

IN RE: PETITION FOR ADMIN. VARIANCE

W/S of Red Clover Court,
25 ft. N of Denrob Court
11th Election District
5th Councilmanic District
(9710 Red Clover Court)

Denis Smith & Gerda Kalil
Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 04-525-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Denis Smith & Gerda Kalil. The administrative variance is requested for property located at 9710 Red Clover Court in Baltimore County. The administrative variance request is from Section 504 (Bill 100, 1970) and V.B.6.a (1970 CMDP), to permit a proposed addition (sunroom) with a window to street right-of-way setback of 6 ft. in lieu of the minimum required 25 ft., and to amend the Final Development Plan for "Cloverfield Manor", Block E, Lot 6, to permit construction outside the building envelope. 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 May 23, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING

6/9/04
R. J. [Signature]

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 9th day of June, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 504 (Bill 100, 1970) and V.B.6.a (1970 CMDP), to permit a proposed addition (sunroom) with a window to street right-of-way setback of 6 ft. in lieu of the minimum required 25 ft., and to amend the Final Development Plan for "Cloverfield Manor", Block E, Lot 6 only, to permit construction outside the building

ORDER RECEIVED FOR FILING
6/9/04
R. J. Jamison

envelope, 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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
6/17/04
R. J. [Signature]

Zoning Commissioner

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



Baltimore County

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

June 9, 2004

Mr. Denis Smith
Ms. Gerda Kalil
9710 Red Clover Court
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 04-525-A
Property: 9710 Red Clover Court

Dear Mr. Smith & Ms. Kalil:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Jeff Hoilman
American Design & Build
221 Gateway Drive
Bel Air, MD 21014

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 9710 Red Clover Ct.

which is presently zoned DR S.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) 504 (Bill 100, 1970) and Section V.B.6.a (1970

CMDP) to permit a proposed addition (sunroom) with a window to street right-of-way setback of 6 feet in lieu of the minimum required 25 feet, and to amend the Final Development Plan for Cloverfield Manor, Block E, Lot 6 to permit construction outside the building envelope.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5/10/04 day of May, 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.

Legal Owner(s):

Denis Smith

Name - Type or Print

Denis T. Smith

Signature

Gerda Kalil

Name - Type or Print

Gerda Kalil

Signature

9710 Red Clover Ct 410.668.9367

Address

Telephone No.

Parkville

City

MD

State

21234

Zip Code

Representative to be Contacted:

Jeff Hailman American Design+Build

Name

221 Gateway Dr 410.557.0555

Address

Telephone No.

Bel Air

City

MD

State

21014

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP

Date 5/13/04

Estimated Posting Date 5/23/04

CASE NO. 04-525-A

REV 11/25/01

ORDER RECEIVED FOR FILING
Date 5/10/04
By [Signature]

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 9710 Red Clover Ct
Address
Parkville MD 21234
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 townhouse is an end of group unit. When facing the home, left side property line runs on an angle which is unique and creates less practical area for alterations towards the rear of the home.
Side
Proposed Sunroom is for additional living space.

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.

Gerda K. Kalil
Signature
Gerda K Kalil
Name - Type or Print

Denis T. Smith
Signature
Denis T. Smith
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gerda Kalil & Denis Smith
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

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 9710 Red Clover Ct
Address
Parkville MD 21234
City State Zip Code

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The existing townhouse is an end of group unit when facing the home, left side property line runs on an angle which is unique and creates less practical area for alterations towards the rear of the home.
Side
Proposed Sunroom is for additional living space.

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.

Gerda K. Kalil
Signature
Gerda K. Kalil
Name - Type or Print

Denis T. Smith
Signature
Denis T. Smith
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gerda & Denis Smith
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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9710 Red Clover Ct.
which is presently zoned PR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

504 (B, 11/100, 1970) and Section V, B, 6. a (1970 C.M.D.P.) to permit a proposed addition (sunroom) with a window to street right-of-way setback of 6 feet in lieu of the minimum required 25 feet, and to amend the Final Development Plan for Cloverfield Manor, Block E, Lot 6 to permit construction outside the building envelope.

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):

Denis Smith
Name - Type or Print

Denis T. Smith
Signature

Gerda Kalil
Name - Type or Print

Gerda K. Kalil
Signature

9710 Red Clover Ct. 410-668-9367
Address Telephone No.

Parkville MD 21234
City State Zip Code

Representative to be Contacted:

Jeff Hailman American Design+Build
Name

221 Gateway DR 410-557-0555
Address Telephone No.

Bel Air MD 21014
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 04-S25-A

Reviewed By JNP Date 5/13/04

REV 10/25/01

Estimated Posting Date 5/23/04

ZONING DESCRIPTION FOR 9710 Red Clover Court

Beginning at the point on the West side of Red Clover Court which is ~~42~~⁷⁶ feet wide at the distance of ~~25~~²⁵ feet ~~East~~^{North} of the centerline of the nearest improved intersecting street Denrob Court which is ~~50~~⁵⁰ feet wide. Being Lot # 6, Block E, in the subdivision of Cloverfield Manor as recorded in the Baltimore County Plat Book # 53, Folio # 91, containing .071 acres. Also known as 9710 Red Clover Court and located in the 11th Election District,
5th Councilmanic District.

