IN RE: PETITION FOR ADMIN. VARIANCE S/S of Ivy Hill Road, 3,400 +/- SW of Falls Road 8th Election District 2nd Councilmanic District **(1345 Ivy Hill Road)** Frances & J. Duncan Smith *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-254-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, Frances and J. Duncan Smith. The variance request is for property located at 1345 Ivy Hill Road in the Cockeysville area of Baltimore County. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory building (garage) with height of 18 ft. 6 in. to be located in the side yard in lieu of the required 15 ft. maximum height and rear yard respectively. 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

RECEIVED FOR FILING
12/12/03

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 24 day of December, 2003, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory building (garage) with height of 18 ft. 6 in. to be located in the side yard in lieu of the required 15 ft. maximum height and rear yard respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 12/24/03
By K. Jameson

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 ~~23~~ 24, 2003

Mr. & Mrs. Duncan Smith
1345 Ivy Hill Road
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 04-254-A
Property: 1345 Ivy Hill Road

Dear Mr. & Mrs. Smith:

Enclosed please find the decision rendered in the above-captioned case. The 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 & 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: Nancy White
1816 Broadway Road
Lutherville, MD 21093

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1345 Ivy Hill Rd.

which is presently zoned RC 4

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, 400.3 BCZR

TO PERMIT A DETACHED ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 18'6" TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED 15' MAXIMUM HEIGHT AND REAR YARD RESPECTIVELY.

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):

J. Duncan Smith
Name - Type or Print

J. Duncan Smith
Signature

Frances Smith
Name - Type or Print

Signature

1345 Ivy Hill Rd. — Vince Piccinini 410.244.6654
Address — Telephone No.

Cockeysville — MD — 21030
City — State — Zip Code

Representative to be Contacted:

Nancy White
Name

1816 Broadway Rd — 410.241.6658
Address — Telephone No

Lutherville — MD — 21093
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 10/13/03
By

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. 04-254-A

Reviewed By CTM **Date** 11/18/03

Estimated Posting Date 11/30/03

REV 10/25/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 1345 Ivy Hill Rd
Address
Cookeysville MD 21030
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):

The garage will match + mirror the existing attached garage in both height and architecture.
There is a paved driveway existing, going to the attached garage, which will also be used for this proposed garage.
We have a large family and would like secure parking for all our personal automobiles.
The topography of the property drops off behind the house and garage and is landscaped. We would like to keep this garage on the same plane as the existing house and garage.

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

V. Duncan Smith
Name - Type or Print

Signature

Frances Smith
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of August, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared of Maryland

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 10-1-06

REV 10/25/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 1345 Ivy Hill Rd.
Address
Cockeysville MD 21030
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):

the garage will match and mirror the existing attached garage in both height and architecture.
There is a paved driveway existing, going to the attached garage, which will also be used for this proposed garage.
We have a large family and would like secure parking for all our personal automobiles.
The topography of the property drops off behind the house & garage and is landscaped. We would like to keep this garage on the same plane as the existing house and garage.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

J. Duncan Smith
Name - Type or Print

Frances Smith
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of August, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared of Maryland.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 10-1-06

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1345 Ivy Hill Rd.

which is presently zoned _____

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, 400.3 BCZR

TO PERMIT A DETACHED ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 18' 6" TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED 15' MAXIMUM HEIGHT AND REAR YARD RESPECTIVELY.

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):

J. Duncan Smith
Name - Type or Print

J. Duncan Smith
Signature

Frances Smith
Name - Type or Print

Signature

1345 Ivy Hill Rd. — Vince Piccinini 410.241.6654
Address — Telephone No.

Cockeysville MD — 21030
City — State — Zip Code

Representative to be Contacted:

Nancy White
Name

1816 Broadway Rd — 410.241.6658
Address — Telephone No.

Lutherville MD — 21093
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. 04-254-A

