

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Charington Road at intersection
E/S of Daventry Drive
8th Election District
3rd Councilmanic District
(10127 Daventry Drive)

Francisco Burgus
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-381-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 owner of the subject property, Francisco Burgus. The variance request is for property located at 10127 Daventry Drive in the Cockeysville area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 211.4, 1955 Zoning Regs.), to permit a proposed open projection (deck with hot tub) with a rear yard setback of 13 ft. in lieu of the minimum required 30 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 22, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 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

3/3/05

Ray

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 March, 2005, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 211.4, 1955 Zoning Regs.), to permit a proposed open projection (deck with hot tub) with a rear yard setback of 13 ft. in lieu of the minimum required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

NOTED RECEIVED FOR FILING
3/3/05
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

March 3, 2005

Mr. Francisco Burgus
10127 Daventry Drive
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 05-381-A
Property: 10127 Daventry Drive

Dear Mr. Burgus:

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10127 Davenport Dr.
which is presently zoned DR 5.5 (Formerly R-6)

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) BO2.3, B, BCZR (Section 211.4, 1955 Zoning Regulations) to permit a proposed open projection (deck with hot tub) with a rear yard setback of 13 feet in lieu of the minimum required 30 feet.

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, 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):

Francisco Burgos

Name - Type or Print

Signature

Name - Type or Print

Signature (N) 410-821-9490

10127 Davenport Drive (N) 410-628-6906

Address Telephone No.

Cockeysville MD 21030

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 1/31/05

Estimated Posting Date 2/13/05

CASE NO. 05-381-A

FILED 10/25/01

ORDER RECEIVED FOR FILING

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

10127 Doventry Drive
Address
Cockeysville MD 21030
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):

The current zoning regulations cannot be met on my property because the lot is simply a few feet narrower on one side than the other. It is a corner lot and it is not perfectly squared. On one side of the proposed project there is more than enough clearance but it is just shy of the allotted set back on the opposite side. This creates a more difficult and costly project. This creates the need for additional materials as more cuts and angles would need to be created, instead of just a rectangular structure as proposed. The existing house has insufficient room for a hot tub. The only option was to build the deck in the rear of house for easy access to plumbing and entrance to deck from glass door. Also to keep deck + tub from visibility to strangers for safety purposes + privacy.

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

Francisco Burgos
Name - Type or Print

Signature

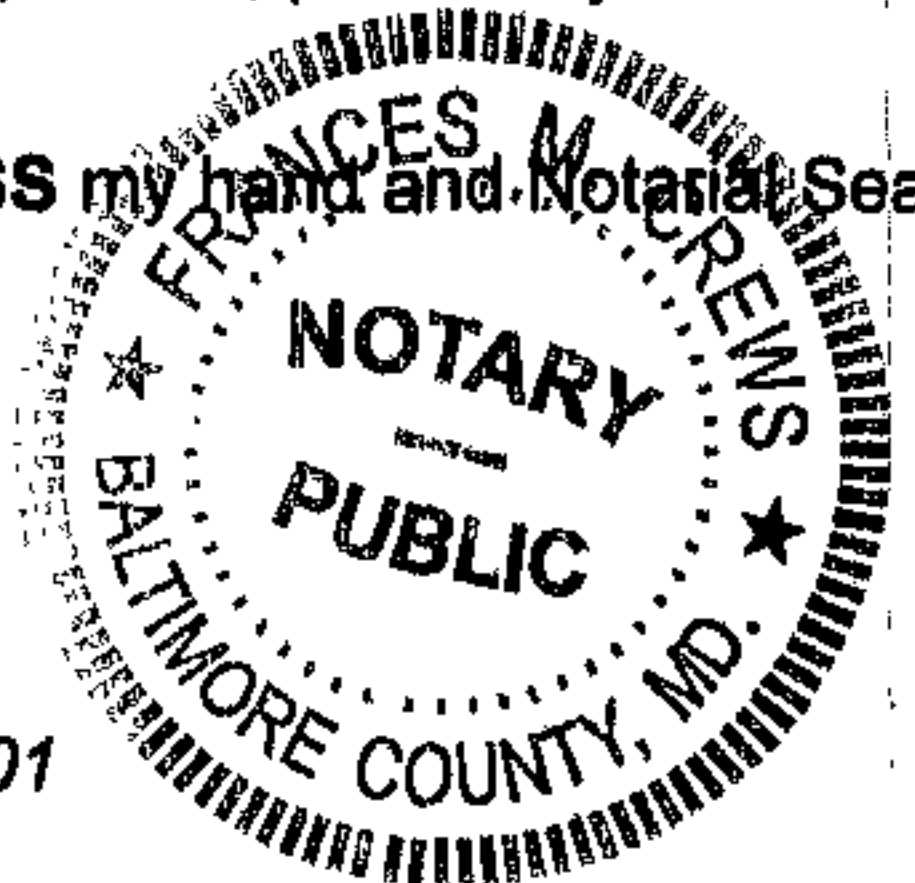
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Frances M. Crews
Notary Public

My Commission Expires 05/01/2007

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 18127 Doventry Drive
Address
Cockeysville MD 21030
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):

The current zoning regulations can not be met on my property because the lot is simply a few feet narrower on one side than the other. It is a corner lot and it is not perfectly squared. On one side of the proposed project there is more than enough clearance but it is just shy of the allotted set back on the opposite side. This creates a more difficult and costly construction project. This creates the need for additional materials as more cuts and angles would be needed to be created, instead of just a rectangular structure as proposed. The existing House has no room for a hot tub. The only option was to build a Deck in rear of House to support hot tub and easy access to plumbing and entrance to Glass Doors - Also to keep Deck and hot tub from visibility to Strangers for Safety Purposes + Privacy

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]
Signature
Francisco Burgos
Name - Type or Print

Signature

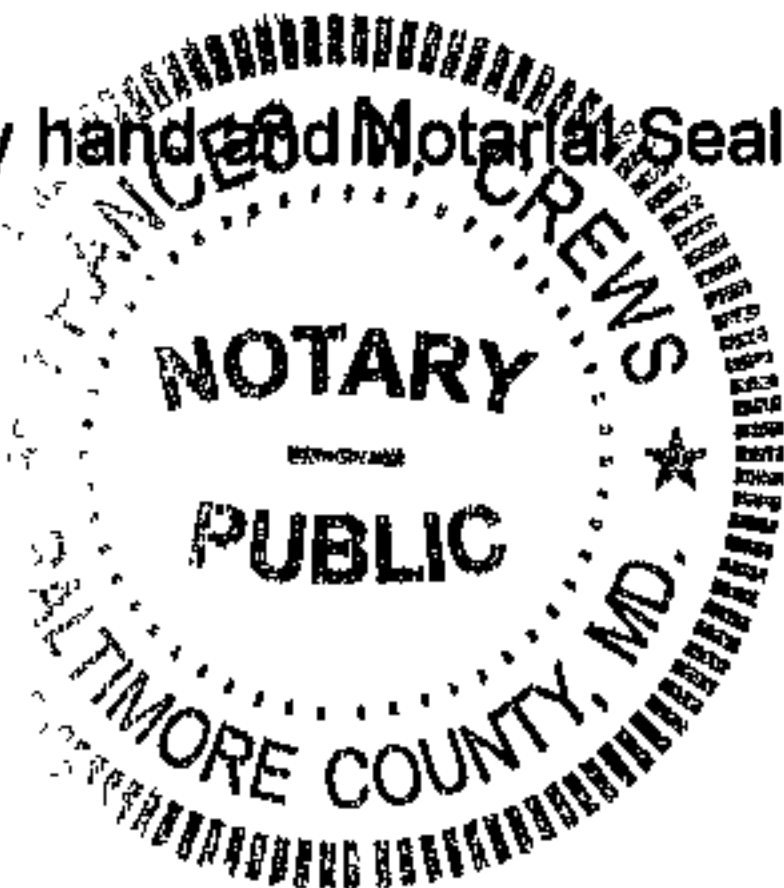
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notary Seal



Frances H. Crews
Notary Public
My Commission Expires 05/01/2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10127 Doventry Dr.
which is presently zoned DR S.5 (Formerly R-6)

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) BO2.3.B, BC2R (Section 211.4, 1955 Zoning Regulations) to permit a proposed open projection (deck with hot tub) with a rear yard setback of 13 feet in lieu of the minimum required 30 feet.

