

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Forge Haven Drive, 45 ft. E
centerline of Goodspring Drive
11th Election District
5th Councilmanic District
(5001 Forge Haven Drive)

Jamie Martin & Bryan Cavallaro
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 05-281-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, Jamie Martin and Bryan Cavallaro. The variance request is for property located at 5001 Forge Haven Drive in the "Glenside Farms" subdivision of Baltimore County. The variance is requested from Sections 1B01.2.C.b.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with open projection (deck/pool) to have a side yard setback of 4 ft., a rear yard setback of 11 ft. and a detached accessory structure located in the third of the lot closest to the street in lieu of the required 15 ft., 22.5 ft. and third of the lot furthest removed from the street 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 December 12, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agency: A ZAC comment was submitted by the Office of Planning dated December 21, 2004, a copy of which is attached hereto and made a part hereof.

JADEH RECEIVED FOR REVIEW

1/4/05

By [Signature]

Notice is taken that the property, which is the subject of this variance request, consists of 9,279 sq. ft. and is zoned D.R. 3.5 H.

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.

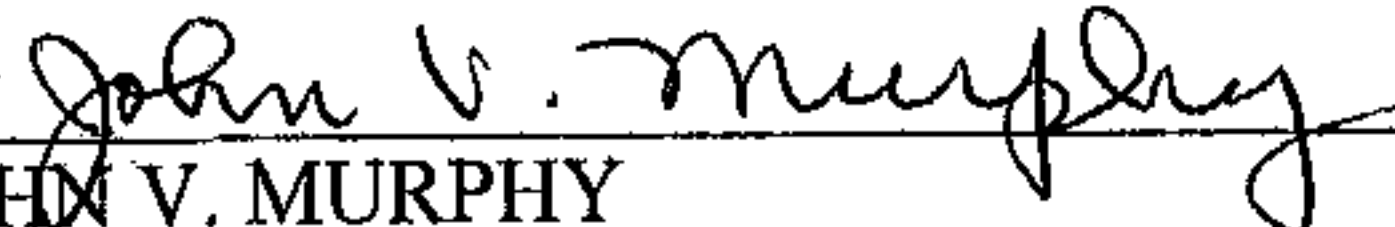
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4 day of January, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B01.2.C.b.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with open projection (deck/pool) to have a side yard setback of 4 ft., a rear yard setback of 11 ft. and a detached accessory structure located in the third of the lot closest to the street in lieu of the required 15 ft., 22.5 ft. and third of the lot furthest removed from the street respectively, be and it is hereby APPROVED, 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 the ZAC comments submitted by the Office of Planning dated December 21, 2004, a copy of which is attached hereto and made a part hereof;

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

JVM:raj

ORDER RECEIVED FOR FILING

1/4/05
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
William J. Wiseman III, Zoning Commissioner

January 4, 2005

Ms. Jamie Martin
Mr. Bryan Cavallaro
5001 Forge Haven Drive
Perry Hall, Maryland 21128

Re: Petition for Administrative Variance
Case No. 05-281-A
Property: 5001 Forge Haven Drive

Dear Ms. Martin & Mr. Cavallaro:

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

c: Jon Conkley
Maryland Pools
9515 Gerwig La., Suite 119
Columbia, MD 21046

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 5001 Forge Haven Dr
which is presently zoned DR 3.5 H

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) 1B01.2.C.b.1, 400.1 (BCZR) TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH OPEN PROJECTION (DECK/POOL) TO HAVE A SIDEYARD SETBACK OF 4', A REARYARD SETBACK OF 11' AND A DETACHED ACCESSORY STRUCTURE LOCATED IN THE THIRD OF THE LOT CLOSEST TO THE STREET IN LIEU OF THE REQUIRED 15', 22.5' AND THIRD OF THE LOT FURTHEST REMOVED FROM THE STREET 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.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

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 11/16/04 day of November, 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. 05-281-A

Reviewed By CTM

Date 12/1/04

Estimated Posting Date 12/12/04

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

Address 5001 Forge Haven Drive
City Perry Hall State MD Zip Code 21128

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

The swimming pool size requested extends into the side setback required for a corner lot. The pool cannot be moved any closer to the opposite side property line due to the slope of the lot. The pool cannot be shortened because that would interfere with the glide plane required for the pool.

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.

Jamie Martin
Signature
Jamie L. Martin
Name - Type or Print

Bryan Cavallaro
Signature
Bryan Cavallaro
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of November, 2001 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bryan Cavallaro & Jamie Martin
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 August 20, 2006

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.

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Jamie Martin
Signature

Jamie Martin
Name - Type or Print

Bryan Cavallaro
Signature

Bryan Cavallaro
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bryan Cavallaro & Jamie Martin
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

August 20, 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5001 Forge Haven Dr
which is presently zoned DR 3.5 H

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) 1801.2.C.b.1, 400.1 (BC22) TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH OPEN PROJECTION (DECK/POOL) TO HAVE A SIDEYARD SETBACK OF 4', A REARYARD SETBACK OF 11' AND A DETACHED ACCESSORY STRUCTURE LOCATED IN THE THIRD OF THE LOT CLOSEST TO THE STREET IN LIEU OF THE REQUIRED 15', 22.5' AND THIRD OF THE LOT FURTHEST REMOVED FROM THE STREET 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.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 10 day of December, 2004, 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. OS-281-A

Reviewed By LTM Date 12/1/04

Estimated Posting Date 12/12/04

Zoning description for 5001 Forge Haven Dr.

Perry Hall MD 21128

Beginning at a point on the South side of Forge Haven Dr.
which is 50 feet wide at the distance of 45 feet East of the
centerline of the nearest improved intersecting street ~~Cold Good~~ D
Spring Dr. which is 50 feet wide.

Being lot #172 in the subdivision of Glenside Farms as recorded
in Baltimore County plat book #72, Folio #53, containing 9279
square feet. Also known as 5001 Forge Haven Dr. and located
in the 11th election district, 5th councilmanic district.

