IN RE: PETITION FOR ADMIN. VARIANCE N/S of Sollers Point Road, 150 ft. E centerline of Jackson Road 12th Election District 7th Councilmanic District **(7024 Sollers Point Road)** Regina E. & Richard W. Young Petitioners	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-166-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, Regina E. and Richard W. Young. The variance request is for property located at 7024 Sollers Point Road in the "Sollers Point Park" subdivision of Baltimore County. The variance request is from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection addition (deck) with a rear yard setback of 18 ft. in lieu of the required 22.5 ft. and to amend the previously approved 3rd Amended Final Development Plan of "Sollers Point Park", Lot 4 only. 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 October 9, 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

ORDER RECEIVED FOR FILING
Date 11/3/04
By Rec

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 3 day of November, 2004, that a variance from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection addition (deck) with a rear yard setback of 18 ft. in lieu of the required 22.5 ft. and to amend the previously approved 3rd Amended Final Development Plan of "Sollers Point Park", Lot 4 only, 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
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
11/3/04

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
William J. Wiseman III, Zoning Commissioner

November 3, 2004

Mr. & Mrs. Richard W. Young
7024 Sollers Point Road
Baltimore, Maryland 21222-3000

Re: Petition for Administrative Variance
Case No. 05-166-A
Property: 7024 Sollers Point Road

Dear Mr. & Mrs. Young:

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7024 SOLLERS POINT ROAD
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) 1B02.3.B AND 301.1 BCZR

To permit an open projection addition (deck) with a rear yard setback of 18' in lieu of the required 22.5 and to amend the previously approved 3rd Amended FDP of Sollers Point Park, Lot 4 only.

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

Legal Owner(s):

RICHARD W. YOUNG
Name - Type or Print

Richard W. Young
Signature

REGINA E. YOUNG
Name - Type or Print

Regina E. Young
Signature

7024 SOLLERS POINT ROAD — (410) 285-3484
Address — Telephone No.

BALTIMORE — MD — 21222-3000
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

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 _____ 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. 05-166-A

Reviewed By JF **Date** 9/30/04

Estimated Posting Date 10-10-04

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 11/3/04
By

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) ie/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 7024 SOLLERS POINT ROAD
Address
BALTIMORE MD 21222-3000
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.) THE SLOPE OF OUR BACK YARD PREVENTS ITS USEAGE FOR OUTSIDE FAMILY GATHERINGS.

2.) A LARGE DECK (2' LESS THAN THE ENTIRE LENGTH OF OUR HOUSE) WAS SELECTED TO ADDRESS THE LACK OF A LARGE FAMILY ROOM.

3.) THE TWO 10' X 10' WINGS ON EACH END OF THE DECK WOULD PROVIDE ONE AREA FOR PREPARING FOOD AND THE OTHER FOR A QUIET AREA TO GET AWAY FROM THE CONGESTION OF THE MAIN TRAFFIC AREA.

4.) THE CENTER 20' X 14' SECTION WOULD BE LARGE ENOUGH TO ACCOMMODATE FURNITURE AND SERVE AS THE FOCAL POINT FOR ANY OUTDOOR EVENT.

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.

Richard W. Young
Signature

RICHARD W. YOUNG
Name - Type or Print

Regina E. Young
Signature

REGINA E. YOUNG
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of September, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard W. Young & Regina E. Young the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

BONNIE L. LEISURE NOTARY PUBLIC BALTIMORE COUNTY, MD

Bonnie L. Leisure
Notary Public

My Commission Expires 8/2/06

REV 10/25/0

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 7024 SOLLERS POINT ROAD
Address
BALTIMORE MD 21222-3000
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.) THE SLOPE OF OUR BACK YARD PREVENTS its USEAGE FOR outside FAMILY GATHERINGS.

2.) A LARGE DECK (2' LESS THAN THE ENTIRE LENGTH OF OUR HOUSE) WAS SELECTED TO ADDRESS THE LACK OF A LARGE FAMILY ROOM.

3.) THE TWO 10' X 10' WINGS ON EACH END OF THE DECK WOULD PROVIDE ONE AREA FOR PREPARING FOOD AND THE OTHER FOR A QUIET AREA TO GET AWAY FROM THE CONGESTION OF THE MAIN TRAFFIC AREA.

4.) THE CENTER 20' X 14' SECTION WOULD BE LARGE ENOUGH TO ACCOMMODATE FURNITURE AND SERVE AS THE FOCAL POINT FOR ANY OUTDOOR EVENT.

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.

