IN RE: **PETITION FOR VARIANCE** E/S of Francke Avenue, 170' N of the c/l West Seminary Avenue **(1503 Francke Avenue)** 8th Election District 3rd Council District C. John Thomson IV, et ux. Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 06-178-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, C. John Thomson, IV and his wife, Sandra Thomson. The Petitioners seek relief from Section 1B02.3.C.1, of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 40 feet for a proposed dwelling. The subject property and requested relief are more particularly described on the revised site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were C. John Thomson, IV, property owner, and Douglas L. Kennedy, Professional Engineer. Appearing as interested citizens/Protestants were several residents from the surrounding community. They included Earl Pen Jones, Marie Frederick, Sally Windsor, Eric Rockel, and Patricia Prugh.

The property at issue is a roughly square-shaped parcel located north of West Seminary Avenue, east of Francke Avenue and I-83 in the older historic district of Lutherville. The property contains a gross area of 0.651 acres, more or less, zoned D.R.2, and is presently unimproved. The property is also known as Lot 3 of the Minor Subdivision of the "Property of C. John Thomson, III" (PDM No. 01-033M), as indicated on Petitioners' Exhibit 1, and is accessed via a long panhandle driveway from Francke Avenue. Mr. Kennedy testified that the Petitioners are desirous of developing the property with a single-family dwelling. However, in the spirit of saving a mature walnut tree located on the property, that also has sentimental value for the Petitioners, the

ORDER RECEIVED FOR FILING
Date 3/22/06
By

proposed dwelling must be oriented at an angle to the property lines. As a result of the proposed configuration, the rear northernmost corner of the house will be located within 20 feet of the rear property line, thus necessitating the requested variance.

Mr. Thomson appeared and testified regarding his intentions and to the history of the property during the period that his family has owned it. He indicated that his grandfather purchased the property in 1922, who, in 1941 became the Postmaster for the Lutherville Post Office. Mr. Thomson currently resides in the house located at 218 W. Seminary Avenue. He indicated that his parents are advancing in age and that he is desirous of providing living space in the nature of an In-Law apartment in the proposed dwelling. The issue of the In-law apartment is not before me and will require the Petitioner to either file the necessary Petition for Special Hearing or file the necessary Declaration of Understanding with the Zoning Office. While it is admirable that Mr. Thomson is willing to care for his parents in this manner, this issue cannot be decided until such time that it is properly submitted, reviewed and approved.

Mr. Eric Rockel appeared as an interested citizen and cross-examined Mr. Kennedy regarding whether the proposed orientation will actually save the tree, as there is still great potential for significant root damage. He also questioned Mr. Kennedy regarding drainage issues that have been ongoing in this community, particularly on the adjoining Windsor family property, and whether the proposed development will further exacerbate these conditions.

Mrs. Sally Windsor, an adjoining property owner, appeared and testified regarding the current water run-off problems that she is experiencing on her property. She is concerned that the proposed house, grading and additional impervious areas will exacerbate her current situation.

Mrs. Patricia Prugh, whose property adjoins the subject property's western boundary, shared Mrs. Windsor's concerns regarding storm water runoff. Mr. Kennedy advised that the Petitioner would take the necessary steps to resolve this issue and will work with Mrs. Windsor and Mrs. Prugh to address storm water runoff from the Petitioners' property.

I also received letters from concerned citizens regarding this petition which have been included in the case file and been reviewed and considered in my deliberation of this matter.

ORDER RECEIVED FOR FILING
Date 3/27/96
By

Mr. Earle Penn Jones is the current Chairman of the Lutherville Advisory Committee to the Baltimore County Landmark Preservation Commission. He stated that in keeping with the current house alignments in this neighborhood, the house should be oriented with the foundation walls parallel to the property lines. He also stated that in his opinion, the house was too large for the style of home that dominates this historic community and that the overall bulk of the proposed dwelling should be reduced.

As this property is located within the Historic District of Lutherville, this matter was forwarded to the Landmarks Preservation Commission (LPC) for consideration and comment, this Order having been held in abeyance pending said review. The Commission has recommended a house footprint with essentially the same orientation as proposed by the Petitioners, but pushed back away from the northern property line an additional 8 feet as reflected on the site plan provided by the Landmarks Commission with their comment dated March 14, 2006, amended March 15, 2006. I have accepted the Commission's site plan as Petitioner's Exhibit 5, and included it in the file of this matter. I believe this request to be reasonable. It pushes the house further away from Mrs. Windsor's property, while still protecting the subject walnut tree.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. I must consider the request in accordance with the mandate of Cromwell v. Ward, 102 Md. 691 (1995) and Section 307 of the B.C.Z.R. The Court interpreted the regulation to require that two tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my judgment, there was evidence of unusual conditions or characteristics that are unique to this lot, namely, preservation of a mature walnut tree. It was demonstrated at the hearing that the tree would need to be sacrificed if not for the sensitive placement of the dwelling. An area variance may be granted where strict application of the zoning regulations would cause practical difficulty or undue hardship to the Petitioner and his property.

ORDER RECEIVED FOR FILING
Date 3/27/06
By

McLean v. Soley, 270 Md. 208 (1973). After due consideration of the testimony and evidence presented, I am convinced that practical difficulty or unreasonable hardship will result if the Variance is not granted. It has been established that special circumstances exist in this case and that the relief requested will not cause any injury to the public health, safety or general welfare, and otherwise meets the spirit and intent of the Baltimore County Zoning Regulations. Thus, I am persuaded to grant the variance.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, 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 27th day of March 2006 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 40 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 5, be and is hereby GRANTED, subject to the following restrictions:

1. Petitioners may apply for a building permit and be granted same upon receipt of this Order; however, Petitioner is 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.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/27/06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

March 27, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. C. John Thomson, IV
8 Carriage Walk Court
Baltimore, Maryland 21234-1425

RE: **PETITION FOR VARIANCE**
E/S Francke Avenue, 170' N of the c/l West Seminary Avenue
(1503 Francke Avenue)
8th Election District – 3rd Council District
C. John Thomson, IV, et ux - Petitioners
Case No. 06-178-A

Dear Mr. & Mrs. Thomson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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. Douglas L. Kennedy, 3106 Lord Baltimore Dr., #110, Baltimore, Md. 21244
Mr. Earl Pen Jones, 202 W. Seminary Avenue, Lutherville, Md. 21093
Ms. Marie Frederick, 223 Morris Avenue, Lutherville, Md. 21093
Ms. Sally Windsor, 1513 Francke Avenue, Lutherville, Md. 21093
Mr. Eric Rockel, 1610 Riderwood Drive, Lutherville, Md. 21093
Ms. Patricia Prugh, 1505 Francke Avenue, Lutherville, Md. 21093
Office of Planning; People's Counsel; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1503 Francke Ave. Lutherville 21093

which is presently zoned DR2

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) 1B02.3C1

SEE ATTACHMENTS

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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:

N/A
Name - Type or Print

Signature

Address | Telephone No.

City | State | Zip Code

Legal Owner(s):

C John Thomson IV
Name - Type or Print

C John Thomson IV
Signature

Sandra B Thomson
Name - Type or Print

Sandra B Thomson
Signature

8 Carriage Walk Court | 410-882-2221
Address | Telephone No.

Baltimore | MD | 21234-1425
City | State | Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address | Telephone No.

City | State | Zip Code

Representative to be Contacted:

C John Thomson IV
Name

8 Carriage Walk Court | 443-858-0666
Address | Telephone No.

Baltimore | MD | 21234-1425
City | State | Zip Code

ORDER RECEIVED FOR FILING
Date 3/22/06
By

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING —

Case No. 06 178 A

Reviewed By JL **Date** 9/23/05

REV 9/15/98

178

1503 FRANCKE AVENUE
8th Election District
Baltimore County, MD

ZONED D.R. 2

It is requested that a Variance be granted from Baltimore County Zoning Regulations **(BCZR) Section 1B02.3C1 to allow a Rear Yard setback of 20 ft. in lieu of the minimum required 40 ft.** for the following reason:

1503 Francke Avenue is Lot 3 of the Minor Subdivision PDM #01-033M of "Property of C. John Thomson, III". The property is improved with a stand of existing trees. Although the proposed house will fit on the lot within the specified building restriction lines, the proposed house has been situated on the lot as shown on the attached Site Plan in order to save as many existing trees as possible during construction of the new house. This siting of the house provides a rear yard of 20 ft. along the property line with the adjacent church parking lot.

The church and adjacent property owners are in support of this proposed alignment for the new house.

KCW
ENGINEERING
TECHNOLOGIES

178

ZONING DESCRIPTION

1503 FRANCKE AVENUE
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the East side of Francke Avenue, 50 ft. wide, said Point of Beginning being distant 170 ft. North of the centerline of W. Seminary Avenue, 60 ft. wide, thence the following courses and distances:

1.	N 18°22'54" E	30.01 ft.
2.	S 73°06'23" E	165.02 ft.
3.	N 16°00'09" E	214.87 ft.
4.	S 73°06'23" E	143.90 ft.
5.	S 18°22'40" W	45.50 ft.
6.	S 73°06'23" E	2.32 ft.
7.	S 17°56'26" W	102.66 ft.
8.	N 73°59'51" W	110.84 ft.
9.	S 16°00'09" W	95.00 ft.
10.	N 73°06'23" W	170.26 ft. to the Point of Beginning.

Containing 28,356 sq. ft. or 0.651 acres, more or less.

Being known as 1503 Francke Avenue.

Being Lot No. 3 of Minor Subdivision PDM #01-033M of "Property of C. John Thomson, III" as recorded in Liber 16722 folio 657.

STATE OF MARYLAND
DOUGLAS LANE KENNEDY
No. 10748
REGISTERED
PROFESSIONAL ENGINEER

9-22-2005

Douglas L. Kennedy

KCW Engineering Technologies, Inc. • 3106 Lord Baltimore Drive • Suite 110 • Baltimore, MD 21244
Tele 410-281-0033 • Fax 410-281-1065

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

#118 No. 0302

DATE 9/23/05 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Vern Thomson

FOR: Res. variance filing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DIV
9/23/2005	9/23/2005	09:47:37	2

REG MOD2 MAIL JEVA JEE
>RECEIPT # 427309 9/23/2005 OFLN
Dept 5 5150 ZONING VERIFICATION
CR NO. 000302
Rcpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-178-A
1503 Francke Avenue
N/of West Seminary Avenue
7th Election District
3rd Councilmanic District
Legal Owner(s): C. John & Sandra B. Thomson, IV
Variance: to allow a rear yard setback of 20 feet for single family dwelling in lieu of the minimum required 40 feet.
Hearing: Wednesday, November 16, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/11/609 Nov. 1 73419

CERTIFICATE OF PUBLICATION

11/3/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/1/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Willman

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-377-SPHA

Petitioner/Developer: HONEYGO RUN HOLDINGS, LLC

Date of Hearing/Closing: 3-17-06

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: 10552 PHILADELPHIA RD

The sign(s) were posted on 3-2-06
(Month, Day, Year)

Sincerely,

Robert Black 3-7-06
(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)

10552 PHILADELPHIA RD

CERTIFICATE OF POSTING

RE: Case No: 06-178-A

Petitioner/Developer: JOHN & SANDRA THOMSON

Date Of Hearing/Closing: 11/16/05

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 1503 FRANCKE AVE

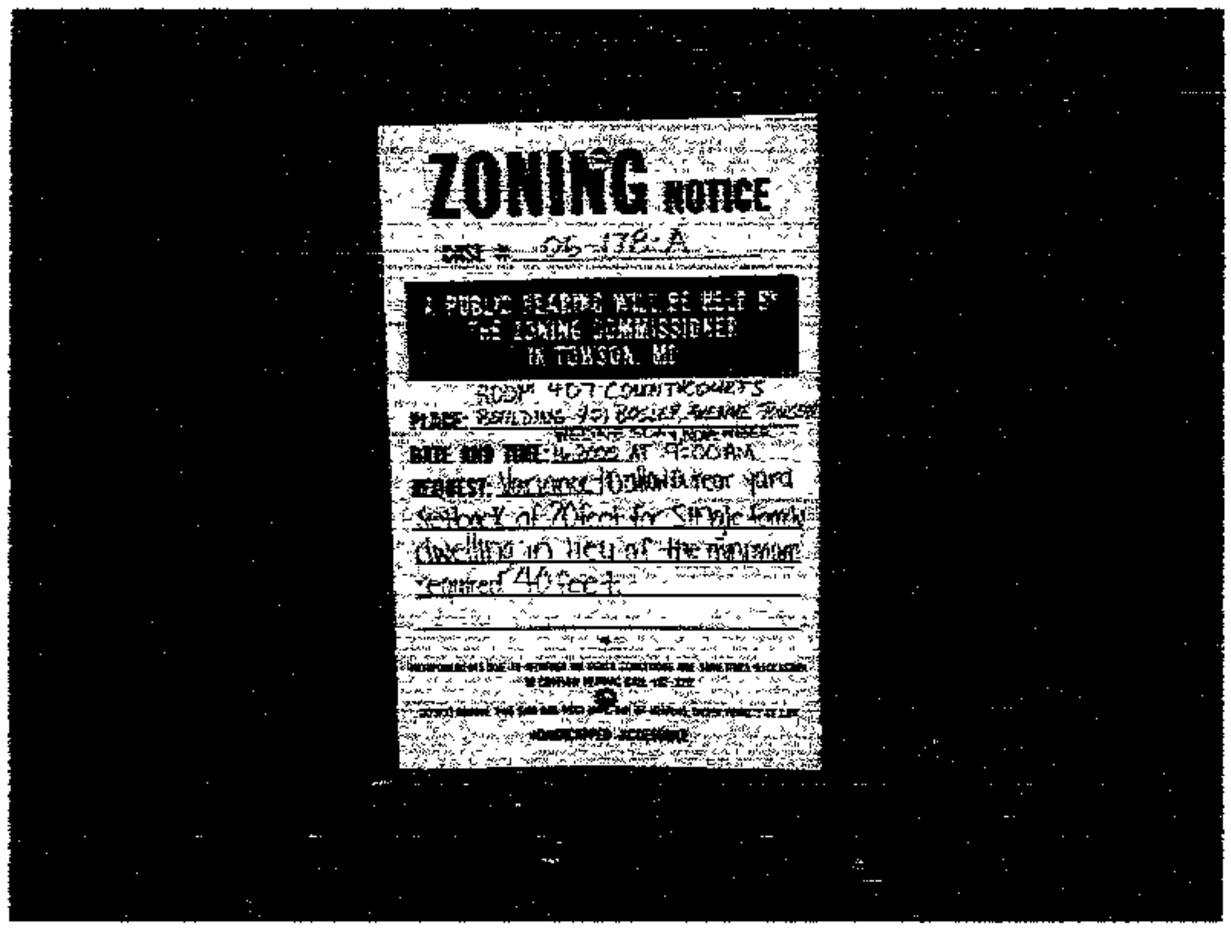
This sign(s) were posted on November 1, 2005.
(Month, Day, Year)

Sincerely,

Martin Ogle 11/1/05
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im000431 (576x432x24b jpeg)



11/1/05

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: 06 178 A

Petitioner: C JOHN T HOMSON IV AND SANDRA B. THOMSON

Address or Location: 1503 FRANCKE AVE LUTHERVILLE MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN THOMSON

Address: 8 CARRIAGE WALK COURT
BALTIMORE MD 21234

Telephone Number: 443-858-0666

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 13, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-178-A
1503 Francke Avenue
N/of West Seminary Avenue
7th Election District – 3rd Councilmanic District
Legal Owners: C. John & Sandra B. Thomson, IV

Variance to allow a rear yard setback of 20 feet for single family dwelling in lieu of the minimum required 40 feet.

Hearing: Wednesday, November 16, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: C. John Thomson, IV, 8 Carriage Walk Court, Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 1, 2005.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 1, 2005 Issue - Jeffersonian

Please forward billing to:
John Thomson
8 Carriage Walk Court
Baltimore, MD 21234-1425

443-858-0666

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-178-A
1503 Francke Avenue
N/of West Seminary Avenue
7th Election District – 3rd Councilmanic District
Legal Owners: C. John & Sandra B. Thomson, IV

Variance to allow a rear yard setback of 20 feet for single family dwelling in lieu of the minimum required 40 feet.

Hearing: Wednesday, November 16, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

November 14, 2005

C. John Thomson IV
Sandra B. Thomson
8 Carriage Walk Court
Baltimore, Maryland 21234

Dear Mr. and Mrs. Thomson:

RE: Case Number: 06-178-A, 1503 Francke Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 23, 2005.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 10-4-05

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

RE: Baltimore County
Item No. 178 JLL

Dear. Ms. Matthews:

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

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

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

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

Oct. 6,2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18, 2005

Item No.: 167 thru 174 176 thru 184 Also case # 05-502-A

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.

Acting Lieutenant David S. Heath
Fire Marshal's Office
(O)410-887-4881
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 19, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2005
Item Nos. 169, 170, 171, 172, 173, 176, 178, 180, 181, 182, 183 and 184

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-10192005.doc

-BW 11/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2005

RECEIVED

OCT 21 2005

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-178- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Curtis M Murray

Division Chief: Lyn Lanham

CM/LL

W:\DEVREV\ZAC\6-178 doc

RE:	PETITION FOR VARIANCE 1503 Francke Avenue; N of W Seminary Ave 7th Election & 3rd Councilmanic Districts Legal Owner(s): C John IV & Sandra Thomson Petitioner(s)	* * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-178-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to, J. John Thomson, IV, 8 Carriage Walk Court, Baltimore, MD 21234, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
OCT 05 2005
Per.....

