

IN RE: **PETITION FOR ADMIN. VARIANCE**

N/S Orbitan Road, 33' W of the c/l

Grove Road

(3518 Orbitan Road)

11th Election District

6th Council District

Phillip T. Childs, et ux

Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 05-617-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Phillip T. Childs, and his wife, Catherine A. Childs. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2' and a front yard setback of 19' in lieu of the required 20' and 25', respectively, for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

6/30/05

Rep

A review of the case file discloses that there were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency; however, the Office of Planning recommended that the addition be shifted further back so as to be flush with the front wall of the existing dwelling. Upon notification of those comments, the Petitioners revised their proposal; however, requested that the addition be slightly offset from the front wall of the dwelling to provide a more aesthetically pleasing appearance. In this regard, the proposed addition would extend approximately 4 feet from the front of the house; however, would be setback 25 feet from the front property line as required. A revised site plan reflecting these changes was submitted and has been marked into evidence as Petitioner's Exhibit 1A. Thus, only the setback from the side property line is deficient.

After due consideration of all of the evidence presented, I am persuaded to grant modified relief as set forth above. Variance relief is necessitated due to the property's corner location and the layout and location of existing improvements thereon. As shown on the revised plan, the proposed addition will be located a sufficient distance from the front property line; however, will be as close as 2 feet from the east side property line. In this regard, the adjacent property to the east is a narrow strip of unimproved land, approximately 15 feet wide, which is owned by the neighbors to the rear of the subject lot and separates the Petitioners' property from the right-of-way for Grove Road. In that this strip will never be developed, it is clear there will be no adverse impact as a result of the variance relief granted herein. As noted above, there were no adverse comments submitted by any County reviewing agency and there was no opposition voiced by any of the neighbors. Thus, it appears that relief can be granted without detrimental impact to adjacent properties.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

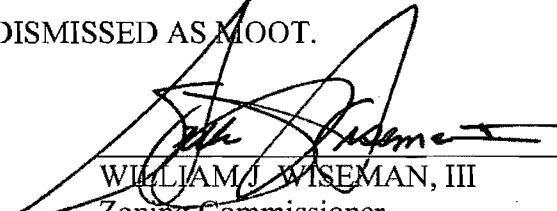
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of June 2005 that the Petition for Administrative Variance seeking relief from

ORDER RECEIVED FOR FILING
Date 6/30/05
By TOP

Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the required 20 feet, for a proposed addition, in accordance with the revised plan marked as Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 19' in lieu of the required 25', be and is hereby DISMISSED AS MOOT.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date

6/30/05

By

WJW

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 30, 2005

Mr. & Mrs. Phillip T. Childs
3518 Orbitan Road
Baltimore, Maryland 21234

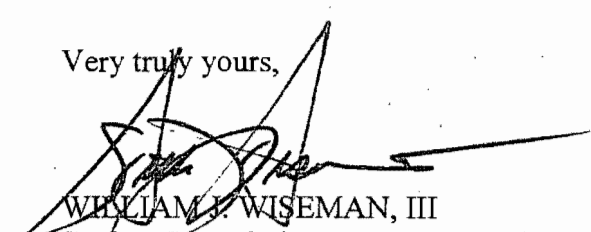
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
N/S Orbitan Road, 33' W of the c/l Grove Road
(3518 Orbitan Road)
11th Election District - 6th Council District
Phillip T. Childs, et ux - Petitioners
Case No. 05-617-A

Dear Mr. & Mrs. Childs:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Robert Infussi, P.O. Box 1043-7043, Bel Air, Md. 21014
Mr. Dave Billingsley, 601 Charwood Court, Edgewood, Md. 21040
Office of Planning; People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3518 ORBITAN ROAD
which is presently zoned OR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B BCZR

To permit an addition with a side yard setback of 2',
and a front yard setback of 10' in lieu of the required
20' and 25', respectively.

