

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Sandy Plains,
475 ft. +/- from Kavanaugh Road
12th Election District
6th Councilmanic District
(8636 Sandy Plains Road)

Jeffrey M. Becker
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-516-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, Jeffrey M. Becker. The variance request is for property located at 8636 Sandy Plains Road in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 17 ft. for a garage addition in lieu of the required 30 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 15, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioner must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated May 28, 2004, a copy of which is attached hereto and made a part hereof. In addition, ZAC comments were submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated June 9, 2004, a copy of which is attached hereto and made a part hereof.

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

ORDER RECEIVED FOR FILING
Date 6/10/04
R. J. [Signature]

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 10 day of June, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 17 ft. for a garage addition in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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;
2. Compliance with the ZAC comments submitted by the Office of Planning dated May 28, 2004, a copy of which is attached hereto and made a part hereof;
3. Compliance with the ZAC comments submitted by DEPRM dated June 9, 2004, a copy of which is attached hereto and made a part hereof; and
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 6/10/04
By R. J. Johnson
JVM:raj

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

June 10, 2004

Mr. Jeffrey M. Becker
8636 Sandy Plains Road
Baltimore, Maryland 21222


Re: Petition for Administrative Variance
Case No. 04-516-A
Property: 8636 Sandy Plains Road

Dear Mr. Becker:

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

c: Paul M. Naldrett
Hicks Engineering, Inc.
200 E. Joppa Road, Ste. 402
Towson, MD 21286

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 8636 SANDY PLAINS ROAD
which is presently zoned DR 3.5

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) 1802.3.C.1, BCZR, to

permit a rear yard setback of 17 ft for a garage addition in lieu of the required 30 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):

JEFFREY M. BECKER
Name - Type or Print

Signature

Name - Type or Print

Signature

8636 SANDY PLAINS RD 410-477-4528
Address Telephone No.

BALTIMORE MD 21222
City State Zip Code

Representative to be Contacted:

PAUL M. NALDRETT - HICKS ENGINEERING CO. INC.
Name

200 E. JOPPA RD SUITE 402 410-494-0001
Address Telephone No.

TOWSON MD 21286
City State Zip Code

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

Zoning Commissioner of Baltimore County

Reviewed By JUM Date 5-7-04

Estimated Posting Date 5-16-04

CASE NO. 04-516A

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

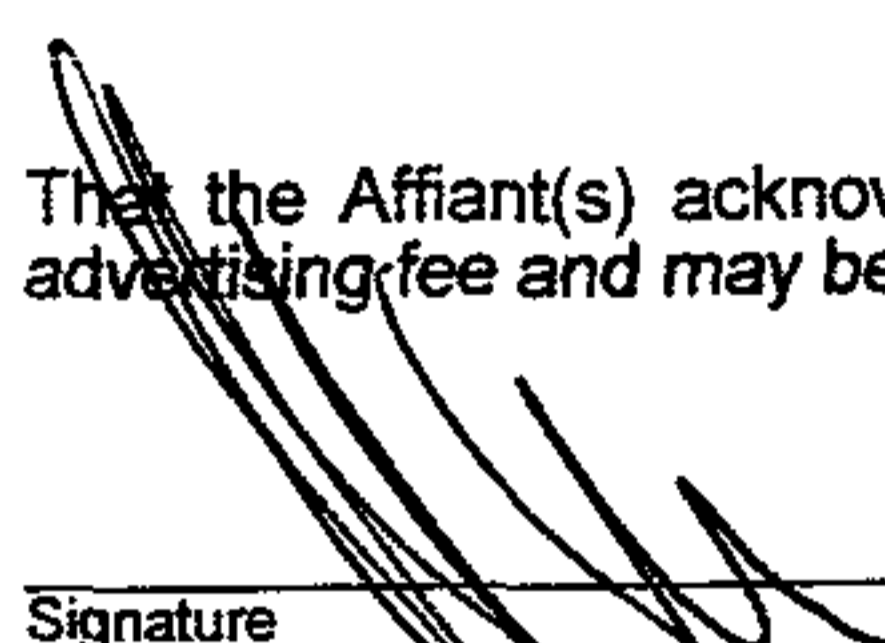
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 8636 SANDY PLAINS ROAD
Address
BALTIMORE MD 21222
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 hurricane, Isabel, damaged the house
The owner can longer store anything under the house
A garage cannot be built in the front yard for two reasons
1. Zoning will not allow it
2. Environmental would prefer staying away from the water
The proposed garage will be non-complying but will improve
any already non-complying setback

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
Jeffrey M. Becker
Name - Type or Print

Signature

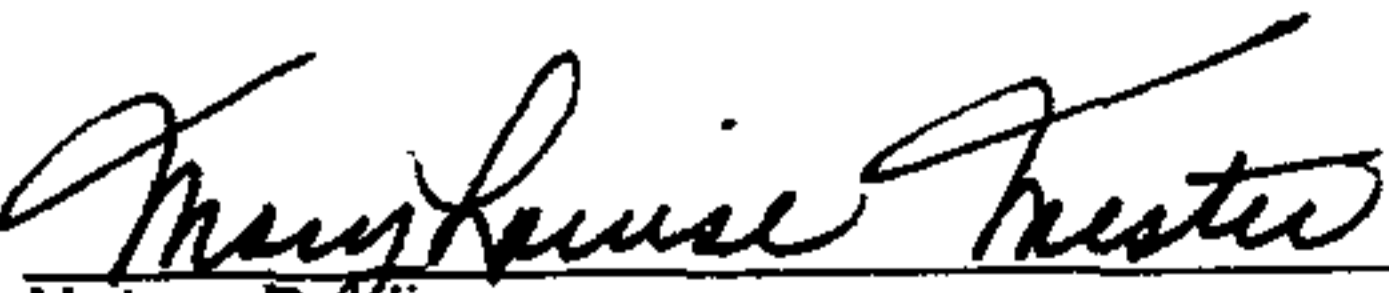
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 12/01/05

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 8636 SANDY PLAINS ROAD
Address
BALTIMORE MD 21222
City State Zip Code

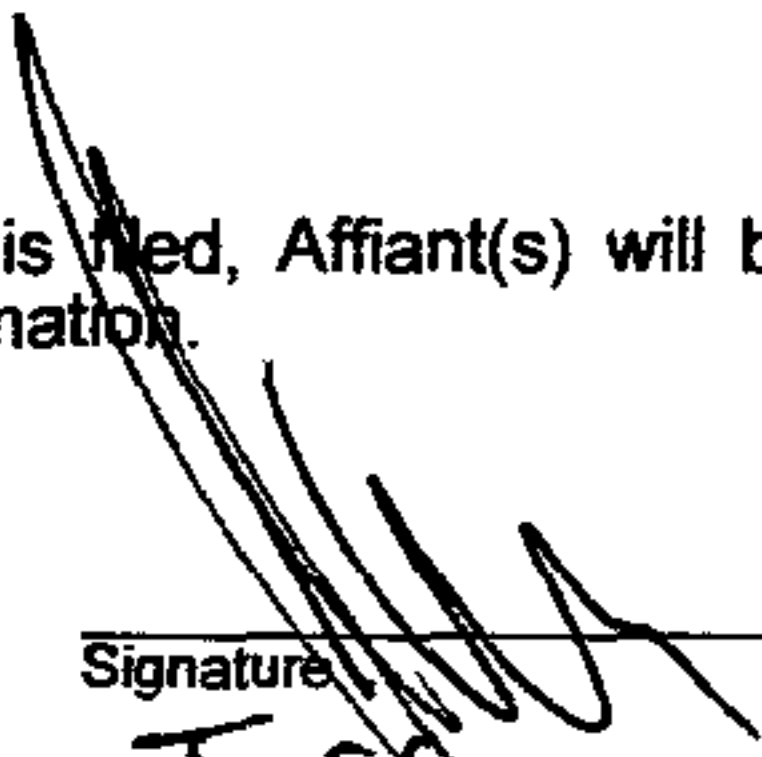
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The owner can longer store anything under the house
A garage cannot be built in the front yard for two reasons
1. Zoning will not allow it
2. Environmental would prefer staying away from the water
the proposed garage will be non-complying but will improve
an already non-complying setback.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print



Signature
Jeffrey M. Becker


Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Notary Public
My Commission Expires 12/01/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8636 SANDY PLAINS RD
 which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, BCZR, To permit a rear yard setback of 17ft ~~17ft~~ for a ~~garage~~ garage addition in lieu of the required 30ft

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):

JEFFREY M. BECKER
 Name - Type or Print _____
 Signature _____
 Name - Type or Print _____
 Signature _____
8636 SANDY PLAINS RD 410-477-4528
 Address Telephone No
BALTIMORE MD 21222
 City State Zip Code

Representative to be Contacted:

PAUL M. NAURETT-HICKS ENGINEERING
 Name
200 E. JOPPA RD SUITE 402 410-494-0001
 Address Telephone No
TOWSON MD 21286
 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.

CASE NO. 04-516A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JCM Date 5-7-04
 Estimated Posting Date 5-16-04



HICKS ENGINEERING COMPANY, INC.