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us

Baltimore County

Arnold F Pat Keller, III, Director

November 25, 2005

Mr. & Mrs. C. John Thomson, IV
8 Carriage Walk Court
Baltimore, MD 21234-1425

Re: Petition for Variance, Case No. 06-178-A

Dear Mr. & Mrs. Thomson:

The Zoning Commissioner kindly provided a copy of his November 22nd letter regarding his decision to hold open the hearing on your Variance Petition, pending action by the Landmarks Preservation Commission (LPC).

Mr. Wiseman is correct in his general conclusion about the LPC's authority. County law (specifically, Sections 32-7-403 through -405) requires that the owner of a property located inside a Baltimore County Historic District must obtain approval from the LPC before engaging in any "excavation or the construction or erection of any building, fence, wall, or other new structure of any kind." Your property at 1503 Francke Avenue is, of course, in the Lutherville County Historic District.

It is your responsibility to submit an application to the LPC, along with 20 copies of the site plan, elevation drawings, and other information necessary for the Commission to evaluate the appropriateness of your proposal. Please feel free to contact me at 410-887-3495 (or kebrown@co.ba.md.us) if you wish to discuss the application requirements. The deadline for applications to be included on the Commission's January 12, 2006 meeting Agenda is December 28, 2005.

Sincerely,

Karin Brown /vn

Karin Brown
Permits Review Coordinator

KEB:TD:vkn

Cc: E. Pen Jones, Lutherville Advisory Committee
William J. Wiseman, III, Zoning Commissioner

W:\LANDMARK\DevComments\1503 Francke Ave 112505.doc

Printed on Recycled Paper

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

November 22, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. C. John Thomson, IV
8 Carriage Walk Court
Baltimore, Maryland 21234-1425

RE: PETITION FOR VARIANCE
(1503 Francke Avenue)
C. John Thomson, IV, et ux – Petitioners
Case No. 06-178-A

Dear Mr. & Mrs. Thomson:

Following the public hearing in this matter on November 16, 2005, I reviewed Section 32-7-406 of the Baltimore County Code relative to properties located within an historic district. While I appreciate that you have discussed your proposal with the Lutherville Advisory Committee, I believe that the footprint location and the exterior design of the proposed home should be reviewed and approved by the Landmarks Preservation Commission (LPC). My reading of this Section of the Code affirms that these two matters are within the purview of that Commission. In hindsight, it would seem that these matters should be resolved prior to my issuing a decision, as there is the potential that additional variance considerations may arise. Therefore, by copy of this letter, I am requesting that the LPC review your proposal and submit written comments to me at their earliest convenience.

I trust that you will understand my reasoning in this matter, and should you have any questions on the subject, please do not hesitate to call me. Thank you for your consideration in this matter.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Douglas L. Kennedy, 3106 Lord Baltimore Drive, S#110, Baltimore, Md. 21244
Mr. Earl Pen Jones, 202 W. Seminary Avenue, Lutherville, Md. 21093
Ms. Marie Frederick, 223 Morris Avenue, Lutherville, Md. 21093
Ms. Sally Windsor, 1513 Francke Avenue, Lutherville, Md. 21093
Mr. Eric Rockel, 1610 Riderwood Drive, Lutherville, Md. 21093
Ms. Patricia Prugh, 1505 Francke Avenue, Lutherville, Md. 21093
Ms. Kim Abe & Mr. Tim Dugan, Office of Planning
Case File

From: "John Thomson" <johnthomson@amstarcolumbia.com>
To: <wwiseman@co.ba.md.us>
Date: 03/16/06 10:10:12 AM
Subject: FW: FRANCKE AVENUE

Bill,

Thanks for getting back to me. Attached is layout 5C which was the exact version I submitted to LPC with the Historic Permit Application. Please let me know if you need anything else. Thanks again.

John Thomson

Senior Loan Officer

Amstar Mortgage Corporation

9810 Patuxent Woods Drive

Suite A

Columbia, MD 21046

Office 443-539-1900 Direct 443-539-1920

Fax 443-539-1910 Cell 443-858-0666

From: Douglas Kennedy [mailto:dkennedy@kcw-et.com]
Sent: Monday, February 27, 2006 8:03 AM
To: Rob Wingard; John Thomson; John at home (John at home)
Subject: FRANCKE AVENUE

Attached are revised layouts with new house rotated. I think this layout will meet the spirit and intent of the zoning variance request. Mr. Wiseman should not have an issue with the re-siting of the house as long as the community is satisfied.

Douglas L. Kennedy, P.E.

KCW Engineering Technologies, Inc.

3106 Lord Baltimore Drive, Suite 110

Baltimore, MD 21244

Telephone: 410-281-0033

Fax: 410-281-1065

E-mail: dkennedy@kcw-et.com

CC: "Doug Kennedy" <DKennedy@KCW-ET.com>

Curtis - Can you look up zoning case and give to ZC? Lynn

November 14, 2005

To: Baltimore County Government
~~Design Review Panel~~
401 Bosely, Ave
Room 406
Towson, Maryland
21204

Attn: Lynn Lanham

Ref: Building Plans: 1503 Francke Ave.; J. Thompson property Lot 3 PDM #01-033M

Hearing date: Wednesday, Nov 16, 9 am
Location: Room 407 County Courts Building. 401 Bosely Ave.

I am sorry I am unable to attend this hearing, and would be glad to talk with any official at their leisure, as I am not in town, but can be reached at the below referenced telephone number.

I would like the adjacent property (the Church property) to consider offering the Thompson's access to their parking lot. A few homes currently share this type of driveway access and it doesn't seem to cause any problems. This would greatly alleviate the problems and planning of a driveway that would other wise be very long, and perhaps add watershed issues to the neighborhood. From the plans I saw, about a 1/2 dozen trees could be saved, and 300 lineal feet of planned driveway could be reduced to about 15 lineal feet. (The new entrance driveway size would be only 5% that of the original driveway.) The saving of six trees and reduced driveway footprint both has a very positive environmental impact. Historic preservation should also consider these matured trees as something worth saving. I certainly hate to see any tree unnecessarily removed.

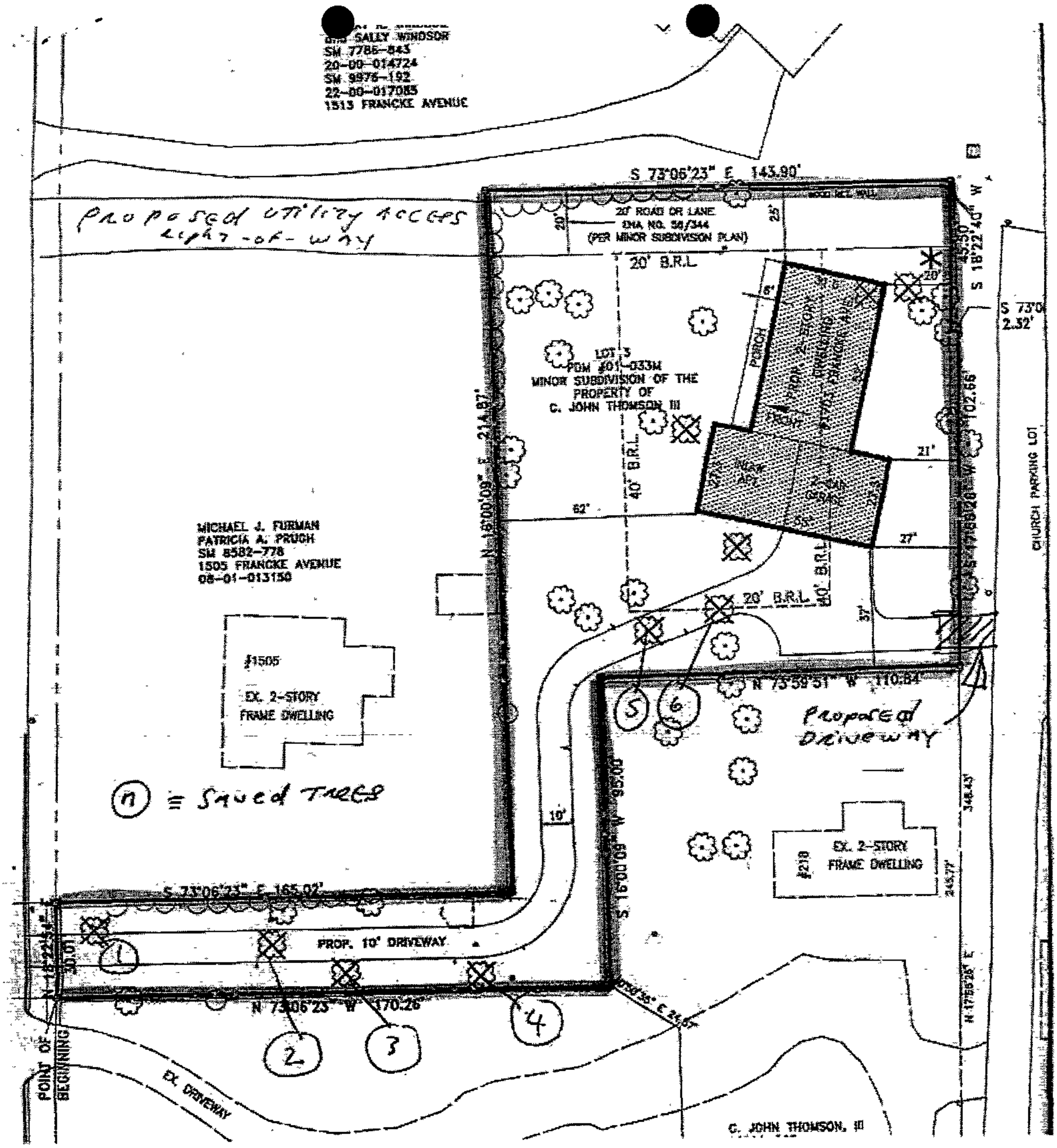
Another thought is to personally extend the use of the "road or lane" we currently use for our driveway/garden for 1301 utilities and sewer lines so that the original elevated height of the building for the planned "uphill sewer line" is not used. Most of us know that feces rarely runs uphill. Any mechanical problem with the proposed system could make things pretty messy as well as septic. I would be glad to extend the use this space and only ask that this work is done in on a timely schedule, as we would loose access to our driveway during this work.

Sincerely,
Michael J. Furman

Michael Furman

Homeowner
1505 Francke Ave
Lutherville, Md.
21093
(703) 453.9227 (cell)

RECEIVED
NOV 16 2005
OFFICE OF PLANNING



Six TREES ARE SAVED AND THE DRIVEWAY IS REDUCED TO ABOUT 15.'

Michael Furman
11/14/05

To: File
10/11/05 ua

ROBERT R WINDSOR

October 4, 2005

Department of Permits and Management
111 W. Chesapeake Ave., Room 111
Towson, MD 21204
Attn: Mr. Timothy Kotroco (Director)

Case number: 06 178 A

Dear Sir:

I am writing on behalf of the neighbors adjacent to the property at the proposed building site, 1503 Francke Ave in Lutherville Maryland. Attached is the petition for variance, case number 06-178 A that was presented September 23, 2005.

Please note the highlighted area on the second page where it states that the property owners of the adjacent property are in support. The first time that this plan was presented to the adjacent property owners was October 2, 2005 which is after the date on this petition. Therefore it is not possible that the adjacent owners could be considered in support because they were not even aware of this petition. In fact these same owners have some reservations about the building plans and most specifically the lack of storm water management planning. Let me be more specific.

The original plan for the house at 1503 was presented in 2002 at a hearing before the commissioner Mr. Larry Schmidt. This house was centered in the setback area and was significantly smaller than the newly proposed house. The storm water management stamp on those plans was a general approval based on a small dwelling. The new house and parking area are 2.5 to 3 times as large a footprint on the property. Based on the nature of the clay soil and lack of water absorbance the adjacent owners are very concerned about the impact of this large an area of displaced water. Our concerns were voiced to Mr. Thomson during our October 2nd meeting. My purpose in this letter is to make this concern official.

Please review this new variance. I have suggested that the downspouts from the house be drained out to Francke Ave or down to the storm water drain in the property at my address. (Please note that all of the downspouts on *my* house are pumped out to Francke Ave.) In addition I suggest that the entire parking pad be drained in a similar manner. Furthermore, the effect of a macadam driveway on the adjacent property at 1505 Francke should be studied and this owner consulted. Thank you in advance for your consideration. The courtesy of a reply is requested.

Sincerely,

Robert R Windsor

RECEIVED
OCT 6 2005
05-2923
DEPT. OF PERMITS &
DEVELOPMENT MANAGEMENT

1513 FRANCKE AVE • LUTHERVILLE MD • 21093
PHONE 410 252-6534 • FAX 410-560-0734

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1503 Francke Ave. Lutherville 2109

which is presently zoned DR2

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 par hereof, hereby petition for a Variance from Section(s) 1B02.3C1

SEE ATTACHMENTS

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardshi or practical difficulty)

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:

N/A
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

C John Thomson IV
Name - Type or Print

Signature

Sandra B Thomson
Name - Type or Print

Signature

8 Carriage Walk Court — 410-882-2221
Address — Telephone No.

Baltimore — MD — 21234-1425
City — State — Zip Code

Representative to be Contacted:

C John Thomson IV
Name

8 Carriage Walk Court — 443-858-0666
Address — Telephone No.

Baltimore — MD — 21234-1425
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING —

Case No. 06 178 A

Reviewed By JL **Date** 9/23/05

REV 9/15/98

178

1503 FRANCKE AVENUE
8th Election District
Baltimore County, MD

ZONED D.R. 2

It is requested that a Variance be granted from Baltimore County Zoning Regulations **(BCZR) Section 1B02.3C1 to allow a Rear Yard setback of 20 ft. in lieu of the minimum required 40 ft.** for the following reason:

> 1503 Francke Avenue is Lot 3 of the Minor Subdivision PDM #01-033M of "Property of C. John Thomson, III". The property is improved with a stand of existing trees. Although the proposed house will fit on the lot within the specified building restriction lines, the proposed house has been situated on the lot as shown on the attached Site Plan in order to save as many existing trees as possible during construction of the new house. This siting of the house provides a rear yard of 20 ft. along the property line with the adjacent church parking lot.

The church and adjacent property owners are in support of this proposed alignment for the new house.

November 15, 2005

1505 Francke Avenue
Lutherville, MD 21093

RECEIVED
NOV 2 2 2005
ZONING COMMISSIONER

Commissioner Wiseman
401 Bosley Avenue Rm. 405
Towson, MD 21204

RE: Case No. 06 178 A

Dear Commissioner Wiseman:

I have addressed a series of concerns I have related to the proposed development at 1503 Francke Avenue, historic Lutherville. I trust your office is actively aware of the project. I look forward to staying aware of the evolving process. Thank you for your continued support of quality infill development with this historic district.

Sincerely,

Patricia Prugh

November 15, 2005

1505 Francke Avenue
Lutherville, MD 21093

Mr. Timothy Kotroco, Director
Department of Permits and Management
111 W. Chesapeake Ave., Rm. 111
Towson, MD 21204

RE: Case No. 06 178 A

Dear Mr. Kotroco:

I am writing to you in regards to the above referenced case as I have a number of concerns with which I look to you for assistance. My property is one of the original homes in Old Lutherville and structural preservation of the building is contingent on improved storm water management. My property immediately neighbors the entire west side of the referenced property 1503 Francke Avenue.

Since receiving copies of materials from the owner for the proposed re-alignment, I have learned several facts in this case: **Please note:**

1. I received materials from the owner after the variance request was filed.

2. Storm water management issues are multiple and necessitate further investigation. I currently have problems in the northeast corner of my property and recognize that this project will only contribute more problems. I am only one of several such effected properties. I also will have increased storm water management problems as a direct result of the proposed 300' macadam driveway running along my southern property line*. I have made this known to the owner and my concerns were dismissed citing his possible "snow removal" as taking precedent to this larger issue.

3. When I voiced concerns with the proposed design not being compatible with Historic District aesthetics I was again dismissed and learned that this

proposed dwelling will include a mother-in-law suite (which to date does not have permits and/or variance).

4. In addition, I recently learned that the current presented footprint does not match the footprint on the variance presented 9/23/05. It is significantly larger, larger than any other infill in the historic district.

I ask your help with overseeing this project. I request that you deny this request for a setback variance. I also request you redirect the owner to first work through B.C. Landmark Preservation Commission. In advance, thank you for your time and considerations.

* Created by bringing in a driveway from Francke Avenue and running across the back of second property, essentially a pipe stem.

Sincerely,

Patricia Prugh

cc. Councilman Bryan McIntyre
Eric Rockel, Zoning Chair, Lutherville Community Association
E. Pen Jones, Chairman, Lutherville Historic Advisory Committee
Kim Abe, Baltimore County Landmark Preservation Commission

C. John Thomson III
218 W. Seminary Ave.
Lutherville, MD 21093
410-823-3356

November 9, 2005

Mr. C. John Thomson IV
Mrs. Sandra B. Thomson
8 Carriage Walk Court
Baltimore, MD 21234

Re: Zoning Variance Case# 06-178-A request for 1503 Francke Ave.

Dear Sandy and John,

This is to let you know that I understand what you are asking for in the Variance case listed above and I am fine with the proposed request. Please keep me informed as to the progress you make in building the house.

