IN RE: PETITION FOR ADMIN. VARIANCE W/S Manor Road, 395' S centerline of Stansbury Mill Road 10th Election District 3rd Councilmanic District (14712 Manor Road) Roberta Ann & Bruce F. Nelson *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-228-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Roberta Ann & Bruce F. Nelson, the legal owners of the subject property. The variance request is for property located at 14712 Manor Road in the Phoenix area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (attached garage) with a 26 ft. lot line setback in lieu of the required 50 ft. lot line setback, and to amend the Final Development Plan for "Stansbury" (formerly the Sauerbrey Property). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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.

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 13th day of December, 2002, that a variance from Section 1A04.3.B.2 of the B.C.Z.R., to permit a proposed addition (attached garage) with a 26 ft. lot line setback in lieu of the required 50 ft. lot line setback, and to amend the Final Development Plan for "Stansbury" (formerly the Sauerbrey Property), 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

12/12/02
R. Johnson

Baltimore County
Zoning Commissioner

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

December 12, 2002

Mr. & Mrs. Bruce F. Nelson
14712 Manor Road
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 03-228-A
Property: 14712 Manor Road

Dear Mr. & Mrs. Nelson:

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,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14712 Manor Road

which is presently zoned RC.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) 1A04.3.B.2, BCZR, to permit a proposed addition (attached garage) with a 26 feet lot line setback in lieu of the required 50 feet lot line setback, and to amend the Final Development Plan for Stansbury (formerly the Sauerbrey Property).

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):

BRUCE F. NELSON
Name - Type or Print

Bruce F. Nelson
Signature

REBECCA ANN NELSON
Name - Type or Print

Rebecca Ann Nelson
Signature

14712 MANOR ROAD — (410) 628-2107
Address — Telephone No.

PHOENIX, MD — 21131
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. 03-228-A

Reviewed By JNP **Date** 11/13/02

Estimated Posting Date 11/24/02

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 14712 MANOR ROAD
Address
PHOENIX, MD 21131
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):

Practical Difficulty: Due to placement of house on lot, which was due to configuration of property, layout and location of house thereon. Placement as proposed is the logical location for the garage because any other location is restricted by wetlands to the rear of our house, a gas pipeline running through the property and the position of our well.

If unable to place the proposed garage on this location, it will impact our ability to fully utilize our property and improve the livability of our home.

The proposed garage is needed for our three vehicles plus lawn tractor and equipment. The existing garage will be renovated for expansion of our family room plus the inclusion of a laundry room and bathroom. Presently, the existing family room will not accommodate our adult children and their family or guests.

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.

Bruce F Nelson
Signature

BRUCE F. NELSON
Name - Type or Print

Robertaann Nelson
Signature

ROBERTAANN NELSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of OCTOBER 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Bruce F. Nelson AND Robertaann Nelson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 01/01/03

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.

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Address
PHOENIX MD 21131
City State Zip Code

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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.

Bruce F Nelson
Signature
BRUCE F. NELSON
Name - Type or Print

Robertaann Nelson
Signature
ROBERTAANN NELSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of OCTOBER, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
BRUCE F. NELSON AND ROBERTAANN NELSON
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public
My Commission Expires 01/01/03

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14712 Manor Rd

which is presently zoned RC.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) 1A04.3.B.2, BC2R, to permit a proposed addition (attached garage) with a 26 feet lot line setback in lieu of the required 50 feet lot line setback, and to amend the Final Development Plan for Stansbury (formerly the Sauerbrey Property).

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):

Bruce F. NELSON
Name - Type or Print

Bruce F. Nelson
Signature

Deborah Ann NELSON
Name - Type or Print

Deborah Ann Nelson
Signature

14712 Manor Road — (410) 628 2107
Address — Telephone No.

Phoenix — MD — 21131
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. 03-228-A

Reviewed By JNP **Date** 11/13/02

Estimated Posting Date 11/24/02

REV 10/25/01

ZONING DESCRIPTION FOR 14712 MANOR ROAD

Beginning at a point on the west side of Manor Road which is 70 feet wide at a distance of 395 feet South of the centerline of Stansbury Mill road, which is 60 feet wide.

Being Lot # 4 in the subdivision of Stansbury Mill as recorded in Baltimore County Plat Book # 56, Folio # 50, containing 2.73 acres. Also known as 14712 Manor Road, Phoenix, MD 21131, and located in the 10th Election District, 3rd Councilmanic District.

03-228-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16374

DATE 11/13/02 ACCOUNT R-001-006-6150

AMOUNT $ 100.00

RECEIVED FROM: Bruce Nelson

FOR: 14712 MANOR ROAD - Adm. Variance

03-228-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
11/13/2002 11/13/2002 08:52:47
REG WS02 WALKIN JEWA JEE DRAWER 2
RECEIPT # 234765 11/13/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 016374
Recpt Tot $100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-228-A

Petitioner/Developer: NELSON

Date of Hearing/Closing: 12/9/02

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

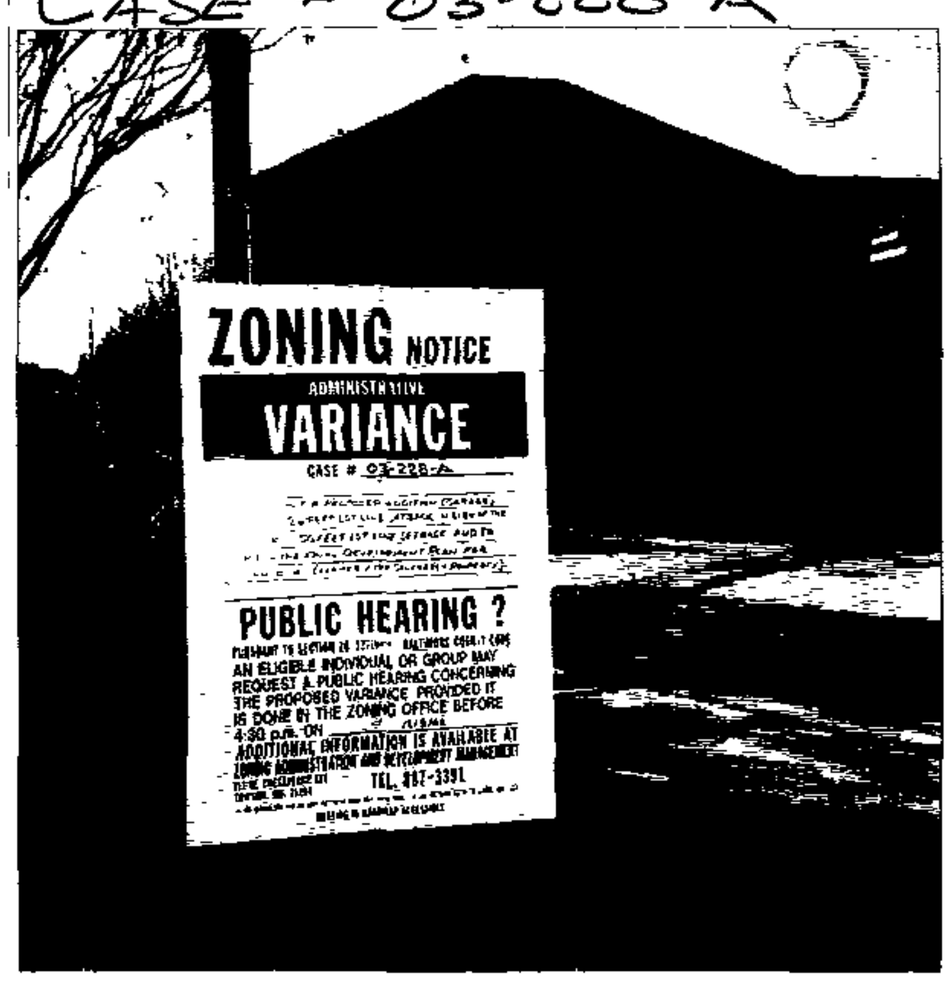
Attention:

