IN RE: PETITION FOR ADMIN. VARIANCE E/S Stevenson Road, 642' N centerline of Greenspring Valley Road 8th Election District 3rd Councilmanic District (10717 Stevenson Road) Susan M. & Larry E. Porter *Petitioners*	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-257-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by Susan M. and Larry E. Porter., the legal owners of the subject property. The variance request is for property located at 10717 Stevenson Road in the Stevenson area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a detached accessory structure (garage) to have a height of 24 ½ ft. in lieu of the maximum 15 ft. 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 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

12/31/02

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 Zoning Commissioner for Baltimore County, this 31st day of December, 2002, that a variance from Section 400.3 of the B.C.Z.R., to allow a detached accessory structure (garage) to have a height of 24 ½ ft. in lieu of the maximum 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.

2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment.

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:raj

12/31/02
J. Jameson

Baltimore County
Zoning Commissioner

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

December 31, 2002

Mr. & Mrs. Larry E. Porter
10717 Stevenson Road
Stevenson, Maryland 21153

Re: Petition for Administrative Variance
Case No. 03-257-A
Property: 10717 Stevenson Road

Dear Mr. & Mrs. Porter:

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,

Lawrence E. Schmidt
Zoning Commissioner

LES: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 10717 STEVENSON RD STEVENSON MD
which is presently zoned RC-2

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) 400.3 - to allow a detached accessory structure (garage) to have a height of 24 1/2 feet in lieu of the maximum 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Legal Owner(s):

LARRY E. PORTER
Name - Type or Print

Signature

SUSAN M. PORTER
Name - Type or Print

Susan M. Porter
Signature

10717 STEVENSON RD (410) 602-2778
Address Telephone No.

STEVENSON MD 21153
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. 03-257-A

Reviewed By RJD **Date** 12/6/02

Estimated Posting Date 12/16/02

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 10717 STEVENSON RD
Address
STEVENSON MD 21153
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):

We are in need of a garage on the premises due to the fact that we have outgrown the present structure and grounds in terms of storage space and parking facililities.

We need to protect our cars from the elements. We need to provide more parking space, as we have three cars now and no room to park them. We need to set up the second level for our son and his friends to go to for recreation. We currently have no recreation area in the house and we have no room to put our son's weights, pool table and the like. Therefore, this upstairs area can be used for additional storage and for recreation.

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

Larry E. PORTER
Name - Type or Print

Susan M. Porter
Signature

SUSAN M. PORTER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared LARRY E PORTER AND SUSAN M. PORTER the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Richel I. Holmes
Notary Public

RICHEL I. HOLMES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 7, 2004

My Commission Expires

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 10717 STEVENSON RD
Address
STEVENSON MD 21153
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):

We are in need of a garage on the premises due to the fact that we have outgrown the present structure and grounds in terms of storage space and parking facililities.

We need to protect our cars from the elements. We need to provide more parking space, as we have three cars now and no room to park them. We need to set up the second level for our son and his friends to go to for recreation. We currently have no recreation area in the house and we have no room to put our son's weights, pool table and the like. Therefore, this upstairs area can be used for additional storage and for recreation.

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
LARRY E. PORTER
Name - Type or Print

Signature
SUSAN M. PORTER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared LARRY E PORTER AND SUSAN M. PORTER 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 RICHEL I. HOLMES NOTARY PUBLIC STATE OF MARYLAND My Commission Expires August 7, 2004

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10717 STEVENSON RD STEVENSON MD

which is presently zoned RC-2

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) 400.3 - to allow a detached accessory structure (garage) to have a height of 24½ feet in lieu of the maximum 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

LARRY E. PORTER
Name - Type or Print

Signature

SUSAN M. PORTER
Name - Type or Print

Signature

10717 STEVENSON RD — (410) 602-2278
Address — Telephone No.

STEVENSON MD 21153
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. 03-257-A

Reviewed By RJD **Date** 12/6/02

Estimated Posting Date 12/31/02

REV 10/25/01

ZONING DESCRIPTION – 10717 STEVENSON RD.

Beginning at a point on the east side of Stevenson Road,, which is 30 feet wide at the distance of 642' +/- north of the centerline of the nearest improved intersecting street, Greenspring Valley Road, which is 24 feet wide. Being lots 16, 17 in the subdivision of Wiltonwood as recorded in Baltimore County Plat Book 9, Folio # 40, containing 1.86 acres. Also known as 10717 and located in the 8th Election District, 3rd Councilmanic District.

ITEM #257

RE COUNTY, MARYLAND
BUDGET & FINANCE
ANEOUS RECEIPT

No. 20147

2/6/02 ACCOUNT 001 006 6150

AMOUNT $ 50 —

Larry Porter

zoning hearing - admin. var.

case # 03-257-A

R PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
BUSINESS ACTUAL
12/06/2002 12/06/2002
REG WS04 MAIL DIGL DA
RECEIPT # 205461 12/06/
Dept 5 528 ZONING VERI
CR NO. 020147
Recpt Tot
50.00 CK
Baltimore County, M

CASHIER'S VALI

CERTIFICATE OF POSTING

RE: Case No. **03-257-A**
Petitioner/Developer:
Larry Porter
Closing Date: **12/31/02**

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

Attention: Mr. George Zahner

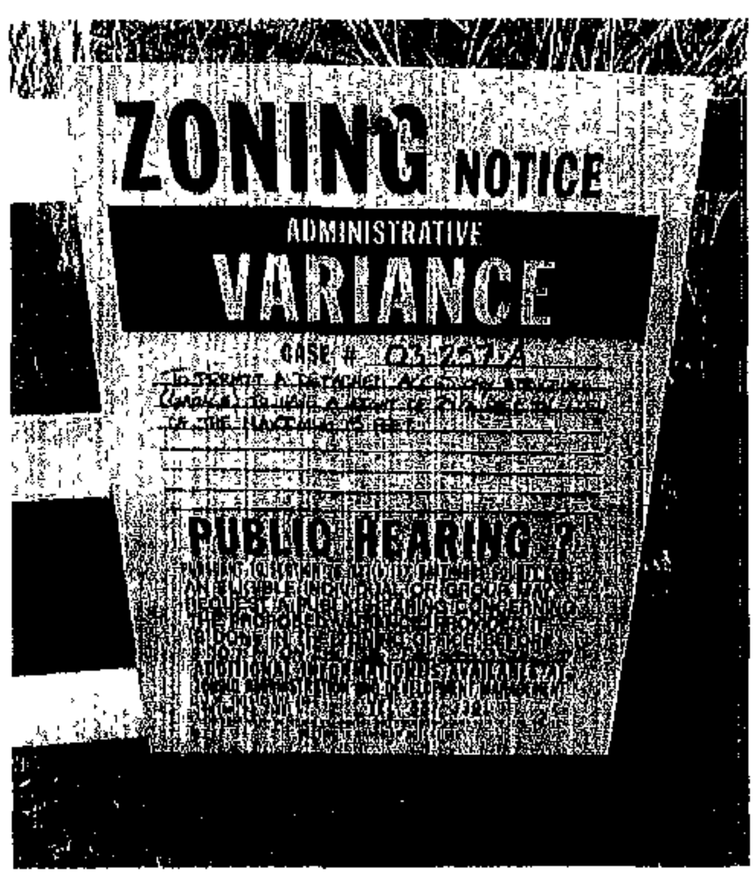
Ladies and Gentlemen:

