

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Hopkins Road, 488' E		
intersection of Hopkins & Dumbarton Rds.	*	DEPUTY ZONING COMMISSIONER
9th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(144 Hopkins Road)		
	*	CASE NO. 03-480-A
Nicole P. & Sean R. Swift		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Nicole P. and Sean R. Swift. The Petitioners are requesting variance relief for their property located at 144 Hopkins Road in the Rodgers Forge area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling with proposed open projection (deck) to have a rear yard setback of 36 ft. in lieu of the required 37.5 ft.

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.

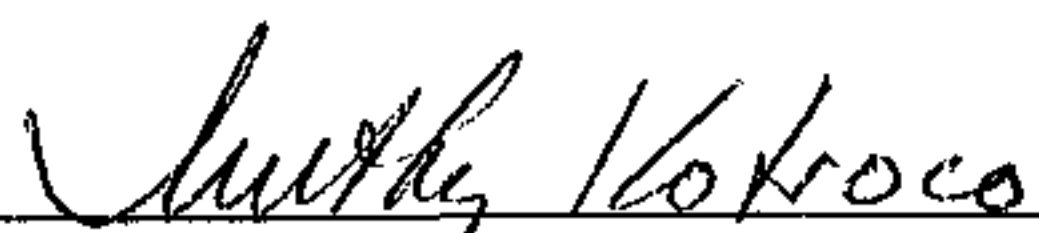
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

5/19/03
R. G. Weston

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 19th day of May, 2003, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling with proposed open projection (deck) to have a rear yard setback of 36 ft. in lieu of the required 37.5 ft, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The deck to be constructed to the rear of the Petitioners' home shall remain an open projection. That is, these Petitiones or any subsequent owners of the property shall be prohibited from enclosing the deck in any fashion, either above or below the structure.
- 3) The Petitioners shall be permitted to install a set of steps coming from the deck to the ground as represented on the site plan attached to this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

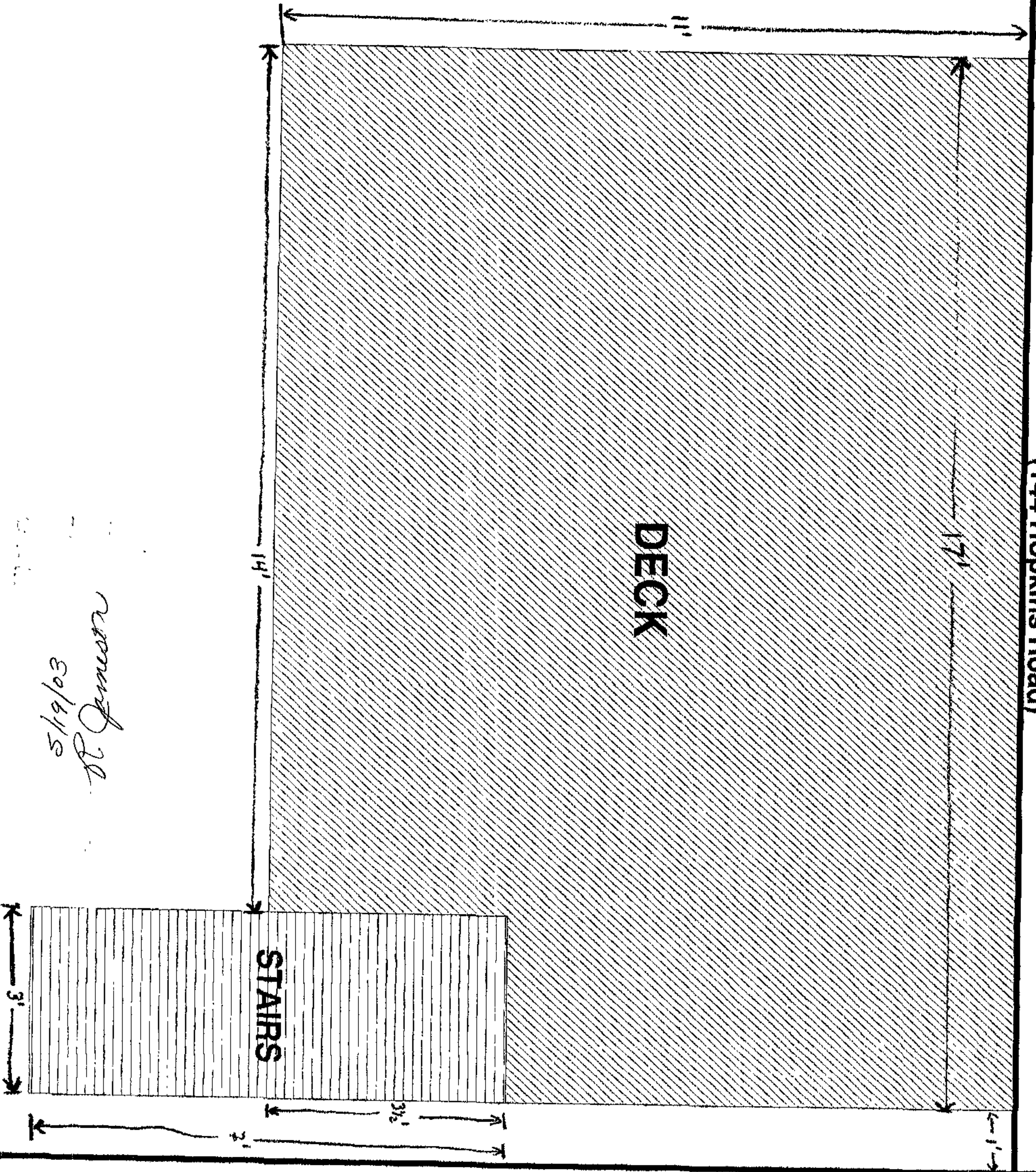
5/19/03
R. J. J. J.

Exhibit "A"

Hopkins

HOUSE
(144 Hopkins Road)

142
Hopkins



5/19/03
R. Quinn



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 144 Hopkins Road
which is presently zoned DR 10.5

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) 1802.3.C.1 (BCZR)

TO PERMIT AN EXISTING DWELLING WITH PROPOSED OPEN PROJECTION (DECK) TO HAVE A REAR YARD SETBACK OF 36' IN LIEU OF THE REQUIRED 37.5'.

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):

Sean Ryan Swift

Name - Type or Print

Signature

Nicole Patrice Swift

Name - Type or Print

Nicole Patrice Swift

Signature

144 Hopkins Rd. 410 372 0655

Address

Telephone No.

Baltimore MD 21212

City

State

Zip Code

Representative to be Contacted:

Nicole Swift

Name

144 Hopkins Road 410 372 0655

Address

Telephone No

Baltimore MD 21212

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. 03-480-A

Reviewed By CTM Date 4/15/03

Estimated Posting Date 4/27/03

REV 10/25/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 144 Hopkins Road
Address
Baltimore MD 21212
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 have a growing family and need a larger deck.

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
Sean Ryan Swift
Name - Type or Print

Nicole Patrice Swift
Signature
Nicole Patrice Swift
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sean Ryan Swift & Nicole Patrice Swift
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 10-1-04

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 144 Hopkins Road
Address
Baltimore MD 21212
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 have a growing family and need a larger deck.