Reviewed By LTM **Date** 11/18/03

REV 10/25/01

Estimated Posting Date 11/30/03

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

ZONING DESCRIPTION
28.189 ACRE PARCEL OF LAND
8TH ELECTION DISTRICT, 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Commencing at the centerline intersection of Falls Road and Ivy Hill Road, thence running Northeasterly 3400'+- to a point and Southeasterly 30' to the point of beginning of the subject property, thence running 1) S 42 degrees 35 minutes 58 seconds E 824.99', 2) S 10 degrees 07 minutes 43 seconds E 880.85', 3) N 68 degrees 22 minutes 17 seconds E 66.00', 4) N 75 degrees 22 minutes 17 seconds E 99.00', 5) S 85 degrees 37 minutes 43 seconds E 132.00', 6) S 86 degrees 37 minutes 43 seconds E 132.00', 7) N 70 degrees 52 minutes 17 seconds E 132.00', 8) S 89 degrees 52 minutes 17 seconds E 99.00' 9) N 76 degrees 22 minutes 17 seconds E 198.00', 10) N 56 degrees 52 minutes 17 seconds E 214.50', 11) N 00 degrees 30 minutes 17 seconds E 527.62', 12) N 30 degrees 35 minutes 58 seconds W 580.80', 13) N 41 degrees 05 minutes 58 seconds W 143.67', 14) S 57 degrees 08 minutes 28 seconds W 813.67', 15) N 42 degrees 35 minutes 58 seconds W 824.99' and 16) S 57 degrees 08 minutes 28 seconds W 121.76' to the point of beginning.

Containing 28.189 acres of land, more or less.

STATE OF MARYLAND
BRUCE EDWIN ROHR
No. 531
REGISTERED
PROPERTY LINE SURVEYOR

11/17/03

#254

Z:\Business\Letters\Smith zoning description.doc

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26567

DATE 11/18/03 ACCOUNT R001-006-615-0

AMOUNT $ 50.00

RECEIVED FROM: [illegible]

FOR: OA-254-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

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. 04-254-A
PETITIONER/DEVELOPER:
J. Duncan Smith et ux
DATE OF CLOSING: 12/15/03

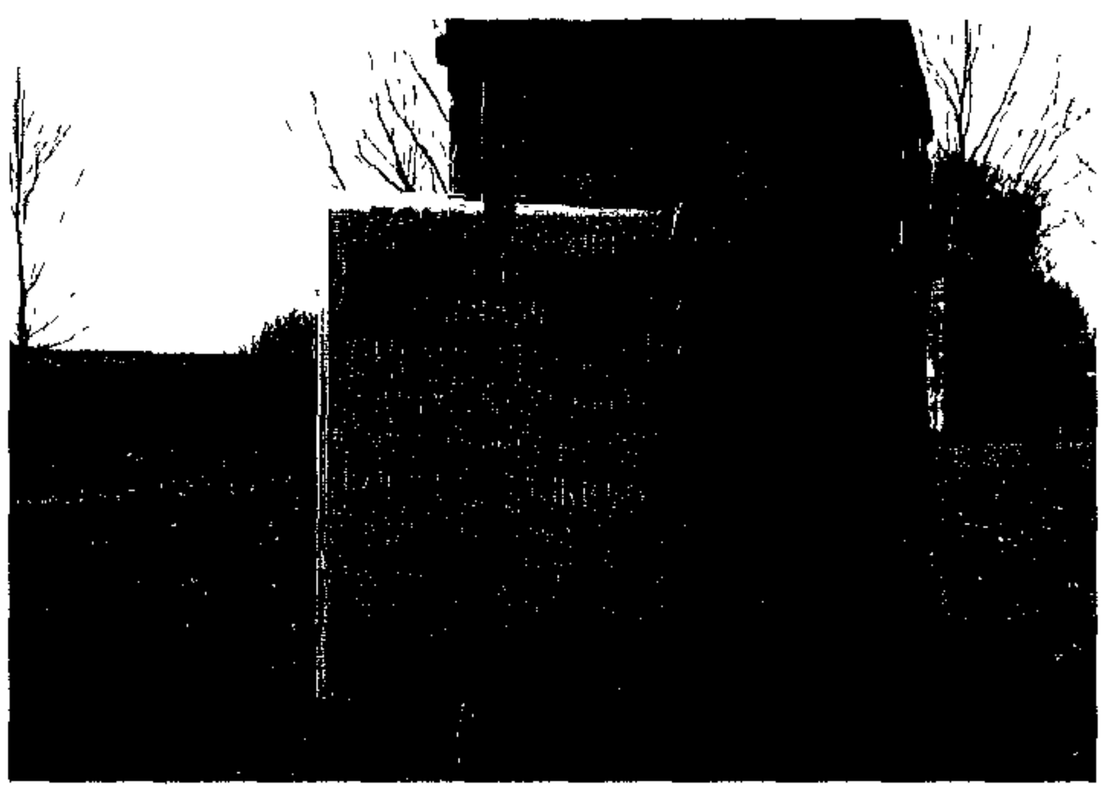
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

