

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Fox Hill Road, 110 ft. E
centerline of Meetinghouse Road
11th Election District
5th Councilmanic District
(9905 Fox Hill Road)

Alicia O. & Vernon W. Chavis
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-661-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, Alicia O. and Vernon W. Chavis. The administrative variance is requested for property located at in the 9905 Fox Hill Road in the Perry Hall area of Baltimore County. The administrative variance request is from Sections 1B02.3A.1 (205.3 – 1955 - R20 B.C.Z.R.) and Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with an 8 ft. side setback and 40 ft. front setback in lieu of the required 15 ft. and front average of 52 ft. respectively. 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 19, 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 Department of Environmental Protection & Resource Management (DEPRM) dated June 28, 2005, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received

FILED
7/14/05
Ray

from the Office of Planning dated June 29, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) 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.

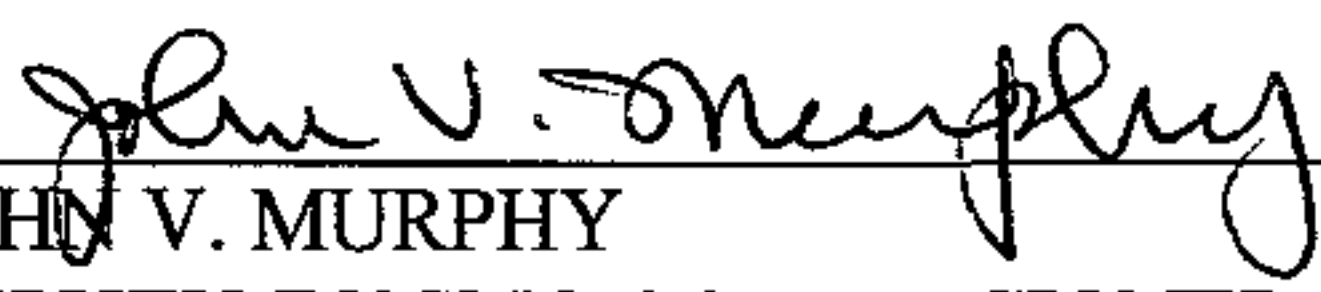
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

RECEIVED FOR FILING
7/14/05
By [Signature]

THEREFORE, IT IS ORDERED, this 14 day of July, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.3A.1 (205.3 – 1955 - R20 B.C.Z.R.) and Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with an 8 ft. side setback and 40 ft. front setback in lieu of the required 15 ft. and front average of 52 ft. respectively, 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 DEPRM dated June 28, 2005, a copy of which is attached hereto and made a part hereof;
 1. Compliance with the ZAC comments submitted by the Office of Planning dated June 29, 2005, a copy of which is attached hereto and made a part hereof.
 2. 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
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FOR PLANNING
7/14/05
raj

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

July 14, 2005

Mr. & Mrs. Vernon W. Chavis
9905 Fox Hill Road
Perry hall, Maryland 21128

Re: Petition for Administrative Variance
Case No. 05-661-A
Property: 9905 Fox Hill Road

Dear Mr. & Mrs. Chavis:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Kenneth Rogers
5725 Carrington Drive
White Marsh, MD 21162

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 9905 Fox Hill Rd.
which is presently zoned D.R. 2

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) BC2.3A.1. (BCZR) (205.3-155-R20 BCZR)
303.1 (BCZR)

To permit an addition (garage) with an 8-foot side setback and 40-foot front setback in lieu of the required 15-feet and front average of 52-feet 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 _____

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.

Legal Owner(s):

Vernon W. Chavis
Name - Type or Print _____
Signature Vern W Chavis _____
Name - Type or Print Alicia O. Chavis _____
Signature Alicia O. Chavis _____
Address 9905 Fox Hill Rd. _____ Telephone No. _____
City Perry Hall, MD State MD Zip Code 21128

Representative to be Contacted:

Kenneth Rogers
Name _____
Address 5725 Carrington DR Telephone No. 410-256-0454
City White Marsh State MD Zip Code 21162

Zoning Commissioner of Baltimore County

CASE NO. 05-661-A

Reviewed By D.T. Date 6/6/05

Estimated Posting Date 6/19/05

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

Address 9905 Fox Hill Rd.
City Perry Hall State MD Zip Code 21128

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):

The variance is Requested so as to allow enough space For a two car garage. Currently there is only enough room for a 1 car garage. I will store my work equipment and two cars there. Having a two car garage also allows us the ability to have a clean + tidy Front area.

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.

Vernon W. Chavis
Signature
Vernon W. Chavis
Name - Type or Print

Alicia O. Chavis
Signature
Alicia O. Chavis
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Veronica L. Shaffer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Veronica L. Shaffer
Notary Public

My Commission Expires VERONICA L. SHAFFER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 8, 2009

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 9905 Fox Hill Rd
Address
Baltimore 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):

The variance is requested so as to allow enough space for a two car garage. Currently there is only enough room for a 1 car garage. I will store my work equipment and two cars there. Having a two car garage also allows us the ability to have a clean + tidy front area.

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.

Vernon W. Chavis
Signature
Vernon W. Chavis
Name - Type or Print

Alicia O. Chavis
Signature
Alicia O. Chavis
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of MAY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared VERNON W. CHAVIS, ALICIA O. CHAVIS

ALLEN G. GUNZELMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



ALLEN G. GUNZELMAN
NOTARY PUBLIC
BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires
December 3, 2008

[Signature]
My Commission Expires DEC 3, 2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9905 Fox Hill Rd
which is presently zoned _____

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) 1B02.3A.1. (DCZR) (205.3-1955-R20
303.1 (DCZR) DCZR)

To permit an addition (garage) with an 8-foot side setback and 40-foot front setback in lieu of the required 15-feet and front average of 52-feet 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):

Vernon W. Chavis
Name - Type or Print

Signature

Name - Type or Print

Signature

9905 Fox Hill Rd
Address

(410) 248-0195
Telephone No.

Perry Hall
City

MD
State

21128
Zip Code

Representative to be Contacted:

Kenneth Rogers
Name

5725 Carrington Dr
Address

410-256-0454
Telephone No.

White Marsh
City

MD
State

21167
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. 05-1661-A

REV 10/25/01

Reviewed By DT Date 6/6/05

Estimated Posting Date 6/19/05

Zoning Commissioner of Baltimore County

Zoning Description For 9905 Fox Hill RD

Beginning at a point on the South side of
Fox Hill RD which is 50 Feet wide at the
distance of 110 Feet East of the centerline
of the nearest intersecting street meetinghouse RD.
which is 50 Feet wide.

