

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Galloway Road, 318' NW
centerline of Cold Spring Road
14th Election District
6th Councilmanic District
(4802 White Marsh Road)

Deborah & Bronson Yake
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-433-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Deborah and Bronson Yake, legal owners of that property known as 4802 White Marsh Road in the White Marsh area of Baltimore County. The Petitioners herein seek relief from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) with an 18 ft. setback in lieu of the required 22.5 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.

ORDER FOR FILING

Date

4/16/03

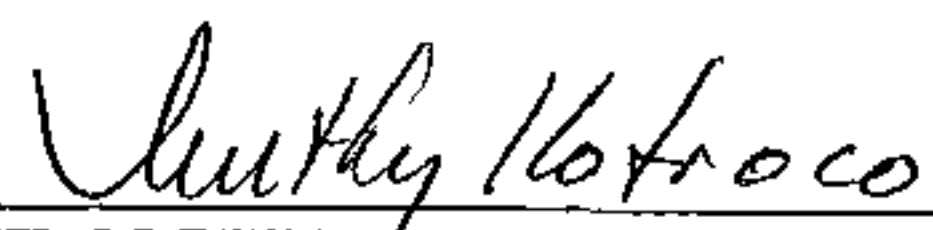
17

B. J. Jones

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 16th day of April, 2003, that a variance from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations, to permit an open projection (deck) with an 18 ft. setback in lieu of the required 22.5 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

ORDER RECEIVED FOR FILING

Date

4/16/03

By

R. J. Jenson



Baltimore County
Zoning Commissioner

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

April 16, 2003

Mr. & Mrs. Bronson T. Yake
4802 White Marsh Road
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 03-433-A
Property: 4802 White Marsh Road

Dear Mr. & Mrs. Yake:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4802 White Marsh Rd.
which is presently zoned residential D.R.5.5

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) 1801.2C.1.b., 301 (BCZR)

TO PERMIT AN OPEN PROJECTION (DECK) WITH AN 18-FOOT
SETBACK IN LIEU OF THE REQUIRED 22.5 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):

Bronson T. Yake
Name - Type or Print _____
Signature _____
Deborah L. Yake
Name - Type or Print _____
Signature _____
4802 White Marsh Rd. (410) 663-9096
Address _____ Telephone No. _____
Baltimore MD 21237
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. 03-433-A

Reviewed By D. THOMPSON Date 3/19/03

Estimated Posting Date 3/30/03

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 4/16/03
By [Signature]

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 4802 White Marsh Rd.
Address
Baltimore MD 21237
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 request an 18 ft. setback from the rear property line in lieu of the required 22.5 ft. for the following reasons:

We have a growing family and need more room for our children to play. Our house has the maximum allowable setback from the front property line (40 ft.) due to our property being adjacent to 4910 White Marsh Road, an older home that existed prior to the "Wolf Property," which sets back very far from their front property line. Had our home been able to have a normal front setback, we'd have extra room in the rear yard and would not require a variance. Currently, without a variance, we would only be able to build a deck that is 9 ft. in depth; however, with a variance, we propose to build the following deck:

14 ft. x 14 ft. screened porch, 8 ft. x 10 ft. open deck, stairs leading to the ground level, and a 12 x 8 shed enclosed under the screened porch.

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.

Bronson T. Yake
Signature

Bronson T. Yake
Name - Type or Print

Deborah L. Yake
Signature

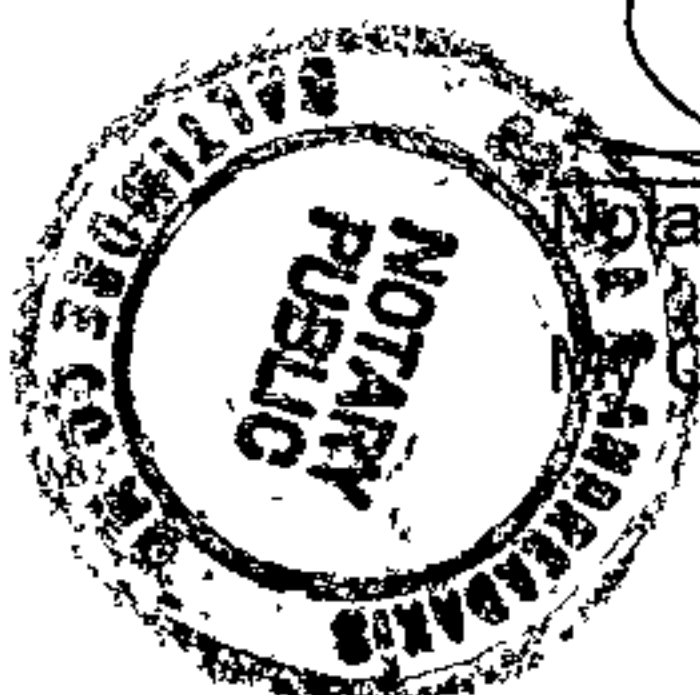
Deborah L. Yake
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of March, 2003, 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



Sandra S. Andreadakis
Notary Public

Commission Expires Aug 1, 2003

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City State Zip Code

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Bronson T. Yake
Signature
Name - Type or Print