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:
1345 Ivy Hill Road



POSTED ON: November 26, 2003

DATE:
December 2, 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

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: 04-254-A

Petitioner: J. Duncan Smith and Frances Smith

Address or Location: 345 Ivy Hill Rd. Cockeysville MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nancy B. White

Address: 1816 Broadway Rd.
Lutherville, MD 21093

Telephone Number: 410. 296. 6658

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-254 -A Address 1345 IVY HILL RD

Contact Person: LLOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/18/03 **Posting Date:** 11/30/03 **Closing Date:** 12/15/03

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 ~~03~~ 04-254 -A Address 1345 IVY HILL RD

Petitioner's Name J DUNCAN SMITH ET UX Telephone 410 241 - 6654

Posting Date: 11/30/03 **Closing Date:** 12/15/03

Wording for Sign: *To Permit* A DETACHED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 18'6" TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED 15' MAXIMUM HEIGHT AND REARYARD RESPECTIVELY

WCR - Revised 6/28/00

Baltimore County
Department of Permits and
Development Management

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

December 15, 2003

J. Duncan Smith
Frances Smith
1345 Ivy Hill Road
Cockeysville, MD 21030

Dear Mr. and Mrs. Smith:

RE: Case Number:04-254-A , 1345 Ivy Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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
Nancy White, 1816 Broadway Road, Lutherville 21093

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

November 25, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 24, 2003

Item No.: 233-252, 254, 255

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

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. 254 LTM

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. A. Gredlein

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 28, 2003

RECEIVED
DEC 2 2003
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-254 – 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.

Prepared By: Mark A Cunningham

Section Chief: Lynn Lanham

AFK/LL

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

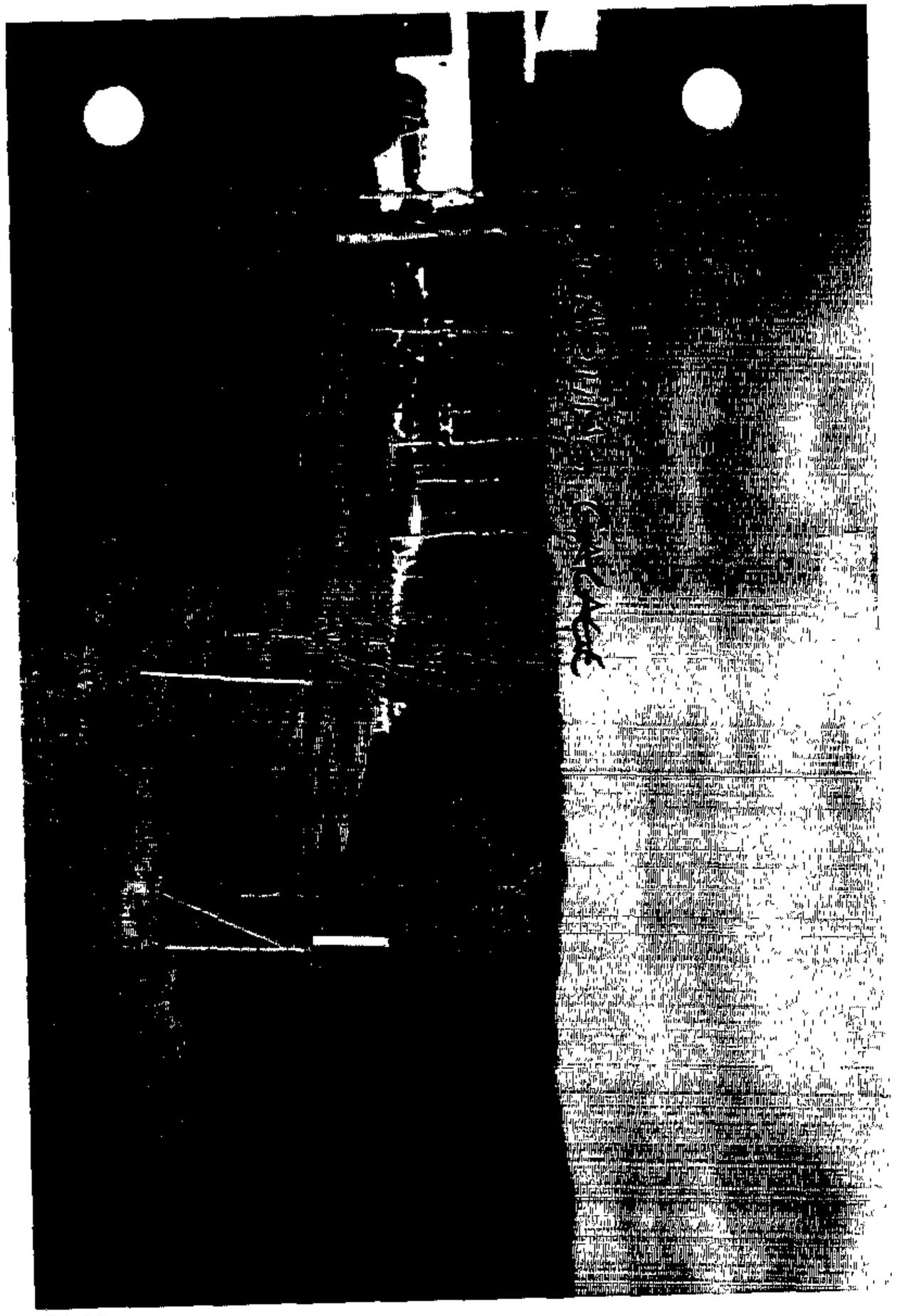
SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2003
Item Nos. 234, 236, 237, 239, 240, 241,
242, 243, 244, 245, 251, 252, 253, 254,
and 255

