

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

W/S Braeburn Way, 180' S of the c/l

George Bell Drive

(5105 Braeburn Way)

11th Election District

5th Council District

Zhi-Bing You and Hui-Zhong Shou

Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 06-132-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, Zhi-Bing You and Hui-Zhong Shou. The Petitioners seek relief from Sections 259.9.B.4.e and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16' in lieu of the minimum required 37.5' for a proposed open projection (deck). The subject property and requested relief are more particularly described on the site plan submitted 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 Petitioner has 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

11/3/15
[Signature]

CERTIFICATE OF POSTING

Date: September 9, 2005

RE: Case Number: 06-132-A

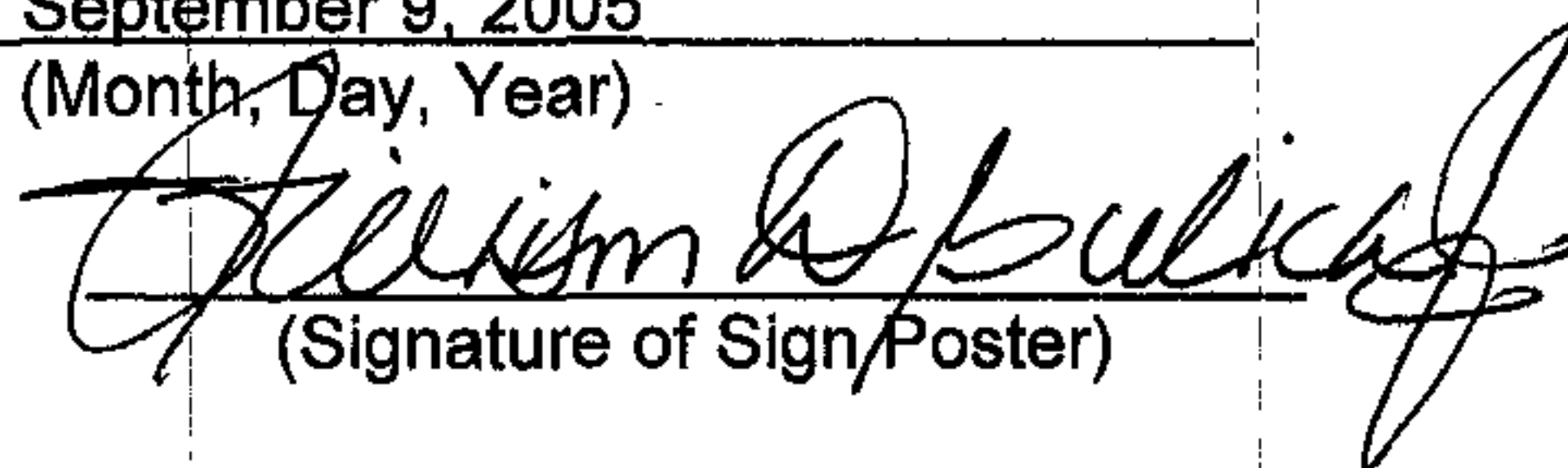
Petitioner/Developer: Zhi-Bing-You

Date of Hearing/Closing: September 26, 2005

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

5105 Braeburn Way

The sign(s) were posted on September 9, 2005
(Month, Day, Year)


(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

**ATTACH PHOTOGRAPH OF
SIGN POSTED ON PROPERTY
HERE**

Revised 3/1/01 - SCJ



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 00-132-A

TO PERMIT AN OPEN
PROJECTION (DECK) WITH A
16 FOOT REAR SETBACK INSTEAD
OF THE REQUIRED 37.5 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON SEPT. 26, 2005

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

151 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

REPLYING TO THE NOTICE BY TELEPHONE OR FAXATION IS NOT ACCEPTED AND NO OTHER MEANS OF
CONTACTING IS DEEMED APPROPRIATE

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449416

DATE 9/1/05 ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM: Z41-BING YOU

FOR: ITEM # 122 ON 122-A

5105 KRAEBORUM WEN D.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTIVITY TIME
9/01/2005 9/01/2005 12:00:22 1

YES NO/1 00/100 00/100 00/100
RECEIPT # 251300 9/01/2005 00/100
DEPT 3 528 230000 VERIFICATION
PR NO: 449416

Receipt for \$65.00
\$65.00 ON
Baltimore County, Maryland

CASHIER'S VALIDATION



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5105 Braeburn Way
which is presently zoned DR. 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) 259.4B.4.e., 301.1A. (DCZR)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 16-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 37.5-FEET.

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):

Zhi-Bing You

Name - Type or Print

Zhi-Bing You

Signature

Hui-Zhong Shou

Name - Type or Print

Huizhong Shou

Signature

5105 Braeburn Way

410-6638635

Address

Telephone No.

Perry Hall

MD

21128

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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. 06-132-A

Reviewed By D.T.

Date 9/1/05

REV 10/25/01

Estimated Posting Date 9/11/05

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

5105 Braeburn Way
Address
Perry Hall Maryland 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):

1. Since the house was built under the Administration Variance with backyard setback of 30 feet, the proposed deck construction can not meet the County's Zoning Regulation.
2. Since the first floor exit to the backyard is located on the right side of the sunroom (near family room), the proposed area is the ideal spot for the deck construction.
3. Deck can not be built elsewhere due to lack of convenient access from and to the house.
4. Since there is a water drain located on the corner of our lot, a leveled patio is not a choice due to its potential impact to the water flow from the surrounding lots during the raining season. Thus a deck is preferred.

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.

Zhi-Bing You
Signature
Zhi-Bing You
Name - Type or Print

Hui-Zhong Shou
Signature
Hui-Zhong Shou
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Zhi-Bing You & Hui-Zhong Shou
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara L. Thackerberger
Notary Public

My Commission Expires 08/05

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

5105 Braeburn Way

Address

Perry Hall

City

Maryland

State

21128

Zip Code

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Zhi-Bing You

Signature

Zhi-Bing You

Name - Type or Print

Hui-Zhong Shou

Signature

Hui-Zhong Shou

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Zhi-Bing You + Hui-Zhong Shou

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

AS WITNESS my hand and Notarial Seal

Barbara A. Tharlenberger

Notary Public

My Commission Expires 08/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5105 Braeburn Way
which is presently zoned DR. 3.5H

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TO PERMIT AN OPEN PROJECTION (DECK) WITH A 16-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 37.5- FEET.

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):

Zhi-Bing You

Name - Type or Print

Zhi-Bing You

Signature

Hui-Zhong Shou

Name - Type or Print

Huizhong Shou

Signature

5105 Braeburn Way 410-6638635

Address

Perry Hall

City

MD

State

Telephone No.

