

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Monkton Road, 15 ft. E
centerline of Hereford Road
7th Election District
3rd Councilmanic District
(706 Monkton Road)

Nancye & Brian Baker
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-257-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, Nancye and Brian Baker. The variance request is for property located at 706 Monkton Road in the Monkton area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition with a side yard setback of 25 ft. and a street centerline setback of 55 ft. in lieu of 50 ft. and 75 ft. 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 that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER OF ZONING

Date 12/30/03

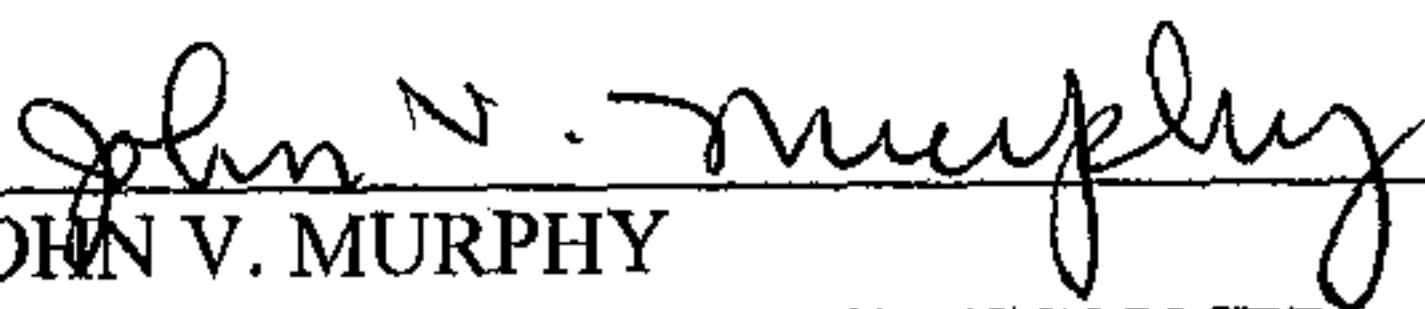
By [Signature]

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 30 day of December, 2003, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition with a side yard setback of 25 ft. and a street centerline setback of 55 ft. in lieu of 50 ft. and 75 ft. 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
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 12/30/03
By [Signature]

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 30, 2003

Mr. & Mrs. Brian Baker
706 Monkton Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 04-257-A
Property: 706 Monkton Road

Dear Mr. & Mrs Baker:

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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 706 Monkton Road
which is presently zoned RCS

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) 1A04.3.B.2 TO PERMIT A
PROPOSED DWELLING ADDITION WITH A SIDE SETBACK OF 25 FT. AND
A STREET CENTERLINE SETBACK OF 55 FT. IN LIEU OF 50 FT.
AND 75 FT. 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

Public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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.

Legal Owner(s):

Brian P. Baker
Name - Type or Print

Signature

Nancy L. Baker
Name - Type or Print

Signature

706 Monkton Road.
Address

410-343-0999
Telephone No.

Monkton
City

MD
State

21111
Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL

Date 11/20/03

Estimated Posting Date 11/30/03

ORDER RECEIVED FOR FILING

CASE NO. 04-257-A

REV 10/15/01

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

Address 706 Monkton Road
City Monkton State Maryland Zip Code 21111

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):

Our Home was built prior to Zoning laws.

1.) The existing structure encroaches on the side set backs.

2.) We would like to add an addition which would set 25' from the East Side property line. Adding another bedroom, study and family room to accomodate growing family.

3.) Improved houses @ 702 Monkton Rd and 700 Monkton Rd.
set 20' to 18' from side property line.

4.) Cannot add to rear due to the following conditions:

1.) Existing deck in rear.

2.) Septic system in rear.

3.) Two full grown trees in rear.

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 B-P/B

Name - Type or Print Brian P. Baker

Signature Chanye Baker

Name - Type or Print Chanye Baker

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of NOVEMBER, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public [Signature]

My Commission Expires 6/1/2007

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

Address 706 Monkton Road
City Monkton State Maryland Zip Code 21111

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):

Our home was built prior to zoning laws.

- 1.) The existing structure encroaches on the side set backs.
- 2.) We would like to add an addition which would set 25' from the East Side property line. Adding another bedroom, study and family room to accommodate growing family.
- 3.) Improved houses @ 702 and 700 Monkton Rd. set 20' to 18' from side property line.
- 4.) Cannot add to rear due to the following conditions:
 - 1.) Existing deck in rear.
 - 2.) Septic system in rear.
 - 3.) Two full grown trees in rear.

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 Brian P. Baker

Name - Type or Print Brian P. Baker

Signature Nancy Baker

Name - Type or Print Nancy Baker

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of NOVEMBER, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public [Signature]

My Commission Expires 6/1/2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 706 Monkton Road
which is presently zoned RCS

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)

1A04.3.B.2 to permit a proposed dwelling addition with a side yard set back of 25 ft. and a street centerline setback of 55 ft.
In lieu of 50 ft and 75 ft 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):

Brian P. Baker
Name - Type or Print

Signature

Nancy L. Baker
Name - Type or Print

Signature

706 Monkton Road
Address

410-343-2100
Telephone No.