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):

Francisco Burgos
Name - Type or Print ☒
Signature _____
Name - Type or Print _____
Signature _____
Address 10127 Doventry Drive Telephone No. (410) 410-821-9490
Cockeysville MD 21030
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. 05-381-A

Reviewed By JNP Date 1/31/05

REV 10/25/01

Estimated Posting Date 2/13/05

Zoning Description

For 10127 Daventry Drive

Beginning at a point on the South side of

Charington Road which is 50 feet wide

And east side of Daventry Drive

Which is 60 feet wide. Being Lot 10,

Block B, in the Subivision of Monterey (A section of Montrose)

As recorded in Baltimore County Plat Book 30, Folio 3,

Containing 8,683 square feet. Also known as 10127 Daventry Drive

And located in the 8 Election District, 3 Councilmanic District.

05-381-A

Howard Butch Bottiger
Vice President of Sales

Guardian Home Improvement Co.

2 Birsay Court • Baltimore, MD 21236
410-661-2648 1-888-514-5975 Fax 410-661-7931
MHIC # 22327
www.alside.com www.guardianhomeimprovement.com

Dealer Alside Building Products

Alside
First On America's Homes®

BALTIMORE COUNTY, MARYLAND		No. 441347	
OFFICE OF BUDGET & FINANCE		MISCELLANEOUS RECEIPT	
DATE	11/24/85	ACCOUNT	1-001-006-6150
AMOUNT	\$ 65.00		
RECEIVED FROM	C. Burke		
FOR	11/24/85 - 11/24/85 Duvall Drive		
DISTRIBUTION	05-381-A (Burgos)		
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER	

PAID RECEIPT	
RECEIVED	11/24/85
AMOUNT	\$ 65.00
DATE	11/24/85
TIME	05:12
BY	11/24/85
RECEIVED	11/24/85
AMOUNT	\$ 65.00
DATE	11/24/85
TIME	05:12
BY	11/24/85

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-361-A

Petitioner/Developer: PAGE

PROPERTIES, INC., DAVID LAPEE

Date of Hearing/Closing: MARCH 9, 2005

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:

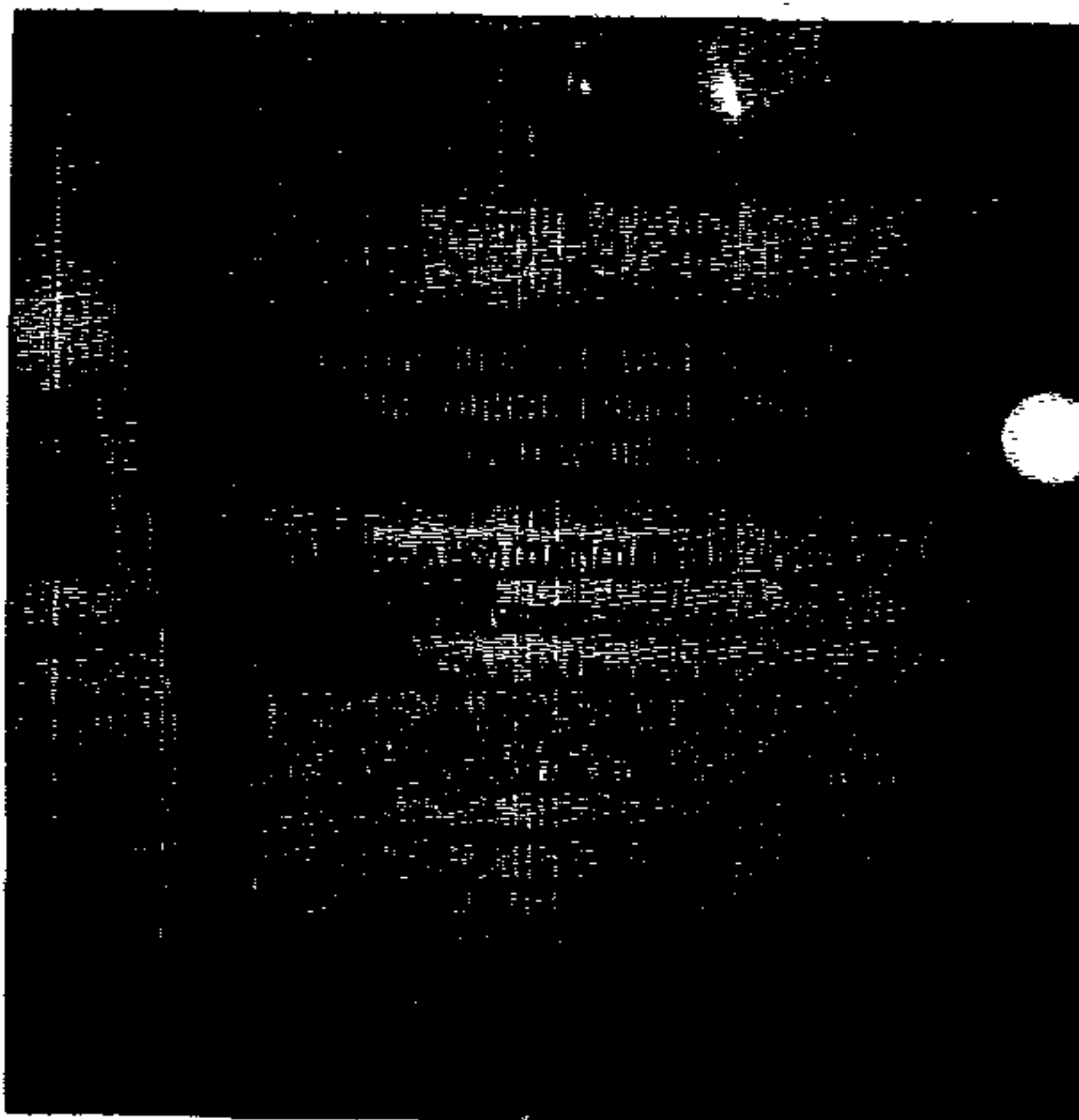
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

EASTERN & MARYLYN AVES, PARCEL 983, PARCEL 779
& 277 PARCEL 841

The sign(s) were posted on _____

2/22/05
(Month, Day, Year)

