IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
S/S of Perry Hall Road, 550 +/-' N centerline of Belair Road	*	DEPUTY ZONING COMMISSIONER
11th Election District	*	OF BALTIMORE COUNTY
5th Councilmanic District (4017 Perry Hall Road)	*	CASE NO. 03-444-SPHA
Toni J. & Wilbur R. Delano *Petitioners*	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Toni J. and Wilbur R. Delano. The Petitioners are requesting zoning relief for property they own at 4017 Perry Hall Road, located in the Perry Hall area of Baltimore County. The special hearing relief is to approve the continuation of two existing nonconforming accessory structures on Lot 2 in accordance with Section 104.1 of the Baltimore County Zoning Regulations and to permit an accessory structure which is larger than the principal structure. The variance request is to approve an accessory building located in a side yard in lieu of the required rear yard.

Appearing at the hearing on behalf of the special hearing and variance requests were Wilbur and Toni Delano, owners of the property and Dennis & Mary Bayer. Richard E. Matz, the professional engineer who prepared the site plan of the property, also attended the hearing. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, is shown on the site plan entered into evidence as Petitioners' Exhibit No. 1 as Lot No. 2. Lot No. 2 contains 3.02 acres, more or less, and is zoned D.R.2. The property is improved with an existing single-family dwelling wherein Mr. and Mrs. Delano reside. The Delano's own a total of 7.94 acres that is currently proceeding through the minor subdivision process. The Delano's are hopeful of creating two building lots and a parcel shown

5/22/03 P. Quantin

on the site plan as Parcel A. One building lot will contain their existing dwelling. Lot No. 1, which has no dwelling at this time, is proposed to be sold to Mr. and Mrs. Bayer, who is their brother and sister-in-law. By virtue of the minor subdivision being processed, the variance and special hearing relief is necessary due to the existence of several accessory structures that exist in conjunction with the existing house on Lot No. 2. Those accessory buildings are shown on the site plan submitted into evidence. Nothing is proposed to be constructed at this time, and the special hearing and variance relief is driven by the minor subdivision process. Inasmuch as no changes are proposed to be made to the property, the special hearing and variance shall be granted.

The testimony and evidence offered at the hearing demonstrated that the accessory buildings shown on the site plan have existed on this property prior to the time that the minor subdivision was filed. Therefore, the buildings shall be permitted to remain as they have been in the past. Accordingly, the special hearing request shall be granted.

Secondly, it is appropriate to approve of an accessory structure in the side yard, given the fact that this building is currently in existence on the property. It is also appropriate, given the circumstances of this case, that the accessory building be larger than the principal dwelling. However, I do acknowledge the concern raised by the Office of Planning, that appropriate screening must be installed on the subject property to buffer and mitigate the impact that these accessory buildings have on the surrounding community. Therefore, pursuant to the recommendations made by the Office of Planning in their comment dated April 7, 2003, the Petitioners shall be required to submit a detailed landscape plan to the Office of Planning illustrating how these accessory structures will be screened from public view. This shall be imposed as a condition of approval of the special hearing and variance.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1st day of May, 2003, that the Petitioners' special hearing request to allow the

continuation of two existing nonconforming accessory structures on Lot No. 2 and to permit an accessory structure larger than the principal structure, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that variance relief to allow one of the accessory structures to be located in the side yard in lieu of the rear yard, shall also be GRANTED.

IT IS FURTHER ORDERED, that the granting of the relief herein is conditioned upon the Petitioners submitting a landscape plan to the Office of Planning depicting the manner in which the improvements on the property shall be screened from public view. The Petitioners shall install said landscaping in a timely fashion subject to the discretion of the Office of Planning.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/22/03
R. Johnson

Baltimore County
Zoning Commissioner

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

May 21, 2003

Mr. & Mrs. Wilbur R. Delano
4017 Perry Hall Road
Perry Hall, Maryland 21128

Re: Petitions for Special Hearing & Variance
Case No. 03-444-SPH
Property: 4017 Perry Hall Road

Dear Mr. & Mrs. Delano:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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 M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Richard E. Matz, P.E.
Colbert, Matz, Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Mr. & Mrs. Dennis Bayer
8603 Richmond Circle
Baltimore, MD 21234

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: 4017 Perry Hall Road
which is presently zoned D.R.-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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

To establish the continuation of two existing non-conforming accessory structures on Lot 2, in accordance with Sec. 104.1, BCZR.
to permit an accessory structure larger than the principal structure.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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