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
Sean Ryan Swift
Name - Type or Print

Nicole Patrice Swift
Signature
Nicole Patrice Swift
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sean Ryan Swift & Nicole Patrice Swift
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 10-1-04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 144 Hopkins Road
which is presently zoned DR 10.5

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) Boz. 3. c. 1 (BcZR)

TO PERMIT AN EXISTING DWELLING WITH PROPOSED
OPEN PROJECTION (DECK) TO HAVE A REAR YARD
SETBACK OF 36' IN LIEU OF THE REQUIRED
37.5'.

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):

Sean Ryan Swift

Name - Type or Print

Signature

Nicole Patrice Swift

Name - Type or Print

Nicole Patrice Swift

Signature

144 Hopkins Road 4103720655

Address

Telephone No.

Baltimore MD 21212

City

State

Zip Code

Representative to be Contacted:

SAME AS

Name

ABOVE

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. 03-480-A

Reviewed By LTM Date 4/15/03

REV 10/25/01

Estimated Posting Date 4/27/03

No. 2000

D3 480-A

ACCOUNT 2010000000

AMOUNT \$ 25.00

1000

FOR: _____

YELLOW - CUSTOMER

CASHIER'S VALIDATION

THE
FEDERAL
BUREAU OF
INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

BEGINNING FOR THE SAME ON THE NORTH SIDE OF HOPKINS ROAD AT THE DISTANCE OF 488 FEET EASTERLY FROM THE POINT WHERE THE NORTH SIDE OF HOPKINS ROAD IF EXTENDED WESTERLY WOULD BE INTERSECTED BY THE NORTHEAST SIDE OF DUMBARTON ROAD IF EXTENDED SOUTHEASTERLY AND AT A POINT IN LINE WITH THE CENTRE OF THE PARTITION WALL BETWEEN THE HOUSE OF THE LOT NOW BEING DESCRIBED AND THAT ADJOINING ON THE WEST AND RUNNING THENCE NORTH 87 1/2 DEGREES EAST BINDING ON THE NORTH SIDE OF HOPKINS ROAD 19 FEET TO A POINT IN A LINE WITH THE CENTRE OF ANOTHER PARTITION WALL THERE SITUATE THENCE NORTH 2 DEGREES 30 MINUTES WEST TO AND THROUGH THE CENTRE OF SAID WALL IN ALL 108 FEET TO THE SOUTH SIDE OF AN ALLEY 17 FEET WIDE THERE SITUATE THENCE SOUTH 87 1/2 DEGREES WEST BINDING THEREON WITH THE USE THEREOF IN COMMON WITH OTHERS 19 FEET TO INTERSECT A LINE DRAWN NORTH 2 DEGREES 30 MINUTES WEST FROM THE PLACE OF BEGINNING THROUGH THE CENTRE OF THE PARTITION WALL FIRST ABOVE MENTIONED AND THENCE SOUTH 2 DEGREES 30 MINUTES EAST BINDING ON SAID LINE 108 FEET TO THE PLACE OF BEGINNING.

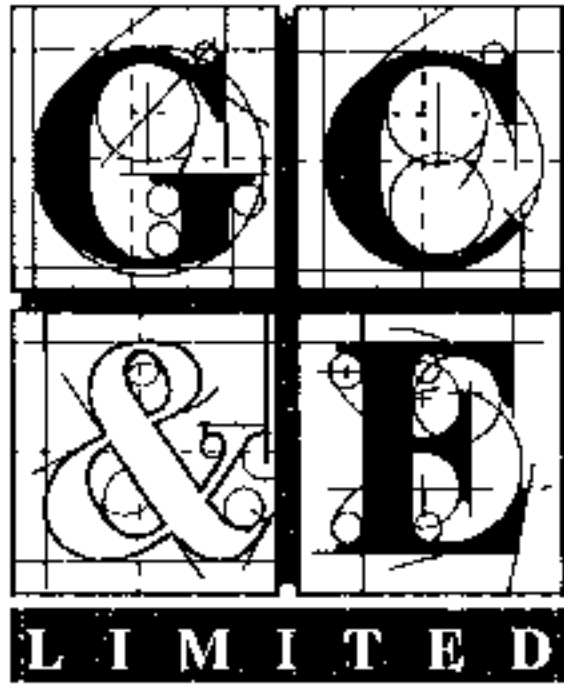
THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 144 HOPKINS ROAD.

09-0908300220

9TH ELECTION DISTRICT

5TH COUNCILMANIC DISTRICT

#480



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-480-A
PETITIONER/DEVELOPER:
Sean and Nicole Swift
DATE OF HEARING:
May 12, 2003

