

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Quern Court, 175' S
centerline of Samuel Owings Drive
2nd Election District
3rd Councilmanic District
(10 Quern Court)

Gena & Dale Clemons
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-345-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Gena and Dale Clemons. The variance request is for property located at 10 Quern Court in the Owings Mills area of Baltimore County. The variance request is from Sections 504, 1B02.3.B and V.B.6.b of the Baltimore County Zoning Regulations (B.C.Z.R.) (C.M.D.P.), to permit a rear yard setback of 12 ft. for a sunroom in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

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

2/27/03
R. J. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 27th day of February, 2003, that a variance from Sections 504, 1B02.3.B and V.B.6.b of the B.C.Z.R. (C.M.D.P.), to permit a rear yard setback of 12 ft. for a sunroom in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/27/03
H. Jemison



Baltimore County
Zoning Commissioner

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

February 27, 2003

Mr. & Mrs. Dale Clemons
10 Quern Court
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 03-345-A
Property: 10 Quern Court

Dear Mr. & Mrs. Clemons:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance TO Amend the FPP of Village of Painters Mill to the Zoning Commissioner of Baltimore County

for the property located at 10 Overn Ct.
which is presently zoned DR II

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) 504, 1.B.02.3.B and V.B.6.b (ECZR) (CMDD) to permit a rear yard setback of 12 ft. for a sunroom in lieu of the required 15 ft.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print /
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

DAVE CLEMONS
Name - Type or Print
Dave E Clemons
Signature
Dena Clemons
Name - Type or Print
Dena Clemons
Signature
10 Overn Ct.
Address
OWINGS MILLS MD 21117
City State Zip Code
410-350-4159
Telephone No.

Representative to be Contacted:

Southside Builders Inc.
Name
96 John St. - Unit B 410-857-7829
Address
Westminster MD 21157
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 03 day of March, 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. 03-345A

REV 10/25/01

Reviewed By [Signature] Date 1.24.03

Estimated Posting Date 2.3.03

Affidavit in Support of Administrative Variance

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

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

10 QUEEN CT.
Address
OWINGS Mills Md.
City State Zip Code 21117

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):

SEE ATTACHED

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

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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 _____

Affidavit in Support of Administrative Variance

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

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

Address 10 QUERN CT.
City OWINGS MILLS State MD. Zip Code 21117

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):

(SEE ATTACHED)

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.

Gina P. Clemens
Signature

Gina P. Clemens
Name - Type or Print

Dale E. Clemens
Signature

Dale E. Clemens
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22ND day of JANUARY, 2013, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gina P. Clemens & Dale E. Clemens
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 9-1-5

345

01/02/03

Clemons Residence:

"Undue Hardship"

- (i) As shown on the attached plat & photos, the Clemons home has been situated on the property shifted toward the rear of the property lines. Specifically, the property is almost located on the rear set-back line, as illustrated on the accompanying plat. This creates the need to seek relief of 8' from the 20' rear set back. The proposed site of the Clemons Family Sunroom will be 12' from their rear property line, which is an easement. The only possible location to add a Sunroom as extension of their Living area is on the rear of the property. This layout does not allow reasonable use to any other location. The Clemons Purchased the property with full expectations on adding a Sunroom Addition/Patio Enclosure, to gain the adequate leisure space for their growing family. Architecturally, this is the only side of their home in which to add a Sunroom Addition. Aesthetically, it is the only location for the Addition without any adverse effects. Their intent is to increase the value of the property, harmonious with the community. The front of their home is not appropriate for the Sunroom Addition.
- (ii) The size of their lot is unusual from other homes in the community, in that it is the smallest lot on the block, half the size of many on their court. Neighboring lots have much more freedom to add space without seeking a variance.
- (iii) This hardship was not the result of the applicant's own action. Nothing has been *constructed at this time, and the Clemons are applying for their building permit* through normal building permit channels.

