

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S of Reservoir Hill Court, 480 ft. SW  
centerline of Cub Hill Road  
9th Election District  
6th Councilmanic District  
**(9406 Reservoir Hill Court)**

Nancy L. & Craig M. Hoffmann  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-523-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 Nancy L. & Craig M. Hoffmann. The variance request is for property located at 9406 Reservoir Hill in Baltimore County. The variance request is from Section 1B01.2.C.1.b and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an open deck with a rear yard setback of 17 ft. 6 in. in lieu of the minimum required 22 ½ ft. and to amend the latest approved Final Development Plan to allow projection of same outside of the building envelope. 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 23, 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

COPIES RECEIVED FOR PLANS  
5/13/05  
K. Ray

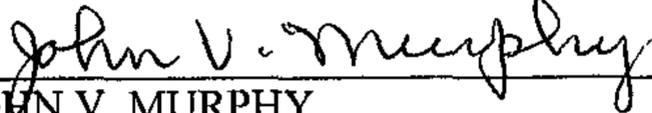
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 13 day of May, 2005, that a variance from Section 1B01.2.C.1.b and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an open deck with a rear yard setback of 17 ft. 6 in. in lieu of the minimum required 22 ½ ft. and to amend the latest approved Final Development Plan to allow projection of same outside of the building envelope, 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 FILING

5/13/05

Ray

**Zoning Commissioner**



**Baltimore County**

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

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

May 13, 2005

Mr. & Mrs. Craig M. Hoffmann  
9406 Reservoir Hill Court  
Baltimore, Maryland 21234

Re: Petition for Administrative Variance  
Case No. 05-523-A  
Property: 9406 Reservoir Hill Court

Dear Mr. & Mrs. Hoffmann:

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  
Deputy Zoning Commissioner

JVM:raj  
Enclosure





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 9406 Reservoir Hill Ct  
 which is presently zoned DR 3.5

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) 1801.2.C.1.6, 301.1.A

*To allow an open deck with a rear yard setback of 17' 6" in lieu of the minimum required 22 1/2'.*

AND

*To amend the latest approved Final Development Plan to allow projection of same outside the building envelope.*

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. \_\_\_\_\_  
 State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Craig M Hoffmann  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
Nancy L. Hoffmann  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
9406 RESERVOIR HILL COURT  
 Address \_\_\_\_\_ Telephone No. 410-882-3126  
BALTO. MD. 21234  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

PUBLIC HEARING DEMAND FOR  
 5/13/05  
 [Signature]

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

CASE NO. 05-523-A

Zoning Commissioner of Baltimore County  
 Reviewed By [Signature] Date 4-14-05  
 Estimated Posting Date 4-24-05

# 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

9406 Reservoir Hill Court  
Address  
BALTO. MD. 21234  
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):

I currently have a permit to build a 10'-0" x 21' deck. When I was ready to start construction I noticed severe ponding water in the middle of the yard. It seems like the swale that is located in the center of yard does not slope well, therefore ponds water. In discovering this I came to a conclusion that the backyard recreation area would have to be located on the deck. Therefore I'm requesting the deck be increased from 10' to 13' - 6".

In conclusion I feel the yard is not usable for any outdoor activities. The deck will become the main area for entertainment etc...And a 10' - 0" wide deck is not adequate. Therefore, I request the deck be increased to 13' - 6". Also I would like to point out along the back and one side there is a forest conservation easement, and on the other side I have a letter from the owner attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Signature  
CRAIG M. HOFMANN  
Name - Type or Print

[Signature]  
Signature  
Nancy L. Hofmann  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig M. Hofmann  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]  
Notary Public  
My Commission Expires 3/21/2007

# Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 9406 RESERVOIR HILL COURT  
Address  
BALTO. MD. 21234  
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):

I currently have a permit to build a 10'-0" x 21' deck. When I was ready to start construction I noticed severe ponding water in the middle of the yard. It seems like the swale that is located in the center of yard does not slope well, therefore ponds water. In discovering this I came to a conclusion that the backyard recreation area would have to be located on the deck. Therefore I'm requesting the deck be increased from 10' to 13' - 6".

