IN RE: PETITION FOR ADMIN. VARIANCE N/S of Pleasant Meadow Road, 1353 ft. E centerline of Black Rock Road 5th Election District 3rd Councilmanic District **(17110 Pleasant Meadow Road)** Pamela Davidson *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-395-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, Pamela Davidson. The variance request is for property located at 17110 Pleasant Meadow Road in the Upperco area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a side yard setback of 23 ft. in lieu of the minimum required 35 ft. for an enclosed carport. 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 on March 14, 2004, 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

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 1st day of April, 2004, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a side yard setback of 23 ft. in lieu of the minimum required 35 ft. for an enclosed carport, 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

RECEIVED
APR 6 2004
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

IN RE: PETITION FOR ADMIN. VARIANCE N/S of Pleasant Meadow Road, 1353 ft. E centerline of Black Rock Road 5th Election District 3rd Councilmanic District **(17110 Pleasant Meadow Road)** Pamela Davidson *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-395-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 14, 2004, 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 4/16/04
By

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.

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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 4/1/04
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

April 1, 2004

Ms. Pamela Davidson
17110 Pleasant Meadow Road
Upperco, Maryland 21155

Re: Petition for Administrative Variance
Case No. 04-395-A
Property: 17110 Pleasant Meadow Road

Dear Ms. Davidson:

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
Deputy Zoning Commissioner

JVM:raj
Enclosure

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 17110 Pleasant Meadow RD
which is presently zoned RC-2

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) 1A03.B.3 To allow a side yard setback of 23 ft. for an enclosed carport in lieu of the minimum required 35 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

Legal Owner(s):

Pamela Davidson
Name - Type or Print

Pamela A Davidson
Signature

Name - Type or Print

Signature

17110 Pleasant Meadow Rd. 410-374-1483
Address — Telephone No.

Upperco — MD — 21155
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

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

ORDER RECEIVED FOR FILING
Date
By

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. 04-395-A

Reviewed By _____ **Date** 3-01-04

Estimated Posting Date 3-14-04

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 17110 Pleasant Meadow RD
Address
Upperco MD 21155
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 existing SFD was built to the right of the existing site. There was only 23 feet left to the property line from the existing carport, leaving no room for additions or alteration on the right side of the home or to the carport

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 Pamela A Davidson
Signature

x PAMELA A. DAVIDSON
Name - Type or Print

x
Signature

x
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, _____, 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

SANDI L. TUNNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 7, 2007

My Commission Expires _____

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 17110 Pleasant Meadow Rd.
Address

Upperco MD 21155
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 existing SFD was built to the right of the existing site. There was only 23 feet left to the property line from the existing carport leaving no room for additions or alteration on the right side of the home or to the carport.

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 Pamela A. Davidson
Signature

x
Signature

x PAMELA A. DAVIDSON
Name - Type or Print

x
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, _____, 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 1, 2007

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 17110 Pleasant Meadow RD
which is presently zoned RC-2

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) 1A0.3.B.3. To allow a side yard setback of 23 ft for an enclosed carport in lieu of the minimum required 35 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):

Pamela Davidson
Name - Type or Print

x Pamela A Davidson
Signature

Name - Type or Print

Signature

17110 Pleasant Meadow Rd — 410-374-1483
Address — Telephone No.

Upperco — MD — 21155
City — State — Zip Code

Representative to be Contacted:

Melissa Gabinet American Design Build
Name

221 Gateway Drive — 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. 04-395-A

Reviewed By [signature] **Date** 3-01-04

Estimated Posting Date 3-14-04

REV 10/25/01

ZONING DESCRIPTION FOR 17110 Pleasant Meadow Rd.

Beginning at a point on the NORTH side of Pleasant Meadow Rd., which is 20 feet wide at the distance of 1353 feet east of the centerline of the nearest improved intersecting street Black Rock Road which is 22 feet wide. Being Map #20, Grid 13, Parcel 161, containing 1.01 acres. Also known as 17110 Pleasant Meadow Rd. and located in the 5th Election District.

395

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29930
04-345-A

DATE 3-01-04 ACCOUNT R-001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: American Design & Build LTD

FOR: Residential Variance Filing fee
at 17110 Pleasant Hill Acres Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE/TIME TOT
CHLD RECEIPT
BUSINESS ACTUAL TIME DRW
3/02/2004 3/01/2004 15:03:40 2
REG WSUZ WALKIN JEAN JEE
>>RECEIPT # 324359 2/29/2004 DFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 029930
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. **04-395-A**
Petitioner/Developer:
Pamela Davidson
Closing Date: **3/29/2004**

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

Attention: Ms. Kristen Matthews:

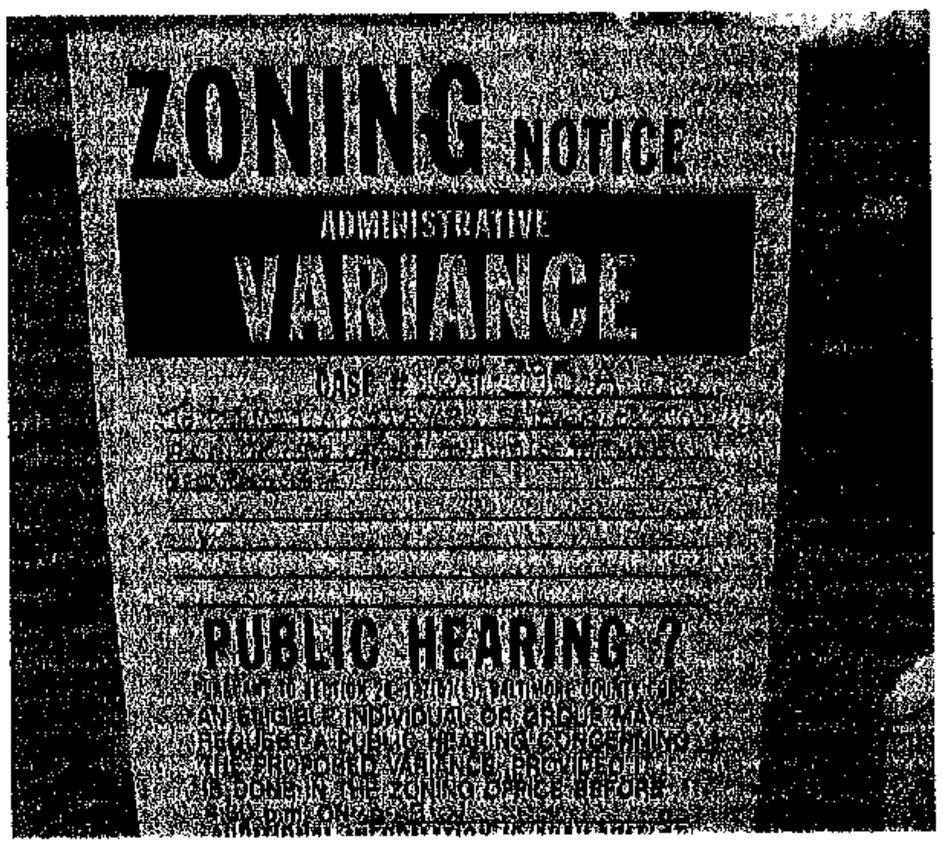
Ladies and Gentlemen:

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 **17110 Pleasant Meadow Rd.**

The sign(s) were posted on **3/14/04.**

Sincerely,

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



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04 395 -A Address 17110 Pleasant Meadow Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-01-04 **Posting Date:** 3-14-04 **Closing Date:** 3-29-04

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 04 395 -A Address 17110 Pleasant Meadow Rd.

Petitioner's Name Pamela Davidson Telephone 410-374-1493

Posting Date: 3-14-04 **Closing Date:** 3-29-04

Wording for Sign: To Permit a sideyard setback of 23 ft. for an enclosed carport in lieu of the minimum required 35 ft.

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: 04-395-A

Petitioner: Pamela Davidson

Address or Location: 17110 Pleasant Meadow Rd. (21155)

PLEASE FORWARD ADVERTISING BILL TO:

Name: American Design & Build

Address: 221 Gateway DR.
Bel Air, Md. 21014

Telephone Number: 410-557-0555

Revised 2/20/98 - SCJ

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

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

March 29, 2004

Pamela Davidson
17110 Pleasant Meadow
Upperco, Maryland 21155

Dear Ms. Davidson:

RE: Case Number: 04-395-A, 17110 Pleasant Meadow Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 1, 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
Melissa Gabinet American Design & Building 221 Gateway Drive BelAir 21014

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

March 9, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 9, 2004

Item No.: 361, 364, 390-393, 397 & 398

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.

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

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.5.04

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

RE: Baltimore County
Item No. 395 JJS

Dear. Ms.Matthews:

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS

DATE: April 5, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-361
04-390
04-391
04-393
04-395
04-396
04-397

Reviewers: Sue Farinetti, Dave Lykens

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 17, 2004

RECEIVED
MAR 1 9 2004
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-388, 4-395, and 4-403**
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: Lyn Lanham

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 16, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 15, 2004
Item Nos. 364, 390, 391, 392, 393,
394, 395, 396, and 397