Sincerely,

C. John Thomson III

[Click here and type address]

facsimile transmittal

To:	Mr. Timothy Kotroco (Director)	Fax:	410-887-5708
From:	Marie Frederick	Date:	11/14/2005
Re:	Case Number 06 178 A	Pages:	3
CC:			

x Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Notes: Attacted please find two letters regarding CASE NUMBER 06 178A (Thomson Property, 1503 Francke Ave. Lutherville. Please see that they get into the file. I have faxed copies of these letters to Mr. Bill Wiseman, the Zoning Commissioner.

If there are any questions or concerns I may be reached at 410-252-1367 or Fax 410-561-1933

Thank you,

Marie Frederick

Ellen S. Rappaport
Dorinda L. Gottfried

To File & 2c's office TF

November 12, 2005

Department of Permits and Management
111 W. Chesapeake Ave., Room 111
Towson, MD 21204
Attn: Mr. Timothy Kotroco (Director)

Case number: 06 178 A

Dear Sir:

We are writing on behalf of the neighbors adjacent to the property at the proposed building site, 1503 Francke Ave in Lutherville, Maryland. Attached you will find the petition for variance, case number 06 178 A that was presented September 23, 2005.

On October 26th, 2005 this petition for variance was brought to our attention. Therefore, it is not possible" the adjacent owners are in support of this proposed alignment for the new house" due to the fact that we were not aware.

We, as other adjacent owners, have some serious concerns regarding these building plans, specifically, the lack of storm water management planning. The storm water management stamp on the original plan was a general approval based on a small dwelling. Our understanding is that this Petition for Variance is different. It is a much larger area, therefore, beyond the scope of the original approved zone.

Please keep this letter on file as an official document of concern.

Sincerely,

Ellen S. Rappaport
Dorinda L. Gottfried

Ellen S. Rappaport
Dorinda L. Gottfried

219 Morris Avenue
Lutherville, MD 21093
Phone: 410-560-1745
Fax: 410-561-2416

David & Marie Frederick
223 Morris Ave.
Lutherville, MD 21093

November 14, 2005

Department of Permits and Management
111 W. Chesapeake Ave., Room 111
Towson, MD 21204
Attn: Mr. Timothy Kotroco (Director)

Case Number: 06 178 A

Dear Mr. Kotroco,

We are writing as one of the adjacent property owners to the proposed building site, 1503 Francke Ave. in Lutherville. Attached you will find the petition for variance, case number 06 178 A that was presented September 23, 2005.

There are several points we would like to make as it relates to this variance.

- The variance request incorrectly states that the adjacent property owners are in support of the proposed alignment of the new house. We did not know about the request until well after the filing.
- Our most important concern with this building site is storm water management and water runoff. This is an area with a history of severe water runoff. We urge the county to take whatever steps necessary to thoroughly investigate and assure the adjacent homeowners that every measure will be taken to alleviate any further water problems. The county records show that there have been many issues raised on the corner next to this property with respect to water runoff and storm water management. (see The Poole Property SubDivision).
- We believe that Baltimore County Landmarks Preservation Commission should have reviewed this plan and proposed house prior to any variances being issued (which it has not). They have the final say on what type, size and style of house should be located on this site. The proposed house is a much larger footprint than those that have been built in the area adjacent to the proposed property. The proposed house will take up about 14% of the lot size with a 3140 square foot footprint. This in comparison to the recent homes that Landmarks approved that were only 2000 square foot footprints and used 7.5% & 6 % of their respective footprints. By allowing the variance, it will take it outside the original building envelope granted during an earlier subdivision hearing, where many adjacent neighbors and representatives from our committee were present to voice their concerns at that time. If Landmarks decides that a different size/style house is better suited for this site, then the variance may be an issue again. Therefore, we think it is in the best interest of everyone if Landmarks review this plan for their decision before you do.

Please accept this letter as an official document of concern.

Sincerely,

David & Marie Frederick

David and Marie Frederick

PLEASE PRINT CLEARLY

CASE NAME 1503 FRANCKE AVE
CASE NUMBER 06-178-A
DATE NOV. 16, 2005

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DOUGLAS L. KENNEDY, P.E.	3106 LORD BALTO. DR, S-110	BALTIMORE, MD. 21244	DKennedy@KCW-EI.com
C. JOHN THOMSON IV	8 CARRIAGE WALK COURT	BALTIMORE MD 21234	CJTIV@COMCAST.NET

PLEASE PRINT CLEARLY

CASE NAME Thompson Property
CASE NUMBER 06-176A
DATE 11-16-05

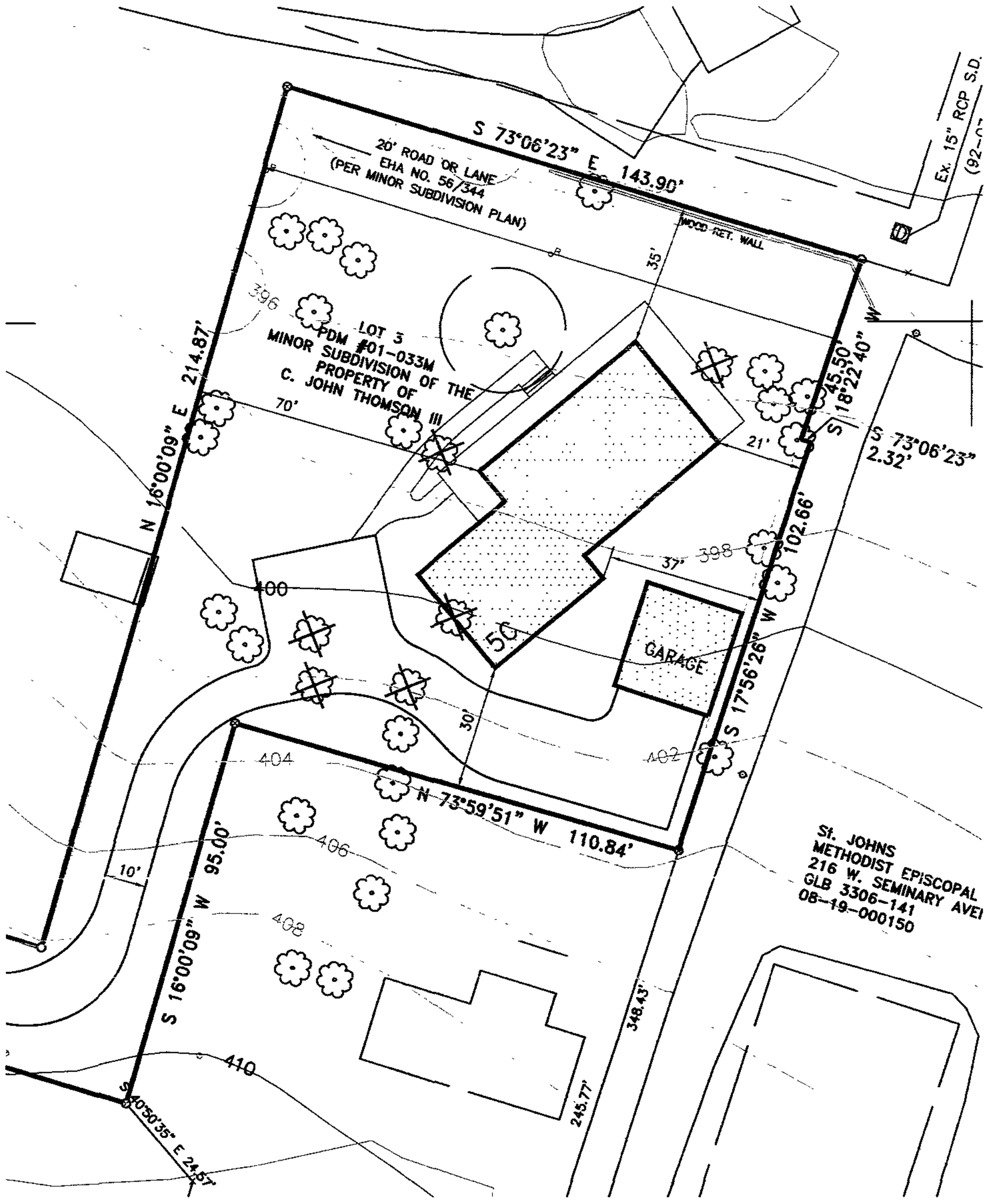
CITIZEN'S SIGN-IN SHEET

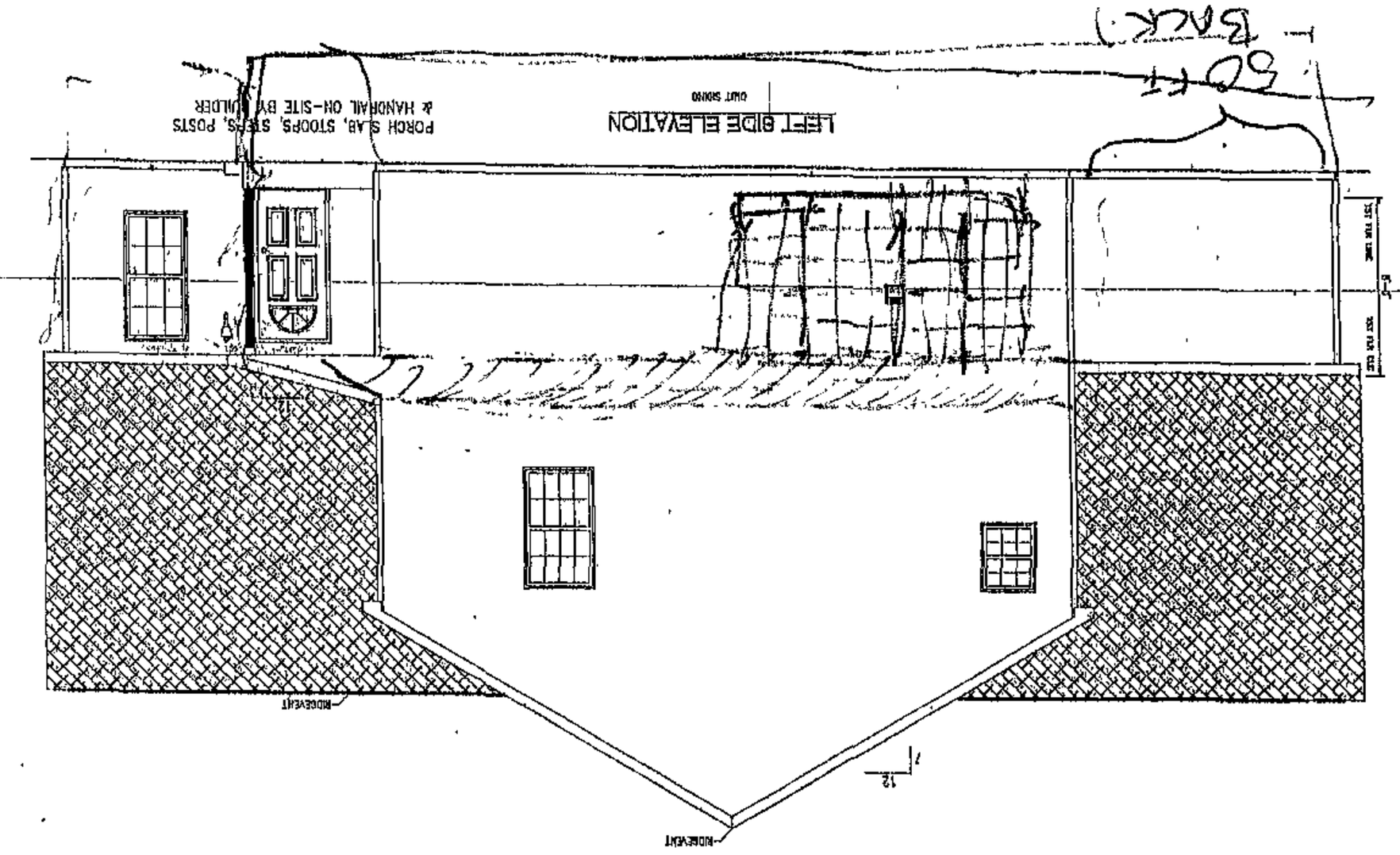
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Earl Pen Jones	202 W Seminary Ave	Lutherville MD 21093	epenjones@aol.com
MARIE FREDERICK	223 MORRIS AVE	LUTHERVILLE, MD 21093	mfrederick@COMCAST.NET
Sally Windsor	1513 Francke Ave	" " "	sallyw@comcast.net
Eric Rockel	1610 Ridgewood Drive	Lutherville MD 21093	
PATRICIA PRUGH	1505 FRANCKE AVE	LUTHERVILLE MD 21093	pprugh@sheppardpratt.org

Case No.: 06-178 A

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	OPPOSITION LETTERS
No. 2	REVISED PLAN	
No. 3	PHOTO ARRAY	
No. 4	LETTERS OF SUPPORT	
No. 5	SITE PLAN APPROVED BY LPC 3/9/06	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		


S 73°06'23" E 143.90'
20' ROAD OR LANE
EHA NO. 56/344
(PER MINOR SUBDIVISION PLAN)
WOOD RET. WALL
Ex. 15" RCP S.D.
(92-07
35'
396
LOT 3
PDM #01-033M
MINOR SUBDIVISION OF THE
PROPERTY OF
C. JOHN THOMSON III
N 16°00'09" E 214.87'
70'
21'
45.50'
S 18°22'40"
S 73°06'23"
2.32'
102.66'
398
37'
400
50
GARAGE
S 17°56'26" W
30'
402
404
N 73°59'51" W 110.84'
406
10'
S 16°00'09" W 95.00'
408
St. JOHNS
METHODIST EPISCOPAL
216 W. SEMINARY AVE
GLB 3306-141
08-19-000150
348.43'
410
245.77'
S 40°50'35" E 24.57'



ProBuilt Homes

20 INDUSTRIAL CIRCLE, LITITZ, PA 17543
PHONE # (717) 626 - 8434 / FAX # (717) 626 - 6431

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CUSTOMER/PROJECT
THOMSON
6 CHANGEL WAY COURT
WILLOW CREEK HOMES
6220 OLD YORK ROAD
BALTIMORE, MD 21239