Note: When Mr. & Mrs. Clemons purchased this home, they budgeted approx. \$20,000.00 to construct a quality Sunroom Addition/Patio Enclosure as additional leisure space. Their intent was introducing an all glass Sunroom, consisting of glass sliding windows and doors, NOT solid construction (i.e. siding/drywall). Conventional construction would interrupt their neighbors' views, and distract from the congruency of other existing leisure improvements throughout their community, which have been made. We feel this is a reasonable use of their rear space, and respectfully request the permission from the Hearing Officer, to add a Four Seasons Sunroom Patio Enclosure (10' x 12'), on an existing and permitted deck, which will not adversely effect traffic, block others' views, nor endanger public safety or welfare. We feel whole-heartedly, that the spirit of the ordinance will still be observed, as granting this relief would be based on the limited possible areas on which the homeowners could improve as well as the homes unordinary positioning of the home on their parcel. This relief would also allow the Clemons t make reasonable and valuable addition to their home, bringing their property up to the value of other neighboring properties, recently sold new.

Attached: We offer the attached the signatures and addresses of the homeowners most affected by the Porch Enclosure along with photos of similar projects.

Dale E. Clemons

Zoning Description for 10 Quern Court, Owings Mills, MD.

Beginning at a point on the NORTH side of QUERN COURT which is 50' wide at the distance of 175' SOUTH of the centerline of the nearest improved intersecting street SAMUEL OWINGS DRIVE which is 60' wide. *Being Lot # 40, Block __, Section # 2, in the subdivision of VILLAGE of PAINTERS MILL as recorded in Baltimore County Plat Book # 63, Folio # 44, containing 4,511 ~~sq~~ ft. Also known as 10 QUERN COURT and located in the #2 Election District, 3 Councilmanic District.

345

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

345
No. 21033

DATE

1.24.03

ACCOUNT

001-006-6180

AMOUNT

\$

130.00

RECEIVED

FROM:

D. CLEMENTS 10 Queen St.

FOR:

~~AD~~ AD CAR. 65.
AMEND FDP 65.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

REPORT 194
130.00 OF
BALTIMORE COUNTY, MARYLAND

REPORT 194
130.00 OF
BALTIMORE COUNTY, MARYLAND

REPORT 194
130.00 OF
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING

RE: Case No.: 03-345-A

Petitioner/Developer: _____

DALE CLEMONS

Date of Hearing/Closing: 2/18/03

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

Attention: MS. BECKY HART

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 _____

10 QUERN CT.

The sign(s) were posted on 2/3/03
(Month, Day, Year)

CASE # 03-345-A

Sincerely,

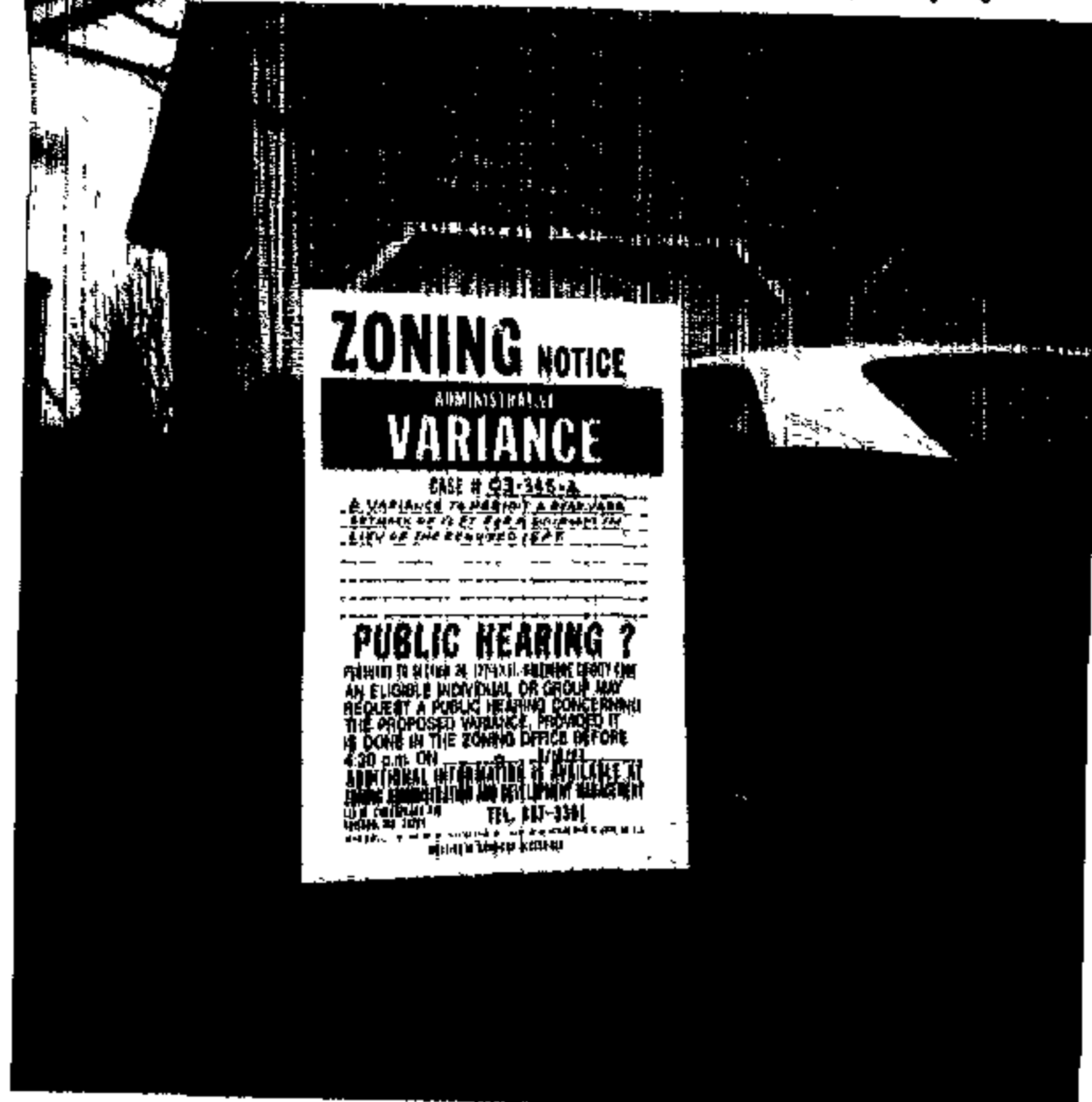
Richard E. Hoffman 2/3/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



