IN RE: PETITION FOR ADMIN. VARIANCE SW/Corner of South Lake Way and Wilmot drive 2nd Election District 4th Councilmanic District (9 South Lake Way)

Cecilia & George Bryan
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-076-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, Cecilia and George Bryan. The administrative variance is requested for property located at 9 South Lake Way in the Reisterstown area of Baltimore County. The administrative variance request is from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the side yard with a height of 22 ft. in lieu of the required rear yard and a maximum allowed 15 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

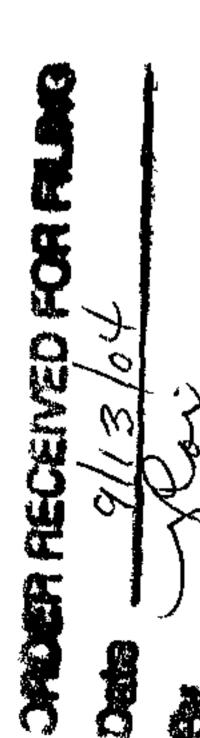
The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 16, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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*.



"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, offstreet 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 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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this Athday of September, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the side yard with a height of 22 ft. in lieu of the required rear yard and a maximum

allowed 15 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

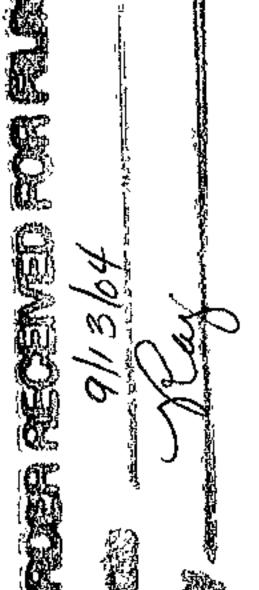
- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. The garage shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. There shall be no living quarters contained therein, and no kitchen or bathroom facilities;
- 3. When applying for a building permit, the site plan field 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.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER

FOR BALTIMORE COUNTY

LES: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

September 13, 2004

Mr. & Mrs. George Bryan 9 South Lake Way Reisterstown, Maryland 21136

> Re: Petition for Administrative Variance Case No. 05-076-A Property: 9 South Lake Way

Dear Mr. & Mrs. Bryan:

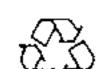
Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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 419-887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure





W

CASH NO.

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 South (akc Way) which is presently zoned RC-4

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, 2 TO allow an accessory. Structure (detached ganage) to be located in the side yard & with a height of 22 ft, in lieu of the reavined reany and & maximum allowed 15 ft hespectively.

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): Ecicia Midowy an Name - Type or Print Name / Type or Paint Signature Signature Name -/Type or Print Address Telephone No. Zip Code City State Signature Attorney For Petitioner: Telephone No. Address CISTERS TOWN Name - Type or Print Zip Code Representative to be Contacted Signature Name Company Addres Telephone No. Address Telephone No. Zip Code Zip Code State City State 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 day of regulations of Baltimore County and that the property be reposted.

Reviewed By

Estimated Posting Date

Zoning Commissioner of Baltimore County

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 9 South Lake Way	
Reisles two WD 21/3(Zip Code
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Adm Variance at the above address (indicate hardship or practical difficulty):	•
1. Property slopes down weirs into woods.	
2. Currently must raise back of proposes garge to 81 to meet front on garage.	
g' to meet front on garage.	
3 Under amondance tanks needy	
4 Septic tank boutes in back.	
1. Septic tank bouts in back. 5. Want to main tain wooded Mabitat	
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a report advertising fee and may be required to provide additional information.	sting and
Signature Signature	
Rame-Type or Print Ryan Name-Type or Print Name-Type or Print	
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
of Maryland, in and for the County aforesaid, personally appeared.	the State
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).	
AS WITNESS my hand and Notarial Seal	
Notary Public O NOTARY	
Notary Public O NOTARY My Commission Expires UBLIC REV 10/25/01	