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

RWB:CEN:jrb

cc: File

ZAC-03-15-2004-NO COMMENT ITEMS 361 364 390-398-03162004

PLAT TO ACCOMPANY PETITION FOR ZONING ☑ VARIANCE ☐ SPECIAL HEARING

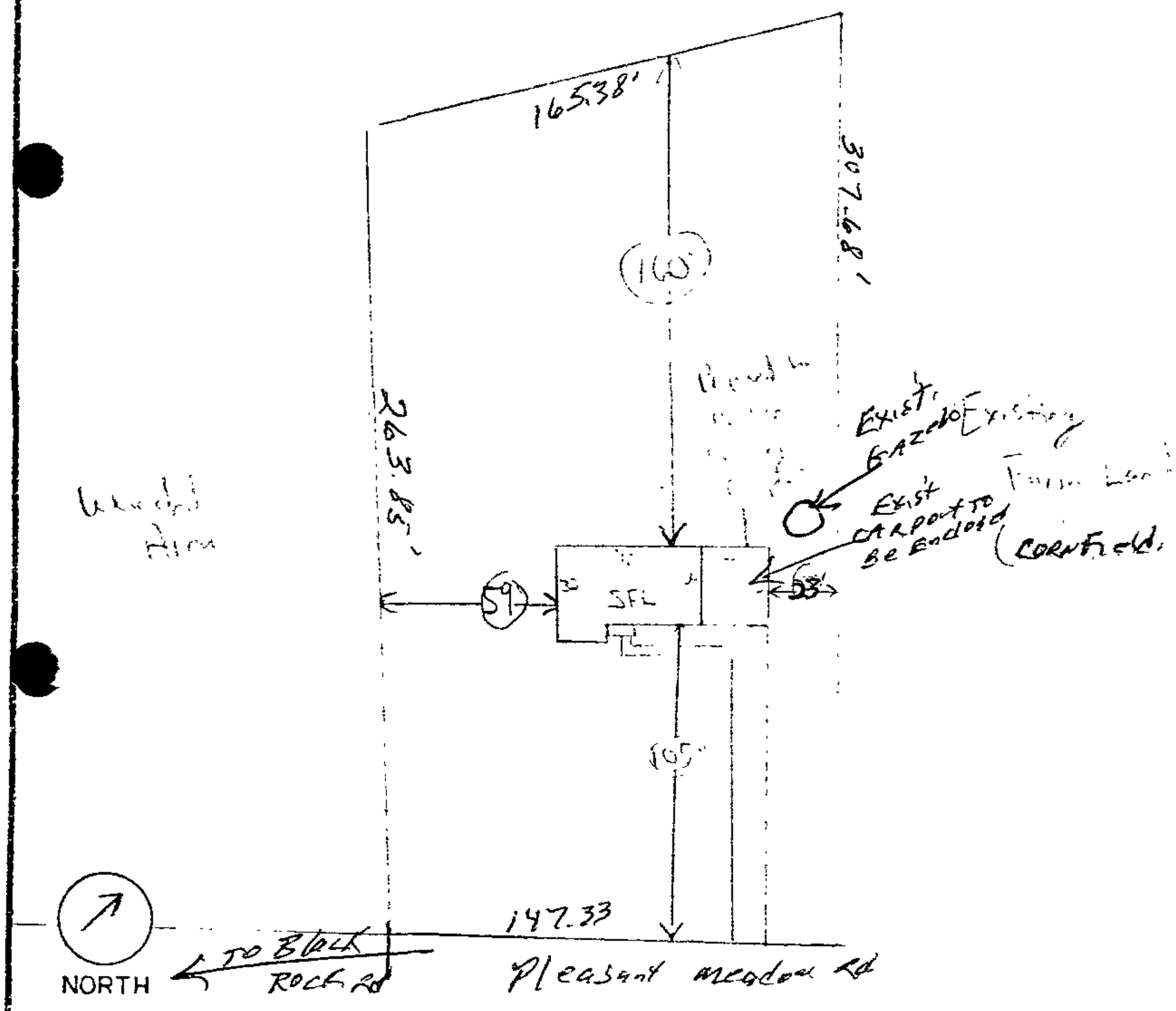
PROPERTY ADDRESS 17110 Pleasant Meadow Rd

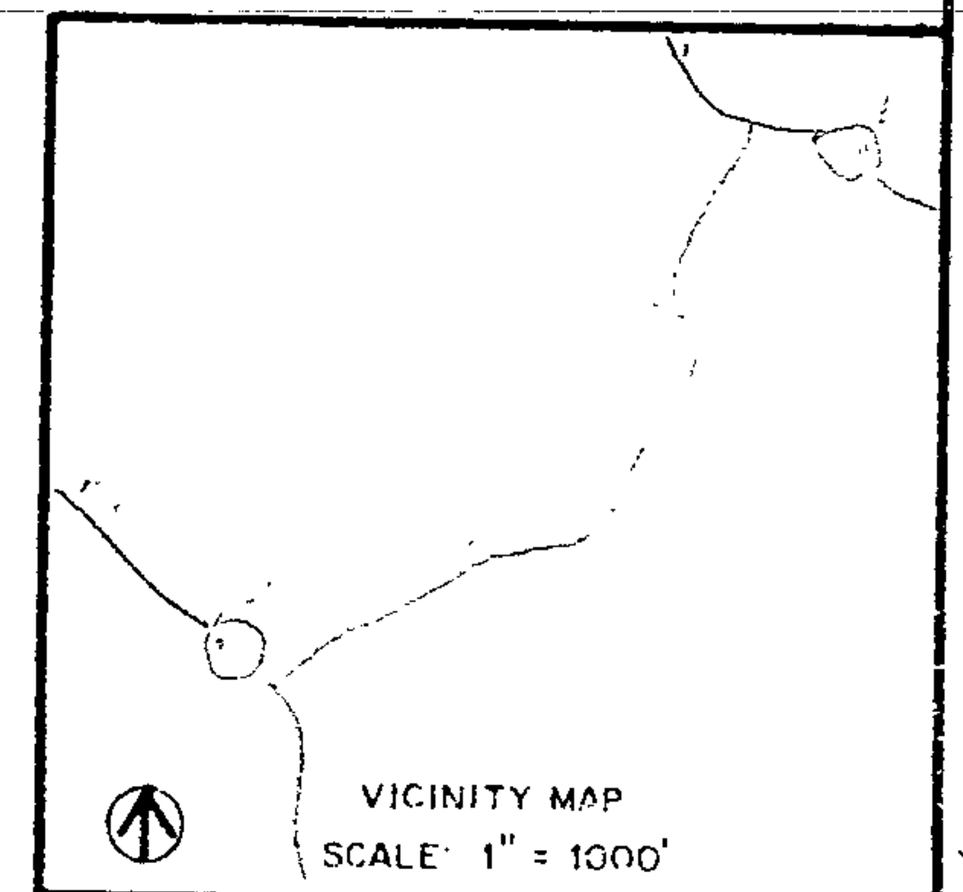
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME —

PLAT BOOK # ____ FOLIO # ____ LOT # ____ SECTION # ____

OWNER Mrs Lou Ann





LOCATION INFORMATION

ELECTION DISTRICT 5th

COUNCILMANIC DISTRICT 3rd

1"=200' SCALE MAP # NW 28-1

ZONING RC-2

LOT SIZE 1.01 ACREAGE — 43,996± SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☑
WATER	☐	☑

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

PRIOR ZONING HEARING —

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
DAR	395	

PREPARED BY Jeffrey Holman

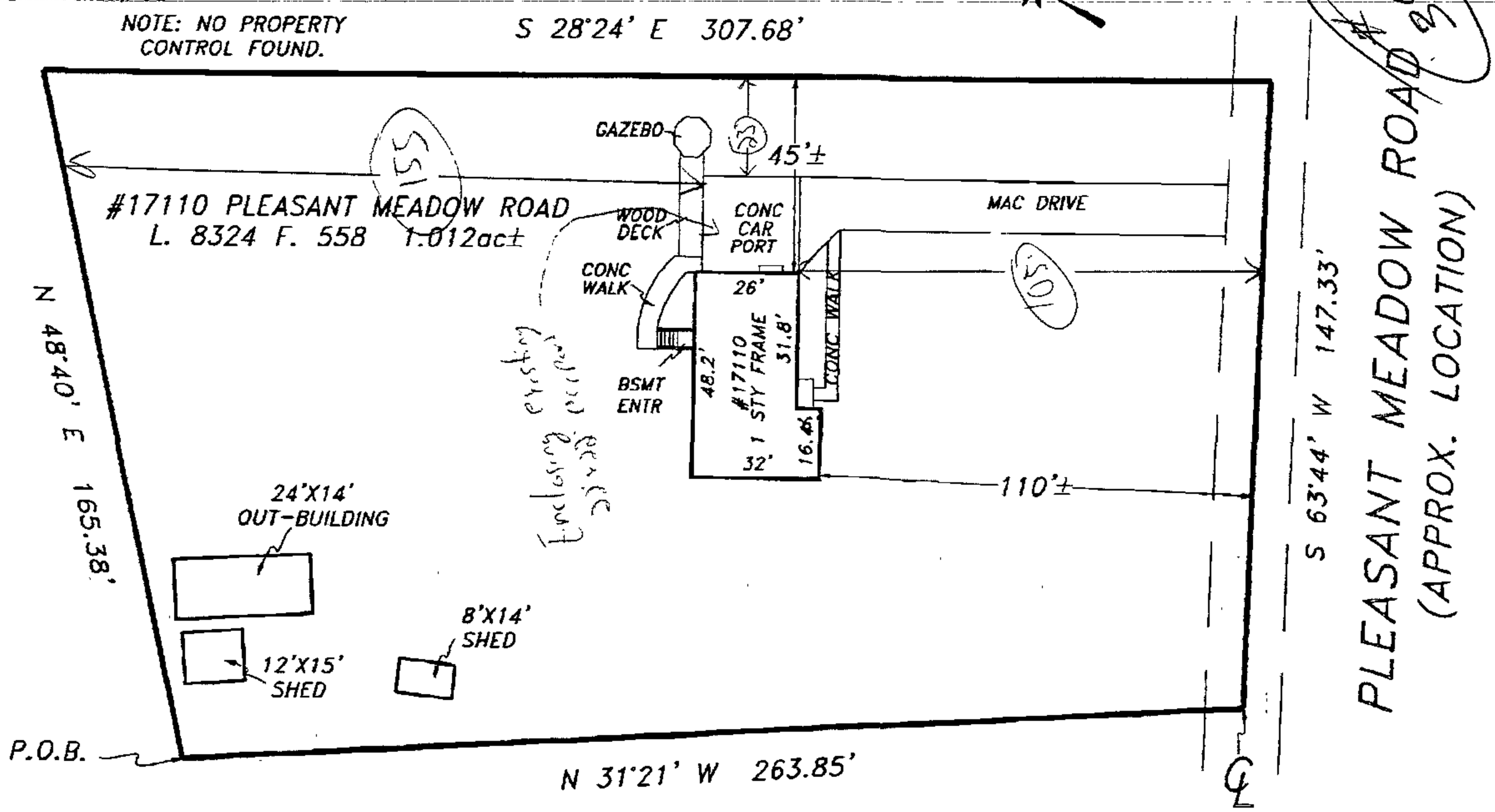
SCALE OF DRAWING: 1" = 60'

-15-

Pet. Ex. #1

Keep in file.

