

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Fragrance Way,
S/S of Georgia Bell Circle
11th Election District
5th Councilmanic District
(9317 Fragrance Way)

Heather & Larry Moore
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-634-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, Heather and Larry Moore. The variance request is for property located at 9317 Fragrance Way in Baltimore County. The variance request is from Sections 259.9.B.4.e and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling with open projection (deck) to have a rear yard setback of 15 ft. in lieu of the required 37.5 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 June 5, 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 PLANNING

6/24/05
Ray

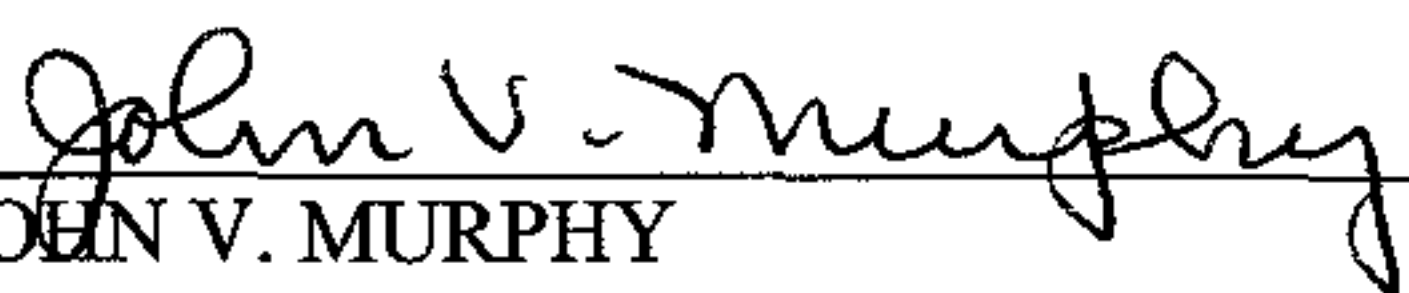
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 24 day of June, 2005, that a variance from Sections 259.9.B.4.e and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling with open projection (deck) to have a rear yard setback of 15 ft. in lieu of the required 37.5 ft., 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
6/24/05
JVM

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 ²⁴~~23~~, 2005

Mr. & Mrs. Larry Moore
9317 Fragrance Way
Perry Hall, Maryland 21128

Re: Petition for Administrative Variance
Case No. 05-634-A
Property: 9317 Fragrance Way

Dear Mr. & Mrs. Moore:

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,

A handwritten signature in black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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

9317 FRAGRANCE WAY
Forge Landing
which is presently zoned DR+H 3.5 H

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) 259.9.B.4.E, 301.1.A BCZR

TO PERMIT A SINGLE FAMILY DWELLING WITH OPEN PROJECTION (DECK) TO HAVE A REAR YARD SETBACK OF 15' IN LIEU OF THE REQUIRED 37.5'

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

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. 05-634-A

REV 10/25/01

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By LTm

Date 5/26/05

Estimated Posting Date 6/5/05

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.

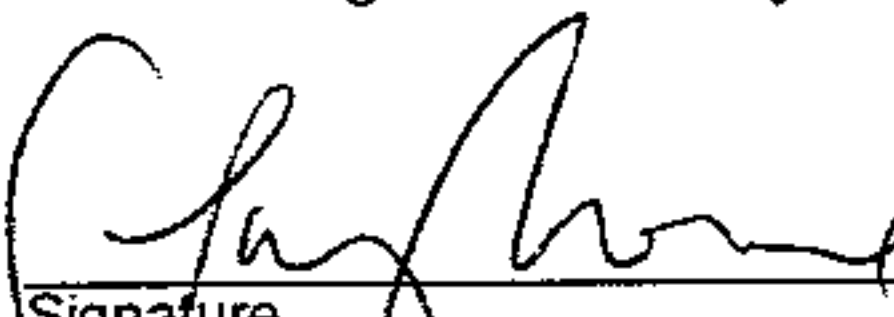
That the Affiant(s) does/do presently reside at

9317 Fragrance Way
Address
Perry Hall MD 21128
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):

A deck will overlap the 30 foot rear setback that is required. The sliding glass doors are approx 5 feet off the ground. The builder offer to build a deck and we were not aware of the County requirements. Our HOA & adjacent neighbors approve the building of the deck, as indicated with letters.

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
Larry Moore
Name - Type or Print

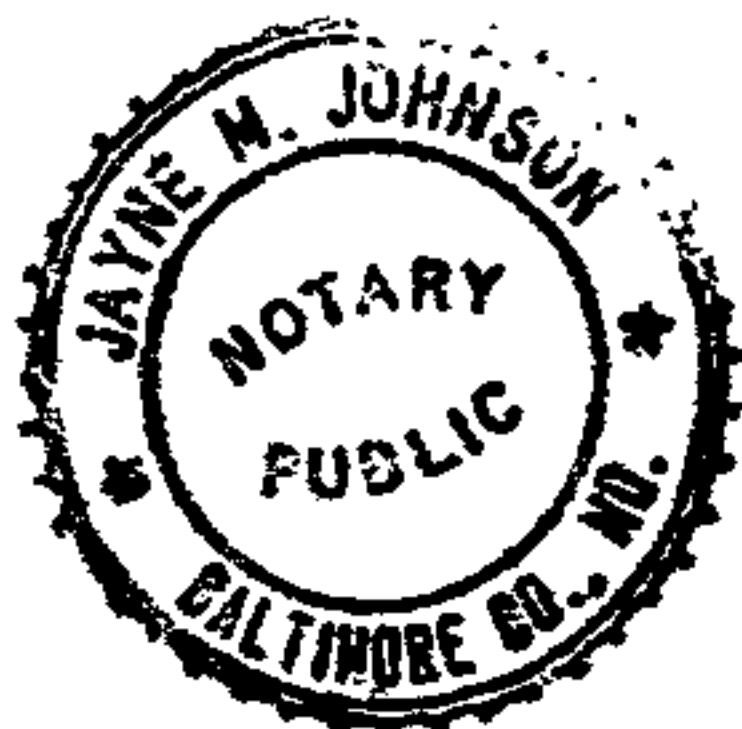

Signature
Heather Moore
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LARRY MOORE & HEATHER MOORE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 5/1/09

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 9317 Fragrance Way
Address
Perry Hall MD 21128
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):

A deck will over lap the 30 foot rear setback that is required. The sliding glass doors are approx. 5 ft. off the ground. The builder offered to build a deck as an option and we were not aware of the County requirements. Our HOA and adjacent neighbors approve the building of the deck, as indicated with letters.

