IN RE: PETITION FOR VARIANCE N/S of Merryman's Mill Road, 700 ft. N centerline of Blythenia Road 10th Election District 3rd Councilmanic District **(2602 Merryman's Mill Road)** Russell Parrott *Petitioner*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-152-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Russell Parrott. The Petitioner is requesting variance relief for property located at 2602 Merryman's Mill Road in the Phoenix area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (carport) to be located in the front yard in lieu of the required rear yard, and from Section 400.2 of the B.C.Z.R., to permit a height of 23 ft. in lieu of the required 15 ft. for the subject accessory structure.

The property was posted with Notice of Hearing on November 4, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 4, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances.***

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area,

11/24/03 R. Jenkins

off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request was Russell Parrott, the Petitioner and Mark Willard, Landscape Architect, who prepared the plan to accompany the Petition. Paul Anecharico, an adjacent property owner attended the hearing and testified in support of the petition. In addition, the Petitioner presented a letter of support from another neighbor, Aimee and Christopher Smith. There were no protestants or others in attendance. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, is RC 4 and overlooks the Loch Raven Reservoir. The site is on a hillside providing a spectacular view of the reservoir. This location and topography trigger the variance request in that the new home to be located on the site is oriented to maximize the view of the reservoir from the home. The home is then served by a driveway which loops around the home from Merryman's Mill Road. See Petitioner's Exhibit No. 1. Consequently, the front door of the home is located on the level of the driveway which defines the front yard and triggers the request to locate the carport in the front yard. Ironically, the carport is actually located behind the new home away from Merryman's Mill Road. Ordinarily, this would be considered the Petitioner's

11/24/03 R. Jameson

rear yard. The point is that the carport is shielded from view from the road by the new home. Since the carport is "behind" the house it is nestled into the hillside and as shown in Petitioner's Exhibit No. 3, the carport is hardly visible from either neighbor's home. Thus, both neighbors support the Petition.

In regard to the request for a variance to permit the carport to have a height of 23 ft. instead of 15 ft., the Petitioner submitted elevation drawings which showed the new home with a sharply pitched roof. In order to keep a consistent design, the Petitioner would like a similarly pitch roof on the carport. While the height of the home meets the zoning regulations, the height of the carport does not.

Findings of fact and conclusions of law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Furthermore, I find that these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 24th day of November, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (carport) to be located in the front yard in lieu of the required rear yard, and from Section 400.2 of the

11/24/03 R. Johnson

B.C.Z.R., to permit a height of 23 ft. in lieu of the required 15 ft. for the subject accessory structure, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

11/04/03
JR Johnston

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

November 21, 2003

Mr. Russell Parrott
10315 B Gelding Drive
Cockeysville, Maryland 21030

Re: Petition for Variance
Case No. 04-152-A
Property: 2602 Merryman's Mill Road

Dear Mr. Parrott:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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,

John Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Mark Williams
10316 B Gelding Drive
Cockeysville, MD 21030

Paul Anecharico
2604 Brigadoon Drive
Phoenix, MD 21131

Printed on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2602 MERRYMANS MILL ROAD
which is presently zoned RC4

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) 400.1 to permit an accessory structure (carport) to be located in the front yard in lieu of the required rear yard, and Section 400.2 to permit a height of 23 ft. in lieu of the required 15 ft. for the subject accessory structure.

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

SEE ATTACHMENT A

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):

RUSSELL C. PARROTT
Name - Type or Print

Signature

Name - Type or Print

Signature

10316 B GERDING DR. — 410 666 3263
Address — Telephone No.

COCKEYSVILLE MD. — 21030
City — State — Zip Code

Representative to be Contacted:

MARK WILLIAMS
Name

410 377 0703
Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 04-152-A

Reviewed By BR **Date** 9/25/03

REV 9/15/98

ATTACHMENT A

1. Although the detached ~~garage~~ carport is proposed in the front or north yard area, it is actually in the least visable location. It is less visable from the adjacent public right of way or south side of the property due to topography. Topographic changes buffer the detached garage from the north and east sides while several mature evergreen trees buffer the detached garage from the west.

2. Orientation of the proposed dwelling to the north maximizes the sites views and solar orientation, fits within the building setbacks and minimizes topographic disturbance.

3. The simple and and compact building footprints also minimze disturbance to the site.

#152

ZONING DESCRIPTION

Zoning Description For 2602 Merrymans Mill Road

Beginning at a point on the North side of Merrymans Mill Road which is 85 feet wide at the distance of 700 feet North of the centerline of the nearest improved intersecting street Blythenia Road which is 50 feet wide. Being Lot # 35, Section 3 in the subdivision of Cambria as recorded in Baltimore County Plat Book # 25, Folio 27, containing 98,881 square feet. Also known as 2602 Merrymans Mill Road and located in the 10th Election District, 3rd Councilmanic District.

#152

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29396

DATE 9/25/03 ACCOUNT R001-06-615a

AMOUNT $ 65.00

RECEIVED FROM: Russell C. Parrott

FOR: Zoning Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #152

DATE: 09/25/2003
CHLD RECEIPT

BUSINESS	ACTIVITY	TIME	REF
9/25/2003	9/25/2003	15:09:02	2

REF: 2394 WALKIN PAY ZAC
>RECEIPT # 253770 9/25/2003 CLK
Acct: 5 528 ZONING VERIFICATION
CK No. 02154
Recpt Tot. $65.00
$65.00 CK .00 CH
Baltimore County, Maryland

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: #04-152-A
2602 Merrymans Mill Road
N/side of Merrymans Mill Road, 700 feet north centerline of Blythenia Road
10th Election District
3rd Councilmanic District
Legal Owner(s): Russell Parrott

Variance: to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and to permit a height of 23 feet in lieu of the required 15 feet for the subject accessory structure.

Hearing: Thursday, November 20, 2003 at 9:00 a.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/11/612 Nov. 4 C635213

CERTIFICATE OF PUBLICATION

11/5/, 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 11/4/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

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 NO. 04-152-A
PETITIONER/DEVELOPER:
Russell Parrott
DATE OF HEARING: 11/20/03