In conclusion I feel the yard is not usable for any outdoor activities. The deck will become the main area for entertainment etc...And a 10' - 0" wide deck is not adequate. Therefore, I request the deck be increased to 13' - 6". Also I would like to point out along the back and one side there is a forest conservation easement, and on the other side I have a letter from the owner attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Signature  
CRAIG M. HOFFMAN  
Name - Type or Print

[Signature]  
Signature  
Nancy L. Hoffmann  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig M. Hoffman  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]  
Notary Public  
My Commission Expires 3/12/2007



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9406 RESERVOIR HILL CT.  
which is presently zoned DR 3.5

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)

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):**

CRAIG M HOFFMANN  
 Name - Type or Print \_\_\_\_\_  
[Signature]  
 Signature \_\_\_\_\_  
Nancy L. Hoffmann  
 Name - Type or Print \_\_\_\_\_  
[Signature]  
 Signature \_\_\_\_\_  
9406 RESERVOIR HILL CT.  
 Address \_\_\_\_\_ Telephone No. 410.882-3126  
BALTO MD. 21234  
 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.

CASE NO. 05-523-A

REV 10/25/01

Zoning Commissioner of Baltimore County  
JNP/001  
 Reviewed By \_\_\_\_\_ Date 4-14-05  
 Estimated Posting Date 4-24-05

ZONING DESCRIPTION FOR 9406 Reservoir Hill Court

Beginning at a point on the West side of Reservoir Hill Court which is 40 feet wide at the distance of 480 feet Southwest of the centerline of the nearest improved intersecting street Cub Hill Road which is 60 feet wide. \*Being Lot #11, in the subdivision of Reservoir Hill as recorded in Baltimore County Plat Book #75, Folio # 48, containing 7,029 square feet. Also known as 9406 Reservoir Hill Court and located in the 9 Election District, 6 Councilmanic District.

523

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

443655

Case No. 443655-1

PAID RECEIPT

DATE 4-14-05 ACCOUNT R-001-046-6150

AMOUNT \$ 115.00

RECEIVED FROM Ms. Hartman

FOR Residential Variances for Final Development  
for 9406 Reservoir Hill Ct

BUSINESS ACTUAL TIME  
4/14/2005 4/14/2005 09:50:00  
RECEIPT # 38152 4/14/2005  
5 028 ZONING VERIFICATION  
Respt Tot \$115.00  
1.00 CK \$115.00 CA  
Baltimore County, Maryland

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE:Case No. 05-523-A

Petitioner/Developer: CRAIG

HOFMAN

Date of Closing/Hearing: 5/9/05

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 9406 RESEVOIR HILL CT.

