

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Overbrook Road, 75 ft. W
centerline of Heathfield Road
9th Election District
5th Councilmanic District
(326 Overbrook Road)

Brenda J. & Gregory W. Bryant
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-363-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, Brenda J. and Gregory W. Bryant. The variance request is for property located at 326 Overbrook Road in Baltimore County. The variance is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback for an open projection (deck) of 31 ft. in lieu of the required 37.5 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 30, 2005, 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 agencies: A ZAC comment was submitted by the Office of Planning dated February 4, 2005, a copy of which is attached hereto and made a part hereof.

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

RECEIVED FOR FILING
2/15/05
Ray

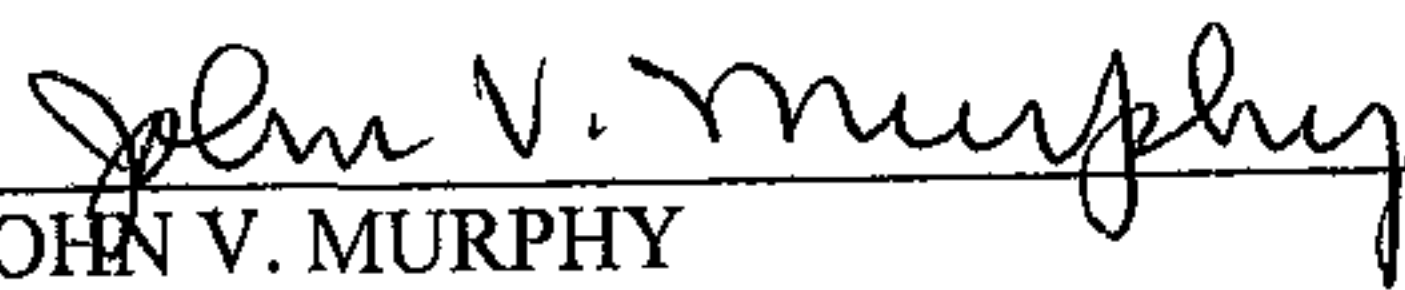
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15 day of February, 2005, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback for an open projection (deck) of 31 ft. in lieu of the required 37.5 ft., be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by the Office of Planning dated February 4, 2005, 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

RECEIVED FOR PLANNING
2/15/05
Ray

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

February 15, 2005

Mr. & Mrs. Gregory W. Bryant
326 Overbrook Road
Baltimore, Maryland 21212

Re: Petition for Administrative Variance
Case No. 05-363-A
Property: 326 Overbrook Road

Dear Mr. & Mrs. Bryant:

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 cursive script 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 326 OVERBROOK ROAD

which is presently zoned X DR-10.5

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)

1 B02.3.C.1 to permit a rear yard setback for an open projection (deck) of 31 ft. in lieu of the required 37.5 ft.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 21 day of May, 2005, 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.

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

Zoning Commissioner of Baltimore County

CASE NO. 05-363-A

Reviewed By BK Date 1/18/05

Estimated Posting Date 1/30/05

ORDER RECEIVED FOR FILING
2/15/05

EV 10/25/01

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

326 Overbrook Road
Address
BALTIMORE MD 21212
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):

We are proposing to build a 12 x 16 deck on the rear of the house. A 12' deck will extend beyond the 37'6" setback required by BCZR. We are requesting a waiver of the setback, reducing the setback to 31' from the alleyway. If we are required to reduce the deck width by 5'6" it will be inconsistent with the decks of our neighbors on each side and reduce the use of deck for our family.

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.

Gregory W. Bryant
Signature
Gregory W. Bryant
Name - Type or Print

Brenda J. Rainwater-Bryant
Signature
Brenda J. Rainwater-Bryant
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory W. Bryant + Brenda J. Rainwater-Bryant
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Paul M. Price
Notary Public

My Commission Expires May 1, 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.