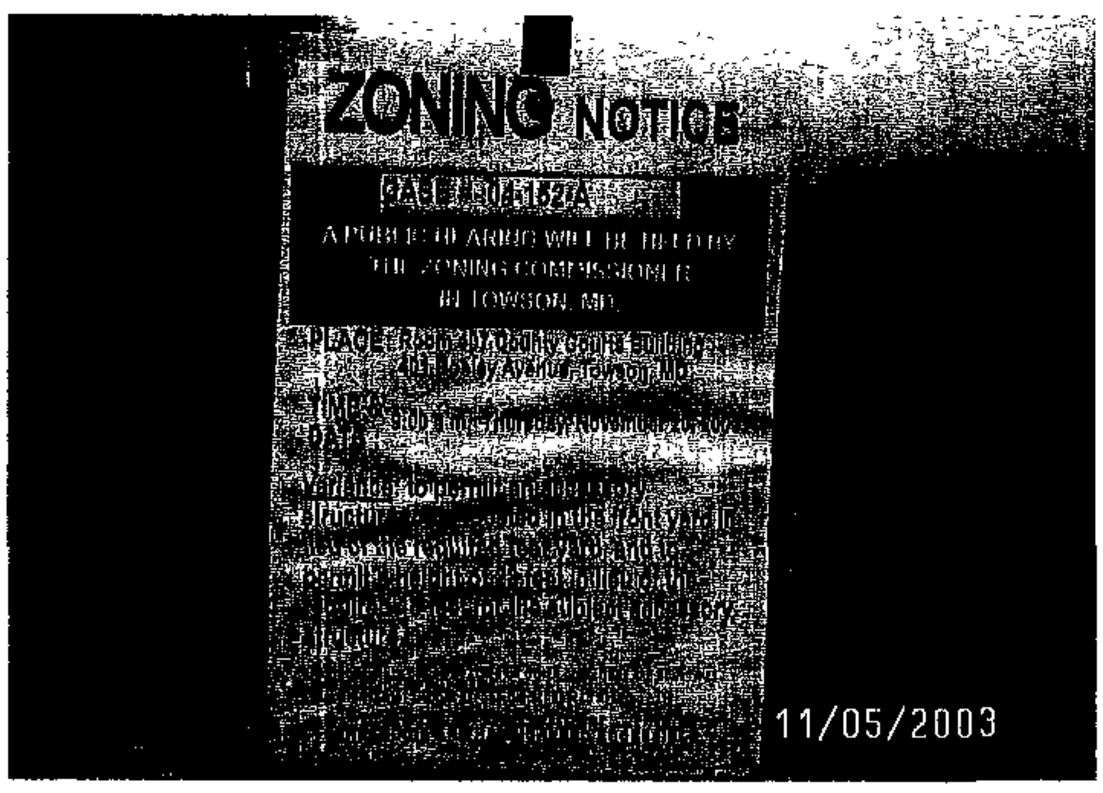
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

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:
2602 Merrymans Mill Road



POSTED ON: November 4, 2003

DATE:
November 5, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

RE: PETITION FOR VARIANCE 2602 Merrymans Mill Rd; N/side Merrymans Mill Rd, 700' N c/line Blythenia Road 10th Election & 3rd Councilmanic Districts Legal Owner(s): Russell C. Parrott Petitioner(s)	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
	*	BALTIMORE COUNTY
	*	04-152-A

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

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

RECEIVED
OCT 21 2003
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of October, 2003, a copy of the foregoing Entry of Appearance was mailed to, Russell C Parrott, 10316 B Gelding Drive, Cockeysville, MD 21030, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 16, 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: 04-152-A
2602 Merrymans Mill Road
N/side of Merrymans Mill Road, 700 feet north centerline of Blythenia Road
10th Election District – 3rd Councilmanic District
Legal Owner: Russell Parrott

Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and to permit a height of 23 feet in lieu of the required 15 feet for the subject accessory structure.

Hearings: Thursday, November 20, 2003, at 9:00 a.m. in Room 407, County Office Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: Russell Parrott, 10316 B Gelding Drive, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, NOVEMBER 5, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 4, 2003 Issue - Jeffersonian

Please forward billing to:
Russell Parrott
10316 B Gelding Drive
Cockeysville, MD 21030

410-666-3263

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: 04-152-A
2602 Merrymans Mill Road
N/side of Merrymans Mill Road, 700 feet north centerline of Blythenia Road
10th Election District – 3rd Councilmanic District
Legal Owner: Russell Parrott

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Lawrence E. Schmidt

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:

Item Number or Case Number: 04-152-A

Petitioner: RUSSELL C. PARROTT

Address or Location: 2602 MERRYMANS MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RUSSELL C. PARROTT

Address: 10316 B GELDING DRIVE
COCKEYSVILLE MD. 21030

Telephone Number: 410 666 3263

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

November 14, 2003

Russell Parrott
10316 B Gelding Drive
Cockeysville, MD 21030

Dear Mr. Parrott:

RE: Case Number: 04-152-A, 2602 Merrymans Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 25, 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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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

October 16, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 14, 2003

Item No.: 151-169

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: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For October 20, 2003
Item Nos. 151, 152, 153, 154, 156,
157, 158,159, 160, 161, 162, 163, 164,
167, and 168

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: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 20, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-152 and 04-161**

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: Lyn Lanham

AFK/LL

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

SHA State Highway Administration Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10·14·03

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

RE: Baltimore County
Item No. 152 BPR

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,

L. G. Gredlein

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

RECEIVED 11/19/03

Aimee & Christopher Smith
2503 Garsden Court
Phoenix, MD 21131

November 17, 2003

RE:Carport Variance for 2602 Merrymans Mill Road

Dear Mark & Russ:

Thanks for meeting with us last week to discuss your pending variance for the carport. We are comfortable with the carport's violation of the 15' height restriction, provided that the carport is built strictly in accordance with the plans and specifications shown us and dated November 12, 2003. We also understand that the heighth of the carport will not exceed 440' above sea level.

Good luck with your house. Feel free to call us if we can further assist you.

Sincerely,

Aimee Smith

Christopher Smith

Piet 4

PLEASE PRINT CLEARLY

CASE NAME 2602 Merryman's Mill Rd.
CASE NUMBER 04-152-A
DATE 11/20/03

PETITIONER'S SIGN-IN SHEET

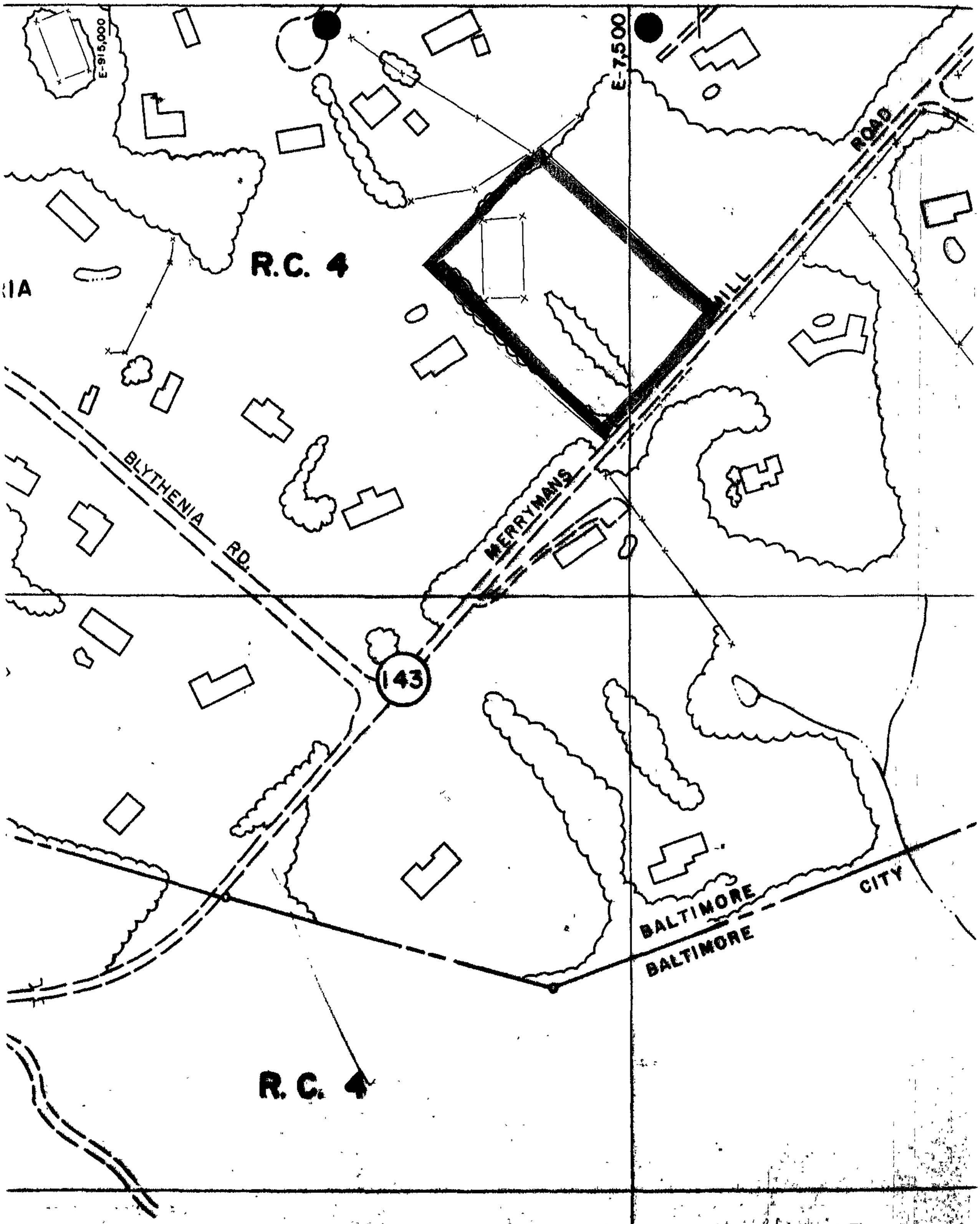
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
MARK A. WILLARD	10316 B GELDING DR.	COCKEYSVILLE, MD. 21050	markwillard@mwa-us.com
RUSSELL C PARROTT	10316 B GELDING DR.	Cockeysville, MD. 21050	RussParrott@COMCAST.NET

