

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Harlem Lane, 163 ft. S
centerline of Stoney lane
1st Election District
1st Councilmanic District
(211 Harlem Lane)

Robin & Scott Schneider
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-124-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 Robin and Scott Schneider. The variance request is for property located at 211 Harlem Lane in the Catonsville area of Baltimore County. The variance is requested from Sections 1B02.3.C.1 (chart) and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection to be 3 ft. from the rear property line in lieu of 7.5 ft. (25% projection into a 10 ft. rear setback permitted by Case No. 97-208-A). 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 September 12, 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

RECEIVED FOR FILING
Date 10/18/04
By Ray

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 18 day of October, 2004, that a variance from Sections 1B02.3.C.1 (chart) and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection to be 3 ft. from the rear property line in lieu of 7.5 ft. (25% projection into a 10 ft. rear setback permitted by Case No. 97-208-A), 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

10/18/04

By

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

October 19, 2004

Mr. & Mrs. Scott Schneider
211 Harlem Lane
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-124-A
Property: 211 Harlem Lane

Dear Mr. & Mrs. Schneider:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 211 Harleml Catonsville, MD 21228
which is presently zoned DR 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) 1B02.3C, 1(CHART) + 301.1A.

(AND 97-208-A) TO PERMIT AN OPEN PROJECTION TO BE 3 FT. FROM THE REAR PROPERTY LINE IN LIEU OF 7.5 FT (25% PROJECTION INTO A 10 FT REAR SETBACK PERMITTED BY 97.208-A).

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):

Scott Schneider 443-851-1321 (cell)
Name - Type or Print

Scott Schneider
Signature

Robin Schneider 443-851-1331 (cell)
Name - Type or Print

Robin M Schneider
Signature

211 Harleml Ln 4107474564 (h)
Address Telephone No.

Catonsville MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By SMF Date 09.03.04

Estimated Posting Date 09-12-04

CASE NO. 05-124-A

RECEIVED 10/25/01

ORDER RECEIVED FOR FILING
10/15/01

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

211 Harter Ln
Address
Catonsville MD 21228
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):

1. Interior design, sliding glass doors on upper level, lends itself to a deck on the rear of the house. House was designed for deck in rear. Deck will have retractable awning - no solid walls.
2. Placement/location of the house on the lot does not allow for sufficient access to the rear yard via upper level doors without deck.
3. Deck will provide sufficient space to adequately use the sloping, limited space behind house to provide some immediate and safe area for children (front yard, also sloping, can't be used un-supervised due to heavy traffic).
4. All other houses in our small area have sufficient lot size to accomodate larger decks with normal setback. Lots are also free of significant slope.

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.

Scott A. Schneider
Signature

SCOTT A. SCHNEIDER
Name - Type or Print

Robin M. Schneider
Signature

ROBIN M. SCHNEIDER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

David M. Brelsford
Notary Public

My Commission Expires OCT 30 2005

David M. Brelsford, Notary Public
Howard County
State of Maryland
My Commission Expires Oct. 30, 2005

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 211 Harlem Lane
Address
Catonsville MD 21228
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):

1. Interior design, sliding glass doors on upper level, lends itself to a deck on the rear of the house. House was designed for deck in rear. Deck will have retractable railing - no solid walls.
2. Placement/location of the house on the lot does not allow for sufficient access to the rear yard via upper level doors without deck.
3. Deck will provide sufficient space to adequately use the sloping, limited space behind house to provide some immediate and safe area for children (front yard, also sloping, can't be used unsupervised due to heavy traffic).
4. All other houses in our small area have sufficient lot size to accommodate larger decks with normal setback. Lots are also free of significant slope.

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Scott A. Schneider
Signature

SCOTT A. SCHNEIDER
Name - Type or Print

Robin M. Schneider
Signature

ROBIN M. SCHNEIDER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires OCT 30 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 211 Harlem Ln, Catonsville, MD
which is presently zoned OR 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) 1802.3c.1 (CHART) + 301.1A.

(AND 97.208-A) TO PERMIT AN OPEN PROJECTION TO BE 3FT FROM THE REAR PROPERTY LINE IN LIEU OF 7.5 FT (25% PROJECTION INTO A 10FT REAR SETBACK PERMITTED BY 97.208-A).

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.

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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):

Scott Schneider 443-851-1321 (cell)
Name - Type or Print

Scott Schneider
Signature

Robin Schneider 443-851-1331 (cell)
Name - Type or Print

Robin M Schneider
Signature

211 Harlem Ln. (410) 747-4564 (h)
Address Telephone No.

Catonsville MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 05-12-04 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.

Zoning Commissioner of Baltimore County

CASE NO. 05-124-A

REV 10/25/01

Reviewed By SOA

Date 09-03-04

Estimated Posting Date 09-12-04

ZONING DESCRIPTION FOR 211 Harlem Lane, Catonsville, MD 21228

Beginning at a point on the WEST side of HARLEM LANE which is 36' wide at the distance of 163' SOUTH of the centerline of the nearest improved intersecting street STONEY LANE which is 22' wide.

**S 80 53' 13" W 54.58', S 03 35' 34" E 112.0',
N 80 48' 38" E 65.35', N 09 06' 47" W 111.39'**

05-124-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40509

DATE 09-03-04 ACCOUNT R 0010066156

AMOUNT \$

65.00

RECEIVED
FROM:

SCOTT SCHNEIDER

211 HALLGATE LANE

FOR:

PAS. PRODUCE, LLC

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDA

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
9/07/2004	9/03/2004	15:13:55	2
BS M002	MAIL	JENA JEE	
> RECEIPT # 357494 9/03/2004 OPTN			
Dept. 5 520 ZONING VERIFICATION			
CR NO. 040909			
Recpt Tot		\$65.00	
\$65.00 CR		\$1.00 TA	
Baltimore County, Maryland			

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-124-A

Petitioner/Developer: _____

SCOTT SCHNEIDER

Date of Hearing/Closing: 9/27/04

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

Attention:

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
at 211 HARLEM LANE

This sign(s) were posted on September 12, 2004
August 12, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 9/12/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