Richard W. Young
Signature

RICHARD W. YOUNG
Name - Type or Print

Regina E. Young
Signature

REGINA E. YOUNG
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of September, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard W. Young & Regina E. Young the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

BONNIE L. LEISURE NOTARY PUBLIC BALTIMORE COUNTY, MD

Bonnie L. Leisure
Notary Public

My Commission Expires 8/2/06

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7024 SOLLERS POINT ROAD
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) 1B02.3.B AND 301.1 BCZR

To permit an open projection addition (deck) with a rear yard setback of 18' in lieu of the required 22.5' and to amend the previously approved 3rd Amended FDP of Sollers Point Park, Lot 4 only.

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):

RICHARD W. YOUNG
Name - Type or Print

Richard W. Young
Signature

REGINA E. YOUNG
Name - Type or Print

Regina E. Young
Signature

7024 SOLLERS POINT ROAD (410) 285-3484
Address — Telephone No.

BALTIMORE MD 21222-3000
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 ____ 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. 05-166-A

Reviewed By JF **Date** 9/30/04

Estimated Posting Date 10-10-04

REV 10/25/01

ZONING DESCRIPTION

Zoning Description for: Lot #4 – "Sollers Point Park"
7024 Sollers Point Road
Baltimore, MD 21222-3000

Beginning at a point on the northwest most corner of 7024 Sollers Point Road, which is 60 feet of right-of-way width wide at a distance of 150 feet southeast of the nearest improved intersecting street of Jackson Road, which is 60 feet of right-of-way width wide.

Being Lot #4 in the subdivision of "Sollers Point Park", as recorded in Baltimore County Plat Book EHK, Jr. #50, Folio #84. Also known as 7024 Sollers Point Road and located in the 12th Election District, 7th Councilmanic District.

#164

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40323

DATE 9-30-04 ACCOUNT 001-006-6150

AMOUNT $ 115.00

RECEIVED FROM: Richard Young
7024 Sollers Point Rd. ITEM # 166

FOR: Admin. Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/30/2004	9/30/2004	10:34:03	2

REG W502 MAIL JEVA JEE
>>RECEIPT # 364855 9/30/2004 OFLR
Dept 5 528 ZONING VERIFICATION
CR NO. 040323
Recpt Tot $115.00
$115.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-166-A

Petitioner/Developer: RICHARD + REGINA YOUNG

Date of Hearing/Closing: 10/25/04

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}

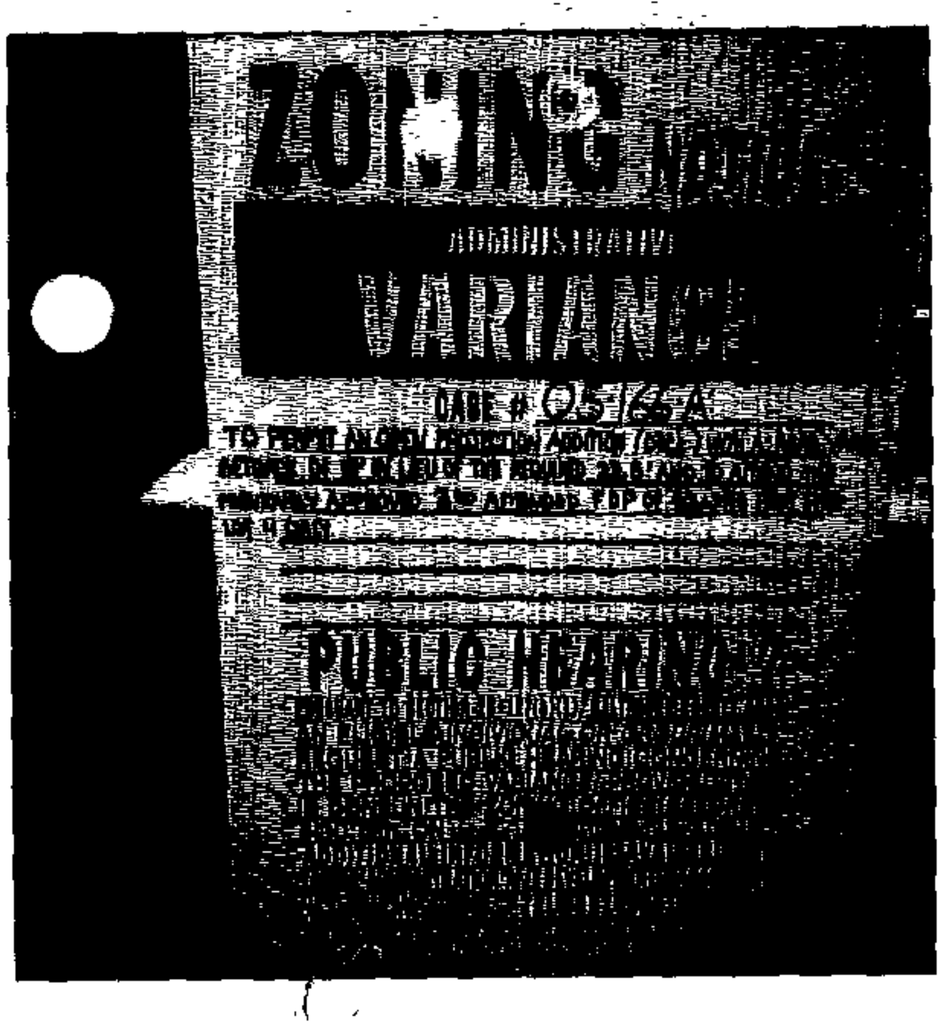
Ladies and Gentlemen:

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

7024 SOLLERS POINT RD

The sign(s) were posted on 10/9/04
(Month, Day, Year)

Sincerely,



Robert Black 10/12/04
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

RECEIVED
OCT 1 2 2004
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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 05-166-A

Petitioner: RICHARD W. YOUNG & REGINA E. YOUNG

Address or Location: 7024 SOLLERS POINT ROAD - BALTIMORE, MD 21222-3000

PLEASE FORWARD ADVERTISING BILL TO

Name: RICHARD W. YOUNG

Address 7024 SOLLERS POINT ROAD

BALTIMORE, MD 21222-3000

Telephone Number: (410) 285-3484

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-166 -A Address 7024 Sollers Point Rd.

Contact Person: J. Fernando
Planner, Please Print Your Name
Phone Number: 410-887-3391

Filing Date: 9-30-04 **Posting Date:** 10-10-04 **Closing Date:** 10-25-04

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 05-166 -A Address 7024 Sollers Point Rd.

Petitioner's Name Richard & Regina Young Telephone 410-285-3484

Posting Date: 10-10-04 **Closing Date:** 10-25-04

Wording for Sign: To Permit an open projection addition (deck) with a rear yard setback of 18' in lieu of the required 22.5' and to amend the previously approved 3rd Amended FDP of Sollers Point Park, Lot 4 only.

WCR - Revised 6/25/04

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

October 25, 2004

Richard W. Young
Regina E. Young
7024 Sollers Point Road
Baltimore, Maryland 21222-3000

Dear Mr. and Mrs. Young:

RE: Case Number: 05-166-A, 7024 Sollers Point Road

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

October 11, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 11, 2004

Item No.: 156, 158-166, 168&169

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

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2004
Item Nos. 156, 158, 159, 161, 164,
165, 166, 168, and 169

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

RWB:CEN:jrb

cc: File

ZAC-10-18-2004-ITEM NOS 156-169-11032004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED
OCT 27 2004
ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: October 27, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 11, 2004.

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

05-158
05-160
05-161
05-162
05-163
05-165
05-166
05-168
05-169

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 20, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-165, 5-166 and 5-168**
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

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

SHA State Highway Administration Driven to Excel
Maryland Department of Transportation

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

Date: 10.13.04

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

RE: Baltimore County
Item No. 166 JRF

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

7032 Sollers Point Road
Baltimore, MD 21222-3000
September 23, 2004

TO WHOM IT MAY CONCERN:

I, Wayne W. Carter, have no objection to my neighbor's, Richard and Regina Young, building the proposed deck in their back yard. It will in no way interfere with my property at 7032 Sollers Point Road, which is adjacent to their property at 7024 Sollers Point Road.

Sincerely,

Wayne W. Carter

WAYNE W. CARTER

#166

7026 Sollers Point Road
Baltimore, MD 21222-3000
September 21, 2004

TO WHOM IT MAY CONCERN:

I, Elizabeth C. Matthews, have no objection to my neighbor's, Richard and Regina Young, building the proposed deck in their back yard. It will not encroach on my property at 7026 Sollers Point Road, which is directly adjacent to their property at 7024 Sollers Point Road.