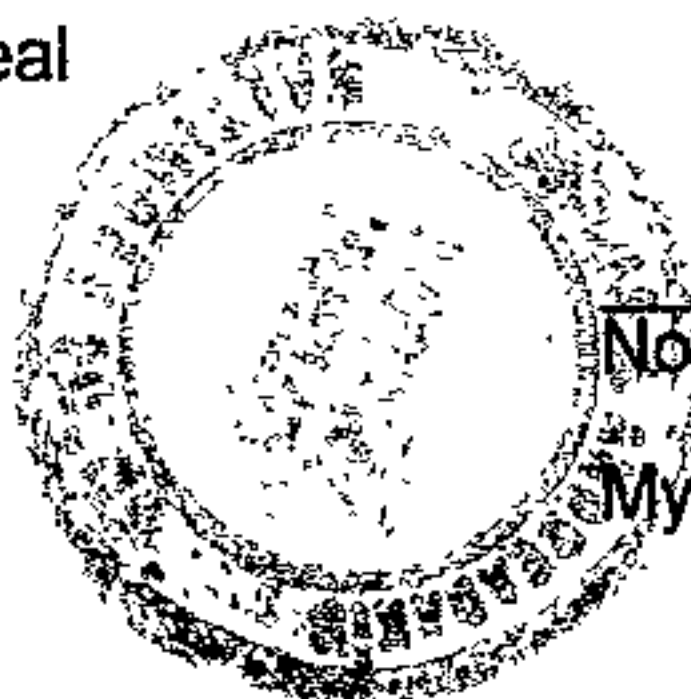
Deborah L. Yake
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of March, 2003, 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



S. L. Sandheadakis
Notary Public

My Commission Expires Aug 1, 2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4802 White Marsh Rd.
which is presently zoned residential D.R.55

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) 1B01.2C.1.b., 301 (BCZR)

TO PERMIT AN OPEN PROTECTION (DECK) WITH AN 18-FOOT
SETBACK IN LIEU OF THE REQUIRED 22.5 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):

Bronson T. Yake

Name - Type or Print

Signature

Deborah L. Yake

Name - Type or Print

Signature

4802 White Marsh Rd. (410) 663-9096

Address

Telephone No.

Baltimore

MD

21237

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. 03-433-A

Reviewed By D. THOMPSON Date 3/19/03

REV 10/25/01

Estimated Posting Date 3/30/03

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 4802 White Marsh Road, Baltimore, MD 21237

Beginning at a point on the North side of White Marsh Road which is 60 feet wide at the distance of 100 feet East of the centerline of the nearest improved intersecting street, Broadbridge Road, which is 50 feet wide. Being Lot # 24 in the subdivision of "Wolf Property" as recorded in Baltimore County Plat Book # 73, Folio # 150, containing 11.7020 Acres. Also known as 4802 White Marsh Road and located in the 14th Election District, 6th Councilmanic District.

03-433-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22354

DATE 3/19/03 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: DEBORAH YAKE

FOR: ITEM # 433 03-433-A

4802 WHITE MARSH RD. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DEPT
3/19/2003	3/19/2003	11:17:58	2
REG MS02	MAIL	JEVA JEE	
>> RECEIPT # 259623 3/19/2003 OFLM			
Dept	5	528 ZONING VERIFICATION	
CR NO.	022354		
Receipt Tot	\$65.00		
65.00	OK	.00	CR
Baltimore County, Maryland			

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22354

DATE 3/19/03 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: DEBORAH YAKE

FOR: ITEM # 433 03-433-A

4802 WHITE MARSH RD. 34 D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
3/19/2003	3/19/2003	11:17:58	2
REG US02	MAIL	JEVA JEE	
>> RECEIPT # 259623			3/19/2003 OFLN
Dept	5	528 ZONING VERIFICATION	
CR NO.	022354		
Recpt Tot		\$65.00	
65.00	OK	.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 4/1/03

RE: Case Number 03-433-A
Petitioner/Developer: YAKE
Date of Hearing/Closing: 4/14/03

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4802 WHITE MARSH RD

The sign(s) were posted on 3/30/03
(Month, Day, Year)

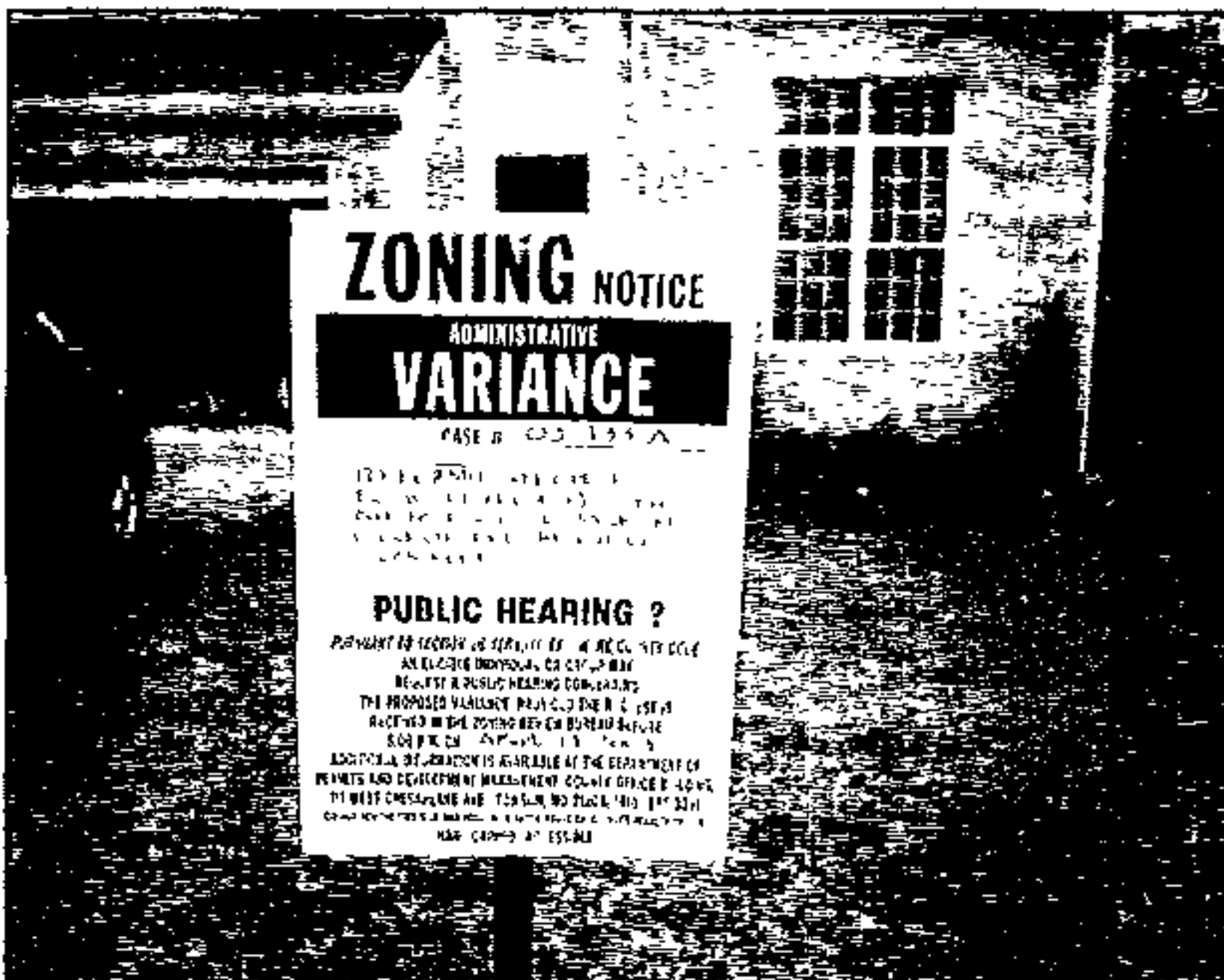
Charles E. Merritt
(Signature of Sign Poster)