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):

PHILLIP T. CHILDS

Name - Type or Print

Signature

CATHERINE A. CHILDS

Name - Type or Print

Signature

3518 ORBITAN ROAD (410) 665-7924

Address Telephone No.

BALTIMORE MO. 21234

City State Zip Code

Representative to be Contacted:

EXPEDITE, LLC
ROBERT INFUSSI

Name

P.O. BOX 1043 (410) 812-2236

Address Telephone No.

BELAIR MO. 21014

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, 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. 05-617-A

Reviewed By JF Date 5-24-05

REV 10/25/01

Estimated Posting Date 6-5-05

ORDER RECEIVED FOR FILING
Date 6/30/05
By [Signature]

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 3518 ORBITAN ROAD
Address
BALTIMORE 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):

SEE 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.

Phillip T. Chilos
Signature

PHILLIP T. CHILOS
Name - Type or Print

x Catherine A. Chilos
Signature

CATHERINE A. CHILOS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of APRIL, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Phillip & Catherine Chilos
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 06/09

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 3518 ORBITAN ROAD
Address
BALTIMORE 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):

SEE 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.

Phillip T Chilos
Signature

PHILLIP T. CHILOS
Name - Type or Print

Catherine A. Chilos
Signature

CATHERINE A. CHILOS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of April, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Phillip & Catherine Chilos

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 06/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3518 ORBITAN ROAD

which is presently zoned OR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B BC2R

To permit an addition with a side yard setback of 2' and a front yard setback of 19' in lieu of the required 20' and 25', respectively.

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):

PHILLIP T. CHILOS

Name - Type or Print

Phillip T. Chilos

Signature

CATHERINE A. CHILOS

Name - Type or Print

Catherine A. Chilos

Signature

3518 ORBITAN ROAD (410) 665-7924

Address

Telephone No.

BALTIMORE

MO.

21234

City

State

Zip Code

Representative to be Contacted:

EXPEDITE, LLC

ROBERT INFUSSI

Name

P.O. BOX 1043 (410) 812-2236

Address

Telephone No.

BELAIR

MO.

21014

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. 05-617-A

Reviewed By JF Date 5-24-05

REV 10/25/01

Estimated Posting Date 6-5-05

REASON FOR VARIANCE REQUEST

3518 ORBITAN ROAD

The owners wish to construct an addition containing a garage and additional living space. Due to the site topography and the location and design of the existing dwelling, it is impossible to construct the addition without the requested variances.

ZONING DESCRIPTION

3518 ORBITAN ROAD

Beginning for the same at a point on the north side of Orbitan Road, (50 feet wide) said point being distant 33 feet west of it's intersection with the centerline of Grove Road (variable width), thence being all of Lot 20 as shown on the plat entitled Section 1, Upton Village recorded among the plat records of Baltimore County in Plat Book 41 Folio 129.

Containing 6,736 square feet or 0.15 acre of land, more or less.

Being known as 3518 Orbitan Road. Located in the 11th Election District, 6th Councilmanic District of Baltimore County, Maryland.

#617

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445038

DATE 5/24/05 ACCOUNT 001006-6150
AMOUNT \$65.00

RECEIVED FROM: CENTRAL DRAFTING & DESIGN, INC
3518 ORBITAL RD. ITEM # 617
FOR: Admin. Vc JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	DATE	TIME	DAY
5/24/2005	5/24/2005	08:46:22	W
66 USD	WALTON	RECH KXH	
RECEIPT # 445038	5/24/2005		DFLH
Dept	S-529 ZONING VERIFICATION		
R NO.	445038		
Recpt Tot	65.00		
4130.00	CK	9.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE:Case No. 05-617-A
Petitioner/Developer: PHILIP
CATHERINE CHILDS
Date of Closing/Hearing: 6/20/05

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

Attention:

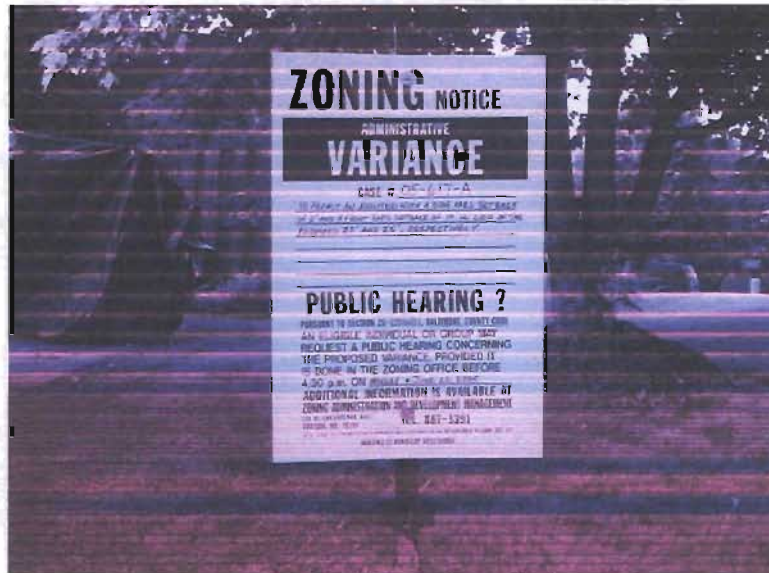
Ladies and Gentlemen:

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 3518 ORBITAN ROAD

This sign(s) were posted on June 4, 2005
Month, Day, Year

Sincerely,

Martin Ogle 6/4/05
Sign Poster and Date
Martin Ogle
5016 Castlestone Drive
Baltimore Maryland 21237
(443-629-3411)



reputing 6/4/05

**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: 05-617A

Petitioner: PHILLIP CHILDS

Address or Location: 3518 ORBITAN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: PHILLIP CHILDS

Address: 3518 ORBITAN ROAD

BALTO, MD 21234

Telephone Number: (410) 679-8719

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 617 -A Address 3518 ORBITAN RD

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-24-05 Posting Date: 6-5-05 Closing Date: 6-20-05

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- 617 -A Address 3518 ORBITAN RD.
Petitioner's Name Phillip & Catherine Childs Telephone 410-665-2924

Posting Date: 6-5-05 Closing Date: 6-20-05

Wording for Sign: To Permit an addition with a side yard setback
of 2' and a front yard setback of 10' in lieu of the
required 20' and 25', respectively.

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*

June 20, 2005

Phillip T. Childs
Catherine A. Childs
3518 Orbitan Road
Baltimore, Maryland 21234

Dear Mr. and Mrs. Childs:

RE: Case Number: 05-617-A, 3518 Orbitan Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Expedite, LLC Robert Infussi P.O. Box 1043 Belair 21014

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: June 6, 2005

Item No.: 595, ~~608-632~~

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 J.D. Mezick
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 6, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 617

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 617-06062005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

JUN 28 2005

FROM: John D. Oltman, Jr JDO

ZONING COMMISSIONER

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611 *Granted 6/24/05*
05-613 *7/20 (BW)*
05-615 *LS - 6/23/05*
05-617 *LS - 6/30/05*
05-618 *LS - 6/27/05*
05-619 *7/20 (BW)*
05-620 *7/21 (BW)*
05-621 *7/21 (BW)*
05-622 *LS - 6/27/05*
05-624 *LS - 6/27/05*
05-628 *7/27 (gm)*
05-629 *8/4 (BW)*
05-631 *7/27 (gm)*

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2005

RECEIVED

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

JUN - 7 2005

SUBJECT: 3518 Orbitsn Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-617

Petitioner: Phillip Chilos

Zoning: DR 5.5

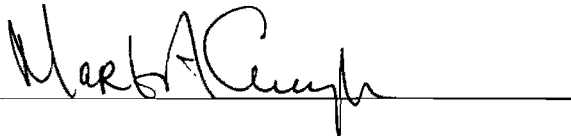
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a 2-foot side yard setback in lieu of the minimum required 20 feet. However, the proposed addition shall not be forward of the existing front building wall.