Being lot 48 Block — Section C in the
subdivision of Perry Hall Manor as recorded
in Baltimore County Plat Book # 24, Folio # 20
containing 19,602 ^{(Square Feet} _{or acres} also known as 9905 Fox Hill RD
and located in the 11th Election District 5
Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446307

DATE 6/6/05 ACCOUNT 001006150

AMOUNT \$ 65.00

RECEIVED FROM: KENNETH ROGERS

FOR: ITEM # 661 05-674-A

9905 Fox Hill Rd PA D THOMPSON

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

DATE 6/6/05 TIME 11:31 AM

RECEIVED BY WALKER RECEIPT NO. 446307

DATE 6/6/05 TIME 11:31 AM

Receipt for \$65.00 OK
65.00 OK
65.00 OK

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-661-A

Petitioner/Developer: CHAVIS

Date of Hearing/Closing: 7/4/05

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:

9905 FOX HILL RD

The sign(s) were posted on

6/19/05
(Month, Day, Year)

Sincerely,

Robert Black 6/21/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

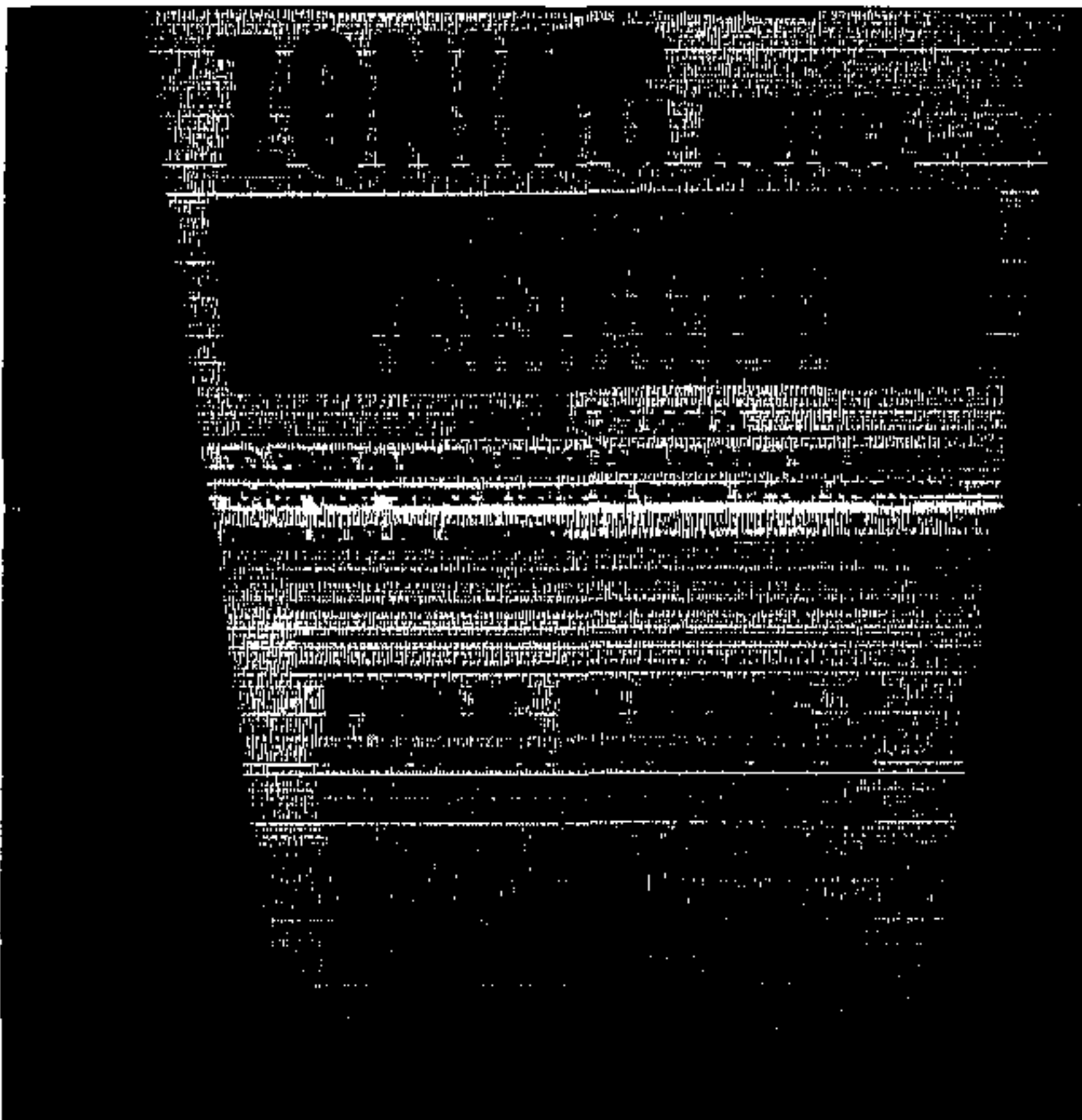
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



9905 FOX HILL RD

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 661 -A Address 9905 FOXHILL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/6/05 Posting Date: 6/19/05 Closing Date: 7/4/05

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- 661 -A Address 9905 FOX HILL RD.

Petitioner's Name CHAVIS Telephone 410-248-0195

Posting Date: 6/19/05 Closing Date: 7/4/05

Wording for Sign: To permit an addition (garage) with an 8-foot side setback and 40-foot front setback in lieu of the required 15-feet and front average of 52-feet respectively.

**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

July 5, 2005

Vernon W. Chavis
Alicia O. Chavis
9905 Fox Hill Road
Perry Hall, Maryland 21128

Dear Mr. and Mrs. Chavis:

RE: Case Number: 05-661-A, 9905 Fox Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 6, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Kenneth Rogers 5725 Carrington Drive White Marsh 21162

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. *JDO*
DEPRM

DATE: June 28, 2005

SUBJECT: Zoning Item # 05-661
Address 9905 Fox Hill Rd.

Zoning Advisory Committee Meeting of June 20, 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).

_____ 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 garage must be a minimum of 20-feet from the septic system and septic reserve area. For additional information, please contact the Groundwater Management section.

Reviewer: Sue Farrinetti

Date: June 28, 2005

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7/14/05
Ray

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2005

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

SUBJECT: 9905 Fox Hill Road

INFORMATION:

Item Number: 5-661

Petitioner: Vernon Chauis

Zoning: DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an addition with an 8-foot side setback and 40-foot front setback in lieu of the minimum required 15 feet and front average of 52 feet respectively provided the applicant utilize materials that are identical to the existing single-family dwelling. This includes the use of brick treatments along the front and west façades of the newly constructed garage.

The applicant shall submit building elevations to the Office of Planning for review and approval prior to the issuance of a building permit.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by: Curtis M. Murray

Division Chief: Jeffrey W. Gonz

AFK/LL: CM

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

June 20, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.

