

|                                     |   |                            |
|-------------------------------------|---|----------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE                 |
| W/S of Copperfield Road, 112 ft. S  |   |                            |
| centerline of Summerson Road        | * | DEPUTY ZONING COMMISSIONER |
| 3rd Election District               |   |                            |
| 2nd Councilmanic District           | * | OF BALTIMORE COUNTY        |
| (6534 Copperfield Road)             |   |                            |
|                                     | * | CASE NO. 05-418-A          |
| Sara Chana & Phillipe Lerner        |   |                            |
| Petitioners                         | * |                            |

\* \* \* \* \*

### 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, Sara Chana and Phillipe Lerner. The variance request is for property located at 6534 Copperfield Road in Baltimore County. The variance request is from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard deck setback of 13 ft. in lieu of the required 22.5 ft. and a rear enclosed addition of 25 ft. in lieu of the required 30 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 February 27, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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

WHEN RECEIVED FOR FILING  
 3/18/05  
 Ray



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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18 day of March, 2005, that a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard deck setback of 13 ft. in lieu of the required 22.5 ft. and a rear enclosed addition of 25 ft. in lieu of the 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 Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR PLUMBING  
DATE 3/18/05  
BY Raj



## **Zoning Commissioner**

Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
Tel: 410-887-3868 • Fax: 410-887-3468



## **Baltimore County**

*James T. Smith, Jr., County Executive*  
*William J. Wiseman III, Zoning Commissioner*

March 18, 2005

Mr. & Mrs. Phillipe Lerner  
6534 Copperfield Road  
Baltimore, Maryland 21209

Re: Petition for Administrative Variance  
Case No. 05-418-A  
Property: 6534 Copperfield Road

Dear Mr. & Mrs. Lerner:

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, reading "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Robert S. Rosenfelt, P.E.  
Colbert, Matz, Rosenfelt, Inc.  
2835 G Smith Ave.  
Baltimore, MD 21209

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Affidavit in Support of Administrative Variance

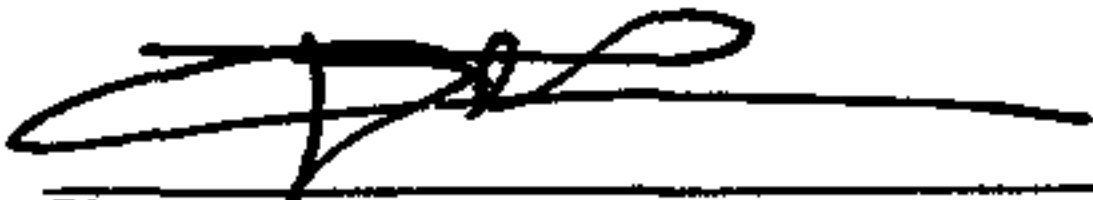
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 6534 Copperfield Road  
Address  
Baltimore MD 21209  
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):

Location of the deck is constrained by the interior layout of the existing house.

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  
Phillipe Lerner  
Name - Type or Print

  
Signature  
Sara Chana Lerner  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15<sup>th</sup> day of Feb, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Phillipe + Sara Chana Lerner  
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 12/5/06





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 6534 Copperfield Road

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1 and 504

for a rear yard deck setback of 13 ft. in lieu of 22.5 ft. required  
and a rear enclosed addition of 25ft. in lieu of 30 ft.  
required.

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):

Phillipe Lerner

Name - Type or Print

Signature

Sara Chana Lerner

Name - Type or Print

Signature

6534 Copperfield Road

410-568-1683

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

### Representative to be Contacted:

Robert S Rosenfelt, P.E.

Name Colbert Matz Rosenfelt, Inc.

2835 G Smith Ave.

410-653-3838

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 05-18-05 day of May that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-418-A

REV 10/25/01

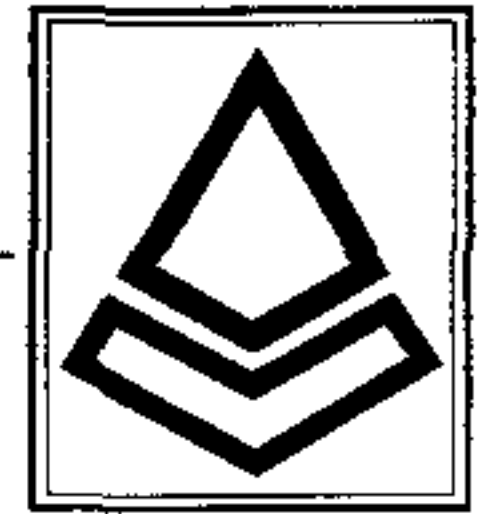
Reviewed By TQA Date 02-18-05

Estimated Posting Date 02-27-05



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION 6534 COPPERFIELD ROAD

Beginning at a point on the west side of Copperfield Road, which is 60 feet wide, at the distance of 112 feet south of the centerline of Summerson Road, which is 60 feet wide.

Being Lot 9, Block F, Plat 2 in the subdivision of Pickwick, as recorded in Baltimore County Plat Book No. 29, Folio No. 31 and containing 7,539 square feet. Also known as 6534 Copperfield Road and located in the 3<sup>rd</sup> Election District, 2<sup>nd</sup> Councilmanic District.

2/17/05



CE-418-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 442702

DATE 02-18-03 ACCOUNT R-001-006-615C

AMOUNT \$ 65.00

RECEIVED FROM C. GUTSOLT PLATE - Kean-Fair

OR REG. VARI (Admin)  
C 334 COTTAGEFIELD RD

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

SDF

DATE RECEIVED  
FEB 19 2003

BUSINESS SERIAL TIME  
2/12/2003 2/12/2003 14:04:27

RECEIPT # 000007

5 THE MIDDLE IDENTIFICATION

PR ID 44777

Receipt for \$65.00

DATE 02/18/03 \$65.00

Baltimore County, Maryland

CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date March 1, 2005

RE: Case Number 05-418-A

Petitioner/Developer PHILIPPE & SARA LERNER / COLBERT MATZ & ROSENFELT

Date of Hearing (Closing) MARCH 14, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6534 COPPERFIELD ROAD