21128

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 06-132-A

Reviewed By D.T.

Date 9/1/05

Estimated Posting Date 9/11/05

DATE 9/25/01

ORDER RECEIVED FOR FILING
10/25/05

Zoning Commissioner

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



Baltimore County

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

October 3, 2005

Zhi-Bing You & Hui-Zhong Shou
5105 Braeburn Way
Perry Hall, Maryland 21128

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Braeburn Way, 188' S of the c/l George Bell Drive
(5105 Braeburn Way)
11th Election District – 5th Council District
Zhi-Bing You & Hui-Zhong Shou - Petitioners
Case No. 06-132-A

Dear Mr. & Mrs. You:

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,

A handwritten signature in black ink, appearing to read "W. J. Wiseman, III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File

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



Printed on Recycled Paper



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1

1

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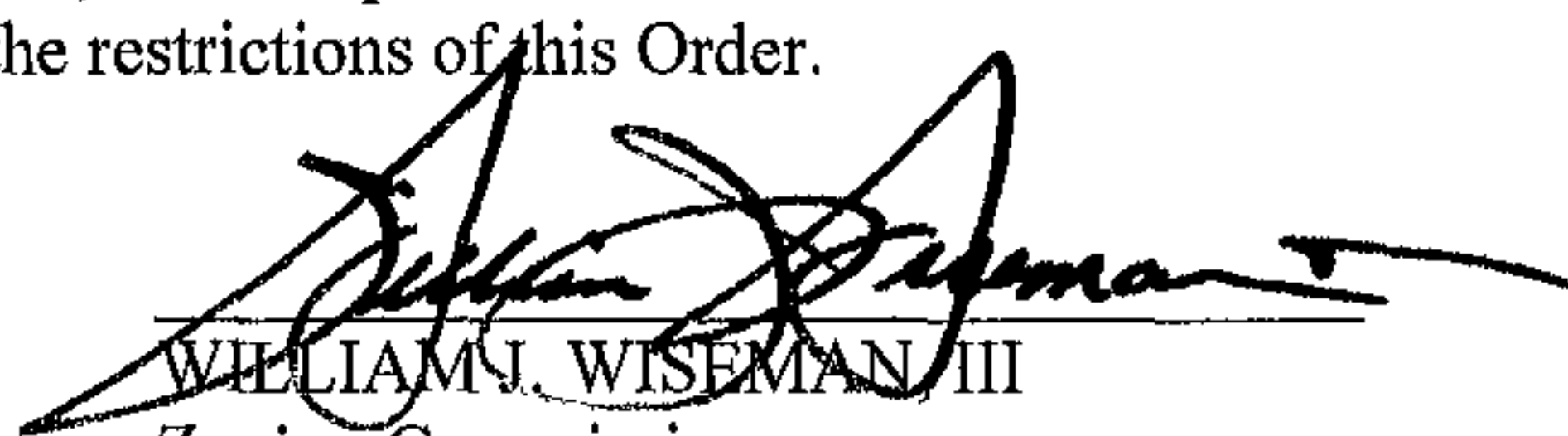
1

Based upon the information contained therein, I am persuaded to grant the variance. Relief is necessitated given the unique configuration of the property and the location of existing improvements thereon. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any opposition. Thus, it appears that relief can be granted and that there will be no detrimental impact to adjacent properties. However, pursuant to the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, the proposed deck shall be constructed substantially similar to existing decks in the surrounding neighborhood (i.e., 5107 Braeburn Way).

Pursuant to the advertisement, posting of the property(s) and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of October 2005 that the Petition for Administrative Variance seeking relief from Sections 259.9.B.4.e and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16' in lieu of the minimum required 37.5' for a proposed open projection (deck), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) The proposed deck shall be constructed substantially similar to other decks in the surrounding neighborhood (i.e., 5107 Braeburn Way).
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 10/3/05
By [Signature]

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: 06-132-A

Petitioner: YOU

Address or Location: 5105 BRAEBURN WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. ZHI-BING YOU

Address: 5105 BRAEBURN WAY

PERRY HALL, MD 21128

Telephone Number: 410-663-8635

Revised 2/20/98 - SOJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 132 -A Address 5105 BRAEBURN WAY

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

Filing Date: 9/1/05 Posting Date: 9/11/05 Closing Date: 9/26/05

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 06- 132 -A Address 5105 BRAEBURN WAY

Petitioner's Name ZHI-BING YOU Telephone 410-663-8635

Posting Date: 9/11/05 Closing Date: 9/26/05

Wording for Sign: To Permit AN OPEN PROTECTION (DECK) WITH A 16-FOOT
REAR SETBACK IN LIEU OF THE REQUIRED 37.5- FEET.

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

September 26, 2005

Zhi-Bing You
Hui-Zhong SHour
5105 Braeburn Way
Perry Hall, Maryland 21128

Dear Mr. and Mrs. You:

RE: Case Number: 06-132-A, 5105 Braeburn Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 1, 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 horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



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

September 13, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of September 19, 2005

Item No. 126, 128, 129, 130, 132, 133, 136, and 137.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 19, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For September 26, 2005
Item Nos. 126, 128, 129, 130, 132, 133, 134 and 135

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-09192005.doc

RECEIVED

BALTIMORE COUNTY, MARYLAND SEP 26 2005

INTER-OFFICE CORRESPONDENCE

ZONING COMMISSIONER

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

DATE: September 23, 2005

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

SUBJECT: 5105 Braeburn Way

INFORMATION:

Item Number:

6-032

06-132-A

Petitioner: Zhi-Bing You

Zoning: DR 3.5H

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the proposed deck is constructed in a manner similar to the existing decks in the surrounding neighborhood (i.e. 5107 Braeburn Way).