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 **10717 Stevenson Rd.**

The sign(s) were posted on **12/16/02.**

Sincerely,

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



RECEIVED
DEC 20 2002
By bh

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 257 -A Address 10717 Stevenson Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 12/6/02 **Posting Date:** 12/16 **Closing Date:** 12/31

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- 257 -A Address 10717

Petitioner's Name Larry Porter Telephone 410 602 2778

Posting Date: Dec. 16, 2002 **Closing Date:** Dec 31, 2002

Wording for Sign. To Permit a detached accessory structure (garage) to have a height of 24 1/2 feet in lieu of the maximum 15 feet

WCR - Revised 6/28/00

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: 03-257-A

Petitioner: LARRY E. AND SUSAN M. PORTER

Address or Location: 10717 STEVENSON RD. STEVENSON, MD. 21153

PLEASE FORWARD ADVERTISING BILL TO:

Name: LARRY PORTER

Address: 10717 STEVENSON RD.
STEVENSON, MD. 21153

Telephone Number: 410-602 2778

Revised 2/20/98 - SCJ

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 30, 2002

Mr. and Mrs. Larry E. Porter
10717 Stevenson Road
Stevenson, MD 21153

RE: Case Number: 03-257-A, 10717 Stevenson Road

Dear Mr. and Mrs. Porter:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 6, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

C: People's Counsel

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12·30·02

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

RE: Baltimore County
Item No. 257 RDD

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,

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

12/31 AV
Granted 12/31/02

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 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

December 31, 2002

JAN - 7 '03

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

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:

257-290

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

cc: File

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Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

December 27, 2002

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

Re: **Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/26/02. 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,

Barbara for Jim Gatto

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
JAN - 2 2003
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

AV
12/31

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 19, 2002

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

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:

257

242-249, 251-269

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

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS ITOT

DATE: February 3, 2003

SUBJECT: Zoning Item 257
Address 10717 Stevenson Road

Zoning Advisory Committee Meeting of: December 23, 2002

The proposed garage must be at least 20 feet from the septic system

Reviewer: Sue Farinetti Date: January 23, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-256, 03-257 & 03-261**
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: Lyn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

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

RWB:CEN:jrb

cc: File

NW 12 E
PRIVATE
ROAD
ROAD
SITE
W 28,500
W 28,500
DITCH
CLUB
RD.
POOL
ROAD
CANDLEWICK
RD.
POOL
VALLEY
ITEM #257
R.C. 2
NW 11 E
13

ADOPTED by
THE BALTIMORE COUNTY COUNCIL

BALTIM

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

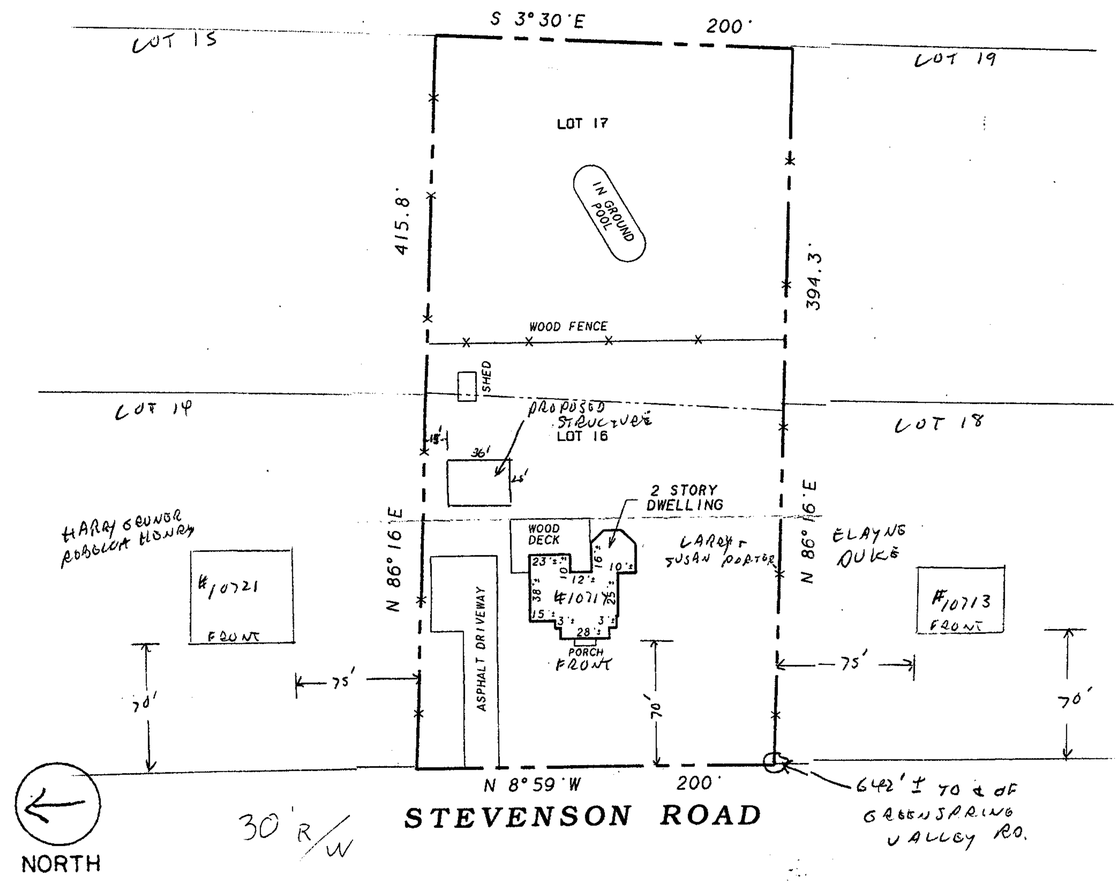
PROPERTY ADDRESS 10717 STEVENSON RD

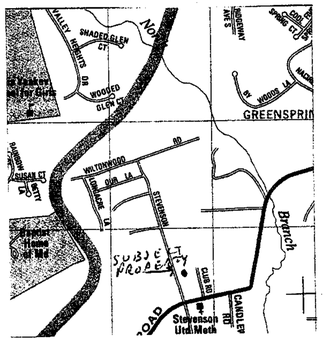
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WILTONWOOD

PLAT BOOK # 9 FOLIO # 40 LOT # 16, 17 SECTION # ____

OWNER LARRY E & SUSAN M. PORTER





VICINITY MAP

SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 8th

COUNCILMANIC DISTRICT 3rd

1" = 200' SCALE MAP # NW, 12 E, NW, 11 E

ZONING R.C-2

LOT SIZE 1.86 ACREAGE ____ SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☑
WATER	☐	☑

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☑
100 YEAR FLOOD PLAIN	☐	☑
HISTORIC PROPERTY/ BUILDING	☐	☑

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
RDD	257	03-257-A

PREPARED BY JMP.