Sincerely,



Robert Black 2/23/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

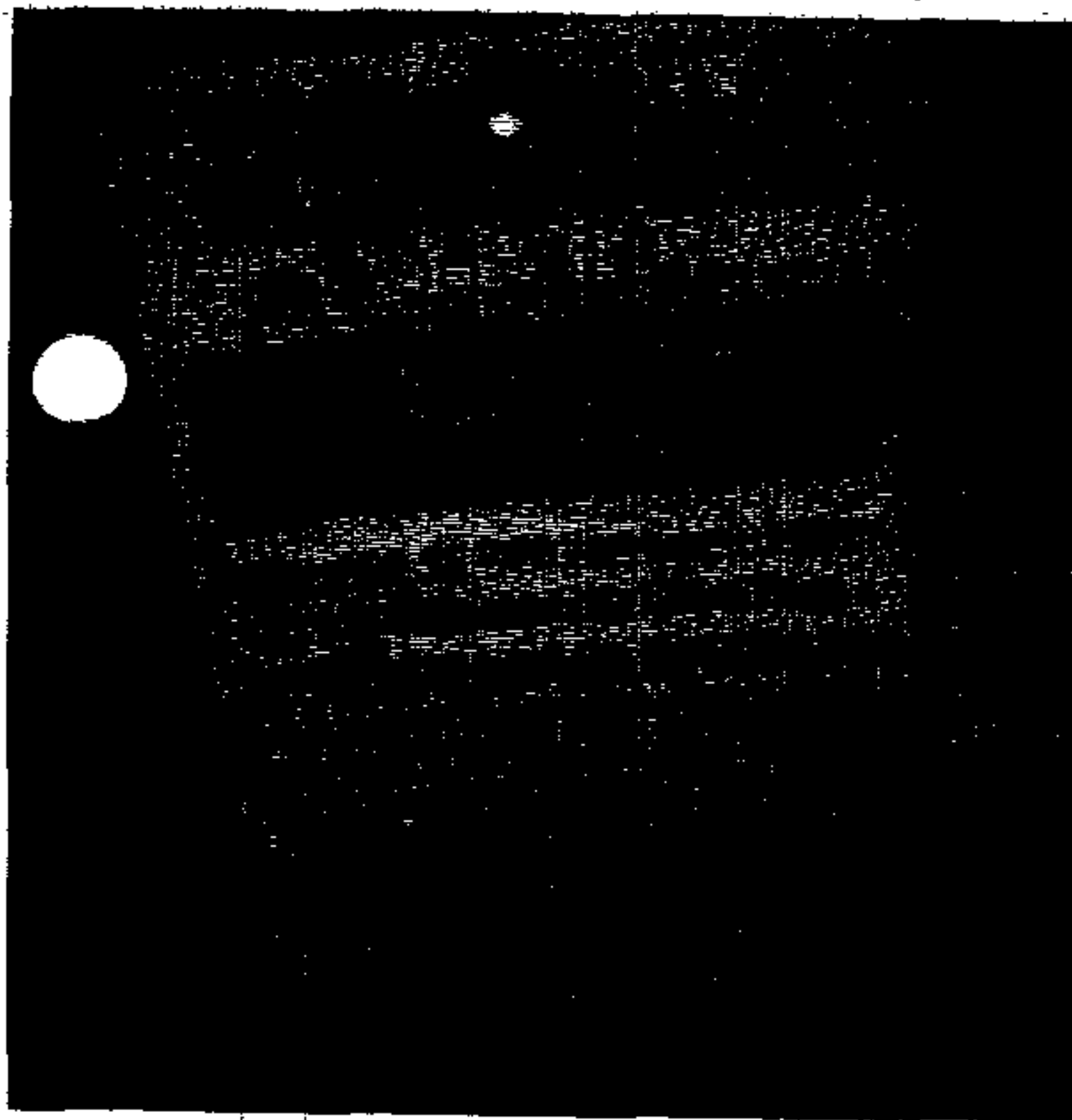
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED
FEB 24 1961

CERTIFICATE OF POSTING

RE: Case No. : 05-381-A

Petitioner/Developer: FRANCISCO

BURGOS

Date of Hearing/Closing: 2/28/05

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 10127 DAVENTRY DRIVE

This sign(s) were posted on FEBRUARY 13, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 2/13/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

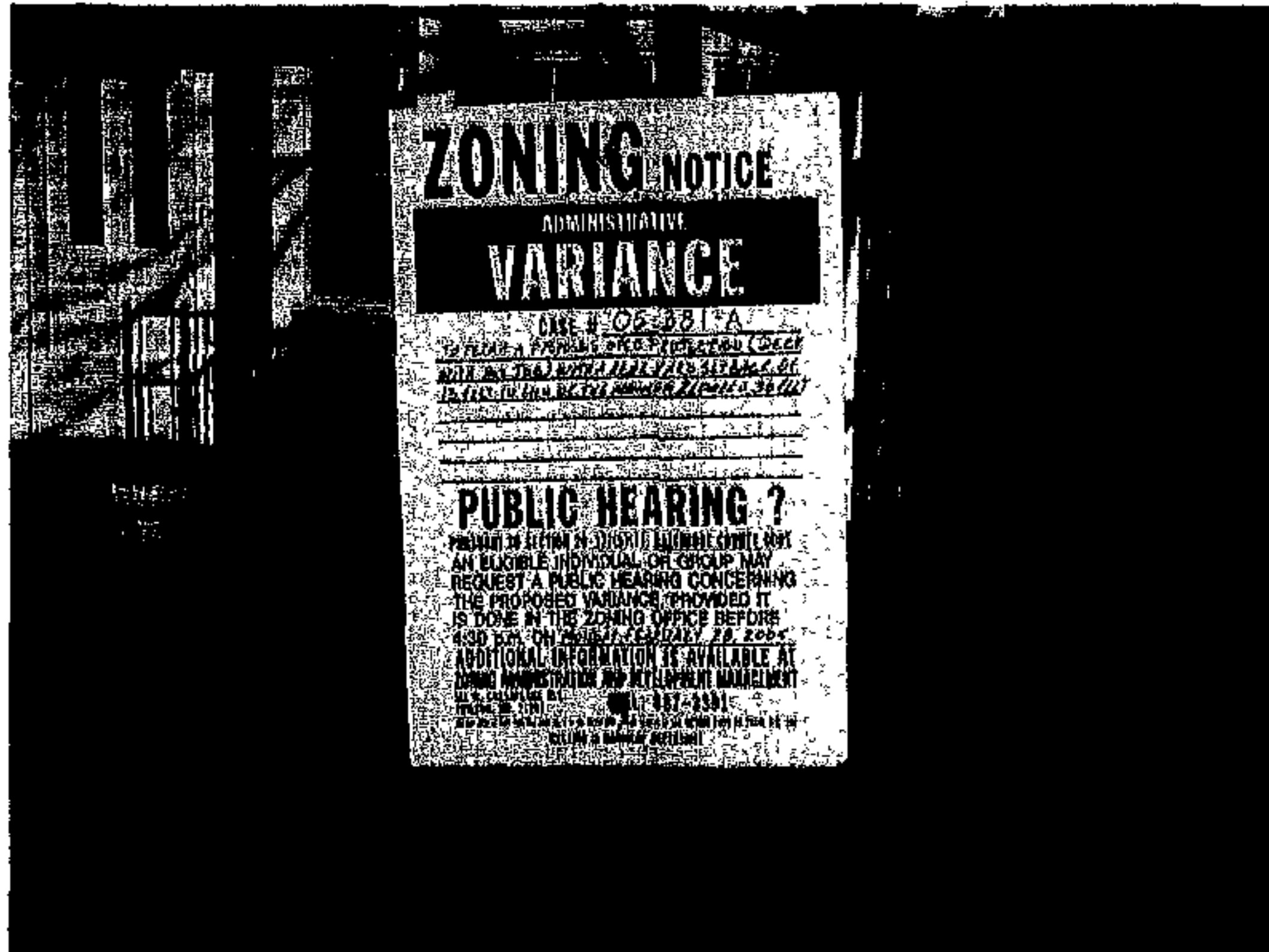
5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

lm000213 (1152x864x24b jpeg)



reporting 2/13/05

**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: 05-381-A
Petitioner: Francisco Burgos
Address or Location: 10127 Daventry Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Francisco Burgos
Address: 10127 Daventry Drive
Cockeysville, MD 21030