The sign(s) were posted on

February 27, 2004

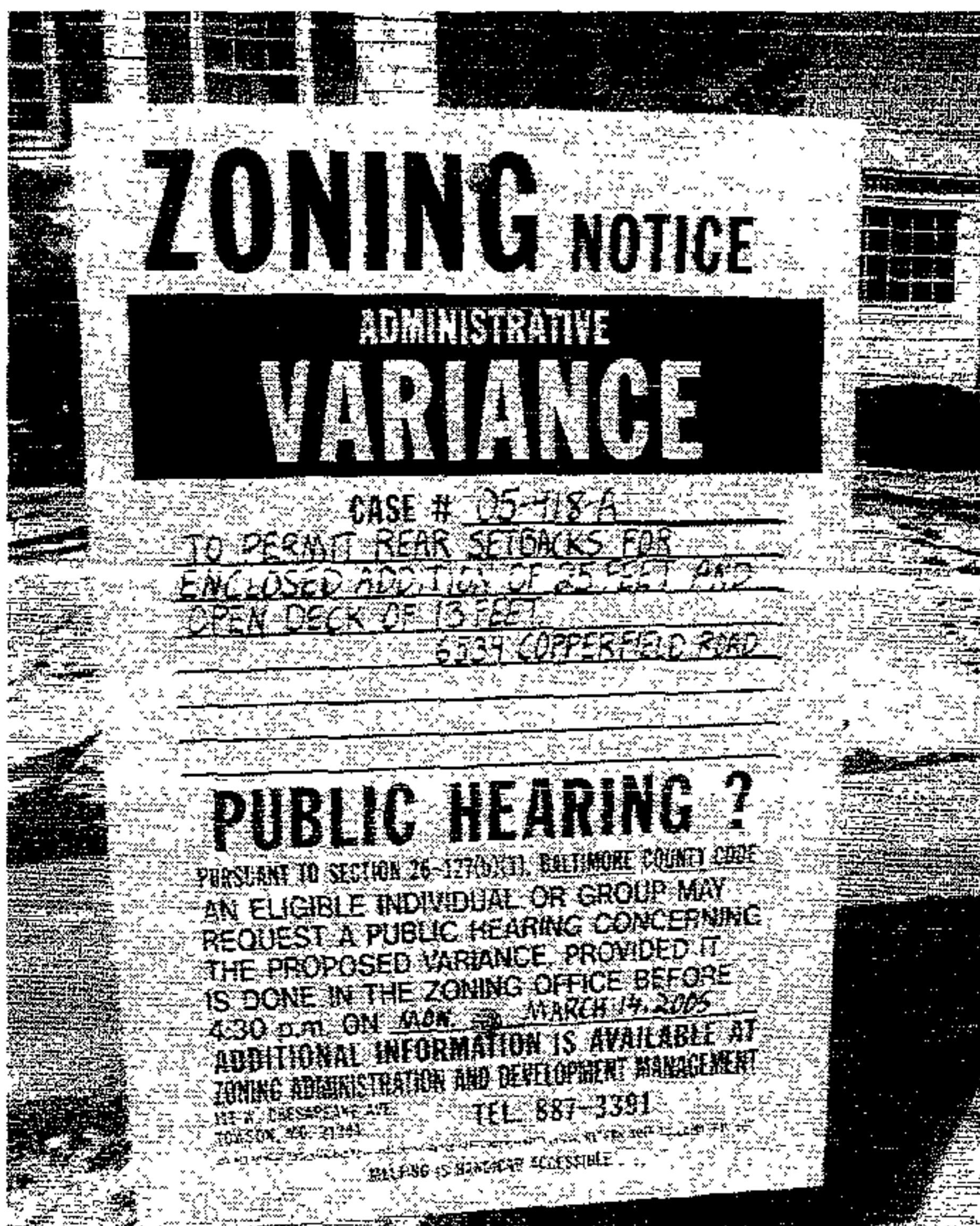
Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley Maryland 21030  
(City, State, Zip Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)





BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 418 -A

Address 6534 COPPERFIELD RD

Contact Person: SONJA R. ALEXANDER

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 02-18-05

Posting Date: 02-27-05

Closing Date: 03-14-05

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- 418 -A

Address 6534 COPPERFIELD RD.

Petitioner's Name PHILIPPE & SARAH LEZNER

Telephone 410-568-1683

Posting Date: 02-27-05

Closing Date: 03-14-05

Wording for Sign: To Permit Rear Setback For Enclosed Addition of 25 FT. AND  
OPEN DECK OF 13 FT.

WCR - Revised 6/25/04



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 05-418-A  
Petitioner: Philippe and Sara Chana Lerner  
Address or Location: 6534 Copperfield Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Philippe Lerner  
Address: 6534 Copperfield Rd.  
Baltimore, Md. 21209

Telephone Number: 410-568-1683

Revised 2/20/98 - SCJ

05-418-0



**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*

March 14, 2005

Phillipe Lerner  
Sara Chana Lerner  
6534 Copperfield Road  
Baltimore, Maryland 21209

Dear Mr. and Mrs. Lerner:

RE: Case Number: 05-418-A , 6534 Copperfield Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 18, 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  
Robert S. Rosenfelt Colbert, Matz, Rosenfelt, Inc. 2835 G. Smith Avenue Baltimore 21209

Visit the County's Website at [www.baltimorecountyonline.info](http://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

March 9, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 418, 419, 420, 422, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433.

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.**

Acting Lieutenant Don W. Muddiman  
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](http://www.baltimorecountyonline.info)





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



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

Maryland Department of Transportation

Date: 3.8.05

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

RE: Baltimore County  
Item No. 418 JRA

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Grédlein 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](http://www.marylandroads.com)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JDO*

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 7, 2005

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

05-416

05-417

~~05-418~~

05-420

05-421

05-422

05-424

05-425

05-426

05-428

05-431

05-432

05-433

Reviewers: Sue Farinetti, Dave Lykens



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** March 9, 2005

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-397 and 5-418  
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:** Mark Cunningham

**Division Chief:** [Signature]

MAC/LL

RECEIVED

MAR 10 2005

ZONING COMMISSIONER



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** March 23, 2005

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 14, 2005.  
Item Nos. 417, 418, 420, 421, 422, 425,  
426, 427, 428, 429, 430, 431,  
432, 433

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

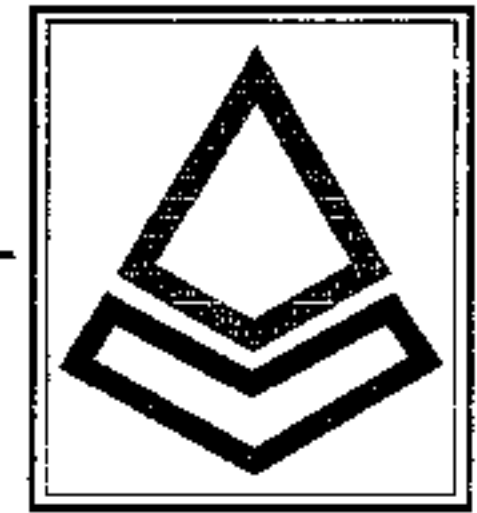
RWB:CEN:cp

cc. File



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



February 24, 2005

Zoning Commissioner, Baltimore County  
111 W. Chesapeake Avenue  
Towson, Md. 21204

Re: Administrative Variance Case No. 05-418-A  
6534 Copperfield Road

Mr. Commissioner:

This is to clarify the circumstances surrounding this zoning request. On January 6, 2005, the owner's contractor applied for a permit to build an addition and a deck to this single-family dwelling. PDM issued a building permit for the addition (copy attached) and informed him that a rear-setback variance would be needed for the deck. The contractor then began work on the addition, which has essentially been completed, except for final exterior site finishing.

The permit form states that the addition is 30 feet from the rear property line, which is the minimum required. When we prepared the variance plat, it became apparent that the addition is actually 25 feet from the rear property line, so we included a building variance request together with the request for a deck setback variance.