DESIGNED	BECK	SCALE	NTS
DRAWN BY	SOLOMAN	DATE	10/30/06
DRAWN BY	SSG		

REVISIONS
1 6-8-07 VARIOUS PER PLAN & STATE
2 7/26/07 ALTERNATE FAMILY
3 7/28/08

REV(s) DATE

JOB # OHIO81
SQ FT 4072
TYPE CUSTOM
STATE VA
MODEL 2-STORY/GAPE
DRAWING EXTERIOR ELEVATION
SHEET 2C

Saved 7/28/2008 3:09:40 PM by mosley

D-821-90

ProBuilt Homes

20 INDUSTRIAL CIRCLE, MITTLETOWN, PA 17059
PHONE # (717) 435 - 8434 / FAX # (717) 435 - 8431

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CUSTOMER/PROJECT: T. THOMSON
8 DOWNS MILL COURT
BALTIMORE, MD 21234

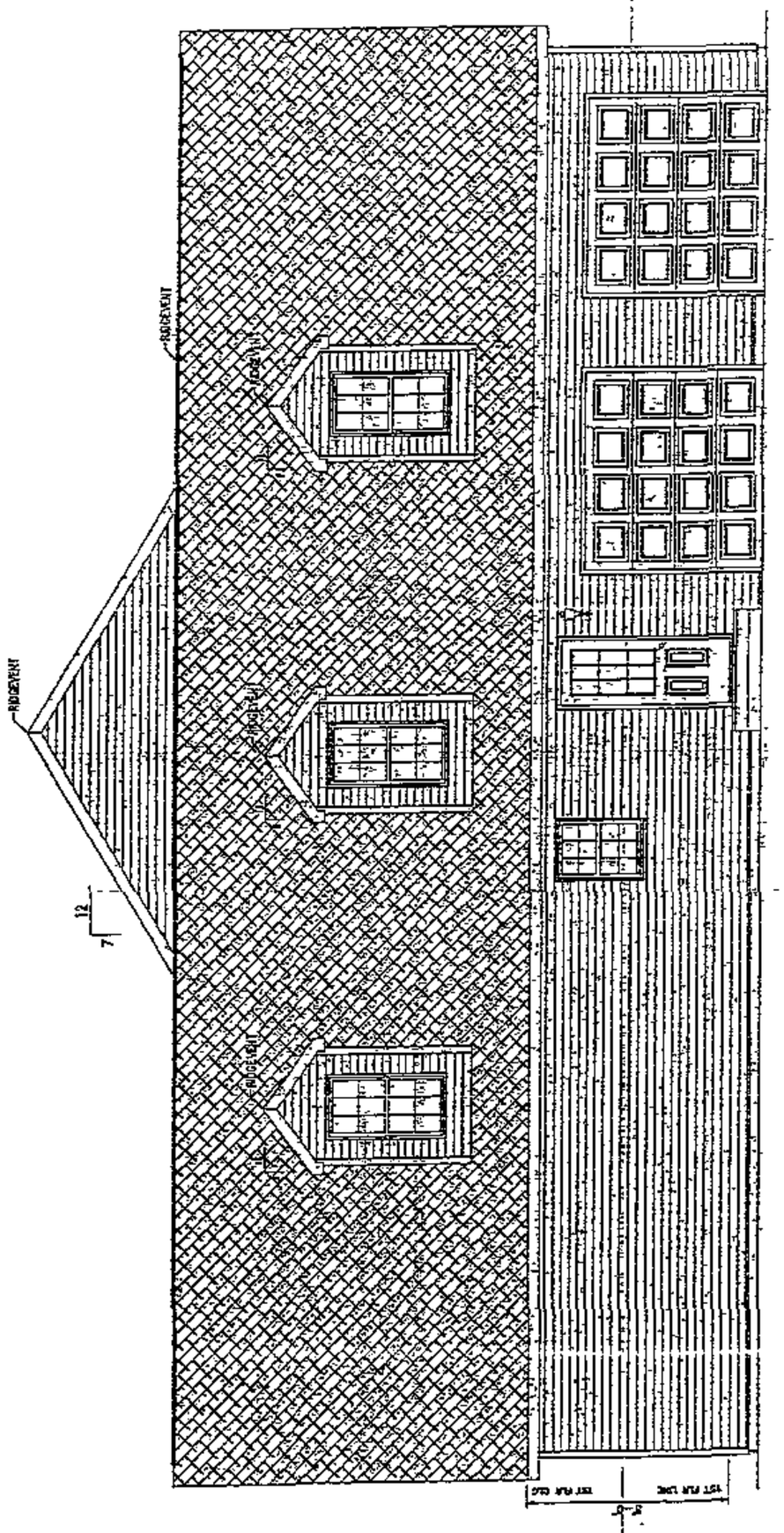
BUILDER: WILLOW CREEK HOMES
1200 WILLOW GLEN COURT
BALTIMORE, MD 21205

REV#	DATE	REVISIONS	BY
1	8-5-05	MINOR REF PLAN & GUIDE	
2	08/08/05	SET PRELIMINARY 1	
3	08/08/05		

DRAWN BY: ESG
DATE: 06/06/05
SCALE: NTS
SALESMAN: BECOR

FILE: QH1984
SQ.FT.: 4072
STATE: VA
TYPE: CUSTOM
MODEL: 2-STORY/CAPE
DRAWING: EXTERIOR ELEVATION
SHEET: 2A

Saved 7/8/2005 3:18:20 PM by mikeby



RIGHT SIDE ELEVATION

COURT SIDEWALK

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CUSTOMER/PROJECT:
THOMSON
E CARRIAGE WALK COURT
BALTIMORE, MD 21236

BUILDER:
WILLOW CREEK HOMES
1200 MOUNT ZION COURT
BALTIMORE, MD 21228

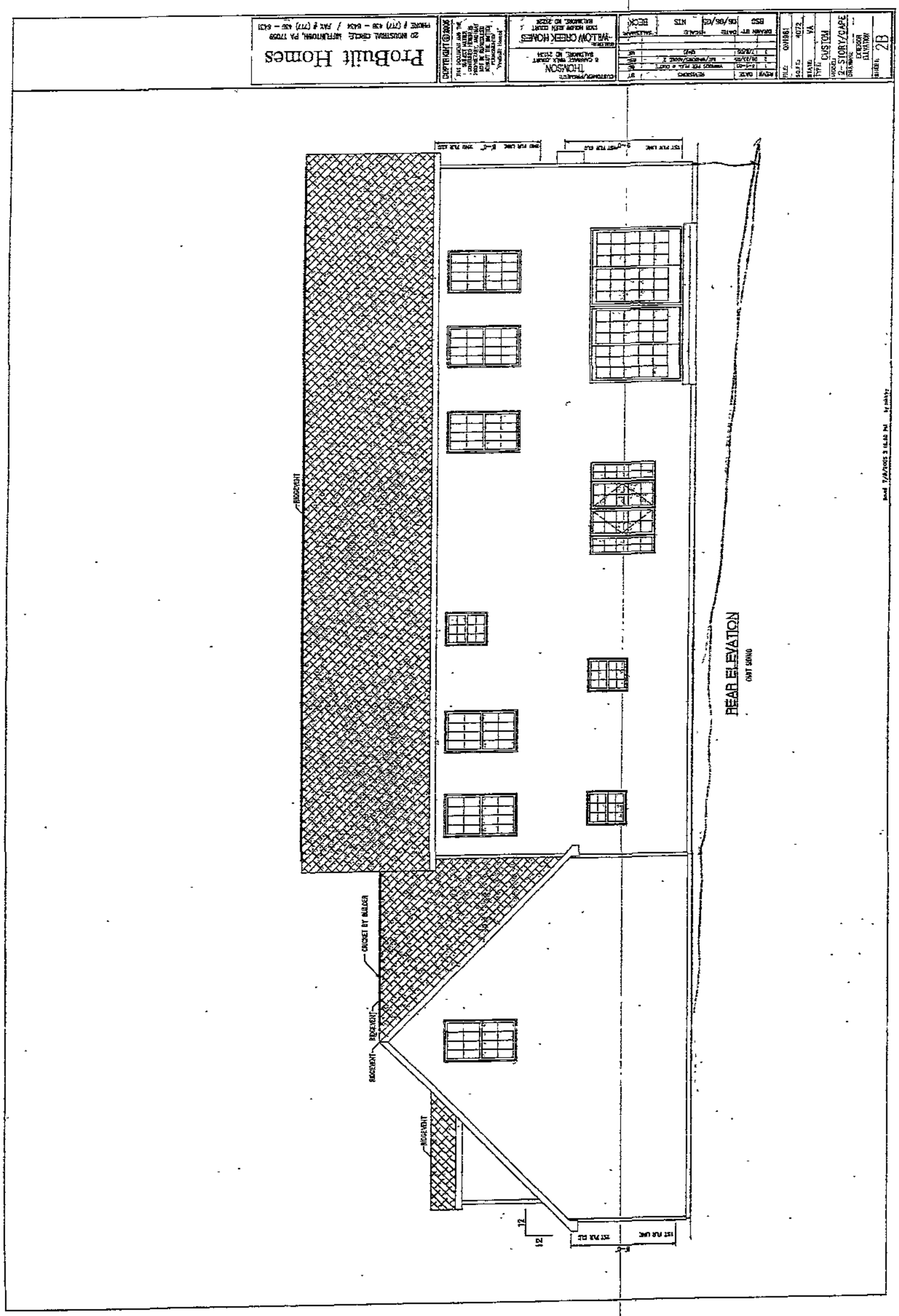
REV#	DATE	REVISIONS	BY
1	4-4-03	VARIOUS MOD PLAN & ELEVS.	RC
2	06/23/03	SEE/BHOMES/MOD 2	BSC
3	7/8/03	ONLY	MK

DRAWN BY: BSC DATE: 06/06/03 SCALE: NTS SALESMAN: BECKY

FILE: DH1981
SQ.FT.: 4072
STATE: VA
TYPE: CUSTOM
MODEL: 2-STORY/CAPE
DRAWING: EXTERIOR ELEVATION
SHEET: 2D

ProBuilt Homes
20 INDUSTRIAL CIRCLE, LEMOYNE, PA 17043
PHONE # (717) 435-8436 / FAX # (717) 435-8431

Saved 7/8/2003 3:18:30 PM by mkilver


REAR ELEVATION
CMT SIDING
RIDGEVENT
RIDGEVENT
RIDGEVENT
RIDGEVENT
CRICKET BY BUILDER
12
12
1ST FLR LINE
2ND FLR LINE
1ST FLR LINE
2ND FLR LINE
ProBuilt Homes
20 INDUSTRIAL CIRCLE, LEFLUNTOWN, PA 17059
PHONE # (717) 436 - 6404 / FAX # (717) 436 - 6421
COPYRIGHT © 2005
THIS DOCUMENT AND THE INFORMATION HEREIN IS CONFIDENTIAL AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF "ProBuilt Homes"
CUSTOMER/PROJECT:
THOMSON
2 CANNONS MILL COURT
BALTIMORE, MD 21234
BUILDER:
-WALLOW CREEK HOMES
1308 MOUNT KEEN COURT
BALTIMORE, MD 21236
SALESMAN:
BECK
DRAWN BY:
BSG
DATE:
06/06/05
SCALE:
NTS
REVISIONS
REV# DATE BY
1 6-14-05 BSG
2 06/23/05 BSG
3 7/08/05 BSG
FILE: QW1961
SQ.FT.: 4072
STATE: VA
TYPE: CUSTOM
MODEL: 2-STORY/CAPE
DRAWING: EXTERIOR ELEVATION
SHEET: 2B

HISTORIC COMPLIANCE EXHIBIT * 1

1503 FRANCE AVE LUTHERVILLE MD 21093 9/23/05

We have been speaking to ROB WINGARD of the Lutherville Advisory Committee for the past two years and understand that we are part of HISTORICAL LUTHERVILLE and will abide by what is required for new home construction. We are submitting all drawings and sample materials to be used in the construction to the appropriate agencies.

8 CARRIAGE WALK CT.
BALTIMORE MD 21234
443-858-0666 Cell
410-882-2221 Home

EXHIBIT 2. CASE # 06-178-A

* ALSO DECLARATION OF UNDERSTANDING ADVICE NOTE.

I am applying for a declaration of understanding for the In-law suite shown on the plan and is being submitted to the Director of PDM.

November 15, 2005

1505 Francke Avenue
Lutherville, MD 21093

Mr. Timothy Kotroco, Director
Department of Permits and Management
111 W. Chesapeake Ave., Rm. 111
Towson, MD 21204

RE: Case No. 06 178 A

Dear Mr. Kotroco:

I am writing to you in regards to the above referenced case as I have a number of concerns with which I look to you for assistance. My property is one of the original homes in Old Lutherville and structural preservation of the building is contingent on improved storm water management. My property immediately neighbors the entire west side of the referenced property 1503 Francke Avenue.

Since receiving copies of materials from the owner for the proposed re-alignment, I have learned several facts in this case: **Please note:**

1. I received materials from the owner after the variance request was filed.

2. Storm water management issues are multiple and necessitate further investigation. I currently have problems in the northeast corner of my property and recognize that this project will only contribute more problems. I am only one of several such effected properties. I also will have increased storm water management problems as a direct result of the proposed 300' macadam driveway running along my southern property line*. I have made this known to the owner and my concerns were dismissed citing his possible "snow removal" as taking precedent to this larger issue.

3. When I voiced concerns with the proposed design not being compatible with Historic District aesthetics I was again dismissed and learned that this

PROTESTANT'S
EXHIBIT NO. 1

proposed dwelling will include a mother-in-law suite (which to date does not have permits and/or variance).

4. In addition, I recently learned that the current presented footprint does not match the footprint on the variance presented 9/23/05. It is significantly larger, larger than any other infill in the historic district.

I ask your help with overseeing this project. I request that you deny this request for a setback variance. I also request you redirect the owner to first work through B.C. Landmark Preservation Commission. In advance, thank you for your time and considerations.

* Created by bringing in a driveway from Francke Avenue and running across the back of second property, essentially a pipe stem.

Sincerely,

Patricia Prugh

Patricia Prugh

cc. Councilman Bryan McIntyre
Eric Rockel, Zoning Chair, Lutherville Community Association
E. Pen Jones, Chairman, Lutherville Historic Advisory Committee
Kim Abe, Baltimore County Landmark Preservation Commission

St. John's United Methodist Church

216 West Seminary Avenue, Lutherville, Maryland 21093
Reverend Earl Mason, Pastor

Church Office
410-825-3969

Pastor's Study
410-825-4840

email address: stjohns216@aol.com
website:www.stjohns-lutherville.org

November 15, 2005

John Thomson
8 Carriage Walk Court
Baltimore, Maryland 21234-1425

Dear John Thomson:

I appreciate the time that you took to walk the property with me and share your efforts to position your house with the loss of as few trees as possible. As far as I and the Chairperson of Trustees are concerned, there is no problem with the variance request which allows you to position your house within 20 feet of the property line, at the west side of the church parking lot. Understand this does not grant access to your property by means of our church driveway.

Welcome to the neighborhood. I believe you will be very happy here.

Sincerely,

Rev. Earl E. Mason

PETITIONER'S

EXHIBIT NO. 4

Baltimore County, Maryland

OFFICE OF PLANNING

Memorandum

TO: John Reisinger
Buildings Engineer

DATE: March 14, 2006
(amended March 15, 2006)

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 1503 Francke Avenue, Lutherville

At its March 9, 2006 meeting, the Baltimore County Landmarks Preservation Commission approved the construction of a new dwelling on the panhandle lot at 1503 Francke Avenue. This memo constitutes a notice to proceed in accordance with *Baltimore County Code* Section 32-7-405.

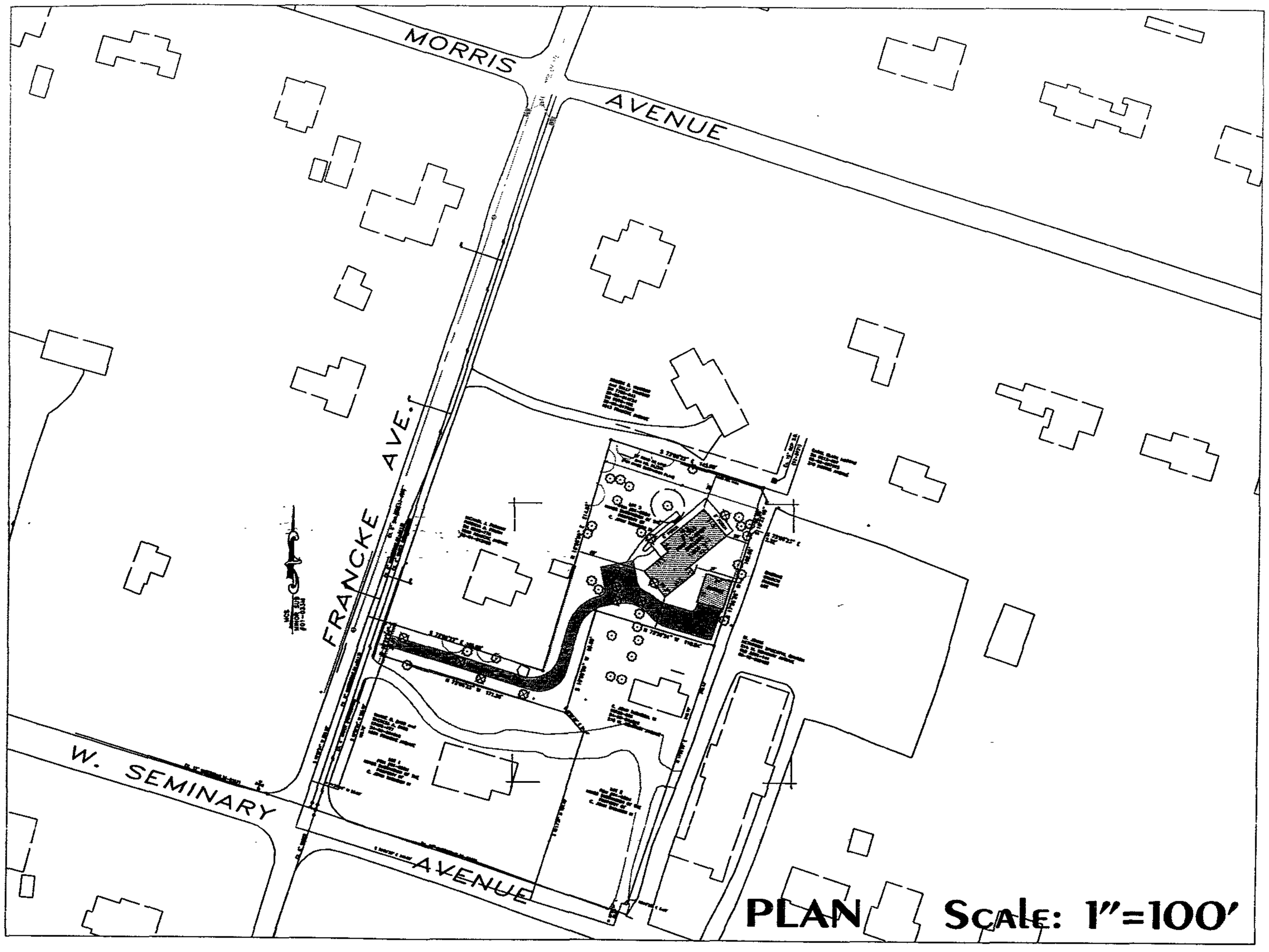
The Commission's action also included support for whatever variances might be necessary to implement the angled siting of the new house as shown on the engineers' site plans C-101 and C-102 dated February 27, 2006 (copies attached).

VKN:vkn (TD)

c: Wm. Wiseman
C. John Thomson, IV

W:\LANDMARK\LPC COA or NTP\2006\1503 Francke Avenue 030906.doc

PETITIONER'S
EXHIBIT NO. 5



PLAN Scale: 1"=100'

GENERAL NOTES

1. ADDRESS: 1503 Francke Avenue
   Lutherville, Maryland 21093
2. AREA: 0.651 ac.
3. ZONING: D.R.-2 (Zoning Map 60C3)
4. EXISTING LAND USE: Vacant.
   PROPOSED LAND USE: One single-family residential dwelling.
5. OWNER: C. John Thomson, IV
   and Sandra B. Thomson
   8 Carriage Walk Ct.
   Baltimore, Maryland 21234
6. TAX ACCOUNT NO.: 2400001620
7. PLAT REFERENCE: Lot 3 Minor Subdivision #01-033M
   "Property of C. John Thomson, III"
8. DEED: Liber 22544, folio 99
9. TAX MAP: 60, Grid 24, Parcel 913
10. CENSUS TRACT: 4088
    REGIONAL PLANNING: 308
    WATERSHED: 24
    SUB-SEWERSHED: 57
11. ELECTION DISTRICT: 8
    COUNCILMANIC DISTRICT: C-3
12. PARKING REQUIRED: 2 Parking Spaces per Lot x 1 Lot = 2 P.S.
    2 Parking Spaces meeting BCZR criteria are proposed.
13. BUILDING SETBACKS: (DR-2 Zoning)

MINIMUM REQUIRED:	PROPOSED:
Front: 40 ft.	62 ft.
Side: 20 ft.	30 ft.
Rear: 40 ft.	20 ft. *

* ZONING CASE # 06-178-A: VARIANCE REQUESTED FROM BCZR Section 1B02.3C1. TO ALLOW A REAR YARD SETBACK . OF 20 ft. IN LIEU OF 40 ft.