Monkton
City

MD
State

21111
Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11 day of November, 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. 04257-A

Reviewed By JL

Date 11/20/03

Estimated Posting Date 11/30/03

Zoning Description
706 MONKTON RD

251

BEGINNING ON THE NORTH SIDE OF MONKTON RD
(24' PAVING) 15 FT. EAST OF THE CENTERLINE OF
HEREFORD RD, THEN NORTHERLY 350 FT.,
THEN EASTERLY 111 FT., THEN SOUTHERLY 350 FT.,
THEN ~~EA~~ WESTERLY ALONG MONKTON RD 111 FT.,
BEING 706 MONKTON RD. IN THE 7TH ED.
• 89 ACRES.

B. B. L.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO. 299914

DATE

11/20/13

ACCOUNT

251 001006 6150

AMOUNT

\$ 65.00

RECEIVED FROM

Baker

FOR

Ben Cavanaugh

706 Maryland Rd

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE

11/20/13

AMOUNT

\$ 65.00

RECEIVED BY

Ben Cavanaugh

DATE

11/20/13

AMOUNT

\$ 65.00

RECEIVED BY

Ben Cavanaugh

DATE

11/20/13

AMOUNT

\$ 65.00

RECEIVED BY

Ben Cavanaugh

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-257-A

Petitioner/Developer: MIX

Date of Hearing/Closing: 12/15/03

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

ATTN: Becky Hart ((410) 887-3394)

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:

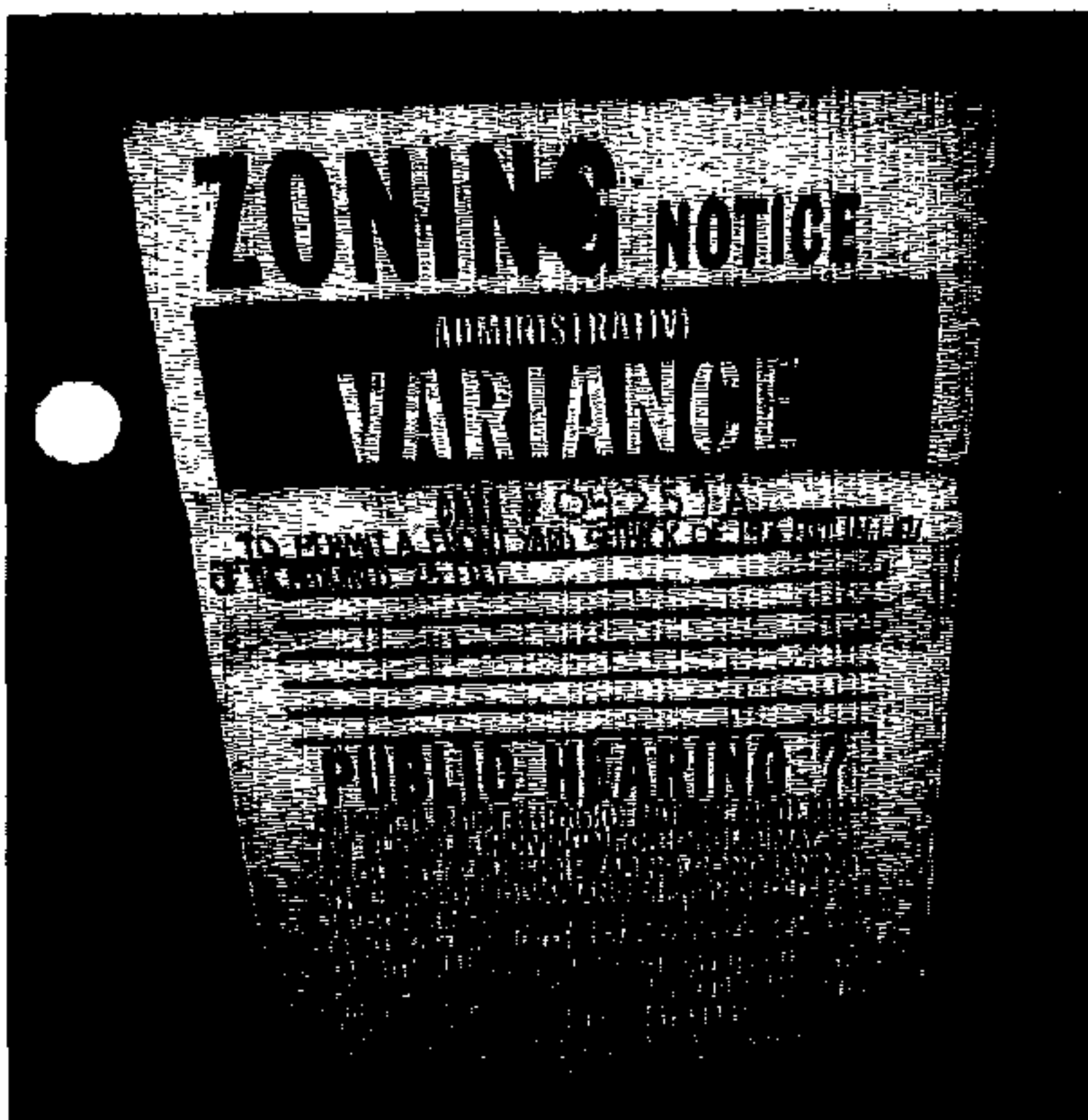
1124 PLOVER DR.