The permit appears to have been issued without the rear building setback being an issue. We therefore request that the construction of the addition not be considered adversely in your decision about the variances.

Yours truly,

Robert S. Rosenfelt, P.E.  
Vice-President  
COLBERT MATZ ROSENFELT, INC.

cc: Philippe Lerner





**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT**  
**TOWSON, MARYLAND 21204**

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
DIRECTOR

BUILDING PERMIT

*John R. Reisinger*  
JOHN R. REISINGER  
BUILDINGS ENGINEER

PERMIT #: D580117 CONTROL #: MR DIST: 03 PPEC: 01  
DATE ISSUED: 01/06/2005 TAX ACCOUNT #: 0307002670 CLASS: 04

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC YES PLUM YES  
LOCATION: 6534 COPPERFIELD RD  
SUBDIVISION: PICKWICK

OWNERS INFORMATION  
NAME: LERNER, PHILLIP  
ADDR: 6534 COPPERFIELD RD, 21209-2546

THIS PERMIT EXPIRES  
ONE YEAR FROM  
DATE OF ISSUE

TENANT:  
CONTR: M + A CONTRACTORS INC  
ENGR:  
SELR:

WORK: CONSTRUCT (1) STY WITH CRAWL ADDITION ON REAR  
OF EX. SFD. 27'10"X10'6"X17'+=356SF.  
TO BE BREAKFAST ROOM, PLAYROOM + LAUNDRY.  
ALSO TO CREATE ENTRANCE TO ADDITION- REMOVE  
EX. REAR WINDOWS.

PLDG. CODE:  
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD . ADDITION  
EXISTING USE: SFD

TYPE OF IMPRV: ADDITION  
USE: ONE FAMILY  
FOUNDATION: BLOCK BASEMENT: NONE  
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 7539SF  
FRONT STREET:  
SIDE STREET:  
FRONT SETB: NC  
SIDE SETB: NC/NC  
SIDE STR SETB:  
REAR SETB: 30'

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

FAMILY BEDROOMS: #2BED: #3BED: TOT BED: GROUP 4. TOWNHSE 5. MIDRISE  
BAGR DISPOST 6. HTRICE



COLBERT MATZ ROSENFELT, INC.  
2835 Smith Avenue  
BALTIMORE, MARYLAND 21209

# LETTER OF TRANSMITTAL

(410) 653-3838  
FAX (410) 653-7953

TO Balt. County Zoning Office  
111 W. Chesapeake Ave.  
Towson, Md. 21204

|           |                      |        |          |
|-----------|----------------------|--------|----------|
| DATE      | 3/10/05              | JOB NO | 2005 021 |
| ATTENTION | John Alexander       |        |          |
| RE        | 6534 Copperfield Rd. |        |          |
|           | Case no. 05'-4/8-A   |        |          |
|           |                      |        |          |
|           |                      |        |          |

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

| COPIES | DATE | NO. | DESCRIPTION                                |
|--------|------|-----|--------------------------------------------|
| 1      |      |     | Side & Rear Elevations of<br>proposed deck |
|        |      |     |                                            |
|        |      |     |                                            |
|        |      |     |                                            |
|        |      |     |                                            |
|        |      |     |                                            |
|        |      |     |                                            |
|        |      |     |                                            |

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

For case file.

Thacker

COPY TO file

SIGNED:

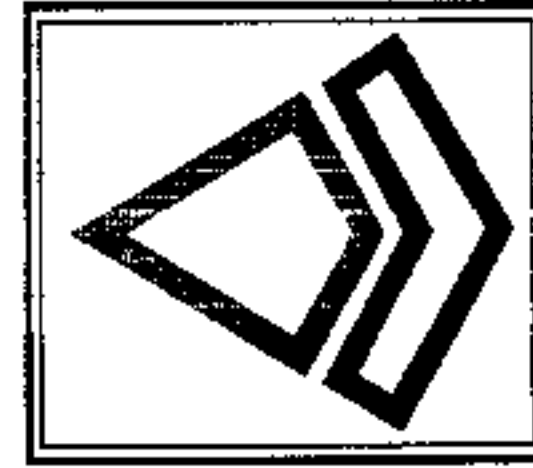
Judy Floam

If enclosures are not as noted, kindly notify us at once.



