





IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Glen High Road, 975 ft. N
of Sweet Air Road
11th Election District
3rd Councilmanic District

(13910 Glen High Road)

Lawrence M. Johnson and Domenic L. Cieri, Jr. Petitioners

**BEFORE THE** 

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 05-064-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 owners of the subject property, Lawrence M. Johnson and Domenic L. Cieri, Jr., who are represented by Stephen J. Nolan, esquire The variance request is for property located at 13910 Glen High Road in the Baldwin area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (1A00.3.B.3, 1970 B.C.Z.R.), to allow a proposed addition with a side yard of 30 ft. in lieu of the minimum required 50 ft. 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 August 14, 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 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 \_\_\_\_\_ day of September, 2004, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (1A00.3.B.3, 1970 B.C.Z.R), to allow a proposed addition with a side yard of 30 ft. in lieu of the minimum required 50 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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;
- 2. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

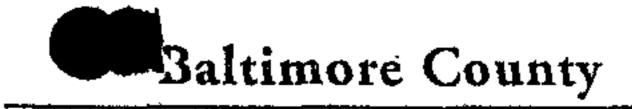
91264

JVM:raj



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





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

September 2, 2004

Stephen J. Nolan, Esquire 210 W. Pennsylvania Avenue, Suite 350 Towson, Maryland 21204

> Re: Petition for Administrative Variance Case No. 05-064-A Property: 13910 Glen High Road

Dear Mr. Nolan:

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: Lawrence M. Johnson Domenic L. Cieri, Jr. 13910 Glen High Road Baldwin, MD 21013



## 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	13910 Glen :	High Road	
	Baldwin	- MD	21013
	City	State	Zip Code
That based upon personal knowledge, the folio Variance at the above address (indicate hardshi	wing are the facts of the property of the control o	upon which I/we base the reque lty):	st for an Administrative
tapers toward the west in such a manne any role in creating the lot lines. The properties.  2. The variance is necess functionality of the house. A driveway  3. There are conditions the unique to the land and buildings on the 4. There will be no increallowable by the BZCR, if the requested 5. Strict compliance with for a permitted purpose and the required 6. The relief requested with owners in the district. The relief requested 7. The requested relief compliance of the requested relief requested relief requested relief requested relief	that an irregular straince will be de ary to permit the care to access the new gat exist that justify the subject site.  ease in residential drelief is granted. The BCZR would used conformity with the sted is the minimum and be granted so the sould so the sted is the minimum and the granted so the sted is the minimum and the granted so the sted is the minimum and the granted so the sted is the minimum and the granted so the sted is the minimum and the granted so the sted is the sted is the minimum and the granted so the sted is	ide yard setback exists. Petitione minimus and not adversely impossible onstruction of an addition/garage garage is also necessary. The variance relief requested that a density that will result beyond the BCZR would be unnecessarily stice to the petitioners as well as a relief necessary. That the spirit and intent of the	yards. The loters did not have act neighboring are peculiar and that otherwise ubject property y burdensome. other property  BCZR will be
That the Affiant(s) acknowledge(s) that if a foodback and the Affiant(s) acknowledge(s) that if a foodback and may be required to provide a	additional informatio	ea, Aπiant(s) Will be required ton.	o pay a reposting and
Sighature A Kusson	· · · · · · · · · · · · · · · · · · ·		
	St	gnature	
Lawrence M. Johnson Name - Type or Print	· KI	Domenic L. Cieri, Jr.	
Taille - Lype of Printi	146	me - Type or Print	-,
TATE OF BEEDM AND CONSTRUCTOR DELTIN	IODE A		
HEREBY CERTIFY, this 29 day of of Maryland, in and for the County aforesaid, per	rsonally appeared	, <u>⊰००</u> , before me, a No	
•	rsonally appeared		
HEREBY CERTIFY, this 29 day of of Maryland, in and for the County aforesaid, per	rsonally appeared		

My Commission Expires

REV 10/25/01



CASE NO.

REV 10/25/01

## Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at Baldwin, MD 21013

which is presently zoned RC2 (Formerly RDP)

Zoning Commissioner of Baltimore County

Date

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)

SEE ATTACHED

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: Legal Owner(s): Lawrence M. Johnson Name - Type or Print Type or Rruft Signature Signature Domenic L. Cieri, Jr. Address Telephone No. Name - Type or Print Signature City Zip Code State 13910 Glen High Road Attorney For Petitioner: Address Telephone No. Stephen J. Nolan, Esquire 21013 Baldwin MD Name - Type or Print City Zip Code State Representative to be Contacted: Signature Stephen J. Nolan, Esquire Stephen J. Nolan Chartered Company Name 210 W. Pennsylvania Ave. 410-821-8600 410-821-8600 210 W. Pennsylvania Ave. Address Telephone No. Telephone No. Address Suite 350 Suite 350 21204 Baltimore MD 21204 Baltimore City Zip Code State 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 this day of regulations of Baltimore County and that the property be reposted.