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

Prepared by:



Division Chief:



AFK/LL:MAC:

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



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

Maryland Department of Transportation

Date: 6-3-05

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

RE: Baltimore County
Item No. 617

JRF

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

From: David Billingsley <dwb0209@yahoo.com>
To: BILL WISEMAN <wwiseman@co.ba.md.us>
Date: 6/26/2005 2:50:15 PM
Subject: 3518 ORBITAN RD. CASE NO. 05-617-A

BILL

I SPOKE TO THE PETITIONER AND HE HAS NO OBJECTION MOVING THE ADDITION BACK. WE WOULD LIKE THE ADDITION TO BE PLACED ON THE 25 FOOT SETBACK LINE WHICH WOULD ALLOW A SLIGHT OFFSET FROM THE FRONT OF THE EXISTING DWELLING. I BELIEVE THIS WILL SATISFY PLANNINGS CONCERNS. I WILL SUBMIT A NEW PLAT ON MONDAY

THANKS FOR YOUR HELP

DAVE BILLINGSLEY

Yahoo! Sports
Rekindle the Rivalries. Sign up for Fantasy Football
<http://football.fantasysports.yahoo.com>

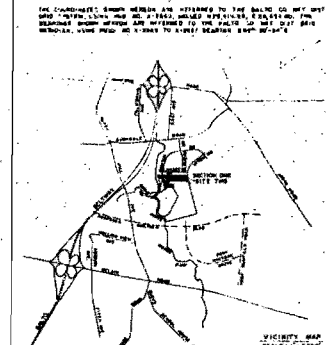
*Revised plan to
be submitted
on 6/27/05 -
Bp*

*Bill - all my
l-mail to you Bp
6/29*

SECTION ONE
SITE TWO
"UPTON VILLAGE"

