

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Springside Drive, 406 ft. W
centerline of Reuter Road
8th Election District
3rd Councilmanic District
(108 Springside Drive)

Charlotte & David Yingling
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-339-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Charlotte and David Yingling. The variance request is for property located at 108 Springside Drive in the Timonium area of Baltimore County. The variance request is from Section 1B02.3.B (Sec. III, C, 3, old 1945 Regs, "A" Residence) of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a side yard setback of 5 ft. in lieu of the minimum required 7 ft. for an attached carport. 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 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 3/5/04

By R. O. [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 Zoning Commissioner for Baltimore County, this 5th day of March, 2004, that a variance from Section 1B02.3.B (Sec. III, C, 3, old 1945 Regs, "A" Residence) of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a side yard setback of 5 ft. in lieu of the minimum required 7 ft. for an attached carport, 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date 3/5/04

By R. Quinlan

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

March 5, 2004

Mr. & Mrs. David Yingling
108 Springside Drive
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 04-339-A
Property: 108 Springside Drive

Dear Mr. & Mrs. Yingling:

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 black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES: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 108 Springside Drive
which is presently zoned DR-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) 1B02.3.B (sect III, C, 3 old 1945 Regs, "A" Residence). To allow a side yard setback of 5 ft. for an attached carport in lieu of the minimum required 7 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):

David Yingling
Name - Type or Print _____
[Signature]
Signature _____
Charlotte Yingling
Name - Type or Print _____
Charlotte Yingling
Signature _____
108 Springside Dr 410-252-2041
Address _____ Telephone No _____
Timonium MD 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Melissa Gabinet American Design + Build
Name _____
221 Gateway DR 410-557-0555
Address _____ Telephone No _____
BELAIR MD 21014
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

Reviewed By [Signature] Date 1-27-04

Estimated Posting Date 2-08-04

CASE NO. 04-339-A

ORDER RECEIVED FOR FILING
Date 1/25/04
By [Signature]

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 109 Springside DR#E
Address
Timonium MD 21093
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 new carport is to be located over the existing driveway which is located on the left side of the SFD and 3' away from the property line. The size + location of the new carport is the only practical location for it. The unusually off set of the driveway requires an encroachment of the carport 2' into the side yard setback. The new carport will match the existing home in size and color, and will not have any adverse impact on the surrounding community.

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.

X [Signature]
Signature
David G. Kingling
Name - Type or Print

[Signature]
Signature
Charlotte Kingling
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 _____

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 108 Springside Drive
Address
Timonium MD 21093
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 new carport is to be located over the existing driveway which is located on the left side of the SFD and 3' away from the property line. The size and location of the new carport is the only practical location for it. The unusually off set of the driveway requires an encroachment of the carport 2' into the side yard setback. The new carport will match the existing home in size and color, and will not have any adverse impact on the surrounding community.

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.

X David G. Kingling
Signature
David G. Kingling
Name - Type or Print

Charlotte Kingling
Signature
Charlotte Kingling
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Sandi L. Tunney
Notary Public
My Commission Expires _____
SANDI L. TUNNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 7-07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 108 Springside Drive
 which is presently zoned DR-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 (sect III, C, 3 old 1945 Regs, A Residence) To allow a side yard setback of 5 ft. for an attached carport in lieu of the minimum required 7 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):

David Yingling
 Name - Type or Print _____
 Signature _____
 Charlotte Yingling
 Name - Type or Print _____
 Signature _____
 108 Springside Dr 410-252-2041
 Address _____ Telephone No. _____
 Timonium MD 21093
 City _____ State _____ Zip Code _____

Representative to be Contacted:

Melissa Gabinet American Design Build
 Name _____
 221 Gateway Dr 410-557-0555
 Address _____ Telephone No. _____
 Bel Air MD 21014
 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. 04-339-A

Reviewed By [Signature] Date 1-27-04

Estimated Posting Date 2-08-04

ZONING DESCRIPTION FOR 108 SPRINGSIDE DRIVE
BEGINNING AT A POINT ON THE *South* SIDE OF
SPRINGSIDE DRIVE, WHICH IS 30 FEET WIDE AT
THE DISTANCE OF 406 FEET WEST OF THE
CENTERLINE OF THE NEAREST INTERSECTING
STREET REUTER ROAD WHICH IS 30 FEET WIDE.
BEING LOT# 14, BLOCK 5, SECTION # 4 IN THE
SUBDIVISION OF HAVERFORD, MAP 61, GRID 1,
PARCEL 277 CONTAINING 9600.00 SQUARE FEET.
ALSO KNOWN AS 108 SPRINGSIDE DRIVE AND
LOCATED IN THE 8TH ELECTION DISTRICT.