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 14712 MANOR RD.

The sign(s) were posted on 11/24/02
(Month, Day, Year)

CASE # 03-228-A



14712 MANOR RD
POSTED 11/24/02
11/24/02

Sincerely,

11/24/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03-228 -A Address 14712 MANOR ROAD

Contact Person: Jeffrey Perlow Phone Number. 410-887-3391
Planner Please Print Your Name

Filing Date: 11/13/02 Posting Date: 11/24/02 Closing Date: 12/9/02

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

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03-228 -A Address 14712 MANOR ROAD

Petitioner's Name NELSON Telephone 410-628-2107

Posting Date: 11/24/02 Closing Date: 12/9/02

Wording for Sign To Permit a proposed addition (garage) with a 26 feet lot line setback in lieu of the required 50 feet lot line setback, and to amend the Final Development Plan for Stansbury (formerly the Sauerbrey Property).

WCR - Revised 6/28 00

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

December 9, 2002

Bruce Nelson
RobertAnn Nelson
14712 Manor Road
Phoenix, MD 21131

Dear Mr. and Mrs. Nelson:

RE: Case Number: 03-228-A, 14712 Manor Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 13, 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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.6.02

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

RE: Baltimore County
Item No. 228 JNP

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,

L. J. Gredlein

for 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
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

December 11, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: Distribution Meeting of 12/9/02

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:
224-240

228

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

cc: File

12/9 AV
Granted
12/12/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS /TGT

DATE: January 13, 2003

SUBJECT: Zoning Item 228
Address 14712 Manor Road

Zoning Advisory Committee Meeting of 12/09/02

A variance has been approved to locate the addition to be less than 30 feet to the well.

Reviewer: Sue Farinetti Date: January 13, 2003

'03

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 11, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-228 & 03-236**
ADMINISTRATIVE VARIANCE

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: Lynn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 16, 2002
Item Nos. 224, 225, 228, 229, 230, 231,
232, 233, 234, 235, 236, 238, 239, and
240

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

RWB:CEN:jrb

cc: File

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

December 11, 2002

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

Re: **Zoning Advisory Committee Agenda, 12/16/02 re: case numbers 03-224-A, 03-225-SPH, 03-226-SPH, 03-228-A, 03-229-A, 03-230-A, 03-231-SPH, 03-232-SPH, 03-233-SPHA, 03-234-A, 03-235-SPHA, 03-236-A, 03-237-A, 03-238-A, 03-239-A, 03-240-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/11/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review 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

October 13, 2002

This verifies that we are the owners of property located at 3725 Stansbury Mill Road, Phoenix, MD 21131. We have reviewed the construction plans for an attached garage proposed for 14712 Manor Road that shares a common boundary with our property and acknowledge that the closest point of the proposed garage is approximately 26 feet from our property line.

We do not object to granting a zoning variance to Bruce and Robertaann Nelson for construction of a garage as indicated on their construction plans.

