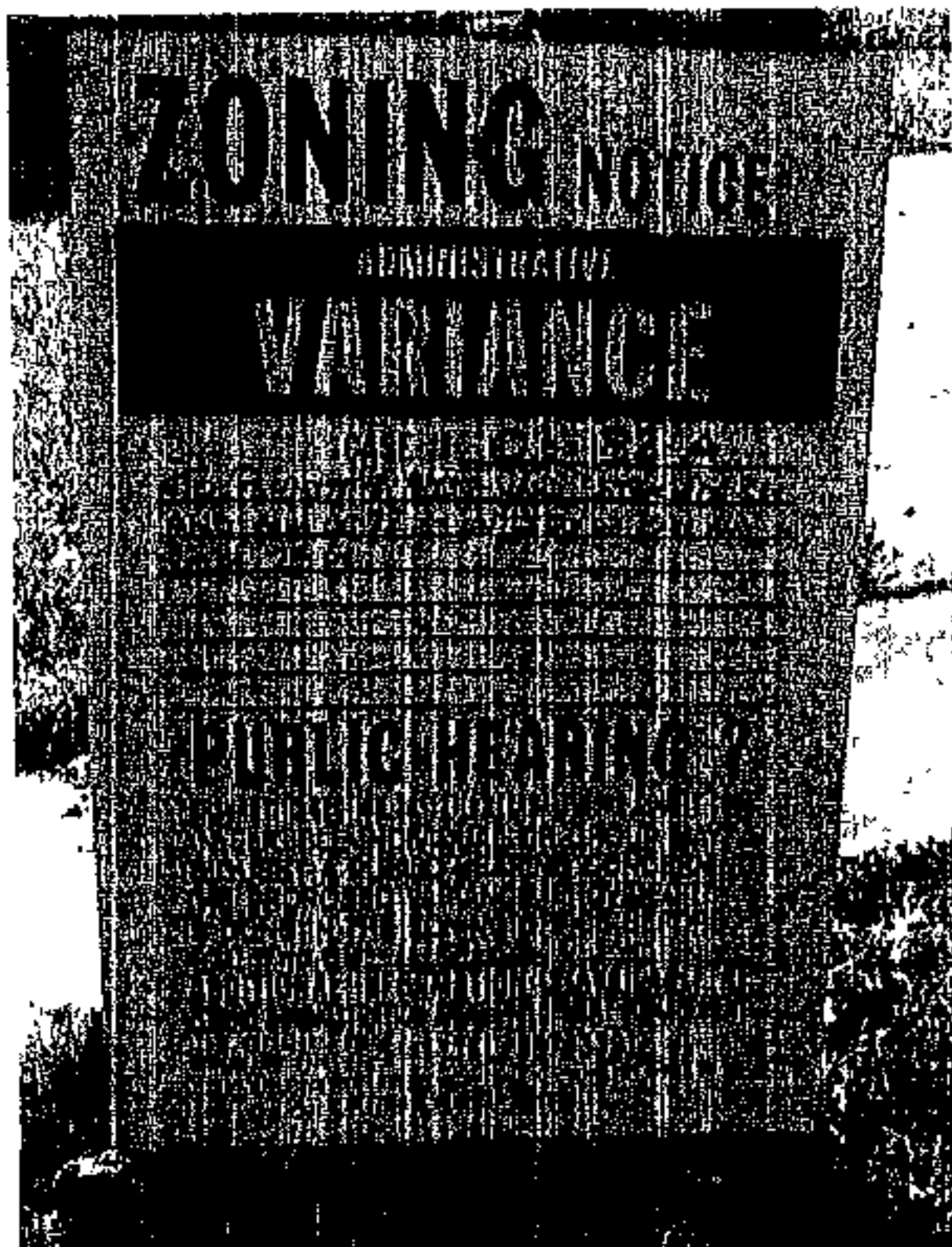
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1015 Saxon Hill Dr.**