PLEASE PRINT CLEARLY

CASE NAME 2602 Merryman's Mill Rd
CASE NUMBER 04-152-A
DATE 11/20/03

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Paul Anecharico	2604 Brigadoon Dr.	Phoenix Md. 21131	paulanecharico@billkidds.com


E-915,000
E-7,500
R.C. 4
IA
BLYTHENIA RD.
MERRYMANS MILL ROAD
143
BALTIMORE CITY
BALTIMORE
R.C. 4

#152 NE 18-B

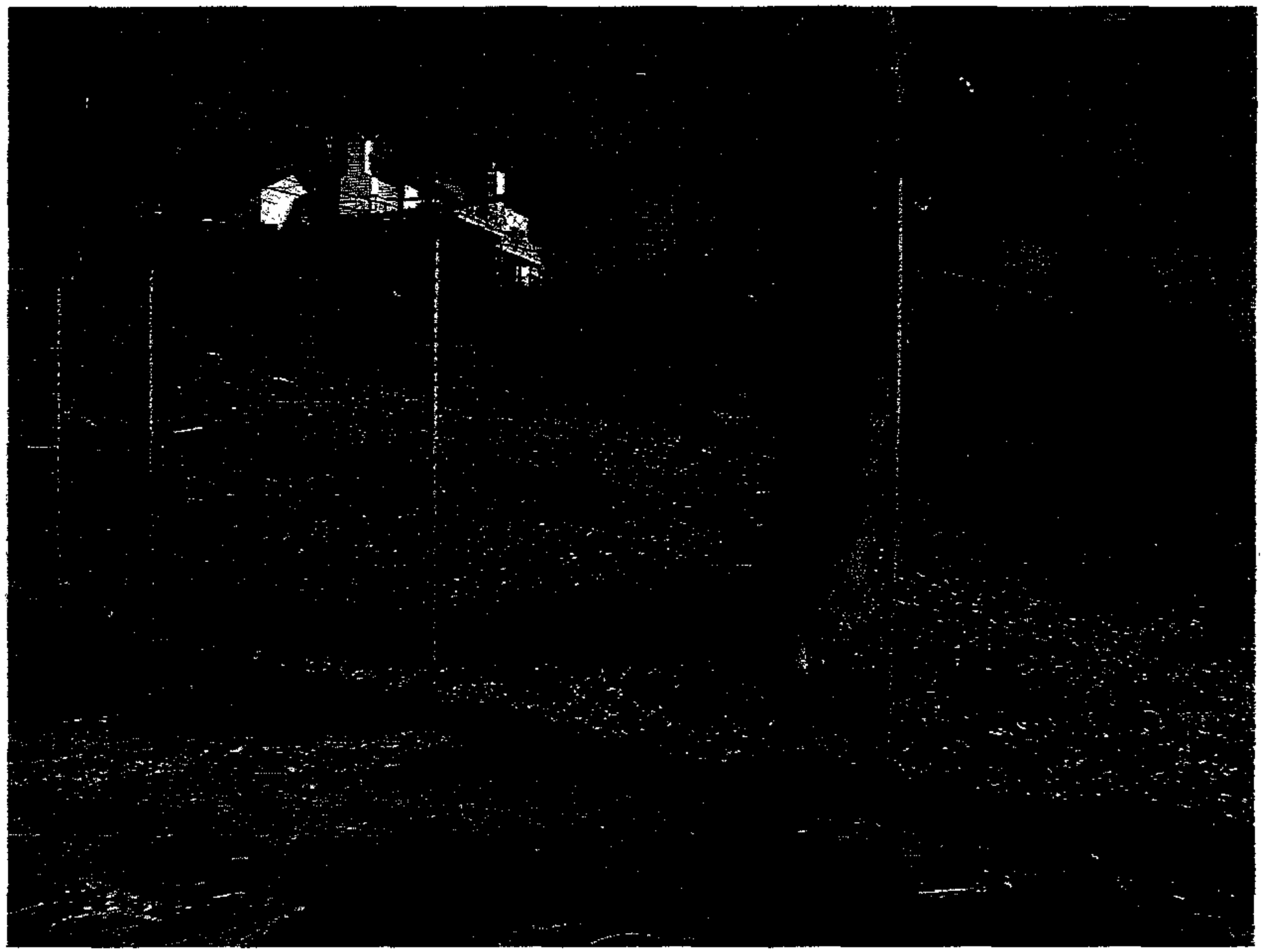


Photo 1: View looking northwest from proposed carport location.
Toward 2604 Brigadoon Drive.

