IN RE: PETITION FOR ADMIN. VARIANCE SE/S of Olivia Road, 200 ft. SW centerline of Bogby Road 15th Election District 6th Councilmanic District (**7115 Olivia Road**)	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY
Deita L. & Lawrence E. Harris *Petitioners*	*	CASE NO. 05-485-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, Deita L. and Lawrence E. Harris. The variance request is for property located at 7115 Olivia Road in the eastern area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (§1B01.2.C.4, 1970 Zoning Regs, Bill No. 100-1970), to permit a proposed addition with a side yard setback of 3 ft. in lieu of the minimum required 8 ft., and a sum of side yard setbacks of 17 ft. in lieu of the minimum required 20 ft., and to amend the Final Development Plan for "Cunninghill Cove", Lot 9, Block C, Plat I. 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 April 2, 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 April 12, 2005 wherein they request the Petitioners "... to demonstrate to the Zoning

PLEASE RETURN TO FILE
Date 5/11/05
By

Commissioner that there are special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the B.C.Z.R. would result in practical difficulty and unreasonable hardship", a copy of which is attached hereto and made a part hereof. Thereafter, in a letter to the Deputy Zoning Commissioner dated May 4, 2005 the Petitioners set forth their special circumstances regarding the requested administrative variance relief. A copy of Petitioners' letter is also attached hereto and made a part hereof.

Applicable Law

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

"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.

ORDER RECEIVED FOR FILING
Date 5/11/05
By

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 11 day of May, 2005, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (§1B01.2.C.4, 1970 Zoning Regs, Bill No. 100-1970), to permit a proposed addition with a side yard setback of 3 ft. in lieu of the minimum required 8 ft., and a sum of side yard setbacks of 17 ft. in lieu of the minimum required 20 ft., and to amend the Final Development Plan for "Cunninghill Cove", Lot 9, Block C, Plat I, 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

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORIGINAL RECEIVED FROM FILING
5/11/05

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

May 11, 2005

Mr. & Mrs. Lawrence E. Harris
7115 Olivia Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 05-485-A
Property: 7115 Olivia Road

Dear Mr. & Mrs. Harris:

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

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7115 OLIVIA Rd

which is presently zoned DRS.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) 1B02.3.B, BCZR (Section 1B01.2.C.4, 1970 Zoning Regulation, Bill 100-1970) to permit a proposed addition with a side yard setback of 3 feet in lieu of the minimum required 8 feet, and a sum of side yards setback of 17 feet in lieu of the minimum required 20 feet, and to amend Lot 9, Block C, Plat I of the Final Development Plan for Cunninghill Cove.

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

Legal Owner(s):

LAWRENCE E HARRIS
Name - Type or Print

Lawrence E Harris
Signature

DELTA L HARRIS
Name - Type or Print

Delta L Harris
Signature

w 410-415-6227
7115 OLIVIA Rd H 410-335-0179
Address Telephone No.

BALT MD 21220
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

RECEIVED FOR FILING
5/11/05

CASE NO. 05-485-A **Reviewed By** JNP **Date** 3/25/05

Estimated Posting Date 4/3/05

REV 9/15/98

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 7115 OLIVIA Rd
Address

BALTimore md 21220
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):

1. FAMILY SIZE INCREASE Require more SPACE AND ANOTHER Bedroom
2. ADDING TO REAR OF THE HOUSE WOULD REDUCE THE BACK YARD USABLE SPACE.
3. PROTECT Vehicles FROM The ELEMENT.

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.

Laurence Harris
Signature

Deita Harris
Signature

LAWRENCE HARRIS
Name - Type or Print

Deita Harris
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of JANUARY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LAWRENCE HARRIS & DEITA HARRIS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-4-2005
Date

Quanna Delores Edwards
Notary Public

My Commission Expires 8-10-08

REV 09/15/98

05-485-A

ZONING DESCRIPTION
FOR 7115 OLIVIA RD

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF OLIVIA RD WHICH IS 50 FT WIDE

AT THE DISTANCE OF 200 FT SOUTHWEST OF THE CENTER LINE OF BOBBY ROAD,

WHICH IS 50 FT WIDE BEING LOTS #9 BLOCK C PLAT 1 IN THE SUBDIVISION OF CUNNINGHILL

COVE RECORDED IN BALTIMORE COUNTY PLAT BOOK# 53 FOLIO # 26

CONTAINING 7,536 SQUARE FT ALSO KNOWN AS 7115 OLIVIA RD AND LOCATED IN

THE 15TH ELECTION DISTRICT 6 TH COUNCILMANIC DISTRICT

05-485-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443619

DATE 3/25/05 ACCOUNT R-001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: Lawrence & Peta Harris

FOR: Alm Variance - 711 S Olivia Road
05-485-A (Harris)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/25/2005	3/25/2005	09:23:48	4

ZED 0904 WALKTN KNCH KXM
RECEIPT # 340532 3/25/2005 OPLN
Dept 5 528 ZONING VERIFICATION
JR NO. 443619
Recpt Tot $130.00
$130.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. : 05-485-A

Petitioner/Developer: LAWRENCE & DEITA HARRIS

Date of Hearing/Closing: 4/18/05

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

Attention:

Ladies and Gentlemen:

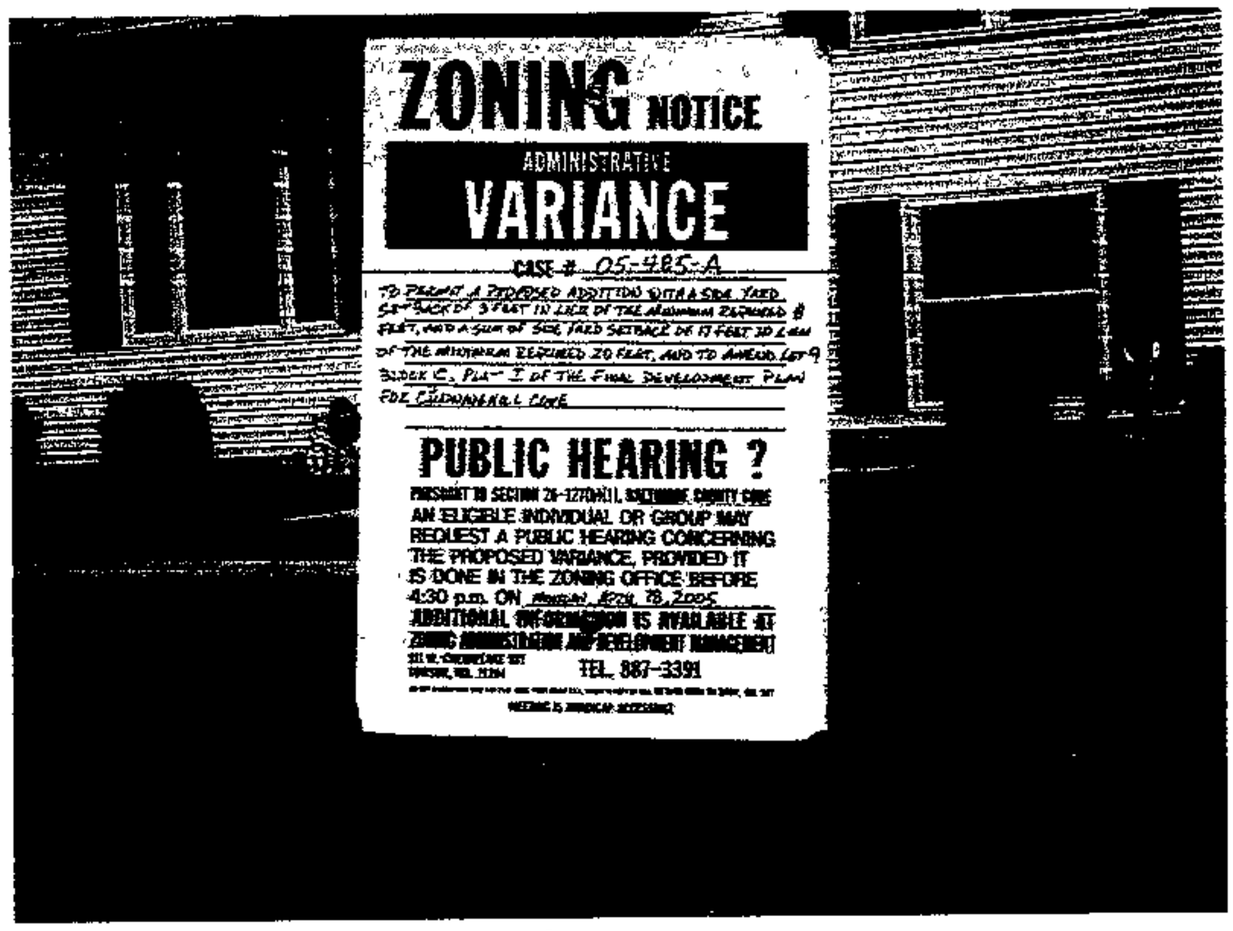
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 7115 OLIVIA ROAD