That the Affiant(s) does/do presently reside at

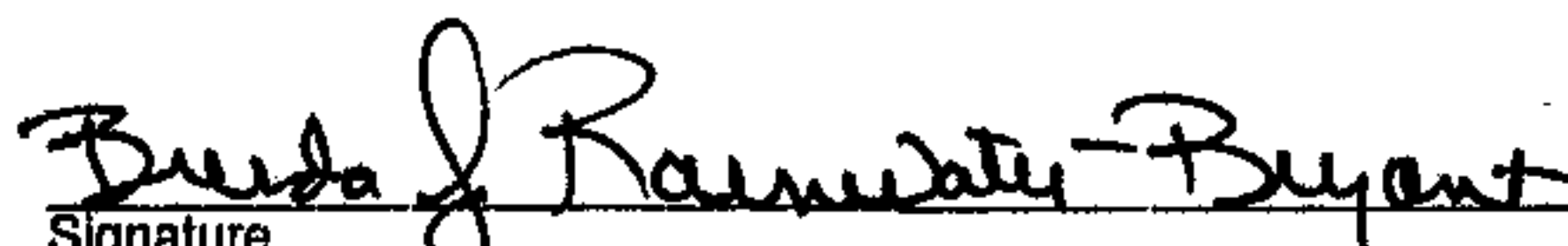
326 Overbrook Road
Address
Baltimore MD 21212
City State Zip Code

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):

WE ARE PROPOSING to build a 12x16 deck on the REAR of the house. A 12' deck will extend beyond the 37'6" setback required by BCZR. We are requesting a waiver of the setback, reducing the setback to 31' from the alleyway. If we are required to reduce the deck width by 5'6" it will be inconsistent with the decks of our neighbors on each side and reduce the use of the deck for our family.

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.


Signature
GREGORY W. BRYANT
Name - Type or Print


Signature
BRENDA J. RAINWATER-BRYANT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory W. Bryant + Brenda J. Rainwater-Bryant
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires May 1, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 326 Overbrook Road
which is presently zoned X DR-10.5

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)

1 B02.3.C.1 to permit a rear yard setback for an open projection (deck) of 31 ft. in lieu of the required 37.5 ft.

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):

GREGORY W. BYRANT

Name - Type or Print

Signature

BRENDA J. RAINWATER-BYRANT

Name - Type or Print

Brenda J. Rainwater-Byrant

Signature

326 Overbrook Road 410-961-9074

Address

Baltimore MD 21212

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 day of November, 2005, 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. 05-363-A

Reviewed By BR Date 1/19/05

Estimated Posting Date 1/30/05

(3)

**ZONING DESCRIPTION FOR 326 OVERBROOK ROAD, BALTIMORE, MD
21212**

Beginning at a point on the North side of Overbrook Road which is ⁵⁰~~32~~ feet wide at a distance of 75 feet west of Heathfield Road which is 24 feet wide. Being in the subdivision of Rodgers Forge Liber #20412, Folio #031 containing .04 acres. Also known as 326 Overbrook Road and located in the 9th Election District and 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441313

DATE 11/1/55 ACCOUNT 11-01-000-6130

AMOUNT \$ 65.00

RECEIVED FROM Craig J. Green

FOR Allegation of Harassment

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID BY FIRST
CLASS MAIL
BUSINESS RETURN
1/20/56
TO MR. JAMES
MAYHEW
SACRENT & SONS, LTD.
200 N. 3RD ST.
BALTIMORE, MD.
21201
AMOUNT \$ 65.00
\$ 65.00
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

363

CERTIFICATE OF POSTING

RE: Case No. : 05-363-A

Petitioner/Developer: _____

GREGORY BRYANT

Date of Hearing/Closing: 2/14/05

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

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 326 OVERBROOK ROAD

This sign(s) were posted on January 30, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 1/30/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