SCALE OF DRAWING: 1" = 60'

Pet. Ex. #1

COPYRIGHT - RED INK
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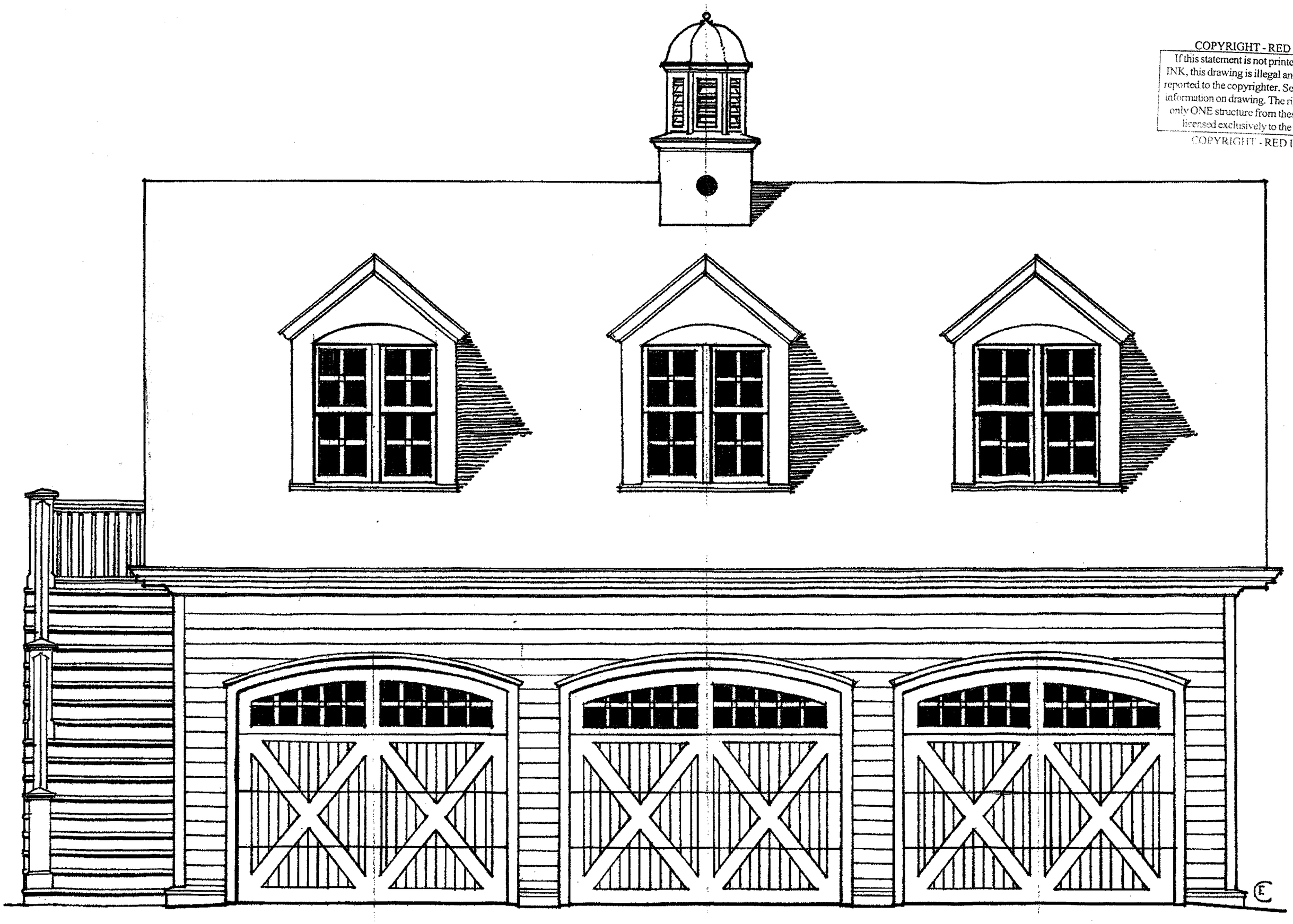

ITEM # 257

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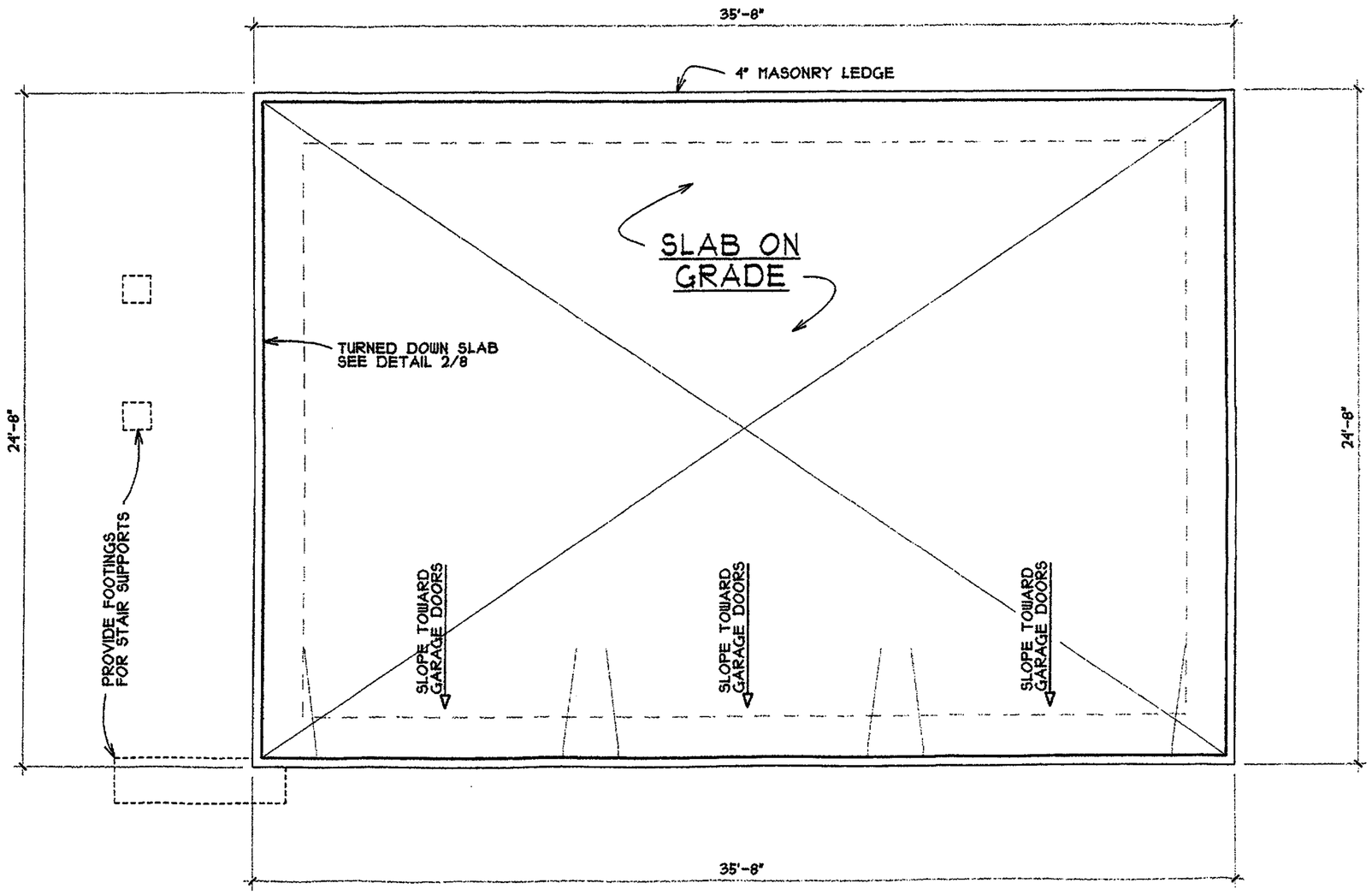

