

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Village Green Drive, 2,600 ft. S
centerline of Offutt Road
2nd Election District
4th Councilmanic District
(9998 Village Green Drive)

Lisa K. & Andreas T. Dailey, Sr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-428-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Lisa K. and Andreas T. Dailey, Sr.. The variance request is for property located at 9998 Village Green Drive in the Woodstock area of Baltimore County. The Petitioners are requesting variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) in the side yard in lieu of the required rear yard. 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 on March 23, 2004, 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 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

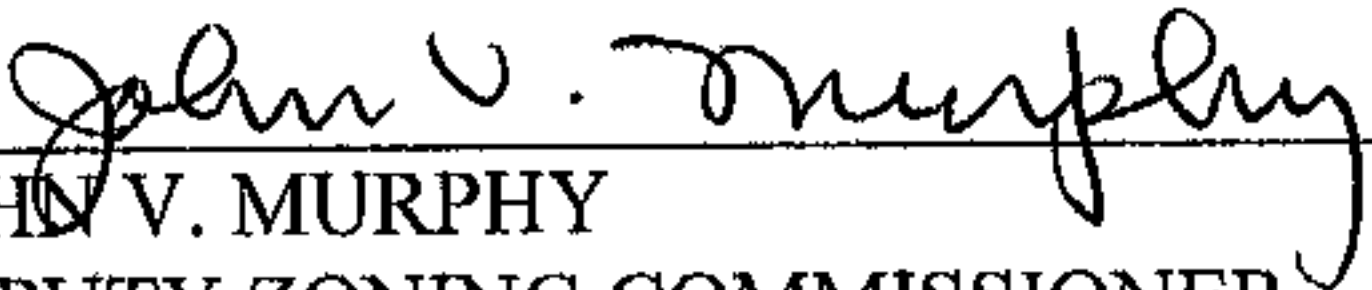
ADEN RECEIVED FOR FILING
Date 4/16/04
By R. J. Jester

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

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of April, 2004, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) in the side yard in lieu of the required rear yard, 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

COPIES RECEIVED FOR FILING
Date 4/16/04
By R. J. J. J.

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 16, 2004

Mr. & Mrs. Andreas T. Dailey, Sr.
9998 Village Green Drive
Woodstock, Maryland 21163

Re: Petition for Administrative Variance
Case No. 04-428-A
Property: 9998 Village Green Drive

Dear Mr. & Mrs. Dailey:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been approved 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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM: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 9998 Village Green Dr 21163
which is presently zoned RC5

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) 400.1 BCZR

To permit an accessory structure (shed) in the side yard in lieu of the required rear yard

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.

State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-428-A

Reviewed By JRF Date 3-19-04

Estimated Posting Date 3-28-04

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9998 Village Green Drive
Address
Woodstock MD 21163
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):

We are requesting the ability to build an accessory structure (shed) in the side yard in lieu of the required rear yard due to the fact that we are having an in ground pool (permit approved already) installed beginning at the end of our driveway. This site for the pool was chosen after we had our yard surveyed, discovered true property borders, had the pool redesigned and reduced by 1/3 to best fit the lot. This side yard is the only level area that will now not affect the water drainage of the surrounding homes through our lot to the Forrest Conservation Easement and Forrest Buffer Easement. The vast portion of our lot is slopped and the septic reserve area covers the center, through the right rear of the yard. We purchased this home a year ago and it already had a very large multi level deck, had we designed this it could have accommodated this storage space under it. We would love to have attached this to the side of the house to avoid this appeal but the chimney prevents us from doing this. The shed will house the snowplow equipment as well as other accessories that also make this place a desirable location for us, especially in the wintertime. We have requested the approval of the in ground pool and shed with all of our surrounding neighbors prior to even pursuing this project and all have approved of the plan. We have also attached a signed statement from each neighbor stating his or her approval of this appeal. Thanks for your consideration of this appeal.

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]
Signature
Andreas T. Dailey Sr.
Name - Type or Print

[Signature]
Signature
Lisa K. Dailey
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andreas T. Dailey Sr. and Lisa K. Dailey
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 11-01-2005

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 9998 Village Green Drive
Address Woodstock MD 21163
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):

We are requesting the ability to build an accessory structure (shed) in the side yard in lieu of the required rear yard due to the fact that we are having an in ground pool (permit approved already) installed beginning at the end of our driveway. This site for the pool was chosen after we had our yard surveyed, discovered true property borders, had the pool redesigned and reduced by 1/3 to best fit the lot. This side yard is the only level area that will now not affect the water drainage of the surrounding homes through our lot to the Forrest Conservation Easement and Forrest Buffer Easement. The vast portion of our lot is slopped and the septic reserve area covers the center, through the right rear of the yard. We purchased this home a year ago and it already had a very large multi level deck, had we designed this it could have accommodated this storage space under it. We would love to have attached this to the side of the house to avoid this appeal but the chimney prevents us from doing this. The shed will house the snowplow equipment as well as other accessories that also make this place a desirable location for us, especially in the wintertime. We have requested the approval of the in ground pool and shed with all of our surrounding neighbors prior to even pursuing this project and all have approved of the plan. We have also attached a signed statement from each neighbor stating his or her approval of this appeal. Thanks for your consideration of this appeal.

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]
Signature
Andreas T. Dailey Sr.
Name - Type or Print

[Signature]
Signature
Lisa K Dailey
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andreas T. Dailey Sr. and Lisa K. Dailey
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 11-01-2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9998 Village Green Dr 21163
which is presently zoned RC5

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) 400.1 BCZR

To permit an accessory structure (shed) in the side yard in lieu of
the required rear yard

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature 443-829 5655 cell

9998 Village Green Dr 410-922-0426 hm

Address Telephone No.

Woodstock MD 21163

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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. 04-428-A

Reviewed By JRF Date 3-19-04

REV 10/25/01

Estimated Posting Date 3-28-04

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 9998 Village Green Dr
(address)

Beginning at a point on the West side of
(north, south, east or west)
Village Green Dr which is 40'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 2600 +/- South of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Offutt Road
(name of street)
which is 50' wide. *Being Lot # 39
(number of feet of right-of-way width)

Block _____, Section # 3 in the subdivision of Edrich Manor
(name of subdivision)

as recorded in Baltimore County Plat Book # 68, Folio # 128,
containing 1.22. Also known as 9998 Village Green Dr
(square feet or acres) (property address)

and located in the 2 Election District, 4 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

428

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 34623

DATE 3-17-04 ACCOUNT 001-006-0150

AMOUNT \$ 65.00

RECEIVED DAILEY

FROM: 3777 Village Green Dr. Elton 21228

FOR: Admin. Services

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Paid Receipt

BUSINESS ACTUAL TIME INW

3/17/2004 3:17:20PM 03:57:39 4

OFFICE OF BUDGET & FINANCE

RECEIPT # 21228 3/17/2004 IFLE

NOTE: 5.00 ZONING VERIFICATION

CRIM. (34623)