**Colbert Matz Rosenfelt, Inc.**  
*Civil Engineers • Surveyors • Planners*

2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209



OS-418.A

Photos —  
6534 Copperfield Road





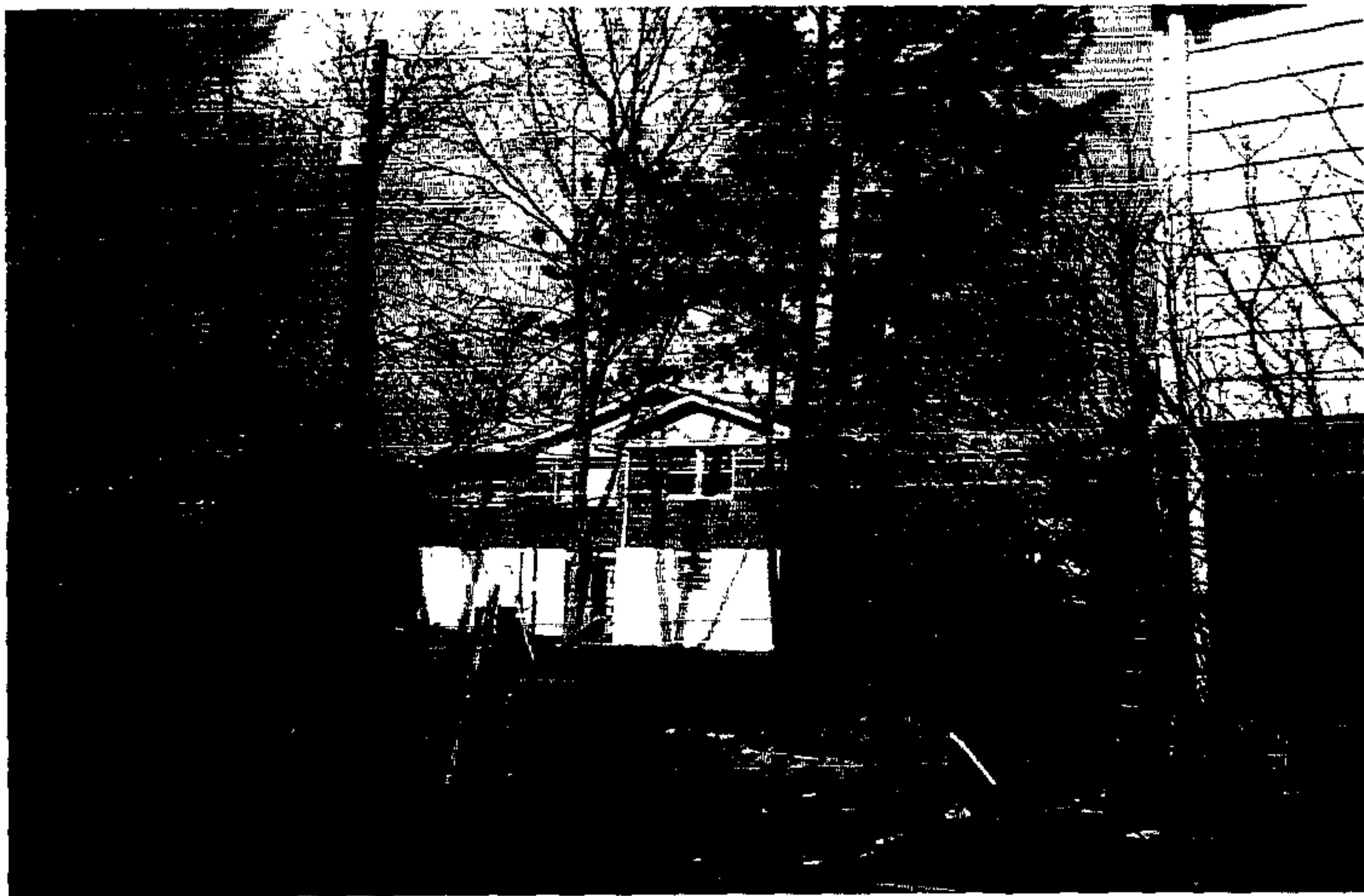






















SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PLAT