#281

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO. 12-10-100

DATE 12/11/04 ACCOUNT 12001001-6450

AMOUNT \$ 65.00

RECEIVED FROM: M.D. PORTER

FOR: GS - 281-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENT
YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-281-A

Petitioner/Developer: JAMIE L

MARTIN/B. CAVALLARO

Date of Hearing/Closing: 12/27/04

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: _____

5001 FORGE HAVEN RD

The sign(s) were posted on _____

12/12/04
(Month, Day, Year)

Sincerely,

Robert P. Black
(Signature of Sign Poster)

12/14/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

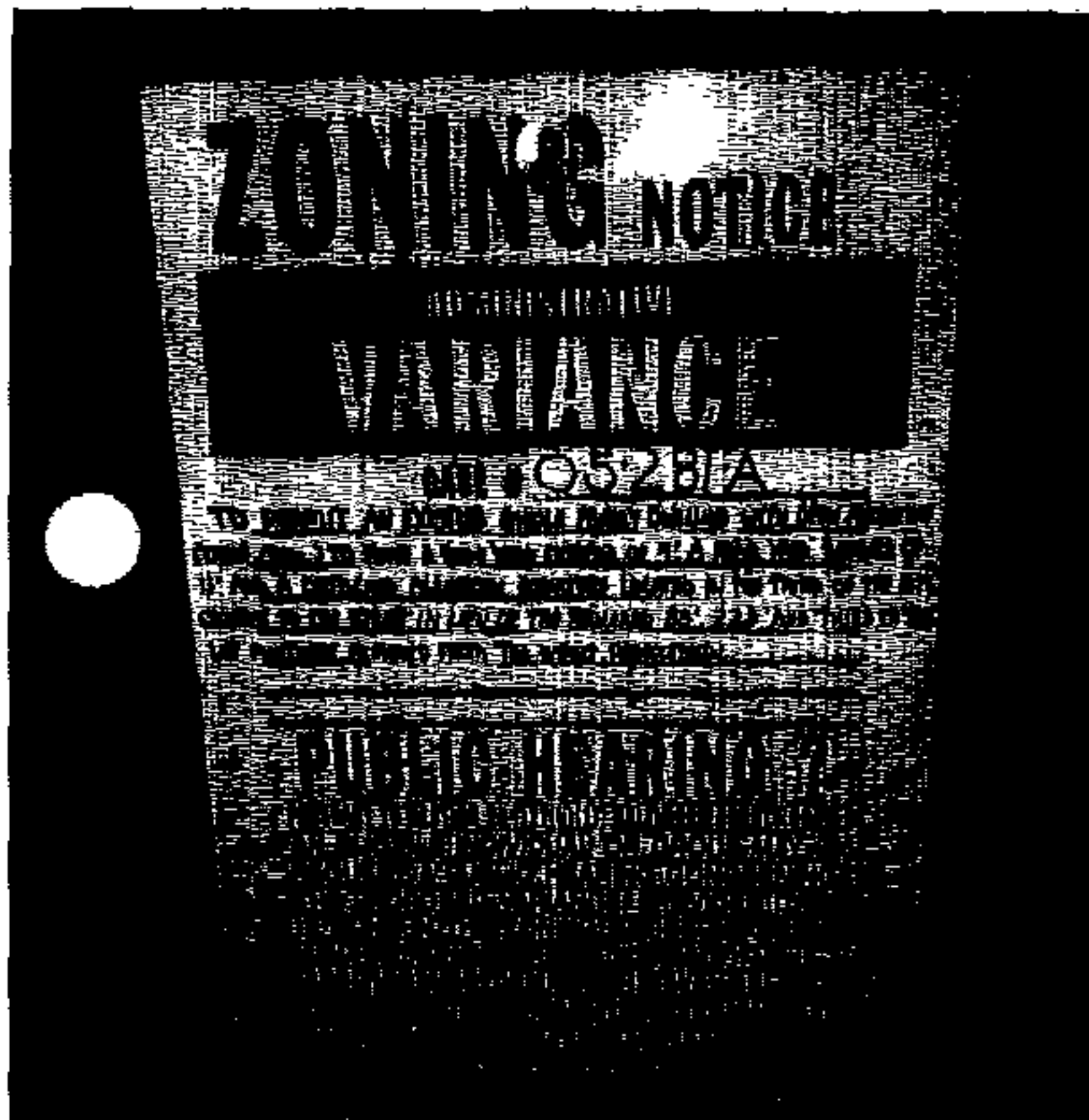
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 281 -A Address 5001 FORGE HAVEN DR

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/1/04 Posting Date: 12/12/04 Closing Date: 12/27/04

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- 281 -A Address 5001 FORGE HAVEN DR

Petitioner's Name J. MARTIN / B. CAVALLARO Telephone (410) 256-6276

Posting Date: 12/12/04 Closing Date: 12/27/04

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH OPEN PROJECTION (DECK/POOL) TO HAVE A SIDEYARD SETBACK OF 4', A REAR YARD SETBACK OF 11' AND A DETACHED ACCESSORY STRUCTURE LOCATED IN THE THIRD OF THE LOT CLOSEST TO THE STREET IN LIEU OF THE REQUIRED 15', 22.5' AND THIRD OF THE LOT FURTHEST REMOVED FROM THE STREET RESPECTIVELY.

INFO STATUS POSTED HAVE RECEIVED

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 05-281-A
Petitioner Jamie Martin
Address or Location: 5001 Forge Haven Drive Perry-Hall MD 21128

PLEASE FORWARD ADVERTISING BILL TO

Name Jamie Martin
Address 5001 Forge Haven Drive
Perry Hall MD 21128
Telephone Number 410 256-6276

**Department of Permits
Development Management**

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



Baltimore County

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

December 27, 2004

Jamie Martin
Bryan Cavallaro
5001 Forge Haven Drive
Perry Hall, Maryland 21128

Dear Ms Martin and Mr. Cavallaro:

RE: Case Number: 05-281-A, 5001 Forge Haven Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 1, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
John Conkley c/o Maryland Pools 9515 Gerwig Lane Columbia 21046

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





**Baltimore County
Fire Department**

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

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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 13, 2004

Item No.: 267, 277-290

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: 12.10.04

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

RE: Baltimore County
Item No. 281 LTM

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, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr *JDO*
DEPRM

DATE: January 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 20, 2004.

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

05-278

05-279

05-281

05-287

05-289

05-290

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 21, 2004

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

RECEIVED

DEC 27 2004

SUBJECT: 5001 Forge Haven Drive

INFORMATION:

Item Number: 5-281

Petitioner: Jamie Martin

Zoning: DR 3.5H

Requested Action: Administrative Variance

ZONING COMMISSIONER

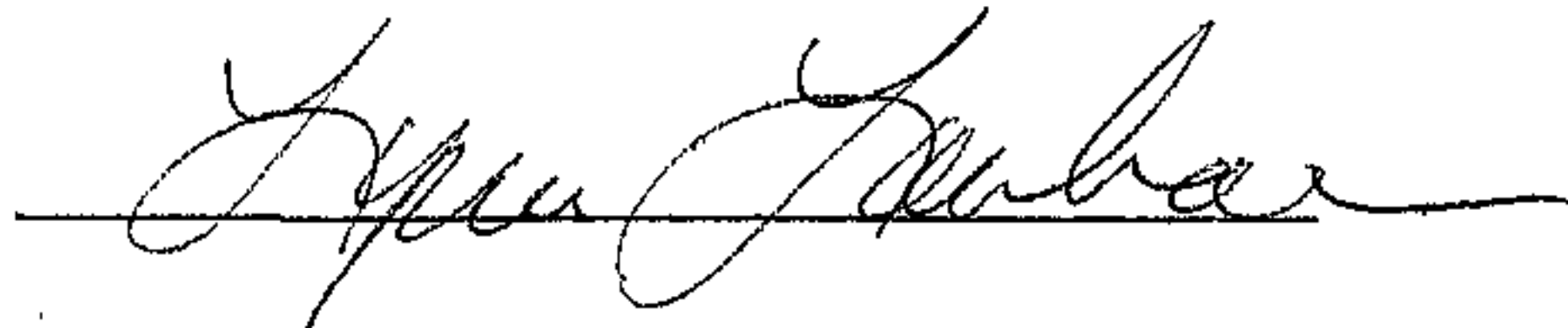
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the pool filter is relocated closer to the eastern property line and does not extend above the height of the fence.

Prepared by:



Division Chief:



AFK/LL:MAC:

ORDER RECEIVED FOR FILING

Date: 1/4/05

By: Ray

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 29, 2004

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

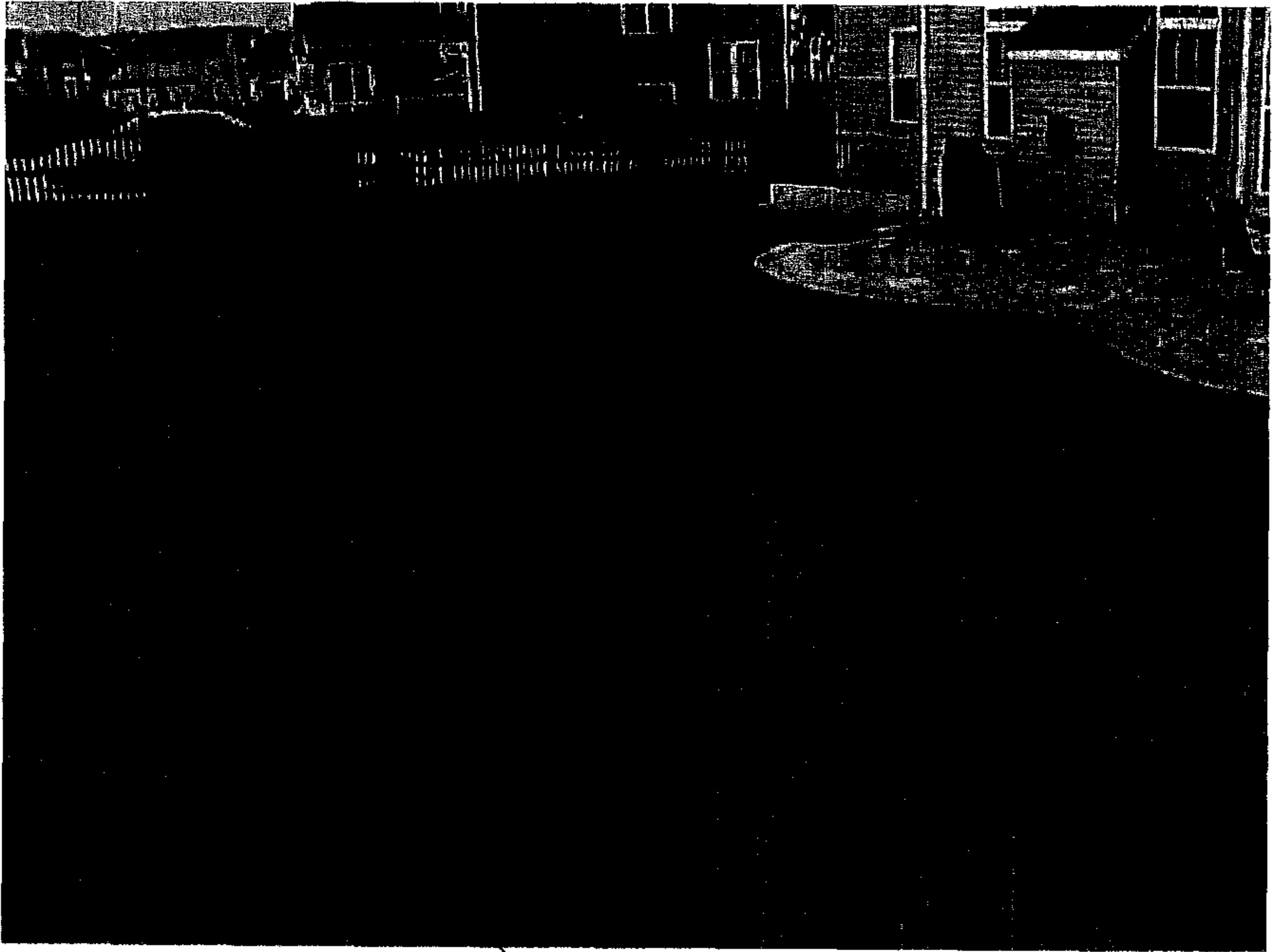
SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item Nos. 267, 278, 279, 280, 281
284, 285, 288, and 289