Receipt Tot \$65.00

\$65.00 CA

Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 04-428-A

Petitioner/Developer: _____

Andreas & Lisa Dailey

Date of Hearing/Closing: 4/12/04

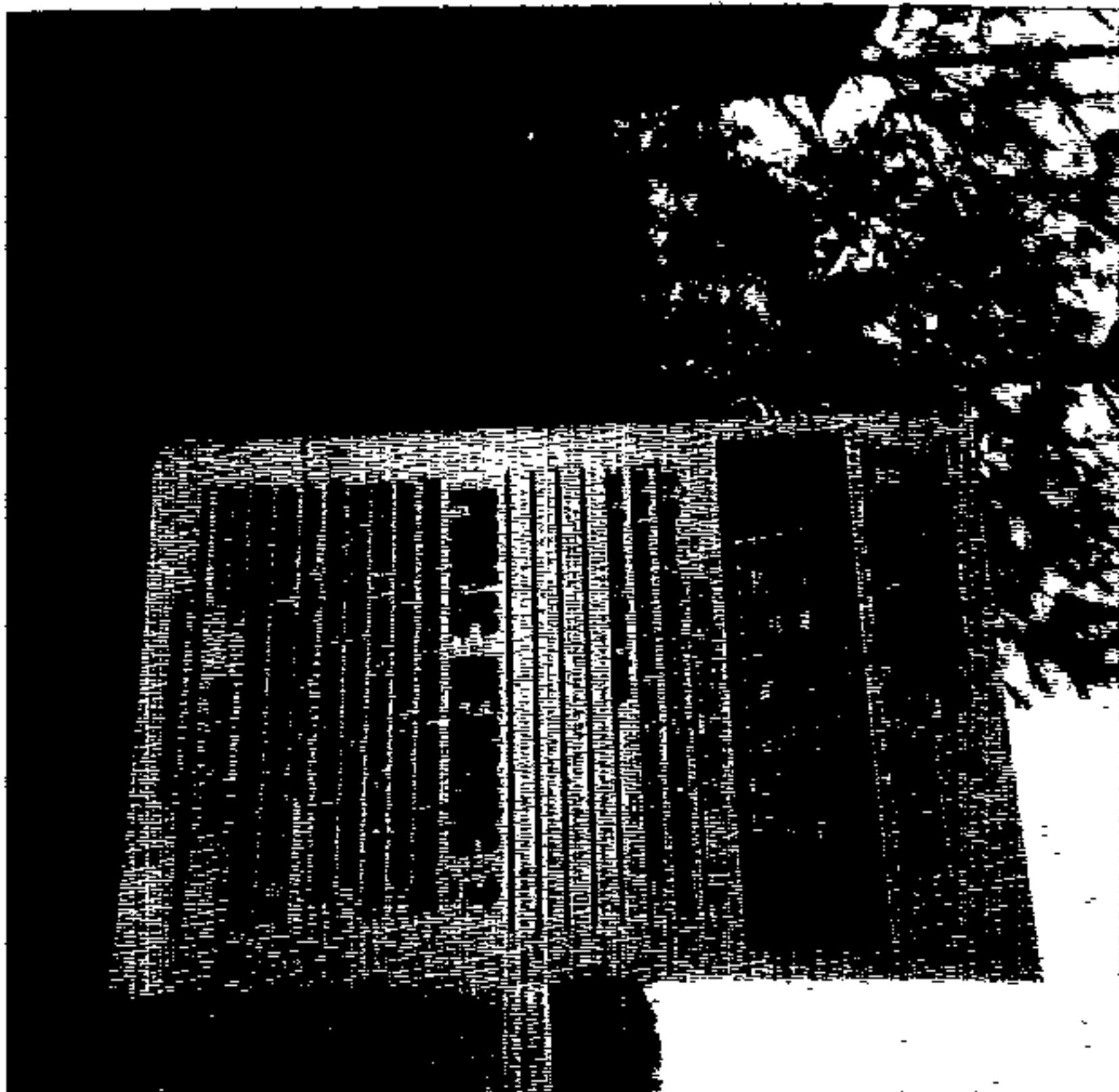
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: 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 at 9998 Village Green Dr.
Woodstock, MD 21163

The sign(s) were posted on March 23, 2004
(Month, Day, Year)



Sincerely,

Stacy Gardner 3/23/04
(Signature of Sign Poster and Date)

Stacy Gardner
SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(Address)

410-781-4000
(City, State, Zip Code)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-428 -A Address 9998 VILLAGE GREEN DR

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 3-19-04 Posting Date: 3-28-04 Closing Date: 4-12-04

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 04-428 -A Address 9998 Village Green Dr.
Petitioner's Name ANDREAS & LISA DAILEY Telephone 410-922-0426 home #
Posting Date: 3-28-04 Closing Date: 4-12-04
Wording for Sign: To Permit an accessory structure (shed) to be
located in the side yard in lieu of the required rear yard

**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: 04-428-A
Petitioner: Andreas T & Lisa K Dailey
Address or Location: 9998 Village Green Dr Woodstock MD 21163

PLEASE FORWARD ADVERTISING BILL TO:

Name: Andreas T & Lisa K Dailey
Address: 9998 Village Green Dr
Woodstock MD 21163
Telephone Number: 410-922-0426

**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*

April 12, 2004

Andreas T. Dailey, Sr.
Lisa K. Dailey
9998 Village Green Drive
Woodstock, Maryland 21163

Dear Mr. and Mrs. Dailey:

RE: Case Number: 04-428-A, 9998 Village Green Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 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." 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. Holman, Chief

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

March 29, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 29, 2004

Item No.: 424-435 (68)

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.29.04

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

RE: Baltimore County
Item No. 428 JRF

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,

 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 *RB5/JDO*

DATE: April 6, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 29, 2004

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

04-424

04-425

04-428

04-429

04-432

04-433

04-434

04-435

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2004

RECEIVED

APR - 2 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-428 -- 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

Division Chief:

[Signature]

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2004
Item Nos. 424, 425, 427, (428), 429, 431,
432, and 434

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

RWB:CEN:jrb

cc: File

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

For the property located at:

9998 Village Green Drive Woodstock, MD 21163

Legal Owner(s):

Andreas T. Dailey, Sr. & Lisa K. Dailey

**This Petition shall be filed with the Department of Permits and
Development Management.**

**Request the approval from the surrounding bordered neighbors of
said property: To permit an accessory structure (shed) in the side
yard in lieu of the required rear yard.**

☒ APPROVE

☐ DISAPPROVE

Freddie Harper 3/14/04
Freddie Harper and/or Sharon Harper of 9996 Village Green Dr Woodstock, MD 21163

☒ APPROVE

☐ DISAPPROVE

Raymond Moseley 3-15-04
Raymond Moseley and/or Elizabeth Moseley of 10004 Village Green Dr Woodstock, MD 21163

☒ APPROVE

☐ DISAPPROVE

Richard Baldwin 3-15-04
Richard Baldwin and/or Susan Baldwin of 10002 Village Green Dr Woodstock, MD 21163

☒ APPROVE

☐ DISAPPROVE

Frederick Dubose 3/15/04
Frederick Dubose and/or Doretha Dubose 10000 Village Green Dr Woodstock, MD 21163