Bill Toland
3725 Stansbury Mill Road
Phoenix, MD 21131
Phone (410) 666-7031

Karen Toland

03-228-A

PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

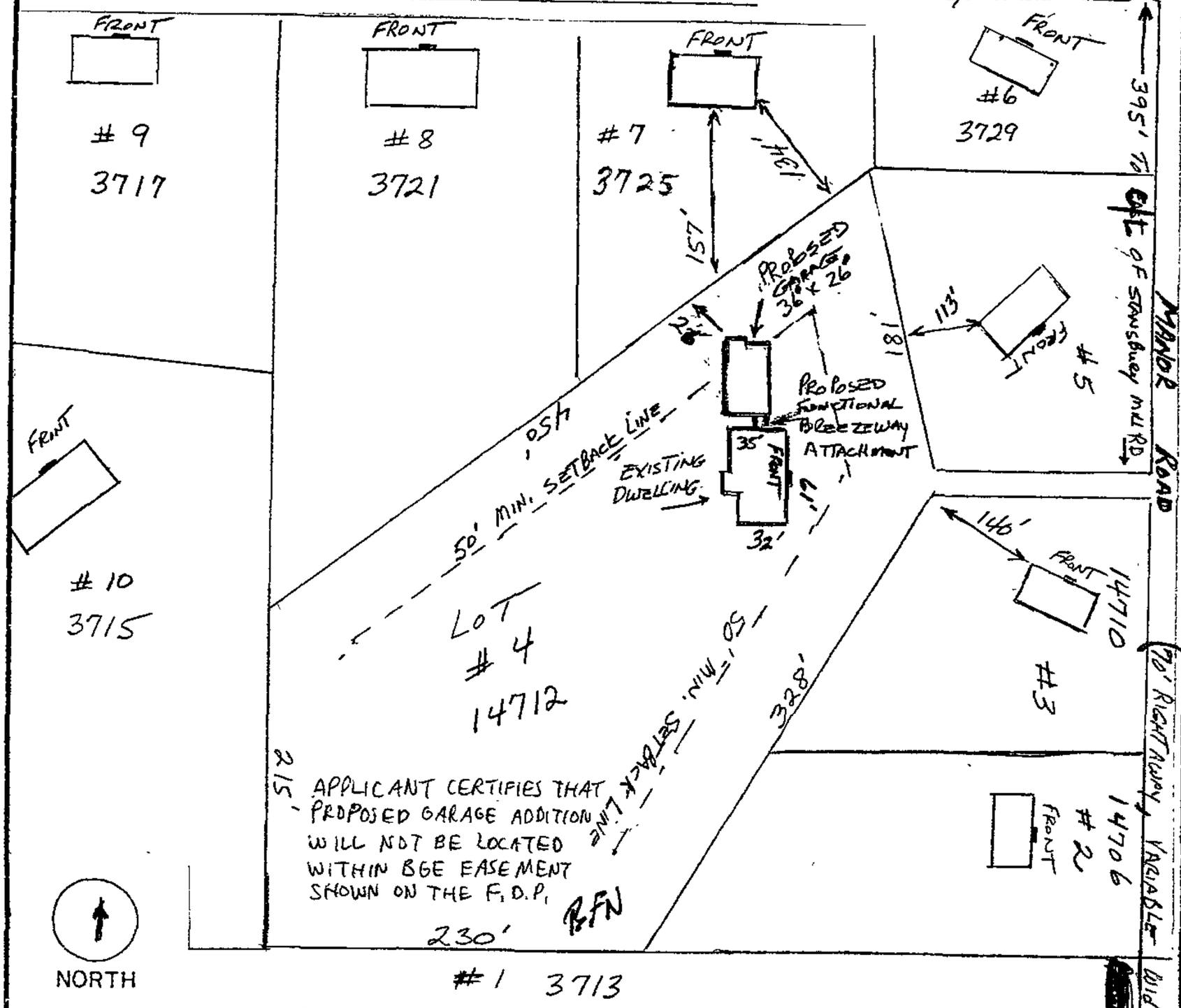
PROPERTY ADDRESS 14712 MANOR ROAD

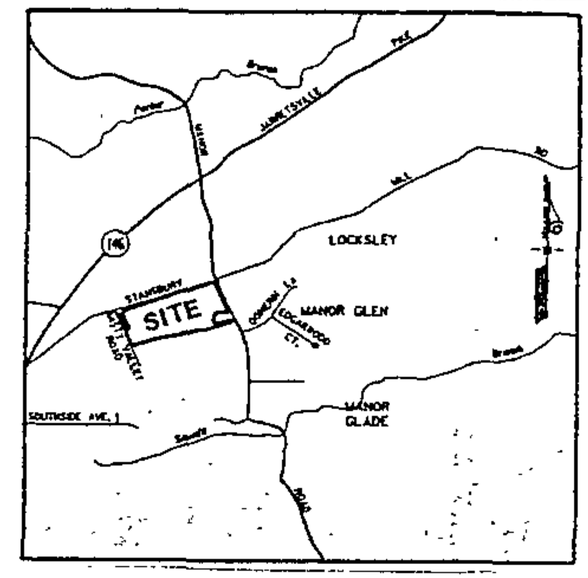
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME STANSBURY MILL

PLAT BOOK # 2 FOLIO # 50 LOT # 4 SECTION # ____

OWNER BRUCE + ROBERTAANN NELSON





VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NE 22 D

ZONING RC 5

LOT SIZE 2.73 ACREAGE 118,919 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	[ ]	[X]
WATER	[ ]	[X]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY/ BUILDING	[ ]	[X]

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

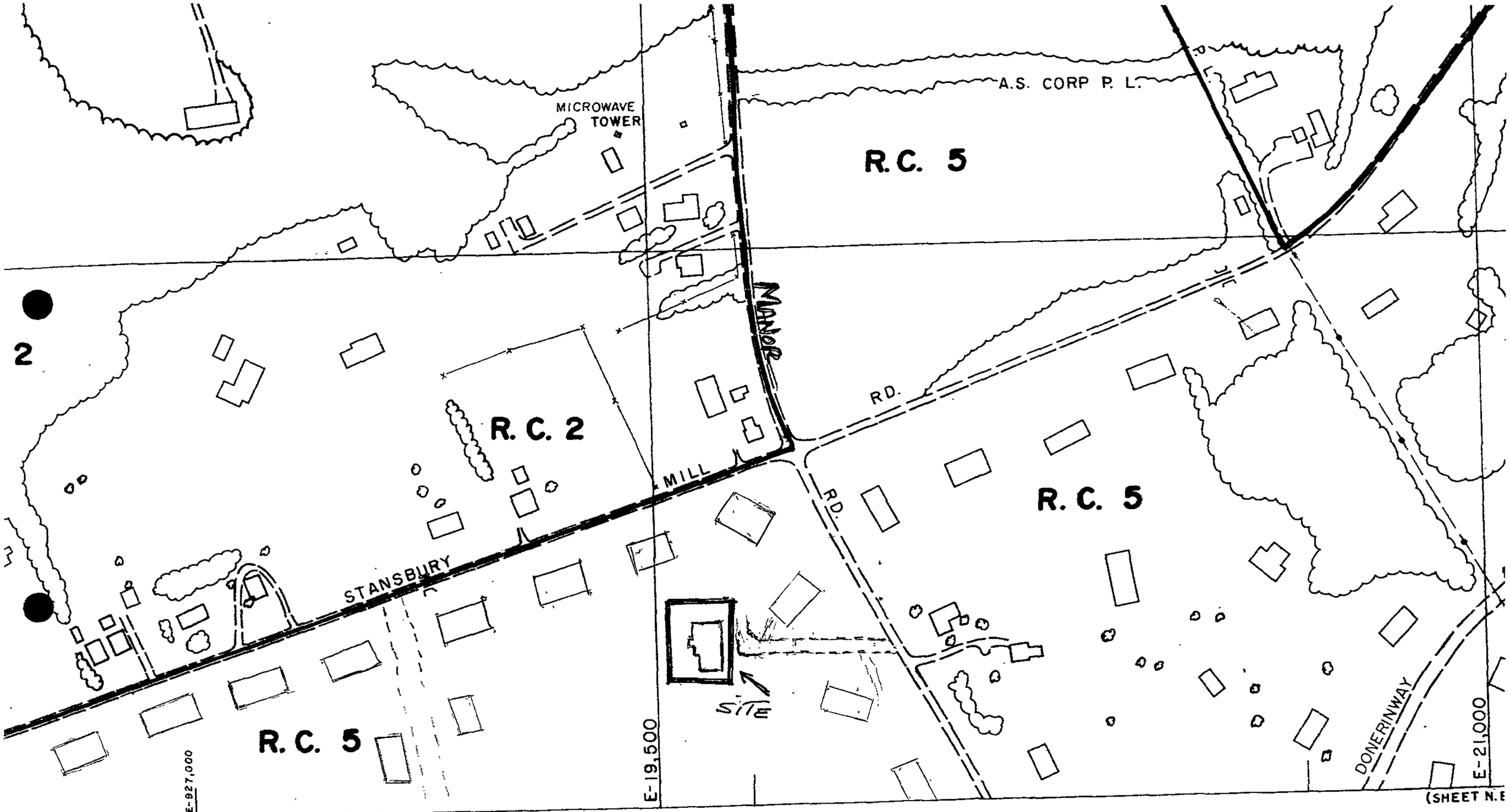
REVIEWED BY	ITEM #	CASE #
JNP	228	03-228-A