10 QUERN CT.

POSTED 2/3/03

Richard E. Hoffman 2/3/03

CERTIFICATE OF POSTING

RE: Case No.: 03-345-A

Petitioner/Developer: _____

DALE CLEMONS

Date of Hearing/Closing: 2/18/03

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

Attention: Ms. BECKY HART

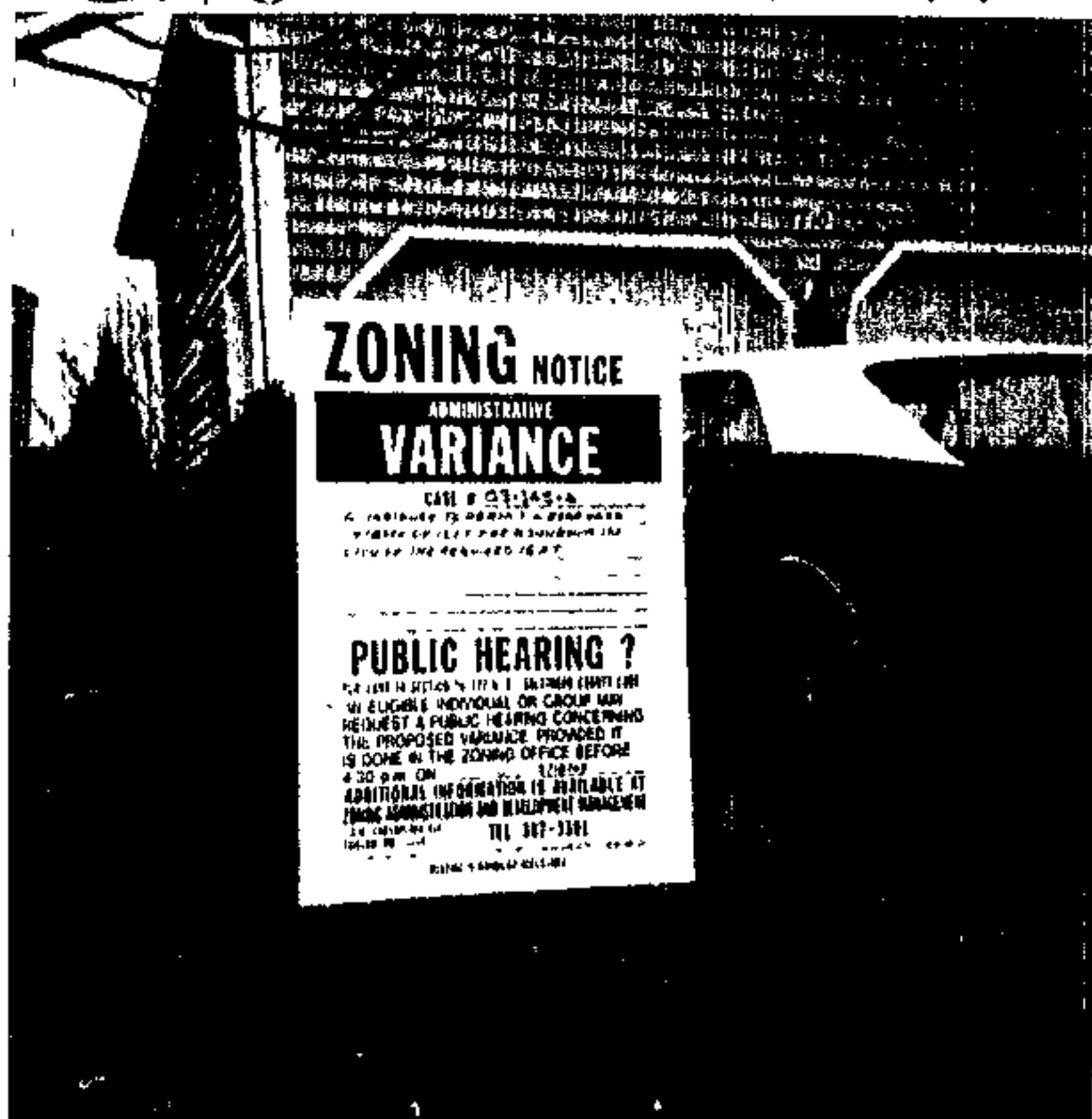
Ladies and Gentlemen:

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 _____

10 QUERN CT.

The sign(s) were posted on 2/3/03
(Month, Day, Year)

CASE # 03-345-A



Sincerely,

Richard E. Hoffman 2/3/03
(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)

10 QUERN CT.

POSTED 2/3/03

Richard E. Hoffman 2/3/03

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:

345

Petitioner:

DALE CLEMONS

Address or Location

10 Quern Ct Owings Mills, Md. 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

SAME

Telephone Number:

410-356-4159

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 345 -A Address 10 Queen Ct.

Contact Person: J. Munn Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 1.24.03 Posting Date: 2.3.03 Closing Date: 2.18.03

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- 345 -A Address 10 Queen Ct.
Petitioner's Name Dale Clemons Telephone 410-356-4159
Posting Date: 2.3.03 Closing Date: 2.18.03
Wording for Sign A VARIANCE
To Permit A REAR YARD SETBACK OF 12 ft.
for a sunroom in lieu of the required
15 ft.



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

February 14, 2003

Mr. Dale Clemons
10 Quern Court
Owings Mills, MD 21117

Dear Mr. Dale Clemons:

RE: Case Number: 03-345-A, 10 Quern Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Southside Builders Inc., 86 John Street, Unit B, Westminster MD 21157

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



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 3, 2003

Item No.: 339-347, 349

Dear Ms. Hart:

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.

The Fire Marshal's Office has no comments at this time.

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

c: File



MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., Governor • Michael S. Steele, Lt. Governor • Trent M. Kittleman, Acting Secretary

Date: 2.4.03

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

RE: Baltimore County
Item No. 345 JCM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us)

Very truly yours,

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

My telephone number/toll-free 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 • Phone 410 545 0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB5 TBT*

DATE: March 12, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of February 3, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

343, ~~345~~ 347-350

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED

FEB 27 2003

ZONING COMMISSIONER

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

DATE: February 27, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-345 & 03-349**
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 Johnson

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2003
Item Nos. 339, 340, 341, 342, 344,
345, 347, 348, 349, and 350

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

RWB:CEN:jrb

cc: File



SUNROOMS • CONSERVATORIES • PATIO ROOMS
GLASS AND SCREEN ENCLOSURES

Outdoor Living...Indoors!™

Southside Builders, Inc.
MHIC #25870

December 19, 2002

To Whom It May Concern:

I/We William + Gail Bryant residing at 9 Quern Ct, have no objections to our neighbors, Dale and Gena Clemons at 10 Quern Court, Owings Mills, MD, having a 10 x 12' sunroom addition added to the rear of their home.