633, 639, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657,
658, 659, 660 and 661

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 6.20.05

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

RE: Baltimore County
Item No. 661

DT

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 28, 2005

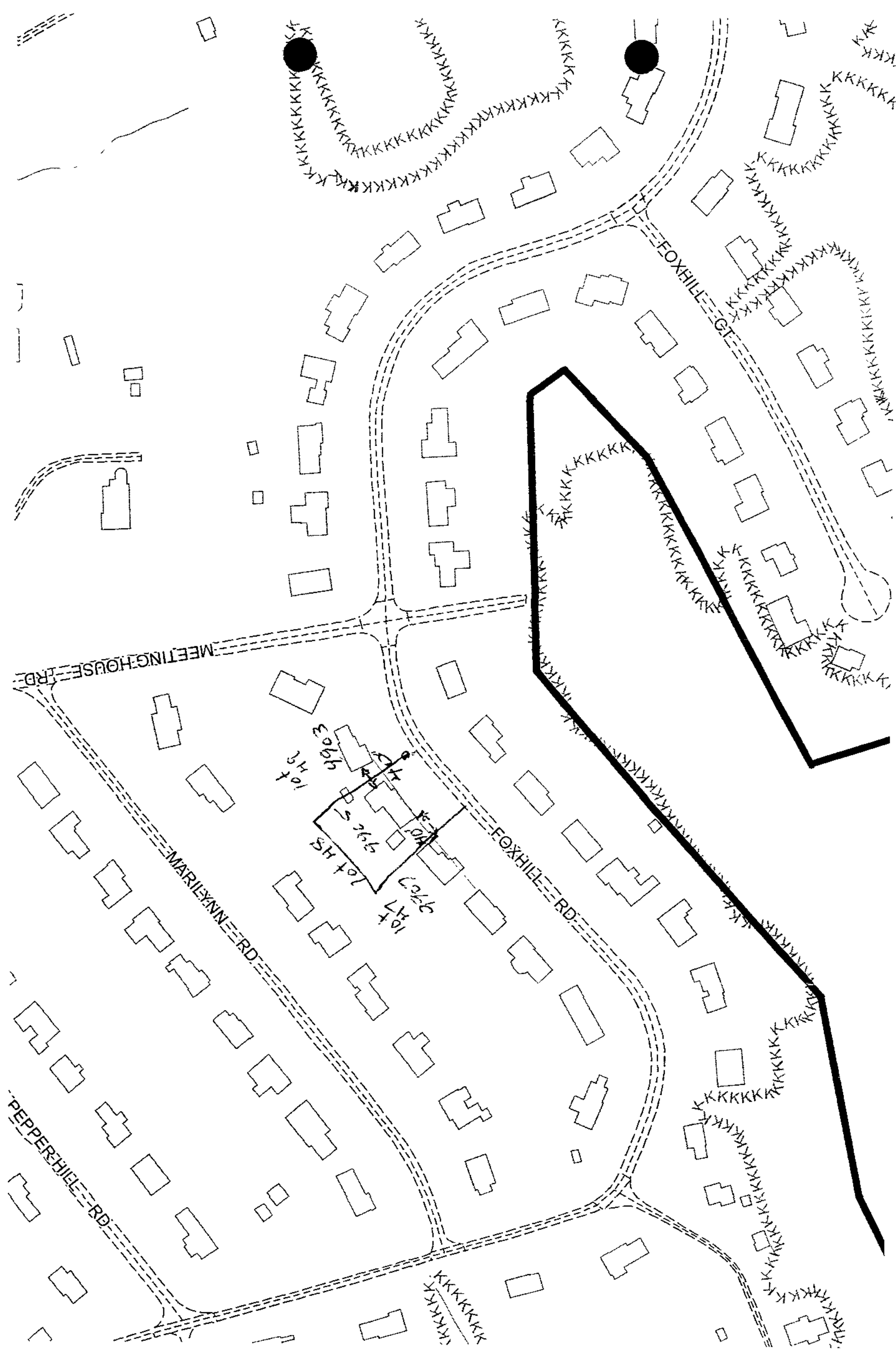
FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 633, 639, 643, 645, 647, 648,
649, 652, 653, 654, 656, 658, 660, 661