5/22/03

Case No. 03-444-SPHA

Legal Owner(s):

Wilbur R. Delano
Name – Type or Print

Wilbur R. Delano
Signature

Toni Jo Delano
Name – Type or Print

Toni Jo Delano
Signature

4017 Perry Hall Road 410-256-3607
Address. Telephone No.

Perry Hall Md. 21128
City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.
COLBERT MATZ ROSENFELT, INC eve. 410-484-8757
2835 Smith Avenue, Suite G day 410-653-3838
Address Telephone No.
Baltimore MD 21209
City State Zip Code

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING_____
UNAVAILABLE FOR HEARING_____
Reviewed By JRF Date 3/26/03

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4017 Perry Hall Road
which is presently zoned D.R.-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 of thereof, hereby petition for a Variance from Section(s)

400.1, BCZR, for an accessory building located in a side yard.

Of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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):

Wilbur R. Delano
Name – Type or Print

Signature

Toni Jo Delano
Name – Type or Print

Signature

4017 Perry Hall Road 410-256-3607
Address. Telephone No.

Perry Hall Md. 21128
City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC eve. 410-484-8757
2835 Smith Avenue, Suite G day 410-653-3838
Address Telephone No.

Baltimore MD 21209
City State Zip Code

Case No. 03-444-SPHA

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING
Reviewed By JRF Date 3/26/03

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
4017 PERRY HALL ROAD

Beginning at a point on the west side of Perry Hall Road, which is 50 feet wide, at a distance of 550 feet, more or less, north of the centerline of Belair Road (U.S. Route 1), which is of varying width, thence the following courses and distances:

S 36°13'04" W 316.77 feet;
S 37°21'40" W 314.93 feet;
N 45°32'56" W 563.60 feet;
N 49°04'41" E 787.62 feet, thence
S 24°37'13", 445.20 feet to the Point of Beginning.

As recorded in Deed Liber 11218, folio 343, containing 7.94 acres, more or less. Also known as 4017 Perry Hall Road and located in the 11th Election District.

STATE OF MARYLAND
RICHARD E. MATZ
No. 13203
PROFESSIONAL ENGINEER

3/26/03

444

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23150

DATE 3-26-03 ACCOUNT 001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: Dick Mertz
4417 Perry Hall Rd.

FOR: Variance & Special Hearing

ITEM #414
TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case. #03-444-SPHA
4017 Perry Hall Road
S/side of Perry Hall Road at distance of 550 +/- feet north of the centerline of Belair Road
11th Election District - 5th Councilmanic District
Legal Owner(s): Wilbur R. and Toni Jo Delano -

Special Hearing: to permit an accessory structure larger than the principal structure **Variance:** to permit an accessory building located in a side yard in lieu of the of the required rear yard.

Hearing: Wednesday, May 14, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/806 Apr 29 C600986

CERTIFICATE OF PUBLICATION

5/1/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29/, 2003.

☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: APRIL 30, 2003

RE: Case Number 03-444-SPHA

Petitioner/Developer: WILBUR & TONI DELANO

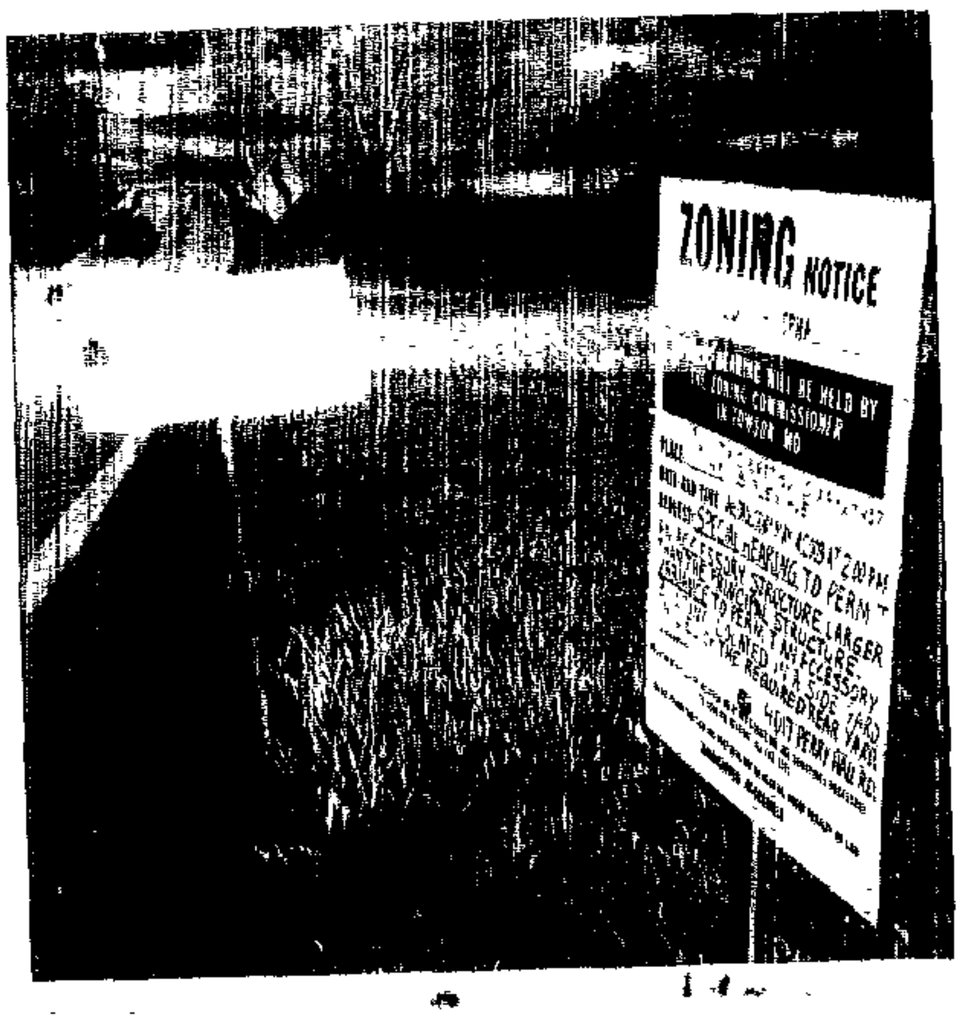
Date of Hearing/Closing: MAY 14, 2003

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 4017 PERRY HALL ROAD

The sign(s) were posted on APRIL 27, 2003
(Month, Day, Year)

(Signature of Sign Poster)

CHARLES MERRITT
(Printed Name of Sign Poster)



9831 MACLEDIT ROAD
(Street Address of Sign Poster)

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

410 665-5562
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 2, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-444-SPHA
4017 Perry Hall Road
S/side of Perry Hall Road at distance of 550 +/- feet north of the centerline of Belair Road
11th Election District – 5th Councilmanic District
Legal Owners: Wilbur R. and Toni Jo Delano

Special Hearing to permit an accessory structure larger than the principal structure. Variance to permit an accessory building located in a side yard lieu of the required rear yard.

Hearings: Wednesday, May 14, 2003 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: Wilbur and Toni Jo Delano, 4017 Perry Hall Road, Perry Hall 21128
Richard Matz, Colbert Matz Rosenfelt, 2835 Smith Avenue, Suite G, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 29, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 29, 2003 Issue - Jeffersonian

Please forward billing to:
Mary Bayer
8603 Richmond Circle
Baltimore, MD 21234

410-371-2294

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-444-SPHA
4017 Perry Hall Road
S/side of Perry Hall Road at distance of 550 +/- feet north of the centerline of Belair Road
11th Election District – 5th Councilmanic District
Legal Owners: Wilbur R. and Toni Jo Delano

Special Hearing to permit an accessory structure larger than the principal structure. Variance to permit an accessory building located in a side yard lieu of the required rear yard.

Hearings: Wednesday, May 14, 2003 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: SPHA

Item Number or Case Number: 03-444A

Petitioner: WILBUR & TONI DELANO

Address or Location: 4017 PERRY HALL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~TONI DELANO~~ MARY BAYER

Address: ~~4017 PERRY HALL ROAD~~ 8603 RICHMOND CIRCLE
~~PERRY HALL, MD 21128~~ BALTO. MD 21234.

Telephone Number: ~~410-256-3607~~ 410-371-2294.