CHARLES MERRITT
(Printed Name of Sign Poster)

9831 MAGLEDT ROAD
(Street Address of Sign Poster)

BALTIMORE MD 21234
(City, State, Zip Code of Sign Poster)

410 665-5562
(Telephone Number of Sign Poster)



**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: 03-433-A

Petitioner: YAKE

Address or Location: 4802 WHITE MARSH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. BRONSON T. YAKE

Address: 4802 WHITE MARSH RD.

BALTIMORE, MD 21237

Telephone Number: 410-663-9096

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 433 -A

Address 4802 WHITE MARSH RD.

Contact Person: DONNA THOMPSON

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/19/03

Posting Date: 3/30/03

Closing Date: 4/14/03

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.

Donna Thompson, Planner

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 433 -A

Address 4802 WHITE MARSH RD.

Petitioner's Name YAKE

Telephone 410-663-9096

Posting Date: 3/30/03

Closing Date: 4/14/03

Wording for Sign: To Permit AN OPEN PROTECTION (DECK) WITH AN 18-FOOT

SETBACK IN LIEU OF THE REQUIRED 22.5 FEET.



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

April 14, 2003

Bronson T. Yake
Deborah L. Yake
4802 White Marsh Road
Baltimore, MD 21237

Dear Mr. and Mrs. Yake:

RE: Case Number: 03-433-A, 4802 White Marsh Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.1.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 433 DT

Dear Ms. Hart:

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



**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

April 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 31, 2003

Item No.: 431 ⁴³³ 438, 441 - 444

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.

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

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-433 – Administrative Variance**

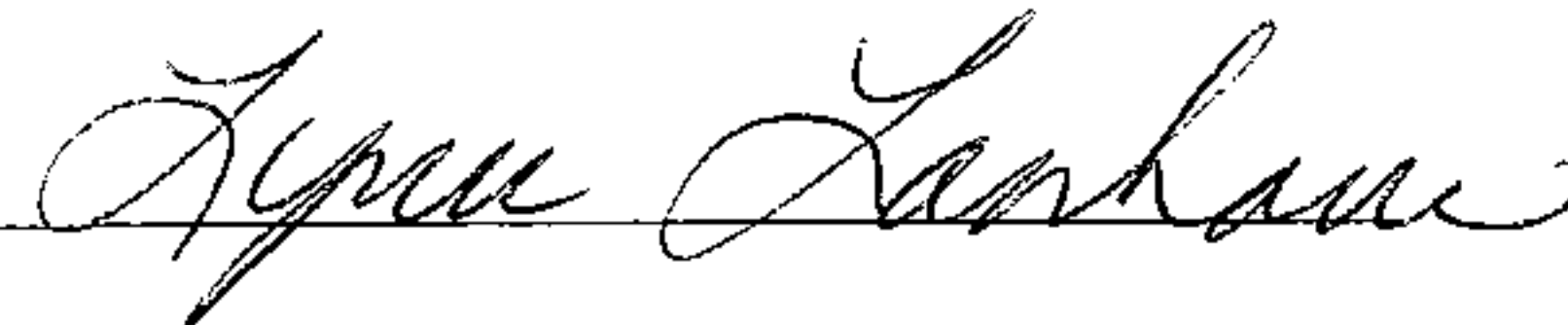
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



RECEIVED

Section Chief:



APR 9 2003

AFK/LL:MAC

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 7, 2003
Item Nos. 431, 432, 433, 435, 436,
437, 438, 439, 440, 441, 442, 443,
and 444