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
Larry Moore
Name - Type or Print

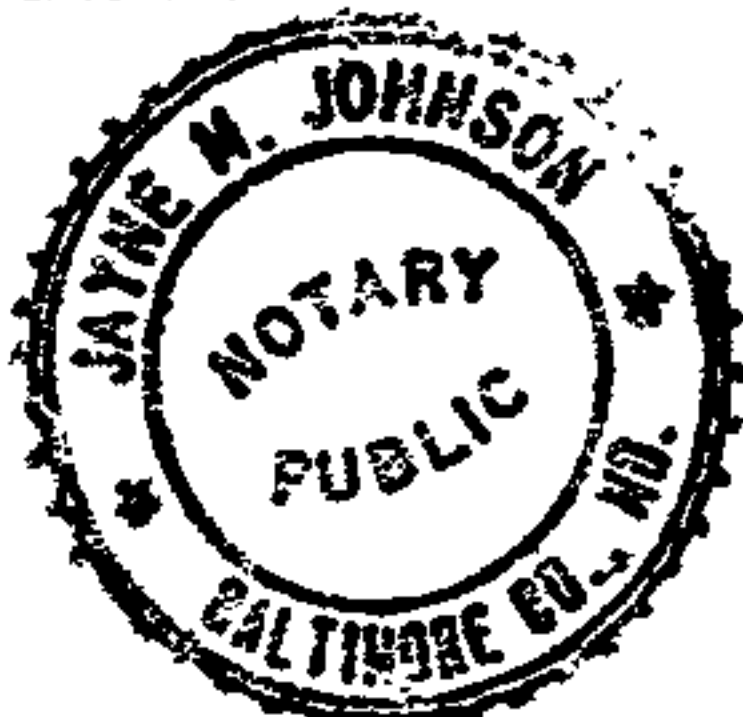
[Signature]
Signature
Heather Moore
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LARRY MOORE & HEATHER MOORE
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 5/1/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at Fragrance Way
Forge Landing
which is presently zoned DR + H 3.5H

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) BOZ.C.1.D BCR
259.9.B.4.E, 301.1.A

TO PERMIT A SINGLE FAMILY DWELLING WITH OPEN PROJECTION (DECK)
TO HAVE A REAR YARD SETBACK OF 15' IN LIEU OF THE REQUIRED
37.5'

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):

Larry Moore
Name - Type or Print

Signature

Heather Moore
Name - Type or Print

Signature

9317 Fragrance Way (410) 256-1536
Address Telephone No.

Perry Hall MD 21128
City State Zip Code

Representative to be Contacted:

Larry Moore
Name

Same as Above
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

CASE NO. 05-634-A

REV 10/25/01

Reviewed By LTM Date 5/26/05

Estimated Posting Date 6/5/05

ZONING DESCRIPTION FOR 9317 FRAGRANCE WAY

Beginning at a point on the east side of Fragrance Way which is 76 ft. wide at the distance of corner, north of the centerline of the nearest improved intersecting street Braeburn which is 50 ft. wide. *Being Lot #83, in the subdivision of Forge Landing as recorded in the Baltimore County Plat #75, Folio #33, containing .220 acre. Also known as 9317 Fragrance Way and located in the 11th Election District, 5 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 5/26/05 ACCOUNT 12001 000 6150

AMOUNT \$ 65.00

RECEIVED FROM: L. G. MOORE

FOR: OS-6341-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME 10:10
5/27/2005 5/26/2005 11:20 AM 4
100 MSIS BALTIMORE COUNTY
RECEIPT # 342172 5/26/2005 0510
Dept 5 550 ZONING VERIFICATION
CR NO. 099999

Receipt Tot \$65.00
\$65.00 CR \$1.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-634-A

Petitioner/Developer: LARRY B.

MOORE

Date of Hearing/Closing: 6-20-05

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:

9317 FRAGRANCE WAY

The sign(s) were posted on

6-5-05

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

6/7/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

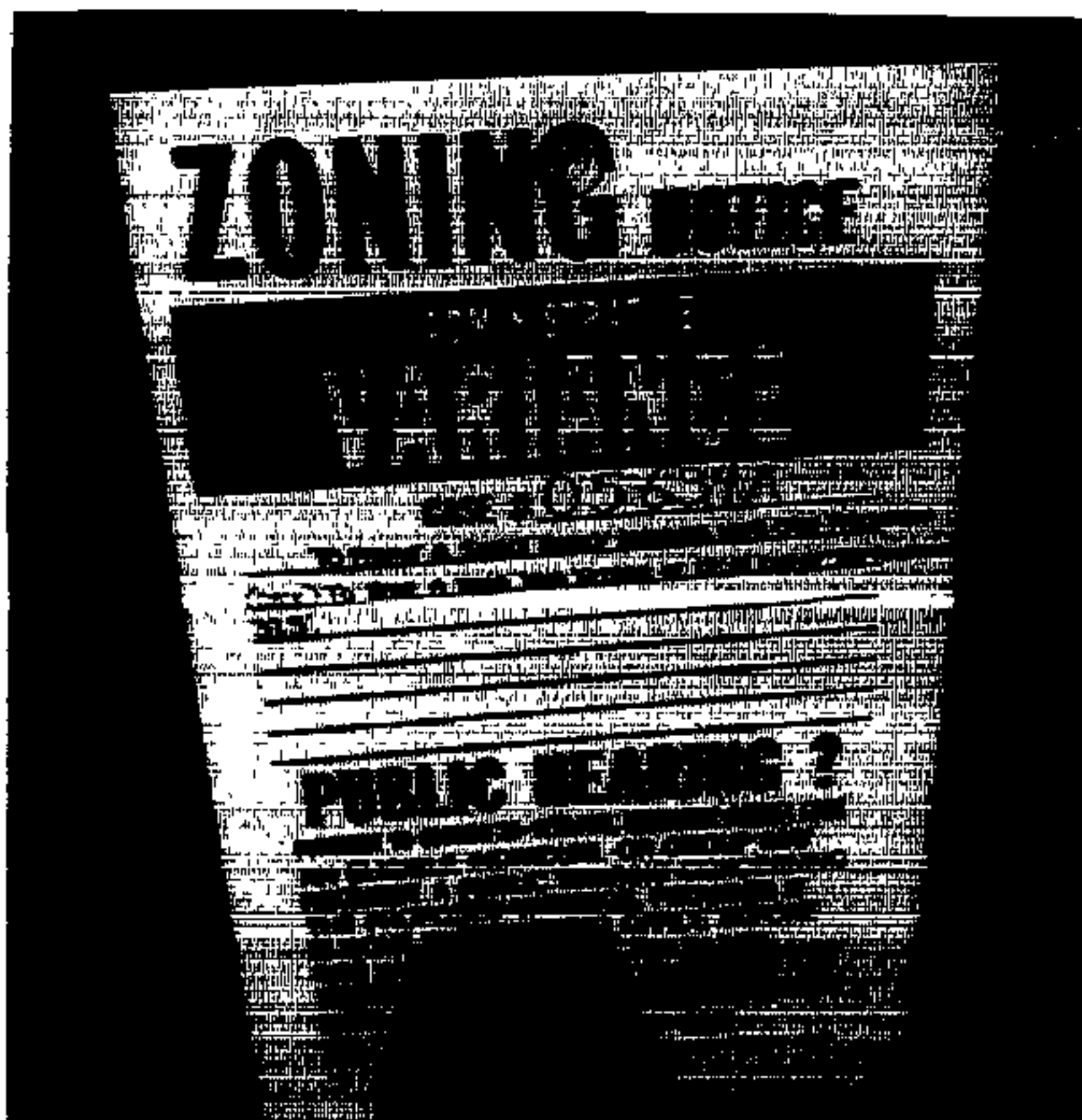
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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/neighbor 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: 05-634-A
Petitioner: Larry Moore
Address or Location: 9317 Fragrance Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Larry Moore
Address: 9317 Fragrance Way
Perry Hall, MD 21128
Telephone Number: 410-256-1536

