IN RE: PETITION FOR ADMIN. VARIANCE SW/Corner of Myersview Road and Sugar Mill Circle 15th Election District 7th Councilmanic District **(6931 Myersview Road)** Sonia M. Brown *Petitioner*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-322-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 owner of the subject property, Sonia M. Brown. The variance request is for property located at 6931 Myersview Road in the "Chase Manor" subdivision of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a 13 ft. rear yard setback in lieu of the required 15 ft. and to permit an open projection with a 10 ft. rear yard setback in lieu of the required 11-3/4 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 2/13/04
By K. Jameson

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

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 13 day of February, 2004, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a 13 ft. rear yard setback in lieu of the required 15 ft. and to permit an open projection with a 10 ft. rear yard setback in lieu of the required 11-3/4 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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 2/13/04
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 13, 2004

Ms. Sonia M. Brown
6931 Myersview Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-322-A
Property: 6931 Myersview Road

Dear Ms. Brown:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Robert Whitmer
1585 Sulphur Spring Road
Baltimore, MD 21227

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6931 MYERSVIEW Rd. BALTO MD. 21220
which is presently zoned D.R.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3B. (BCZR), 504 (BCZR)

To permit an addition (sunroom) with a 13-foot rear setback in lieu of the required 15-feet and to permit an open projection with a 10-foot rear setback in lieu of the required 11-3/4 feet.

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):

Sonia M. Brown
Name - Type or Print

X Sonia M. Brown
Signature

Name - Type or Print

Signature

6931 MYERSVIEW Rd. 410-335-5527
Address — Telephone No.

BALTIMORE Md. 21220
City — State — Zip Code

Representative to be Contacted:

ROBERT WHITMER
Name

1585 SULPHUR SPRING RD. 410-242-5970
Address — Telephone No

BALTO. MD 21227
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 2/13/04
By

CASE NO. 04-322-A

Reviewed By D.THOMPSON **Date** 1/12/04

Estimated Posting Date 1/25/04

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 6931 MYERSVIEW Rd.
Address
BALTIMORE Md. 21220
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).

1) I have several grandchildren I watch daily and need the extra room. I do not have the resources to move.

2.) Also, I have a back condition that prevents me from negotiating stairs more than a few times a day.

3.) Finally, this will allow me to get fresh air and enjoy the outdoors without actually going outside of my residence.

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

Name - Type or Print

X Sonia M. Brown 12/2/03
Signature

Sonia M. Brown
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of DECEMBER, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SONIA M. BROWN

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

AS WITNESS my hand and Notarial Seal

Robert L Moseley
Notary Public

My Commission Expires FEBRUARY 1, 2006

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 6931 MYERSVIEW Rd.
Address

BALTIMORE Md. 21220
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):

1) I have several grandchildren I watch daily and need the extra room. I do not have the resources to move.

2.) Also, I have a back condition that prevents me from negotiating stairs more than a few times a day.

3.) Finally, this will allow me to get fresh air and enjoy the outdoors without actually going outside of my residence.

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

X Sui H. Brown 12/2/03
Signature

Name - Type or Print

Sonia M. Brown
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of DECEMBER, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SONIA M. BROWN

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

AS WITNESS my hand and Notarial Seal

Robert L Moneley
Notary Public

My Commission Expires FEBRUARY 1, 2006

REV 10/25/01

ZONING DESCRIPTION FOR. **6931 Myersview Rd.**

Beginning at a point on the **Southwest Corner** of

Myersview Rd. and Sugar Mill Circle Being Lot # **27**,

in the subdivision of **Chase Manor** as recorded in Baltimore County Plat Book # **65,** Folio # **135**, **containing 2438 sq. ft**. Also know as **6931 Myersview Rd.** and located in the **15th** Election District, **7th** Councilmanic District.

04-322-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32182

DATE 01/12/04 ACCOUNT 001006.150

AMOUNT $ 115.00

RECEIVED FROM: AMLEGI SYSTEMS INC

FOR: ITEM # 322 04-322-A

10931 MYERSVIEW RD. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRAWER
01/15/2004 01/12/2004 14:45:11 4
REG 006 WALKIN WALK-IN
RECEIPT # 227516 01/12/2004 OTHER
Item 5 322 ZONING VERIFICATION
CR NO. 032182
Rec'd for $115.00
$115.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-322-A

Petitioner/Developer: BROWN

Date of Hearing/Closing: 2/9/04

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:

6931 MYERSVIEW RD

The sign(s) were posted on 1/24/04
(Month, Day, Year)