The sign(s) were posted on **10/21/02.**

Sincerely,



Diana Suguchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



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: 03-182-A
Petitioner: JOHN DUKES JR + ERIN NAYLOR
Address or Location: 1015 SAXONHILL DRIVE COCKEYSVILLE, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALL AMERICAN WINDOWS + SIDING INC.
Address: 11100 REISTERSTOWN RD.
OWINGS MILLS, MD 21117
Telephone Number: 410 654-6500

Revised 2/20/98 - SCJ

03-182-A
- 16 -

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 182 -A

Address 1015 SAXON HILL DRWG

Contact Person: JOHN K. ALEXANDER
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10-11-02

Posting Date: 10-21-02 Closing Date: 11-05-02

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- 182 -A

Address 1015 SAXON HILL DRWG

Petitioner's Name ERIN NAYLOR & JOHN DUKES JR Telephone 410-683-2447

Posting Date: 10-21-02

Closing Date: 11-05-02

Wording for Sign: To Permit A SIDE YARD SETBACK OF 8 FT. & SUM
OF 22 FT. IN LIEU OF 10 FT. & SUM OF 25 FT.

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 1015 SAXONHILL DRIVE
Address
COCKEYSVILLE, MD 21030
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):

DUE TO FAMILY EXPANSION, CUSTOMER REQUIRES ENLARGED KITCHEN. CANNOT EXPAND TOWARDS REAR DUE TO EXISTING BASEMENT STAIRWELL, MUST BE EXPANDED 6 FT. ON SIDE TO WORK, WHICH WILL CAUSE A 3 FT. ENCRoACHMENT ON THE COMBINED LOT SIDE SETBACK REQUIREMENT OF 25 FT. (NEW SIDE SETBACK WILL BE 8 FT.), OR 22' TOTAL. CUSTOMER'S HOMEOWNER'S ASSOCIATION HAS APPROVED THE PLAN.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
JOHN DUKES, JR.
Name - Type or Print

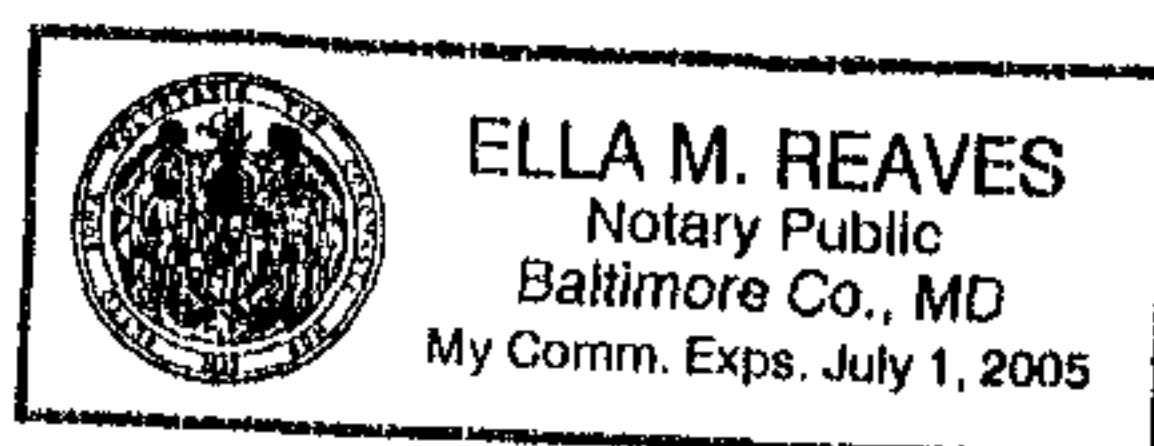
[Signature]
Signature
ERIN NAYLOR
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Dukes Jr. and Erin Naylor
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature] 9/28/02
Notary Public
My Commission Expires July 1, 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1015 SAXONHILL DR. 21030
which is presently zoned DR. 3.5.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B 02.3 C.1 (CHMR) to

Permit A Side Yard Setback 8 ft & Sum of 22 ft. in lieu
of 10 ft. & Sum of 25 ft.

