IN RE: PETITION FOR ADMIN. VARIANCE SE/S of Old Court Road at corner of NE/S of Branchwood Court 3rd Election District 2nd Councilmanic District **(2917 Old Court Road)** Erika & Lew Schon *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-436-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, Erika and Lew Schon. The administrative variance is requested for property located at 2917 Old Court Road in Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building to be located in the side yard in lieu of the required rear yard, a building height of 30 ft. in lieu of the maximum permitted 15 ft., and to amend the Final Development Plan for Lot 1 of the Trees Property. 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 March 25, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated March 18, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances***.

ORDER RECEIVED FOR FILING
Date 4/12/05
By

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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 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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 12 day of April, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building to be located in the side yard in lieu of the required rear yard, a building height of 30 ft. in lieu of the maximum permitted 15 ft., and to amend the Final Development Plan for Lot 1 of the Trees

PLEASE RECEIVED FOR FILING
Date 4/12/05
By

Property, be and 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 March 18, 2005, a copy of which is attached hereto and made a part hereof;

3. When applying for a building permit, the site plan field 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

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 4/12/05
By Rey

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

April 12, 2005

Mr. & Mrs. Lew Schon
2917 Old Court Road
Baltimore, Maryland 21208

Re: Petition for Administrative Variance
Case No. 05-436-A
Property: 2917 Old Court Road

Dear Mr. & Mrs. Schon:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2917 Old Court Road

which is presently zoned D.R. - 1

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) 400.1 and 400.3, BCZR to permit an accessory building to be located in the side yard in lieu of the required rear yard, a building height of 30 feet in lieu of the maximum permitted 15 feet, and to amend the FDP for Lot 1 of the Trees Property.

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):

Erika Schon
Name - Type or Print

Erika Schon
Signature

Lew C. Schon
Name - Type or Print

Signature

2917 Old Court Road — 410-653-1594
Address — Telephone No

Baltimore — MD — 21208
City — State — Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.
Name

2835-G Smith Avenue — 410-653-3838 DAY
Address — Telephone No.

Baltimore — MD — 21209
City — State — Zip Code

410-484-0757 NIGHT

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. 05-436-A

Reviewed By JNP **Date** 3/4/05

Estimated Posting Date ~~3/13/05~~ 3/27/05

REV 10/25/01

RECEIVED 4/12/05

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 2917 Old Court Road
Address

Baltimore MD 21208
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 house is existing. The existing garage and paved area need to be connected to the new garage. The Schons have five (5) sons and need additional garage space. In addition, locating the garage and pool house in the rear yard would require the removal of many large trees and would require much more additional paving, and would also visually impact the Rubin residence. The configuration as shown limits visual impacts to all neighbors.

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.

Erika Schon
Signature

Erika Schon
Name - Type or Print

Signature

Lew C. Schon
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of Feb., 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Erika Schon the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Diane D. Seidel
Notary Public

My Commission Expires 9/16/07

DIANE D. SEIDEL NOTARY PUBLIC BALTIMORE CO., MD.

REV 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 2917 Old Court Road
Address

Baltimore MD 21208
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 house is existing. The existing garage and paved area need to be connected to the new garage. The Schons have five (5) sons and need additional garage space. In addition, locating the garage and pool house in the rear yard would require the removal of many large trees and would require much more additional paving, and would also visually impact the Rubin residence. The configuration as shown limits visual impacts to all neighbors.

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

Erika Schon
Name - Type or Print

Signature

Lew C. Schon
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Lew C. Schon the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kristyn M Dragowski
Notary Public

My Commission Expires 10/1/07

REV 10/25/01

05-436-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
2917 OLD COURT ROAD

Beginning at a point on the south side of Old Court Road, which is of varying width, at the southeast corner of the intersection of Old Court Road and Branchwood Court, which is 50 feet wide.

Being Lot 1 in the subdivision of Trees Property, as recorded in Baltimore County Plat Book No. 73, Folio No. 8, and containing 251,537 square feet (5.7745 acres). Also known as 2917 Old Court Road and located in the 3rd Election District, 2nd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

2/23/05

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

05-436-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 442761

DATE 3/4/05 ACCOUNT R-001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: Lord Baltimore Sign

FOR: 4th Var. - 2417 Old Court Road
DT-436-A (Signs)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME DRAWER
3/04/2005 3/04/2005 10:43:15 1
RECEIPT # 241061 3/04/2005 OPEN
Dept 5 520 ZONING VERIFICATION
FS NO. 442761
Round Tot $130.00
$130.00 CK $.00 CA
Baltimore County, Maryland