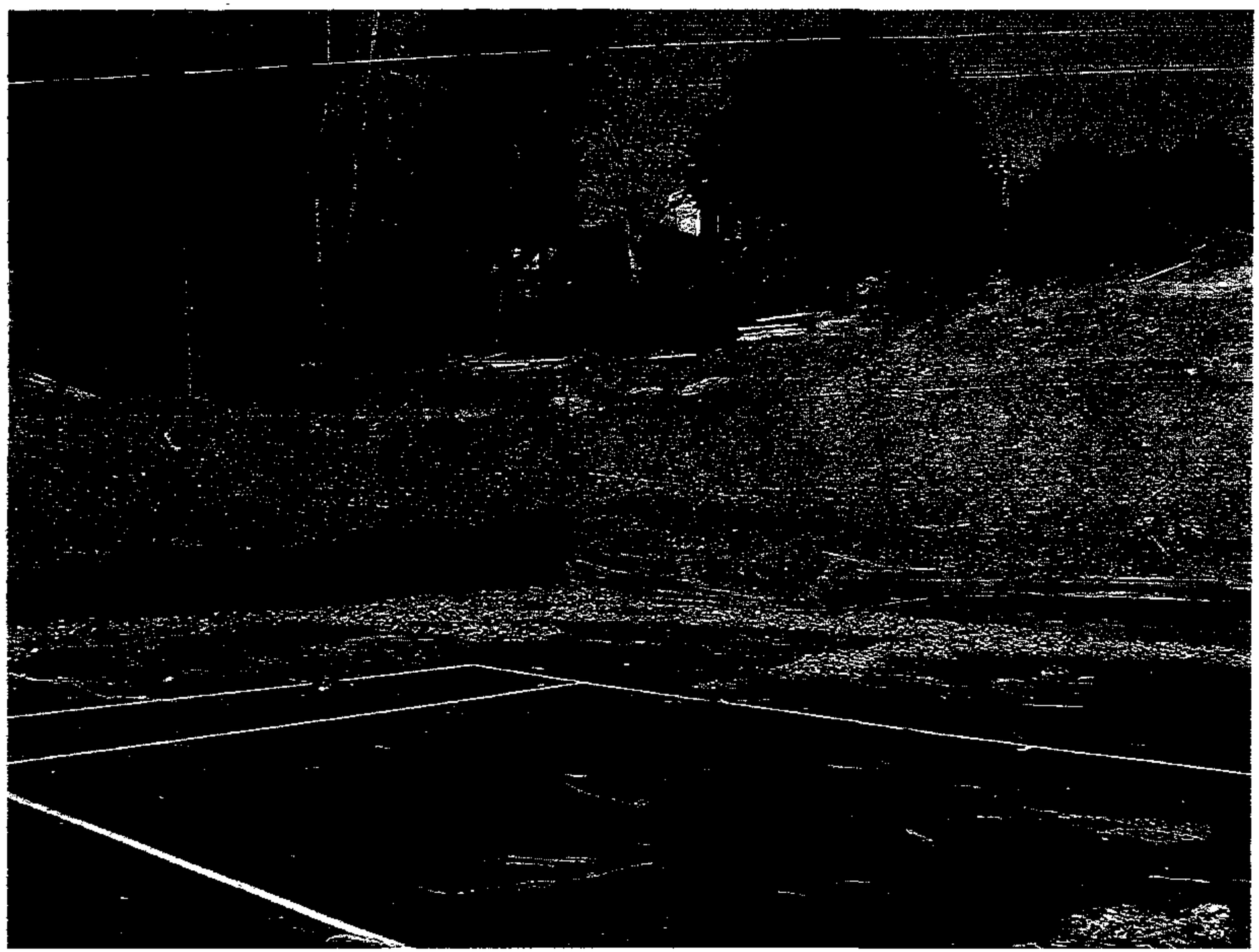


Photo 2: View looking northeast from proposed carport location.
Toward 2503 Garsden Court.

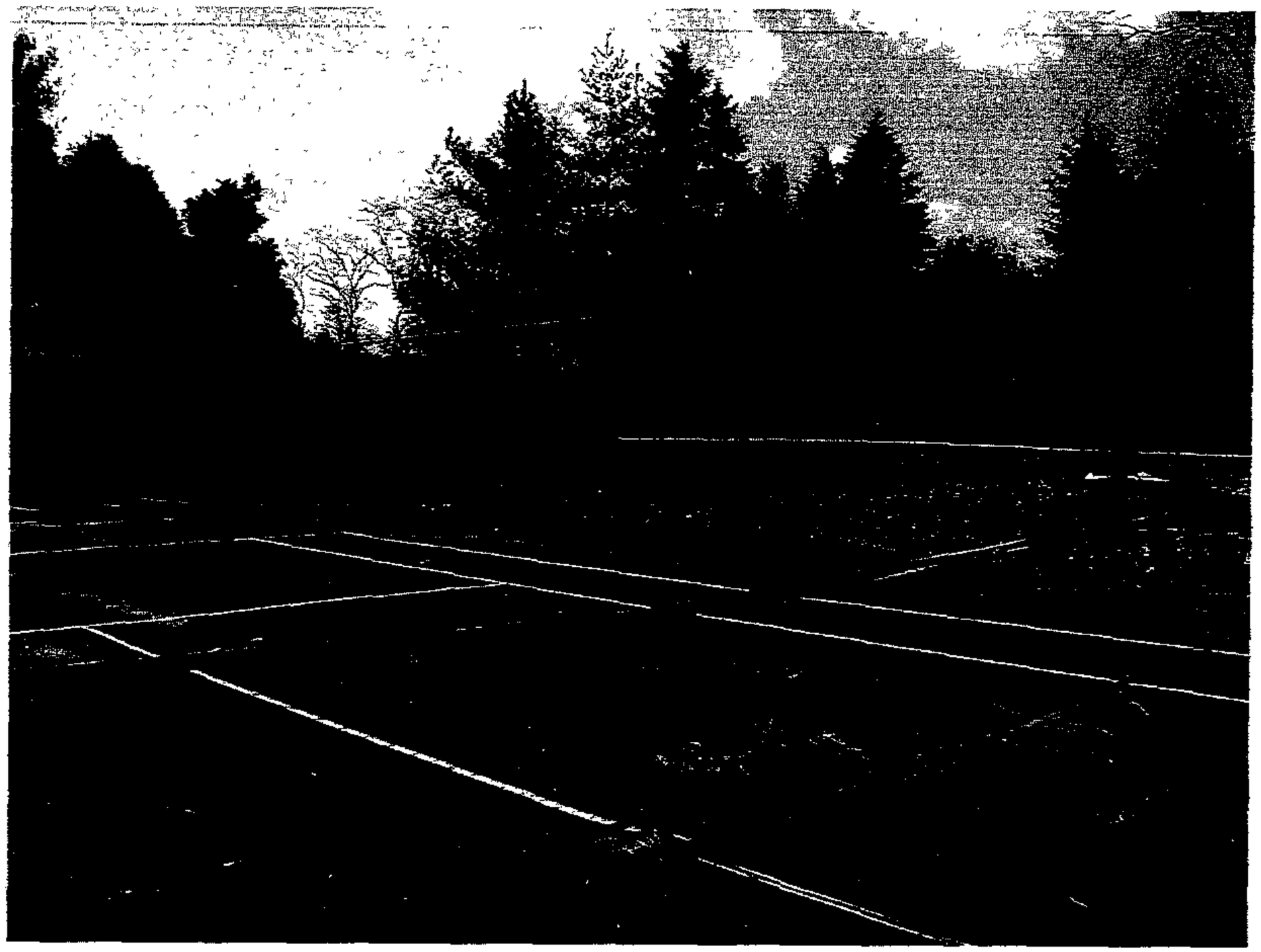


Photo 3: View looking southeast from proposed carport location.
Toward 2600 Merrymans Mill Road

Photo 4: View looking northeast from 2600 Merrymans Mill Road.
Toward proposed structures.

Photo 5: View looking southeast from 2503 Garsden Court.
Toward proposed structures.

Photo 6: View looking southwest from 2604 Brigadoon Drive.
Toward proposed structures.

Photo 7: View looking southeast toward existing evergreen hedgerow.

Photo 8: View looking south toward existing evergreen hedgerow.

Photo 9: View looking southeast along property line.