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

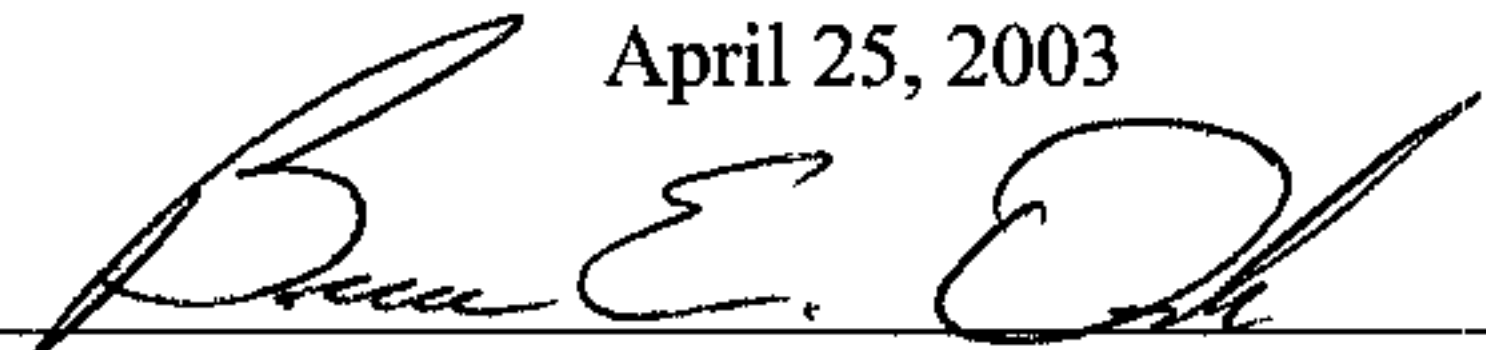
ATTENTION: REBECCA HART

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

LOCATION:
144 Hopkins Road

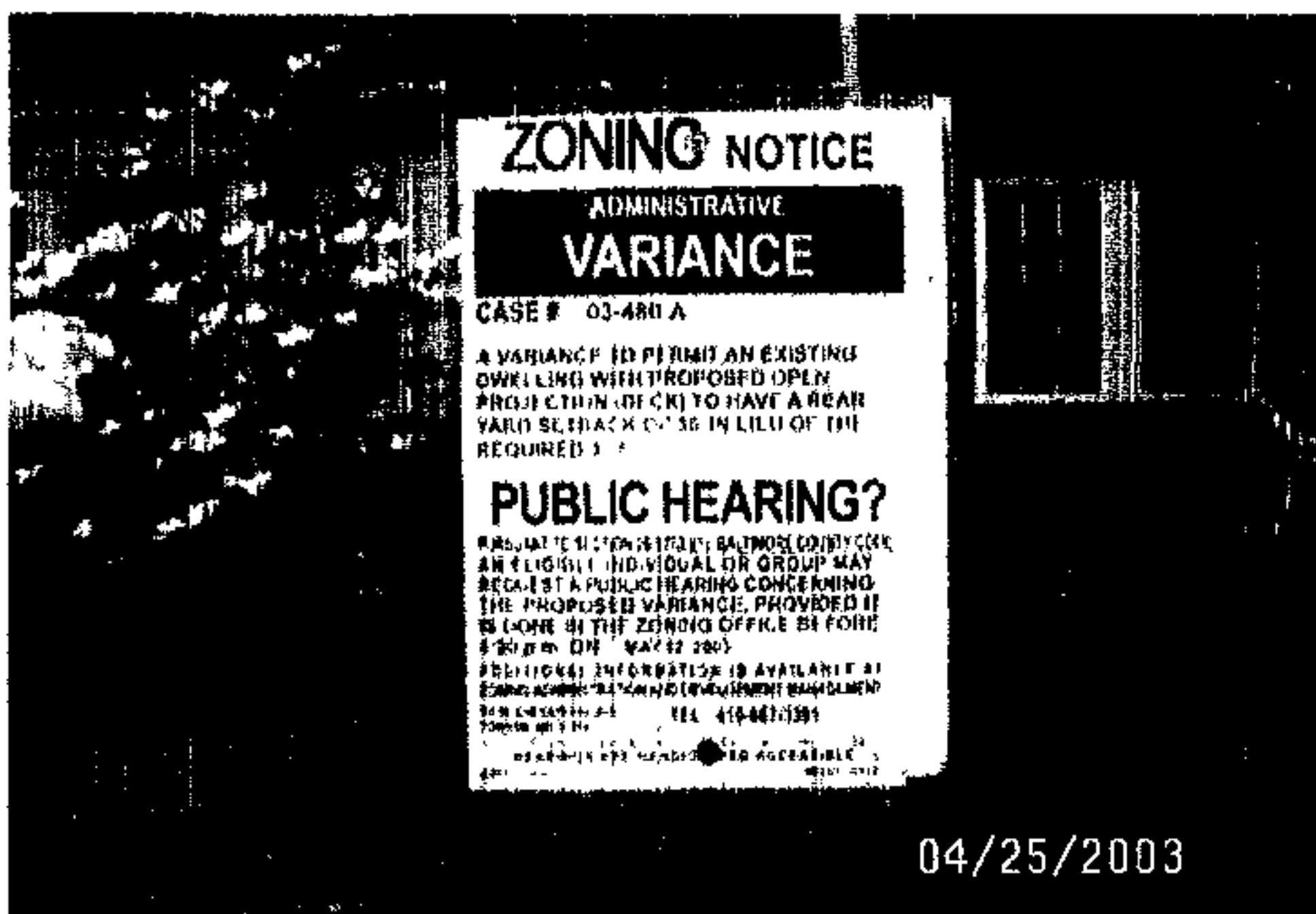
DATE:
April 25, 2003



SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON : April 25, 2003

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: 03-480-A
Petitioner: Sean & Nicole Swift
Address or Location: 144 Hopkins Rd. Balto 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nicole Swift
Address: 144 Hopkins Rd
Baltimore MD 21212
Telephone Number: 410 372 0655

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 480 -A

Address 144 HOPKINS RD

Contact Person: LYOYD T. MOXLEY

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/15/03

Posting Date: 4/27/03

Closing Date: 5/12/03

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.

DO NOT SIGN HERE

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 480 -A

Address 144 HOPKINS RD

Petitioner's Name SEAN & NICOLE SWIFT

Telephone _____

Posting Date: 4/27/03

Closing Date: 5/12/03

Wording for Sign To Permit AN EXISTING DWELLING WITH PROPOSED

OPEN PROJECTION (DECK) TO HAVE A REAR YARD

SETRACK OF 36' IN LIEU OF THE REQUIRED 37.5.

I HAVE RECEIVED POSTING INFO



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 2003

Sean Ryan Swift
Nicole Patrice Swift
144 Hopkins Road
Baltimore, MD 21212

Dear Mr. and Mrs. Swift:

RE: Case Number: 03-480-A, 144 Hopkins Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 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:klm

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



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 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 28, 2003

Item No.: 478-480, 483-487, 489-490, 492-495

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
INTEROFFICE CORRESPONDENCE

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

DATE: May 6, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For May 5, 2003
Item Nos. 479, 480, 485, 486, 487, 488,
490, 492, 493, 494, and 495

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: 144 Hopkins Road

INFORMATION:

Item Number: 03-480

Petitioner: Sean Ryan Swift

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an open projection deck to have a rear yard setback of 30 feet in lieu of the minimum required 37.5 feet.

Prepared by: Mark A. Campbell

Section Chief: Lynne J. Johnson

AFK/LL:MAC:

DATE: May 8, 2003
RECEIVED

MAY - 9 2003

ZONING COMMISSIONER

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.1.13

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

RE: Baltimore County
Item No. 480 LTM

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

Saul & Marguerite Sonneborn
142 Hopkins Rd.
Baltimore, MD 21212

April 18, 2003

To Whom It May Concern,

Saul Sonneborn and I are the owners of 142 Hopkins Rd. Our neighbors, Sean and Nicole Swift, have discussed with us their plan to construct a deck behind their home at 144 Hopkins Rd. and the requirement to seek approval of those plans from Baltimore County. We fully support their request and have no objections.

Sincerely,

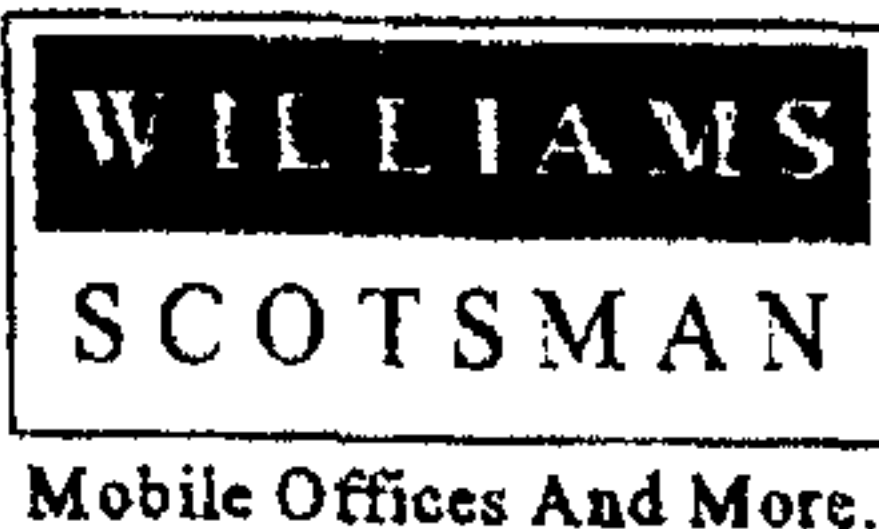
Marguerite Sonneborn

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO. 2821
CONNECTION TEL 94103774606
CONNECTION ID
START TIME 05/21 15:28
USAGE TIME 03'27
PAGES 3
RESULT OK

