

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of King Canute Court, 600 ft. E
centerline of Heneson Garth Court
4th Election District
2nd Councilmanic District
(8 King Canute Court)

Valerie J. & Michael C. Ain
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-316-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 Valerie J. and Michael C. Ain. The variance request is for property located at 8 King Canute Court in the Owings Mills area of Baltimore County. The variance request is from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 16 ft. in lieu of the required 50 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.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated January 26, 2004, a copy of which is attached hereto and made a part hereof.

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

ORDER RECEIVED FOR FILING

Date

By

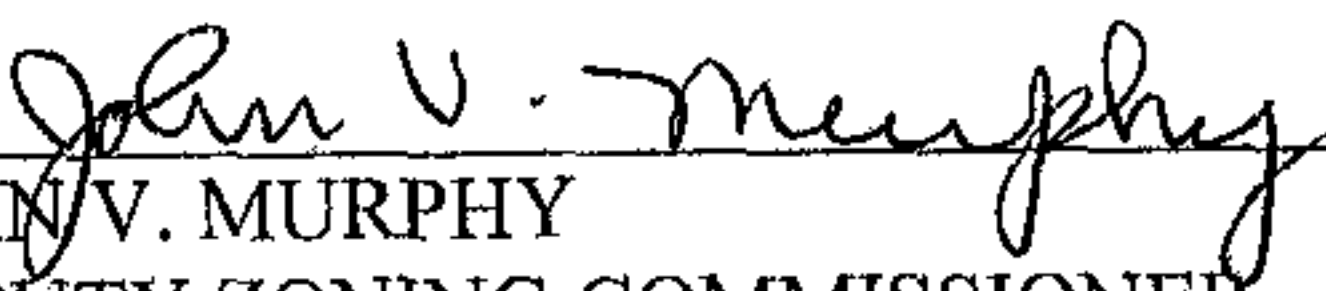
8/16/04
R. Jameson

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 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 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 16 ft. in lieu of the required 50 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. Compliance with the Zoning Advisory Committee (ZAC) recommendation submitted by DEPRM dated January 26, 2004, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

2/6/04

By



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 6, 2004

Mr. & Mrs. Michael C. Ain
8 King Canute Court
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 04-316-A
Property: 8 King Canute Court

Dear Mr. & Mrs. Ain:

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,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Michael Owings
Owings Brothers Contracting
1912 Liberty Road
Eldersburg, MD 21784

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 8 King Canute Court

which is presently zoned RC-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) 1A04.3.B.3 to permit

a side yard setback of 16 ft. in lieu of the required 50 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):

Michael C. Ain

Name - Type or Print

Michael C. Ain

Signature

Valerie J. Ain

Name - Type or Print

Valerie J. Ain

Signature

8 King Canute Ct. 410-356-3879

Address

Telephone No.

Owings Mills MD

City

State

21117

Zip Code

Representative to be Contacted:

Michael Owings (Owings Brothers Contracting)

Name

1912 Liberty Road

410-781-7022

Address

Telephone No.

Eldersburg, MD 21784

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, 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. 04-316-A

Reviewed By BR

Date 1/7/04

Estimated Posting Date 1/18/04

ORDER RECEIVED FOR FILING

Date 1/16/04
By J.P. Owens

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 8 King Canute Court
Address
Owings Mills, MD 21117
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 the needs of our growing family, we have been forced to convert our existing garage into usable space. Our home is situated to the left of center on our lot as shown on the site plan submitted. Our existing garage and driveway are also situated on the left side of the existing house. Additionally, we are a substantial distance from our neighbors to the left. The option of locating an attached garage in the rear of the property is not possible due to the location of the in ground swimming pool. The only option, is to construct an attached garage on the left side of the existing home and submit for a zoning variance for relief of setbacks required in RC-5 zoning.

It is our hope that given the large sizes of lots in our subdivision, the relief we are requesting will not hamper neighbors views or impact them in any negative fashion. We have gone to great lengths to architecturally blend the new structure with the existing by hiring the services of an architectural firm. We greatly appreciate your consideration of our hardship and will grant us a variance of a 16' setback in lieu of the required 50' as outlined in the RC-5 Baltimore County Zoning Regulations.

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.