This sign(s) were posted on April 2, 2005.
(Month, Day Year)

Sincerely,

4/2/05
(Signature of Sign Poster and Date)
Martin Ogle
Sign Poster
5016 Castlestone Drive
Address
Balto. Md 21237
(443-629-3411)

im000242 (1152x864x24b jpeg)



4/2/05

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-485 -A Address 7115 Olivia Road

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

Filing Date: 3/25/05 **Posting Date:** 4/3/05 **Closing Date:** 4/18/05

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 05-485 -A Address 7115 Olivia Road

Petitioner's Name Lawrence & Deita Harris Telephone 410-335-0179

Posting Date: 4/3/05 **Closing Date:** 4/18/05

Wording for Sign: To Permit a proposed addition with a side yard setback of 3 feet in lieu of the minimum required 8 feet, and a sum of side yard setback of 17 feet in lieu of the minimum required 20 feet, and to amend Lot 9 Block C, Plat I of the Final Development Plan for Cunninghill Cove.

WCR - Revised 6/25/04

Department of Permits and Development Management

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

Baltimore County

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

April 18, 2005

Lawrence E. Harris
Deita L. Harris
7115 Olivia Road
Baltimore, Maryland 21220

Dear Mr. and Mrs. Harris:

RE: Case Number: 05-485-A, 7115 Olivia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 25, 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

April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 485, 486,492, 498, 499, 500, 501, 504, 505

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 18, 2005

FROM: Dennis A. Kennedy, DAK Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April ~~18~~, 2005
Item No.(485, 486, 487, 488, 490, 491, 492, 494, 495, 497, 498, 499, 501, 503, and 504

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04182005.doc

ATTN KITTY

KITTY - who should I send this to, planning? PDM? zoning? comm? Bill Spencer x5223

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

FROM: Joe

SUBJECT: REQUEST FOR VARIANCE TO BUILD GARAGE
Mr LAWRENCE HARRIS
7115 OLIVIA Road 21220 (Bay COUNTY)
Tel 410-335-0179
Case # 05-485 A

DATE: date

MR HARRIS CONTACTED my office with the following information

He applied for an administrative variance to construct a garage. He met with Tom Perkow, completed the necessary paperwork, and the job was posted.

Tom Harris then received a letter from Deputy Zoning Commissioner Murphy stating the Office of Planning did not support his request. Mr Harris states others in his community have ~~[illegible]~~ built garages of the same design. He also spoke with neighbors and could find no one with objections so, on May 4, he responded to Mr Murphy's letter in writing to appeal the ~~d[illegible]~~ decision.

He called my office in an effort to expedite a response. Please review the request and contact Mr Harris as soon as possible

cc Mr. Harris

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2005

RECEIVED
APR 1 2005
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-485 – Administrative Variance**

It is incumbent upon the petitioner to demonstrate to the Zoning Commissioner that there are special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the BCZR would result in practical difficulty and unreasonable hardship.

Prepared By: Marty A Cunningham

Division Chief: Lynn Lewis

MAC/LL

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

State Highway Administration
Maryland Department of Transportation

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

Date: 4.8.05

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

RE: Baltimore County
Item No. 485 JNP

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

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 25, 2005

Mr. & Mrs. Lawrence Harris
7115 Olivia Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 05-485-A
Property: 7115 Olivia Road

Dear Mr. & Mrs. Harris:

I was given your requested administrative variance for review and approval. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning does not support your request unless you comply with the recommendation set forth in the summary. I am enclosing a copy of this ZAC comment for your review.

It would be appreciated if you would respond to their recommendation in writing to the undersigned. Once I receive your reasons supporting your request, I can then make my decision and prepare an Order.

Thank you for your attention and cooperation in this matter.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

AV
4/18

MAY 4, 2005

RECEIVED

MAY 9 2005

ZONING COMMISSIONER

LAWRENCE HARRIS
DEITA HARRIS
7115 OLIVIA RD
BALTIMORE, MD 21220

JOHN MURPHY
DEPUTY ZONING COMMISSIONER
SUITE 405 COUNTY COURT BULIDING
401 BOSLEY AVENUE
TOWSON, MD 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
CASE NO.05-485-A
PROPERTY: 7115 OLIVIA RD

Dear Mr. Murphy

In reply to your letter dated April 25, 2005 concerning the zoning advisory committee comment on not supporting our request due to no special circumstances or conditions existing on the property. The following listed items will summarize the special circumstances and practical difficulty encounter.

1. The plot of land that the house sit on is a wedge shape with the property line angling in from 74 ft in the front of the property to 53 ft in the rear. The property line on the north side angles in more sharply then the property line on the south side. There is no access to property on the south side.

2. The position of the house on the lot is so that if a addition and garage was able to be added to the back of the house there would be no room to back out of a garage to turn a vehicle around without driving onto the neighbor property. It still would not be in compliance with BCZR and still would require a variance or purchase of land from the neighbor that would not be cost effective or practial.

I hope this answers any questions or concern expressed by the zoning advisory committee or you on this matter. I thank you for your consideration and time in this matter and wait your reply.