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

Prepared by:

Curtis P. Lundy

Division Chief:

Lyn J. Jankin

AFK/LL: CM

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



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

Maryland Department of Transportation

Date: 9.13.05

RE: Baltimore County
Item No. 132 DT

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

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

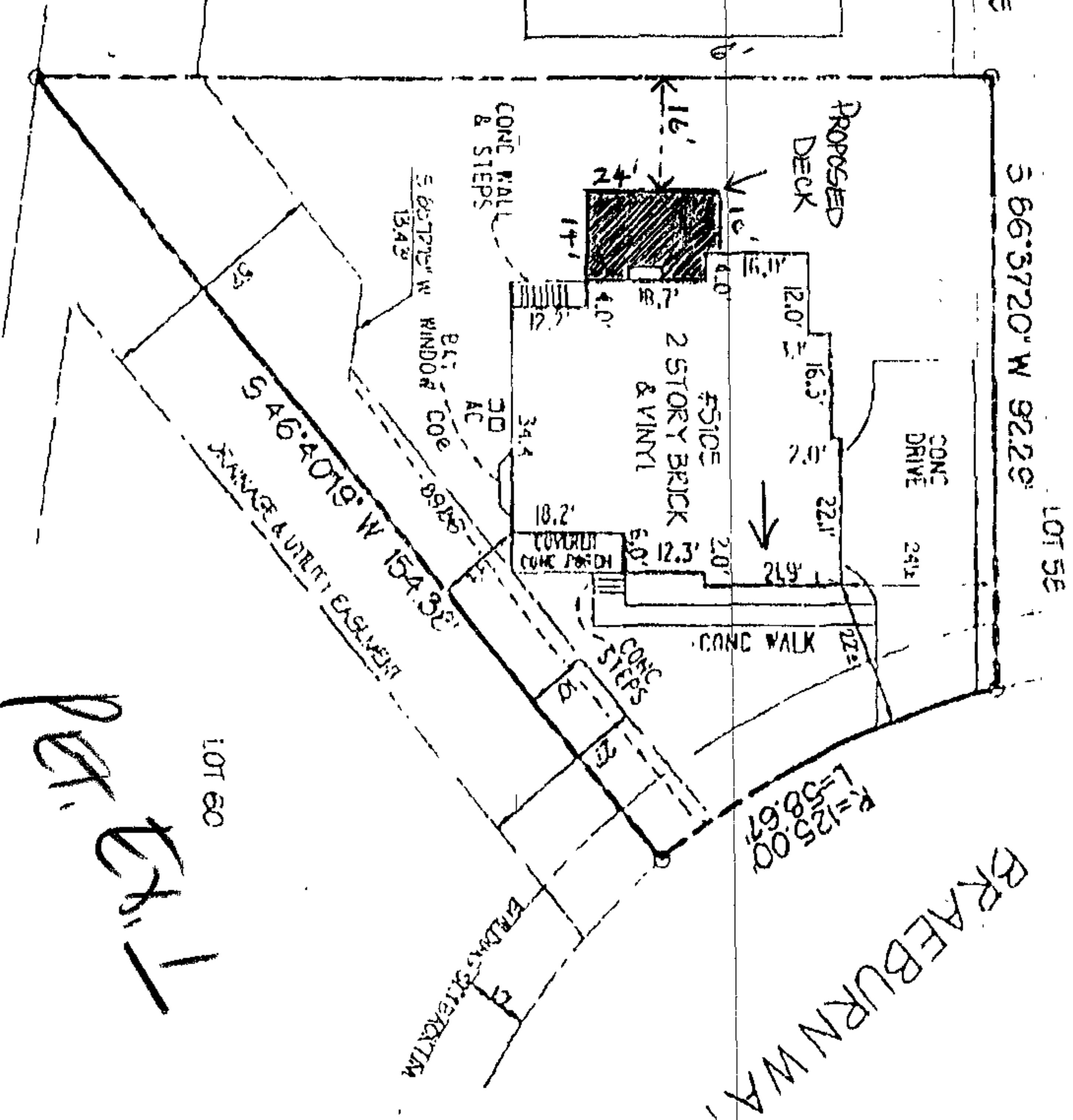
SPECIAL HEARING

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

Forge Landing

OK # 76 FOLIO # 38 LOT # 59

Zhi-Bing You, Hui-Z



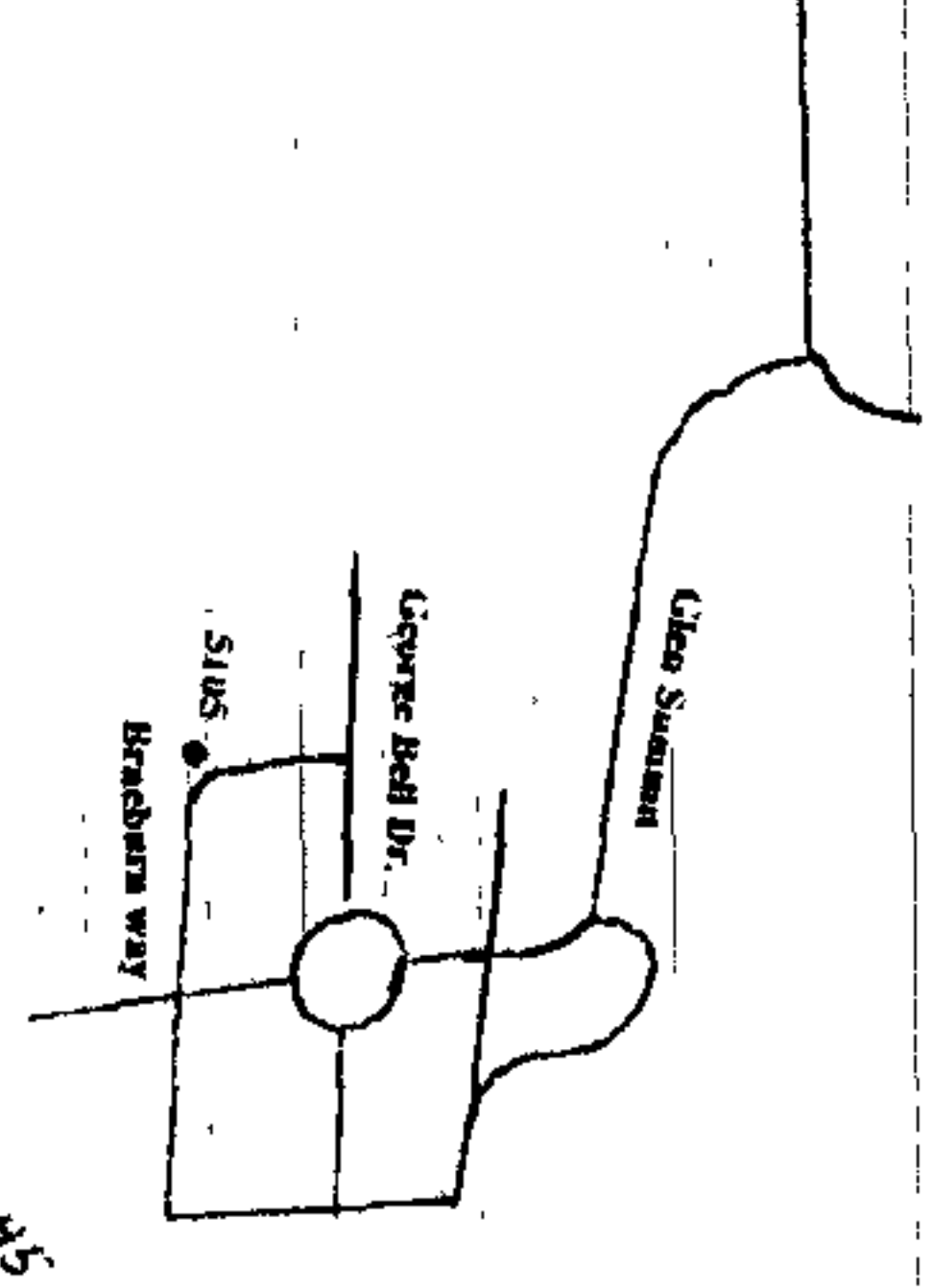
NORTH

Zhi-Bing You

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 111

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # 072C1

ZONING DR 3.5H

LOT SIZE	
0.257	11195

PUBL. C. PRIVATE

SEWER ☒ []

WATER ☒ ☐

CHESSAPEAKE BAY YES ☒ NO ☐

CRITICAL AREA	☒
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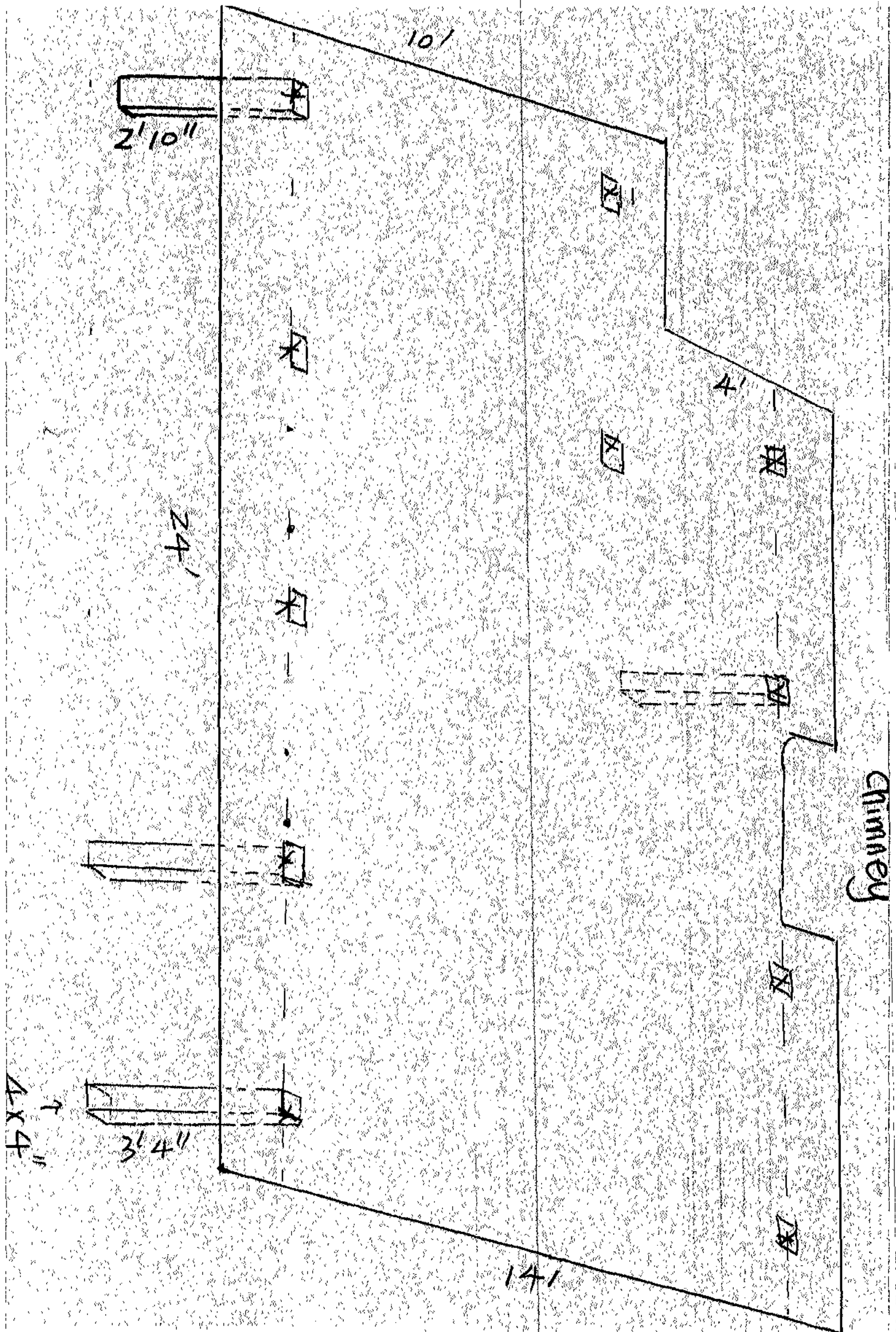
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DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	INITIALS
1/1/78	BANK OF AMERICA	100.00	101	ATLANTA, GA	JD
1/15/78	WELLS FARGO	250.00	102	ATLANTA, GA	JD
