IN RE: PETITION FOR ADMIN. VARIANCE NW/corner Huntersworth Court and Huntsworth Lane 4th Election District 2nd Councilmanic District **(10 Huntersworth Court)** Donna A. & Robert I. Lasky *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY CASE NO. 05-545-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, Donna A. and Robert I. Lasky. The variance request is for property located at 10 Huntersworth Court in the Owings Mills area of Baltimore County. The variance request is from Section 1A04.3(B)(2)(b) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a principal building (6,000 sq. ft. addition) to be situated 54 feet from the centerline of Huntsworth Lane in lieu of the required 75 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 8, 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 May 19, 2005, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated May 23, 2005, a copy of which is attached hereto and made a part hereof.

RECEIVED FOR FILING
Date 6/3/05
By

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.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3 day of June, 2005, that a variance from Section 1A04.3(B)(2)(b) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a principal building (6,000 sq. ft.

RECEIVED FOR
6/13/05
Rec

addition) to be situated 54 feet from the centerline of Huntsworth Lane in lieu of the required 75 ft., 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 May 19, 2005, a copy of which is attached hereto and made a part hereof;

3. Compliance with the ZAC comments submitted by DEPRM dated May 23, 2005, a copy of which is attached hereto and made a part hereof;

4. 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

RECEIVED FOR FILING
6/3/05

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

June 3, 2005

Dino C. La Fiandra, Esquire
Whiteford, Taylor & Preston, L.L.P.
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 05-545-A
Property: 10 Huntersworth Court

Dear Mr. La Fiandra:

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: Mr. & Mrs. Robert I. Lasky

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10 Huntersworth Court
which is presently zoned RC5

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)

See attached.

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):

Robert I. Lasky (work) 410-602-1400
Name - Type or Print (home) 410-363-9110

Signature

Donna A. Lasky
Name - Type or Print

Signature

10 Huntersworth Ct. (410) 363-9110 (w
Address Telephone No. (410) 363-9110 (h

Owings Mills, Maryland 21117-1541
City State Zip Code

Attorney For Petitioner:

Dino C. La Fiandra, Esq.
Name - Type or Print

Signature

Whiteford, Taylor & Preston LLP
Company

210 W. Pennsylvania Ave. (410) 832-2084
Address Telephone No.

Towson, MD 21204
City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra, Esq.
Name

210 W. Pennsylvania Ave. (410) 832-~~201~~ 2084.
Address Telephone No.

Towson, MD 21204
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05-545-A **Reviewed By** BM **Date** 04-28-05.

REV 9/15/98 **Estimated Posting Date** 05-08-05

ORDER RECEIVED FOR FILING
6/3/05

ATTACHMENT TO PETITION OF ROBERT I. LASKY & DONNA A. LASKY FOR ADMINISTRATIVE VARIANCE FOR THE PROPERTY LOCATED AT 10 HUNTERSWORTH COURT

VARIANCE REQUEST

Variance from Section 1A04.3(B)(2)(b) to permit a principal building to be situated 54 feet from the center line of Huntsworth Lane, in lieu of the required 75 feet.

1611652

05.545.A

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 10 Huntersworth Court
Address

Owings Mills, Maryland 21117-1541
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):

See attached Affidavit.

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

Robert I. Lasky Donna A. Lasky
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of April, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared ROBERT I. LASKY and DONNA A. LASKY 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

4:26:2005
Date

Notary Public

My Commission Expires 11-1-2007

REV 09/15/98

05-545-A

ATTACHMENT TO PETITION OF ROBERT I. LASKY & DONNA A. LASKY FOR ADMINISTRATIVE VARIANCE FOR THE PROPERTY LOCATED AT 10 HUNTERSWORTH COURT

AFFIDAVIT OF ROBERT I. LASKY AND DONNA A. LASKY

1. We have owned and occupied the property located at 10 Huntersworth Court in Owings Mills, Maryland (the "Property") since 1996. We are of the age of majority and competent to be witnesses to the following facts.