PREPARED BY Bruce Nelson

SCALE OF DRAWING: 1" = 100'

Pet. Ex. #1

-15-



2

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000

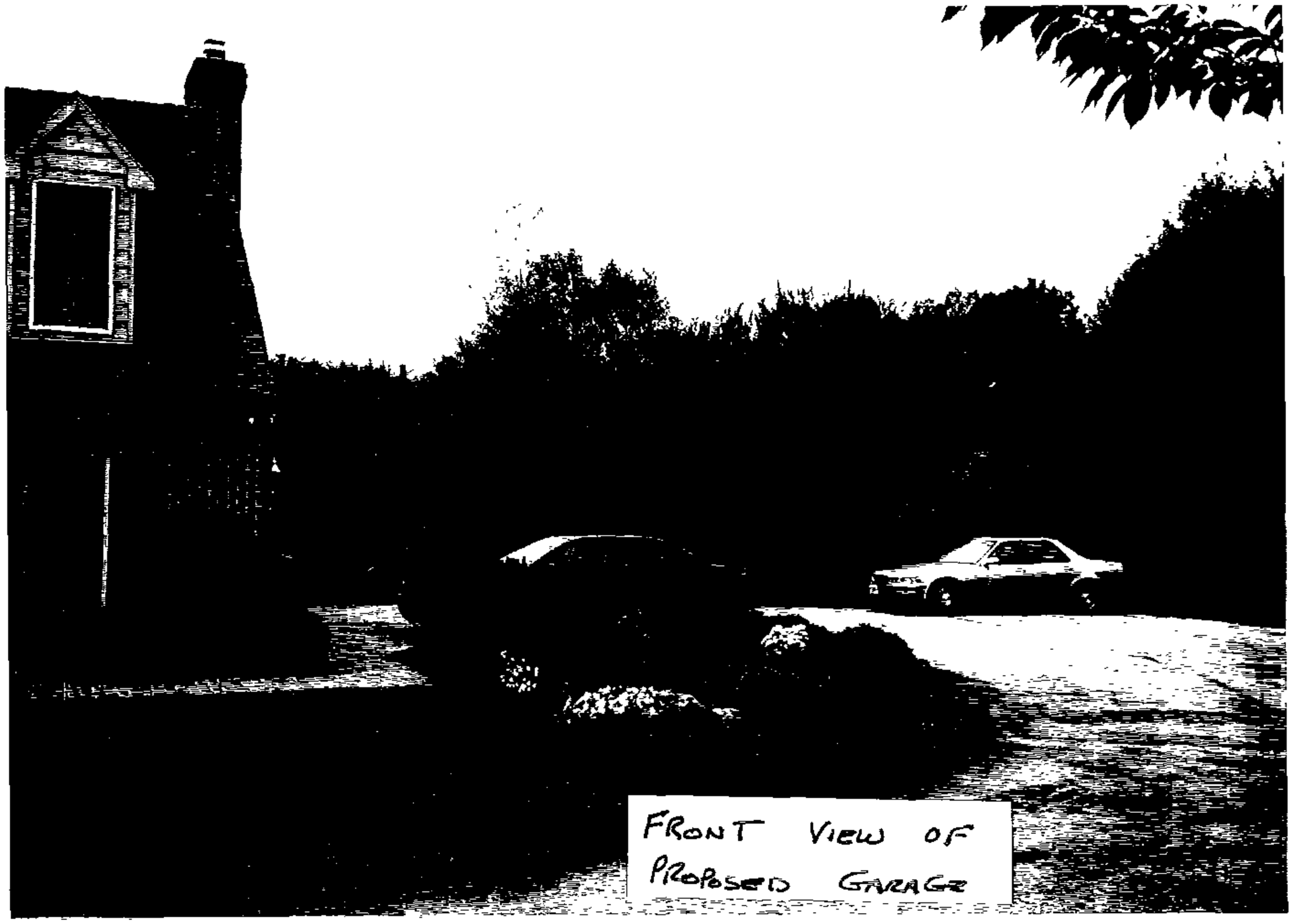
NE 22 D

NE 22-D

BALTIMORE
OFFICE OF PLANN

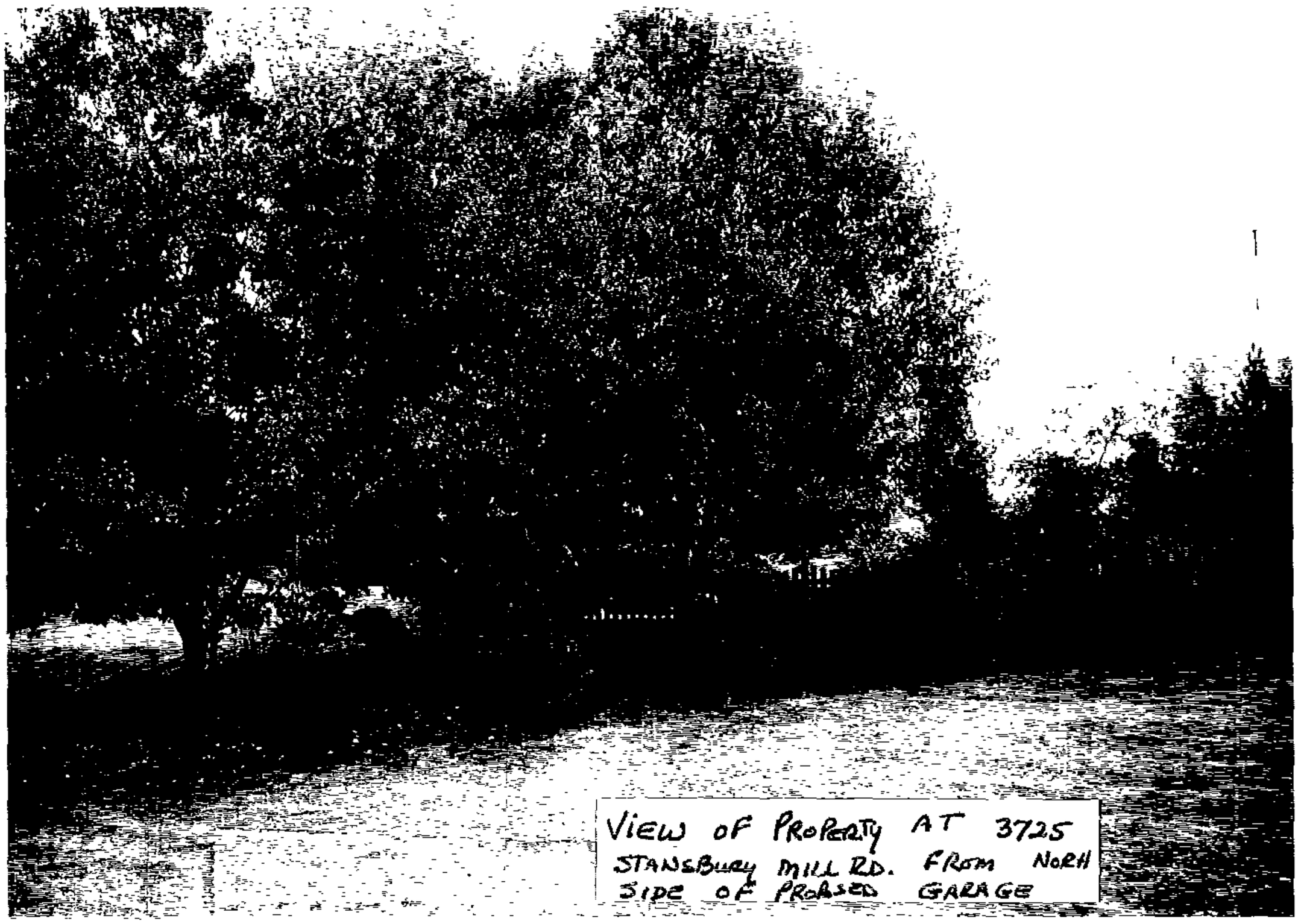
1" = 200'