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

May 9, 2003

Wilbur R. Delano
Toni Jo Delano
4017 Perry Hall Road
Perry Hall, MD 21128

Dear Mr. & Mrs. Delano:

RE: Case Number: 03-444-A, 4017 Perry Hall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 26, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Ave. Suite G Baltimore MD. 21209
People's Council

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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 - 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

inted with Soybean Ink
on Recycled Paper

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: 4017 Perry hall Road

INFORMATION:

Item Number: 03-444

Petitioner: Wilbur R. Delano

Zoning: DR 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The subject structure is already constructed. Said structure is made of corrugated steel and has a commercial appearance. There are also two additional commercial-like accessory structures on the site. The Office of Planning has determined that these structures are incompatible with the surrounding residential uses and will impact the overall area in a negative manner. The commercial appearance of the structures should be mitigated by completely screening them from public view. A detailed landscape plan illustrating how the structures will be screened should be submitted to this office for review and approval within 30 days of the date of the hearing, or by a deadline specified by the Zoning Commissioner.

The petitioner should also be made aware that it is illegal to conduct commercial activities in a DR 2 zone.

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: 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

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
	4017 Perry Hall Road; S/side Perry Hall, 550' +/- N c/line Belair Road	*	ZONING COMMISSIONER
	11th Election & 5th Councilmanic Districts	*	FOR
	Legal Owner(s): Wilbur R & Toni Jo Delano Petitioner(s)	*	BALTIMORE COUNTY
		*	03-444-SPHA

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to Richard E Matz, PE, Colbert, Matz, & Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
APR 02 2003
Per bh

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 03-444-SPHA
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
RICHARD E. MATZ	2835 SMITH AVE, SUITE G.	BALTIMORE, MD 21209	
TONI DELANO	4017 PERRY HALL RD	PERRY HALL, MD 21128	
WILBUR R DELANO	4017 PERRY HALL RD	PERRY HALL MD. 21128	
Dennis Bayh	8603 RICHMOND CIRCLE	BALTO. 21234	
Mary M Bayer	8603 Richmond Circle	Balto. MD 21234	

1" = 200'

N.E. - 12H

444

PRIVATE RD.

HALL RD.

PRIVATE RD.

SITE

BELAIR RD.