Sincerely,

Gail J. Bryant
(Neighbor's Signature)

345



SUNROOMS · CONSERVATORIES · PATIO ROOMS
GLASS AND SCREEN ENCLOSURES

Outdoor Living...Indoors!™

Southside Builders, Inc.
MHIC #25870

December 19, 2002

To Whom It May Concern:

I/We DeRoy Dawes, residing at 8 Quern Court, have no objections to our neighbors, Dale and Gena Clemons at 10 Quern Court, Owings Mills, MD, having a 10 x 12' sunroom addition added to the rear of their home.

Sincerely,

DeRoy Dawes
(Neighbor's Signature)

345



SUNROOMS • CONSERVATORIES • PATIO ROOMS
GLASS AND SCREEN ENCLOSURES

Outdoor Living...Indoors!™

Southside Builders, Inc.

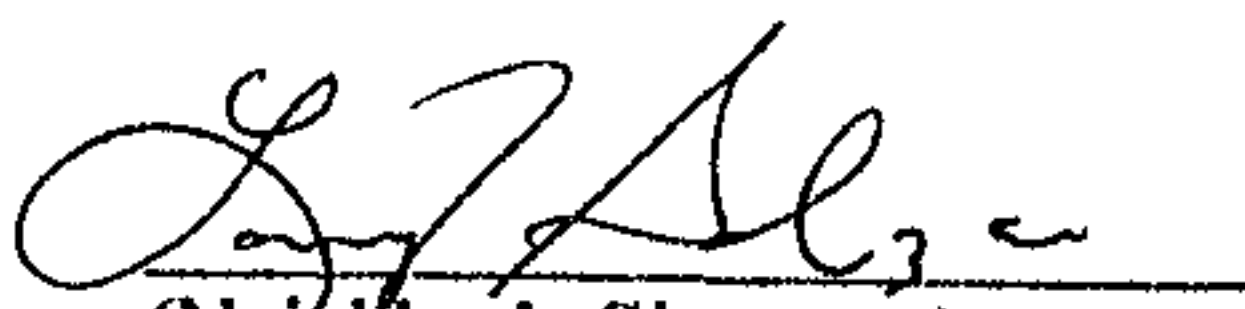
MHIC #25870

December 19, 2002

To Whom It May Concern:

I/We LARRY & NANCENE, residing at 24 SADDLESTONE COURT, have no objections to our neighbors, Dale and Gena Clemons at 10 Quern Court, Owings Mills, MD, having a 10 x 12' sunroom addition added to the rear of their home.

Sincerely,


(Neighbor's Signature)

345

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

February 4, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 W. Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

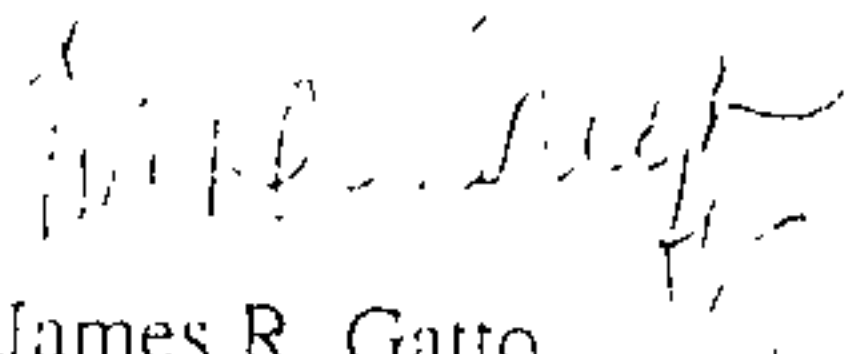
Re: Zoning Advisory Committee Agenda 02/10/03 re: case numbers 03-339-A, 03-340-A, 03-341-A, 03-342-SPHA, 03-343-A, 03-344-SPH, 03-345-A, 03-346-SPH, 03-347-A, 03-348-SPH, 03-349-A, 03-350-XA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/04/03. 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,