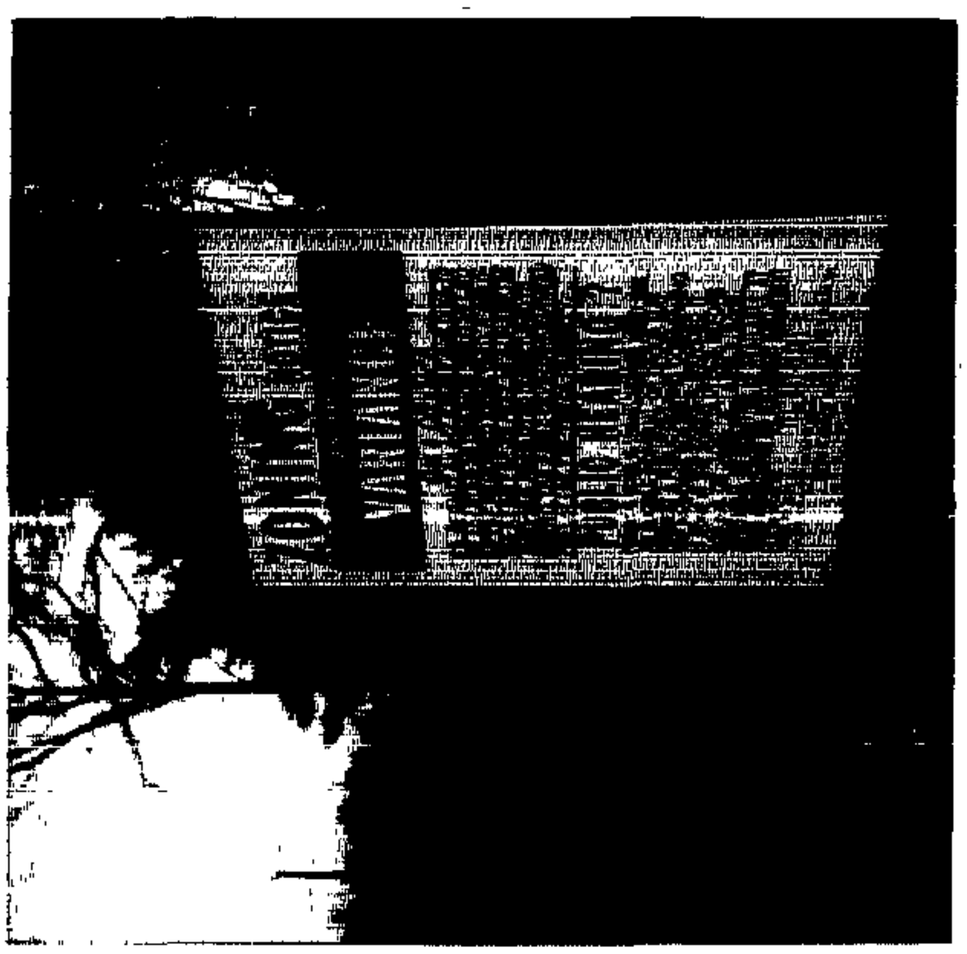
CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS Date March 25, 2005

RE: Case Number 05-436-A
Petitioner/Developer: SCHON/COLBERT, MATZ + ROSENFELT
Date of Hearing (Closing) APRIL 11, 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 2917 OLD COURT ROAD

The sign(s) were posted on MARCH 25, 2005
(Month, Day, Year)



2917 OLD COURT ROAD

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 MD 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 05-436 -A Address 2917 Old Court Road

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

Filing Date: 3/4/05 **Posting Date:** ~~3/13/05~~ 3/27/05 **Closing Date:** ~~3/28/05~~ 4/11/05

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 05-436 -A Address 2917 Old Court Road

Petitioner's Name SCHON Telephone 410-653-1594

Posting Date: ~~3/13/05~~ 3/27/05 **Closing Date:** ~~3/28/05~~ 4/11/05

Wording for Sign: To Permit an accessory building to be located in the side yard in lieu of the required rear yard, a building height of 30 feet in lieu of the maximum permitted 15 feet, and to amend the Final Development Plan for Lot 1 of the Trees Property.

WCR - Revised 6/25/04

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

April 11, 2005

Erika Schon
Lew C. Schon
2917 Old Court Road
Baltimore, Maryland 21208

Dear Mr. and Mrs. Schon:

RE: Case Number: 05-436-A, 2917 Old Court Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 4, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. 2835G Smith Avenue Baltimore 21209

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 23, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 434, 435, 436, 437, 438, 439, 441, 442, 443.

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

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 3.17.05

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

RE: Baltimore County
Item No. 436 JHP

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

FROM: John D. Oltman, Jr JDO

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 14, 2005

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

05-436
05-441

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: March 18, 2005

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

SUBJECT: 5-436 – **Administrative Variance**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 30 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. The proposed garage shall be constructed in accordance with the elevation drawings prepared by Design Alternatives dated 12/4/04.

For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by: Marla A Cumpton

Section Chief: Lyle Solberg

AFK/LL: MAC

ZONING HEARING PLAN FILING
DATE 4/12/05
BY

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2005
Item Nos. 436, 437, 441, 442, 443,

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

RWB:CEN:cp

cc: File

ZAC-03212005-NO COMMENT ITEM NOS 436-443-03242005.doc

February 28, 2005

Dear Baltimore County,

As neighbors of Lew and Erika Schon at 2917 Old Court, we are aware of their intention to build a 2-car garage with storage space and a pool changing room opposite their current garage. The structure will be a maximum of 30 feet high and will be located where they currently have a storage shed. Access to this garage will be from the existing paved driveway.

We have no objections to the administrative variance required to build this structure.