Michael C. Ain
Signature

Michael C. Ain
Name - Type or Print

Valerie J. Ain
Signature

Valerie J. Ain
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 4/6/04

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 8 King Canute Court
Address
Owings Mills, MD 21117
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 the needs of our growing family, we have been forced to convert our existing garage into usable space. Our home is situated to the left of center on our lot as shown on the site plan submitted. Our existing garage and driveway are also situated on the left side of the existing house. Additionally, we are a substantial distance from our neighbors to the left. The option of locating an attached garage in the rear of the property is not possible due to the location of the in ground swimming pool. The only option, is to construct an attached garage on the left side of the existing home and submit for a zoning variance for relief of setbacks required in RC-5 zoning.

It is our hope that given the large sizes of lots in our subdivision, the relief we are requesting will not hamper neighbors views or impact them in an negative fashion. We have gone to great lengths to architecturally blend the new structure with the existing by hiring the services of an architectural firm. We greatly appreciate your consideration of our hardship and will grant us a variance of a 16' setback in lieu of the required 50' as outlined in the RC-5 Baltimore County Zoning Regulations.

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.

Michael C. Ain
Signature

Michael C. Ain
Name - Type or Print

Valerie J. Ain
Signature

Valerie J. Ain
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Ain & Valerie Ain

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 4/6/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 King Canute Court

which is presently zoned RC-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)

1 A04.3.B.3 to permit a side yard setback of 16 ft. in lieu of the required 50 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Michael Owings (Owings Brothers Contracting)
Name

1912 Liberty Road

410-781-7022

Address

Telephone No.

Eldersburg, MD 21784

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 04 day of April, 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. 04-316-A

Reviewed By BR Date 1/7/04

Estimated Posting Date 1/18/04

ZONING DESCRIPTION

Zoning Description For 8 King Canute Court

Beginning at a point on the east side of King Canute Court which is 50 feet wide at the distance of 600 feet east of the centerline of the nearest improved intersecting street Heneson Garth Court which is 50 feet wide. Being Lot # 2, in the subdivision of Worthington Valley Estates Addition as recorded in Baltimore County Plat Book #47, Folio 8, containing 1.710 acres. Also known as 8 King Canute Court and located in the 4th Election District, 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32689

DATE 11/11/02 ACCOUNT ROUT-006-6252

AMOUNT \$ 65.00

RECEIVED FROM: Quincy Bros. Contracting Co. Inc.

FOR: Asst. Treas. Office

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTUAL TIME
1/08/2004 1/07/2004 15:00:00
RECEIVED BY: MALLIN DEB. 100
RECEIPT # 25409 1/07/2004
DEPT 5 523 JOURNAL VERIFICATION
CK NO. 052609

Receipt Tot

\$65.00

04

Baltimore County, Maryland

CERTIFICATE OF POSTING

Date:

January 18, 2004

RE: Case Number

04-316-A

Petitioner/Developer:

MICHAEL & VALERI AIN

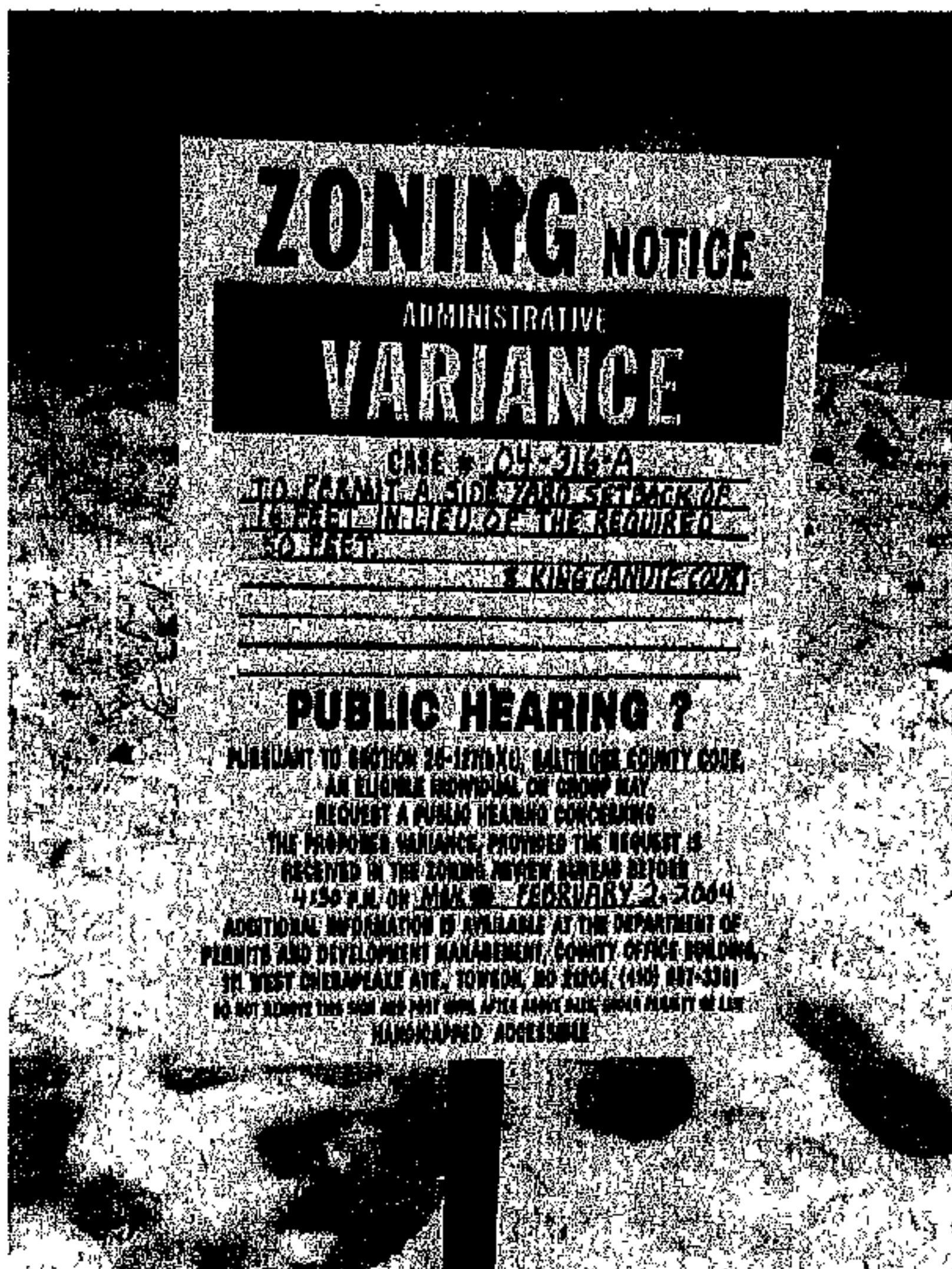
Date of Hearing/Closing:

February 2, 2004

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 8 King Canute Court

The sign(s) were posted on

January 18, 2004
(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)

8 King Canute Court

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 316 -A Address 8 King Canute Ct.

Contact Person: Bruno Rudaitis 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- 316 -A Address 8 King Canute Ct.

Petitioner's Name Michael & Valeri Ain Telephone 410-781-7022

Posting Date: 1/18/04 Closing Date: 2/2/04

Wording for Sign: To Permit a side yard setback of 16 ft. in lieu of
the required 50 ft.

**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: 04-316-A
Petitioner: Michael & Valeri Ah
Address or Location: 8 King Canute Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: OWINGS BROTHERS CONTRACTING
Address: 1912 LIBERTY ROAD
ELDENSBURG MARYLAND 21784

Telephone Number: 410-781-7022

**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

Michael Ain
Valerie Ain
8 King Canute Court
Owings Mills, MD 21117

Dear Mr. and Mrs. Ain:

RE: Case Number: 04-316-A, 8 King Canute Court

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Michael Owings, 1912 Liberty Road, Eldersburg 21784

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

January 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 20, 2004

Item No.: 311-320 (316)

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: *RWB* 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RB*

DATE: January 26, 2004

SUBJECT: Zoning Item # 04-316
Address 8 King Canute Court
Ain Property

Zoning Advisory Committee Meeting of January 20, 2004

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

The proposed addition must be at least twenty feet (20') from the existing septic system and the septic reserve area.

Reviewer: Sue Farinetti

Date: January 21, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 27, 2004

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

RECEIVED

JAN 27 2004

SUBJECT: Zoning Advisory Petition(s): Case 04-316 – Administrative Variance

ZONING COMMISSIONER

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



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

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. 316 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,