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-06282005.doc

05-661-A



OC 3 B-2

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

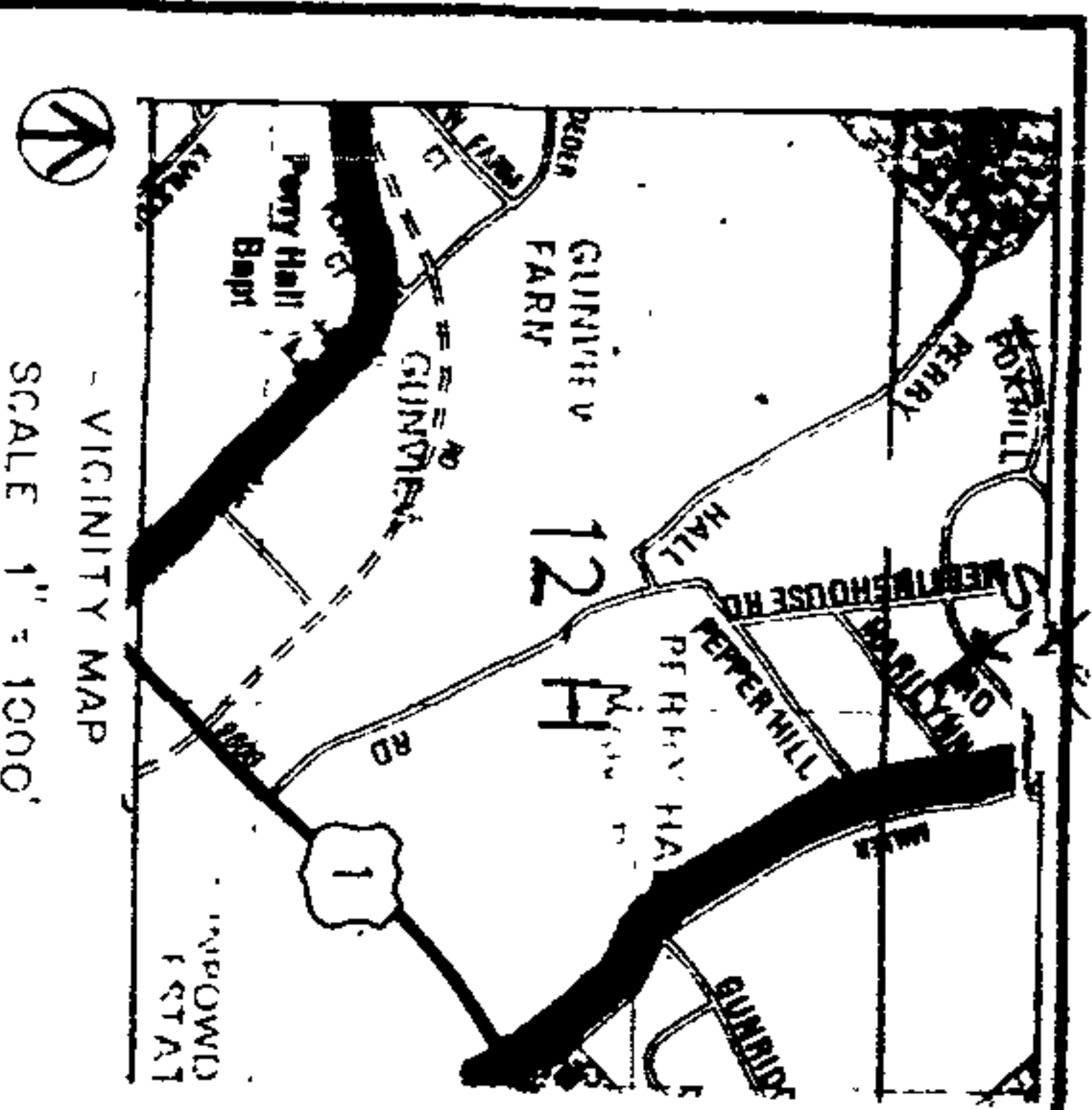
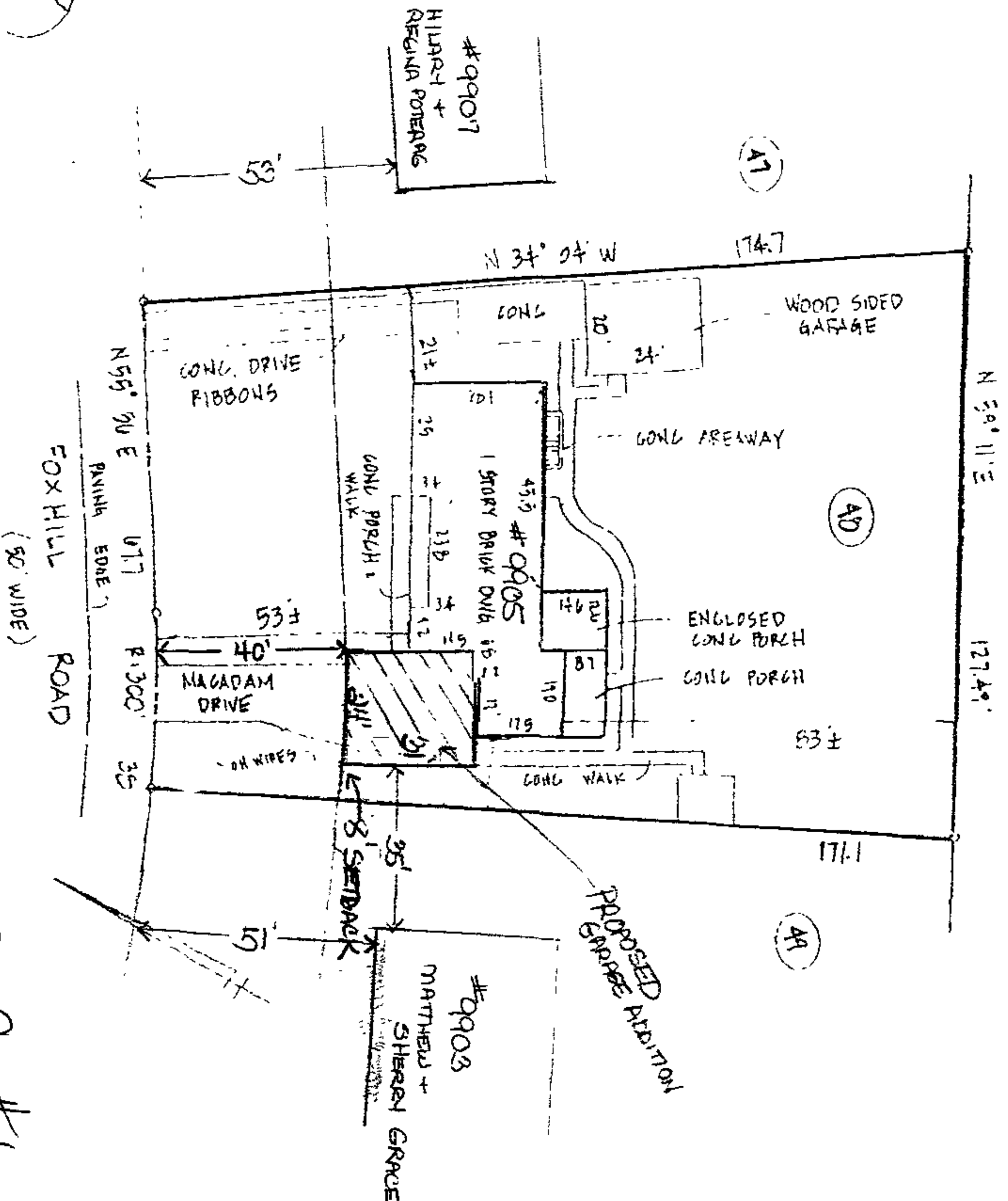
PROPERTY ADDRESS 9905 Fox Hill Rd

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

SUBDIVISION NAME Feet Hill Tract

PLAT BOOK # 24 FOLIO # 30 LOT # 48 SECTION # 6

OWNER Veronica + Alicia Harris



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # CE-3-B-2

ZONING DR-2

LOT SIZE 19602 ACRES

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐

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 DT ITEM # 661 CASE # 105-661-A



PREPARED BY

SCALE OF DRAWING 1" = 40'

Plat 24, #1

THE REQUIREMENTS SET FORTH IN SECTIONS 12A 12B 12C
 EIT ANNOTATED CODE OF MARYLAND [1947 SUPPLEMENT]
 in making of this PLAT have been complied with
 of the land shown hereon is PERRY HALL MANOR CORP
 of Baltimore, Md. DATE July 26, 1956
 the roads, as shown hereon and the mention thereof in
 purpose of description only and the same are not inten-
 d to public, the fee simple to the beds thereof is express
 grantors of the deed, to which this PLAT is attached.
 275