BOOK # 29 FOLIO # 31 LOT # 9 SECTION # 1

ST. PUEBLINO

(B)

8.7.7  
25

S 84°15'20" E 110.46'

110.46'

1127 TO E OF SUMMERSON RD.

60' R/W

COPPERFIELD : ROAD

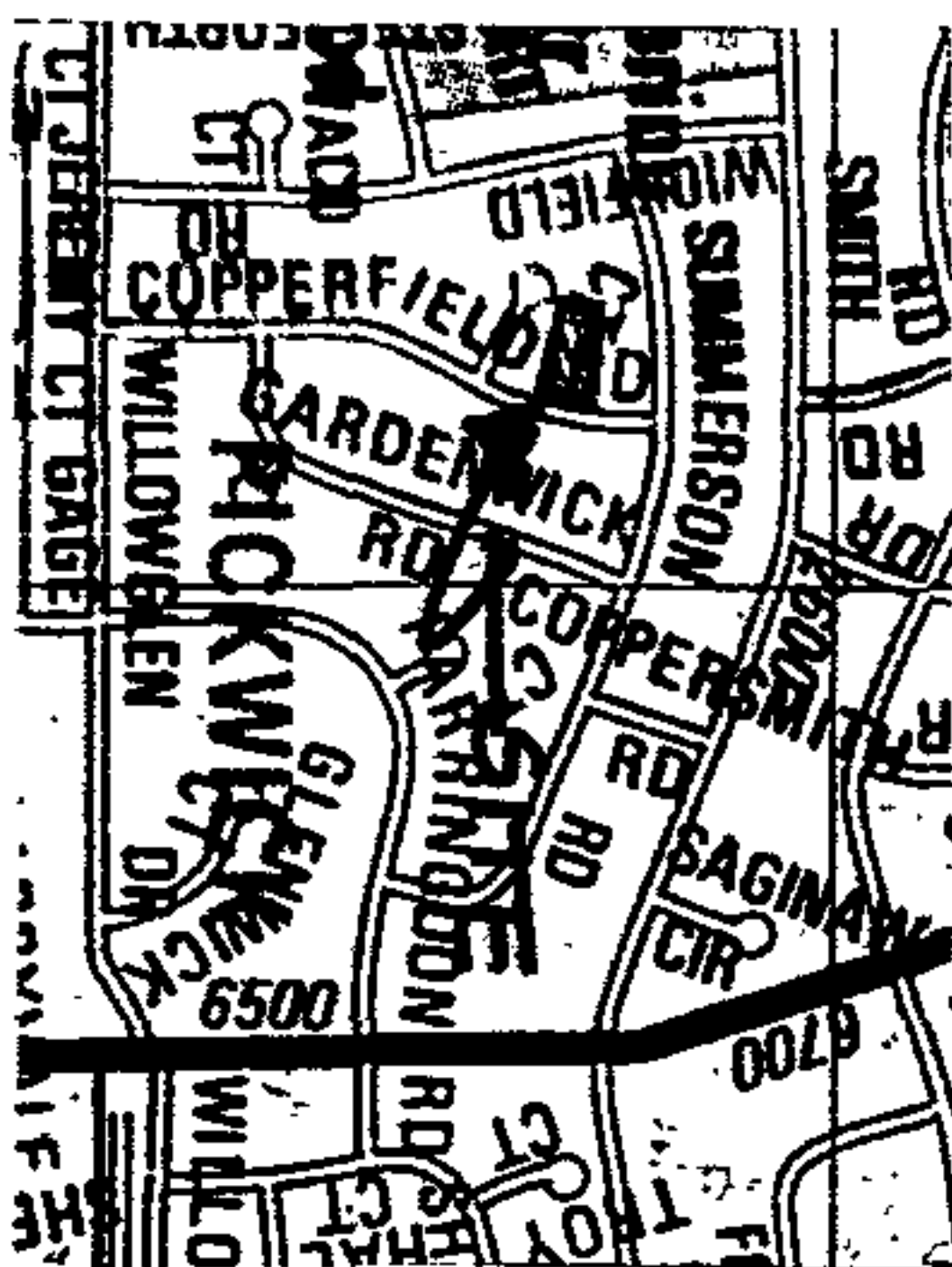
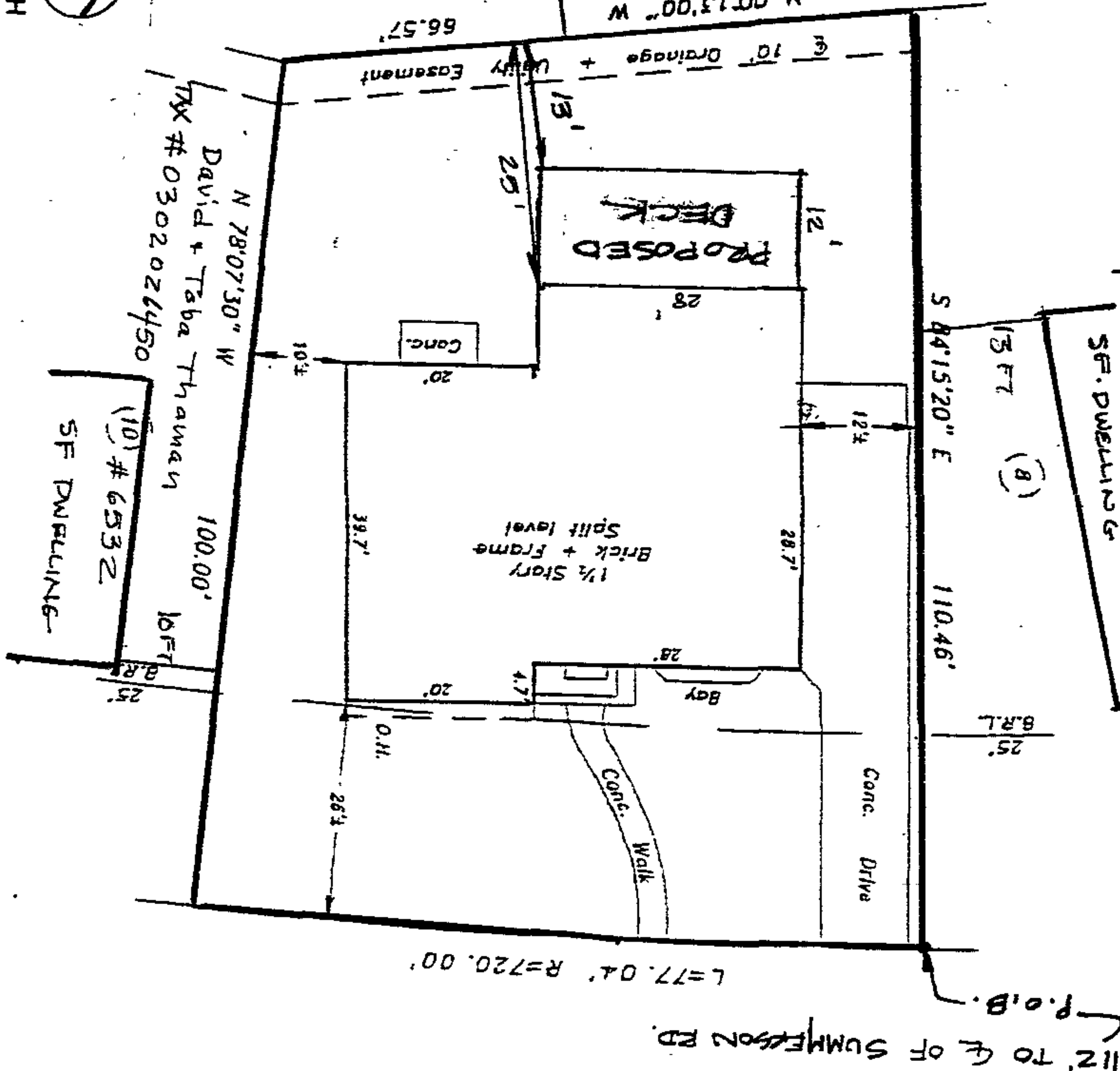
LOUIS E. SHEILA DANFORTH  
X # 0304002830

