IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Brett Manor Court, 25 ft. N
centerline of Gardiner Road
8th Election District
3rd Councilmanic District
(2 Brett Manor Court)

Alan Fabian

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 04-174-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Alan Fabian, the legal owner of the subject property. The variance request is for property located at 2 Brett Manor Court in the Hunt Valley area of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (pool house) with a height of 25 ft. (at the highest point) in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner has 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

12/3/03 Januar compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

In addition, the Petitioner must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated October 30, 2003, a copy of which is attached hereto and made a part hereof. These ZAC comments required calculation of impervious surface on the property. Pursuant to the attached note from DEPRM, which is also attached hereto and made part hereof, the plan is ready for approval.

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 3 day of December, 2003, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (pool house) with a height of 25 ft. (at the highest point) in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
- 2. Compliance with the recommendations made by DEPRM dated October 30, 2003, a copy of which is attached hereto and made a part hereof.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JOHN'Y. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

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

December 4, 2003

Peter Taliaferro, Esquire Thomas & Libowitz, P.A. 100 Light Street, Suite 1100 Baltimore, Maryland 21202-1053

Re:

Petition for Administrative Variance

Case No. 04-174-SPH

Property: 2 Brett Manor Court

Dear Mr. Taliaferro:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

John Murphy

JVM:raj Encl.

c: Mr. Alan Fabian
2 Brett Manor Court
Hunt Valley, MD 21030

Mark A. Koski 611 Nursery Road P. O. Box 1550 Westminster, MD 21158-8550 Erica Nestlerode Penza Associates Architects, Inc. 401 Woodbourne Avenue Baltimore, MD 21212



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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property	located at 1 BRETT MANUE COURT, HUNT VALLEY MD
	which is presently zoned RCA
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	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.
ontract Purchaser/Lessee:	Legal Owner(s):
	MR. ALAN FABIAN
me - Type or Print	Name - Type or Print
gnature	Signature
dress Telephone No.	Name - Type or Print
Y State Zip Code	Signature
ttorney For Petitioner:	2 BRETT MANOR COURT 410.404.5952
MR. PETER TALIAFERRO	Address HUNT VALLEY MD 21030
rne - Type or Print	City State Zip Code
nature	Representative to be Contacted:
THOMAS : LIBOWITZ, P.A.	ERICA NESTLERODE-PENDA ASSOCIATES ARCHITECTS, 1
DE LIBHT St. SUITE 1100 410.762.2468	401 WOODBOURNE AVE. 410.435.6677
Telephone No. ZELT IMURE (MD 21202-1053 ty State Zip Code	Address BALTIMORE City State Telephone No. 21212 Zip Code
'Y <u> </u>	e required, it is ordered by the Zoning Commissioner of Baltimore County, f this petition be set for a public hearing, advertised, as required by the zoning
gulations of Baltimore County and that the property be reposted.	beruen ee ser iet e basiis noomiët aassinsed us tadhitad Dà (ua sòuinà
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	Zoning Commissioner of Baltimore County