428

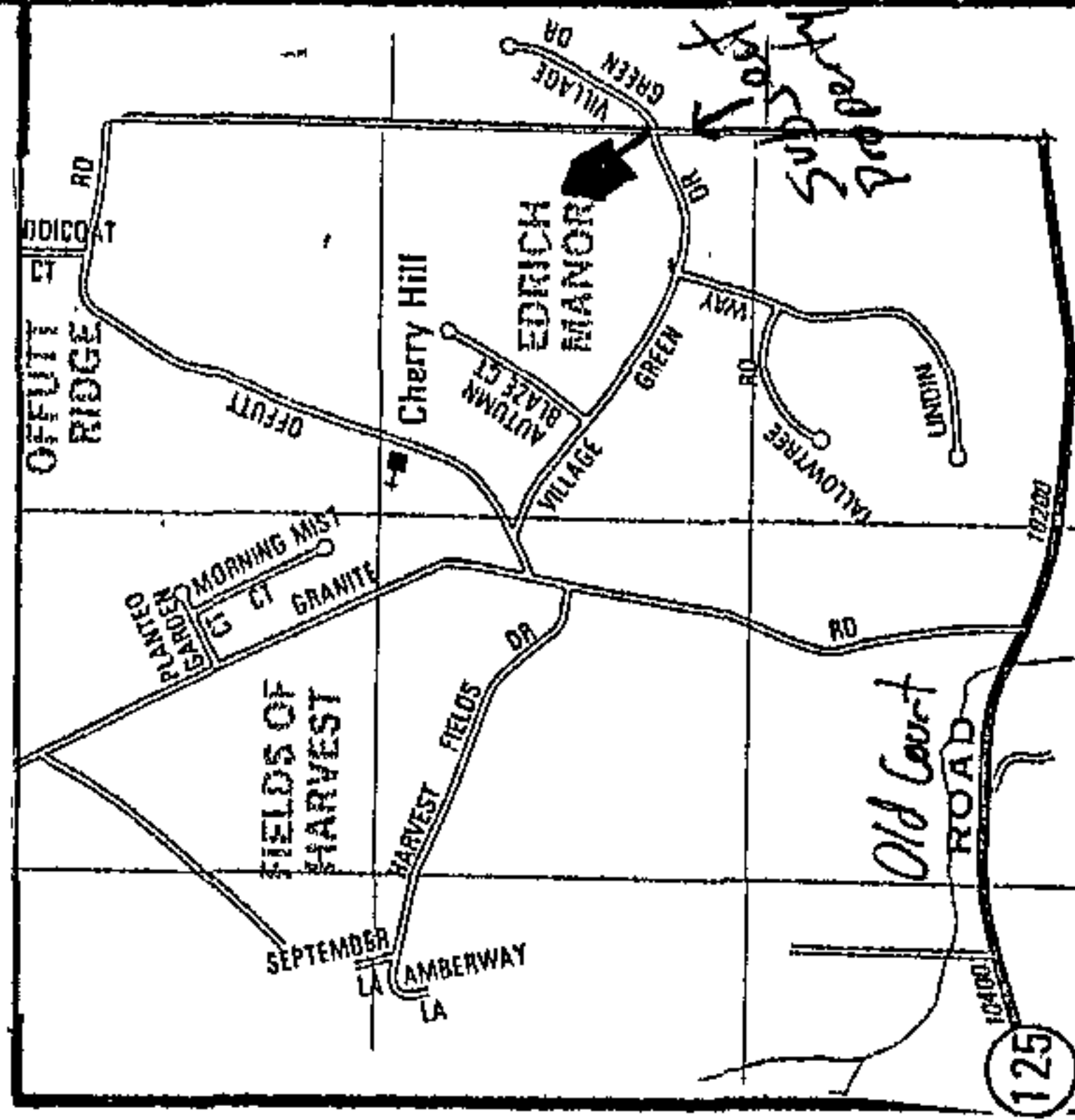
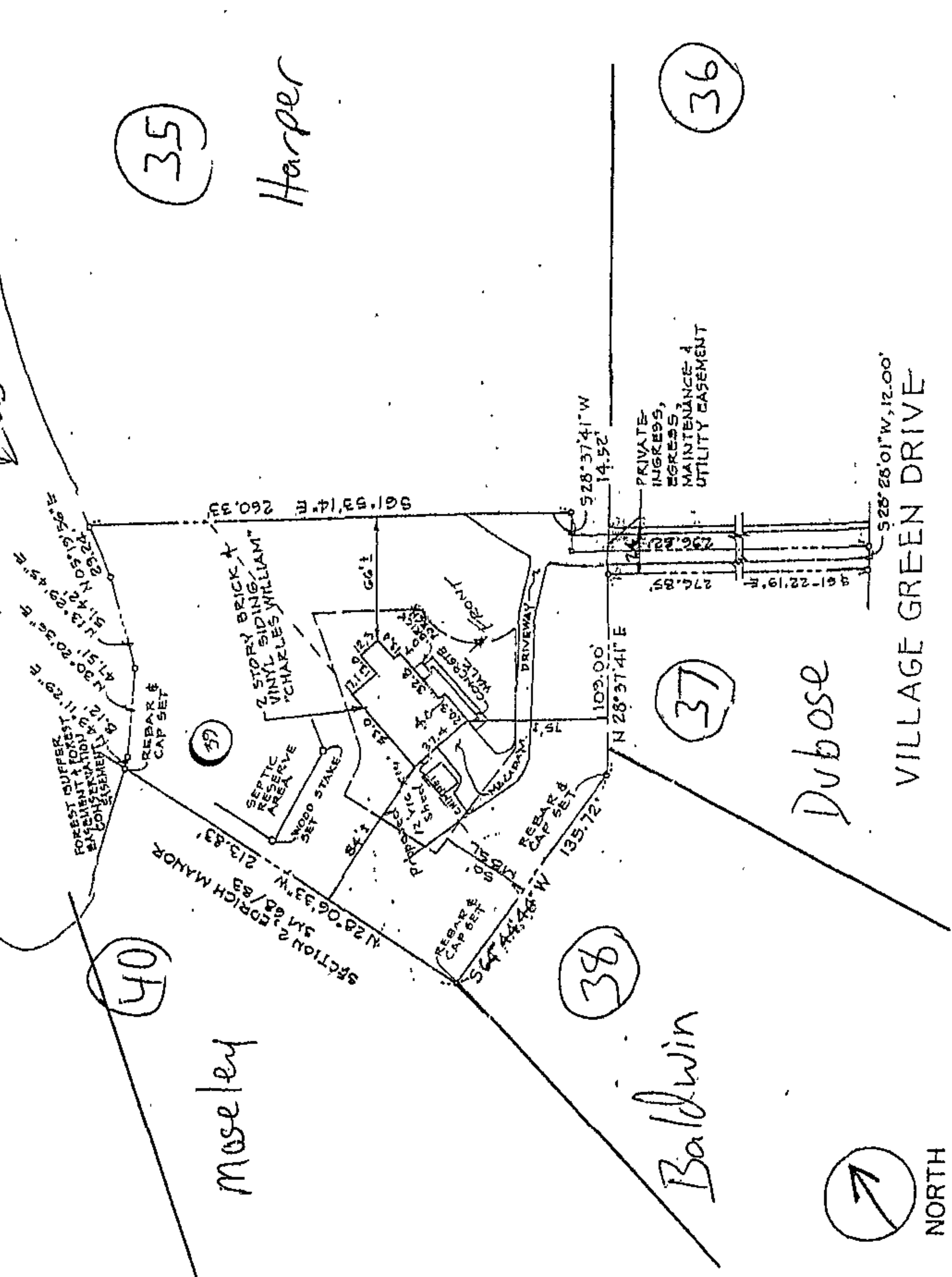
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 9998 Village Green Dr
 SUBDIVISION NAME Edrich Manor
 PLAT BOOK # 66 FOLIO # 128 LOT # 39 SECTION # 3
 OWNER Andrew T & Lisa K Dailley

Forest Conservation Easement

Forest Buffer Easement



LOCATION INFORMATION

ELECTION DISTRICT 24
 COUNCILMANIC DISTRICT 24
 1" = 200' SCALE MAP # NW 5 K
 ZONING RC 5
 LOT SIZE 1.22

ACREAGE 1.22 SQUARE FEET
 PUBLIC ☐ PRIVATE ☒
 SEWER ☐ WATER ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN YES ☐ NO ☒
 HISTORIC PROPERTY / BUILDING YES ☐ NO ☒
 PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
 REVIEWED BY JF ITEM # 428 CASE #

PREPARED BY Andrew T Dailley Sr SCALE OF DRAWING: 1" = 25'

VILLAGE GREEN DRIVE

S 28° 28' 01" W, 12.00'

Scale 1" = 50'

PRIVATE
INGRESS,
EGRESS,
MAINTENANCE &
UTILITY EASEMENT

S 28° 37' 41" W 14.52'
N 28° 37' 41" E 109.00'

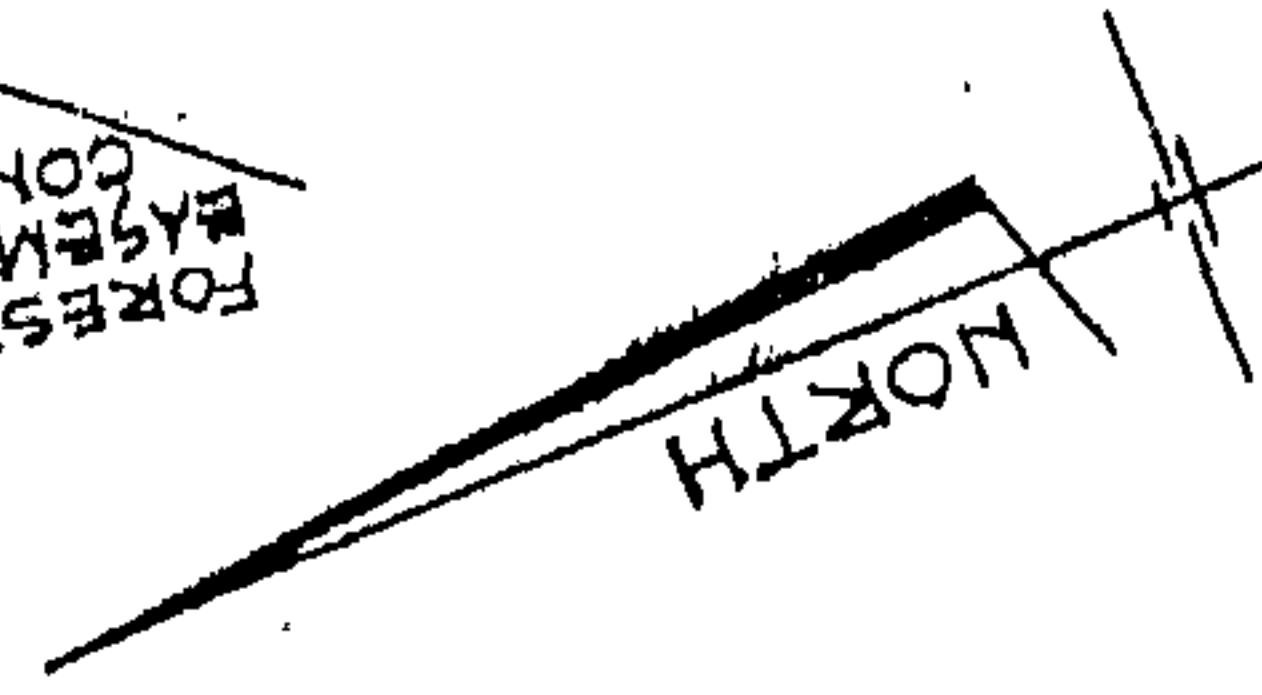
S 61° 53' 14" E 260.33'