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):

JOHN DUKES, JR.
Name - Type or Print _____

[Signature]
Signature _____

ERIN MAYLOR
Name - Type or Print _____

[Signature]
Signature _____

1015 SAXONHILL DR. 410 683-2447
Address _____ Telephone No. _____

COCKEYSVILLE, MD 21030
City _____ State _____ Zip Code _____

Representative to be Contacted:

STANLEY SIRODY
Name _____

11100 REISTERSTOWN RD 410 654-6500
Address _____ Telephone No. _____

OWINGS MILLS, MD 21117
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. 03-182-A

Reviewed By SR Date 10-11-03

REV 10/25/01

Estimated Posting Date 10-21-02



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

November 4, 2002

John Dukes, Jr.
Erin Naylor
1015 Saxonhill drive
Cockeysville, MD 21030

Dear Mr. Dukes and Ms. Naylor:

RE: Case Number: 03-182-A, 1015 Saxonhill Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 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 black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Stanley Sirody, 11100 Reisterstown Road, Owings Mills, 21117

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





Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111

Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500

410-887-4880
October 29, 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: 182-187, 190, 192

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

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For November 4, 2002
Item Nos. ~~182~~, 183, 184, 187, 188,
190, 191, and 192

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 /TGT*

DATE: November 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 28, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

182, 183, 184, 191

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-160, 03-162, 03-182, & 03-184

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:

[Signature]

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 30, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-161, & 03-182

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:

Allen Urban

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.28.02

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

RE: Baltimore County
Item No. 182 JRA

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

October 29, 2002

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

Re: **Zoning Advisory Committee Agenda, November 4, 2002**
Re: case numbers 03-182-A, 03-183-A, 03-184-A, 03-185-SPH, 03-186-A, 03-187-SPHA, 03-188-SPHXA, 03-190-A, 03-191-XA, 03-192-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 10/29/02. 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,

A handwritten signature in cursive script that reads 'James R. Gatto'.

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



Springdale Community Association
P.O. Box 194
Cockeysville, MD 21030

September 12, 2002

Ms. Erin Taylor
Mr. John Dukes
1015 Saxonhill Drive
Cockeysville, MD 21030

Dear Ms. Taylor and Mr. Dukes:

At our monthly meeting on September 9, 2002 the Community Association board again discussed your request for the addition and building of a master bedroom and deck on your home. We understand a variance has been applied for the kitchen addition.

As indicated during our telephone conversation on September 10, as long as all Baltimore County permits have been pulled and any other necessary permits obtained and the variance accepted the board has approved the additions to your home.

Thank you for cooperating with the Community Association.

For the Community Association

A handwritten signature in cursive script, reading "Joyce Groben".