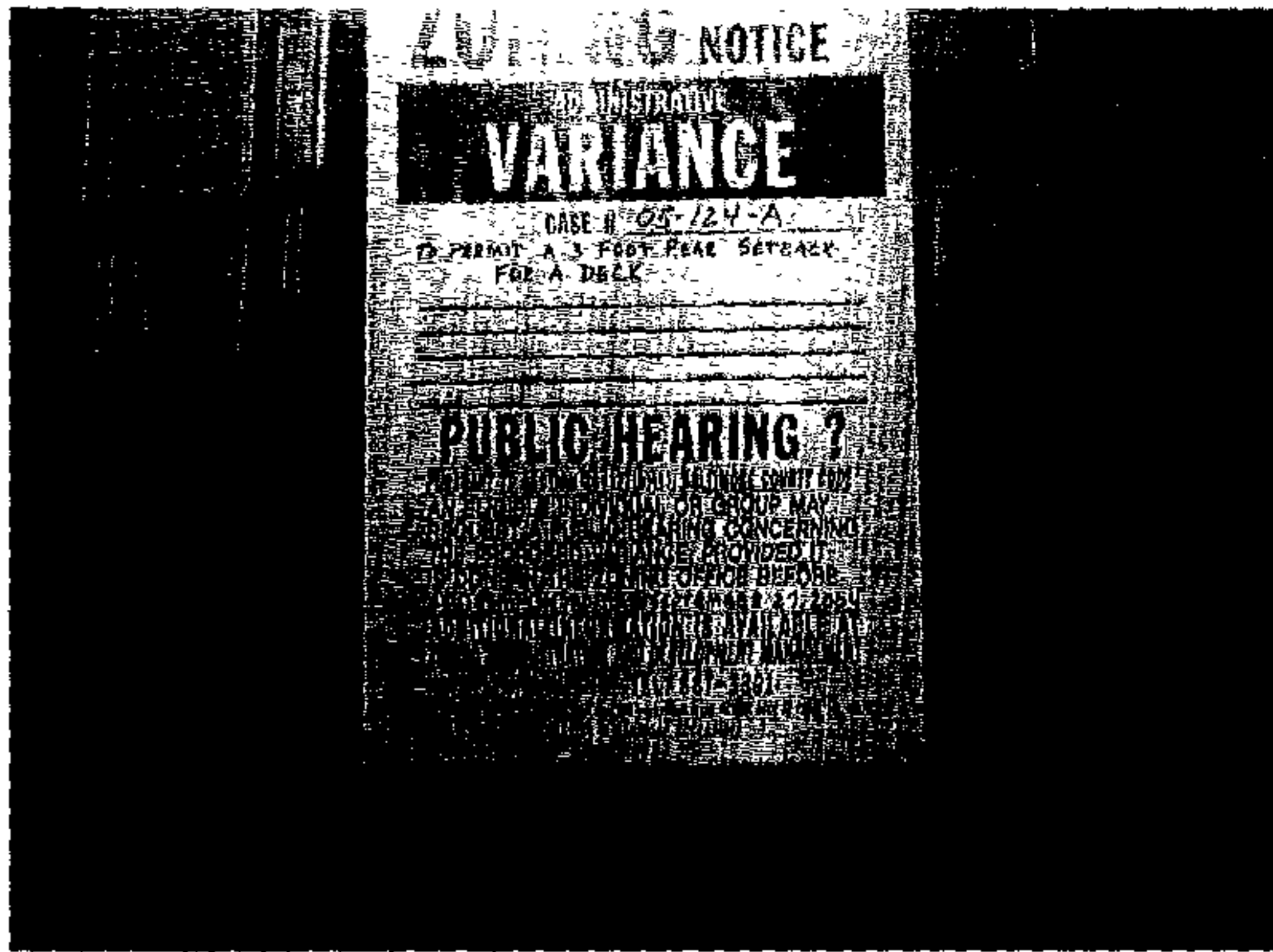
Balto, MD 21237

(City, State, Zip Code)

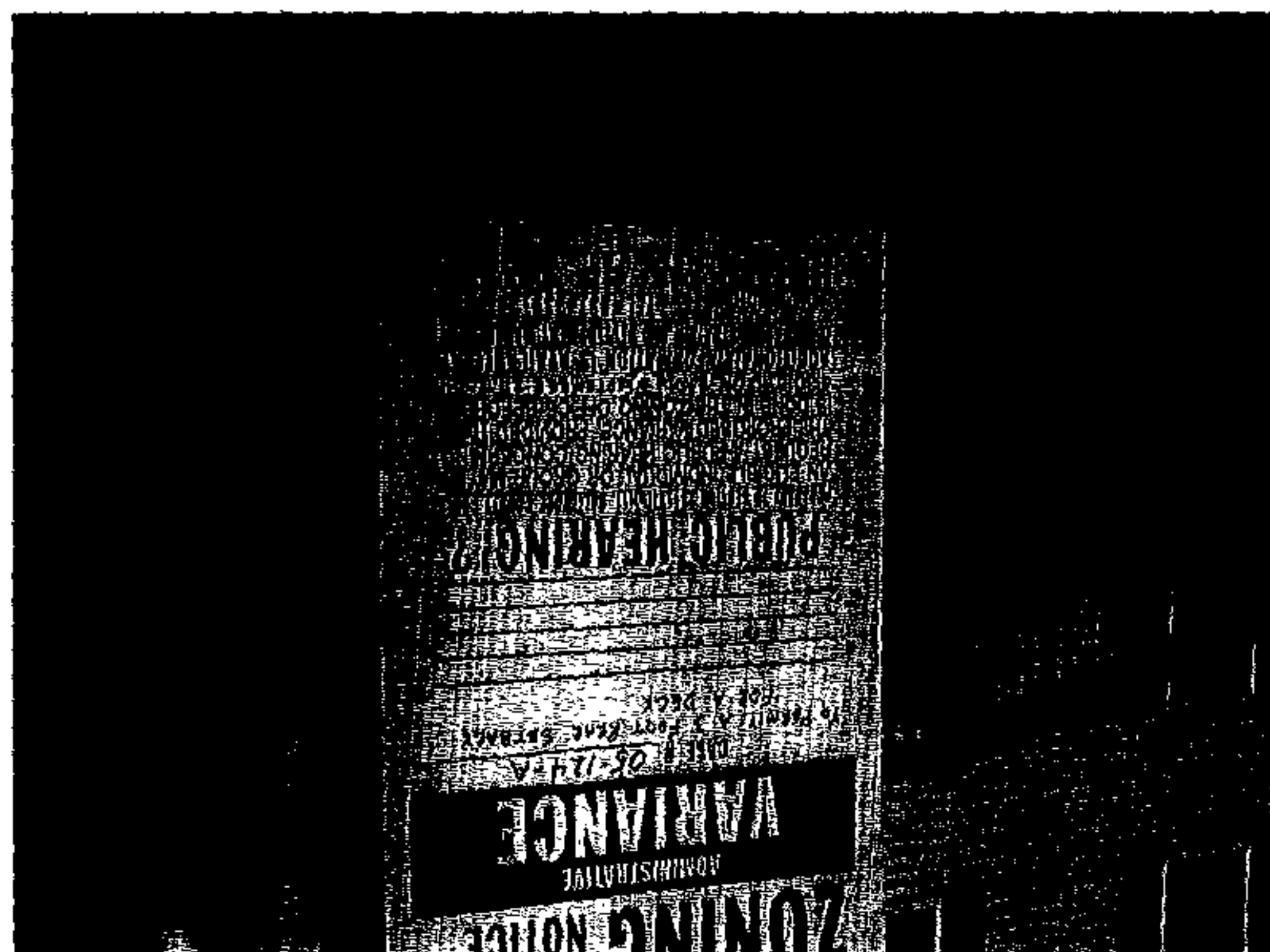
(410)-933-9470

(Phone Number)

im000078 (1152x864x24b jpeg)



Martin Dyle 9/12/04



im000077 (1152x864x256 jpeg)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 124 -A Address 211 HAZEL LANE
Contact Person: SCOTT SCHNEIDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 09-03-04 Posting Date: 09-12-04 Closing Date: 09-27-04

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 05- 124 -A Address 211 HAZEL LANE
Petitioner's Name SCOTT SCHNEIDER Telephone 410-747-4564
Posting Date: 09-12-04 Closing Date: 09-27-04
Wording for Sign: To Permit A 3 FOOT REAR SETBACK TOWN DECK.

