IN RE: PETITION FOR ADMIN. VARIANCE W/S of Wyndcrest Avenue, 94.52 ft. S centerline of Edmondson Avenue 1st Election District 1st Councilmanic District **(124 Wyndcrest Avenue)** Almarie & Scott Wood *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-313-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, Almarie and Scott Wood. The variance request is for property located at 124 Wyndcrest Avenue in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 211.2 (1955 Regs.), to permit a front setback of 20 ft. in lieu of the required 25 ft. for an addition. 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 3/6/04
By

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 6 day of February, 2004, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 211.2 (1955 Regs.), to permit a front setback of 20 ft. in lieu of the required 25 ft. for an addition, 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 2/6/04
By B. 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

February 4, 2004

Mr. & Mrs. Scott Wood
124 Wyndcrest Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 04-313-A
Property: 124 Wyndcrest Avenue

Dear Mr. & Mrs. Wood:

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 Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Revisions Remodeling
9398-C Baltimore National Pike
Ellicott City, MD 21042

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 124 WYNDCREST AVE

which is presently zoned RESIDENTIAL DR-2 (R-6)

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) 1B02.3 B & 211.2 (1955 REGS)

TO PERMIT A FRONT SETBACK OF 20FT. IN LIEU OF THE REQ'D 25FT.

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:

N/A
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

SCOTT WOOD
Name - Type or Print

Signature

ALMARIE WOOD
Name - Type or Print

Almarie Wood
Signature

124 WYNDCREST AVE — (H) (410) 719-0528
Address — Telephone No.

BALTIMORE MD 21228
City — State — Zip Code

CELL # 410-428-8222

Representative to be Contacted:

REVISIONS REMODELING — #410-313-9398
Name

9398C BALTIMORE NAT PIK
Address — Telephone No.

ELLICOTT CITY, MD 21042
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

ORDER RECEIVED FOR FILING

Date 2/6/04

By

CASE NO. 04-313-A

Reviewed By JRF **Date** 1-7-04

Estimated Posting Date 1-18-04

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 124 WYNDCREST AVE
Address
BALTIMORE MD 21228
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 SECOND STORY ADDITION, IS NEEDED FOR AN INCREASING FAMILY SIZE IN A NEIGHBORHOOD WITH ESCALATING HOME VALUES

THE VARIANCE IS NEEDED BECAUSE THE EXIST HOME IS BUILT TO THE FRONT BUILDING LINE. THE NEW SECOND STORY WILL HAVE A FOUR FOOT OVERHANG ABOVE - CREATING A SMALL FRONT PORCH.

ANY OF THE MODIFICATIONS WILL INCREASE THE PROPERTY VALUES.

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.

Scott Wood
SCOTT WOOD
Signature

Almarie Wood
ALMARIE WOOD
Signature

SCOTT WOOD
Name - Type or Print

Almarie I. Wood
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of December, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

KATHLEEN M. POLLARD
Notary Public, State of Maryland
Baltimore County
My Commission Expires: Dec. 20, 2005

Kathleen M Pollard
Notary Public

My Commission Expires 12-20-2005

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 124 WYNDCREST AVE
Address
BALTIMORE MD 21228
City State Zip Code

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THE VARIANCE IS NEEDED BECAUSE THE EXIST HOME IS BUILT TO THE FRONT BUILDING LINE. THE NEW SECOND STORY WILL HAVE A FOUR FOOT OVERHANG ABOVE - CREATING A SMALL FRONT PORCH.

ANY OF THE MODIFICATIONS WILL INCREASE THE PROPERTY VALUES.

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.

Kathleen Wood
SCOTT WOOD
Signature

Almarie Wood
ALMARIE WOOD
Signature

SCOTT WOOD
Name - Type or Print

Almarie I. Wood
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of December, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

KATHLEEN M. POLLARD
Notary Public, State of Maryland
Baltimore County
My Commission Expires: Dec. 20, 2005

Kathleen M. Pollard
Notary Public

My Commission Expires 12-20-2005

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 124 WYNDCREST AVE

which is presently zoned ~~RESIDENTIAL~~ DR-2 (R-6)

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) 1B02.3.B. & 211.2 (1955 REGS)

TO PERMIT A FRONT SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 25 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:

N/A
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

SCOTT WOOD
Name - Type or Print

Signature

ALMARIE WOOD
Name - Type or Print

Almarie Wood
Signature

124 WYNDCREST AVE — (H) (410) 719-0528
Address — Telephone No.

BALTIMORE MD 21228
City — State — Zip Code

CELL # 410-428-8222

Representative to be Contacted:

REVISIONS REMODELING — #410-313-9398
Name

9398C BALTIMORE NAT PIK
Address — Telephone No.

ELLICOTT CITY, MD 21042
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. 04-313-A

Reviewed By JRP **Date** 1/7/04

Estimated Posting Date 1-18-04

REV 10/25/01

Zoning Description

Zoning description for 124 Wyndcrest Ave., Baltimore, MD 21228

Beginning at a point on the west side of Wyndcrest Ave. which is 50ft wide at the distance of 94.52 ft south of the centerline of the nearest improved intersecting street Edmondson Ave. which is 60'0" wide. Being lot #33. Block _____. Section # _____ in the subdivision of Summit Village as recorded in Baltimore County Plat Book #22, pg. 51, containing 8483 sq ft. Also known as 124 Wyndcrest Ave., Baltimore, Maryland and located in the #1 Election District, _____ Councilmanic District.

#313

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32136

DATE 1/7/04 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: SCOTT WOOD
124 Wyndcrest Ave

FOR: Admin. Variance ITEM # 313

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
1/07/2004	1/07/2004	09:12:39	3

REG W003 WALKIN LPET LMP
>>RECEIPT # 269061 1/07/2004 OFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 032136
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-313-A

Petitioner/Developer: Scott Wood

Date of Hearing/Closing: 2-2-04

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 124 Wyndcrest Avenue Catonsville, MD 21228

The sign(s) were posted on January 16, 2004
(Month, Day, Year)

Sincerely,

Stacy Gardner 1-16-04
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784
1-800-368-2295
(Address)

(City, State, Zip Code)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 313 -A Address 124 WYNDCREST AVE

Contact Person: Jun R. Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/7/04 **Posting Date:** 1-18-04 **Closing Date:** 2-2-04

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- 313 -A Address 124 WYNDCREST AVE.