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

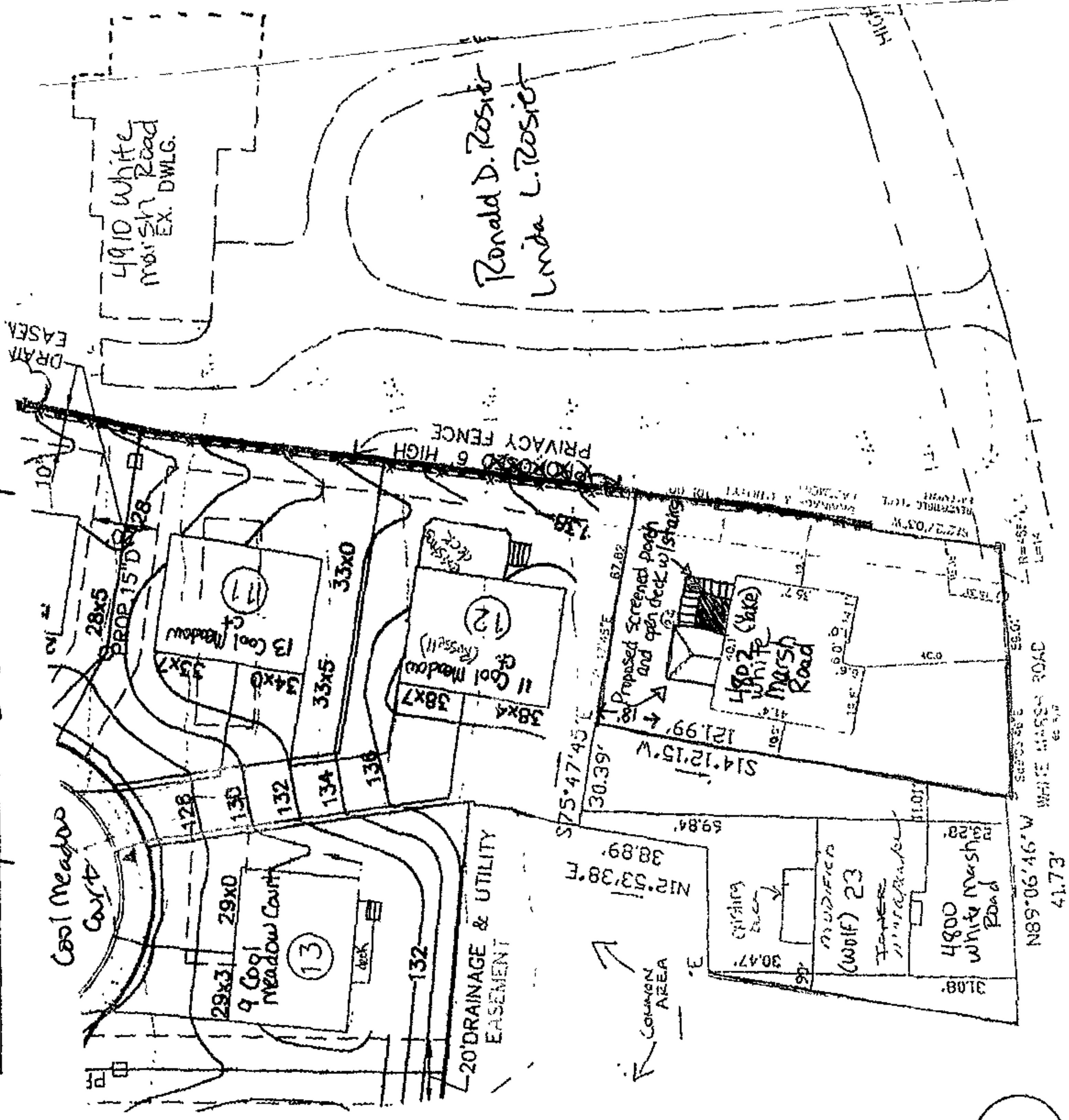
RWB:CEN:jrb

cc: File

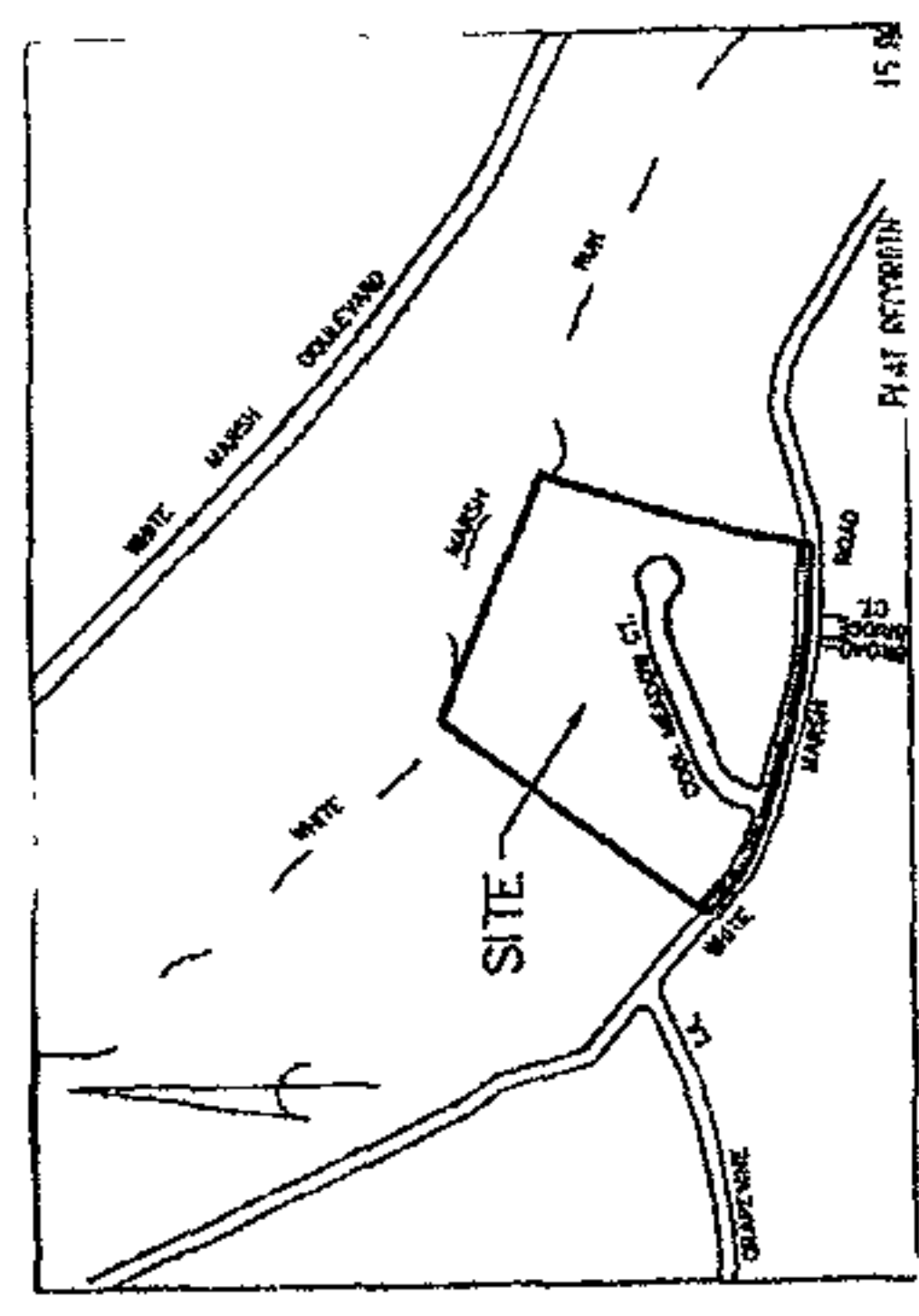
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4802 White Marsh Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Wolf Property
PLAT BOOK # 13 FOLIO # 15D LOT # 24 SECTION #
OWNER Brian T. Yake + Deborah L. Yake