SLAB PLAN

1/4" = 1'-0"

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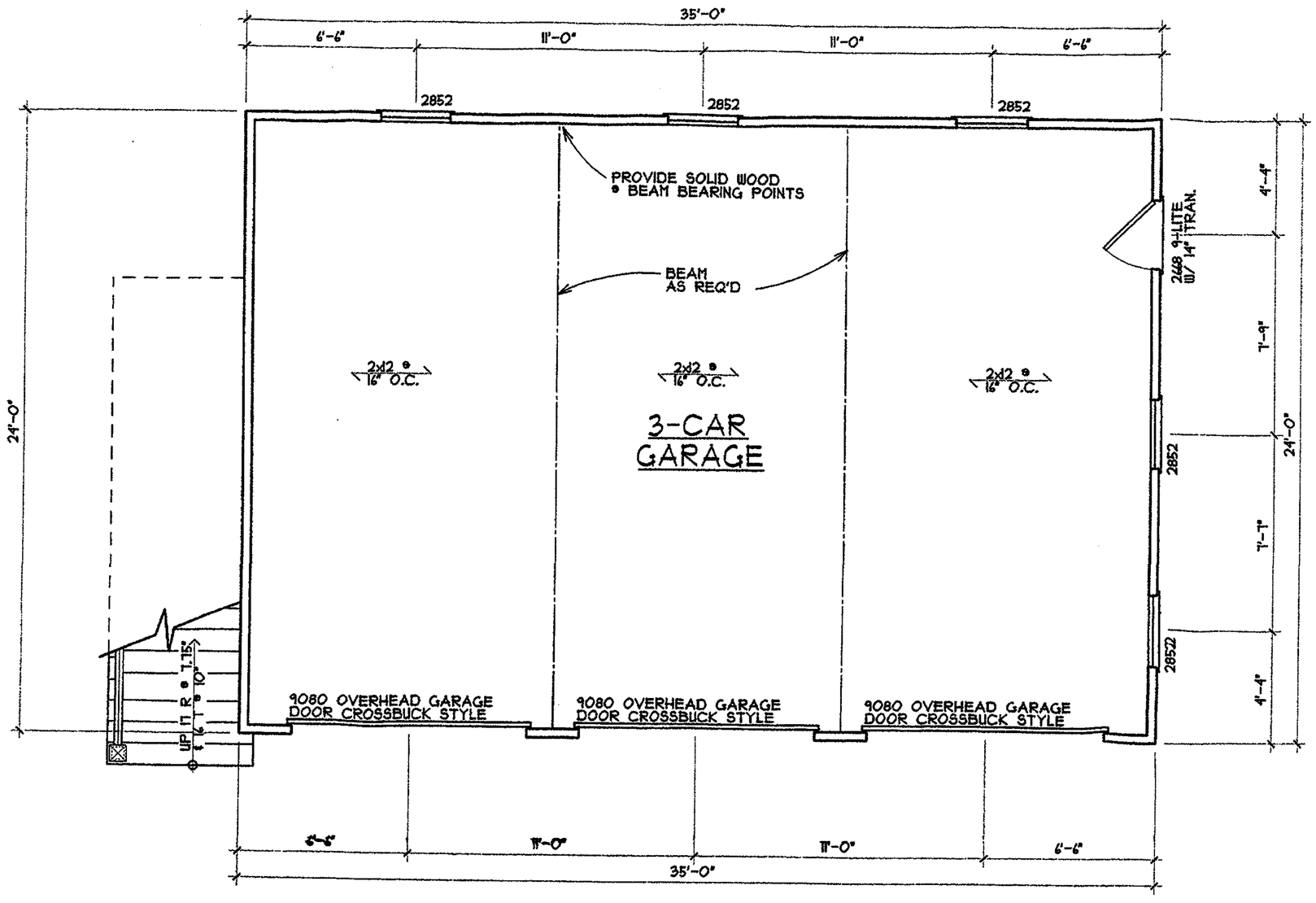

FIRST FLOOR PLAN

1/4" = 1'-0"

NOTES:

1) WINDOW HEADER HT'S:
   7'-0" @ 1st FLOOR,
   8'-0" @ 2nd FLOOR
   UNLESS OTHERWISE NOTED

2) FLOOR TO CEILING HT'S
   = 10' 1st FLR, 9' 2nd FLR

3) PROVIDE SOLID WOOD
   @ BEAM BEARING POINTS

4) INDICATES JOIST DIRECTION AND SIZE.

AREA SUMMARY

GARAGE	840 sq. ft.
SECOND FLOOR	617 sq. ft.
TOTAL	1,457 sq. ft.

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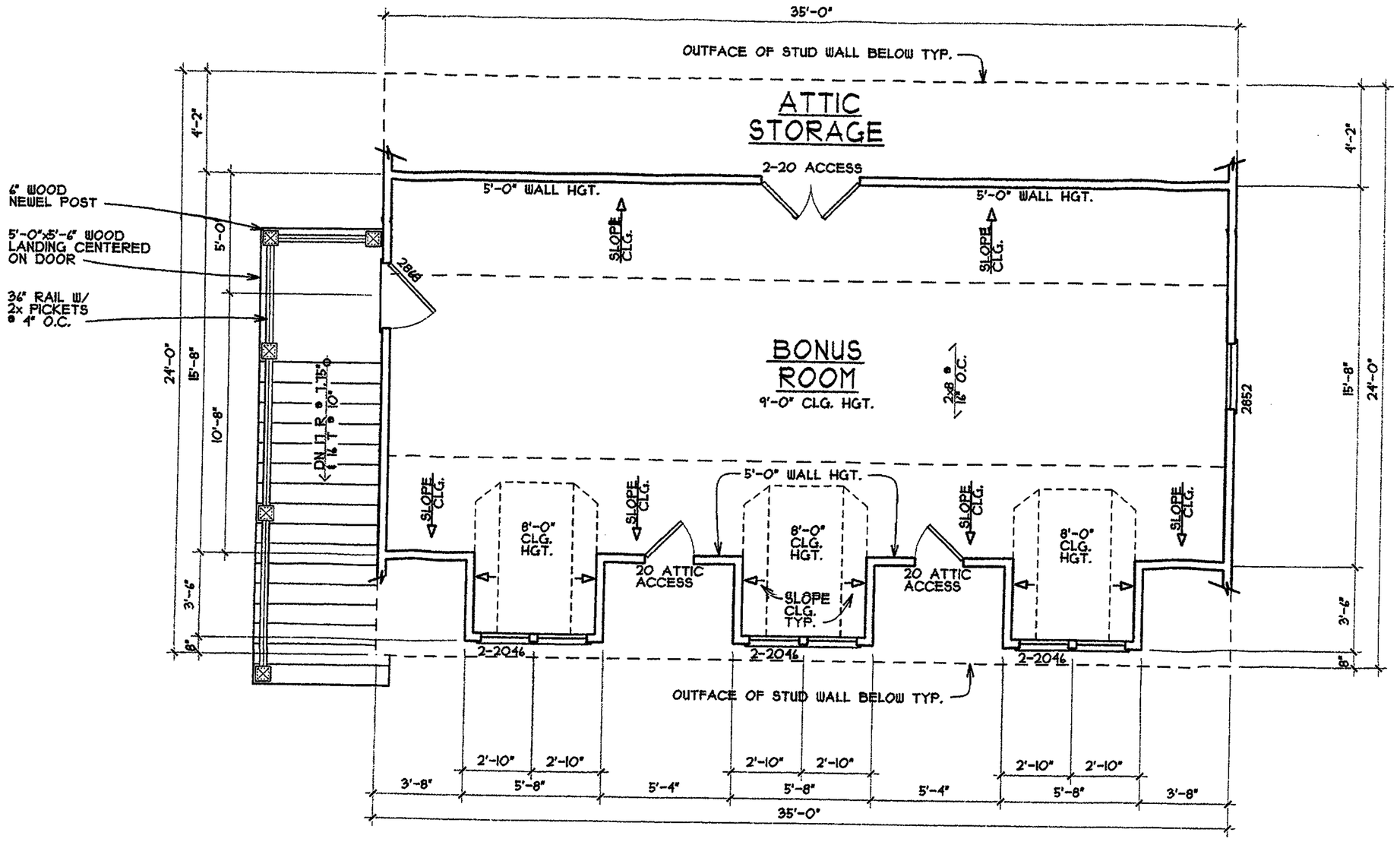