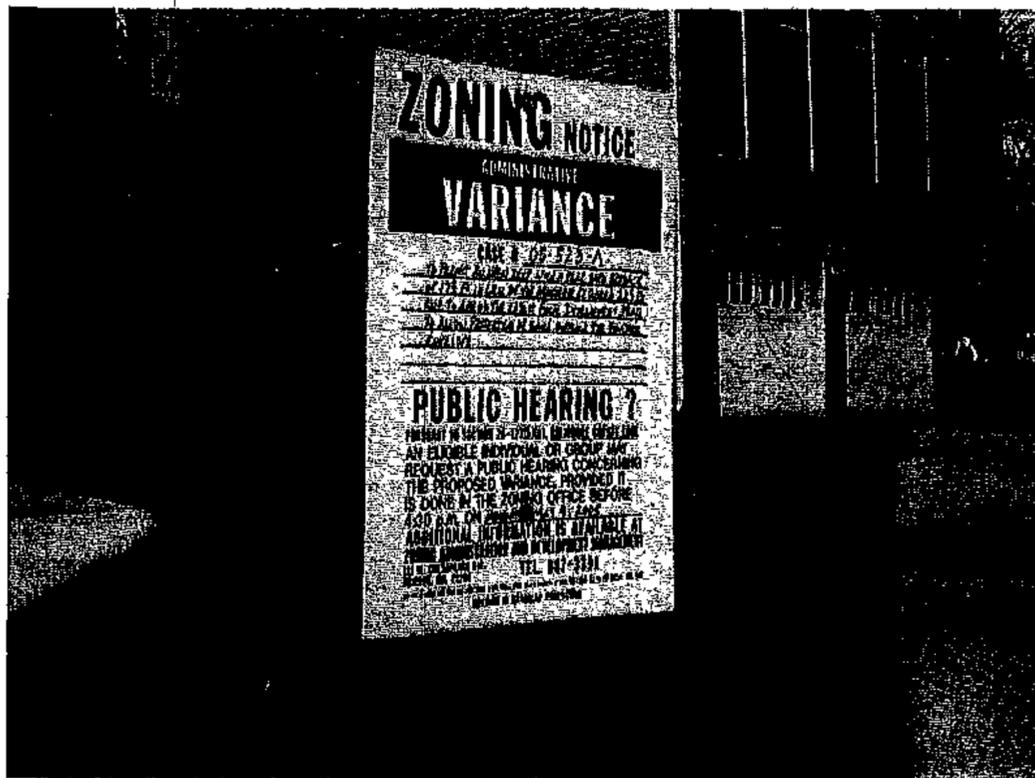
This sign(s) were posted on April 23, 2005  
Month, Day, Year

Sincerely,

Martin Ogle 4/23/05  
Sign Poster and Date

Martin Ogle  
5016 Castlestone Drive  
Baltimore Maryland 21237  
(443-629-3411)

im000263 (1152x864x24b jpeg)



*Martin Ogle 4/23/05*

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 523 -A Address 9406 Reservoir Hill Ct.

Contact Person: John Sullivan Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 4-14-05 Posting Date: 4-24-05 Closing Date: 5-09-05

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- 523 -A Address 9406 Reservoir Hill Ct.

Petitioner's Name Craig Hofmann Telephone 410-882-3126

Posting Date: 4-24-05 Closing Date: 5-09-05

Wording for Sign: To Permit an open deck with a rear yard setback  
of 17 1/2 ft. in lieu of the minimum required 20 1/2 ft. AND  
To amend the latest Final Development Plan to allow  
projection of signs outside the building envelope

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/neighborhood 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 05-523 A

Petitioner Craig Hofmann

Address or <sup>Site</sup> Location 9406 Reservoir Hill Ct.

PLEASE FORWARD ADVERTISING BILL TO

Name: Same

Address \_\_\_\_\_

BALTO, Md. 21234

Telephone Number 410-882-3126

**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*

May 9, 2005

Craig M. Hofmann  
Nancy L. Hofmann  
9406 Reservoir Hill Court  
Baltimore, Maryland 21234

Dear Mr. and Mrs. Hofmann:

RE: Case Number: 05-523-A, 9406 Reservoir Hill Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 14, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



April 21, 2005

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

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 25, 2005

Item No.: 517, 518, 520, 521, 522, 523, 524, 525, 526, 527, 528

Pursuant to your request, this Office has reviewed the referenced plan(s) 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 William F. Connolly, Jr.  
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                      DATE: May 2, 2005  
Department of Permits & Development  
Management

FROM: <sup>DAK</sup> Dennis A. Kennedy, Acting Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For April 25, 2005  
Item No. 520, 521, 523, 525

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-05022005.doc

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
PDM

FROM: John D. Oltman, Jr <sup>JDO</sup>  
DEPRM

DATE: June 3, 2005

SUBJECT: Zoning Item # 05-523  
Address 9406 Reservoir Hill Ct.