03-228-A

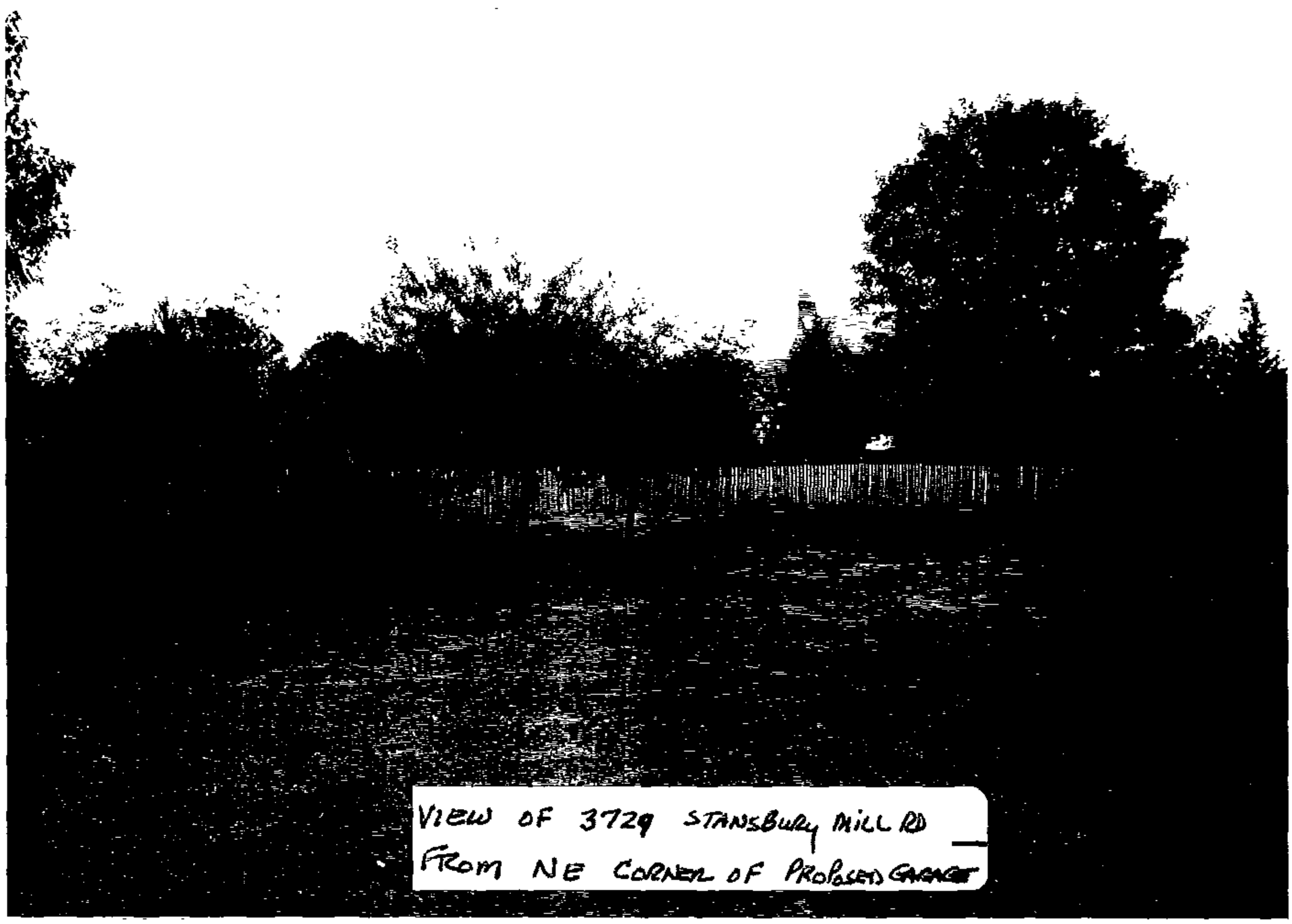


FRONT VIEW OF PROPOSED GARAGE

VIEW OF HOME AT 3721 STANSBURY MILL RD FROM NW CORNER OF PROPOSED GARAGE

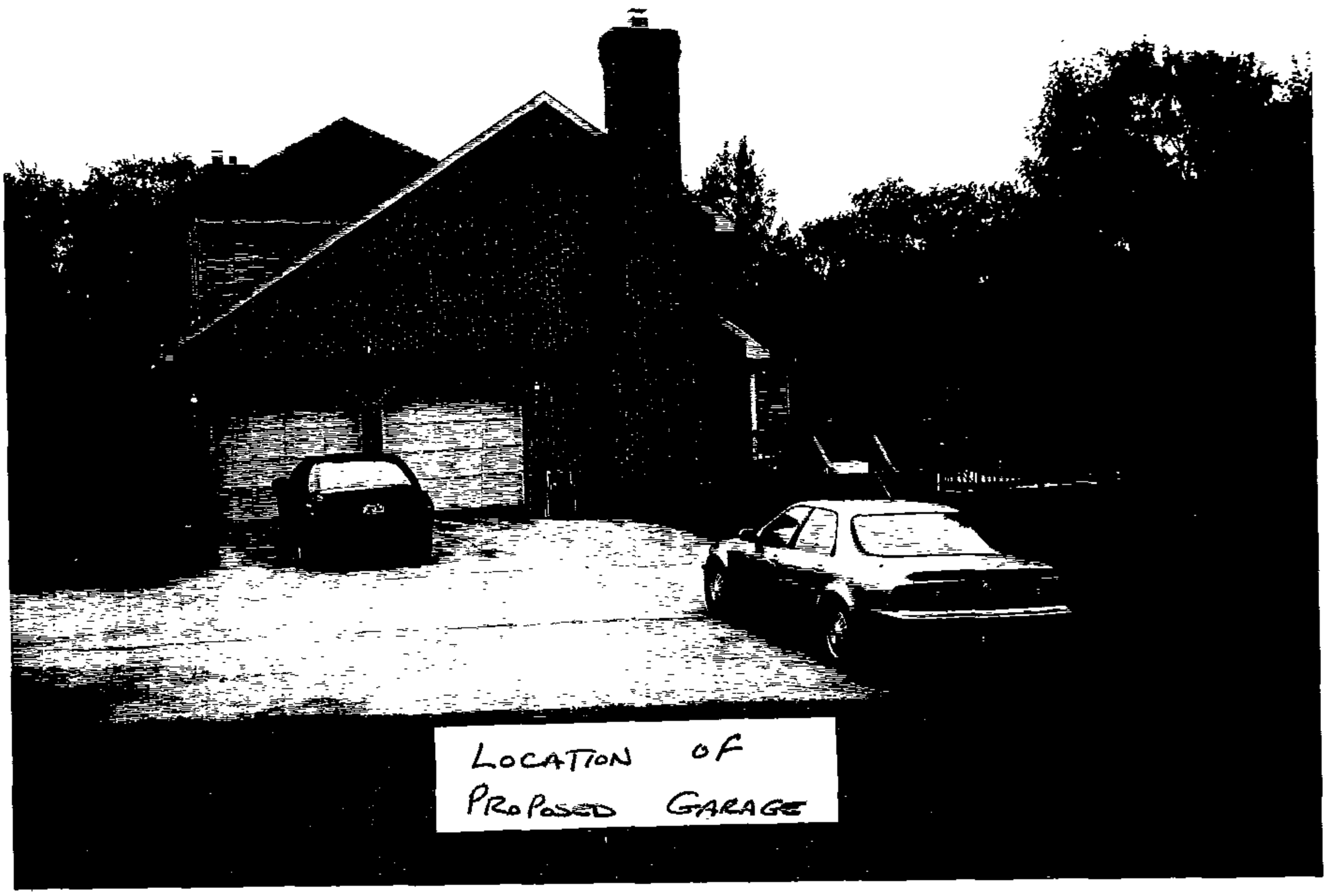


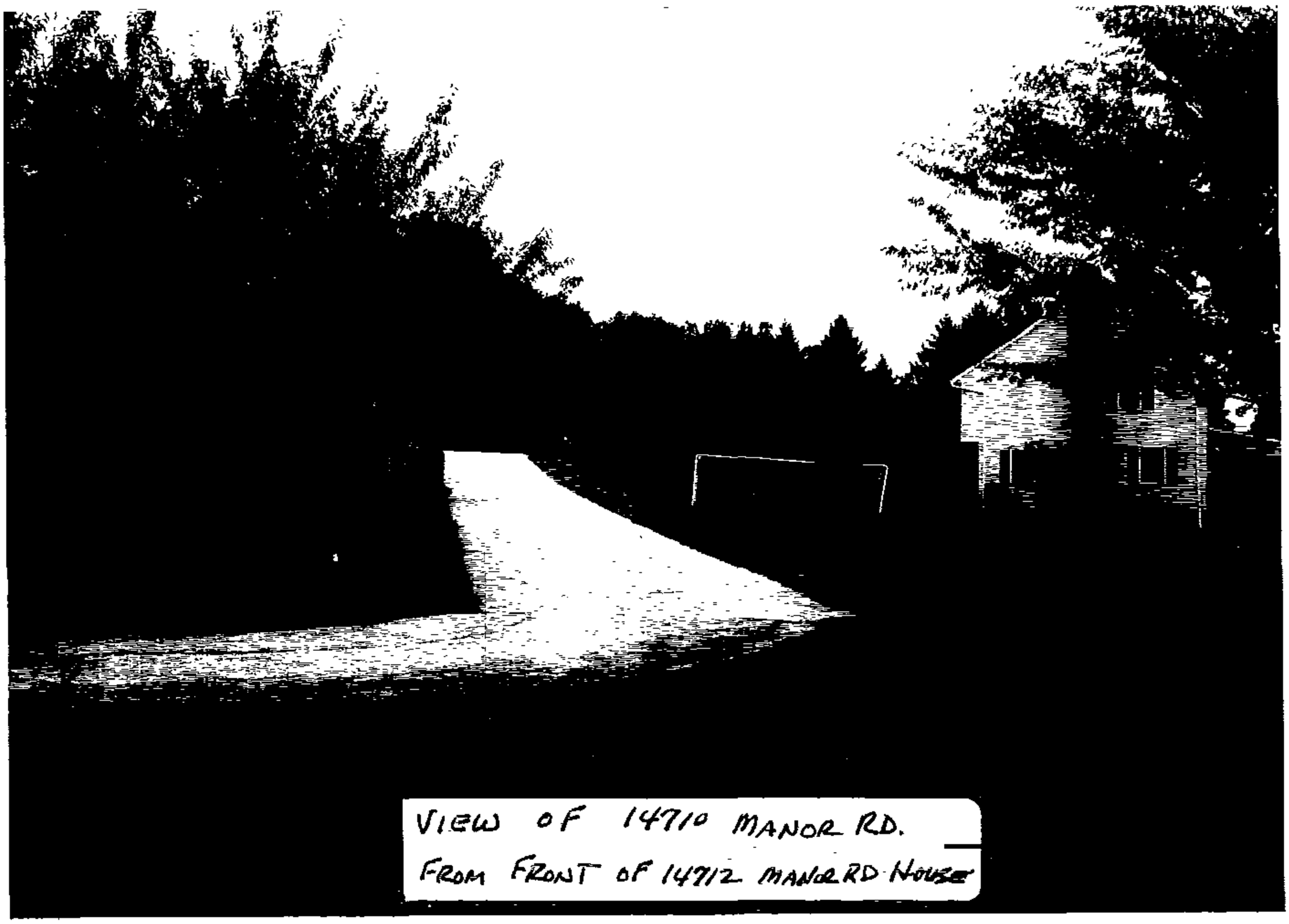
VIEW OF PROPERTY AT 3725 STANSBURY MILL RD. FROM NORTH SIDE OF PROPOSED GARAGE



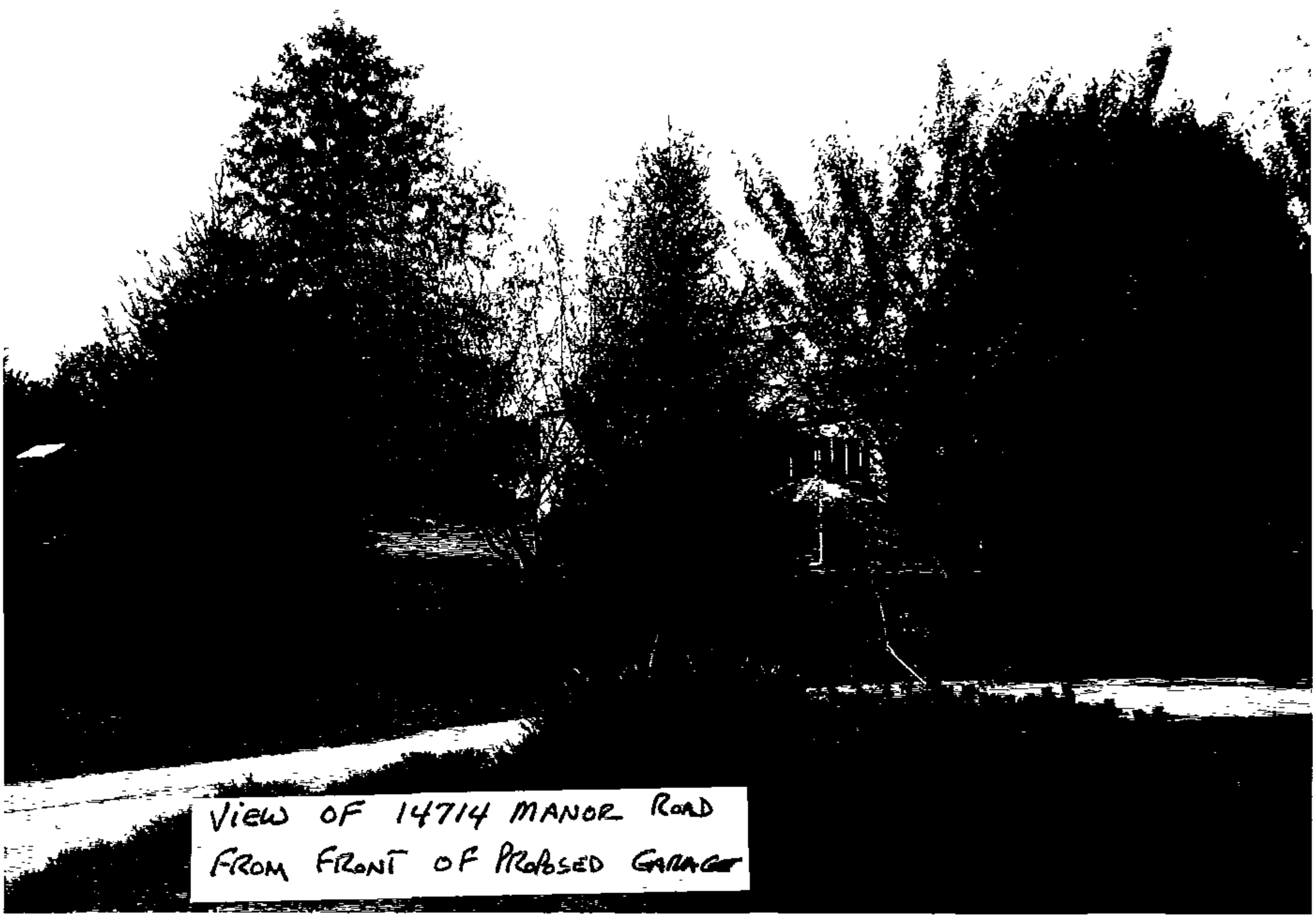
VIEW OF 3729 STANSBURY MILL RD FROM NE CORNER OF PROPOSED GARAGE

14712 MANOR ROAD


LOCATION OF
PROPOSED GARAGE

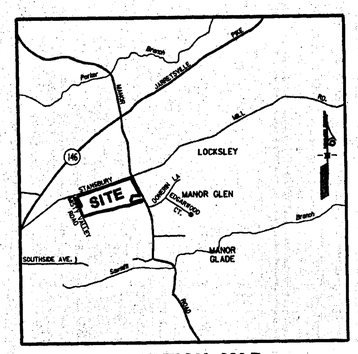


VIEW OF 14710 MANOR RD.
FROM FRONT OF 14712 MANOR RD HOUSE



VIEW OF 14714 MANOR ROAD
FROM FRONT OF PROPOSED GARAGE

Bruce NELSON



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES - TOTAL TRACT