Signed,

Stacey Rubin 2/1/05

David and Stacy Rubin
2919 Old Court Road

2/1/05

05-436-A

February 28, 2005

Dear Baltimore County,

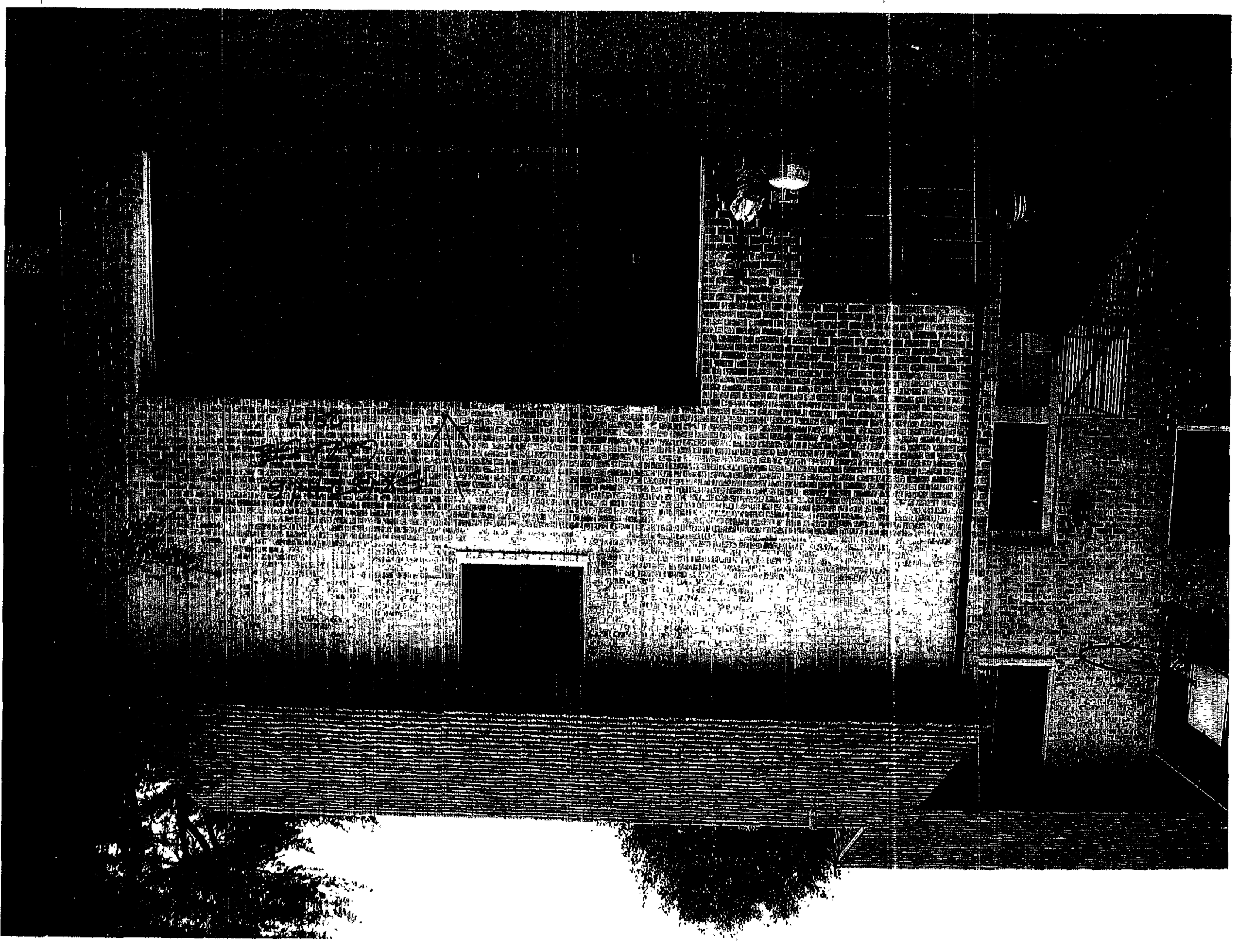
As neighbors of Lew and Erika Schon at 2917 Old Court, we are aware of their intention to build a 2-car garage with storage space and a pool changing room opposite their current garage. The structure will be a maximum of 30 feet high and will be located where they currently have a storage shed. Access to this garage will be from the existing paved driveway.

We have no objections to the administrative variance required to build this structure.

Signed,

Natella and Slava Shubinsky
2913 Old Court Road

05-436-A



view from back yard

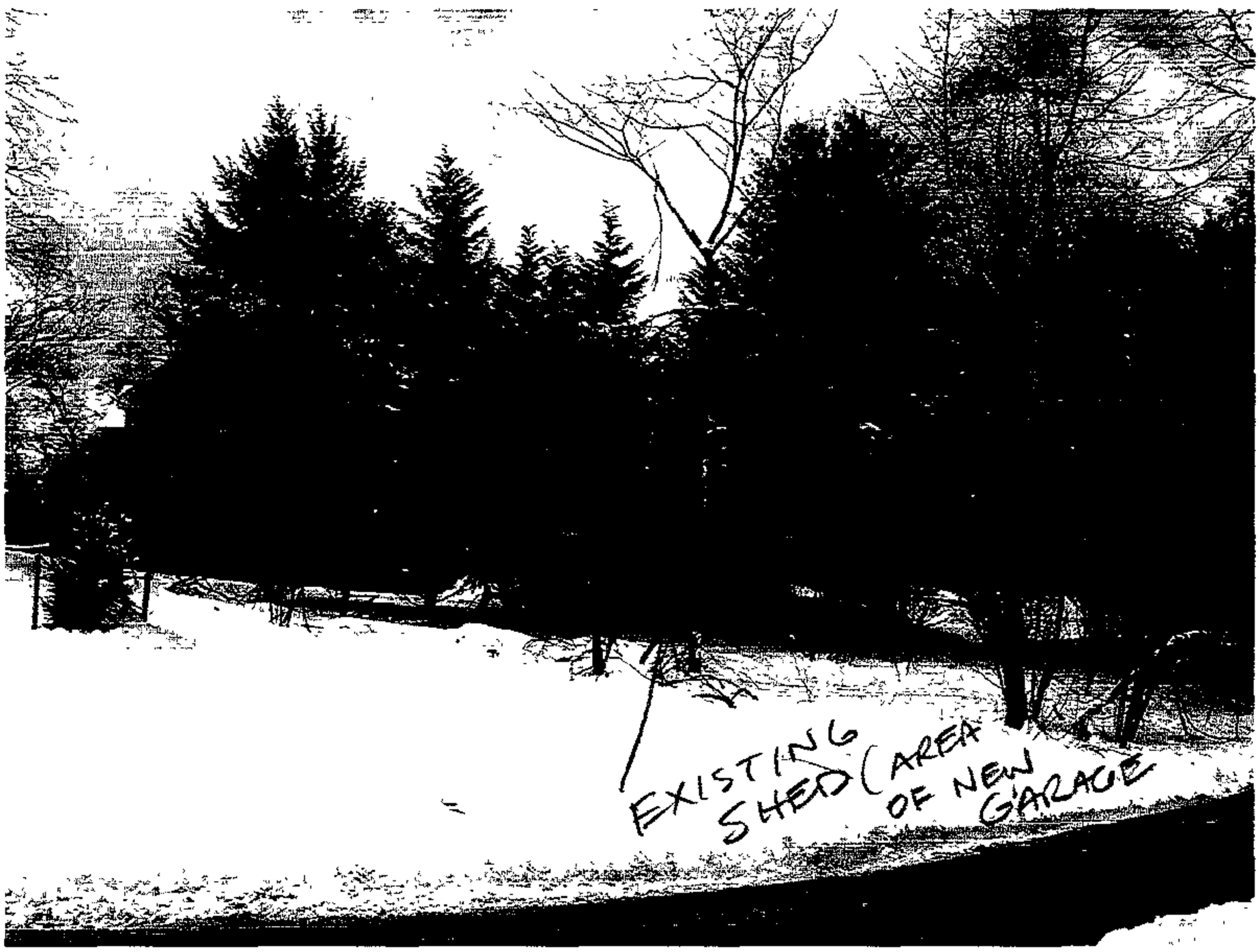
2917 OLD COURT (SCHON)