PREPARED BY Deborah Yake SCALE OF DRAWING: 1" = 50 ft



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 86

ZONING D.R. 5.5

LOT SIZE 0.1813

ACREAGE

SQUARE FEET

PUBLIC ☒ PRIVATE ☐

SEWER

WATER

YES

NO

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

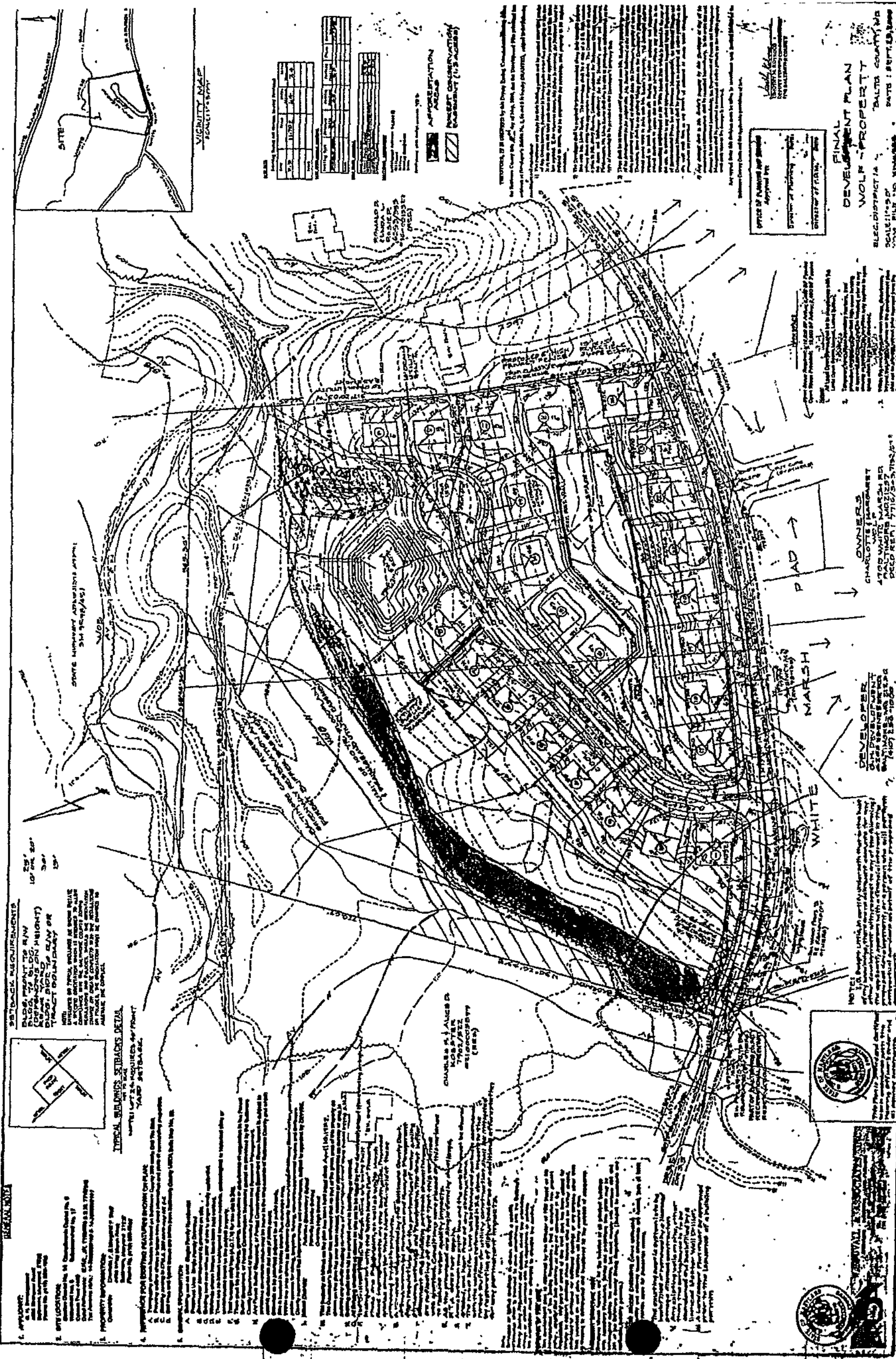
HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D. THOMPSON 423 103-433-A

Ret. 24-7



NOTES:

1. ALL DISTANCES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. FOR EXACT DISTANCES, CONSULT THE FIELD BOOKS OR THE SURVEYOR'S OFFICE.

2. THE MAP IS BASED ON THE 1950 U.S. GEOLOGICAL SURVEY TOPOGRAPHIC MAP OF THE AREA, WHICH SHOWS ELEVATIONS IN FEET.

3. THE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED.

4. THE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED.

LEGEND:

1. ALL DISTANCES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. FOR EXACT DISTANCES, CONSULT THE FIELD BOOKS OR THE SURVEYOR'S OFFICE.