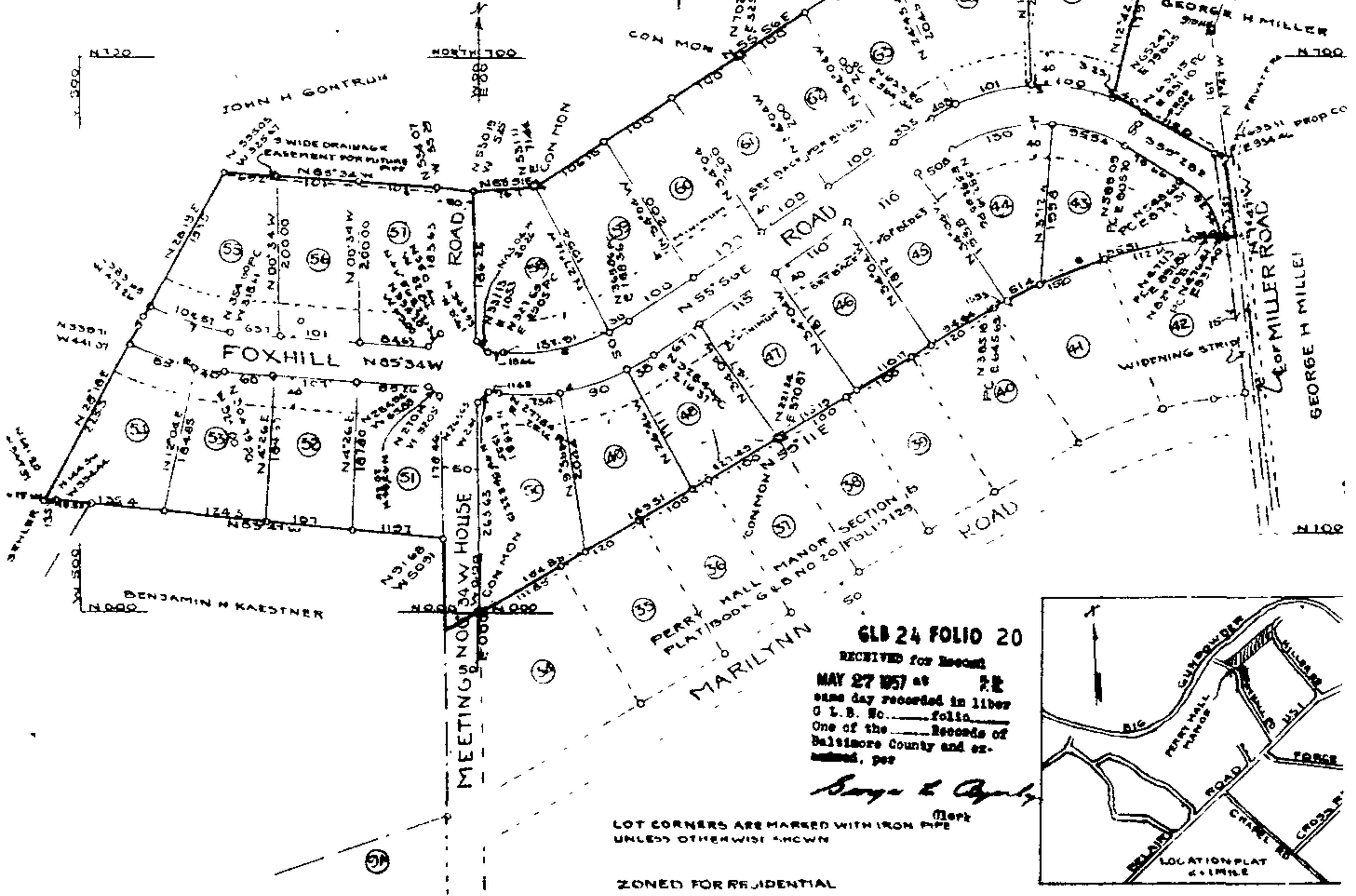
ALIGNMENT AND LOCATION OF ROADS
John H. Gontrom DATE 5/22/57
 ENGINEER OF BALTO COMD
John H. Gontrom DATE 5/22/57
 CITY STATE & CO HEALTH OFFICER
John H. Gontrom DATE May 22, 1957

ENGINEER'S CERTIFICATE
 I hereby certify that this PLAT represents a SURVEY made by me and the mon-
 uments shown hereon actually exist and conform with the requirements
 of SECTION 17B ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1947 SUP-
 PLEMENT
 SIGNED BY A. Allen Rishel DATE July 29, 1956
 REG. PROF. ENGINEER AND LAND SURVEYOR #645
 TOWSON 4 MD
 RECORDED IN THE LAND RECORDS OF BALTO COMD
 PLAT BOOK G L B NO. --- FOLIO ---

CURVE DATA

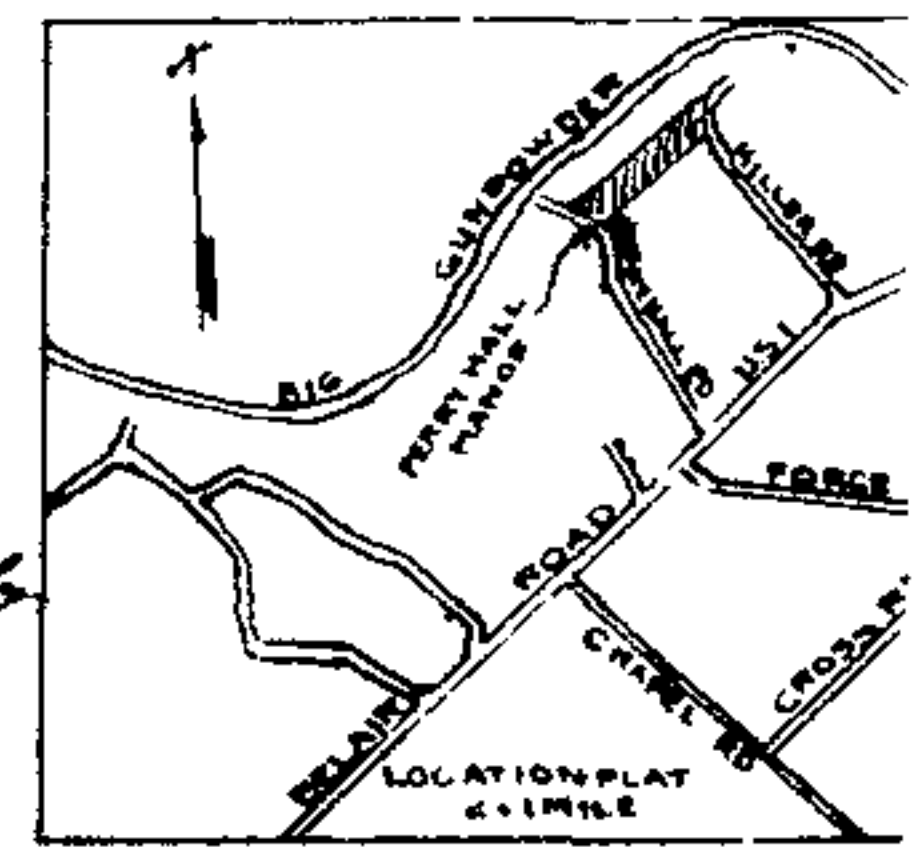
NO	RADIUS	Δ	ARC	T DIST	CHORD	BEARING
1	125'	42° 41'	92.72'	48.82'	80.98'	S 88° 07' 30" E
2	200'	64° 56'	126.44'	215.76'	188.11'	N 88° 11' E
3	250'	64° 56'	158.05'	267.26'	268.11'	N 68° 11' E
4	300'	38° 30'	104.76'	197.82'	175.11'	N 75° 11' E
5	230'	38° 30'	167.51'	87.30'	164.85'	N 75° 11' E
6	300'	23° 52'	125.00'	68.33'	124.08'	N 63° 38' W
7	250'	23° 52'	104.51'	52.85'	103.40'	N 63° 38' W
8	650'	23° 08'	267.14'	135.06'	260.64'	N 70° 45' E