Petitioner's Name SCOTT WOOD Telephone 410-719-0528

Posting Date: 1-18-04 **Closing Date:** 2-2-04

Wording for Sign: To Permit an addition with a front yard setback of 20' in lieu of the required 25'

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: 313

Petitioner: SCOTT WOOD

Address or Location: 124 WYNDCREST AVE, CATONSVILLE, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: REVISIONS REMODELING

Address: 9398 C Balt. Nat'l Pike
Ellicott City, MD 21042

Telephone Number: 410-313-9398

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

February 3, 2004

Scott Wood
Almarie Wood
124 Wyndcrest Avenue
Baltimore, MD 21228

Dear Mr. and Mrs. Wood:

RE: Case Number: 04-313-A, 124 Wyndcrest Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 2004.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Revisions Remodeling, 9398 C Baltimore National Pike, Ellicott City 21042

Printed on Recycled Paper

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

January 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 20, 2004

Item No.: 311-320 (313)

Dear Ms. Hart:

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 10, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For January 26, 2004
Item Nos. 311, 312, 313, 314, 315, 316,
317, 319, and 320

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

RWB:CEN:jrb

cc: File

ZAC-01-26-2004-NO COMMENT ITEMS 311-320-02022004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS

DATE: January 26, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 20, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-311

04-312

04-313

04-314

04-315

04-317

04-320

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

AV 2/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 28, 2004

RECEIVED

JAN 2 8 2004

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-313**

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

Prepared By: Mark A. Cunningham

Section Chief: Lyn Lanham

AFK/LL

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1.20.04

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

RE: Baltimore County
Item No. 313 JRF

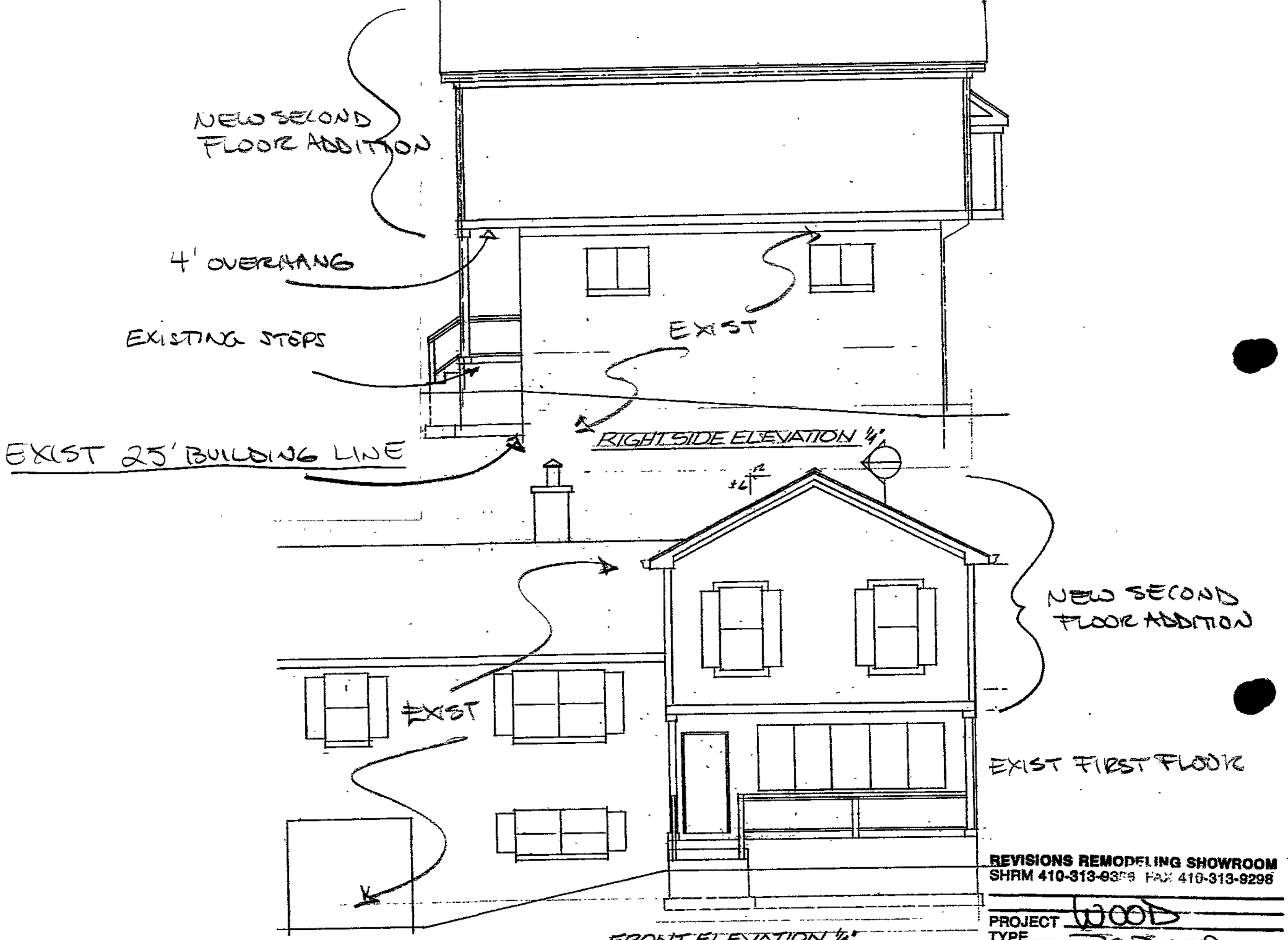
Dear. Ms. Hart:

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

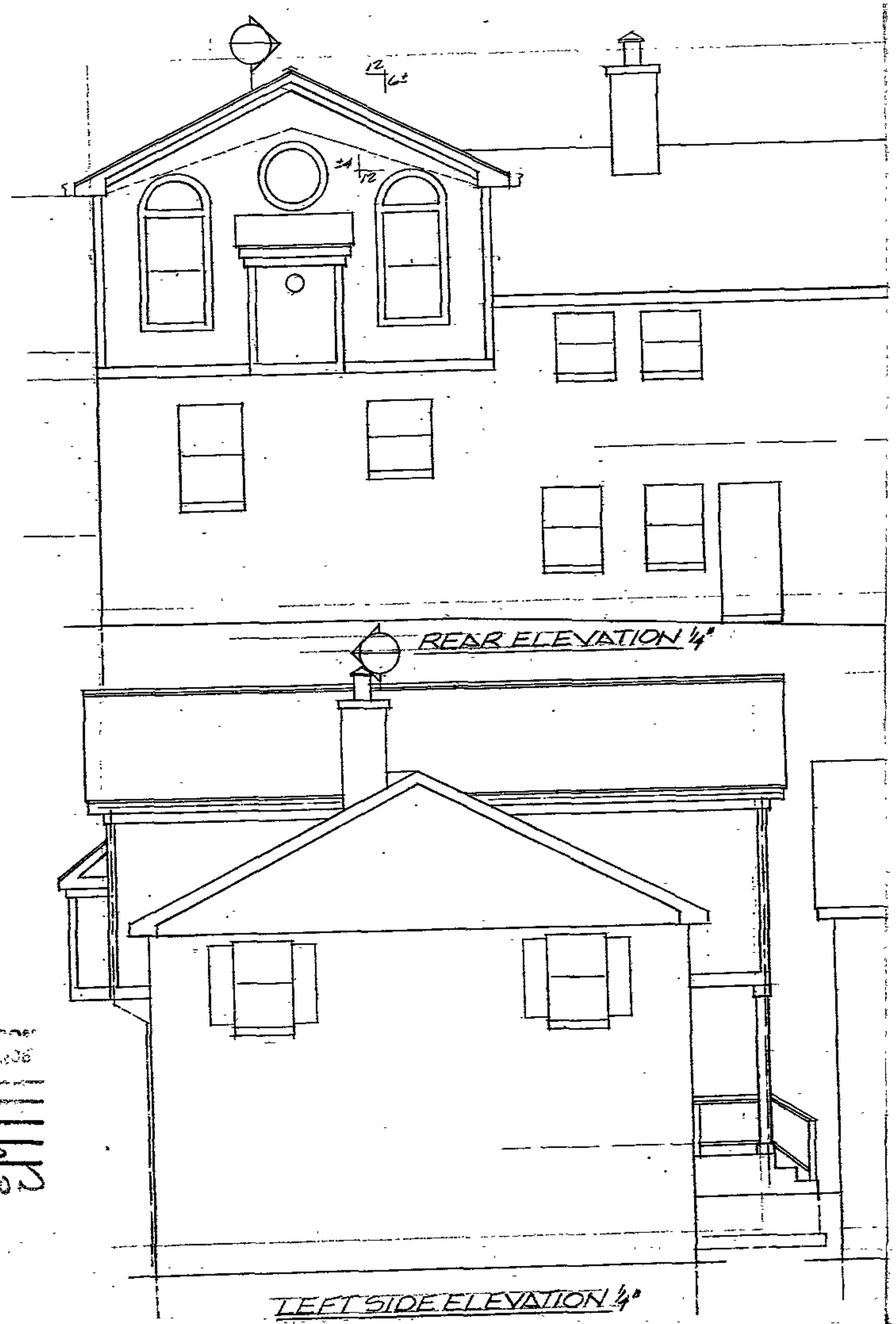


REVISIONS REMODELING SHOWROOM
SHRM 410-313-9398 FAX 410-313-9298

PROJECT WOOD
TYPE
SCALE/DATE PROPOSED ADDITION

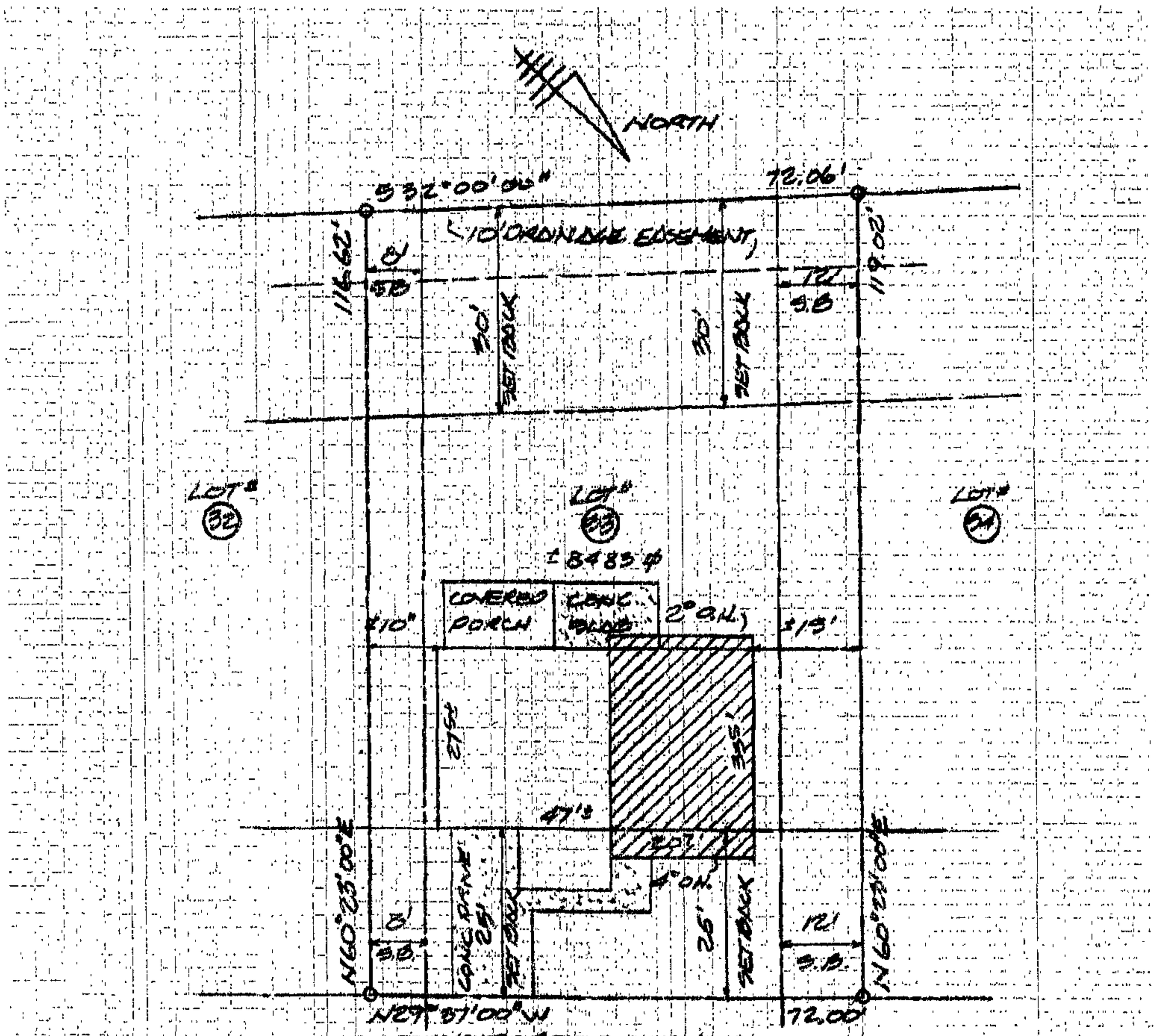
WOODS RESIDENCE ADDITION

124 WYNDCREST AVE. CATONSVILLE, MARYLAND 212



REVISIONS REMODELING SHOWROOM
SHRM 410-313-9398 FAX

PROJECT WOOD
TYPE
SCALE/DATE PROPOSED
ADDITION



SET BACK RESTRICTIONS:

ZONE: R-6
25' FRONT YARD SET BACK
30' REAR YARD SET BACK
8' LEFT SIDE SET BACK
12' RIGHT SIDE SET BACK
20' COMBO OF BOTH SIDE SET BACKS
35' MAX BUILDING HEIGHT @ AVE GRADE
LOT/SITE AREA ± 8483 SQ. FT.
EXIST HOUSE: ± 1270 SQ. FT.
COV. PORCH: ± 160 SQ. FT.
CONCRETE ± 572 SQ. FT.
TOTAL ± 2002 SQ. FT.
LOT COVERAGE ± 23.5%

PLOT LOCATION:

LOT # 33
PLOT BOOK # 22 PAGE # 51
PLAT OF SUMMIT VILLAGE
124 WYNDCREST AVENUE
CATONSVILLE
BALTIMORE COUNTY
MARYLAND 21228