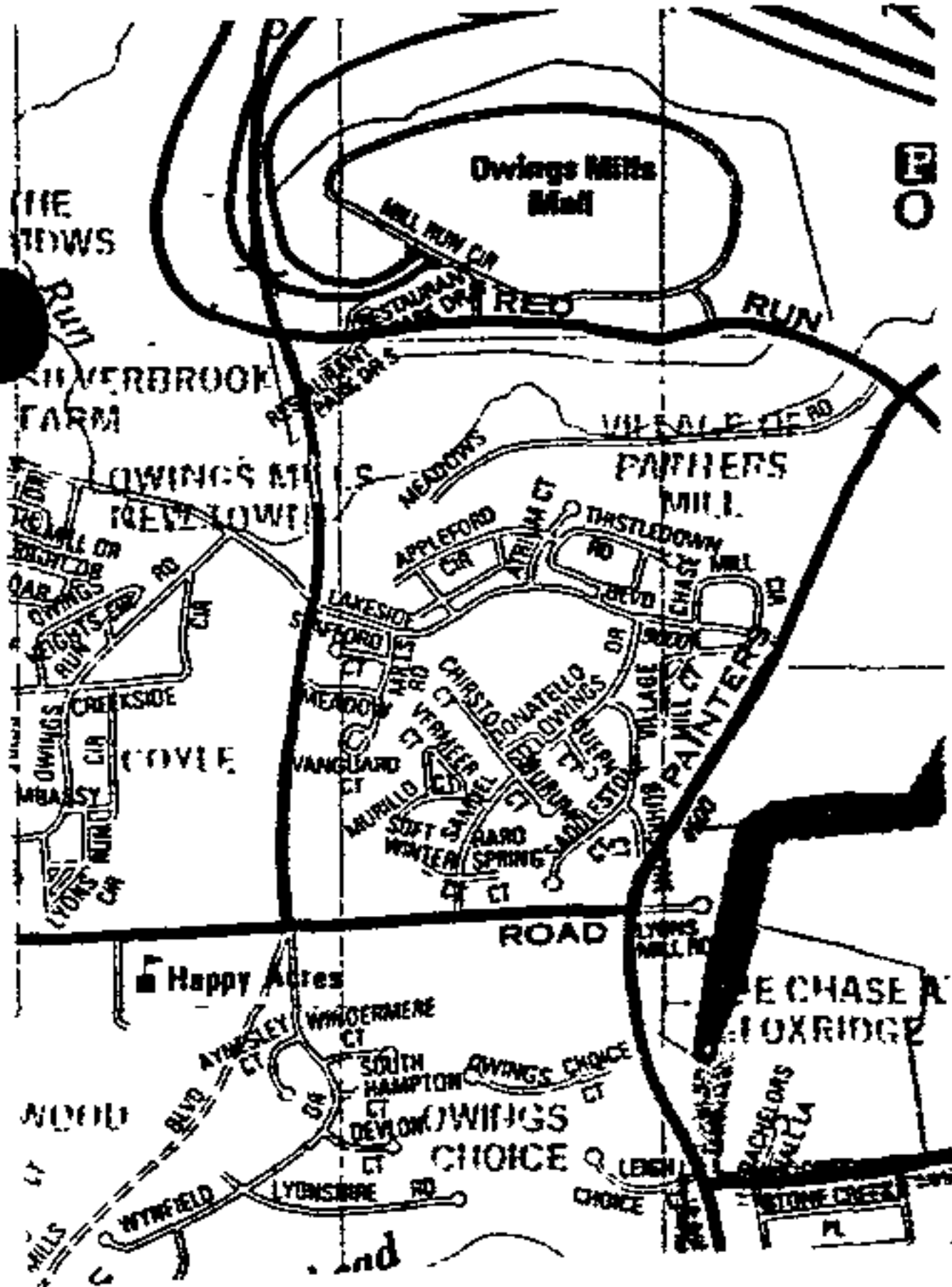
James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc. Mike Nortrup