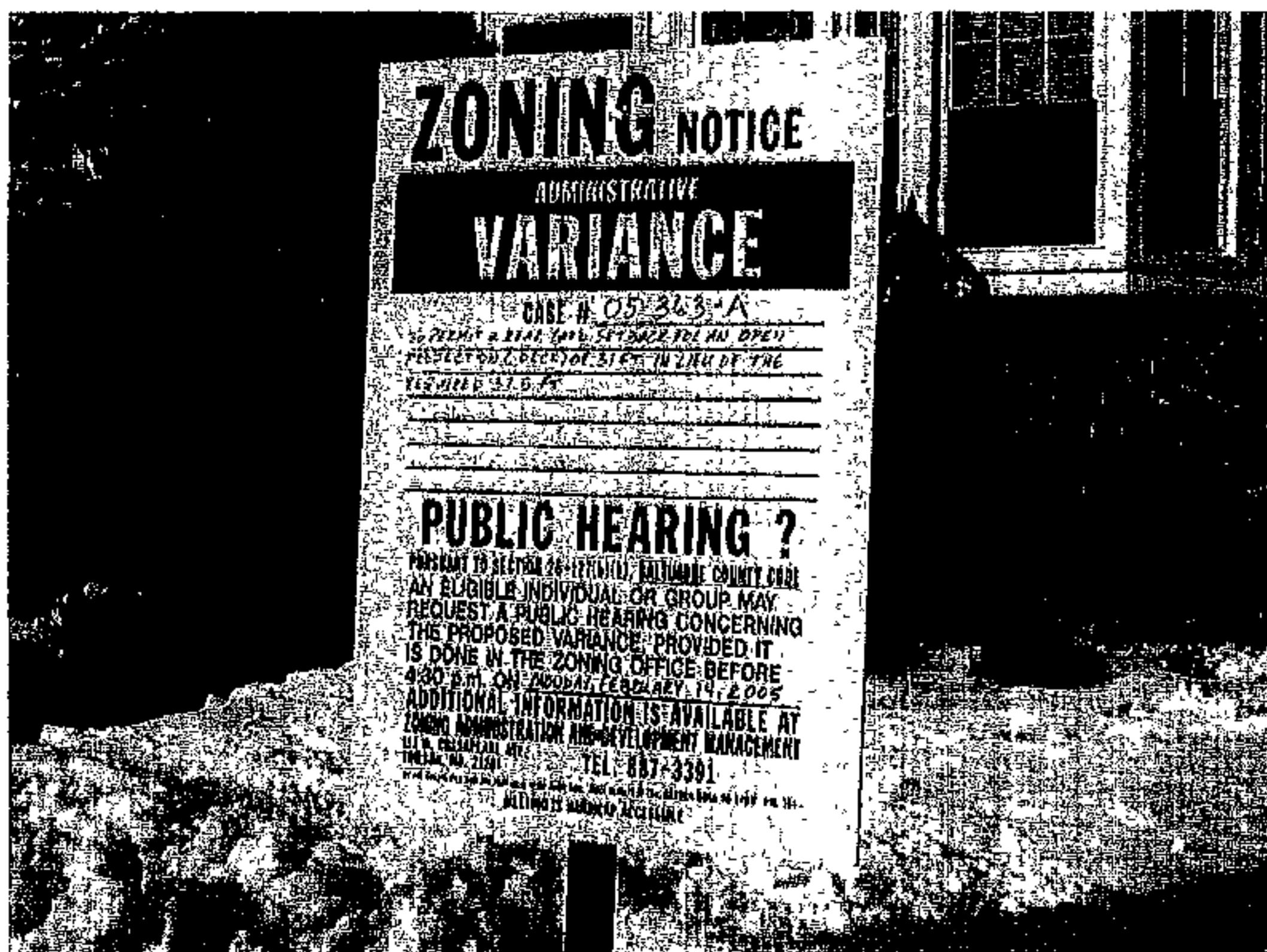
5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

im000202 (1152x864x24b jpeg)



myautogile 1/30/05

**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: 05-363-A
Petitioner: GREGORY W. BYRANT & BRENDA J. RAINWATER-BYRANT
Address or Location: 326 OVERBROOK ROAD BALTIMORE, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: GREGORY W. BYRANT
Address: 326 OVERBROOK ROAD
BALTIMORE, MD 21212
Telephone Number: 410-961-9074

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 363 -A

Address 326 Overbrook Rd.

Contact Person: Bruno Radaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/19/05

Posting Date: 1/30/05

Closing Date: 2/14/05

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- 363 -A

Address 326 Overbrook Rd.

Petitioner's Name Gregory & Brenda Bryant

Telephone 410-961-9074

Posting Date: 1/30/05

Closing Date: 2/14/05

Reasoning for Sign: To Permit a rear yard setback for an open projection (deck) of 31 ft. in lieu of the required 37.5 ft.

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*

February 14, 2005

Gregory W. Bryant
Brenda J. Rainwater-Bryant
326 Overbrook Road
Baltimore, Maryland 21212

Dear Mr. and Mrs. Bryant:

RE: Case Number: 05-363-A , 326 Overbrook Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 19, 2005.

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

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



Fire Department

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



Baltimore County

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

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

January 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: 226, 360-³⁶³364, 366-367

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.