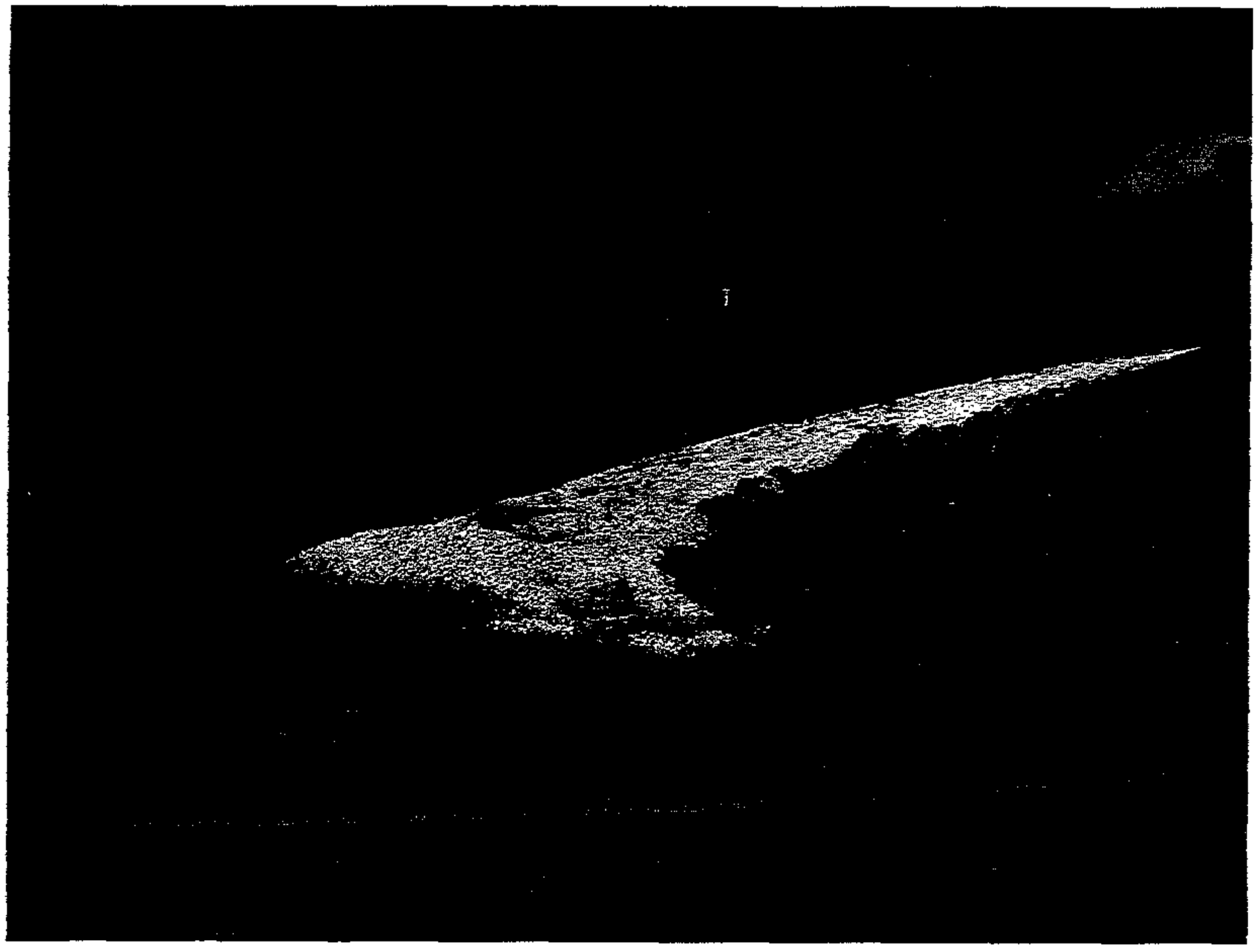
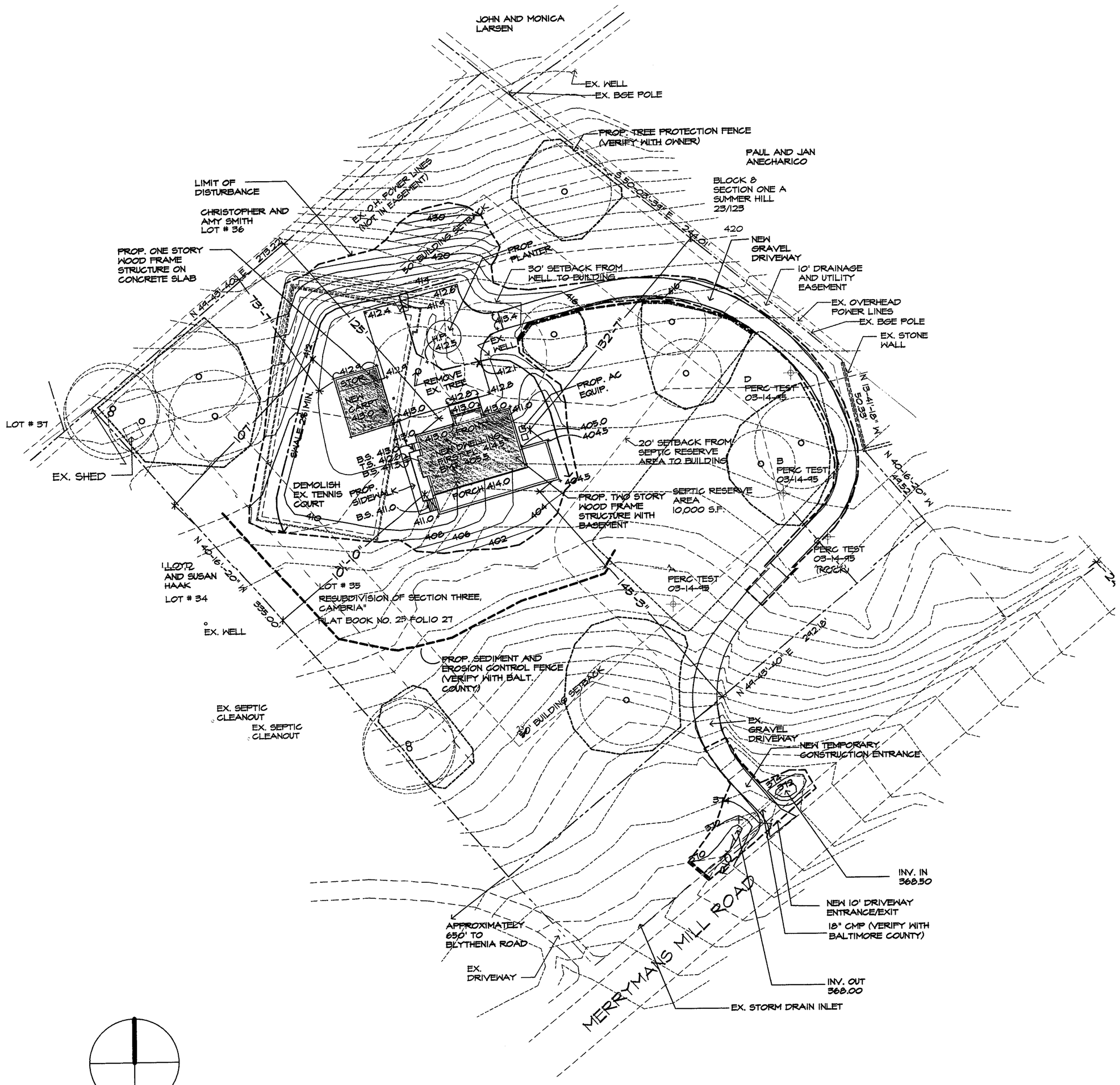


Photo 10: View looking northeast from Merrymans Mill Road.