Post-it® Fax Note	7671	Date	5/21	# of pages	3
To	JEAN DUVALL	From	ZONING		
Co /Dept		Co.	COMM. OFC.		
Phone #		Phone #			
Fax #	410-377-4606	Fax #			



Information Services Department
8211 Town Center Drive
Baltimore, Maryland 21236
(410) 931-6000
Fax: (410) 931-6063

FAX TRANSMITTAL

Attention: MR Tim Kotrako

Company: Baltimore County Zoning Commission

Phone Number: 410-857-4386 Fax Number: 410-867-3468

From: SEAN R. SWIFT

Phone Number: (410) 933-5980 Cell: 410-913-8574

pages (including cover page) 2

Date: 5-15-03

Message to Recipient:

Thank you for speaking with me and taking
this drawing into consideration. Also, I apologize if
I spelled your name incorrectly.

Thanks Again

If there is a problem receiving this transmission, please call:

S. Swift
(Operator Sending Message)

Telephone Number: (410) 933-5980

03-480-AV
5/12/03 cls.Duvall, Charles

P 1/2

To: Tim Kotroco

887-3468

From: Jean Duvall

Fax - 410-377-4606, Tel. 410-377-4541

Re: Case 03-480A
Sean & Nicole Swift
144 Hopkins
Baltimore, Md 21212

Here is another example of a person requesting a variance of a structure and not including all of what they intend to erect. The house next to the Swift's property is an example. The Architectural Committee has no problem with the 19' across and 11' out IF it includes the steps as we have shown. They can be placed anywhere within the structure itself. It is also extremely important in this particular case that the Opinion include "No structure to be built above or below the open deck". We are almost positive that he wants to enclose it in some fashion at a later date either above or below or both. It is 5 1/2' to 6' above ground level--and he thinks he will do the work himself. The entire area below is already paved but it would not need the rodent wire because of the existing conditions of height.

24/28/2023 15:36

2_2887575X

PERMITS AND DEV MGMT

PAGE 44

P 2/2

TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING	
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION	
PROPERTY ADDRESS: 144 HOPKINS ROAD	
DIVISION NAME: _____	
LOT BOOK # : _____	SECTION # : _____
OWNER: SEAN & NICOLE SWIFT	
NORTH	
RECOMMENDATION: YES INTO STRUCTURE	
ATTACHMENT: SEE ATTACHMENT	
SCALE OF DRAWING: 1" = 20'	

LOCATION INFORMATION	
ELECTION DISTRICT	9
COUNCILMANIC DISTRICT	NW 8A
1"=200' SCALE MAP #	D.R. 10.5
ZONING	D.R. 10.5
LOT SIZE	.05 ACRES
ACREAGE	2052 SQUARE FEET
PUBLIC	☒
PRIVATE	☐
SEWER	☒
WATER	☒
CHESAPEAKE BAY CRITICAL AREA	☐
100 YEAR FLOOD PLAIN	☐
HISTORIC PROPERTY/BUILDING	☐
PRIOR ZONING HEARINGS	NONE
ZONING OFFICE USE - ONLY REVIEWED BY: _____ ITEM #: _____ CASE #: _____ Jm 480	