Telephone Number: 410-821-9490 (W) 410-628-6906 (H)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 381 -A Address 10127 Davenport Drive

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/31/05 Posting Date: 2/13/05 Closing Date: 2/28/05

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- 381 -A Address 10127 Davenport Drive

Petitioner's Name Francisco Burgos Telephone 410-821-9490 (w)

Posting Date: 2/13/05 Closing Date: 2/28/05 410-628-6906 (H)

Wording for Sign: To Permit a proposed open projection (deck with hot tub) with a rear yard setback of 13 feet in lieu of the minimum required 30 feet.

**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 28, 2005

Francisco Burgus
10127 Daventry Drive
Cockeysville, Maryland 21030

Dear Mr. Burgus:

RE: Case Number: 05-381-A , 10127 Daventry Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 31, 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.", 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. Hohman, Chief

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

February 14, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 379, 380-392, 394 (381)

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.

1. 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*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 2.11.65

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

RE: Baltimore County
Item No. 381 JHP

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JDO*

DATE: February 25, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 14, 2005

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

05-379

05-381

05-385

05-386

05-387

05-388

05-389

05-390

05-391

05-394

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 18, 2005

RECEIVED

FEB 18 2005

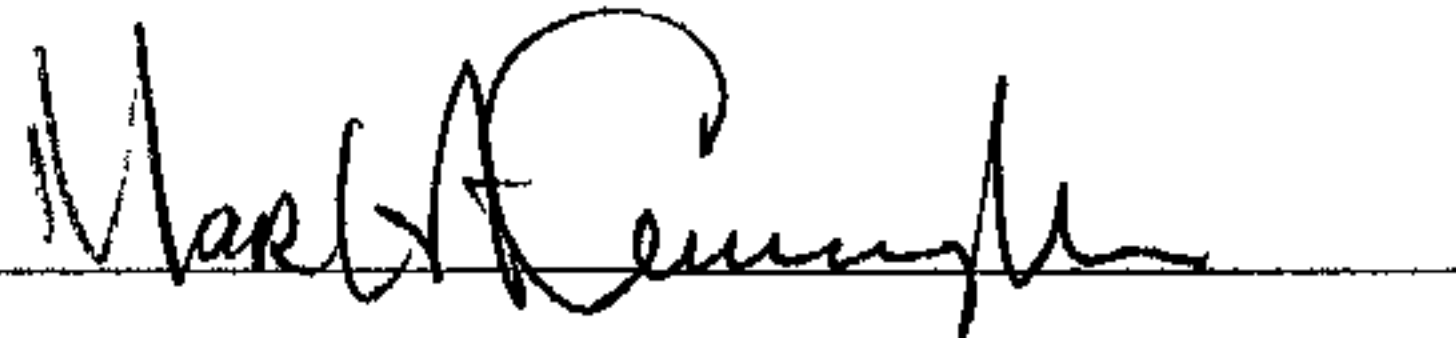
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-381 – 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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2005
Item Nos. 379, 380, 381, 383, 384, 386,
387, 388, 390, 391, 392, 393, and 394

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
8234 Belair Road; W/side Belair Road, *
340' S c/line Still Meadow Road * ZONING COMMISSIONER
14th Election & 6th Councilmanic Districts *
Legal Owner(s): Sarju Singh * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-380-X

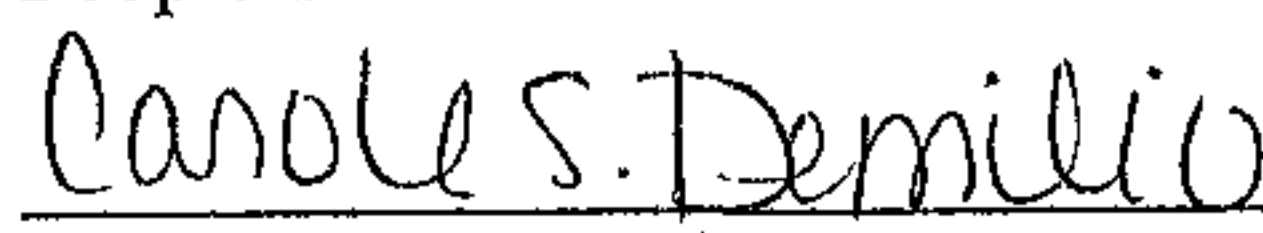
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

RECEIVED

Per.....


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of February, 2005, a copy of the foregoing Entry of Appearance was mailed Ralph K. Rothwell, Jr, Esquire, 7508 Eastern Avenue, Baltimore, MD 21224, Attorney for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