Very truly yours,

Lawrence Harris
Deita Harris

Lawrence and Deita Harris

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

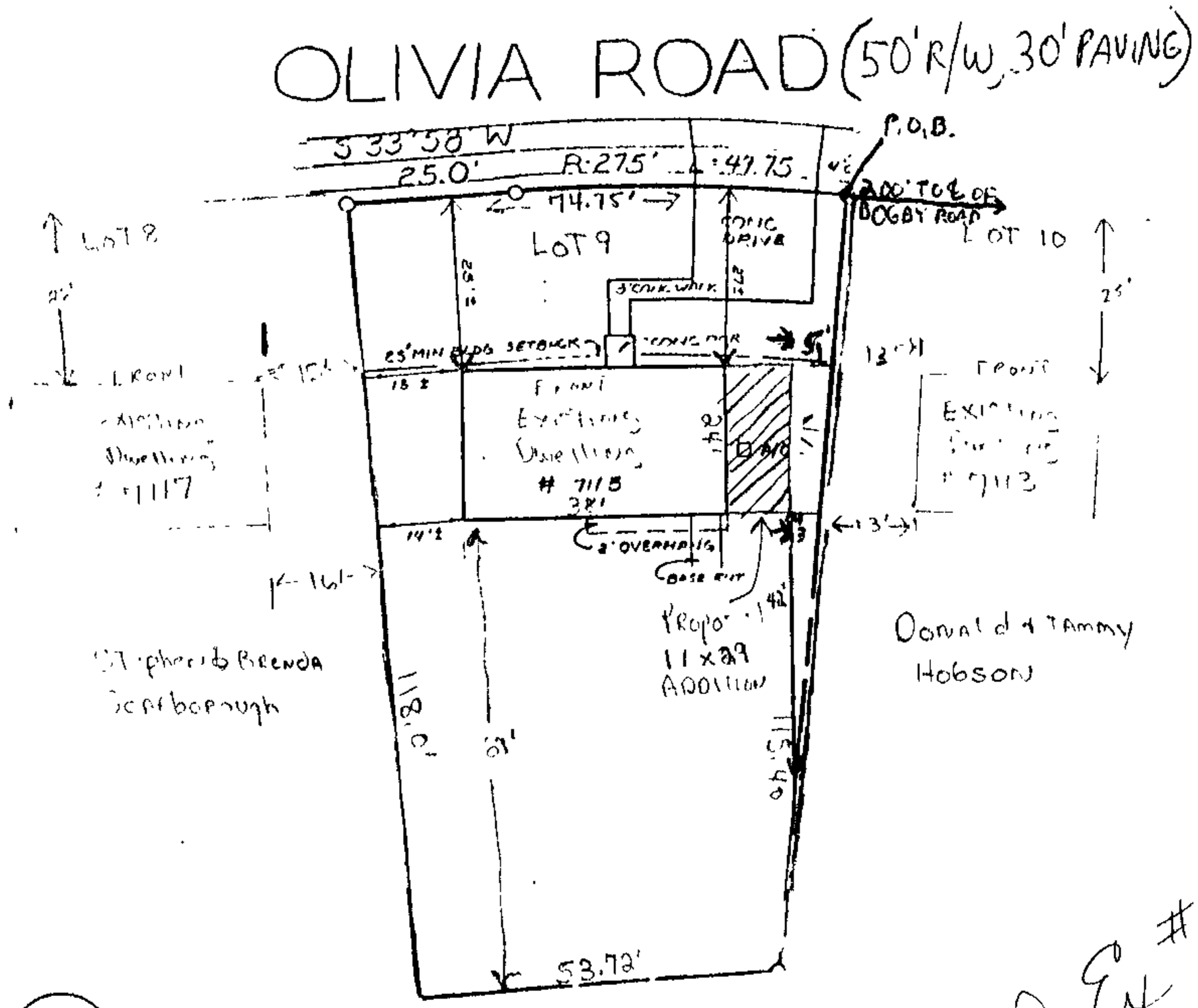
PROPERTY ADDRESS 7115 Olivia Rd

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

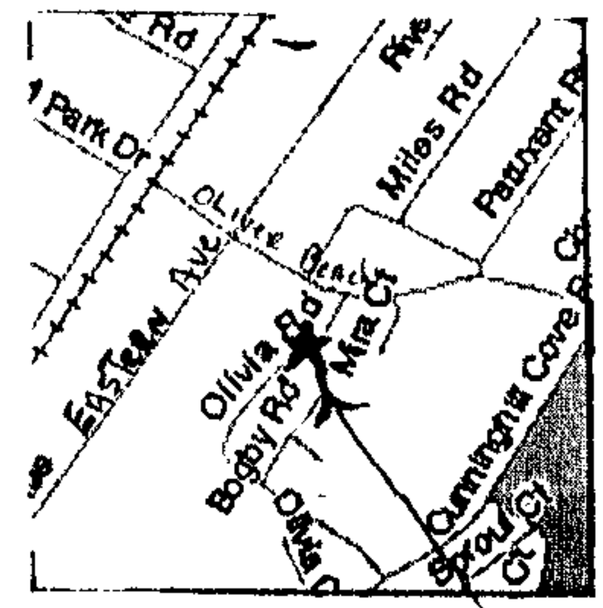
SUBDIVISION NAME Cunninghill Cove, Plat I

PLAT BOOK # 53 FOLIO # 26 LOT # 1 SECTION # ___ BLOCK C

OWNER Lawrence & Delta Harris



NORTH



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE-7-m

ZONING DR 5.5

LOT SIZE .1730 ACREAGE 7,536.00 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

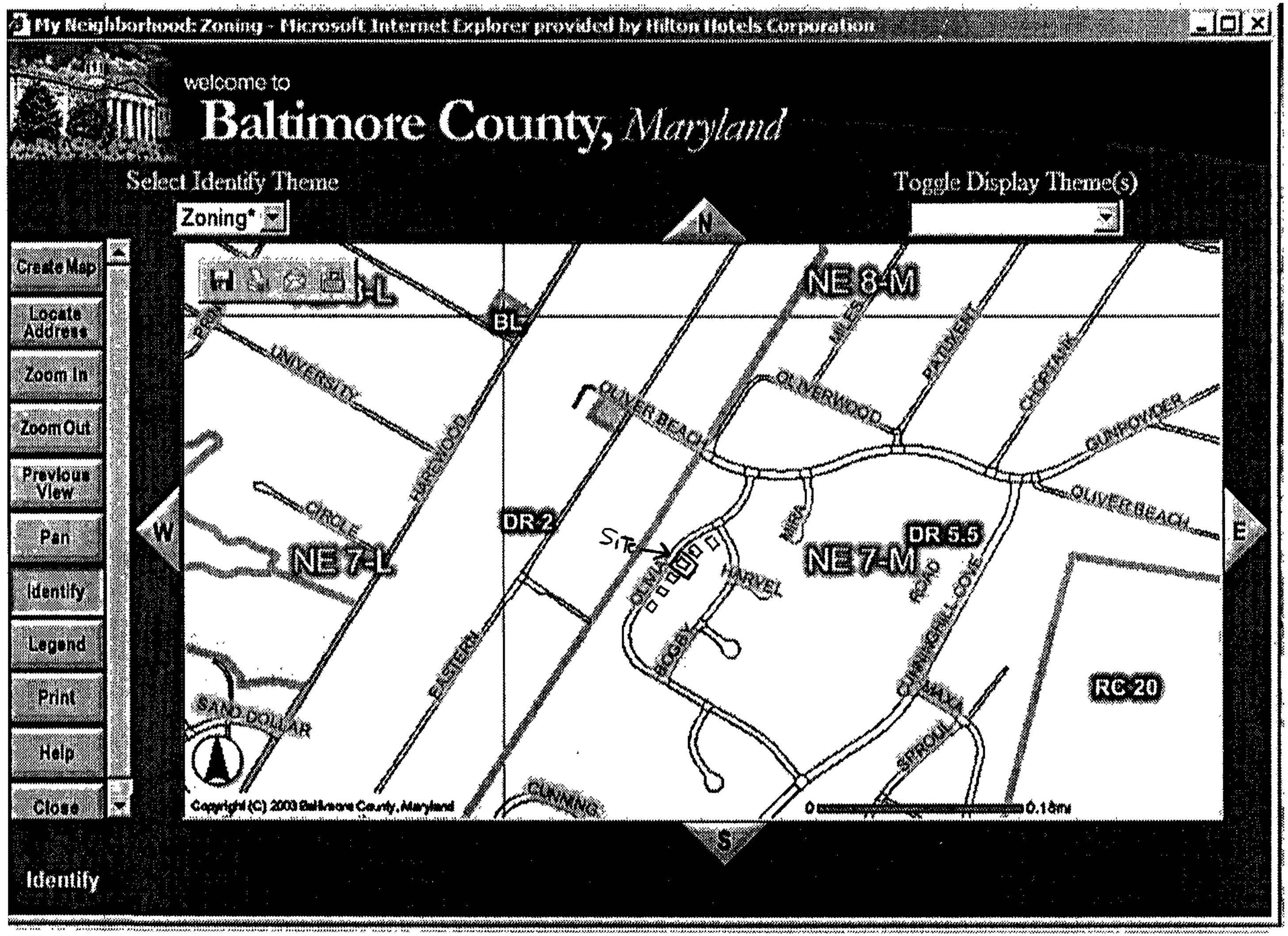
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	485	05-485-A

PREPARED BY Lawrence E. Harris

SCALE OF DRAWING: 1" = 30'


My Neighborhood: Zoning - Microsoft Internet Explorer provided by Hilton Hotels Corporation
welcome to
Baltimore County, Maryland
Select Identify Theme
Zoning*
Toggle Display Theme(s)
Create Map
Locate Address
Zoom In
Zoom Out
Previous View
Pan
Identify
Legend
Print
Help
Close
Identify
N
W
E
S
NE 8-M
NE 7-L
NE 7-M
DR 2
DR 5.5
RC 20
UNIVERSITY
FAIRWOOD
CIRCLE
EASTERN
OLIVER BEACH
OLIVERWOOD
PADDY
CHRISTIANA
GUNPOWDER
OLIVER BEACH
SITE
OLIVIA
HARVEL
BOGEY
CHURCHILL COVE
CHAMPA
SPROUL
SAND DOLLAR
CUNNING
Copyright (C) 2003 Baltimore County, Maryland
0
0.1 mi

05-485-A

NeighBorHood View OF

7116 OLivA & 7118 OLivA Rd

05-485-A

Side of House 7175

Olivia Rd

05-485-A

AREA OF ADDITION 715

OLIVIA RD.