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FINAL DEVELOPMENT PLAN

WOLF PROPERTY

WOLF DISTRICT

WOLF COUNTY, MD

DATE: 10/15/1988

SCALE: 1" = 100'

BY: [Signature]

NOTES:

1. ALL DISTANCES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. FOR EXACT DISTANCES, CONSULT THE FIELD BOOKS OR THE SURVEYOR'S OFFICE.

2. THE MAP IS BASED ON THE 1950 U.S. GEOLOGICAL SURVEY TOPOGRAPHIC MAP OF THE AREA, WHICH SHOWS ELEVATIONS IN FEET.

3. THE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED.

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OWNER:

CHARLOTTE J. JACOBSON

4700 WHITE MARSH RD

MALDEN, MD 21105

TEL: 410/326-1100

DEVELOPER:

WOLF DISTRICT

WOLF COUNTY, MD

TEL: 410/326-1100

APPENDIX:

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Zoning Map

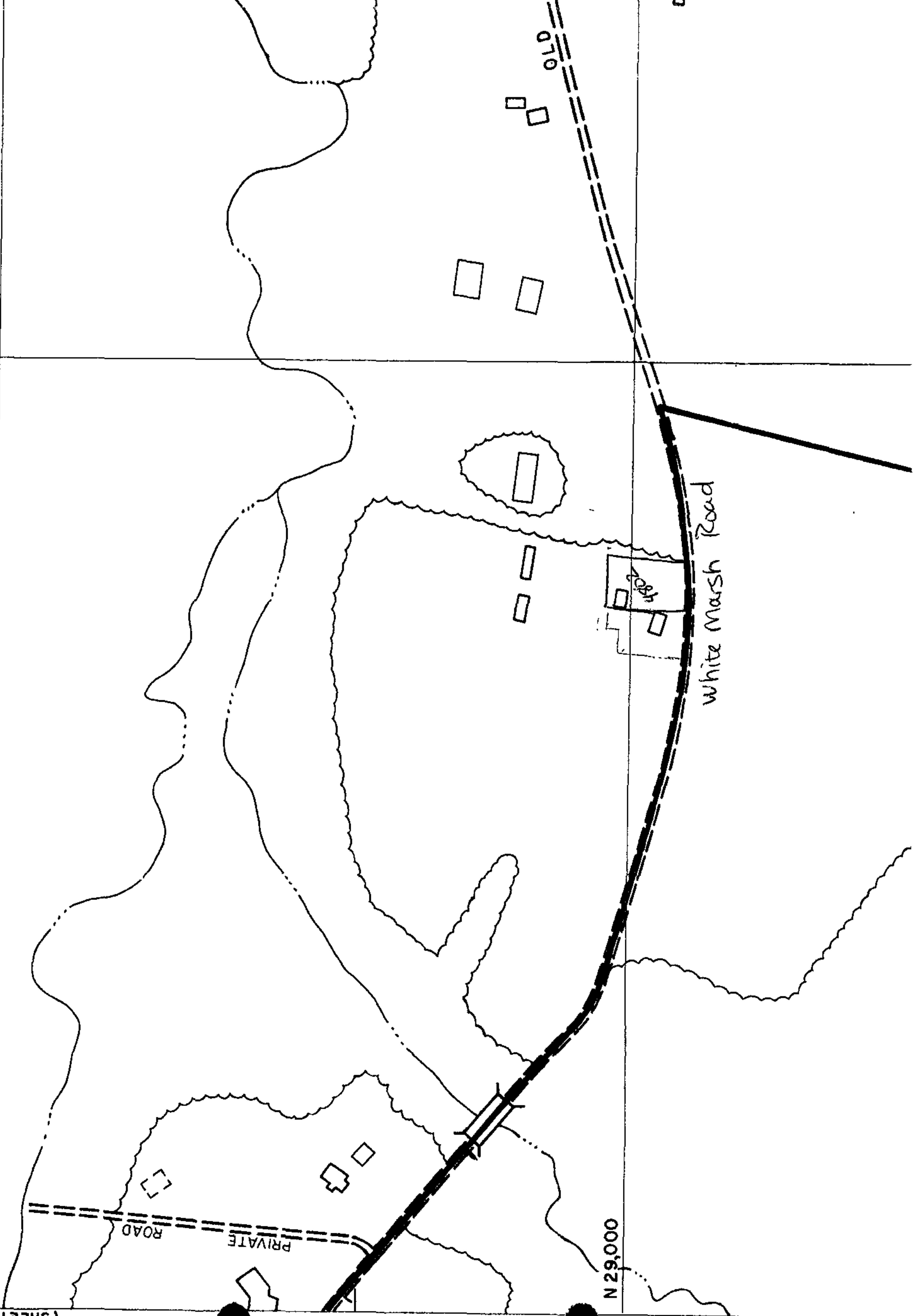
D.R. 5.5

NE 8 G

N 30,000

N 29,000

(SHEET NE. 8-F)