ZONING DESCRIPTION FOR 9 South Lake Way Beginning at a point on the South West Corner side of (north, south, east or west) South Like War and Wilmot Point 50 Wide which is both 50 Wide (name of street on which property fronts) (number of feet of right-of-way width) (name of street on which property fronts) of the wide at the distance of (north, south, east or west) (number of feet) centerline of the nearest improved intersecting street (name of street) wide. *Being Lot #_____ which is (number of feet of right-of-way width) Block B ____, Section # ____ in the subdivision of ______ Folia (name of subdivision) as recorded in Baltimore County Plat Book # 23 , Folio # 99containing | 180AC | Also known as 9 South Luke War (property address) | and located in the # Election District, | Councilmanic District.

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Petitioner/Developer:
Mr. + Mrs. Bryan
Date of Hearing/Closing: 9-6-04
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204
Attention: 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 at 9 South Lake Way Reisterstown, MD 21136
The sign(s) were posted on August 16,2004
(Month, Day, Year) Sincereity, (Signature of Sign Poster and Date) Shannon-Baum-Signs inc. 105 Competitive Goals Dr. ELDERS MARGESS MD. 21780 410-781-400 (City State 7:2 Coll)

RE: Case No.: 05-076-A

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 tosts 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 Adve	ertisina:	
Item Number or Case	Number 05-076	
Petitioner	r. E Mu. Blyan	#
Address or Location	9 South Lake	Way 1
PLEASE FORWARD	ADVERTISING BILL TO	
Address	Same	
		
		*
Telephone Number:	410-833-276	44

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Address 7 SOUTH Lake Way
Contact Person:Sull,van Phone Number: 410-887-3391
Filing Date: 8-10-04 Posting Date: 8-22-04 Closing Date: 9-06-04
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
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. <u>DEADLINE:</u> 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.
(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)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
ase Number 05- 076 -A Address 9 South Lake Way
etitioner's Name Mas Mas. Beyen Telephone 4/0-833.274
osting Date: 8-22-04 Closing Date: 9-04-04
Jording for Sign: To Permit an accessory of hychurch folder for
ecated in the side yard & with a height 122 Him I will the
reavined rear yard & maximum allowed 15 ft. respectively



HOZE
Proposed garage





D = prop. garage

Stake



fonceds Stake ocation looking Jose J 4000



#076

Stalle = proposed garage in clear ang Rest = wooded + sloped



#076 wooday

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 a p	public hearing is scheduled in t	he future with reg	ard thereto.
That the Affiant(s) does/do presently reside at	Address Reislers town	Way Mistate	2-1/3 (Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the facts upon which ip or practical difficulty):		
1. Property slopes d 2. Currently must rai 8' to meet front 3. underground propane 4. Septic tank bout	se back of prop on garage. tanks nearbooks on back.	poses g	
5. Want to mount	ain wooded		
That the Affant(s) acknowledge(s) that if a for advertising see and may be required to provide signature	Signature	l 11/2	<u> </u>
Name - Type or Print	Name - Type o	or Print	1an
STATE OF MARYLAND, COUNTY OF BALTIN	MORE, to wit:		
i HEREBY CERTIFY, this 4 day of 6 day of 7 day o	ersonally appeared		a Notary Public of the State
the Affiant(s) herein, personally known or satisfa	actorily identified to me as suc	h Affiant(s)	
AS WITNESS my hand and Notarial Seal	Owl d	PUBLICA.	Jelan .
	Notan Dublic		



CASE NO. 05-0767

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 South (Lec Way) which is presently zoned RC-4

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) 40012 to allow an accessory 5thucture detached garage to be located in the Side Yand & With a height of 22 ft. in lieu of the nequined Near Yand 4 maximum allowed 15 ft. respectively.