WCR - Revised 6/25/04

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 OS-124-A

Petitioner: SCOTT SCHNEIDER

Address or Location: 211 Harlem Lane, Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: Scott Schneider

Address 211 Harlem Lane

Catonsville, MD 21228

Telephone Number: 410-747-4564

OS-124-A

**Department of Permits and
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*

September 27, 2004

Scott Schneider
Robin Schneider
211 Harlem Lane
Catonsville, Maryland 21228

Dear Mr. and Mrs. Schneider:

RE: Case Number: 05-124-A, 211 Harlem Lane

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

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Holman, Chief

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

September 14, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: September 13, 2004

Item No.: 108, 116-119, 122-~~124~~, 128 & 129

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: 3.13.04

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

RE: Baltimore County
Item No. 124 JRA

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

Robin
Full

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

FROM: John D. Oltman, Jr. *JO*

OCT - 6 2004

DATE: October 6, 2004

ZONING COMMISSIONER

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 13, 2004

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

05-108
04-117
04-118
04-119
04-121
04-122
04-123
04-124
04-126
04-128
04-129

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 22, 2004
RECEIVED

SEP 23 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-124 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

John F. Furbush

MAC/LL

August 5th, 2004

Petition to accompany the Administrative Variance Request on:
Scott and Robin Schneider's property at 211 Harlem Ln, Catonsville, MD 21228

We/I the undersigned highly endorse the granting of an adequate variance for a 12X16 deck to be attached to the rear sliding glass door of the Schneider's house. We/I have absolutely no objection to this variance being granted immediately.

ALISA DEGEORGE 8/5/2004 Address: 318 Harlem Ln, Catonsville
Print/Signature *Alisa DeGeorge*

MAUREEN THOMAS Address: 209 Harlem Lane *Catonsville*
Print/Signature *Maureen Thomas*

RONALD JANTZ Address: 207 HARLEM LANE, CATONSVILLE
Print/Signature *Ronald Jantz*

KEVIN FRAZIER Address: 205 HARLEM LANE, CATONSVILLE
Print/Signature *Kevin Frazier*

PAUL PERRERA Address: 720 HARLEM LANE CATONSVILLE
Print/Signature *Paul Perrera*

The above names/signatures/addresses were collected by Scott Schneider.

Scott A. Schneider
SCOTT A. SCHNEIDER

05-124-A

1 Sep 2004

Scott A. Schneider
211 Harlem Lane (Main Property)
Tax Acct No. 01-0120301041

Alisa Degeorge
318 Harlem Lane (adjacent - West)
Tax Acct No.: 01-0106571601

Paul Perrera
320 Harlem Lane (adjacent - North)
Tax Acct No.: 01-2300006034

Maureen Thomas
209 Harlem Lane (adjacent - South)
Tax Acct No.: 01-0122002544

Ronald Jantz
207 Harlem Lane (in subdivision, not adjacent)
Tax Acct No.: 01-0122002546

Kevin Frazier
205 Harlem Lane (in subdivision, not adjacent)
Tax Acct No.: 01-0122002545

OS-124A

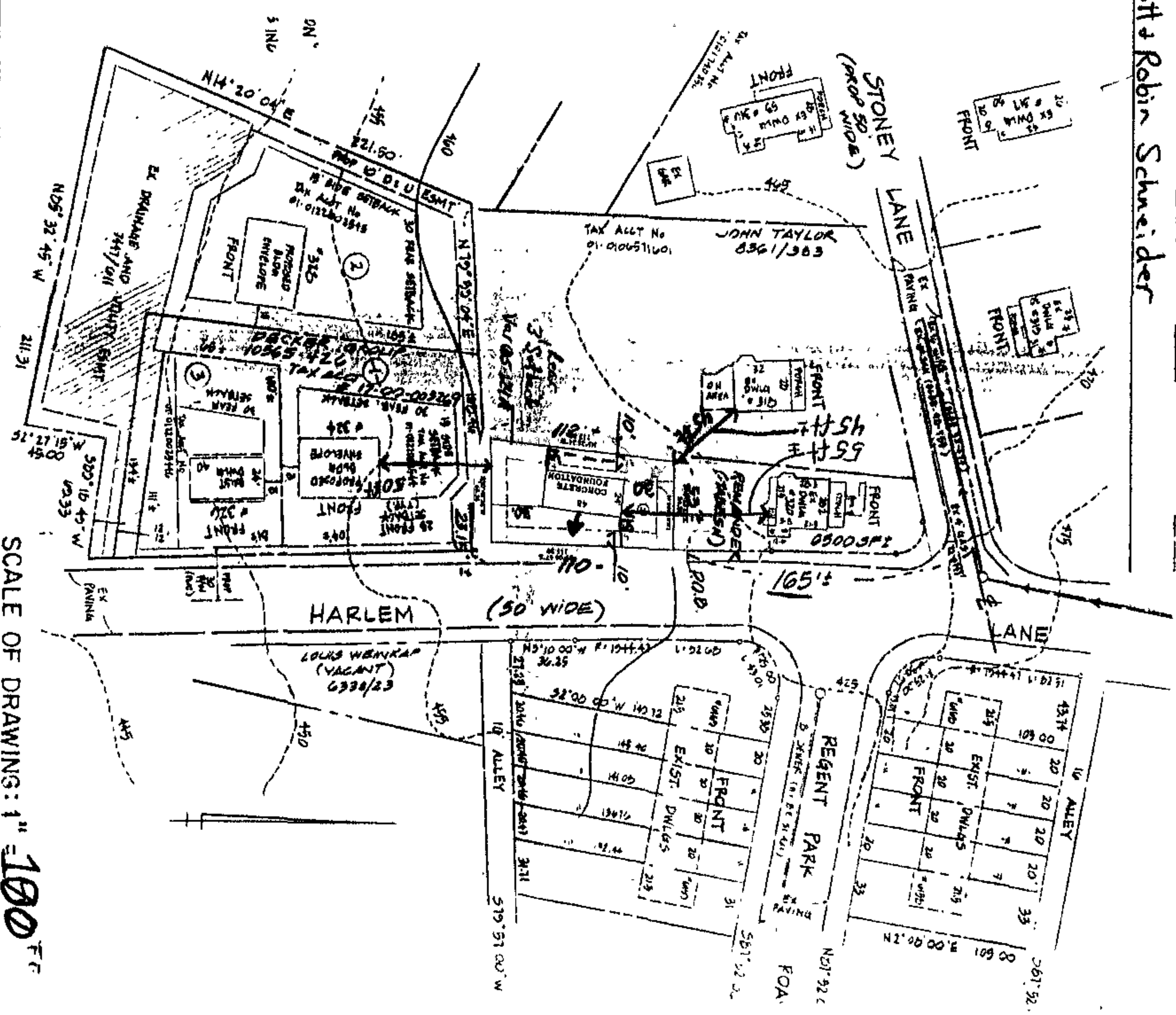
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 211 Harlem Lane SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME ABESA PROP 97-017 F1