The sign(s) were posted on

11/29/03

(Month, Day, Year)

Sincerely,



[Signature]
(Signature of Sign Poster)

11/29/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

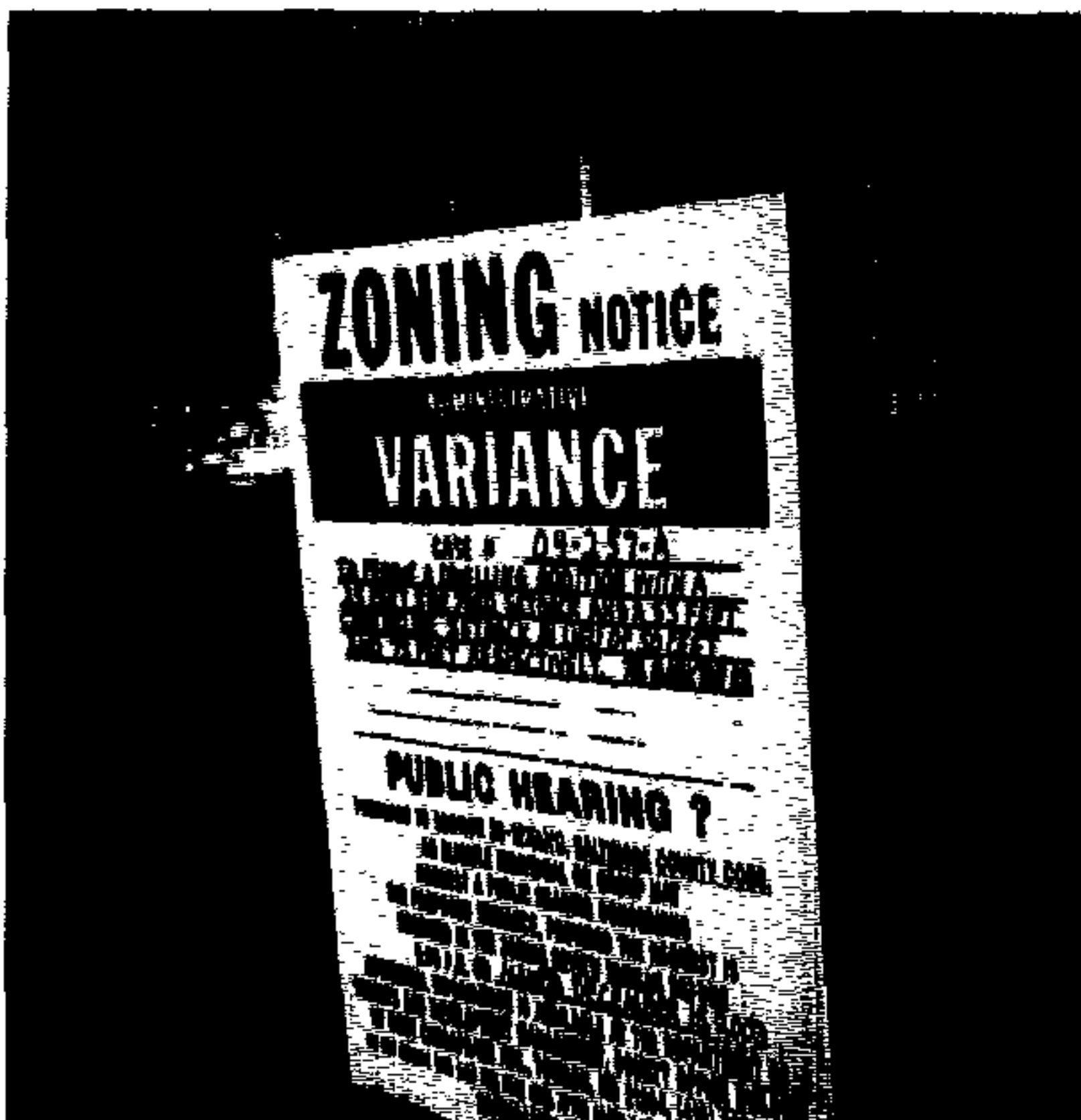
CERTIFICATE OF POSTING

Date: NOVEMBER 30, 2003

RE: Case Number 04-257-A
Petitioner/Developer: BRIAN & NANCY BAKER
Date of Hearing/Closing: DECEMBER 15, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 706 Monkton Rd.

The sign(s) were posted on NOVEMBER 29, 2003
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

706 MONKTON RD,

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: 04-257-A
Petitioner: BAKER
Address or Location: 706 MONKTON RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brian and Nancye Baker
Address: 706 Monkton Rd
Monkton, MD 21111
Telephone Number: 410-343-2100

(SPLIST
GIVEN)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 257 -A

Address

706 MONKTON RD.

Contact Person:

JOAN LEWIS

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

11/20/03

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.

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.

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.

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.

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- 257 -A

Address

706 MONKTON RD.

Petitioner's Name

BRIANBAKER

Telephone

410 343 2100

Posting Date:

11/30/03

Closing Date:

12/15/03

Ordering for Sign:

To Permit

A DWELLING ADDITION WITH A 25 FT. SIDE YARD
SETBACK AND A 55 FT. STREET CENTERLINE SETBACK IN LIEU
OF 50 FT. AND 75 FT. RESPECTIVELY



Baltimore County
Department of Permits and
Development Management

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

December 15, 2003

Brian P. Baker
Nancye L. Baker
706 Monkton Road
Monkton, 21111

Dear Mr. and Mrs. Baker:

RE: Case Number: 04-257-A, 706 Monkton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel



Printed with Soybean Ink
on Recycled Paper

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



**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

December 9, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: December 8, 2003

Item No: 249, ²⁵⁷256-266

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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12.9.03

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

RE: Baltimore County
Item No. 257 JLL

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 138 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

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

Very truly yours,

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Granted
12/30
AV
12/15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JAN 13 2004

ZONING COMMISSIONER

TO: Tim Kotroco
FROM: R. Bruce Seeley *RBS*
DATE: January 13, 2004

SUBJECT: Zoning Item # 04-257
Address 706 Monkton Road
Baker Property

Zoning Advisory Committee Meeting of December 8, 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

An evaluation of the septic system may be required prior to building permit.