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

RWB:CEN:jrb

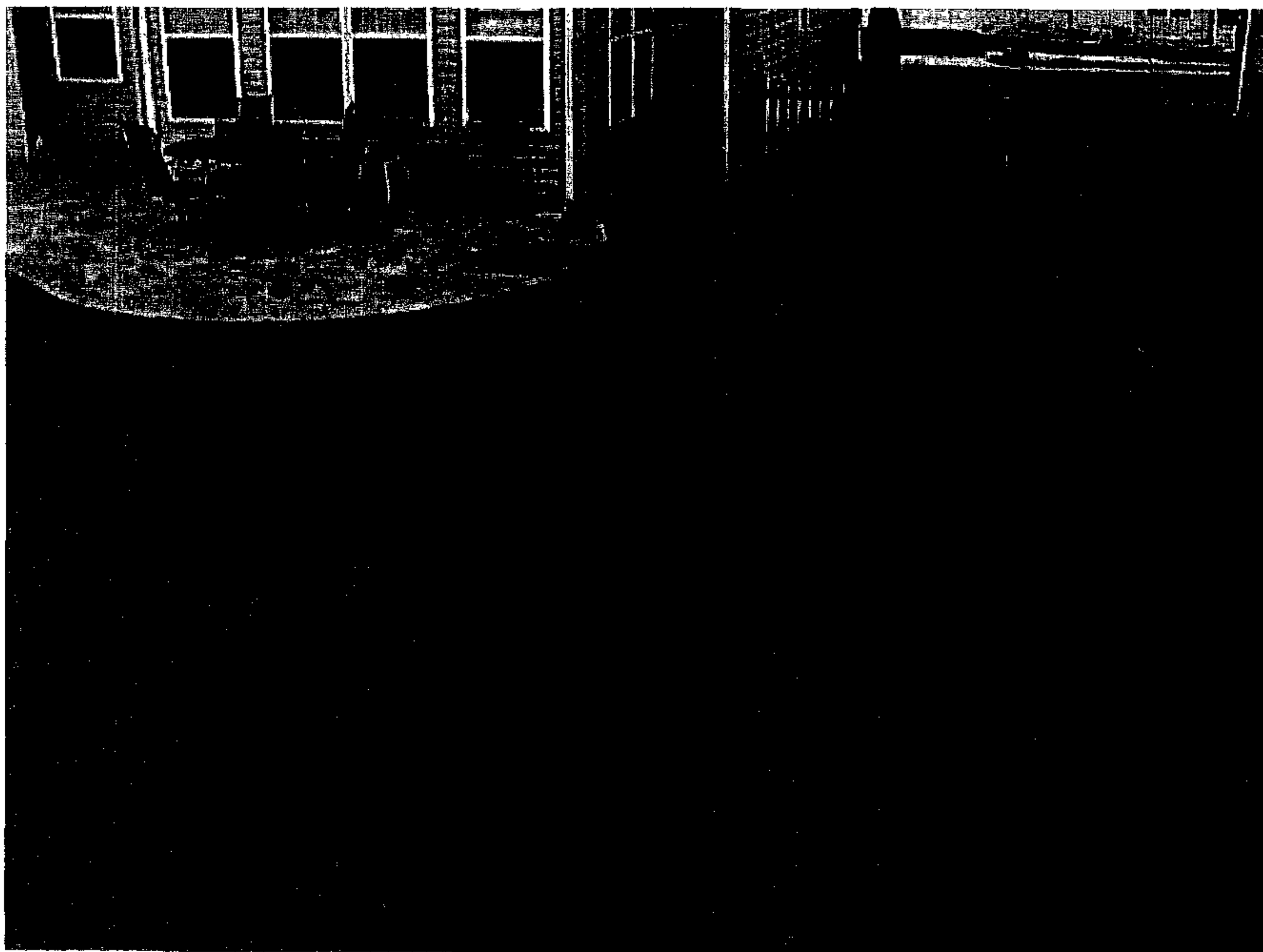
cc: File





View Towards Good Spring d

#281



view show neighbors house @ 5003 Forge Ham Dr

#281



View Towards Ren Property line

#281

SETBACKS:
REAR PL 6'
SIDE PL 6'
HOUSE N/A
SEPTIC N/A
WELL N/A

NOTE:
PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE

FORGE HAVEN DRIVE
(50' R/W)

(50' R/W)

R=425.08' L=46.83'

10' M.S.B.L.

EXISTING DRIVEWAY

FRONT

EXISTING RESIDENCE

EXISTING RESIDENCE
5003 FORGE HAVEN DRIVE

FILTER LOCATION

EXISTING STONE PATIO

455 Sq.Ft., EXPOSED
AGGREGATE DECK
(BY MPI)

23' x 38' POOL
W/50 S.F. SPA

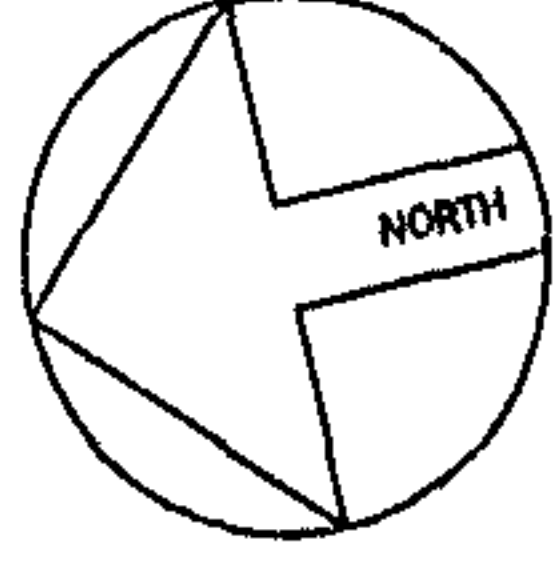
LOT 172
9,279 Sq.Ft.
0.21 Ac.

225 Ln.Ft., 48" HIGH
FENCE TO GO
(BY OTHERS)

10' DRAINAGE & UTILITY EASEMENT

GOOD SPRING DRIVE
(50' R/W)