05-485-A

Side View OF 2115 OLIVA
RD. AREA OF VARIANCE

05-485-A

7115 OLIVIA RD.

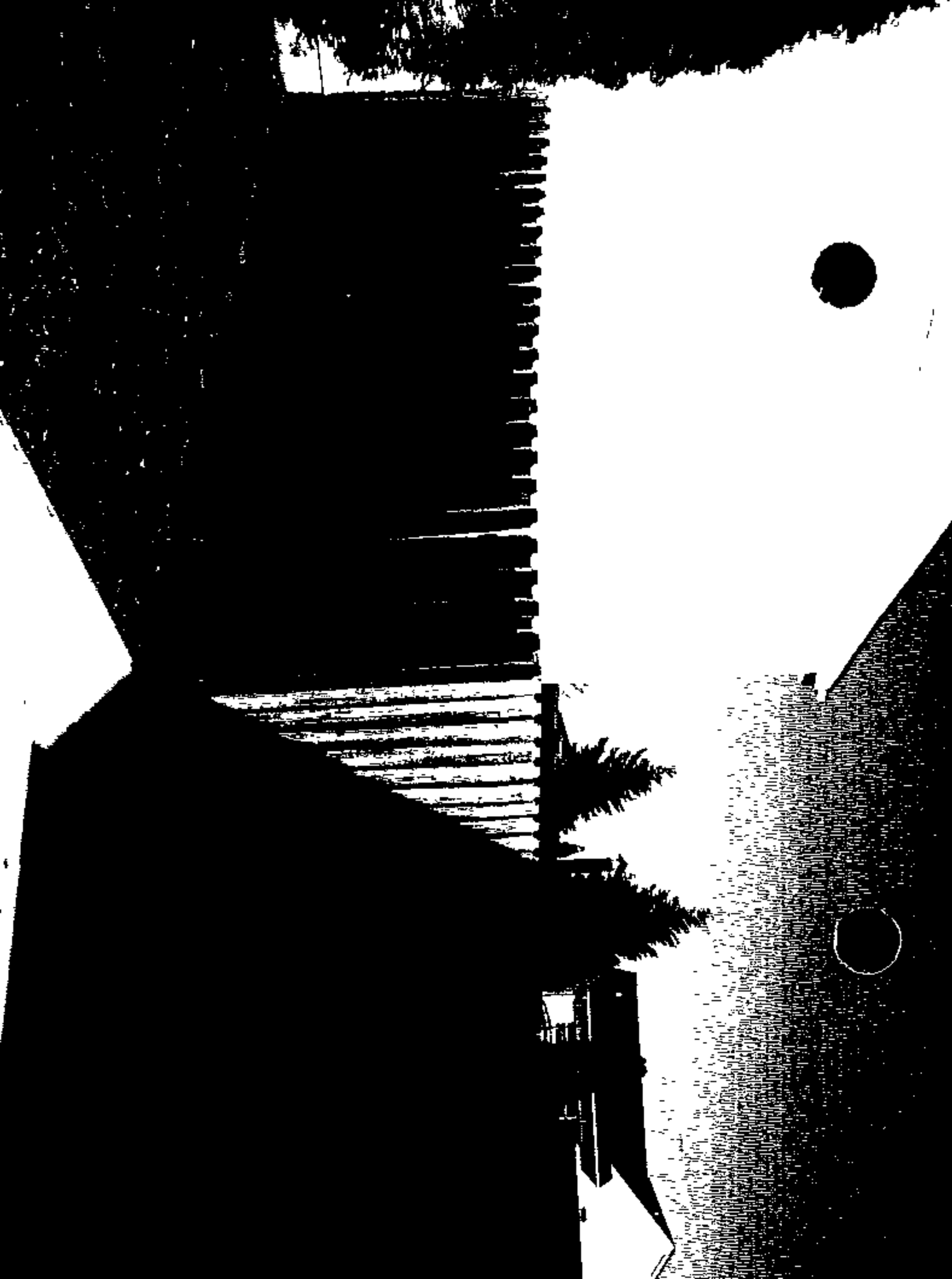
ADDITION AREA

05-485-A

FRONT 7115 OLIVIA RD

& FRONT SIDE OF 7113 OLIVIA RD

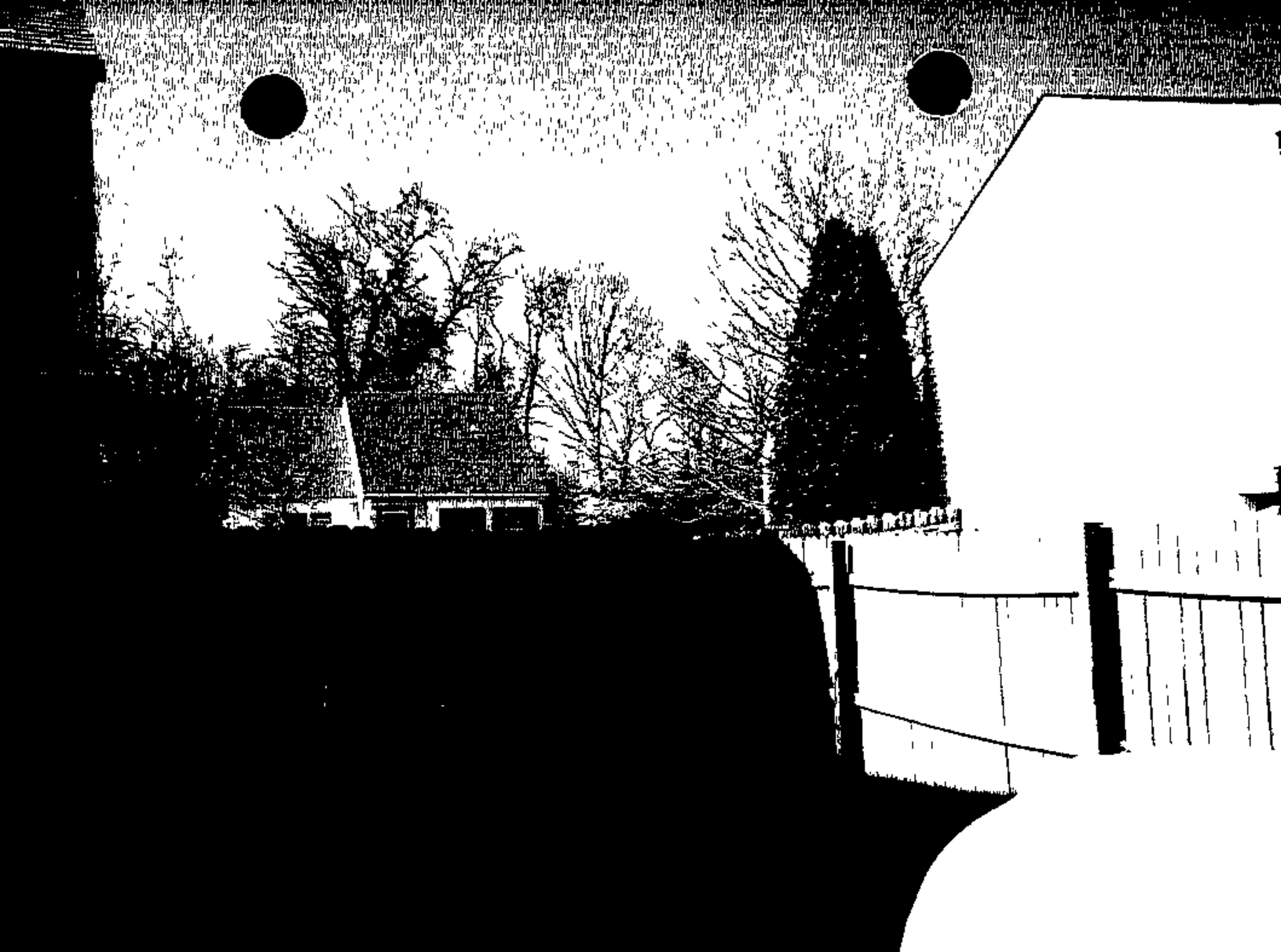
05-485-A



FRONT SIDE VIEW OF

7113 OLIVIA RD NEIGHBOR

05-485-A



REAR OF 7115 OLIVIA

& SIDE OF 7113 OLIVIA

05-485-A

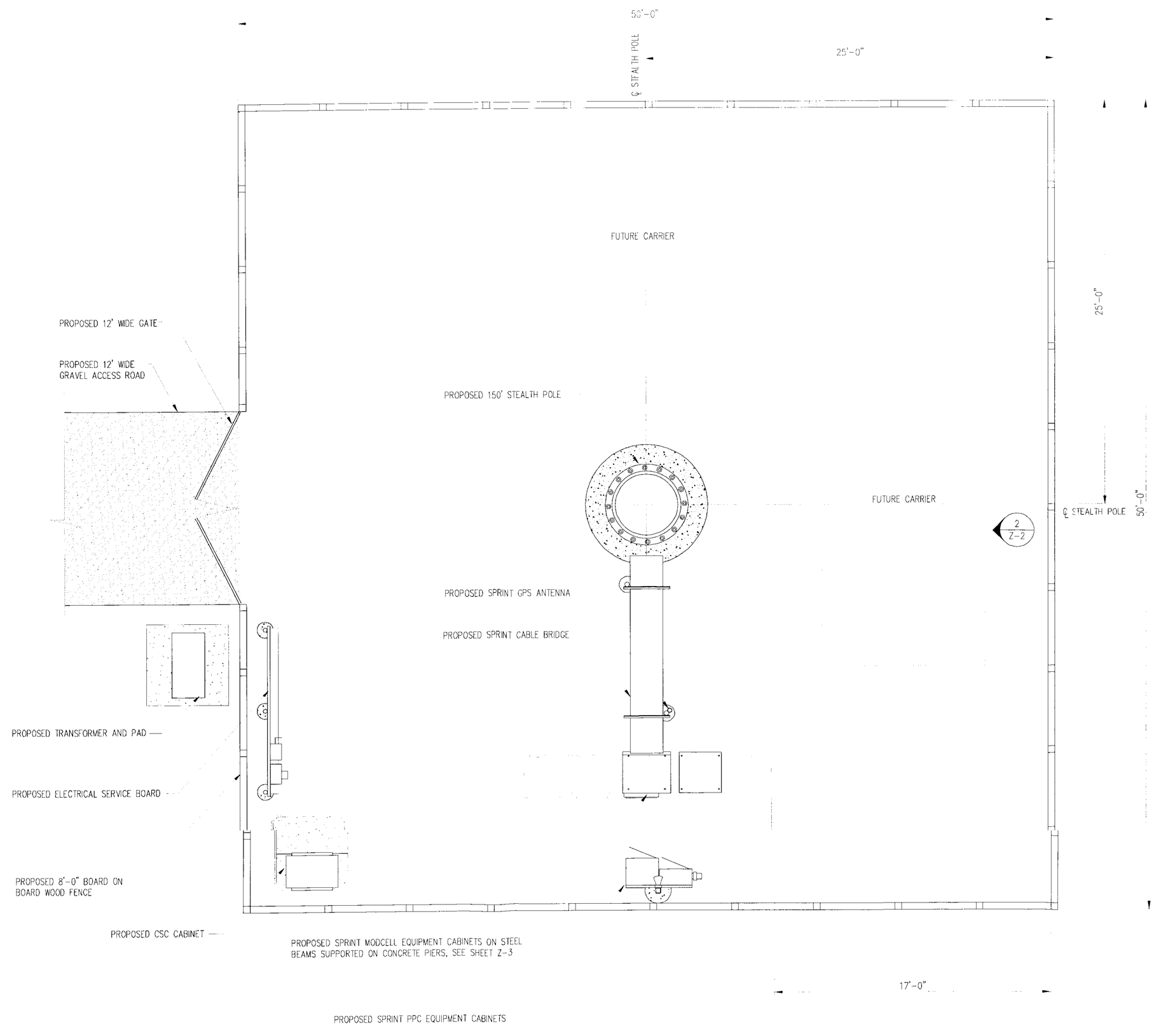
Rear Side View of 7113

Olivia Rd

05-485-A

Side of Neighbor 711 Olivia Rd

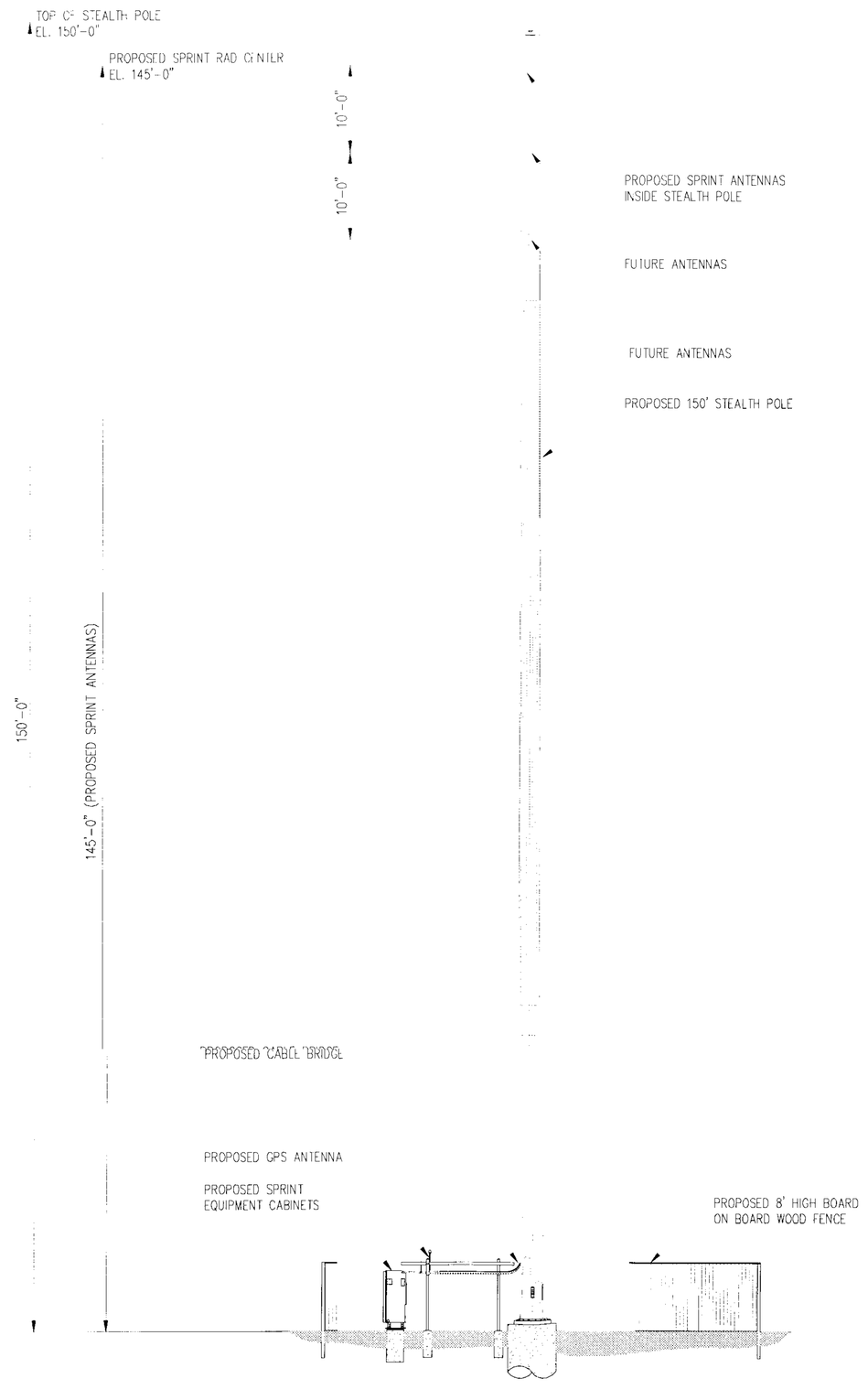
05-485-A



COMPOUND PLAN
SCALE: 1/4"=1'-0"

1
Z-2

TRUE NORTH



STEALTH POLE ELEVATION
SCALE: 3/32"=1'-0"

2
Z-2

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1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
03-24-05	SITE PLAN SUBMITTAL	

SEAL:

Sprint

APC REALTY AND EQUIPMENT CO., LLC
d/b/a
SPRINT PCS
