

IN RE: PETITION FOR VARIANCE
E/S Bellhurst Way, 160' S of the c/l
Oakpark Drive
(14 Bellhurst Way)
11th Election District
5th Council District

David D. Stanley, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-366-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, David D. Stanley, and his wife, Melissa A. Stanley. The Petitioners request variance relief from Section 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing deck with a rear yard setback of 7 feet in lieu of the required 11.25 feet, and to amend the First Amended Final Development Plan for Oakhurst, Section One, Lot 171 only, accordingly. The subject property and request relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were David and Melissa Stanley, property owners. No one appeared in opposition to the request; however, an anonymous letter of opposition was received.

Testimony and evidence offered revealed that the subject property is a rectangular shaped lot, approximately 20' wide and 90' deep, located on the northeast side of Bellhurst Way, west of Oakpark Drive in the Oakhurst community of Perry Hall. The property contains a gross area of 1800 sq.ft. zoned D.R.5.5 and is improved with an inside group townhouse dwelling unit, which shares a common wall with adjacent townhouses on both sides. The Petitioners have owned and resided on the property for approximately one year. The subject of the instant Petition relates

ORDER RECEIVED FOR FILING

Date

By

to a deck that was constructed to the rear of the dwelling off the second floor. The Petitioners indicated that some friends had given them the deck as a wedding gift and that construction began in the spring of 2003. Mr. Stanley, two relatives, and an individual who builds decks for a living, assisted in the construction. Testimony indicated that the Petitioner did apply for and obtain Permit #B517021 on April 24, 2003 although construction commenced shortly before that date. Further testimony indicated that the rear wall of the house is not on a single plane. That is, the rear of the house features an 11' x 10' extension and as a result, the deck is an L-shaped structure. As shown on the plan, the deck is 20' wide, which is the entire width of the dwelling, and its depth is 12' at its narrowest and 22' at its widest point. Although the permit indicates that the deck is 12' x 20' in dimension, the permit was apparently issued erroneously in that the deck is only 7' from the rear property line. In any event, shortly after construction commenced, an anonymous complaint was registered with the Code Enforcement Division of Baltimore County and a Stop Work Order was issued. Ultimately, the Petitioners were allowed to complete construction of the deck, subject to the Petitioners filing the instant Petition for variance relief.

As noted above, an anonymous letter was received in which the writer questions whether the deck was constructed safely and according to Code. In this regard, the Petitioners advised that the footings of the deck were inspected and that when construction was completed in November 2003, the County did a final inspection and in both instances, the deck passed inspection. The Petitioners also indicated that variance relief is justified to allow a deck of usable proportion and depth, and that the deck is consistent with others in the neighborhood.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. To deny the request would impose an unreasonable hardship on the Petitioners, given the fact that the deck has been completed and that Baltimore County erred in issuing the building permit. I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. and that the deck as constructed will not adversely impact any adjacent property owner, or result in any detriment to the health safety and general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of April 2004 that the Petition for Variance seeking relief from Section 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing deck with a rear yard setback of 7 feet in lieu of the required 11.25 feet, and to amend the First Amended Final Development Plan for Oakhurst, Section One, Lot 171, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/12/14
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

April 13, 2004

Mr. & Mrs. David D. Stanley
14 Bellhurst Way
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
E/S Bellhurst Way, 160' S of the c/l Oakpark Drive
(14 Bellhurst Way)
11th Election District – 5th Council District
David D. Stanley, et ux - Petitioners
Case No. 04-366-A

Dear Mr. & Mrs. Stanley:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Code Enforcement Division, DPDM
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 14 Bellhurst Way
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) 301 BCZR AND CMDP V.B.6.b

TO ALLOW AN EXISTING DECK WITH A REAR YARD SETBACK OF 7' IN LIEU OF THE REQUIRED 11.25' AND TO AMEND THE FIRST AMENDED FINAL DEVELOPMENT PLAN OF "OAKHURST" SECTION ONE, LOT # 171 ONLY