04-525-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No: 36046

DATE

5/13/04

ACCOUNT

A-001-006-6150

AMOUNT

\$ 115.00

RECEIVED FROM:

American Design & Build LTD

FOR:

Adm Var & FDP Amendment - 0710/Red Bank

Smith/Kalil (04-525-A)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/13/2004 5/13/2004 07:48:19Z

REQ NO: 001 WALKIN JRIC JMR

PROJECT: 1187062 5/13/2004 07:48

DEPT: 5 520 ZONING VERIFICATION

CR NO: 006006

PAID TO: 6113.00

PAID BY: 6113.00 CR

BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. **04-525-A**
Petitioner/Developer:
Smith/Kalil
Closing Date: **June 7, 2004**

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

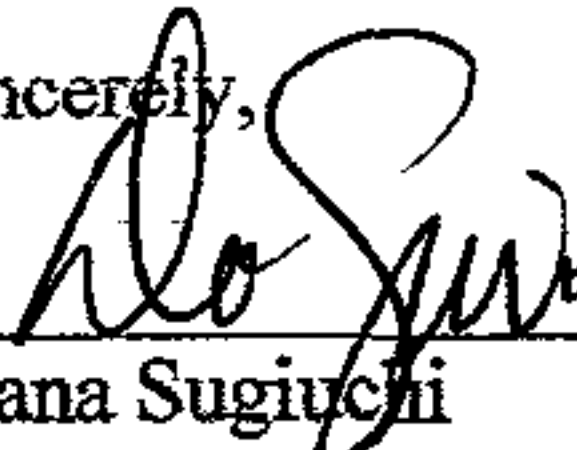
Attention: Ms. Kristen Matthews:

Ladies and Gentlemen:

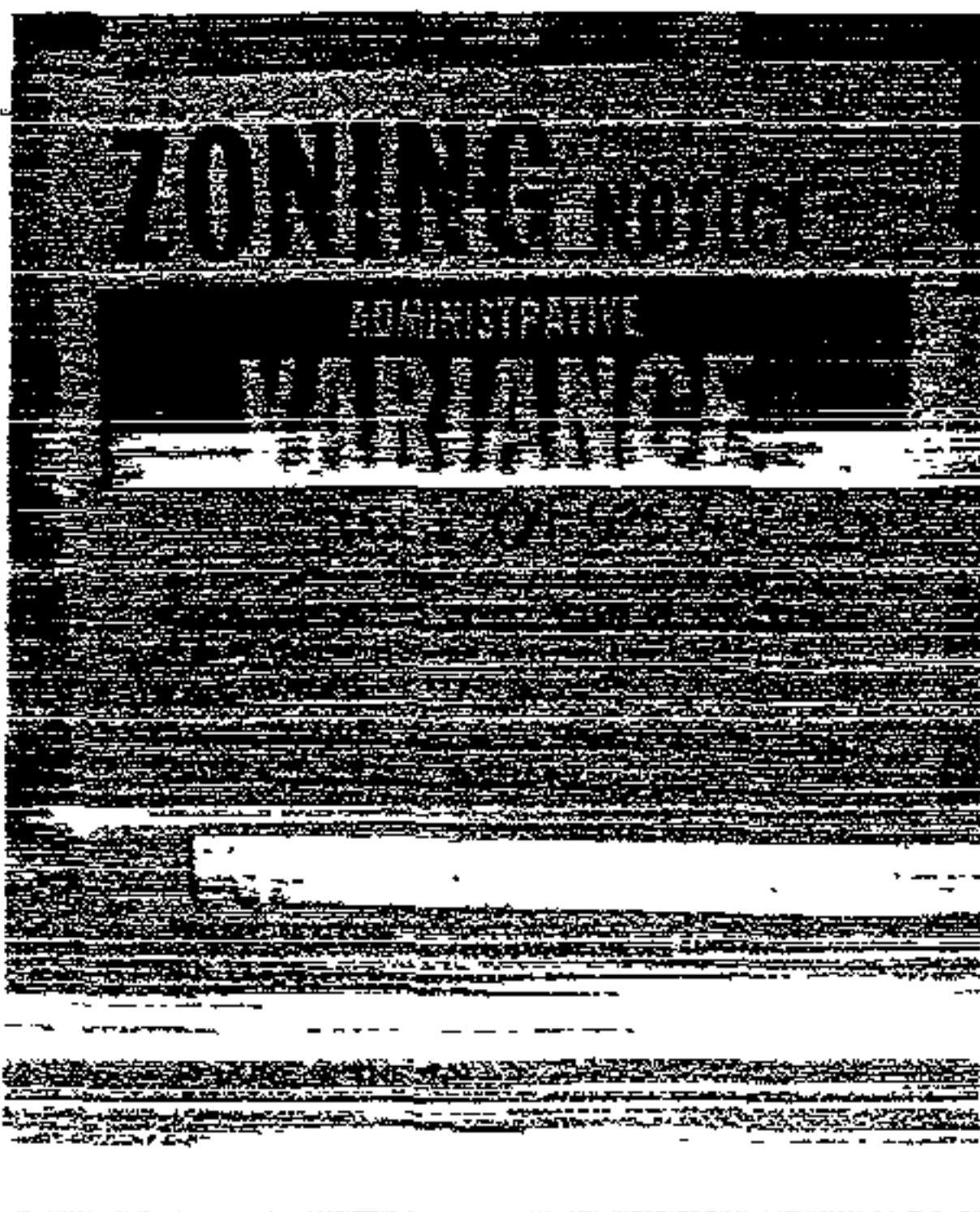
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located **9710 Red Clover Ct.**

The sign(s) were posted on **5/23/04**.