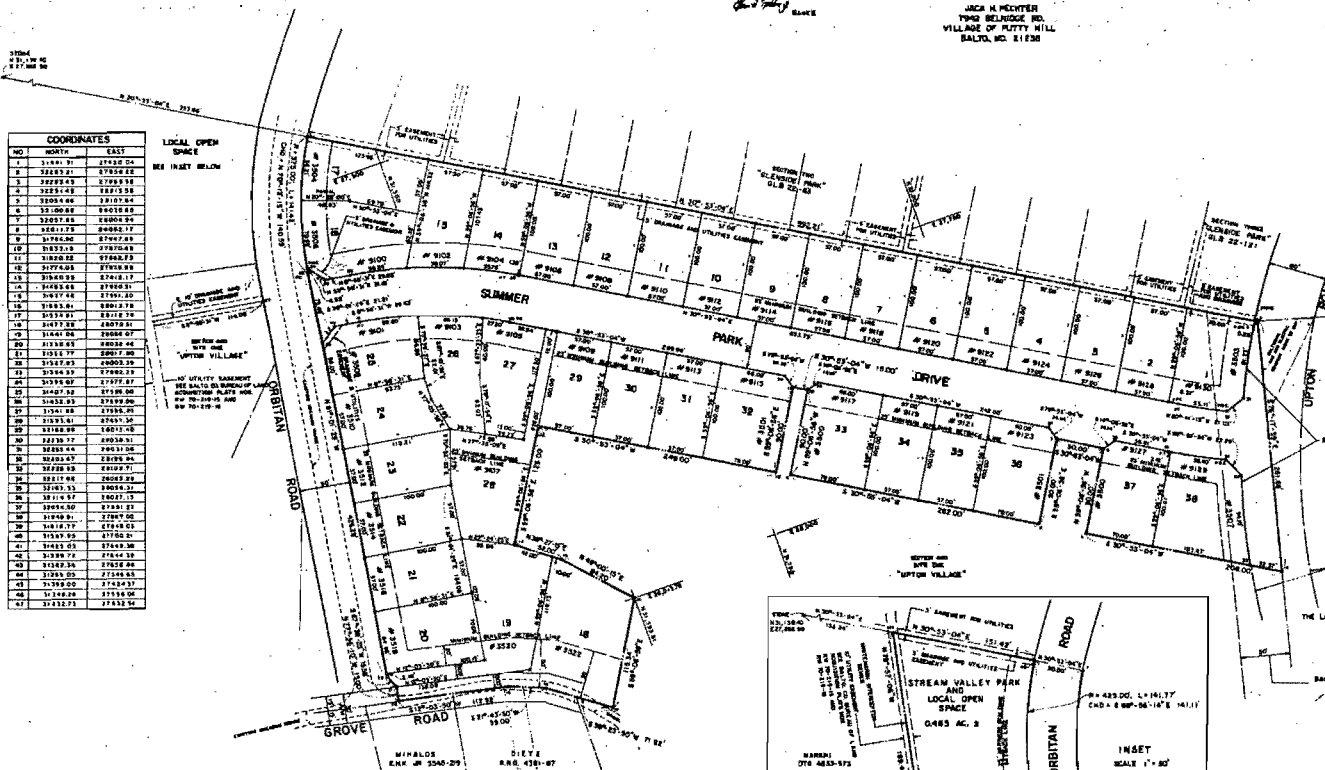
BALTO CO, MD
JUNE 19, 1977

OWNED AND DEVELOPED BY
JACK H. MEYER
1942 BELNIDGE RD.
VILLAGE OF PUTTY HILL
BALTO. MD. 21238



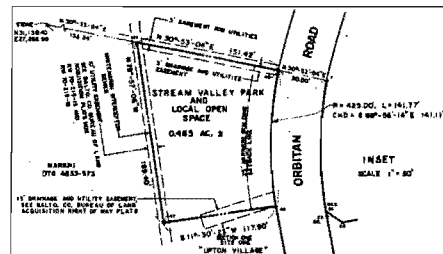
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NO	WORTH	EAST
1	1 344.9 1	2743.26 1
2	1 344.9 2	2743.26 2
3	2 222.6 3	2755.58 3
4	2 222.6 4	2755.58 4
5	3 111.3 5	2767.91 5
6	3 111.3 6	2767.91 6
7	35.000 7	2740.76 7
8	35.000 8	2740.76 8
9	35.000 9	2740.76 9
10	35.000 10	2740.76 10
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29	35.000 29	2740.76 29
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31	35.000 31	2740.76 31
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43	35.000 43	2740.76 43
44	35.000 44	2740.76 44
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85	35.000 85	2740.76 85
86	35.000 86	2740.76 86
87	35.000 87	2740.76 87
88	35.000 88	2740.76 88

LOCAL OPEN
SPACE

[illegible]

THE LIBERTY INVESTMENT CO., INC.
OLD 8709-394

BALTIMORE GAS AND ELECTRIC COMPANY
RIGHT OF WAY
OLD 2983-394



SURVAYOR'S CERTIFICATE

I, LEO S. BAKER, A REGISTERED LAND SURVAYOR OF THE STATE OF KENTLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT, AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND AS KNOWN AS HOUSE BILL OF 1908, CHAPTER ONE OF

THE REQUIREMENTS OF SECTION 72-6, ARTICLE
OF THE ANNOTATED CODE OF MARYLAND, (BLACK
IS SUPPLEMENT) AS FAR AS THEY RELATE TO THE
REPRODUCTION OF THIS PLAT HAVE BEEN COMPLIED