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 I is the subject of this Petiti	egal owner(s) of the	the penalties of ne property which
Contract Purchaser/Lessee:		Legal Owner(s):		[, }
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Name - Type or Print	·	Name - Type or Print	Kw	
Signature	·	Signature	D. A.	· · · · · · · · · · · · · · · · · · ·
Address	Telephone No.	Name Type or Print	1) Mi	
City	tate Zip Code	Gignature (<u> </u>
Attorney For Petitioner:		Address Address	& Way	40833270 Telephone No.
Name - Type or Print	;	Keisters tou		21136
ivalitie - Type of Fillit	 	City	State	Zip Code
Signature		Representative to b	<u>e Contacted:</u>	
Company		Name	· · · · · · · · · · · · · · · · · · ·	
Address	Telephone No.	Address	11	Telephone No.
City	tate Zip Code	City	State	Zip Code
A Public Hearing having been formally this day of day of gulations of Baltimore County and that the	demanded and/or found to be that the subject matter of the ne property be reposted.	required, it is ordered by the Zonis petition be set for a public hear	oning Commissioner ring, advertised, as ri	of Baltimore County, equired by the zoning
-	1 1	Zoning Commission	ner of Baltimore Cou	nty

Reviewed By Sold Date 8-10-04
Estimated Posting Date 8-22.04

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

September 7, 2004

Cecilia M. Bryan George Bryan 9 South Lake Way Reisterstown, Maryland 21136

Dear Mr. and Mrs. Bryan:

RE: Case Number: 05-076-A, 9 South Lake Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 10, 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. Call Rill D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C:



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



Visit the County's Website at www.baltimorecountyonline.info





DATE: September 1, 2004

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr 500

DATE:

September 20, 2004

SUBJECT:

Zoning Item # 05-076

Address

9 S. Lake Way

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 garage is located within the septic reserve area. The septic reserve area must be revised prior to approval.

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

DATE: September 13, 2004

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

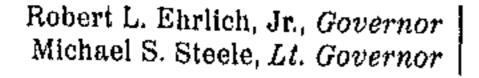
Zoning Advisory Petition(s): Case(s) 5-045 and 5-076
Administrative Variance

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.

Division Chief:

MAC/LL









Robert L. Flanagan, Secretary

Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date

8.19.04

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

RE:

Baltimore County

Item No. 076

115

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

Geral 4 833-2907 p.1

PERMIT #: A RECEIPT #: A CONTROL #: MI XREF #: FEE: PAID: PAID BY: INSPECTOR: I HAVE CAREFULLY READ THIS APPLICAT: AND KNOW THE SAME IS CORRECT AND TRE AND THAT IN DOING THIS WORK ALL, PROA SIONS OF THE HALTIMORE COUNTY CODE A APPROPRIATE STATE REGULATIONS WILL E COMPLIED WITH WHETHER HEREIN SPECIFIC OR NOT AND WILL REQUEST ALL REQUIRES INSPECTIONS.	APPLICATION FOR PERMIT SALTIMORE COUNTY MARYLAND OF PERMITS & DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204 PROPERTY ADDRESS SUITE/SPACE/FLOOR SUBDIV: 10 10 10 NOT KNOW TAX ACCOUNT #: 02 06 450 369 DISTRICT/PRECINCT OWNER'S INFORMATION (LAST, FIRST) NAME: 10 10 NOT KNOW APPLICANT INFORMATION IN NAME: 20 10 10 10 10 10 10 10 10 10 10 10 10 10	/BLDG
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)7. OTHER	14. MURSTNG HOMEUFTVULE	
	15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY 17. SCHOOL, COLLEGE OTHER PRICE TOWARD	GD.
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FAMILY BEDROOMS "GDED"	TOT APT CONDOS: 6. HIRISE	
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1728al	APPROVAL SIGNATURES DATE	••
BUILDING SIZE () LOT SIZE AND SETBACKS	BLD INSP: DATE).
FLOOR STZE 1.180 AC	BLD PLAN : Pm (ac)	<u></u>
WIDTH 36 FRONT STREET	FIRE :	<u></u>
DEPTH 34' SIDE STREET	SEDI CTL :	
HEIGHT FRONT SETBK TO	· ZONING [AM]-111	<u> </u>
STORIES SULL SIDE SETBK NC 86	PUB SERV :	
LOT #'S SIDE STR SETBK	NCENVRMNT BID: 416	
CORNER LOT REAR SETBK		
1. ZYZZ Z. Nº ZONING	PERMITS :	
MAKE CHECKS PAYABLE TO BALTIMORE CO	OUNTY MARYLAND NO PERMIT FEES REFUNDED	 -



