IN RE: PETITION FOR ADMIN. VARIANCE S/S Dairy Road, 890' W centerline of York Road 7th Election District 3rd Councilmanic District (209 Dairy Road) Chris Ayres *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-271-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Chris Ayres. The variance request is for property located at 209 Dairy Road in the Parkton area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 28 ft. in lieu of the required 50 ft. for an addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

11/26/03
L. Jameson

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 7th day of January, 2003, that a variance from Section 1A04.3.B.2 of the B.C.Z.R., to permit a side yard setback of 28 ft. in lieu of the required 50 ft. for an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/7/03

Baltimore County
Zoning Commissioner

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

January 7, 2003

Mr. Chris Ayres
209 Dairy Road
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 03-271-A
Property: 209 Dairy Road

Dear Mr. Ayres:

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

c: Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286

Printed with Soybean Ink
on Recycled Paper

Filed

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 209 Dairy Road

which is presently zoned RCS

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) 1A04.3B.2. (BCZR)

TO PERMIT A SIDE YARD SETBACK OF 28' IN LIEU OF THE REQUIRED 50'.

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):

CHRIS AYRES
Name - Type or Print

Signature

Name - Type or Print

Signature

209 Dairy Road (410) 357-4217
Address Telephone No.

Parkton, MD 21120
City State Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.
Name

200 E. Joppa Road Room 101 (410) 828-9060
Address Telephone No.

Towson MD 21286
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 19 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. 03-271-A

Reviewed By D. THOMPSON **Date** 12/9/02

Estimated Posting Date 12/23/02

REV 9/15/98

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 209 Dairy Road
Address
Parkton MD 21120
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 ask for the variance for the following reasons. Due to the proximity of the road in front of the house and the loday lines on the sides and back we are unable to expand to meet our families needs. More importaly due to functional and structural reasons the site we have chosen is the most aesthic and cost effective site ~~for~~ location.

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

CHRIS AYRES
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Chris Ayres

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

December 2, 2002
Date

Karen M. Choxel
Notary Public

My Commission Expires March 1, 2003

REV 09/15/98

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 209 Dairy Road
Address
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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 ask for the variance for the following reasons. Due to the proximity of the road in front of the house and the building lines on the sides and back we are unable to expand to meet our families needs. More importantly due to functional and structural reasons the site we have choosen is the most aesthic and cost effective site location

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

CHRIS A YRES
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Chris Ayres

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS *my hand and Notarial Seal*

December 2, 2002
Date

Karen M. Thorell
Notary Public

My Commission Expires March 1, 2003

KAREN M. THORELL
Notary Public
Baltimore County, Maryland
Commission Expires 3-1-03

REV 09/15/98

Flood

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 209 Dairy Road

which is presently zoned RCS

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) 1A04.3B.2. (BCZR)

TO PERMIT A SIDE YARD SETBACK OF 28' IN LIEU OF THE REQUIRED 50'.

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):

CHRIS AYRES
Name - Type or Print

Signature

Name - Type or Print

Signature

209 Dairy Road (410)357-4217
Address — Telephone No.

Parkton, MD 21120
City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc
Name

200 E Joppa Road Room 101 (410)828-9060
Address — Telephone No.

Towson, MD 21286
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. 03-271-A

Reviewed By D. THOMPSON **Date** 12/9/02

Estimated Posting Date 12/23/02

REV 9/15/98

ZONING DESCRIPTION FOR #209 DAIRY ROAD

BEGINNING FOR A POINT ON THE SOUTH SIDE OF DAIRY ROAD, WHICH IS 40 FEET WIDE AT A POINT DISTANT 890 FEET WEST OF THE CENTERLINE OF YORK ROAD, MARYLAND ROUTE 45, WHICH IS 80 FEET WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES:

S 09 DEGREES 31 MINUTES 49 SECONDS E, 195.02 FEET; THENCE S 78 DEGREES 29 MINUTES W, 228.37 FEET; THENCE N 20 DEGREES 01 MINUTES W, 175 FEET; THENCE N 69 DEGREES 59 MINUTES E, 78 FEET AND THENCE FOR A CURVE TO THE RIGHT WITH A RADIUS OF 1,180 FEET AND A LENGTH OF 168.10 FEET, CONTAINING 0.97 ACRES, MORE OR LESS AS RECORDED IN DEED LIBER 11191, FOLIO 87. ALSO KNOWN AS #209 DAIRY ROAD AND LOCATED IN THE 7TH. ELECTION DISTRICT, 3RD. COUNCILMANIC DISTRICT.