*200 East Joppa Road, Suite 402
Towson, MD 21286-3160 • (410) 494-0001*

**DESCRIPTION FOR ZONING
8636 SANDY PLAINS ROAD
BALTIMORE COUNTY, MD
ELECTION DISTRICT No. 12**

Beginning at a point on the south side of Sandy Plains Road, 30feet wide, 475 feet +/- from the intersection of Kavanaugh Road, thence leaving said southern boundary of Sandy Point Road the following courses and distances,

1. South 12° 58' 30" West 63.90 feet
2. South 04° 29" 00" East 19.99 feet
3. South 76° 18" 30" East 108.15 feet
4. Northeasterly 19 feet +/-
5. Northeasterly 74 feet +/-
6. South 43° 04" 00" East 19.99 feet to the south side of said Sandy Plains road,
7. Binding on the southerly line of Sandy Plains Road with a curve to the right with a radius of 100 feet, arc of 85.14 feet have a chord bearing of South 78° 08" 00" West 82.58
8. North 77° 28" 30" East 21.18 feet to the place of beginning

CONTAINING 13,547.00 square feet or 0.311 acres of land, more or less.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

516

No. 36031

DATE 5-7-04

ACCOUNT 2001-066-6150

AMOUNT

\$ 65.00

RECEIVED FROM

Beck 51636 SANDY

FOR

AD UAC REPAIRS

PAID RECEIPT

RESIDENCE ACTUAL TIME DRN

07/10/2004 5/07/2004 14194105 1

RECEIVED WALKER IRRE JHR

DEPT 5 229 ZONING VERIFICATION DEPL

CR. NO. 074031

Receipt Tot 453.00

453.00 CR

Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 5/18/04


RE: Case Number: 04-516

Petitioner/ Developer: J. BECKER

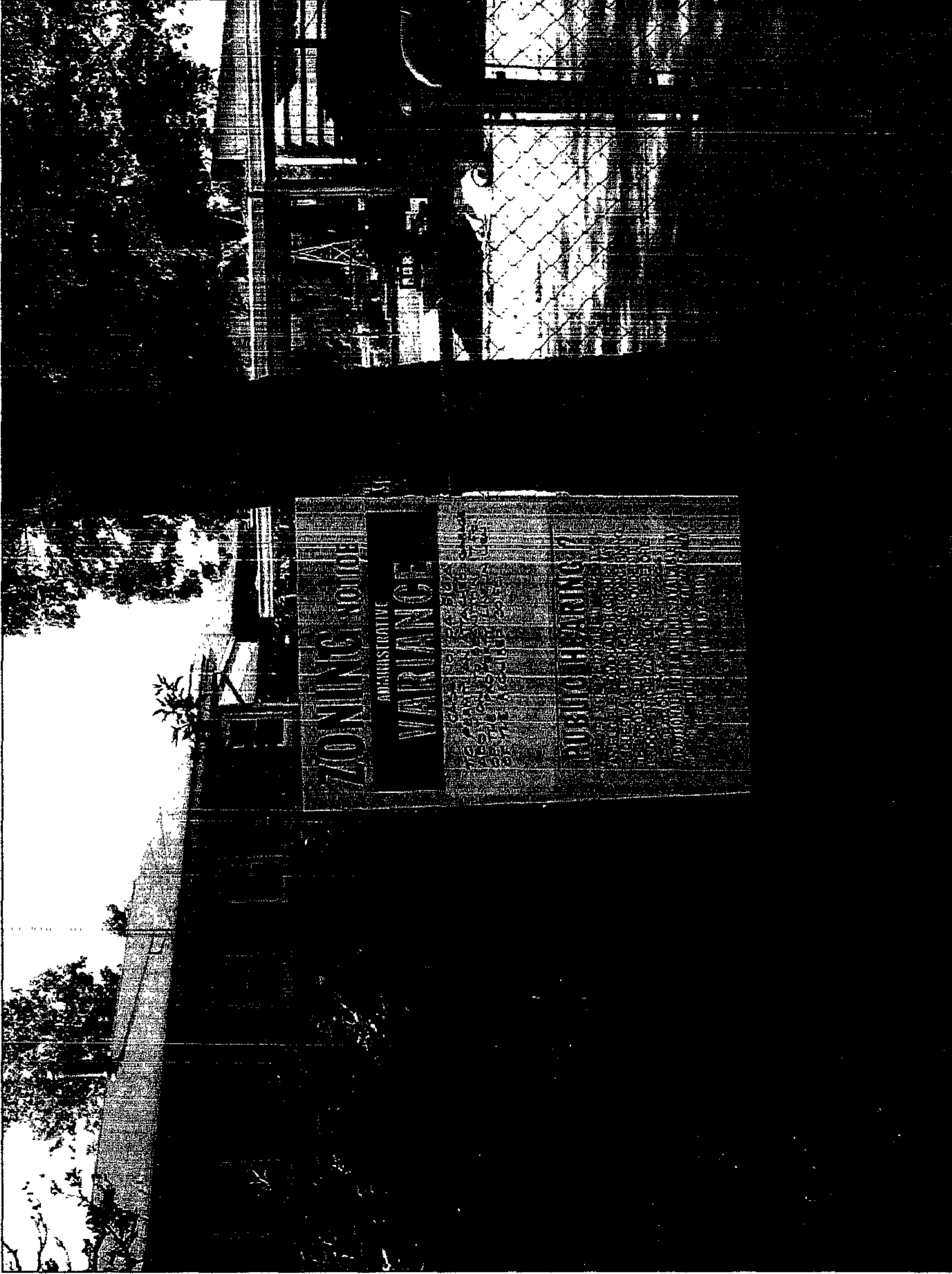
Date of Hearing/ Closing: 5/31/04

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 8636 SANDY FLANS RD

The sign(s) were posted on 5/15/04
(Month, Day, Year)


(Signature of Sign Poster)

Charles E. Merritt
9831 Maglede Road
Baltimore, MD 21234
410-665-5562



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 516 -A Address 8636 SANDY PLAINS Rd.
Contact Person: J. Meneer Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5.7.04 Posting Date: 5.16 Closing Date: 5.31

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 516 -A Address 8636 SANDY PLAINS Rd.
Petitioner's Name J. Becker Telephone 410-494-0001
Posting Date: 5.16 Closing Date: 5.31
Wording for Sign: A VARIANCE
To Permit AN ATTACHED GARAGE ADDITION
TO BE WITHIN 17ft. of the property
LINE IN LIEU OF THE REQUIRED 30ft

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: _____

516

Petitioner: _____

JEFF BECKER

Address or Location: _____

8636 SANDY PLAINS Rd., BALD, MD, 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

SAME

Address: _____

Telephone Number: _____

410-494-4528

**Department of Permits
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*

June 1, 2004

Jeffrey M. Becker
8636 Sandy Plains Road
Baltimore, Maryland 21222

Dear Mr. Becker:

RE: Case Number:04-516-A, 8636 Sandy Plains Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Paul M. Naldrett Hicks Engineering Co., Inc. 200 E. Joppa Road, Suite 402 Towson
21286

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

May 9, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 1, 2004

Item No.: 516, 518, 519-522, 524, 525, 527-529

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F


cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2004
Item Nos. 516, 518, 519, 524, 525,
527, and 528

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

RWB:CEN:jrb

cc: File

jm
AN
5/31

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JUN - 9 2004

ZONING COMMISSIONER

TO: Tim Kotroco
FROM: John D. Oltman, Jr JDC
DATE: June 9, 2004
SUBJECT: Zoning Item # 04- 516
Address 8636 Sandy Plains Rd (Becker Property)

Zoning Advisory Committee Meeting of May 24, 2004

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

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

ORDER RECEIVED FOR FILING
Date 6/10/04
By J. D. Oltman, Jr

Reviewer: Keith Kelley

Date: June 4, 2004

AN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 28, 2004

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

RECEIVED

JUN - 1 2004

SUBJECT: 8636 Sandy Plains Road

INFORMATION:

Item Number: 4-516

Petitioner: Jeffery M. Becker

Zoning: DR 3.5

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Indicate the disposition of the detached structures currently on the subject property.
2. Show the existing driveway.
3. Indicate the height of the proposed garage in feet and inches.
4. Provide screening along the 15-foot right-of-way (left side property line).
5. The exterior façade of the proposed garage addition shall be of similar material as the existing dwelling. Submit elevation of the proposed addition to this office for review and approval prior to the issuance of any building permits.
6. The accessory structure shall not be used for commercial purposes

Prepared by: Martha Cunniff

Division Chief: John Laska
AFK/LL:MAC:



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.25.04

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

RE: Baltimore County
Item No. 516 JCM

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0300 www.marylandroads.com



May 7, 2004

This letter is to certify that I have reviewed the site plan for 8636 Sandy Plains Road by Hicks Engineering Company, Inc. I understand that Mr. Jeffrey Becker intends to tear down the existing carport on the lot and construct an addition and an attached garage to the existing home. I fully support Mr. Beckers proposed new dwelling.

Randy Griffin / Neil Krauer
Name

5/7/04
Date

8634 SANDY PLAINS RD.
Address

May 7, 2004

This letter is to certify that I have reviewed the site plan for 8636 Sandy Plains Road by Hicks Engineering Company, Inc. I understand that Mr. Jeffrey Becker intends to tear down the existing carport on the lot and construct an addition and an attached garage to the existing home. I fully support Mr. Beckers proposed new dwelling.