2/1/78	CITIBANK	150.00	103	ATLANTA, GA	JD
2/15/78	CHASE	300.00	104	ATLANTA, GA	JD
3/1/78	WELLS FARGO	100.00	105	ATLANTA, GA	JD
3/15/78	CITIBANK	200.00	106	ATLANTA, GA	JD
4/1/78	CHASE	150.00	107	ATLANTA, GA	JD
4/15/78	BANK OF AMERICA	100.00	108	ATLANTA, GA	JD
5/1/78	WELLS FARGO	250.00	109	ATLANTA, GA	JD
5/15/78	CITIBANK	150.00	110	ATLANTA, GA	JD
6/1/78	CHASE	300.00	111	ATLANTA, GA	JD
6/15/78	BANK OF AMERICA	100.00	112	ATLANTA, GA	JD
7/1/78	WELLS FARGO	250.00	113	ATLANTA, GA	JD
7/15/78	CITIBANK	150.00	114	ATLANTA, GA	JD
8/1/78	CHASE	300.00	115	ATLANTA, GA	JD
8/15/78	BANK OF AMERICA	100.00	116	ATLANTA, GA	JD
9/1/78	WELLS FARGO	250.00	117	ATLANTA, GA	JD
9/15/78	CITIBANK	150.00	118	ATLANTA, GA	JD
10/1/78	CHASE	300.00	119	ATLANTA, GA	JD
10/15/78	BANK OF AMERICA	100.00	120	ATLANTA, GA	JD
11/1/78	WELLS FARGO	250.00	121	ATLANTA, GA	JD
11/15/78	CITIBANK	150.00	122	ATLANTA, GA	JD
12/1/78	CHASE	300.00	123	ATLANTA, GA	JD
12/15/78	BANK OF AMERICA	100.00	124	ATLANTA, GA	JD
1/1/79	WELLS FARGO	250.00	125	ATLANTA, GA	JD
1/15/79	CITIBANK	150.00	126	ATLANTA, GA	JD
2/1/79	CHASE	300.00	127	ATLANTA, GA	JD
2/15/79	BANK OF AMERICA	100.00	128	ATLANTA, GA	JD
3/1/79	WELLS FARGO	250.00	129	ATLANTA, GA	JD
3/15/79	CITIBANK	150.00	130	ATLANTA, GA	JD
4/1/79	CHASE	300.00	131	ATLANTA, GA	JD