SITE/PLAT PLAN 1" = 20'

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

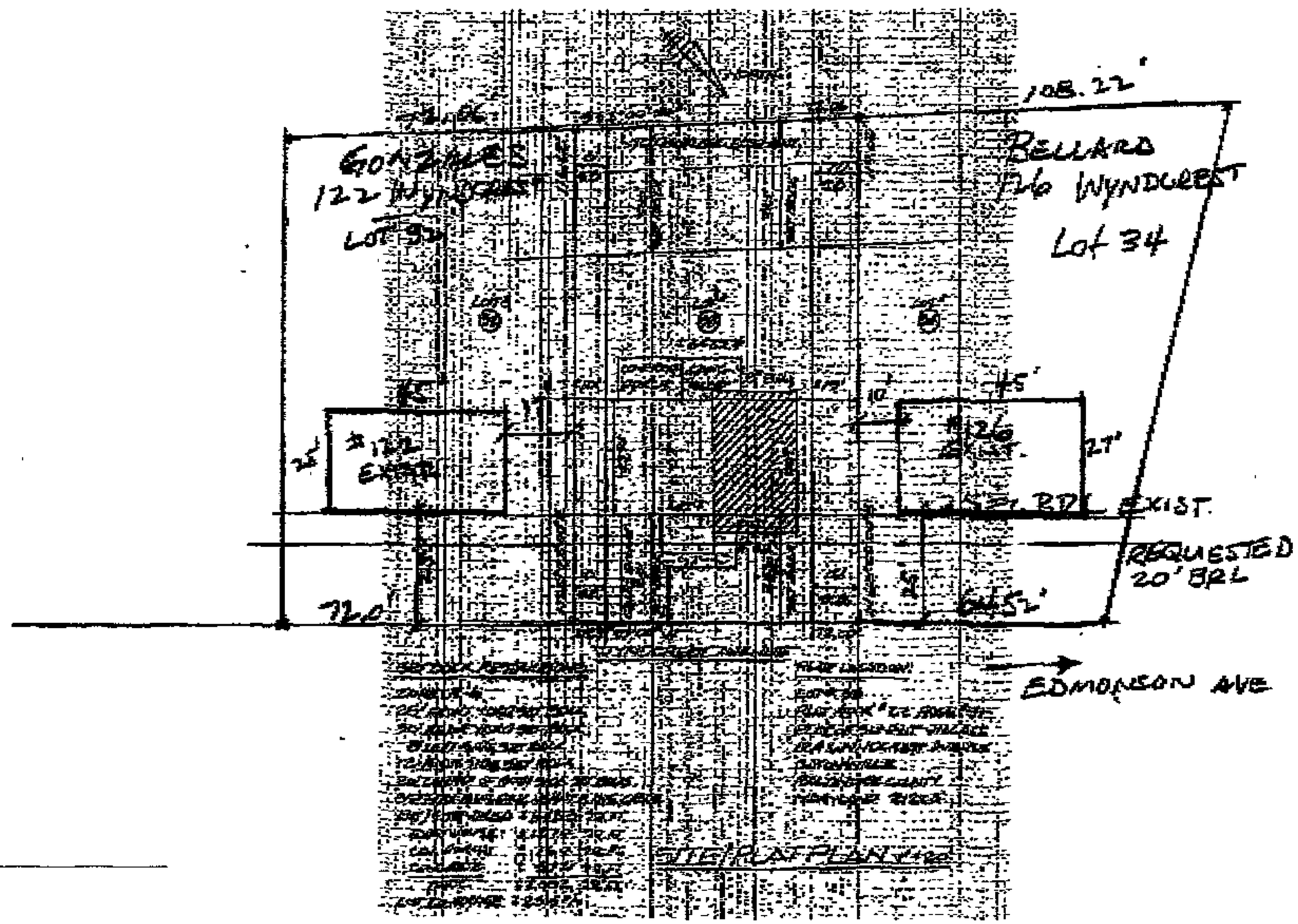
PROPERTY ADDRESS 124 WYNDCREST AVE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

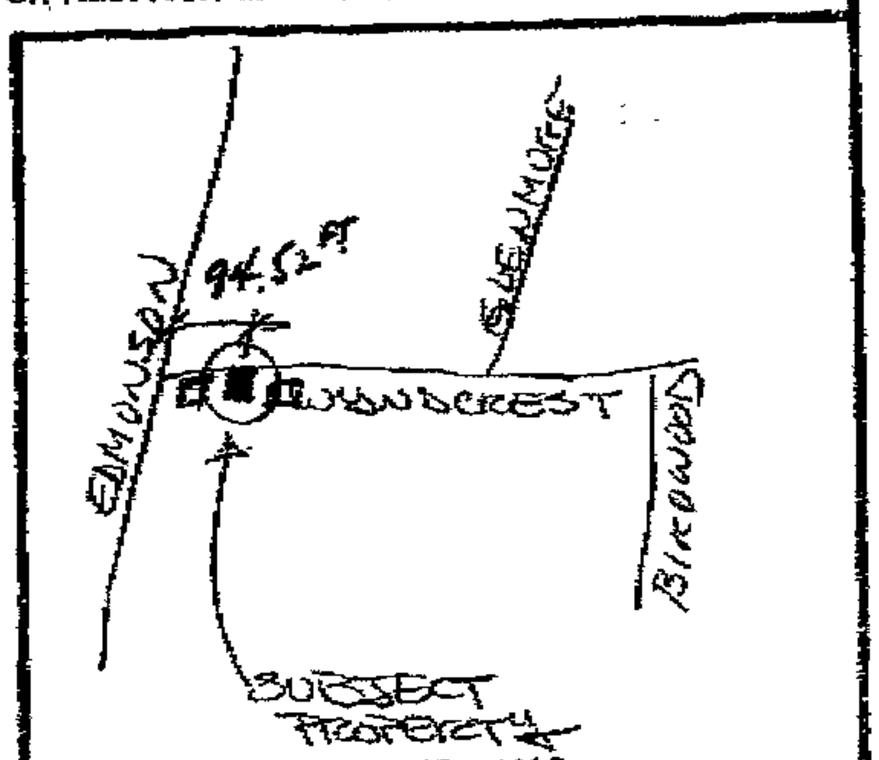
SUBDIVISION NAME SUMMIT VILLAGE

PLAT BOOK # 22 FOLIO # 51 LOT # 33 SECTION # ____

OWNER SCOTT & ALMARIE WOOD



NORTH



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT - 1

1"=200' SCALE MAP # SW - 3 - G

ZONING RC (DR-2 - CURRENT)

LOT SIZE .19 ACREAGE / 8483 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