STATE OF MARYLAND
J. TILGHMAN DOWNEY, JR.
No. 114
REGISTERED
PROPERTY LINE SURVEYOR

J. TILGHMAN DOWNEY, JR.

SITE RITE SURVEYING, INC.
200 E. JOPPA ROAD
SUITE 101
TOWSON, MD 21286
410.828.9060

03-271-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20149

DATE 12/9/02 ACCOUNT 001006 6150

AMOUNT $ 50.00

RECEIVED FROM: SITE RITE

FOR: ITEM # 271 09-271-A

209 DAIRY RD. BY D. THOMPSON

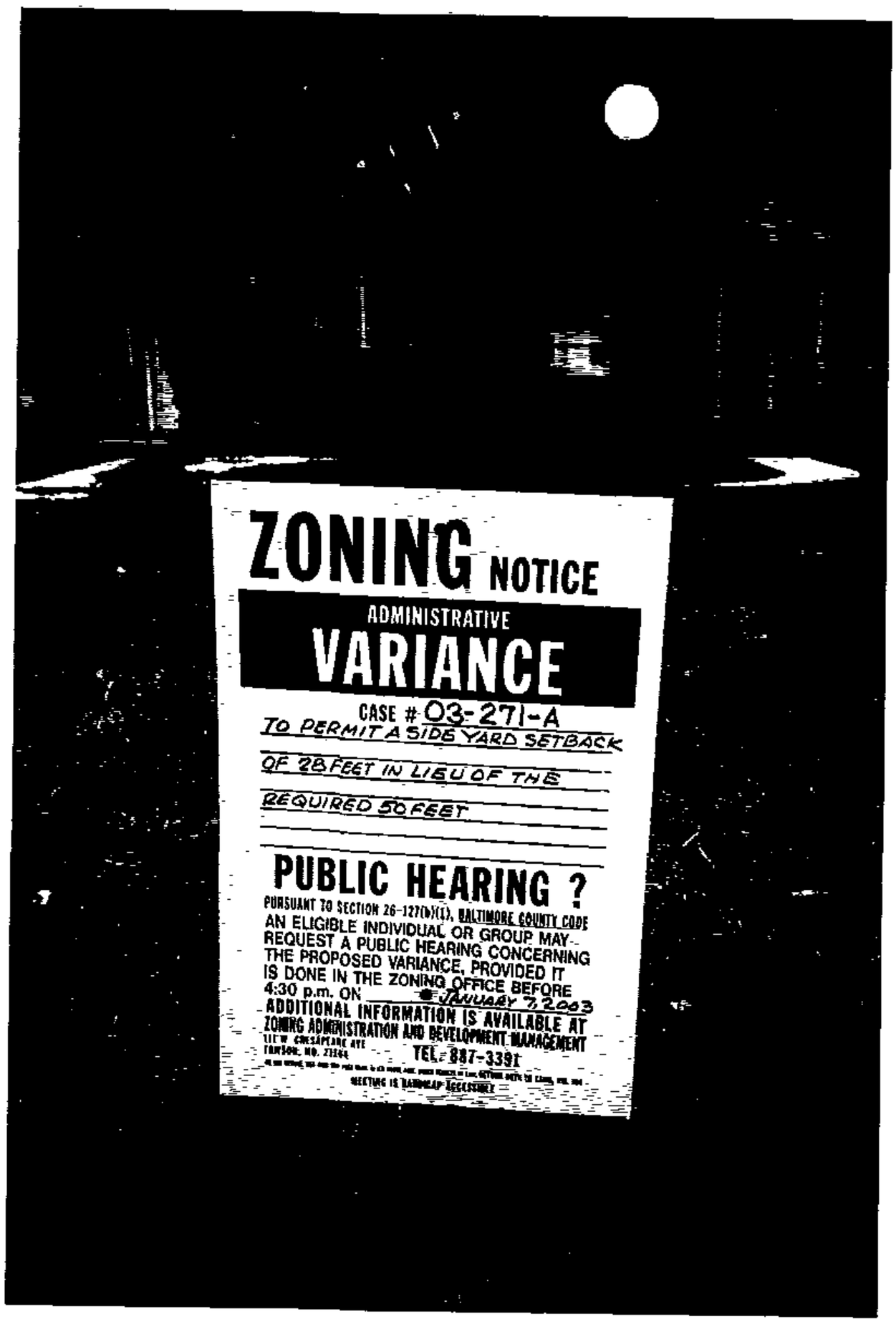
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
12/09/2002	12/09/2002	09:19:54