2 STORY BRICK
VINYL SIDING
"CHARLES WILLIAM"

CONCRETE
WALK
FRONT

39

FOREST BUFFER
CONSERVATION
EASEMENT
N 43° 11' 29" E 6.12'
N 30° 20' 36" E 47.51'
N 05° 19' 56" E 29.24'
N 13° 29' 45" E 51.42'
N 30° 20' 36" E 47.51'



SECTION 2, ED RICH MAYOR
S 28° 06' 33" W 213.83'

WOOD STAKE
AND
ARRESTIC
ARRE

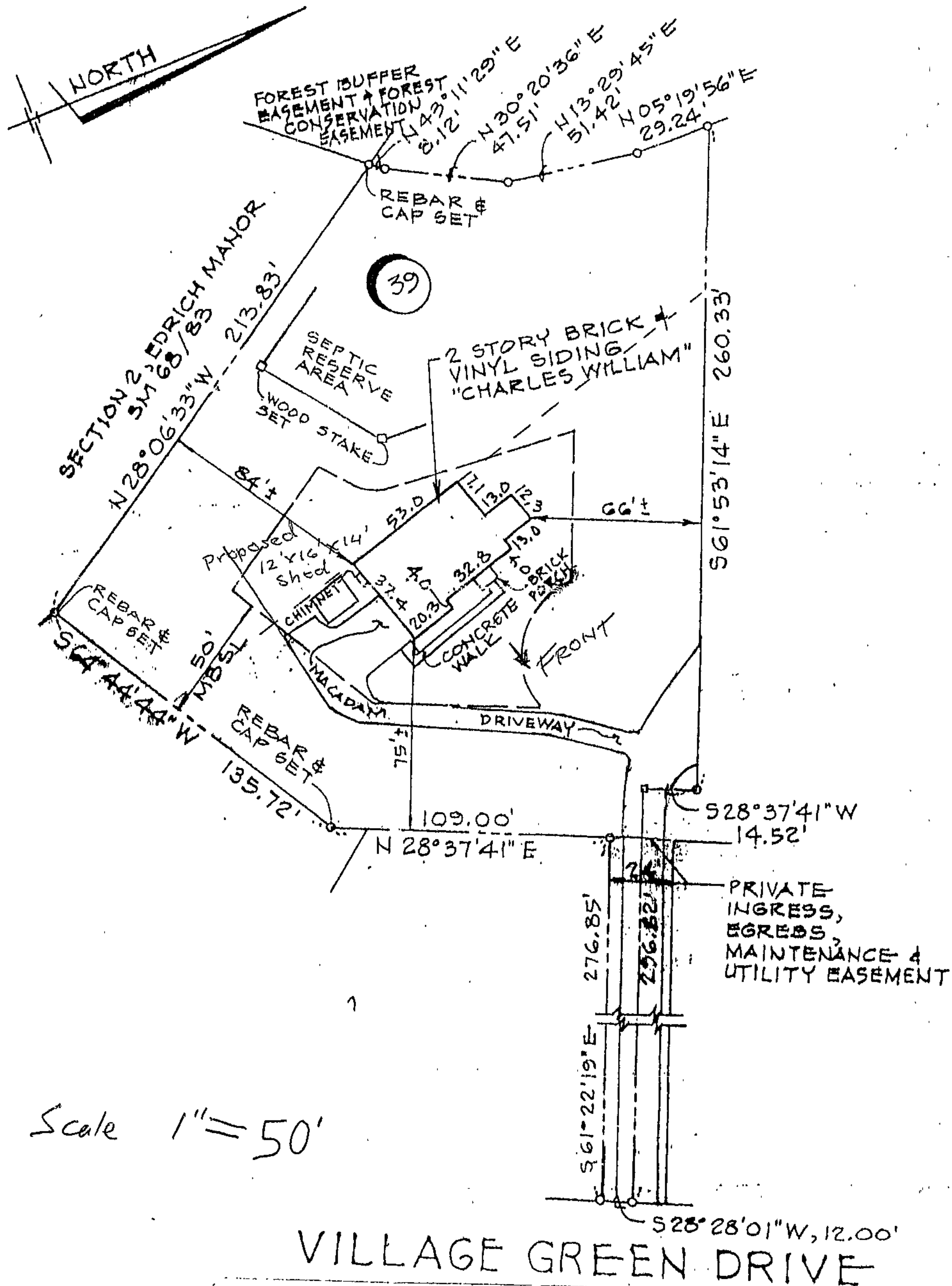
PROPOSED
12' x 16' x 14' SHED
CHIMNEY

50'
S 61° 53' 14" E 260.33'

REBAR
CAP STAKE

DRIVEWAY

75'



PROPERTY ADDRESS 9998 Village Green Dr

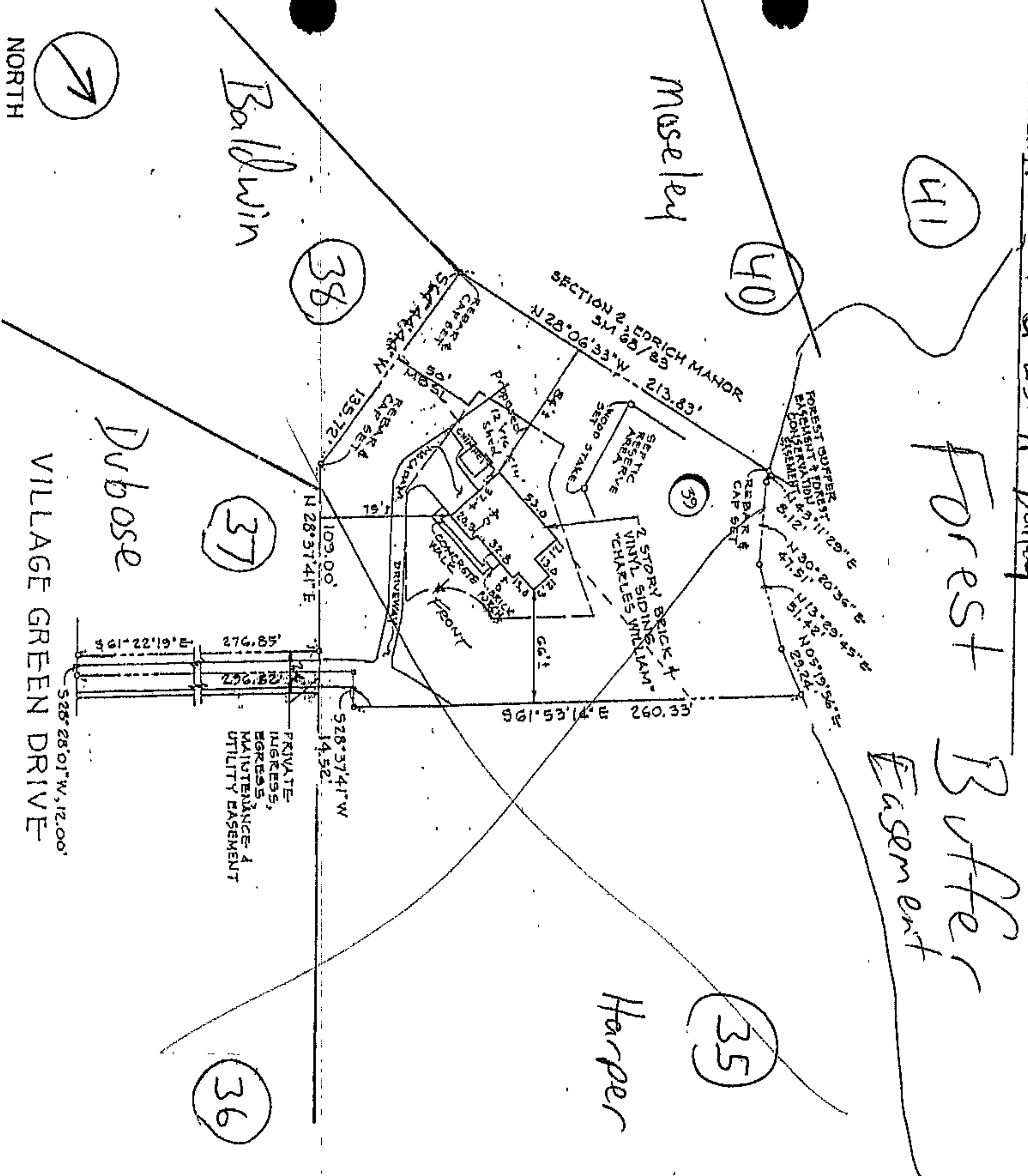
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME *Flick Meadows*