339

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
CELLANEIOUS RECEIPT

Line No. 28113
04-339-A

DATE 1-27-04 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: American Design & Build

FOR: Resident's License Filing Fee
at 108 Spring Side Dr.

DISTRIBUTION
W - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No. **04-339-A**
Petitioner/Developer:
David Yingling
Closing Date: **2/23/04**

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

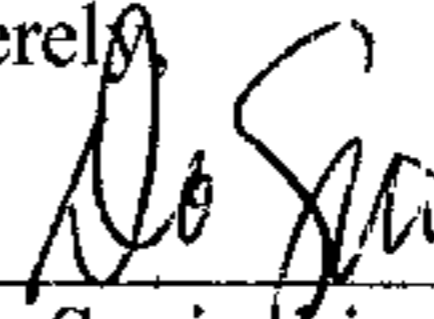
Attention: Ms. Becky Hart:

Ladies and Gentlemen:

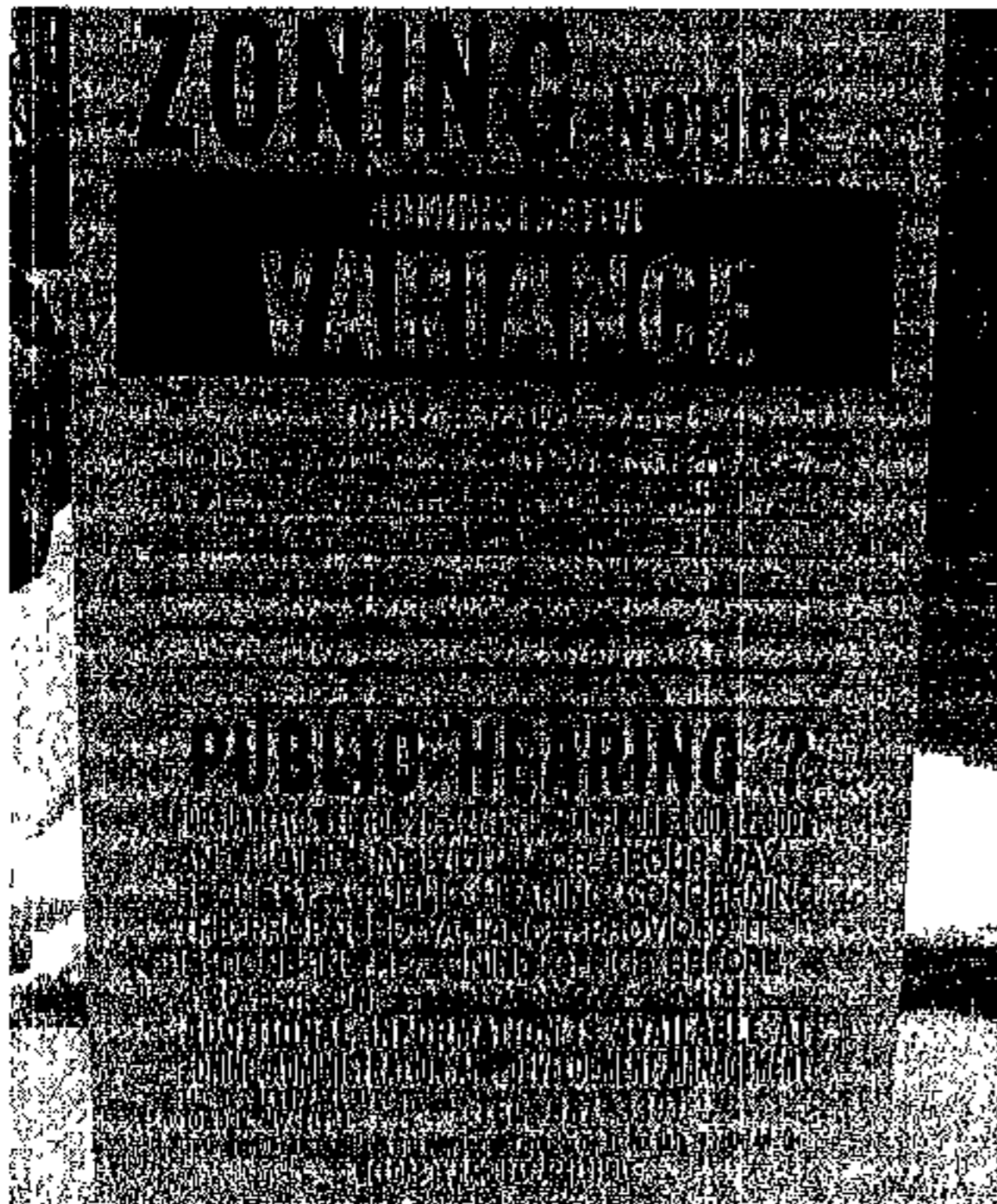
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located **108 Springside Dr.**