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- 525 -A

Address 9710 Red Clover Court

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/13/04

Posting Date: 5/23/04

Closing Date: 6/7/04

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- 525 -A

Address 9710 Red Clover Court

Petitioner's Name Smith/Kalil

Telephone 410-668-9367

Posting Date: 5/23/04

Closing Date: 6/7/04

Wording for Sign: To Permit a proposed addition (sunroom) with a window to street-right-of-way setback of 6 feet in lieu of the minimum required 25 feet and to amend the Final Development Plan for Cloverfield Manor, Block E, Lot 6 to permit construction outside the building envelope

WCR - Revised 6/28/00

**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 7, 2004

Denis Smith
Gerda Kalil
9710 Red Clover Court
Parkville, Maryland 21234

Dear Mr. Smith and Ms. Kalil:

RE: Case Number04-525-A, 9710 Red Clover Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 13, 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
Jeff Hoilman American Design & Building 221 Gateway Drive Bel Air 21014

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/JDO*

DATE: June 9, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 24, 2004

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

04-518

04-524

04-525

04-528

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: June 1, 2004

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

RECEIVED

JUN - 3 2004

SUBJECT: 9710 Red Clover Court

INFORMATION:

Item Number: 4-525

Petitioner: Denis Smith

Zoning: DR 5.5

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is unable to provide comments in support/opposition of the petitioner's request due to insufficient information germane to the proposed addition. The petitioner should submit elevations of the proposed addition (including building materials and color) to this office for review and approval.

For further information concerning the matters stated herein, please contact Karin Brown at 410-887-3480.

Prepared by: Mark A. Cunningham

Division Chief: [Signature]

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2004

RECEIVED

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

JUN - 8 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-525**

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: Lyne Nelson

MAC/LL



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. 525 JNP

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

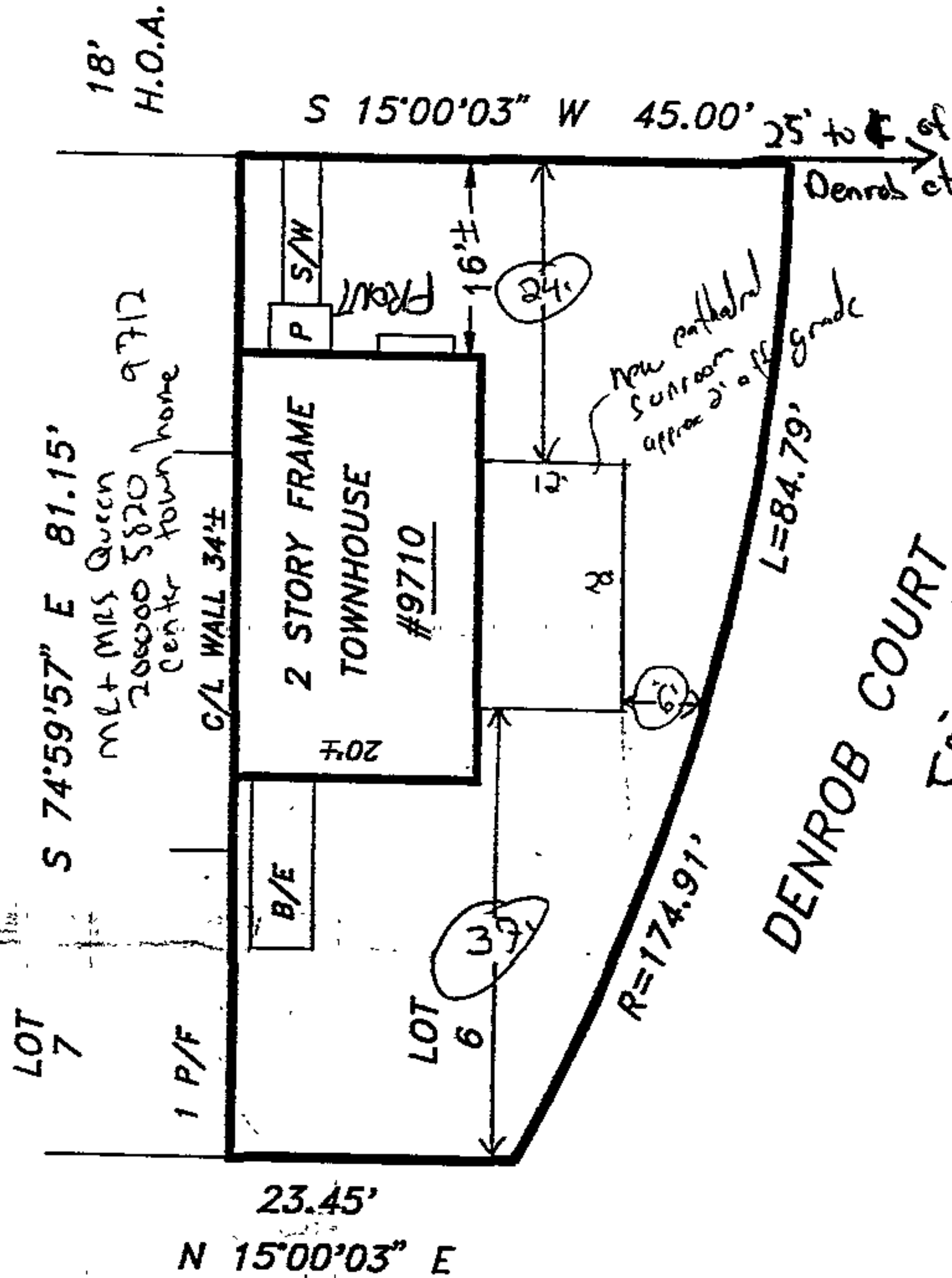
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 9710 Red Clover Ct