The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 1.25.05

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

RE: Baltimore County
Item No. 363 BPR

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

TO: Tim Kotroco

FROM: John D. Oltman, Jr. JD^o

DATE: February 11, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 31, 2005

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

05-360

05-361

05-363

05-364

05-366

05-367

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2005

RECEIVED

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

FEB - 7 2005

SUBJECT: 326 Overbrook Road

PLANNING COMMISSIONER

INFORMATION:

Item Number: 5-363

Petitioner: Gregory W. Bryant

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a 31-foot rear yard setback for an open projection deck in lieu of the minimum required 37.5 feet. However, it should be noted that if the relief is granted for the deck construction, it does not imply the same relief for any prospective conversion of the deck into an additional room on the subject property. Furthermore, the proposed deck addition must be constructed with similar materials and of a similar design as those of the adjacent properties.

Prepared by:

Martha Cunniff

Division Chief:

John J. ...

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

2/15/05

By

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 9, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 7, 2005
Item Nos. 360, 361, 363, 365, 366, 367

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

RWB:CEN:cp

cc: File

RFCA
file copy

THE RODGERS FORGE COMMUNITY, INC

DECK AND RODENT AGREEMENT

Date Oct 24, 2004

The following conditions are found in the Deputy Zoning Commissioner's Order that were placed on previous decks for the community's well being-both financially and structurally. Please sign and return to the RFCA Architectural Committee, P.O. Box 571, Riderwood, Md 21139.

The deck to be constructed to the rear of the Applicants home shall remain an open projection. That is, this Applicant or any subsequent owner of the property shall be prohibited from enclosing the deck in any fashion or adding any structure either above or below the said projection.

The Applicant shall be required to install rodent wire with gravel or solid concrete under the deck per this agreement.

Owner's Name

Address

Phone Number

Frank W. Buyer 3260 Overbrook Rd 410-377-2268
Baltimore 21212

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

October 19, 2004

Dr. Greg Bryant
326 Overbrook Rd.
Baltimore, Md. 21212

Re: New deck—16' across, 12' projection

Dear Dr. Bryant:

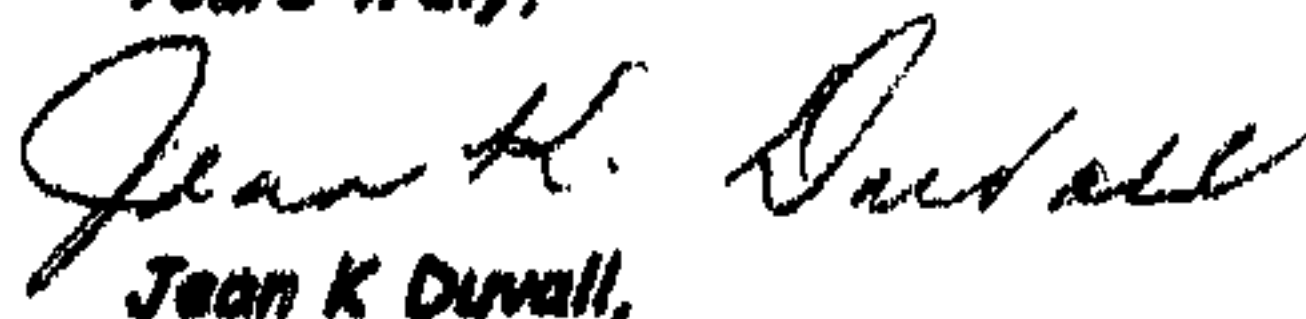
→ Enclosed is your approved application for your new deck as referenced above. As I informed you a variance will be needed since you will not meet the BCZR requiring a 37' 6" setback for your area. Enclosed is the document required by the RFCA that we discussed which is self-explanatory. It must be signed and returned prior to installation. Please contact me or have your contractor call in order to expedite the process through the county. By doing this it will save time and money for all.

It is through the good faith of residents like you that the Forge has maintained its stability throughout the years. Because of this, the homes in our community have increase in value at a higher percentage rate than other in the Baltimore region.