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

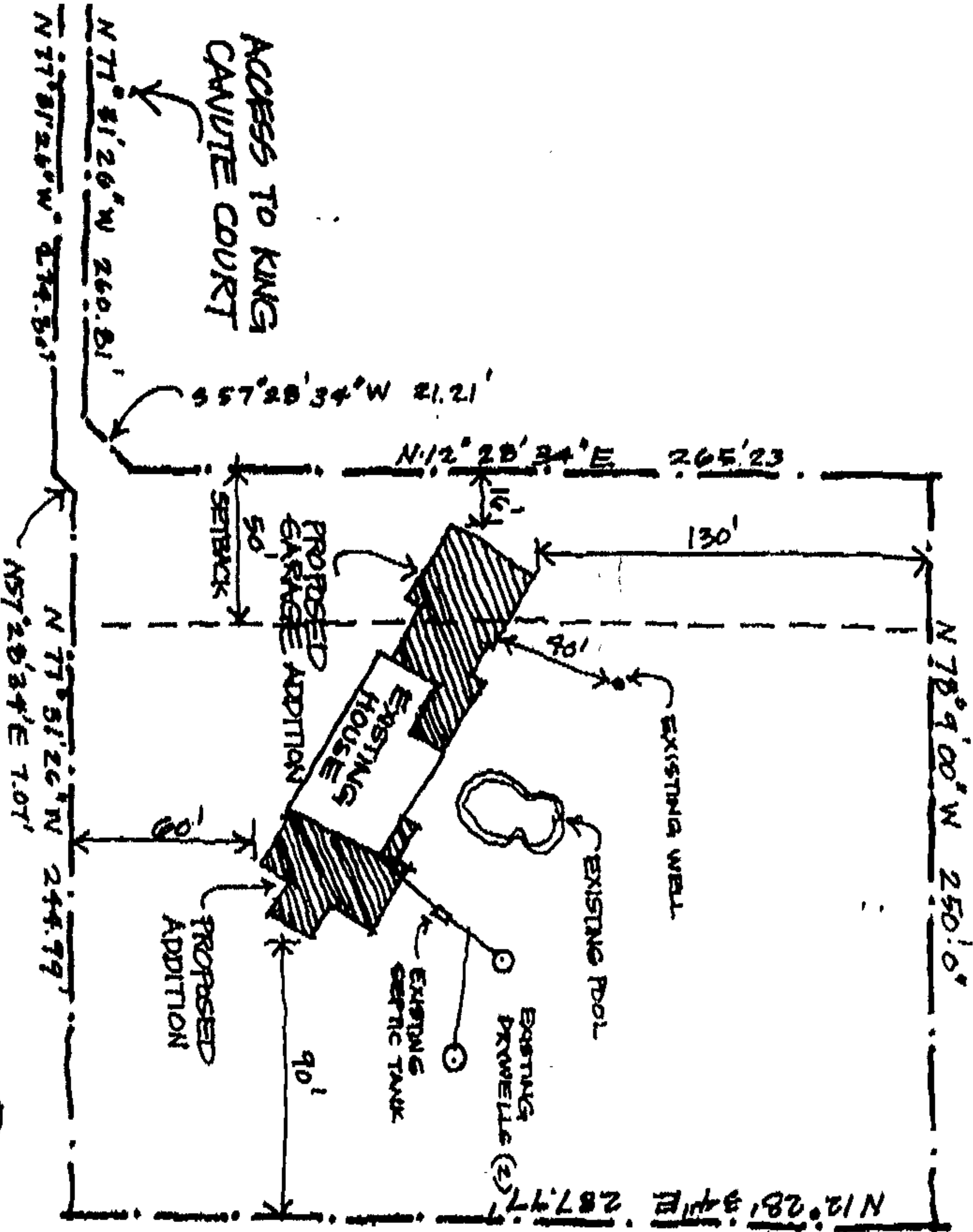
PROPERTY ADDRESS: 8 KING CAUTE COURT

Subdivision name: CHESTNUT RIDGE

Plat book: _____, lot: _____, section: _____