The sign(s) were posted on **2/8/04.**

Sincerely,



Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
 VARIANCE * ZONING COMMISSIONER
 108 Springside Drive; S/side Springside *
 Drive, 406' W c/line of Reuter Road *
 8th Election & 3rd Councilmanic Districts * FOR
 Legal Owner(s): David & Charlotte Yingling *
 Petitioner(s) * BALTIMORE COUNTY
 * 04-339-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
 Deputy People's Counsel
 Old Courthouse, Room 47
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

RECEIVED

FEB. 19 2004

Per *[Signature]*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to, Melissa Gabinet, American Design & Build, 221 Gateway Drive, Bel Air, MD 21014, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 11121 York Road, Suite E; SE/side * ZONING COMMISSIONER
 Ashland Rd, 197' E of York Road * FOR
 8th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
 Legal Owner(s): Melrose Associates, Inc, * 04-340-X
 Charles C.D. McGill, Chairman
 Petitioner(s)

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Old Courthouse, Room 47
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to Joe Larson, Jefferson Building, 105 W Chesapeake Avenue, Suite 406, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

RECEIVED
 FEB 09 2004
 Per.....

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ~~04~~ 339 -A Address 108 Springside DR.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-27-04 Posting Date: 2-08-04 Closing Date: 2-23-04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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~~ 339 -A Address 108 Springside DR.
Petitioner's Name David Youngling Telephone 410-252-2041
Posting Date: 2-08-04 Closing Date: 2-23-04
Wording for Sign: To Permit a side yard setback of 5 ft. for an attached carport in lieu of the minimum required 7 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: 04-339-A
Petitioner: David Yingling
Address or Location: 108 Spring Side Dr. (21097)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melissa Gabriel American Design+Build
Address: 1221 Gateway Drive
Bel Air MD 21014

Telephone Number: 410-557-0555



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 23, 2004

David Yingling
Charlotte Yingling
108 Springside Drive
Timonium, Maryland 21093

Dear Mr. and Mrs. Yingling:

RE: Case Number:04-335-A, 108 Springside Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 27, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:clb

Enclosures

c: People's Counsel
Melissa Gabinet American Design & Building 221 Gateway Drive BelAir 21014

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





**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

February 4, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 2, 2004

Item No.: 329-336, 338, 339

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

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 February 9, 2004
Item Nos. 329, 330, 331, 335, 336,
337, 338, 339, and 340

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

DATE: February 3, 2004
RECEIVED

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

FEB - 5 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-330 and 4-339**
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 Schabner

AFK/LL



State Highway Administration

MARYLAND DEPARTMENT OF TRANSPORTATION

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

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

Date: 2.3.04

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

RE: Baltimore County
Item No. 339 JJS

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-339-A

Date Completed/Initials

2/1/04

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)

ADVERTISING/POSTING 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)

2/8/04

2/8/04

02/03/04
CLJ

Yingling
Residence

Existing SFD

Existing
Stairs

Existing
Chimney

Existing
Window

Beam
Pockets

Double 16" I/J Beam

Set 6x6 at 15' to incorporate
into rear fence gate

18" x 18" footing 30" deep

6x6 post

339

29'6"

2x10 rafters
16 o.c.