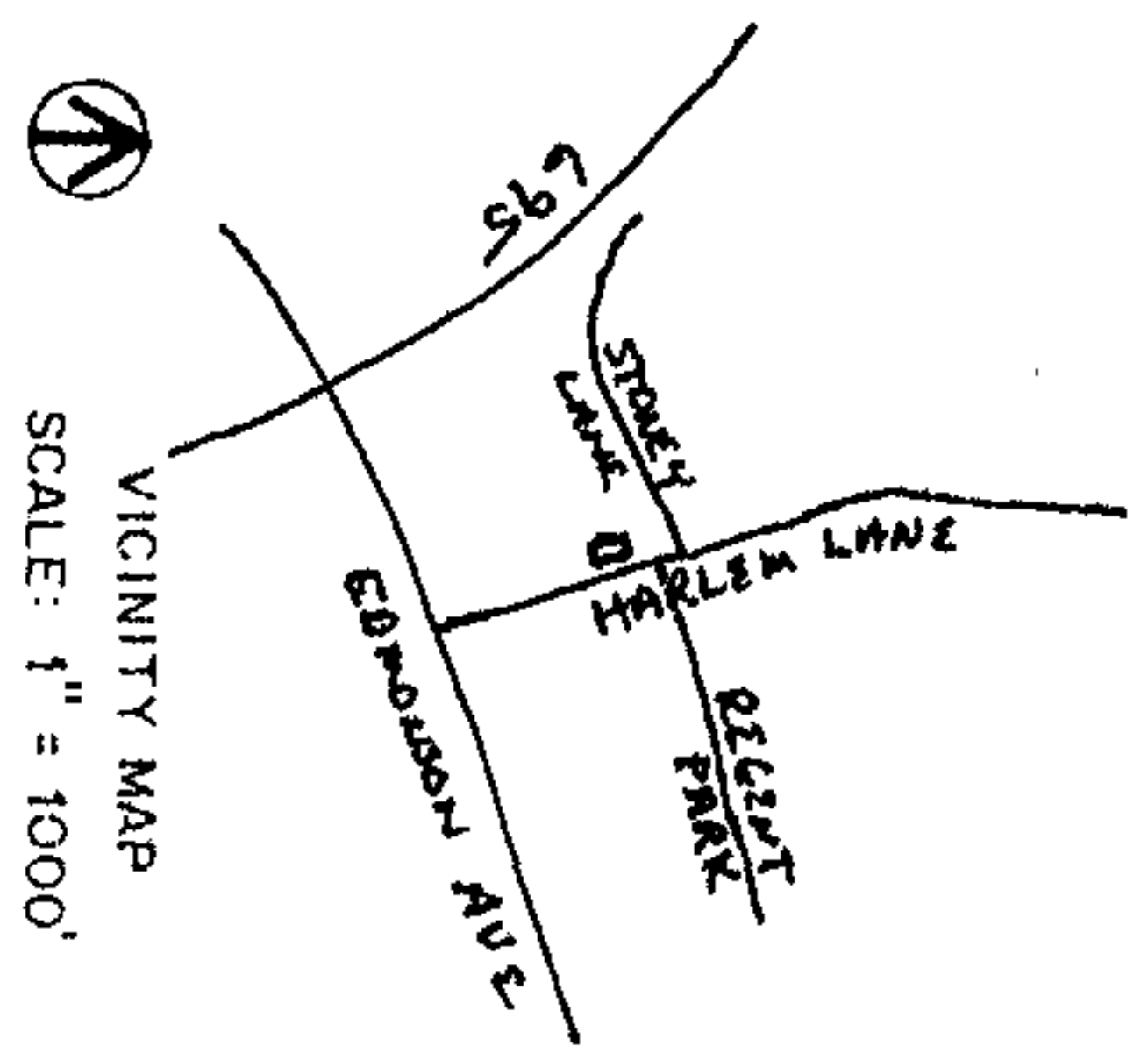
PLAT BOOK # 1 FOLIO # 1 LOT # 2 SECTION # 1

OWNER Scott & Robin Schneider



PREPARED BY

SCALE OF DRAWING: 1" = 100'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # S.W. 2-F

ZONING DR.S.S.

LOT SIZE .13 5662 6500.88

ACREAGE .13 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING 97-208-A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

SD1 OS-124A

OR-1

D.R.10.5

D.R.5.5

STREET

OLD SALEM CHURCH

BL

CATONSVILLE STANDPIPE

DR.5.5

SW 12-1

W 31.

SCHOOL

D.R.5.5

HARLEM LANE

D.R.16
75-42-R

MT. DE SALES ACADEMY

DE S...

OS-124-1

HEIGHTS OR-2

ILLE

LODGE

ROAD

LONGVIEW

LONGVIEW PLACE

DR.

