IN RE: PETITION FOR ADMIN. VARIANCE E/S of Altamont Place, 110 ft. S centerline of Lake Avenue 9th Election District 2nd Councilmanic District **(6021 Altamont Place)** Lisa & Ross Cohen *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-242-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Lisa and D. Ross Cohen. The variance request is for property located at 6021 Altamont Place in Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 19 ft. in lieu of the maximum allowed height of 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING
Date 12/18/03
By

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Zoning Advisory Committee (ZAC) comments were received from the Office of Planning dated December 8, 2003, a copy of which is attached hereto and made a part hereof.

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 18 day of December, 2003, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 19 ft. in lieu of the maximum allowed height of 15 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 Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment and the structure shall not contain sleeping quarters, living room, kitchen or bathroom facilities;

3. The Petitioners shall not allow the accessory structure to be used for commercial purposes;

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

RECEIVED FOR FILING
Date 12/18/03
By

JVM:raj

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

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 18, 2003

Dr. & Mrs. Ross Cohen
6021 Altamont Place
Baltimore, Maryland 21210

Re: Petition for Administrative Variance
Case No. 04-242-A
Property: 6021 Altamont Place

Dear Dr. & Mrs. Cohen:

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson, MD 21286

Printed on Recycled Paper

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 6021 Altamont Place
Address
Baltimore MD 21210
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):

Due to a contractor oversight regarding specifications for the garage construction, the height of the structure is 19' in lieu of the required 15'. The architectural drawings (enclosed) submitted to the County do not state height or pitch of the garage; however, the design of the garage was to maintain a consistent roof line with the existing dwlg. and to accommodate the garage door height.

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.

Lisa S. Cohen
Signature

Lisa S. Cohen
Name - Type or Print

Signature

D. Ross S. Cohen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of October, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Ross Cohen and Lisa S. Cohen his wife the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karen E. D'Arke
Notary Public

My Commission Expires 10/18/2004

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6021 Altamont Place

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 to permit an accessory structure (garage) with a height of 19 ft. in lieu of the required 15 ft.

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):

✓ D. Ross S. Cohen
Name - Type or Print

Signature

✓ Lisa S. Cohen
Name - Type or Print

Lisa S. Cohen
Signature

6021 Altamont Place 410 377-3337
Address — Telephone No

Baltimore, MD 21210
City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying Inc.
Name

200 E. Joppa Road Room 101 410 828-9060
Address — Telephone No

Towson MD 21286
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. 04-242-A

REV 10/25/01

Reviewed By BK **Date** 11/10/03

Estimated Posting Date 11/23/03

ZONING DESCRIPTION FOR #6021 ALTAMONT PLACE

BEGINNING AT A POINT ON THE EAST SIDE OF ALTAMONT PLACE WHICH IS 40 FEET WIDE AT THE DISTANCE OF 110 FEET SOUTH OF THE CENTERLINE OF LAKE AVENUE WHICH IS 60 FEET WIDE. BEING LOT NO. 3 IN THE MINOR SUBDIVISION NO. 00-118-M OF "ROCHE PROPERTY" CONTAINING 0.140 ACRES+/-. ALSO KNOWN AS #6021 ALTAMONT PLACE AND LOCATED IN THE 9TH. ELECTION DISTRICT, 2ND. COUNCILMANIC DISTRICT.

STATE OF MARYLAND
J. TILGHMAN DOWNEY
No. 114
REGISTERED
PROPERTY LINE SURVEYOR

J. TILGHMAN DOWNEY, JR.

#242

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 30534

DATE 11/10/03

ACCOUNT R001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Site Rite Surveying, Inc.

FOR: Administrative Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 242

PAID RECEIPT
PBLU RECEIPT

BUSINESS	ACTUAL	TIME	DRW
11/12/2003	11/10/2003	15:12:17	4

REG WS06 WALKIN WALK IN
>>RECEIPT # 209507 11/10/2003 OPLR
Rept 5 528 ZONING VERIFICATION
CR NBL 030534
Rcpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. **05-242-XA**
Petitioner/Developer:
Stephen Gosnell
Hearing Date: **Jan. 12, 2005**

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Kristen Matthews:

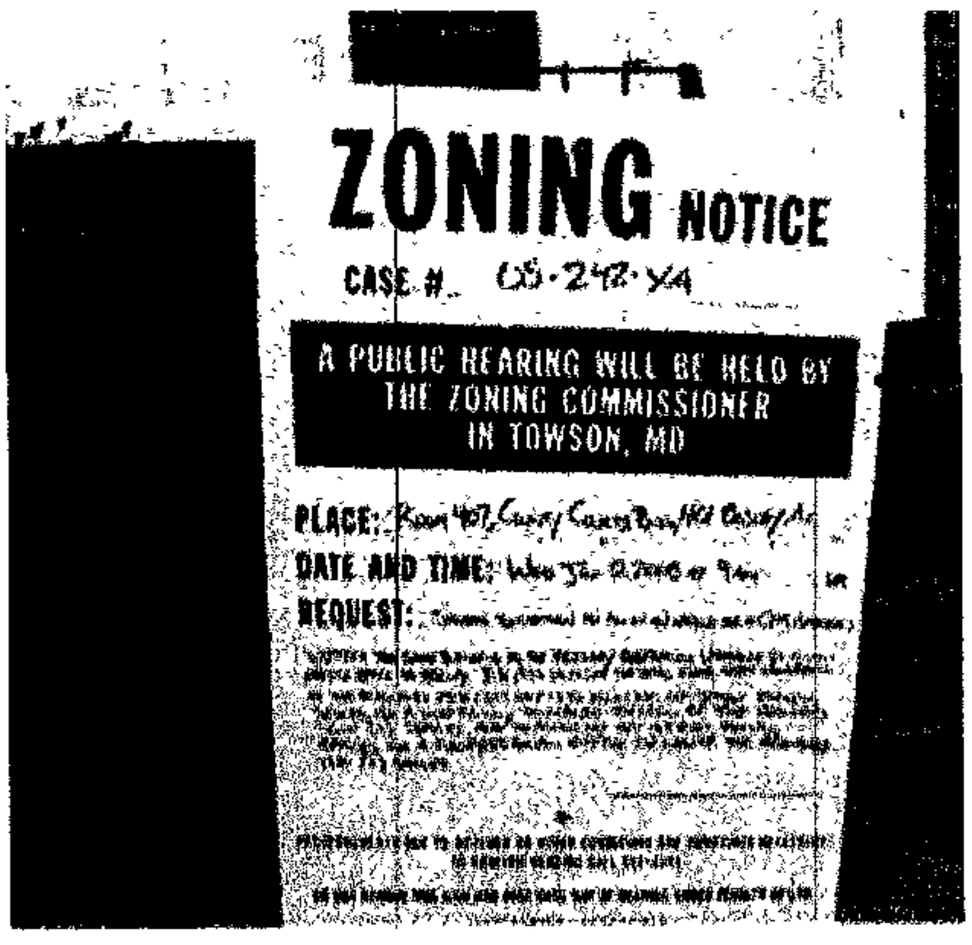
Ladies and Gentlemen:

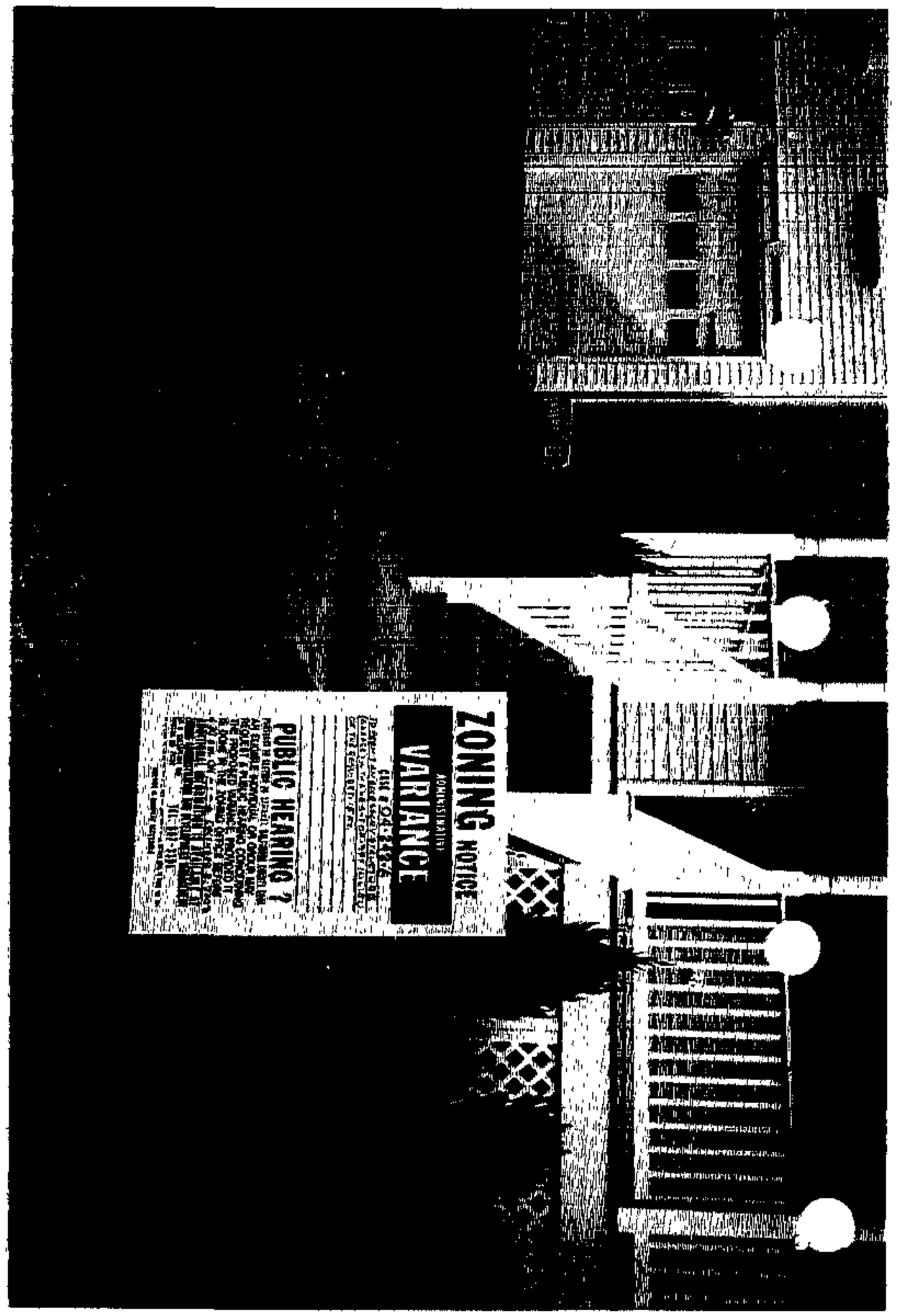
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located **1104 Harwall Rd.**

The sign(s) were posted on **12/28/04.**

Sincerely,

Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668





ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 04-242-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 19FT. IN LIEU OF THE REQUIRED 15FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON --- DECEMBER 8, 2003

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

TEL. 887-3391

CERTIFICATE OF POSTING

RE: Case No.: 04-242-A

Petitioner/Developer: ROSS & LISA COWGOL

Date of Hearing/ Closing: DEC. 8, 2003

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: BECKY 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 6021 ALTAMONT PLACE

The sign(s) were posted on NOV. 23, 2003
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-242 -A Address 6021 Altamont Place

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/10/03 **Posting Date:** 11/23/03 **Closing Date:** 12/8/03

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.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-242 -A Address 6021 Altamont Place

Petitioner's Name Ross & Lisa Cohen Telephone 410-377-3337

Posting Date: 11/23/03 **Closing Date:** 12/8/03

Wording for Sign: To Permit an accessory structure (garage) with a height of 19 ft. in lieu of the required 15 ft.

WCR - Revised 6/28/00

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: 04-242-A

Petitioner: Ross and Lisa Cohen

Address or Location: 6021 Altamont Place

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ross and Lisa Cohen

Address: 6021 Altamont Place
Baltimore, MD 21210

Telephone Number: 410 377-3337

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

December 9, 2003

Mr. and Mrs. Ross Cohen
6021 Altamont Place
Baltimore, MD 21210

Dear Mr. and Mrs. Cohen:

RE: Case Number: 04-242-A, 6021 Altamont Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 23, 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:rlh

Enclosures

c: People's Counsel
Site Rite Surveying, 200 E. Joppa Road, Room 101, Towson 21204

Printed with Soybean Ink
on Recycled Paper

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.26.03

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

RE: Baltimore County
Item No. 242 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,

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

PN 12/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 8, 2003

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

RECEIVED

DEC 8 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petitions - **Case 04-242**

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities; and,

2. The accessory structure shall not be used for commercial purposes.

Should there be any further questions, or if this office can provide any 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: MAC

RECEIVED 12/10/03

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2003
Item Nos. 234, 236, 237, 239, 240, 241,
242, 243, 244, 245, 251, 252, 253, 254,
and 255