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached.
to be discussed at hearing

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):

Melissa Anne Stanley
Name - Type or Print _____
Melissa Anne Stanley
Signature _____
David Douglas Stanley
Name - Type or Print _____
David D. Stanley
Signature _____
14 Bellhurst Way (410) 410-902-5722
Address _____ Telephone No. _____
Nottingham MD 21236
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 2-6-04

ORDER RECEIVED FOR FILING
Date 2/10/04
By [Signature]
REV 9/15/98

Case No. 04-366-A

**ZONING DESCRIPTION FOR 14 Bellhurst Way, Nottingham, MD
21236.**

Beginning at a point on the East side of Bellhurst Way which is 24 feet wide at a distance of 160 feet south of the center line of the nearest improved intersecting street Oakpark Drive which is 50 feet wide. Being Lot #171, Block I, Section #1 in the subdivision of Oakhurst as recorded in Baltimore County Plat Book #52, folio #90, containing 1800 square feet. Also known as 14 Bellhurst Way and located in the 11th Election District, 5th Councilmanic District.

366

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19049

DATE 2-6-04

ACCOUNT 001-006-6150

AMOUNT \$ 115.00

RECEIVED FROM:

David O. Stanley

FOR:

14 BELLHURST WAY
VARIANCE & AMENDMENT

ITEM # 366

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACQU. 116

1/9/2004 2/16/2004 14:23:33

RECEIVED BALTIMORE COUNTY

RECEIPT # 22263 2/06/2004

5.328 280000 VERIFICATION

CE 10. 01/20/04

11/24/04

\$115.00

10/10/04 4.00

10/10/04 10/10/04

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #04-366-A

14 Bellhurst Way

E/side of Bellhurst Way at the distance of 165 feet +/- south of the centerline of Oakpark Drive

11th Election District - 5th Councilmanic District

Legal Owner(s): David and Melissa Stanley

Variance: to permit an existing deck with a rear yard setback of 7 feet in lieu of the required 11.25 feet and to amend the first amended final development plan of "Oakhurst," Section One, Lot 171 only.

Hearing: Wednesday, April 7, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Rosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/3/766 Mar. 23

C655944

CERTIFICATE OF PUBLICATION

3/23/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/23/2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-366-A

Petitioner/Developer: DAVID F

MELISSA STANLEY

Date of Hearing/Closing: APRIL 7, 2004

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

ATTN: Kristen Matthews {(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: _____