Danny Wayne Wilbri
Name

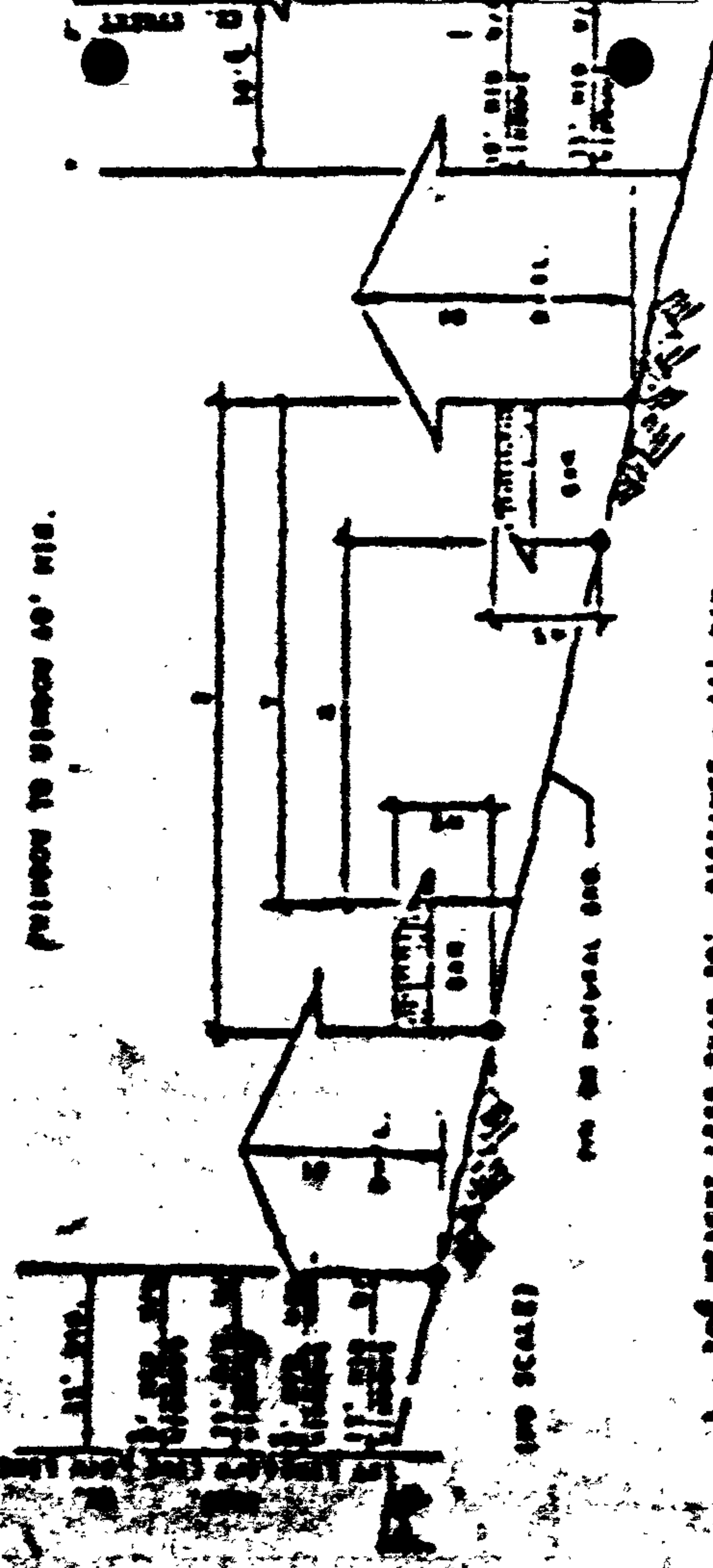
5-7-04
Date

8638 SANDY PLAINS Rd
Address

In the C.M.S.P.

- A. All building heights will be determined by the application of policy M-6 or 8-13.
- B. The lesser height portions of facing elevations (M-6, M-13) must meet the minimum required separation for distance (M-6), and the greater height portions (M-13) must meet the minimum required separation for distance (M-13).
- C. If the different height elevations face each other as shown in distance (M-6), the greater height (M-13) will determine the required separation.

MINIMUM TO MINIMUM 20' MIN.



MIN. SEPARATION

MIN. TO MINIMUM 20' MIN.

- 1. FOR HEIGHT LESS THAN 20', DISTANCE - 10' MIN.
- 2. FOR HEIGHT OF 20'-29', DISTANCE - 23' MIN.
- 3. FOR HEIGHT OF 30'-39', DISTANCE - 30' MIN.
- 4. WITH TERRACES IN TRANSITION
 - M.A.S. HEIGHT - 33'
 - M.A.S. WIDTH - 130'
 - M.A.S. PERIM - 120'
 - DISTANCE BETWEEN SLUGS - 11' & HEIGHT OF THE HIGHER SLUG.
 - SEC. HEIGHT - 9'
 - SEC. DISTANCE BETWEEN SLUGS - 1' MIN.
 - SEPARATES TO OF SHOWS ON DEVELOPMENT PLANS.
 - 5. MIN. DISTANCE FROM SLUGS TO FLOW PLAIN - 20'.

MINIMUM SETBACK CRITERIA

BEAR

SITE

D.R. 3.5

PIERS

PIER

CREEK

CREEK

PART OF
BALTIMORE COUNTY
ZONING MAP
SE 49
SCALE: 1"=200'