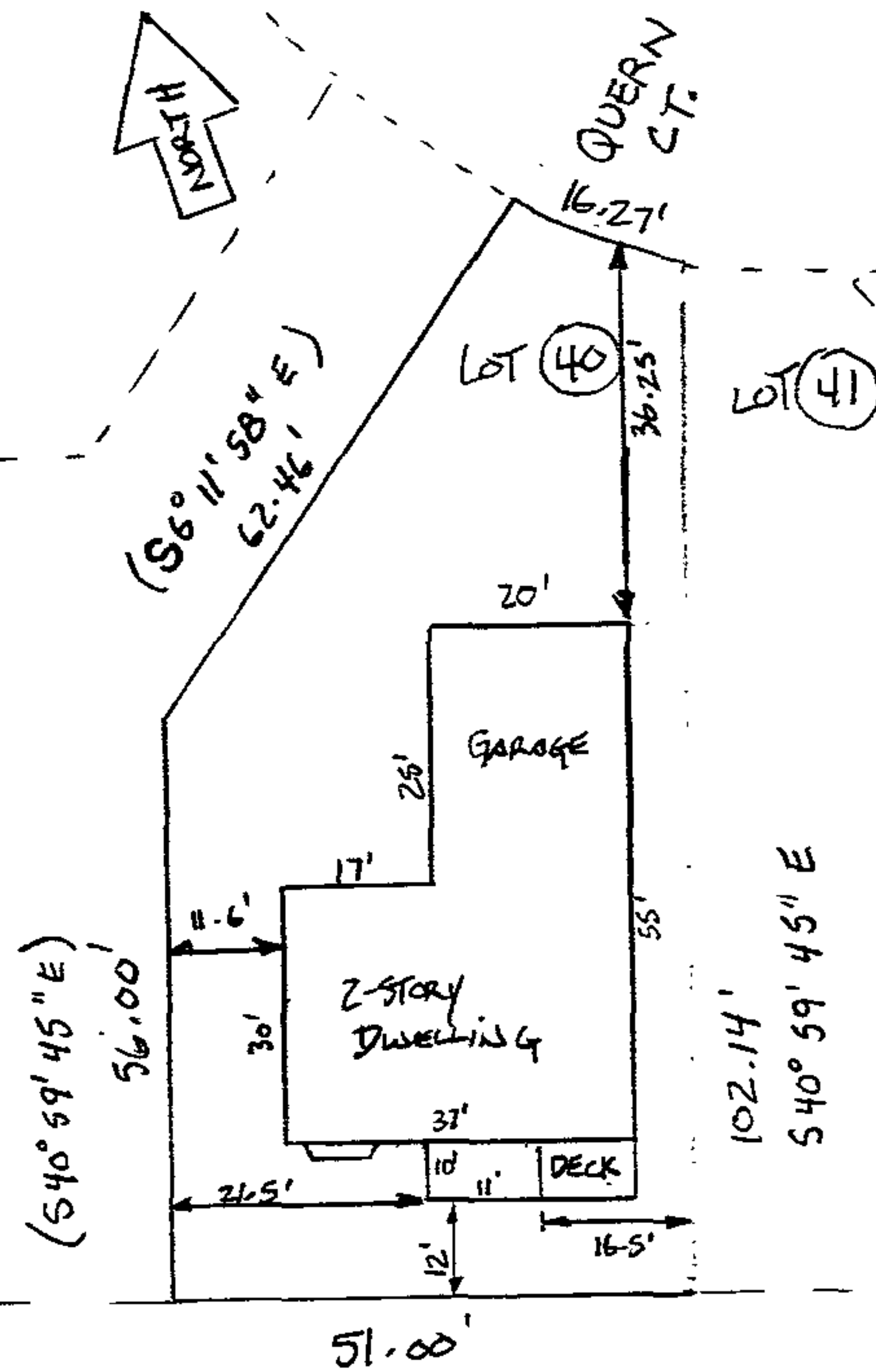
PLAT TO ACCOMPANY PETITION FOR VARIANCE

10 QUERN CT. - OWINGS MILLS, MD 21117
DAE & GENA CLEMONS

Plat # 63
Folio # 44
Vlt # 40
sect # 2



LOT (39)



Plat # 1

vicinity map/scale: 1" = 1000'