2. The Property consists of 3.22 acres.

3. The Property is improved with one single family dwelling which was built in 1998 and is located in the south east corner of the Property.

4. The Property is severely environmentally constrained.

5. There is a forest buffer area which consumes the rear half of the Property and within which the land may not be disturbed. Indeed, the forest buffer generates a setback requirement therefrom of 35 feet, further constraining the buildable area on the site. *See* Plat to Accompany Petition for Zoning Variance ("Plat").

6. There is an existing approved septic reserve area serving the dwelling which consumes the remaining area to the north west of the residence between the residence and the forest buffer. The Baltimore County Department of Environmental Protection and Resource Management permitted a reduced size septic reserve area on account of the severe environmental constraints. The septic reserve area generates a setback therefrom of 20 feet, further constraining the buildable area on the site. *See* Plat.

7. The buildable area within the Property is further constrained by the existence of a Baltimore County Drainage and Utility Easement on-site. This drainage and utility easement constrains the location of the septic reserve area, which in turn constrains the building envelope.

8. Even if the Property was not constrained by the forest buffer (and its mandatory setback), the septic reserve area (and its mandatory setback) and the drainage and utility area, the

05-545-A

topography slopes severely downward from the street at front to the rear of the Property further constraining the buildable area on-site.

9. We desire to construct a 6,000 square foot addition to the existing dwelling (the "Addition").

10. The existing dwelling including the proposed Addition is a use permitted by right in the RC 5 zone. Baltimore County Zoning Regulations, §1A04.2(A)(2).

11. The Property is one of only two corner lots of the sixteen lots in the Huntington subdivision. The required 75 feet building setback from the centerline of Huntsworth Lane is unique to only these two corner lots. Accordingly, the required 75 feet building setback from Huntsworth Lane and from which the variance is requested disproportionately impacts the building envelope on the Property in comparison to its impacts on the other properties in the subdivision.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the matters set forth above are true.

Robert I. Lasky
Dated: April 26, 2005

I solemnly affirm under the penalties of perjury and upon personal knowledge that the matters set forth above are true.

Donna A. Lasky
Dated: April 26, 2005

1612324

05-545-A

K.L.S. CONSULTANTS, INC.

Telephones
410-734-0445
410-989-0445
410-734-0447 FAX

ENGINEERS & SURVEYORS

4401 Philadelphia Road, Bel Air, MD 21015

ATTACHMENT TO PETITION OF ROBERT L. LASKY & DONNA A. LASKY FOR ADMINISTRATIVE VARIANCE FOR THE PROPERTY LOCATED AT 10 HUNTERSWORTH COURT

ZONING DESCRIPTION

Beginning at a point on the North side of Huntersworth Court which is 50 feet wide at the distance of 25 feet West of the centerline of the nearest improved intersecting street Huntsworth Lane which is 50 feet wide. Being Lot #47, Section #3 in the subdivision of Huntington as recorded in Baltimore County Plat Book #63, Folio #100 containing 3.228 acres. Also known as 10 Huntersworth Court and located in the 4th Election District, 2nd Councilmanic District.

05-545-A

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 143878

DATE 04-23-03 ACCOUNT R001.000-6150

AMOUNT $ 65.00

RECEIVED FROM: KEITH DAN LASKY
#10 HAWESWOOD CT.

FOR: RES. USE VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

ADDRESS TIME

AGENCY

RECEIVED BY

RECEIPT NO.