14. BUILDING HEIGHT: 35 ft. Maximum
15. There are no known archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no significant plant or wildlife communities based upon DEPRM and DNR data. There are no streams, springs, wetlands, or 100-year flood plains on or within 200 ft. of this property. This property is not within the Chesapeake Bay Critical Area.
16. HISTORIC DISTRICT: Lutherville
17. There are no known underground storage tanks on the property or within 100 ft. of the property.
18. ZONING HISTORY: Case #06-178-A.
19. WATER SUPPLY: W-1 Public is existing in Francke Avenue.
    SANITARY: S-1 Public is sanitary in Francke Avenue.

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
3106 Lord Baltimore Drive, Suite 110
Baltimore, MD 21244
Tele 410-281-0033
Fax 410-281-1065
www.KCW-ET.com

OWNERS:
C. JOHN THOMSON, IV
and SANDRA B. THOMSON
8 CARRIAGE WALK CT.
BALTIMORE, MARYLAND 21234
Tele: 443-539-1900

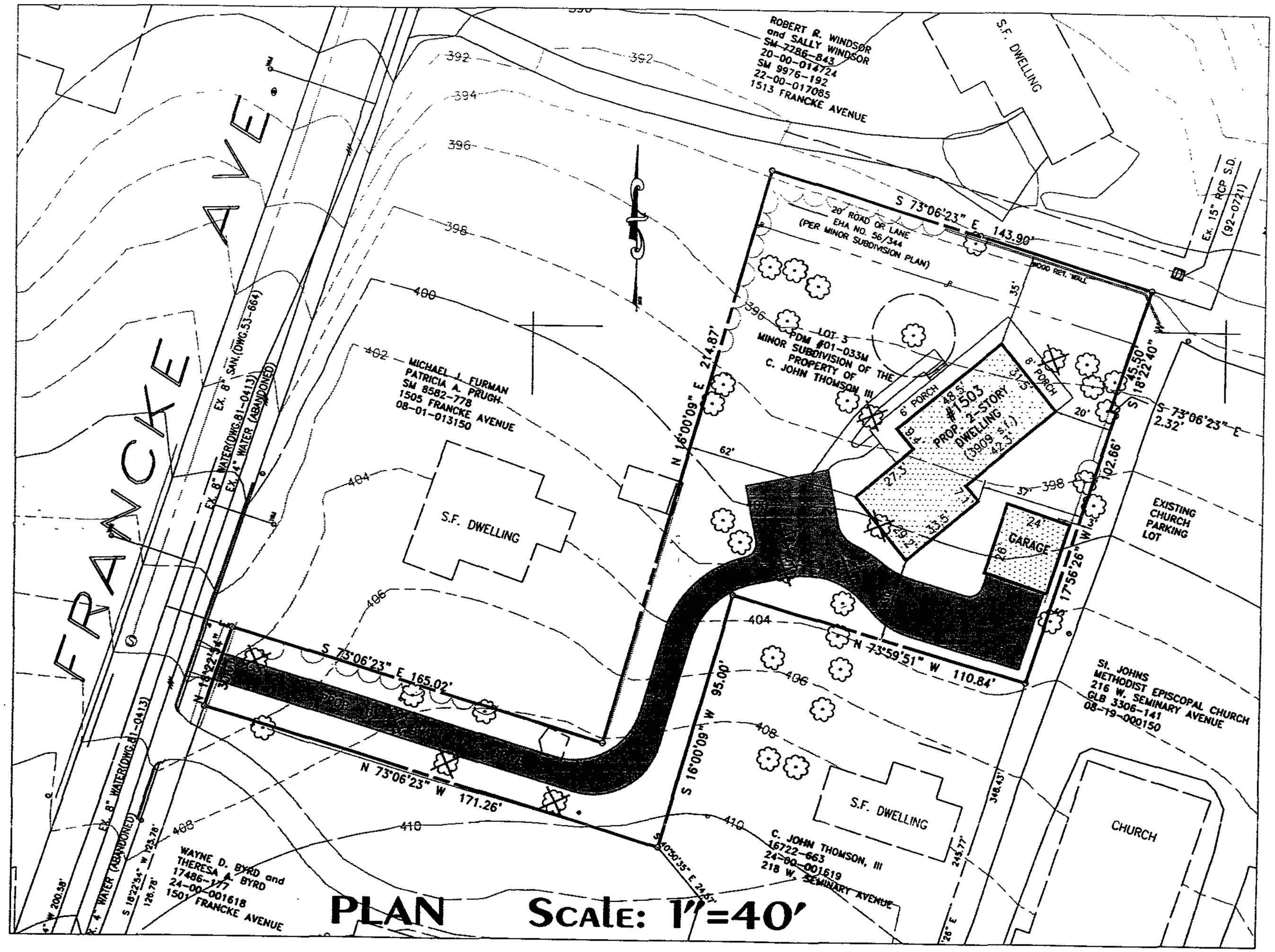
PETITIONER'S EXHIBIT NO. 5

KCW J.O.	2050582
SCALE:	1"=100'
DATE:	Feb. 27, 2006
DESIGNED:	DLK
DRAWN:	ST
CHECKED:	DLK

C-101

SITE PLAN

THOMSON RESIDENCE
1503 FRANCKE AVENUE
LUTHERVILLE, MARYLAND
ELECTION DIST. 8 COUNCILMANIC DIST. 3
BALTIMORE COUNTY, MARYLAND



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    REGIONAL PLANNING: 308
    WATERSHED: 24
    SUB-SEWERSHED: 57
11. ELECTION DISTRICT: 8
    COUNCILMANIC DISTRICT: C 3
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    2 Parking Spaces meeting BCZR criteria are proposed.
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* ZONING CASE # 06-178-A: VARIANCE REQUESTED FROM BCZR Section 1B02.3C1. TO ALLOW A REAR YARD SETBACK . OF 20 ft. IN LIEU OF 40 ft.

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OWNERS:

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and SANDRA B. THOMSON
8 CARRIAGE WALK CT.
BALTIMORE, MARYLAND 21234
Tele: 443-539-1900

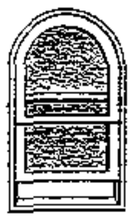
KCW J.O.	2050582
SCALE:	1"=40'
DATE:	Feb. 27, 2006
DESIGNED:	DLK
DRAWN:	ST
CHECKED:	DLK

C-102

SITE PLAN

THOMSON RESIDENCE
1503 FRANCKE AVENUE
LUTHERVILLE, MARYLAND
ELECTION DIST. 8 COUNCILMANIC DIST. 3
BALTIMORE COUNTY, MARYLAND

WOODWRIGHT® SPRINGLINE™ SINGLE-HUNG WINDOWS



Exterior View Shown

Custom sizes available between the smallest and largest width and height in 1/8" increments

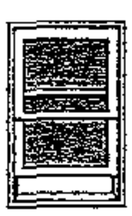
Add 1/2" to unit width to determine recommended rough opening. Rough opening height is equal to unit height.

UNIT	WIDTH			HEIGHT	
WS2042	2'-1	5/8"	x	4'-4	13/16"
WS2046	2-1	5/8	x	4-7	13/16
WS20410	2-1	5/8	x	4-10	13/16
WS2052	2-1	5/8	x	5-1	13/16
WS2056	2-1	5/8	x	5-9	13/16
WS20510	2-1	5/8	x	6-1	3/16
WS2062	2-1	5/8	x	6-4	1/2
WS2442	2-5	5/8	x	4-4	13/16
WS2446	2-5	5/8	x	4-7	13/16
WS24410	2-5	5/8	x	4-10	13/16
WS2452	2-5	5/8	x	5-1	13/16
WS2456	2-5	5/8	x	5-9	13/16
WS24510	2-5	5/8	x	6-1	3/16
WS2462	2-5	5/8	x	6-4	1/2
WS2642	2-7	5/8	x	4-4	13/16
WS2646	2-7	5/8	x	4-7	13/16
WS26410	2-7	5/8	x	4-10	13/16
WS2652	2-7	5/8	x	5-1	13/16
WS2656	2'-7	5/8"	x	5-9	13/16
WS26510	2-7	5/8	x	6-1	3/16
WS2662	2-7	5/8	x	6-4	1/2
WS2842	2-9	5/8	x	4-4	13/16
WS2846	2-9	5/8	x	4-7	13/16
WS28410	2-9	5/8	x	4-10	13/16
WS2852	2-9	5/8	x	5-1	13/16
WS2856	2-9	5/8	x	5-9	13/16
WS28510	2-9	5/8	x	6-1	3/16
WS2862	2-9	5/8	x	6-4	1/2

UNIT	WIDTH			HEIGHT	
WS21042	2'-11	5/8"	x	4'-4	13/16"
WS21046	2-11	5/8	x	4-7	13/16
WS210410	2-11	5/8	x	4-10	13/16
WS21052	2-11	5/8	x	5-1	13/16
WS21056	2-11	5/8	x	5-9	13/16
WS210510	2-11	5/8	x	6-1	3/16
WS21062	2-11	5/8	x	6-4	1/2
WS3042	3-1	5/8	x	4-4	13/16
WS3046	3-1	5/8	x	4-7	13/16
WS30410	3-1	5/8	x	4-10	13/16
WS3052	3-1	5/8	x	5-1	13/16
WS3056	3-1	5/8	x	5-9	13/16
WS30510	3-1	5/8	x	6-1	3/16
WS3062	3-1	5/8	x	6-4	1/2
WS3442	3-5	5/8	x	4-4	13/16
WS3446	3-5	5/8	x	4-7	13/16
WS34410	3-5	5/8	x	4-10	13/16
WS3452	3-5	5/8	x	5-1	13/16
WS3456	3-5	5/8	x	5-9	13/16
WS34510	3-5	5/8	x	6-1	3/16
WS3462	3-5	5/8	x	6-4	1/2
WS3842	3-9	5/8	x	4-4	13/16
WS3846	3-9	5/8	x	4-7	13/16
WS38410	3-9	5/8	x	4-10	13/16
WS3852	3-9	5/8	x	5-1	13/16
WS3856	3-9	5/8	x	5-9	13/16
WS38510	3-9	5/8	x	6-1	3/16
WS3862	3-9	5/8	x	6-4	1/2

TILT-WASH DOUBLE-HUNG WINDOWS

TILT-WASH DOUBLE-HUNG WINDOWS



Exterior View Shown

Tilt-To-Clean Mode

Unit numbers ending with "56", the lower sash is taller than the upper sash.

Add 1/2" to unit width to determine recommended rough opening. Rough opening height is equal to unit height.

UNIT	WIDTH			HEIGHT	
TW18210	1'-9	5/8"	x	3'-0	7/8"
TW1832	1-9	5/8	x	3-4	7/8
TW1836	1-9	5/8	x	3-8	7/8
TW18310	1-9	5/8	x	4-0	7/8
TW1842	1-9	5/8	x	4-4	7/8
TW1846	1-9	5/8	x	4-8	7/8
TW18410	1-9	5/8	x	5-0	7/8
TW1852	1-9	5/8	x	5-4	7/8
TW1856	1-9	5/8	x	5-8	7/8
TW18510	1-9	5/8	x	6-0	7/8
TW1862	1-9	5/8	x	6-4	7/8
TW1872	1-9	5/8	x	7-4	7/8
TW1876	1-9	5/8	x	7-8	7/8
TW20210	2-1	5/8	x	3-0	7/8
TW2032	2-1	5/8	x	3-4	7/8
TW2036	2-1	5/8	x	3-8	7/8
TW20310	2-1	5/8	x	4-0	7/8
TW2042	2-1	5/8	x	4-4	7/8
TW2046	2-1	5/8	x	4-8	7/8
TW20410	2-1	5/8	x	5-0	7/8
TW2052	2-1	5/8	x	5-4	7/8
TW2056	2-1	5/8	x	5-8	7/8
TW20510	2-1	5/8	x	6-0	7/8
TW2062	2-1	5/8	x	6-4	7/8
TW2072	2-1	5/8	x	7-4	7/8
TW2076	2-1	5/8	x	7-8	7/8

UNIT	WIDTH			HEIGHT	
TW24210	2'-5	5/8"	x	3'-0	7/8"
TW2432	2-5	5/8	x	3-4	7/8
TW2436	2-5	5/8	x	3-8	7/8
TW24310	2-5	5/8	x	4-0	7/8
TW2442	2-5	5/8	x	4-4	7/8
TW2446	2-5	5/8	x	4-8	7/8
TW24410	2-5	5/8	x	5-0	7/8
TW2452	2-5	5/8	x	5-4	7/8
TW2456	2-5	5/8	x	5-8	7/8
TW24510	2-5	5/8	x	6-0	7/8
TW2462	2-5	5/8	x	6-4	7/8
TW2472	2-5	5/8	x	7-4	7/8
TW2476	2-5	5/8	x	7-8	7/8
TW26210	2-7	5/8	x	3-0	7/8
TW2632	2-7	5/8	x	3-4	7/8
TW2636	2-7	5/8	x	3-8	7/8
TW26310	2-7	5/8	x	4-0	7/8
TW2642	2-7	5/8	x	4-4	7/8
TW2646	2-7	5/8	x	4-8	7/8
TW26410	2-7	5/8	x	5-0	7/8
TW2652	2-7	5/8	x	5-4	7/8
TW2656	2-7	5/8	x	5-8	7/8
TW26510	2-7	5/8	x	6-0	7/8
TW2662	2-7	5/8	x	6-4	7/8
TW2672	2-7	5/8	x	7-4	7/8
TW2676	2-7	5/8	x	7-8	7/8

TILT-WASH DOUBLE-HUNG WINDOWS (continued)

UNIT	WIDTH			HEIGHT	
TW28210	2'-9	5/8"	x	3'-0	7/8"
TW2832	2-9	5/8	x	3-4	7/8
TW2836	2-9	5/8	x	3-8	7/8
TW28310	2-9	5/8	x	4-0	7/8
TW2842	2-9	5/8	x	4-4	7/8
TW2846	2-9	5/8	x	4-8	7/8
TW28410	2-9	5/8	x	5-0	7/8
TW2852	2'-9	5/8"	x	5'-4	7/8"
TW2856	2-9	5/8	x	5-8	7/8
TW28510	2-9	5/8	x	6-0	7/8
TW2862	2-9	5/8	x	6-4	7/8
TW2872	2-9	5/8	x	7-4	7/8
TW2876	2-9	5/8	x	7-8	7/8
TW210210	2-11	5/8	x	3-0	7/8
TW21032	2-11	5/8	x	3-4	7/8
TW21036	2-11	5/8	x	3-8	7/8
TW210310	2-11	5/8	x	4-0	7/8
TW21042	2-11	5/8	x	4-4	7/8
TW21046	2-11	5/8	x	4-8	7/8
TW210410	2-11	5/8	x	5-0	7/8
TW21052	2-11	5/8	x	5-4	7/8
TW21056	2-11	5/8	x	5-8	7/8
TW210510	2-11	5/8	x	6-0	7/8
TW21062	2-11	5/8	x	6-4	7/8
TW21072	2-11	5/8	x	7-4	7/8
TW21076	2-11	5/8	x	7-8	7/8
TW30210	3-1	5/8	x	3-0	7/8
TW3032	3-1	5/8	x	3-4	7/8
TW3036	3-1	5/8	x	3-8	7/8
TW30310	3-1	5/8	x	4-0	7/8
TW3042	3-1	5/8	x	4-4	7/8
TW3046	3-1	5/8	x	4-8	7/8
TW30410	3-1	5/8	x	5-0	7/8

UNIT	WIDTH			HEIGHT	
TW3052	3-1	5/8"	x	5'-4	7/8"
TW3056	3-1	5/8	x	5-8	7/8
TW30510	3-1	5/8	x	6-0	7/8
TW3062	3-1	5/8	x	6-4	7/8
TW3072	3-1	5/8	x	7-4	7/8
TW3076	3-1	5/8	x	7-8	7/8
TW34210	3-5	5/8	x	3-0	7/8
TW3432	3-5	5/8	x	3-4	7/8
TW3436	3-5	5/8	x	3-8	7/8
TW34310	3-5	5/8	x	4-0	7/8
TW3442	3-5	5/8	x	4-4	7/8
TW3446	3-5	5/8	x	4-8	7/8
TW34410	3-5	5/8	x	5-0	7/8
TW3452	3-5	5/8	x	5-4	7/8
TW3456	3-5	5/8	x	5-8	7/8
TW34510	3-5	5/8	x	6-0	7/8
TW3462	3-5	5/8	x	6-4	7/8
TW3472	3-5	5/8	x	7-4	7/8
TW3476	3-5	5/8	x	7-8	7/8
TW38210	3-9	5/8	x	3-0	7/8
TW3832	3-9	5/8	x	3-4	7/8
TW3836	3-9	5/8	x	3-8	7/8
TW38310	3-9	5/8	x	4-0	7/8
TW3842	3-9	5/8	x	4-4	7/8
TW3846	3-9	5/8	x	4-8	7/8
TW38410	3-9	5/8	x	5-0	7/8
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TW3856	3-9	5/8	x	5-8	7/8
TW38510	3-9	5/8	x	6-0	7/8
TW3862	3-9	5/8	x	6-4	7/8
TW3872	3-9	5/8	x	7-4	7/8
TW3876	3-9	5/8	x	7-8	7/8

PICTURE WINDOWS FOR DOUBLE-HUNG WINDOWS

Exterior View Shown

Woodwright® picture windows add prefix WPW, use DHP for Tilt-Wash units.