WALL

PIERS

PIERS

WALL

PIERS

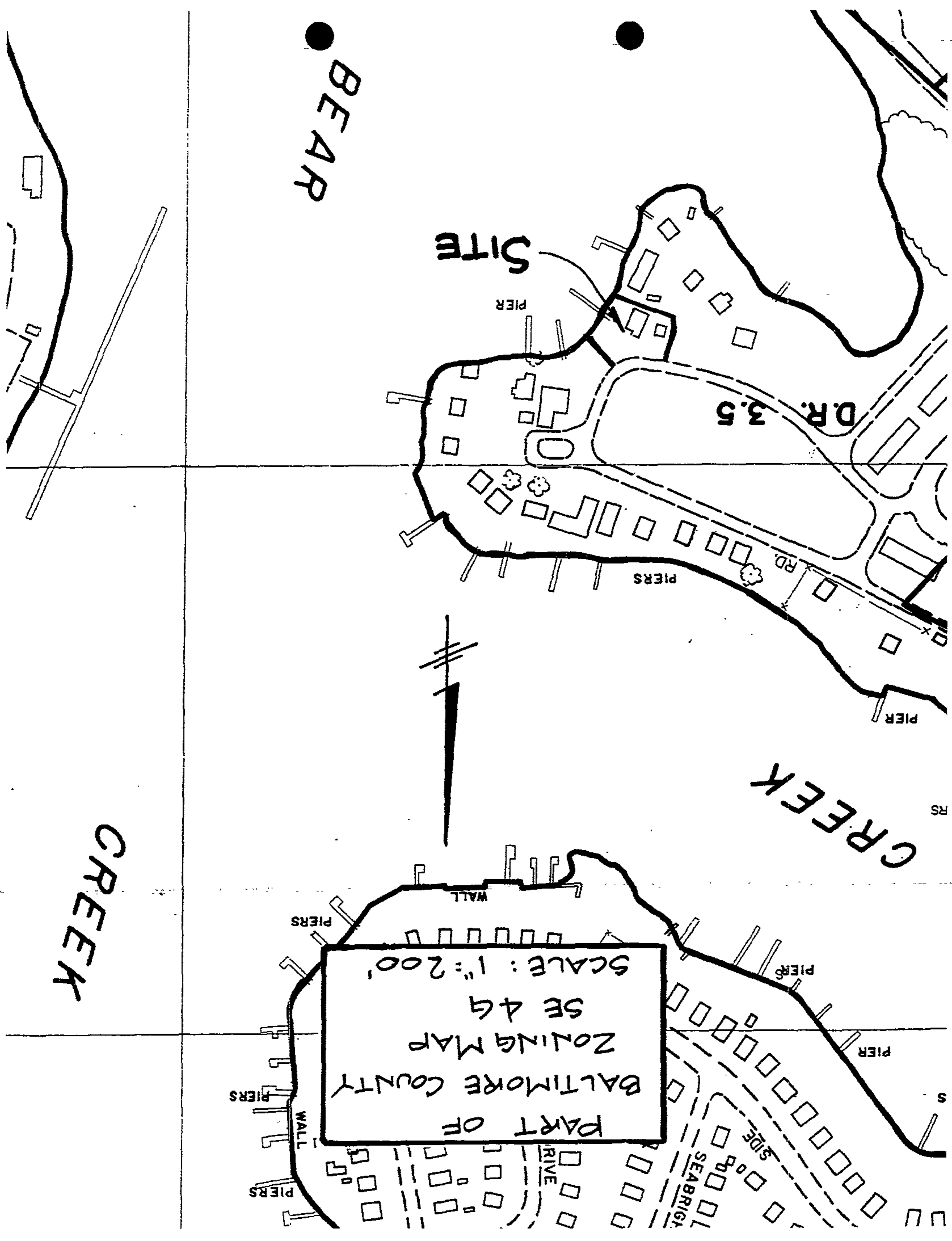
RIVE

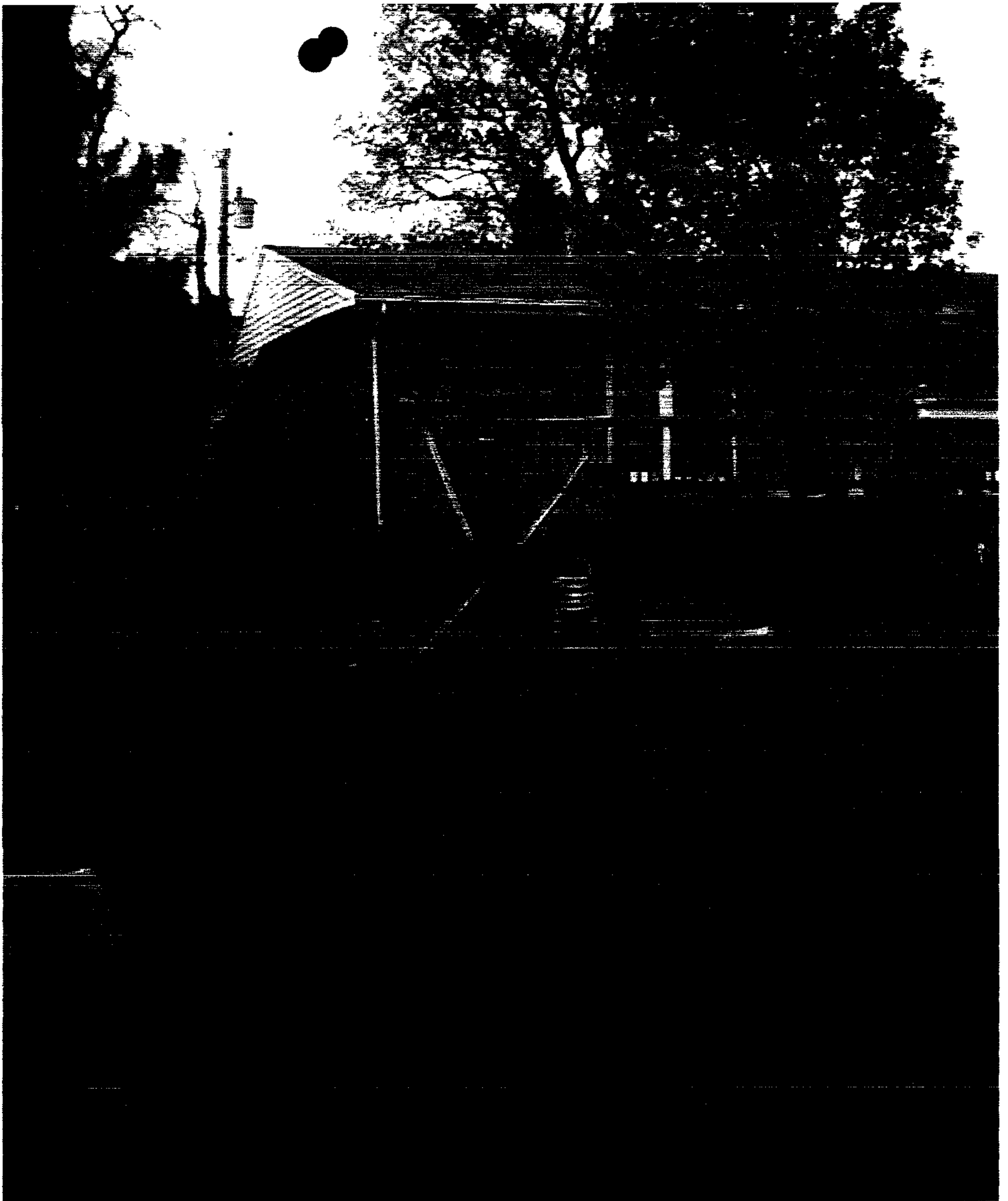
SEABRIGH

SIDE

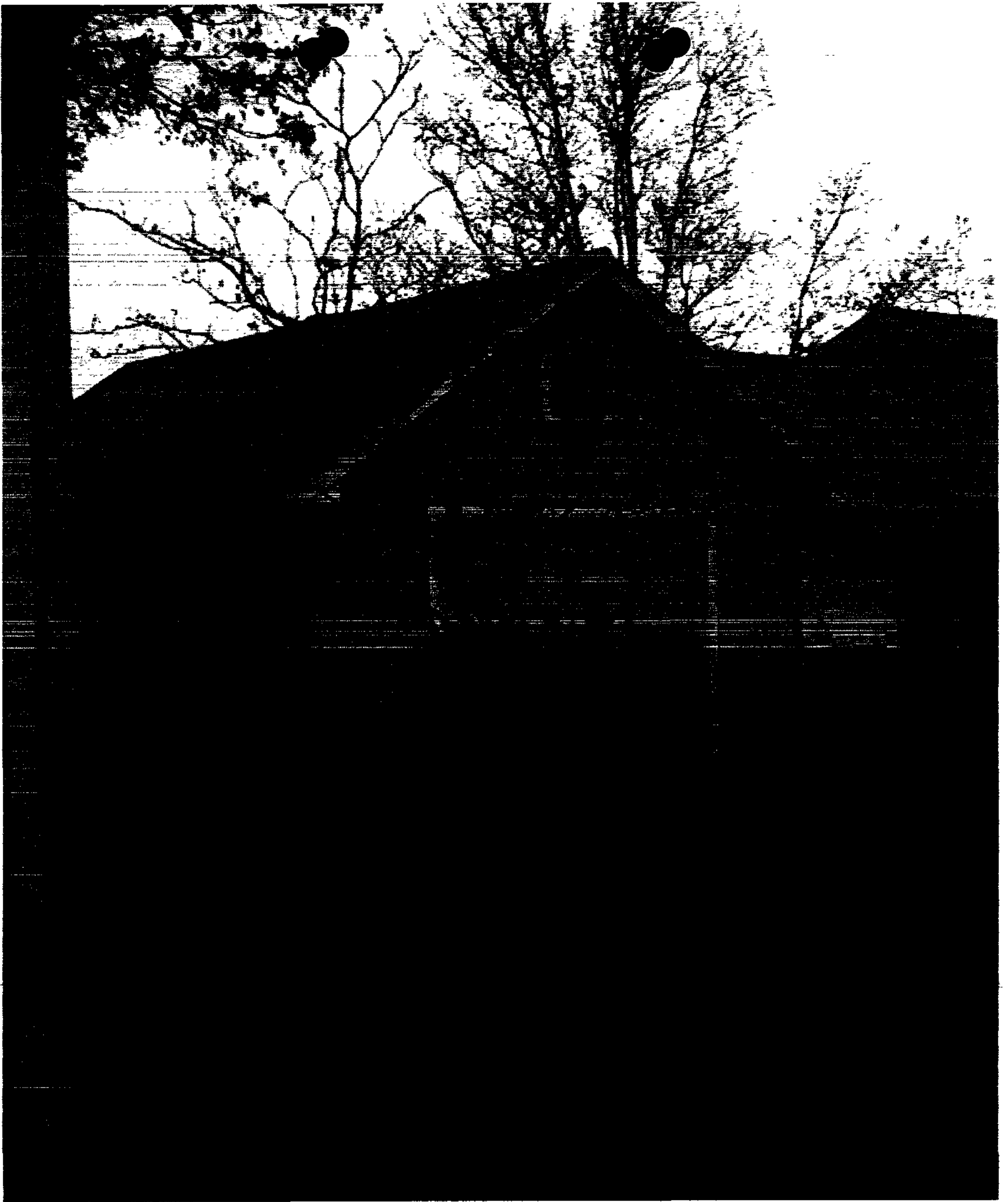
PIER