SECOND FLOOR PLAN

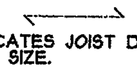
1/4" = 1'-0"

NOTES:

1) WINDOW HEADER HT'S:
7'-0" @ 1st FLOOR,
8'-0" @ 2nd FLOOR
UNLESS OTHERWISE NOTED

2) FLOOR TO CEILING HT'S
= 10' 1st FLR, 9' 2nd FLR

3) PROVIDE SOLID WOOD
@ BEAM BEARING POINTS

4) 
INDICATES JOIST DIRECTION AND SIZE.

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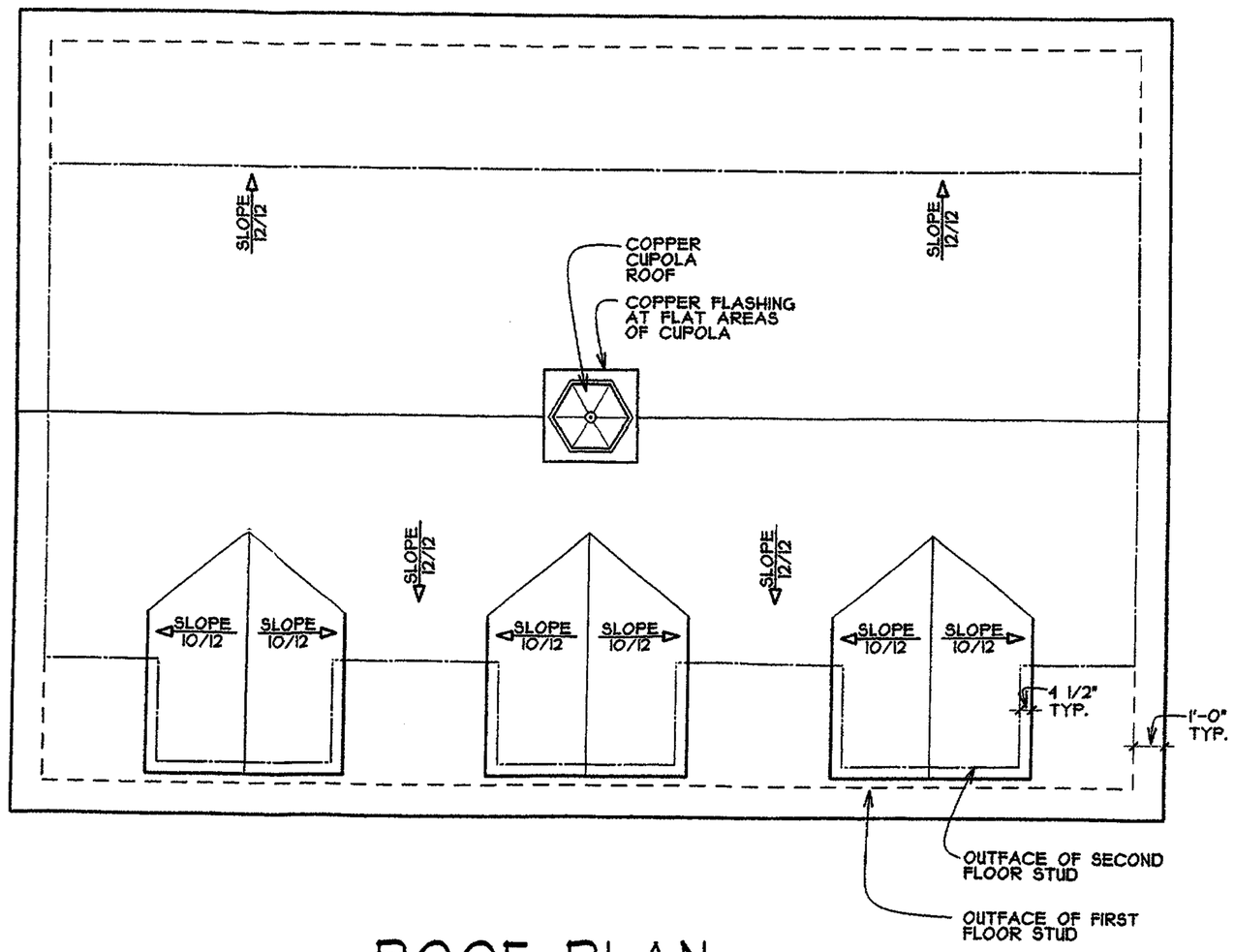

ROOF PLAN

1/4" = 1'-0"