Post Int

Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 05-545-A

Petitioner/Developer: LASKY

Date of Hearing/Closing: 5/23/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

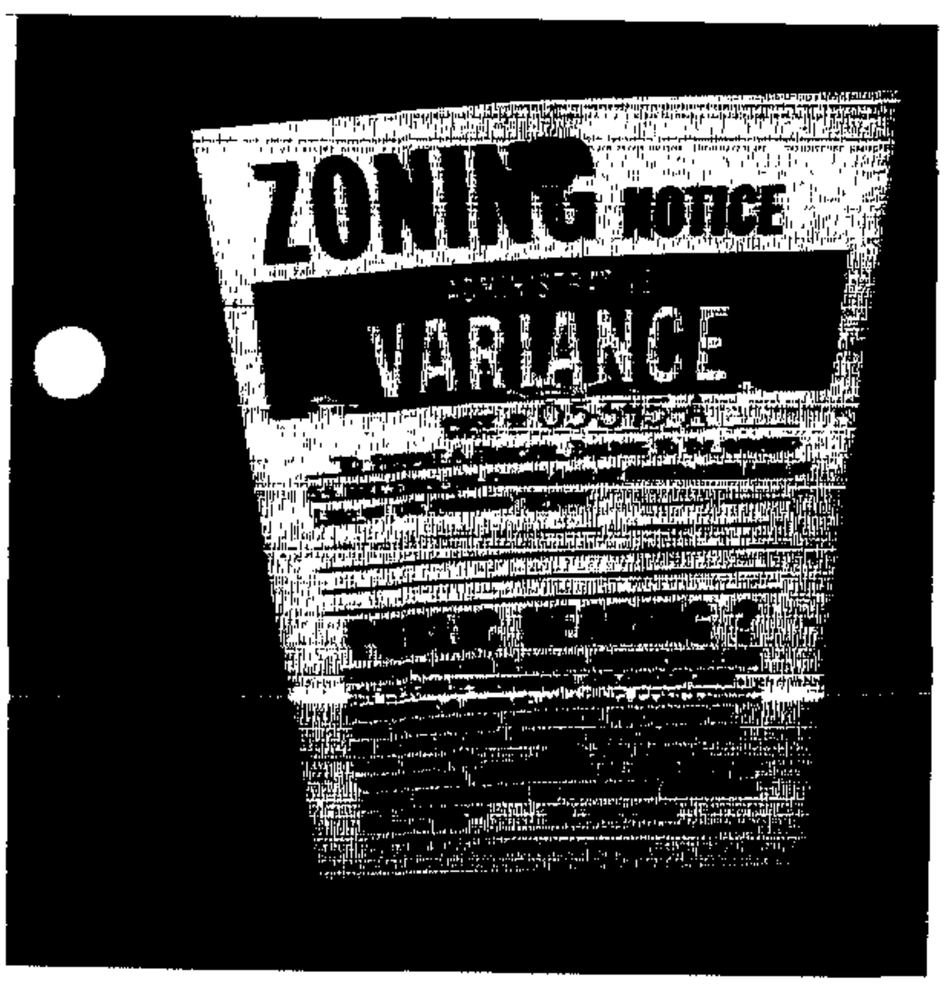
Ladies and Gentlemen:

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

#10 HUNTERSWORTH CT

The sign(s) were posted on 5/8/05
(Month, Day, Year)

Sincerely,



Robert Black 5/10/05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-545 -A Address #10 HUNTERSWORTH CT.

Contact Person: SONIA R ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 04.25.05 **Posting Date:** 05.08.05 **Closing Date:** 05.23.05

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 05-545 -A Address #10 HUNTERSWORTH CT.

Petitioner's Name LASKY Telephone 410-602-1400

Posting Date: 05-08-05 **Closing Date:** 05-23-05.

Wording for Sign: *To Permit* 54 FROM CENTERLINE OF RD IN LIEU OF 75 FT.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT 05-545-A
ZONING REVIEW

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number 05-545-A

Petitioner Robert and Donna Lasky

Address or Location 10 Huntersworth Ct

PLEASE FORWARD ADVERTISING BILL TO

Name: Dino C. Lafiandra

Address Whiteford Taylor & Preston, LLP
210 W. Pennsylvania Ave, Suite 400
Towson, MD 21204

Telephone Number 410 832-2000

05-545-A

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 23, 2005

Dino LaFiandra, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. LaFiandra:

RE: Case Number: 05-545-A, 10 Huntersworth Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 28, 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
Robert I. And Donna A. Lasky 10 Huntersworth Court Owings Mills 21117

Printed on Recycled Paper

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

May 8,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15,2006

Item Numbers: 537 ~~thru~~ 557

545

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 16, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For May 16, 2005
Item No. 542, 543, 545, 550, 552, 553, 554, 555, 563

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-05162005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: May 23, 2005

SUBJECT: Zoning Item # 05-545
Address 10 Huntsworth Court

Zoning Advisory Committee Meeting of May 9, 2005

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

___X___ 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).

___X___ 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:

The proposed additions show a 20-foot distance from the Forest Buffer Easement. As indicated on the Zoning Variance Application, there is a 35-foot setback required. This Department cannot recommend approval unless the applicant first receives a variance from this Department granting relief.

A variance to reduce the septic reserve area has been approved by the Maryland Department of the Environment in conjunction with the Groundwater Management section of this Department.

Reviewer: Sue Farinetti Date: May 23, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 19, 2005

RECEIVED

MAY 24 2005

ZONING COMMISSIONER

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

SUBJECT: 10 Huntersworth COurt

INFORMATION:

Item Number: 5-545

Petitioner: Robert Lasky

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:
The Office of Planning reviewed the petition's request and the building elevations that were submitted to this office and finds them to be in accordance with the RC 5 performance standards, and recommends approval provided the proposed gymnasium is constructed in accordance with the aforementioned building elevations.

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

Prepared by: Mark A Cump

Division Chief: Lynn Lanham

AFK/LL:MAC:

W:\DEVREV\ZAC\5-545.doc

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: 5.6.05

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

RE: Baltimore County
Item No. 545 JRA

Dear. Ms. Matthews:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

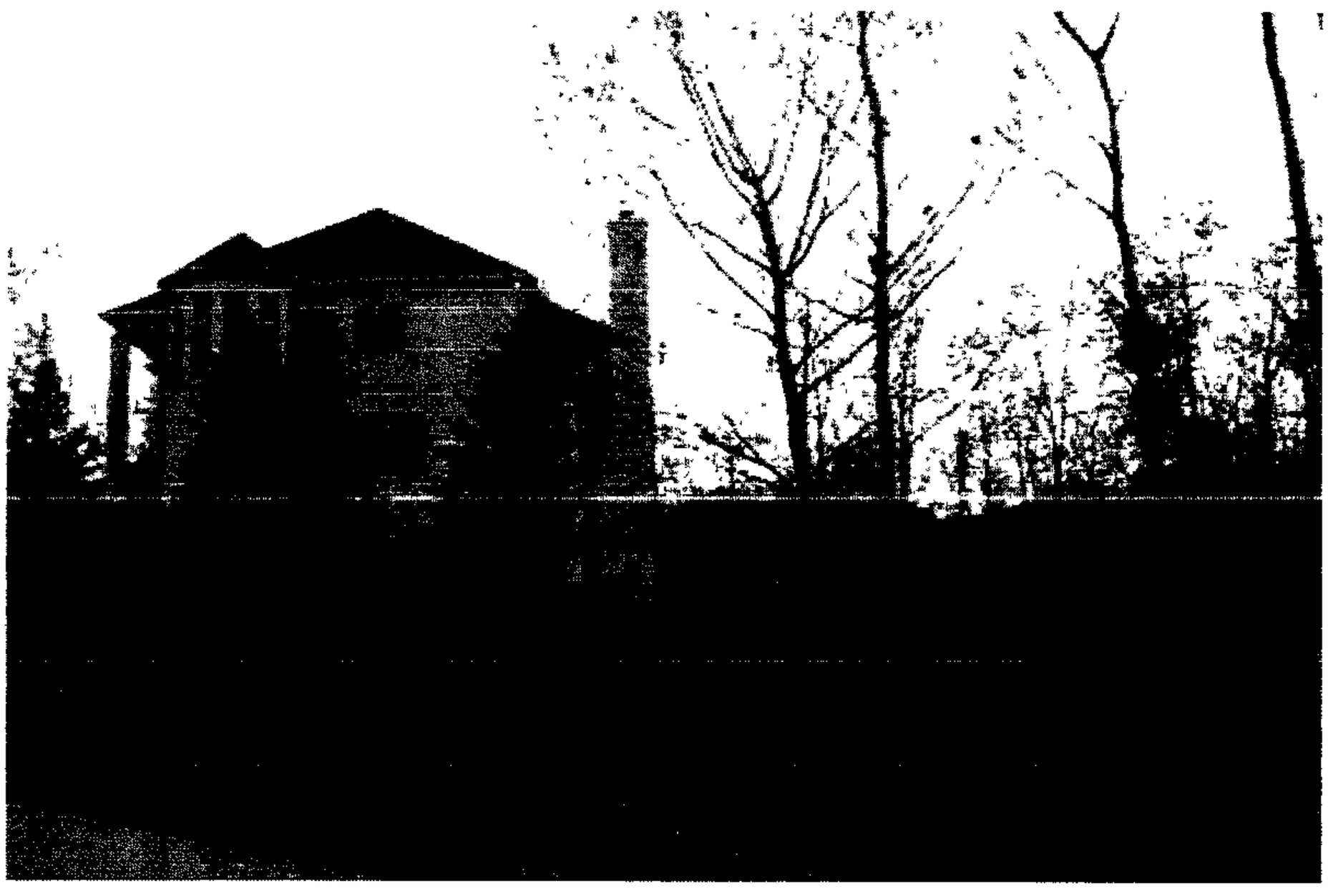
S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