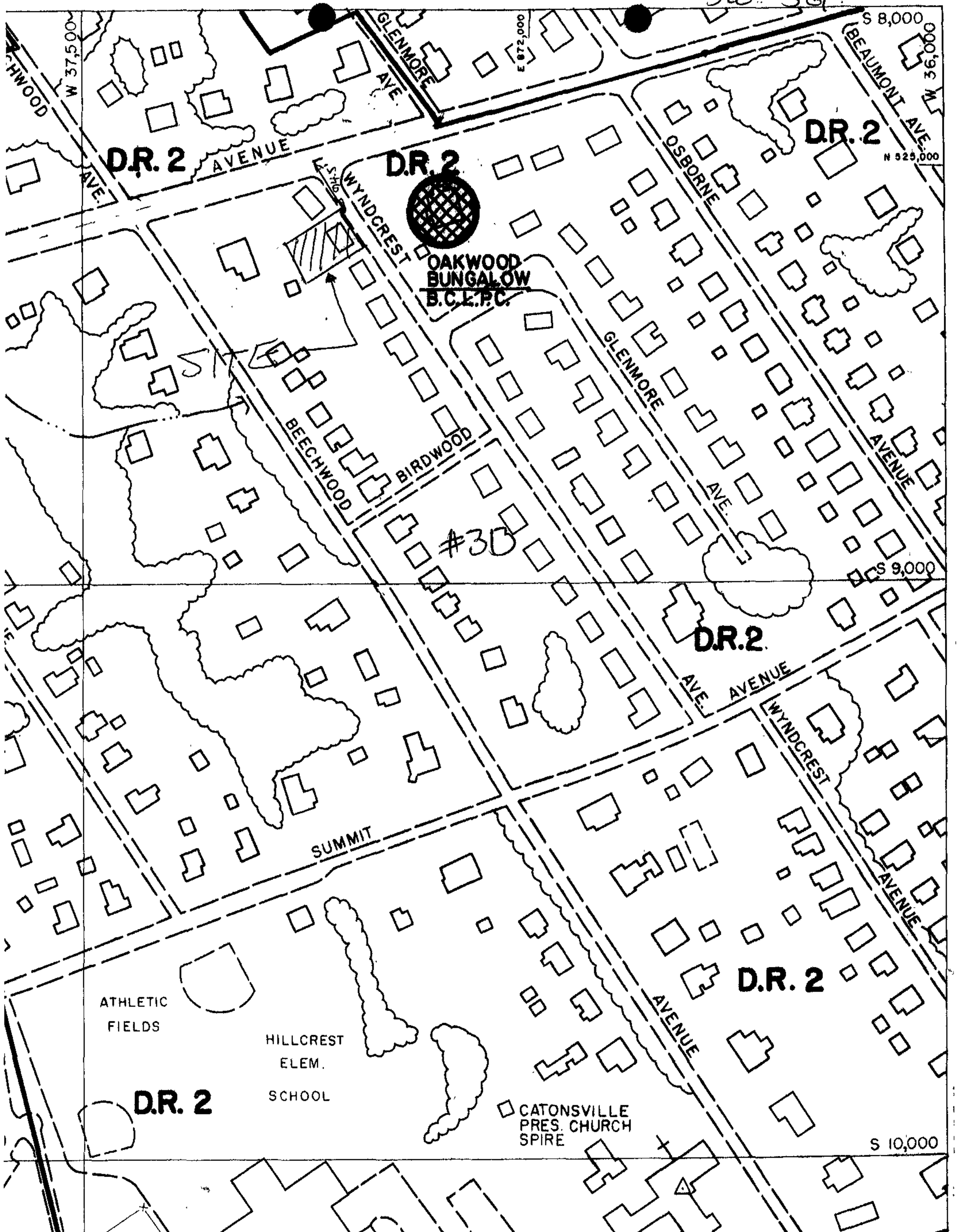
REVIEWED BY	ITEM #	CASE #
JF	313	

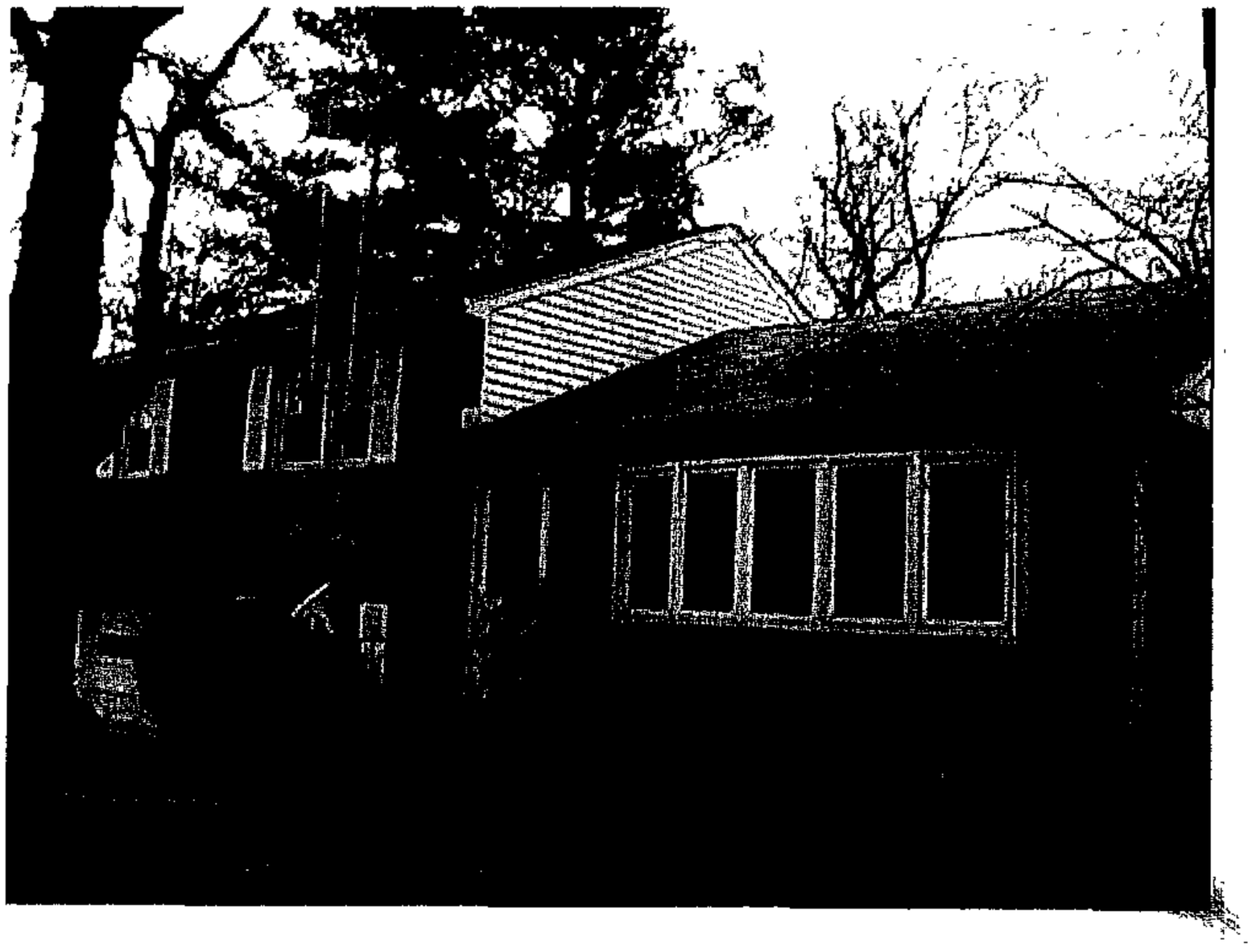
PREPARED BY MIKE BOWER, AIA SCALE OF DRAWING: 1" = 50'