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

RWB:CEN:jrb

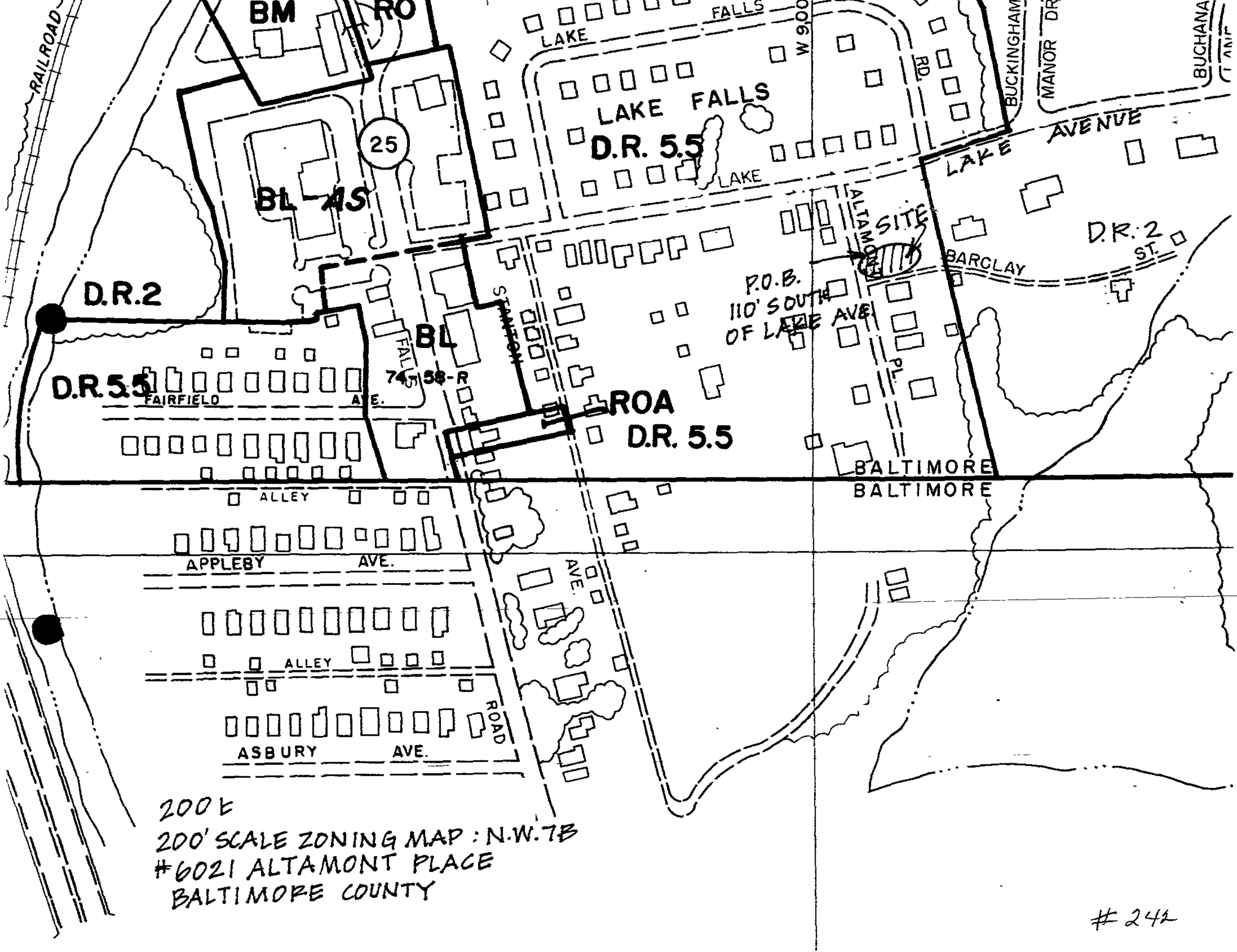
cc: File

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-242

A

Date Completed/Initials	
11-24-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
11-23	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