Reviewed By Date Date 10-07-03

Estimated Posting Date 10-19-03

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at	2 BREIT MANO	r Court	
	Address City City	VV State	21030 Zlp Code
That based upon personal knowledge, the follow Variance at the above address (Indicate hardship	ving are the facts upon	which I/we base the re	•
Zoning Regulation 307.1 structure, there are "special circumstructure which is the subject of the limit of Zoning Regulation 400.3 In this case, the special common Manor Section II subdivision, who approval by the subdivision's Are position, consistent with Section Easements and Restrictions, that the principal structure on the project It would be a practical different constructing a structure, who enforcement of the regulation in Applicant and the subdivision. To reasonable community standards structure in any manner other that	mstances or conditions. he variance" and that struwould result in practical ircumstances are that the sere construction of acceptance the Addendum to the Addendum to the roofline of the pool be perty. If it is apply this Region he otherwise has ever a manner that is inconsist to compel a lower roofline and would, in effect, bar	that are peculiar to the ict compliance with the al difficulty." subject property is in a subject property is subject mittee, and that committee, and that committee subdivision's Declarations are must conform to gulation 400.3 so as to be ry right to carry out, dustent with the aesthetic state would be incompatible the Applicant from but the applicant from the applic	he land or 15 foot height the Nicholson ect to review and ttee has taken the ation of the roofline of bar the Applicant ae to strict standards of the ole with very ailding the
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STATE OF MARYLAND, COUNTY OF BALTING I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, per the County aforesaid, per the County aforesaid, per the County aforesaid.	replember reconally appeared	, <u>2003</u> , before me	, a Notary Public of the State
the Affiant(s) herein, personally known or satisfa	ctorily identified to me a	s such Affiant(s).	
AS WITNESS my hand and Notarial Seal	Notary Public	Ca 5. Clev	unger_
NOTARY	My Commissio	on Expires $\frac{5//}{}$	12006

REV 10/25/01

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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	2 BRETT MANOR	COURT	<u></u>
•	Address VAUEY	MD:	21030
•	City	State	Zlp Code
That based upon personal knowledge, the follo	wing are the facts upon wh	nich I/we base th	e request for an Administrative

Variance at the above address (indicate hardship or practical difficulty):

Zoning Regulation 307.1 requires us to show that, with respect to this proposed accessory structure, there are "special circumstances or conditions . . . that are peculiar to the land or

structure which is the subject of the variance" and that strict compliance with the 15 foot height limit of Zoning Regulation 400.3 "would result in practical difficulty."

In this case, the special circumstances are that the subject property is in the Nicholson Manor Section II subdivision, where construction of accessory buildings is subject to review and approval by the subdivision's Architectural Review Committee, and that committee has taken the position, consistent with Section 4 of the Addendum to the subdivision's Declaration of Easements and Restrictions, that the roofline of the pool house must conform to the roofline of the principal structure on the property.

It would be a practical difficulty to apply this Regulation 400.3 so as to bar the Applicant from constructing a structure, which he otherwise has every right to carry out, due to strict enforcement of the regulation in a manner that is inconsistent with the aesthetic standards of the Applicant and the subdivision. To compel a lower roofline would be incompatible with very reasonable community standards and would, in effect, bar the Applicant from building the structure in any manner other than one that would diminish the integrity of the community.

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	· · · · · · · · · · · · · · · · · · ·	<u> </u>
Name - Type or Print	Signature Name - Type or Print	
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STATE OF MARYLAND, COUNTY OF BALT I HEREBY CERTIFY, this 2 day of	TIMORE, to wit: September, 2003 before me, a Nersonally appeared	Notary Public of the State
of Maryland, in and for the County aforesaid, the Affiant(s) herein, personally known or sat	ian	
AS WITNESS my hand and Notarial Seal		•

My Commission Expires

REV 10/25/01

NOTARY

PUBLIC

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CASE NO.

'REV' 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

Is Petition shall be filed with the Department of Permis and Development Management. The undersigned, leginer(s) of the property situate in Baltimore County and which is described in the describtion and plat attached nereto and de a part hereof, hereby petition for a Variance from Section(s) 400.3 The height of accessory buildings may not exceed 15 feet, except as noted in section 300 of the Baltimore County zoning code. The height of accessory buildings may not exceed 15 feet, except as noted in section 300 of the Baltimore County zoning code. The posted and advertised as prescribed by the zoning regulations. The posted and advertised as prescribed by the zoning regulations. The posted and advertised as prescribed by the zoning regulations. The 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. The posted and advertised as prescribed by the zoning regulations. The agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning law for Baltimore County. The result of this Petition. Legal Owner(s) of the property which is the subject of this Petition. Legal Owner(s): The post Print The height of accessory buildings may not exceed 15 feet, except as noted in section 300 of the Baltimore County, for the reasons Indicated on the back of the post of the back o	for the	e property lo	cated at 1 BRETT MANUE COURT, HUNT VALLEY ME
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Reviewed By