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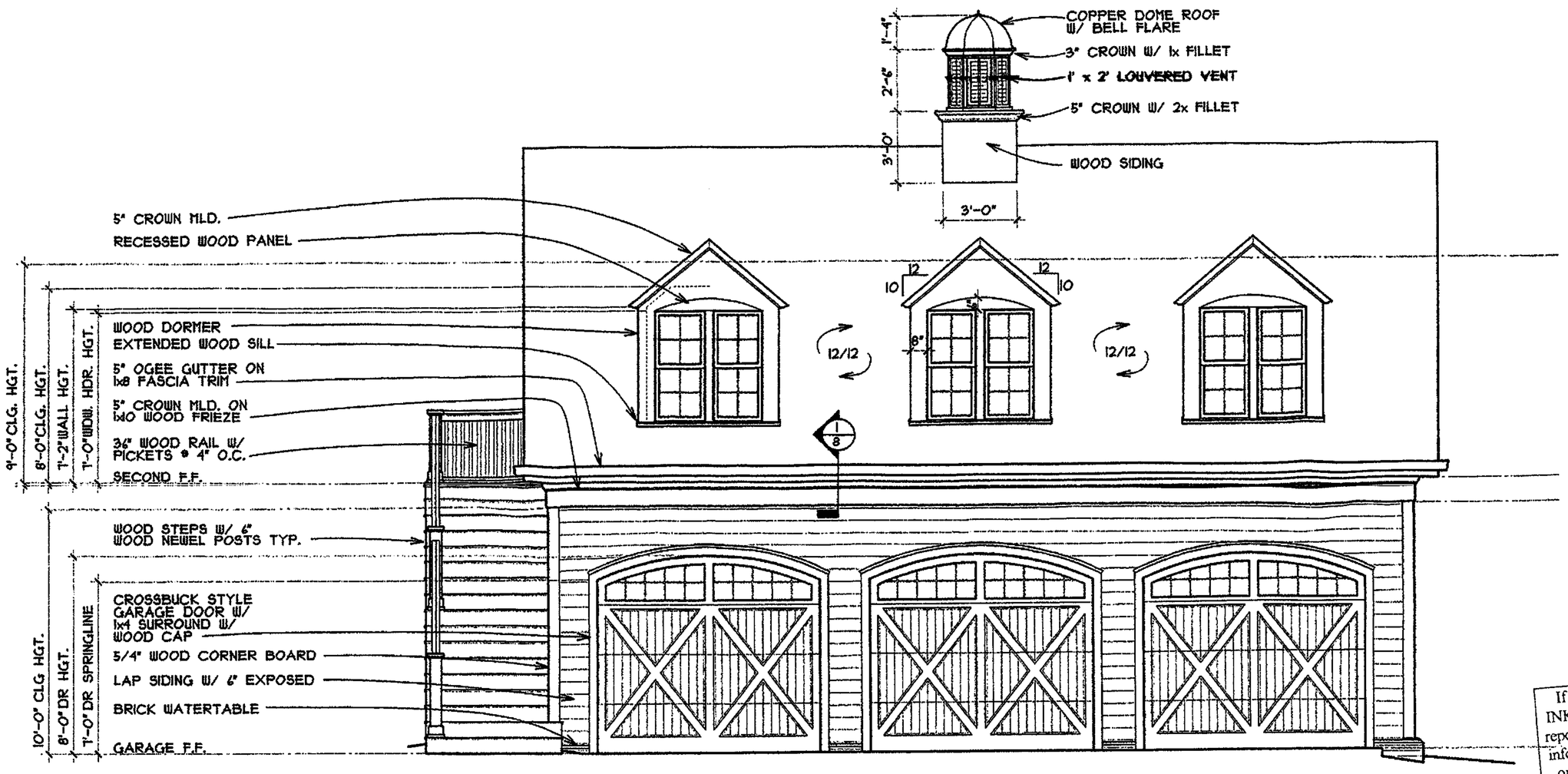

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FRONT ELEVATION

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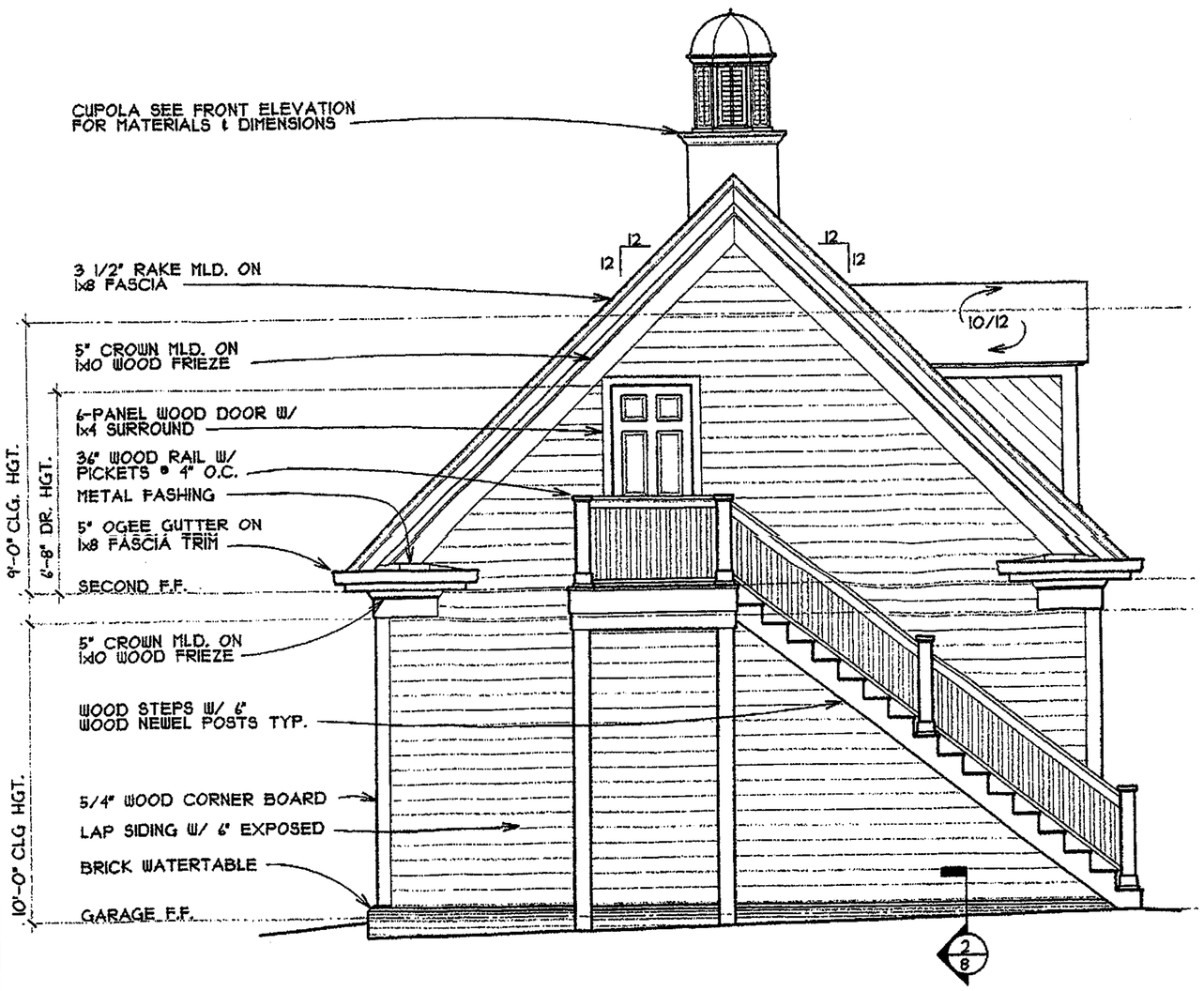
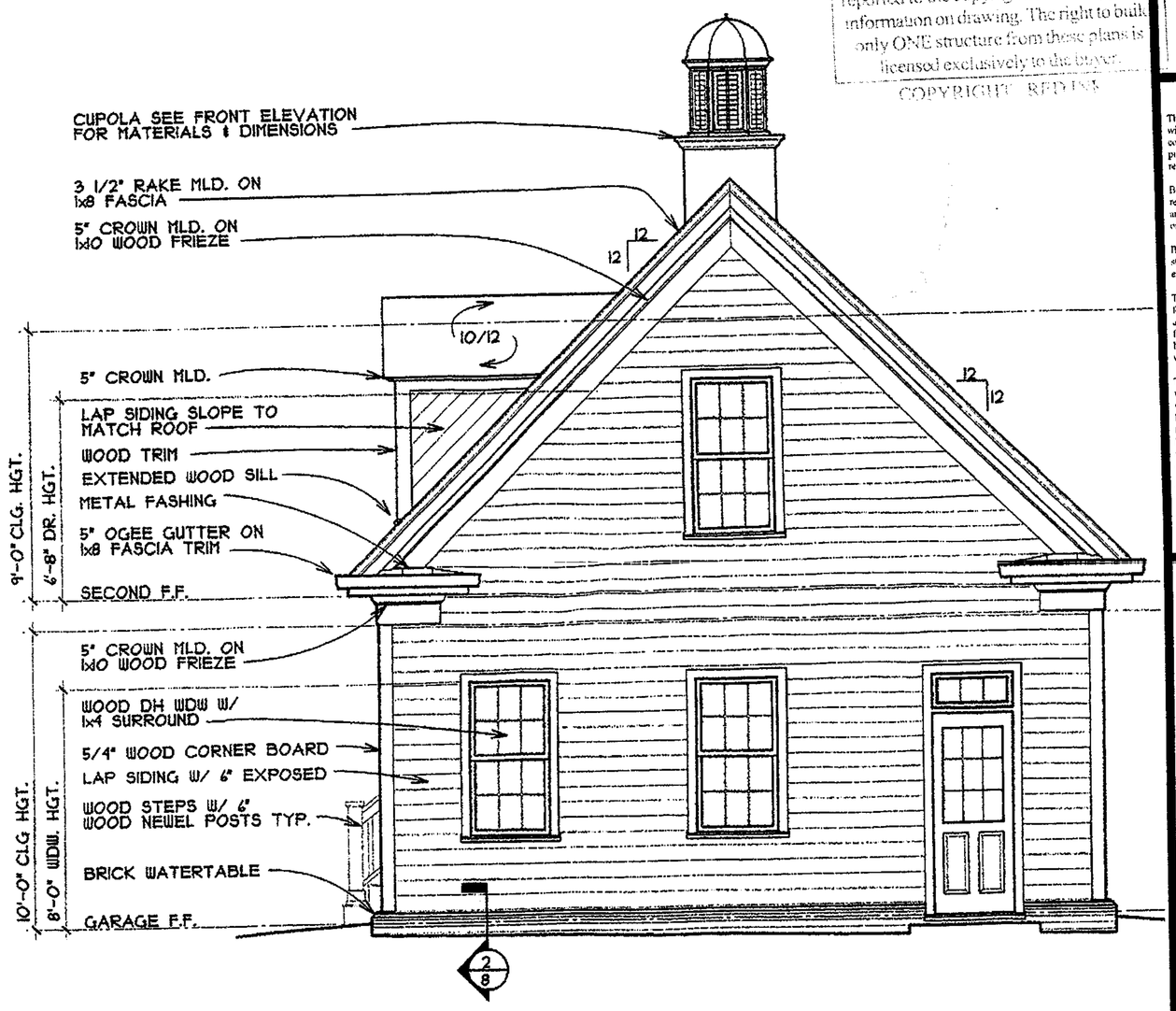


LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

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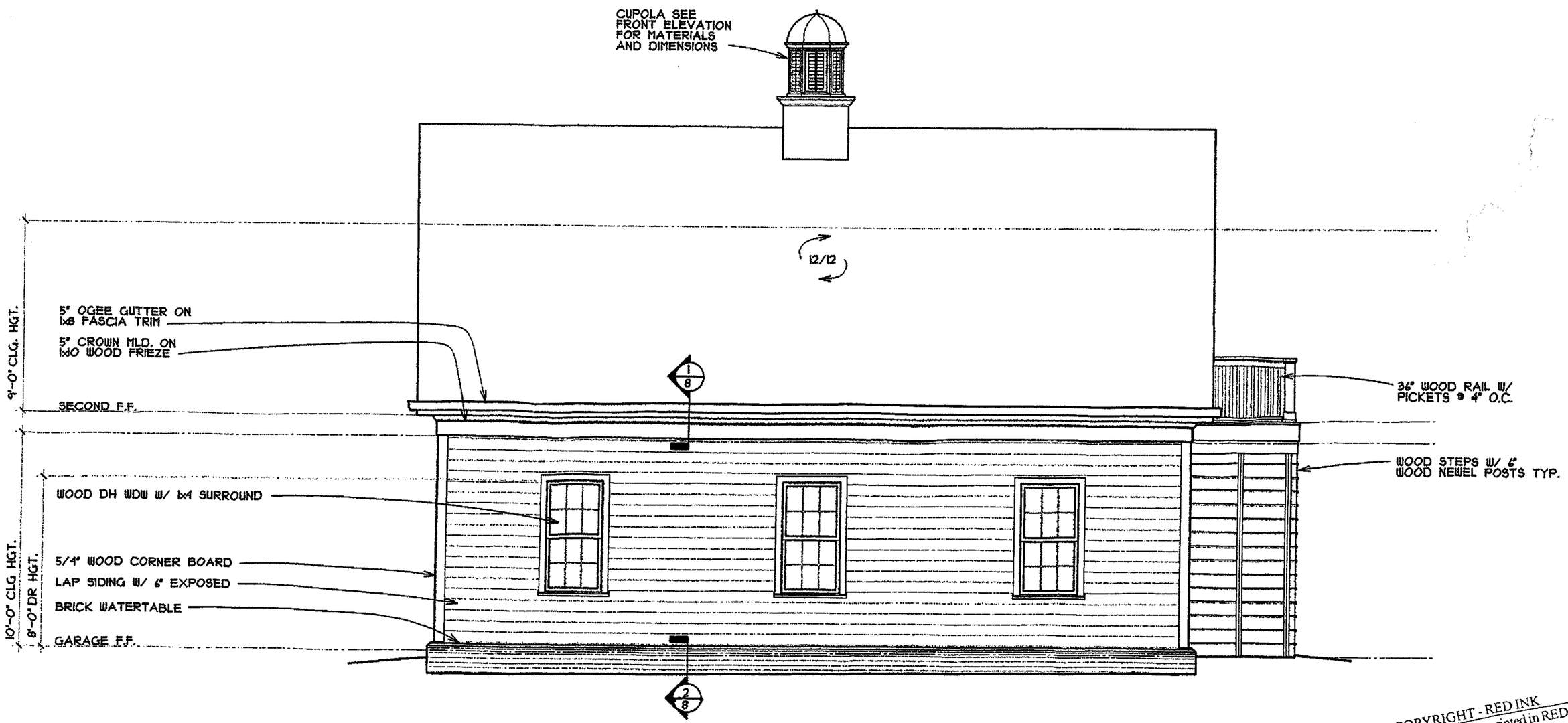