Reviewer: Sue Farinetti

Date: December 16, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 6, 2004
RECEIVED

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

JAN 06 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-257 – 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:

[Signature]

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 24, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 15, 2003
Item Nos. 249, 256, 257, 258, 260,
261, 262, 264, 265, and 266

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

RWB:CEN:jrb

cc: File

257

November 16, 2003

Zoning Review
Department of Permits & Development Management
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

To Whom It May Concern:

We, Jon and Aimee Bealer of 702 Monkton Road, Monkton, Md., have property adjacent to 706 Monkton Road, Monkton, Md. We have no objection to Brian and Nancye Baker's application for a variance for a two-story addition 25-feet from the east side property line.

Sincerely,



Jon Bealer



Aimee Bealer

257

November 16, 2003

Zoning Review
Department of Permits & Development Management
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

To Whom It May Concern:

I, Clarence Tracey of 703 Monkton Road, Monkton, Md., have property opposite to 706 Monkton Road, Monkton, Md. I have no objection to Brian and Nancye Baker's application for a variance for a two-story addition 25-feet from the east side property line.

Sincerely,

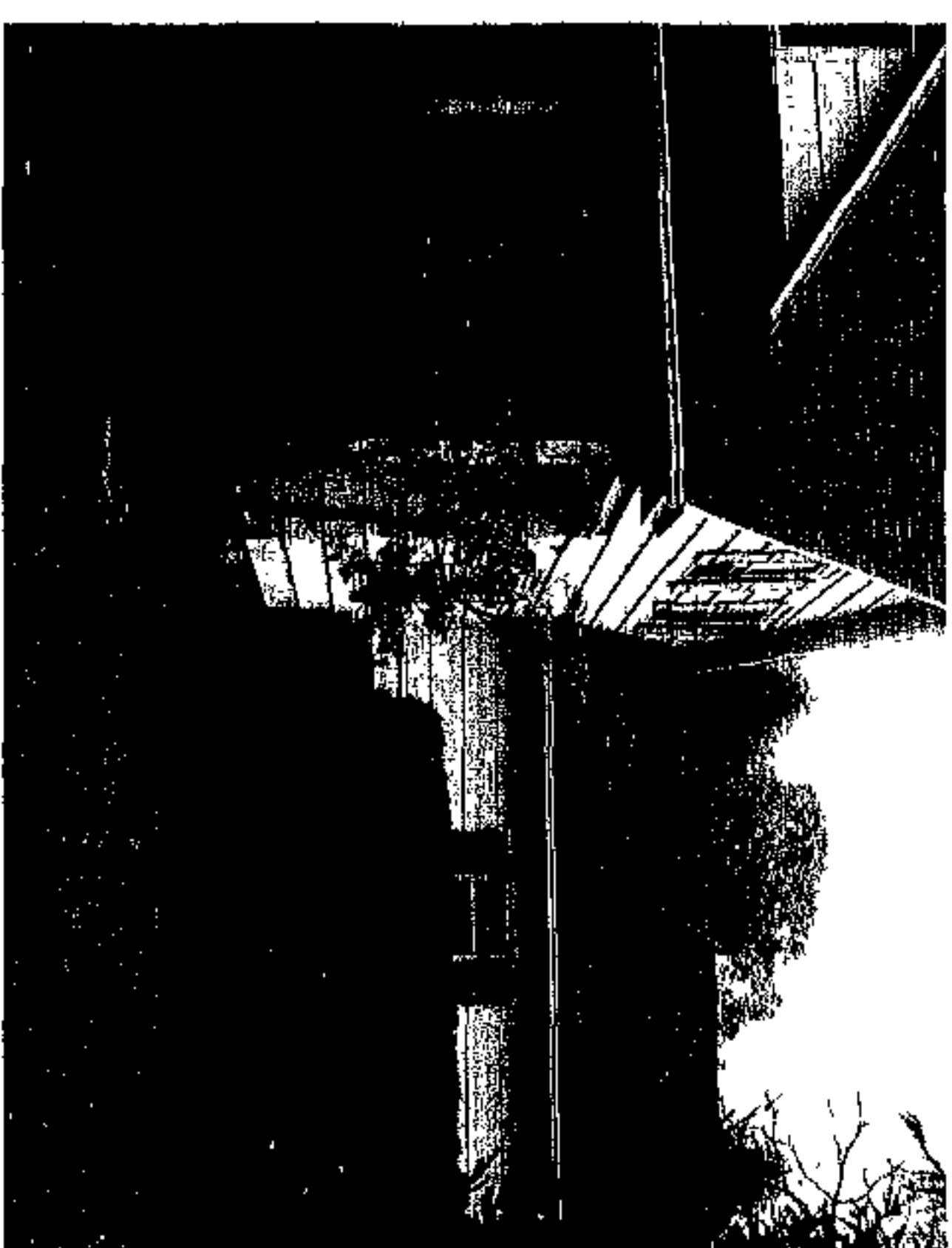
Clarence Tracey

A handwritten signature in cursive script that reads "Clarence M. Tracey". The signature is written in dark ink and is positioned below the printed name.