Sincerely,

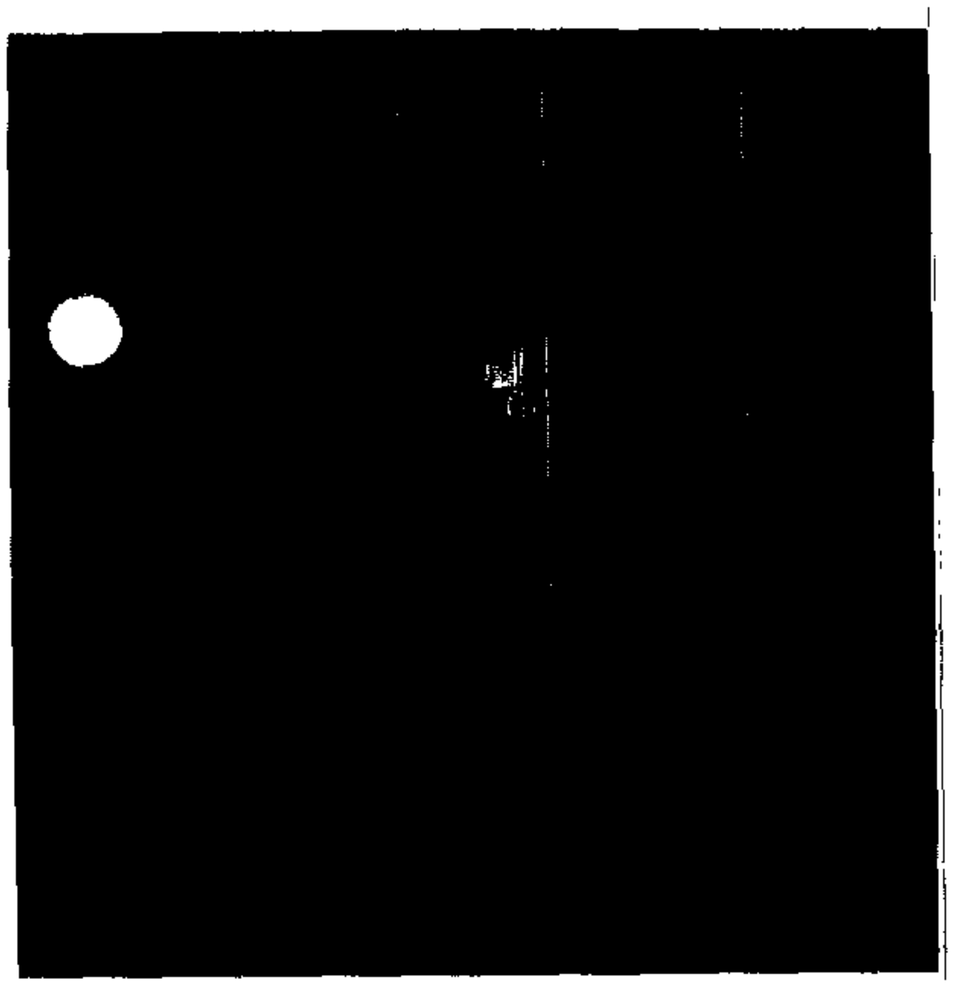
(Signature of Sign Poster) 1/24/04 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 322 -A Address 6931 MYERSVIEW RD, 21220

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/12/04 **Posting Date:** 1/25/04 **Closing Date:** 2/9/04

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- 322 -A Address 6931 MYERSVIEW RD., 21220

Petitioner's Name BROWN Telephone 410-335-5527

Posting Date: 1/25/04 **Closing Date:** 2/9/04

To permit an addition (sunroom) with a 13-foot rear setback in lieu of the required 15-feet and to permit an open projection with a 10-foot rear setback in lieu of the required 11-3/4-feet.

WCR - Revised 6/28/00

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 04-322-A

Petitioner: BROWN

Address or Location: 6931 MYERSVIEW RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT WHITMER

Address: 1585 SULPHER SPRING RD.
BALTO. MD 21227

Telephone Number: 410-242-5970

Revised 2/20/98 - SCJ

FAX 410-242-0271
443-865-3493

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 10, 2004

Sonia M. Brown
6931 Meyersview Road
Baltimore, MD 21220

Dear Ms. Brown

RE: Case Number: 04-322-A, 6931 Meyersview Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 12, 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:clb

Enclosures

c: People's Counsel
Robert Whitmer 1585 Sulphur Spring Road Baltimore 21227

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 30, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 26, 2004

Item No.: 321-328 (322)

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.

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

Printed with Soybean Ink
on Recycled Paper

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

SHA
Driven to Excel
State Highway Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 1·29·04

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

RE: Baltimore County
Item No. 322 DT

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

BALTIMORE COUNTY, MARYLAND

RECEIVED
FEB - 5 2004
ZONING COMMISSIONER

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-322 – 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: Kathy Schlabach

AFK/LL

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 February 2, 2004
Item Nos. 321, 322, 327, and 328

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

Inter-Office Correspondence

To: Tim Kotroco Date: 1/27/04

From: Bruce Seeley:

Subject: Zoning Item # 322

Address: 6931 Myersview Rd. (Brown Property)

Zoning Advisory Committee Meeting of 1/26/04

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

_____ 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 (Sections 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:

Reviewer: Glenn Shaffer Date: 1/30/04

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr, County Executive
Timothy M Kotroco, Director

TO: ROBERT WHITMER

FROM: DONNA THOMPSON
ZONING REVIEW (410-887-3391)

ATTACHED PLEASE FIND THE INFO SHEET FOR 04-322-A, AS WELL AS A LIST OF SIGN POSTERS. THE SIGN WILL READ WHAT IS WRITTEN ON BOTTOM OF SHEET.