Add 1/2" to unit width to determine recommended rough opening. Rough opening height is equal to unit height.

UNIT	WIDTH			HEIGHT	
10310	1'-0"		x	4'-0	7/8"
1042	1-0		x	4-4	7/8
1046	1-0		x	4-8	7/8
10410	1-0		x	5-0	7/8
1052	1-0		x	5-4	7/8
1056	1-0		x	5-8	7/8
10510	1-0		x	6-0	7/8
1062	1-0		x	6-4	7/8
30310	3-1	5/8	x	4-0	7/8
3042	3-1	5/8	x	4-4	7/8
3046	3-1	5/8	x	4-8	7/8
30410	3-1	5/8	x	5-0	7/8
3052	3-1	5/8	x	5-4	7/8
3056	3-1	5/8	x	5-8	7/8
30510	3-1	5/8	x	6-0	7/8
3062	3-1	5/8	x	6-4	7/8
34310	3-5	5/8	x	4-0	7/8
3442	3-5	5/8	x	4-4	7/8
3446	3-5	5/8	x	4-8	7/8
34410	3-5	5/8	x	5-0	7/8
3452	3-5	5/8	x	5-4	7/8
3456	3-5	5/8	x	5-8	7/8
34510	3-5	5/8	x	6-0	7/8
3462	3-5	5/8	x	6-4	7/8
310310	3-11	5/16	x	4-0	7/8
31042	3-11	5/16	x	4-4	7/8
31046	3-11	5/16	x	4-8	7/8
310410	3-11	5/16	x	5-0	7/8

UNIT	WIDTH			HEIGHT	
31052	3'-11	5/16"	x	5'-4	7/8"
31056	3-11	5/16	x	5-8	7/8
310510	3-11	5/16	x	6-0	7/8
31062	3-11	5/16	x	6-4	7/8
42310	4-3	5/16	x	4-0	7/8
4242	4-3	5/16	x	4-4	7/8
4246	4-3	5/16	x	4-8	7/8
42410	4-3	5/16	x	5-0	7/8
4252	4-3	5/16	x	5-4	7/8
4256	4-3	5/16	x	5-8	7/8
42510	4-3	5/16	x	6-0	7/8
4262	4-3	5/16	x	6-4	7/8
410310	4-11	5/16	x	4-0	7/8
41042	4-11	5/16	x	4-4	7/8
41046	4-11	5/16	x	4-8	7/8
410410	4-11	5/16	x	5-0	7/8
41052	4-11	5/16	x	5-4	7/8
41056	4-11	5/16	x	5-8	7/8
410510	4-11	5/16	x	6-0	7/8
41062	4-11	5/16	x	6-4	7/8
56310	5-7	5/16	x	4-0	7/8
5642	5-7	5/16	x	4-4	7/8
5646	5-7	5/16	x	4-8	7/8
56410	5-7	5/16	x	5-0	7/8
5652	5-7	5/16	x	5-4	7/8
5656	5-7	5/16	x	5-8	7/8
56510	5-7	5/16	x	6-0	7/8
5662	5-7	5/16	x	6-4	7/8

CIRCLE TOP™ WINDOWS FOR DOUBLE-HUNG WINDOWS

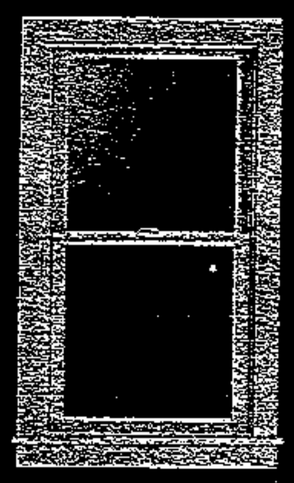
Exterior View Shown

Add 1/2" to unit height and add 1/2" to unit width to determine recommended rough opening.

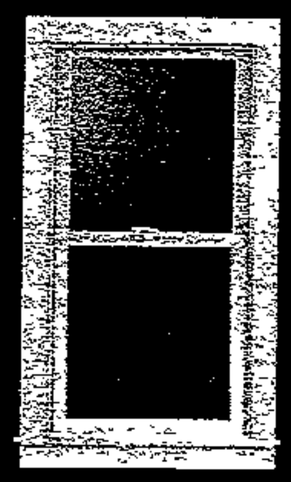
UNIT	WIDTH			HEIGHT	
CTN20	2'-1	5/8"	x	1'-3	3/16"
CTN24	2-5	5/8	x	1-5	3/16
CTN28	2-9	5/8	x	1-7	3/16
CTN30	3-1	5/8	x	1-9	3/16

UNIT	WIDTH			HEIGHT	
CTN34	3'-5	5/8"	x	1'-11	3/16"
CTN28-2	5-7	5/16	x	3-0	
CTN30-2	6-3	5/16	x	3-4	

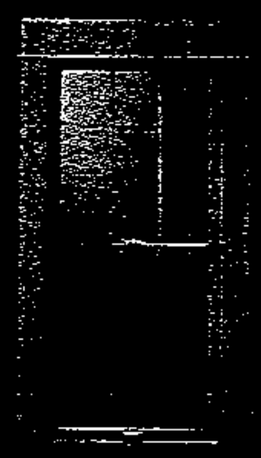
Interior Finishes



Pine



White

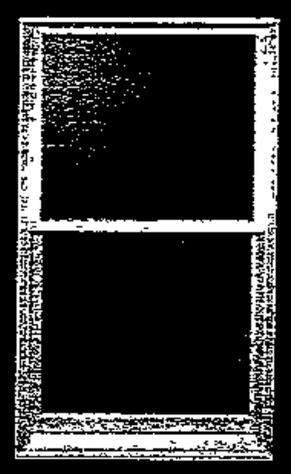


Oak

Maple

Oak and maple are available only on Woodwright® windows.

Exterior Colors



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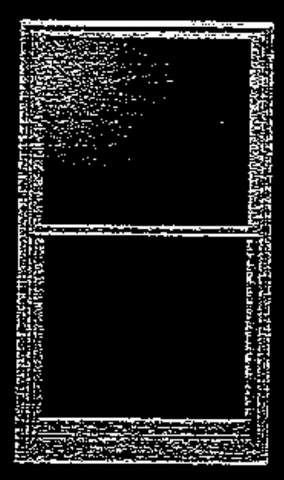
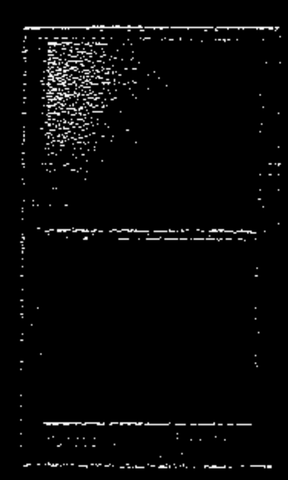


Sandtone

Terratone®

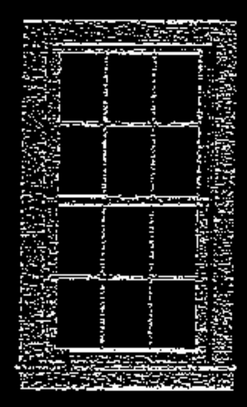


Forest Green

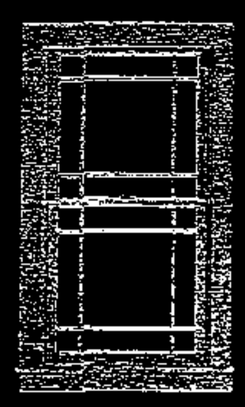
Andersen® 400 Series Divided Light

The Andersen 400 Series divided light program offers a wide array of grille options to obtain a traditional look for your home. From standard patterns to custom designs, the grilles you need are offered through Andersen.

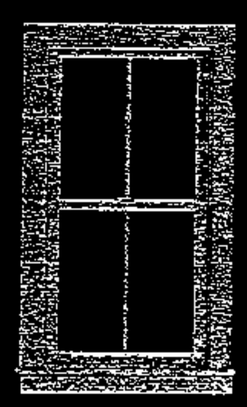
Grille Patterns



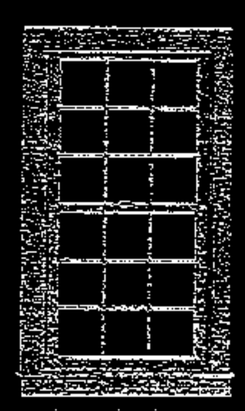
Standard Colonial



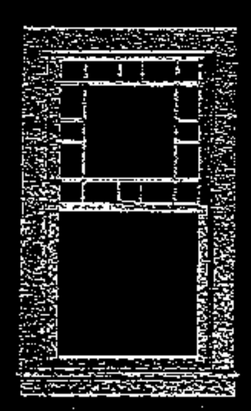
Standard Prairie



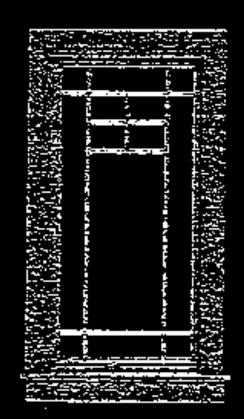
Specified Equal Light



Specified Equal Light



Custom



Custom

Grille Types

For easy cleaning, Andersen® Finelight® grilles are factory installed between the panes of glass. They match the window's exterior color.

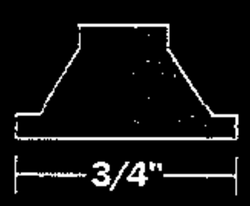
Removable interior grilles let you combine the beauty of wood with easy cleaning.

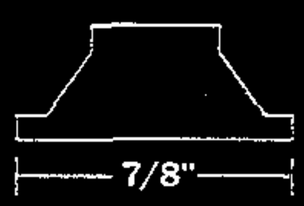
Removable interior grilles can be combined with permanently applied exterior grilles for a more authentic look.

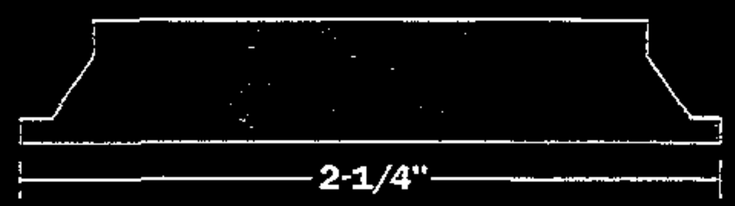
Permanently applied grilles give your windows rich wood accents inside, along with color-matched exterior profiles that are virtually maintenance-free.

Permanently applied grilles can be combined with a spacer between the glass to recreate the traditional look of muntin bars.

Grille Widths



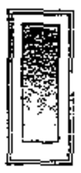




ANDERSEN® 400 SERIES FRENCHWOOD® GLIDING PATIO DOORS

Widths and heights are unit dimensions.

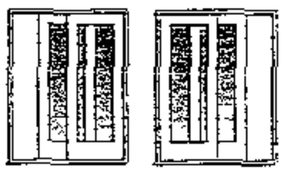
Exterior View Shown



To determine patio door rough opening add 3/4" to unit dimension width and 1/2" to unit dimension height.

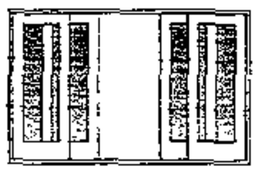
SINGLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWG2968	2-8 x	6-7 1/2	FWG3368	3-2 x	6-7 1/2	FWG4368	4-2 x	6-7 1/2
FWG29611	2-8 x	6-10 3/8	FWG33611	3-2 x	6-10 3/8	FWG43611	4-2 x	6-10 3/8
FWG2980	2-8 x	7-11 1/2	FWG3380	3-2 x	7-11 1/2	FWG4380	4-2 x	7-11 1/2



DOUBLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWG5068	4-11 1/4 x	6-7 1/2	FWG6068	5-11 1/4 x	6-7 1/2	FWG8068	7-11 1/4 x	6-7 1/2
FWG50611	4-11 1/4 x	6-10 3/8	FWG60611	5-11 1/4 x	6-10 3/8	FWG80611	7-11 1/4 x	6-10 3/8
FWG5080	4-11 1/4 x	7-11 1/2	FWG6080	5-11 1/4 x	7-11 1/2	FWG8080	7-11 1/4 x	7-11 1/2



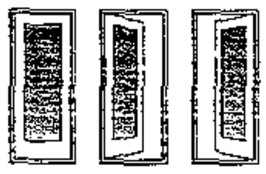
FOUR PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWG10068-4	9-9 x	6-7 1/2	FWG12068-4	11-9 x	6-7 1/2	FWG16068-4	15-9 x	6-7 1/2
FWG100611-4	9-9 x	6-10 3/8	FWG120611-4	11-9 x	6-10 3/8	FWG160611-4	15-9 x	6-10 3/8
FWG10080-4	9-9 x	7-11 1/2	FWG12080-4	11-9 x	7-11 1/2	FWG16080-4	15-9 x	7-11 1/2

ANDERSEN® 400 SERIES FRENCHWOOD® HINGED PATIO DOORS

Widths and heights are unit dimensions.

Exterior View Shown



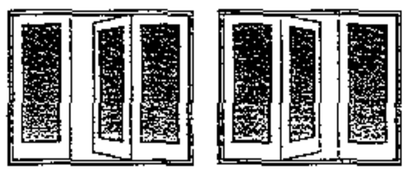
To determine patio door rough opening add 3/4" to unit dimension width and 1/2" to unit dimension height.

SINGLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWH2168	2-0 1/2 x	6-7 1/2	FWH2768	2-6 1/8 x	6-7 1/2	FWH2968	2-8 1/8 x	6-7 1/2	FWH3168	3-0 1/8 x	6-7 1/2
FWH21611	2-0 1/2 x	6-10 3/8	FWH27611	2-6 1/8 x	6-10 3/8	FWH29611	2-8 1/8 x	6-10 3/8	FWH31611	3-0 1/8 x	6-10 3/8
FWH2180	2-0 1/2 x	7-11 1/2	FWH2780	2-6 1/8 x	7-11 1/2	FWH2980	2-8 1/8 x	7-11 1/2	FWH3180	3-0 1/8 x	7-11 1/2

DOUBLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWH4168	4-0 x	6-7 1/2	FWH5068	4-11 1/4 x	6-7 1/2	FWH5468	5-3 1/4 x	6-7 1/2	FWH6068	5-11 1/4 x	6-7 1/2
FWH41611	4-0 x	6-10 3/8	FWH50611	4-11 1/4 x	6-10 3/8	FWH54611	5-3 1/4 x	6-10 3/8	FWH60611	5-11 1/4 x	6-10 3/8
FWH4180	4-0 x	7-11 1/2	FWH5080	4-11 1/4 x	7-11 1/2	FWH5480	5-3 1/4 x	7-11 1/2	FWH6080	5-11 1/4 x	7-11 1/2



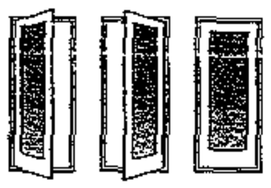
TRIPLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWH8068	7-11 1/8 x	6-7 1/2	FWH9068	8-11 1/8 x	6-7 1/2
FWH80611	7-11 1/8 x	6-10 3/8	FWH90611	8-11 1/8 x	6-10 3/8
FWH8080	7-11 1/8 x	7-11 1/2	FWH9080	8-11 1/8 x	7-11 1/2

ANDERSEN® 400 SERIES FRENCHWOOD® OUTSWING PATIO DOORS

Widths and heights are unit dimensions.

Exterior View Shown



To determine patio door rough opening add 3/4" to unit dimension width and 1/2" to unit dimension height.

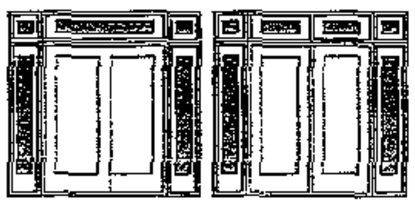
SINGLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWO2168	2-0 1/2 x	6-7 7/16	FWO2768	2-6 1/8 x	6-7 7/16	FWO2968	2-8 1/8 x	6-7 7/16	FWO3168	3-0 1/8 x	6-7 7/16
FWO21611	2-0 1/2 x	6-10 5/16	FWO27611	2-6 1/8 x	6-10 5/16	FWO29611	2-8 1/8 x	6-10 5/16	FWO31611	3-0 1/8 x	6-10 5/16
FWO2180	2-0 1/2 x	7-11 7/16	FWO2780	2-6 1/8 x	7-11 7/16	FWO2980	2-8 1/8 x	7-11 7/16	FWO3180	3-0 1/8 x	7-11 7/16

DOUBLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
FWO4168	4-0 x	6-7 7/16	FWO5068	4-11 1/4 x	6-7 7/16	FWO5468	5-3 1/4 x	6-7 7/16	FWO6068	5-11 1/4 x	6-7 7/16
FWO41611	4-0 x	6-10 5/16	FWO50611	4-11 1/4 x	6-10 5/16	FWO54611	5-3 1/4 x	6-10 5/16	FWO60611	5-11 1/4 x	6-10 5/16
FWO4180	4-0 x	7-11 7/16	FWO5080	4-11 1/4 x	7-11 7/16	FWO5480	5-3 1/4 x	7-11 7/16	FWO6080	5-11 1/4 x	7-11 7/16

ANDERSEN® 400 SERIES FRENCHWOOD® SIDELIGHTS AND TRANSOMS



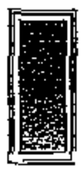
Frenchwood® transoms are available in 1'-0 13/16", 1'-5 13/16", and 1'-9 13/16" heights *with widths to match all single and double panel Frenchwood® patio doors and sidelights.*

Frenchwood® sidelights are available in 1'-2 13/16" and 1'-6 13/16" widths with heights to match all Frenchwood® patio doors and transoms.