REAR ELEVATION

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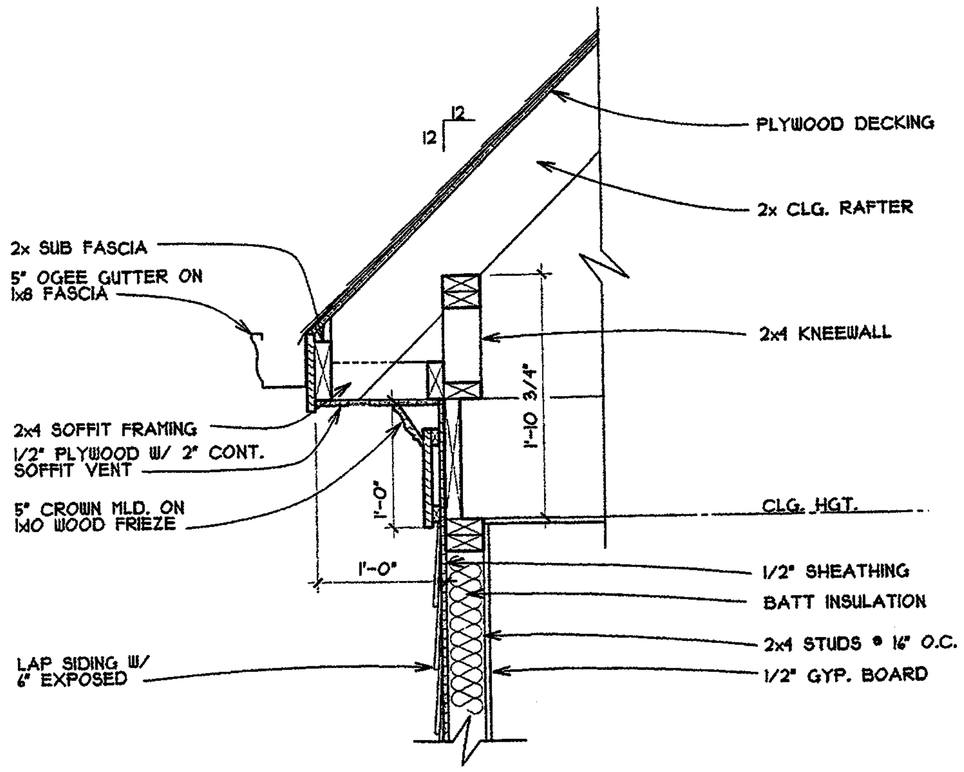
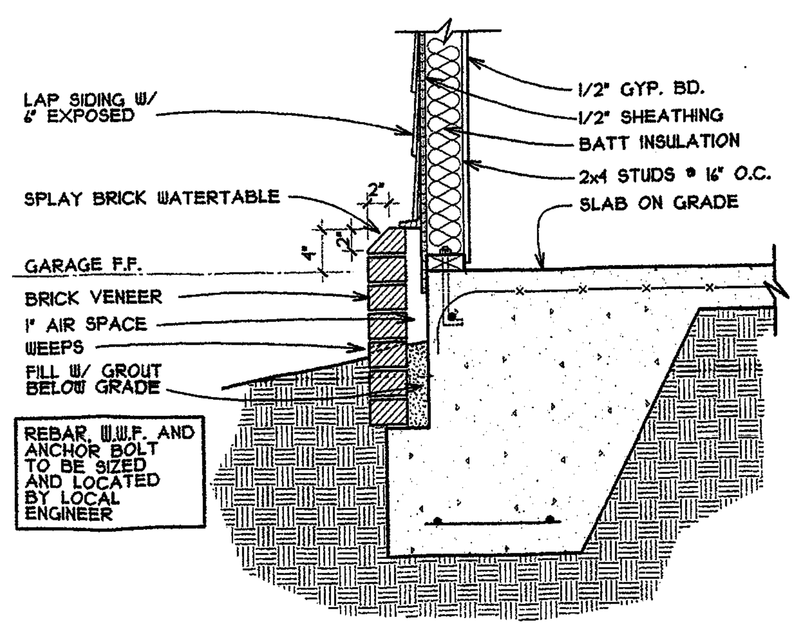


1/8 CORNICE SECTION

1" = 1'-0"



2/8 WATERTABLE SECTION

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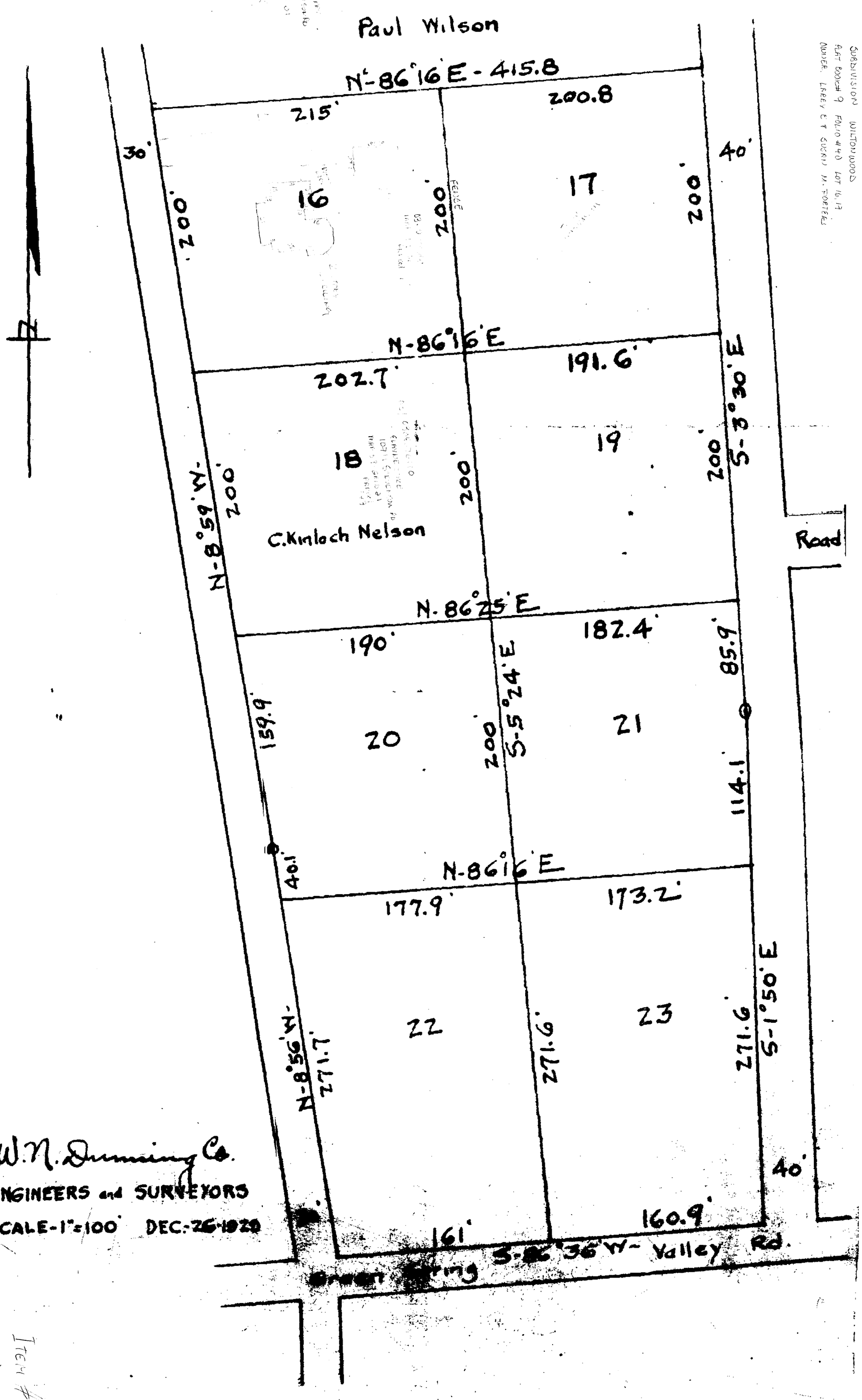
SUBDIVISION WILTON WOODS
PLAT BOOK # 9 FOLIO 440 LOT 16, 17
OWNER: LARRY E & SUSAN M. FIORTINO



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