PLAT BOOK # 66 FOLIO # 128 LOT # 39 SECTION # 3

OWNER Andreas T & Lisa K Dairley

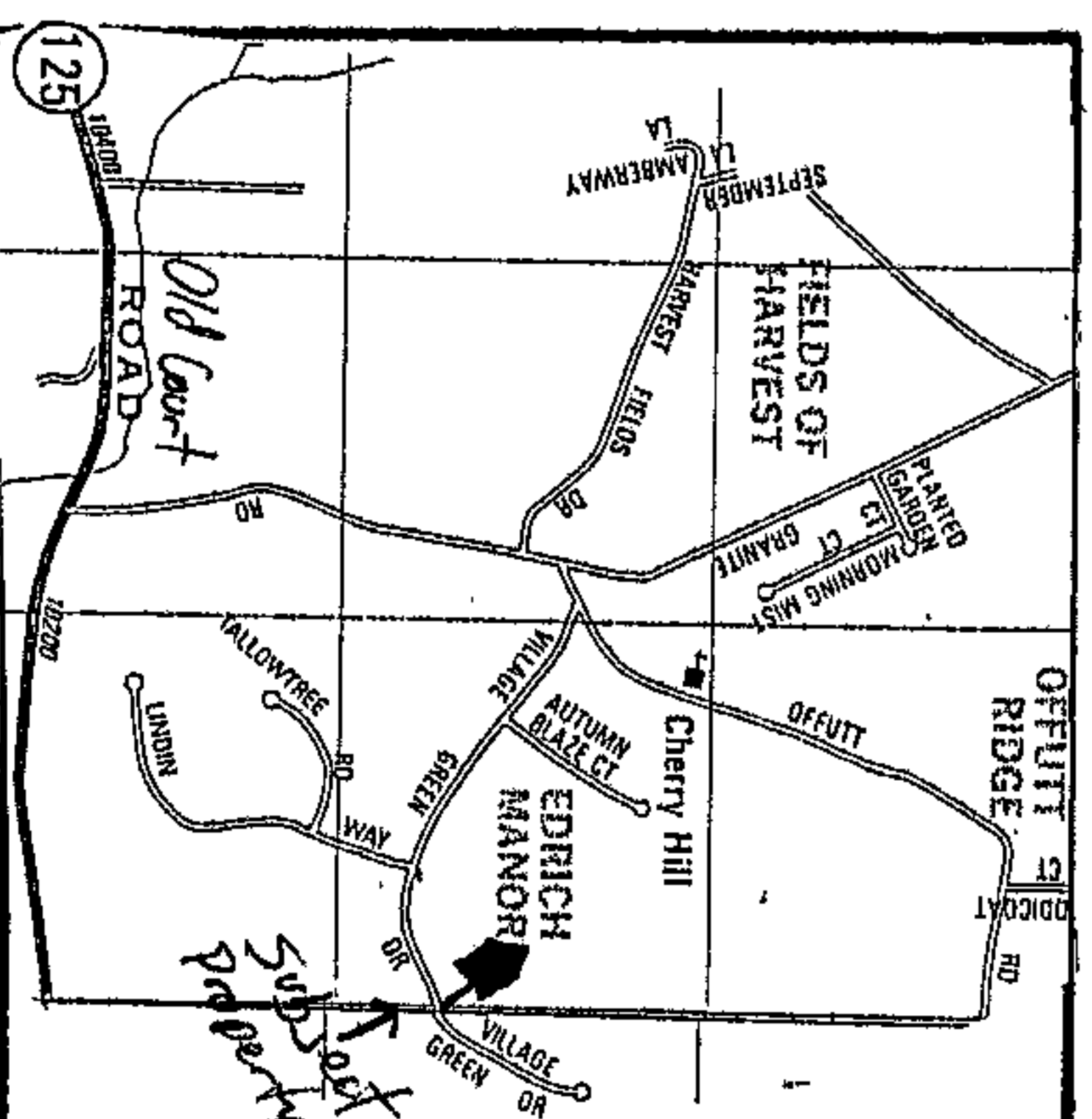
Forest Conservation Ecosystem



NORTH

PREPARED BY *Andrew T. D'Elia Sr.*

SCALE OF DRAWING: 1" = 25'

**LOCATION INFORMATION**

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # NW/5 K

ZONING RC 5

LOT SIZE 1.22

ACREAGE

<u>ACREAGE</u>	<u>SQUARE FEET</u>
1.00	43,560
2.00	87,120
3.00	130,680
4.00	174,240
5.00	217,800
6.00	261,360
7.00	304,920
8.00	348,480
9.00	392,040
10.00	435,600
11.00	479,160
12.00	522,720
13.00	566,280
14.00	609,840
15.00	653,400
16.00	696,960
17.00	740,520
18.00	784,080
19.00	827,640
20.00	871,200
21.00	914,760
22.00	958,320
23.00	1,001,880
24.00	1,045,440
25.00	1,089,000
26.00	1,132,560
27.00	1,176,120
28.00	1,219,680
29.00	1,263,240
30.00	1,306,800
31.00	1,350,360
32.00	1,393,920
33.00	1,437,480
34.00	1,481,040
35.00	1,524,600
36.00	1,568,160
37.00	1,611,720
38.00	1,655,280
39.00	1,698,840
40.00	1,742,400
41.00	1,785,960
42.00	1,829,520
43.00	1,873,080
44.00	1,916,640
45.00	1,960,200
46.00	2,003,760
47.00	2,047,320
48.00	2,090,880
49.00	2,134,440
50.00	2,178,000
51.00	2,221,560
52.00	2,265,120
53.00	2,308,680
54.00	2,352,240
55.00	2,395,800
56.00	2,439,360
57.00	2,482,920
58.00	2,526,480
59.00	2,570,040
60.00	2,613,600
61.00	2,657,160
62.00	2,700,720
63.00	2,744,280
64.00	2,787,840
65.00	2,831,400
66.00	2,874,960
67.00	2,918,520
68.00	2,962,080
69.00	3,005,640
70.00	3,049,200
71.00	3,092,760
72.00	3,136,320
73.00	3,179,880
74.00	3,223,440
75.00	3,267,000
76.00	3,310,560
77.00	3,354,120
78.00	3,397,680
79.00	3,441,240
80.00	3,484,800
81.00	3,528,360
82.00	3,571,920
83.00	3,615,480
84.00	3,659,040
85.00	3,702,600
86.00	3,746,160
87.00	3,789,720
88.00	3,833,280
89.00	3,876,840
90.00	3,920,400
91.00	3,963,960
92.00	4,007,520
93.00	4,051,080
94.00	4,094,640
95.00	4,138,200
96.00	4,181,760
97.00	4,225,320
98.00	4,268,880
99.00	4,312,440
100.00	4,356,000