GERMAN

GREENHOUSE

BM

CB

D.R. 3.5 H

BL

BLR

BLR

DR.3.5

BLR

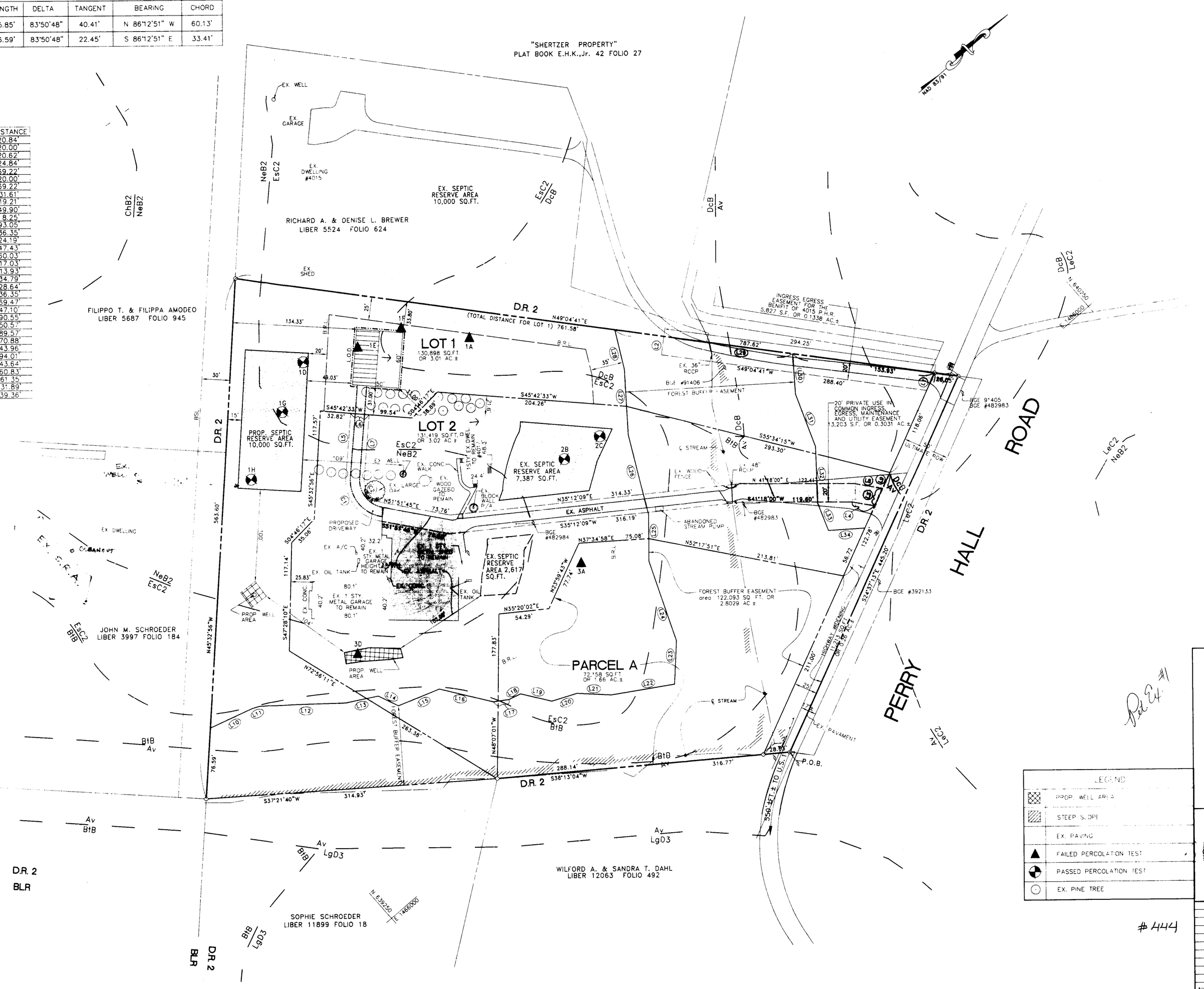
DR.3.5

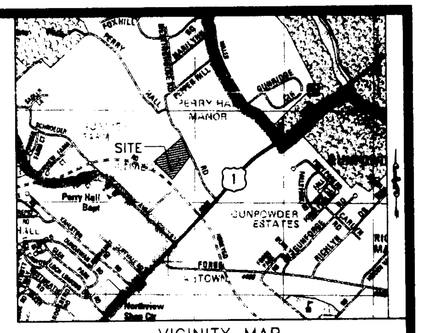
E 45,000

5,000

CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	45.00'	65.85'	83°50'48"	40.41'	N 86°12'51" W	60.13'
C2	25.00'	36.59'	83°50'48"	22.45'	S 86°12'51" E	33.41'

LINE TABLE		
PT#	BEARING	DISTANCE
L1	S24°37'13"E	20.84'
L2	N40°55'19"W	20.00'
L3	S24°37'13"E	20.62'
L4	S51°16'27"W	24.84'
L5	N44°17'27"W	69.22'
L6	N45°42'33"E	20.00'
L7	S44°17'27"E	69.22'
L8	N51°16'27"E	31.61'
L9	S24°37'13"E	19.21'
L10	N16°13'03E	49.90'
L11	N23°19'36"E	8.25'
L12	N39°12'32"E	93.05'
L13	N29°27'14"E	36.35'
L14	N67°06'22"E	24.19'
L15	N18°55'34"E	47.43'
L16	N54°46'04"E	60.03'
L17	N32°51'05"E	17.03'
L18	N15°10'49"E	13.93'
L19	N54°39'10"E	34.79'
L20	N24°07'23"E	28.64'
L21	N44°07'30"E	36.35'
L22	N31°48'52"E	69.47'
L23	N46°09'40"W	47.10'
L24	N67°49'49"W	90.55'
L25	N49°09'28"W	50.57'
L26	N62°57'30"W	89.57'
L27	N51°58'01"W	70.88'
L28	N62°13'57"W	43.96'
L29	N49°04'41"E	194.01'
L30	S52°33'53"E	43.64'
L31	S69°13'11"E	60.83'
L32	S50°51'00"E	61.35'
L33	S69°55'57"E	31.89'
L34	N37°29'52"E	39.36'





VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. SITE AREA:
   LOT 1
   AREA - 130,898 SQ.FT. OR 3.01 AC.±
   LOT 2
   AREA 131,419 SQ.FT. OR 3.02 AC.±
   PARCEL A
   AREA - 72,158 SQ.FT. OR 1.66 AC.±
   HIGHWAY WIDENING
   AREA - 11,213 SQ.FT. OR 0.26 AC.±
   TOTAL TRACT AREA - 345,688 SQ.FT. OR 7.94 AC.±
2. ZONING: DR 2 Zoning Map No. 24
3. DENSITY CALCULATIONS
   ZONED DR 2
   7.94 AC. ± X 2 = 15.88 = 16 D.U. PERMITTED
   D.U. PERMITTED: 16
   D.U. PROPOSED: 2
4. OWNER/DEVELOPER: MILBUR R. JE. ANO
   TONI JO DELANO
   4017 PERRY HALL RD.
   PERRY HALL, MD. 21128-9728
   (410) 256-3607
5. TAX ACCOUNT NUMBER: 1123002670
6. DEED REFERENCE: 11218/343
   TAX MAP: 63 GRID: 22 PARCEL: 269
8. CENSUS TRACT: 4113.04
   SCHOOL DISTRICT: KINGSVILLE E.S.
   WATERSHED: 5 SUB-SEWERSHED: 5
   REGIONAL PLANNING DISTRICT: 317B
9. TOPOGRAPHY TAKEN FROM BALTIMORE COUNTY GIS TILE NUMBER 06B03. PROPERTY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT DATED AUG. 23, 2002. THE SURVEY WAS DONE W/O THE BENEFIT OF A TITLE REPORT.
10. LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
11. THERE ARE NO HISTORICAL AREAS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
12. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. BUILDING SETBACKS:
    D.R. 2
    FRONT: 25'
    SIDE: FROM TRACT LINE: 25
    BETWEEN BUILDINGS: 30'
    REAR: 30'
14. ALL PROPERTY WITHIN 200' OF TRACT BOUNDARY IS ZONED D.R.2.
15. NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF PROPERTY EXCEPT AS SHOWN.
16. COORDINATES ARE BASED ON NAD 83/91 DATUM.
17. A VARIANCE TO PAY A FEE IN LIEU OF STORMWATER MANAGEMENT WAS GRANTED ON NOVEMBER 26, 2002. THE FEE WAS PAID ON.
18. NO ZONING HISTORY FOR THIS SITE.
19. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD WITHIN SINCE 1938. THE DELINEATED SURVEYOR HAS ASSURED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN WAS EVER HELD OUTSIDE OF THE TRACT BOUNDARIES AS LEGALLY DESCRIBED. SURVEYOR ANY DEEDS OR DEVISES.
20. EXISTING WELL TO BE ABANDONED AND BACKFILLED BY A LICENSED WELL DRILLER IN ACCORDANCE WITH BALTIMORE COUNTY GEPM.
21. FOREST CONSERVATION REQUIREMENTS HAVE BEEN SATISFIED IN ACCORDANCE WITH SECTION 14.402(B)(3) OF THE BALTIMORE COUNTY CODE. AN INTRA-FAMILY AGREEMENT DECLARATION OF INTENT FOR THIS SUBDIVISION WAS EXECUTED ON 12/13/02.
22. TOTAL DISTURBED AREA: 4,952 SQ.FT.
23. FOREST BUFFER EASEMENT NON-DISTURBANCE NOTE:
    THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
24. FOREST BUFFER PROTECTIVE COVENANTS NOTE:
    ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE USE OF THESE AREAS.
25. PETITION REQUEST: SPECIAL HEARING TO ESTABLISH THE CONTINUATION OF TWO EXISTING NON-CONFORMING STRUCTURES ON LOT 2, AND A VARIANCE FROM SEC. 400.1, BCZR FOR AN ACCESSORY BUILDING LOCATED IN A SIDE YARD.
26. THIS SITE IS NOT WITHIN ANY 100 YR. FLOODPLAIN.
27. A MINOR SUBDIVISIONS FOR THIS PROPERTY WAS SUBMITTED ON 2/26/03.

Pet Ex #1

LEGEND
PROP. WELL AREA
STEEP SLOPE
EX. PAVING
FAILED PERCOLATION TEST
PASSED PERCOLATION TEST
EX. PINE TREE

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

DELANO PROPERTY

(4017 PERRY HALL ROAD)
MINOR SUBDIVISION NO. ___
ELECTION DISTRICT: 11 COUNCILMANIC DISTRICT: 5
BALTIMORE COUNTY, MD.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 11201

Colbert Matz Rosenfelt, Inc.
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

SCALE: 1"= 50'
DATE: MARCH 21, 2003
JOB NO.: 2002074
DESIGNED: EVT
DRAWN: EVT/JSF/GMB
CHECKED: REM/GMB
FILE: 2002074VAR.DWG
DRAWING NUMBER: Z-1
SHEET 1 OF 1

#444

EVT 3/28/03