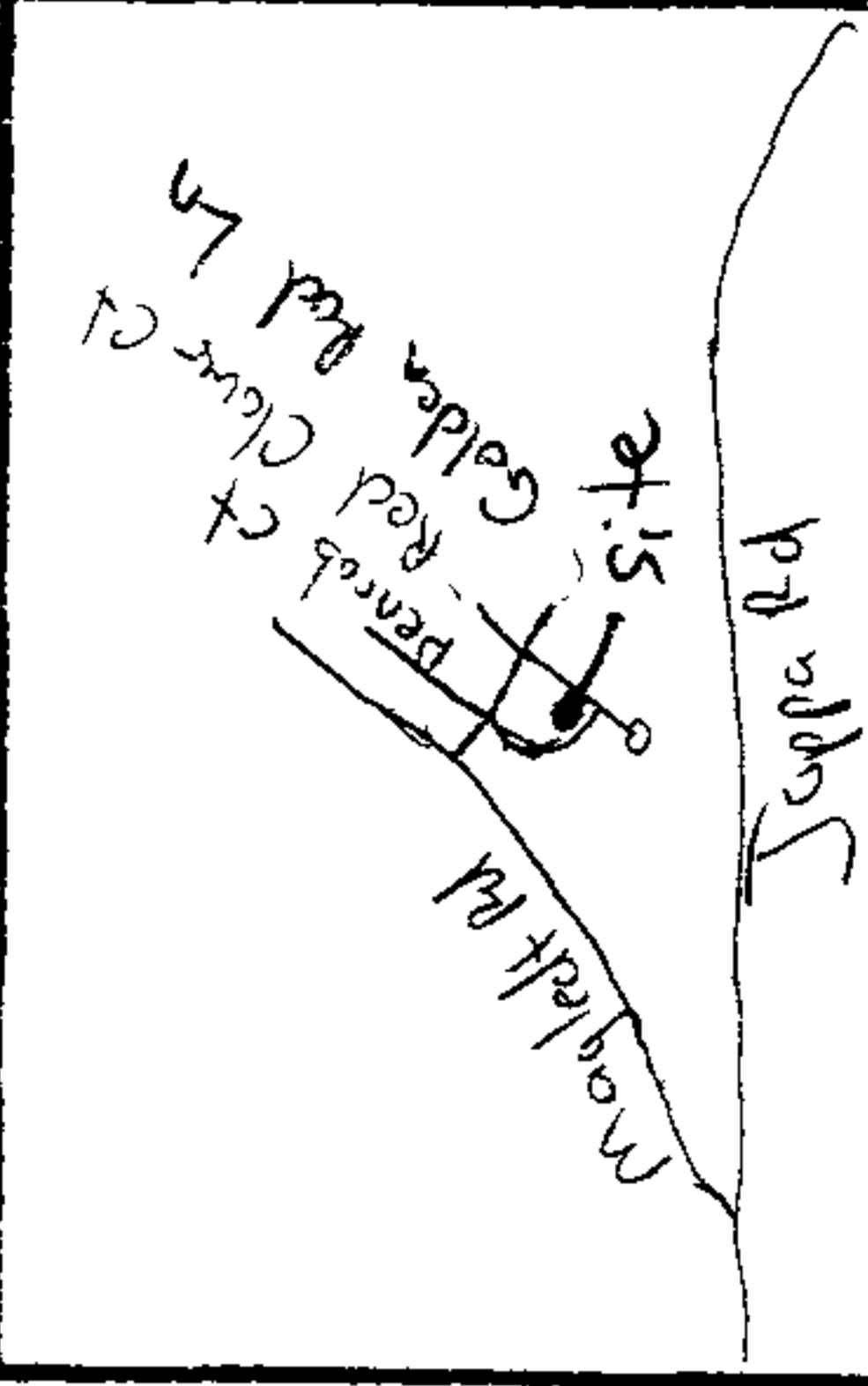
SUBDIVISION NAME Claverfield Manor

PLAT BOOK # 53 FOLIO # 91 LOT # 6 SECTION # Block E

OWNER Mr. Smith & Mrs. Kalil



RED
CLOVER
COURT
R/W



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE10-F

ZONING DR S-5

LOT SIZE .071 ACRES 3,092.46 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒

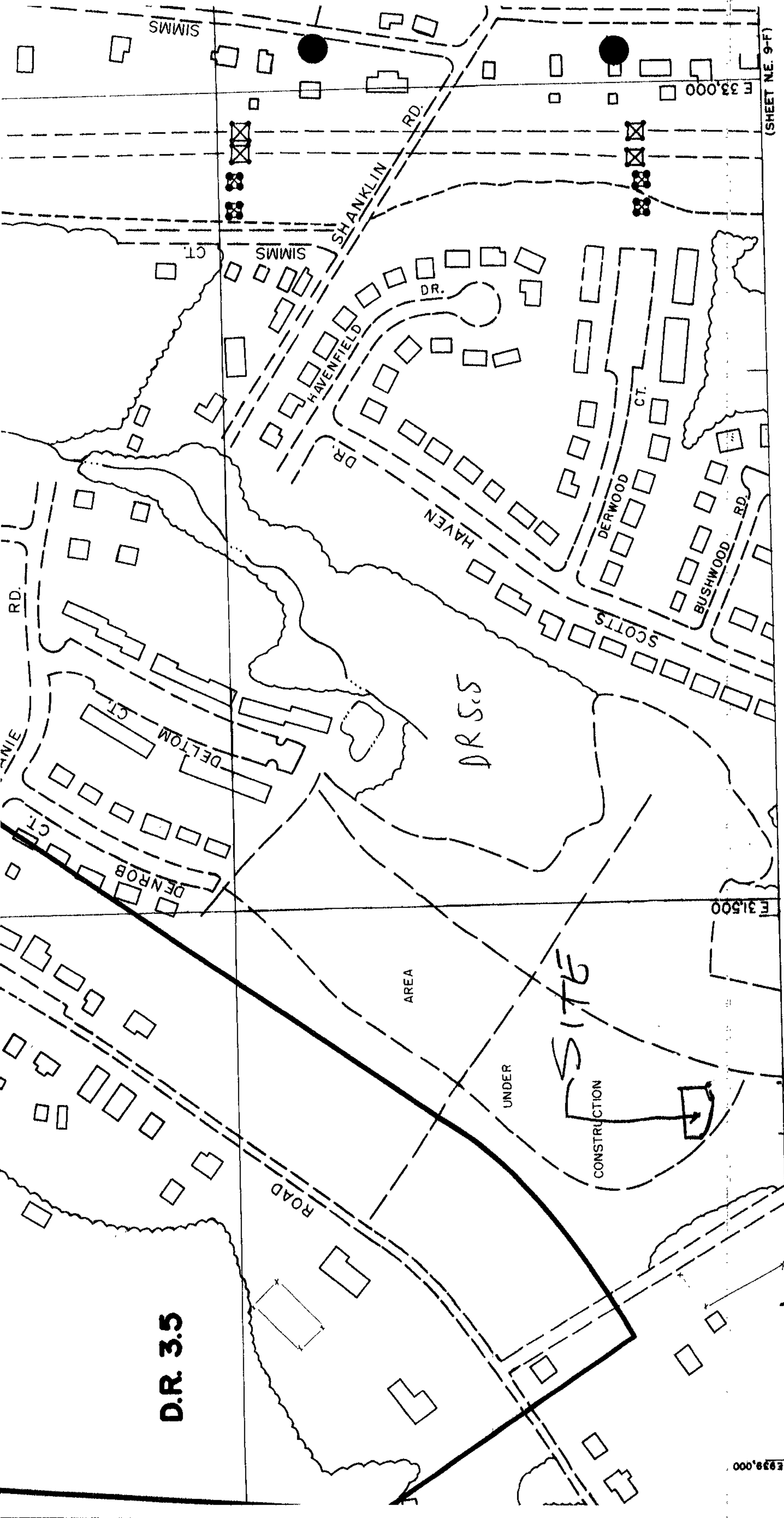
PRIOR ZONING HEARING ☐ YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 525 CASE # 04-525-A



PREPARED BY Jeffrey Heilman SCALE OF DRAWING: 1" = 20'

Rev. Cu. #1



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,

NE 10-F

BALTIMORE OFFICE OF PLANNING

04-525-A

(SHEET NE. 9-F)