OWNER: DR. & MRS. AIN

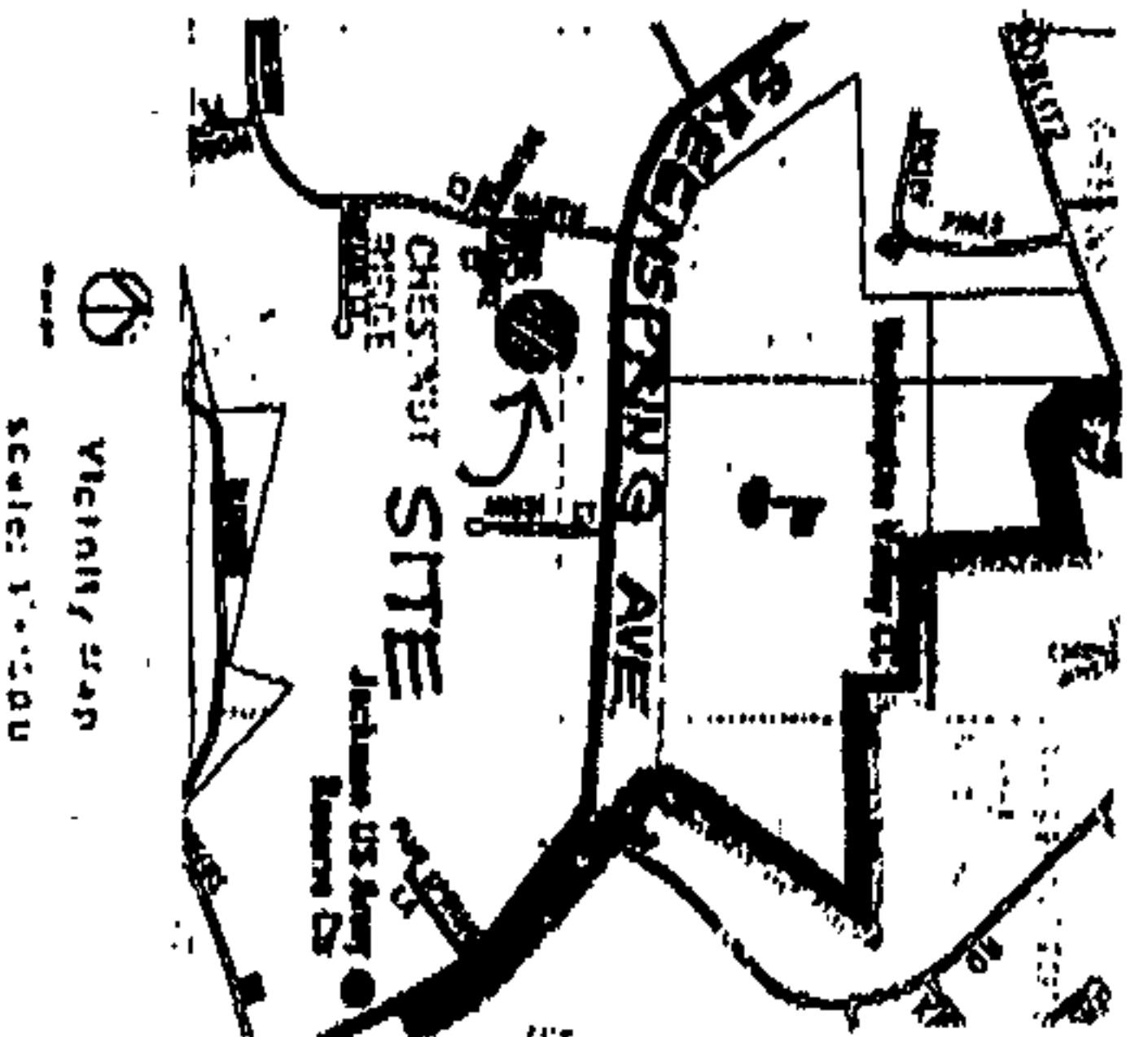
see pages 5 & 6 of the CHECKLIST for additional required information



date: 1/6/04

prepared by: MSO

Scale of Drawing: 1" = 60' 0"