200 E
200' SCALE ZONING MAP : N.W. 7B
#6021 ALTAMONT PLACE
BALTIMORE COUNTY

#242

Garage View for 6021 Altamont Place W/ view of Garage for #1141 Lake Avenue

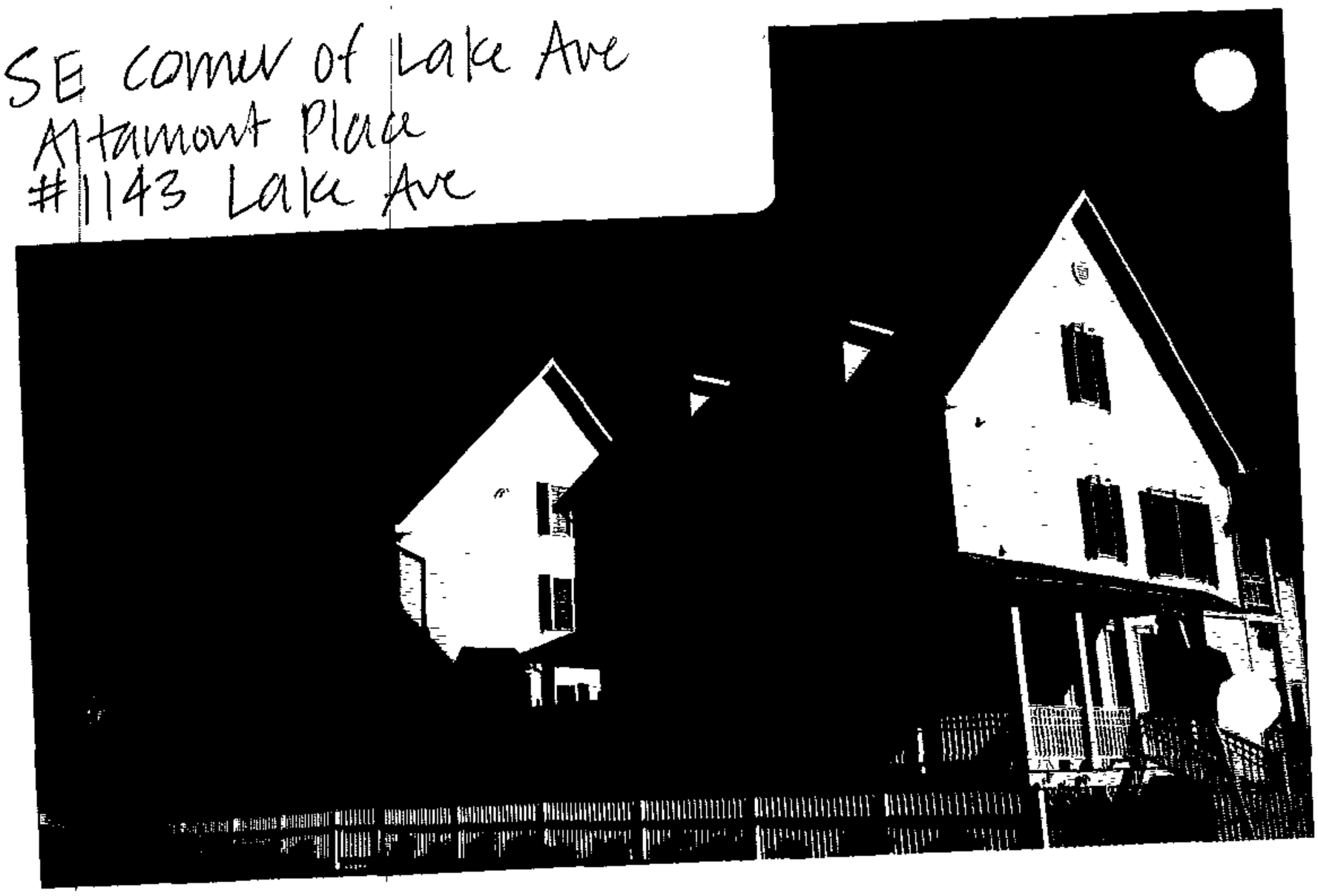
Subject Property
6021 Altamont Place

GARAGE

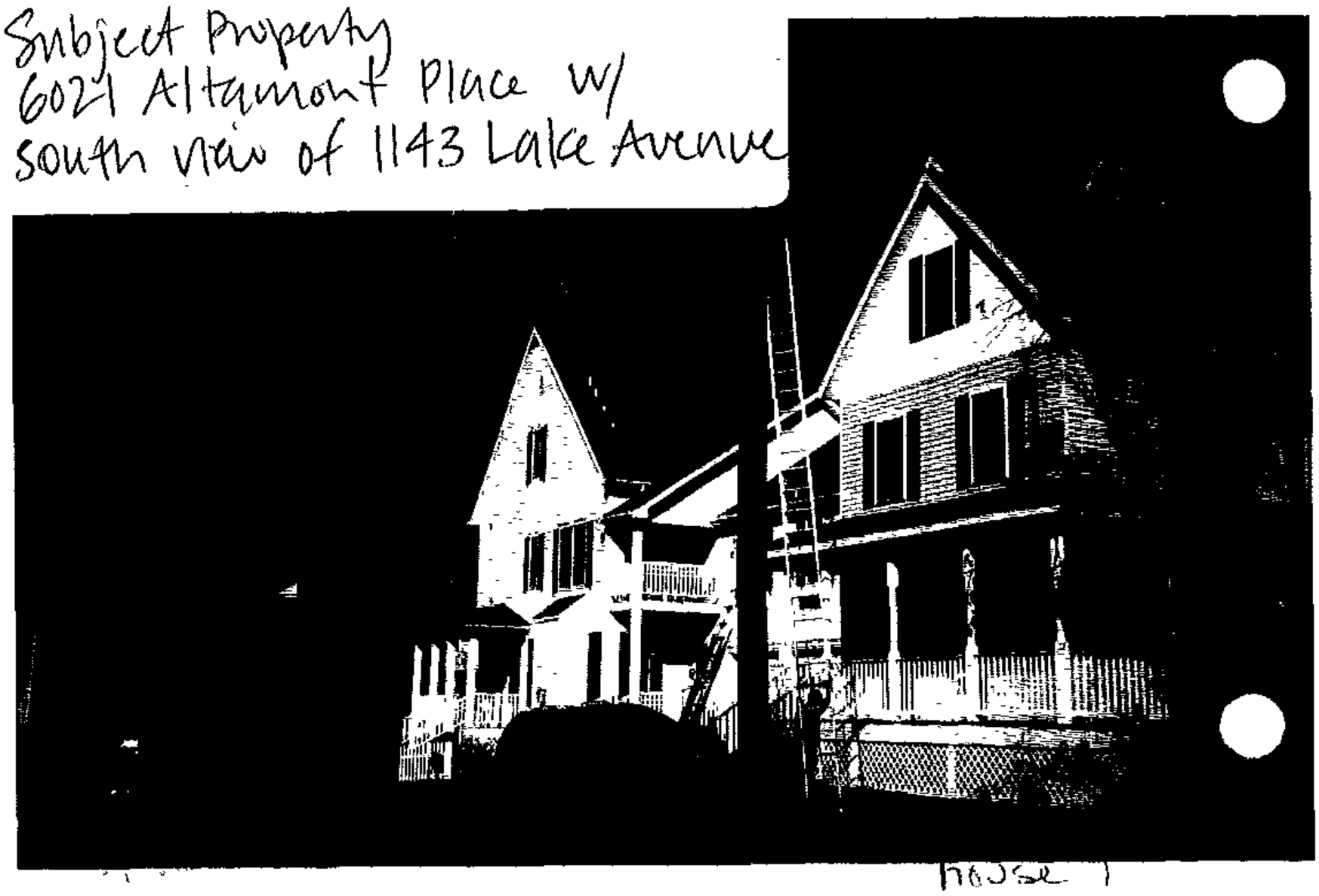
View from SE corner of Altamont Place and Lake Avenue

STREETSCAPE

SE corner of Lake Ave
Altamont Place
#1143 Lake Ave



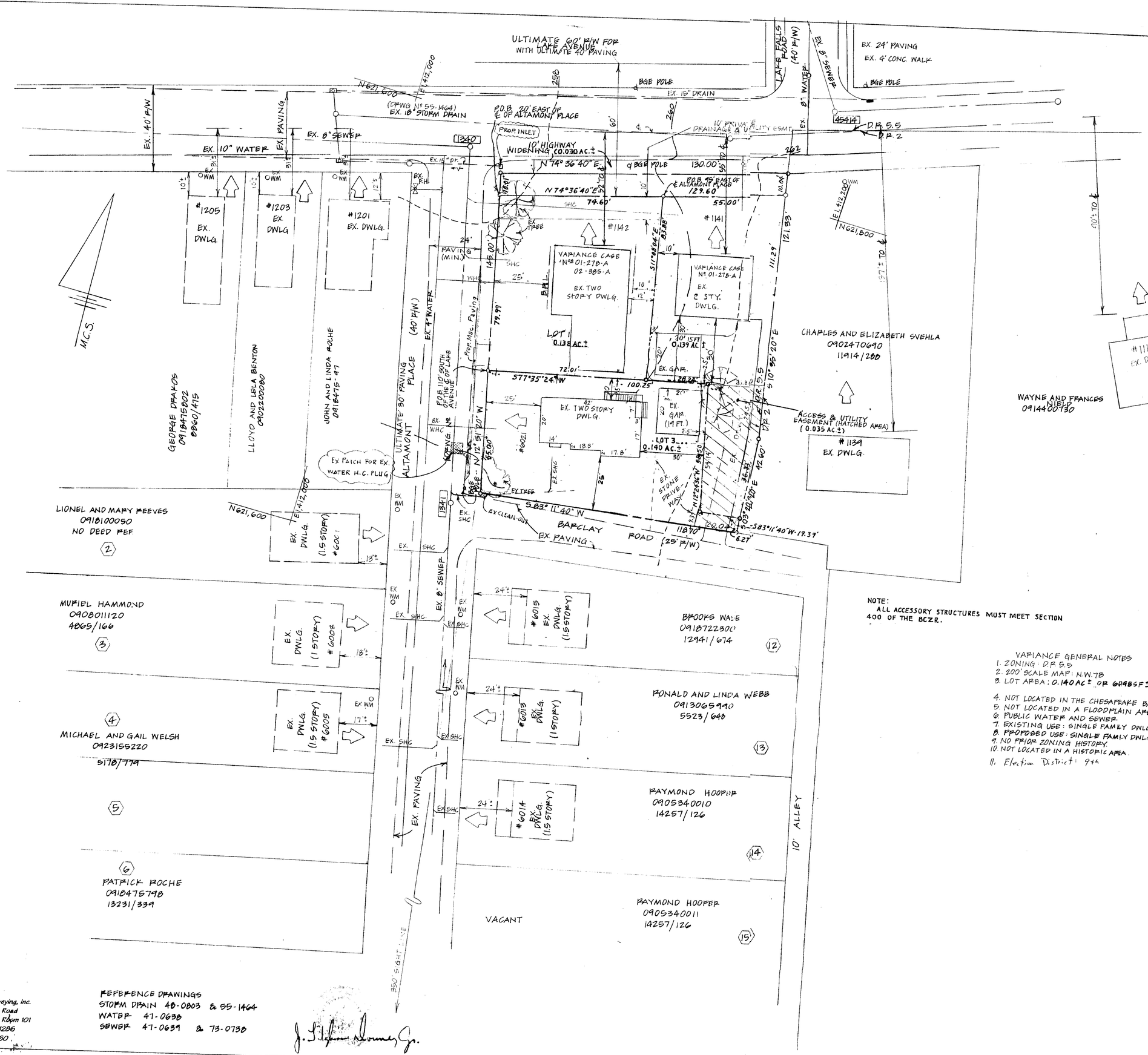
Subject Property
6021 Altamont Place w/
South view of 1143 Lake Avenue