PUBLIC PRIVATE

SEWER

☐ ☒

WATER

7

2000

CHESAPEAKE BAY
CRITICAL AREA

A

100 YEAR FLOOD PLAIN

PL1

HISTORIC PROPERTY/
SURVEY

RTY,

PRIOR ZONING HEARING

PARII

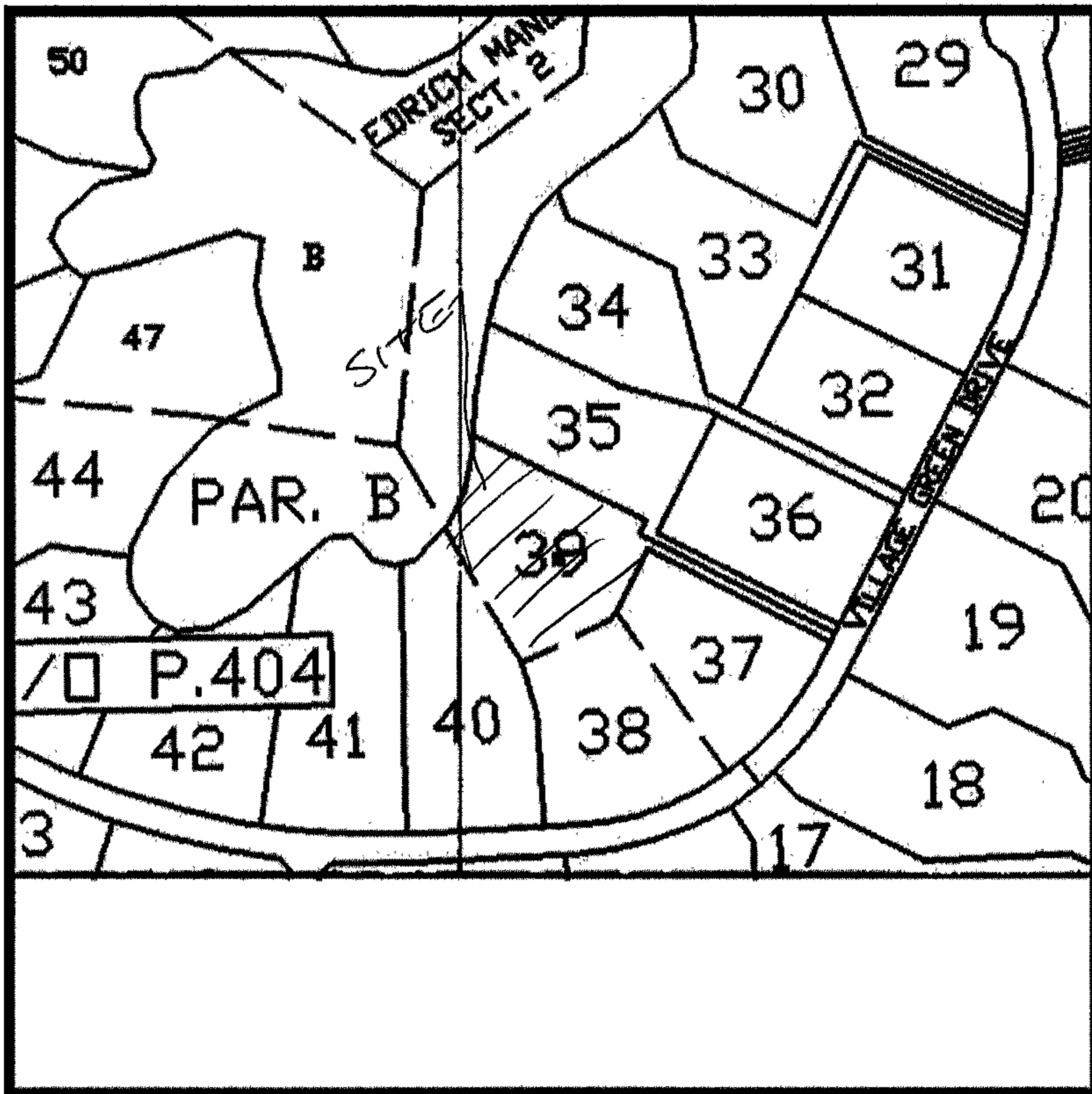
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

17E4

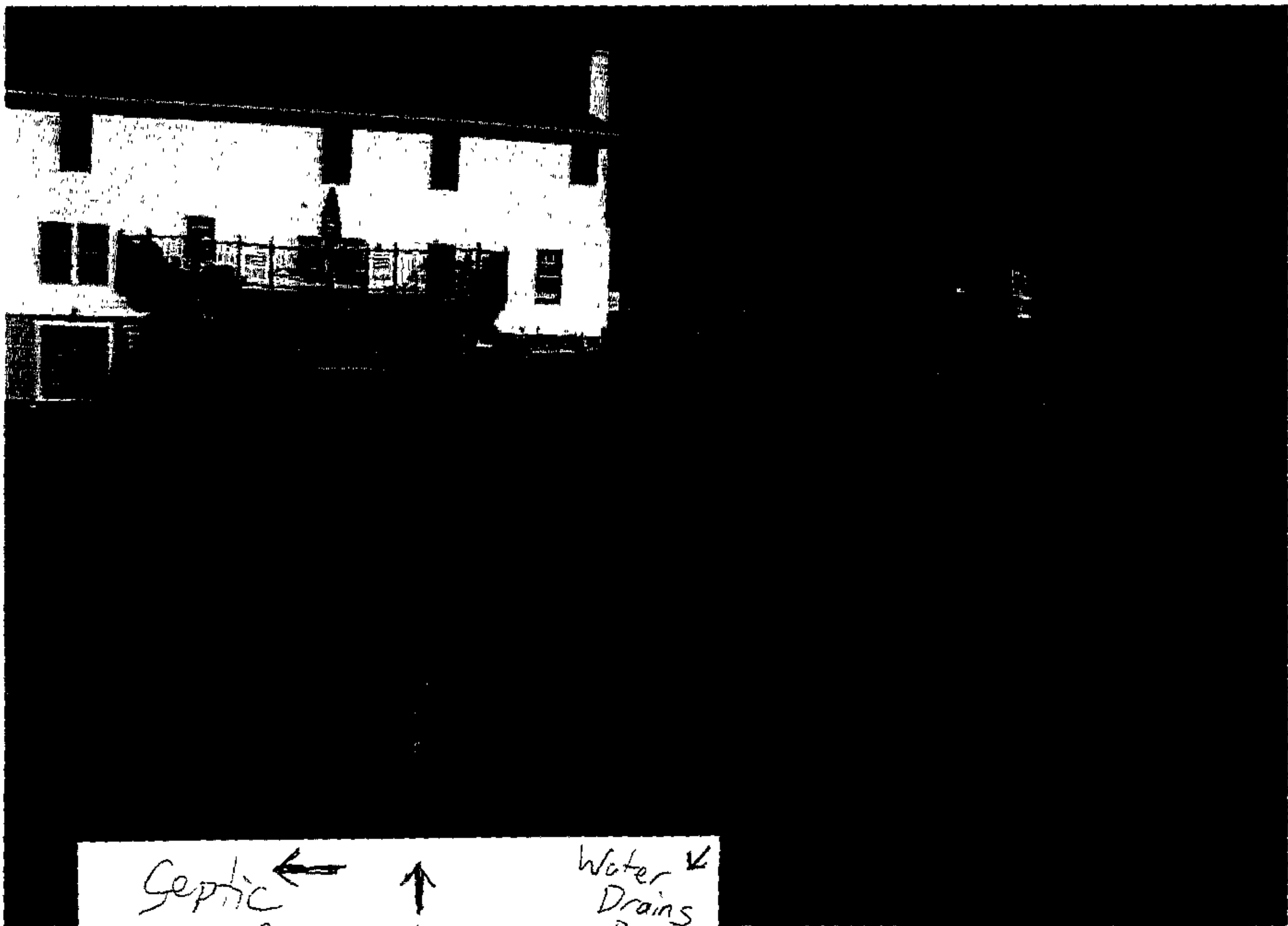
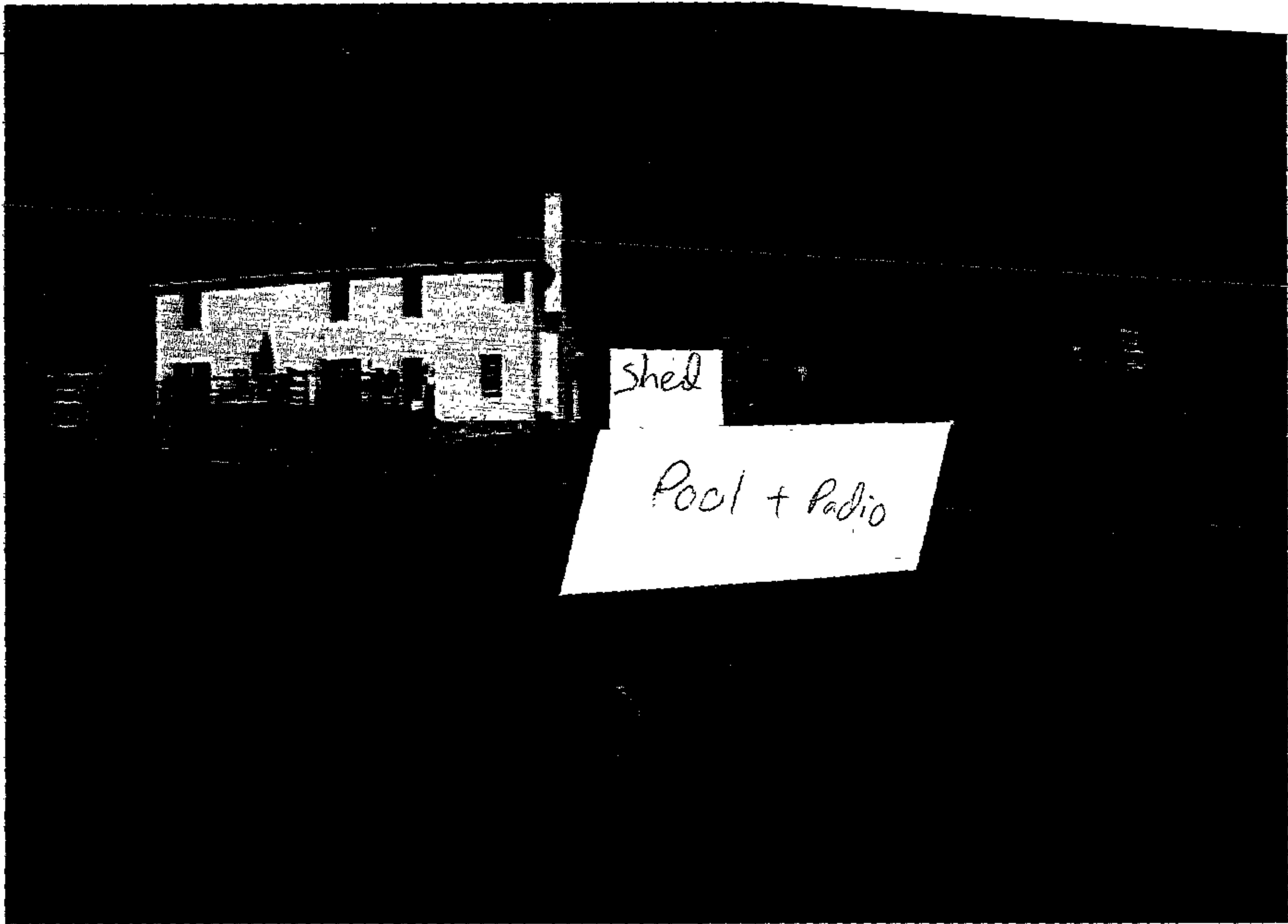
CASE #