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 634 -A Address 9317 FRAGRANCE WAY

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/26/05 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- 634 -A Address 9317 FRAGRANCE WAY

Petitioner's Name LARRY G. MOORE ET UX Telephone 410 256 1536

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

Wording for Sign: To Permit A SINGLE FAMILY DWELLING WITH OPEN
PROJECTION (DECK) TO HAVE A REAR AND SETBACK
OF 15' IN LIEU OF THE REQUIRED 37.5'

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING 1715

**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

Larry Moore
Heather Moore
9317 Fragrance Way
Perry Hall, Maryland 21128

Dear Mr. and Mrs. Moore:

RE: Case Number: 05-634-A, 9317 Fragrance Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 26, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



June 6, 2005

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

ATTENTION: Zoning Review Planners

Distribution Meeting of: June 13, 2005

Item No: 634, 635, 636, 637, 640, 642

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
Department of Permits & Development
Management

DATE: June 10, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2005
Item No. 634, 635, 636, 638, 640, 641,

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-06102005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 17, 2005
RECEIVED

JUN 20 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-634- 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 Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

John L. Landon

CM/LL

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



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

Maryland Department of Transportation

Date: 6.7.05

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

RE: Baltimore County
Item No. 634 LTM

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

To Whom It May Concern:

Please be advised that our neighbors, Larry and Heather Moore of 9317 Fragrance Way have consulted us regarding the variance they have requested concerning the building of a deck on their home. They have shown us the plans and documentation and after reviewing same we have assured them and hereby confirm to you that we have no objection to the approval of their request for the variance.

As witness this 15th day of May, 2005, our hands seals

Daniel S. Strowick
(Signature)

Michelle S. Strowick
(Signature)

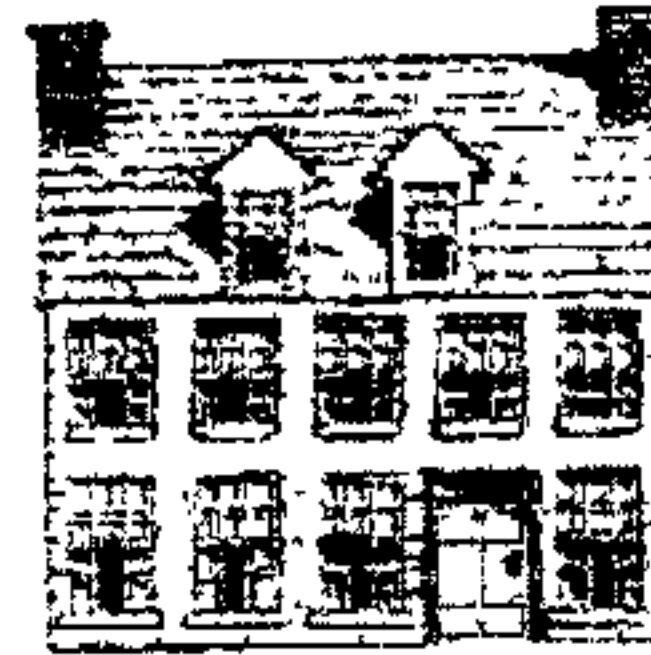
Address and Phone Number

5202 BRAEBURN WAY 410-529-9639

634

First Real Estate Management

Fax Cover Sheet



TO:	FROM:
Larry Moore	Caitlin Ryland
COMPANY:	DATE:
Homeowner	3/28/2005
FAX NUMBER:	TOTAL NO OF PAGES INCLUDING COVER:
410-256-1536	3
PHONE NUMBER:	
RE:	
Approval letter	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ REQUESTED INFO