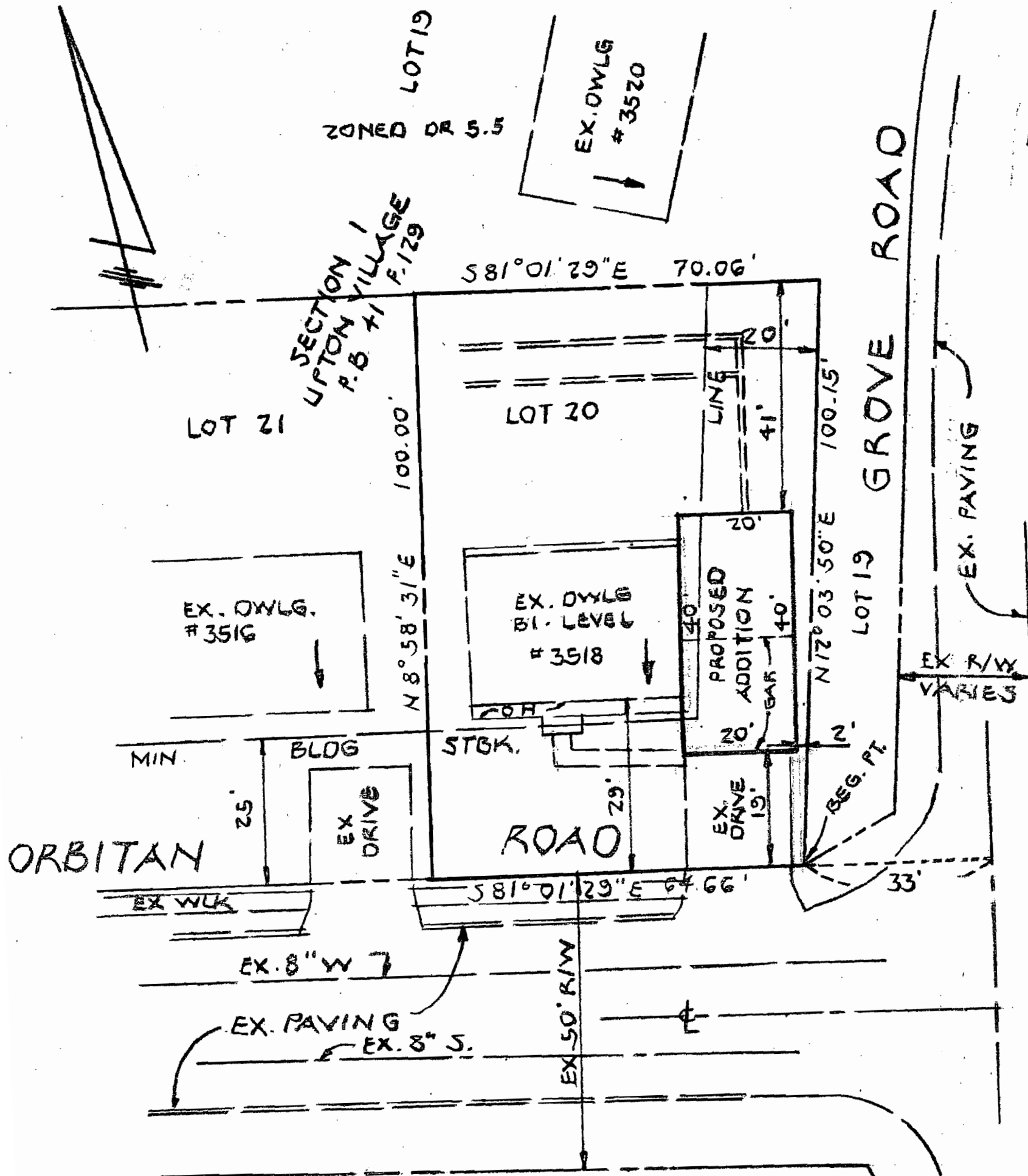
TEMPORARY 20' WIDE
RIGHT OF WAY
ENC. JR. 0545-819

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
BY
[Signature] DATE 12/1/79

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
 APPROVED FOR STREET ALIGNMENT AND LOCATION
 BY *Robert M. [Signature]* DATE *8/20/01*
 HON. ENGINEER