ANDERSEN® 200 SERIES PERMA-SHIELD® GLIDING PATIO DOORS

Widths and heights are unit dimensions.

Exterior View Shown



To determine patio door rough opening add 3/4" to unit dimension width and 1/2" to unit dimension height.

SINGLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
PS3	3-2 3/8 x	6-10 3/8	PS4	4-2 3/8 x	6-10 3/8
PS3380	3-2 3/8 x	7-11 1/2	PS4380	4-2 3/8 x	7-11 1/2

DOUBLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
PS5	4-11 1/4 x	6-7 1/2	PS510	5-10 1/2 x	6-7 1/2	PS6	6-0 x	6-10 3/8	PS8	8-0 x	6-10 3/8
						PS6180	6-0 x	7-11 1/2	PS8180	8-0 x	7-11 1/2

ANDERSEN® 200 SERIES NARROLINE™ GLIDING PATIO DOORS

Widths and heights are unit dimensions

Exterior View Shown

To determine patio door rough opening add 3/4" to unit dimension width and 1/2" to unit dimension height.

SINGLE PANEL UNITS

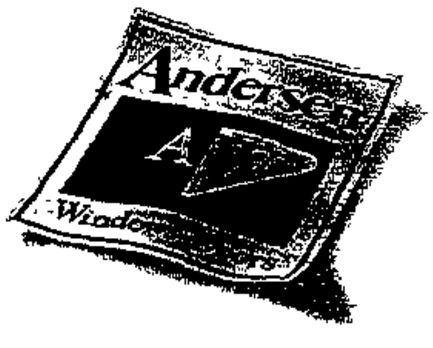
UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
257GD2968	2-8	x 6-7 1/2	257GD3368	3-2	x 6-7 1/2	257GD3668	4-2	x 6-7 1/2
257GD29611	2-8	x 6-10 3/8	257GD33611	3-2	x 6-10 3/8	257GD36611	4-2	x 6-10 3/8

DOUBLE PANEL UNITS

UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT	UNIT	WIDTH	HEIGHT
257GD5068	4-11 1/4 x	6-7 1/2	257GD6068	5-11 1/4 x	6-7 1/2	257GD8068	7-11 1/4 x	6-7 1/2
257GD50611	4-11 1/4 x	6-10 3/8	257GD60611	5-11 1/4 x	6-10 3/8	257GD80611	7-11 1/4 x	6-10 3/8

AVAILABLE AT

Consult a millwork specialist at The Home Depot® to obtain a copy of the complete Andersen limited warranty, or visit our website at andersenwindows.com



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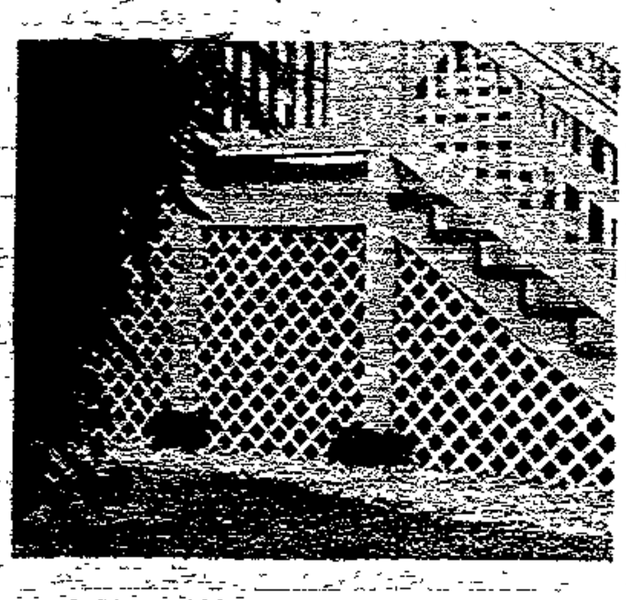


$19.97

4' x 8' Plastic Lattice Panel

•Never needs painting #01338

Get a $15 gift card via mail in rebate with a purchase of any five 4' x 8' plastic lattice panels.
See store for details.

required #100424

$16.88 per linear ft.

m

Gray ChoiceDek Railing: Price includes gray balusters, gray top and bottom rail, gray posts, gray optional handrail, gray collars, gray postcaps, and hardware

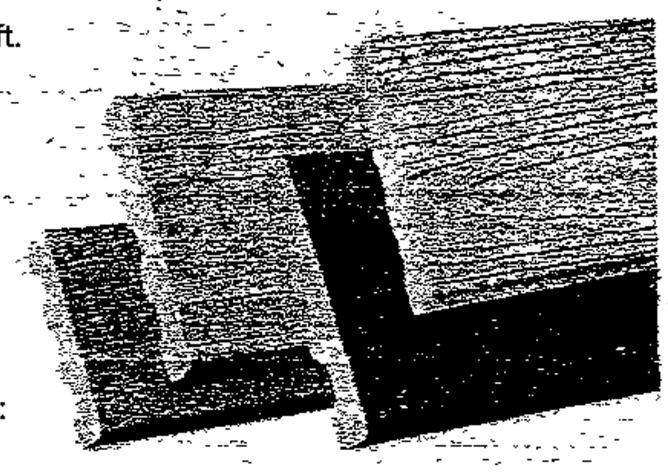
x 12')

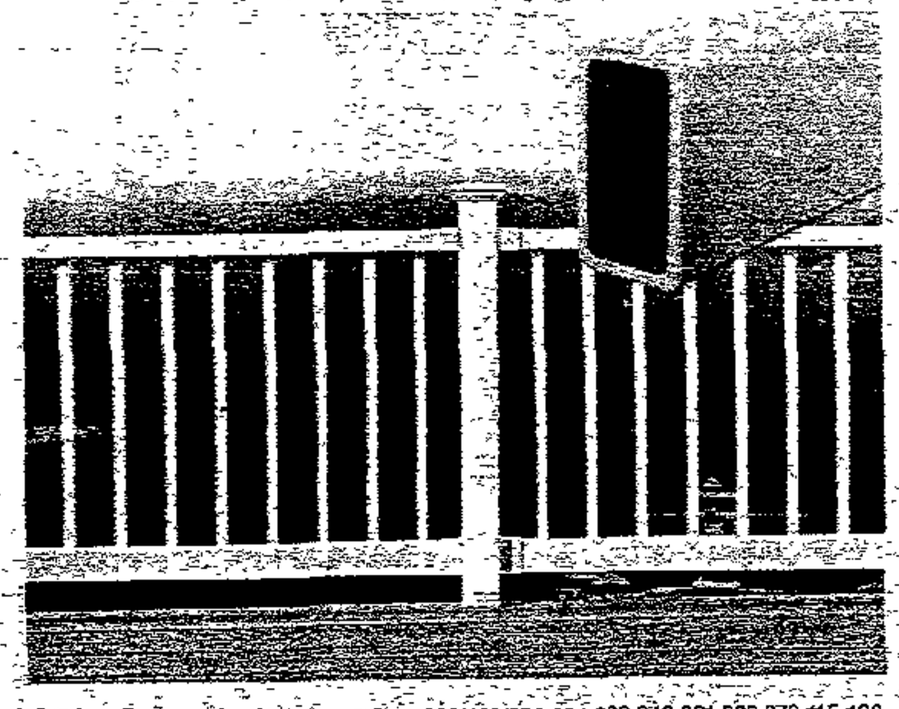
x 16')

Available in four colors: Gray, *Sandstone, *Woodtone and *Redwood.

y Trim

*Available through Special Order in some markets. Special Order prices vary by market.

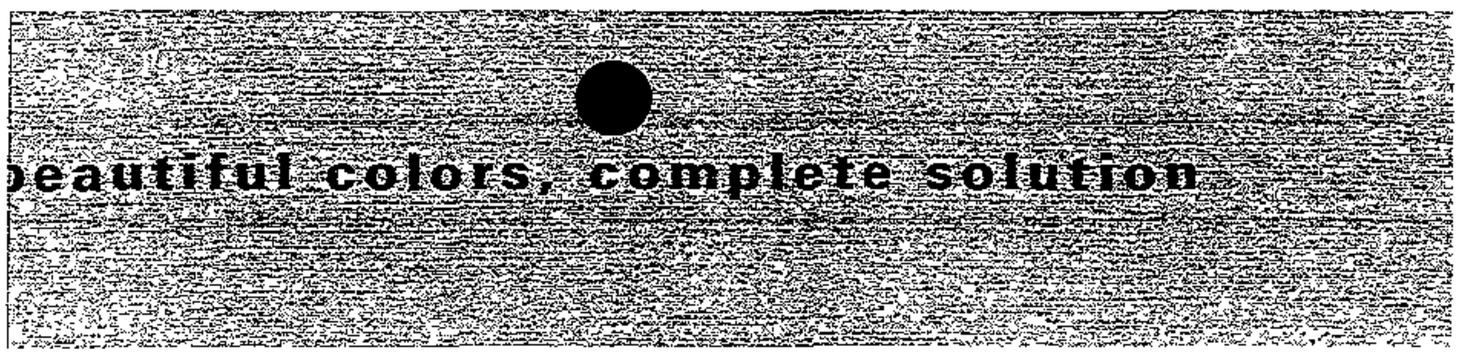




The Roof Center Inc

BARRY COOPERMAN
Customer Service

7075 Oakland Mills Road • Columbia, MD 21046
Phone 410-290-8810 • Fax 410-290-8908
www.roofcenter.com



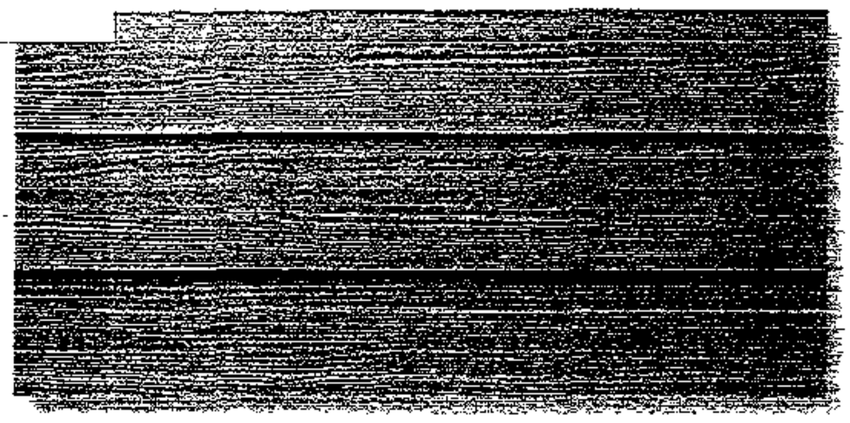
ailable in your area.

Select Cedarmill® and Smooth

Thickness 5/16"
Weight: 2 3 lbs./sq ft.
Length 12' planks

Widths: 5.25" (4" exposure)*
6.25" (5" exposure)
7.25" (6" exposure)
8.25" (7" exposure)

*Smooth only

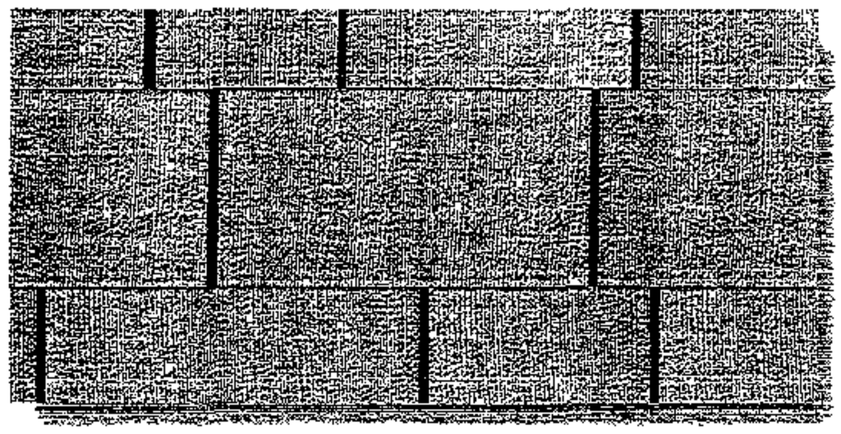


Color Shown. Heathered Moss

Hardiplank® lap siding offers enormous advantages over conventional lap siding, combining strength and durability with beauty and charm of wood.

Hardishingle® straight-edge notched panel

Thickness: 1/4"
Weight 1.9 lbs./sq. ft
Sheet Size: 48"w x 16"h
Exposure: 8"



Color Shown Autumn Tan

For sidewall applications, Hardishingle® siding offers the distinctive look of wood shingles with low maintenance and durability of fiber-cement.

Harditrim® XLD® planks
Smooth:

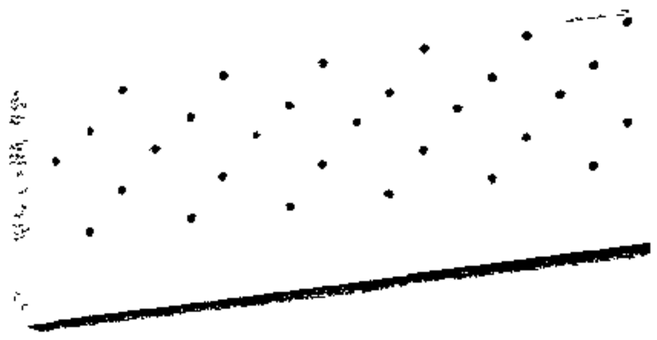
Thickness: 5/4" (1" actual)
Weight. 4.45 lbs /sq. ft.
Length. 10' planks
Widths: 4", 6", 8", 12"

Harditrim planks are also available in 7/16" thickness by 7.5" width in Artic White.

Color Shown: Arctic White

With Harditrim® XLD® planks, you get superior weatherability and durability to reduce the problems associated with wood trim.

Hardisoffit® panels
Vented – Smooth
Thickness. 1/4"
Weight: 1.8 lbs./sq. ft
Sizes: 12" x 12'
16" x 12'



Color Shown. Arctic White

Hardisoffit® panels are pre-cut and eliminate the need for separate box or strip vents.

Please visit www jameshardie com for Additional Product Information and Availability, Installation Information, Warnings, and Warranties

Note. Colors shown are as accurate as printing methods will permit. Please see actual product samples for true color. Product and color availability varies by region. Check with your representative or call 1-866-4HARDIE for availability in your area

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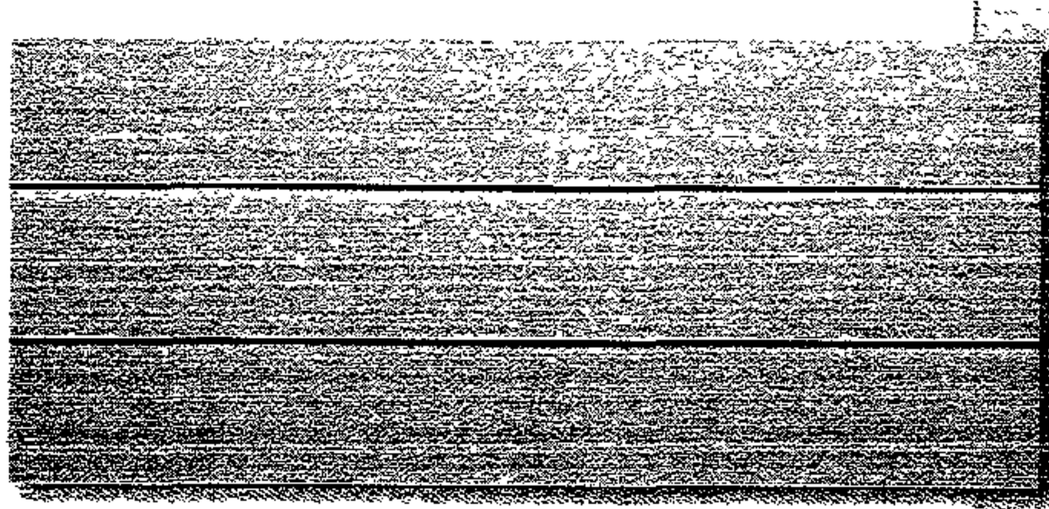
JH93700C 3/05