REG W506 WALKIN KNCH KGR DRAWER 4
>>RECEIPT # 118723 12/09/2002 CHLN
Dept 5 528 ZONING VERIFICATION
CR NO. 020149
Recpt Tot $50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 03-271-A
TO PERMIT A SIDE YARD SETBACK
OF 28 FEET IN LIEU OF THE
REQUIRED 50 FEET
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON JANUARY 7, 2003
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
PUBLIC HEARING ?

CERTIFICATE OF POSTING

RE: Case No.: 03-271-A

Petitioner/Developer: CHRISTOPHER AYRES

Date of Hearing/Closing: 1-7-03

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

Attention: ~~Ms. Gwendolyn Stephens~~ 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

209 DAIRY ROAD

The sign(s) were posted on DEC. 19TH, 2002
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-271-A

Petitioner: Christopher Ayres

Address or Location: 209 Dairy Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christopher Ayres

Address: 209 Dairy Road
Parkton, MD 21120

Telephone Number: (410) 357-4217

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 271 -A Address 209 DAIRY RD., 21120

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: ~~12/23/02~~ 12/9/02 **Posting Date:** ~~1/7/03~~ 12/23/02 **Closing Date:** 1/7/03

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- 271 -A Address 209 DAIRY RD., 21120

Petitioner's Name AYRES Telephone 410-357-4217

Posting Date: 12/23/02 **Closing Date:** 1/7/03

Wording for Sign: *To Permit* A SIDE YARD SETBACK OF 28' IN LIEU OF THE REQUIRED 50'.

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

January 6, 2003

Mr. Christopher Ayres
209 Dairy Road
Parkton, MD 21120

Dear Mr. Ayres:

RE: Case Number: 03-271-A, 209 Dairy Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

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

Printed with Soybean Ink
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. 271 -DT

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

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

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

271

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

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/RCT

DATE: February 3, 2003

SUBJECT: Zoning Item 271
Address 209 Dairy Road

Zoning Advisory Committee Meeting of: December 23, 2002

The addition must be at least 30 feet from the well. Contact GWM for more information.

Reviewer: Sue Farinetti Date: January 23, 2003

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS TGT

DATE: February 26, 2003

SUBJECT: Zoning Item 271
Address 209 Dairy Road

Zoning Advisory Committee Meeting of December 23, 2002

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

__X__ Additional Comments:

A variance to these regulations may be required depending upon where the 100 year flood plain falls.

Reviewer: Dave Lykens Date: February 11, 2003

1/7/03 AV
Ayres

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) 03-271 & 03-286**
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 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

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.