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 unshown or unrecorded encroachments or overlaps.
4) Property markers NOT found, or guaranteed by this location.
5) Setback distance accuracy: 5'±



Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel 240010 0100 B.Effective MARCH 2, 1981

NOTE: DEEP SNOW, ALL GROUND LEVEL OBJECTS MAY NOT BE SHOWN.

This is to certify that I have surveyed the property shown hereon, being known as #17110 PLEASANT MEADOW ROAD

and recorded among the land records of Baltimore County, Maryland in LIBER 8324 ,folio 558 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.

STATE OF MARYLAND
JAMES C. HUDGINS
No. 96
REGISTERED PROPERTY LINE SURVEYOR

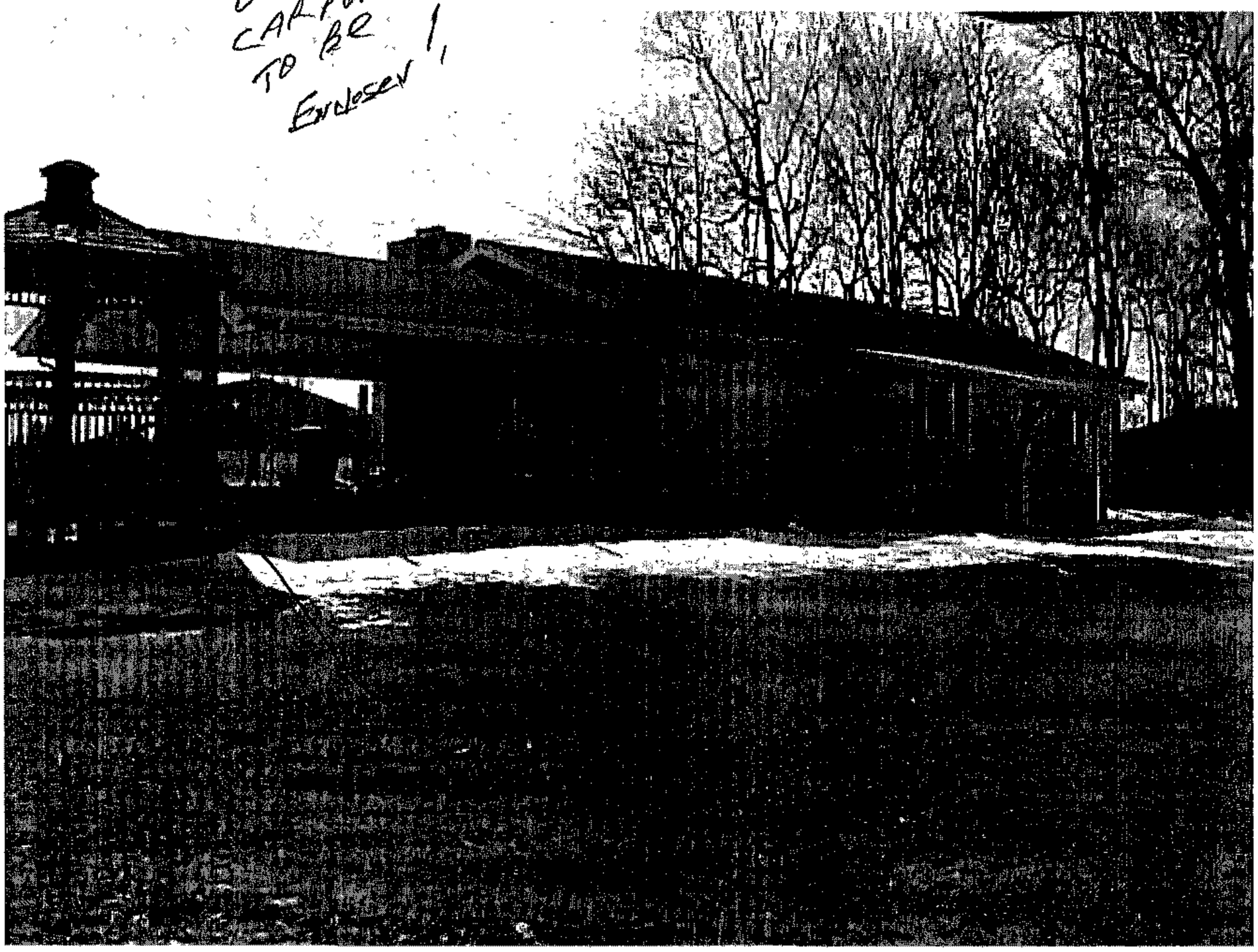
J. Carl Hudgins PLS #96

LOCATION DRAWING
17110 PLEASANT MEADOW ROAD
5th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