14 BELLHORST WAY

The sign(s) were posted on _____

3/20/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

3/20/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

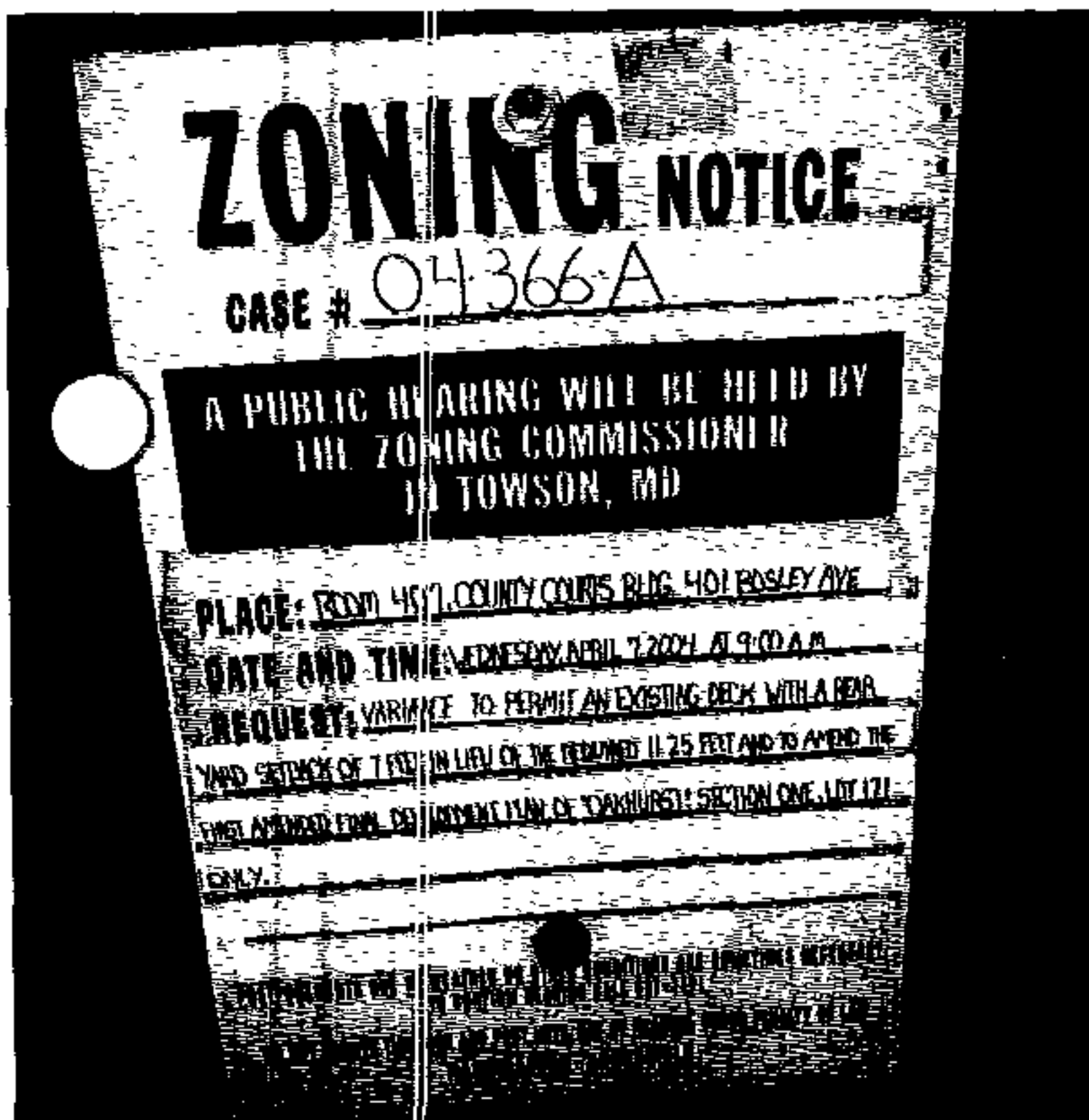
(Address)