LANE

HARLEM

ACADEMY HEIGHTS

NORTHDAL

D.R.10.5

ALLEY

REGENT PAR

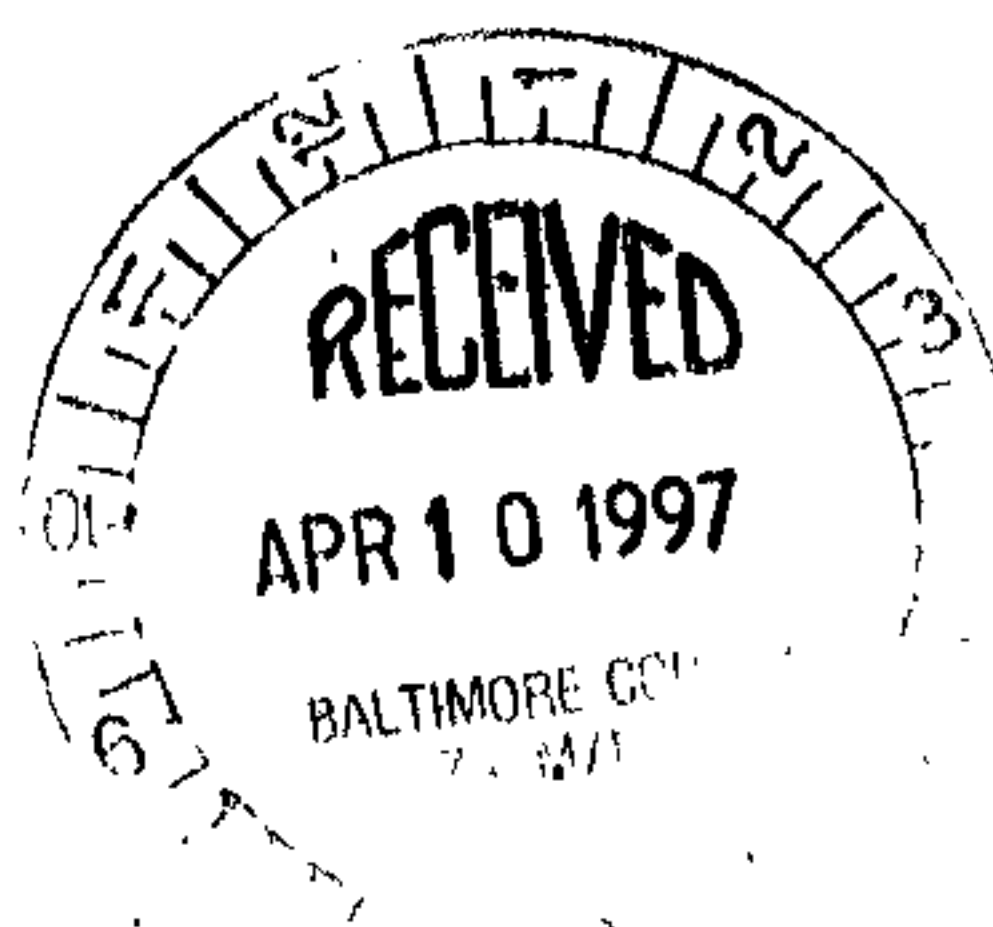
ALLEY

REQUIRED STORM WATER MANAGEMENT NOTES:

1. All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
2. All impervious areas should be limited to 30 percent of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
3. House down spouts are to be discharged onto pervious areas or into dry wells, where feasible.
4. Additional subdivision on these parcels and/or lots may require SWM controls for this site and the additional subdivision.
5. Total area of land disturbed must be noted on plan. Limits of disturbance must be delineated

NOTES:

1. OWNER: MERAT TABESH - 3710 DORSEY SEARCH CIRCLE
ELLICOTT CITY, MD 21042 (410) 750-6294
2. DEED REFERENCE: 11646/412
3. ZONING: (SITE AND SURROUNDING) D.R. 5.5 PER B.C.O.P.Z. S.W. 2-F.
4. LOT AREAS:
PROPOSED LOT 1 6,626 S.F. $\pm$ = 0.152 AC. $\pm$
PROPOSED LOT 2 6,682 S.F. $\pm$ = 0.153 AC. $\pm$
5. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR HISTORICAL BUILDINGS AT THIS SITE.
6. SITE APPEARS TO LIE WITHIN FLOOD ZONE: C per F.E.M.A.
BALTIMORE COUNTY F.I.R.M. 240010 0390 B
7. SITE SOIL TYPE C1D, LhB, AND LhC PER BALTIMORE COUNTY
SOIL SURVEY MAP NO. 43 U.S.D.A. S.C.S.
8. SITE LIES IN: COUNCILMANIC DISTRICT 1
ELECTION DISTRICT 1
CENSUS TRACT 400701
REGIONAL PLANNING DISTRICT 324-A
SCHOOL DISTRICT CATONSVILLE
WATERSHED 25
SUBSEWERSHED 71
9. DENSITY NOTES: 0.47 (GROSS) AC. $\pm$ X (5.5 lots/acre) = 2 LOTS PERMITTED.
0.305 (NET) AC. $\pm$
10. LOTS PROPOSED = 2
11. TOPOGRAPHY AND EXISTING IMPROVEMENT LOCATIONS HEREON PER B.C.B.E.
S.W. 2-F
12. TAX ACCOUNT # 01-20-301040 AND 01-20-301041 (MAP 101 GRID 3 PARCEL 1056)
13. PROPOSED USE - SINGLE FAMILY DWELLING
14. NO KNOWN WELLS, UNDERGROUND STORAGE OR SEPTIC TANKS ON SITE.
15. PROPOSED DISTURBED AREA (LOT 2 AND UTILITY EASEMENTS) = 8,000 S.F. $\pm$
16. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1963. TO THE BEST OF MY KNOWLEDGE NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
17. 10' REAR SETBACK AND 10' FRONT SETBACK WERE GRANTED PER VARIANCE 97-280A DECEMBER 17, 1996.



BALTIMORE COUNTY MINOR SUBDIVISION	
Project No. _____	
DEVELOPMENT REGULATIONS	
☐	Exempt from Division 2
☐	Parhandle Exempt from Sections 20-202 & 20-203
PDM CERTIFICATION	
☐	Approved
☐	Disapproved
By: _____	Date: _____
Approved DEPRM	
By: _____	Date: _____

J. Scott Dallas 4.7.97
J. Scott Dallas Reg. No. 468 Date

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
13523 Long-Green Pike
P.O. Box 26
Baldwin, Md. 21013
PH (410) 817-4600