HOUSE

Subject Property
6021 Altamont Place

STREETSCAPE



GENERAL NOTES

1. EXISTING ZONE: D.R. 5.5
2. LOT SIZE: GROSS AREA: 0.595 AC.± NET AREA: 0.415 AC.±
3. NUMBER OF LOTS ALLOWED: (0.595 X 5.5) = 3.27 OR 3
4. NUMBER OF LOTS PROPOSED: 3
5. 200' SCALE MAP REFERENCE: N.W. 7B
6. CENSUS TRACT: 4905
   COUNCILMANIC DISTRICT: # 2
   REGIONAL PLANNING DISTRICT: 314
   SCHOOL DISTRICT: ROGERS FORGE ELEMENTARY SCHOOL ; DUMBARTON MIDDLE SCHOOL ; TOWSON HIGH SCHOOL
8. WATERSHED: 23
   SUB-SEWERSHED: 54
9. CHESAPEAKE BAY CRITICAL AREA: NO
10. ZONING HISTORY: NONE
11. SOIL TYPE(S): GIC , BWC2
    MAP REFERENCE: 34
12. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS PROPERTY.
13. EXISTING USE OF PROPERTY: SINGLE FAMILY DWLG.
    PROPOSED USE OF PROPERTY: 3 SINGLE FAMILY DWLGS.
14. HOUSE TYPE MUST BE APPROVED BY THE OFFICE OF PLANNING AND ZONING. THE HOUSE TYPE MUST BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD IN SIZE, HEIGHT, MATERIALS AND STYLE.
15. THERE ARE (ARE NO) STREAMS, WETLANDS, BODIES OF WATER, SPRINGS OR SEEPS ON OR WITHIN 200' OF THIS SITE.
16. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
17. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONVEYED AS SHEETFLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
18. HOUSE DOWNSPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR ONTO DRYWELLS, WHERE FEASIBLE.
19. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SINCE 1969 . THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAT HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.
20. ADDITIONAL SUBDIVISION ON THIS PARCEL AND/OR LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
21. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTION.
22. THERE ARE NO UNDERGROUND STORAGE TANKS ON THIS PROPERTY
23. AN AGREEMENT WILL EXIST BETWEEN LOTS 2 AND 3 TO UTILIZE THE PROPOSED DRIVEWAY EASEMENT AS SHOWN THUSLY

NOTE:
ALL ACCESSORY STRUCTURES MUST MEET SECTION 400 OF THE BCZR.

VARIANCE GENERAL NOTES

1. ZONING: D.R. 5.5
2. 200' SCALE MAP: N.W. 7B
3. LOT AREA: 0.140 AC.± OR 6098 S.F.±
4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
5. NOT LOCATED IN A FLOODPLAIN AREA
6. PUBLIC WATER AND SEWER
7. EXISTING USE: SINGLE FAMILY DWLG.
8. PROPOSED USE: SINGLE FAMILY DWLG.
9. NO PRIOR ZONING HISTORY.
10. NOT LOCATED IN A HISTORIC AREA.
11. Election District: 9th

PETITION TO ACCOMPANY AN ADMINISTRATIVE VARIANCE

#6021 ALTAMONT PLACE
LOT 3.
"ROCHE PROPERTY" M.S. Nº 00118M
ELECTION DISTRICT Nº 9 C2
BALTIMORE COUNTY, MD
SCALE: 1" = 20'
OCTOBER 30, 2003
00-849

OWNER: ROSS & LISA COHEN
6021 ALTAMONT PLACE
BALTIMORE, MD 21210
TAX ACCT. Nº 2300012182
TAX MAP: 74 GRID: 10 PARCEL: 101
DEED REF: 17475/162
BLDG. PERMIT FOR DWLG: B507271
BLDG. PERMIT FOR GARAGE: B507275

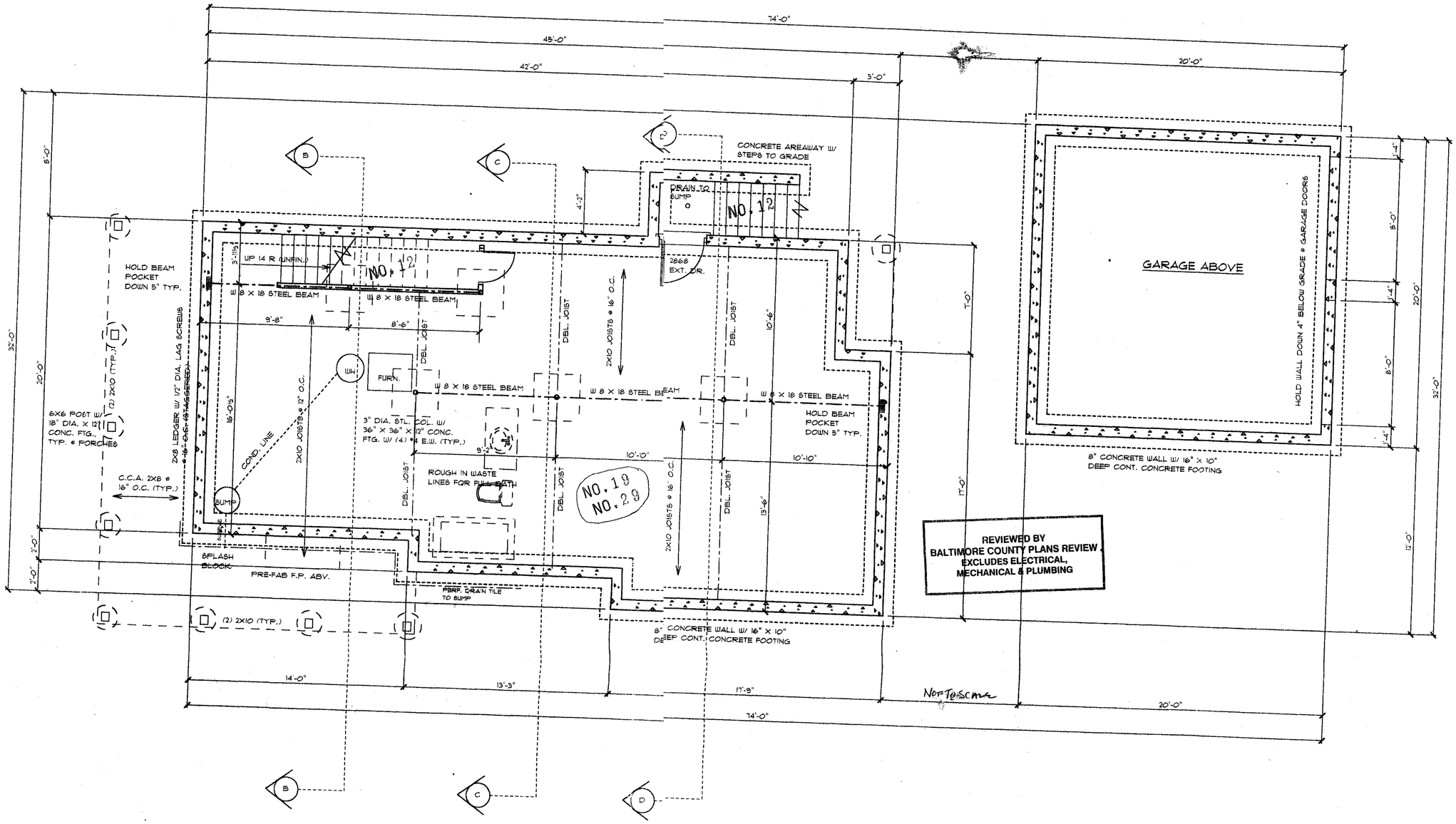
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