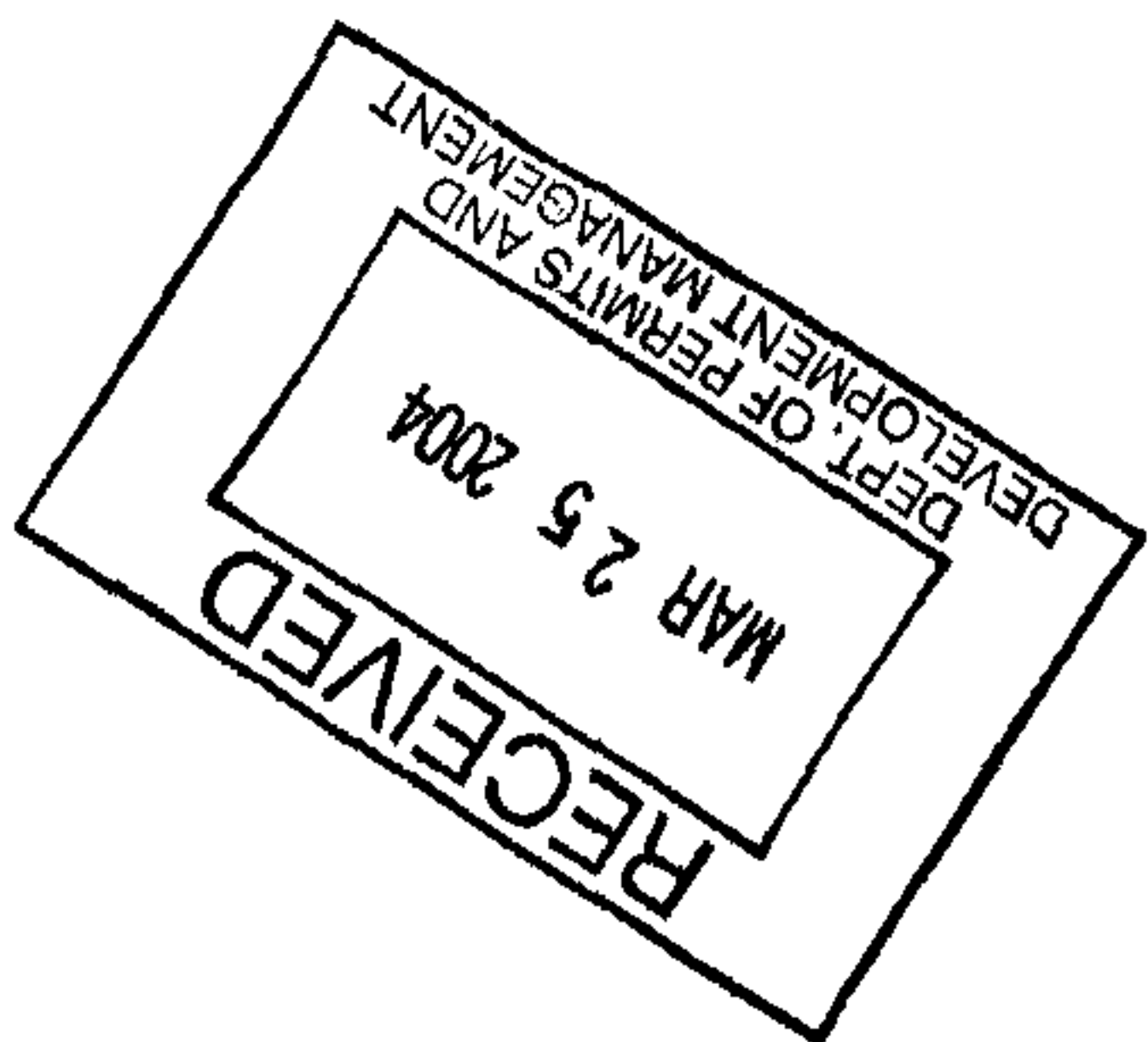
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)







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

February 24, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-366-A

14 Bellhurst Way

E/side of Bellhurst Way at the distance of 165 feet +/- south of the centerline of Oakpark Drive

11th Election District - 5th Councilmanic District

Legal Owners: David and Melissa Stanley

Variance to permit an existing deck with a rear yard setback of 7 feet in lieu of the required 11.25 feet and to amend the first amended final development plan of "Oakhurst," Section One, Lot 171 only.

Hearing: Wednesday, April 7, 2004 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".
Timothy Kotroco
Director

TK:klm

C: David and Melissa Stanley, 14 Bellhurst Way, Nottingham 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 23, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 23, 2004 Issue - Jeffersonian