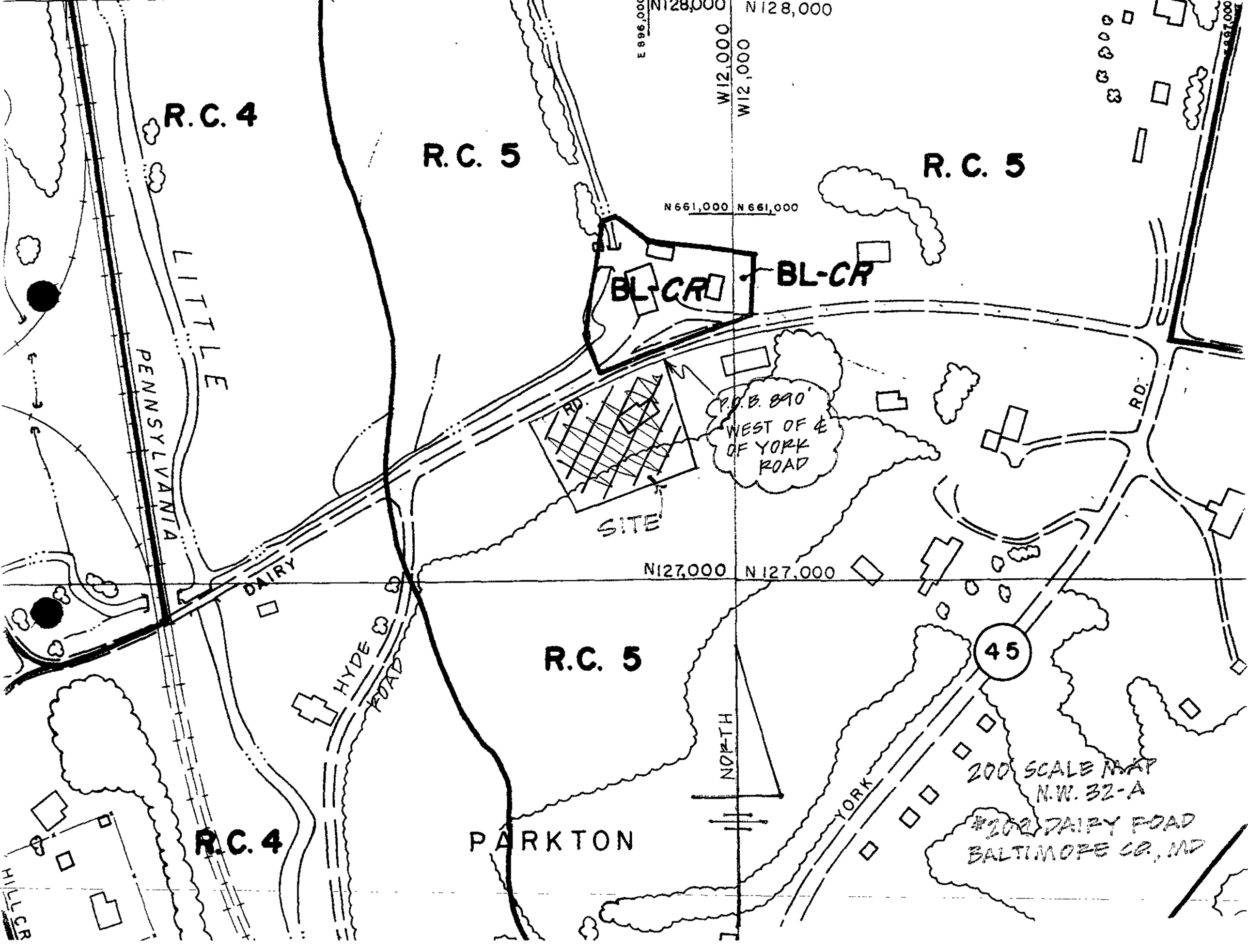
Sincerely,

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


R.C. 4
R.C. 5
R.C. 5
R.C. 5
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N128,000
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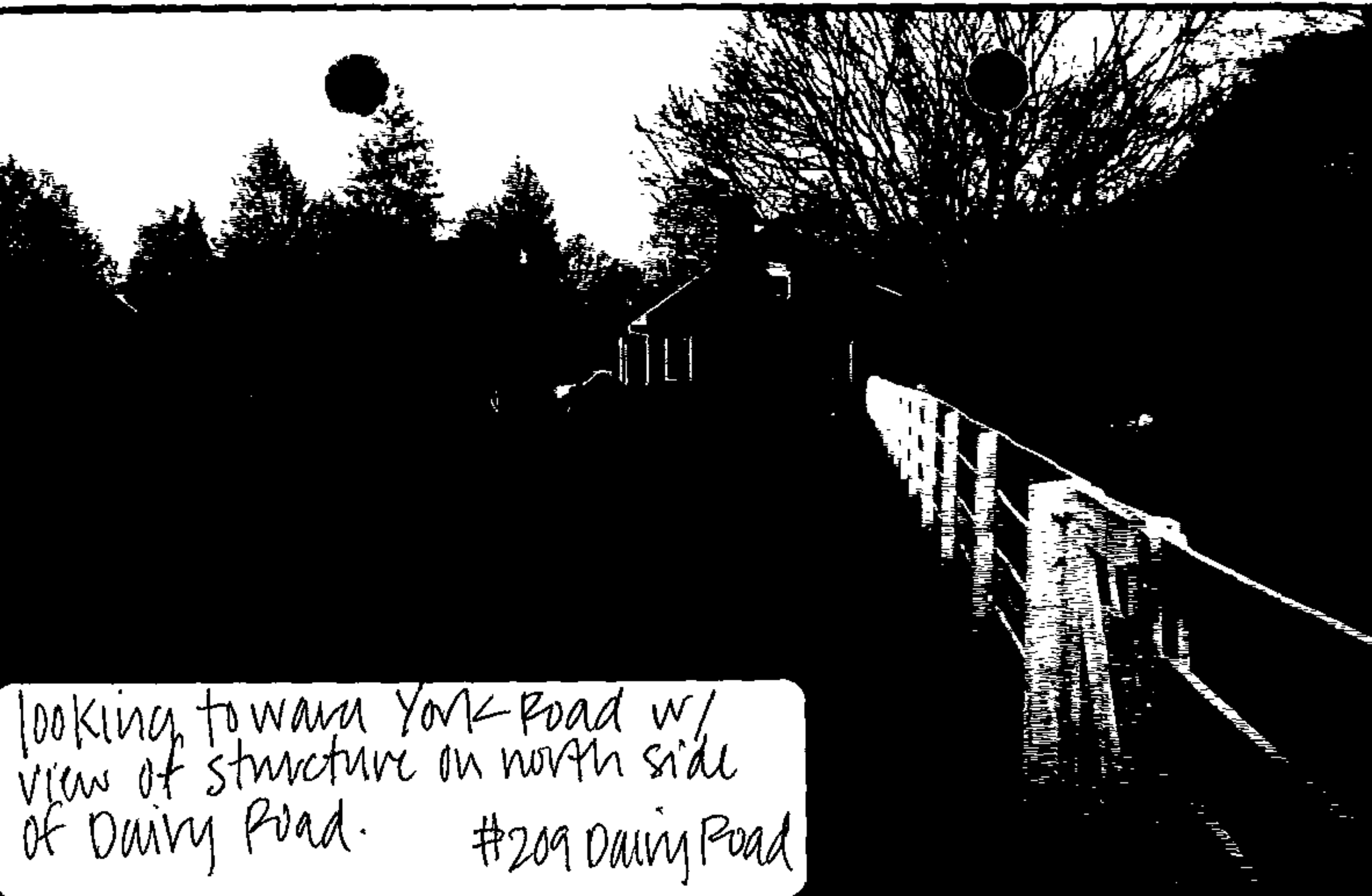
E 896,000
W12,000
W12,000
N661,000
N661,000
BL-CR
BL-CR
LITTLE PENNSYLVANIA
RD.
P.O.B. 890' WEST OF ℄ OF YORK ROAD
SITE
RD.
N127,000
N127,000
DAIRY
HYDE ROAD
45
NORTH
YORK
PARKTON
HILLCR
200' SCALE MAP
N.W. 32-A
#202 DAIRY ROAD
BALTIMORE CO., MD