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

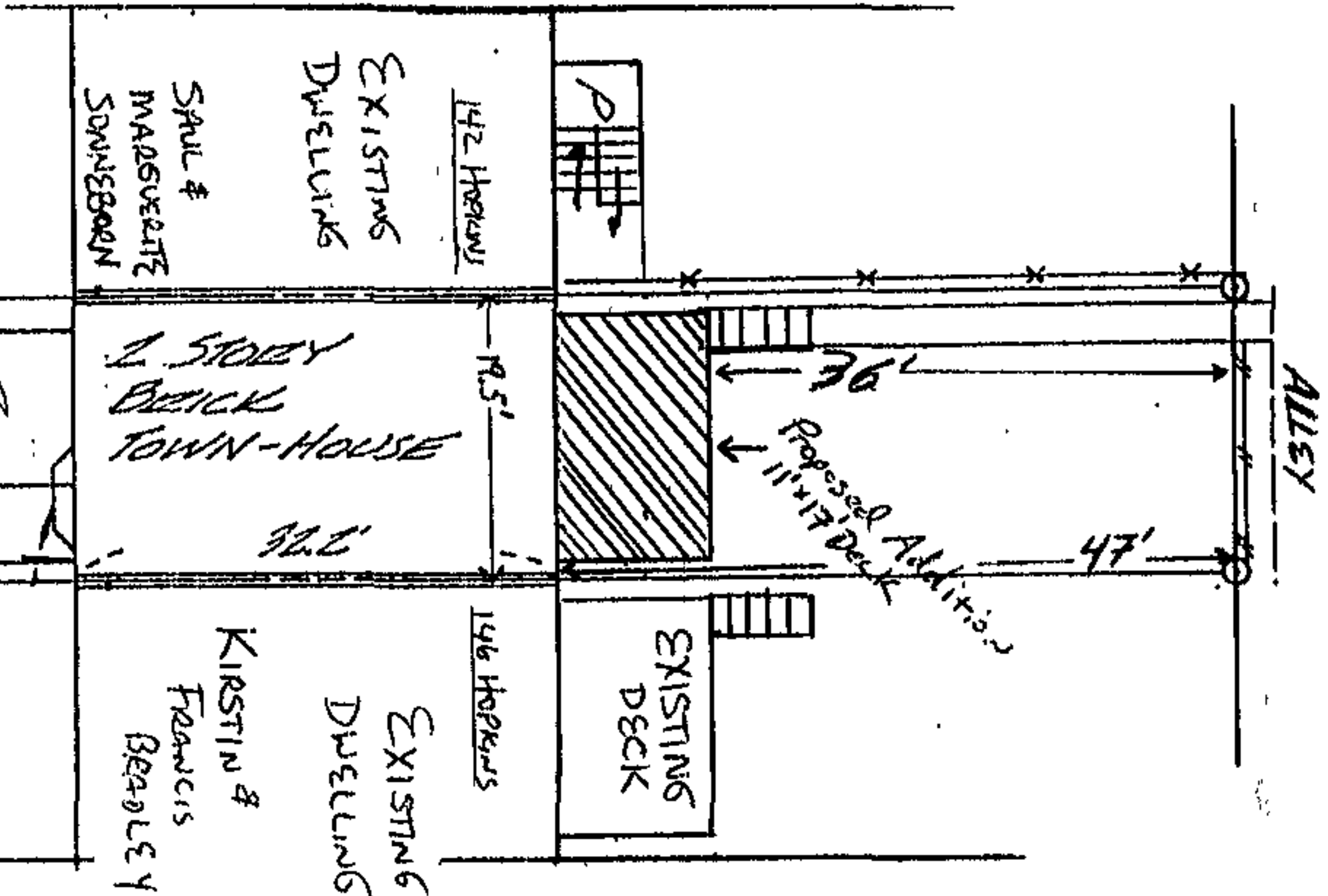
PROPERTY ADDRESS 144 HOPKINS ROAD

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

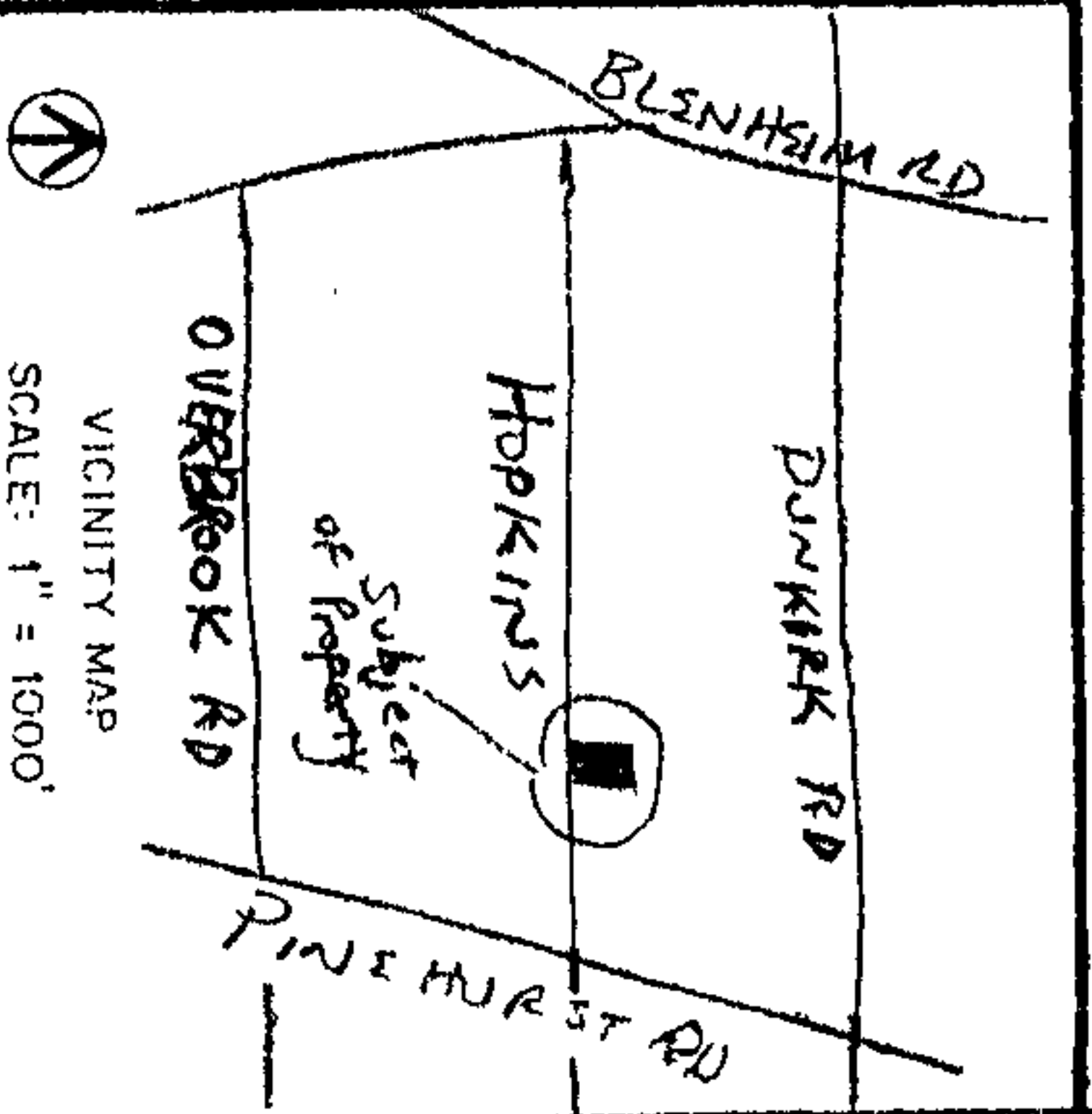
OWNER SEAN & NICOLE SWIFT



PREPARED BY SRS

SCALE OF DRAWING: 1" = 20'

Ret. Ex. #1



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5+4

1" = 200' SCALE MAP # 4448A

ZONING D.R. 10.5 NE8A

LOT SIZE .05 ACRES 2052 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

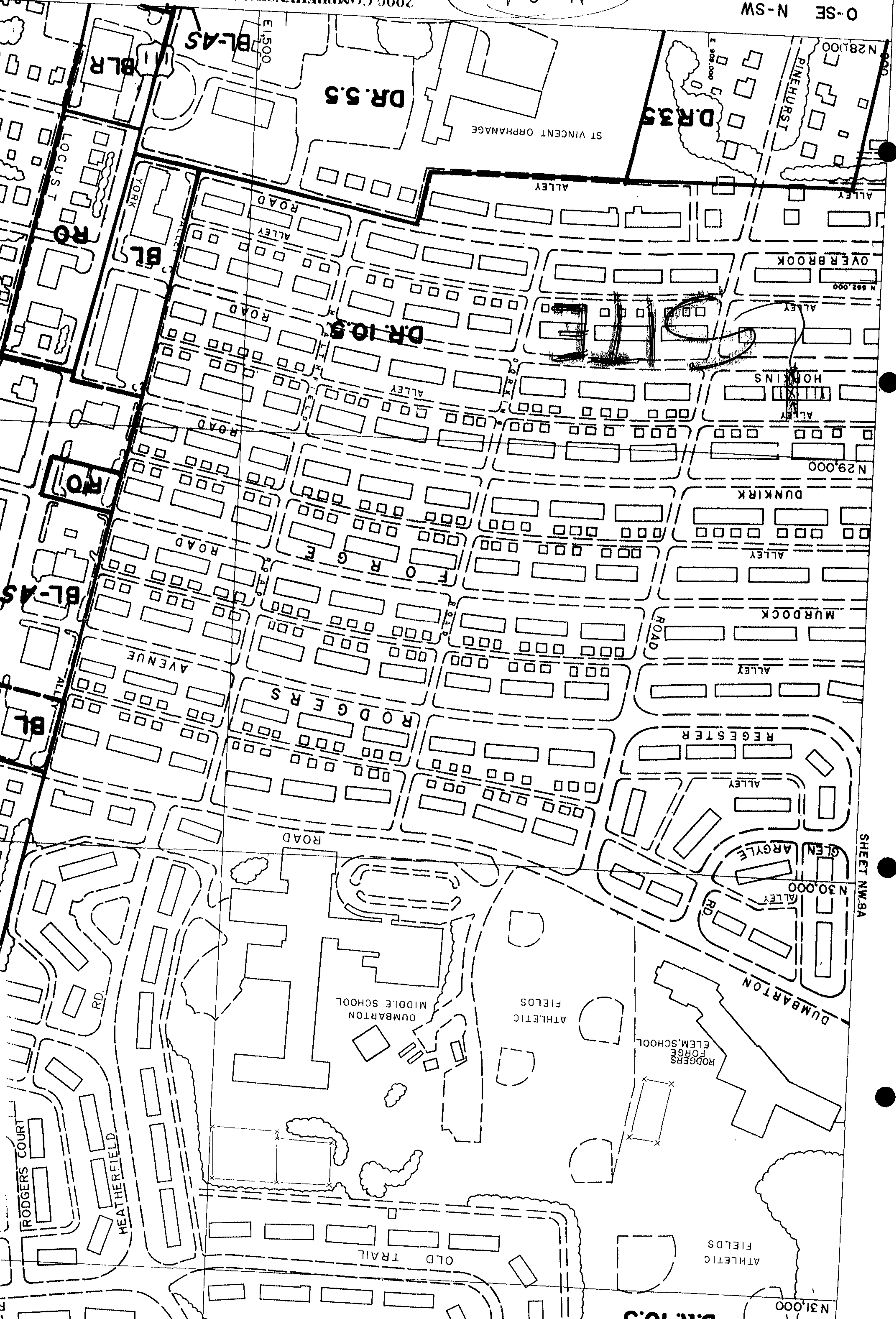
ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