Sincerely,

Elizabeth C. Matthews

ELIZABETH C. MATTHEWS

166

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

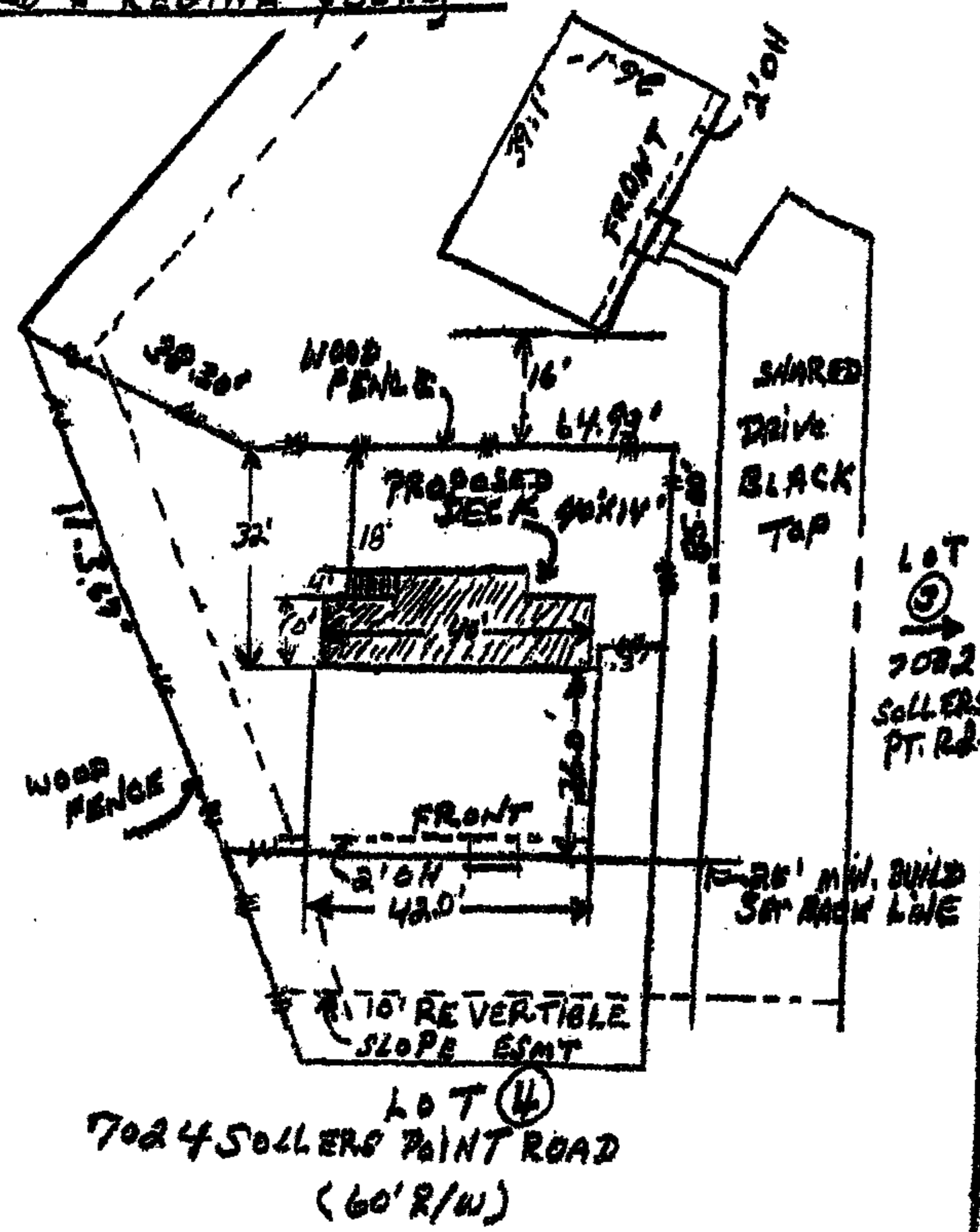
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

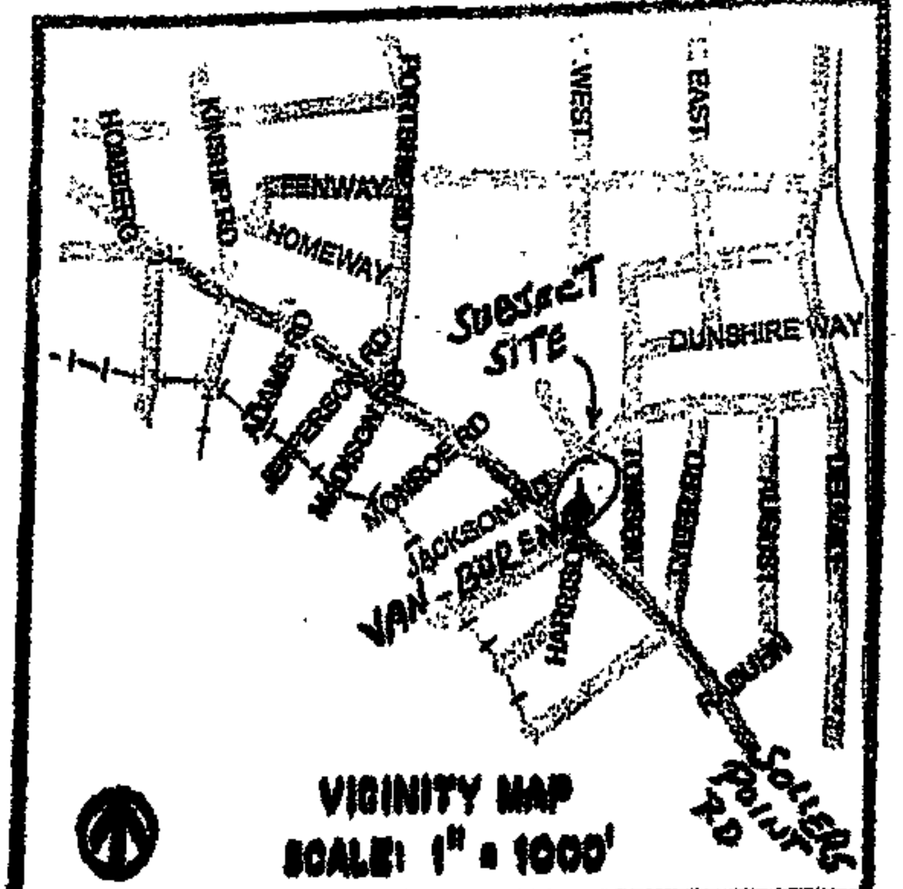
PROPERTY ADDRESS 7024 SOLLERS PT. RD.