05-436-A

2917 OLD COURT (SCHON

view from front lawn —
SHOWING EXISTING SHED

05-436-A



View from across drive

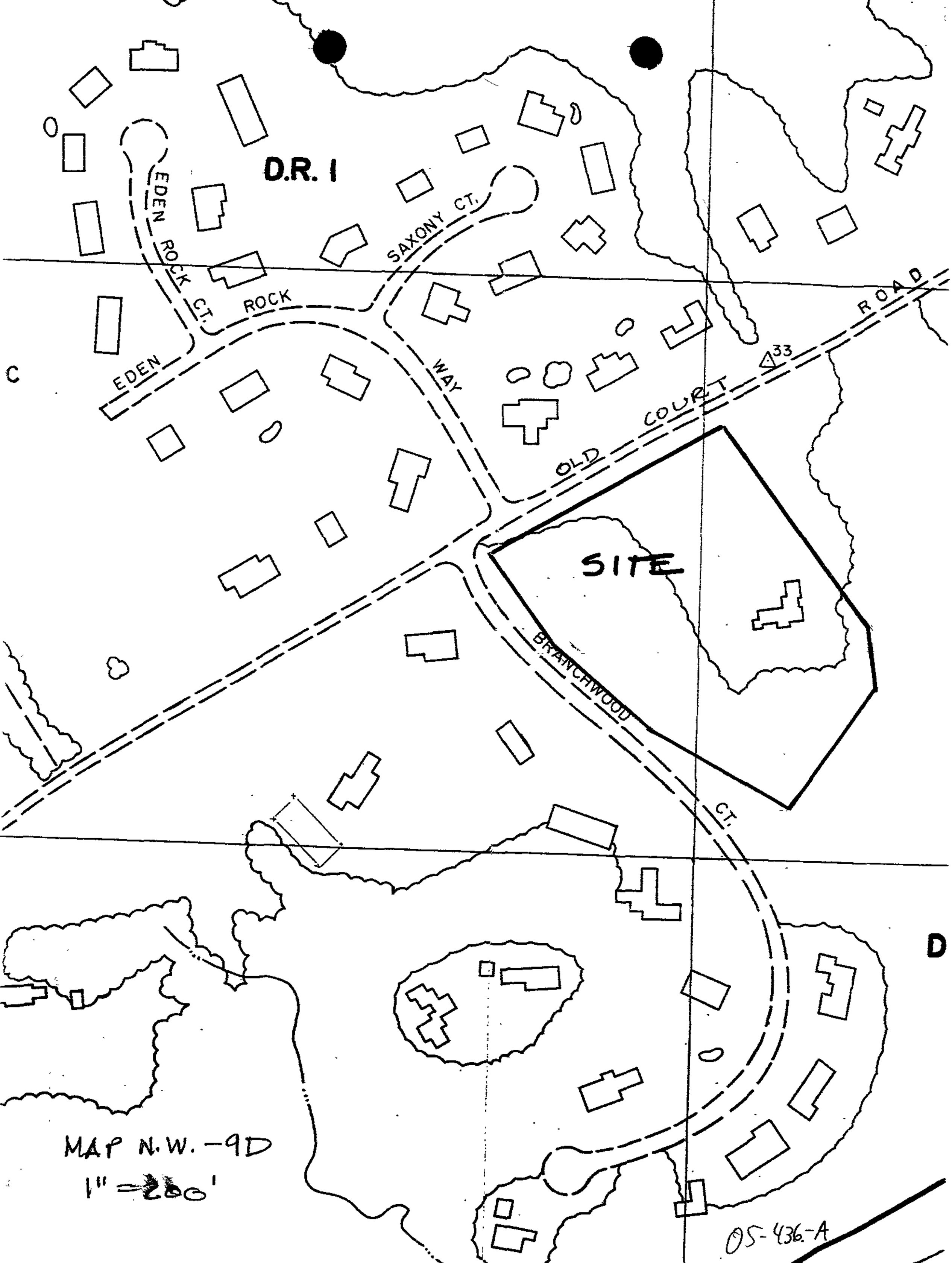
05-436-A

View coming down driveway
for 2913.