DWG #KALIL-SMITH253
DATE 04/22/2004
HCB

AMERICAN DESIGN & BUILD / KALIL-SMITH
DREAMSPACE 3100 / CATHEDRAL

#253

PRINT APPROVAL

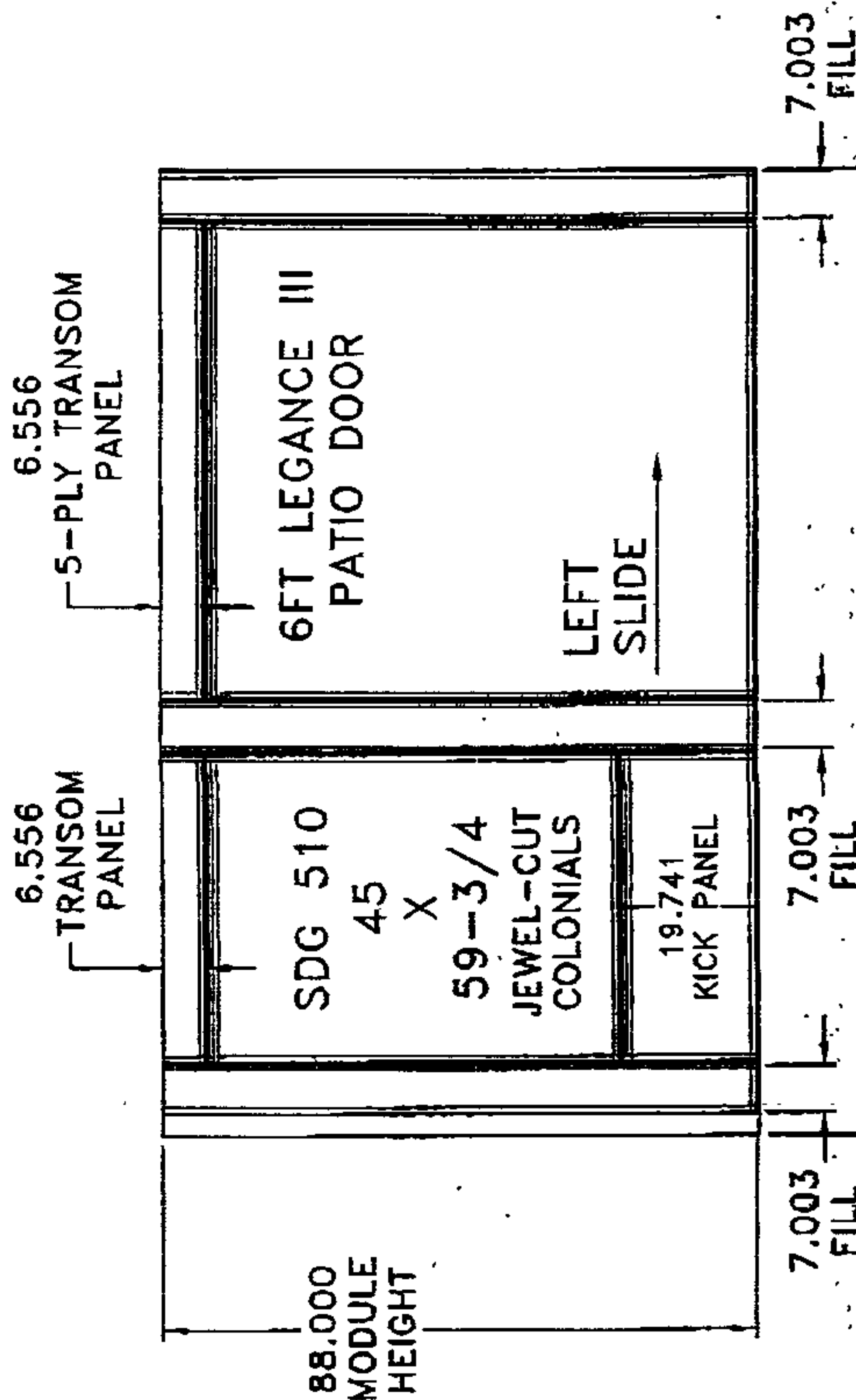
Please indicate your approval of this design by signing below and returning to:

THERMAL IND. INC.

Company

Summary

Date



PRINT APPROVAL

Please indicate your approval of this design by signing below and returning to:

THERMAL IND. INC.