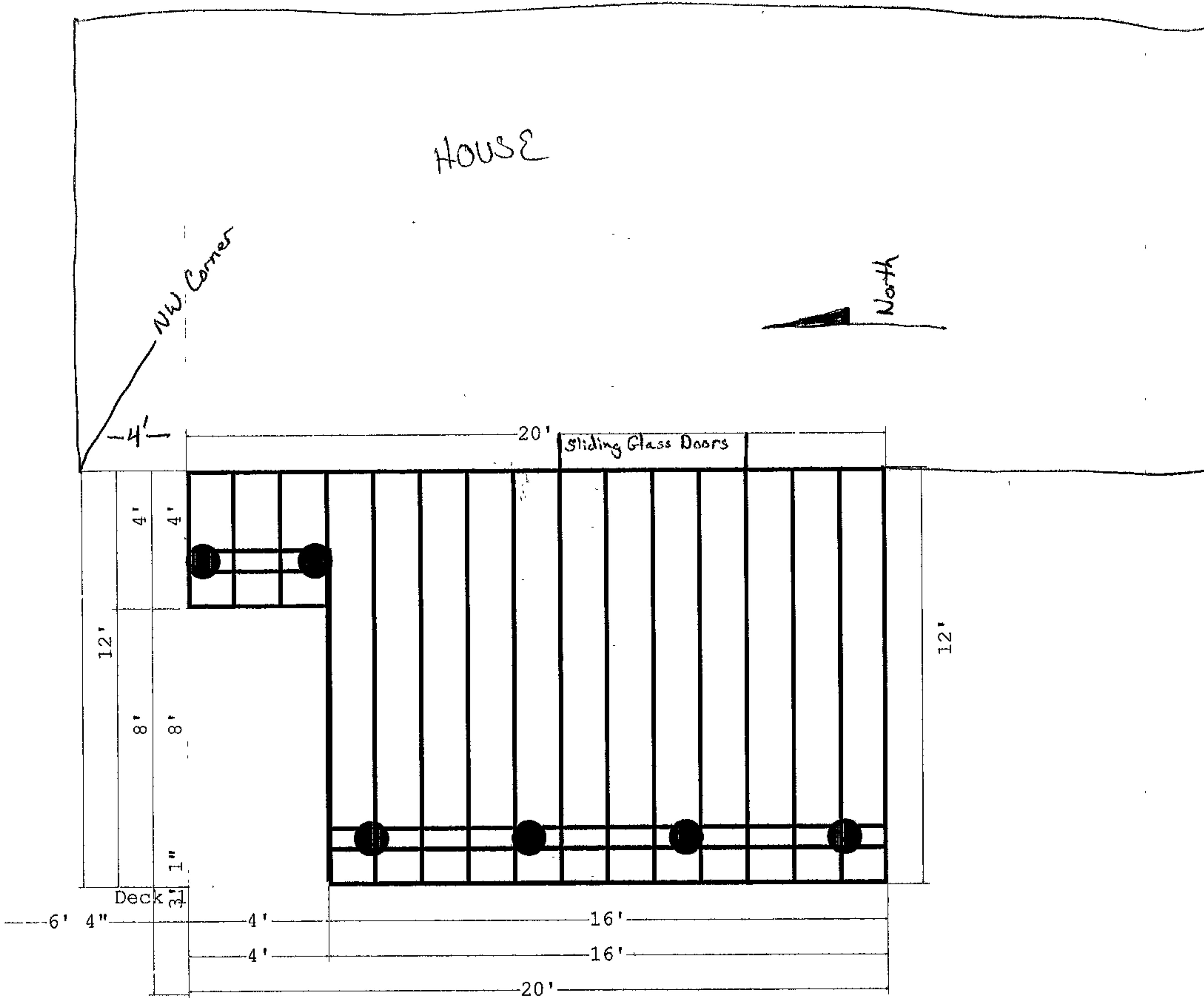
Ret Ex #1
MINOR SUBDIVISION PLAT
TABESH PROPERTY
AT HARLEM LANE
1st Election District Balt. Co., MD
Scale 1"=30' Sheet 2 of 2
REV. 4.3.97 97017M

05-124-9

The Home Depot # 2503
6000 BALTIMORE NATL PIKE, CATONSVILLE, MD 21228
(410) 719-9200
Mon Jun 21 06:51:58 2004
The materials for this project will cost \$1655.09

HARLEM LANE

SCOTT SCHNEIDER
DECK 12X16 W/STAIRS
231050
Deck Dimensions for Deck 1

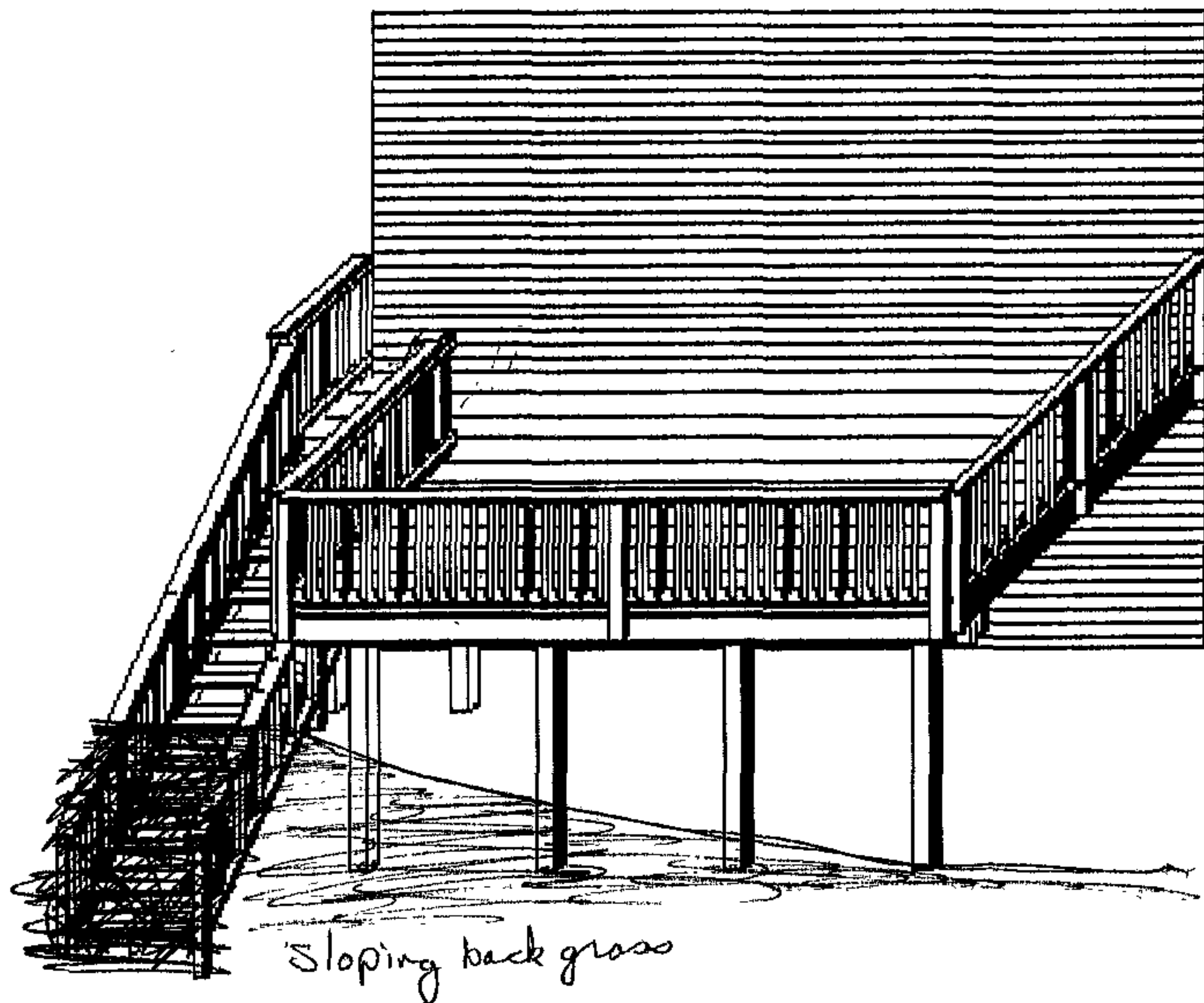


Joist Spacing = 16 in. o.c.
Baluster Spacing = 3 3/4"
Toe Spacing = 3 3/4"
Railing Height = 36"