SUBDIVISION NAME SOLLERS POINT PARK

PLAT BOOK # 50 FOLIO # 84 LOT # 4 SECTION #

OWNER RICHARD + REGINA YOUNG





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # SE 3E

ZONING DR 5.5

LOT SIZE 0.149 ACREAGE 6490 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

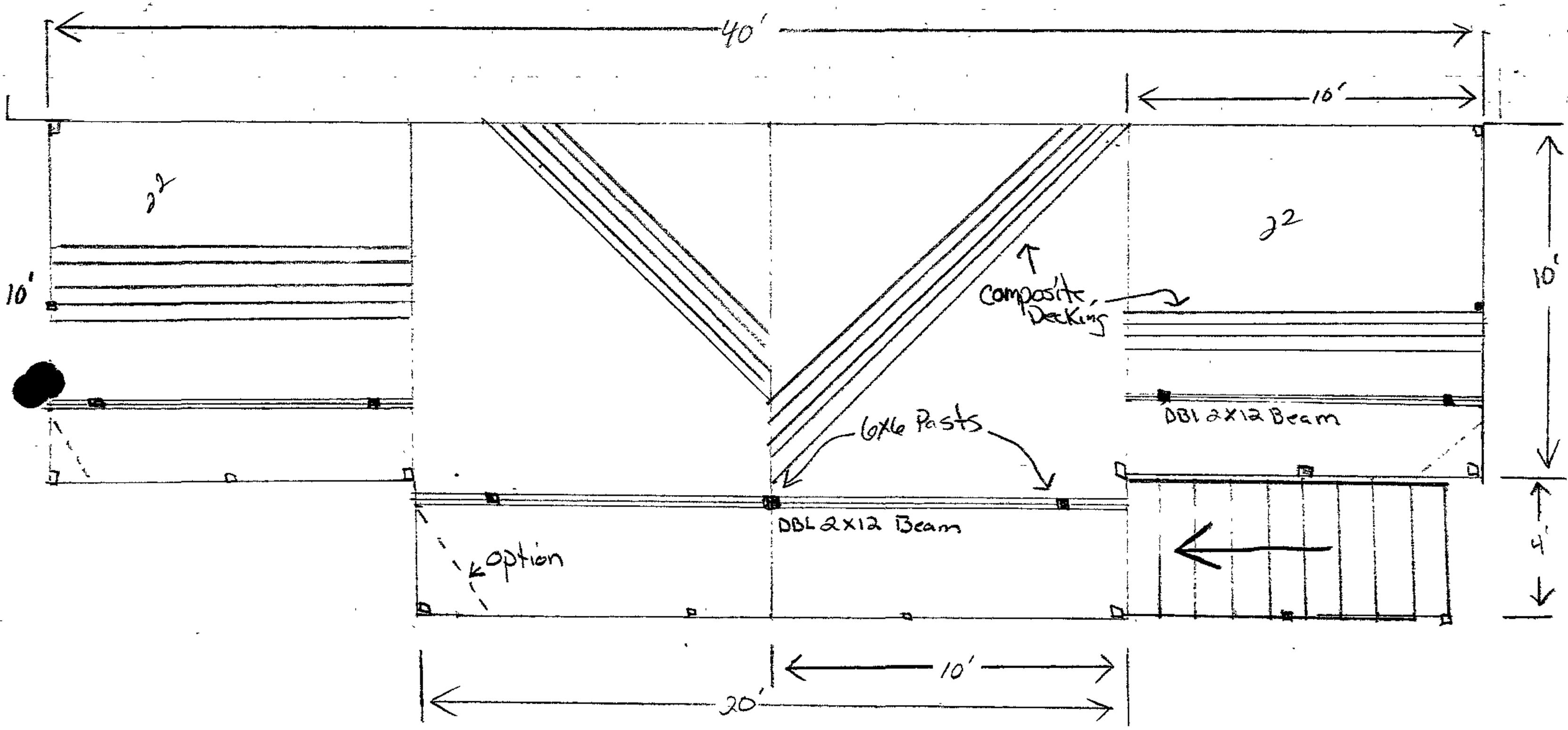
REVIEWED BY	ITEM #	CASE #
JF	166	

NORTH

PREPARED BY RWY

SCALE OF DRAWING: 1" = 30

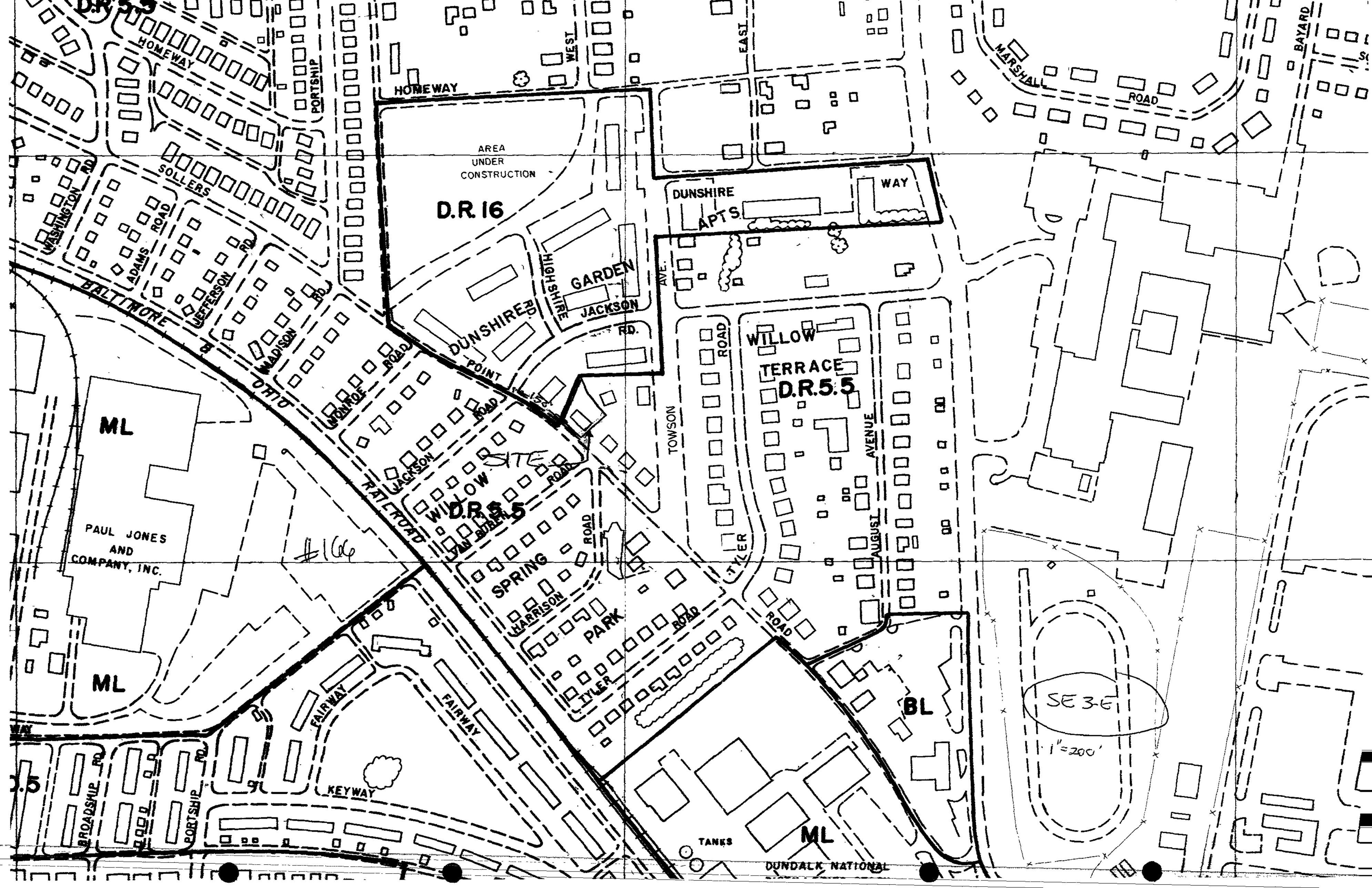
Petitioner's Exhibit #1



Turned Spindle Vinyl Rail System
Vinyl Rail, Post Sleeve, Lighted Post caps
Trim Band Board With 3/4"x12" AZEK Trimboard