Estimated Posting Date

Zoning Commissioner of Baltimore County

ZONING DESCRIPTION FOR 2 BRETT MANOR COURT, HUNT VALLEY, MD 21030

Beginning at a point located on the East side of Brett Manor Court which is a 50' wide right-of-way at the distance of 25' North of the Centerline of the nearest improved intersecting street Gardiner Road which is a 50' wide right-of-way. Being Lot #10, Section #1 in the subdivision of Nicholson's Manor as recorded in Baltimore County Plat Book #64, Folio #86, containing 7,566 square feet. Also known as 2 Brett Manor Court and located in the 8th Election District, 3rd Councilmanic District.

Typical metes and bounds: 501°34'34"E 371.83 feet, N89°54'02"E 475.01 feet, S18°34'33"W 425.98 feet, R=575.00' L=312.93', S53°22'50"E 25.44 feet to the place of beginning.

174

MISCELLANEOUS RECEIPT BALTIMORE COUN 20

٠;

CERTIFICATE OF POSTING

	RE: Case No.: 04-174-A
- ``.	Petitioner/Developer: MR. ALANCEABIAU
	Date of Hearing/Closing: Nov-3, 2003
altimore County Department of ermits and Development Management county Office Building, Room 111 11 West Chesapeake Avenue cowson, MD 21204	
Mention: BECKY HART	•
adies and Gentlemen: This letter is to certif	fy under the penalties of perjury that the necessary sign(s) required by
w were posted conspicuously on the prope	rty located at #2 BRETT MANION COURT
··· · · · · · · · · · · · · · · · · ·	
	·
he sign(s) were posted on	17, 2003
	(Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
	GARLANDE, Mooro (Printed Name)
	3225 RYERSON CIRCLES (Address)
	PAUTINIARE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)
	•

ADMINISTRATIVE

LOSE # OU- 174. A

LOSE # OU- 17

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number 0	174	-A Address	#2	Bret	t Manor C	37.
Conta	ct Person:	John Planne:	Please Print Your Name	· ····	Ph	one Number: 41	0-887-3391
Filing	Date: _/0	-07-03	Posting Date:	10-19-	03	Closing Date:	11-03-03
Any c throug	ontact made h the contact	with this off person (plan	ice regarding the stat ner) using the case nur	us of the nber.	admini	strative variance	should be
1.	reverse side reposting mu is again resp	or this form) ist be done of consible for a	titioner must use one cand the petitioner is rolly by one of the sign posting date noted abo	esponsibl oosters or he zoning	le for all n the app notice	printing/posting proved list and the vision must be vis	costs. Any re petitioner sible on the
2.	a formal rec	luest for a pi	date is the deadline for ublic hearing. Please g, the process is not co	understa	and that	even if there is	0 feet to file s no formal
3.	commissioned order that the (typically with	er. He may: ne matter be nin 7 to 10 da	ng date, the file will be (a) grant the requeste set in for a public he aring. The order will be aring.	ed relief; earing: as to wh	(b) deny You will ether the	the requested in the received in the requested in the requested in the requested in the received in the requested in the received in the requested in the requested in the received in the	relief; or (c) notification en granted.
4.	(whether du commissione changed givi	e to a neigh er), notificatio ing notice of t	RING AND REPOSTING bor's formal request of mill be forwarded to he hearing date, time and a photogon	or by ord o you. and locati	ler of th The signion. As	ne zoning or dep non the proper when the sian w	outy zoning ty must be as originally
			Detain Along Dotter	1 Lare			
Petiti	oner: This P	art of the Foi	m is for the Sign Pos	ter Only		**************	
		USE THE A	ADMINISTRATIVE VAR				
Case	Number 0 4	174 -	Address #2	Bre	++ N	lanor Ct	- -
Petitio	ner's Name _	MI	Flan FABIAN	<u>, </u>	Telep	hone 410 -44	4-5942
						11-03-03	
Word	ng for Sign:	To Permit 2	an accessory	Strusz	rune (fool house	e) with a
			he highest posn't	() in (iev g	the max	rmvin
	Howed	15 St.		*#		, 	<u> </u>
•	·				·		