LOCATION INFORMATION

Election District: 4th

Councilman District: 2

1"=200 scale map: N-W-15-F

Zoning: RC-5

Lot size: 1.65 71,995 s.f.
acreage square feet

SEWER: ☒
WATER: ☒

Chesapeake Bay Critical Area: ☐

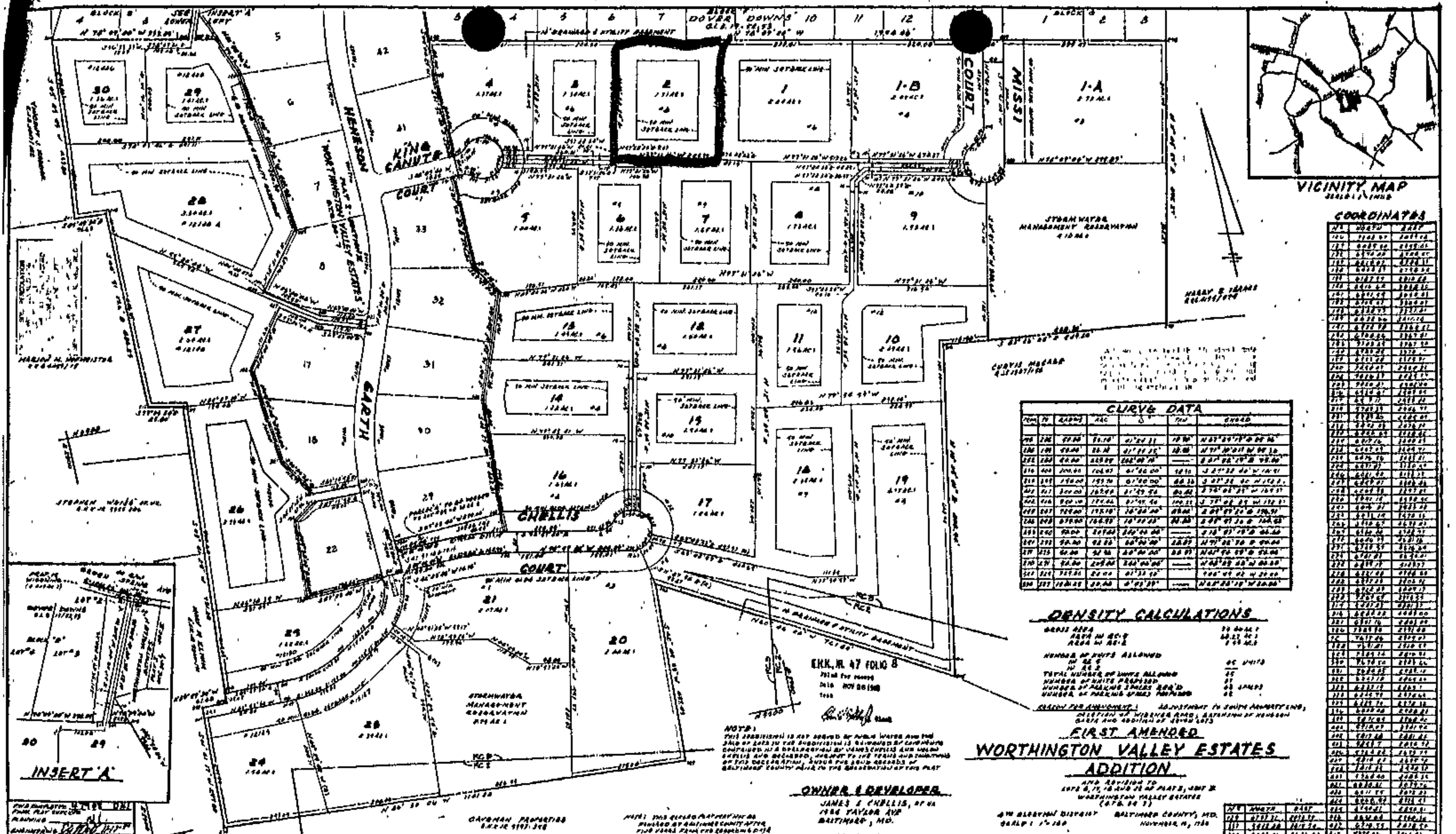
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

SR 316 04-316-A

Let's Go #1



APPROVED

[Signature]

APPROVED

[Signature]

APPROVED

[Signature]

SURVEYOR'S CERTIFICATE

I, **WORTHINGTON VALLEY ESTATES**, a corporation organized under the laws of the State of Maryland, do hereby certify that the foregoing plat of the proposed subdivision of land is a true and correct copy of the original plat as the same appears on the records of the State of Maryland.

NOTE:

THESE LOTS ARE BEING OFFERED FOR SALE AS SEPARATE LOTS AND NOT AS PART OF A DEVELOPMENT. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OWNER'S CERTIFICATE

THE UNDERSIGNED, **JAMES A. CHILLIS, JR.**, of the County of Baltimore, State of Maryland, do hereby certify that the foregoing plat of the proposed subdivision of land is a true and correct copy of the original plat as the same appears on the records of the State of Maryland.

NOTE:

THESE LOTS ARE BEING OFFERED FOR SALE AS SEPARATE LOTS AND NOT AS PART OF A DEVELOPMENT. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DEVELOPMENT DESIGN GROUP, LTD.