7/16 OSB sheathing

2x6 eaves

Double 16" I/J

6x6 post
covered w/ vinyl
stucco

Grade

Hospital architectural changes
GAF weather wood

Existing
Asphalt

Existing SFD

cut beam
jacking
house

Frame 1" Sheathing
around exterior of
house in the region of
cut w/ siding

New Carport

Set beam
in front of
8' soffit
drive side
w/ 1/2" soffit
There is a 6'...

30"

8' concrete

18"

80.125
80.125
80.125
~~93.28~~
120.19
25.00

385.56 ±

25

410.56

Feb. 4, 1955

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

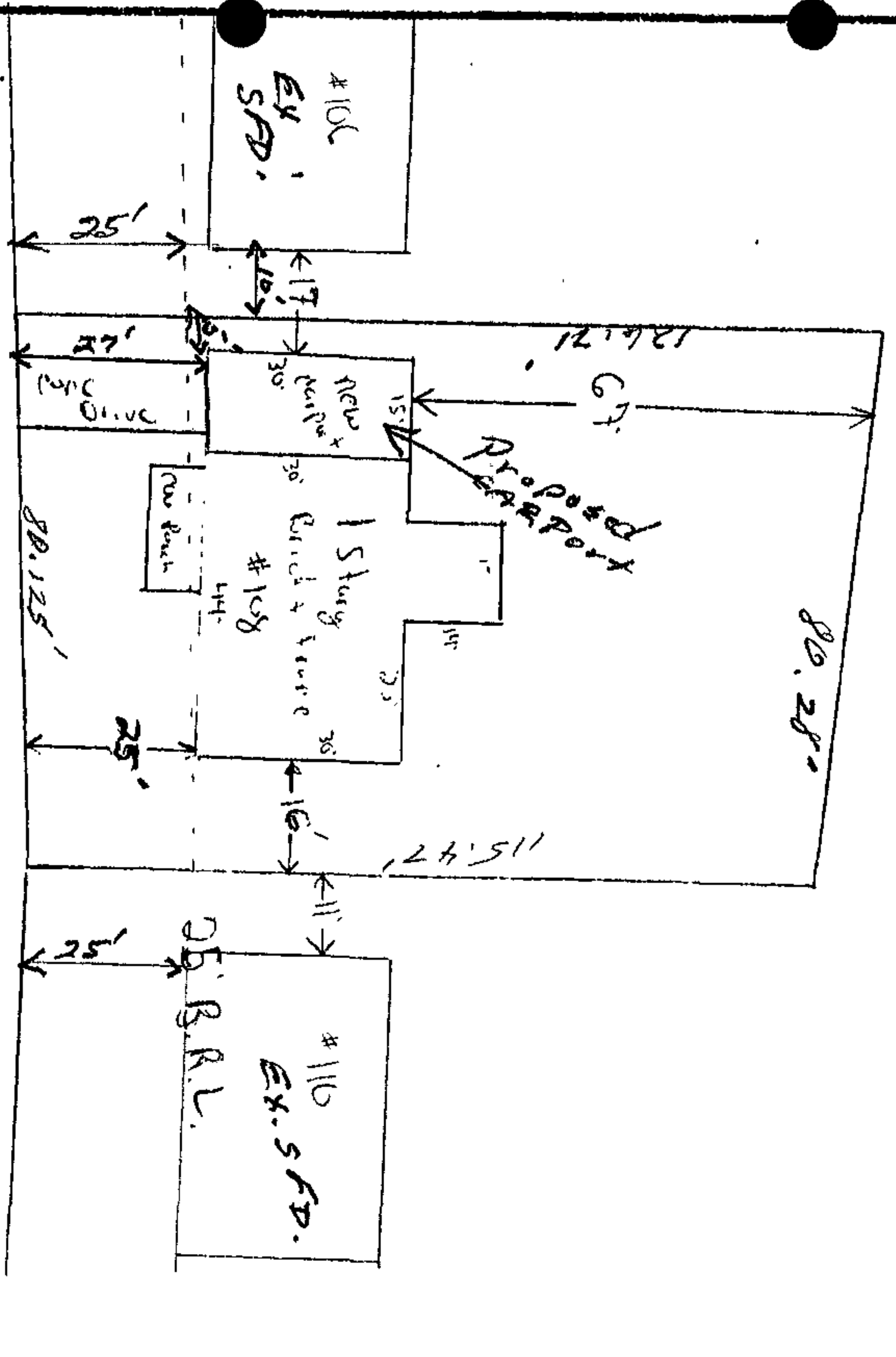
PROPERTY ADDRESS 108 Springside Dr

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

SUBDIVISION NAME HAVERFORD

PLAT BOOK # 21 FOLIO # 007 LOT # 14 SECTION # 4 BLOCK 5

OWNER Mr. + Mrs. Kingling



Spingside DR.