S

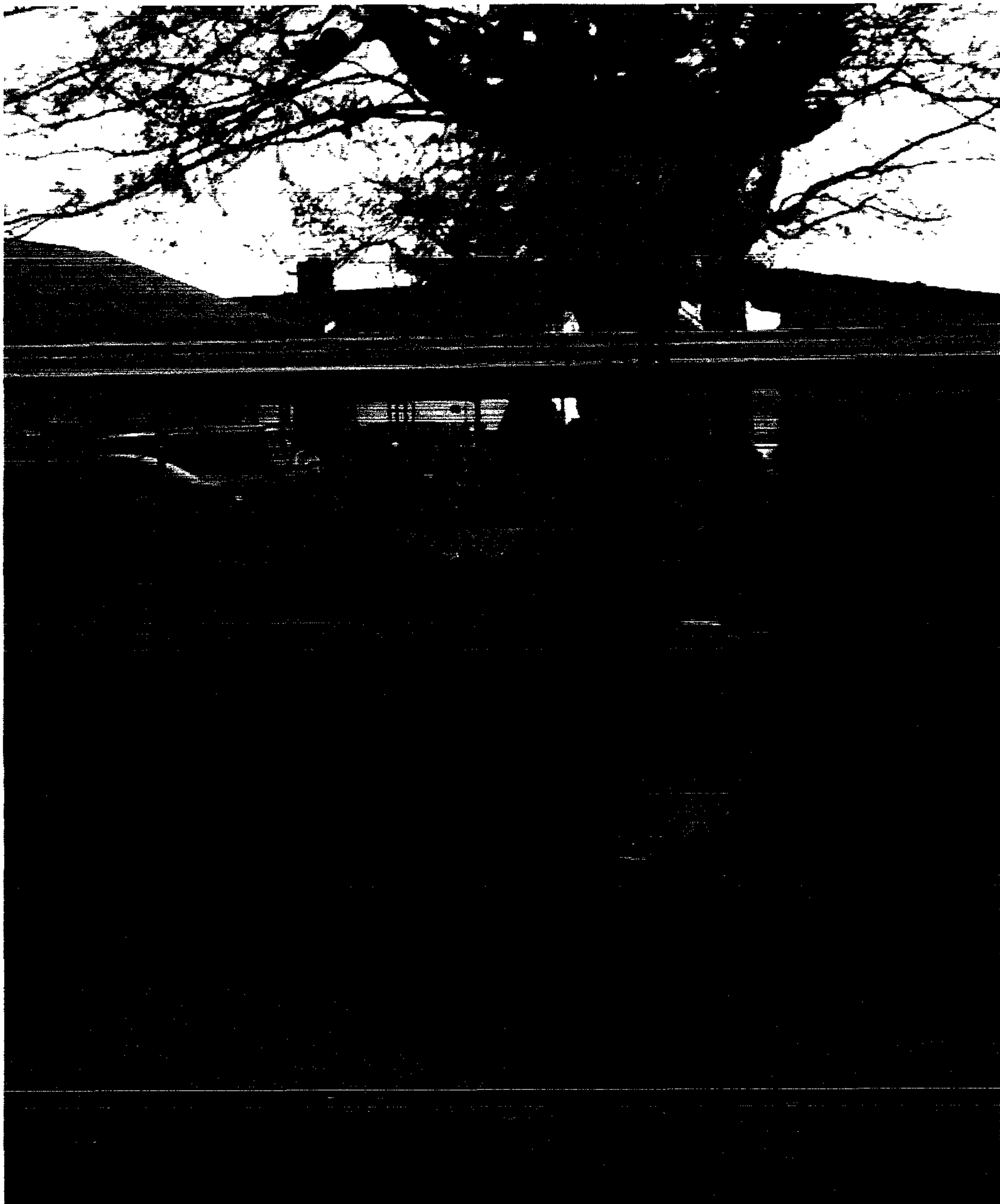




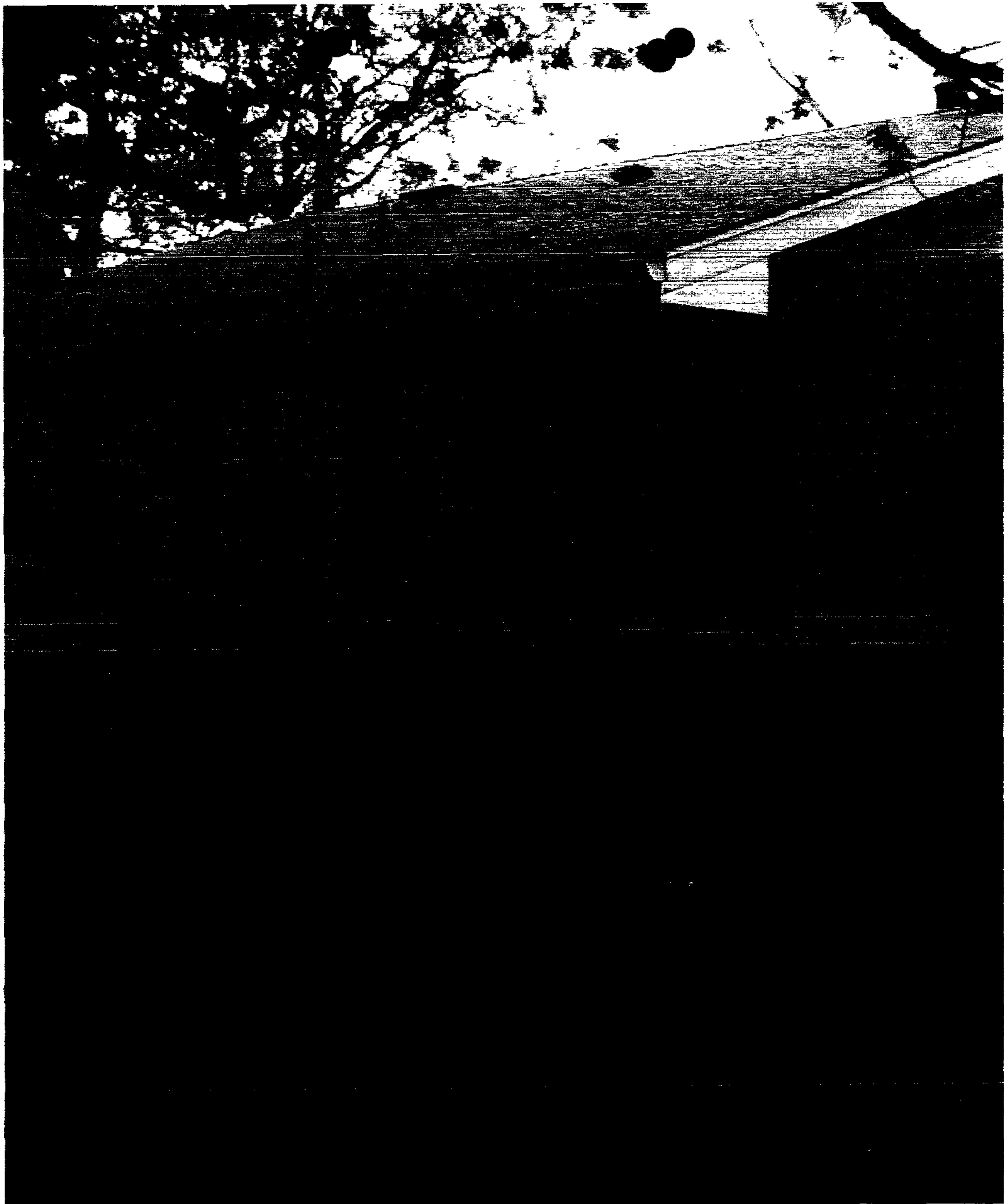
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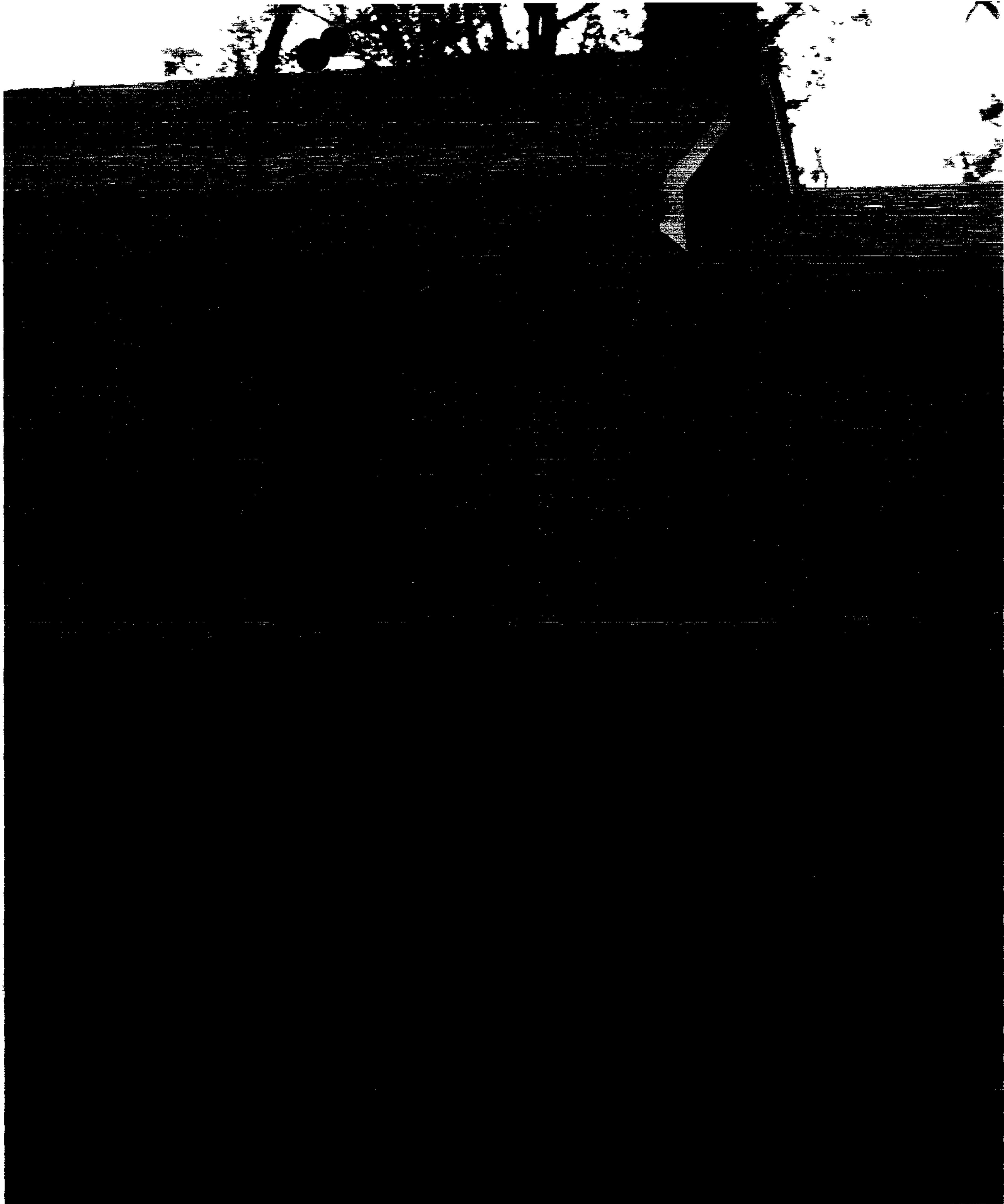