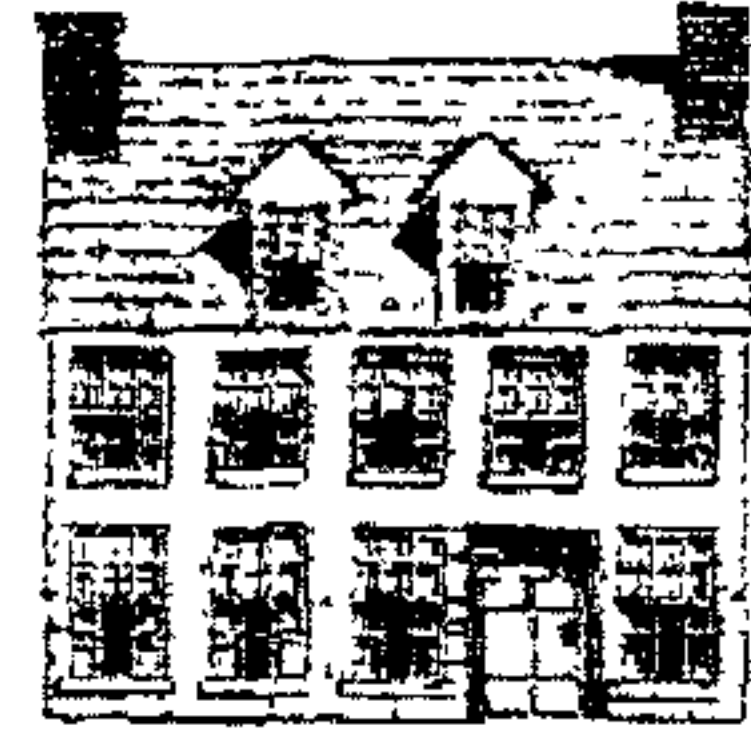
NOTES/COMMENTS

HOA
Approval Letter

10775 BIRMINGHAM WAY STE 8 PMB 132
WOODSTOCK, MD 21163
410-442-8002
FAX: 410-442-8003

634

First Real Estate Management
10775 Birmingham Way, Suite 8
PMB 132
Woodstock, MD 21163
(410) 442-8002
Fax (410) 442-8003



March 28, 2005

Larry Moore
9317 Fragrance Way
Perry Hall, MD 21128

Dear Mr. Moore;

Thank you for submitting plans for a new deck. Your deck plans have been approved. Please be sure to have your lumber package delivered on your lot and not the HOA common space to prevent any damage from occurring.

Enjoy the lovely new addition to your home.

Sincerely,

Caitlin Ryland
Community Manager

**FORGE LANDING HOMEOWNERS ASSOCIATION
ARCHITECTURAL DESIGN COMMITTEE
PLANS REQUEST FORM**

RECEIVED
MAR 14 2005

BY: _____

Date Submitted: 3/10/05 Date Approved: _____Homeowner Name: Larry MooreAddress: 9317 Fragrance Way (fax) same as phoneHome Phone: (410) 256 1536 ^{cell} Work Phone: 410-598-9050

Proposed project will affect: (please check one or more):

☒ Decking ☐ Landscaping ☐ Satellite Dish ☐ Fencing
☐ Home Addition ☐ Exterior Painting ☐ Other (please describe)

Please describe below the changes you propose to make your property, including location, dimensions, materials and design. Please attach all appropriate documents including blue prints, detailed drawings and a property plat showing location of project. Approvals granted subject to the applicant obtaining all necessary county permits. The plan review fee is \$25.00.

Project: (See attached) Composite Cape Cod Gray
Deck to white vinyl railing located coming
out from kitchen french doors.

Estimated Start Date ASAP 3/20/05 Estimated Completion Date: 3/23/05

Approval signatures and addresses of adjacent neighbors: CORNER HOUSE - ONE
Signature: Janet A. Brown Street Number 5202 BRAEBURN WAY NEIGH
Signature: _____ Street Number _____ Benin
our
home

Homeowner Signature: [Signature]

Approved by Forge Landing Design Committee: _____

Disapproved: _____

Enclosed: \$25.00 Architectural Review Fee payable to:
First Real Estate Management
10775 Birmingham Way, Suite 8
PMB 132
Woodstock, MD 21163

Design Review Committee	
Association: <u>Forge Landing</u>	
Approved <u>[Signature]</u>	Not Approved

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

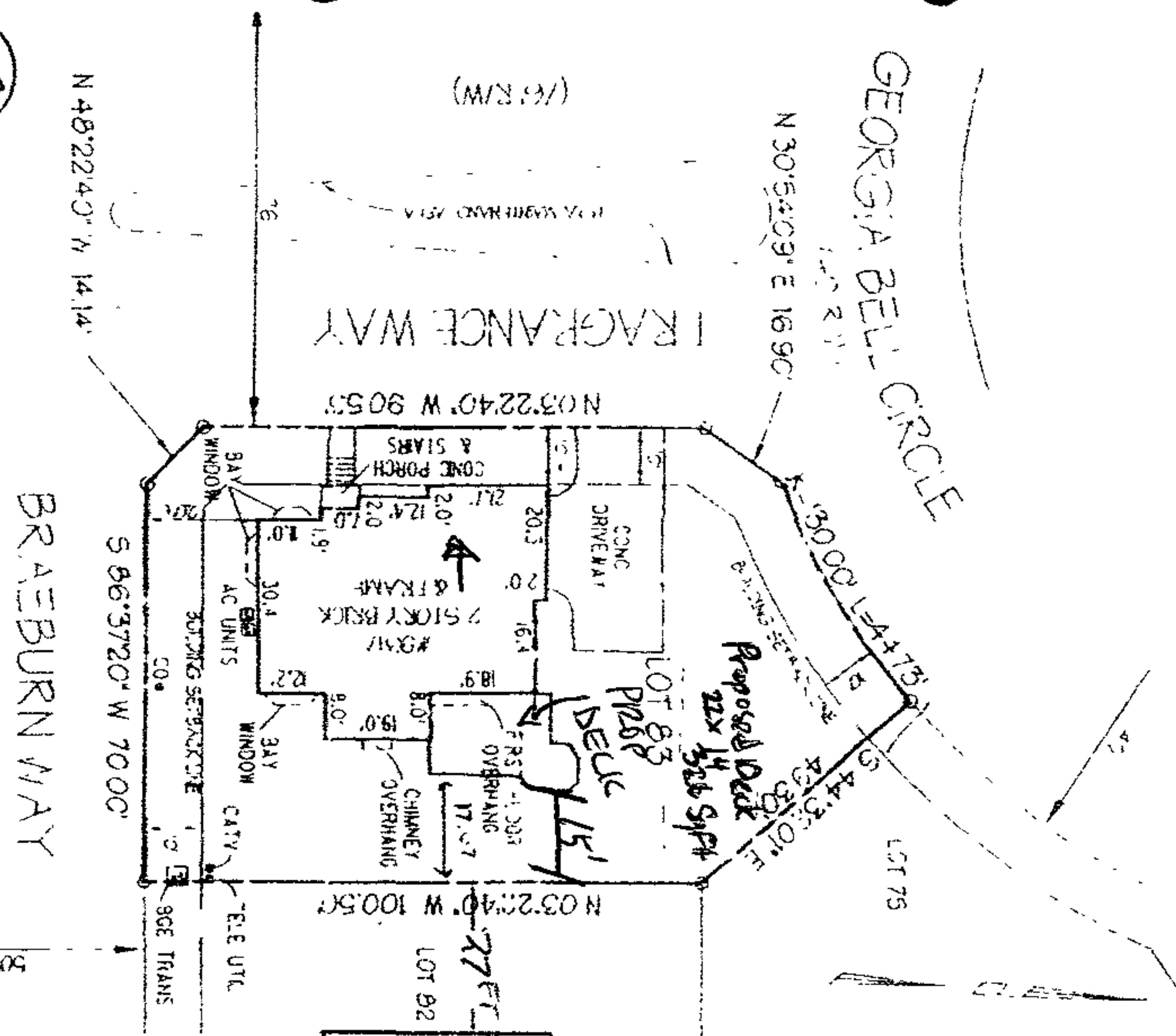
PROPERTY ADDRESS 9317 Fragrance Way
 SUBDIVISION NAME Forge Landing
 PLAT BOOK # 75 FOLIO # 23 LOT # 83 SECTION # N/A
 OWNER Larry Moore