PUBLIC WATER
& PUBLIC SEWER



ZONE: TWO

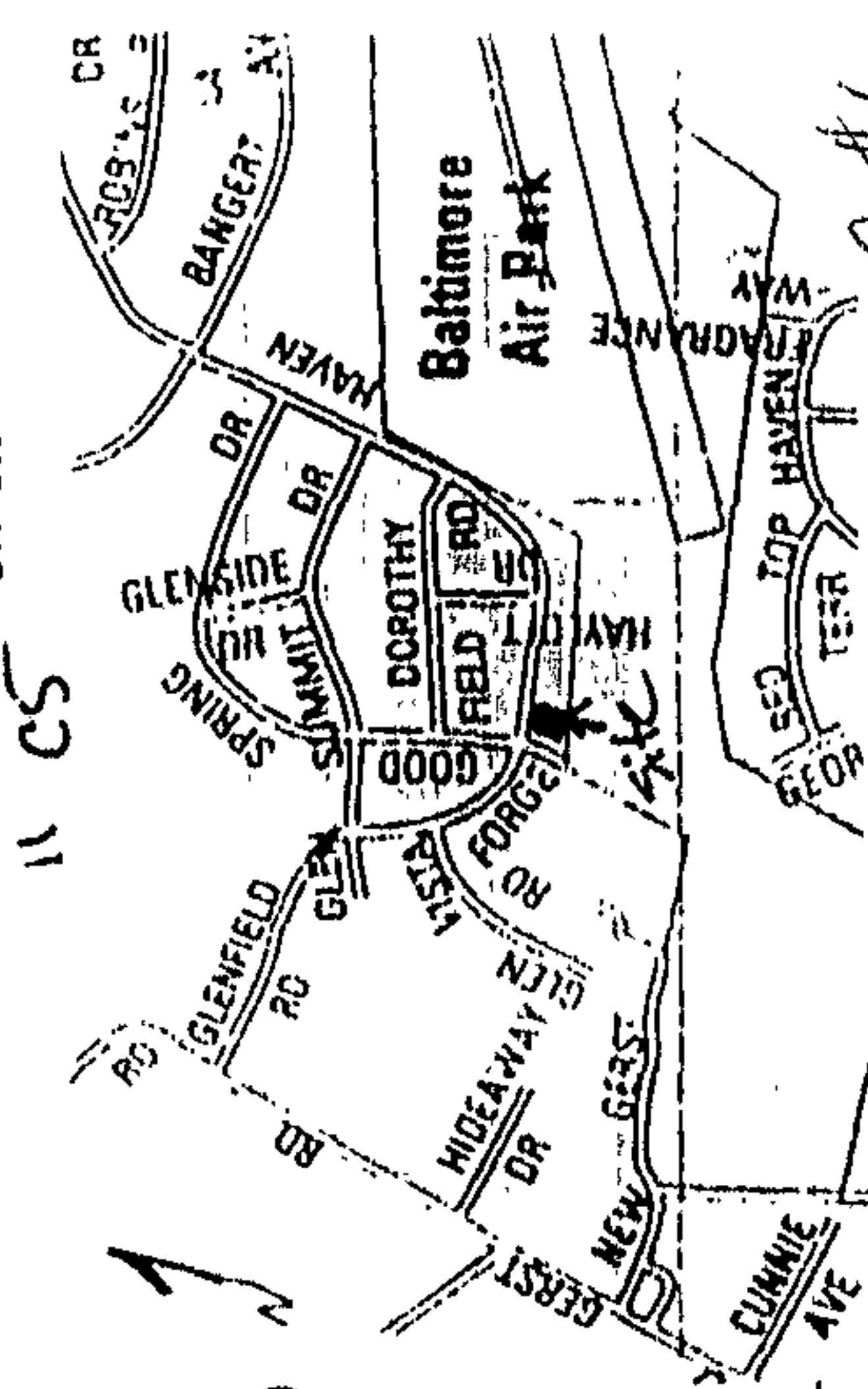
SITE PLAN

1"=20'

LOT 172

GLENSIDE FARMS

ACCOUNT #2300005252
MAP 72, GRID 6, PARCEL 1344
ELECTION DISTRICT NO.11
BALTIMORE COUNTY, MARYLAND
ZONE MAP #NE-101
DR 3.5 H



Vicinity Map
1" = 1000'
SCALE

Zoning office use only
Reviewed by Item # Case #

REVISIONS:
11/30/04 - MOVED POOL

Maryland
POOLS
Inc.

9515 GEORGETTOWN
SUITE 119
COLUMBIA, MD 21046
410-995-6600
800-252-SWIM
11166 MAIN STREET
SUITE 402
FAIRFAX, VA 22030
703-359-7192
WWW.MARYLANDPOOLS.COM

EQUIPMENT LIST

DIRT/GRADING: HAUL

SPA: 50SF W/6JTS, 100W LGT, SKIM & BLWR
RAISED BEAM: 86 Sq.Ft., FACED W/TILE
TILE: RM-06

COPING: PA FULL RANGE FLAGSTONE - CUT
PLASTER: WHITE MARBELITE
FILTER SYS: C&C 420 SF CART. W/3HP PUMP

CLEANING SYS: PCC-2000

TREATMENT SYS: MINERAL SPRINGS

CONTROL SYS: RS6, ONE-TOUCH

HEATER: 400K BTU (NATURAL GAS)

LIGHTS: (1) 6' - OUTSIDE W/STEP
LOVESEAT: (2) 6' W/UMBRELLA SOCKETS

AQUA BENCH: (2) 6' W/UMBRELLA SOCKETS

RAIL GOODS: NONE

DECKING: 455 Sq.Ft., EXPOSED AGGREGATE

FENCE: BY OWNER

POOL COVER: NONE

CHEMICALS: \$100 CHEMICAL ALLOWANCE

OTHER ITEMS: 6' DIVING BOARD & STAND
(3) 24" SHEER DESCENTS
(2) DOOR ALARMS

ELECTRIC: 200 FT.

POOL DATA

SIZE/SHAPE: 23' x 38' - CUSTOM

POOL AREA: 637

TOTAL AREA: 699

PERIMETER: 108

GALLONAGE: 25,480

SPA: 50 OTHER: 12

SPA: 26

DEPTH: 3'-0" TO 8'-0"

DIRECTIONS TO SITE

32/E TO 95/W THRU FLICKERT TUNNEL FOLLOW 95 TO 665
WEST TOWARD TOWSON-FOLLOW 665 TO EXIT 32, RT 1/W
FOLLOW RT 1/W TO R/T ONTO FORGE RD. FOLLOW FORGE RD.
TO R/T ONTO PERRY FARMS DR. FOLLOW TO L/T ONTO
CERST RD. FOLLOW TO L/T ONTO GLENFIELD - GLENFIELD
BECOMES FORGE HAVEN DR. FOLLOW TO SITE ON RIGHT AT
5001.

Jamie L. Martin & Bryan Carallaro
5001 Forge Haven Drive
Perry Hall, Maryland 21128
Baltimore County

HOME PHONE: 410-256-6276
OFFICE PHONE: 410-229-1549 (Jamie)
CELLULAR PHONE: 443-838-6712 (Jamie)

SITE PLAN

LOT: 172

SUBDIVISION NAME: GLENSIDE FARMS

DISTRICT: 11

PN # 2300005252

SCALE: 1"=20'