CAPITAL DISTRICT

PROJECT NO: 1015.302
DESIGNER: F.Y.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

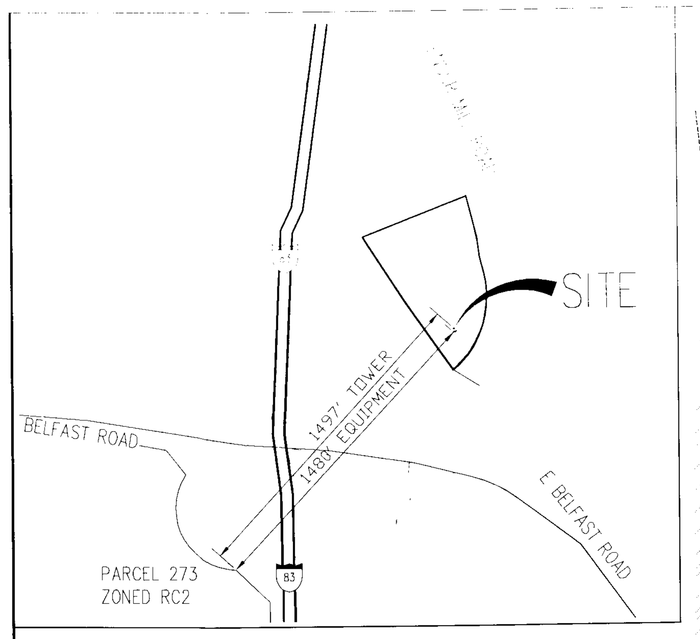
TAYLOR RETREAT
WA33XC224B
15516 ENSOR MILL ROAD
SPARKS, MD 21152

TITLE:

SITE PLAN TO ACCOMPANY PETITION TO SPECIAL EXCEPTION AND SPECIAL HEARING

SHEET NUMBER:

Z-2



VICINITY MAP

SCALE: 1"=500'

TRUE NORTH

SITE PLAN NOTES:

1.) SITE NAME: TAYLOR RETREAT
SITE NUMBER: WA33XC224B

2.) THIS PROPERTY IS SHOWN ON BOTH ZONING MAP SHEET NW 23C AND SHEET NW 24C

3.) THE PARENT PARCEL INFORMATION;
OWNER: DONALD K. AND EVELYN W. TAYLOR

PREMISES ADDRESS: 15516 ENSOR MILL ROAD
SPARKS, MD 21152

MAILING ADDRESS: 18425 FORESTON ROAD
PARKTOWN, MD 21120

COUNTY: BALTIMORE COUNTY
TAX MAP: 28 GRID: 20 PARCEL: 175
DISTRICT NUMBER: 08
ACCOUNT NUMBER: 0805063540
PROPERTY LAND AREA: 5.36 AC