NORTH

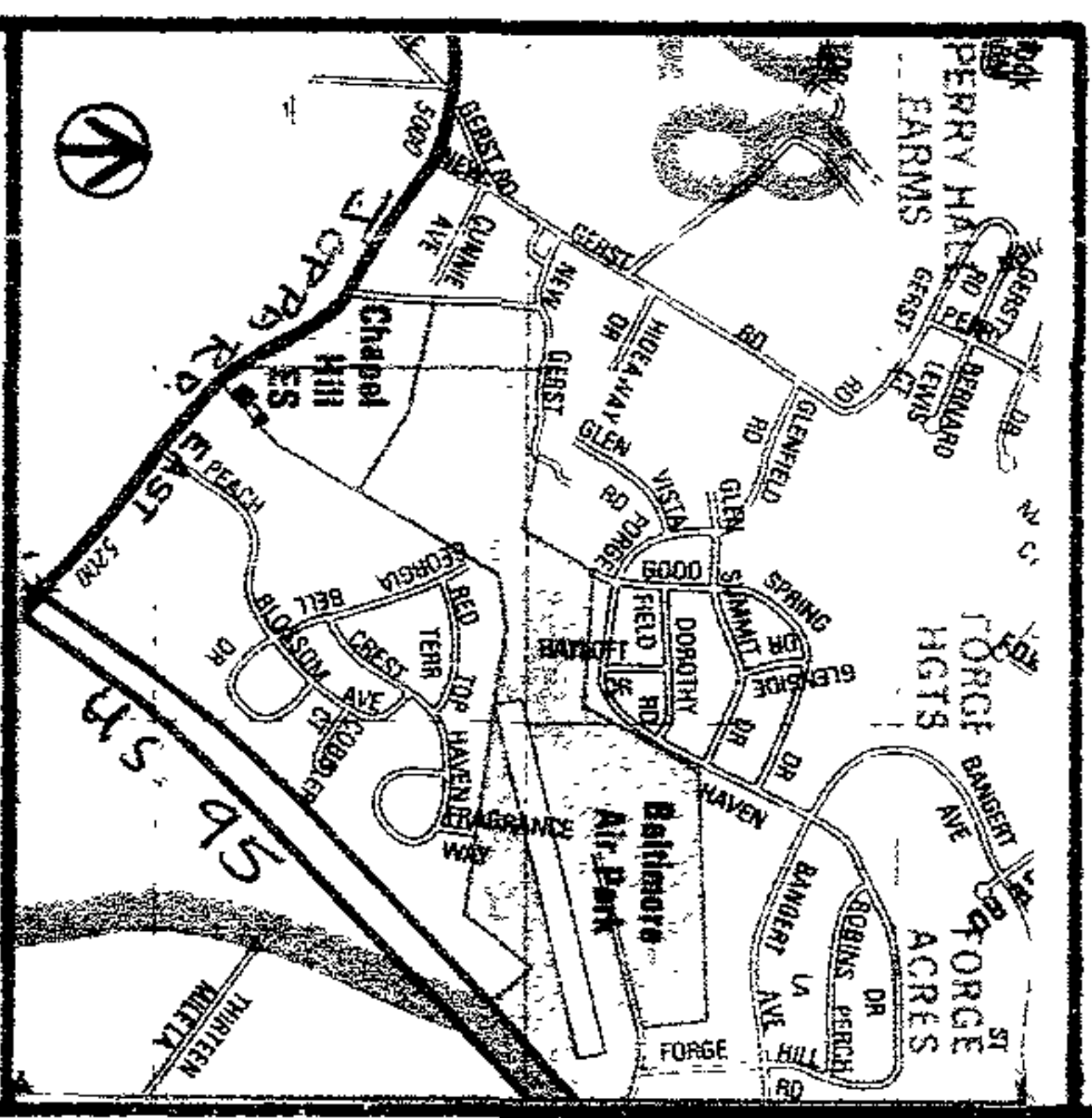
PREPARED BY Larry Moore

SCALE OF DRAWING: 1" = 40

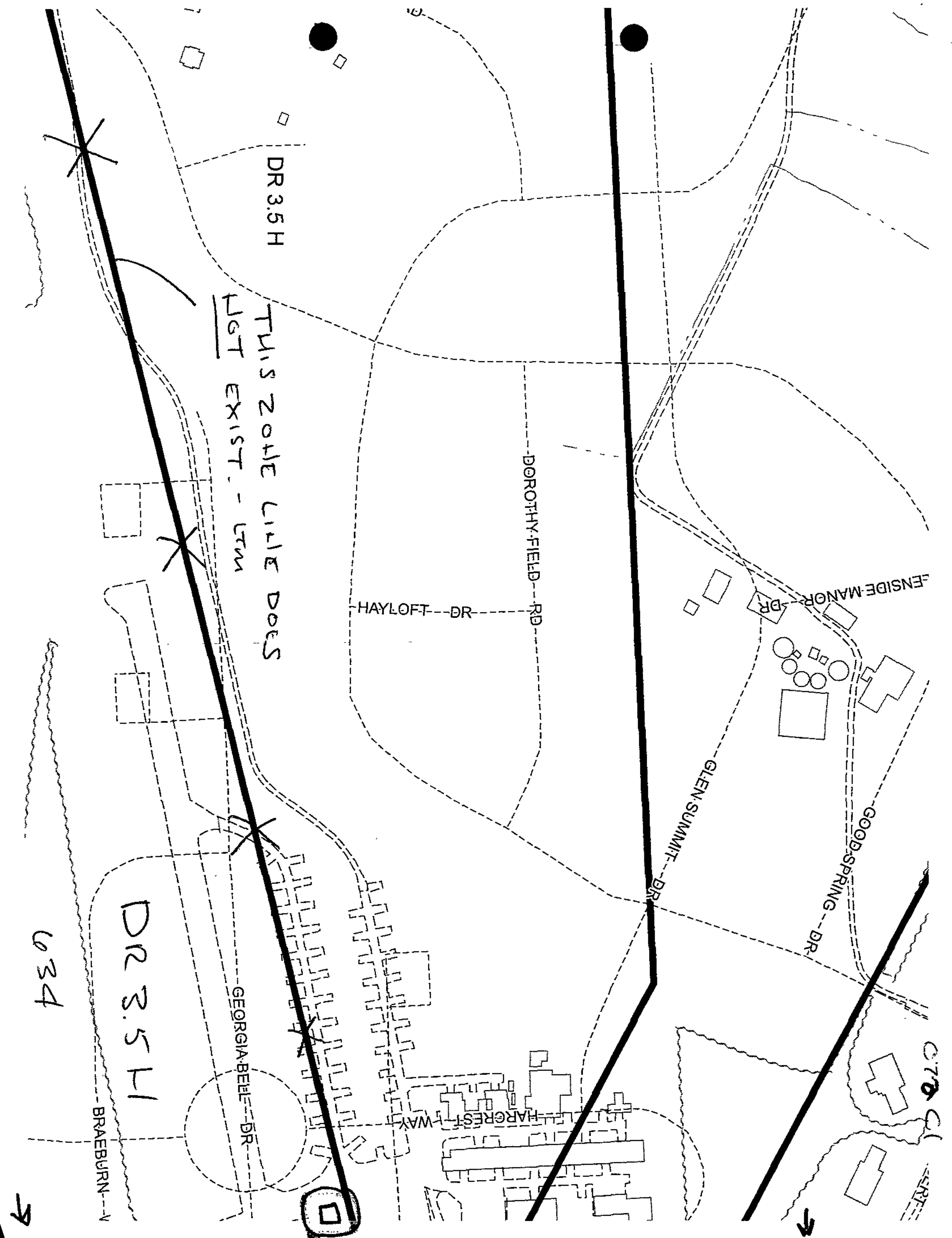


Daniel & Michelle
 Ostrowski's residence
 5202 Braeburn Way

Handwritten signature/initials

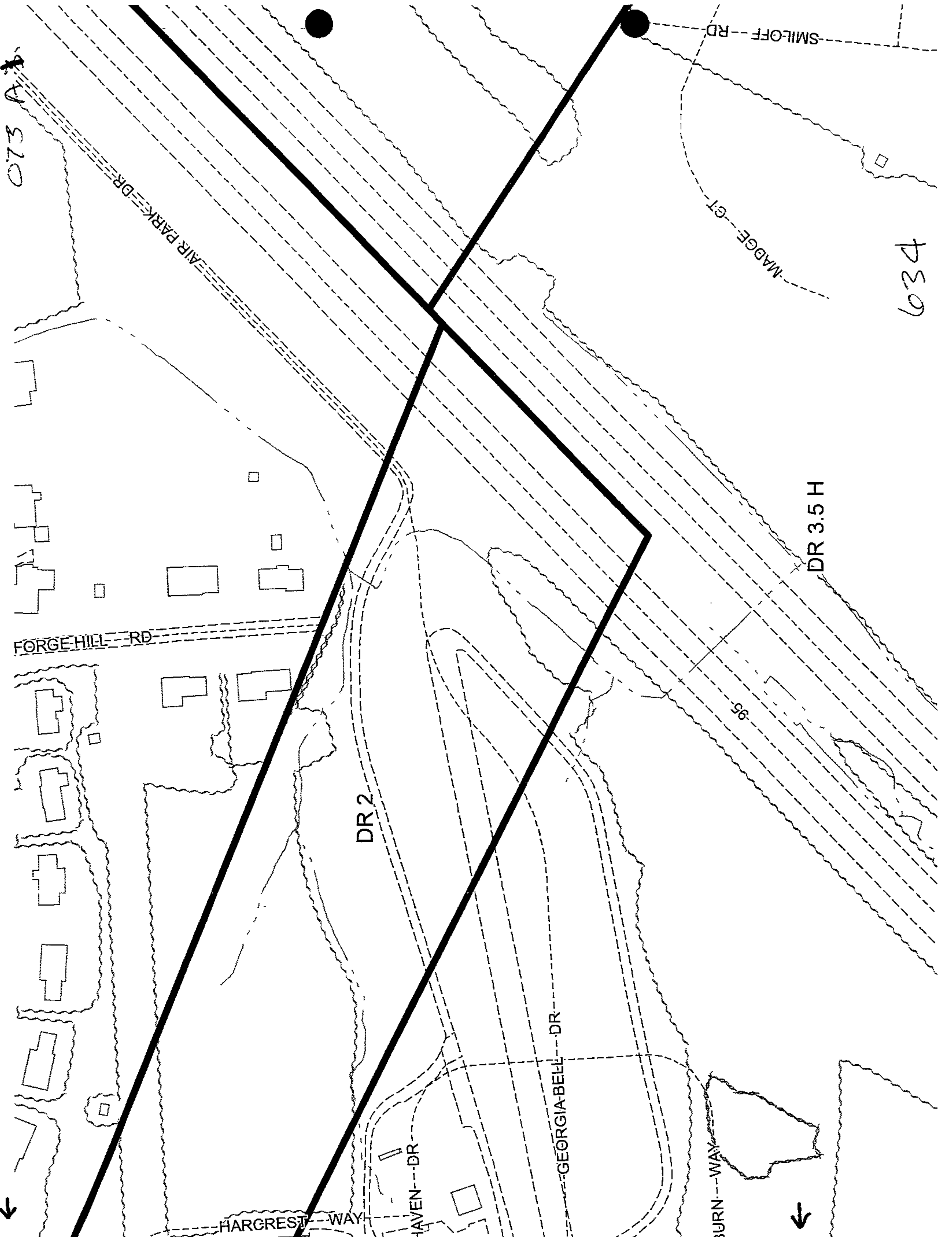


LOCATION INFORMATION ELECTION DISTRICT <u>11</u> COUNCILMANIC DISTRICT <u>5</u> 1" = 200' SCALE MAP # <u>07AC11/073A3</u> ZONING <u>D-2.5H</u>	
LOT SIZE <u>.22</u> ACRES <u>0.22</u> SQUARE FEET <u>9680</u>	CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO 100 YEAR FLOOD PLAIN ☐ YES ☒ NO HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO PRIOR ZONING HEARING <u>NO 00252-1</u>
SEWER ☒ PUBLIC ☐ PRIVATE WATER ☒ PUBLIC ☐ PRIVATE	ZONING OFFICE USE ONLY REVIEWED BY <u>LTm</u> ITEM # <u>634</u> CASE # <u>1</u>