Reviewed By

**Estimated Posting Date** 

### **EXHIBIT A TO** PETITION FOR ADMINISTRATIVE VARIANCE 13910 GLEN HIGH ROAD

Owners Petition for a Variance from 1802.3B to allow a side yard of 30 feet in lieu of minimum required 50 feet.

Proposed addition with a

Stephen J. Nolan

Stephen J. Nolan, Chartered 210 West Pennsylvania Avenue

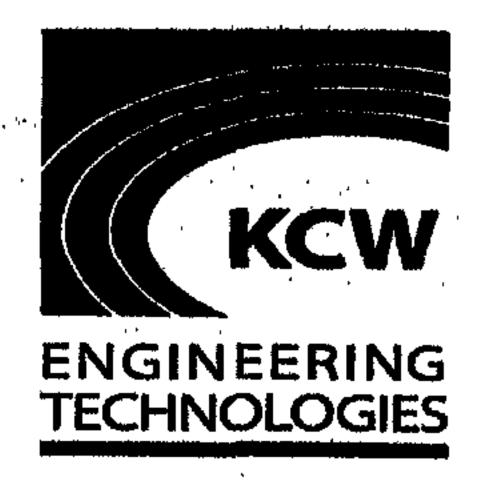
Suite 350

Baltimore, Maryland 21204-5325

(410) 821.8600

Attorneys for Petitioners

August 3, 2004



#### **ZONING DESCRIPTION**

#### 13910 GLEN HIGH ROAD BALDWIN, MARYLAND 21013

Lot 4 of "SWEET AIR WOODS" Plat EHK, Jr. 39, folio 95

Beginning at a point on the West side of Glen High Road, 50 ft. wide, at the distance 975 ft. North of the centerline of Sweet Air Road, varying width, thence:

- 1. N 86°47'08" W 320.40 ft.
- 2. N 37°47'08" W 260.00 ft.
- 3. S 79°11'03" W 218.00 ft. to the West right-of-way line of Glen High Road, thence
- 4. Binding on the West right-of-way line along a curve to the left with a Radius of 418.68 ft. and an Arc Length of 191.90 ft. to the Point of Beginning.

Being Lot No. 4 in the subdivision of "Sweet Air Woods", as recorded in the Land Records of Baltimore County, Maryland in Plat Book EHK, Jr. 39, folio 95.

Containing 1.229 acres, more or less.

Also known as 13910 Glen High Road.

Located in the 11 Election District, 3<sup>rd</sup> Councilmanic District.

Laugher Lauredy 8-2-2004

MAIL CASHE				
		NEOUS REL		
WINDERS MOTELS				
			•	•

## CERTIFICATE OF POSTING

	RE: Case No.: ( ) - (67-7)
	Petitioner/Developer: <u>JOHN/SON</u>
	Date of Hearing/Closing: 8/30/04
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	
Ladies and Gentlemen:	•
This letter is to certify under the penalties of penalties of posted conspicuously on the property located a	erjury that the necessary sign(s) required by law were
13910 GLEN. HIGH	1 ROAD
The sign(s) were posted on	8/14/04 : : : : : : : : : : : : : : : : : : :
	Sincerely,
	Robert Black 8/16/04
	(Signature of Sign Poster) (Date)  SSG Robert Black
	(Print Name)
TO POINT A PROPER PARTIES AND A PARTIE DE LA PROPERTIE DE LA P	1508 Leslie Road
	(Address)
PUBLIC HEARING ?	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-	064	-A	Address 13	910 Gle	n High	Coad	
Contact Person:	Diam.				hone Numbe		7-339
Filing Date:	3/04	_ Posti	ng Date: <u>8//</u>	5/04	Closing D	ate: _ <i>8/_</i> :	30/04
Any contact made through the contact	with this offi person (plant	ce regarding ner) using the	the status of case number.	the admir	nistrative var	iance sho	ould b
POSTING/Coreverse side reposting muis again response.	OST: The perof of this form) st be done or onsible for all	itioner must uand the petition of the lassociated	se one of the soner is responsible sign posters costs. The zooted above. It	sign poster sible for all s on the ap	printing/pos	sting costs ind the pe	s. Any titione
	<b></b>		dline for an oc Please unde is not complete	TOTOON SHEE	<b>* *</b> • • • • • • • • • • • • • • • • • • •	1,000 fee ere is no	t to file forma
order that the (typically within	matter be in 7 to 10 day	set in for a particular set in for a particular set in formal set in set	ile will be revi requested relie public hearing ng date) as to order will be ma	er; (b) deny . You will	y the reques	ted relief; itten notifi	or_(c)
POSSIBLE Plant (whether due commissioner changed givin posted, certificathis office.	), notification	will be forw	arded to you.	The sign	n on the pro-	deputy zoperty mu	zoning ust be
************************************	•=== <del></del>		Mong Dotted Line)				
etitioner: This Par	t of the Form	is for the Si	gn Poster Onl	ly .	· <del></del>	<del></del>	
<b></b>	USE THE AD	MINISTRATI	VE VARIANCE	SIGN FO	RMAT		
ase Number 05-		Address	s 139/0 G/	en High	Road		
etitioner's Name	1 / 7	eri	<u> </u>	Telepi	hone <u>410-</u>	817-4092	>
	3/15/04	····	Closing	Date:	8/30/04	····	·····
ording for Sign: 1	rimum requi	red 50 fee	dition with	a side y	avd setbac	chrof30	) fret
· <del></del>						·- · · · · · · · · · · · · · · · · · ·	
<del></del>		······································	<del></del>	<u> </u>			