Please forward billing to:
David Stanley
14 Bellhurst Way
Nottingham, MD 21236

410-661-4231

NOTICE OF ZONING HEARING

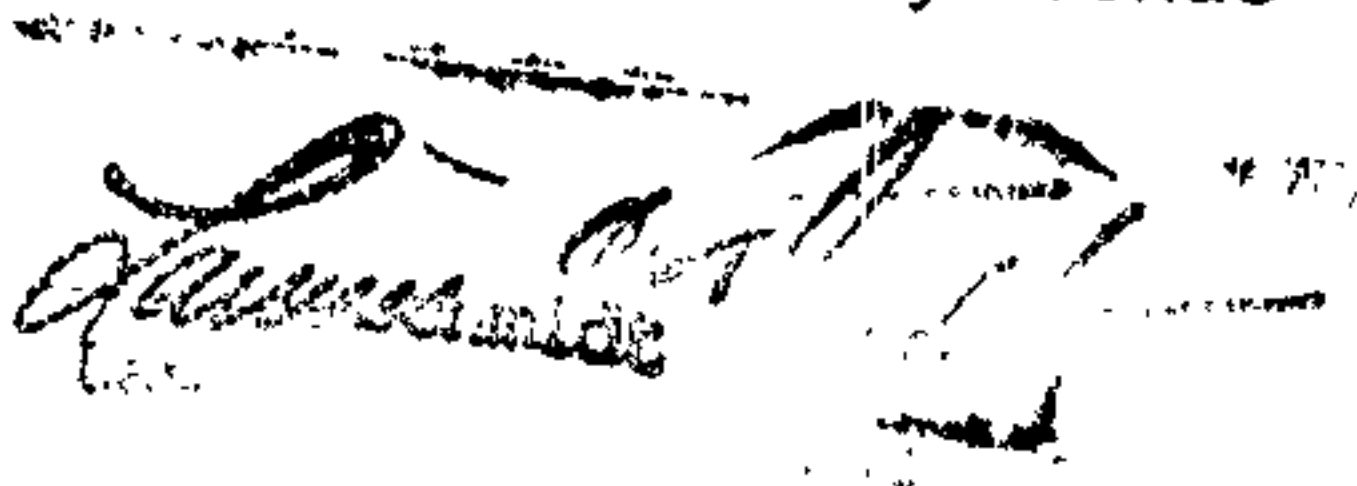
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-366-A

14 Bellhurst Way
E/side of Bellhurst Way at the distance of 165 feet +/- south of the centerline of Oakpark Drive
11th Election District – 5th Councilmanic District
Legal Owners: David and Melissa Stanley

Variance to permit an existing deck with a rear yard setback of 7 feet in lieu of the required 11.25 feet and to amend the first amended final development plan of "Oakhurst," Section One, Lot 171 only.

Hearing: Wednesday, April 7, 2004 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 04-366-A
Petitioner: David & Melissa Stanley
Address or Location: 14 BELLHURST WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Stanley
Address: 14 Bellhurst Way
Nottingham, MD 21236

Telephone Number: 410-661-4231

**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

March 31, 2004

Melissa Ann Stanley
David Douglas Stanley
14 Bellhurst Way
Nottingham, Maryland 21236

Dear Mr. and Mrs. Stanley:

RE: Case Number: 04-366-A, 14 Bellhurst Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 6, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 17, 2004

Item No.: 355-366

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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotreco

FROM: R. Bruce Seeley *RBS*

DATE: March 22, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 17, 2004

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

04-356

04-357

04-359

04-365

04-366

Reviewers: Sue Farinetti, Dave Lykens

4/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 3, 2004

RECEIVED

MAR 4 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 4-366

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: Lynne L. L. L.

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 12, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For February 23, 2004
Item Nos. 355, 356, 357, 359, 362,
and 366

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
14 Bellhurst Way, E/side of Bellhurst Way, *
165' S c/line of Oakpark Drive * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts *
Legal Owner(s): David & Melissa Stanley * FOR
Petitioner(s) * BALTIMORE COUNTY
* 04-366-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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to, Melissa & David Stanley, 14 Bellhurst Way, Nottingham, MD 21236, Petitioner(s).