Front of 706 from Monkton R.



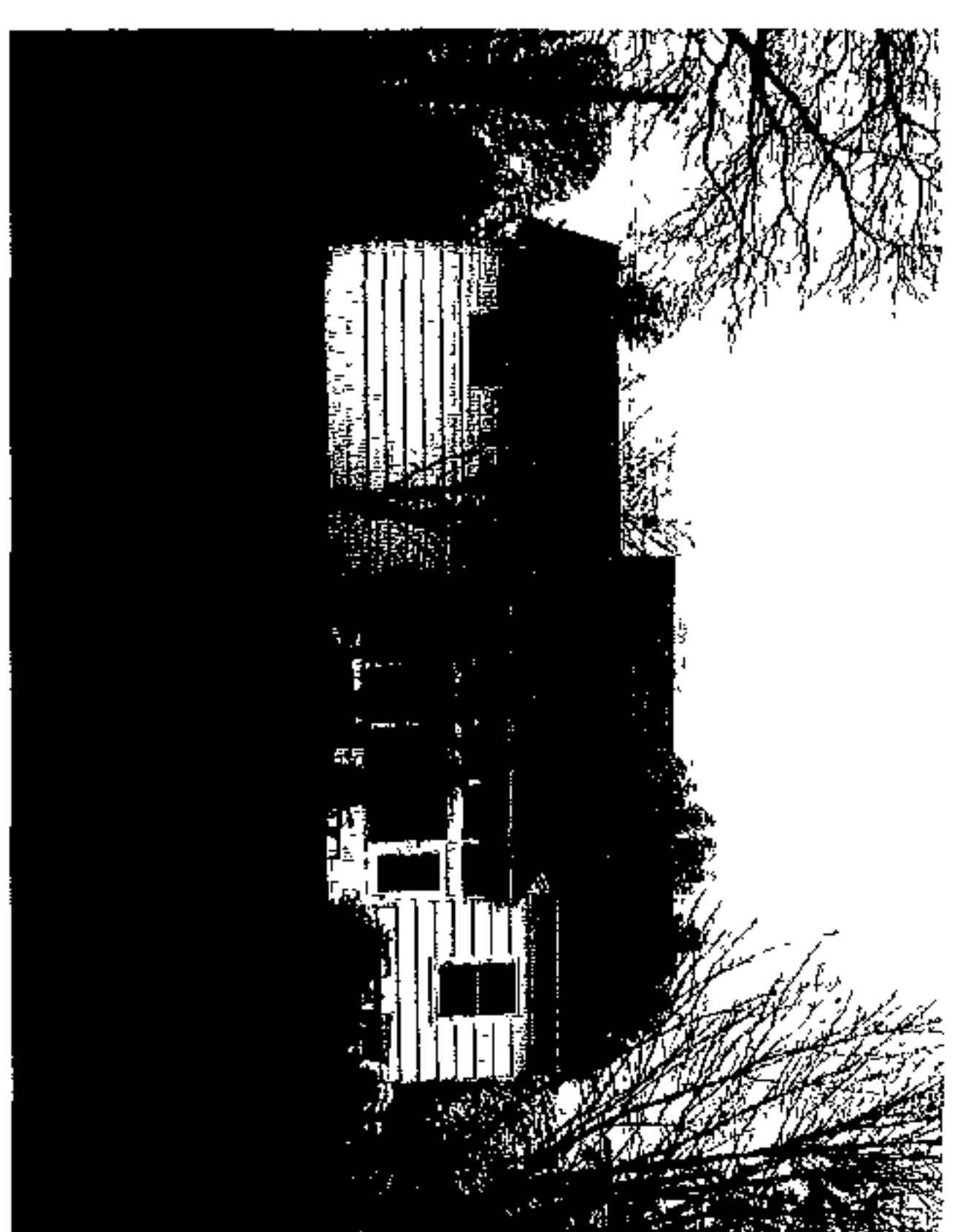
Location of Proposed Addition



Location of Proposed Addition



Back
Elevation
706
Monkton
Road



Location of Proposed Addition
From
Rear