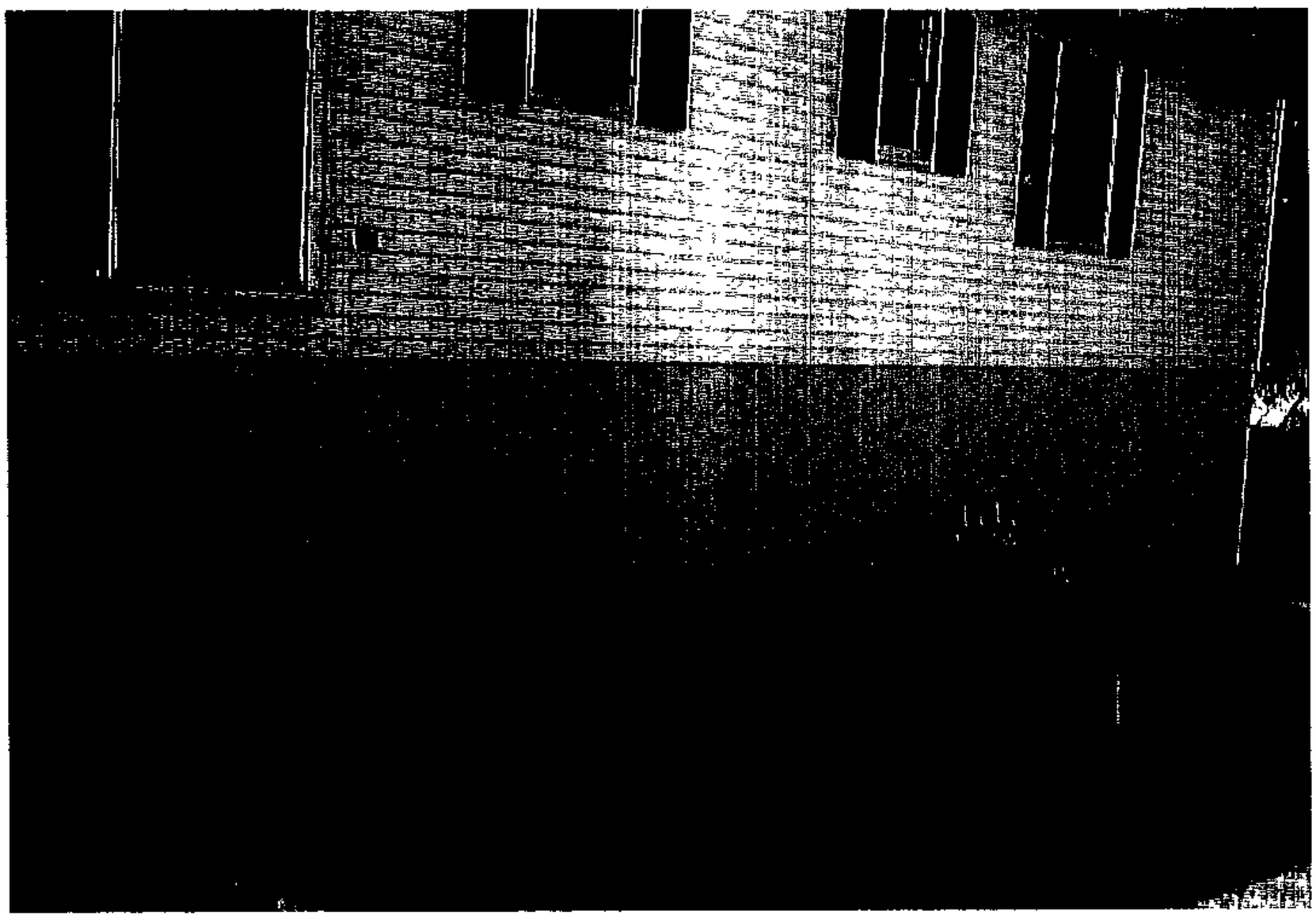
7024 SOLLERS POINT ROAD
BALTIMORE, MD 21222-3000

LOT NO. 4


D.R.5.5
HOMEWAY
PORTSHIP
WEST
EAST
MARSHALL
ROAD
BAYARD
HOMEWAY
AREA
UNDER
CONSTRUCTION
D.R. 16
DUNSHIRE
APTS.
WAY
WASHINGTON RD.
SOLLERS
ADAMS ROAD
JEFFERSON RD.
BALTIMORE
MADISON RD.
MONROE ROAD
DUNSHIRE RD.
POINT
HIGHSHIRE
GARDEN
JACKSON
RD.
AVE.
WILLOW
TERRACE
D.R.5.5
TOWSON
ROAD
AUGUST
AVENUE
ML
PAUL JONES
AND
COMPANY, INC.
RAILROAD
JACKSON
ROAD
WILLOW
SITE
D.R.5
SPRING
ROAD
HARRISON
PARK
ROAD
TYLER
ROAD
#166
ML
FAIRWAY
FAIRWAY
BL
SE 3-E
1"=200'
KEYWAY
BROADSHIP RD.
PORTSHIP RD.
TANKS
ML
DUNDALK NATIONAL

7024 Sollers Point Rd.

Looking South at the rear of the house showing the slope of the hill.