HUNTERSWORTH
RCS
SITE
HUNTERSWORTH
Copyright (C) 2003 Baltimore County, Maryland

05-545-A

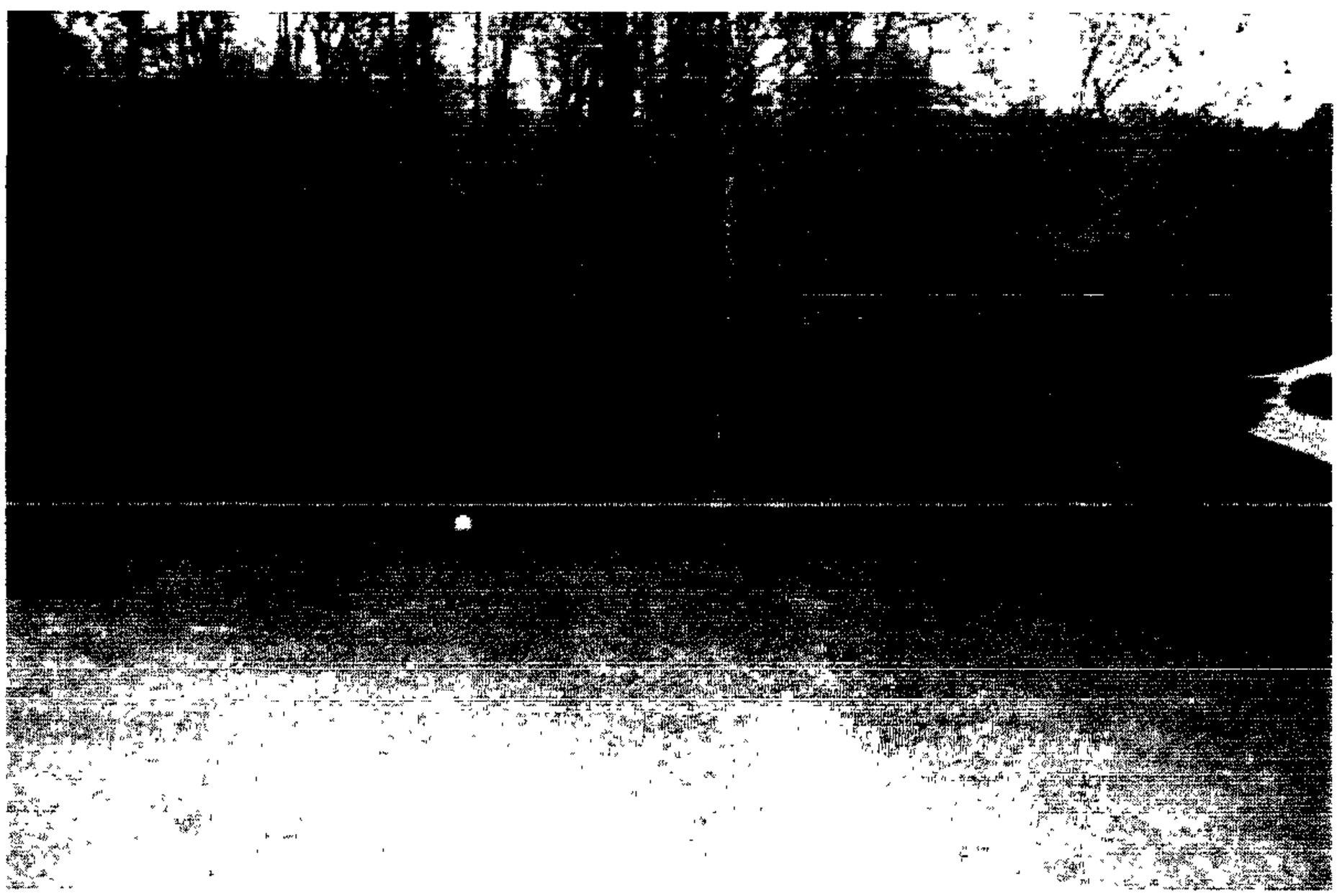
LASKY RESIDENCE - FRONT



RIGHT SIDE - LOCATION OF PROPOSED ADDITION

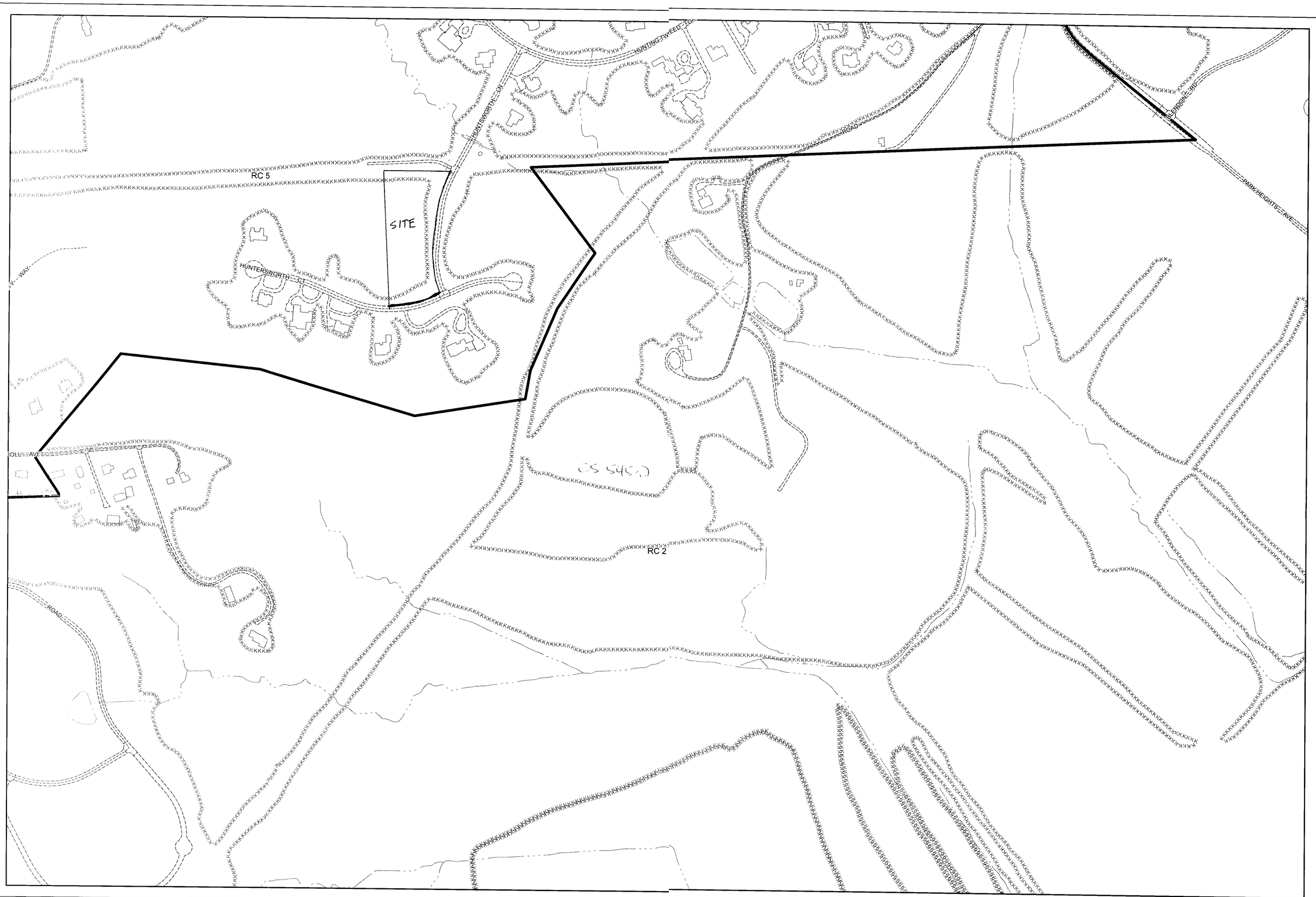
05-545.A

RIGHT SIDE/REAR - LOCATION
OF PROPOSED ADDITION



REAR OF HOUSE - PROTECTED
AREA/FOREST BUFFER

OS-S4S-A



Plan Sheet: *058C1*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning
Buildings
Streams
Roads
Vegetation

Baltimore County
Office of Planning and Zoning
Official Zoning Map

049A3	049B3	049C3	050A3	050B3
058A1	058B1	058C1	059A1	059B1
058A2	058B2	058C2	059A2	059B2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

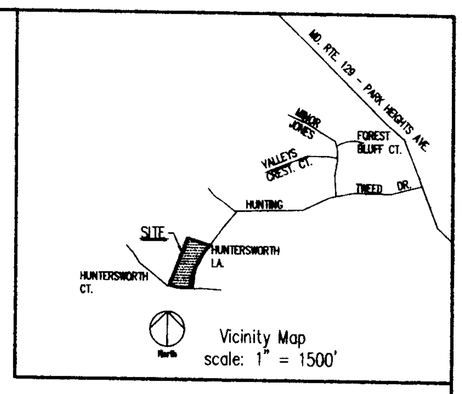
Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