47

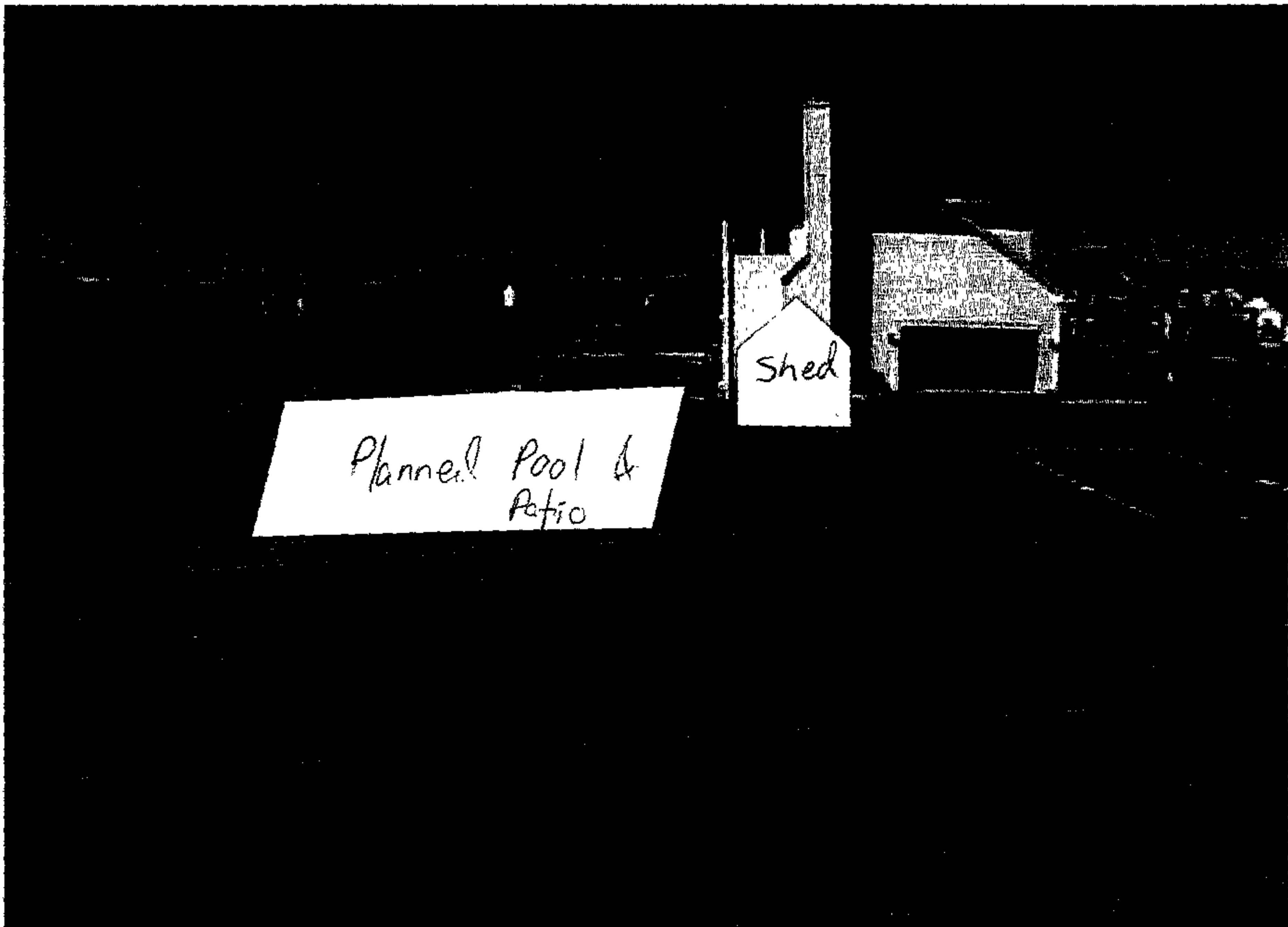
428



428



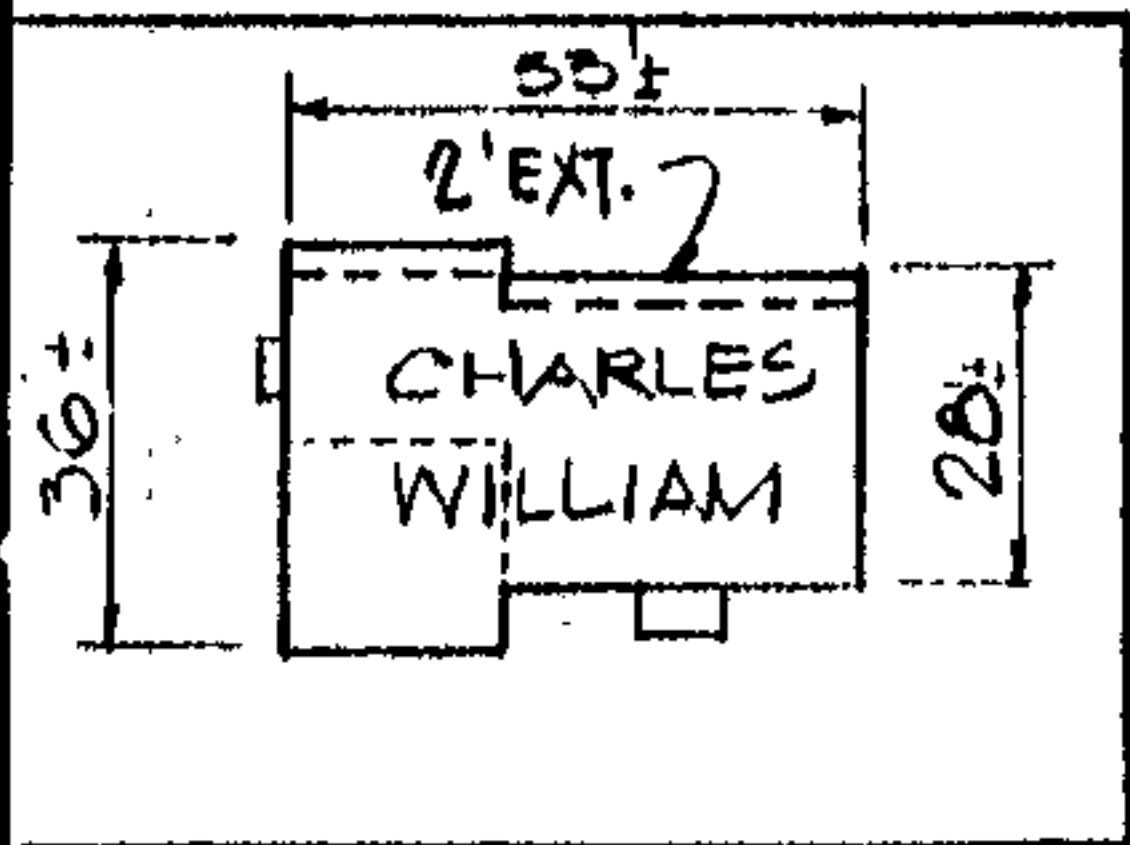
Dailey 9998 Village Green Dr Woodstock MD 21163



#428

HARVARD HOMES
 9017 RED BRANCH RD.
 SUITE 201
 COLUMBIA, MD. 21045

From
 B350545



HOUSE DIMENSIONS
 NO SCALE

LOT #39

EDRICH MANOR

ELECT. DIST. NO 202 BALTIMORE, CO. MD.

O.K. TO FILE *8/18/98*

DEPT. OF ENVIRONMENTAL
 PROTECTION & RESOURCE MGMT.