LEO W. RADER
REGISTERED LAND SURVEYOR
28 BELFLEET ROAD
T: 408-241-1400 F: 408-241-1401

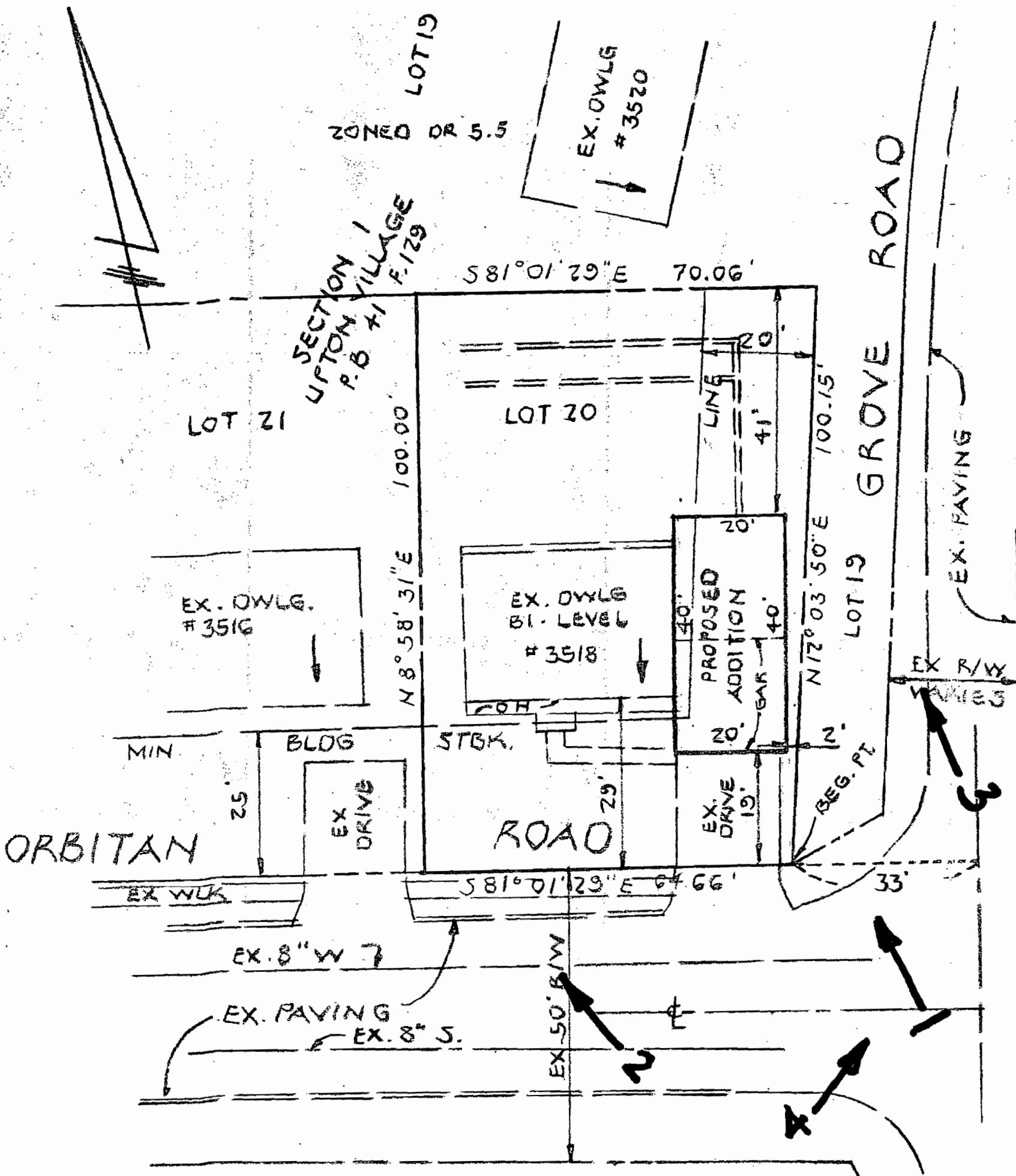


- NOTES:
1. ZONING...DR 5.5 (MAP 071B3)
 2. AREA...6,736 S.F. = 0.15 ACRE
 3. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOODPLAIN
 4. NO HISTORIC STRUCTURES, PREVIOUS ZONING HISTORY, UNDERGROUND STORAGE TANKS OR ARCHEOLOGICAL SITES EXIST
 5. PUBLIC WATER AND SEWER EXISTS.