FAX COVER SHEET

For You, For Baltimore County Census 2000 county Yourself in Maryland's Future!	Date: 9/14/04 Number of Pages including cover sheet:
Cecilia Brigan	From: Rober Commer April
Phone: Fax # 410 - 833-2907 c:	Phone: 40-887-3868 Fax#
REMARKS: Urgent For your review	Reply ASAP Please comment
Corrected Page	1 of Order.
Case number was order. Changes have l' all capies.	wong in Quaina?
Sorry for any inc	ouence.

Census 2000 For You, For Baltimore County Census 7000

***** ACTIVITY REPORT ****

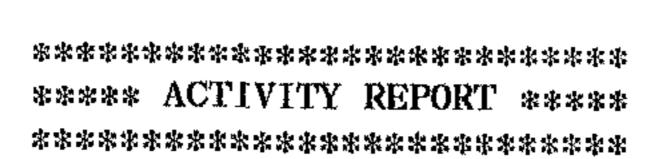
TRANSMISSION OK

TX/RX NO. 4097 CONNECTION TEL 94108332907

CONNECTION ID

START TIME 09/14 11:59

USAGE TIME 00'50
PAGES 2
RESULT OK



TRANSMISSION OK

TX/RX NO. 4088

CONNECTION TEL 94108332907

CONNECTION ID

START TIME 09/13 14:29

USAGE TIME 01'46

PAGES 4

RESULT OK

Post-it® Fax Note 7671 Date 9/3/04 # of pages 4

To Mus. Bryse From Colini

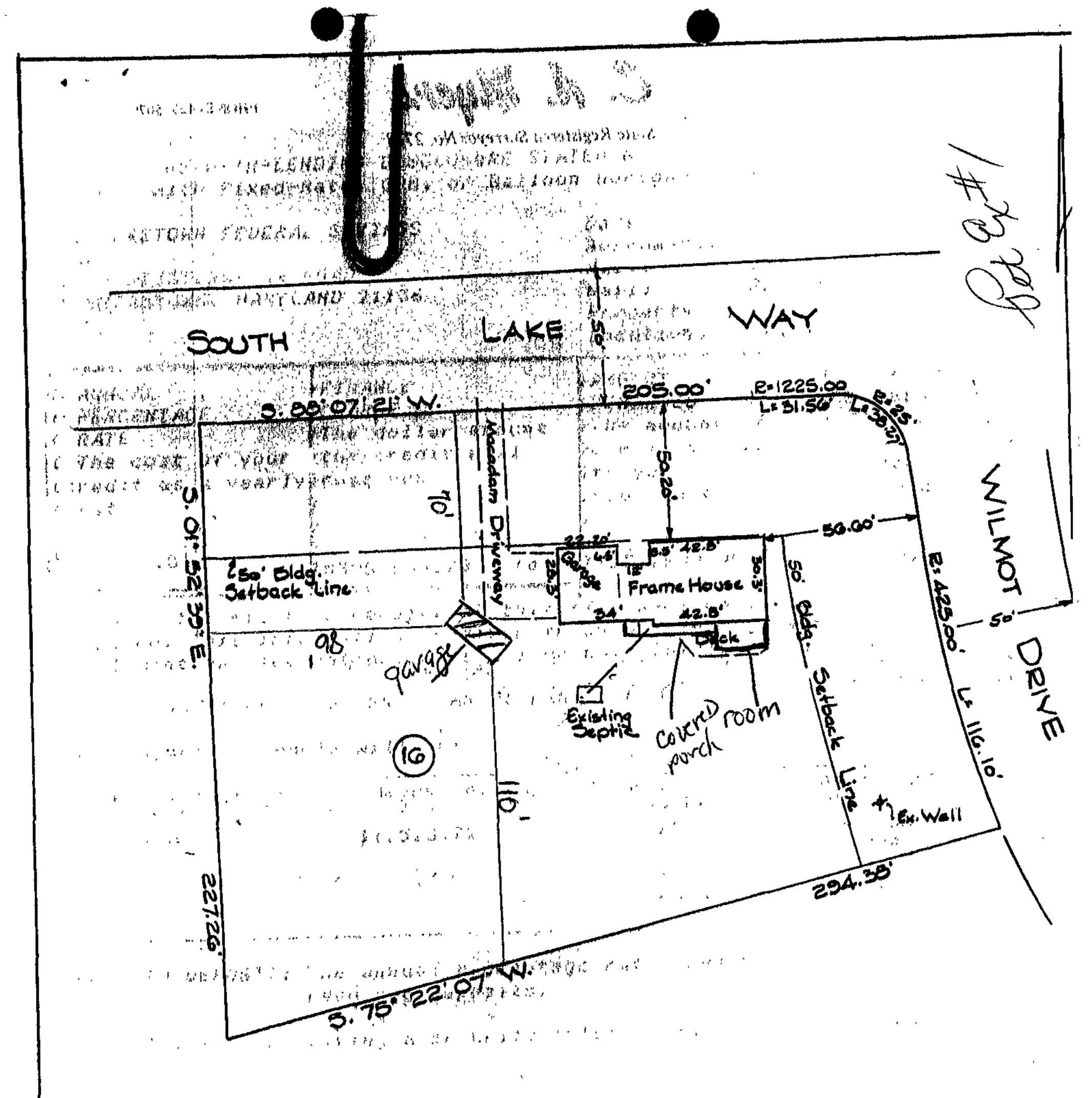
Co./Dept. Co./Dept. Co./Dept. Phone # Phone # 887-3868

Fax # 410-833-2907 Fax # Decision & Letter