THE SIGN MUST BE POSTED BY 1/25/04.

PLEASE CALL ME FOR FURTHER INFO.

THANKS,
DONNA

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-322-A

Date Completed/Initials	
1/28/04	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
2/10/04 CLK	ADVERTISING/POSTING 1/24 CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

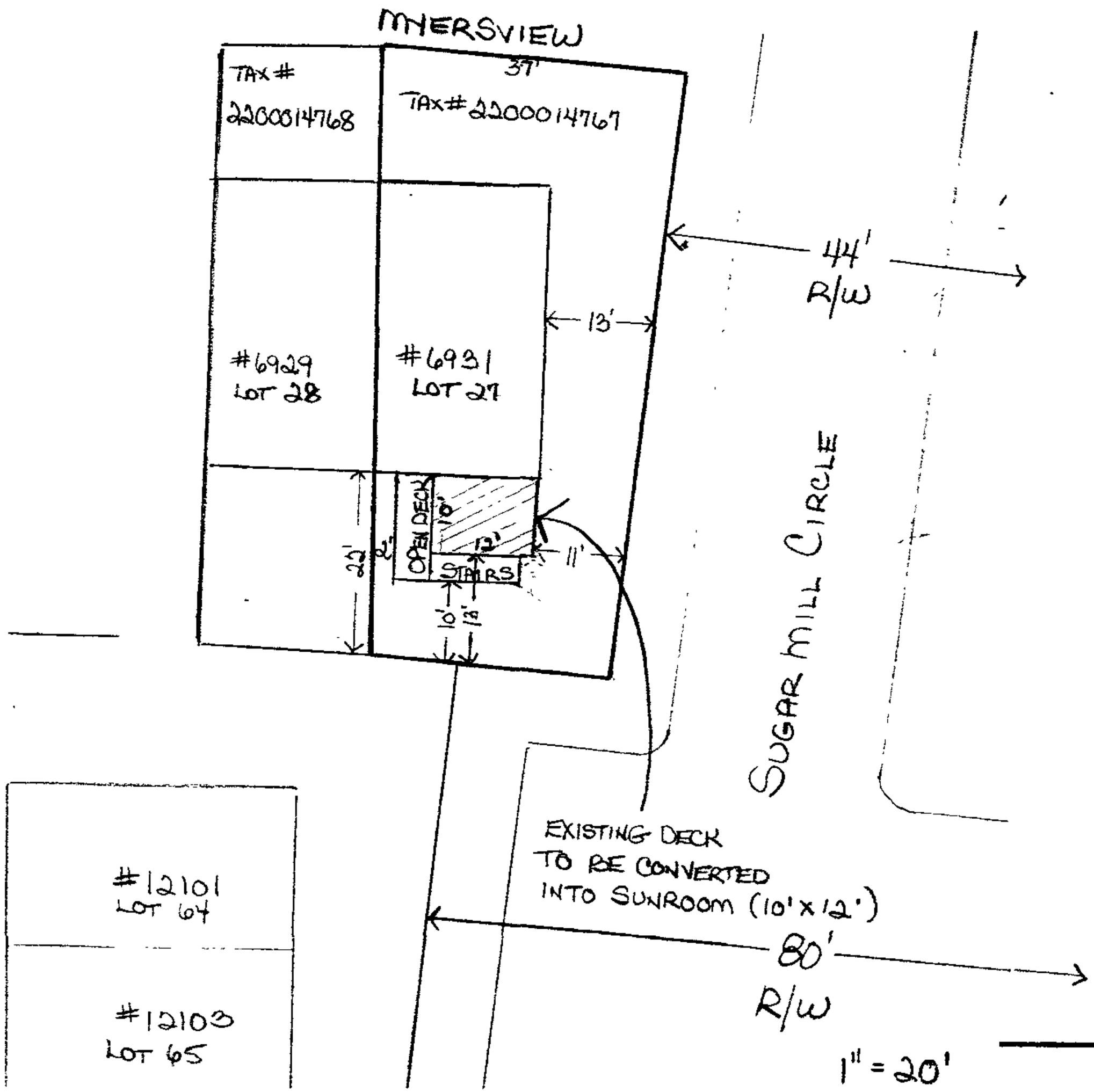
PROPERTY ADDRESS 6931 MYERSVIEW RD.