CASE

RE#10/25/01

## Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

13910 Glen High Road for the property located at Baldwin, MD 21013

which is presently zoned RC2 (Formerly RPP)

I/We do solemnly declare and affirm, under the penalties of

**Date** 

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)

SEE ATTACHED

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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Lawrence M. Johnson Name - Type or Print Type on Print Uson Signature Signature Domenic L. Cieri, Jr. Address Telephone No Name - Type or Print City Signature State Zip Code Attorney For Petitioner: 13910 Glen High Road 410-817-4092 Address Telephone No. Stephen J. Nolan, Esquire 21013 Baldwin MD Name - Type or Print City State Zip Code Representative to be Contacted: Signature Stephen J. Nolan, Chartered Stephen J. Nolan, Esquire Name 😉 əmpa iy Pennsylvania Ave. 410-821-8600 410-821-8600 210 W. Pennsylvania Ave. dres Telephone No. Address Telephone No. Suite 350 Suite 350 Baltimore 21204 MD 21204 Baltimore State City State Zip Code Zip Code Rubic 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 one of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County

**Reviewed By** 

**Estimated Posting Date** 

## 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.

competent to testify thereto in the event that	it a public nearing is scried	luied in the future with regard	r triereto.
That the Affiant(s) does/do presently reside	at 13910 Glen Hi	gh Road	
	Address	taro.	21012
'	Baldwin Clty	MD State	21013 <b>Zip Code</b>
			•
That based upon personal knowledge, the Variance at the above address (Indicate ha	following are the facts up rdship or practical difficulty	on which I/we base the requ /):	lest for an Administrative
irregular in shape with deeper reatapers toward the west in such a many role in creating the lot lines. properties.  2. The variance is not functionality of the house. A drive 3. There are condition unique to the land and buildings of 4. There will be not allowable by the BZCR, if the request for a permitted purpose and the recommendation of the district. The relief requests owners in the district. The relief results of the requested relief.	r yard setbacks than those anner that an irregular side. The variance will be de meecessary to permit the coneway to access the new gains that exist that justify the national that it is the subject site. Increase in residential detected relief is granted, with the BCZR would unrequired conformity with the ed will do substantial justification of the can be granted so that it is the minimum to the can be granted so that	e yard setback exists. Petition inimus and not adversely important and addition/garange is also necessary. Evariance relief requested that ensity that will result beyon the BCZR would be unnecessary to the petitioners as well relief necessary. In the spirit and intent of the spirit and the spirit and intent of the spirit and intent of the spirit and the	the yards. The lot mers did not have apact neighboring age to update the store et are peculiar and ad that otherwise subject property rily burdensome. as other property as other property
That the Affiant(s) acknowledge(s) that if advertising fee and may be required to prove	a formal demand is filed idea additional information.	d, Affiant(s) will be required	to pay a reposting and
Signature M. Musou	Sign	1 de la ture	
Lawrence M. Johnson	•	Domenic L. Cieri, Jr	2.
Name - Type or Print	Nam	ie - Type or Print	
STATE OF MARYLAND, COUNTY OF BA			
I HEREBY CERTIFY, this 29 day of of Maryland, in and for the County aforesal	d, personally appeared	, <u></u> , before me, a l	Notary Public of the State
LAWRENCE M. JOHNSON	JAND DOME	NIC L. CIERI	TR.
the Affiant(s) herein, personally known or s	atisfactorily identified to m	e as such Affiant(s).	

AS WITNESS my hand and Notarial Seal

Notary Public

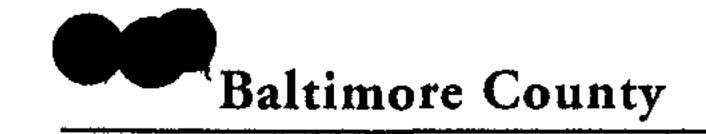
My Commission Expires Surrary 4, 2008

REV 10/25/01

## Department of Permits Development Management

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





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

August 30, 2004

Stephen J. Nolan 210 W. Pennsylvania Avenue Baltimore, Maryland 21204

Dear Mr. Nolan:

RE: Case Number: 05-064-A, 13910 Glen High Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 3, 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,
U. Callillell

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C; Lawrence W. Johnson and Domenic L. Cieri, Jr. 13910 Glen High Road Baldwin 21013



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 August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of August 16, 2004

Item No.:

061-069, 071, 072, 074, 076-080

Pursuant to your request, the referenced plan(s) have been reviewed 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









Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date:

8.13.04

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

RE:

Baltimore County

Item No.

064

JHP

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

1.1. Gredh

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr JV

DATE:

September 20, 2004

SUBJECT:

Zoning Item # 05-064

Address

13910 Glen High Rd.

Zoning Advisory Committee Meeting of August 16, 2004.