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-174-9
Petitioner: Mr. Alan FABIAN
Address or Location: #2 Brett Manor CT.
PLEASE FORWARD ADVERTISING BILL TO:
Name: MS. Erica Nestlerode, Penza Associates, Architects
Address: 40/ Woodbourne Ave'
BALTO, Md., 21212
Telephone Number: 410-435-6677

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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



Baltimore County

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

November 3, 2003

Peter Taliaferro Thomas & Libowitz 100 Light Street, Ste. 1100 Baltimore, MD 21202-1053

Dear Mr. Taliaferro:

RE: Case Number: 04-174-A, 2 Brett Manor Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 7, 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:klm

Enclosures

c: People's Counsel
Alan Fabian, 2 Brett Manor Court, Hunt Valley 21030
Erica Nestlerode, Penza Associates, 401 Woodbourne Avenue, Baltimore 21212





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 22, 2003

ATTENTION: Rebecca Hart

Distribution Meeting pf: October 20, 2003

Item No.:

170-175, 177-181

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 DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley Ros /727

DATE:

October 30, 2003

RECEIVED

NOV - 4 2003

SUBJECT:

Zoning Item

<u>174</u>

Address

2 Brett Manor Court

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of 10/27/03

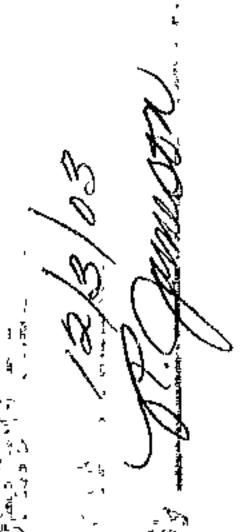
Provide perc and impervious calculations for the lot and the limitations of the zone. It should not be approved if it exceeds 10%.

Reviewer:

Wally Lippincott

Date:

10/30/03



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 28, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case 04-170 and 174

Administrative Variance

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

Section Chief:

AFK/LL

RECEIVED

NOV 1 2003

ZONING COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.21.03

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

RE:

Baltimore County

Item No. 174

415

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

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 6, 2003

Peter Taliaferro, Esquire Thomas & Libowitz, P.A. 100 Light Street, Suite 1100 Baltimore, Maryland 21202-1053

Re:

Petition for Administrative Variance

Case No. 04-174-SPH

Property: 2 Brett Manor Court

Dear Mr. Taliaferro:

I am in the process of reviewing the Petition for Administrative Variance requested in connection with the above-captioned case. I received the attached comment from the Department of Environmental Protection & Resource Management (DEPRM) which requests perc and impervious calculations for the lot with the proposed pool house. Would you kindly look into this matter and contact the DEPRM reviewer concerning this issue.

Please let me know the outcome of your client's submittal to DEPRM at your earliest convenience.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Encl.

c: Mr. Alan Fabian
2 Brett Manor Court
Hunt Valley, MD 21030



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

Zoning Commissioner Baltimore County - Courts Building Suite 405 Zoning Commissioner's Office 401 Bosley Avenue Towson, Maryland 21204 410-887-4386 Fax: 410-887-3468

10: Jack Murphy Re: 04-174-a 2 Brett Manier Ct. From Wally Typnicott

A plan satisfying the impact on Impervious surfaces & metigating the 10% luntateons has been submitted. At is a preliming pear but meets du requirements. Based on that this Department now supports the Any questions please contact med at 410 887-3776