COORDINATE, ASSUMED BASED ON THE
 MAGNETIC MERIDIAN OF 1951



6LB 24 FOLIO 20
 RECEIVED for Record
 MAY 27 1957 at 2 P.M.
 same day recorded in liber
 of L.B. No. --- folio ---
 One of the Records of
 Baltimore County and ex-
 amined, per
George E. Cope

LOT CORNERS ARE MARKED WITH IRON PIPE
 UNLESS OTHERWISE SHOWN
 ZONED FOR RESIDENTIAL



OWNER
 PERRY HALL MANOR CORPORATION
 GLEN ARM. MD
 GLB 3083-311
 DEC 28 1956

PERRY HALL MANOR
 SECTION C
 11TH DISTRICT BALTO COMD
 SCALE 1"=100'



05-661-A



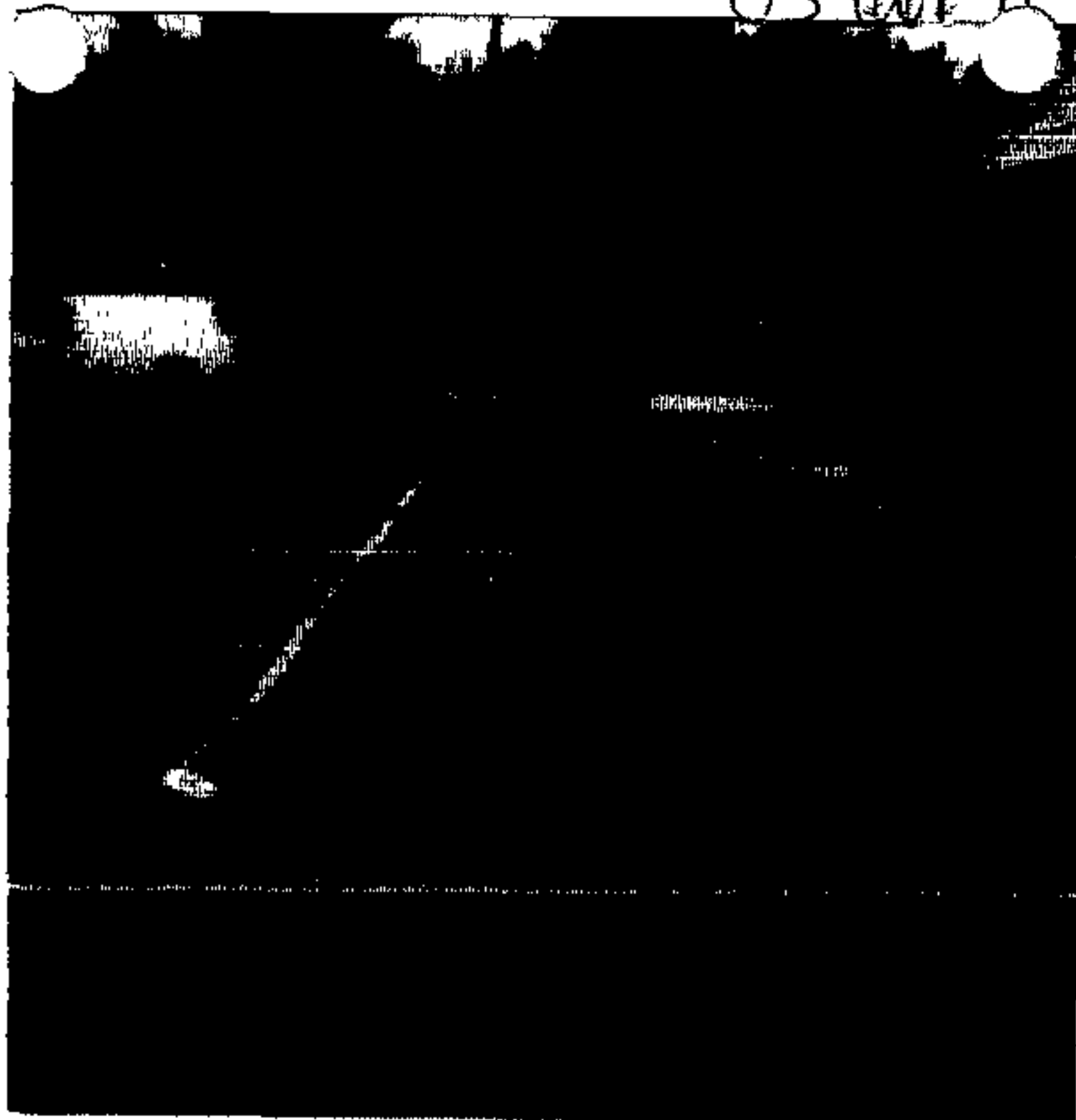
Proposed 2 car garage
7905 Fox hill RD

05-661-A



9905 Fox hill RD

05-661-A



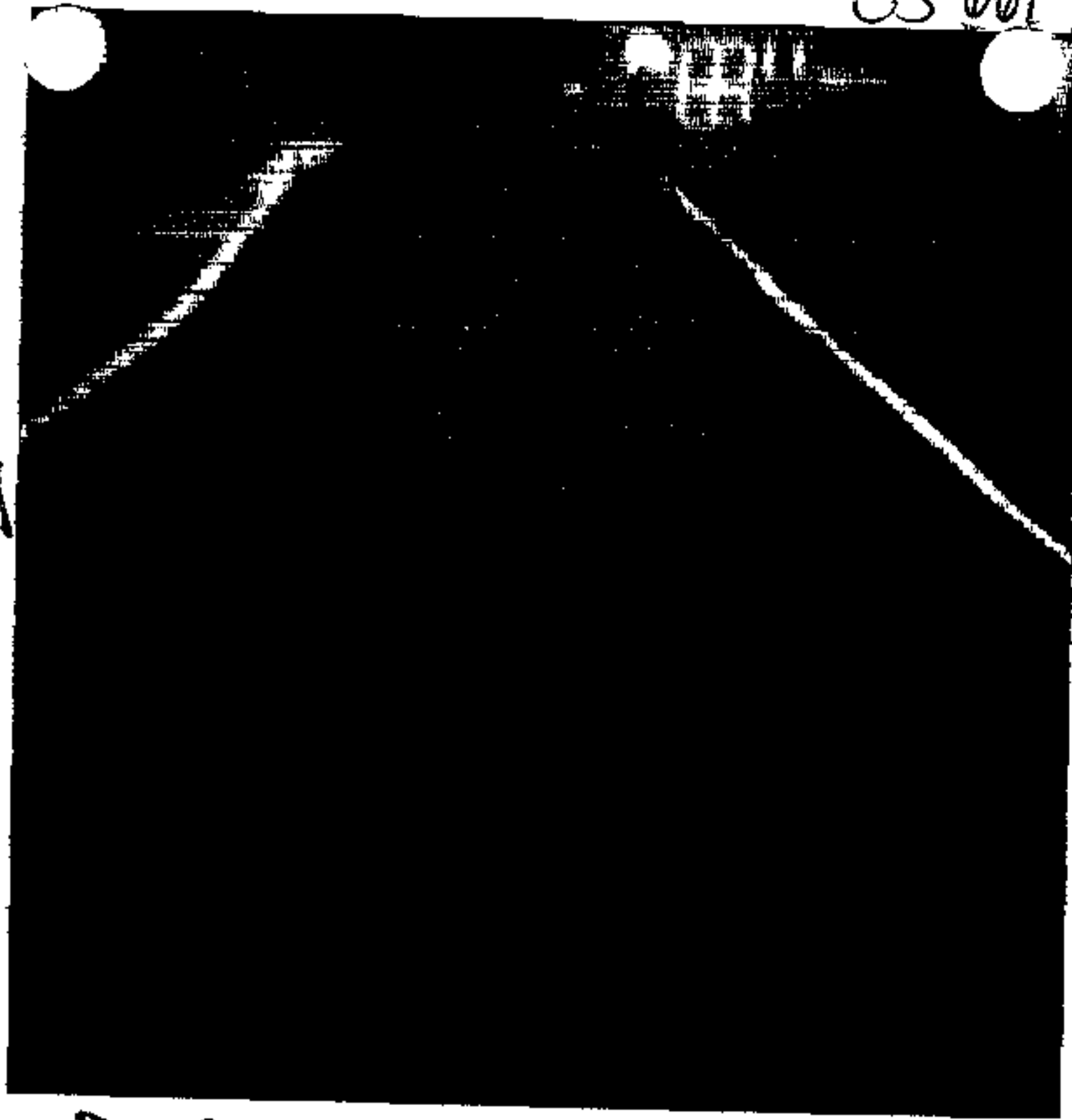
↑ Existing property line
Proposed garage ←