DESIGNER

ENGINEER

PLANNER

ARCHITECT

LANDSCAPE ARCHITECT

TRAFFIC ENGINEER

WATER ENGINEER

SEWER ENGINEER

SOIL ENGINEER

GEOTECHNICAL ENGINEER

ENVIRONMENTAL ENGINEER

ARCHITECTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

CIVIL ENGINEER

STRUCTURAL ENGINEER

INDUSTRIAL ENGINEER

MINING ENGINEER

METALLURGICAL ENGINEER

CHEMICAL ENGINEER

BIOMEDICAL ENGINEER

ENVIRONMENTAL ENGINEER

ARCHITECTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

CIVIL ENGINEER

STRUCTURAL ENGINEER

INDUSTRIAL ENGINEER

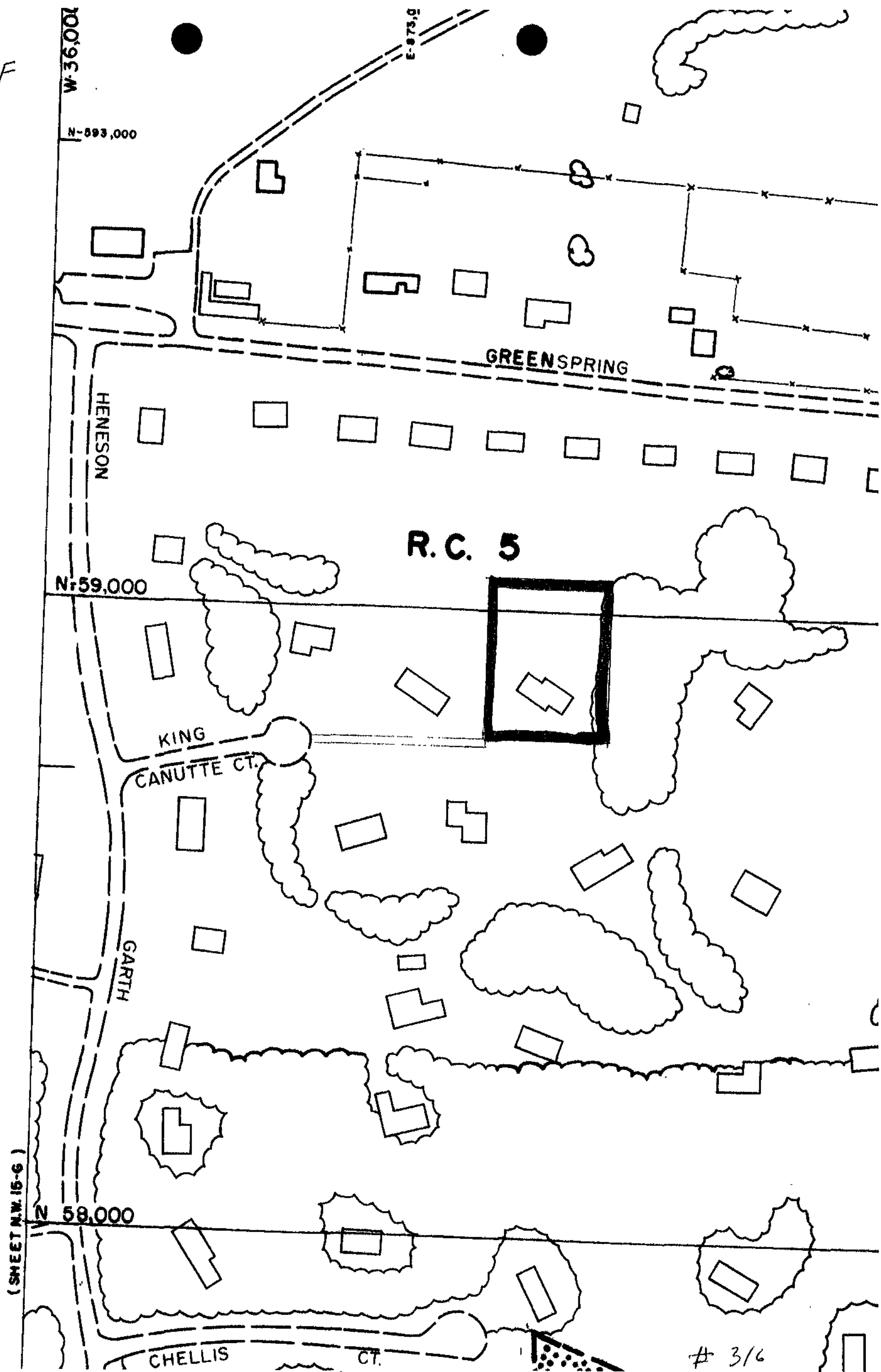
MINING ENGINEER

METALLURGICAL ENGINEER

CHEMICAL ENGINEER

BIOMEDICAL ENGINEER

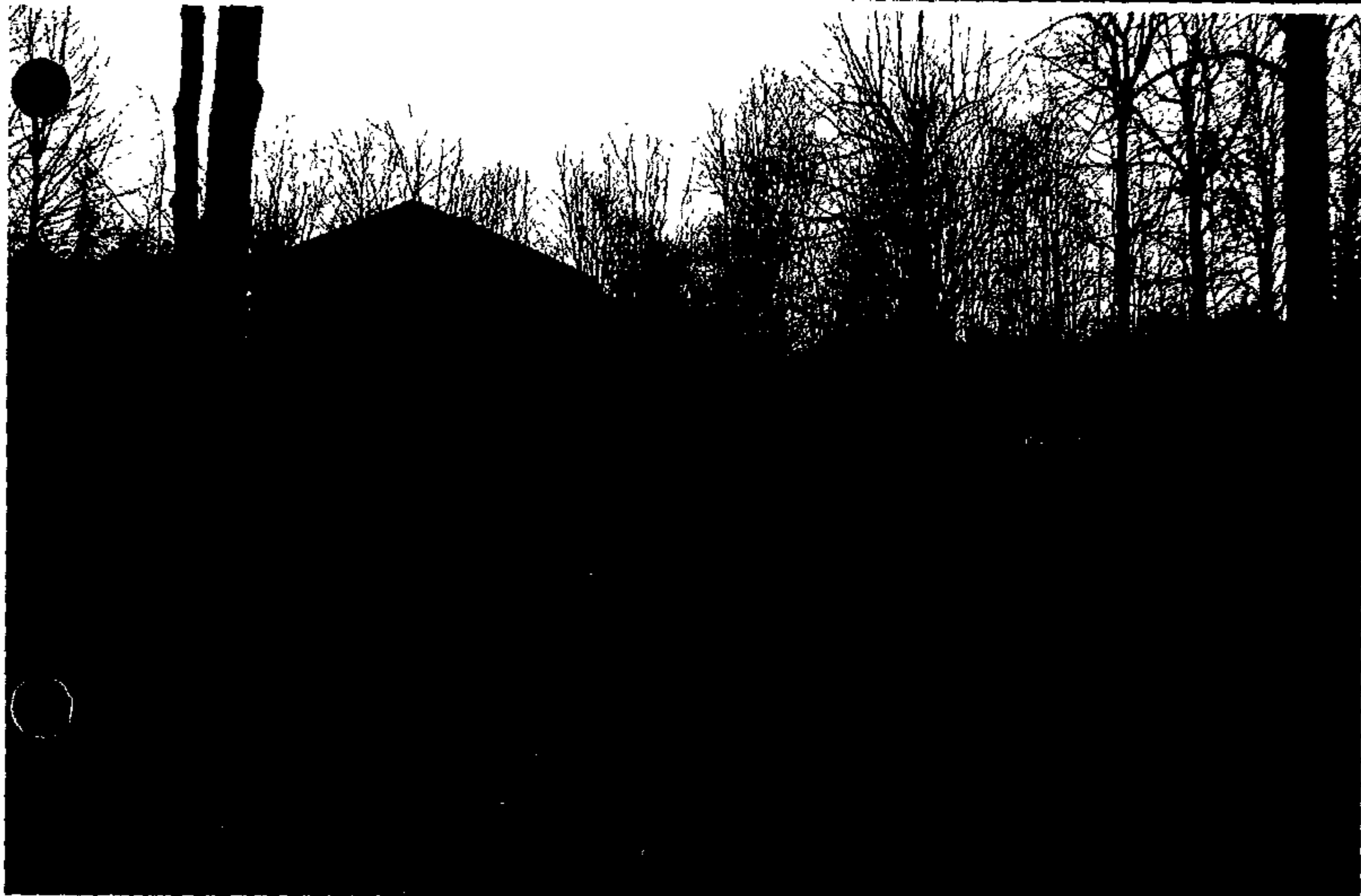
NW 15-F





8 KING CARL CT

LEFT SIDE, LOCATION OF ADDITION
NEED VARNANCE THIS SIDE



8 KING CANUTE CT.

LEFT SIDE



8 King Croule Ct. - Right side



8 KING CANYON CT

BACK OF HOME. POOL BEHIND FENCE
VARIANCE REQUESTED - RIGHT SIDE