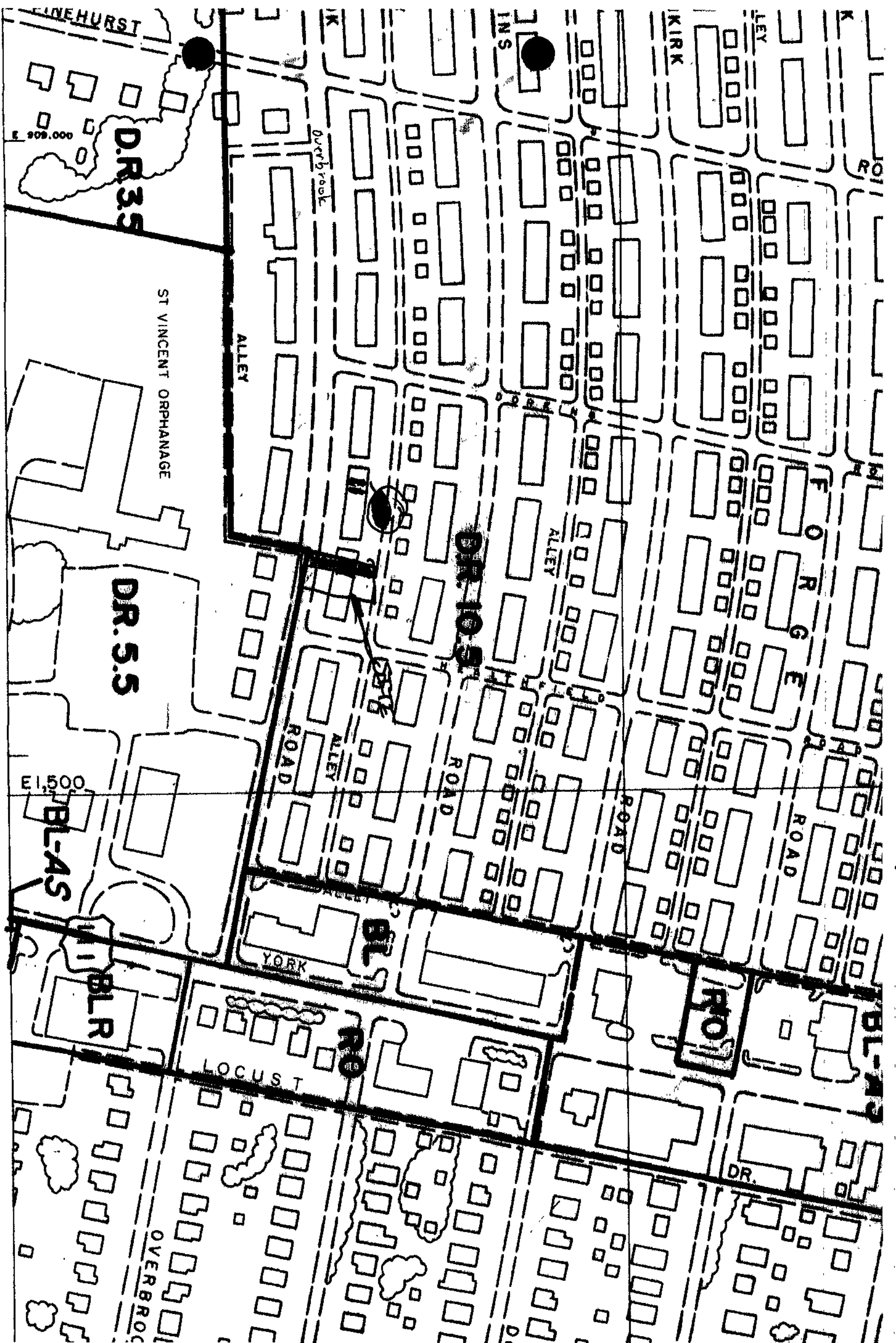
Should you need the assistance of the Architectural Committee in the future please feel free to contact us prior to signing any contracts with anyone for exterior renovations or replacements. This procedure can avoid unnecessary delays, possible court costs and even expedite the process with the county when required.

Again, thank you for your cooperation.