Zoning Advisory Committee Meeting of May 16, 2005

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Sue Farinetti, Martha Stauss

Date: June 3, 2005

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**RECEIVED** DATE: April 28, 2005

APR 29 2005

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

ZONING COMMISSIONER

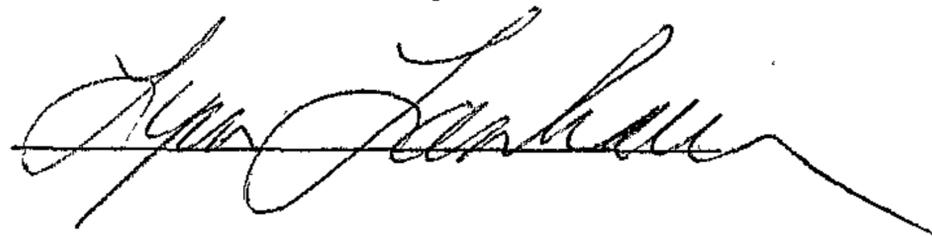
**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-520, 5-523, and 5-525  
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL



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

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

Maryland Department of Transportation

Date: 4-22-05

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

RE: Baltimore County  
Item No. 523 JJS

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

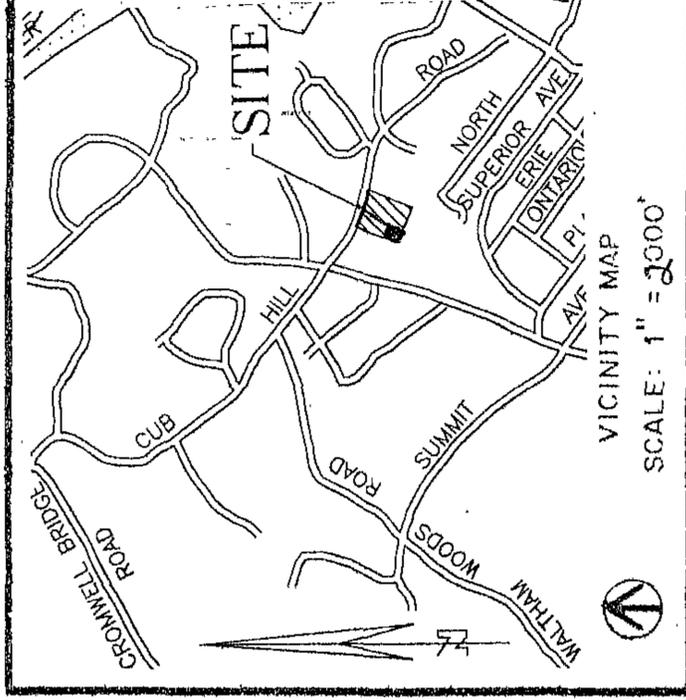
PLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

PROPERTY ADDRESS 9406 Reservoir Hill Court SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Reservoir Hill Court