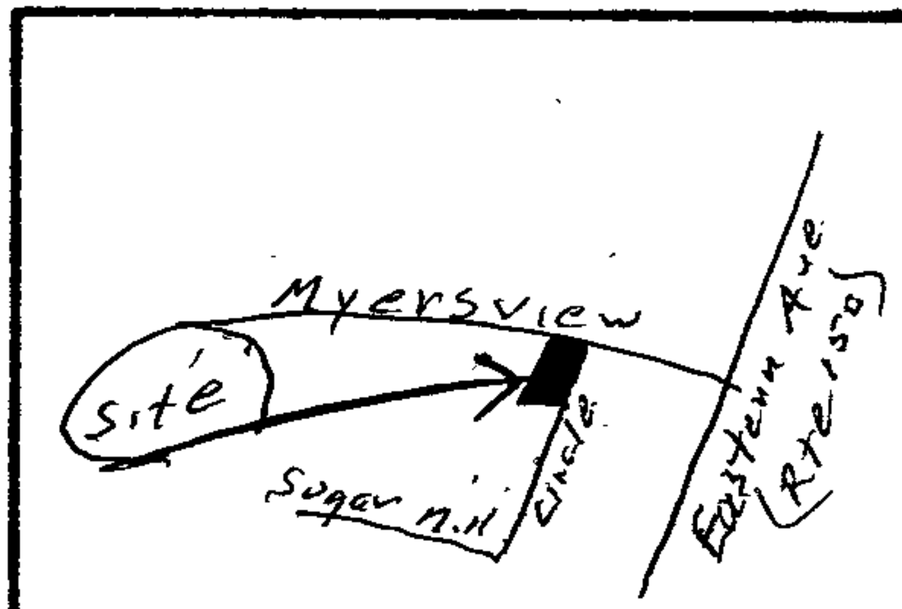
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME CHASE MANOR