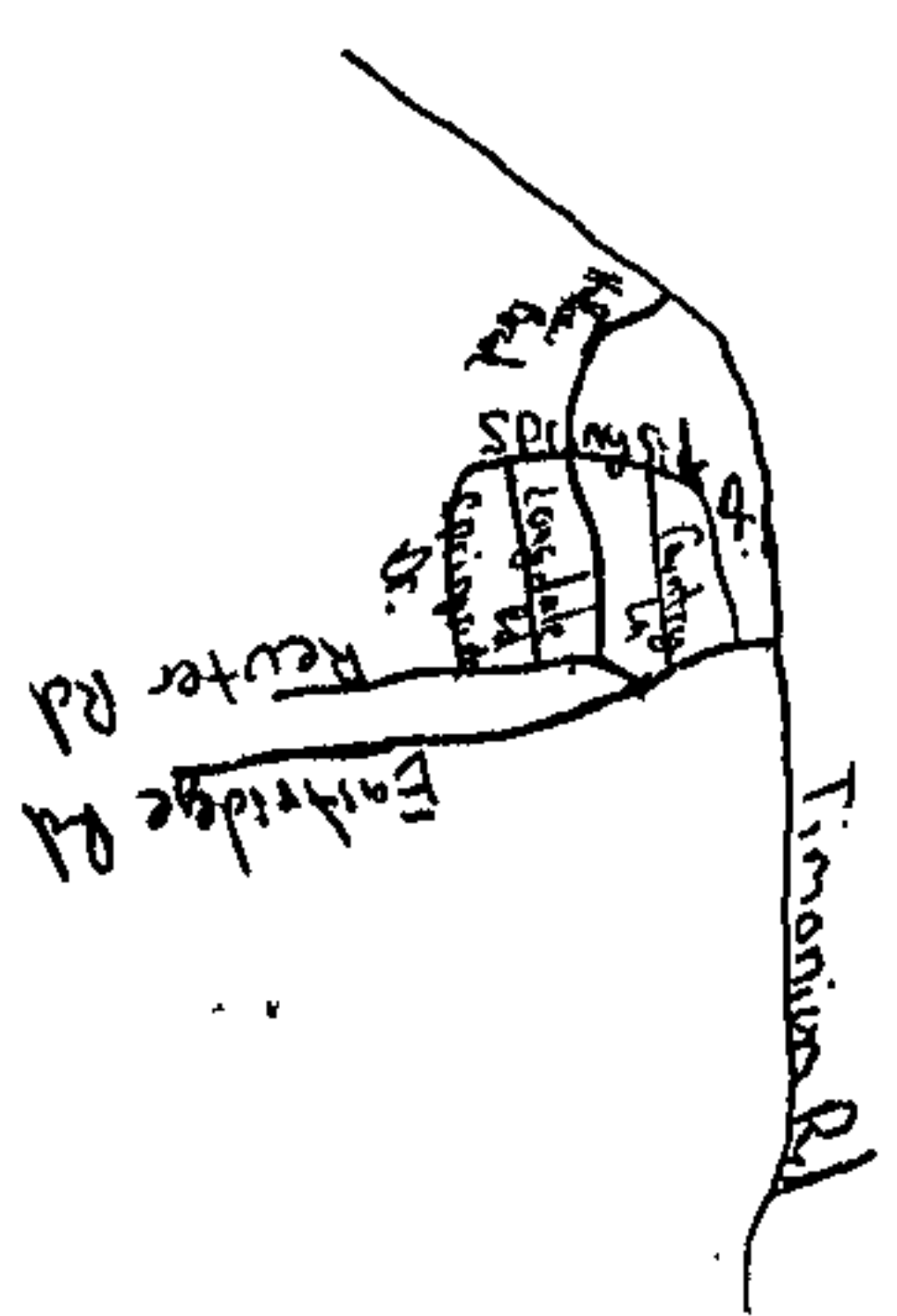


PREPARED BY Jeffrey Holman

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 8th
COUNCILMANIC DISTRICT 3rd