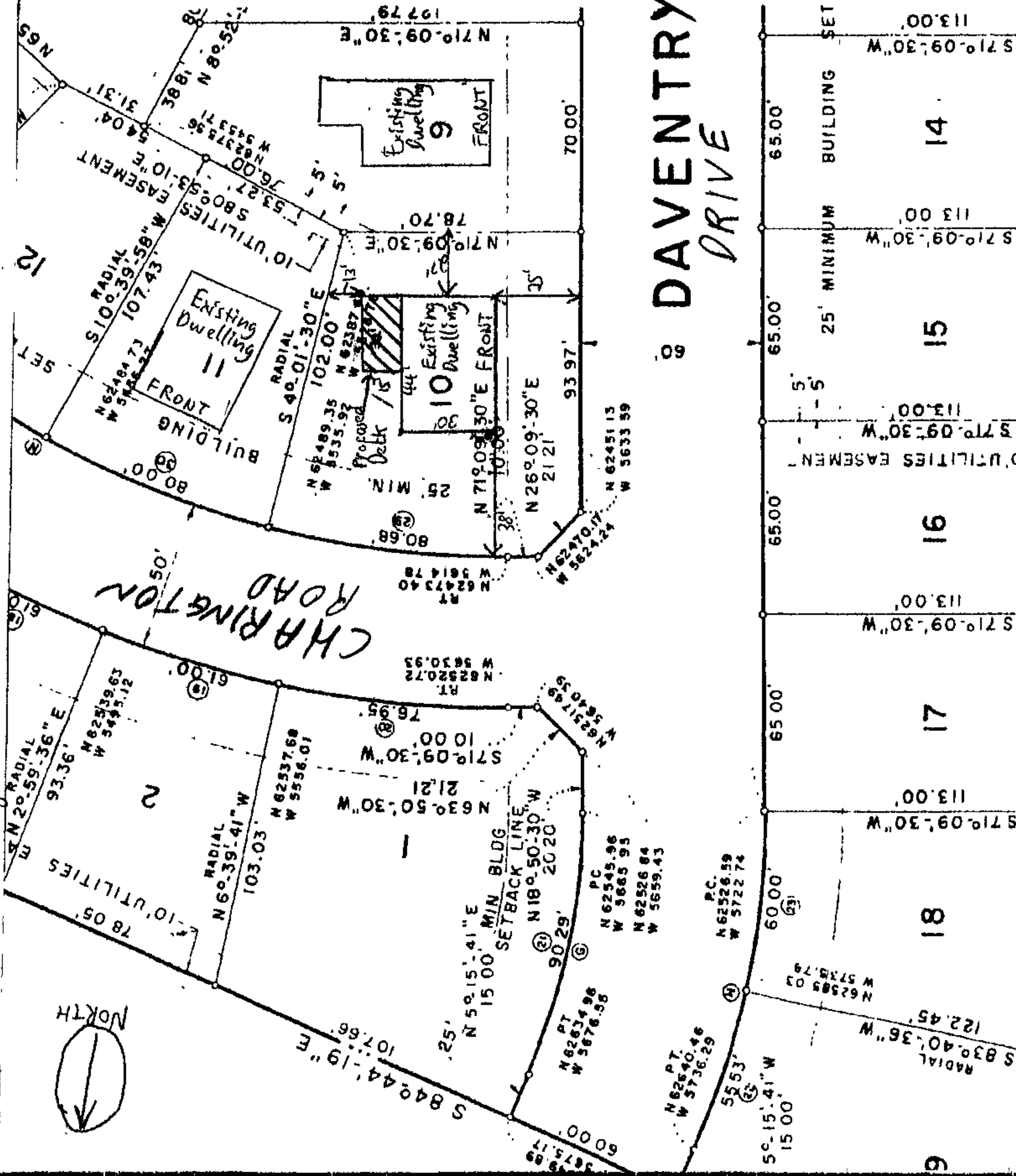
PROPERTY ADDRESS 10127 Davenport Drive

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

SUBDIVISION NAME Monterey Section of Montrose

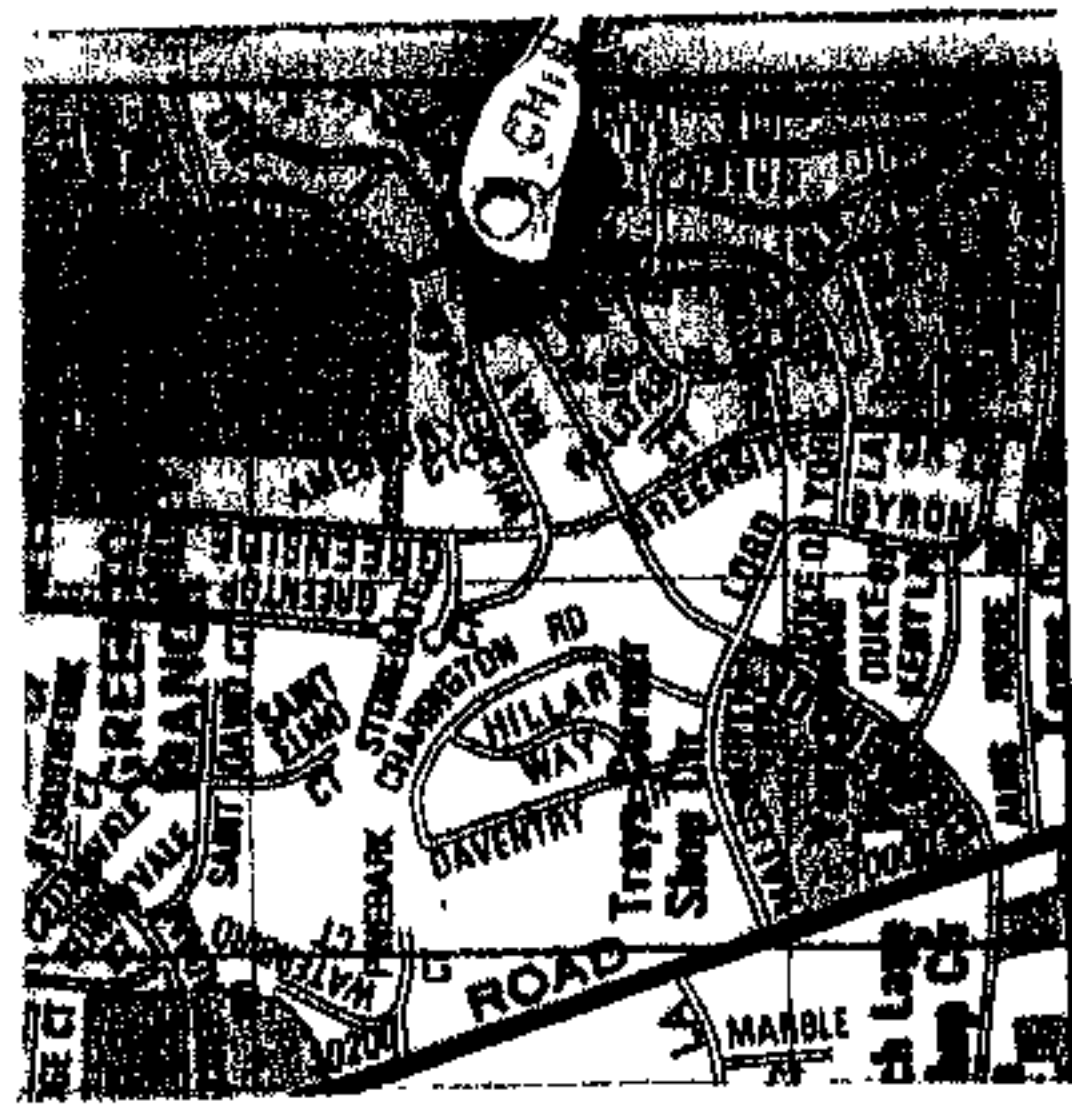
PLAT BOOK # 30 FOLIO # 3 LOT # 10 SECTION # 10 BLOCK B

OWNER Francisco Burgos



PREPARED BY KEVIN D. STANSKI

SCALE OF DRAWING: 1" = 50'



VICINITY MAP

SCALE 1" = 4000'

LOCATION INFORMATION

ELECTION DISTRICT 8th

COUNCILMANIC DISTRICT 3rd

1"=200' SCALE MAP # NW 16-A

ZONING V D.R.-5.5 (Formerly R-6)