Yours truly,



Jean K Duvall,
RFCGA Arch. Committee
227 Murdock Road
Baltimore, Md. 21212



N-SW
N-NW

326 Overbrook Rd
Baltimore, MD 21212

2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

NE 8-4

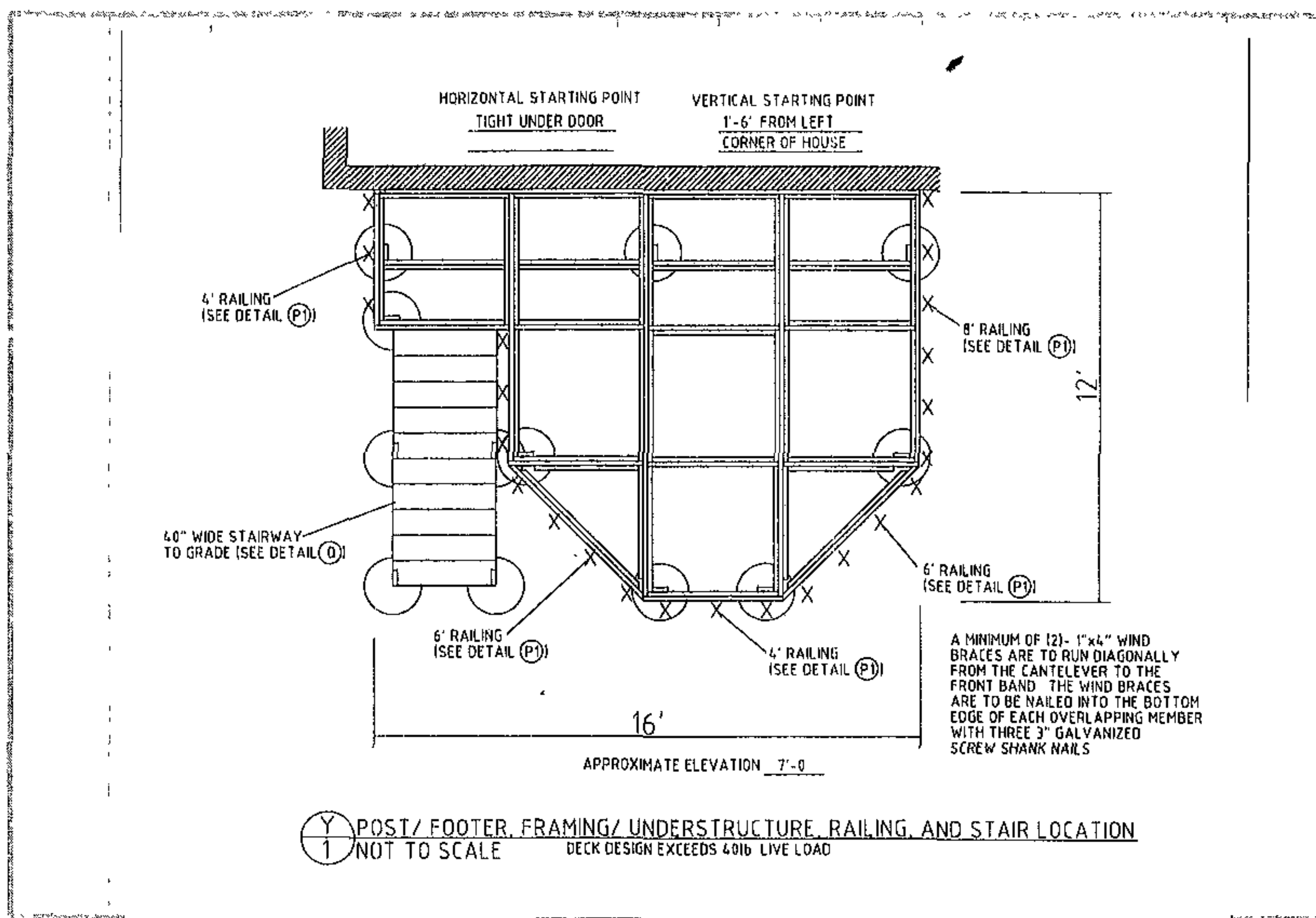
#363

OFFICIAL

AERIAL VIEW OF DECK LAYOUT AND DIMENSIONS

OVERALL SIZE: 16' (Length) x 12' (Projection) ELEVATION: 7'