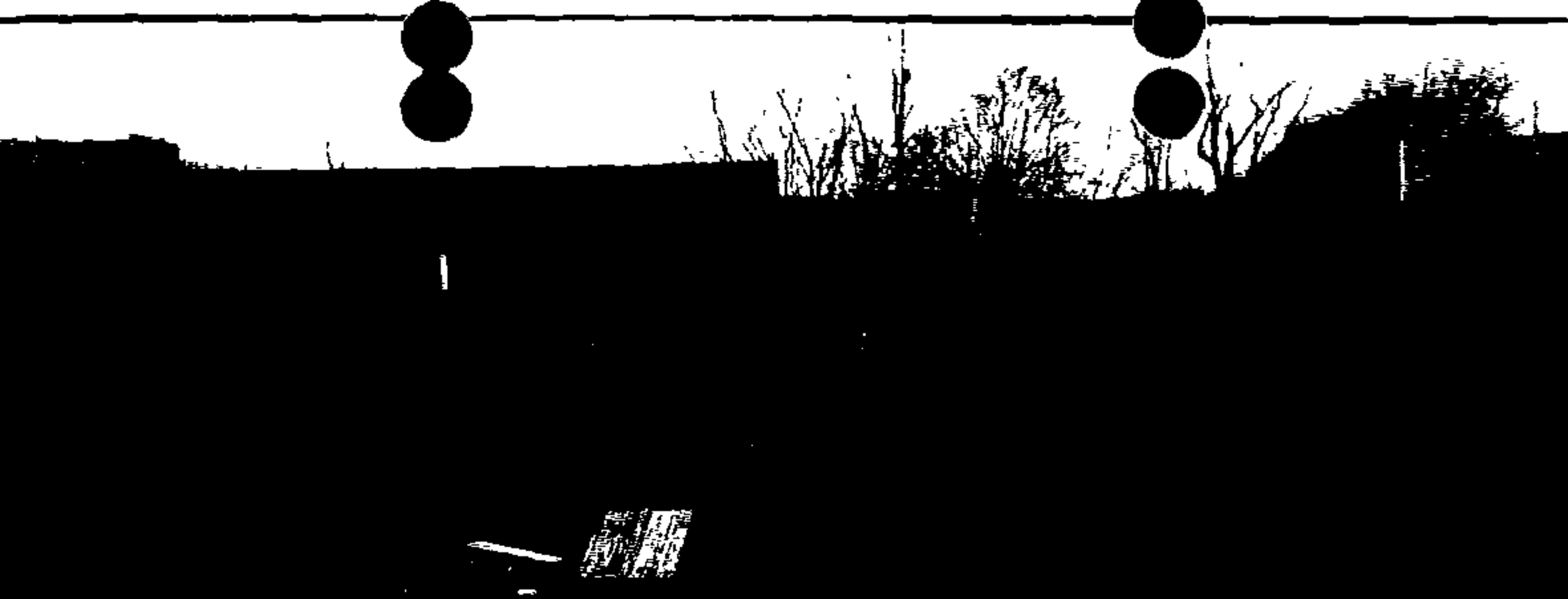
Rear view of subject property
Proposed addition/garage side
#209 Dairy Road.

Front view of subject property
#209 Dairy Road

Rear / side view of house w/ view of structure on north side of Dairy Road #209 Dairy Road



looking toward York Road w/
view of structure on north side
of Dairy Road. #209 Dairy Road