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

The proposed addition is located in the septic reserve area and cannot be approved unless the septic area can be revised. Contact the Groundwater Management Section of DEPRM for additional information.

Reviewer:

Sue Farinetti

Date: September 20, 2004

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

RECEIVED: August 17, 2004

AUG 1 8 2004

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case(s) 5-061 and 5-064

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

**Division Chief:** 

MAC/LL

#### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

DATE: September 1, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 23, 2004

Item Nos. 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 072, 074, 075,

076, 077, 079, 080, and 081

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

RWB:CEN:jrb

cc: File



Tydings home @ 13912 as seen from NW corner of 13910

13910 Glen High Rd.

NE corner proposed proposed addition-

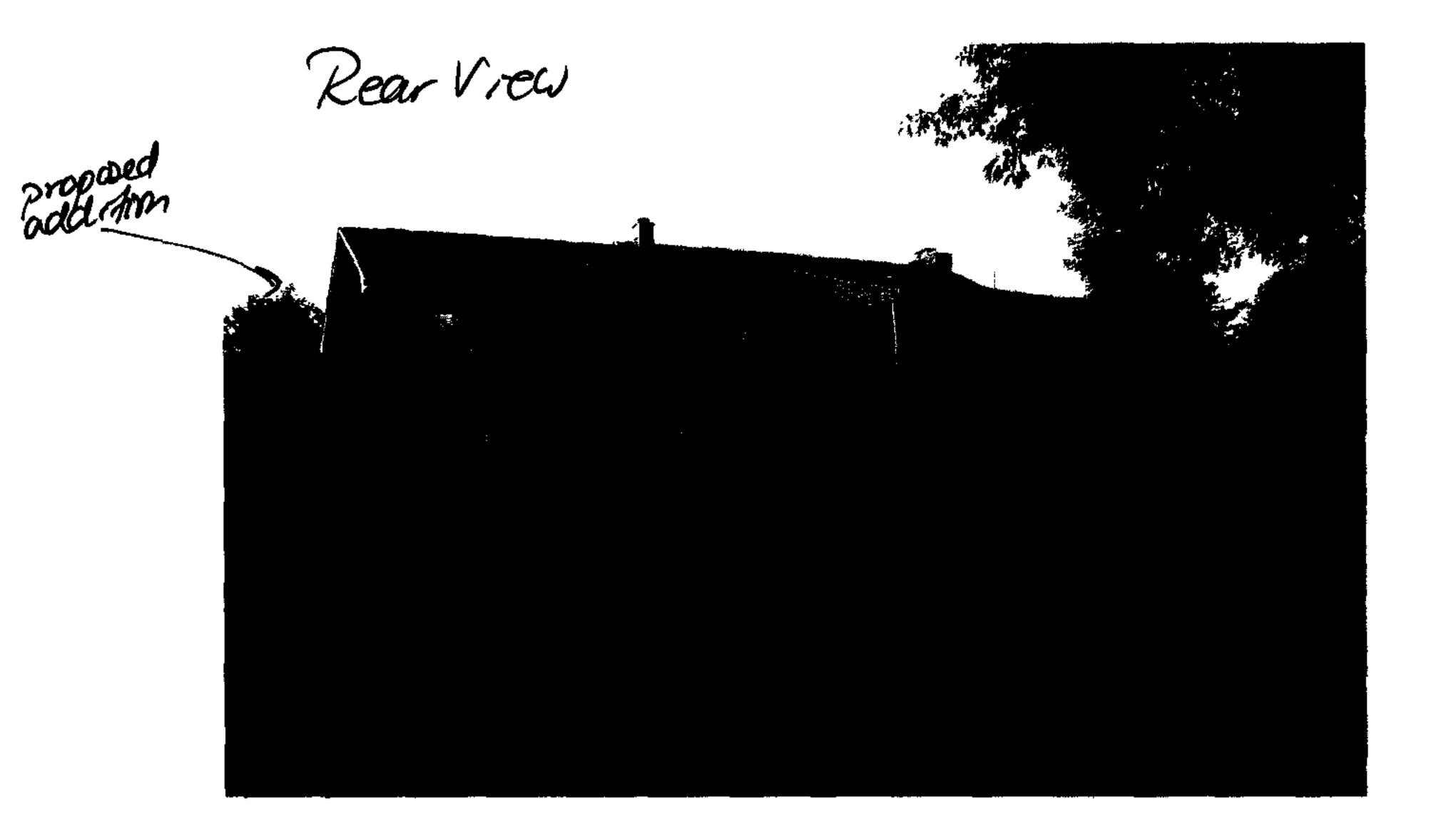


13914



NE end of 13910 (back to house) 100king at site of addition

13910 Glen High Rd.



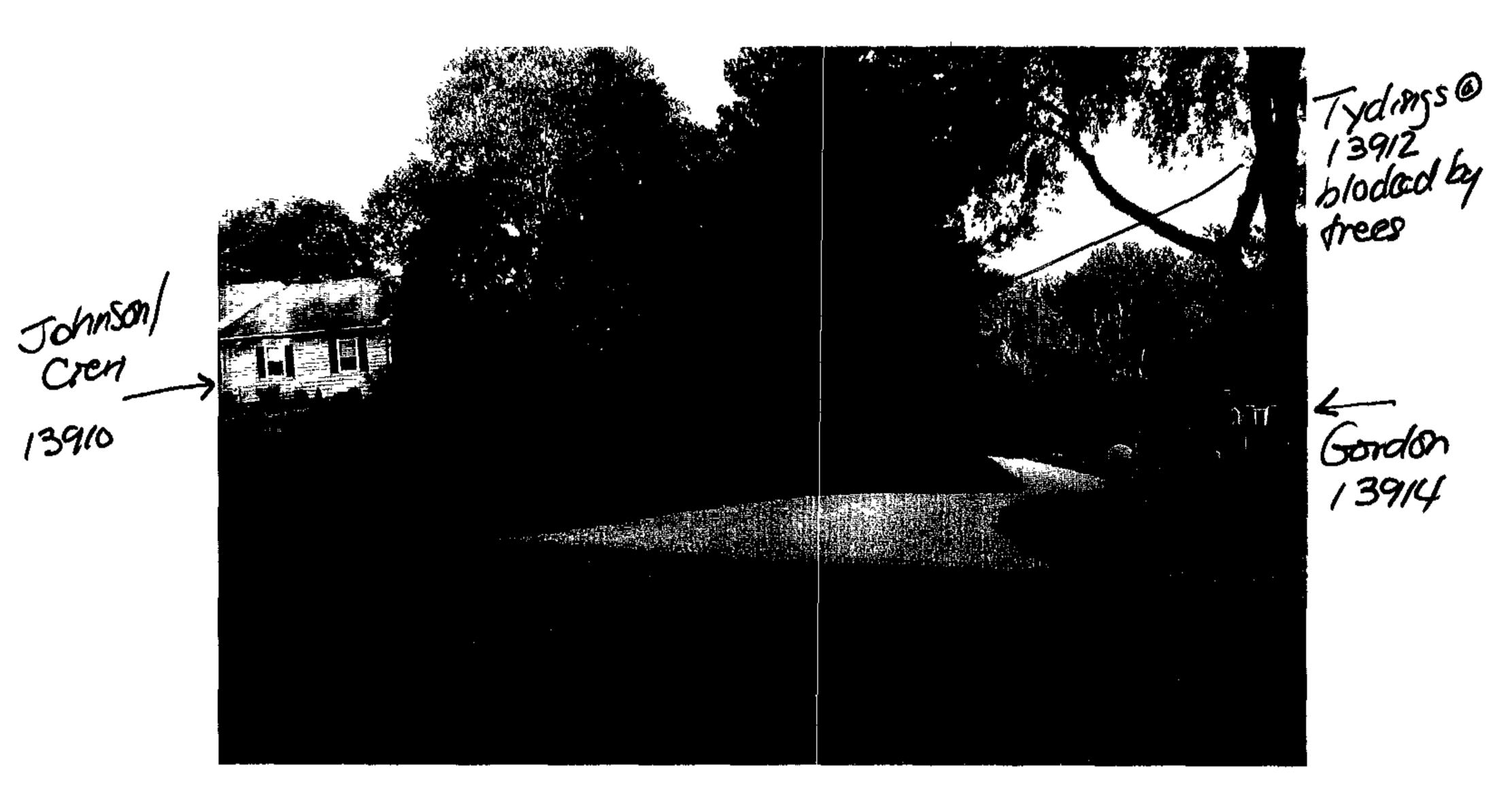


NE corner proposed addring site from front

Home 0 13914

## 13912 13914 Panhande riccess to

13910





Gordon home @ 13914 as seen from NE corner of 13912

## Front View 13910 Glen High Rd. Baldwn, 170 21013

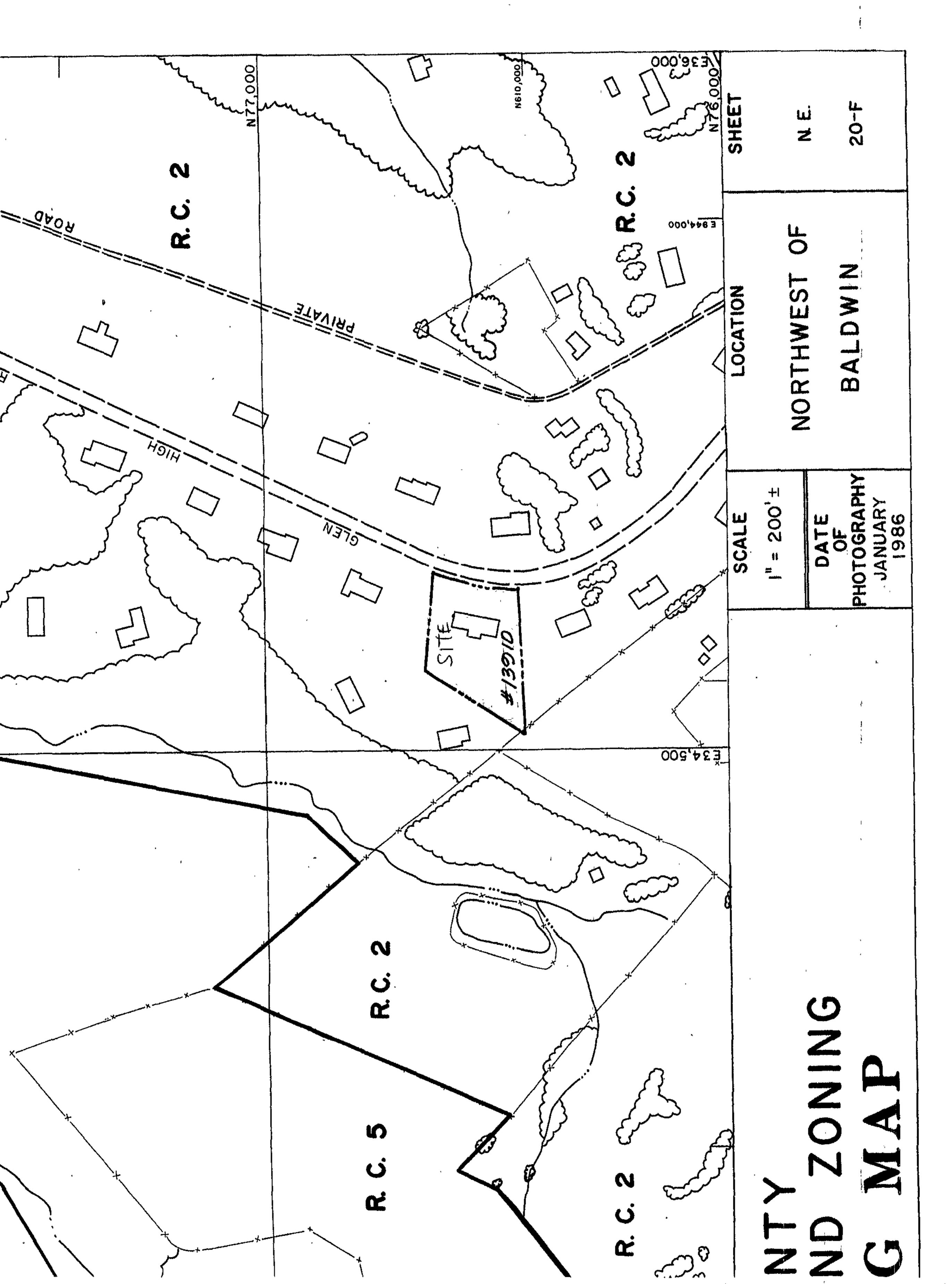


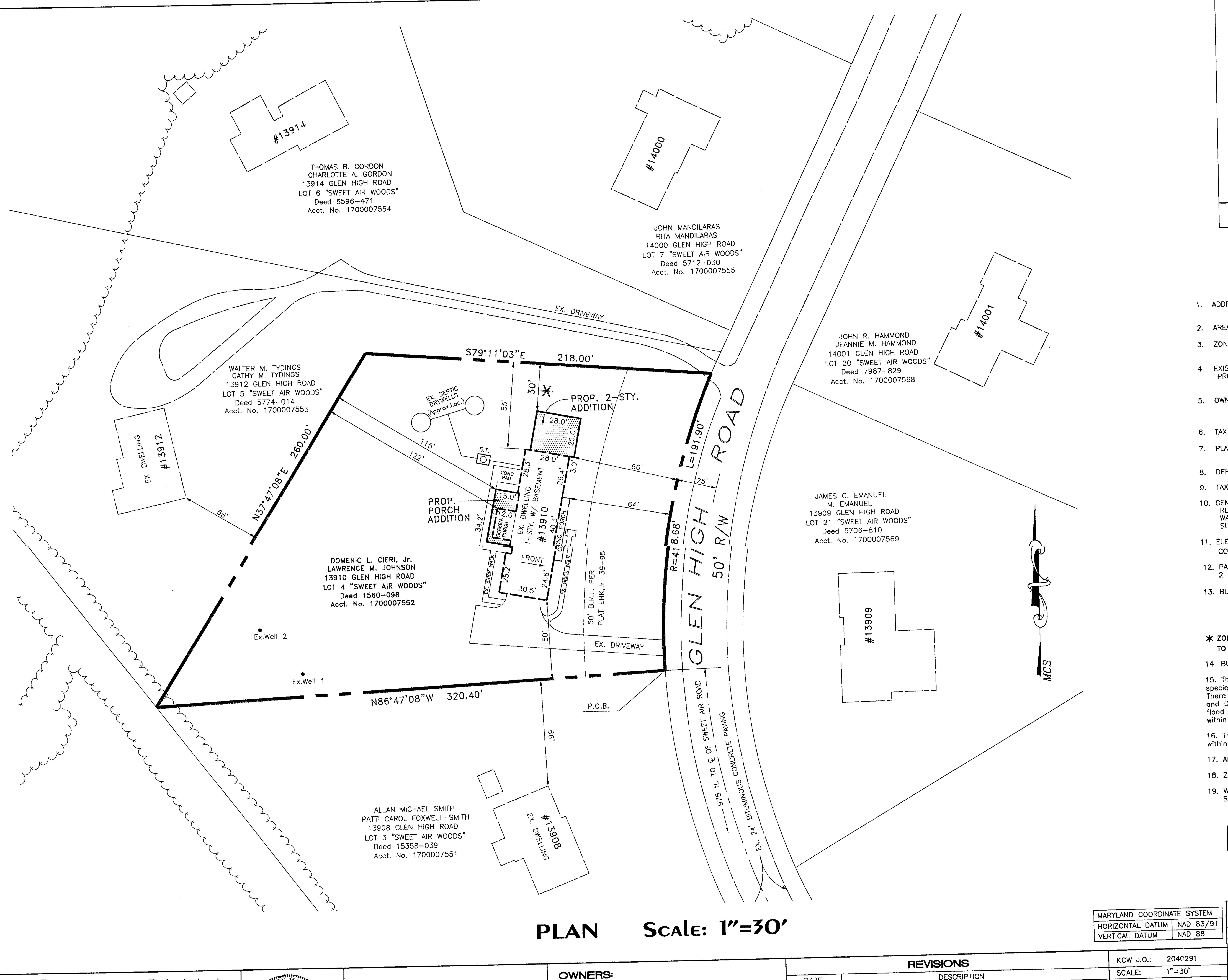


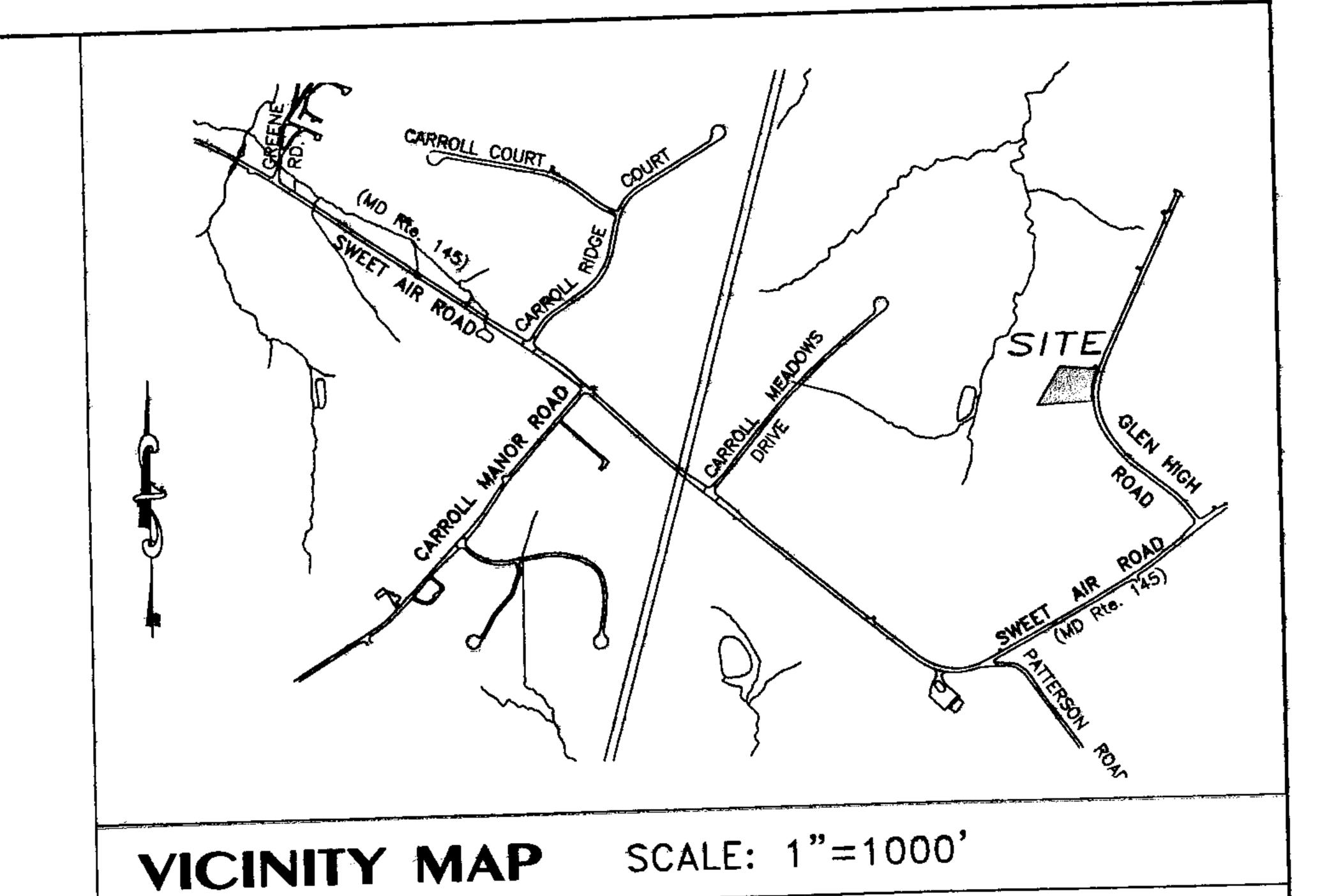
Des the day

Bear View

# NE 20 F







## GENERAL NOTES

1. ADDRESS: 13910 Glen High Road Baldwin, Maryland 21013

2. AREA: 1.229 ac.±