1" = 200' SCALE MAP # NW 14-A

ZONING DR-5.5

LOT SIZE 0.22 ± ACREAGE 9600.00 ± SQUARE FEET

SEWER PUBLIC PRIVATE

WATER

CHESAPEAKE BAY CRITICAL AREA YES NO

100 YEAR FLOOD PLAIN YES NO

HISTORIC PROPERTY / BUILDING YES NO

PRIOR ZONING HEARING

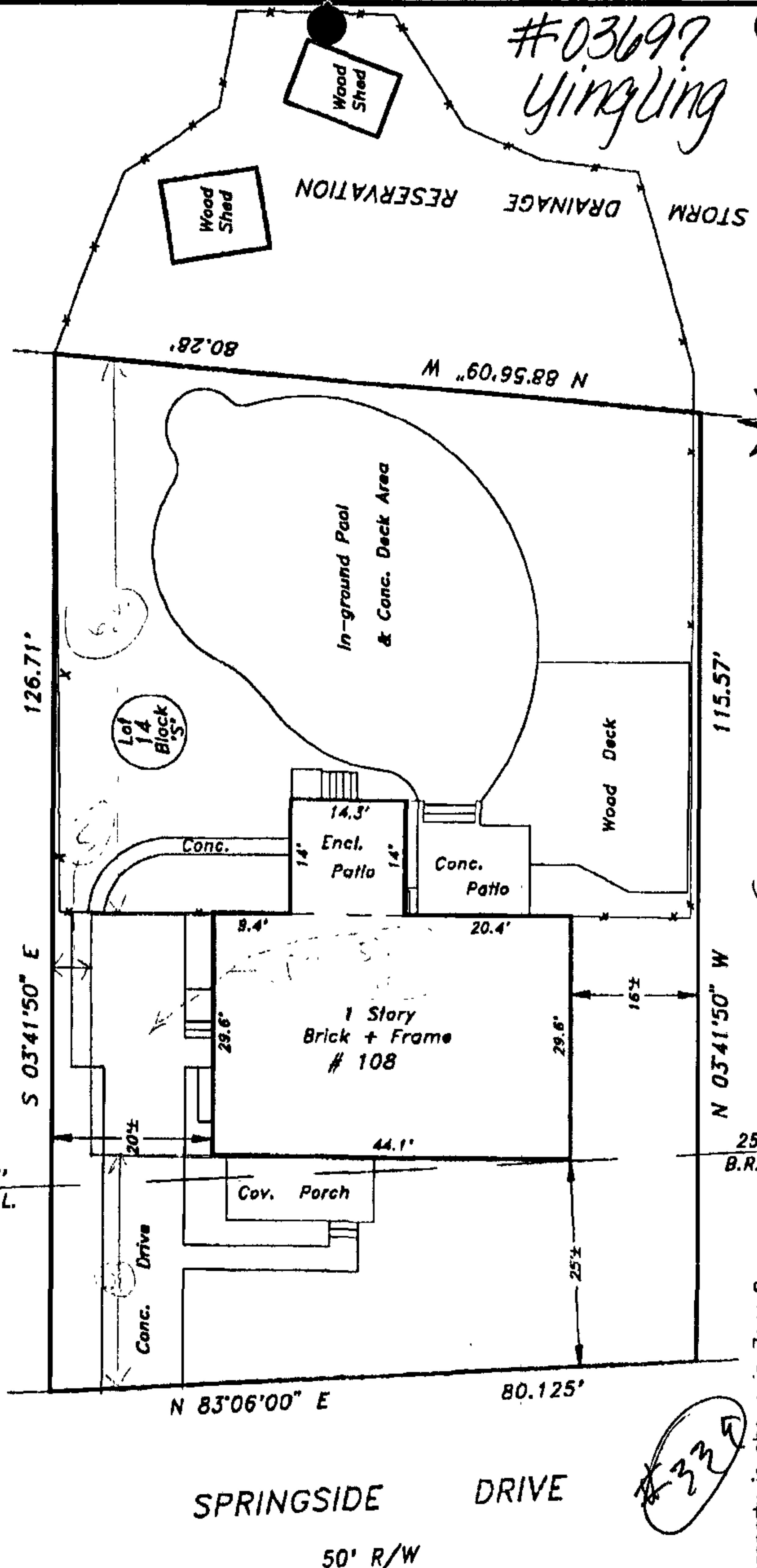
ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 329 CASE #