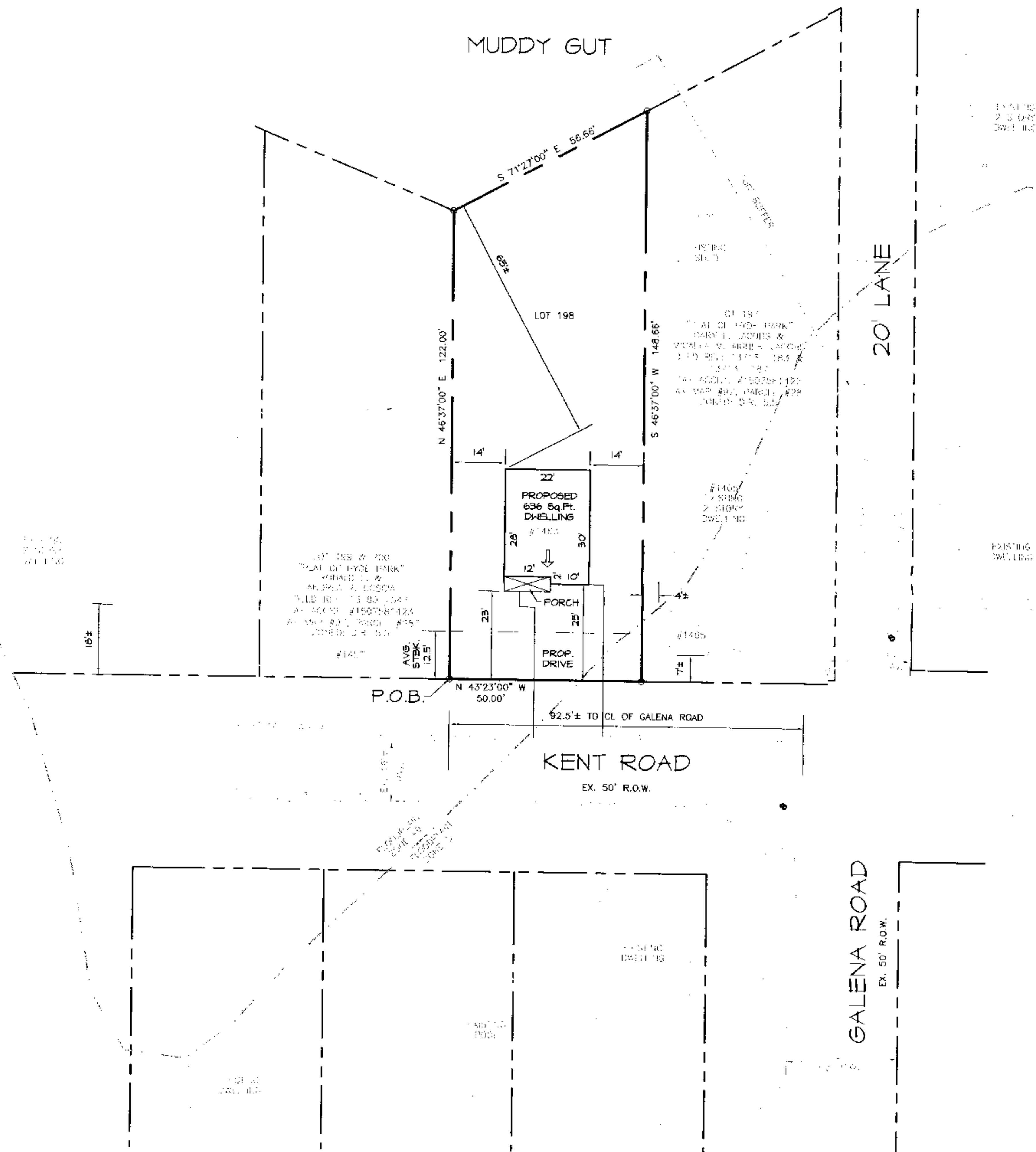
DATE: 11/5/04

JOB NUMBER: JC04-8160

SHEET # S-1

LTM # 281

G:\JOBS\2004\04107\eraw\g\zoning.dwg (layout-lyout1)

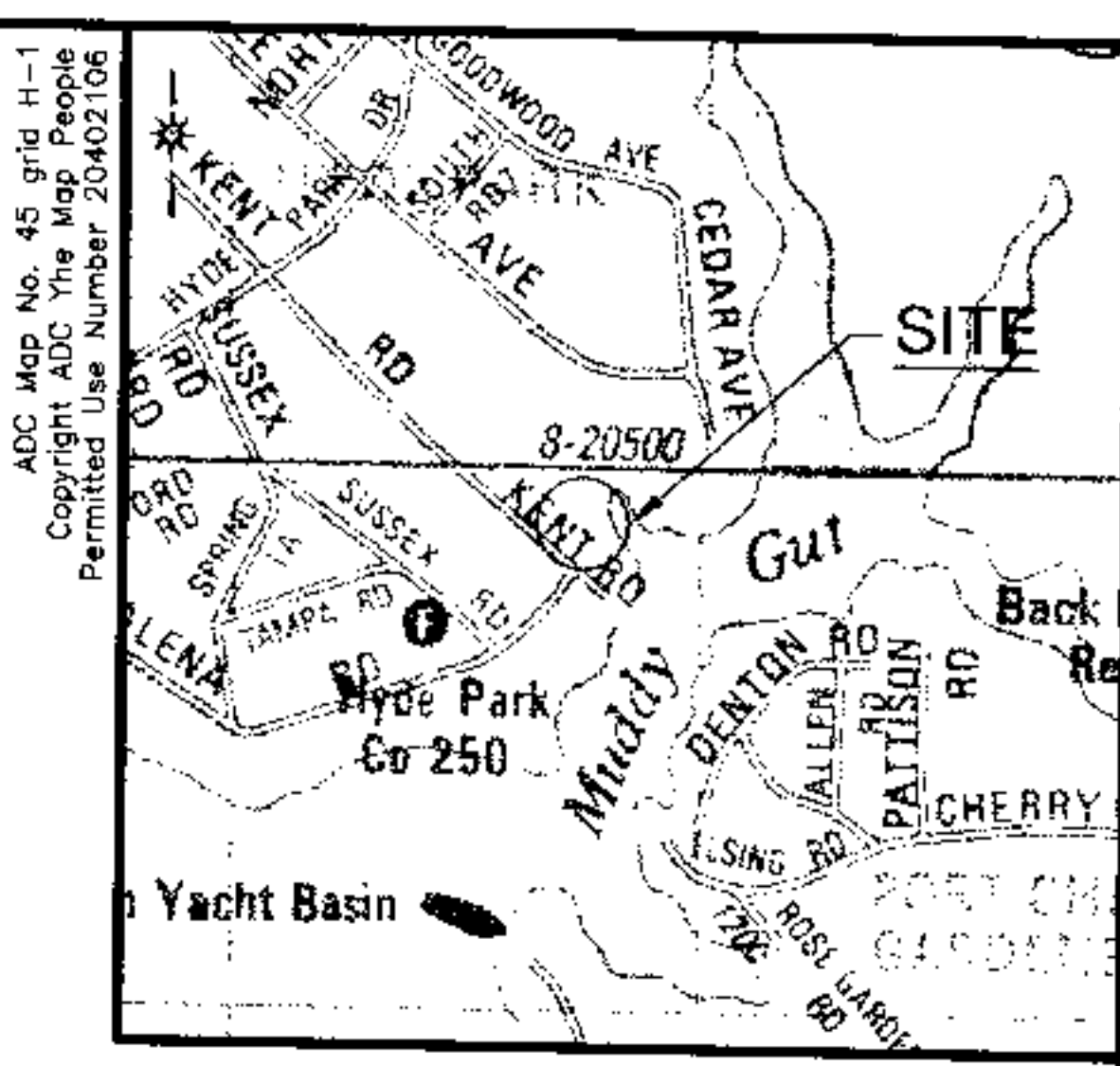


GENERAL NOTES:

1. OWNER: GARY L. JACOBS & MICAELA M. AIGNER-JACOBS
#1465 KENT ROAD
BALTIMORE, MD 21221-6026
2. SITE AREA: 6,766 Sq.Ft. or 0.155 Ac.±
3. EXISTING BUILDING: 0 Sq.Ft.
4. PROPOSED BUILDING: 636 Sq.Ft. or 0.015 Ac.±
5. UTILITIES
WATER: PUBLIC SEWER: PUBLIC
6. SITE LIES WITHIN ZONES A9 & C OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240010 0440 C. ZONE A1-A30 ARE AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE C IS AREAS OF MINIMAL FLOODING.
7. PLAT REF: 9-59 "PLAT OF HYDE PARK"
8. DEED REF: 13713 /183 & 13713 /187
9. TAX ACCOUNT NO. 1507581422
10. ELECTION DISTRICT 15
11. COUNCILMANIC DISTRICT 7
12. REGIONAL PLANNING DISTRICT 328
13. CENSUS TRACT 4511
14. WATERSHED BACK RIVER
15. ZONING: D.R. 5.5
(PER 1"=200' ZONING MAP S.E. 1-2)
16. TAX MAP #97; PARCEL #287; LOT #198
17. PREVIOUS ZONING CASES: NONE ON FILE
18. PREVIOUS PERMITS: NONE ON FILE
19. SITE LIES WITHIN CHESAPEAKE BAY CRITICAL AREA.
20. ALL CONSTRUCTION WILL BE PER FLOOD PLAIN REGULATIONS.
21. ADJACENT OWNERSHIP EXISTS(ED) WITHIN PAST 6 YEARS BETWEEN LOTS 197 AND 198.
22. VARIANCE PER SECTION 1802.3.C.1 AND 304 BCZR. TO PERMIT CONSTRUCTION OF A DWELLING ON A LOT WITH A WIDTH OF 50' IN LIEU OF THE REQUIRED 55' AND TO APPROVE AN UNDERSIZED LOT.
23. PROPERTY AND BUILDING ARE NOT HISTORIC

LOCATION MAP

SCALE: 1" = 1000'



Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAT TO ACCOMPANY PETITION FOR A
VARIANCE ~~SPECIAL HEARING~~ FOR

JACOBS PROPERTY
1463 KENT ROAD

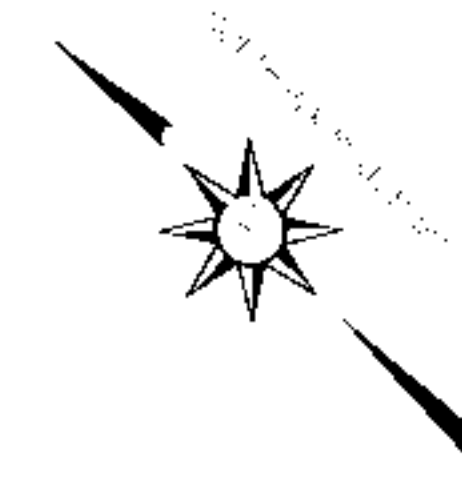
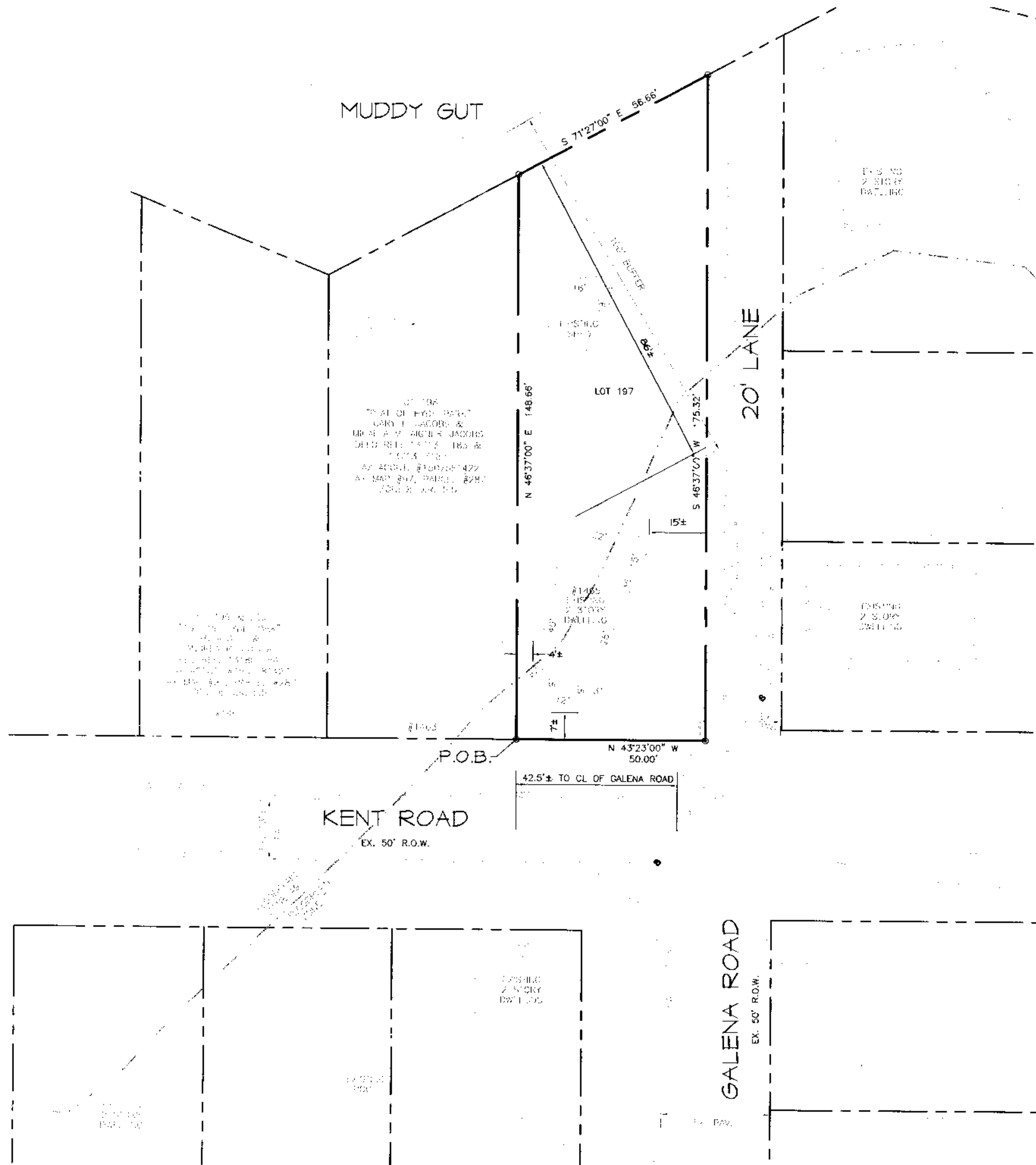
TAX MAP 97. GRID 23, PARCEL 287,
LOT 198, PLAT 9-59