05.124.A

The Home Depot # 2503
6000 BALTIMORE NATL PIKE, CATONSVILLE, MD 21228
(410) 719-9200
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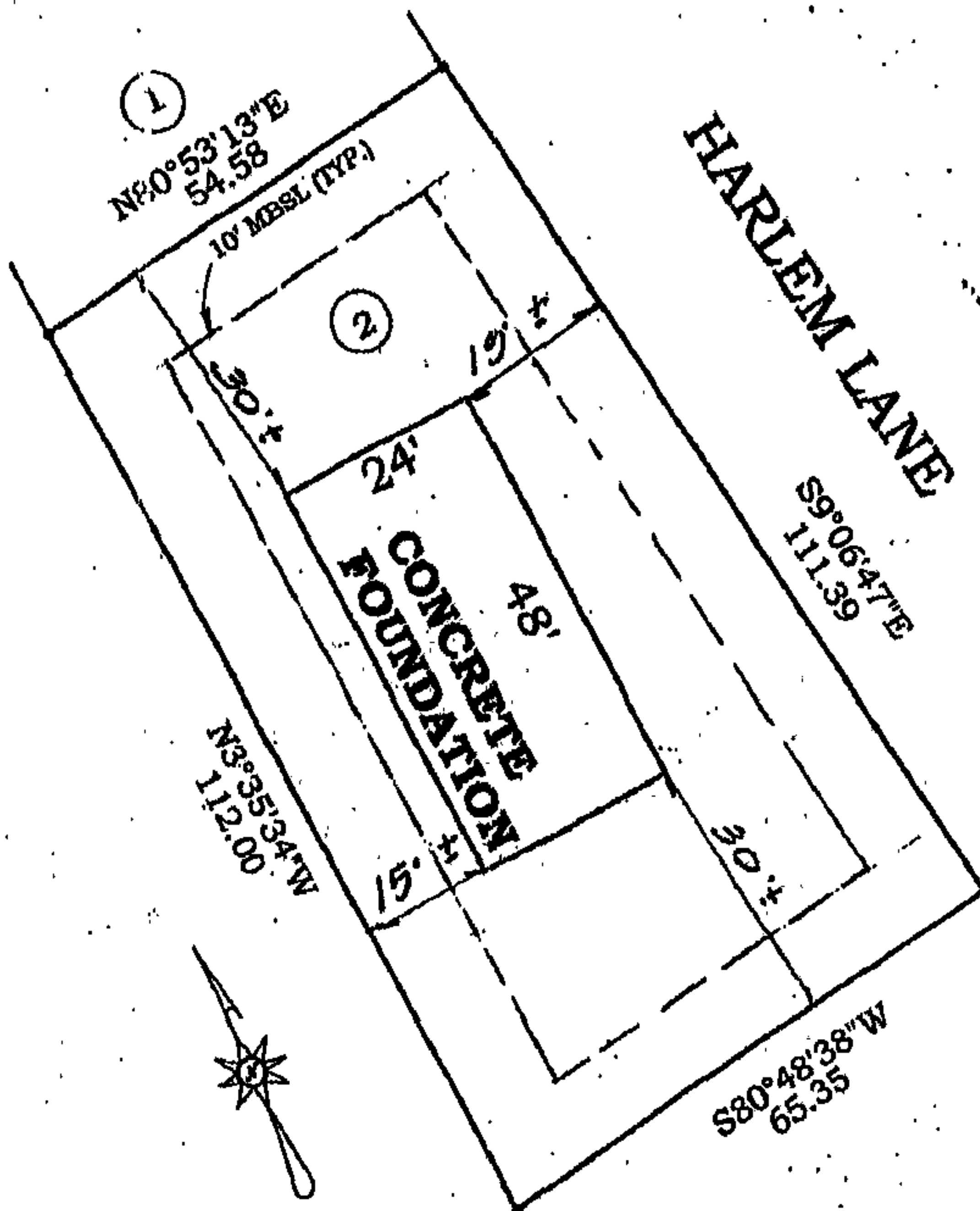
SCOTT SCHNEIDER
DECK 12X16 W/STAIRS
231050
3D View



Sloping back grass

South side 7'6" to ground
North side 4'6" to ground

OS-124-A



- 1.) The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer financing or re-financing.
- 2.) The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3.) The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4.) I have examined Flood Insurance Rate Map Panel Number 2400100300B for the subject property and it appears to lie within Zone C per said map.
- 5.) Dimensions shown to apparent lot line are ± 2.
- 6.) Date of field work: 4-20-01

LOT 2
 TABESH PROPERTY
 AT HARLEM LANE
 97017 M
 1ST ELEC. DISTR.
 BALT. CO., MD.

LOCATION DRAWING



#211 HARLEM LANE
J.S. DALLAS, INC.
 Surveying & Engineering
 13523 Long Green Pike
 Baldwin, MD. 21013
 (410) 817-4600

Date: 4-20-01
 Scale: 1"=20'
 Job Number: 96-703
 Drawn By: JSD
 Checked By: JSD

Designed and Plotted by P333333 Design & Drafting

97-017-11.