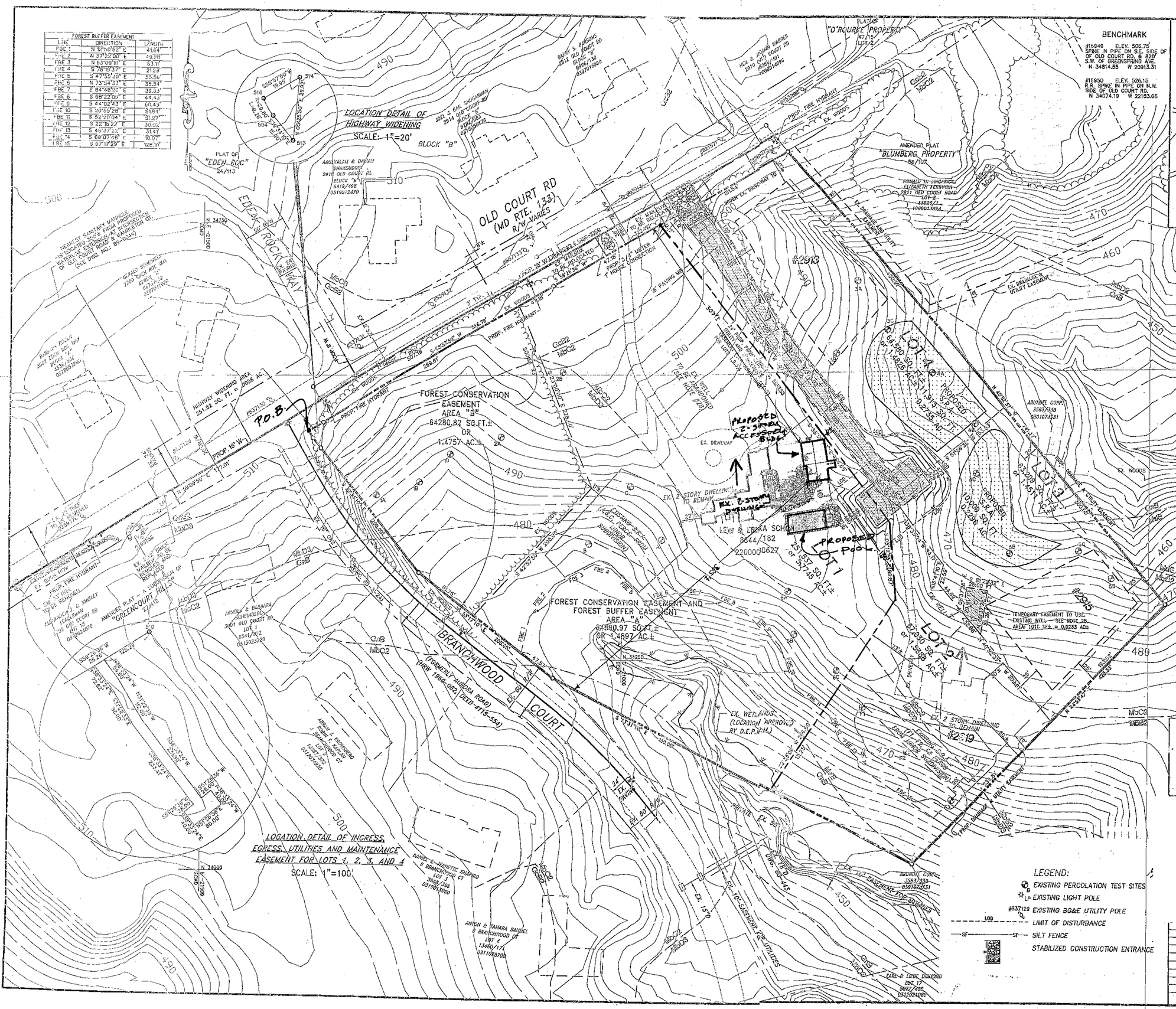
05-436-A

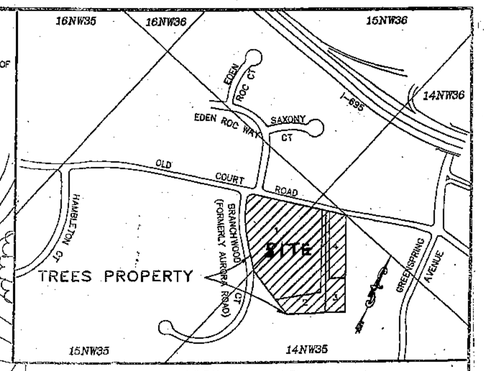
View from front porch of
2913 Old Court. (SHABINSKY)

05-436-A


D.R. I
EDEN ROCK CT.
SAXONY CT.
EDEN ROCK WAY
OLD COURT ROAD
33
SITE
BRANCHWOOD CT.
C
D
MAP N.W.-9D
1" = 200'
05-436-A

FOREST BUFFER EASEMENT		
LINE	DIRECTION	LENGTH
FBE 1	N 02°40'52" E	41.64'
FBE 2	N 37°32'00" E	49.78'
FBE 3	N 63°09'10" E	53.11'
FBE 4	S 76°19'37" E	21.29'
FBE 5	S 47°55'30" E	55.50'
FBE 6	N 73°34'33" E	38.54'
FBE 7	S 64°48'50" E	38.33'
FBE 8	S 68°22'09" E	44.43'
FBE 9	S 44°02'43" E	60.43'
FBE 10	S 20°55'28" E	51.64'
FBE 11	S 52°20'04" E	31.27'
FBE 12	S 22°15'22" E	30.02'
FBE 13	S 45°37'[illegible]" E	31.41'
FBE 14	S 08°07'48" E	10.07'
FBE 15	S 67°17'29" E	128.10'





VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

1) OWNERS:
~~EPS DEVELOPMENT, LLC~~ ~~Jackie Schon~~ ~~EPS DEVELOPMENT, LLC~~ N+V. Shubinsky
2915 OLD COURT ROAD — 2913 OLD COURT ROAD
BALTIMORE, MARYLAND 21208-3312 — BALTIMORE, MARYLAND 21208-3312
PROP. TAX ACCT. NO. 2300009990 — PROP. TAX ACCT. 2300009991