CTM 480

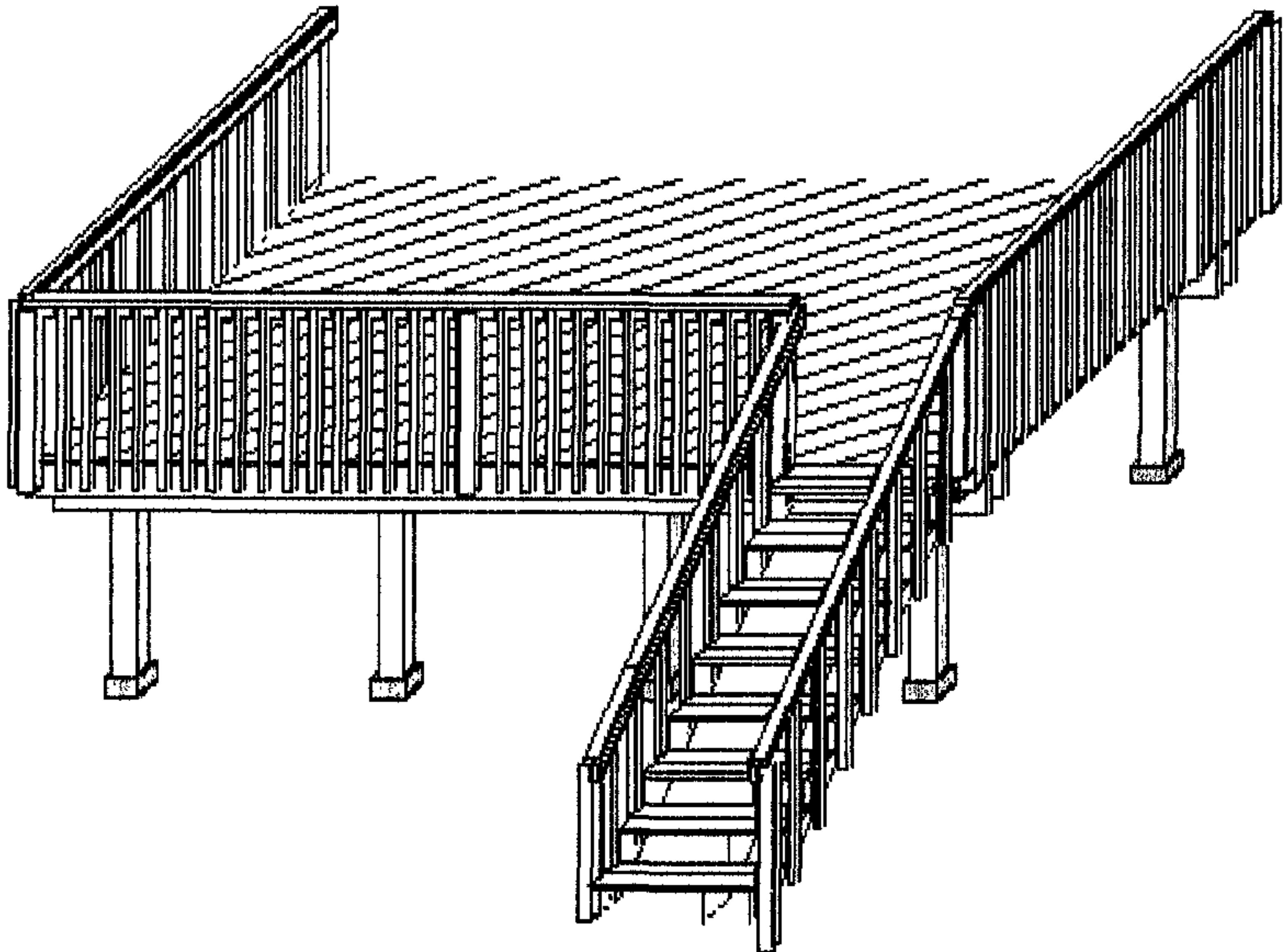
2000 COMPREHENSIVE ZONING MAP
ADOPTED
THE CITY OF PORTLAND
OF PORTLAND, OREGON
THIS MAP IS A 1:400,000 SCALE MAP