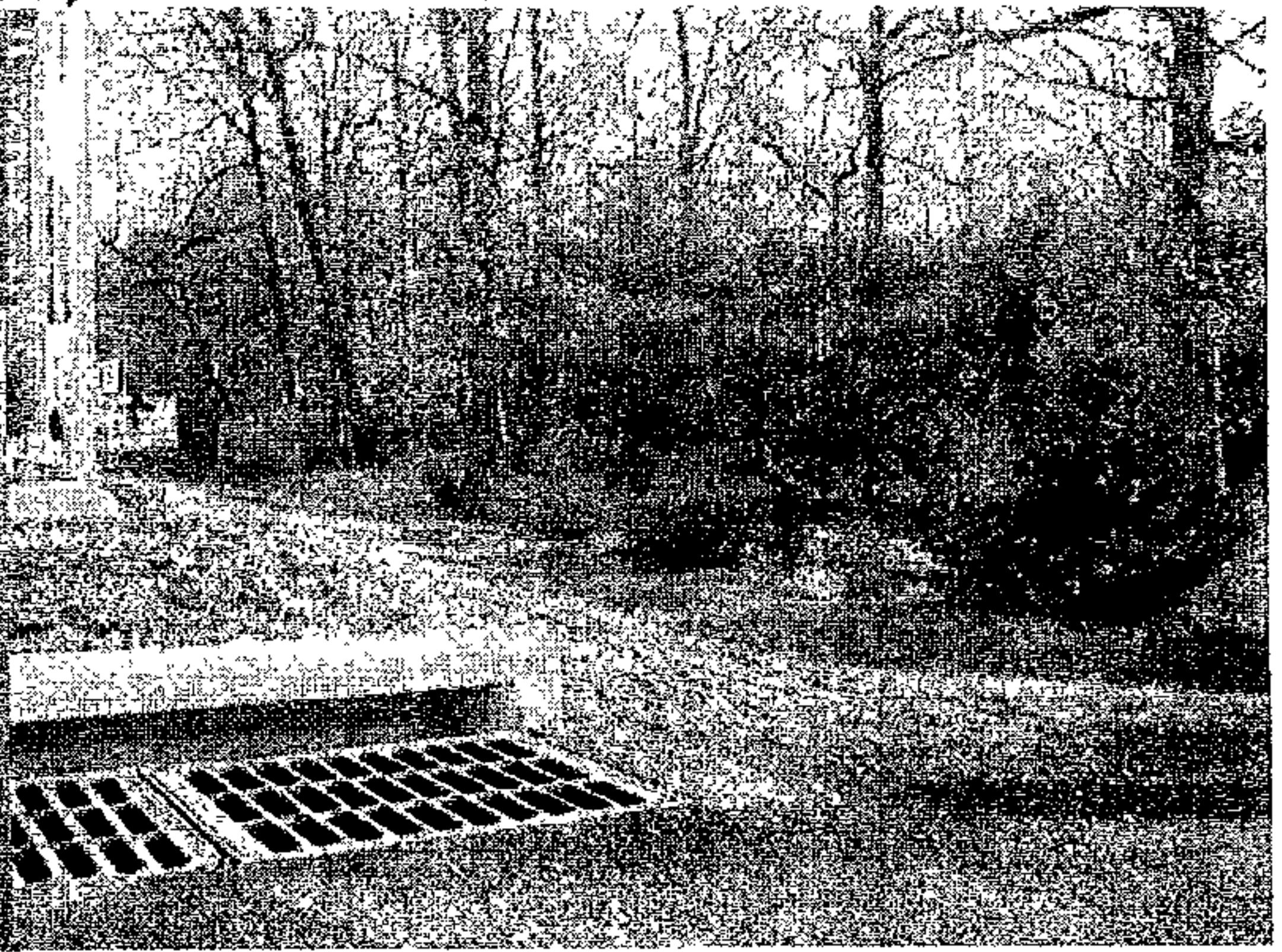
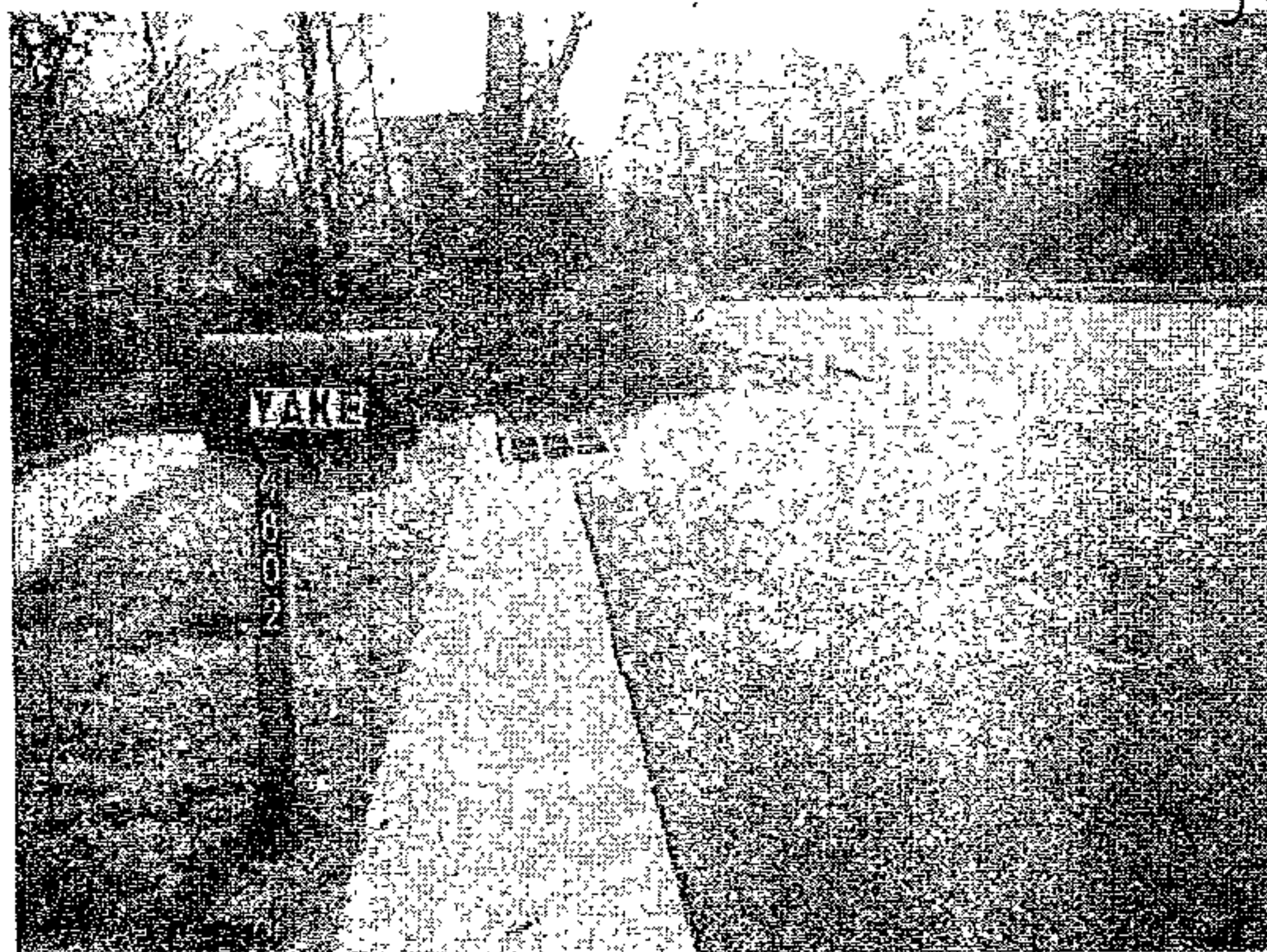
Neighbors existing decks