FINAL APPROVED PLAN

Dankson 8/24/98

SETBACKS:

Front from P.L. 74'±
 Right Side 120'±
 Left Side 74'±
 Rear 86'±

HOUSE No. 9998

VILLAGE

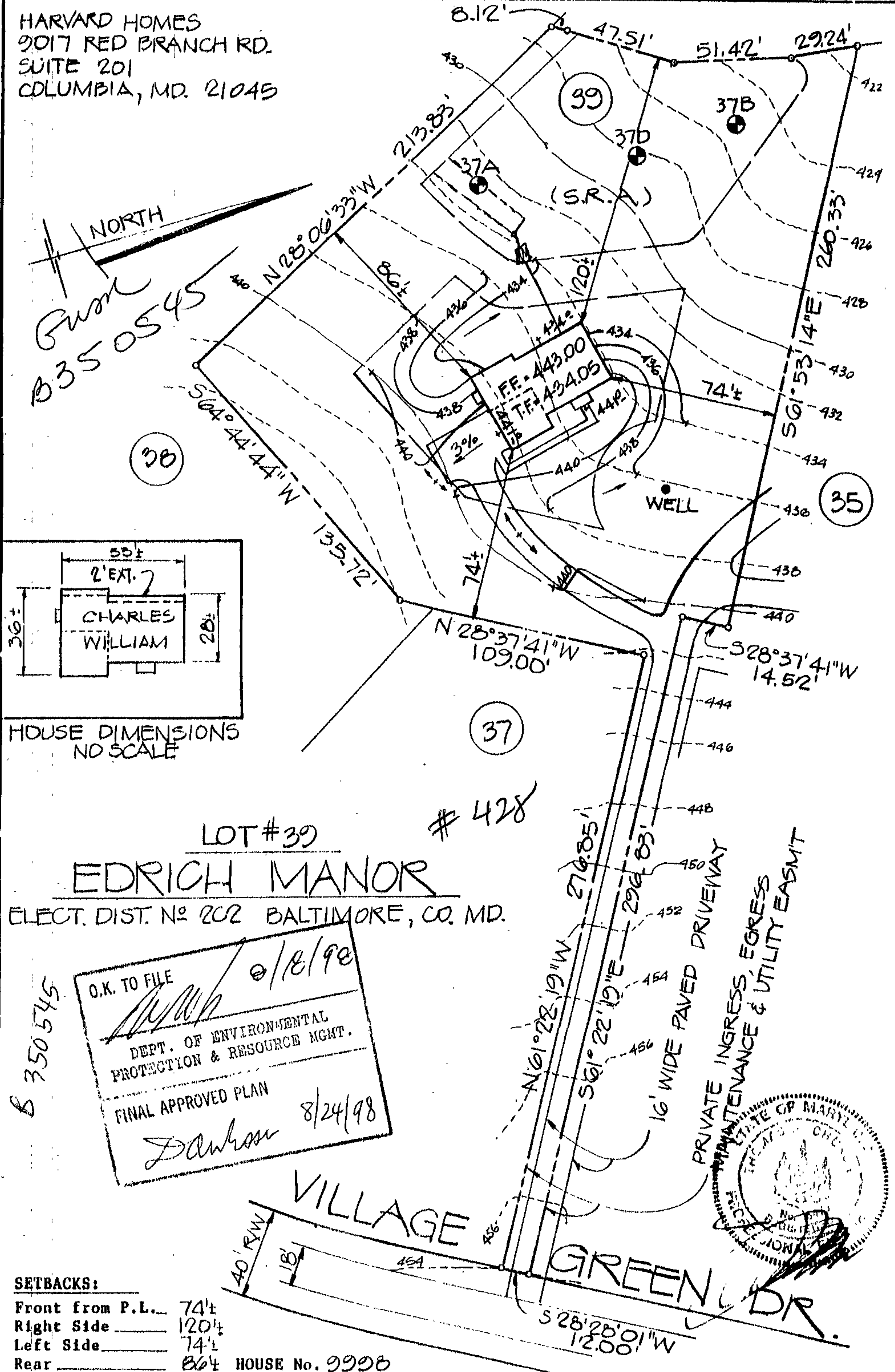
GREEN DR.

LOT No.	HOUSE TYPE	STD REV	WALKOUT AREAWAY	HUNG SEWER Yes or No
39	CHARLES WILLIAM	REV.	W.O.	—

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
 6603 York Road
 Baltimore, Maryland 21212
 (410) 377-2600

Scale: 1" = 50'
 95-116

Issued: FEB 20, 1998
 REV.: AUG. 17, 1998



The map displays a rural landscape with several land parcels. The parcels are labeled as follows:

- R.C. 2**: Located in the upper left and center-left areas.
- R.C. 3**: Located in the upper right and center-right areas.
- R.C. 5**: Located in the lower left and center-left areas.
- R.C. 6**: Located in the lower right area.

The map includes a grid with section numbers **W 61,500** and **W 63,000**. A road labeled **PRIVATE RD.** runs diagonally across the parcels. Other features include **OFFUTT RD.**, **GRANITE**, and a **SITE** marked with a crosshair. The map also shows various topographical features like hills and water bodies.

W 61,500

W 63,000

R.C. 6

R.C. 5

R.C. 3

R.C. 2

PRIVATE RD.

OFFUTT

GRANITE

SITE

(SHEET NW. 6-K)

The map displays a rural landscape with several sections labeled R.C. 2, R.C. 3, R.C. 5, and R.C. 6. A grid system is overlaid on the map, with section numbers indicating the layout. A road, labeled 'PRIVATE RD.', runs diagonally across the map. Another road, labeled 'RD.', runs horizontally. A third road, labeled 'RD. 6', runs vertically. A 'SITE' is marked with a small building icon. A 'GRANITE' area is indicated by a shaded region. The map also shows various contour lines, a river or stream, and several small buildings or structures. The map is oriented with North at the top.

W 61,500

W 63,000

R.C. 6

R.C. 5

R.C. 3

R.C. 2

PRIVATE RD.

OFFUTT RD.

GRANITE

SITE

(SHEET NW. 6-K)

W 61,500

W 63,000

R.C. 6

R.C. 5

R.C. 3

R.C. 2

PRIVATE RD.

OFFUTT

GRANITE

SITE

(SHEET NW. 6-K)

The map displays a rural landscape with the following features:

- Rural Council Districts:** R.C. 2, R.C. 3, R.C. 5, and R.C. 6 are labeled across the map.
- Grid System:** A grid with section numbers W 61,500 and W 63,000 is overlaid on the map.
- Road Network:**
 - A 'PRIVATE RD.' is shown as a dashed line.
 - A 'GRANITE' road is shown as a solid line.
 - Other roads are indicated by dashed lines and labeled 'RD.'.
- Land Features:**
 - Fields and trees are represented by various line patterns and symbols.
 - A 'SITE' is marked in R.C. 5 with a small building icon.
 - A river or stream is shown as a wavy line.
- Other Labels:**
 - 'OFFUTT' is written near a road intersection.
 - 'R.C. 6' is written near a small square building icon.

The map displays a rural landscape with the following features:

- Rural Council Districts:** R.C. 2, R.C. 3, R.C. 5, and R.C. 6 are labeled across the map.
- Grid System:** A grid with section numbers W 61,500 and W 63,000 is overlaid on the map.
- Road Network:**
 - A 'PRIVATE RD.' is shown as a dashed line.
 - A 'GRANITE' road is shown as a solid line.
 - Other roads are indicated by dashed lines and labeled 'RD.'.
- Land Features:**
 - Fields and trees are represented by various line patterns and symbols.
 - A 'SITE' is marked in R.C. 5 with a small building icon.
 - A river or stream is shown as a wavy line.
- Other Labels:**
 - 'OFFUTT' is written near a road intersection.
 - 'R.C. 6' is written near a small square building icon.

The map displays a rural landscape with the following features:

- Rural Council Districts:** R.C. 2, R.C. 3, R.C. 5, and R.C. 6 are labeled across the map.
- Grid System:** A grid with section numbers W 61,500 and W 63,000 is overlaid on the map.
- Road Network:**
 - A 'PRIVATE RD.' is shown as a dashed line.
 - A 'GRANITE' road is shown as a solid line.
 - Other roads are indicated by dashed lines and labeled 'RD.'.
- Land Features:**
 - Fields and trees are represented by various line patterns and symbols.
 - A 'SITE' is marked in R.C. 5 with a small building icon.
 - A river or stream is shown as a wavy line.
- Other Labels:**
 - 'OFFUTT' is written near a road intersection.
 - 'R.C. 6' is written near a small square building icon.

W 61,500

W 63,000

R.C. 6

R.C. 5

R.C. 3

R.C. 2

R.C. 3

R.C. 2

PRIVATE RD.

OFFUTT

GRANITE

SITE

(SHEET NW. 6-K)