REFERENCE DRAWINGS
STORM DRAIN 40-0803 & 55-1464
WATER 47-0638
SEWER 47-0639 & 73-0738

J. Stephen Downey Jr.

Pat. Q. #1

ZONING OFFICE USE ONLY!		
REVD. BY:	ITEM #:	CASE #:
BN	242	04-242-A



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BALTIMORE COUNTY PLANS REVIEW
EXCLUDES ELECTRICAL,
MECHANICAL & PLUMBING

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

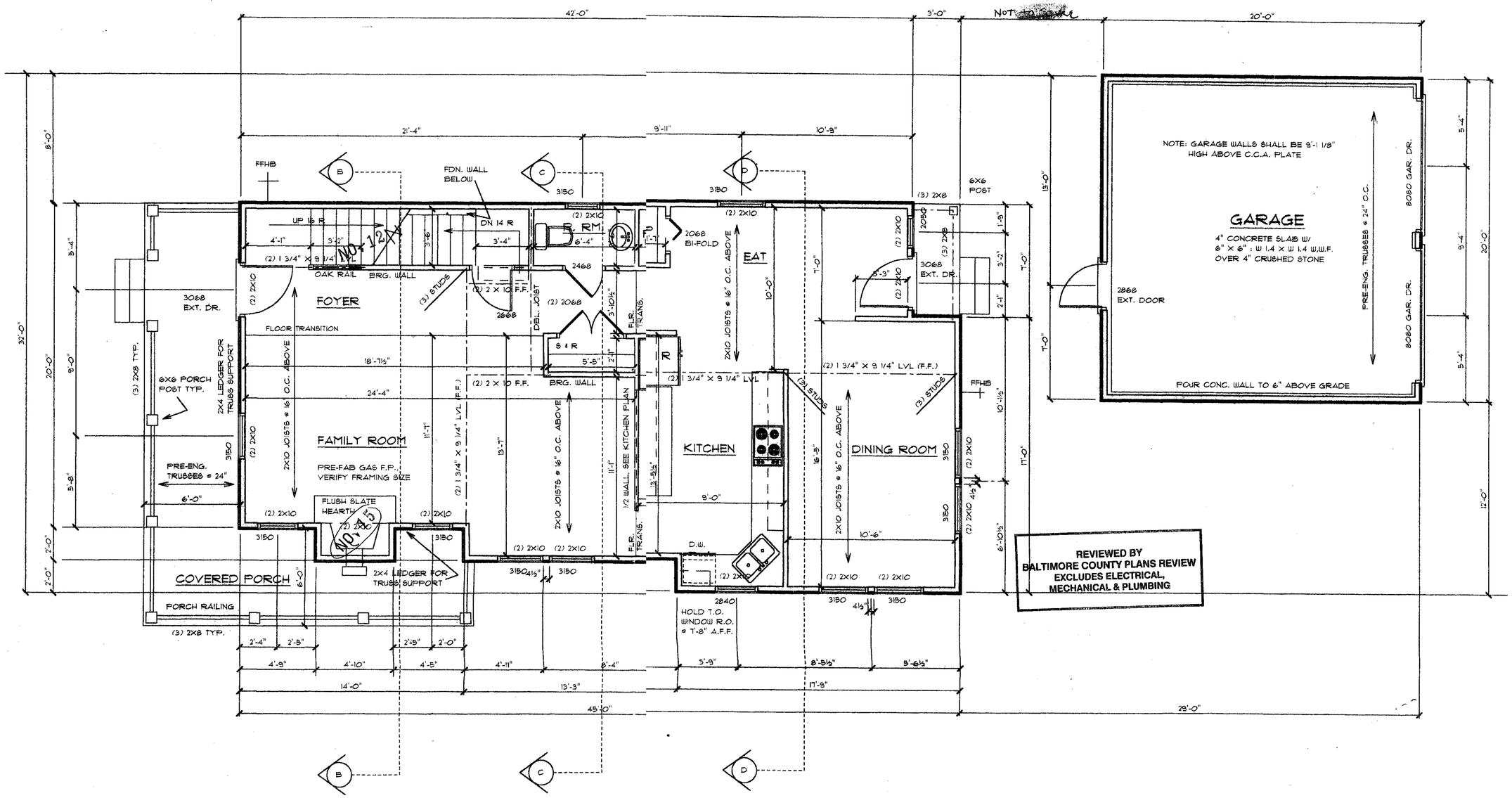
1. ALL WORK SHALL COMPLY WITH 2000 IBC AND ALL APPLICABLE CODES TYP.
2. GENERAL CONTRACTOR TO VERIFY DIMENSIONS, METHODS PRIOR TO CONSTRUCTION.
3. ALL EXT. STUDS ARE 2X4's @ 16" O.C., INT. STUDS ARE 2X4 @ 16", UNLESS NOTED OTHERWISE.
4. USE CODE APPROVED METAL FASTENERS AT ALL STRUCTURAL BUTT JOINTS.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
6. ALL SILL PLATES SHALL BE PRESSURE TREATED.
7. ALL WINDOW & DOOR ROUGH OPENINGS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
8. TEMPERED GLAZING SHALL BE USED WHERE REQUIRED BY CODE.
9. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRESS OF 36,000 PSI.
10. ALL STRUCTURAL STEEL CONNECTIONS ARE THE RESPONSIBILITY OF THE FABRICATOR.
11. ALL PRE-FABRICATED ROOF AND FLOOR TRUSSES SHALL BE SIGNED & SEALED BY A REGISTERED STRUCTURAL ENGINEER.
12. ALL WORK RELATED TO PRE-ENGINEERED FLOOR JOISTS SHALL BE IN CONFORMANCE WITH MAUNUFACTURERS RECOMMENDATIONS.
13. FINAL LOCATION OF VENTS, DUCTS, & ELECTRICAL FIXTURES SHALL BE DETERMINED BY FIELD CONDITIONS.
14. ALL LUMBER FOR STUDS SHALL BE SPRUCE-PINE-FIR #2 OR BETTER.
15. ALL LUMBER FOR JOISTS SHALL BE HEM-FIR #2 OR BETTER UNLESS NOTED OTHERWISE.