073 A

634



FORGE HILL RD

DR 2

DR 3.5 H

GEORGIA BELL DR

HAVEN DR

HARGREST WAY

BURN WAY

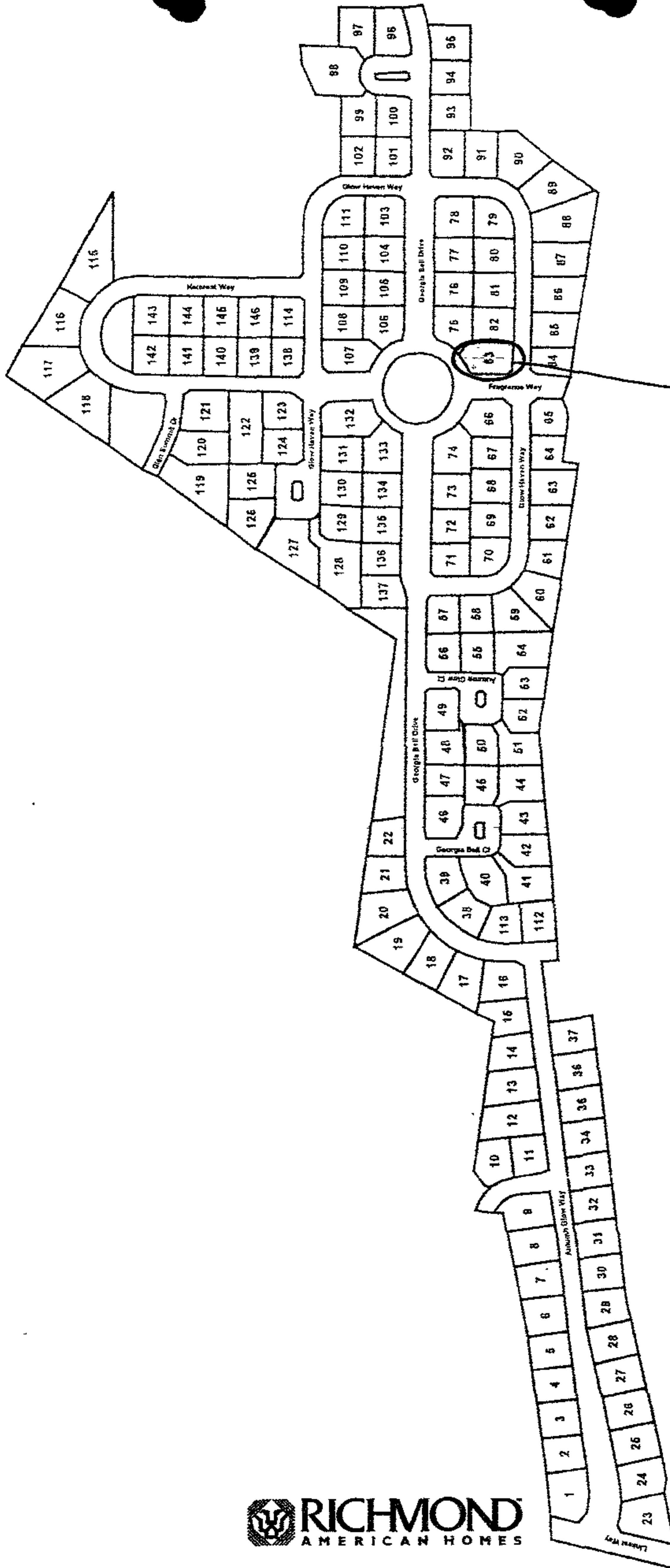
MADGE CT
SMILOFF RD



072C1

073A1

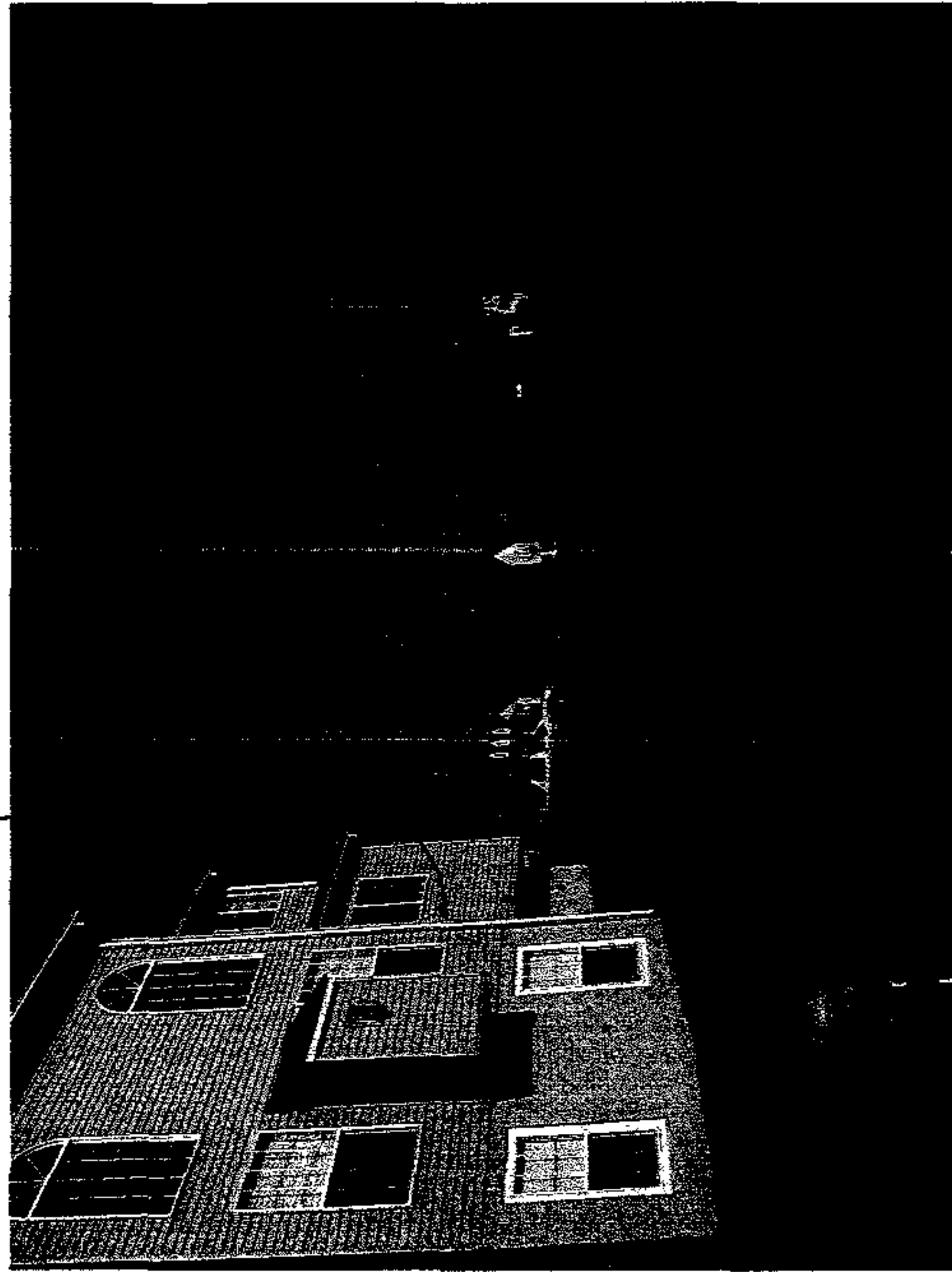