Election Dist. #2

Councilmanic Dist 3

1" = 200' scale map #

ZONING DR1U

lot size

Acres

45.112
sq. ft

sewer
water

Chesapeake Bay

NO

100 yd Flood plain

NO

Historic property

NO

Prior zoning hearing

#090-523A

Reviewed by ZONING office use only

FORM #

345

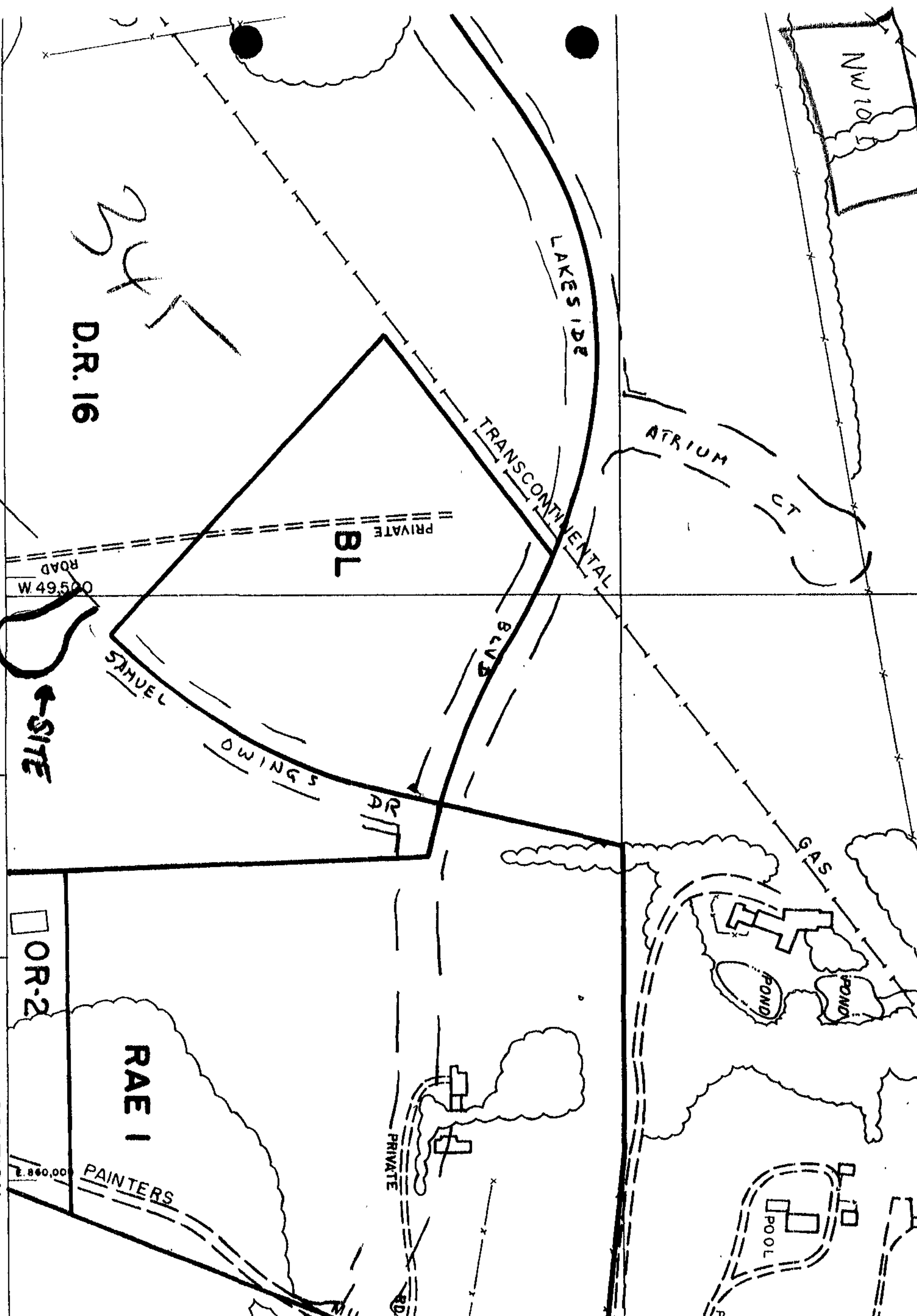
case #

10' x 11' Four SEASONS
PRE-ENGINEERED
SUNROOM

SCALE 1" = 25'-0"

Map showing various locations and roads:

- Locations:** D.R. 16 (multiple instances), OR-2, OT, H-25.
- Roads:** PRIVATE RD., W 49,500, PAINTERS MILL ROAD, WYONS MILL.
- Other Labels:** SITE, NW 91, 345.



34

D.R. 16

10 OVERN COURT

ROAD
W 49.564 M

← SITE

SCALE

1" = 200'±

OR-2

LOCATION

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RAE I

PAINTERS

2.860,000

PRIVATE

POOL

POND

POND

GAS

ATRIUM CT

TRANSCONTINENTAL

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DR

OWINGS

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