PLAT TO ACCOMPANY PETITION FOR ZONING X VARIANC PROPERTY ADDRESS 9 South Lake way SEE PAGES 5 & 6 OF THE CHECKLIST FOR	
SUBDIVISION NAME FOLLY QUArter PLAT BOOK #23 FOLIO #99 LOT #16 SECTION #1 OWNER GOOGE & CECILIA Bry an	PARTY S
	SOUTH LAVE LAKE WILMOTOR
	VICINITY MAP SCALE: 1" = 1000'
	LOCATION INFORMATION
d	ELECTION DISTRICT
5 Mil Ch	1"=200' SCALE MAP # NW, 13-M
a Hart	zoning アピーグ
She	LOT SIZE 100AC 4770 ACREAGE SQUARE FEET
	PUBLIC PRIVATE SEWER
	WATER
	CHESAPEAKE BAY CRITICAL AREA
	100 YEAR FLOOD PLAIN
	HISTORIC PROPERTY/ BUILDING
(\uparrow)	PRIOR ZONING HEARING
NORTH	ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE #

PREPARED BY ______ SCALE OF DRAWING: 1" = _____

Pet Ex#1



I hereby certify this plat represents a house location survey made by me, dated January 12, 1988. The house and other improvements are located as shown hereon.

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C. A. Myers, Surveyor 5732 Emory Road Upperco, Md., 21155

Property Owner- Mr. George Bryan



#076