NE 8 A

0-SE N-SW
0-NE N-NW



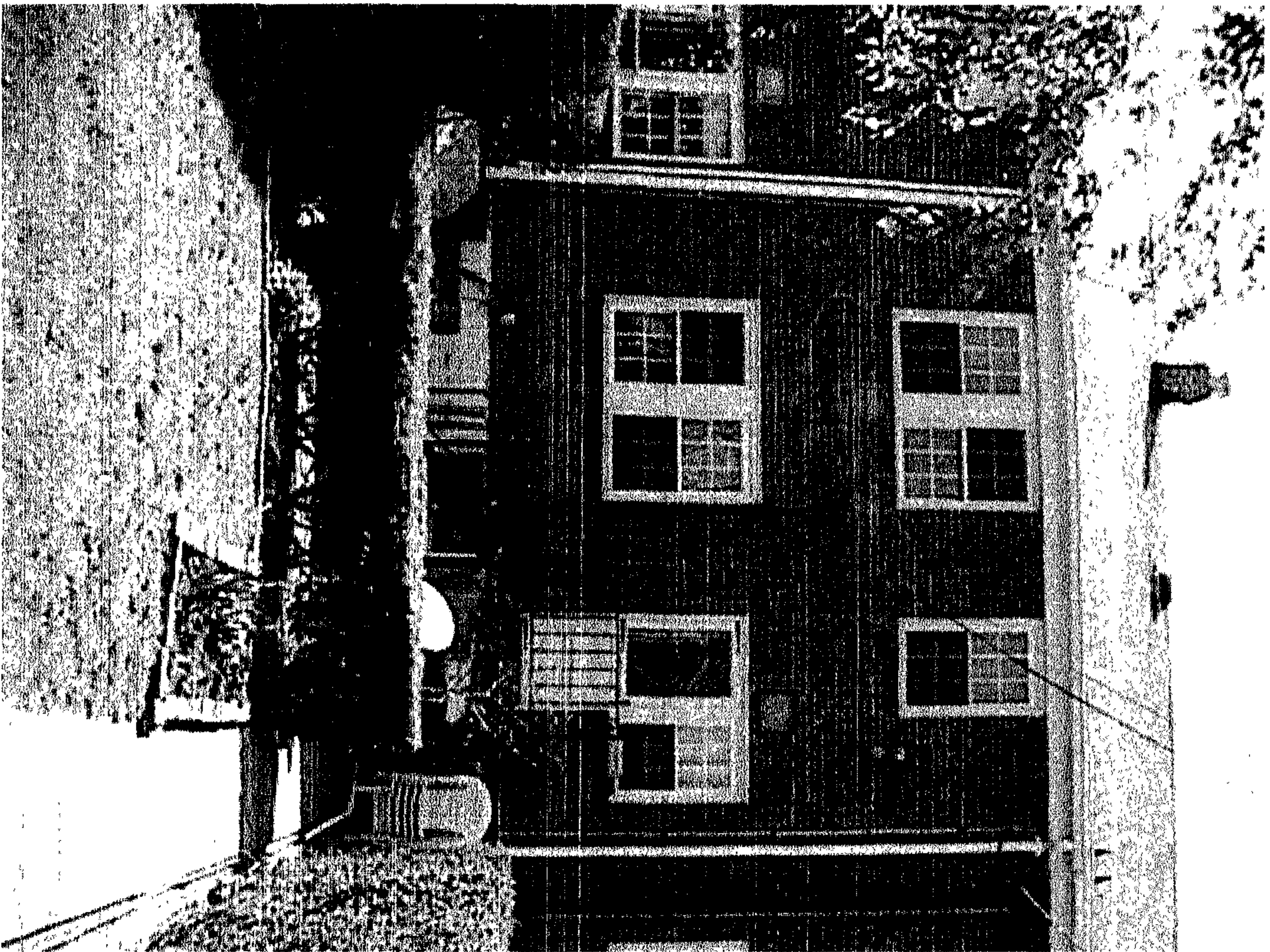
SHEET NW.8A



#480

The purpose of this view is to provide a three dimensional view of the deck. Have this checked by a qualified professional or building inspector. A complete Project Package includes a Plan View, Dimensioned Plan View, Post Layout View, 3D View and a Materials list. Please consult your local building department for your code requirements and nailing techniques

142 Hopkins



April 23, 2003

To whom it may concern,

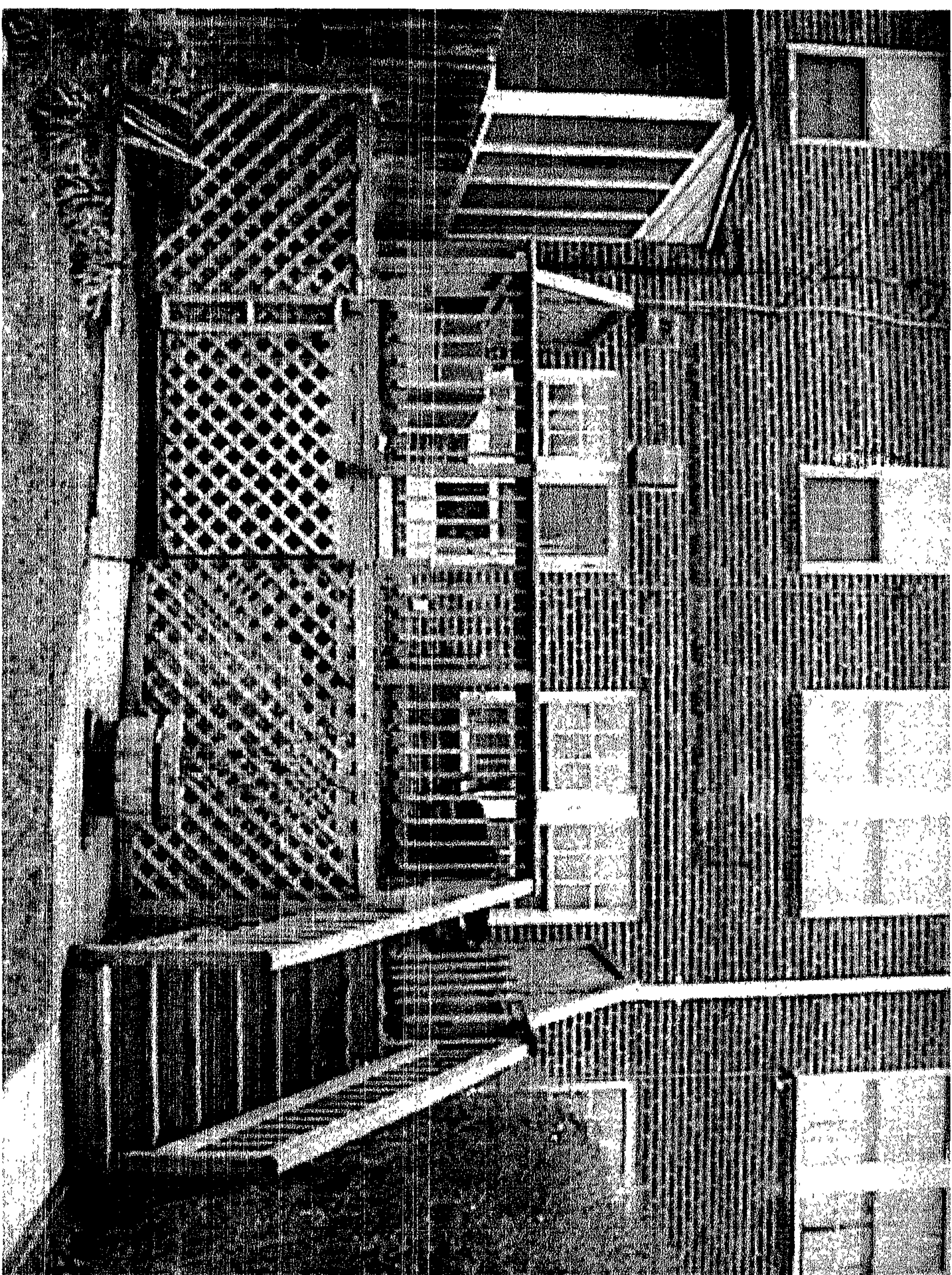
My husband and I live at 146 Hopkins Road, next to the Swift residence. We do not object to Nicole and Sean Swift's plans to build a deck on the back of their house.