LEW C. & ERIKA SCHON
2917 OLD COURT ROAD
BALTIMORE, MARYLAND 21208-3312
PROP. TAX ACCT. NO. 2300009988

DAVID & STACEY RUBIN
2919 OLD COURT ROAD
BALTIMORE, MARYLAND 21208-3312
PROP. TAX ACCT. NO. 2300009989

2) DEVELOPER:
EPS DEVELOPMENT, LLC
ERIKA PARDES SCHON
~~2917 OLD COURT ROAD~~
PIKESVILLE, MARYLAND 21208-3312

3) DEED REFERENCES: ~~8644/182, 10643/203, 10605/587~~ ~~14950/333~~ 14691/721 14691/711 15892/385 20687/562
4) SITE ZONING: DR-1
5) CENSUS TRACT NO.: 4038.03
6) THE SITE IS LOCATED IN SUBSEWERSHED NO. 58, AND WATERSHED NO. 24
7) THE PROPOSED GRADING SHOWN ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND COMPLIES WITH TITLE 14, ARTICLE VI OF THE BALTIMORE COUNTY CODE. HOWEVER, DUE TO BUILDING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
8) ALL SWALES HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF ACCORDING TO BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS.
9) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR OTHER FOREST RETENTION AREAS, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
10) NO 100-YEAR FLOODPLAIN.
11) THIS SITE IS NOT IN A CHESAPEAKE BAY CRITICAL AREA.
12) THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
13) THE INSIDE SHOWER IN THE ACCESSORY BUILDING IS FOR CONVENIENCE PURPOSES ONLY. IT IS NOT TO BE USED FOR SEPARATE LIVING QUARTERS.
14) NO PRIOR ZONING CASES
15) PUBLIC WATER, PRIVATE SEWER

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13391

Feb 25, 2005

PLAN TO ACCOMPANY VARIANCE PETITION
2917 OLD COURT ROAD (LOT 1)
~~DISTURBED AREA = 19,500 SF = 0.45 AC.~~

TREES PROPERTY

~~GRADING AND SEDIMENT CONTROL PLAN FOR 16' DRIVEWAY & T-TURNAROUND~~

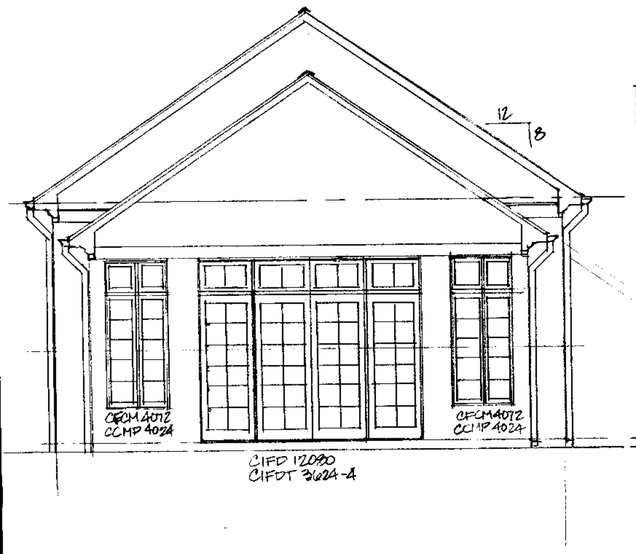
FLAT BOOK 73, FOLIO 8 PDM# III-369
ELECTION DISTRICT No. 3 COUNCILMANIC DISTRICT 2
BALTIMORE COUNTY, MARYLAND

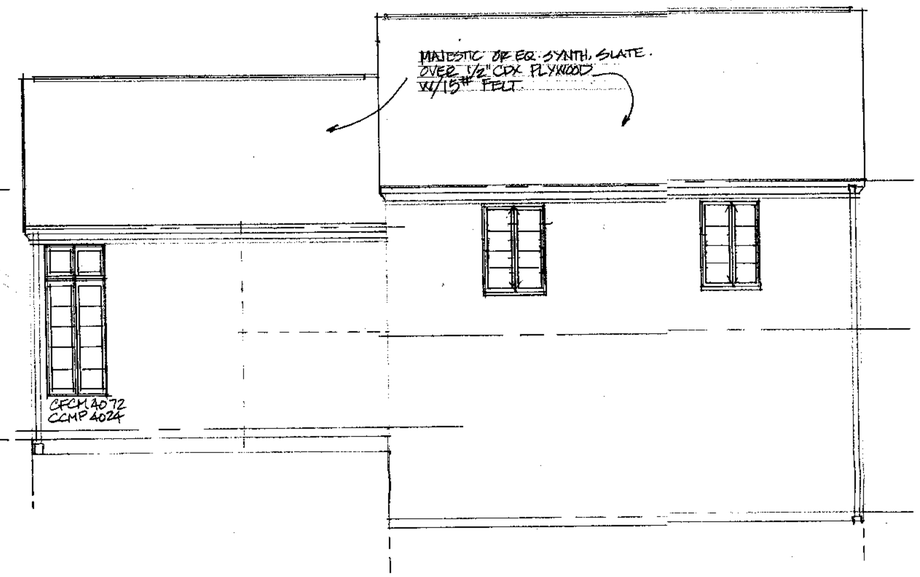
Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