05-661-A



9907 Fox Hill RD

05-661-A



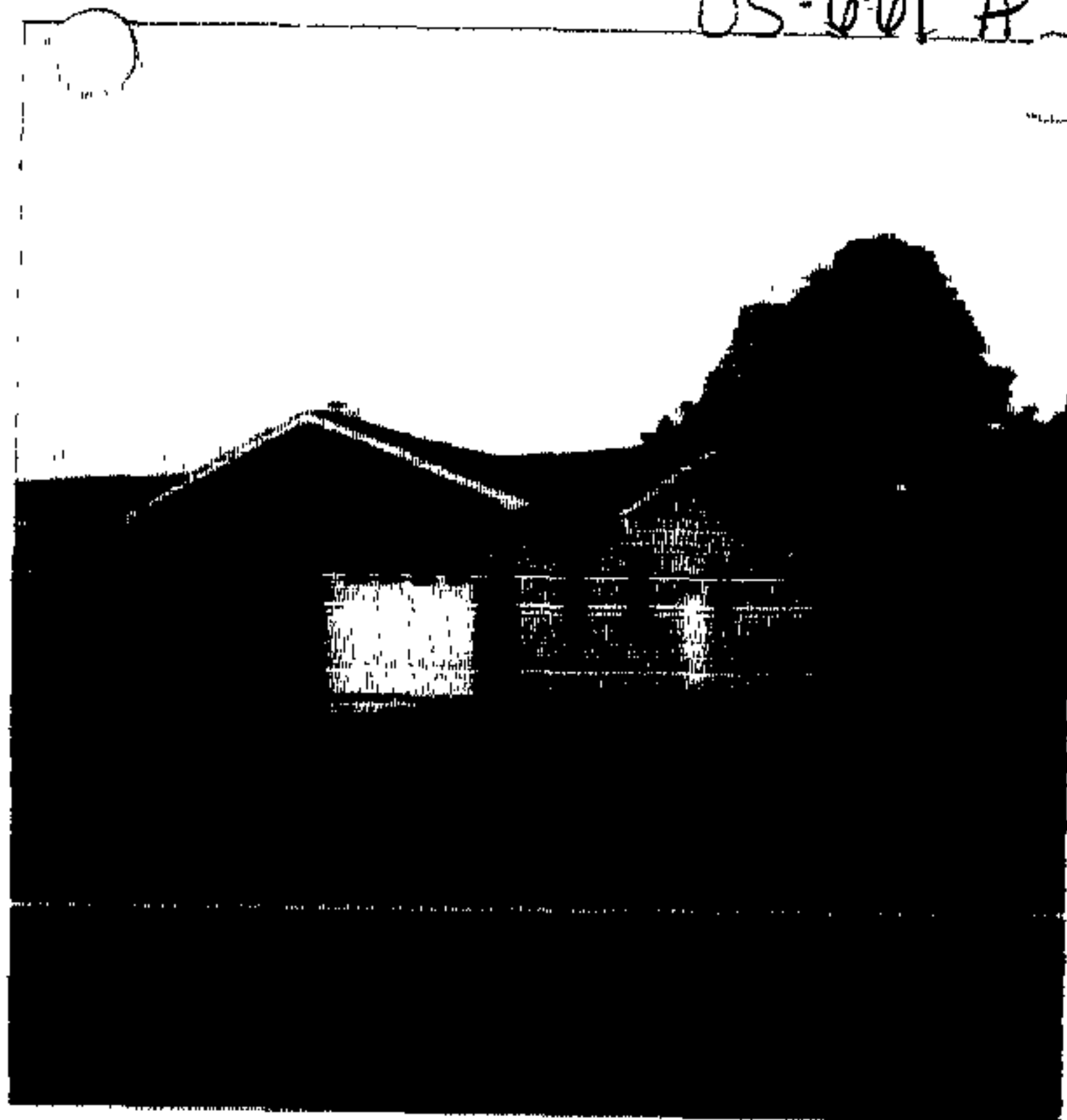
→ Proposed Garage
Existing Property line