3. ZONING: RC-2 (1"=200' Scale Zoning Map N.E. 20-F) (FORMERLY ZONED R.D.P.)

EXISTING LAND USE: One single—family residential dwelling.
 PROPOSED LAND USE: One single—family residential dwelling
 with building addition.

5. OWNER: Domenic L. Cieri, Jr. and Lawrence M. Johnson 13910 Glen High Road Baldwin, Maryland 21013

6. TAX ACCOUNT NO.: 1700007552

7. PLAT REFERENCE: Lot 4 of "Sweet Air Woods" Plat 39, folio 95

8. DEED: Liber 15607, folio 98

9. TAX MAP: 44, Grid 6, Parcel 371

10. CENSUS TRACT:
REGIONAL PLANNING:
WATERSHED:
SUB-SEWERSHED:

11. ELECTION DISTRICT: 11

COUNCILMANIC DISTRICT: 3

PARKING REQUIRED: 2 Parking Spaces per Lot x 1 Lot = 2 P.S.
 Parking Spaces meeting BCZR criteria are existing.

13. BUILDING SETBACKS: (R.D.P. Zoning) EXISTING: PROPOSED:

MINIMUM REQUIRED:

89 ft.
30 ft.

Front: 75 ft. from C/L road
Side: 50 ft.

89 ft. 91 ft. 55 ft. 30 ft. \* 122 ft. 115 ft.

\* ZONING VARIANCE REQUESTED FROM BCZR Section 1802.3B (1970 BCZR 1A00.3.B.3)
TO ALLOW A SIDE YARD SETBACK OF 30 ft. IN LIEU OF MINIMUM 50 ft.

14. BUILDING HEIGHT: 35 ft. Maximum

15. There are no known archaeological sites, historic sites, endangered species habitats, or hazardous material sites located on this property. There are no significant plant or wildlife communities based upon DEPRM and DNR data. There are no streams, springs, wetlands, or 100—year flood plains on or within 200 ft. of this property. This property is not within the Chesapeake Bay Critical Area.

16. There are no known underground storage tanks on the property or within 100 ft. of the property.

17. All existing structures and accessory structures shall remain.

18. ZONING HISTORY: none