LOT SIZE 1.199 ACRES 8683 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

YES ☐ NO ☒

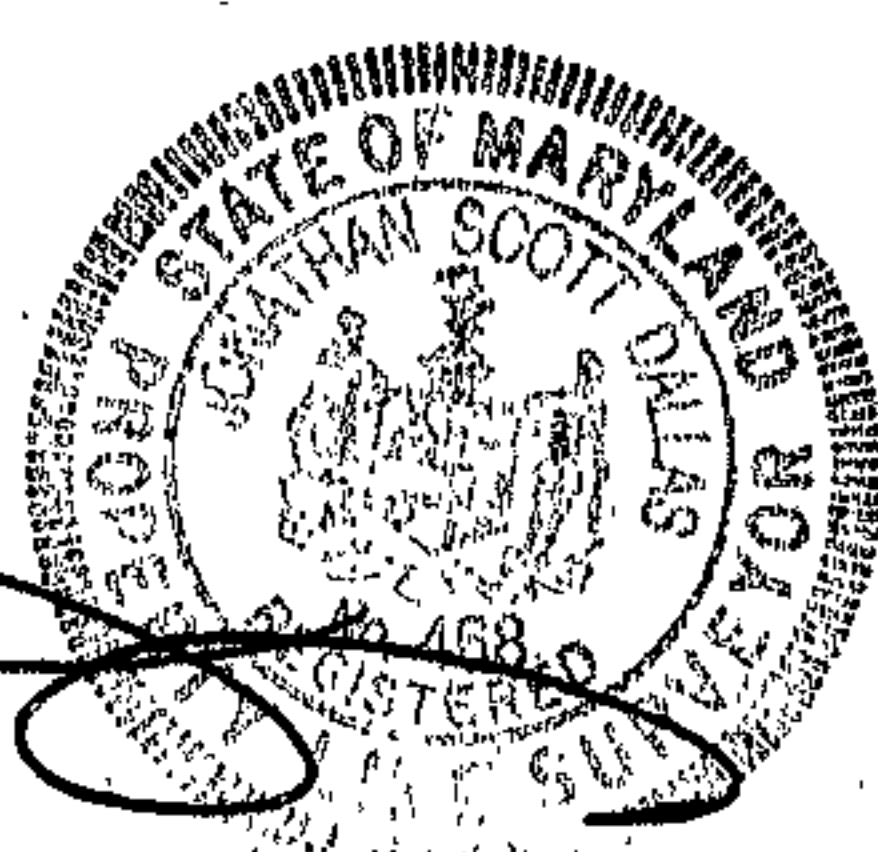
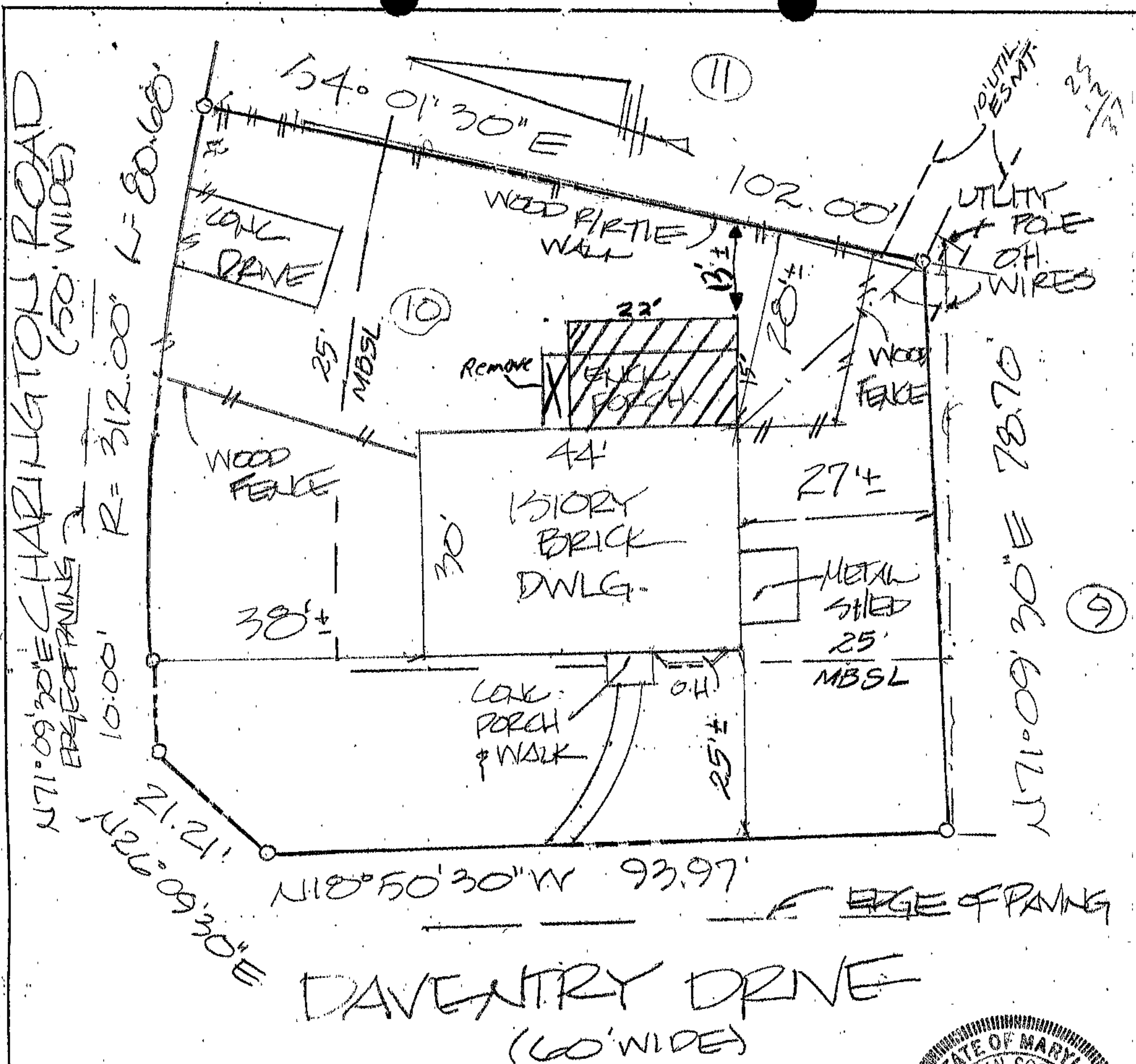
CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/BUILDING