Forge Landing



LOT SIX



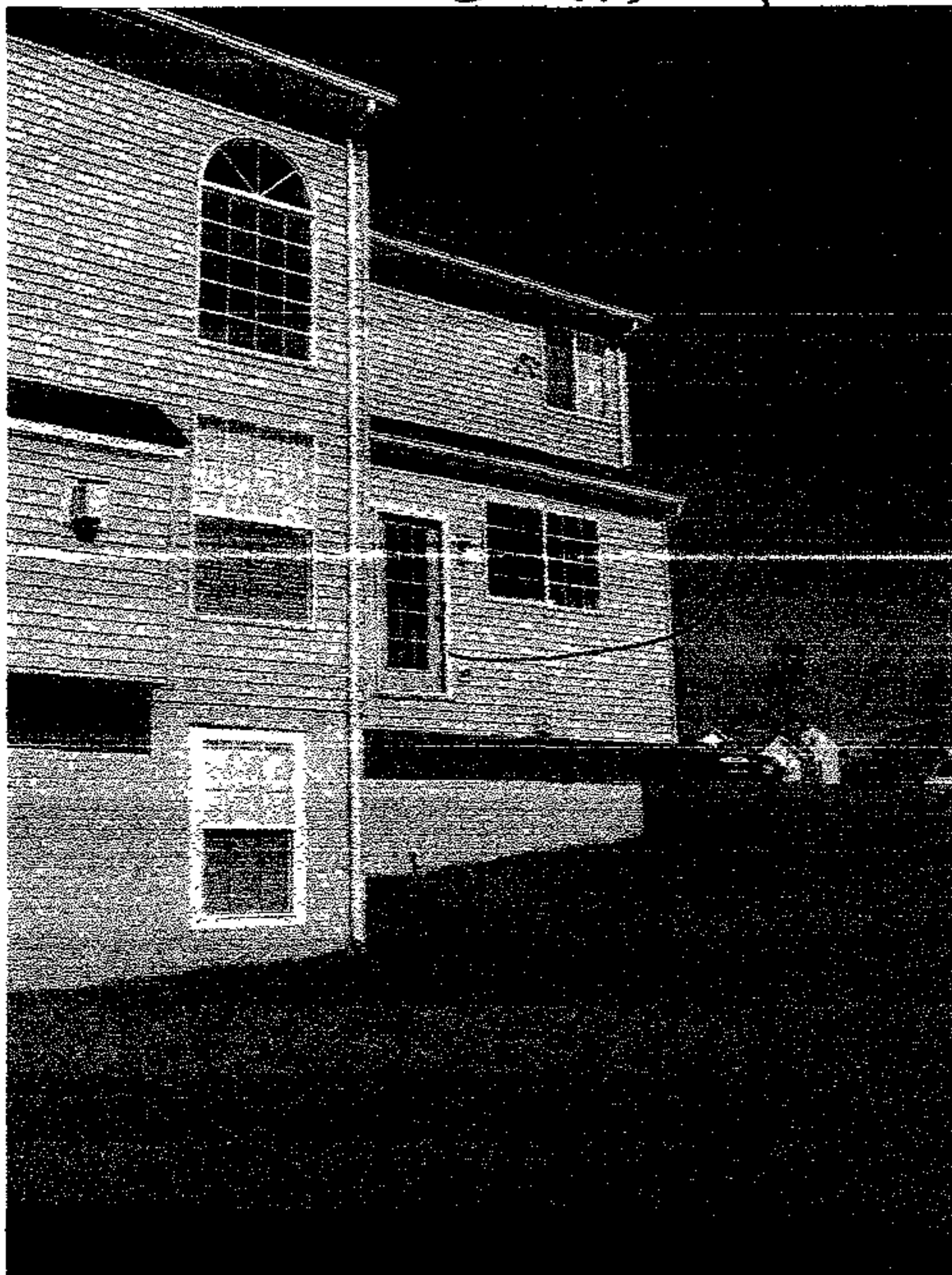
Proposed
Deck Site



634

634
PS 7

REAR DOOR
5 FT ABOVE FLOOR.



Propose 2
Deule
Site



030

634

11-11-11

11-11-11