Joyce Groben
Covenants and Restrictions

03-182-A

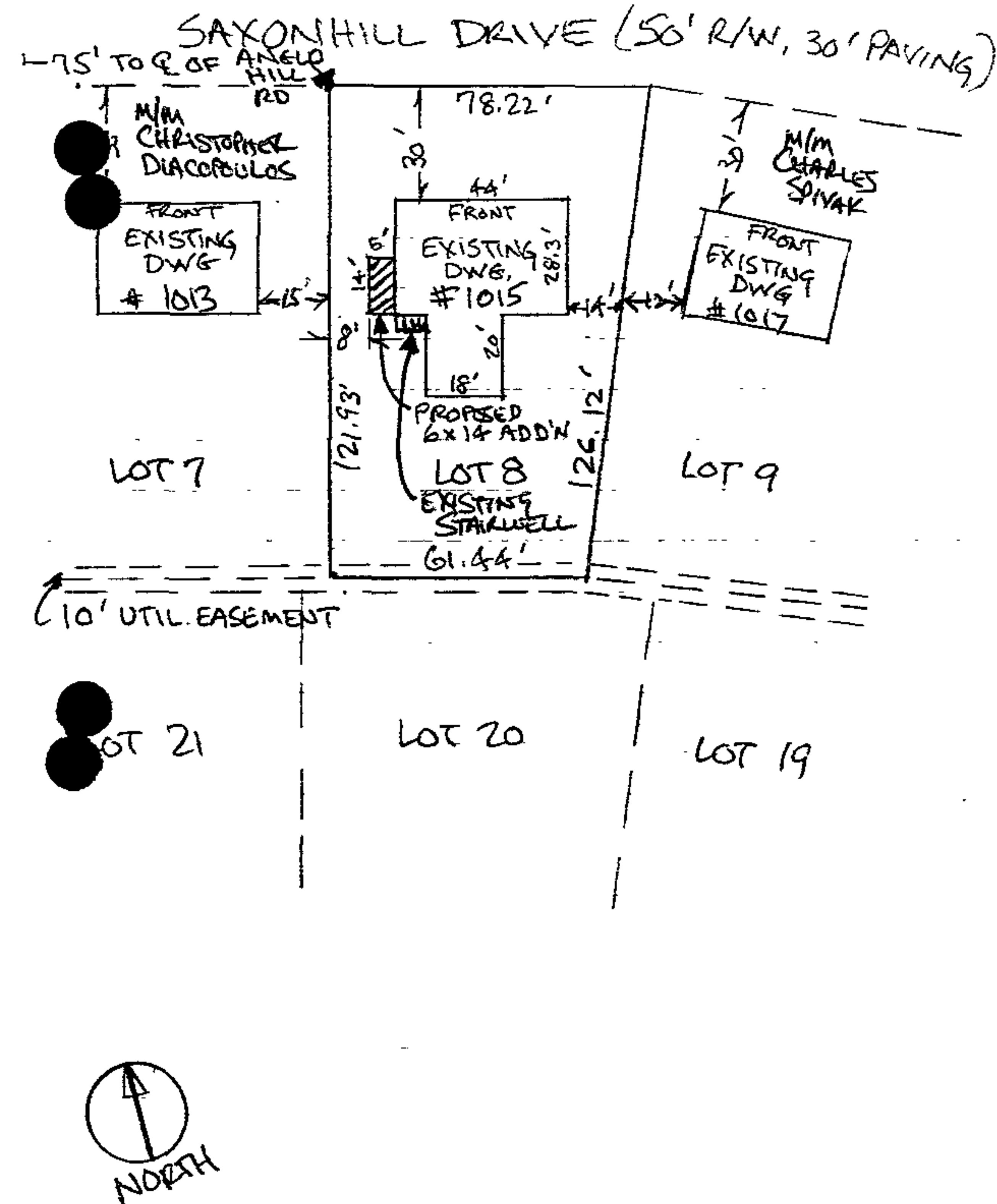
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 1015 SAXONHILL DRIVE