Petitioner's Ex. #1

02/04/2004 12:05 4108875708 PAGE 01/01

SW-3G

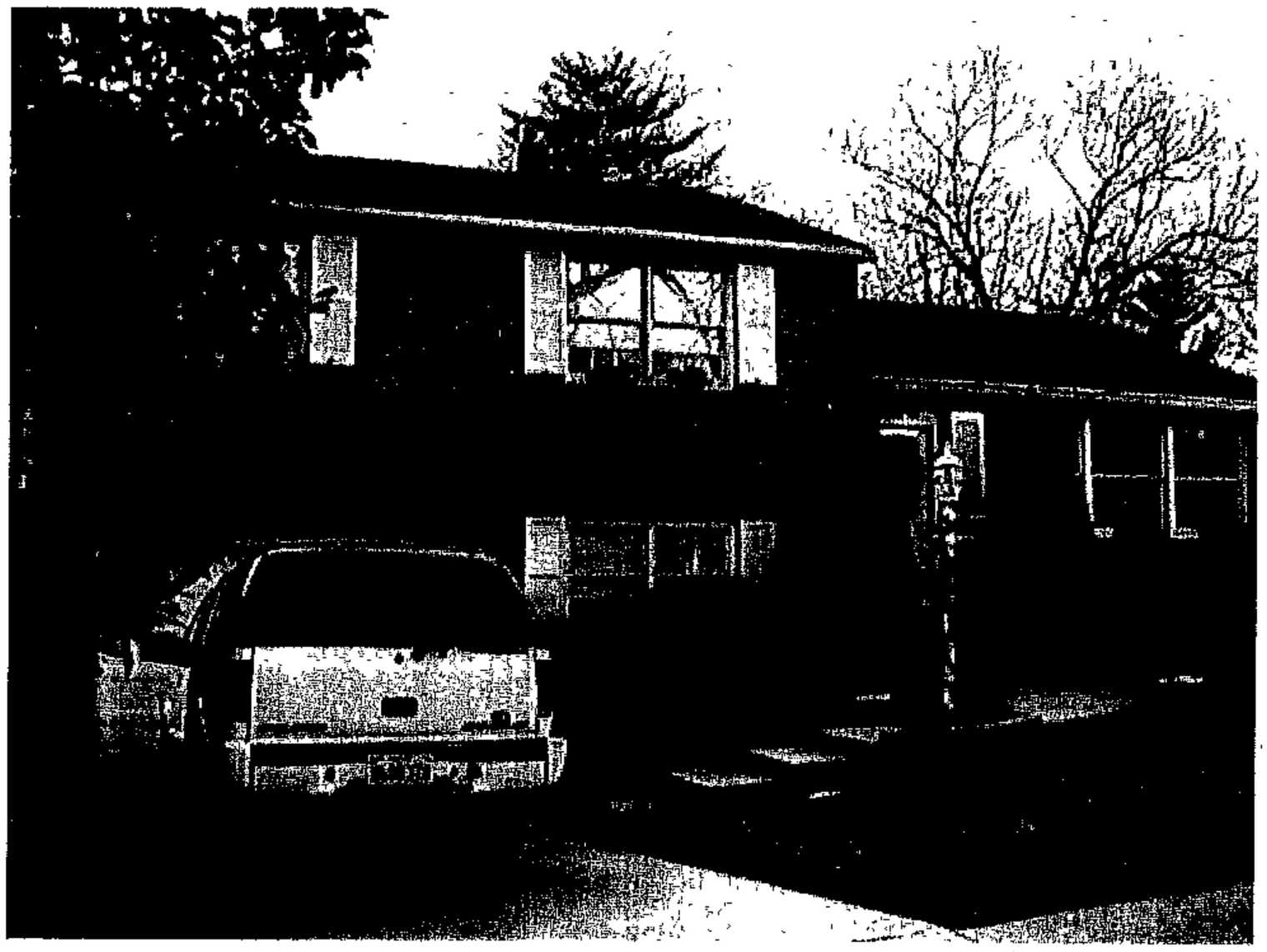

W 37,500
S 8,000
W 36,000
E 872,000
N 525,000
S 9,000
S 10,000
GLENMORE AVE.
BEAUMONT AVE.
OSBORNE
WYNDCREST
BEECHWOOD
BIRDWOOD
GLENMORE AVE.
AVENUE
SUMMIT
D.R. 2
OAKWOOD BUNGALOW
B.C.L.P.C.
SITE
#30
ATHLETIC FIELDS
HILLCREST ELEM. SCHOOL
CATONSVILLE PRES. CHURCH SPIRE