Westerly Neighbor From Monkton Rd. W

Taken from Monkton
Road Showing Easterly
Neighbor

257

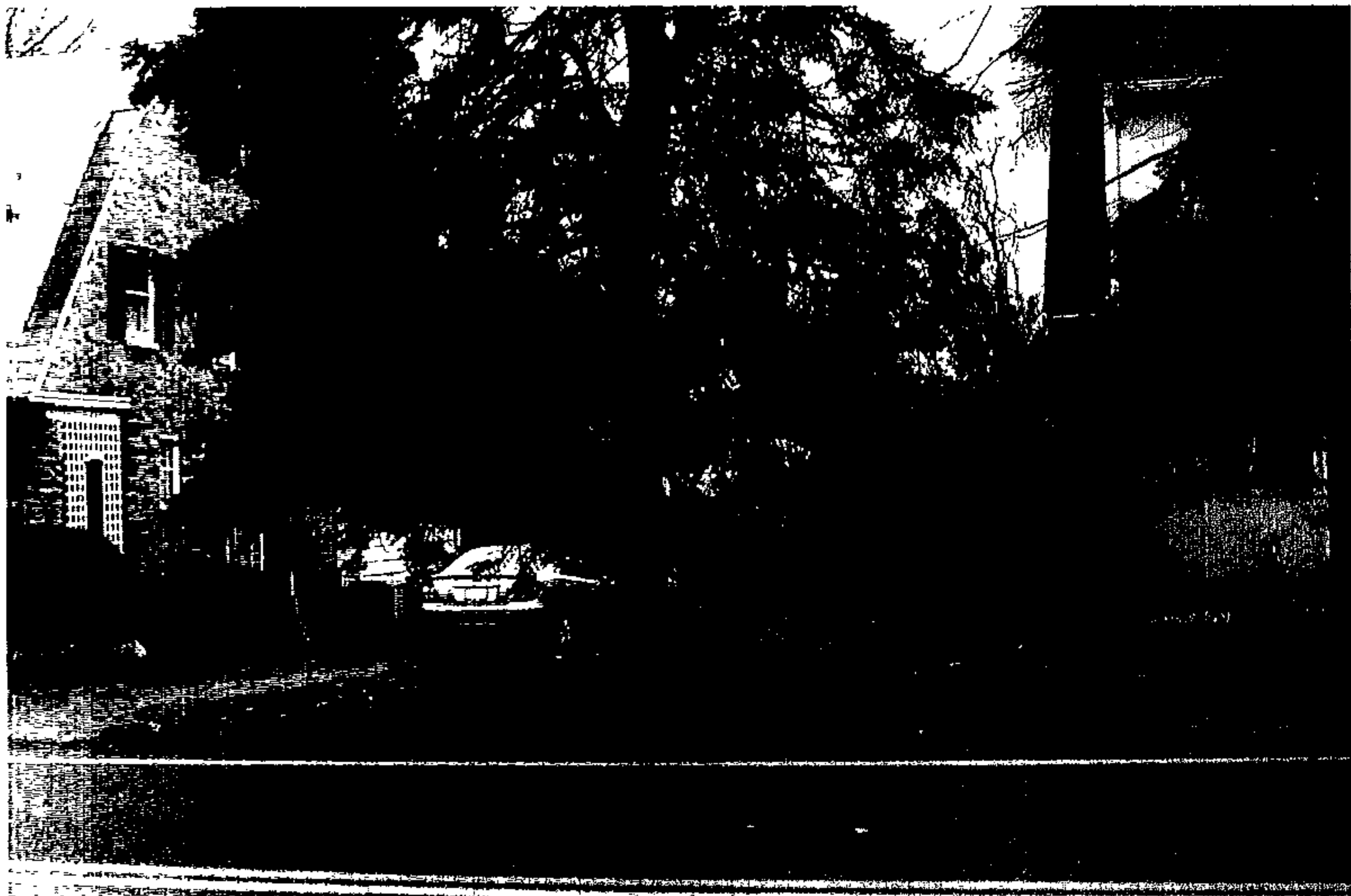
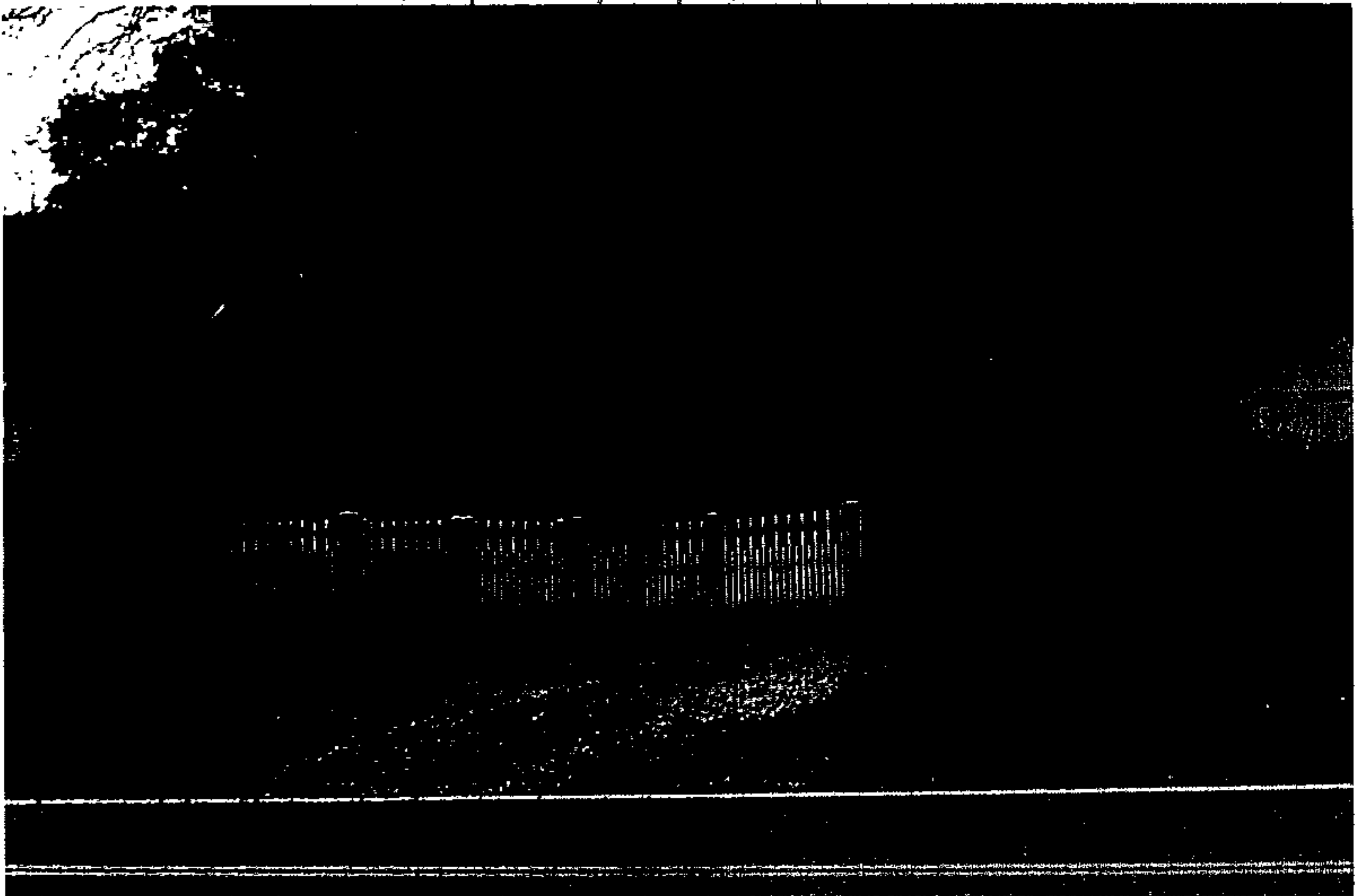
Proximity of Homes @ 700 and 702
Monkton Road