RECEIVED

FEB 24 2004

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TESTANT'S
EXHIBIT
PKVD ZONING COUNTER (JL)
4/05/04 FOR INCLUSION IN
CASE FILE 04-366-A,

Department of Permits and Development Management
Bureau of Code Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dear Department of Permits and Development Management:
Subject: Case Number 04366A - Noncompliant Rear Deck

This complaint is in reference to a non-compliant rear deck associated with 14 Bellhurst Way. Approximately nine months ago, the residents of 14 Bellhurst Way began a project to build a wooden deck off the second floor of their property. Unfortunately, this project was done without the necessary approval from the proper bureau within Department of Permits and Development Management. The supporting footers were dug and set *without* any verification that they were buried to a safe depth. How can we be sure that because of this unknown footer depth, the deck won't collapse in the future? The common area that is immediately adjacent to the deck is a high-traffic area and is used by children playing and adults walking dogs and taking out trash.

It was only after a watchful neighbor noticed this lapse in safety that the County was notified. Work on the deck continued for several days then abruptly stopped leaving approximately one half unfinished. The half-dozen planks lay unsecured during this time and could have easily fallen on a passerby from a height of 10 -- 12 feet. This unsafe state existed with its unsecured planks for such a length of time that the planks actually began to bow from the weather and became unusable. The deck remained in this unsightly and unsafe state for roughly six months. Eventually, the deck was completed, but again, they did not call Code Inspection to verify the work was completed satisfactorily. The preceding course of events is factual and non-debatable.

It has become 14 Bellhurst Way's theme that they feel they do not need to contact Baltimore County when doing work that impacts others' safety. This behavior is extremely frustrating to the other residents who take the time to contact the appropriate bureaus. It illustrates their lack of respect for both their fellow neighbors and the Department of Permits and Development Management. While ignorance of the law is not an excuse, it does happen, but when this ignorant defense occurs repeatedly, it becomes a clear pattern of manipulation.

Rest assured that others feel as I do, but like them, cannot attend the mid-week hearing because of the demands of a busy work schedule. I have heard others would like to voice grievances, but fear retribution. I hope they thought to ask if written statements were acceptable as I did.

A personal frustration is how 14 Bellhurst Way will be rewarded for breaking the laws and I will be penalized for following them if they are allowed to keep this oversized rear deck. When I was building my own deck, I called the County and was told how far I was required to stay out of the common easement. I then built accordingly as did every other family who built a deck on both Hurst and Bellhurst Way. Why can't they be held to the same standard? I see no reason to reward their prohibited actions. I ask that the Zone Review Board simply uphold its own regulations and not allow this violation. To overlook these infractions penalizes people who do follow the guidelines and benefits those who do not. Our goal is merely fairness and equality.