PLAT BOOK # 65 FOLIO # 135 LOT # 27 SECTION # —

OWNER SONIA M. BROWN





VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 7th

1" = 200' SCALE MAP # NE, 5-L

ZONING DR-5.5

LOT SIZE ACREAGE ____ SQUARE FEET 2438

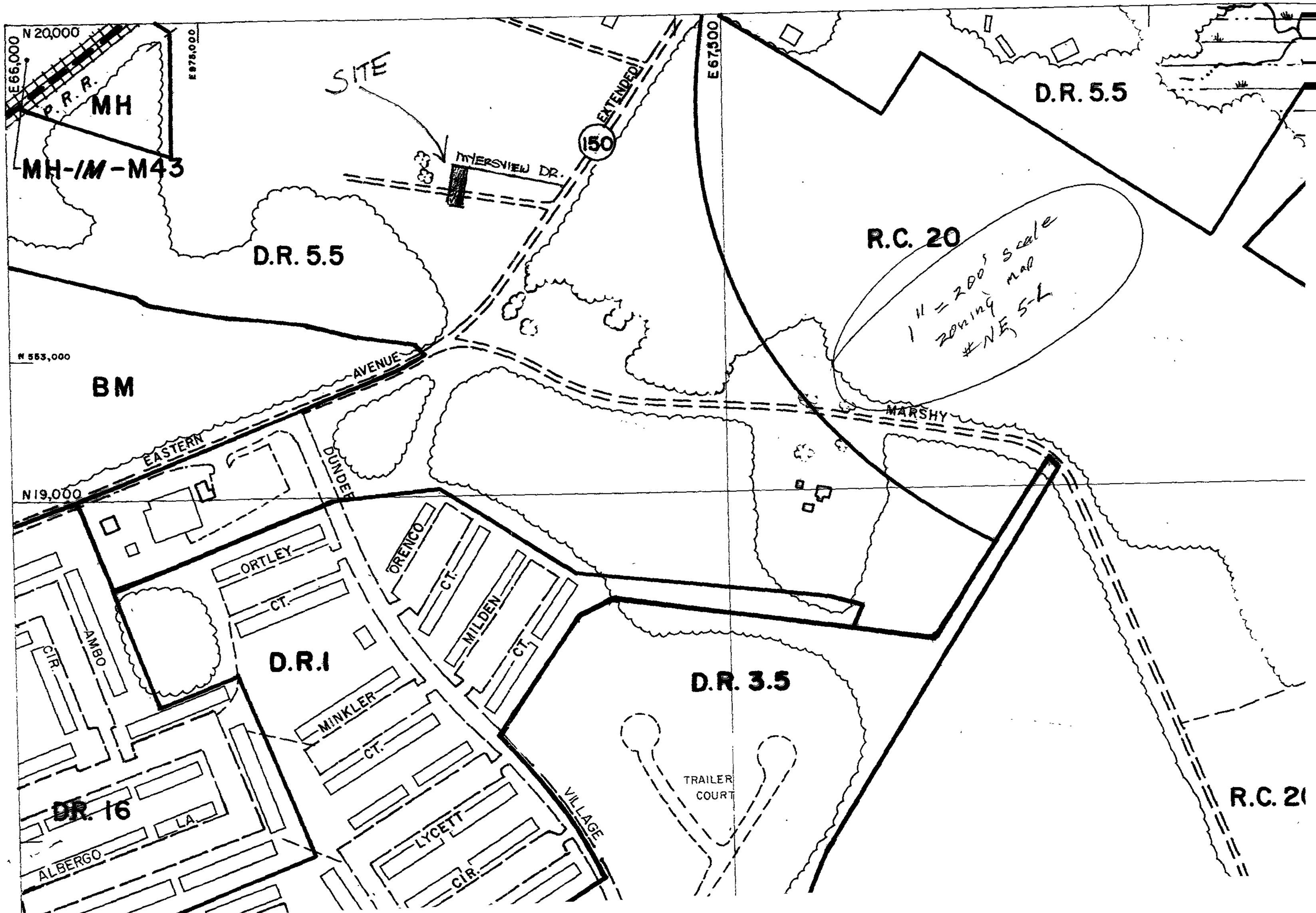
	PUBLIC	PRIVATE
SEWER	☑	☐
WATER	☑	☐

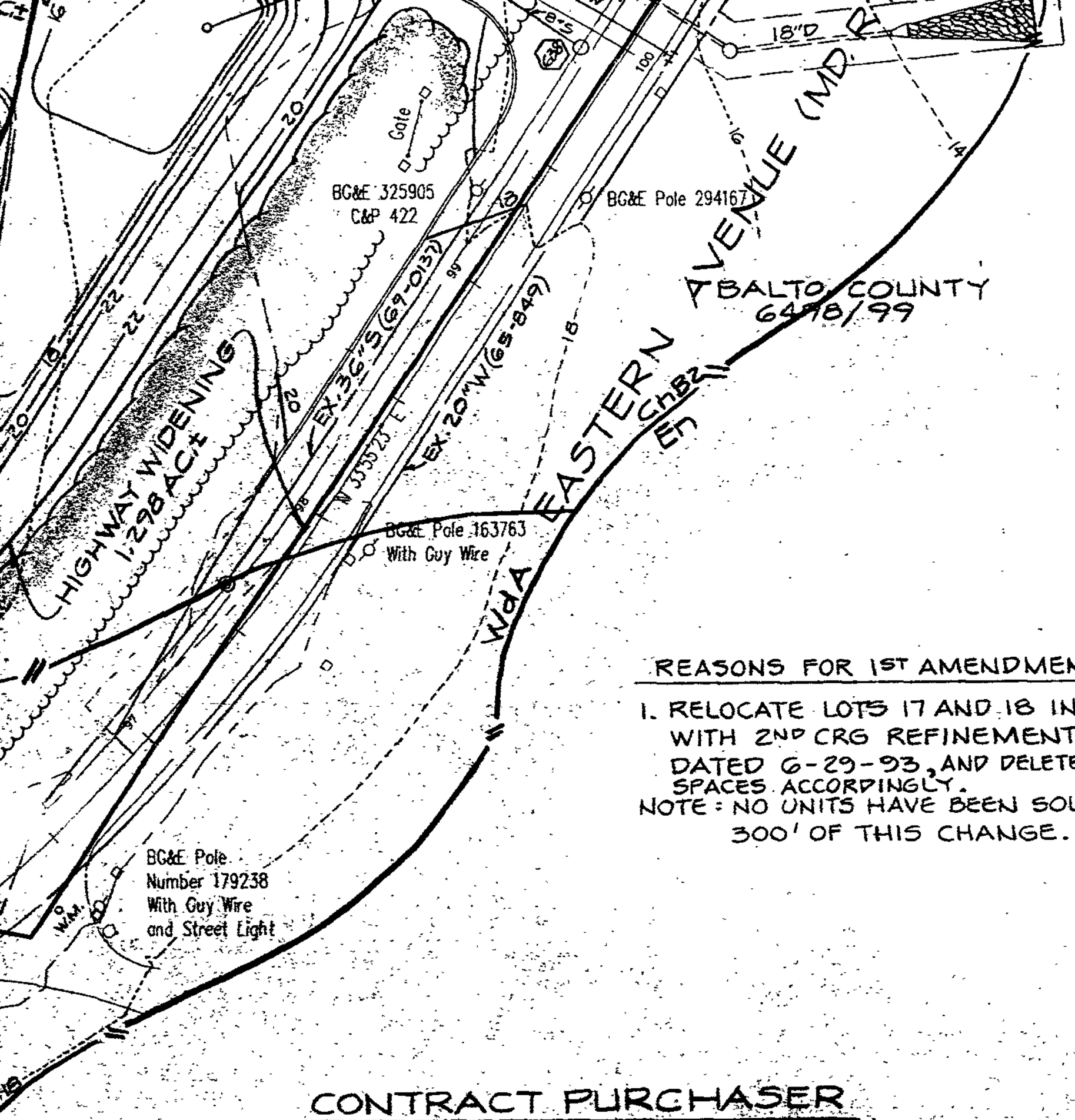
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☑	☐
100 YEAR FLOOD PLAIN	☐	☑
HISTORIC PROPERTY/ BUILDING	☐	☑

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D. THOMPSON	322	04-322-A


N 20,000
E 66,000
E 675,000
P.R.R.
MH
MH-/M-M43
SITE
MYERSVIEW DR.
150
EXTENDED
E 67,500
D.R. 5.5
D.R. 5.5
R.C. 20
1" = 200' scale
zoning map
#NE 5-L
N 553,000
BM
AVENUE
EASTERN
MARSHY
N 19,000
DUNDEE
ORENCO
ORTLEY
CT.
CT.
MILDEN
CT.
CIR.
AMBO
D.R.1
D.R. 3.5
MINKLER
CT.
TRAILER
COURT
VILLAGE
D.R. 16
LA.
ALBERGO
LYCETT
CIR.
R.C. 20