PRIOR ZONING HEARING NONE

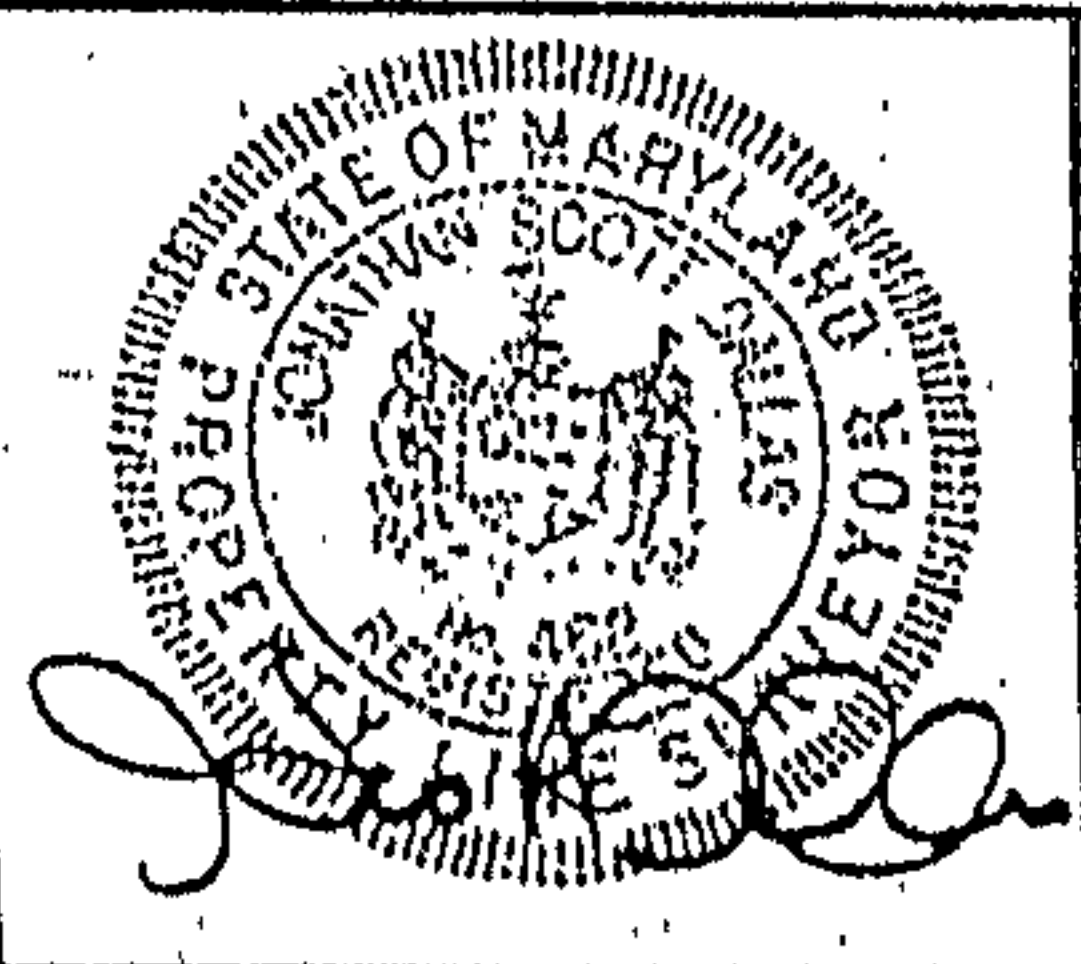
ZONING OFFICE USE ONLY
REVIEWED BY JMP ITEM # 381 CASE # 105-381-A



- 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 240010-0235B for the subject property and it appears to lie within Zone 'C' per said map.
- 5.) Dimensions shown to apparent lot line are ± 3'.
- 6.) Date of field work: 3.19.02.

LOT 10.
BLOCK "B"
"MONTEREY"
SECTION 4 OF MONTROSE
BALTO. CO., MD.