PLAT BOOK # 25 FOLIO # 078 LOT # 11 SECTION #

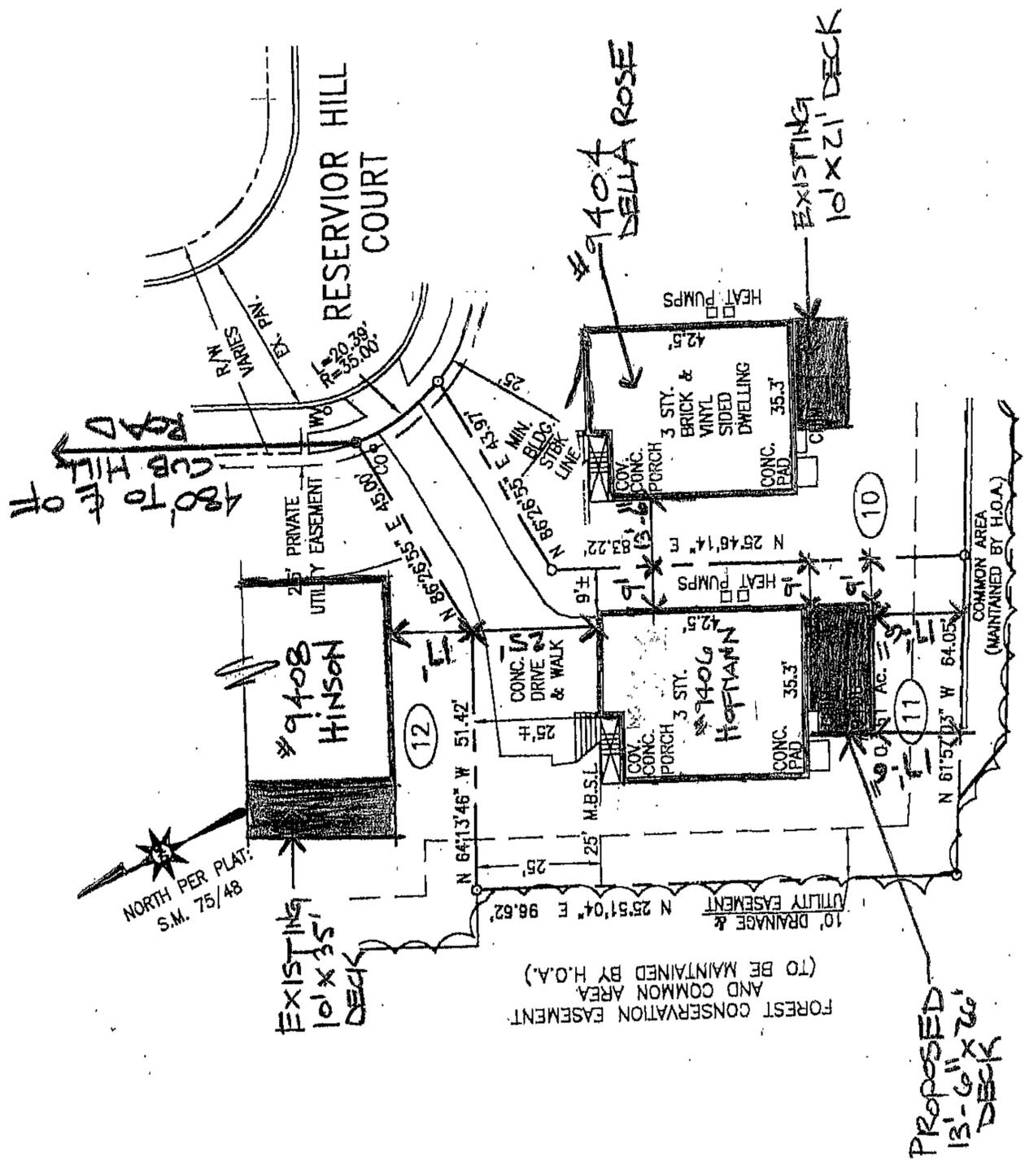
OWNER CRAIG & NANCY HOFFMANN



LOCATION INFORMATION

ELECTION DISTRICT 9  
 COUNCILMANIC DISTRICT 6  
 1" = 200' SCALE MAP # NE, 11-E  
 ZONING DR 3.5  
 LOT SIZE .16 ACRES 7029 SQUARE FEET  
 SEWER  PUBLIC  PRIVATE   
 WATER  PUBLIC  PRIVATE   
 CHESAPEAKE BAY CRITICAL AREA YES  NO   
 100 YEAR FLOOD PLAIN YES  NO   
 HISTORIC PROPERTY / BUILDING YES  NO   
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY  
 REVIEWED BY [Signature] ITEM # 523 CASE #



FOREST CONSERVATION EASEMENT AND COMMON AREA (TO BE MAINTAINED BY H.O.A.)