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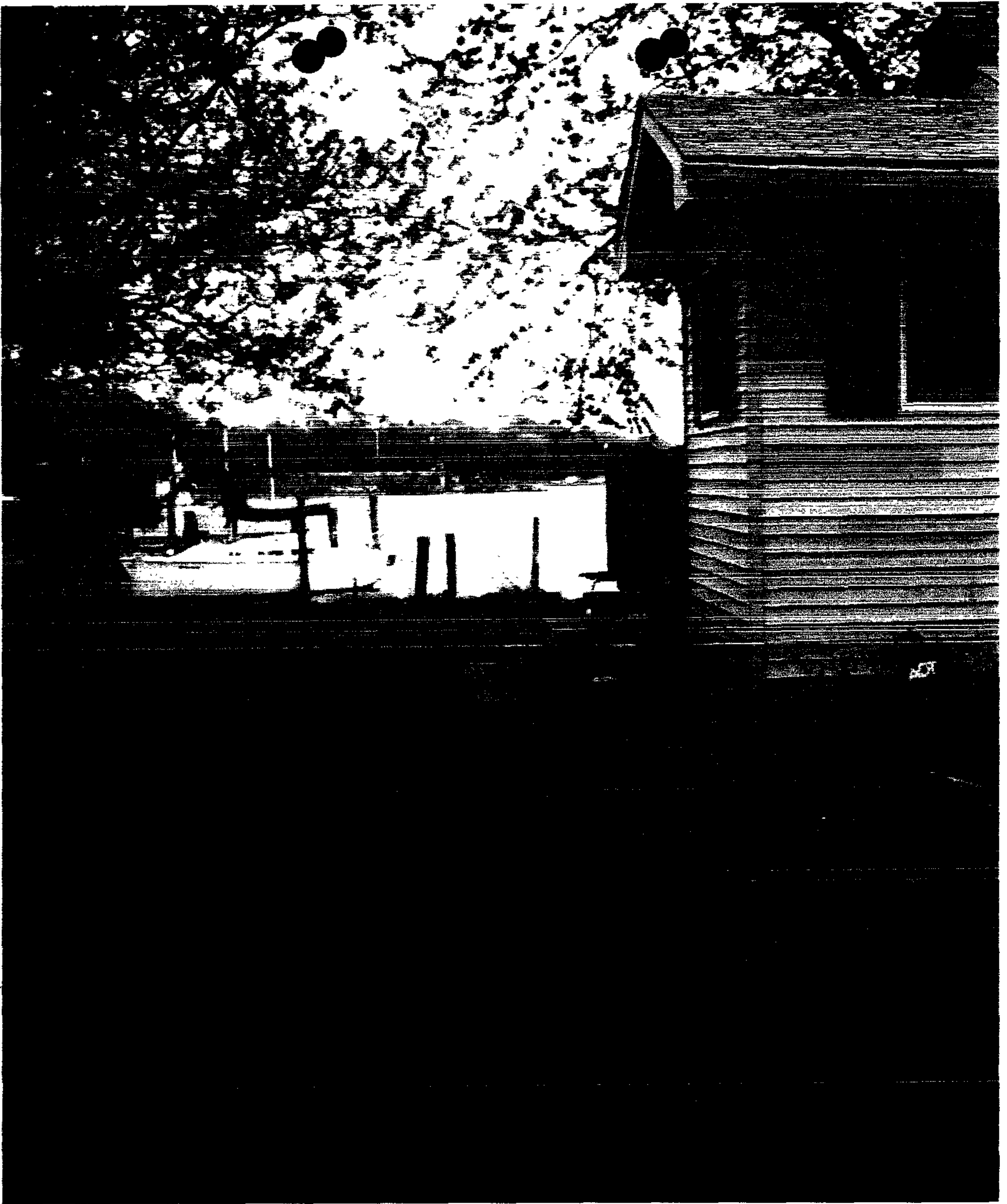


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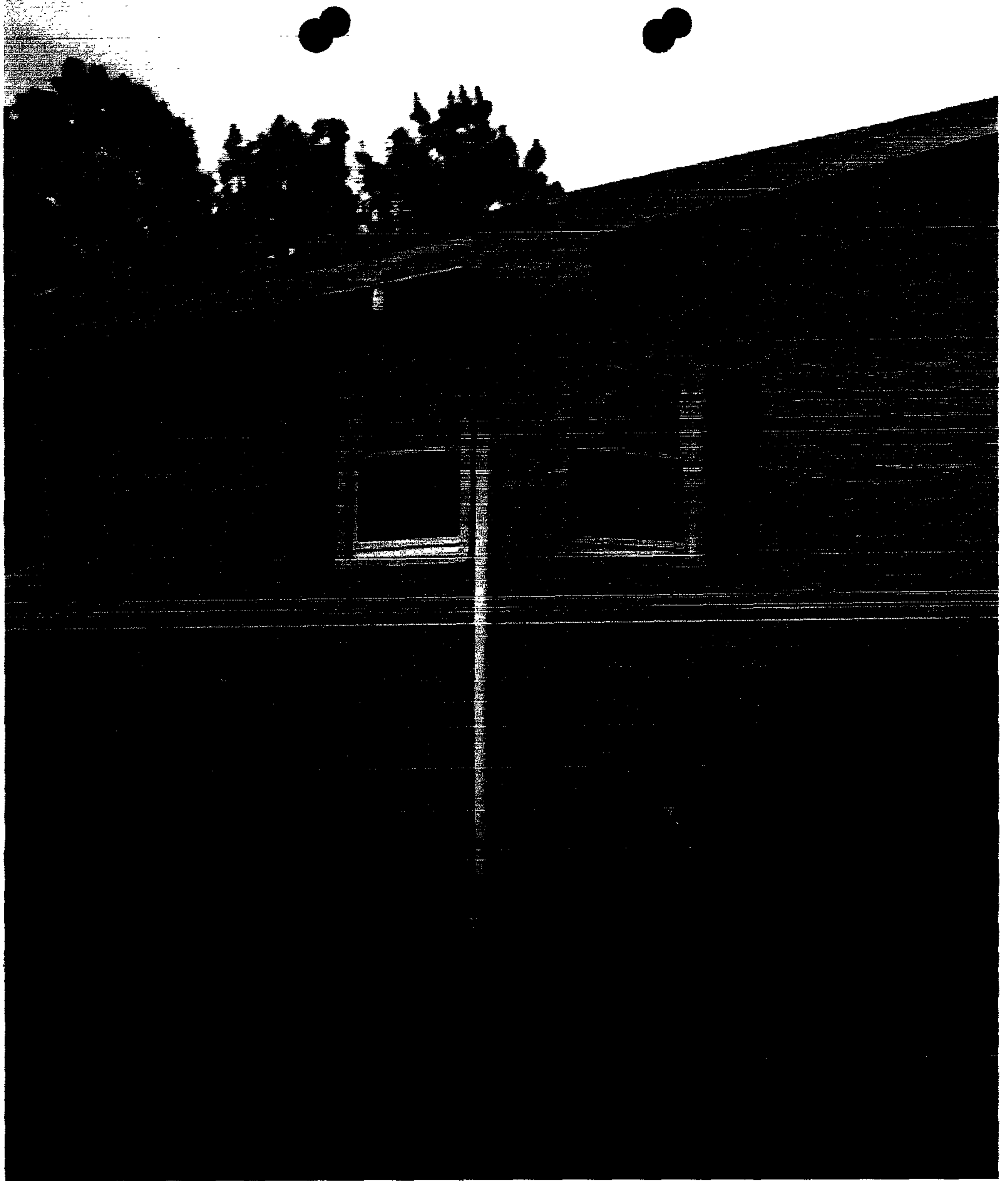
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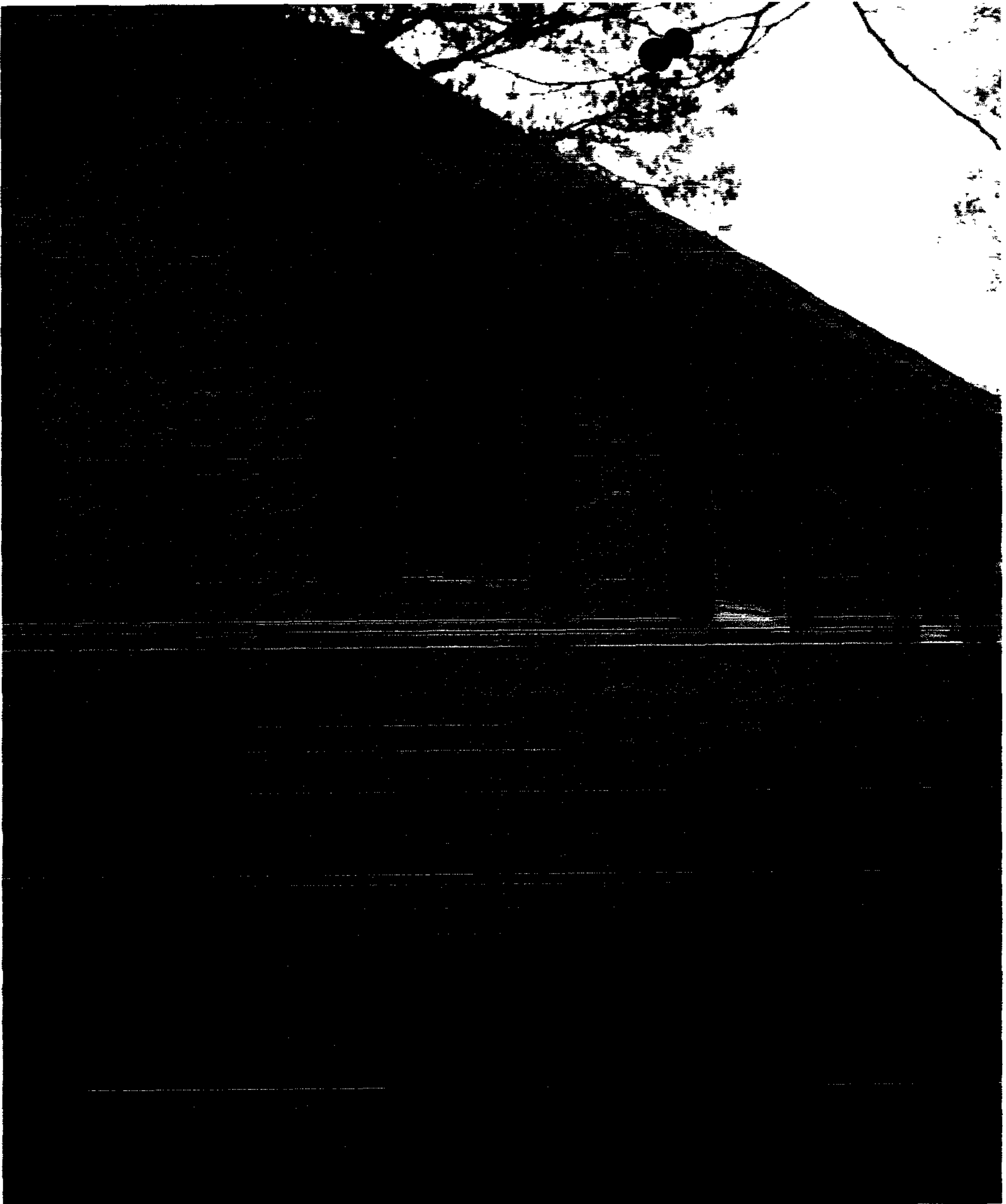