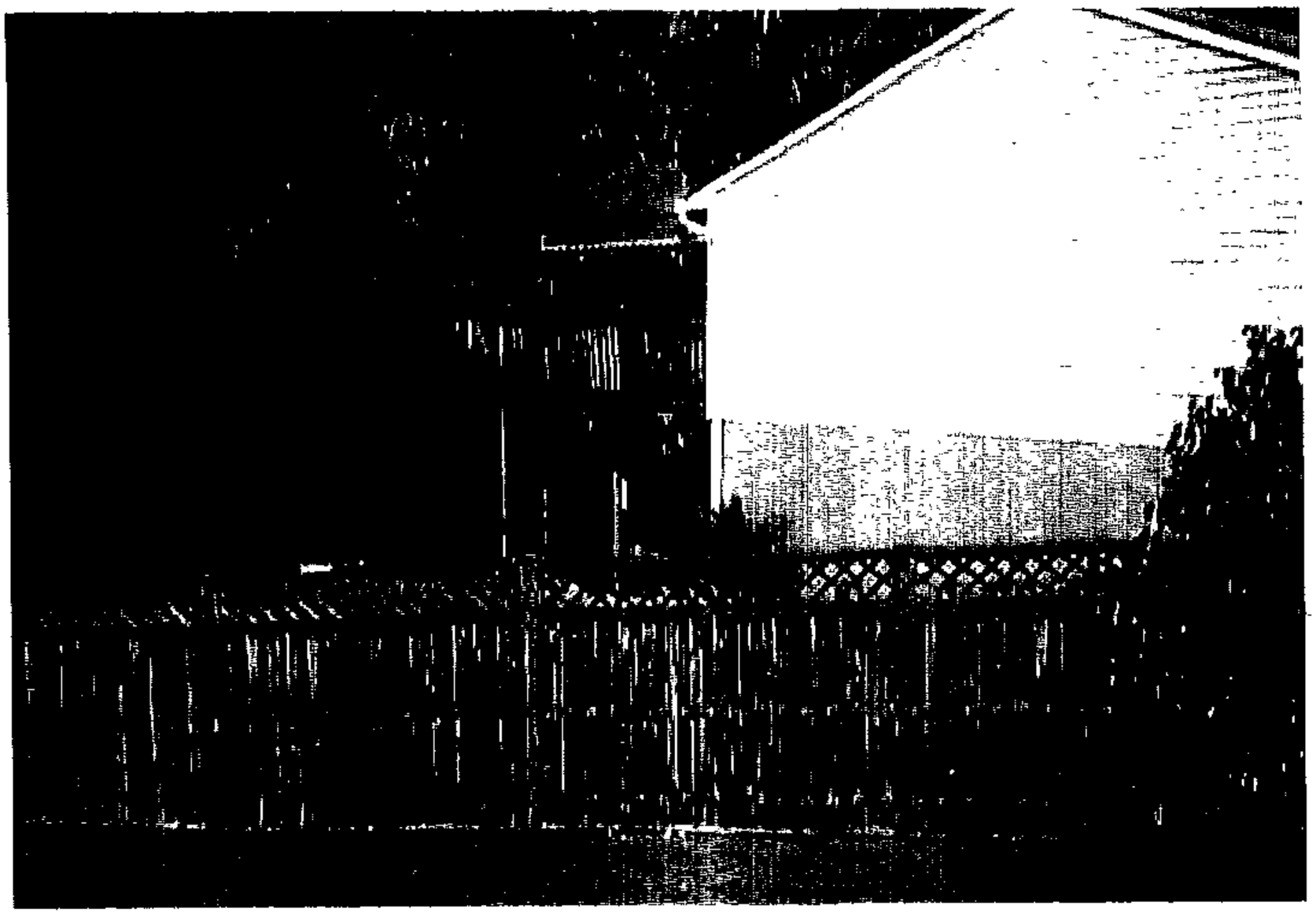


Deck Area

164

7024 Sollers Point Rd.

Looking East at driveway shared by neighbors.



Looking at the part of the neighbor's house (7026 Sollers Point Rd.), which is directly adjacent to the deck.

7024 Sollers Point Rd.

View from back of house to our privacy fence.