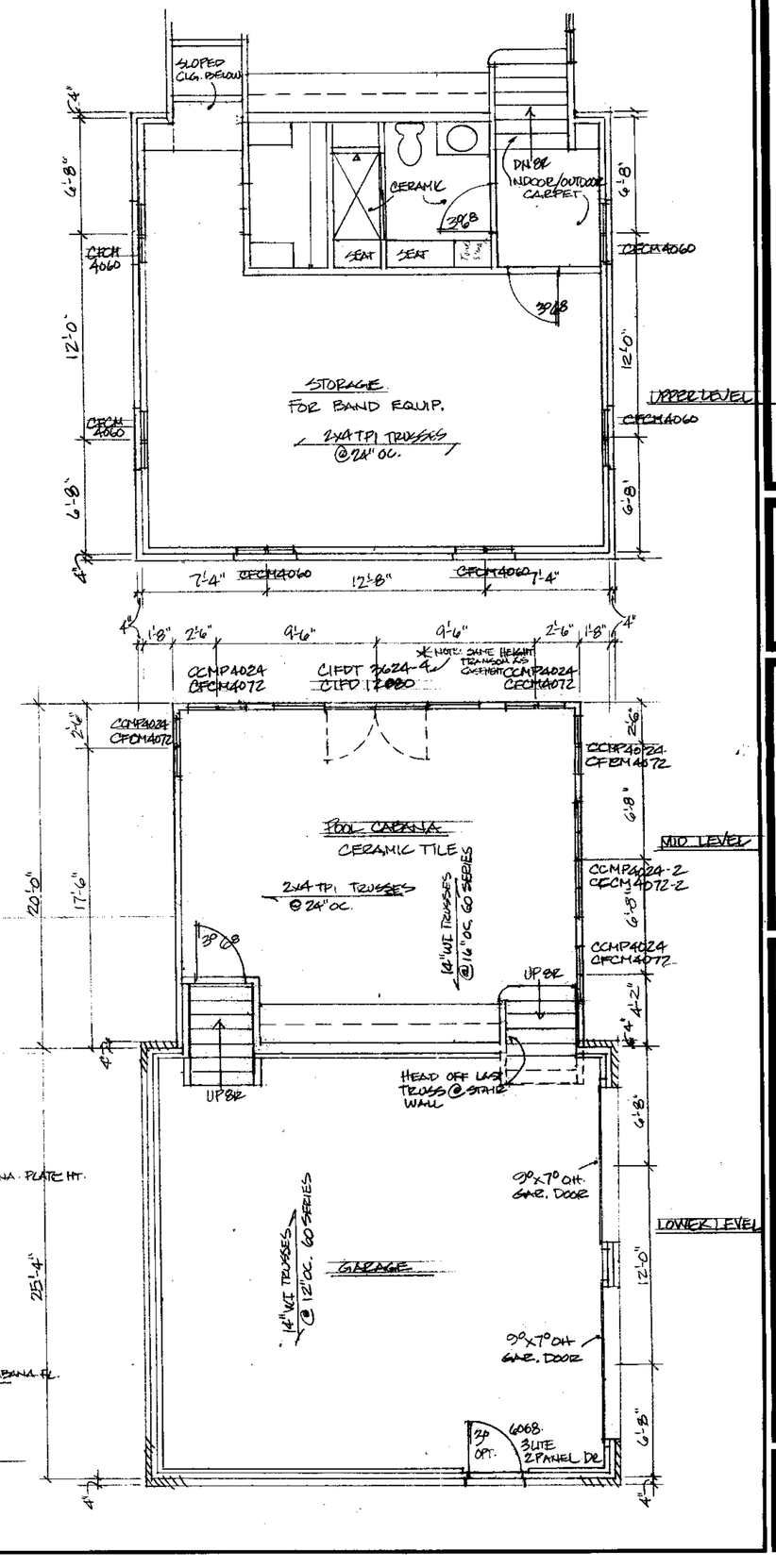
NO.	DATE	REVISIONS:	BY

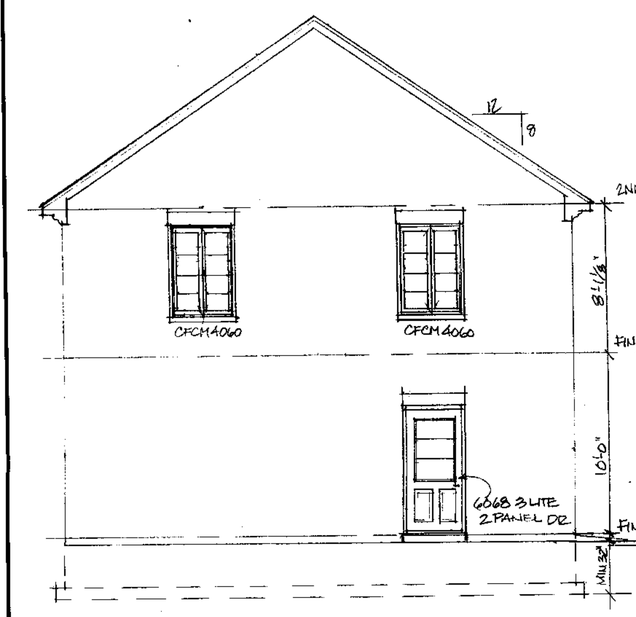
SCALE:	1"=50'
DATE:	~~JANUARY 25, 2001~~ 2/25/05
JOB NO.:	99011
DESIGNED:	ITA
DRAWN:	ITA
CHECKED:	REM
FILE:	99011D&SC1.DWG
DRAWING NUMBER:	GR-1 SC-1
SHEET	1 OF 3