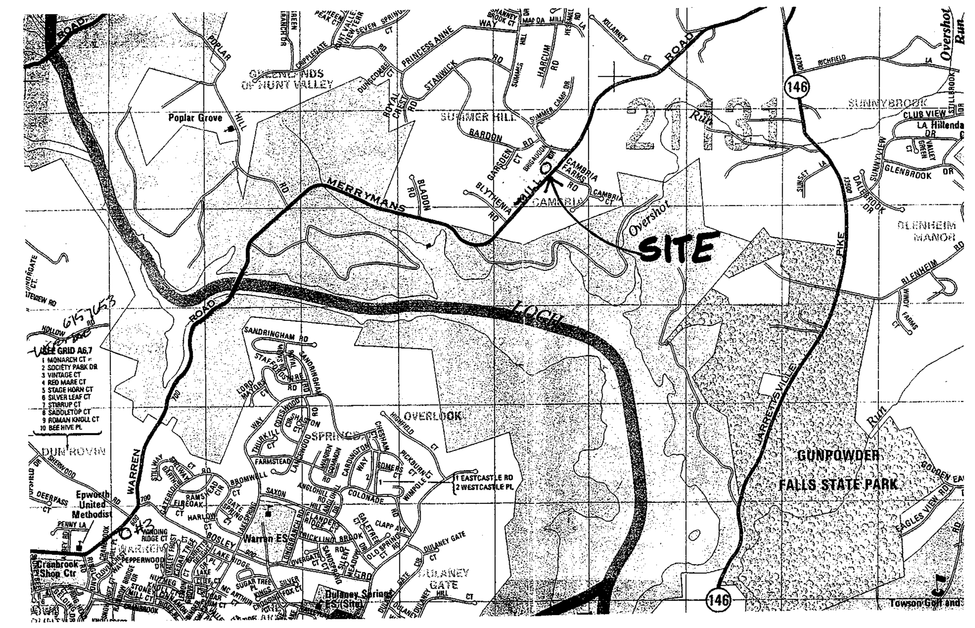
Photo 11: View looking northeast along property line from Merrymans Mill Road.

Photo 12: View looking northeast along Merrymans Mill Road.



SITE PLAN

SCALE: 1" = 50'



VICINITY MAP

GENERAL NOTES

1. ELECTION DISTRICT: 10
2. COUNCILMANIC DISTRICT: # 3
3. OWNER: RUSSELL C. PARROTT
4. PROPERTY ADDRESS: 2602 MERRYMANS MILL ROAD PHOENIX, MD 21131
5. THERE ARE NO PRIOR ZONING HEARINGS.
6. THE TOTAL LIMIT OF DISTURBANCE (LOD) IS 29,400 S.F.
7. THERE IS NO 100 YEAR FLOODPLAIN ON THE SITE.
8. THERE ARE NO STREAMS, WETLANDS, FOREST BUFFERS OR TREE CONSERVATION AREAS WITHIN THE SITE.
9. ZONING RC4 MAP# NE10B.

SITE DATA

EXISTING IMPERVIOUS	
TENNIS COURT	8370 S.F.
GRAVEL DRIVEWAY	460 S.F.
TOTAL	8830 S.F.
EXISTING IMPERVIOUS TO BE REMOVED	
TENNIS COURT	(8370 S.F.)
EXISTING IMPERVIOUS TO REMAIN	460 S.F.
PROPOSED IMPERVIOUS	
HOUSE AND CARPORT	3515 S.F.
DRIVEWAY	6530 S.F.
WALKWAYS	335 S.F.
TOTAL IMPERVIOUS AFTER REDEVELOPMENT	14,240 S.F.
NET LOT AREA	2.27 AC. OR 98,816 S.F.
GROSS LOT AREA	120,354 S.F.