ASHLEY CUSTOM HOMES
CUSTOM BUILDERS & DESIGNERS
31 WALKER AVENUE, SUITE 110
BALTIMORE, MARYLAND 21208

COHEN RSIDENCE
LAKE FALLS SOUTH - LOT #3

DATE	SUBMISSION
12/4/02	PRELIMINARY
12/13/02	PERMIT
	CONSTRUCTION
	REVISION #1
	REVISION #2

A-1



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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIN. AREA = 1,017 S.F. +/-

FIRST FLOOR NOTES:

1. CEILING HEIGHT = 9'-1 1/8".
2. HOLD TOP OF WINDOW R.O. @ 7'-8" A.F.F. UNLESS NOTED OTHERWISE.

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A-2

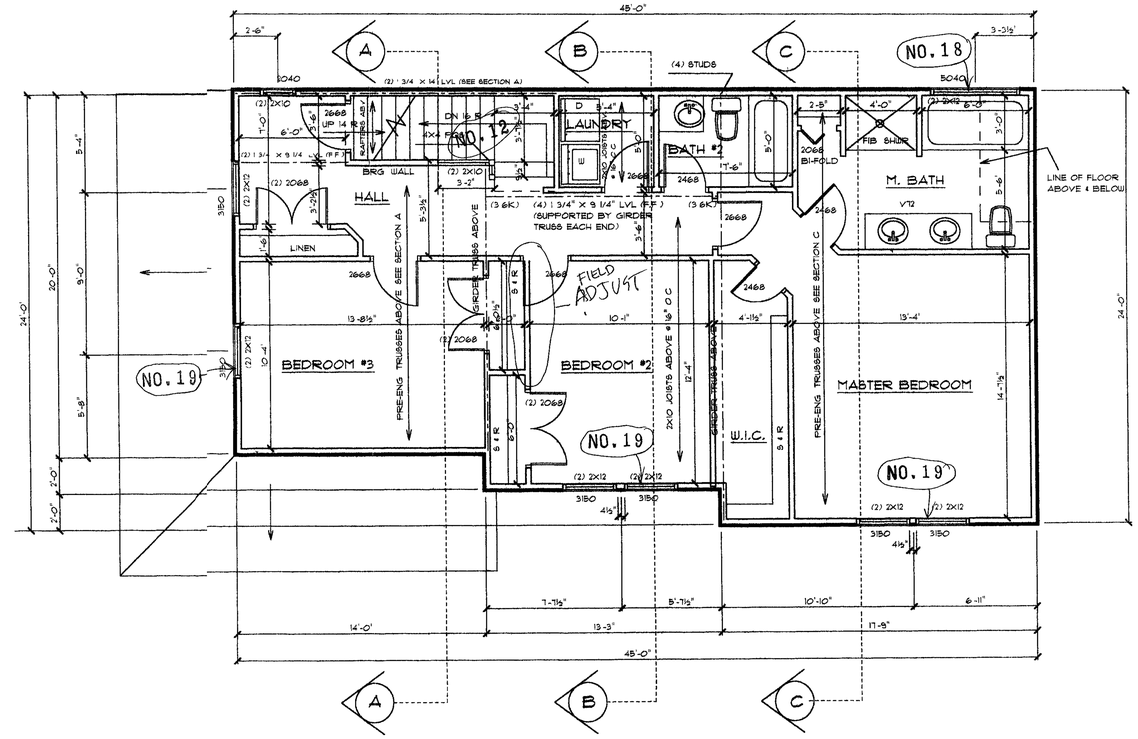
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIN. AREA = 1,035 S.F. +/-

SECOND FLOOR NOTES

1 CEILING HEIGHT = 8'-1 1/8"
2 HOLD TOP OF WINDOW R.O. @ 6'-10 7/8" A.F.F. UNLESS NOTED OTHERWISE



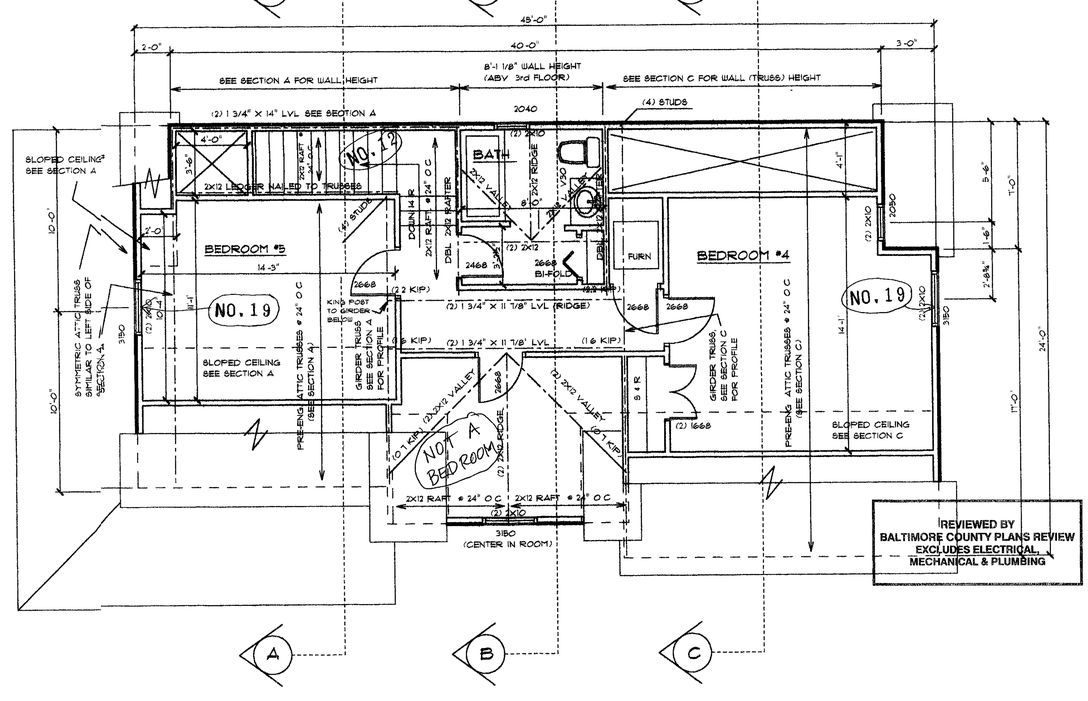
THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"