SUBDIVISION NAME: SPRINGDALE

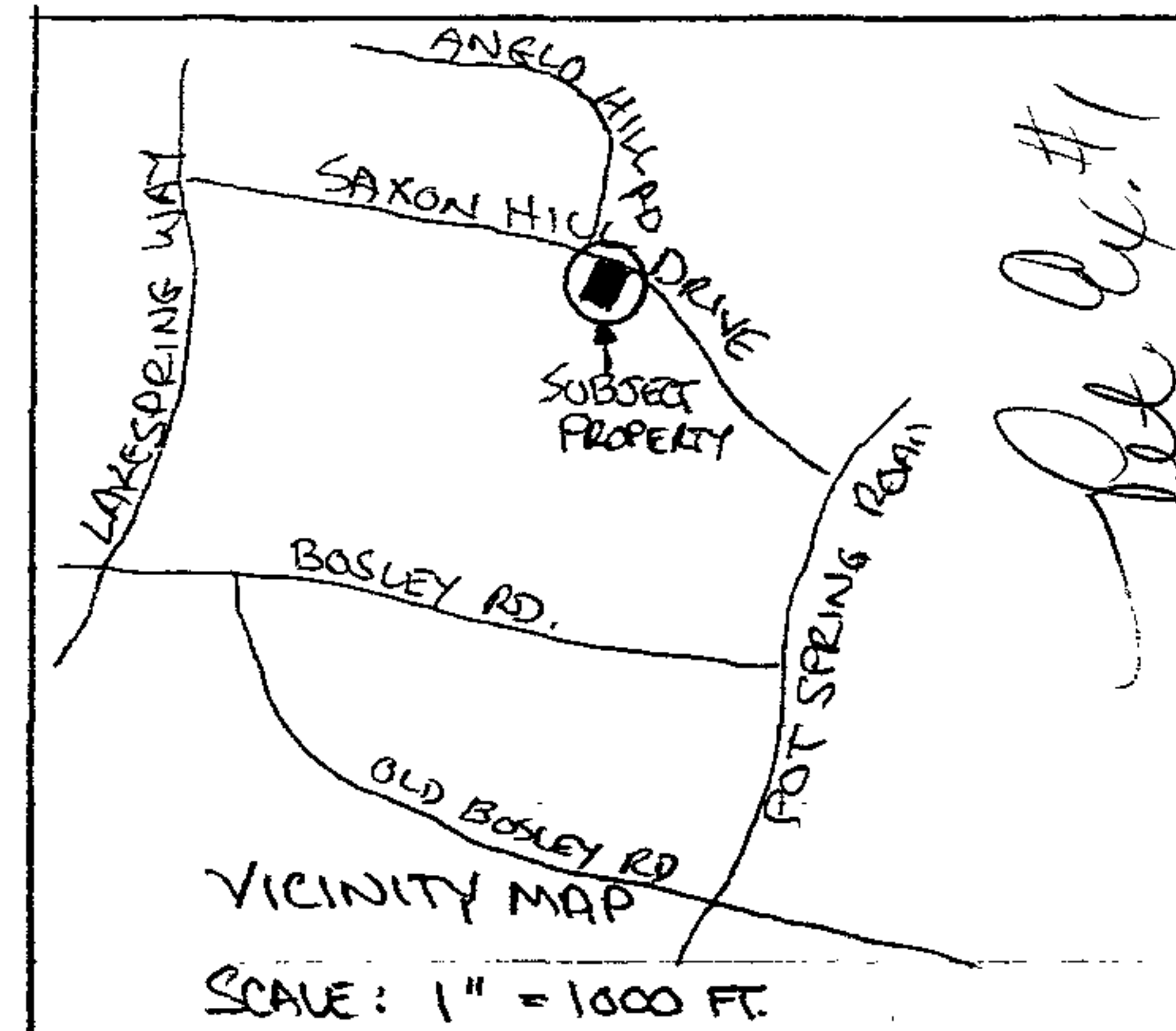
PLAT BOOK: OTG 33, FOLIO: 8, LOT #8, SECTION III

OWNERS: ERIN NAYLOR AND JOHN DUKES, JR.



PREPARED BY SHS

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT: 8

COUNCILMANIC DIST: 4

1" TO 200' SCALE MAP: NE 17A

ZONING: DR 3.5

LOT SIZE: .2 ACRE, 8,487 S.F.