9. Total A.D.T.'s = 638, shown thus (638).
10. This Development Plan is in conformance with the approved CRG Plan, dated 1-9-92, and Refinement Plan, dated 5-1-92.
11. Street Lights shown thusly:
    ▲ 175 Watt Mercury Vapor Lamp
12. H.O.A. Open Space will be owned and maintained by Home Owners Association, shown thusly ▭.
13. If drainage, utility and walkway easements are fenced, than at least 5 feet must remain open for pedestrian access.
14. On June 11, 1993, the Balto. County Dept. of Environmental Protection and Resource Management granted a Forest Buffer Variance that would reduce the 35 foot building setback from the Forest Buffer limit by 10 to 15 feet at the corners of Lots 17 and 18, contingent upon permanent fencing and signage being installed at the Forest Buffer Reservation limit on both lots prior to issuance of building permits for those lots.

REASONS FOR 1ST AMENDMENT 6-29-93

1. RELOCATE LOTS 17 AND 18 IN ACCORDANCE WITH 2ND CRG REFINEMENT PLAN DATED 6-29-93, AND DELETED 6 PARKING SPACES ACCORDINGLY.

NOTE: NO UNITS HAVE BEEN SOLD WITHIN 300' OF THIS CHANGE.

1ST AMENDED FINAL DEVELOPMENT PLAN

CHASE MANOR

ELECTION DISTRICT 15 — BALTIMORE COUNTY, MD.

SCALE: 1" = 50' — DATE: MAY 18, 1992

C.R.G. PLAN APPROVED ON 1-9-92

CONTRACT PURCHASER

CHASE MANOR LIMITED PARTNERSHIP
DAVID E. GONZALES, INC. - GENERAL PARTNER
17 GLEN BERRY COURT
PHOENIX, MARYLAND 21131

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING — DATE

for M. Kelly — 7/27/93

DIRECTOR, ZADM — DATE

911GA

JUL 17 1993

SHT. REQUIREMENTS

N 20250

E 67250

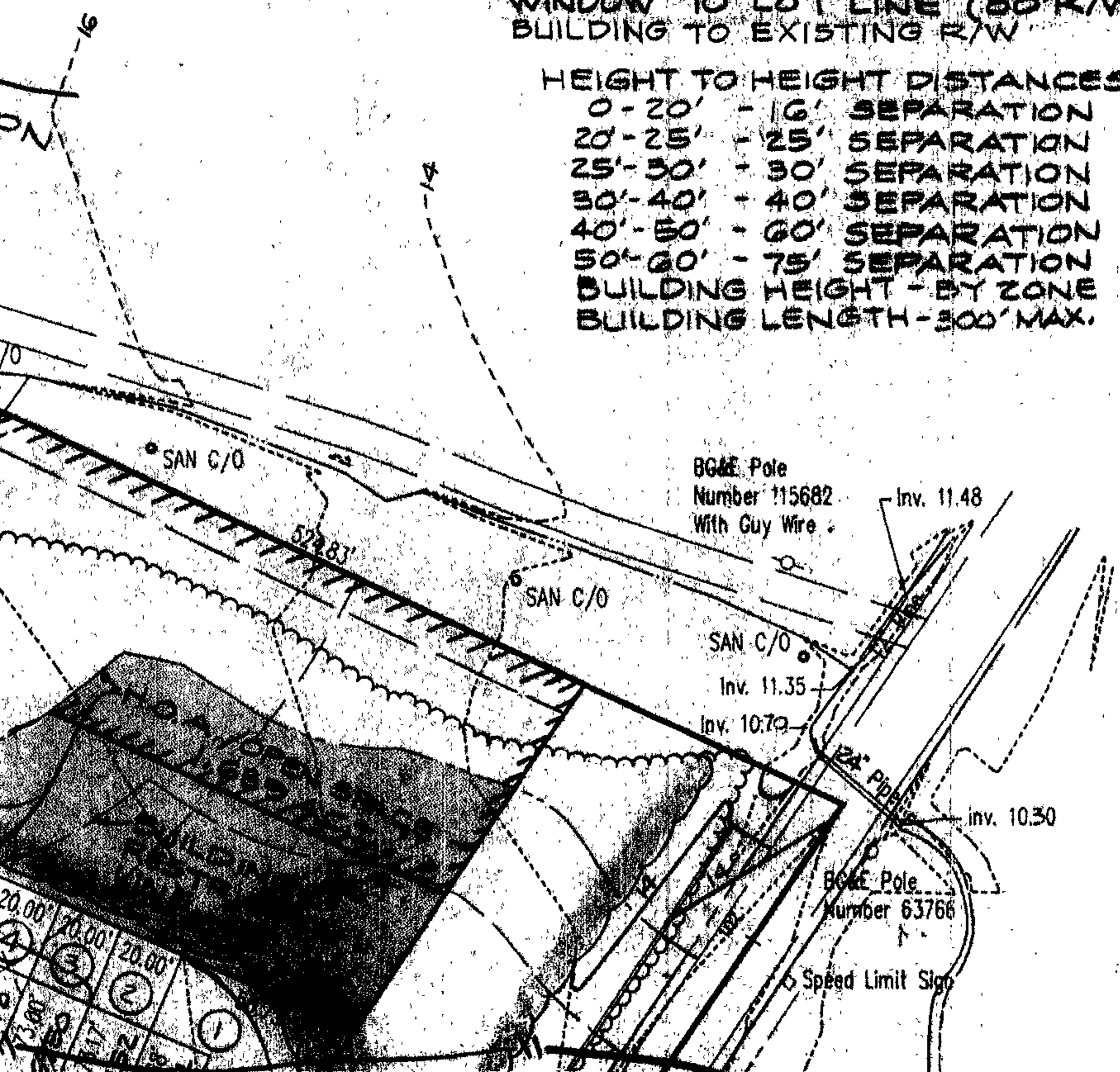
BUILDING TO TRACT BOUNDARY IN R.T.A.
FRONT OR SIDE 75'
REAR 150'