257

Location of Proposed Addition

End of White fence is property line between 706 and 708
Monkton Rd

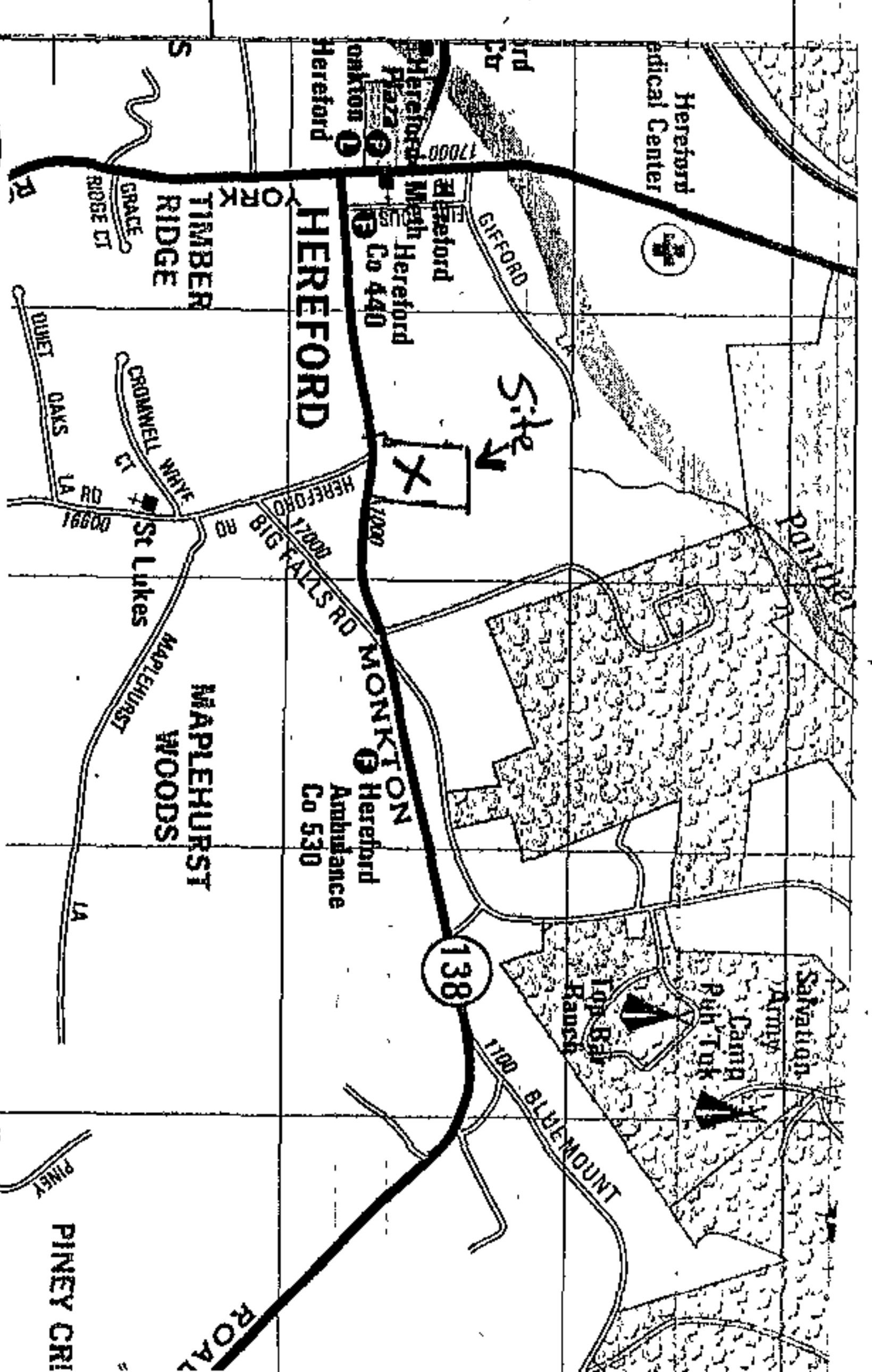
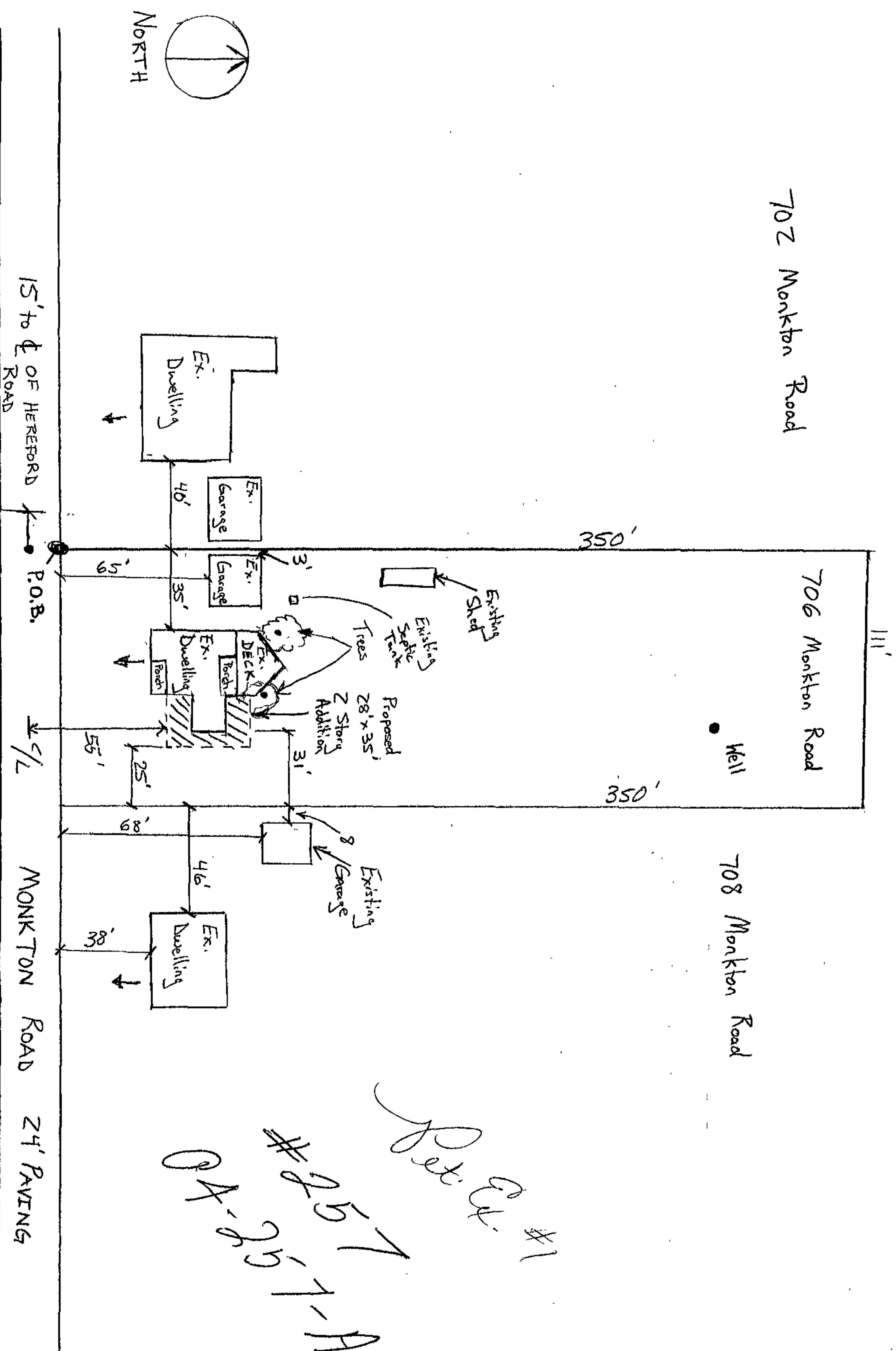


700 and 702 Monkton Rd. Taken from
Monkton Road

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS - 706 MONKTON ROAD

OWNER(S) - BRIAN & NANCY BAKER



LOCATION INFORMATION

ELECTION DISTRICT - 7TH

COUNCILMANIC DISTRICT - 3RD

1" = 200' SCALE MAP # NW-27-B

ZONING - RC-5

Lot Size - .89 Acres

38,768 SQUARE FEET

SEWER - PRIVATE

WATER - PRIVATE

CHESAPEAKE Bay - No

CRITICAL AREA

100 YEAR FLOOD PLAIN - No

HISTORIC PROPERTY - No

PRIOR ZONING HEARINGS- None

R.C. 5

257

N107,000

SITE

MONKTON

138

RD.

HEREFORD

N106,000

BIG FALLS

R.C. 5

N105,000

LANE

WHYE

CROMWELL

N 638,000

MAPLEHURST

MAPLEHURST
WOODS

R.C. 5

R.C. 5

W12,000

N104,000

E 897,000

W10,500