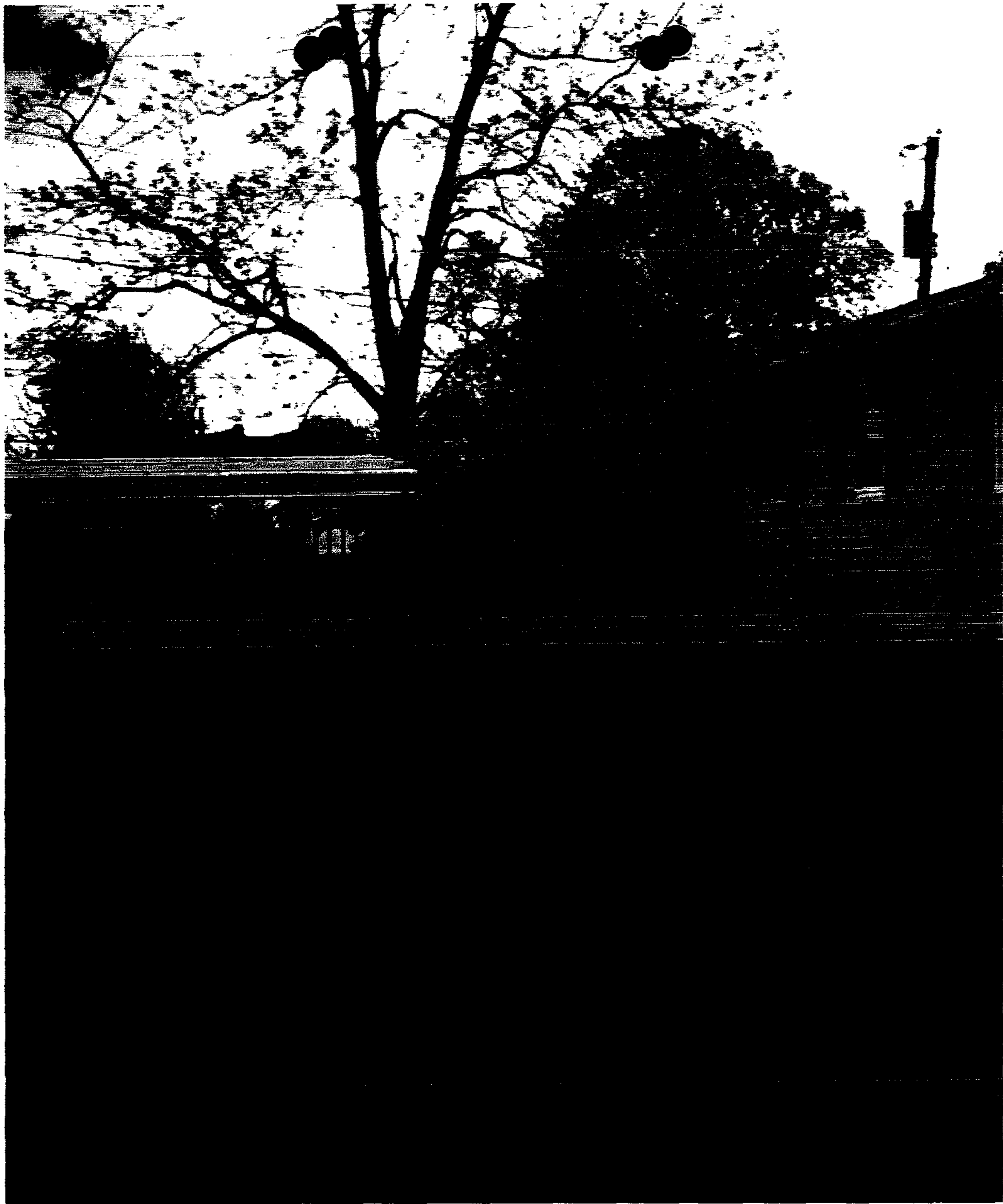
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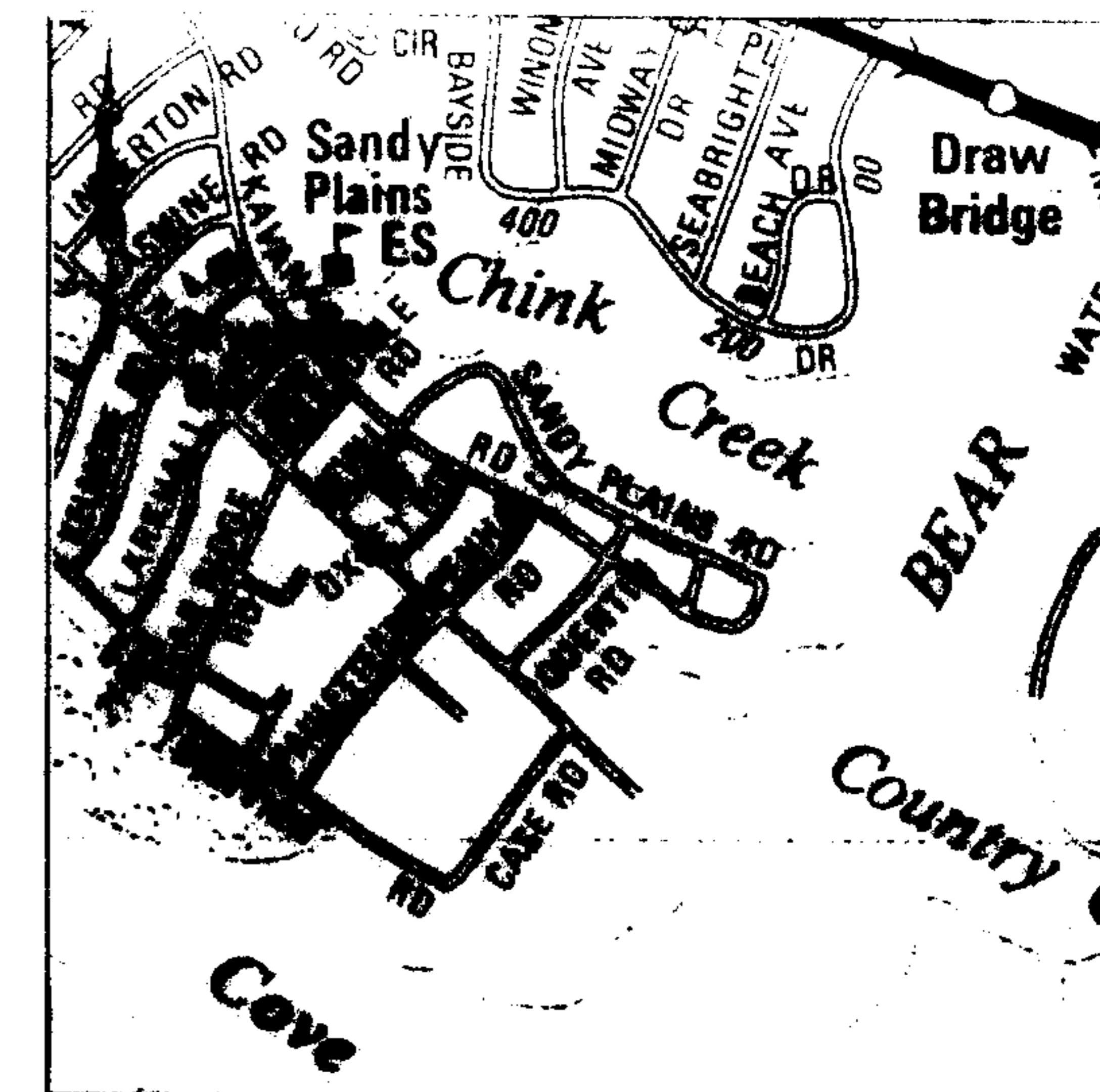