Sincerely,

Concerned Neighbor

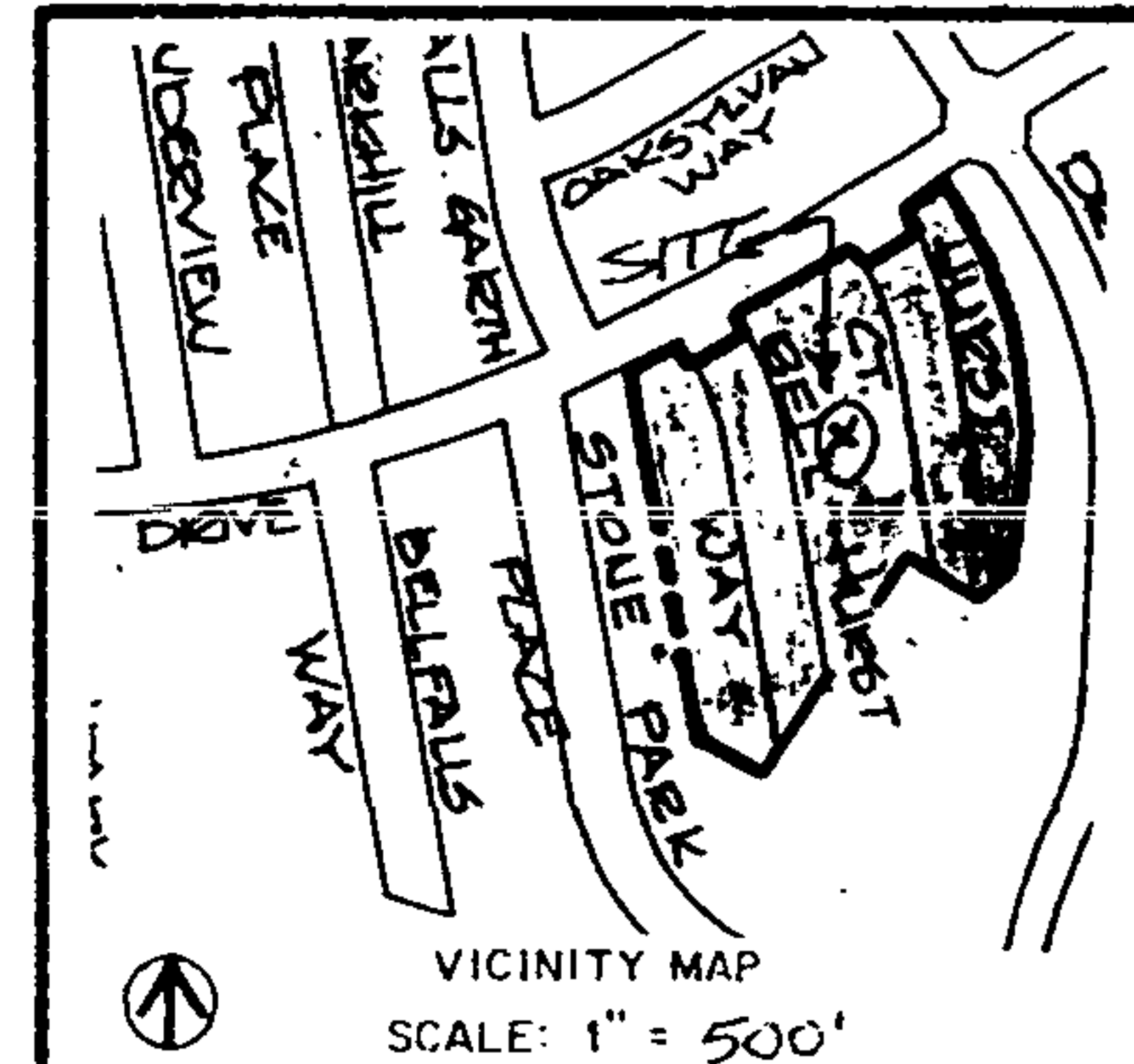
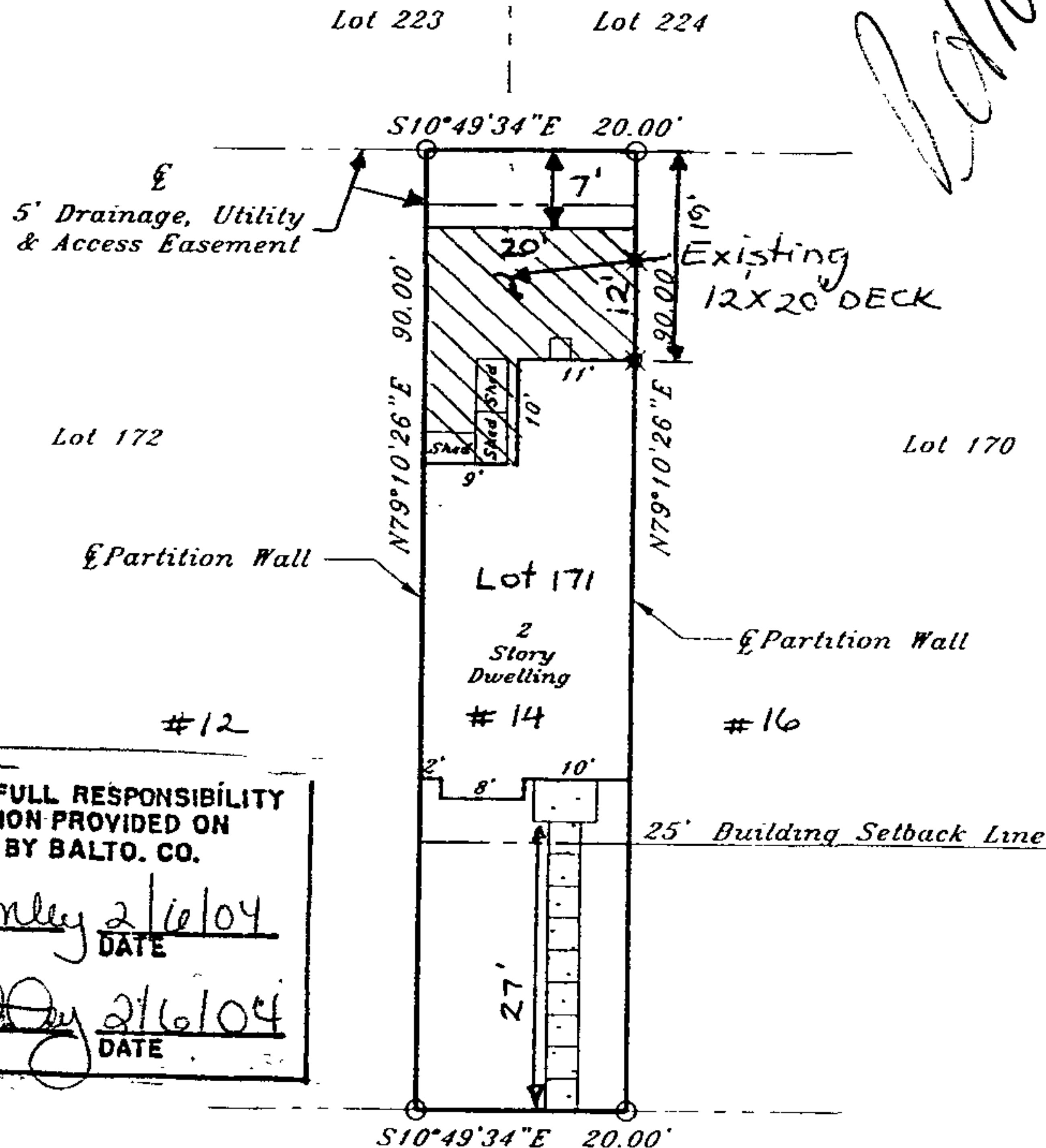
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 14 BELLHURST WAY SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME OAKHURST (Plat 12 Section 1)

PLAT BOOK # 52 FOLIO # 90 LOT # 171 SECTION # I

OWNER David & Melissa Stanley



LOCATION INFORMATION

ELECTION DISTRICT 11H

COUNCILMANIC DISTRICT C-5

1"=200' SCALE MAP # NE 11-G

ZONING DR 5.5

LOT SIZE 0.041 AC. 1,800 ~~SQ~~
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.

Melissa Stanley 2/6/04
OWNER DATE

David Stanley 2/6/04
OWNER DATE



NORTH

BELLHURST WAY
24' PAVING (60' R/W)

PREPARED BY PDM

SCALE OF DRAWING: 1" = 20'

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JRF 366 04-366-A

E 36,000
N 44,000

E 945,000

E 37,500

NE 11-6
1"=200'

D.R. 5.5

#366

N 877,000

N 43,000

(SHEET N.E. 11-F)

N 42,000

N 41,000

OAKPARK DRIVE

BELOAK WAY

SITE

SEVEN

COURTS

BELL

HALL

DR.

DR.

BELOAK CT.

POWHURST CT.

PERRY OAK PL.

WHITE

PERRYHURST

PL.

PROCTOR

LA.

DARBYTOWN CT.

BRIGANTINE CT.

DR 3.5