ZONING: R.C.2 USE: AGRICULTURAL/ NURSERY
ELECTION DISTRICT: 08
COUNTY COUNCIL DISTRICT: 03

4.) THE RECORDED REFERENCES FOR THE PARENT PARCEL ARE AS FOLLOWS:
DEED: LIBER 7159 , FOLIO 380

5.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.

6.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.

7.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.

8.) THE FLOOD ZONE OF THE PROPOSED TOWER IS AS FOLLOWS; FLOOD ZONE C, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR BALTIMORE COUNTY, MD.
COMMUNITY PANEL NUMBER 240010 0125B.
REVISED, MARCH 2, 1981.

9.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR TOWER, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.

10.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.

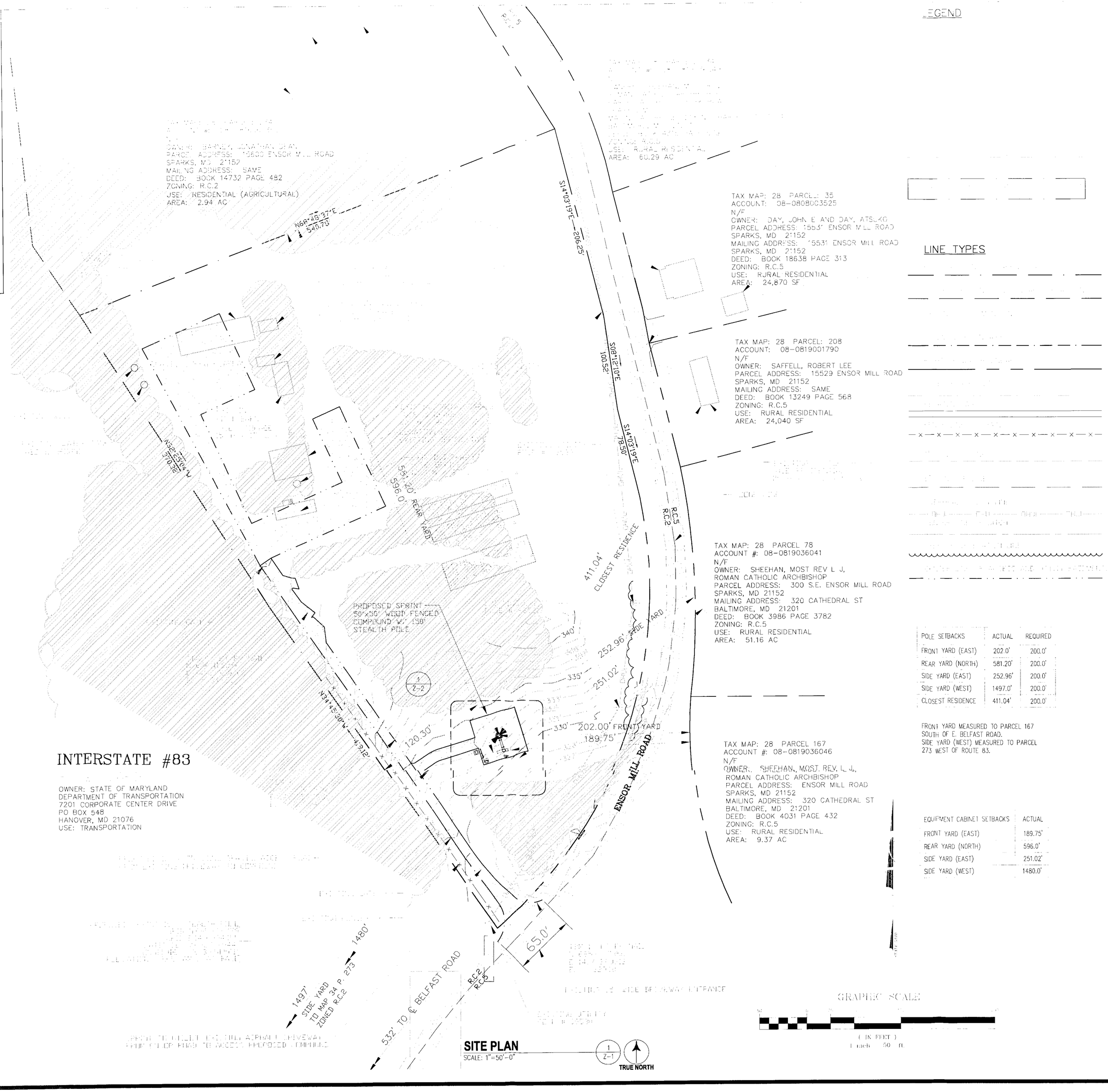
11.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.