4/15/79	BANK OF AMERICA	100.00	132	ATLANTA, GA	JD
5/1/79	WELLS FARGO	250.00	133	ATLANTA, GA	JD
5/15/79	CITIBANK	150.00	134	ATLANTA, GA	JD
6/1/79	CHASE	300.00	135	ATLANTA, GA	JD
6/15/79	BANK OF AMERICA	100.00	136	ATLANTA, GA	JD
7/1/79	WELLS FARGO	250.00	137	ATLANTA, GA	JD
7/15/79	CITIBANK	150.00	138	ATLANTA, GA	JD
8/1/79	CHASE	300.00	139	ATLANTA, GA	JD
8/15/79	BANK OF AMERICA	100.00	140	ATLANTA, GA	JD
9/1/79	WELLS FARGO	250.00	141	ATLANTA, GA	JD
9/15/79	CITIBANK	150.00	142	ATLANTA, GA	JD
10/1/79	CHASE	300.00	143	ATLANTA, GA	JD
10/15/79	BANK OF AMERICA	100.00	144	ATLANTA, GA	JD
11/1/79	WELLS FARGO	250.00	145	ATLANTA, GA	JD
11/15/79	CITIBANK	150.00	146	ATLANTA, GA	JD
12/1/79	CHASE	300.00	147	ATLANTA, GA	JD
12/15/79	BANK OF AMERICA	100.00	148	ATLANTA, GA	JD
1/1/80	WELLS FARGO	250.00	149	ATLANTA, GA	JD
1/15/80	CITIBANK	150.00	150	ATLANTA, GA	JD
2/1/80	CHASE	300.00	151	ATLANTA, GA	JD
2/15/80	BANK OF AMERICA	100.00	152	ATLANTA, GA	JD
3/1/80	WELLS FARGO	250.00	153	ATLANTA, GA	JD
3/15/80	CITIBANK	150.00	154	ATLANTA, GA	JD
4/1/80	CHASE	300.00	155	ATLANTA, GA	JD
4/15/80	BANK OF AMERICA	100.00	156	ATLANTA, GA	JD
5/1/80	WELLS FARGO	250.00	157	ATLANTA, GA	JD
5/15/80	CITIBANK	150.00	158	ATLANTA, GA	JD
6/1/80	CHASE	300.00	159	ATLANTA, GA	JD