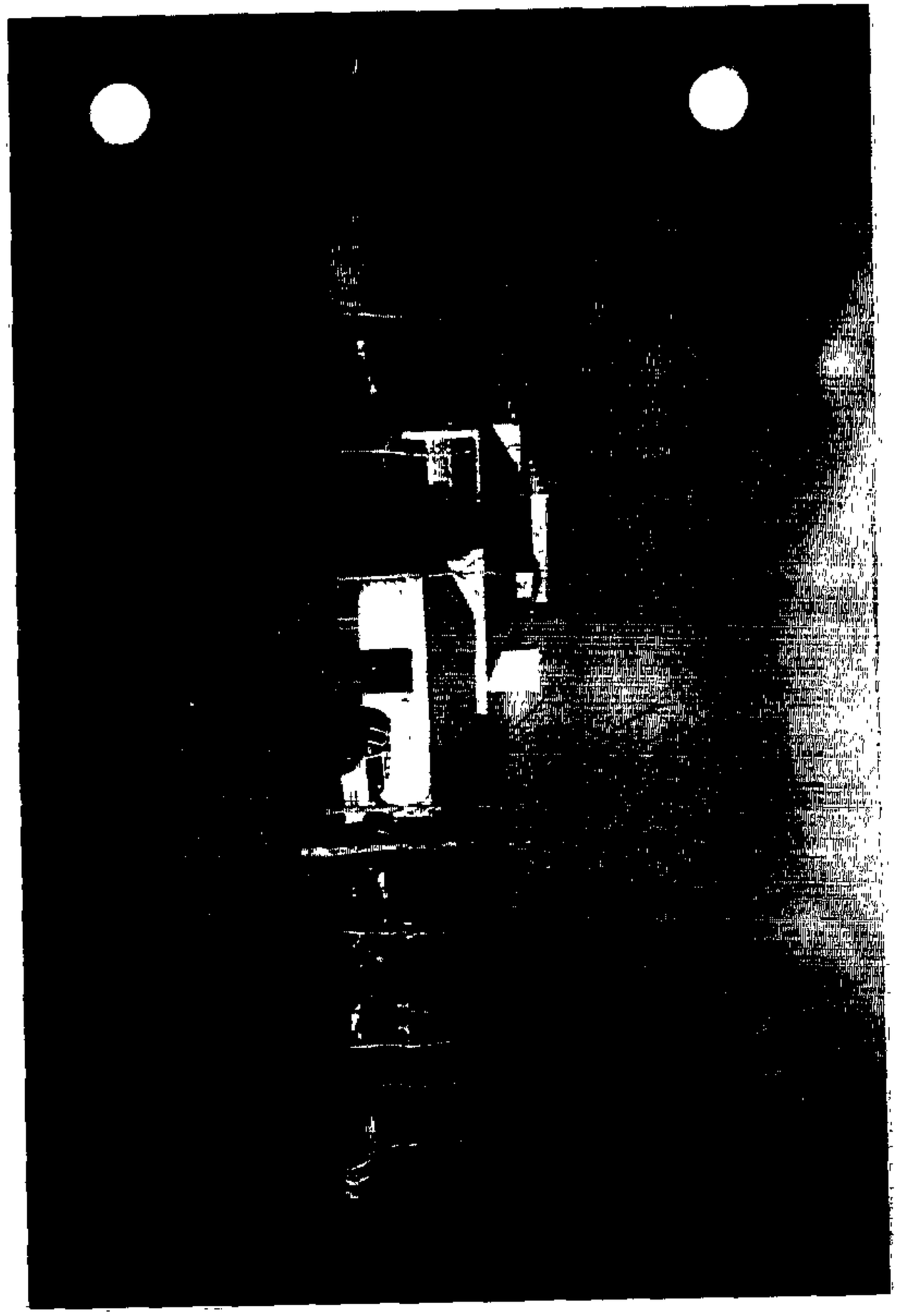
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