DAVID & SUSAN KAPLAN  
TAX # 0316017810



**NORTH**

PREPARED BY COLBERT MATZ, ROSEN FELD, INC. SCALE OF DRAWING: 1" = 20'



VICINITY MAP  
SCALE: 1" = 1000'

### LOCATION INFORMATION

ELECTION DISTRICT

W

**COUNCILMANIC DISTRICT**

2

1"=200' SCALE MAP # N.W. 8-D

ZONING D.R. - 5.5

LOT SIZE D.17 AC. 7,539 SF.

AGE : SQUARE FEET

PUBLIC PRIVATE

SEWER



**WATER**

☒ ☐

CHESAPEAKE BAY  
CRITICAL AREA

☐ ☒

100 YEAR FLOOD PLAIN

☐ ☒

**HISTORIC PROPERTY/  
BUILDING**

☐  
☒

PRIOR ZONING HEARING N2

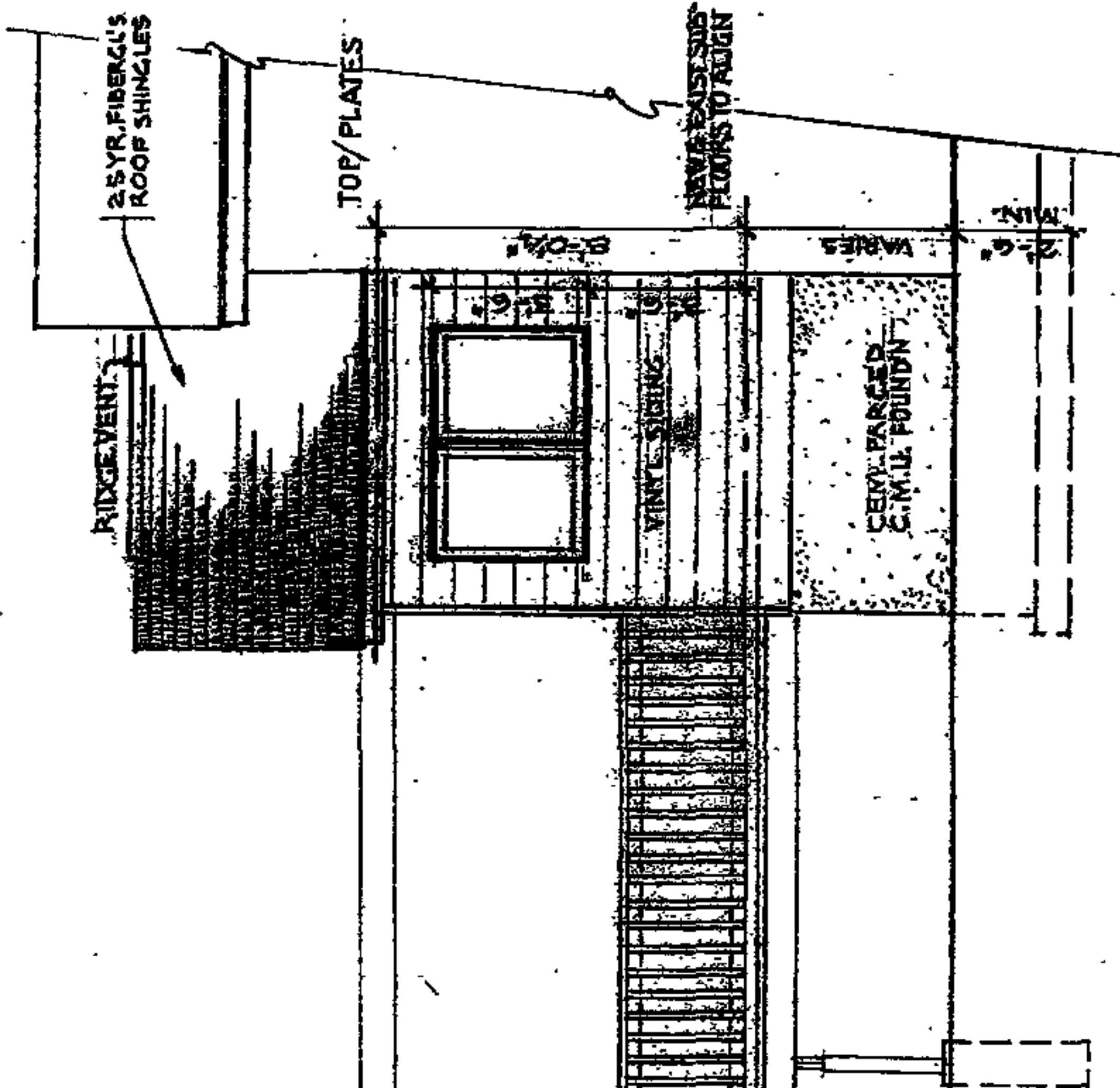
70

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #

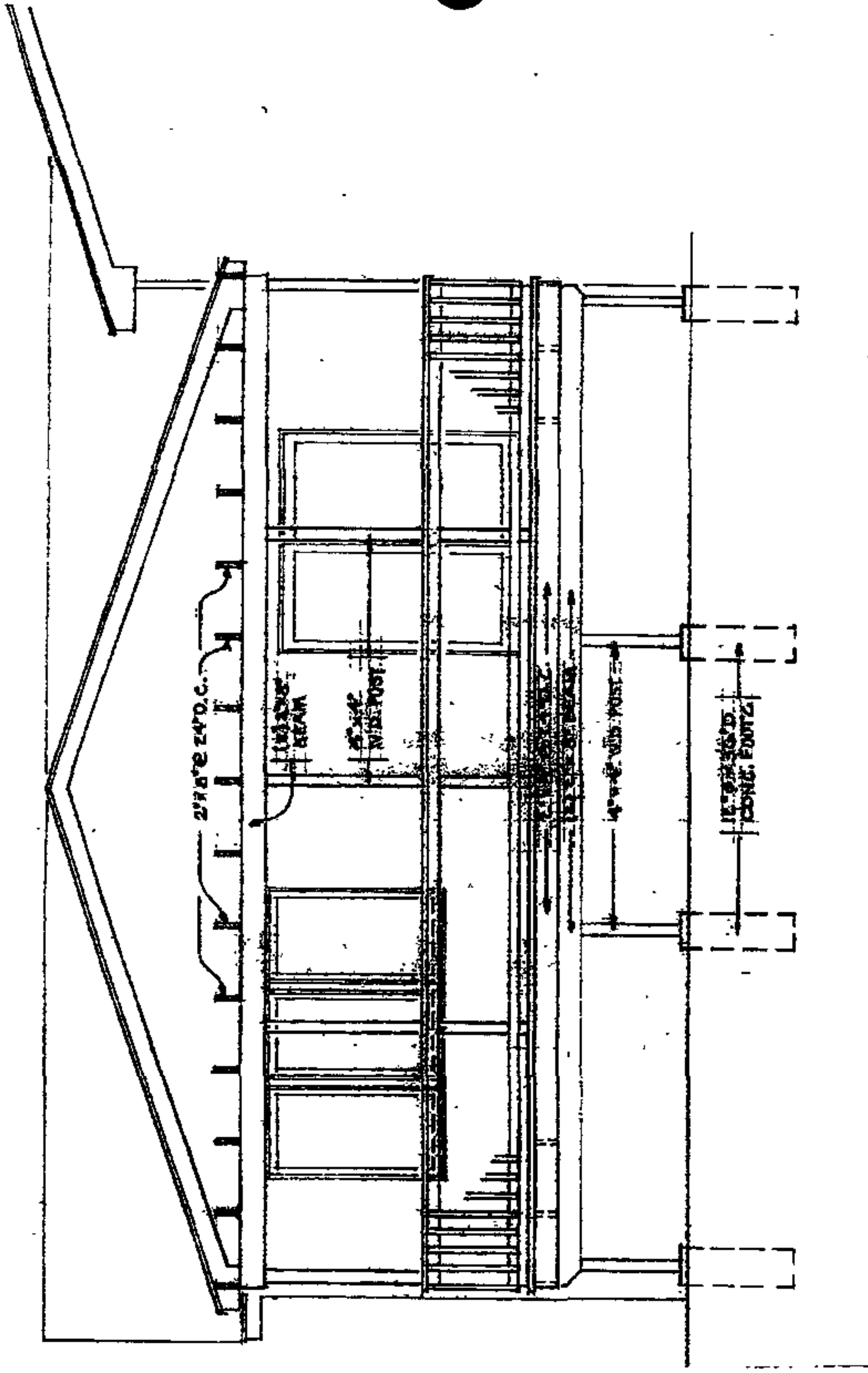
2208

105-418-D





SIDE ELEV.  
SCALE: 1/4" = 1'-0"