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

Scale:	1"= 40 '
Date:	2/6/04
Field By.	DBM
Drawn By.	DBM
Drawing #	DR04001

Existing CAR Port TO BE Enclosed

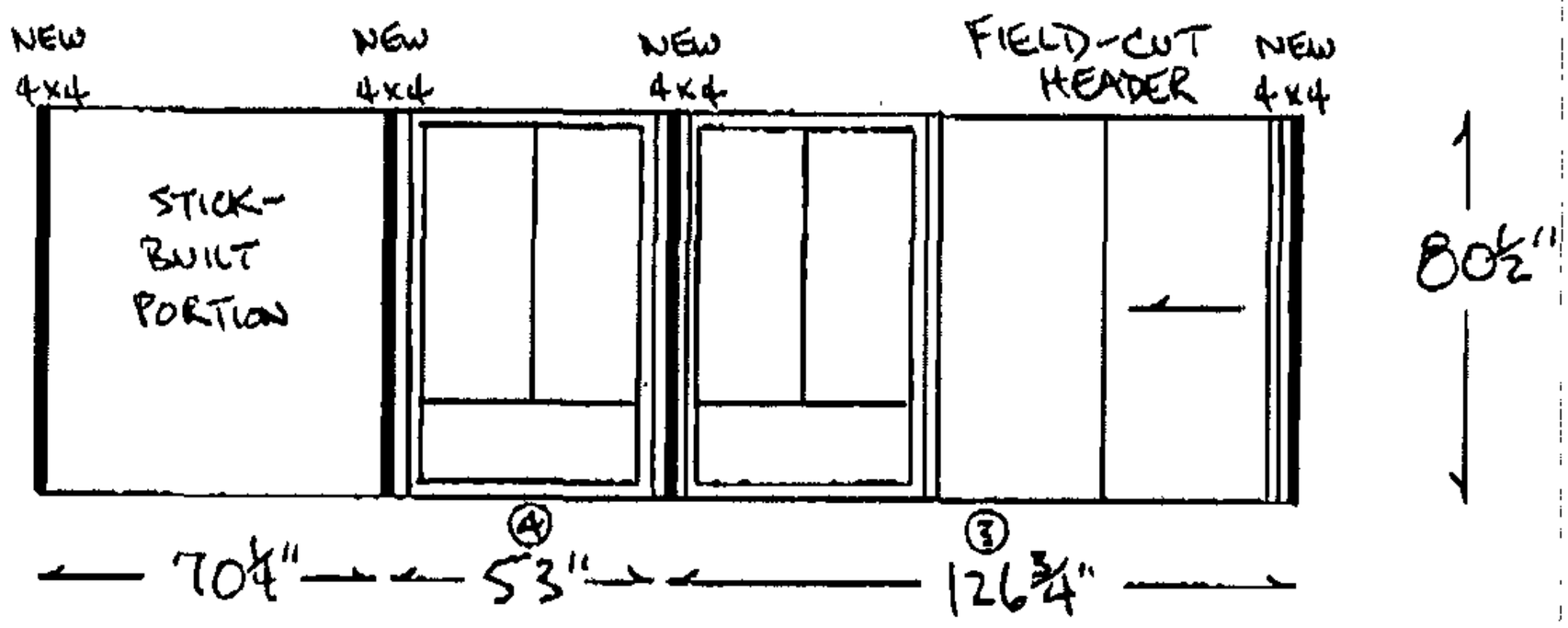


395

395

AMERICAN DESIGN + BUILD / DAVIDSON
17110 PLEASANT MEADOW ROAD
UPPERCO, MD. 21155

ELEVATION
(GABLED END)



ONE SLIDING DOOR 72" x 80"
TWO SLIDING WINDOWS 45" x 55¾"
TWO GLASS KICKPANELS 45" x 15"