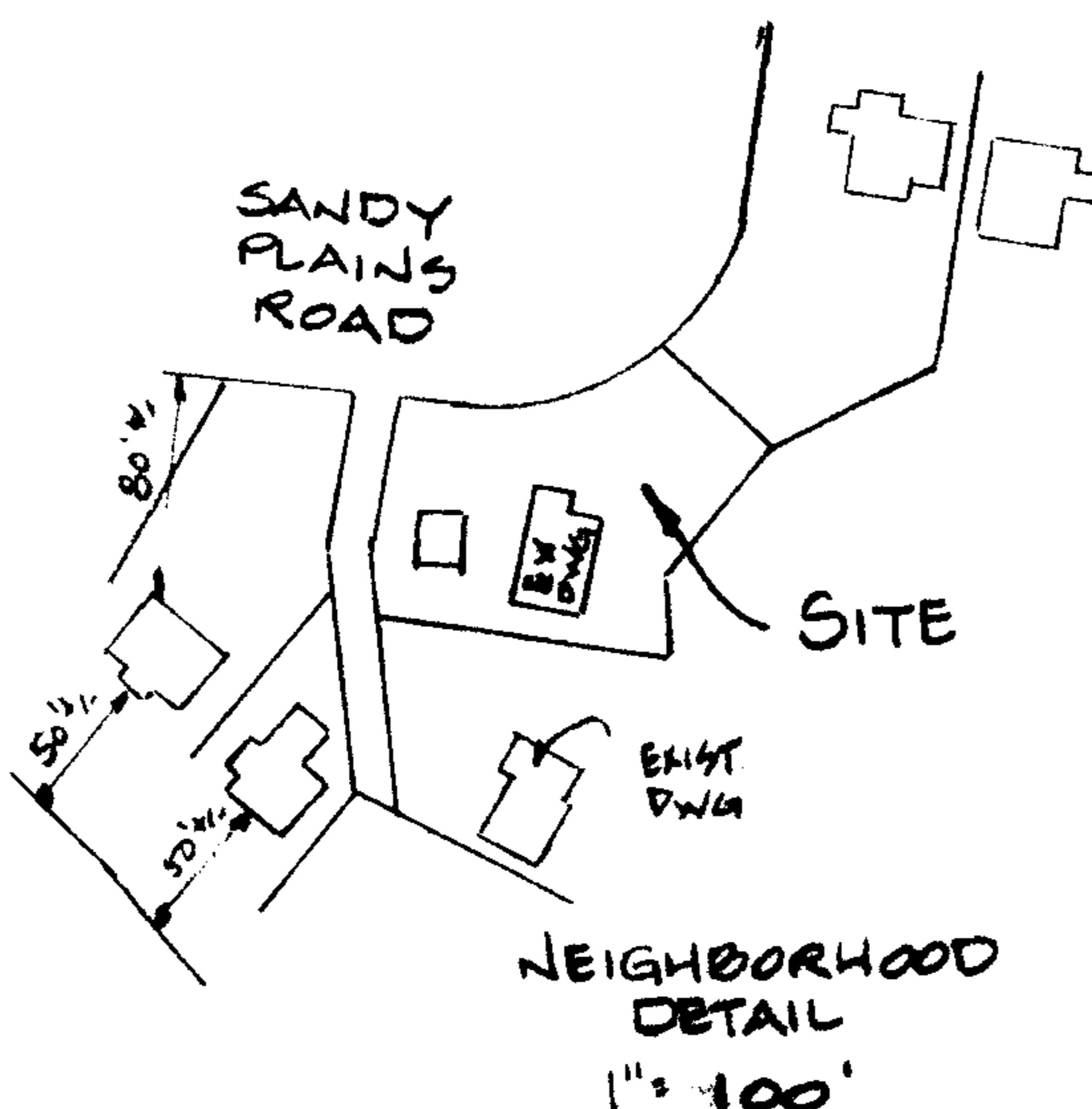
9

GENERAL NOTES

1. THE SUBJECT PROPERTY DOES NOT HAVE ANY PREVIOUS ZONING CASE HISTORY.
2. THE PROPOSED ADDITION AND GARAGE SHALL MEET THE BUILDING CODE, AS WELL AS THE FIRE CODE REQUIREMENTS, WITH REGARD TO THE TYPE OF CONSTRUCTION, WINDOWS, ETC.

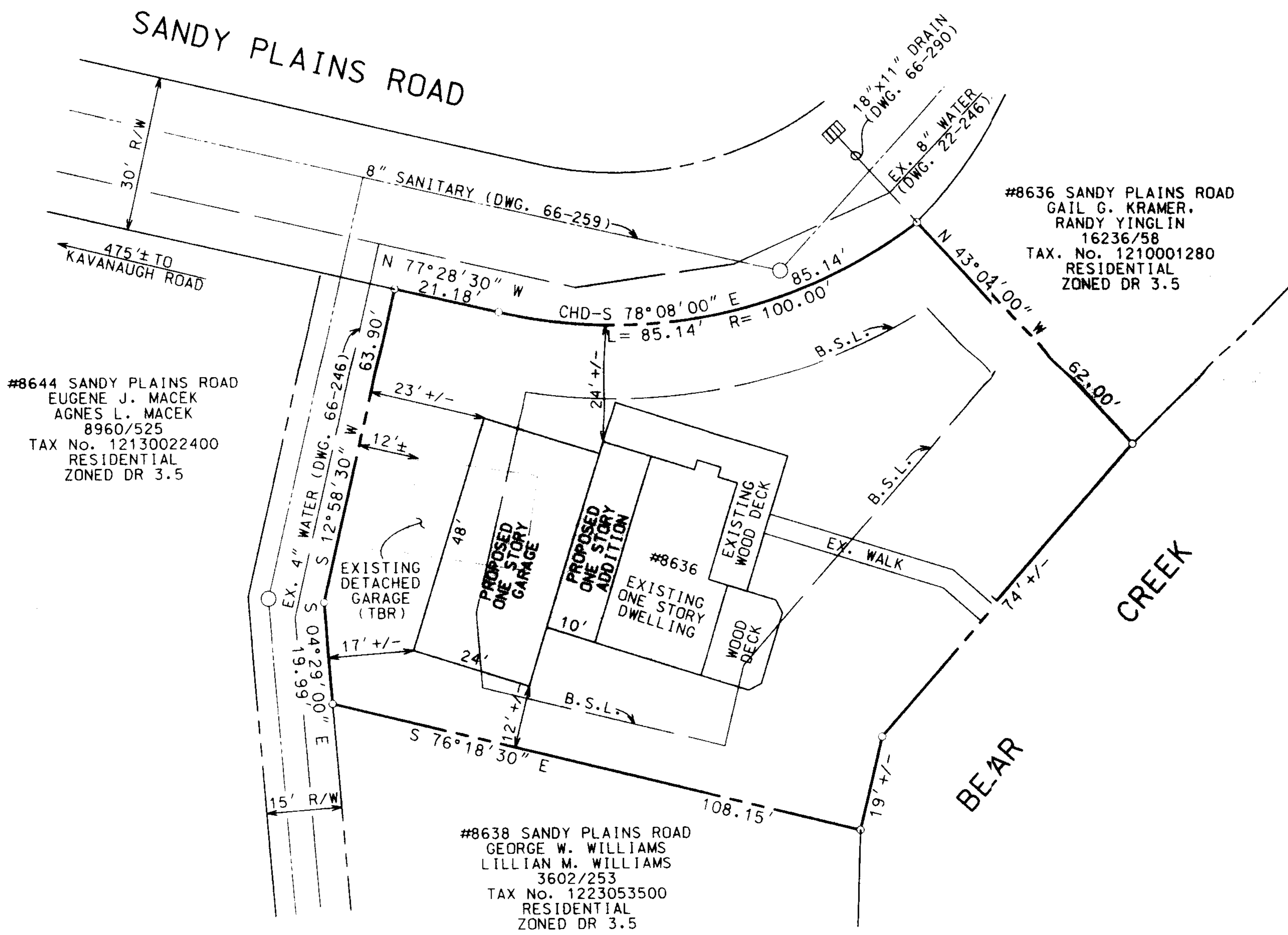


VICINITY MAP
 SCALE: 1"=2000'
 COPYRIGHT ADC THE MAP
 PEOPLE PERMITTED USE NO.
 20797515



SITE DATA

DEED REFERENCE:	13212/76
TAX ACCOUNT No.:	1213006561
F.E.M.A. MAP No.:	240010 0440 C
FLOOD ZONE:	A-9
EXISTING ZONING:	DR 3.5 ±
SITE AREA:	0.311 ACS. ± 13.547 S.F.



#8644 SANDY PLAINS ROAD
 EUGENE J. MACEK
 AGNES L. MACEK
 8960/525
 TAX No. 12130022400
 RESIDENTIAL
 ZONED DR 3.5

#8636 SANDY PLAINS ROAD
 GAIL G. KRAMER,
 RANDY YINGLIN
 16236/58
 TAX. No. 1210001280
 RESIDENTIAL
 ZONED DR 3.5

#8638 SANDY PLAINS ROAD
 GEORGE W. WILLIAMS
 LILLIAN M. WILLIAMS
 3602/253
 TAX No. 1223053500
 RESIDENTIAL
 ZONED DR 3.5

OWNER

JEFFREY M. BECKER
 8636 SANDY PLAINS ROAD
 BALTIMORE, MARYLAND
 21222-5618

Det. 9.4. #1

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE

**#8636 SANDY PLAINS ROAD
 BECKER PROPERTY**

COUNCILMANIC DISTRICT No. 6
 ELECTION DISTRICT No. 12
 SCALE: 1"=20'
 BALTIMORE COUNTY, MD
 DATE: MAY 5, 2004

HICKS ENGINEERING CO., INC.
 ENGINEERS, SURVEYORS & PLANNERS
 200 EAST JOPPA ROAD - SUITE 402
 TOWSON, MARYLAND 21286-3160
 (410) 494-0001