Det 24 #1

NOTES:

- 1) B.R.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc., does not certify to unknown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Sackback distance accuracy: 2±

NOTE: Possible fence & shed encroachments as shown



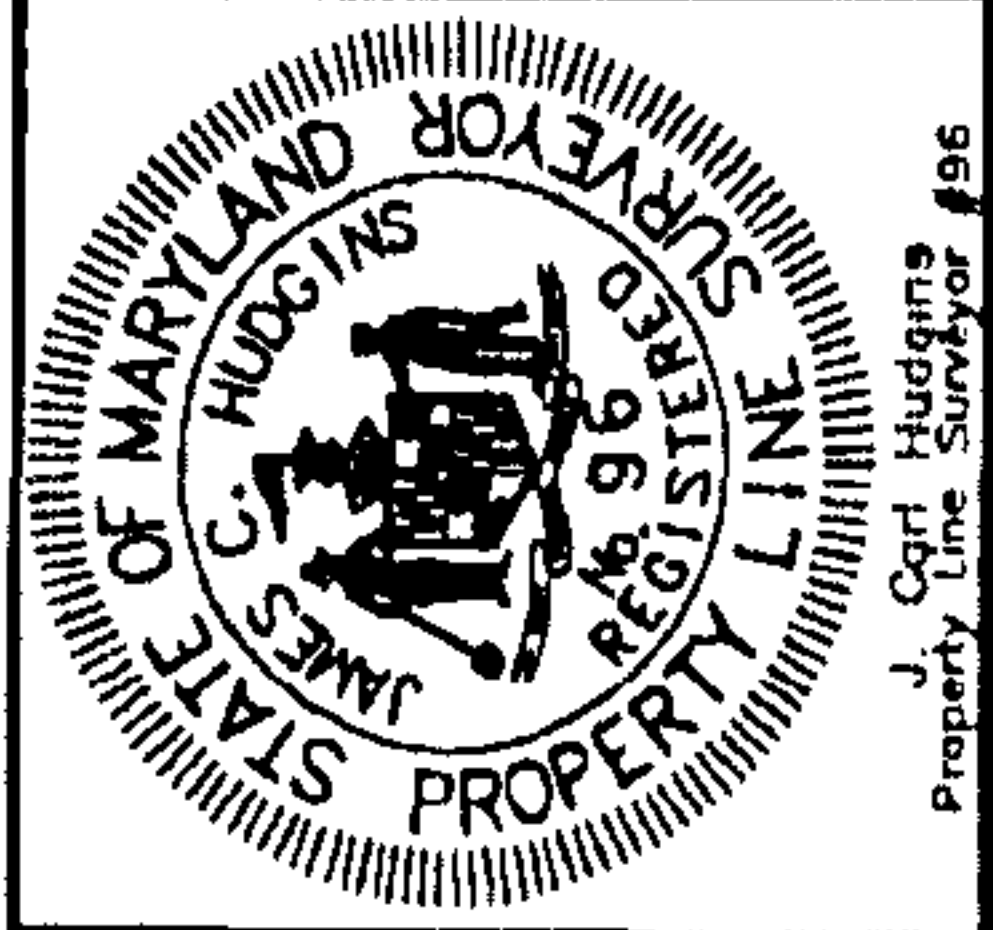
#03697
Yingling



Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel # 240010 0265 B. Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as Lot 14, Block 'S', Section IV, 'HAVERFORD' and recorded among the land records of Baltimore County, Maryland in Plat 21, folio 7 for the purpose of locating the improvements thereon.

- This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins
Property Line Surveyor #96

LOCATION DRAWING
108 Springside Drive
Baltimore County, Maryland

Election District No. 8

NTT Associates, Inc.