LOCATION DRAWING

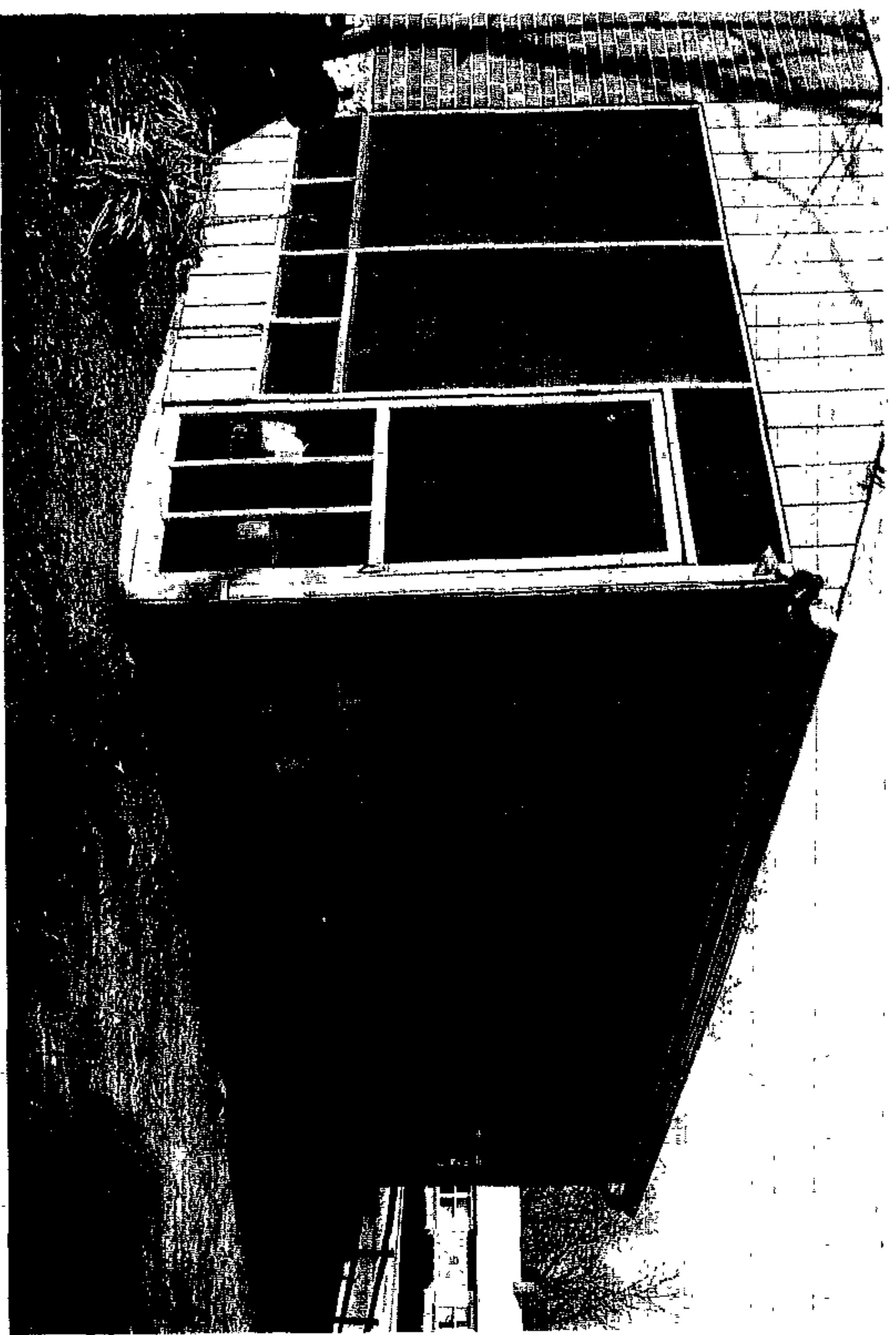


#10127 DAVENTRY DRIVE
J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

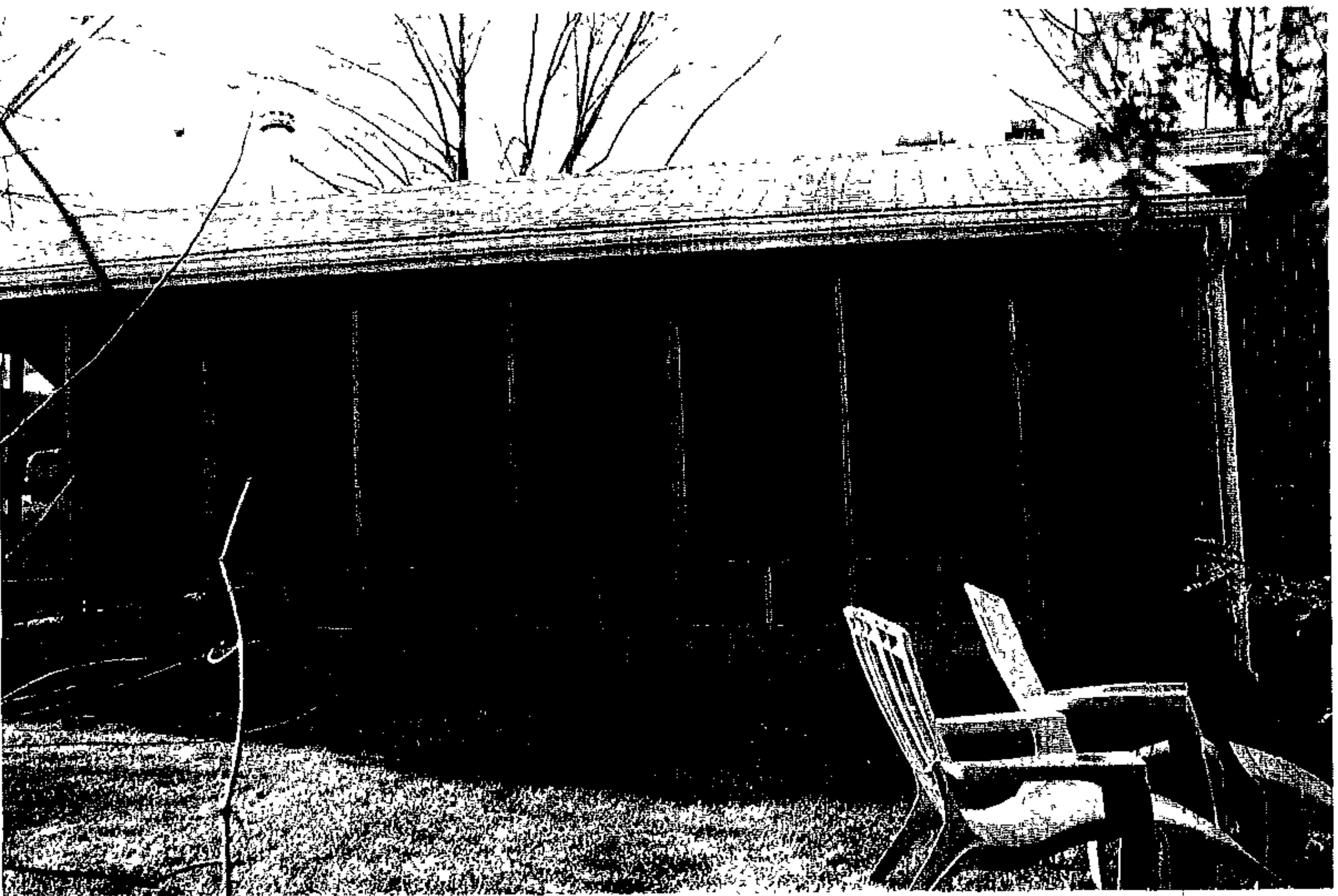
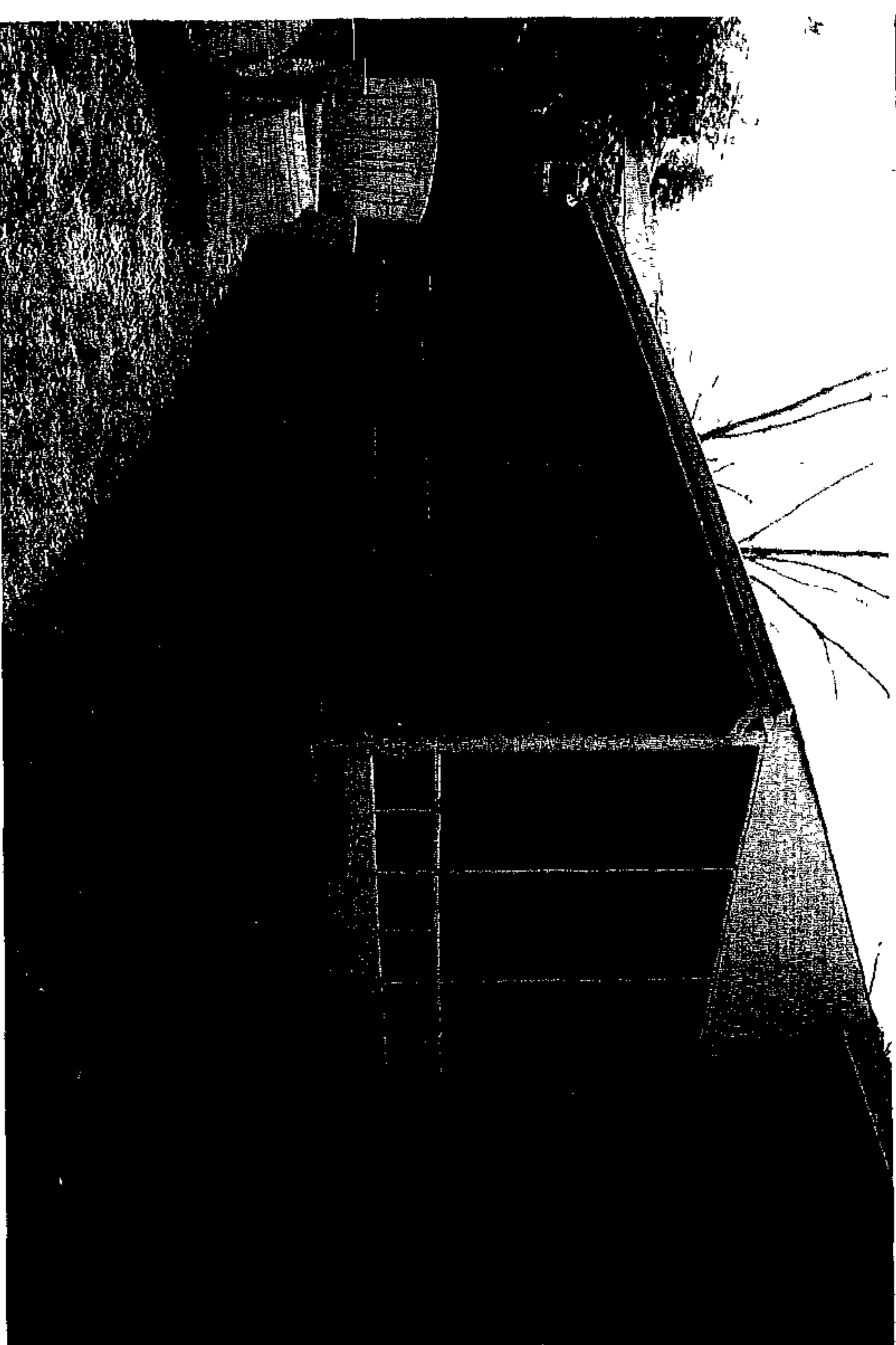
Date: 3.27.02
Scale: 1"=20'
Job Number: 10.192
Drawn By: [Signature]
Checked By: JSD



05-381-A



← Angle from left side of house looking at
~~Cherryton Rd~~ Cherryton Rd



Looking from end of property facing Daventry Drive

Angle from right
 side of house
 Looking at house from driveway on lot 9
 Daventry Dr.



Looking at end of property from 1st St
Looking towards Charingdon Rd.
Showing Margherita Drive Lot 11



← Looking from Side from Charingdon Rd
towards Margherita Drive Lot 9