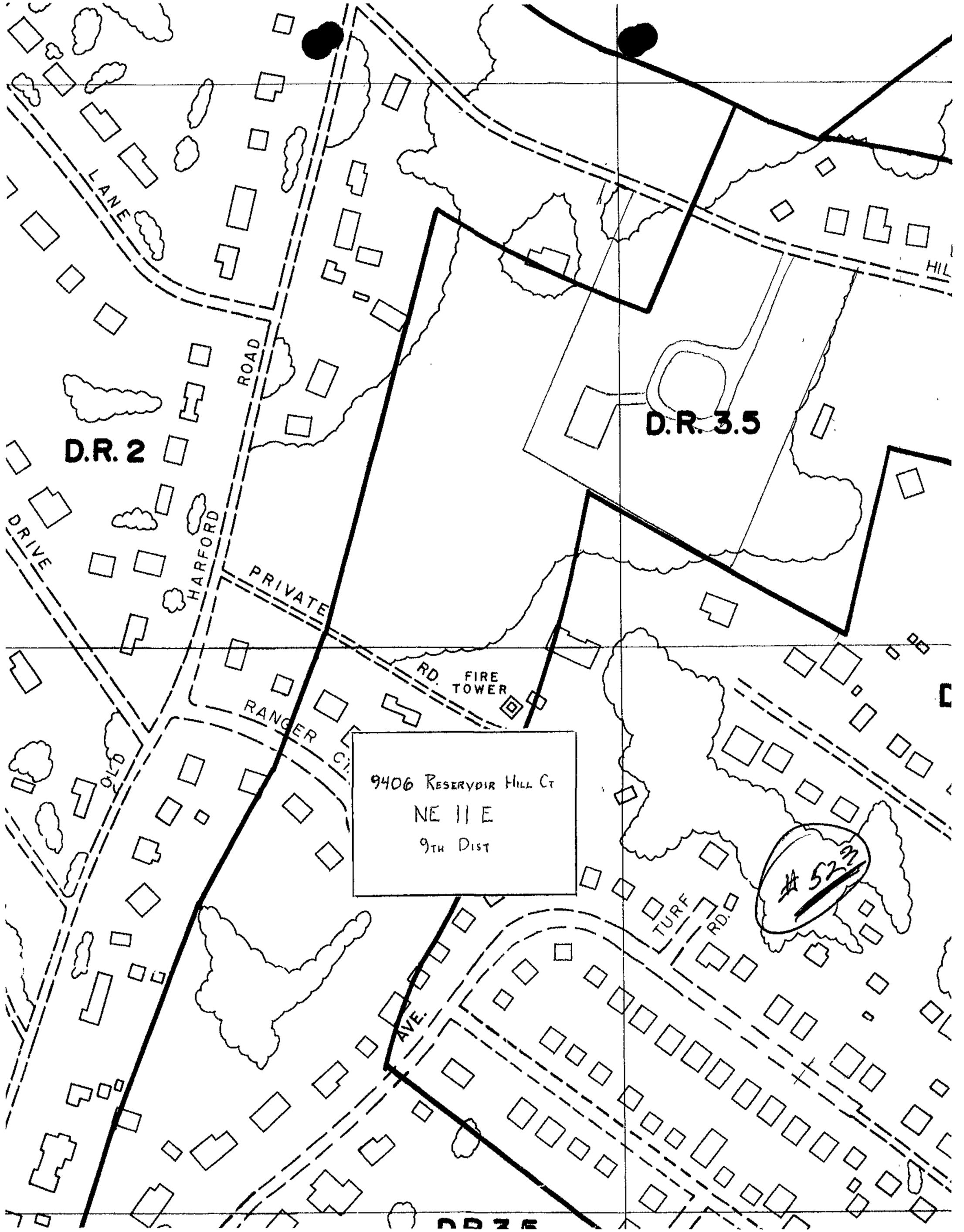
PREPARED BY Craig Hoffmann

SCALE OF DRAWING: 1" = 30'