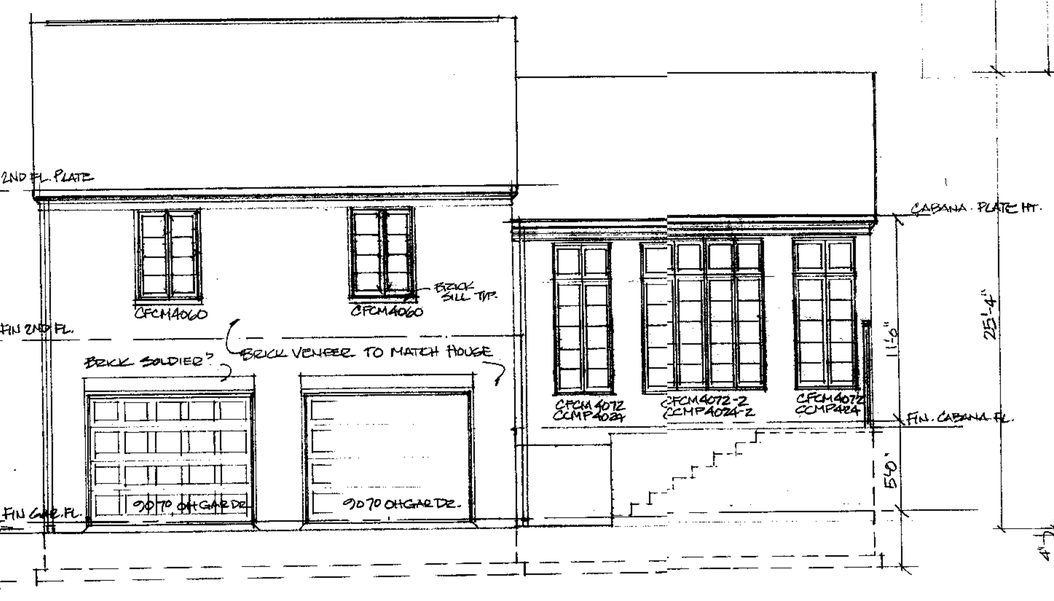
05-436-4











DESIGN Alternatives INC.
12420 HAPPY HOLLOW RD., HUNT VALLEY, MD 21030, (301) 252-0468

certification

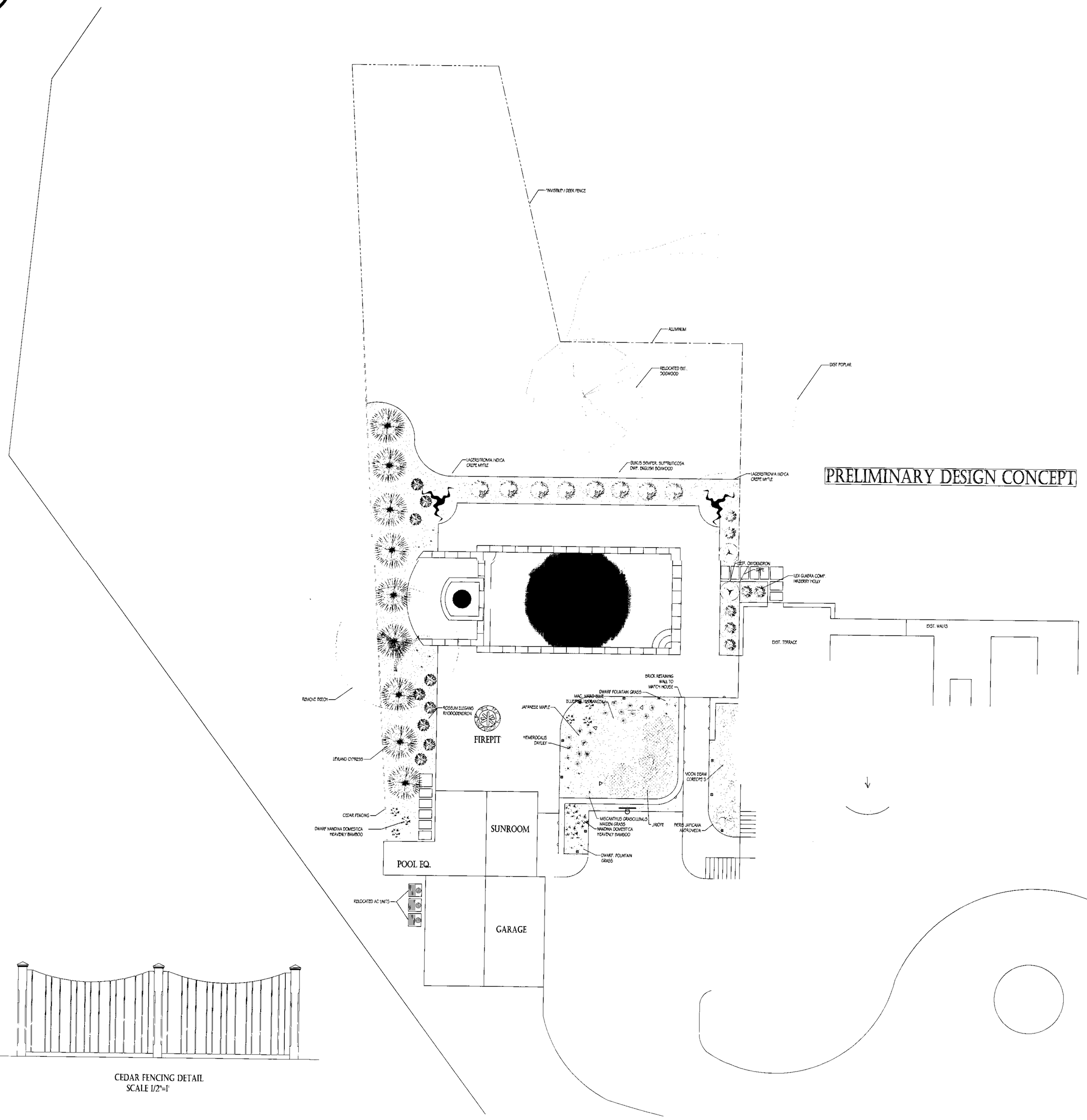
revisions	
date	remarks

content GARAGE/POOL CABANA PLANS & ELEVATIONS
drawn MLBB. checked scale 1/4"=1'0" date 12/1/04 project no.

SCHON RESIDENCE
2317 OLD COURT ROAD

drawing no.

05-436-A



CEDAR FENCING DETAIL
SCALE 1/2"=1'

BROADVIEW MANOR, INC.
LANDSCAPE DESIGN BUILD COMPANY
410-557-9010
4598 NORRISVILLE ROAD
WHITE HALL, MD 21161

JOB TITLE: SCHON RESIDENCE
JOB LOCATION: MR. & MRS. SCHON
2917 OLD COURT RD.
BALTIMORE, MD

DRAWING TITLE: POOL/SPA/LANDSCAPE
SCALE: 1/8" = 1'
DATE: JAN 04, 2005
DESIGN BY: MICHAEL H. PATTERSON
DRAWN BY: JR HEAPS

SHEET: 1 OF: 1

4-3634-50