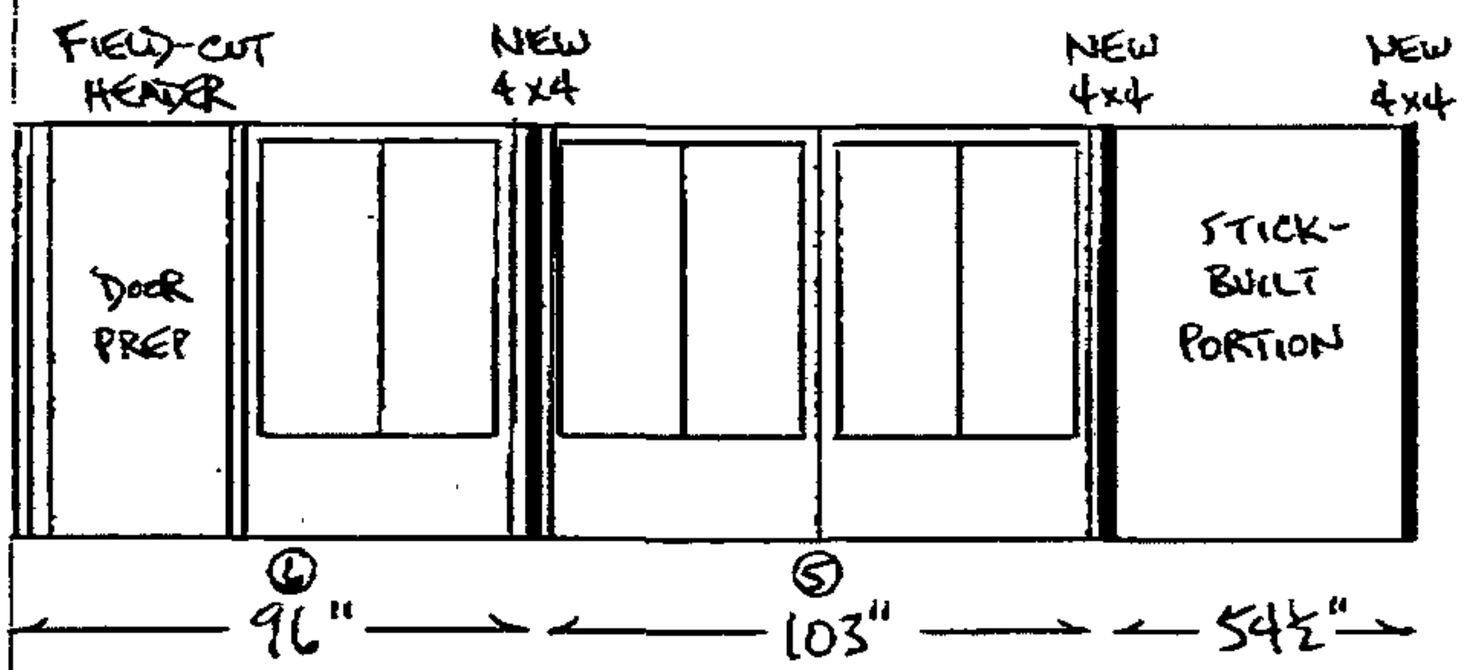
DEALER APPROVAL _____

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS

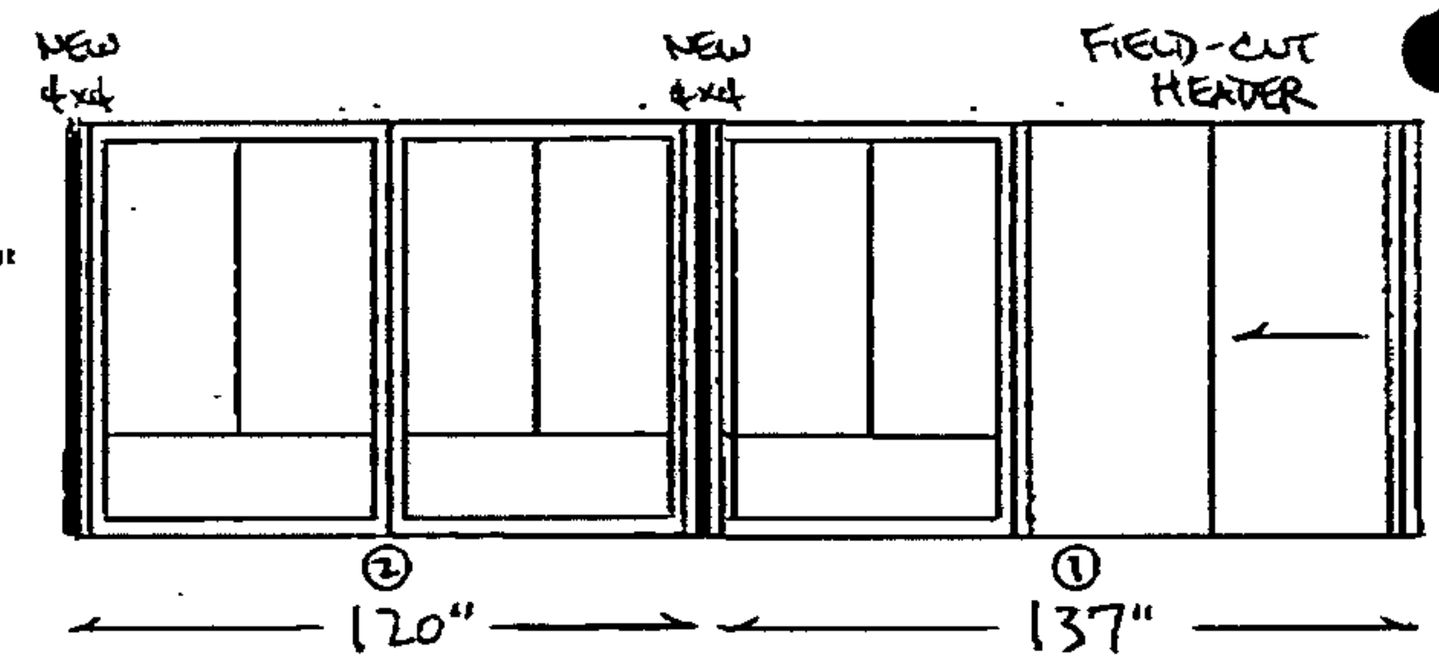
(TUE) FEB 10 2004 15:46/ST. 15:46/NO. 6309903307 P 2