REAR ELEVATION



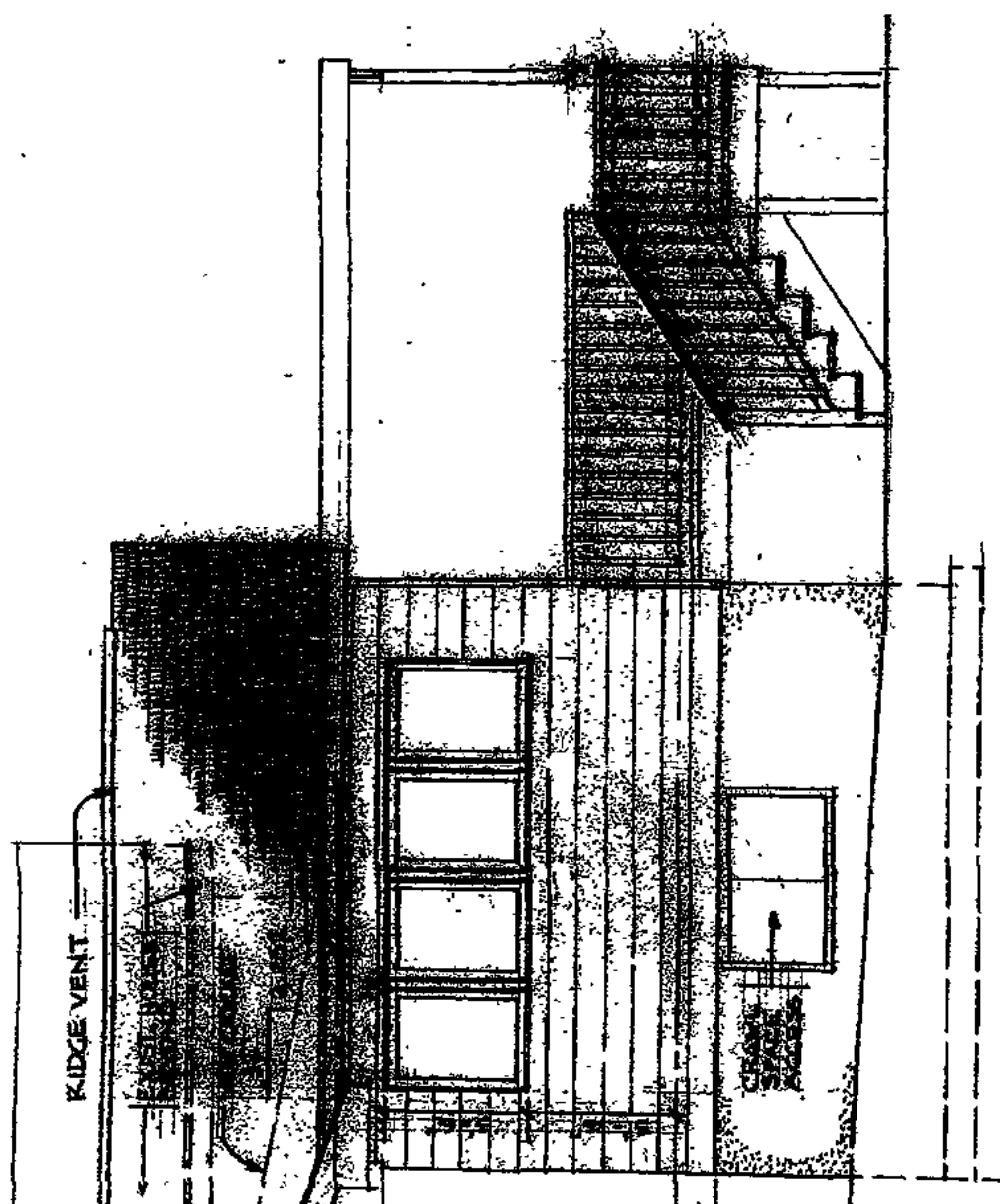
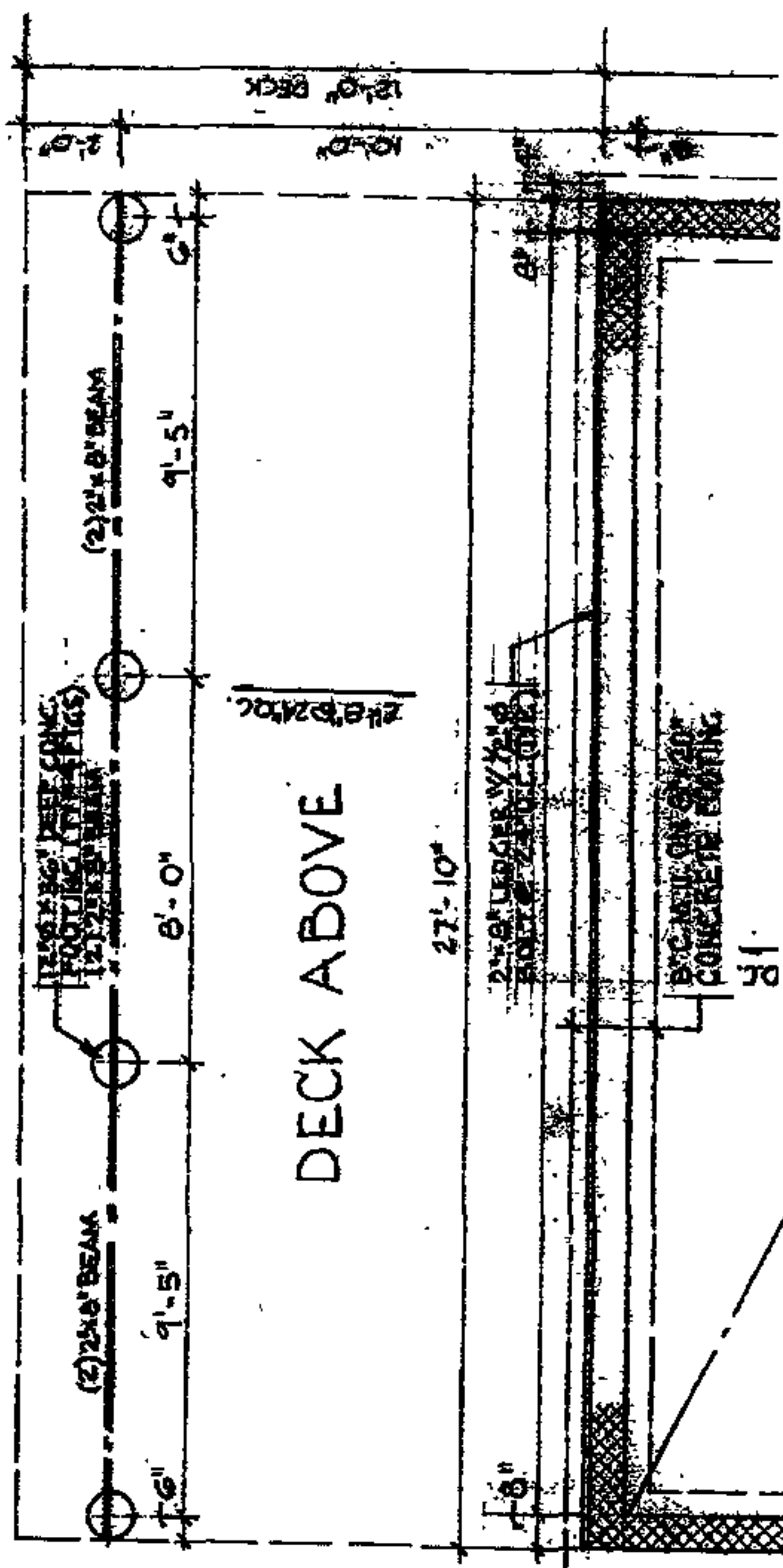
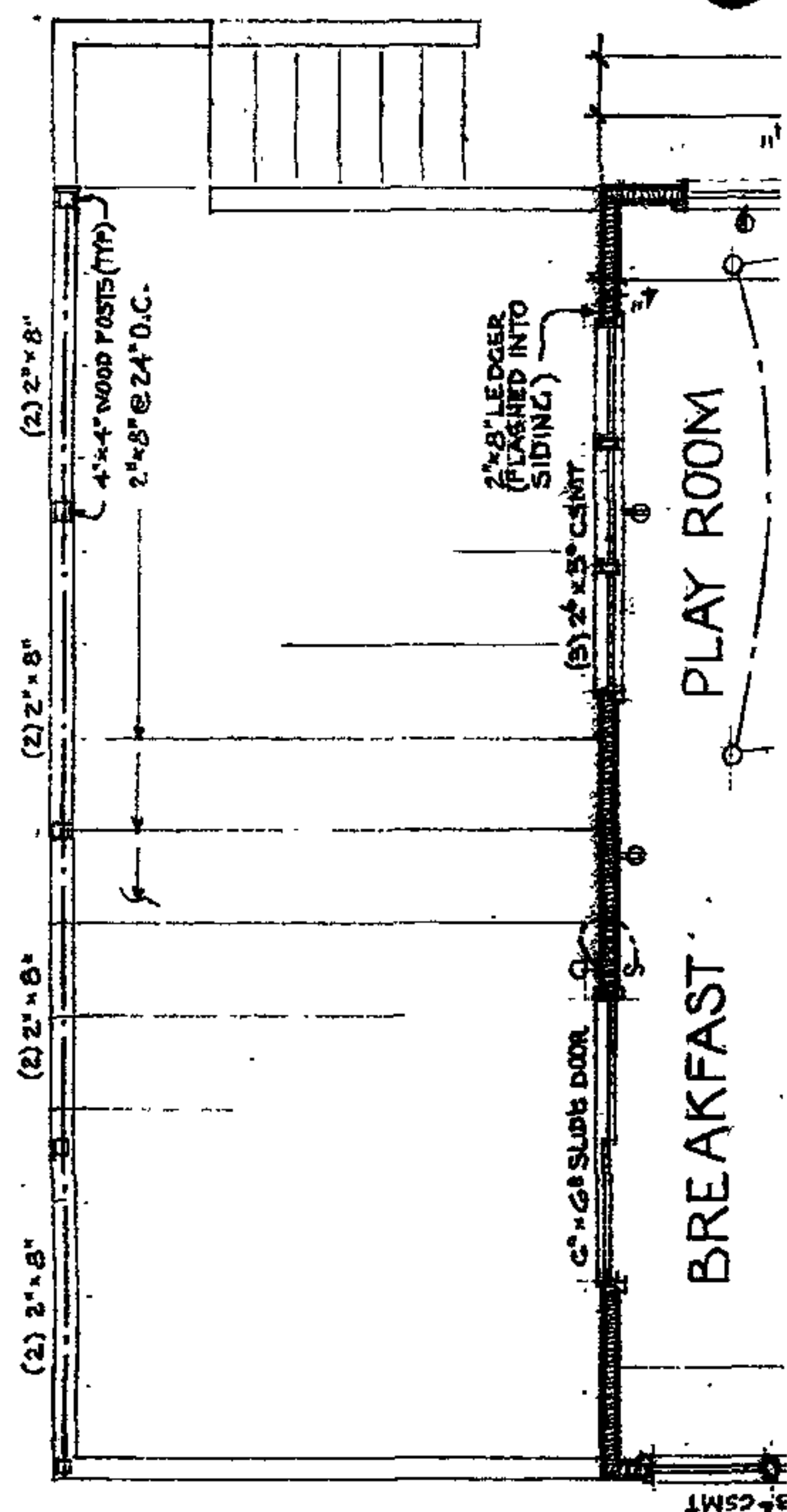
JOHN W. HART