WINDOW TO WINDOW 40'
WINDOW TO TRACT BOUNDARY 35'
BUILDING TO TRACT BOUNDARY 30'
BUILDING TO ℄ R/W 53'
BUILDING TO R/W (PROPOSED) 0'
WINDOW TO STREET R/W (80' R/W) 13'
WINDOW TO LOT LINE (80' R/W) 15'
BUILDING TO EXISTING R/W 25'

HEIGHT TO HEIGHT DISTANCES:
0 - 20' - 16' SEPARATION
20' - 25' - 25' SEPARATION
25' - 30' - 30' SEPARATION
30' - 40' - 40' SEPARATION
40' - 50' - 60' SEPARATION
50' - 60' - 75' SEPARATION
BUILDING HEIGHT - BY ZONE
BUILDING LENGTH - 300' MAX.

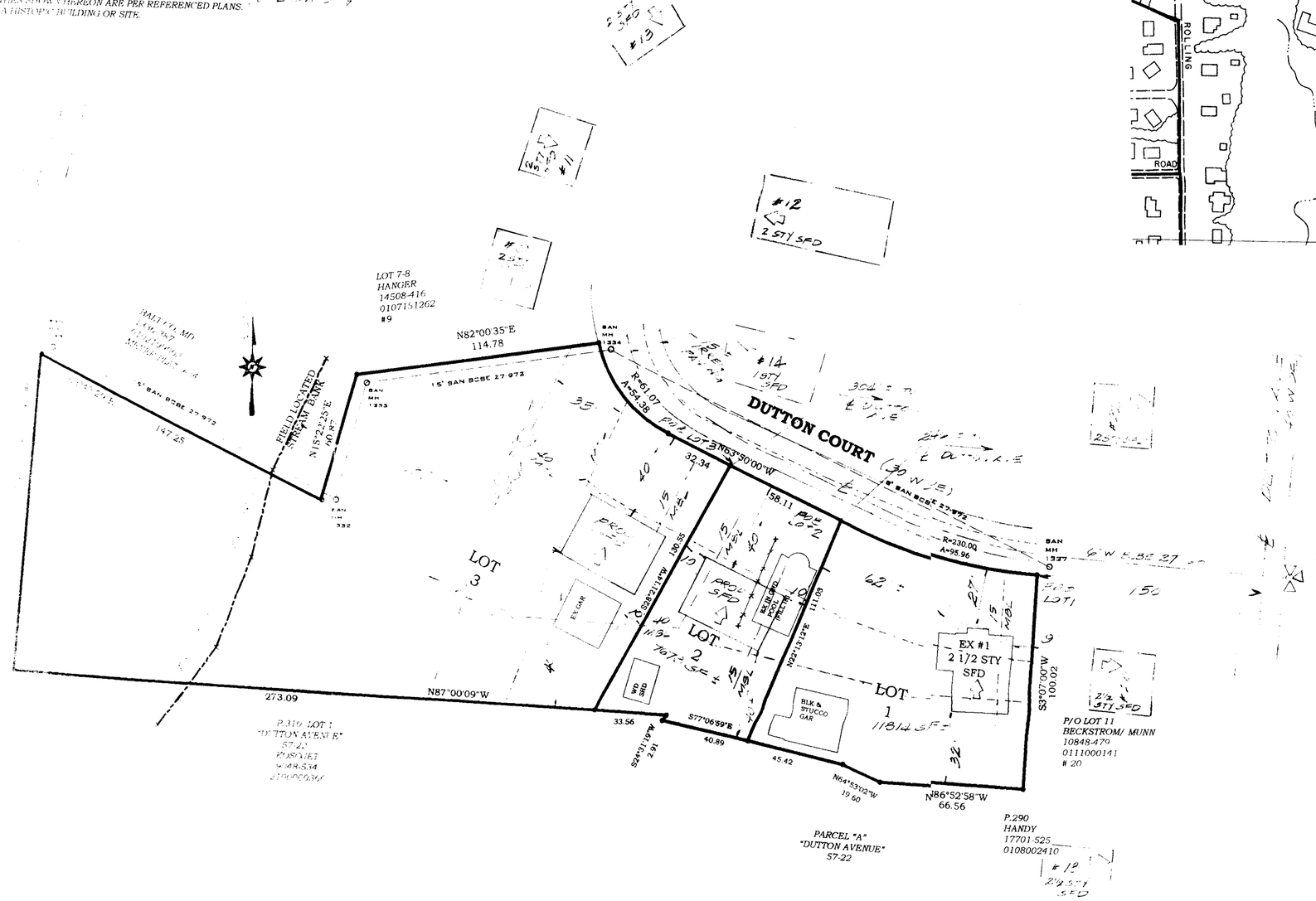
DEN
GAL
MA

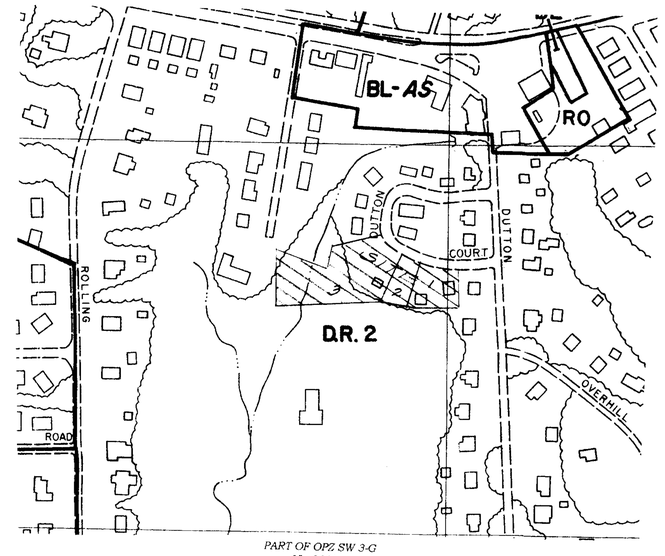
NOTES:
ACCESSORY STRU
1. Envelopes
only. Acc
constructe
of the Bal
applicable
2. Accessory
flood plai
ZADM DIRE
This developme
interpretation
density and bu
of parcel of t
shown thereon
additional dwe
plan. Utiliza
transferred fo
CURB CUT NOTE
The exact loca
determined by
installation o
CRG PLAN NOTE
This developme
LANDSCAPE PLAN
A landscape pl
issuance of a
3. A minimum



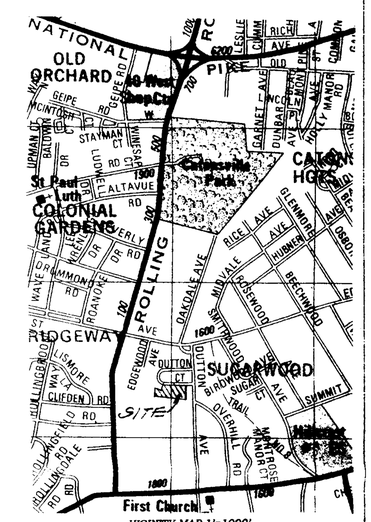
NOTES
1. NO KNOWN PRIOR ZONING HEARINGS.
2. OWNERSHIP: ROSS J. BRECHNER AND FRANCES M. BROSSEAU
1 DUTTON CT.
BALTIMORE MD 21228-4922
DEED REFERENCE: 13544-599