05-661-A



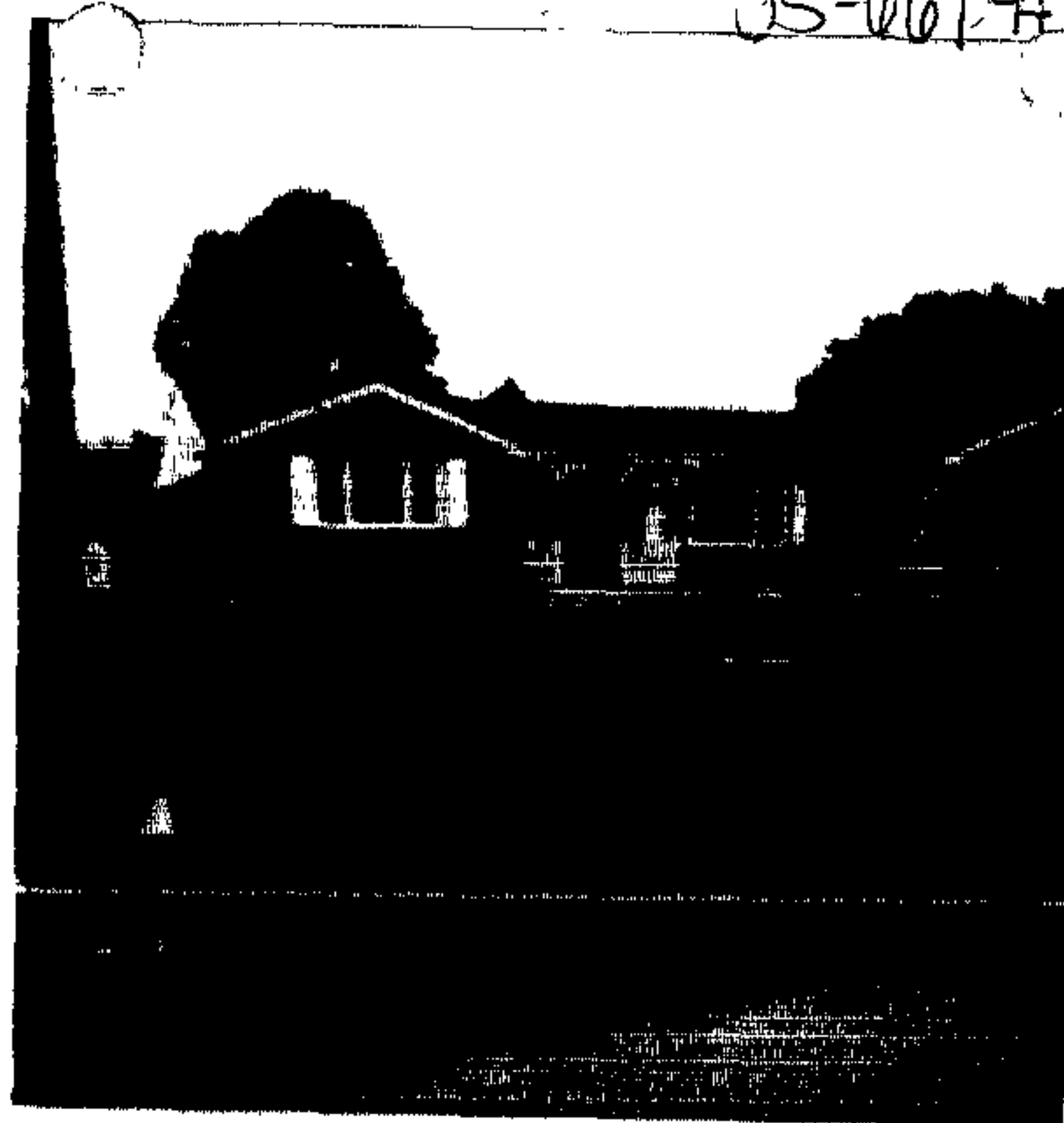
9903 Fox Hill RD

05-661-A



9903 Fox Hill RD

05-661-A



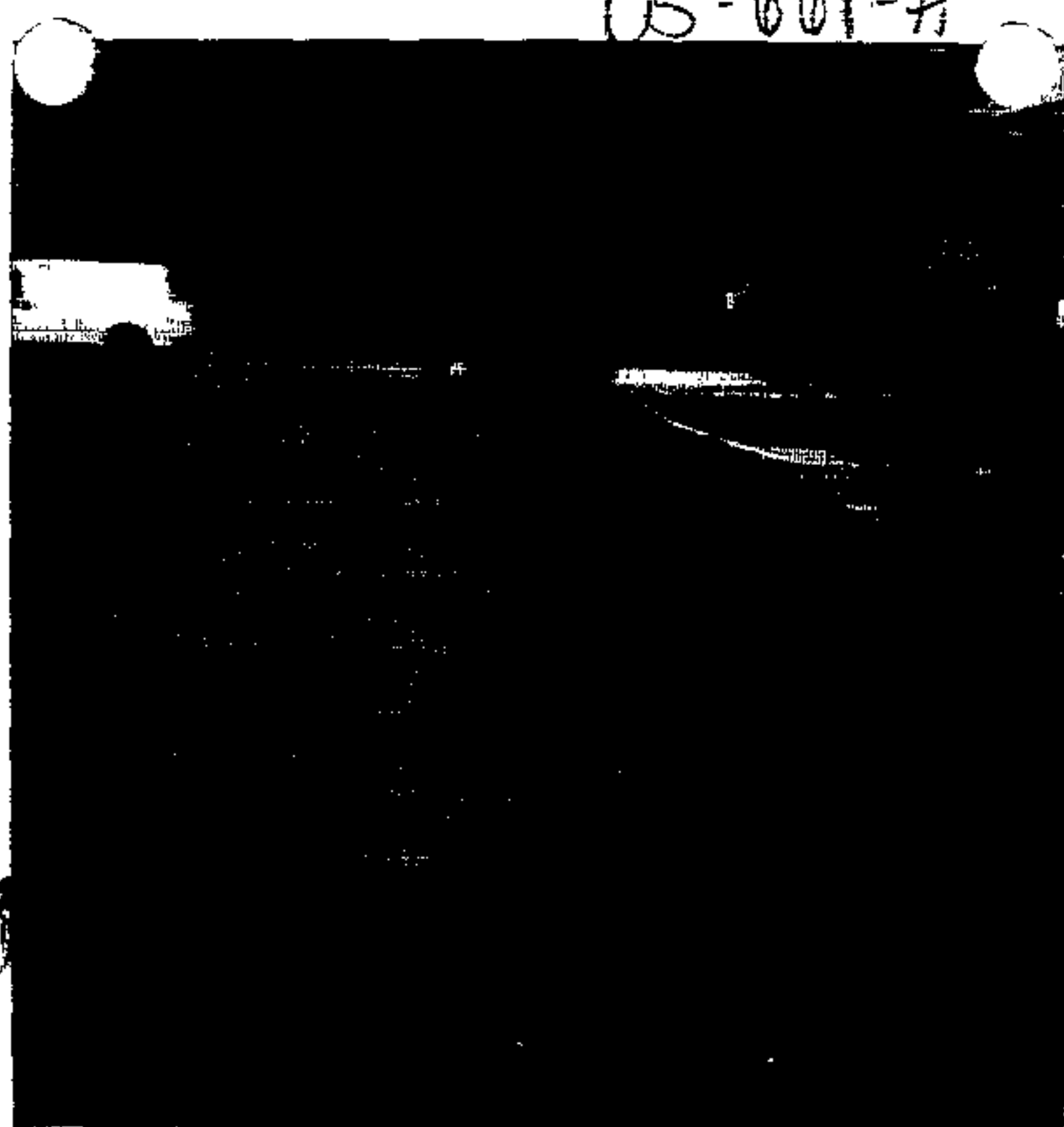
9903 Fox Hill RD

05-661-A



Proposed Garage

05-661-A



Proposed garage

Existing Property
line