*Handwritten initials and number: #22*



# 523

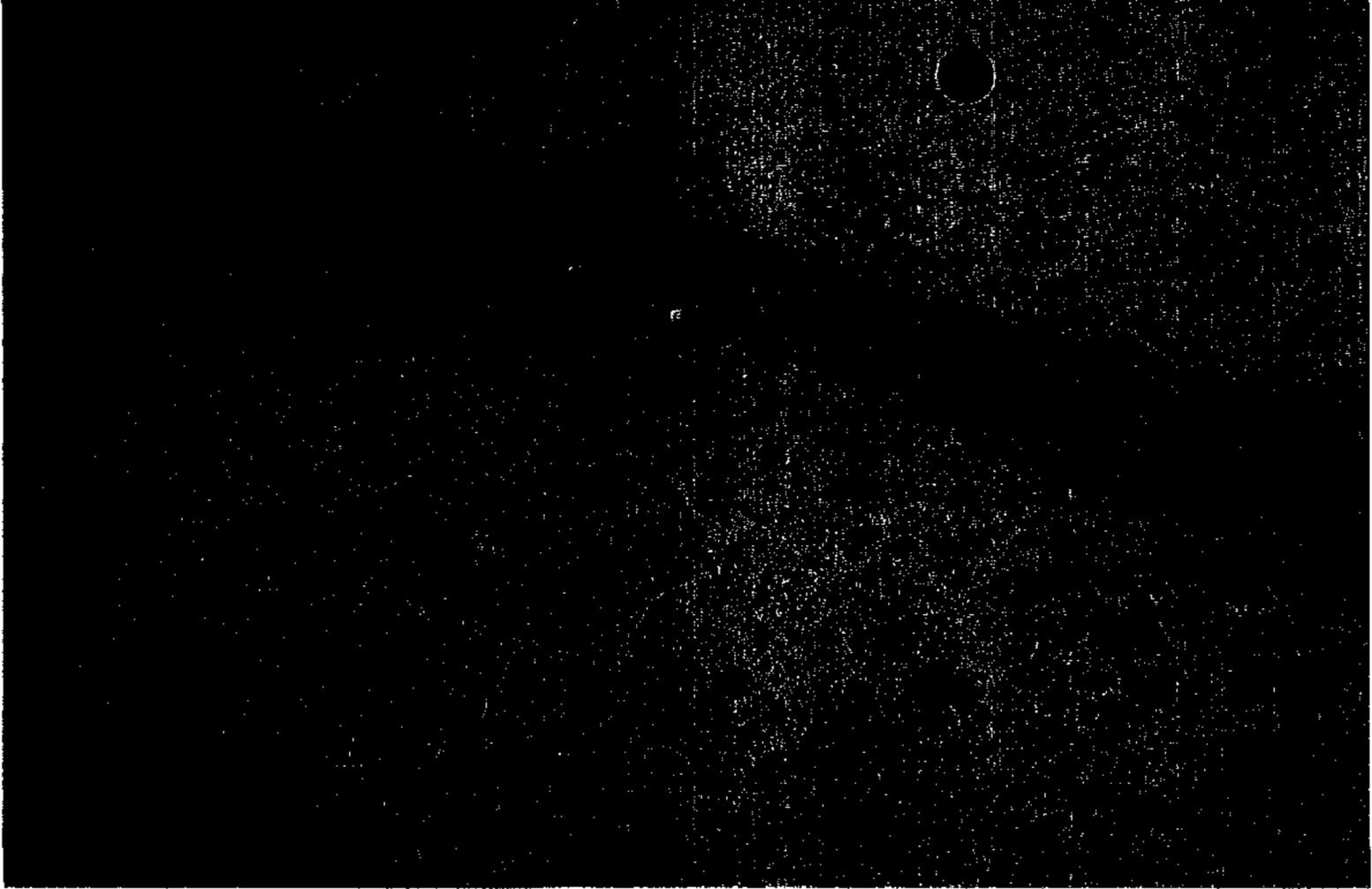


**D.R. 2**

**D.R. 3.5**

9406 RESERVOIR HILL CT  
NE 11 E  
9TH DIST