W-202-H

ZONING OFFICE USE ONLY

D.T. 132 06-132-A



FORGE LANDING

ZONING CASE #00-252-A

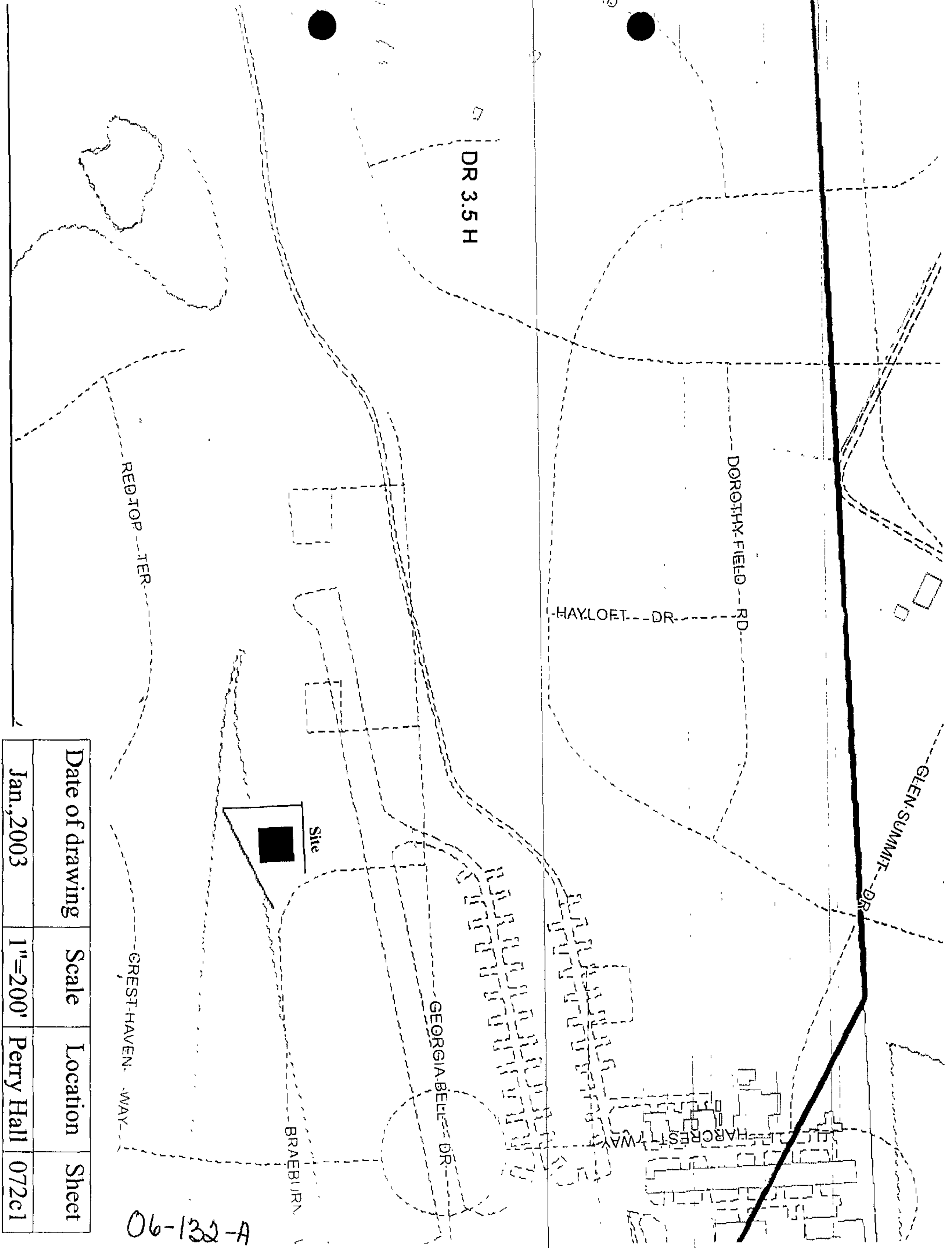
WAIVER AND VARIANCE REQUESTS GRANTED

1. D.E.P.R.M. VARIANCE OF THE 35 FOOT SETBACK FROM A FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT TO A RESIDENTIAL BUILDING FOR THE SIDE YARD ON LOTS 95, 99 AND 102 .
2. REQUEST FOR PERMISSION FROM D.E.P.R.M. TO PERMIT;
 - STORMWATER MANAGEMENT OUTFALL IN THE FOREST BUFFER FROM PONDS 1 AND 2,
 - GRADING IN A FLOODPLAIN AREA FOR THE RECONSTRUCTION OF THE ACCESS ROAD (STREET 'B') THAT CONNECTS WITH NEW FORGE ROAD,
 - DISTURBING THE FOREST BUFFER FOR THE RECONSTRUCTION OF THE ACCESS ROAD (STREET 'B') THAT CONNECTS WITH FORGE ROAD,
 - A STREAM CROSSING FOR THE RECONSTRUCTION OF THE ACCESS ROAD (STREET 'B') THAT CONNECTS WITH NEW FORGE ROAD.
3. ZONING VARIANCE TO PERMIT STORMWATER MANAGEMENT POND SLOPES OF 2:1 IN LIEU OF THE MAXIMUM 3:1 SLOPES ALLOWED PER B.C.Z.R. SECTION 259.9C.8. .
4. ZONING VARIANCE TO PERMIT A 30 FT. REAR SETBACK IN LIEU OF THE REQUIRED 50 FT. ON LOTS 15, 17, 18, 19, 20, 21, 22, 38, 39, 52, 57, 58, 59, 60, 61, 62, 64, 65, 66, 70, 79, 83, 96, 107, 111, 115, 116, 119 AND 132 PER B.C.Z.R. SECTION 259.9B.4.E.
5. ZONING VARIANCE TO PERMIT A 78 FT. LOT WIDTH AT THE BUILDING LINE IN LIEU OF THE 85 FT. REQUIRED ON LOTS 46, 49, 57, 65, 70, 79, 111, 123, 138 AND 114 PER B.C.Z.R. SECTION 259.9B.3.
6. ZONING VARIANCE TO PERMIT A 84 FT. LOT WIDTH AT THE BUILDING LINE IN LIEU OF THE 85 FT. REQUIRED ON LOTS 139, 140, 141, 144, 145 AND 146.

TOTAL DISTURBED AREA = 2,286,900 s.f.±
= 52.5 ac.±

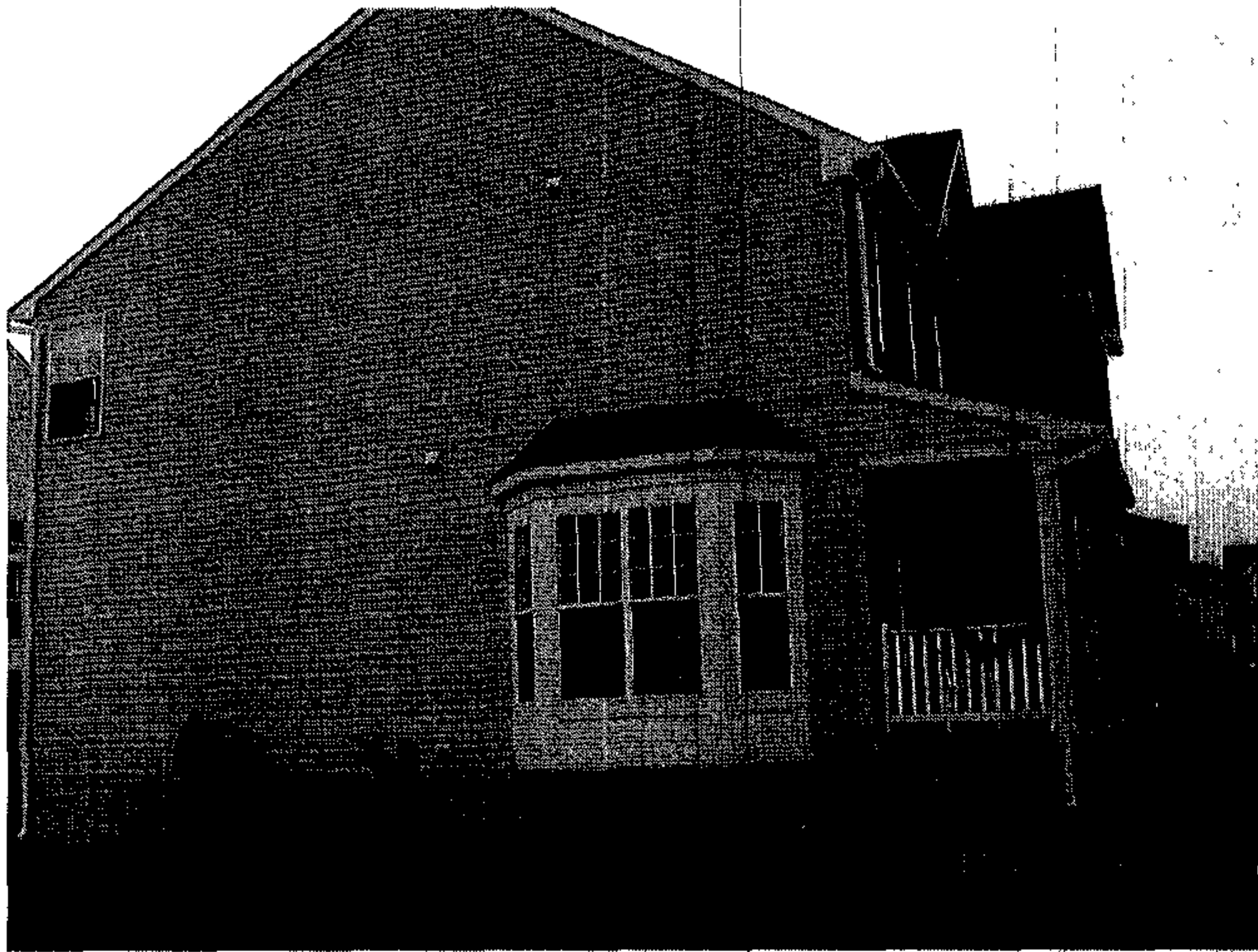
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NOTE: BUILDING FOOTPRINTS SHOWN ARE FOR ILLUSTRATION
FINAL BUILDING DESIGN AND LOCATION ON LOTS 1