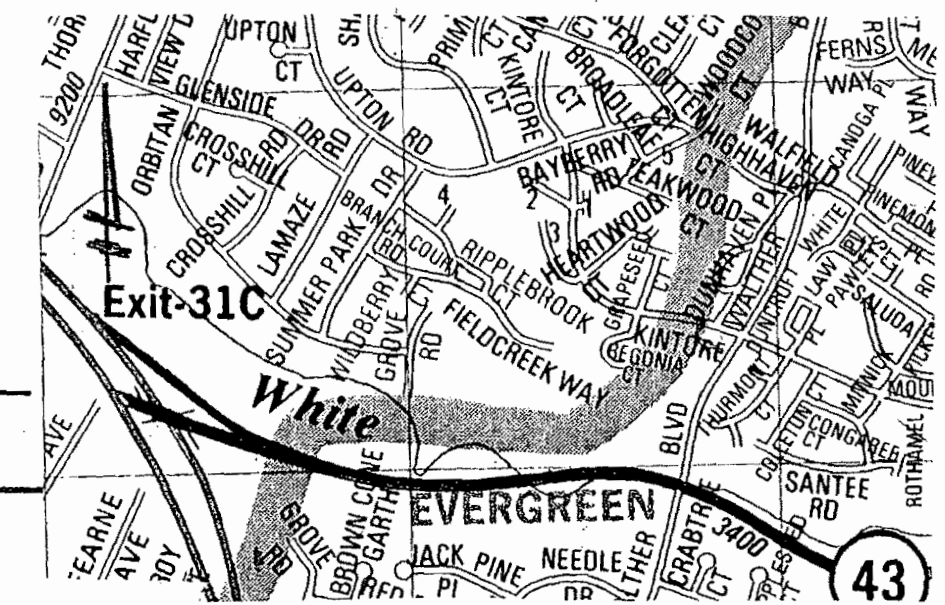
OWNER
 PHILLIP AND CATHERINE CHILDS
 3518 ORBITAN ROAD
 BALTIMORE, MD 21234
 ACCT. NO. 1700013542

PLAT TO ACCOMPANY PETITION FOR
 ZONING VARIANCE
 3518 ORBITAN ROAD
 LOT 20, SECTION 1 UPTON VILLAGE
 P.B. 41 F. 129
 ELECTION DISTRICT 11C 6
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1 INCH = 20 FEET MAY 3, 2005

PET. EX. 1 #617



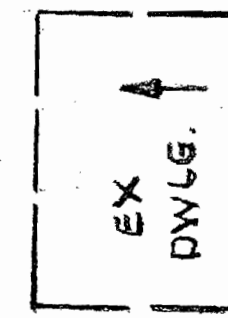
GREEN
OAK
COURT



LOCATION PLAN
SCALE: 1"=1000'

- NOTES:
1. ZONING....DR 5.5 (MAP 071B3)
 2. AREA....6,736 S.F. = 0.15 ACRE
 3. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOODPLAIN
 4. NO HISTORIC STRUCTURES, PREVIOUS ZONING HISTORY, UNDERGROUND STORAGE TANKS OR ARCHEOLOGICAL SITES EXIST
 5. PUBLIC WATER AND SEWER EXISTS.

ZONED DR 5.5



#617

OWNER
PHILLIP AND CATHERINE CHILDS
3518 ORBITAN ROAD
BALTIMORE, MD 21234
ACCT. NO. 1700013542

PHOTOS
PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE
3518 ORBITAN ROAD
LOT 20, SECTION 1 UPTON VILLAGE
P.B. 41 F. 129
ELECTION DISTRICT 11C 6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 20 FEET MAY 3, 2005



MAP 071B3

617