MARK WILLARD & ASSOCIATES, LLC

PLANNING

LANDSCAPE ARCHITECTURE

GARDEN DESIGN

~~1305 JOHN STREET, BALTIMORE, MD 21217~~

TEL ~~410.383.0102~~ 410 377 0703 FAX ~~410.383.9142~~ 410 377 0996

The

PARROTT

Residence

2602 Merrymans Mill Road
Phoenix, MD 21131

Revisions

No.	Description	Date

Date : SEPTEMBER 25, 2003

Scale : As Noted

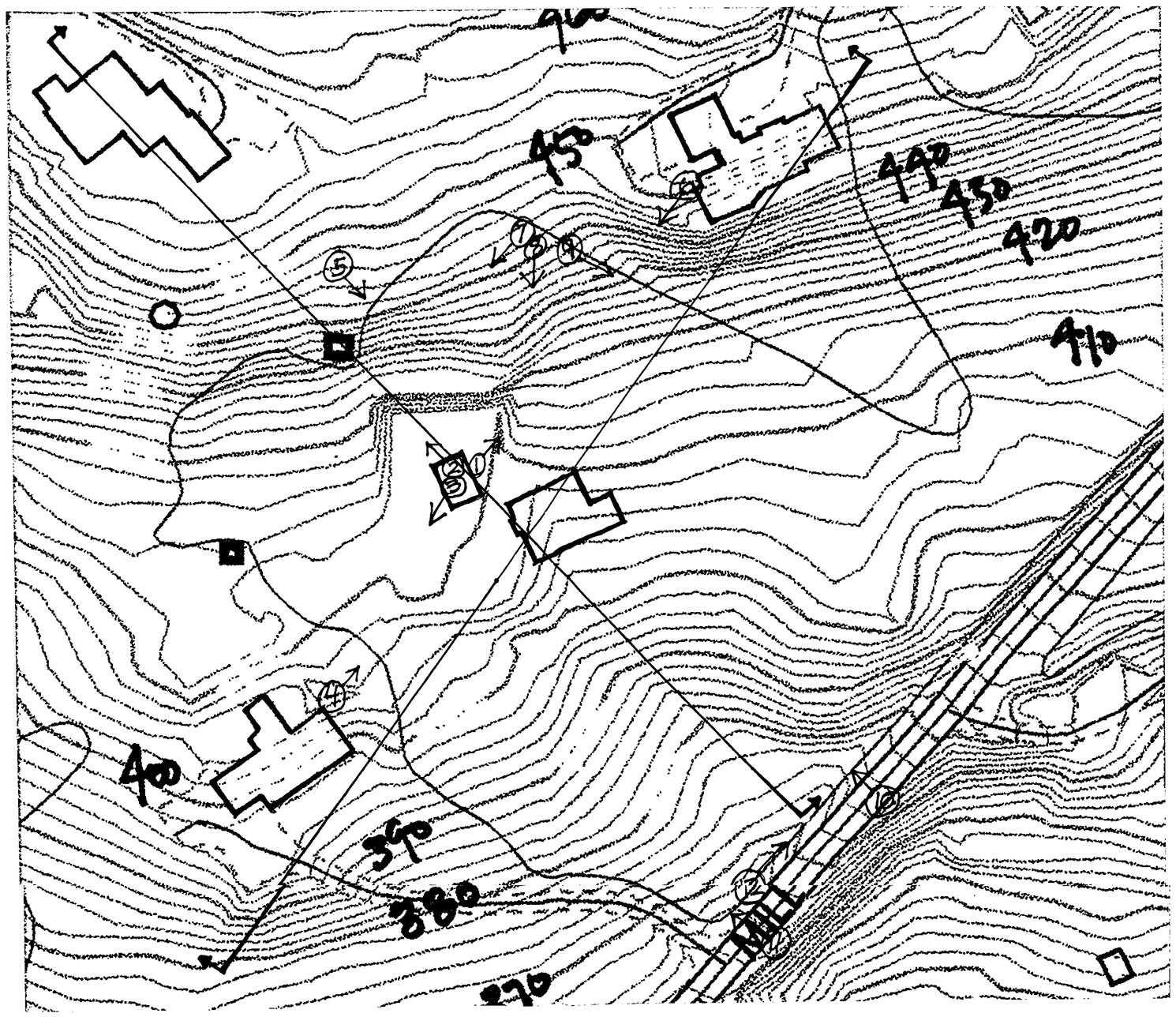
Project No. : 2602.02

Title : **PLAN TO ACCOMPANY HEARING** FOR VARIANCE

Drawing No. **L1.00**

Pet #1

#151



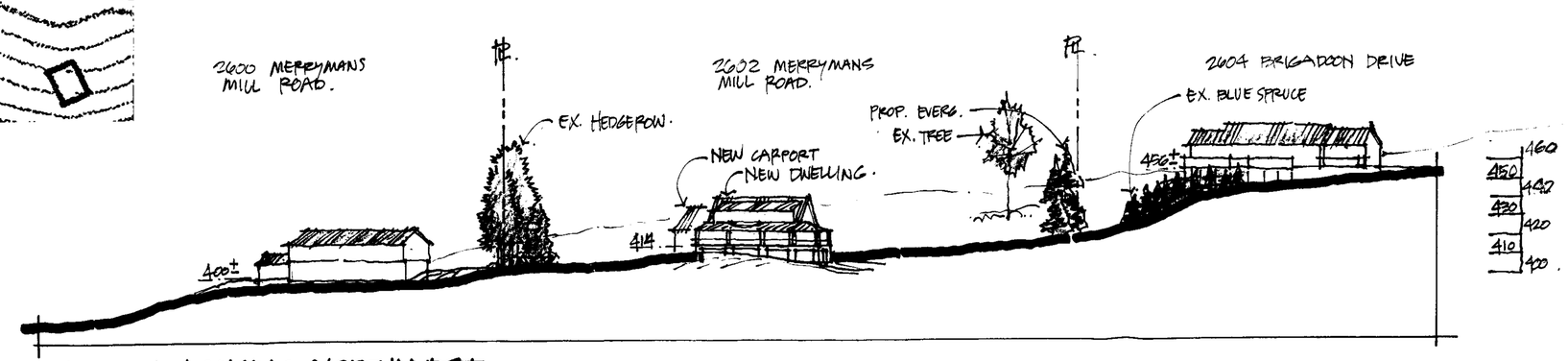
SITE CONTEXT PLAN.

SCALE: 1" = 50'

LEGEND

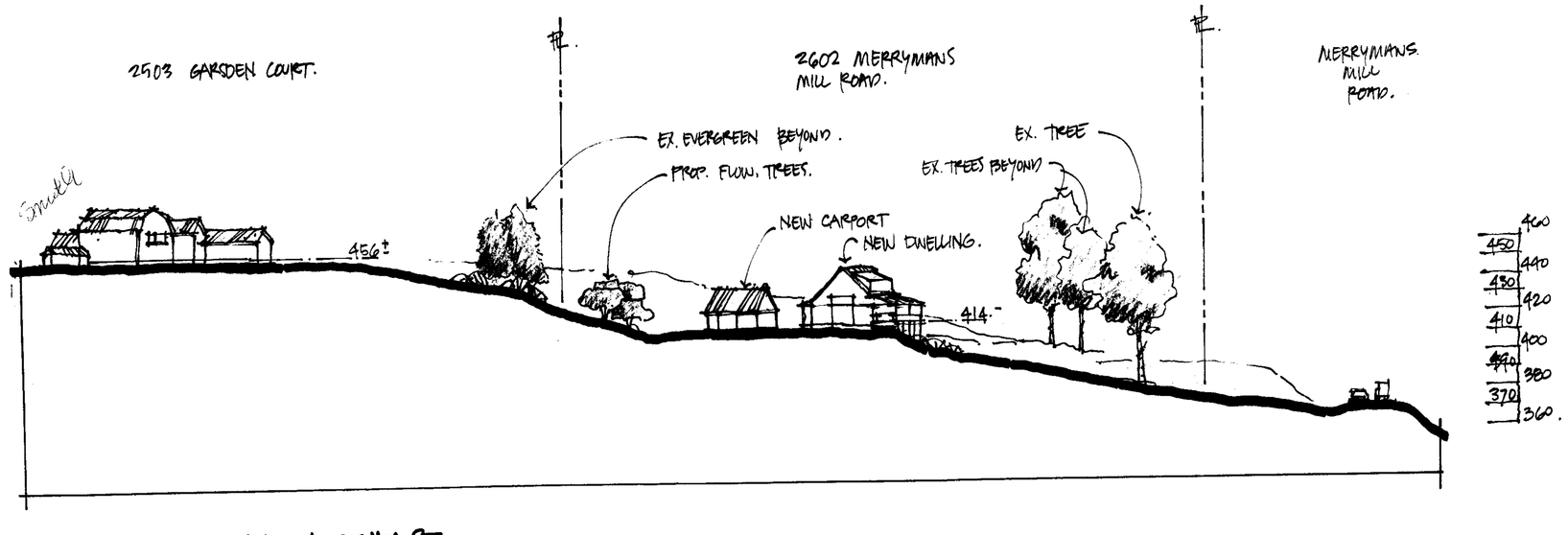
Photo Locations

Section Lines



SECTION LOOKING NORTHWEST.

1" = 50'



SECTION LOOKING NORTHEAST

1" = 50'

NOTE: The base information shown here has been taken from sources believed to be reliable but is not guaranteed.