OPT. FIN. AREA = 738 S.F. +/-

THIRD FLOOR NOTES

1 CEILING HEIGHT VARIES. SEE SECTIONS ON SHEET A-4
2 HOLD TOP OF WINDOW R.O. @ 6'-10 7/8" A.F.F. UNLESS NOTED OTHERWISE



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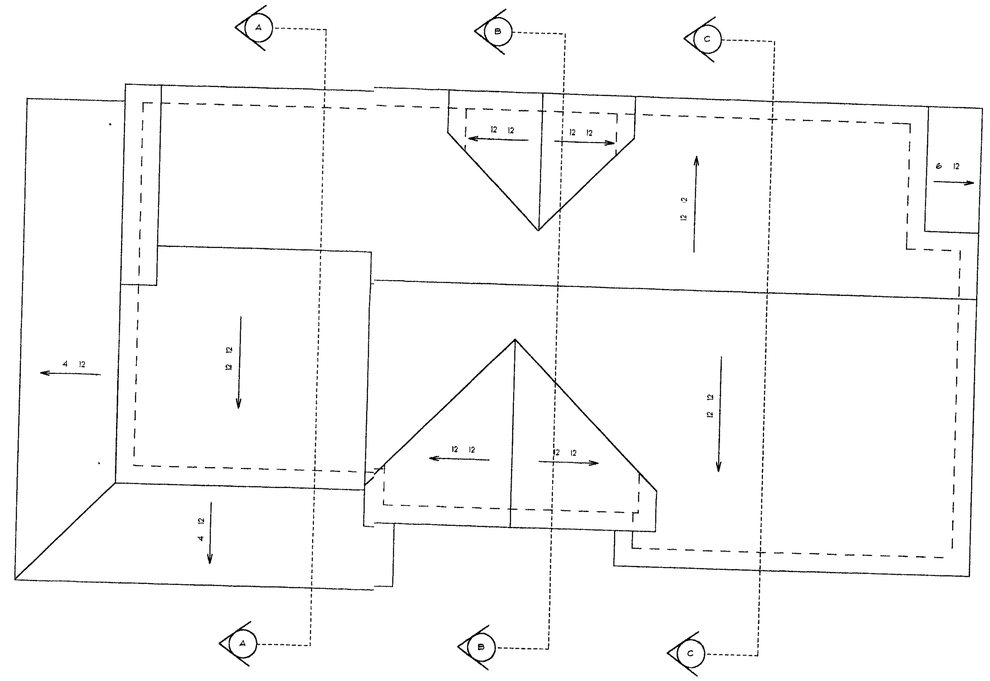
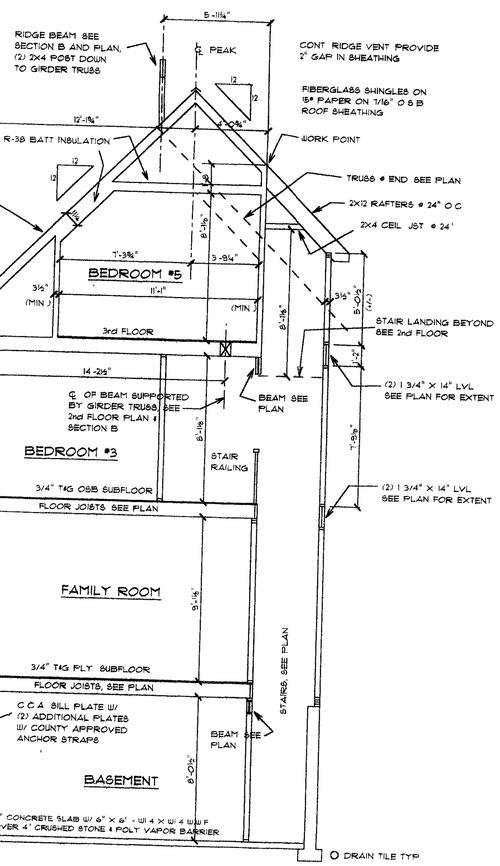
A-3

ROOF PLAN

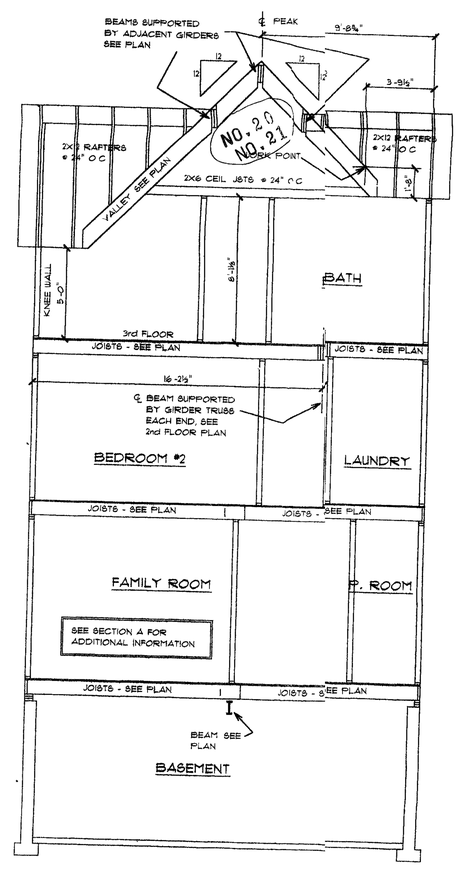
SCALE 1/4" = 1'-0"





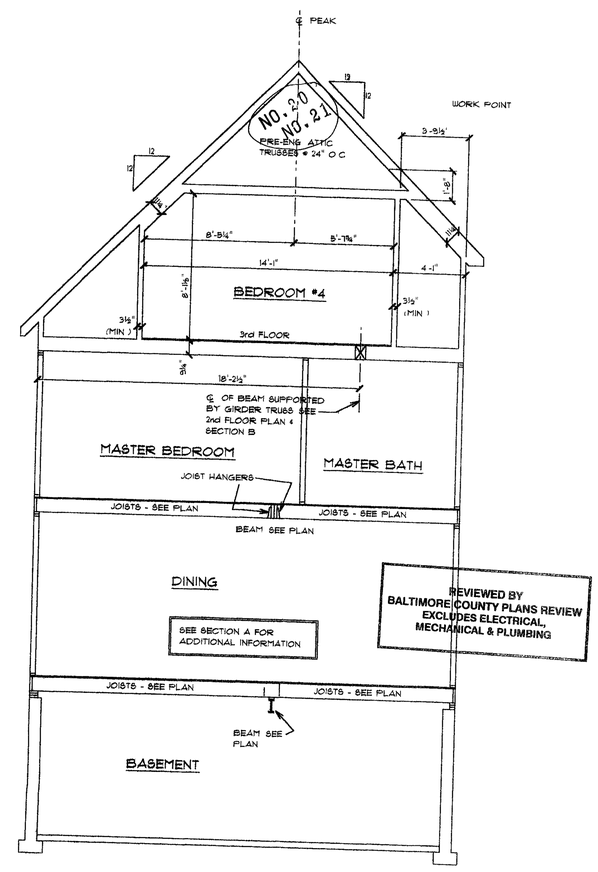
SECTION A

SCALE 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"



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SECTION C

SCALE: 1/4" = 1'-0"

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COHEN RESIDENCE - LOT #3
LAKE FALLS SOUTH

DATE	SUBMISSION
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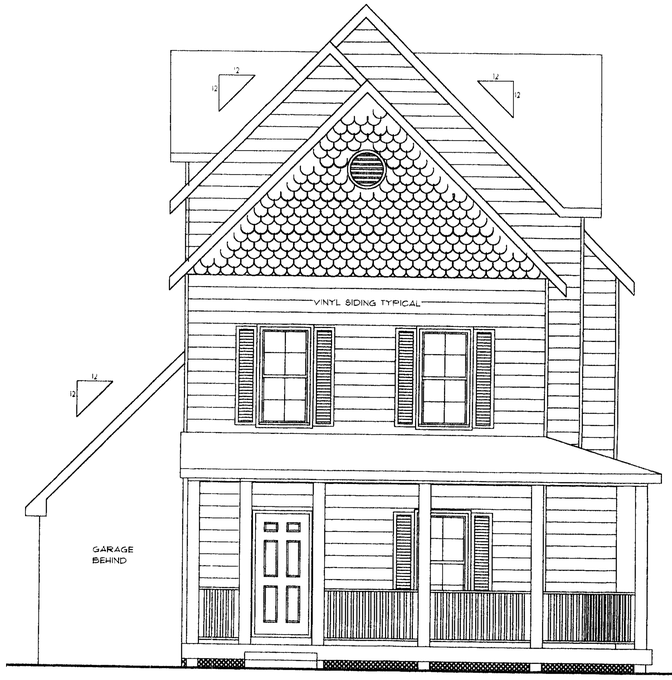
A-4



FRONT ELEVATION

SCALE 1/4" = 1'-0"

RIGHT ELEVATION

SCALE 1/4" = 1'-0"

LEFT ELEVATION

SCALE 1/4" = 1'-0"

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REAR ELEVATION

SCALE 1/4" = 1'-0"

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A-5