15 TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
	DATE: 10/27/04	JOB NO.: 04107	SHEET NO.: 1 OF 1

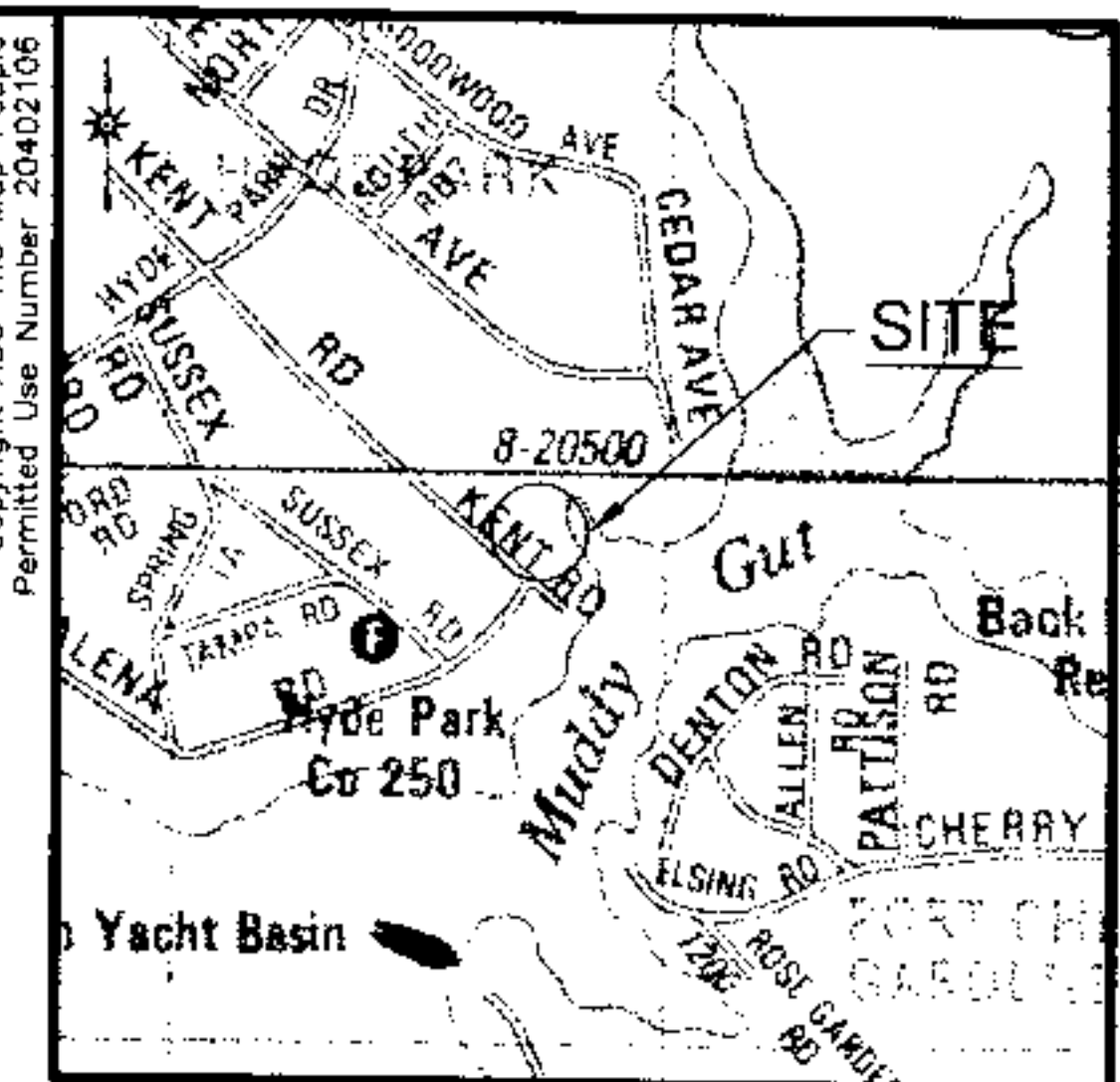
PETITIONER'S
EXHIBIT 1/B

05-282-A



GENERAL NOTES:

1. OWNER: GARY L. JACOBS & MICAELA M. AIGNER-JACOBS
#1465 KENT ROAD
BALTIMORE, MD 21221-6026
2. SITE AREA : 8,100 Sq.Ft. or 0.186 Ac.±
3. EXISTING BUILDING:
HOUSE: 895 Sq.Ft. or 0.021 Ac.±
SHED: 302 Sq.Ft. or 0.007 Ac.±
TOTAL: 1,197 Sq.Ft. or 0.028 Ac.±
4. PROPOSED BUILDING: NONE PROPOSED.
5. UTILITIES
WATER: PUBLIC SEWER: PUBLIC
6. SITE LIES WITHIN ZONE A9 & C OF FLOOD INSURANCE
RATE MAP (FIRM) PANEL #240010 0440 C.
ZONE A1-A30 ARE AREAS OF 100-YEAR FLOOD; BASE
FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
ZONE C IS AREAS OF MINIMAL FLOODING.
7. PLAT REF: 9-59 "PLAT OF HYDE PARK"
8. DEED REF: 13713 /183 & 13713 /187
9. TAX ACCOUNT NO. 1507581422
10. ELECTION DISTRICT 15
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13. CENSUS TRACT 4511
14. WATERSHED BACK RIVER
15. ZONING: D.R. 5.5
(PER 1"=200' ZONING MAP S.E. I-2)
16. TAX MAP #97; PARCEL #287; LOT #197
17. PREVIOUS ZONING CASES: NONE ON FILE
18. PREVIOUS PERMITS: NONE ON FILE
19. SITE LIES WITHIN CHESAPEAKE BAY CRITICAL AREA.
20. ADJACENT OWNERSHIP EXISTS(ED) WITHIN PAST 6
YEARS BETWEEN LOTS 197 AND 198.
21. VARIANCE REQUESTED PER SECTION 1801.2.C.1.b TO
PERMIT A SIDE YARD OF 4' FOR THE EXISTING HOUSE
IN LIEU OF THE REQUIRED -15'..



LOCATION MAP

SCALE: 1" = 1000'

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
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PLAT TO ACCOMPANY PETITION FOR
VARIANCE SPECIAL HEARING FOR

JACOBS PROPERTY
1465 KENT ROAD

TAX MAP 97, GRID 23, PARCEL 287,
LOT 198, PLAT 9-59

15 TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
	DATE: 10/27/04	JOB NO.: 04107	SHEET NO.: 1 OF 1

OS-283-A