1. GROSS SITE AREA= 46.542 ACRES
   NET SITE AREA=45.364 ACRES
2. EXISTING ZONING OF TRACT: RC.5'
3. DENSITY CALCULATIONS:
   A. GROSS SITE AREA=46.542 ACRES
   B. NUMBER OF DWELLING UNITS ALLOWED= 31 DwU
      0.667 x 46.542 = 31.04 DwU
   C. NUMBER OF DWELLING UNITS PROPOSED= 25
4. MINIMUM AREA OF LOTS: 1 AC.
5. ALL LOTS TO BE SOLD
6. OPEN SPACE:
   A. REQUIRED=NONE
   B. PROPOSED=NONE
7. TOTAL AREA OF ROAD DEDICATION=1.178AC.
8. S.W.M. EXEMPTION HAS BEEN APPROVED BY BALTO. COUNTY, NOV. 05, 1986
9. HIGHWAY AND HIGHWAY WIDENING, SLOPE AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR THE DEDICATION TO BALTIMORE COUNTY, MD., THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MD. AT NO COST.
10. RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
11. THE PLAT MAY EXPIRE IN ACCORDANCE WITH PROVISIONS OF SECTION 22-68 BILL NO.56-82
12. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE CO.
13. THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
14. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
15. DATE OF C.R.G. APPROVAL: NOV. 26, 1986
16. OWNERSHIP DEED REFERENCES: EHK JR 6301/691
17. TAX ACCOUNT # 1008000400
18. PROPERTY OWNED BY: WILMER J.E. SAUERBREY, 4122 SWEET AIR ROAD, BALDWIN, MD. 21013 AND ALFRED C. SAUERBREY, 105 STONE RIDGE DRIVE, EAST GREENWICH, R.I. 02818
19. PARKING SPACES:
    A. REQUIRED=50 (2 SPACES X 25 DWU)
    B. PROPOSED=50
20. BOTH PLATS (1 AND 2) ARE TO BE RECORDED SIMULTANEOUSLY.
21. TRACT IS IN WATERSHED N°8.