PANEL BP1004M

TIME: 13:18:06 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/08/2003 EDW 14:33:30

DATE: 01/15/2004 BUILDING DETAIL 1

DRC#

PERMIT # B541017 PLANS: CONST 2 PLOT 3 PLAT 0 DATA 0 EL 1 PL 1

TENANT

CONTR: GYC GROUP INC BUILDING CODE:

IMPRV 1 ENGNR: USE 07 POOL HSE SELLR:

WORK: CONST POOL HOUSE IN REAR YARD OF EX SFD; TO BE: FOUNDATION BASE

1ST FL-LAUNDRY RM, CHANGING RMS, 2 BATH RMS, 2

COVERED TERRACES, OUTDOOR KITCHEN; 2ND FL- LIV CONSTRUC FUEL SEWAGE WATER

2E & DIN RMS, KITCHEN, PWD RM, OPEN PATIO, 2 FP 2E

(OUTSIDE PROJ NOT TO EXCEED4'X10') PER VARIANCE CENTRAL AIR

CASE #04-174-A. 83'X28'X33'=2,902SF ACC'Y LET. ESTIMATED COST

500,000.00 PROPOSED USE: SFD & POOL HOUSE (ACCESSORY LETTER ATT'D)

OWNERSHIP: 1 EXISTING USE: SFD & POOL

RESIDENTIAL CAT: 1

#2BED: #3BED: TOT BED: TOT APTS: #EFF: #1BED:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1003M

TIME: 13:18:00 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/08/2003

DATE: 01/15/2004 GENERAL PERMIT APPLICATION DATA EDW 14:21:06

PERMIT #: B541017 PROPERTY ADDRESS

RECEIPT #: A487331 2 BRETT MANOR CT

CONTROL #: MR SUBDIV: NICHOLSONS MANOR

XREF #: B541017 TAX ACCOUNT #: 2200012426 DISTRICT/PRECINCT 08 02

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: FABIAN ALAN & RICHARDS-FABIAN, JACQUELINE

PAID: 65.00 ADDR: 2 BRETT MANOR CT COCKEYSVILLE MD 21030-1229

PAID BY: APP

DATES APPLICANT INFORMATION

APPLIED: 12/08/2003 NAME: MARK A KOSKI ISSUED: 01/15/2004 COMPANY: GYC GROUP LTD

OCCPNCY: ADDR1: 611 NURSERY RD P O BOX 1550

ADDR2: WESTMINSTER MD 21158

INSPECTOR: 08R PHONE #: 410-840-0800 LICENSE #: 50599

NOTES: JT/EDW

PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1005M

PASSWORD:

13:18:09 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/08/2003

DATE: 01/15/2004 BUILDING DETAIL 2 EDW 14:33:30

PERMIT #: B541017 BUILDING SIZE LOT SIZE AND SETBACKS

FLOOR: 2902 SIZE: 3.550AC WIDTH: 83' FRONT STREET: GARBAGE DISP: DEPTH: 28' SIDE STREET:

POWDER ROOMS: HEIGHT: 33' FRONT SETB: NC

BATHROOMS: STORIES: 2 SIDE SETB: NC/112.5'

KITCHENS: SIDE STR SETB:

LOT NOS: 10 REAR SETB: 45'

CORNER LOT: N

ZONING INFORMATION ASSESSMENTS

DISTRICT: BLOCK: LAND: 0219620.00 PETITION: SECTION: IMPROVEMENTS: 0926530.00

DATE: 006 TOTAL ASS.:

MAP: FOLIO: 086

CLASS: 04

SUBSEWER:

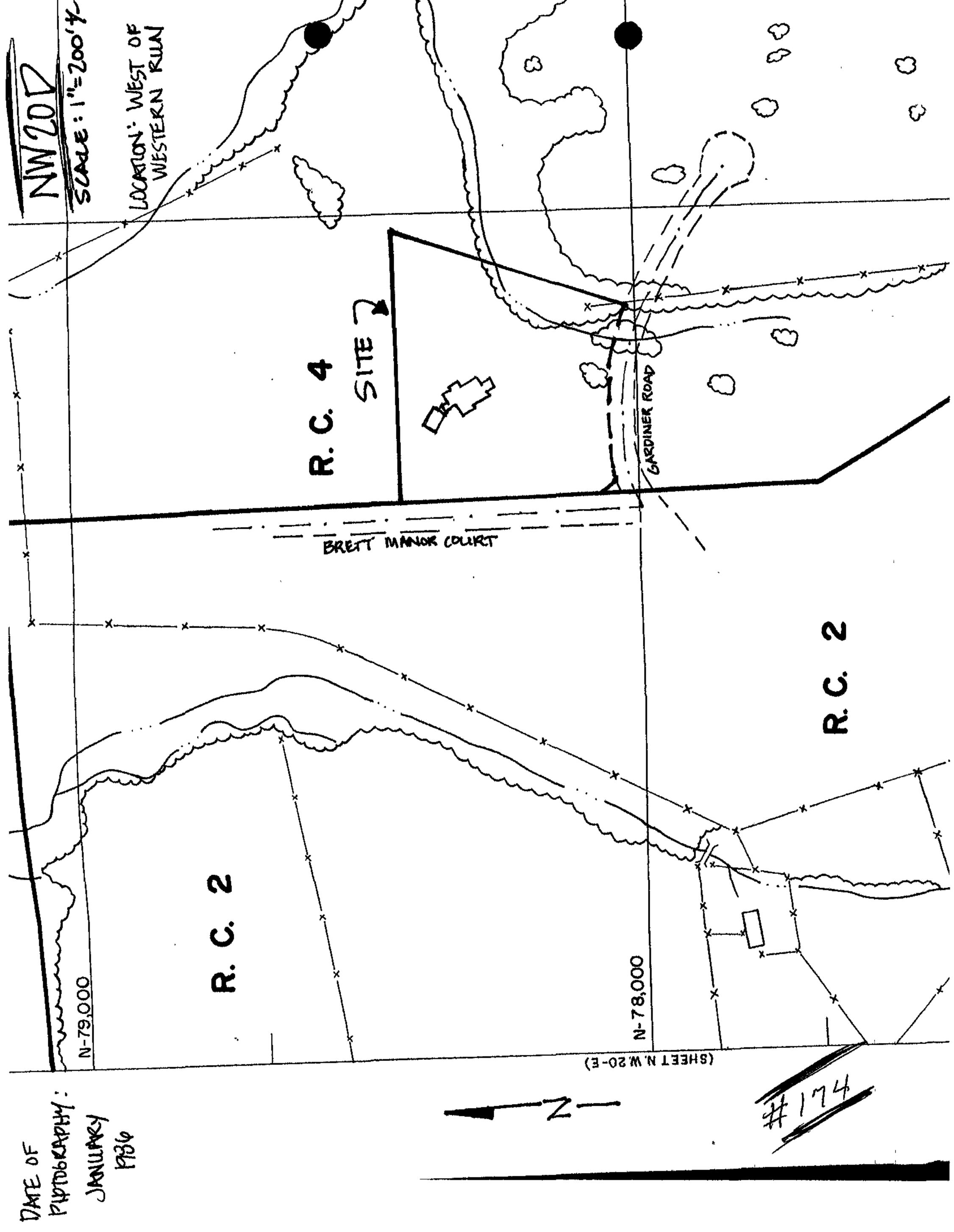
PLANNING INFORMATION

MSTR PLAN AREA:

TIME:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

CRIT AREA:





1) FRONT OF HOUSE

2) REAR OF GARAGE



M



3) SIDE YARD LOOKING TOWARD PROPOSED POOLHOUSE





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