PHONE 410-455-4121
3. PROPERTY INFORMATION:
TAX MAP 104 PARCEL 98, PARCEL 898 LOT 8, 9,10,P/O 11 AND REAR
"DUTTON COURT" (60/68) TAX ACCT NO. 1600001747
4. AREA OF SUBJECT SITE: 60,596 SF OR 1.391 AC +-
5. EX USE: SINGLE FAMILY RESIDENCE TO REMAIN
6. PROPOSED USE: TOTAL 3 SINGLE FAMILY RESIDENCE ON 3 LOTS (PROPOSED MINOR SUBDIVISION)
7. SITE NOT IN C.B.C.A.
8. SITE LIES IN FLOOD ZONE C PER F.E.M.A. F.I.R.M. 240010 0370 B.
9. EX. ZONING OF SITE & SURROUNDING PROPERTY: D.R. 2
10. UTILITIES SHOWN HEREON ARE PER REFERENCED PLANS.
11. NOT A HISTORIC BUILDING OR SITE.

NOTE FINAL LOT DIMENSIONS MAY BE SUBJECT TO REVISED PURSUANT TO FINAL BOUNDARY SURVEY.





PART OF OPZ SW 3-G
1"= 200'



VICINITY MAP 1"=1000'

323

J.S. DAVIES, INC
Surveying & Engineering
135 [illegible] Pike
Baltimore, MD 21113
[illegible]

SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING TO ALLOW TWO UNDERSIZED LOTS WHICH DO NOT INCREASE OVERALL TRACT DENSITY AND SITE PLAN TO ACCOMPANY PETITION FOR RESIDENTIAL ZONING VARIANCE IN A D.R. 2 ZONE

1 DUTTON COURT

1ST EL. DIST. 1ST COUNC. DIST. BALT. COUNTY, MD.
SCALE: 1"= 30' DECEMBER, 2003

BA NOT

j.o. # 02-963