KEY CODE: (X) or (⊗) = RAILINGS ● = POST / FOOTERS



SURFACE DECKING WILL BE: 5/4" x 4" parquet

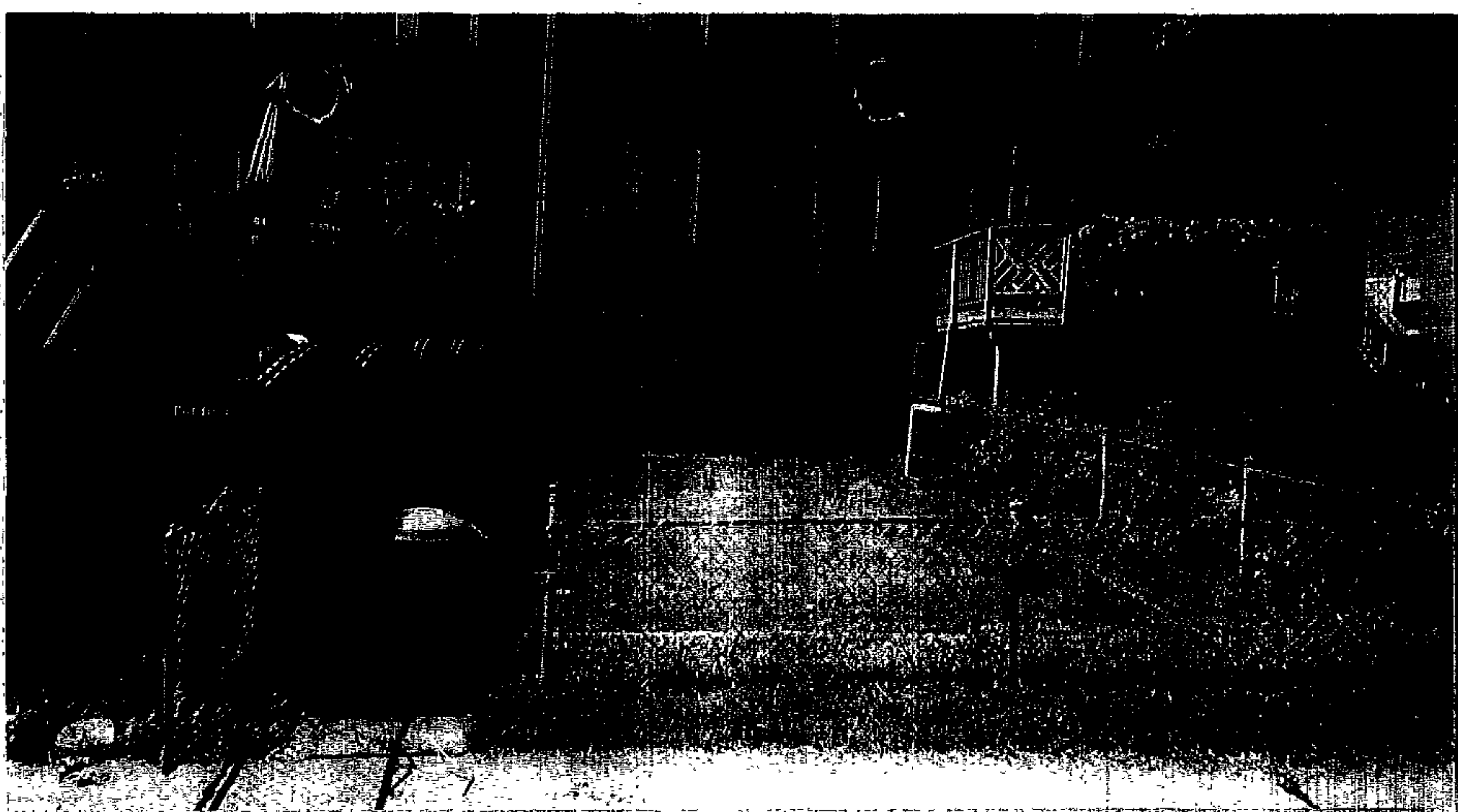
Material List

- NatureWood® Non-Arsenic based treated lumber (.25 retention, no finish applied). (see Exhibits, pg 2)
- Galvanized and Zinc plated Fasteners rated for outdoor usage. (see Exhibits, pg 8)
- Aggregate Concrete Footings (pre-poured and rated @ 3000 p.s.i.). (see Exhibits, pg 9)
- All applicable local city/county permits and/or inspections are obtained by Contractor.
- All decks include Lifetime, one-time transferable, non-prorated, material and labor warranty against rot, decay and termite infestation.