MARK WILLARD & ASSOCIATES, LLC

PLANNING

LANDSCAPE ARCHITECTURE

GARDEN DESIGN

The

PARROTT

Residence

2602 Merrymans Mill Road
Phoenix, MD 21131

Revisions

No.	Description	Date

Date : NOVEMBER 12, 2003

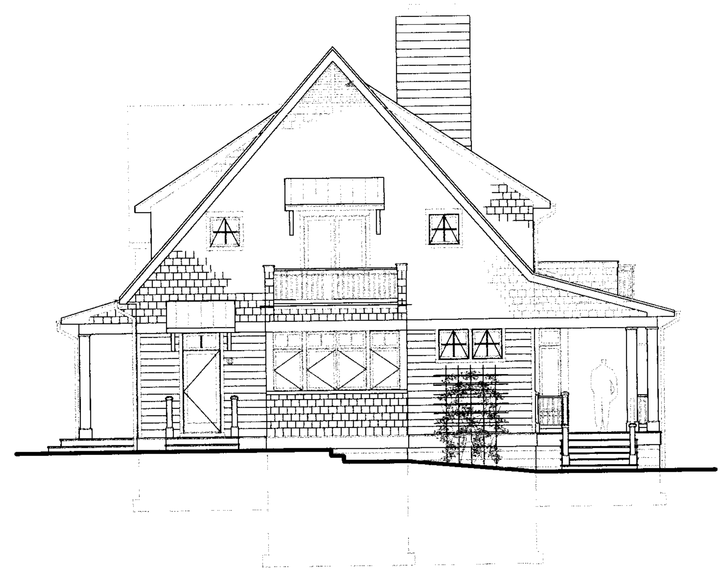
Scale : As Noted

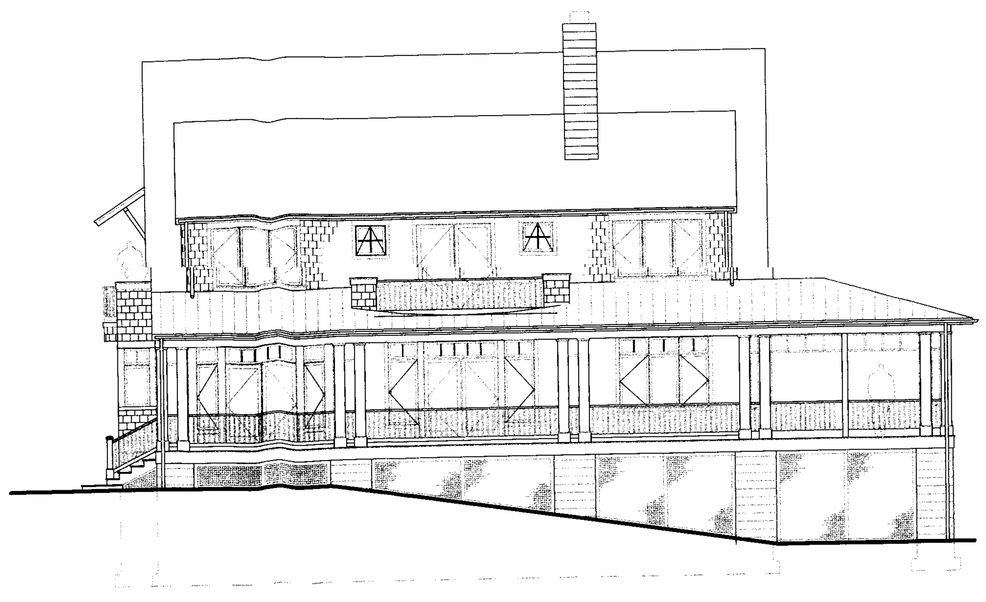
Project No. : 2602.02

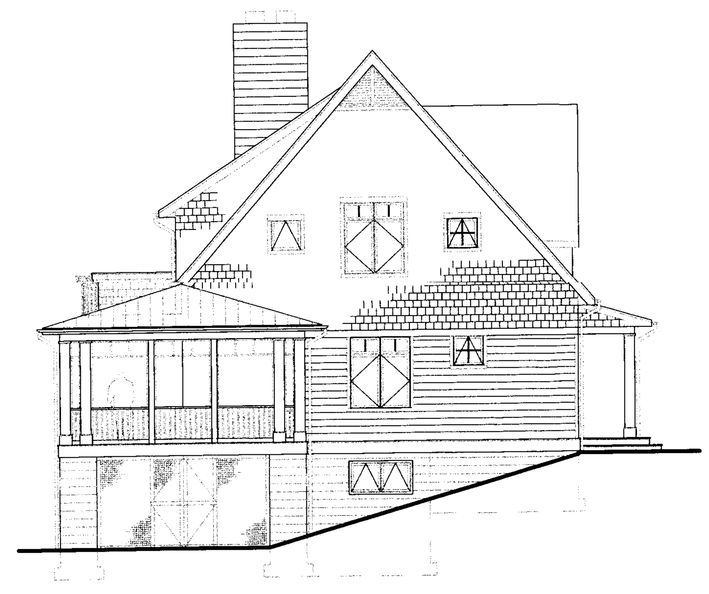
Title : **SITE CONTEXT PLAN & SECTIONS**

Drawing No.

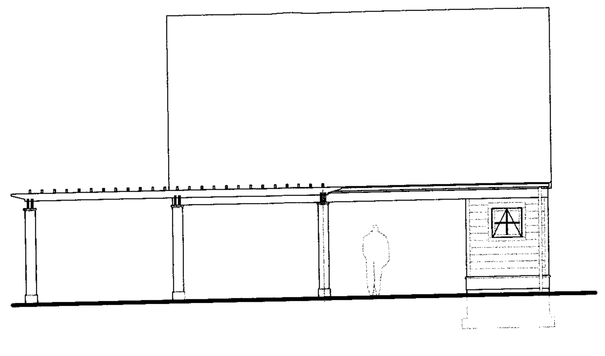
L1.01

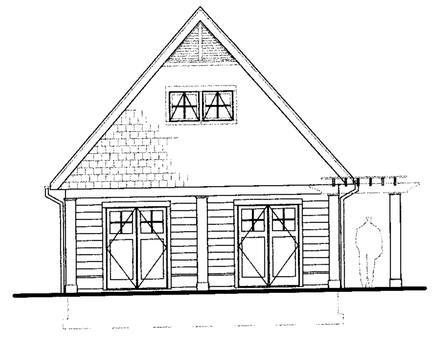


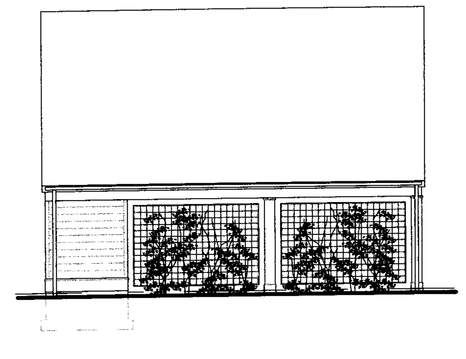


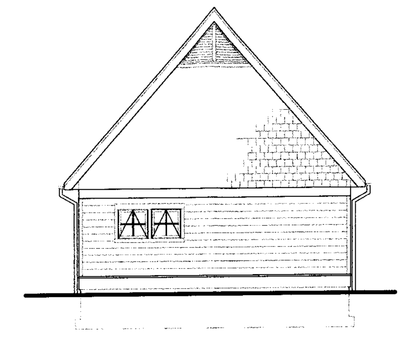


DWELLING ELEVATIONS
SCALE: 1/8" = 1'-0"









CARPORT ELEVATIONS
SCALE: 1/8" = 1'-0"

MARK

WILLARD

& ASSOCIATES, LLC

PLANNING

LANDSCAPE ARCHITECTURE

GARDEN DESIGN

6600 York Road, BALTIMORE, MD 21212
TEL 410.377.0703 FAX 410.377.0996

Melville-Thomas Architects, Inc.

600 Wyndhurst Ave. Ste. 245
Baltimore, MD 21210
TEL: 410.433.4400 FAX: 410.433.4719

The

PARROTT

Residence

2602 Merrymans Mill Road
Phoenix, MD 21131

Revisions

No.	Description	Date

Date : APRIL 25, 2003
Scale : As Noted
Project No. : 2602.02

Title :
ELEVATIONS

Drawing No.

Pat # 2