# 522



**Puddled Water in Middle of Rear Yard** 9406



**Retaining Wall at back of Rear Yard**

523

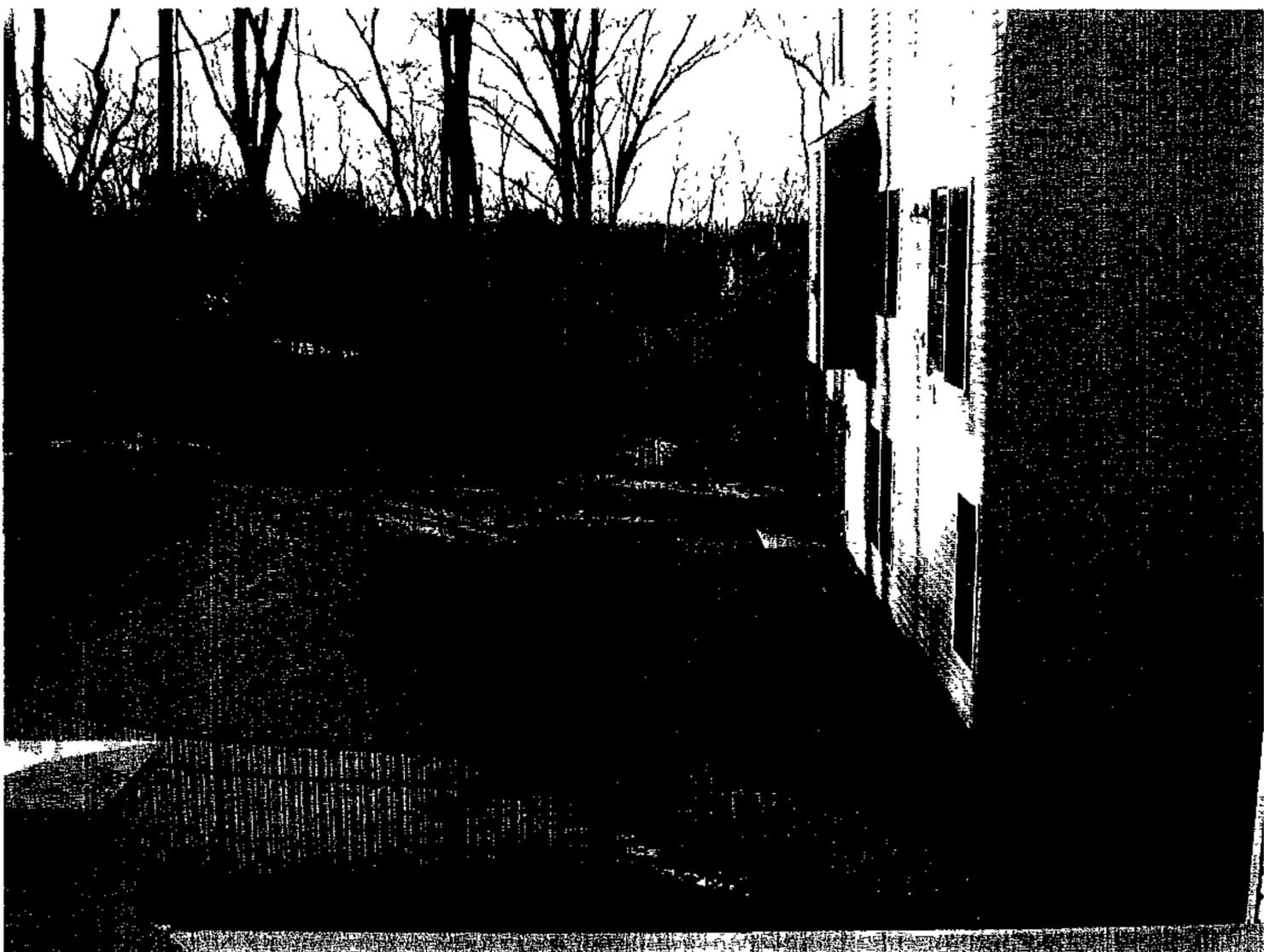


*Proposed DECK*



*Proposed DECK*

#523



#523