#363

1

LAYOUT AND MATERIAL LISTS



328

326

324

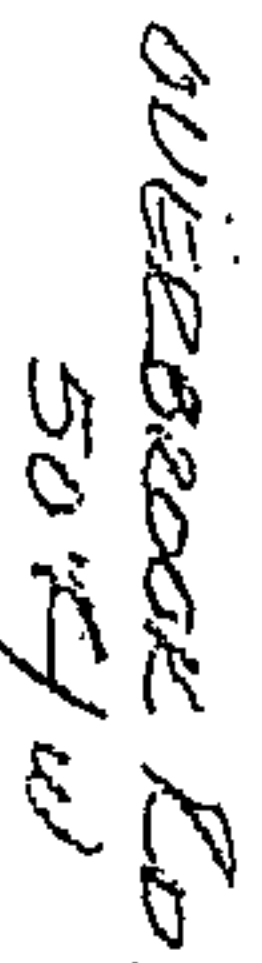
#363

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

Rodgers Forge

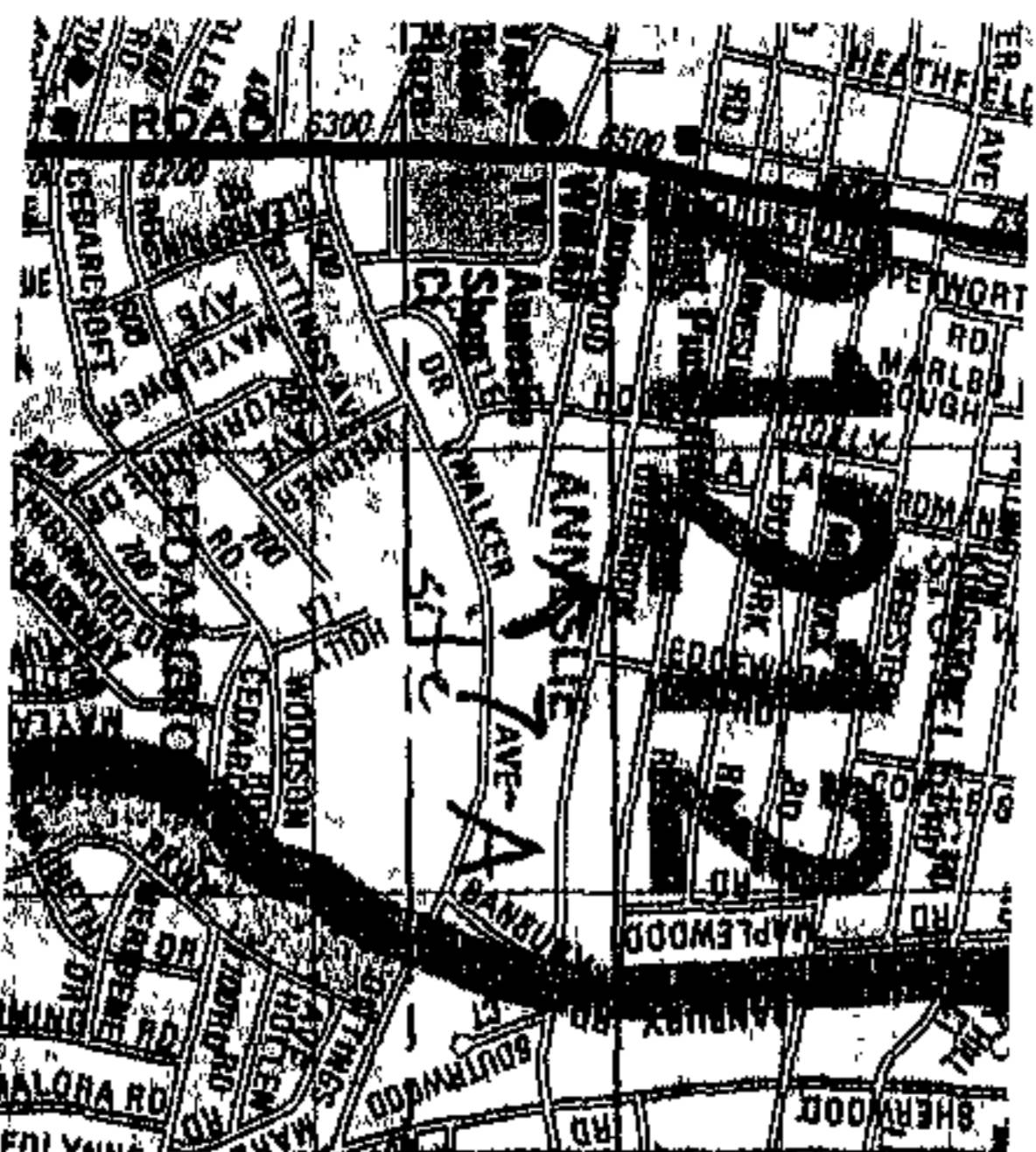
FOLIO # 57 LOT #

Gregory & Brenda Bryant



How's Dept

2



VICINITY MAP

SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # NE 8-A

ZONING D.R.-10.5

LOT SIZE 1,900

[illegible]

PUBLIC PRIVATE

SEWER ☒ ☐

WATER: ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARINGS

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

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05-363-A

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