OS. 124.A

Facing South



05-124-A

Facing South



05-124-A



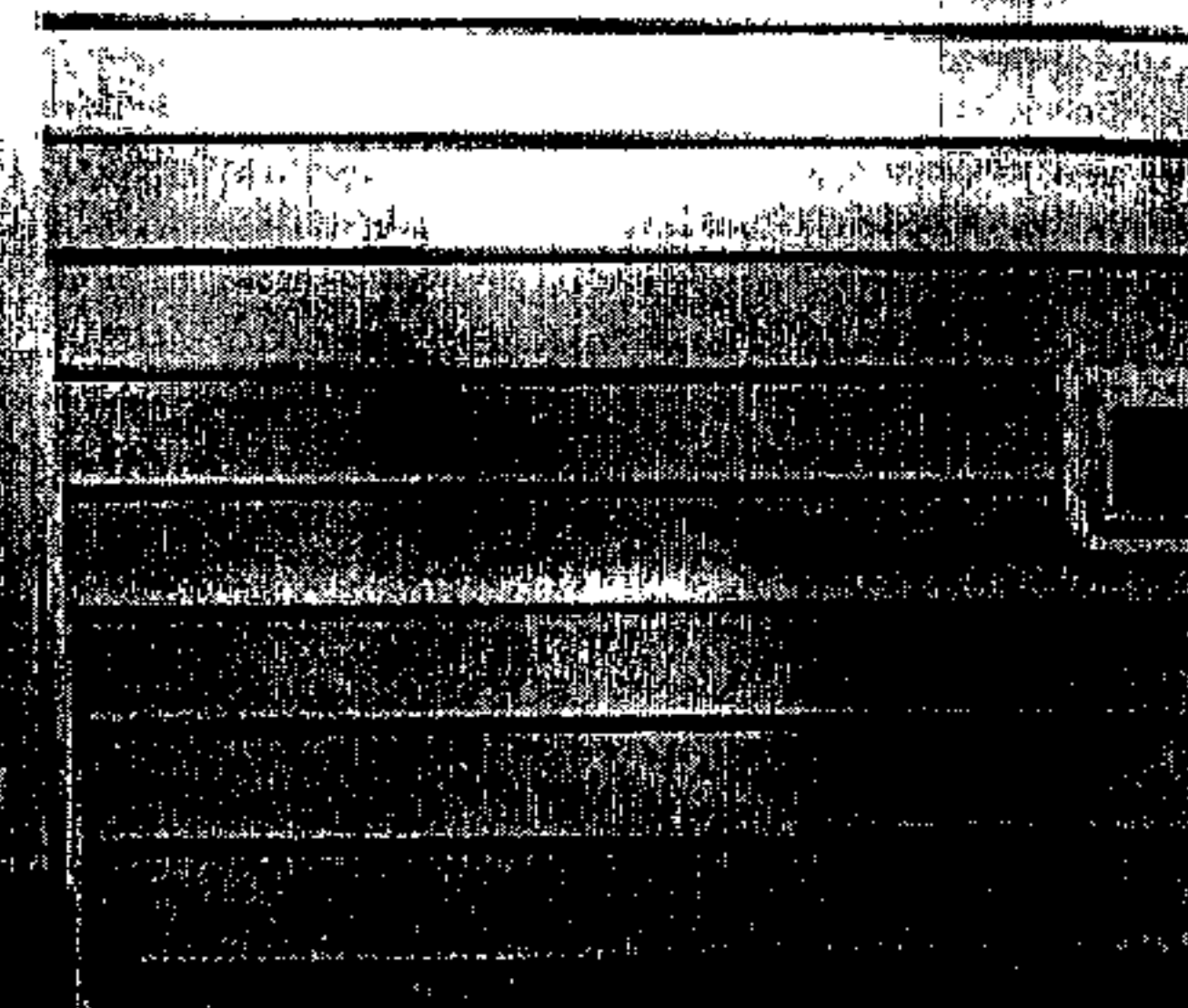
320 is North
318 is North/North-West

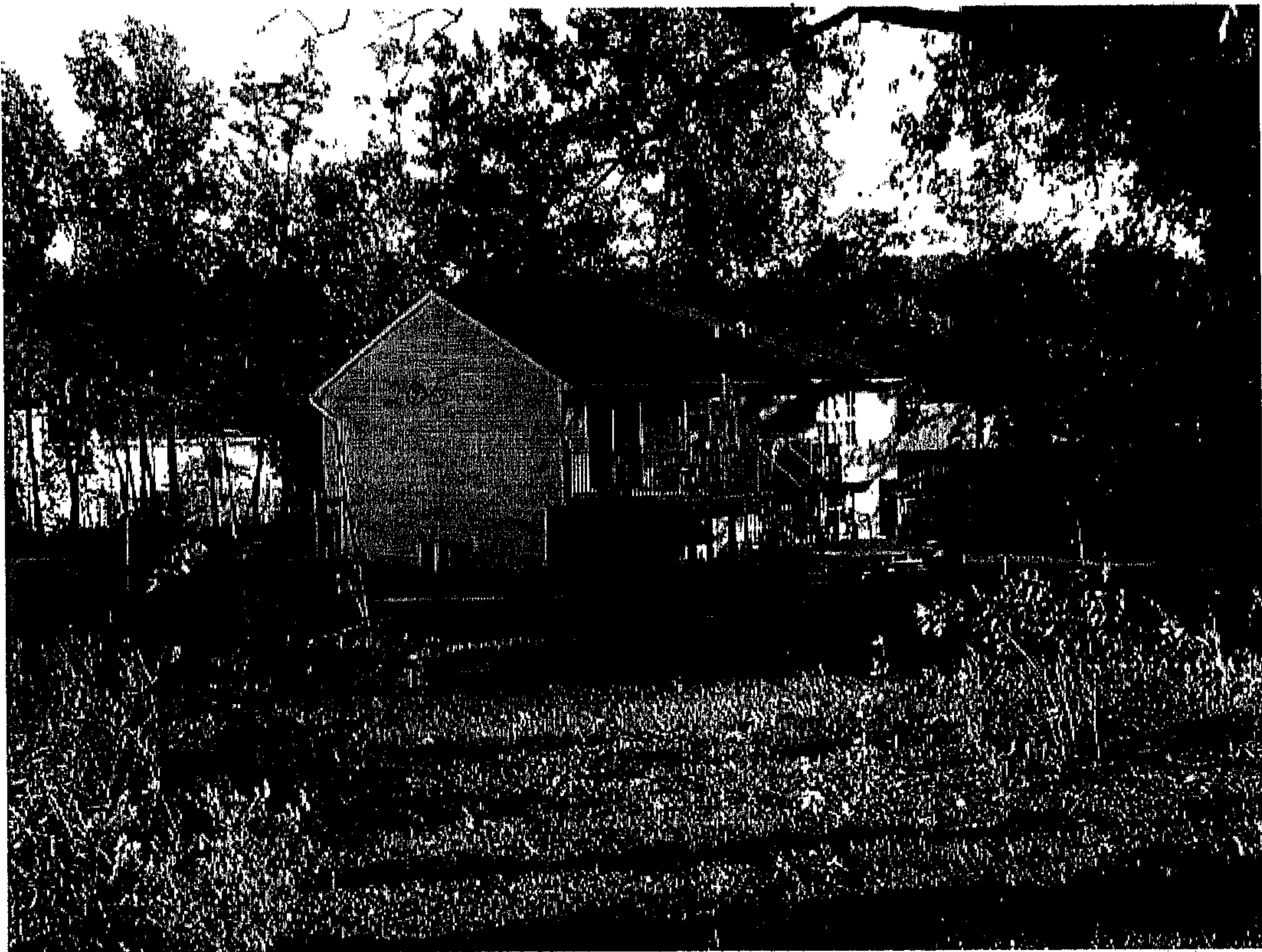
OS-124-A



Facing East
(West side of house
is seen)

OS-124.A





SOUTH WEST
from 211 Harlow Ln

OS. 124A



Both houses (207 + 209)
are South of
211 Harlem Ln.

OS-124A