AMERICAN DESIGN+BUILD / DAVIDSON
17110 PLEASANT MEADOW ROAD
UPPERCO, MD. 21155

ELEVATION
(FRONT OF HOUSE)



ELEVATION
(REAR OF HOUSE)

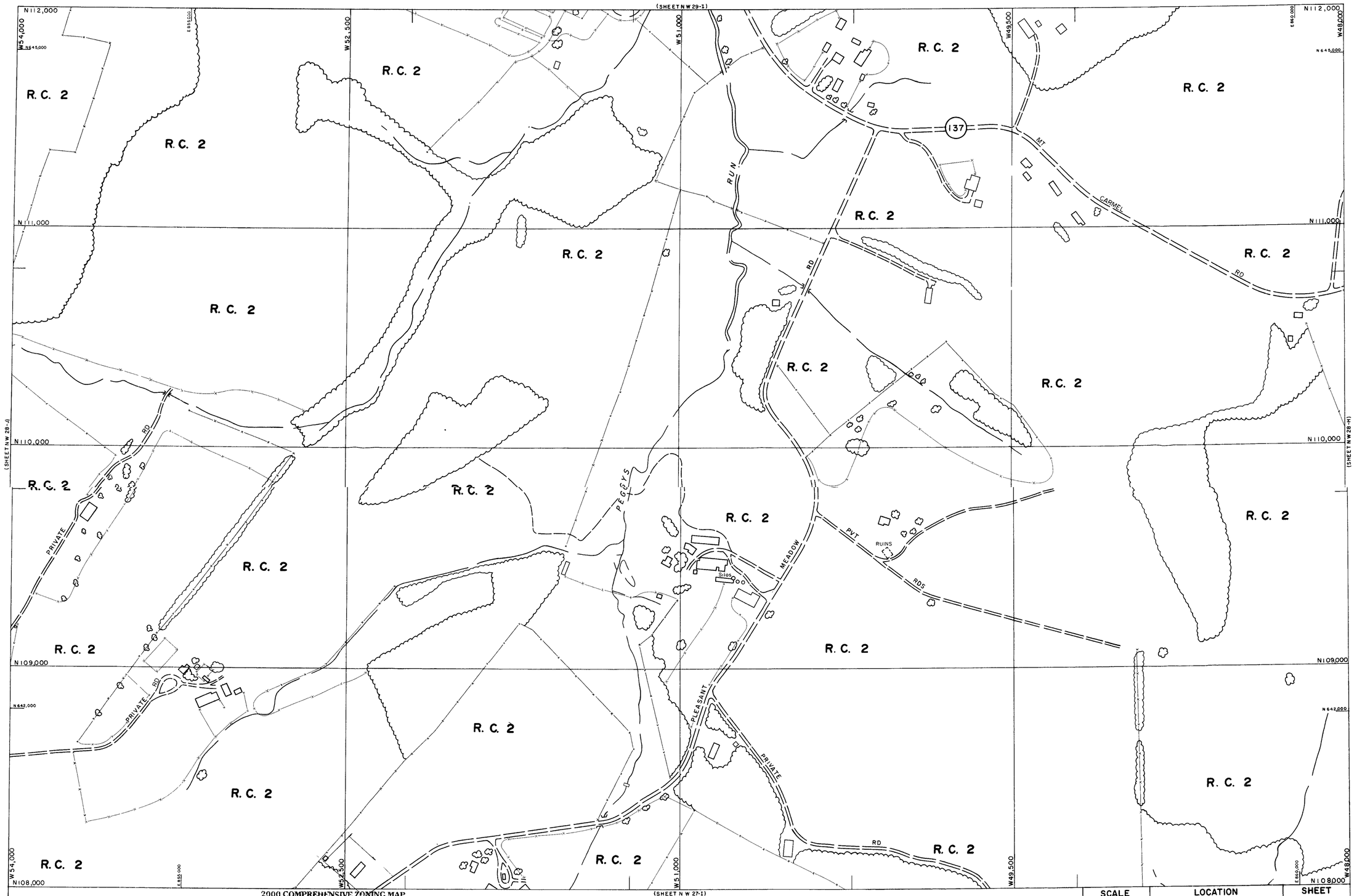


THREE SLIDING WINDOWS 45" x 55¾
THREE SLIDING WINDOWS 53" x 55¾"
THREE GLASS KICKPANELS 53" x 15"
ONE SLIDING DOOR 72" x 80"
ONE DOOR PREP 36" x 80"

DEALER APPROVAL _____

FROM THERMAL INDUSTRIES INC 4105253695

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



GG-NW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	SOUTH OF ARMACOST	N.W. 28-I
DATE OF PHOTOGRAPHY JANUARY 1986		

#395

NW 28 I