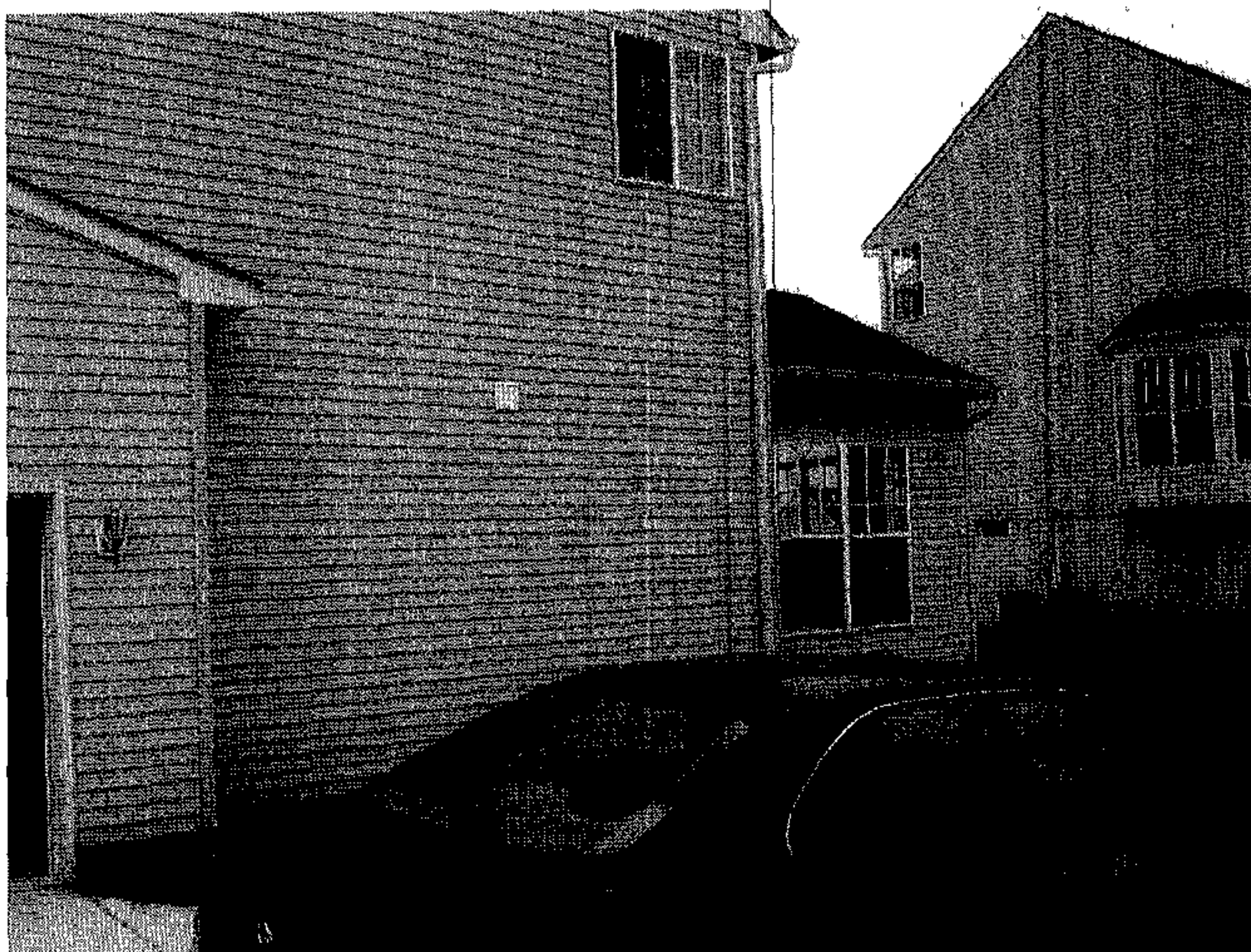


Date of drawing	Scale	Location	Sheet
Jan., 2003	1"=200'	Perry Hall	072c1

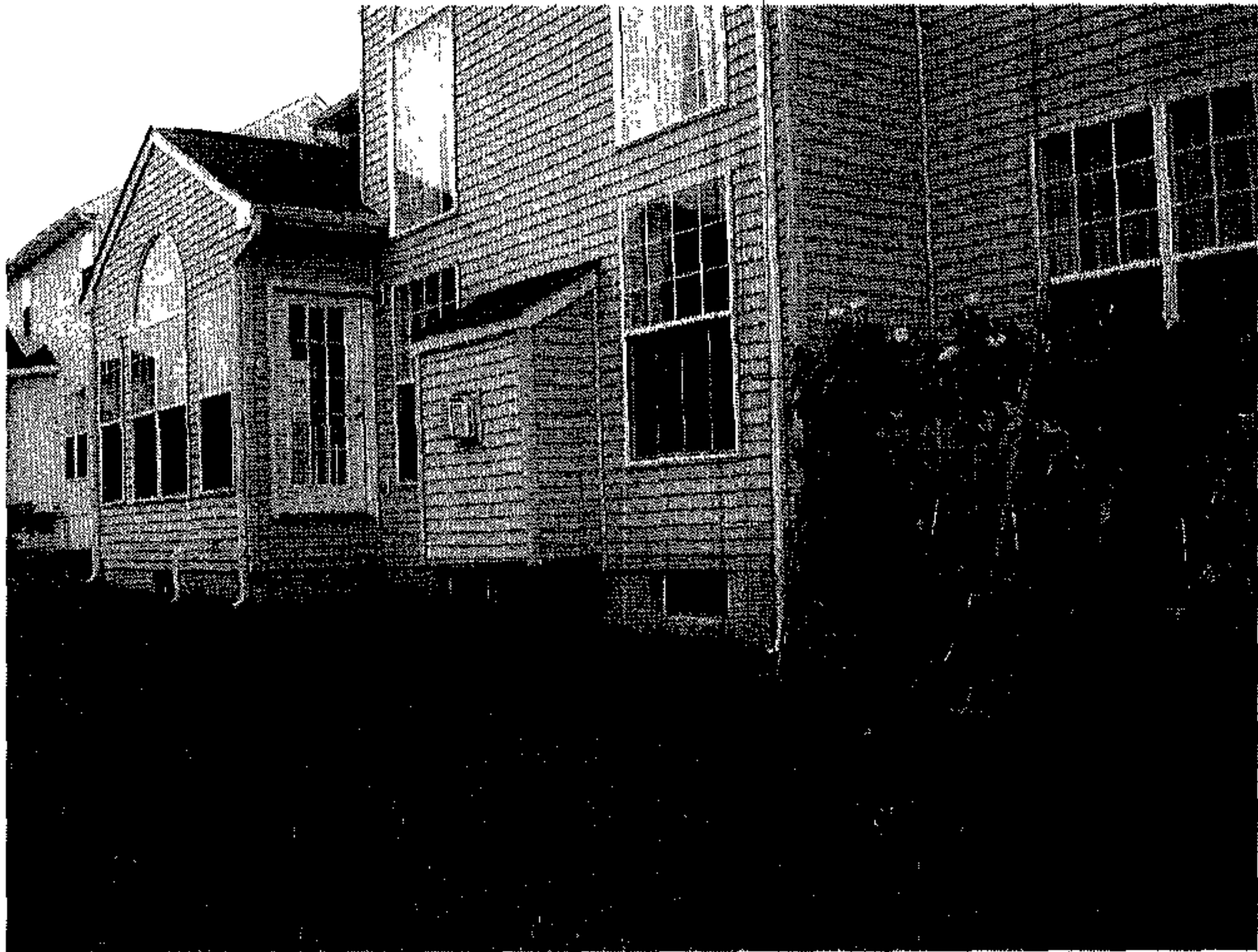
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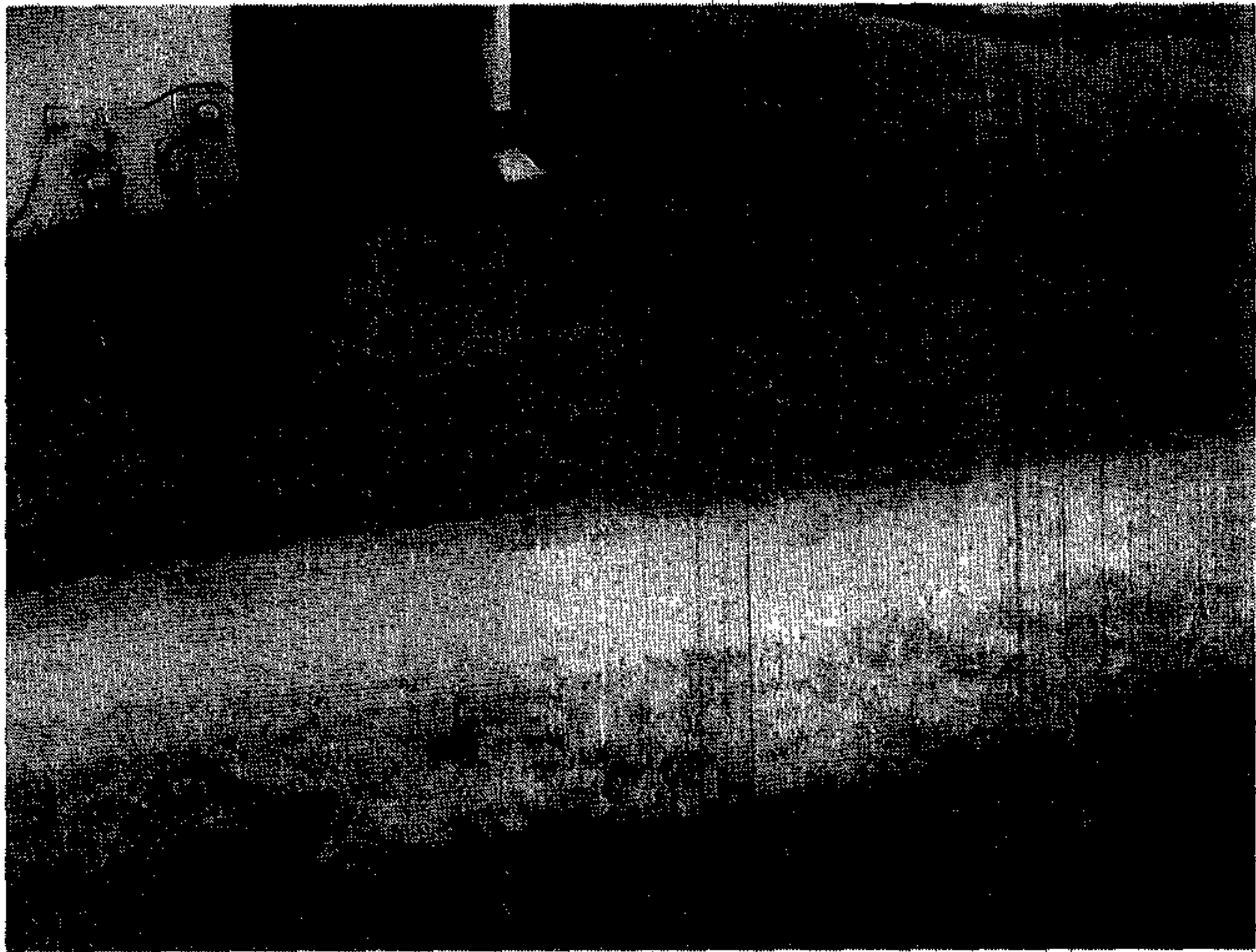
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**ZONING DESCRIPTION FOR 5105 BRAEBURN WAY,
PERRY HALL, MD 21128**

Beginning at a point on the west side of Braeburn Way which is 50 feet wide at the distance of 188 feet south of the centerline of the nearest intersecting street Gorge Bell Drive which is 50 feet wide. Being Lot #59, Phase 2, ^{Plat}~~Book~~ 4, ~~Subdivision #125~~ in the subdivision of Forge Landing as recorded in Baltimore County Plat Book # S.M. 76, Folio # 38, containing 0.257 acres. Also known as 5105 Btraeburn Way and located in the 11 Election District, 5 Councilmanic District.