12.) THE LOCATION OF THE PROPOSED TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 39° 32' 58.944"
LONGITUDE: W 76° 39' 51.561"
ELEVATION: 332.5' AMSL AT BASE

13.) THERE ARE NO EXISTING TREES PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.

14.) THE PROJECT MAY BE VIEWED FROM A NEARBY SCENIC VIEW LOOKOUT POINT.

15.) TOWER REVIEW COMMITTEE (TRC) APPROVAL
DATE: SEPTEMBER 7, 2004



POLE SETBACKS	ACTUAL	REQUIRED
FRONT YARD (EAST)	202.0'	200.0'
REAR YARD (NORTH)	581.20'	200.0'
SIDE YARD (EAST)	252.96'	200.0'
SIDE YARD (WEST)	1497.0'	200.0'
CLOSEST RESIDENCE	411.04'	200.0'

FRONT YARD MEASURED TO PARCEL 167 SOUTH OF E. BELFAST ROAD.
SIDE YARD (WEST) MEASURED TO PARCEL 273 WEST OF ROUTE 83.

EQUIPMENT CABINET SETBACKS	ACTUAL
FRONT YARD (EAST)	189.75'
REAR YARD (NORTH)	596.0'
SIDE YARD (EAST)	251.02'
SIDE YARD (WEST)	1480.0'

SITE PLAN

SCALE: 1"=50'-0"

TRUE NORTH

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WASHINGTON, D.C. 20005
PHONE: (202)408-0960
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SUBMITTALS

DATE	DESCRIPTION	REV.
03-24-05	SITE PLAN SUBMITTAL	

SEAL:

Sprint

APC REALTY AND EQUIPMENT CO., LLC
d/b/a
SPRINT PCS
CAPITAL DISTRICT

PROJECT NO: 1015.302
DESIGNER: R.S.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

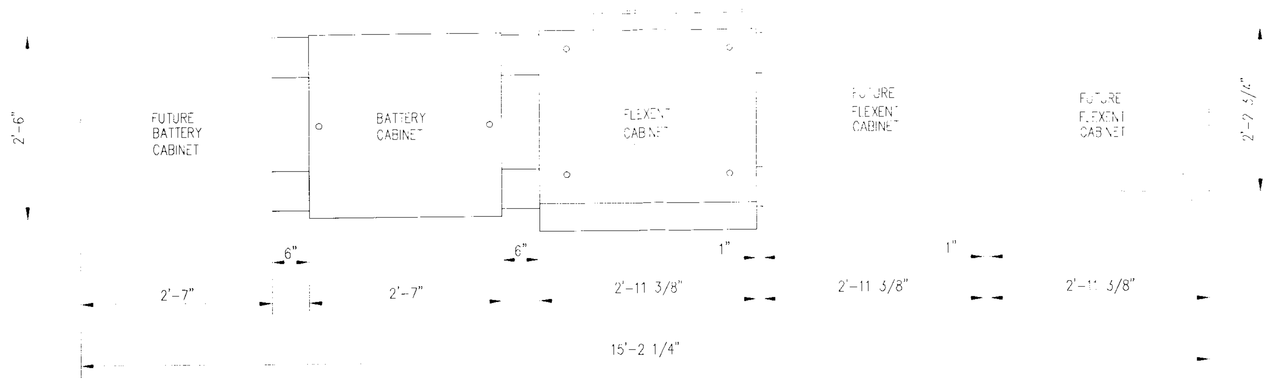
TAYLOR RETREAT
WA33XC224B
15516 ENSOR MILL ROAD
SPARKS, MD 21152

TITLE:

SITE PLAN TO ACCOMPANY PETITION TO SPECIAL EXCEPTION AND SPECIAL HEARING

SHEET NUMBER:

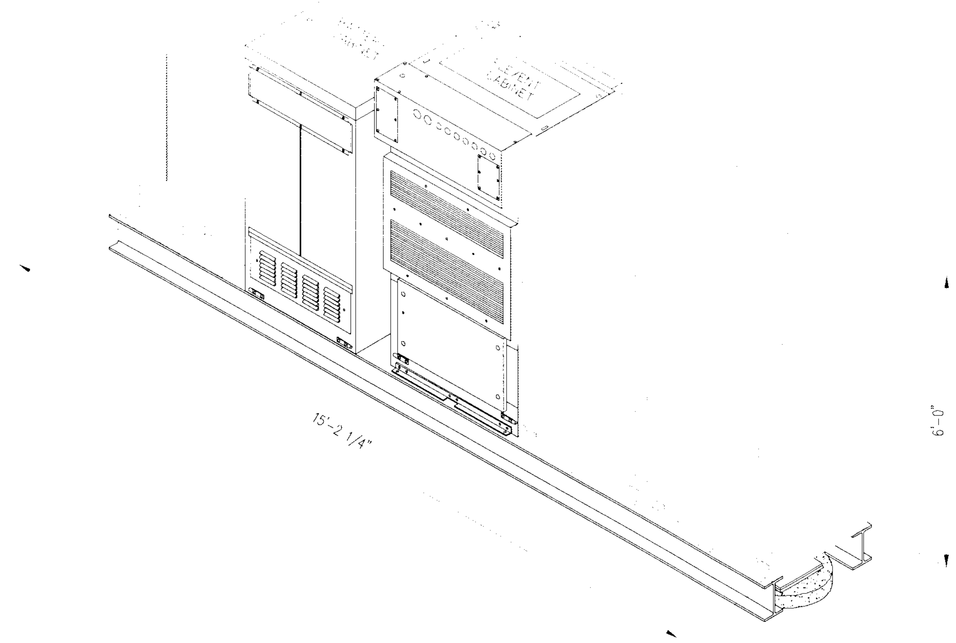
Z-1



PCS EQUIPMENT LAYOUT

SCALE: 3/4"=1'-0"