SEWER: PUBLIC

WATER: PUBLIC

CHES. BAY CRITICAL AREA: NO

100 YR. FLOOD PLAIN: NO

HISTORIC BLDG/PROP: NO

PRIOR ZONE HEARING: NONE

ZONING OFFICE USE ONLY

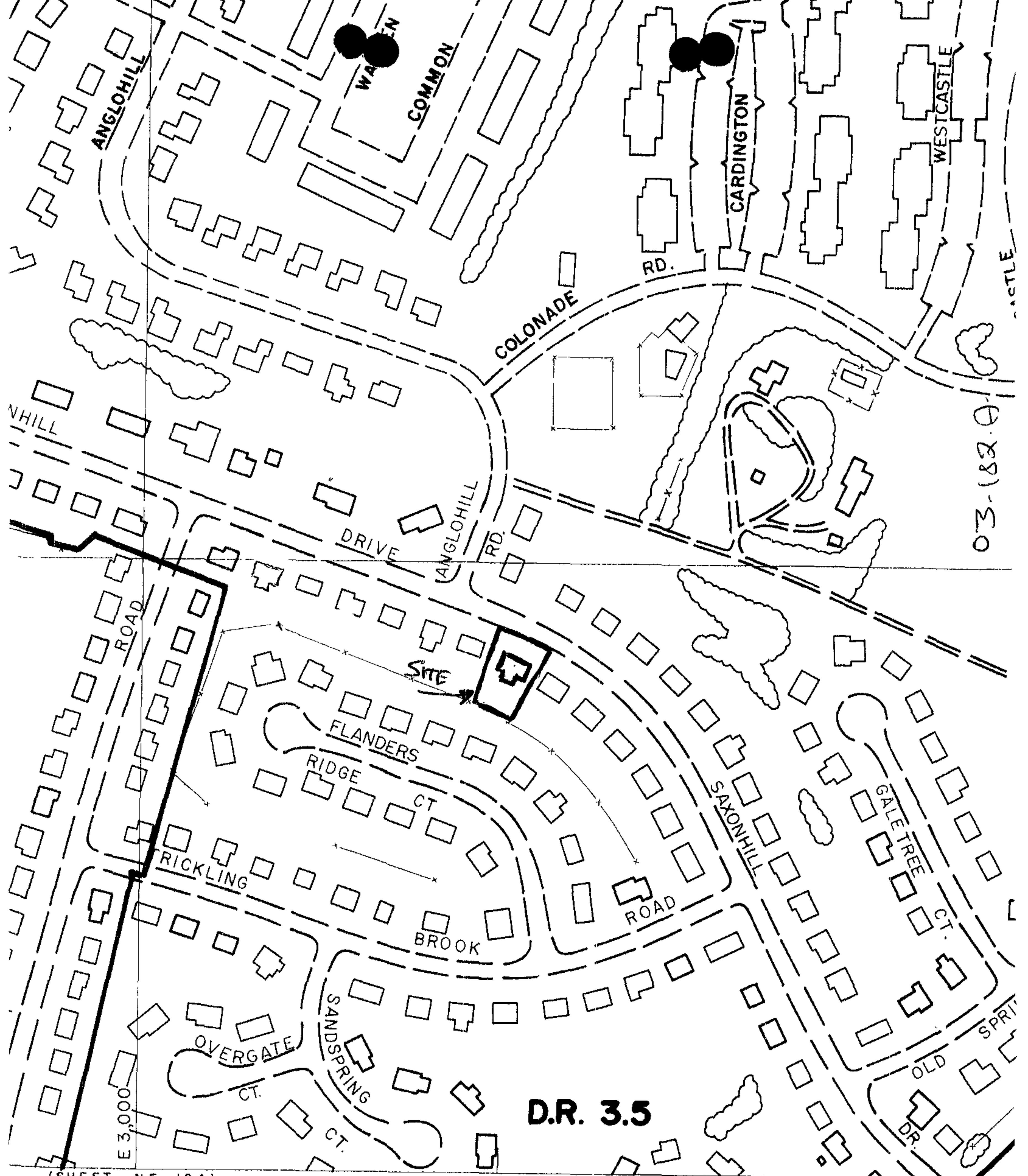
REVIEWED BY

ITEM #

CASE #

507A

03-152-17



(SHEET NE 16A)

MORE COUNTY PLANNING AND ZONING

03-182.A
NE 17 A
For 1015 SAXONHILL DR
21030