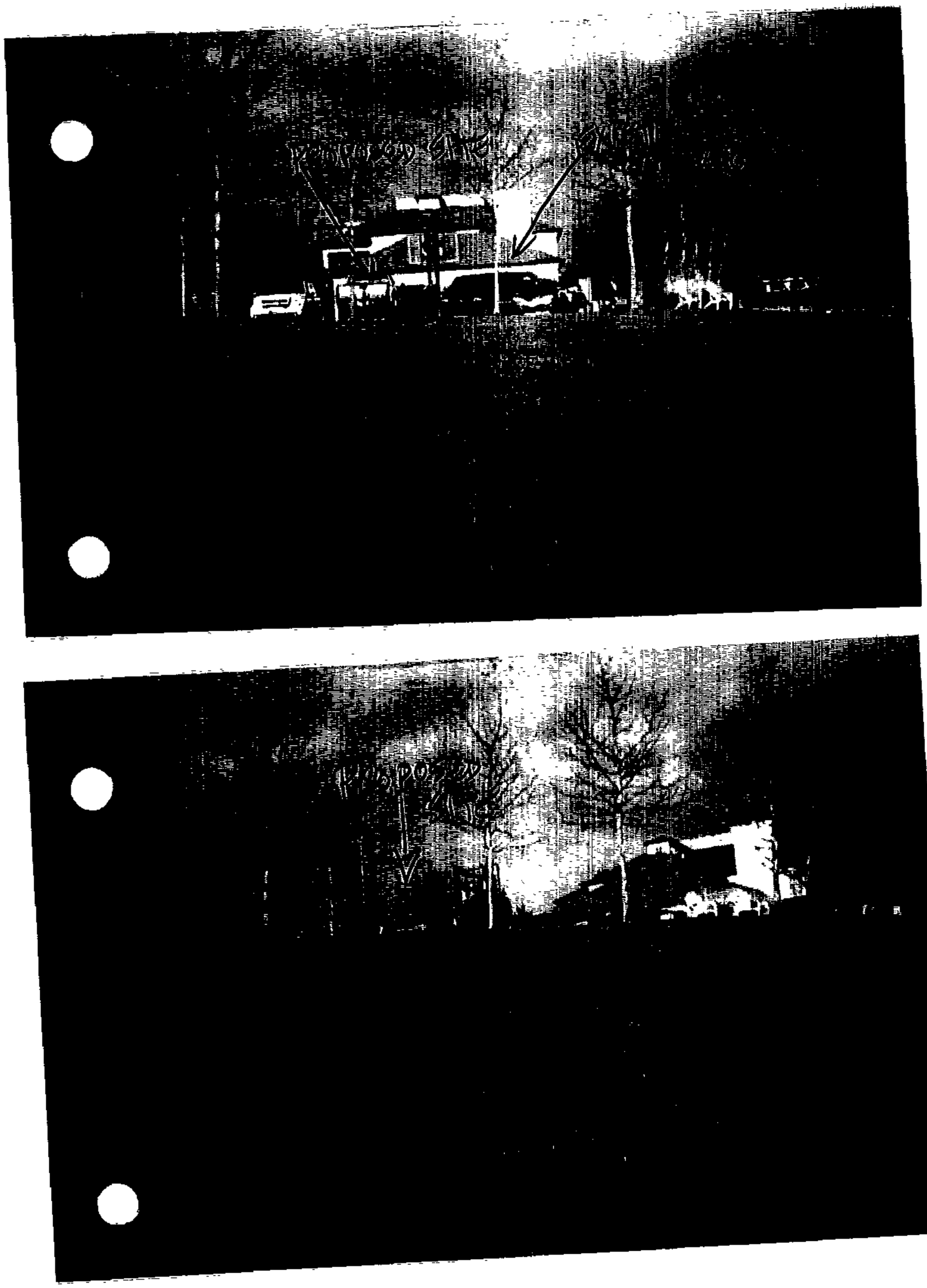
RWB:CEN:jrb

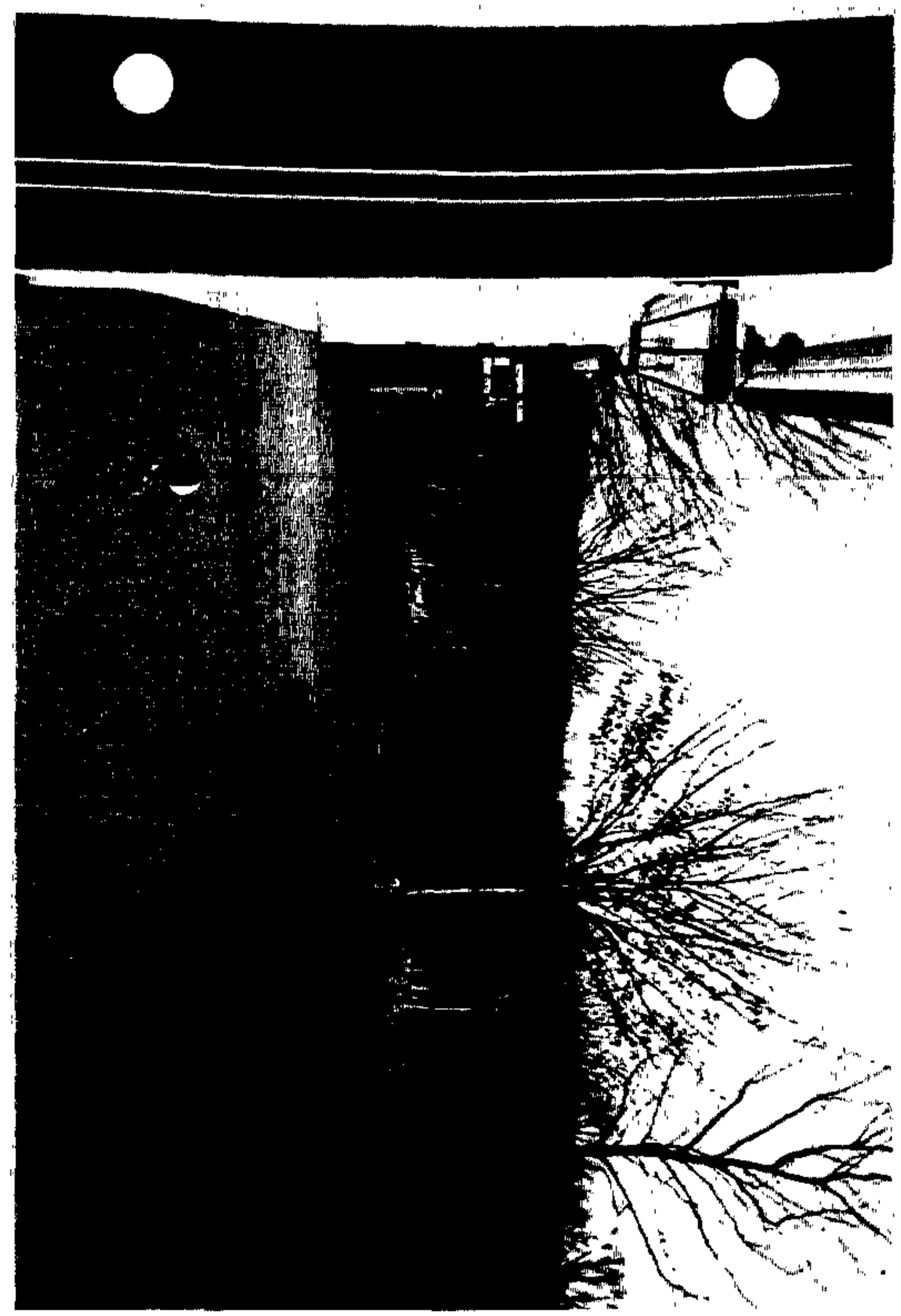
cc: File

ZAC-12-1-2003-NO COMMENT ITEMS-233–255-12152003





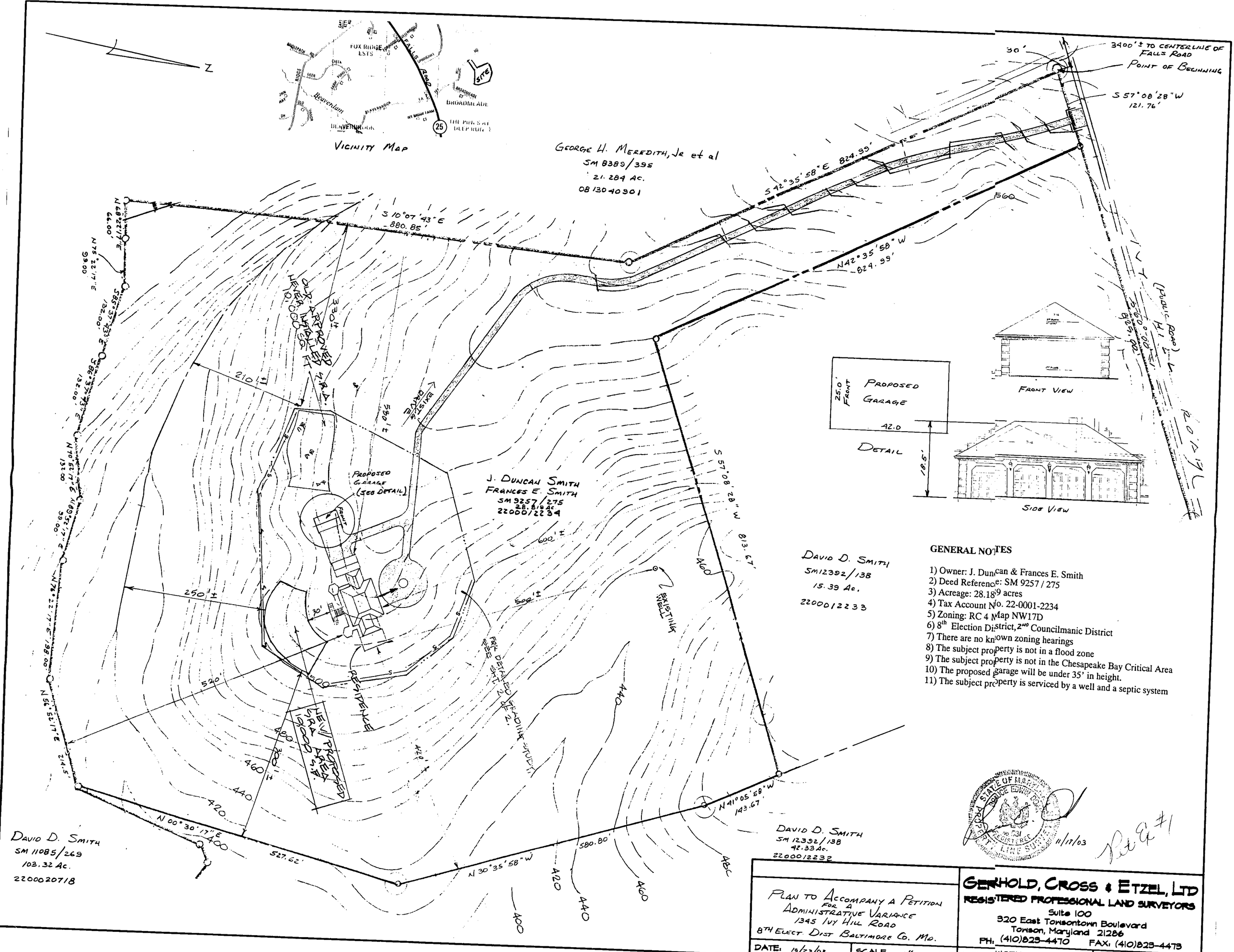




EXISTING
GARAGE

AREA

SMITH
RESIDENCE



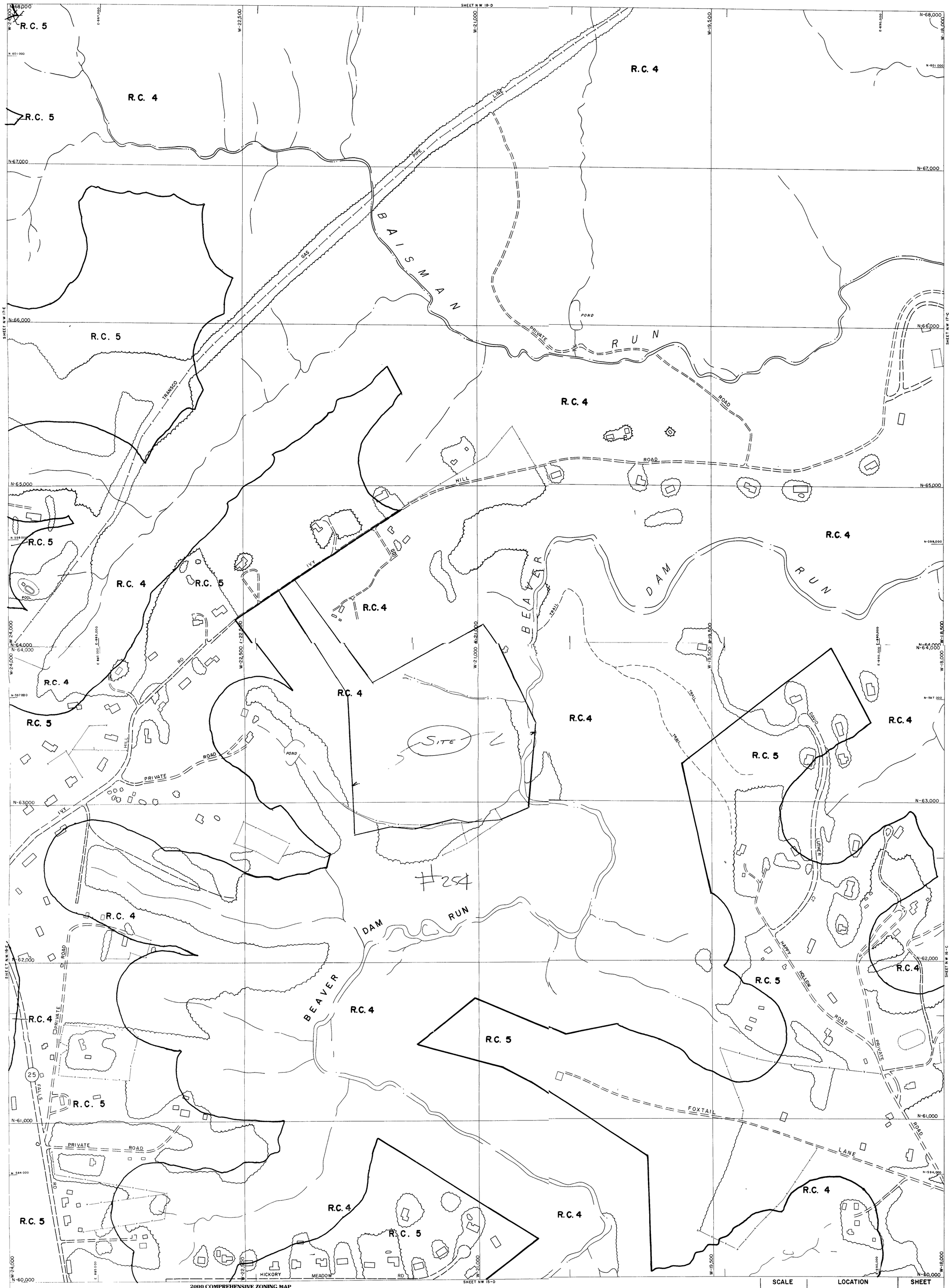
GENERAL NOTES

1) Owner: J. Duncan & Frances E. Smith
2) Deed Reference: SM 9257 / 275
3) Acreage: 28.189 acres
4) Tax Account No. 22-0001-2234
5) Zoning: RC 4 Map NW17D
6) 8th Election District, 2nd Councilmanic District
7) There are no known zoning hearings
8) The subject property is not in a flood zone
9) The subject property is not in the Chesapeake Bay Critical Area
10) The proposed garage will be under 35' in height.
11) The subject property is serviced by a well and a septic system

PLAN TO ACCOMPANY A PETITION FOR A ADMINISTRATIVE VARIANCE
1345 IVY HILL ROAD
8TH ELECT. DIST BALTIMORE CO. MD.

DATE: 10/23/03 | SCALE: 1" = 100' | FIELD WORK: | DRAWN:

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
PH: (410)823-4470 FAX: (410)823-4473



V - SW
S - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC BALTIMORE, MD 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	DEEP RUN	NW 16-D
DATE OF PHOTOGRAPHY JANUARY 1986		

NW

NW 16 D