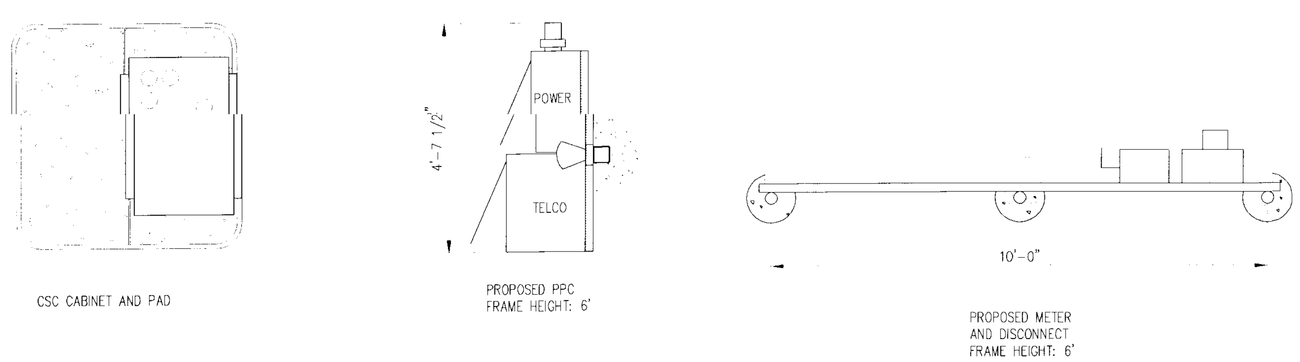
1 / Z-3



ISOMETRIC 3 CARRIER MODCELL EQUIPMENT LAYOUT

SCALE: 1/2"=1'-0"

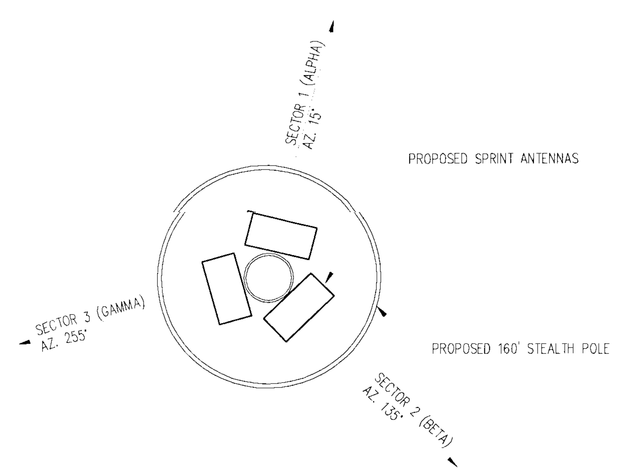
2 / Z-3



EQUIPMENT DETAILS

SCALE: 1/2"=1'-0"

3 / Z-3

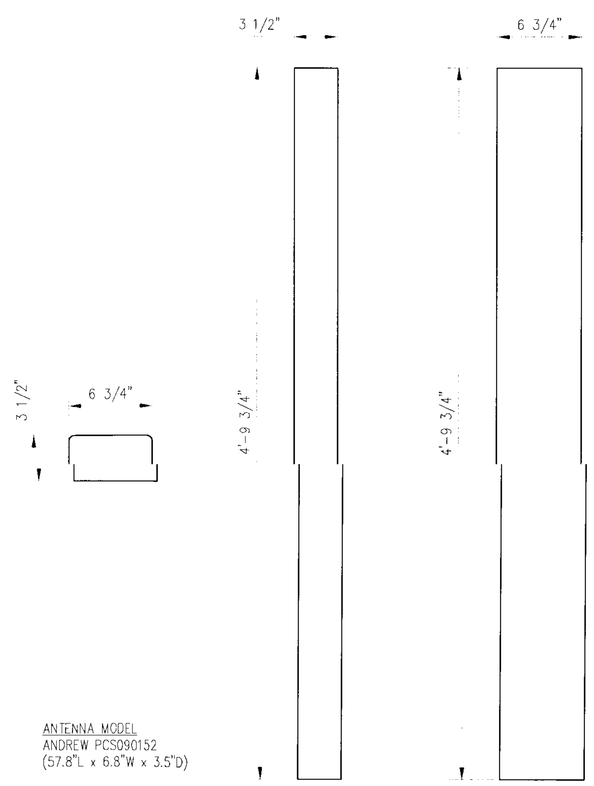


ANTENNA MOUNTING LAYOUT

SCALE: 1"=1'-0"

4 / Z-3

TRUE NORTH



ANTENNA DETAILS

SCALE: 1-1/2"=1'-0"

5 / Z-3

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SUBMITTALS

DATE	DESCRIPTION	REV.
03.24.05	SITE PLAN SUBMITTAL	

SEAL:

Sprint

APC REALTY AND EQUIPMENT CO., LLC
d/b/a
SPRINT PCS
CAPITAL DISTRICT

PROJECT NO: 1015.302
DESIGNER: F.Y.
ENGINEER: M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

TAYLOR RETREAT
WA33XC224B
15516 ENSOR MILL ROAD
SPARKS, MD 21152

TITLE:

SITE PLAN TO ACCOMPANY PETITION TO SPECIAL EXCEPTION AND SPECIAL HEARING

SHEET NUMBER:

Z-3

Sprint

SITE NAME: TAYLOR RETREAT
SITE NUMBER: WA33XC224B
15516 ENSOR MILL ROAD
SPARKS, MD 21152

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SUBMITTALS

DATE	DESCRIPTION	REV.
03-24-05	SITE PLAN SUBMITTAL	

SEAL:

CONTACT INFORMATION

PROJECT MANAGER
MS. ERSILIA DAVIS
SPRINT PCS
ONE INTERNATIONAL BOULEVARD, SUITE 800
MAHWAH, NJ 07495
PHONE: (201) 684-4340

RADIO FREQUENCY ENGINEER
MR. HASSAN KHALIL
SPRINT PCS
6905 ROCKLEDGE DRIVE, SUITE 100
BETHESDA, MD 20817
PHONE: (301) 571-4192

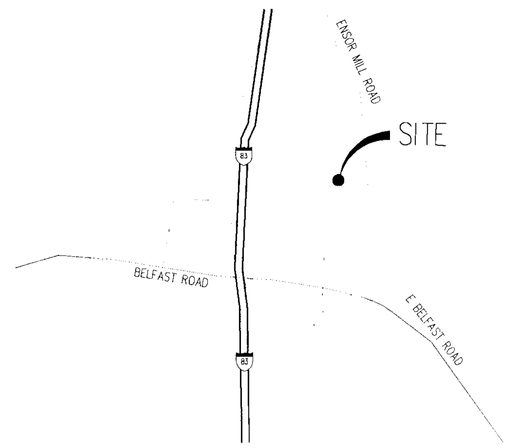
ARCHITECT/ ENGINEER
MR. MARC MARZULLO
ENTREX COMMUNICATION SERVICES
1575 I STREET N.W., SUITE 350
WASHINGTON, D.C. 20005
PHONE: (202) 408-0960

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS AFFECTED UNTIL THE CONFLICT IS RESOLVED BY THE PROJECT MANAGER.
15. [illegible]
16. [illegible]
17. ALL MATERIALS [illegible]

VICINITY MAP

DRIVING DIRECTIONS:
FROM I-495 EAST TAKE EXIT 27 AND MERGE ONTO I-95 NORTH. CONTINUE ON I-95 NORTH FOR 21.7 MILES. AT EXIT 49B MERGE ONTO I-695 NORTH. PROCEED NORTH ON I-695 FOR 16.4 MILES. AT I-695 EXIT 24, MERGE ONTO I-83 NORTH (BALTIMORE HARRISBURG EXPY). CONTINUE NORTH ON I-83 FOR 9.2 MILES. AT I-83 EXIT 24, MERGE ONTO ENSOR MILL ROAD. CONTINUE NORTH ON ENSOR MILL ROAD FOR APPROXIMATELY 0.3 MILES. SITE IS ON YOUR LEFT.



SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	
CAB	CABINET	MGB	MAIN GROUND BAR	℄ COUNTERLINE
CLG	CEILING	MIN	MINIMUM	
CONC	CONCRETE	MTL	METAL	PL PLATE
CONT	CONTINUOUS	N.C.	NOT IN CONTRACT	
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	No. / SHT. DETAIL NUMBER / SHEET NUMBER
DIA	DIAMETER	OC	ON CENTER	
DWG	DRAWING	OPP	OPPOSITE	
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT	
EA	EACH	SHT	SHEET	
[illegible]	[illegible]	SIM	SIMILAR	[illegible] GROUND WIRE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]