Company

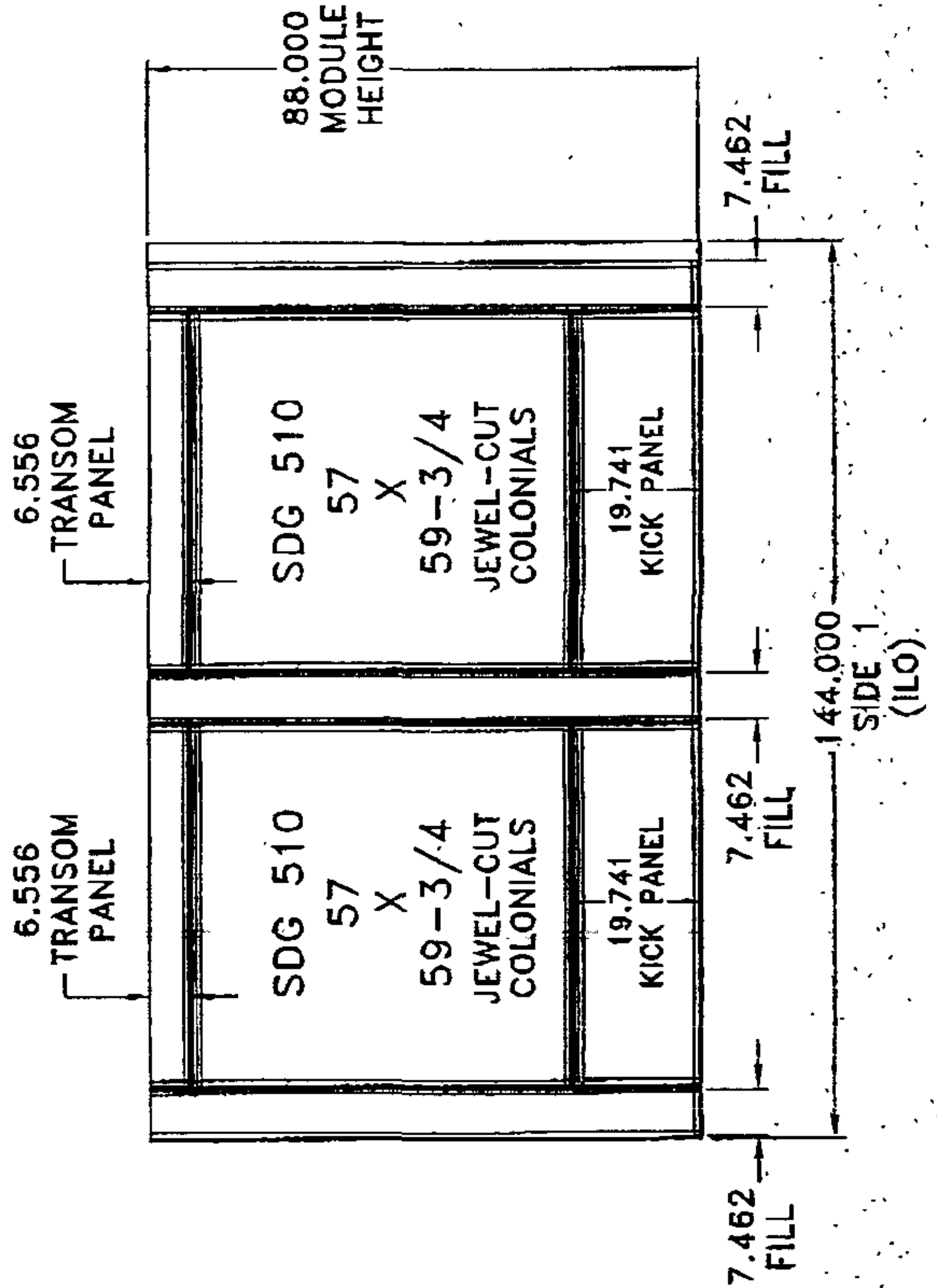
Signature

Date

AMERICAN DESIGN & BUILD / KALIL-SMITH
DREAMSPACE 3100 / CATHEDRAL

DWG #KALIL-SMITH253
DATE 04/22/2004
HCB

#253



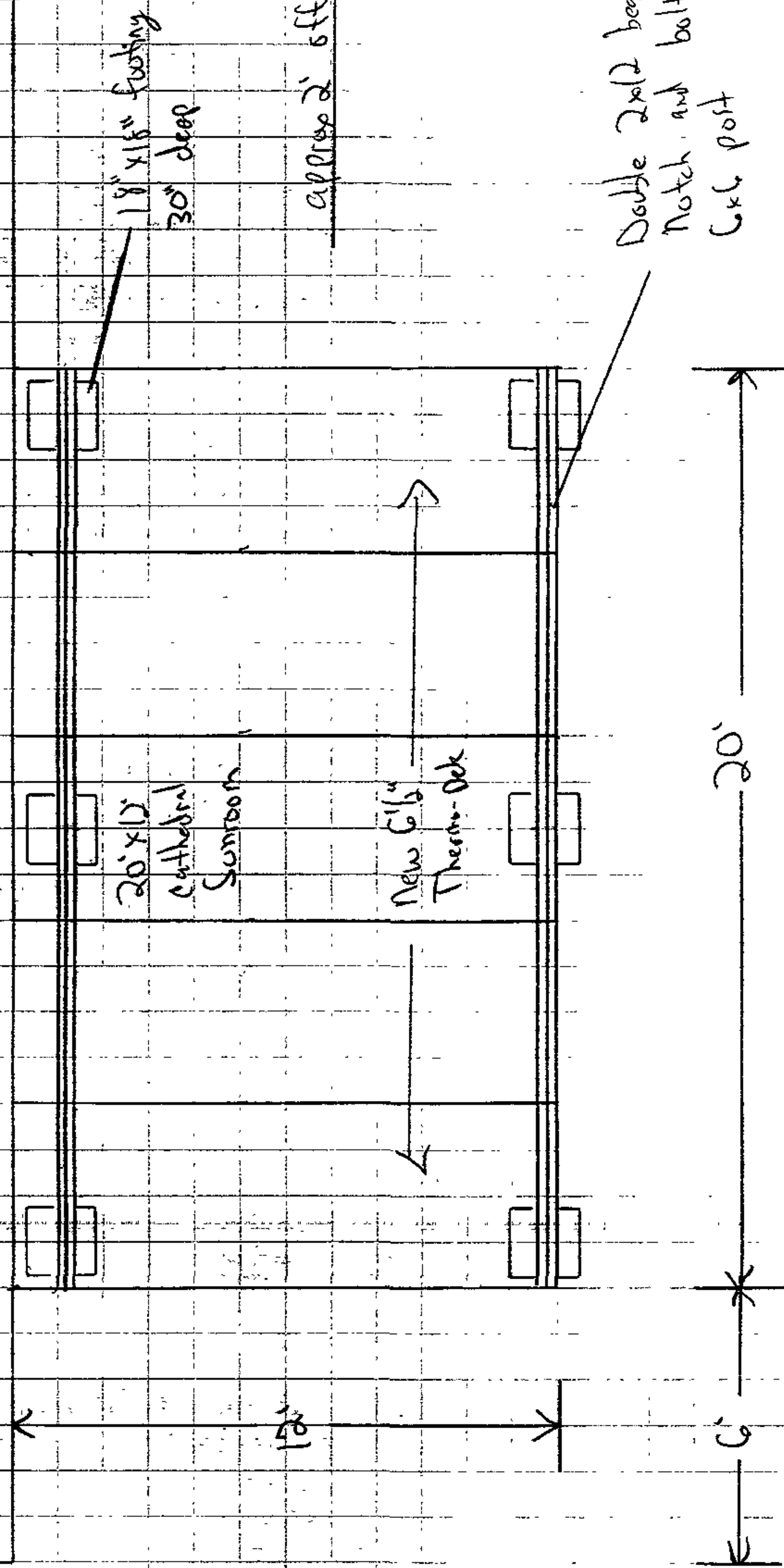
DRAWING: INSIDE LOOKING OUT.