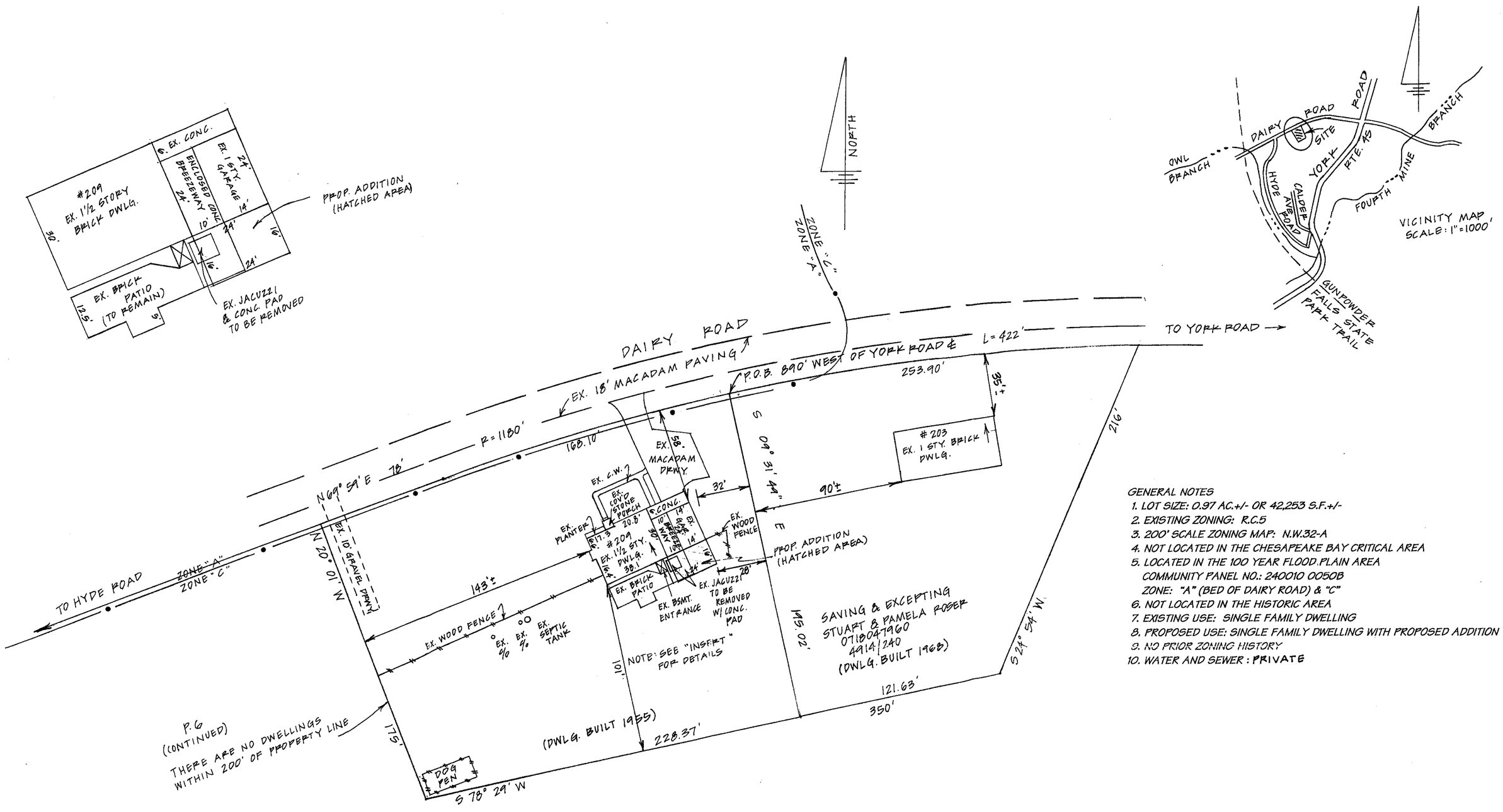
Rear view of house (prop- addtn.
right hand side w/ garage)
#209 Dairy Road

looking toward York Road
#209 Daily Road

Subject property w/ view of #203 Dairy Road.

Front view (prop. adatn. side of house)
#209 Dairy Road

Rear view of subject property
#209 Dairy Road



GENERAL NOTES

1. LOT SIZE: 0.97 AC.+/- OR 42,253 S.F.+/-
2. EXISTING ZONING: R.C.5
3. 200' SCALE ZONING MAP: N.W.32-A
4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
5. LOCATED IN THE 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO.: 240010 0050B
   ZONE: "A" (BED OF DAIRY ROAD) & "C"
6. NOT LOCATED IN THE HISTORIC AREA
7. EXISTING USE: SINGLE FAMILY DWELLING
8. PROPOSED USE: SINGLE FAMILY DWELLING WITH PROPOSED ADDITION
9. NO PRIOR ZONING HISTORY
10. WATER AND SEWER : PRIVATE

STATE OF MARYLAND
LINCOLN POWERS JR.
No. 114
REGISTERED
PROPERTY LINE SURVEYOR

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

OWNER: CHRISTOPHER AYRES
209 DAIRY ROAD
PARKTON, MD 21120
(410)357-4217
TAX MAP: 12 GRID: 20 PARCEL: 42
TAX ACCOUNT Nº 0718047528
DEED REF: 11191/87

PLAT TO ACCOMPANY PETITION FOR
AN ADMINISTRATIVE VARIANCE
#209 DAIRY ROAD
ELECTION DISTRICT NO. 7
COUNCILMANIC DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 40'
DECEMBER 4,2002

Pet. Ex. #1 03-271-A