19. WATER SUPPLY: Private Well exists.
SANITARY: Private Septic System exists.

\* ZONING VARIANCE REQUESTED FROM BCZR Section 1B02.3B (1970 BCZR 1A00.3.B.3) TO ALLOW A SIDE YARD SETBACK OF 30 ft. IN LIEU OF MINIMUM 50 ft.

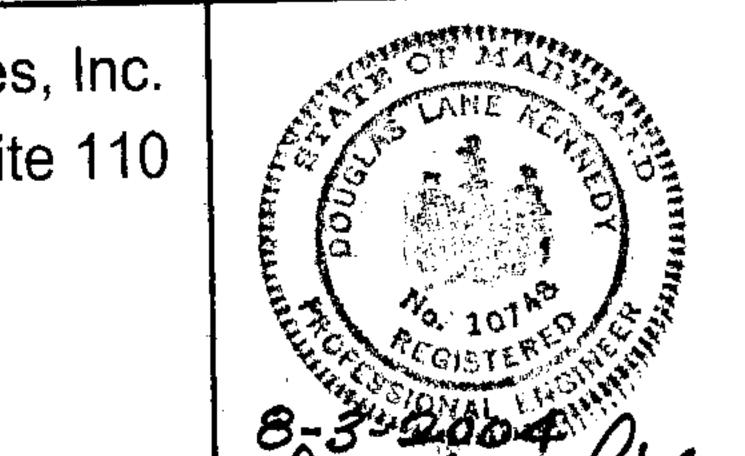
## ZONING CASE No. 05-064-A

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE

13910 GLEN HIGH ROAD BALDWIN, MARYLAND

ELECTION DISTRICT 11, C-3

BALTIMORE COUNTY, MARYLAND



DOMENIC L. CIERI, Jr. and LAWRENCE M. JOHNSON 13910 GLEN HIGH ROAD BALDWIN, MARYLAND 21013

	HEAIRION2		
	DESCRIPTION	SCALE:	1"=30'
DATE	DESCRIPTION	DESIGNED:	DLK
		DRAWN:	Cadd
		CHECKED:	DLK
		DATE:	Aug. 3, 2004
		DWG. NO.:	Z-101

KCW Engineering Technologies, Inc.
3106 Lord Baltimore Drive, Suite 110
Baltimore, Maryland 21244
Tele 410-281-0033
Fax 410-281-1065
www.KCW-ET.com