Kalil/Smith Residence

Existing end of gray townhome

Front of House

Rear of House



Scale - 1/4" = 1'



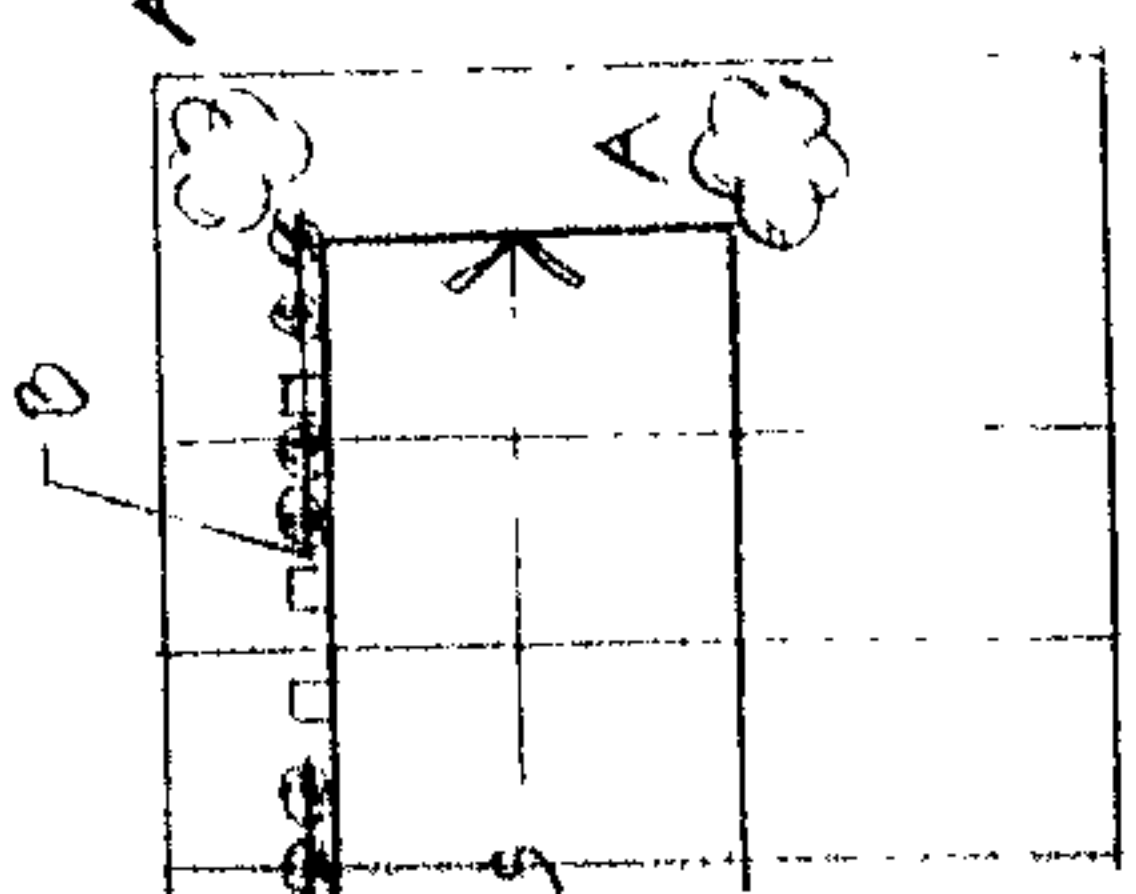
Front of home for proposed sunroom.
and adjoining neighbor located @ Lot 7.



Rear of home. for proposed Sunroom and
rear of adjoining neighbor located @ lot 7.



Side of home where Sunroom will be located.



WYNHOUSES

1ST

RY - 6'-8"
FLORA - 24"

NOTE:

THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY & BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THERE ON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY IN SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