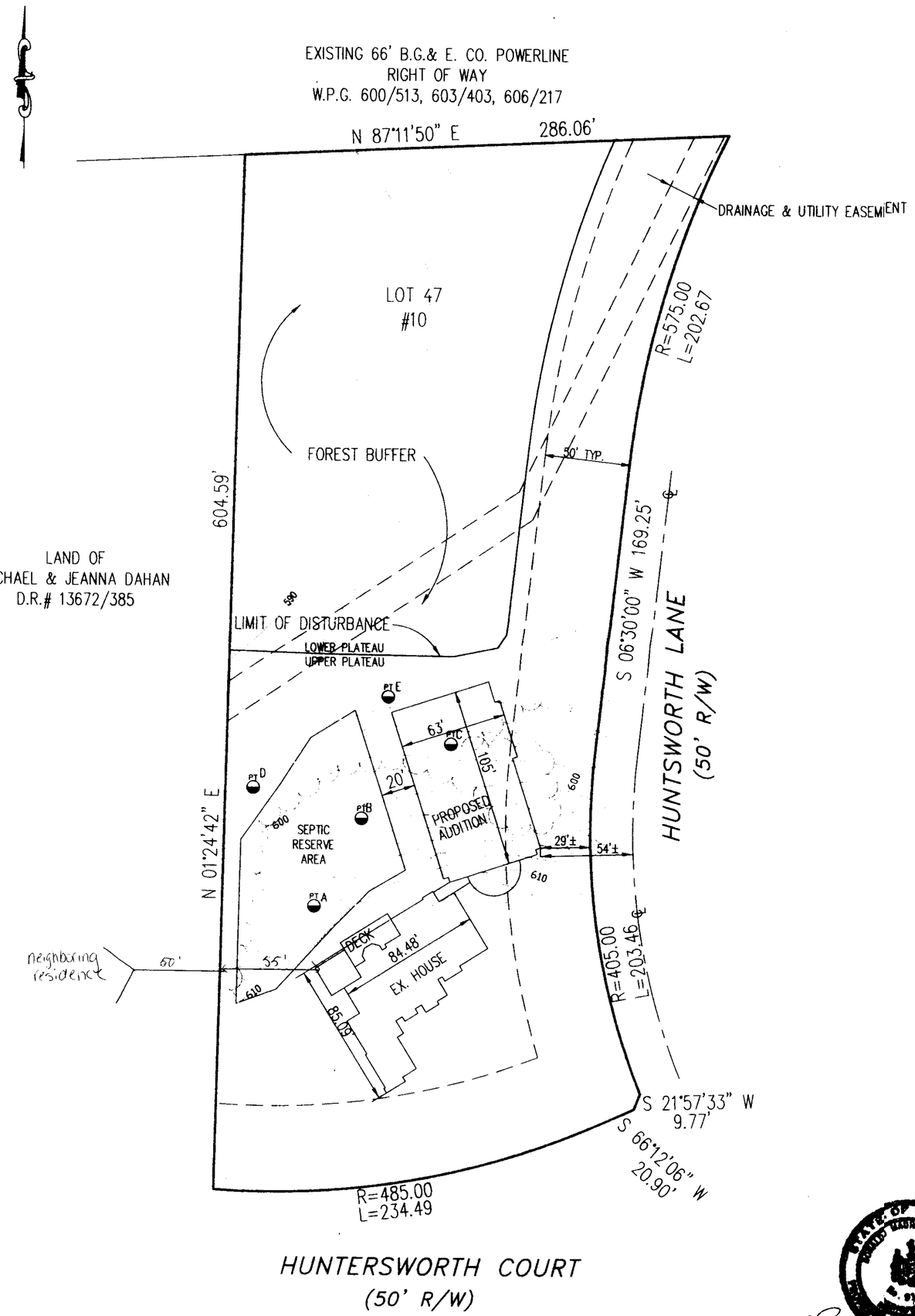
PROPERTY ADDRESS: 10 Huntersworth Court

Subdivision name: Huntington
plat book# 63 ,folio# 100 ,lot# 47 ,section# 3

OWNER: Robert Lasky

Deed Reference: 11810/493





Pet Ex #1

LOCATION INFORMATION

Counclimanic District: 2
Election District: 4
1" = 200' scale map#: 058C1
Zoning: RC5
Lot size: 3.23 acreage / 140605 square feet

	Public	Private
Sewer	[ ]	[X]
Water	[ ]	[X]

	yes	no
Cheapeake Bay Critical Area:	[ ]	[X]
100 Year Floodplain	[ ]	[X]
Historic Property/ Building	[ ]	[X]

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
SMM		05-545-A

North

date: 4/21/05
prepared by: J.E.C. Scale of Drawing: 1"=50'