BALTIMORE, MD. 367-1239

LERNER RES.  
6534 COPPERFIELD RD.  
BALTIMORE, MD. 21209 1/14/05

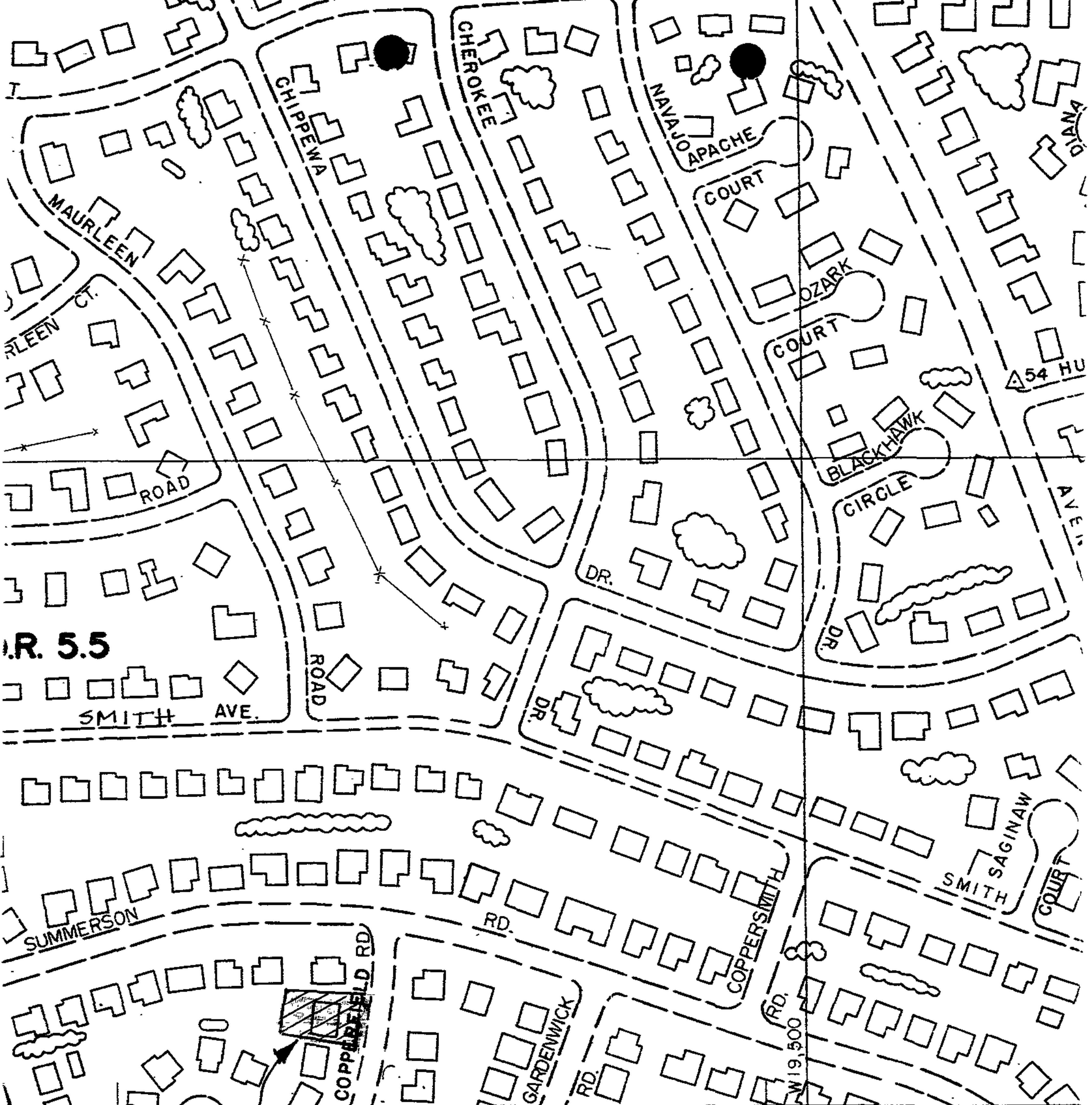
PROPOSED DECK





SIDE ELEVATION





# COUNTY AND ZONING NG MAP

SITE

MAP NO. N.W. 8-D

1" = 200'

OS-418-A

SC

1" =

D

PHOTO

JAN

1



## SPECIAL HEARING

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

**Abstract**

# 9 SECTION # 1

CHANA LERNER



VICINITY MAP  
SCALE: 1" = 1000'

### LOCATION INFORMATION

**ELECTION DISTRICT** 3

**COUNCILMANIC DISTRICT**

1"=200' SCALE MAP # N.W. 8-D

ZONING D.R. - 15.5

LOT SIZE 0.17 AC. 7,539 SF

**PUBLIC PRIVATE**

SEWER ☒

WATER ☒

CHESAPEAKE BAY ☐ ☒

CRITICAL AREA

### HISTORIC PROPERTY/

**BUILDING**

\_\_\_\_\_

ZONING OFFICE USE ONLY

105-41874

Ref Ex #1