4800 W. N Rd deck

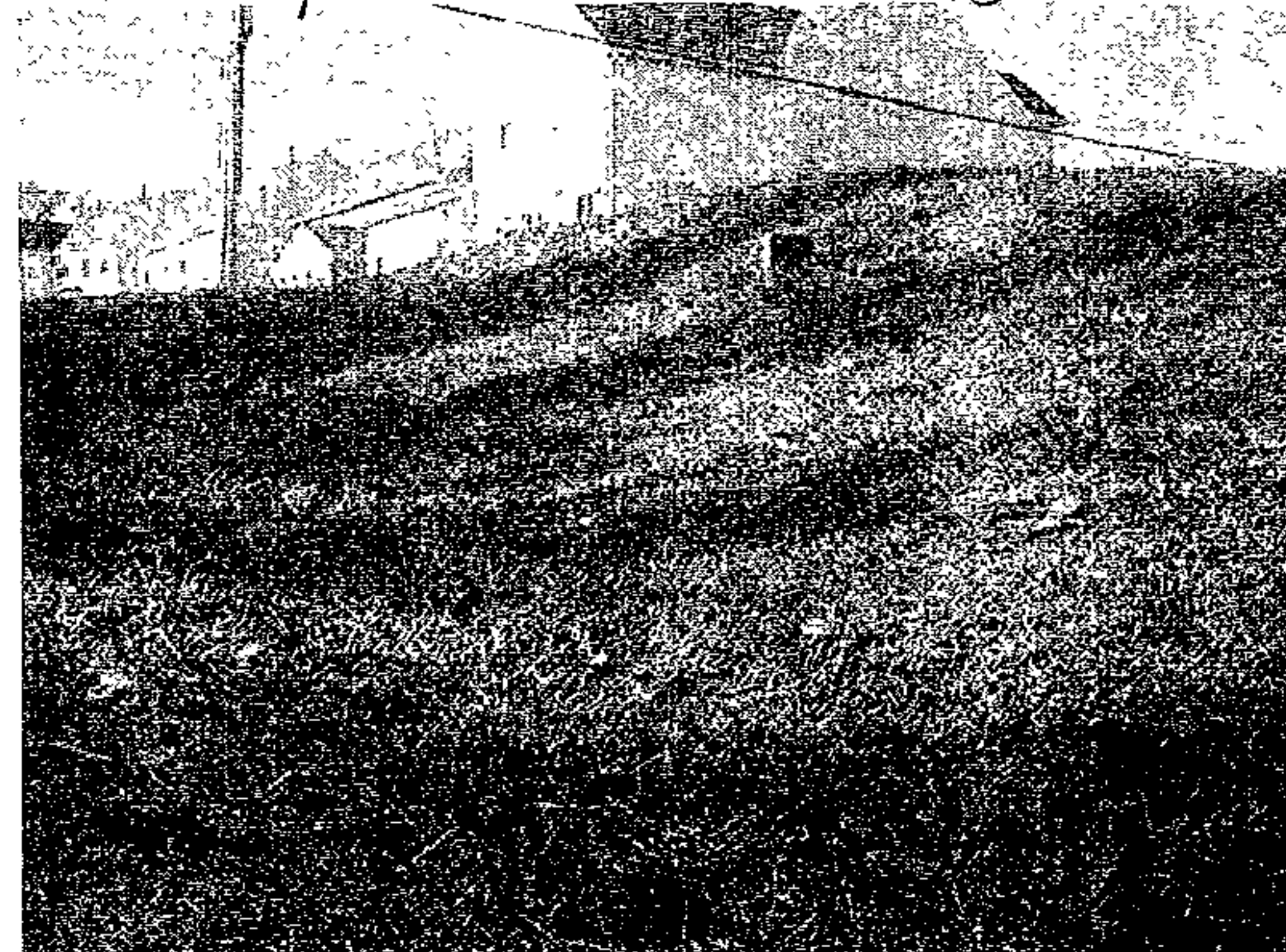
Common area
↓



Street in front of house (facing east) East Side



Front yard east side (facing south)



East side to front yard (facing South)



(Deborah Yake
4802 White Marsh Rd. (410) 663-9096)

03-433-A

4800 White Marsh Rd.

4802 White Marsh Rd

East Side



Front Setback

Front (South side)



West side

↓ 4802 W.M. Rd.

4910 W.M. Rd.



03-433-A

Deborah Yake 4802 White Marsh Rd. (410) 663-9096

[15 ft. from property line]

11 Cool Meadow Ct deck (near neighbor)

rear yard facing east



back yard facing east (privacy fence will extend to front of house as per plans)

rear yard facing west



rear yard extends 8 ft beyond orange fencing

east side (rear yard)



↑ rear yard facing west

03-433-A

Deborah Yake 4802 White Marsh Rd. (410) 663-9096