THIS PLAT

1. TOTAL AREA OF THIS PLAT = 25.172 ACRES
2. DWELLING UNITS PROPOSED = 15
3. PARKING SPACES REQUIRED = 30
4. PARKING SPACES PROPOSED = 30
5. AREA OF ROAD DEDICATION = 0.810 ACRES

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DEPT. OF STATE AND COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

P.W.A. Completed 8/20
Final Plat
Planning
Engineering
Water
Sewer
Bond

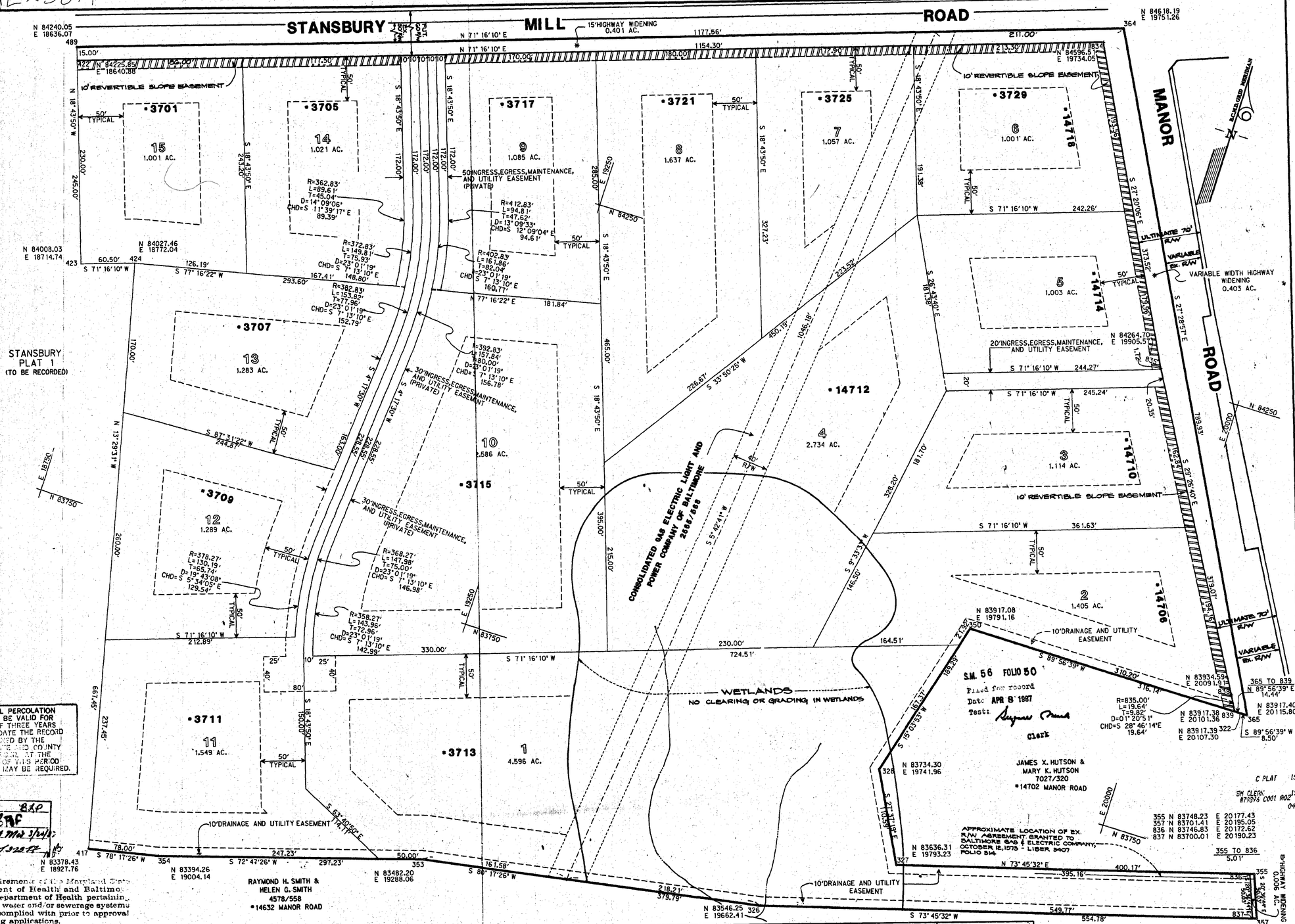
PLAT 2 OF
STANSBURY

(FORMERLY KNOWN AS "SAUERBREY PROPERTY")

ELECTION DISTRICT NO.10 BALTO.CO.MD.

SCALE: 1"= 50' DECEMBER 22, 1986

DEVELOPER/CONTRACT PURCHASER
RICHARD A. MOORE
GAYLORD BROOKS REALTY CO.
P.O. BOX 193
PHOENIX, MARYLAND 21131



APPROVED: BALTIMORE COUNTY HEALTH DEPT.
3/26/87 DATE — DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED: BALTIMORE COUNTY DEPT. OF PUBLIC WORKS
3/27/87 DATE — DIRECTOR

APPROVED: OFFICE OF PLANNING & ZONING
3/31/87 DATE — DIRECTOR

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to by the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations.

X-14247 N 83145.31 E 20379.54
X-14248 N 83647.73 E 20253.33

OWNERS CERTIFICATE
The undersigned, owner of the land shown on this plat hereby certifies that, to the best of his/her knowledge, the requirement of Subsection (C) of Section 3-108 of The Real Property Article Of The Annotated Code Of Maryland, has been complied with, insofar as same concerns the making of the plat and setting of the markers.
OWNER — 2/24/87 DATE

SURVEYORS CERTIFICATE
The undersigned a registered land surveyor of The State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out and the plat thereof has been prepared in compliance with Subsection (C) of Section 3-108 of The Real Property Article of The Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and the setting of the markers.
REGISTERED LAND SURVEYOR — 3/6/1987 DATE

STATE OF MARYLAND — CAMI MANELA — No. 10868 — REGISTERED PROFESSIONAL LAND SURVEYOR

KIDDE CONSULTANTS, INC.
ENGINEERS/ARCHITECTS PLANNERS
1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204
301-321-5500

COMPUTED: CDF DRAWN: CDF CHECKED: MSR 01-86259
FILE : 186259FD2.DGN CADD

56-50
MSR 85U1336-3323-2
P50436A.mF

03-228-A