FRONT FACADE

#313

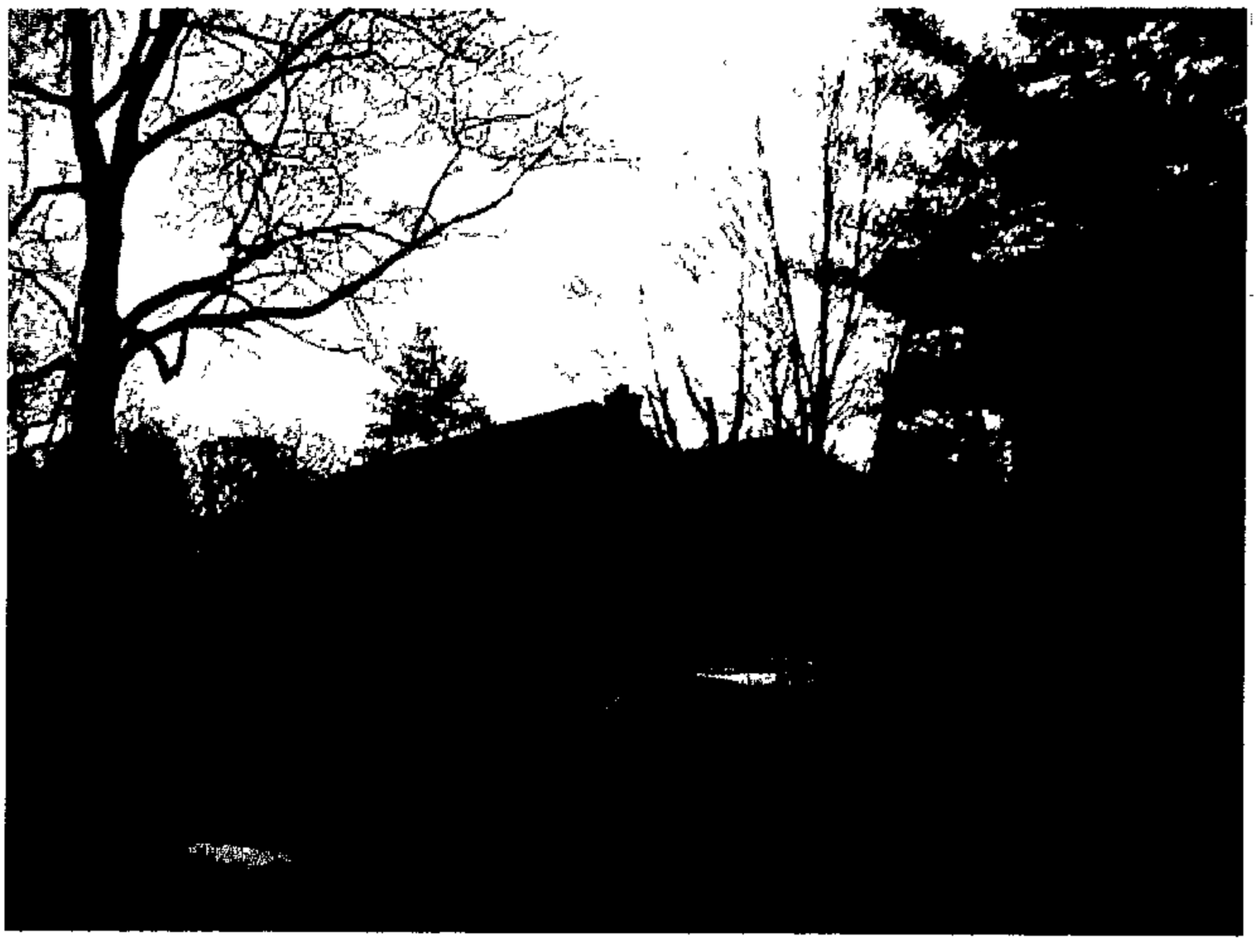
WOODS RESIDENCE
124 WYNDCREST AVE
CATONSVILLE, MD
21228



ADJACENT NEIGHBOR (LOT 34)

#313

WOOD RESIDENCE
12 WYNDCREST AVE
CATONSVILLE, MD
21228



ADJACENT NEIGHBOR (LOT 32)