Sincerely,

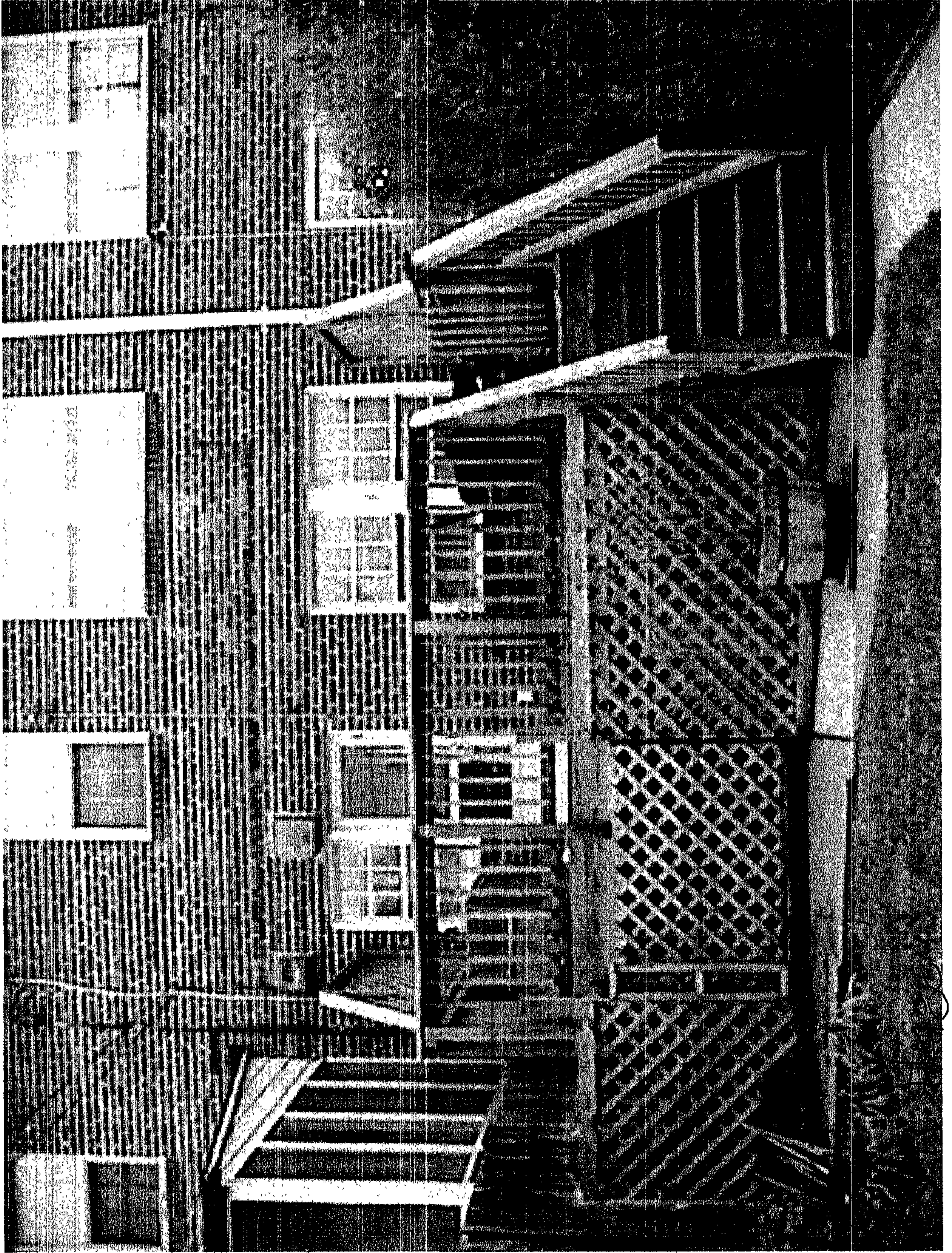
Kirsten Bradley

Kirsten Bradley

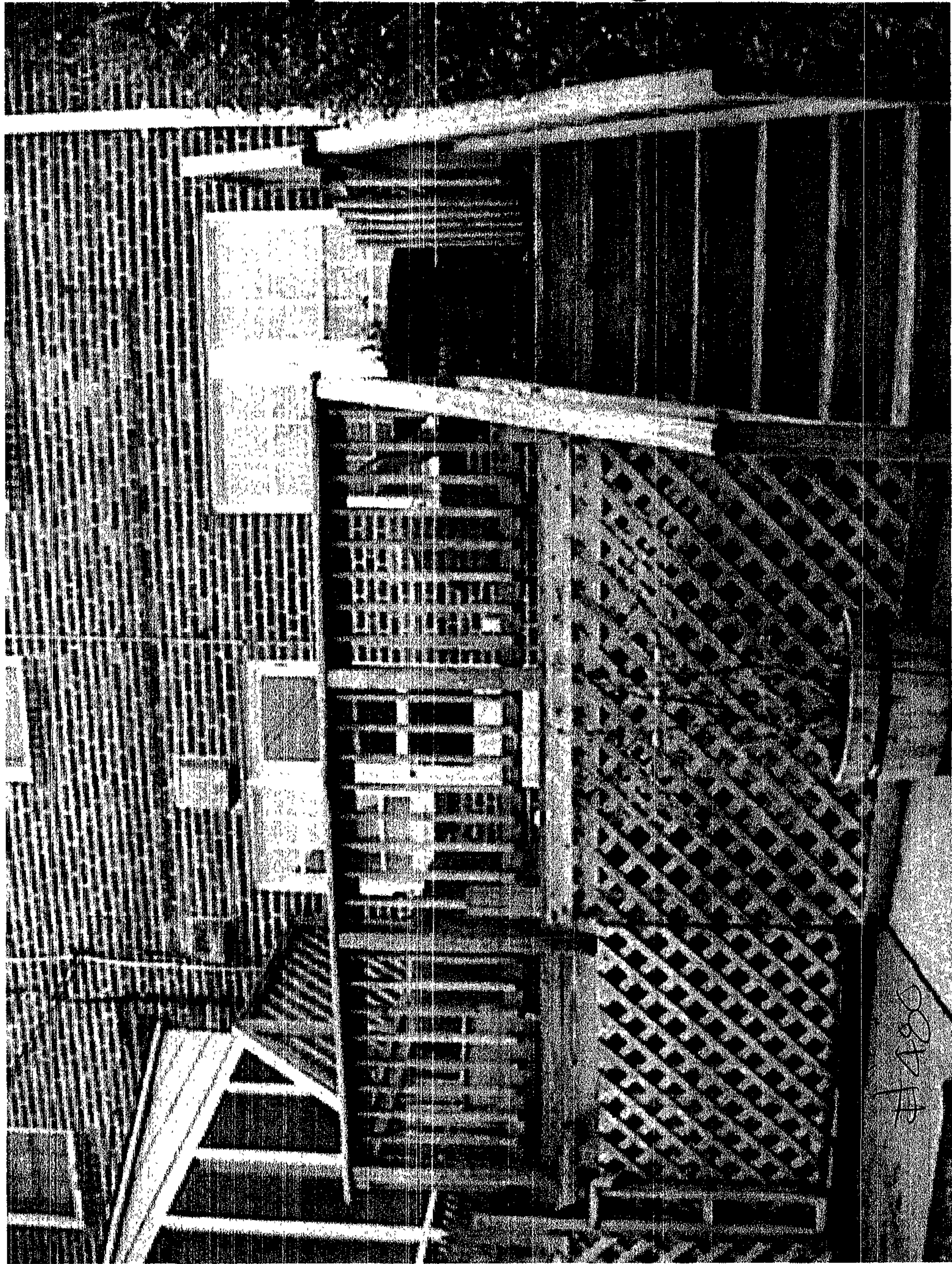
146 Hopkins



146 HOPKINS ROAD



1416 Hopkins Road



#488

146 Hopkins Road