16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1" = 20'
Date: 12.22.03
Field By: bp
Drawn By: bp
Drawing # MISC.6471

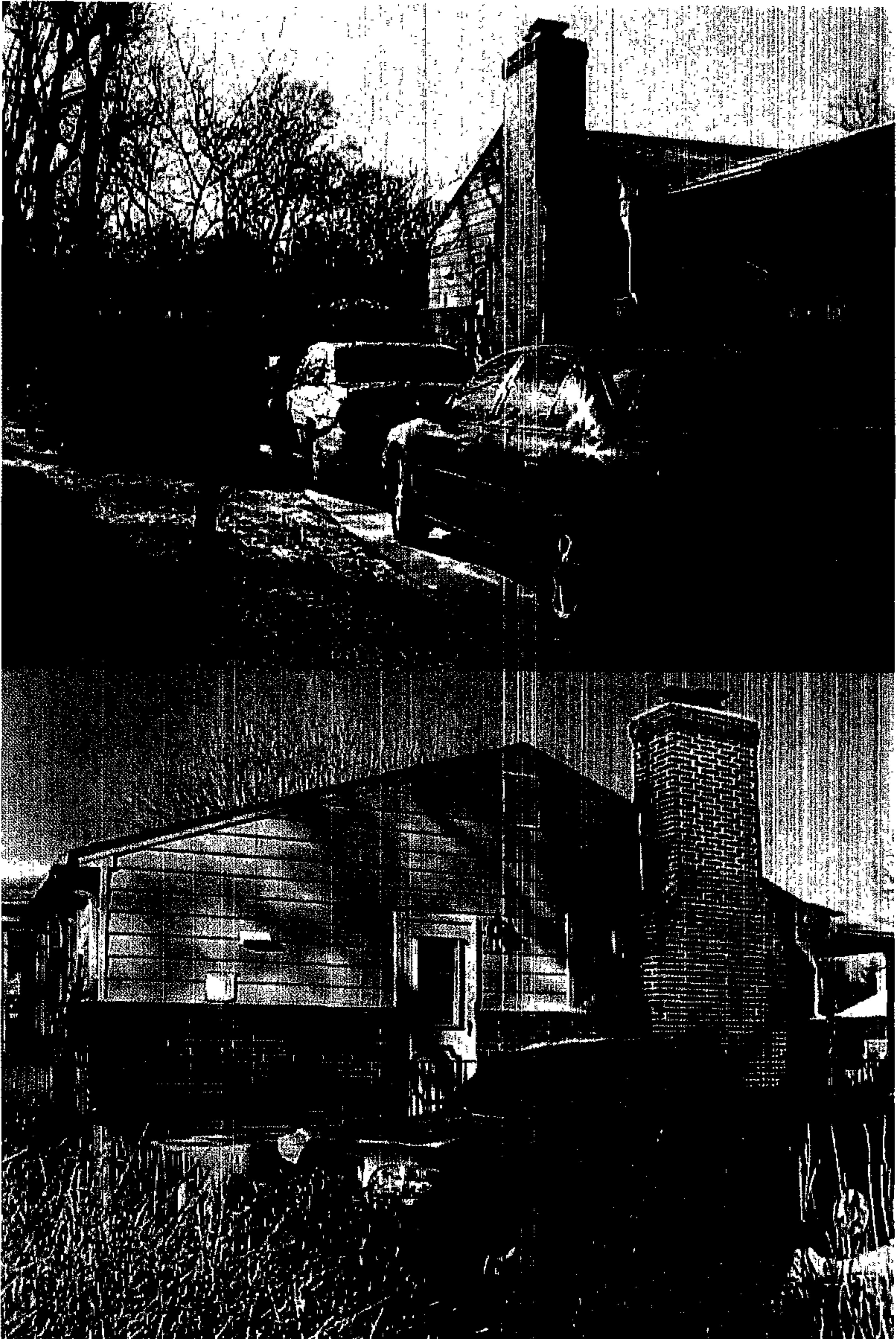


SHEET N.E. 14-A

<p>SCALE 1" = 200' ±</p>	<p>LOCATION TIMONIUM</p>	<p>SHEET N.W.</p>
<p>DATE OF PHOTOGRAPHY JANUARY 1955</p>		<p>14-A</p>



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