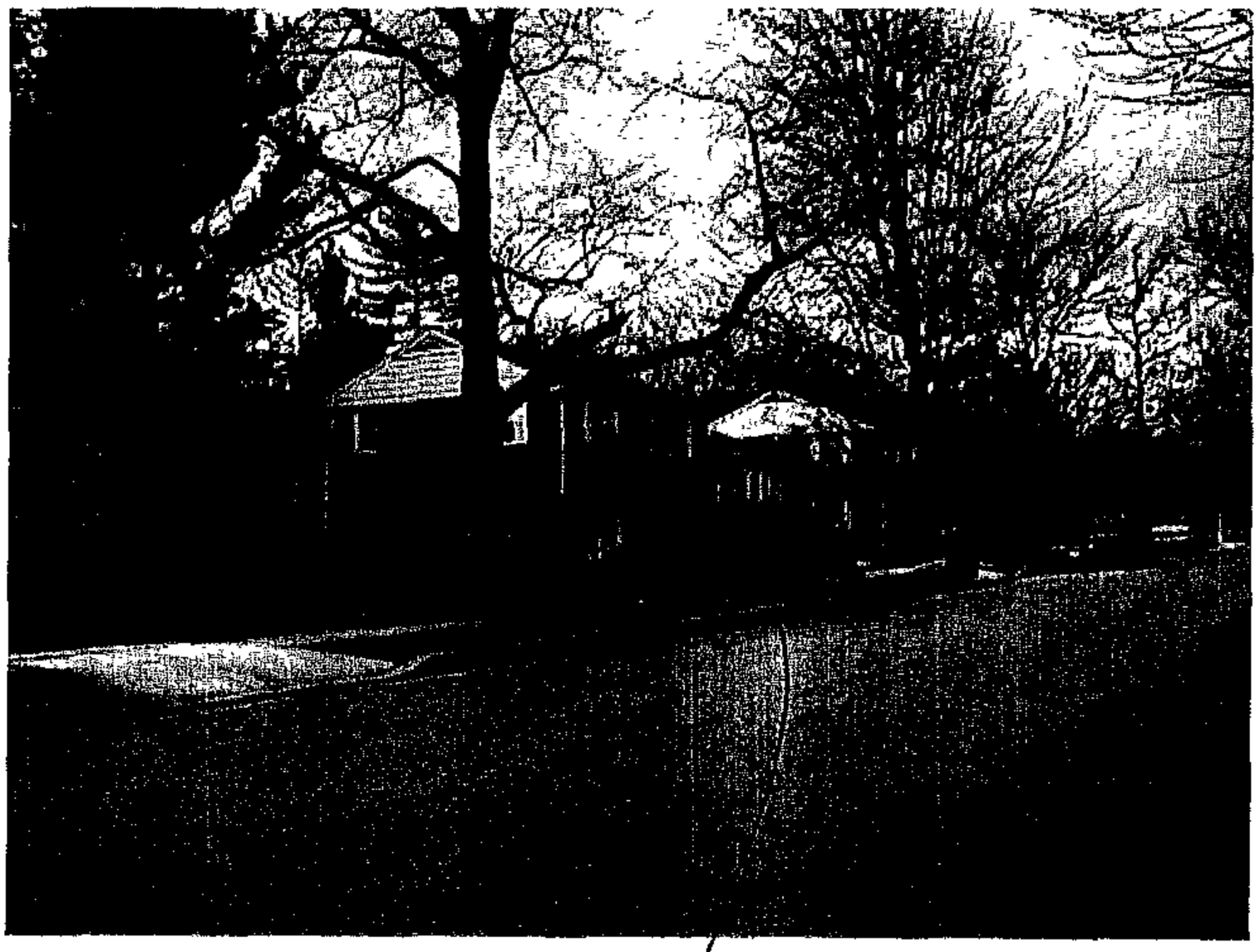
313

WOOD RESIDENCE
124 WYNDCREST AVE
CATONSVILLE, MD
21228

PARALLEL NEIGHBOR

#313

WOOD RESIDENCE
124 WYNDCREST AVE
CATONSVILLE, MD
21228

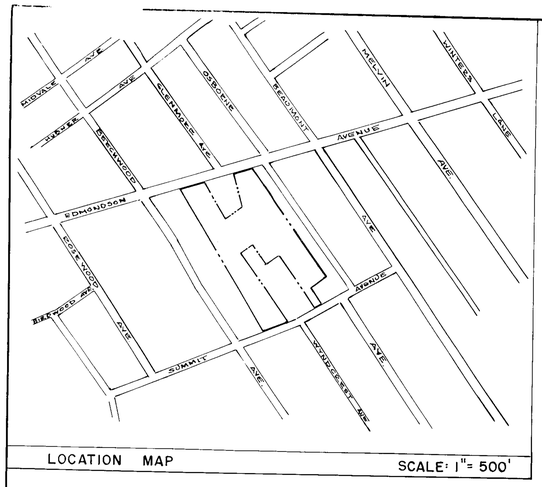


STREETSCAPE

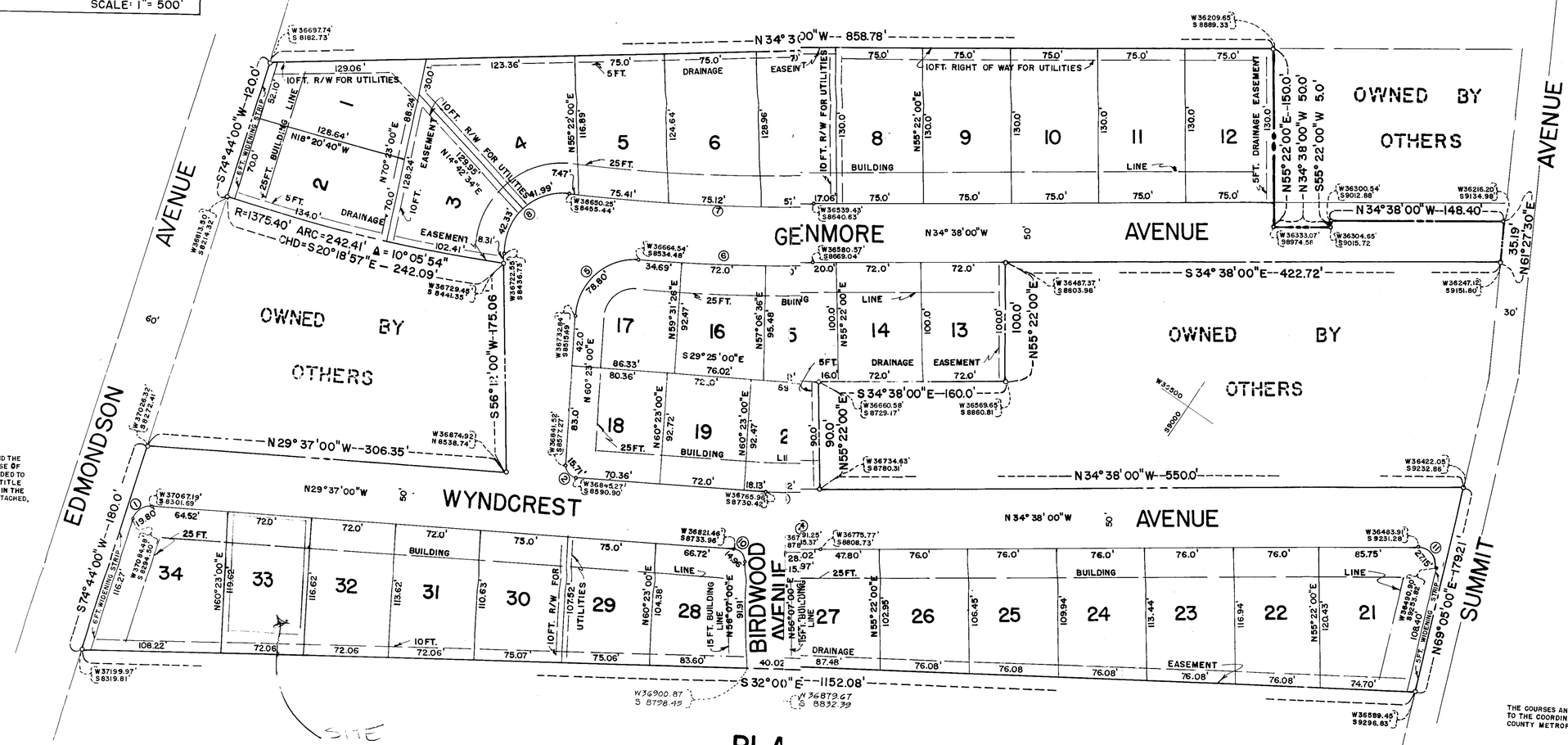
SUBJECT PROPERTY

#313

WOOD RESIDENCE
124 WYNDCREST AVE
CATONSVILLE, MD
21228



CURVE DATA						
Nº	Δ	RADIUS	TAN	ARC	CHD	BEARING
1	75°39'00"	15.00'	11.85'	19.80'	18.40'	N67°26'30"W
2	90°00'00"	10.00'	10.00'	15.71'	14.14'	N15°23'00"E
3	05°01'00"	672.96'	29.48'	58.92'	58.90'	N32°07'30"W
4	02°13'15"	722.96'	—	28.02'	28.02'	N33°31'22"W
5	90°18'12"	50.00'	—	78.80'	70.90'	N74°27'54"W
6	05°19'12"	1709.06'	—	158.69'	158.63'	N31°58'24"W
7	07°27'32"	1659.06'	—	215.98'	215.83'	N30°54'14"W
8	96°37'32"	50.00'	—	84.32'	74.68'	N75°29'14"W
9	91°28'15"	10.00'	—	15.97'	14.32'	N78°08'53"W
10	85°44'00"	10.00'	9.28'	14.96'	13.61'	N13°15'00"E
11	103°43'00"	15.00'	19.10'	27.15'	23.59'	N17°13'30"E



THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT.

HUB Nº 4495	W36223.40'	S8020.47'
HUB Nº 4496	W37147.96'	S8274.24'
BM. Nº 7152	ELEV. 472.223'	

313

PLAT OF SUMMIT VILLAGE

FIRST ELECTION DISTRICT — BALTIMORE CO. MARYLAND

FOR

JACK MEYERHOF & SONS CO.

14 W. SARATOGA STREET

BALTIMORE 1, MARYLAND

GLB 22 FOLIO 51

RECEIVED for Record
OCT 6 1955 at A.M. P.M.
same day recorded in liber
G.L.B. No. ..... folio .....
One of the ..... Records of
Baltimore County and examined, per

George L. Appleby
Clerk

APPROVED: BALTIMORE COUNTY PLANNING BOARD
BY ..... DIRECTOR
DATE .....

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
BY William H. Warthen, MD
DEPUTY STATE & CO. HEALTH OFFICER
DATE September 9, 1955

APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT
BY Robert J. Aigner HIGHWAYS ENGR.
DATE October 5, 1955

OWNERS CERTIFICATE

The requirements of Sections 72A to 72D of Article 17 of the Annotated Code of Maryland, 1939 Edition, Chapter 1016 of the Acts of 1945, as amended by Chapters 64 and 768 of the Acts of 1947, and subsequent Acts if any, amendatory thereto, so far as they concern the making of the plat and setting of the markers, have been complied with.

Owner of Land Shown Hereon

By .....

REG. Nº 1105

SURVEYOR & CIVIL ENGINEER
4200 ELSRODE AVE. HA. 6-2144
BALTIMORE 14, MARYLAND

SCALE: 1" = 50'

AUG. 17, 1955