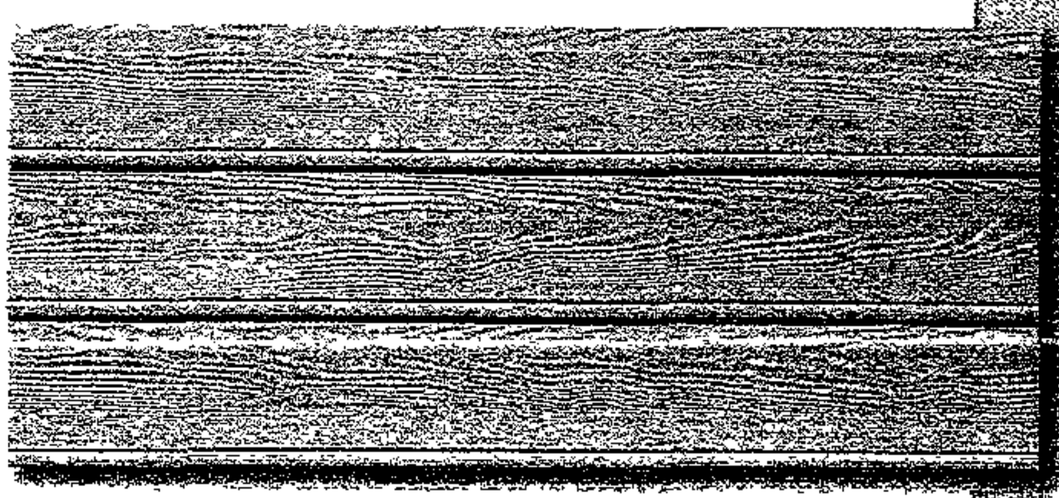
James Hardie® Siding Products

1-866-4-HARDIE • www.jameshardie.com
1-866-442-7343

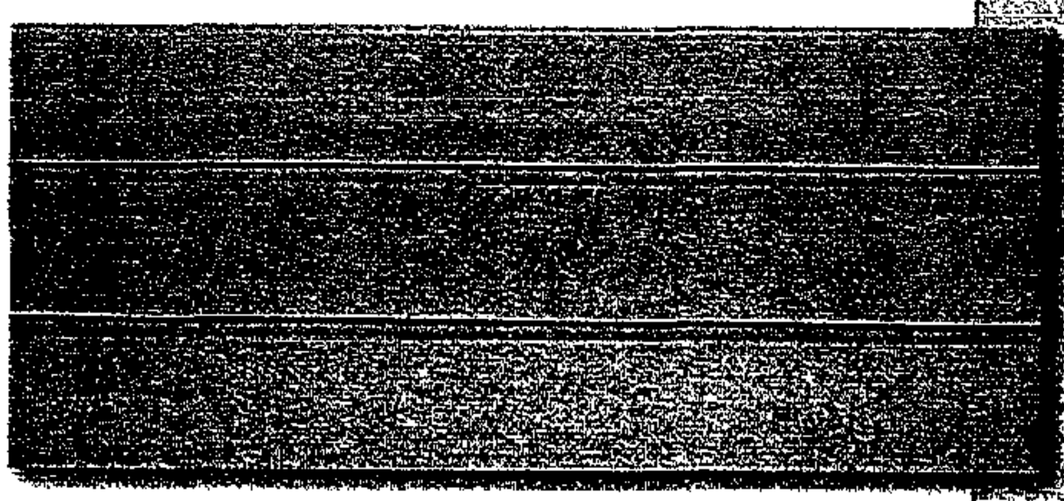
Select Cedarmill®



Smooth



Beaded Cedarmill®



Colonial Smooth®

SPECIFICATIONS

Select Cedarmill

Thickness:	5/16"
Weight:	2.3 lbs./sq.ft.
Length:	12' planks
Widths:	5 1/4" (4" exposure)*
	6 1/4" (5" exposure)
	8 1/4" (7" exposure)
	9 1/4" (8" exposure)
	12" (10 3/4" exposure)*

Smooth

Thickness:	5/16"
Weight:	2.3 lbs./sq.ft.
Length:	12' planks
Widths:	5 1/4" (4" exposure)*
	6 1/4" (5" exposure)
	8 1/4" (7" exposure)

Hardiplank® siding offers enormous advantages over conventional siding materials, with an unsurpassed ability to stand up to the elements. For its strength, beauty and durability, Hardiplank lap siding is simply the best lap siding for enhancing and protecting homes, anywhere in the world. All styles of Hardiplank siding are manufactured with our exclusive PrimePlus® sealer and primer. This proprietary process ensures uniform coverage of sealer and primer, providing an excellent surface for paints.

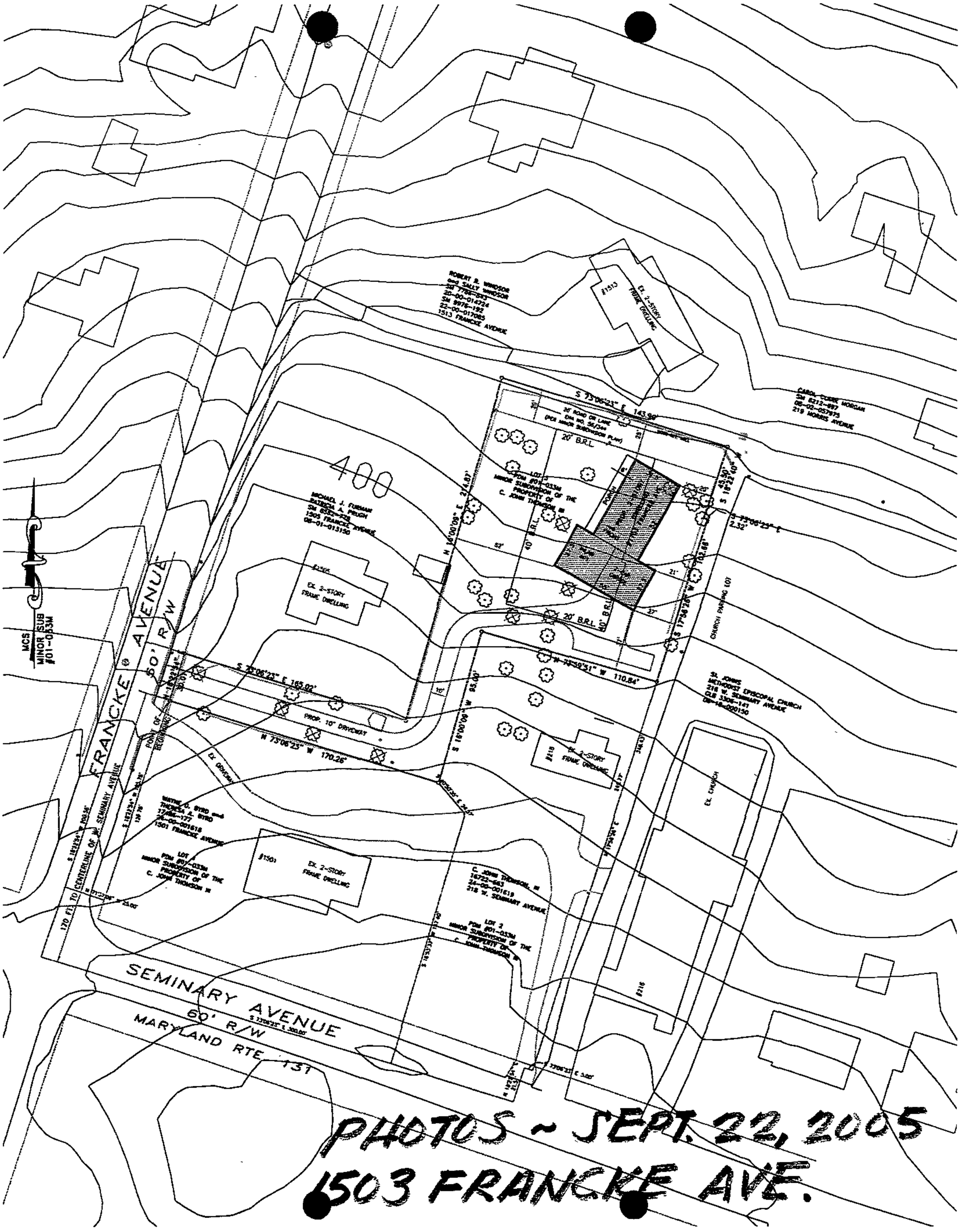
Beaded Cedarmill and Beaded Smooth (not shown)

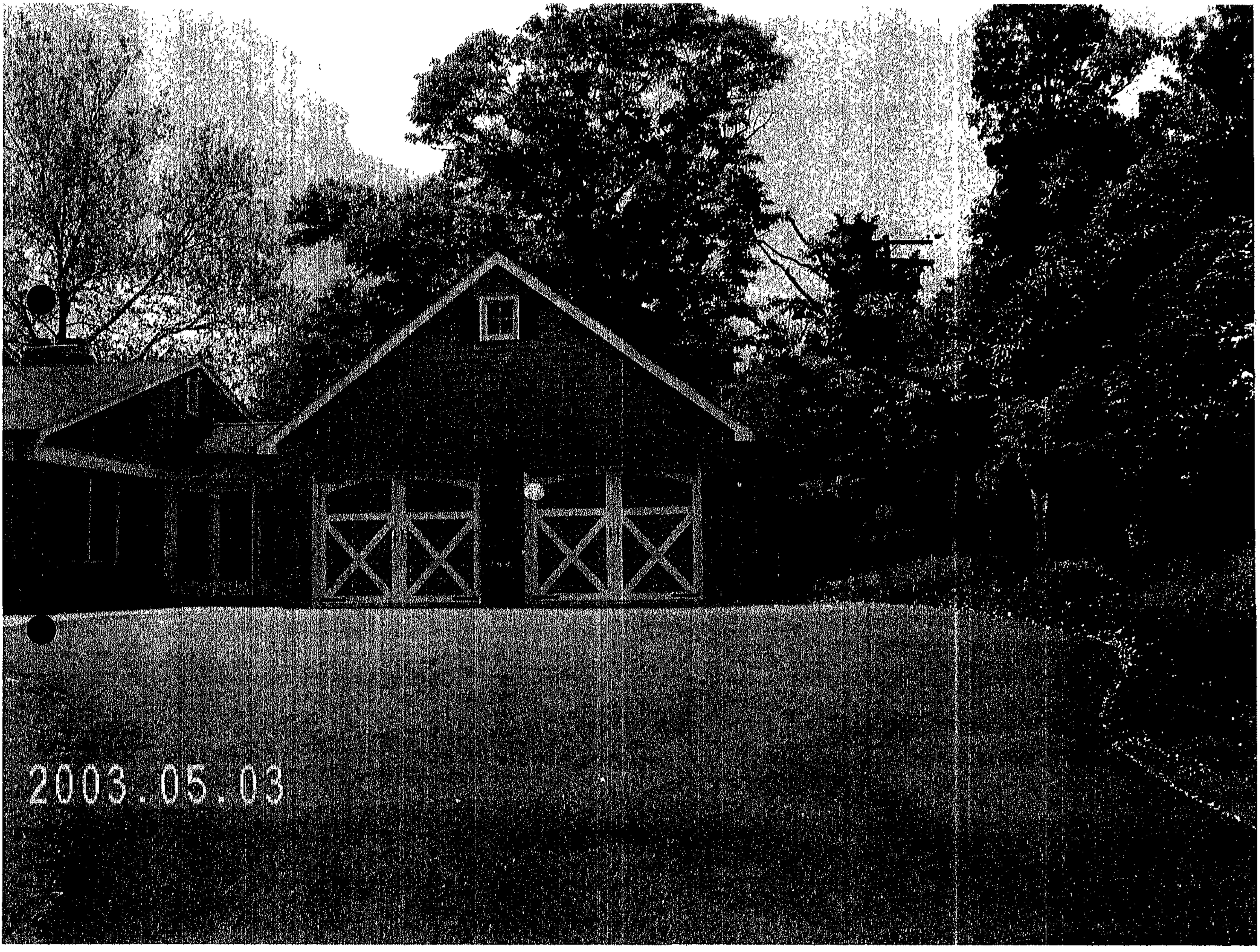
Thickness:	5/16"
Weight:	2.3 lbs./sq.ft.
Length:	12' planks
Widths:	8 1/4" (7" exposure)*

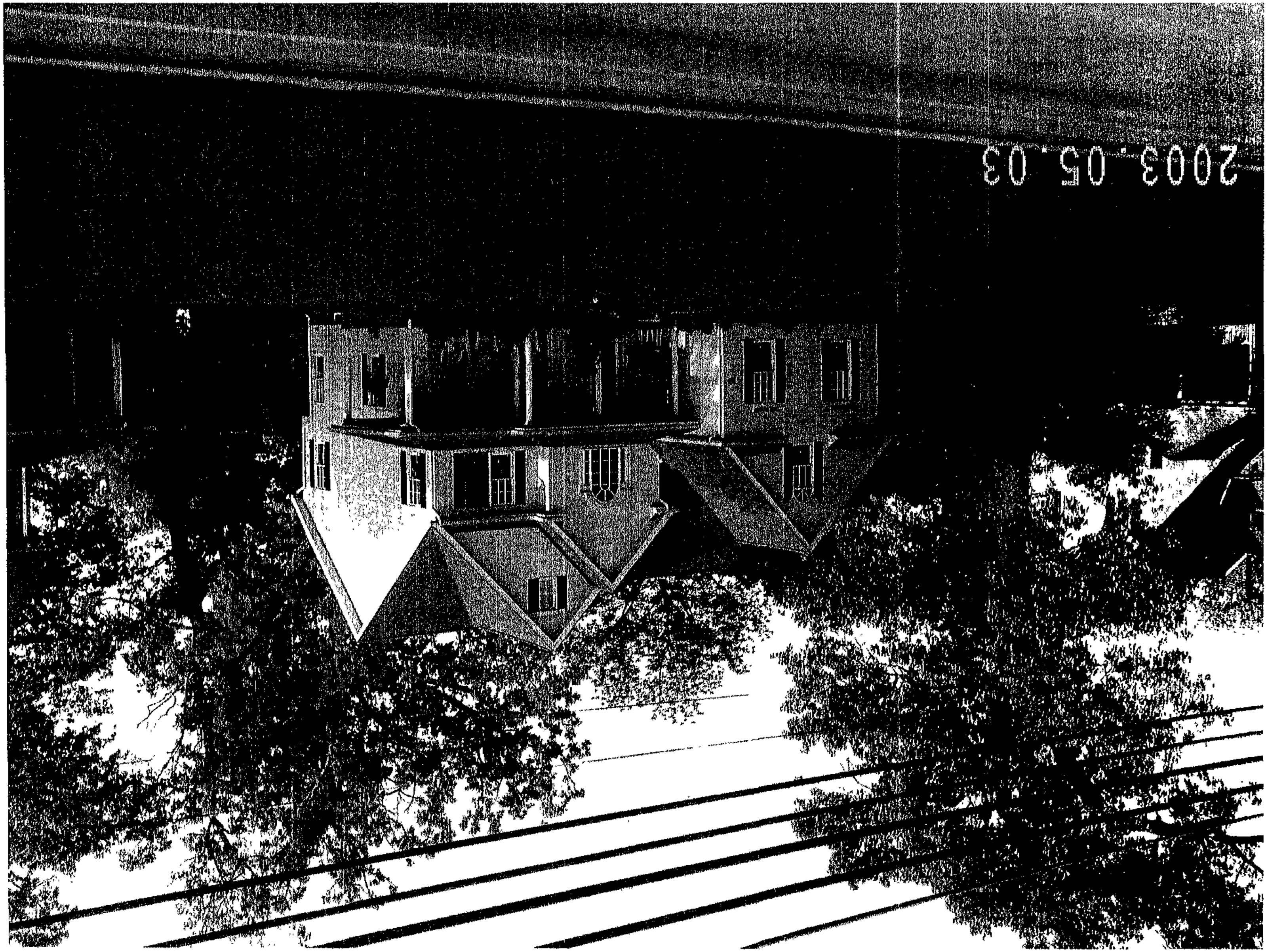
Colonial Smooth

Thickness:	5/16"
Weight:	2.3 lbs./sq.ft.
Length:	12' planks
Widths:	8" (6 3/4" exposure)

* Check with your local representative/dealer for product availability.


FRANCKE AVENUE
50' R/W
SEMINARY AVENUE
60' R/W
MARYLAND RTE. 131
S 73°06'23" E 143.90'
S 73°06'23" E 165.02'
W 73°06'23" W 170.26'
W 73°59'51" W 110.84'
N 16°00'09" E 274.87'
S 16°00'09" W 95.00'
S 16°22'40" E 45.50'
S 17°54'26" W 102.88'
S 73°06'23" E 2.32'
20' B.R.L.
40' B.R.L.
PROP. 10' DRIVEWAY
EX. DRIVEWAY
CHURCH PARKING LOT
170 FT. TO CENTERLINE OF W. SEMINARY AVENUE
MCS MINOR SUB #01-053M
400
EX. 2-STORY FRAME DWELLING
#1513
#1505
#1501
#216
ROBERT B. WINDSOR and SALLY WINDSOR
1513 FRANCKE AVENUE
MICHAEL J. FURMAN
PATRICIA A. PRUCH
1505 FRANCKE AVENUE
WAYNE D. BYRD and THERESA A. BYRD
1501 FRANCKE AVENUE
C. JOHN THOMSON III
LOT 1 FOM #01-033M MINOR SUBDIVISION OF THE PROPERTY OF C. JOHN THOMSON III
LOT 2 FOM #01-033M MINOR SUBDIVISION OF THE PROPERTY OF C. JOHN THOMSON III
CAROL CORBE MORGAN
219 MORRIS AVENUE
ST. JOHNS METHODIST EPISCOPAL CHURCH
216 W. SEMINARY AVENUE
PHOTOS ~ SEPT. 22, 2005
1503 FRANCKE AVE.


2003.05.03



2003.05.03

PETITIONER'S

EXHIBIT NO. 3

ROBERT R. WINDSOR
and SALLY WINDSOR
SM 7786-843
20-00-014724
SM 9976-192
22-00-017085
1513 FRANCKE AVENUE

CAROL CI
SM 8212
08-02-0
219 MOR

AN
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VENUE

RY
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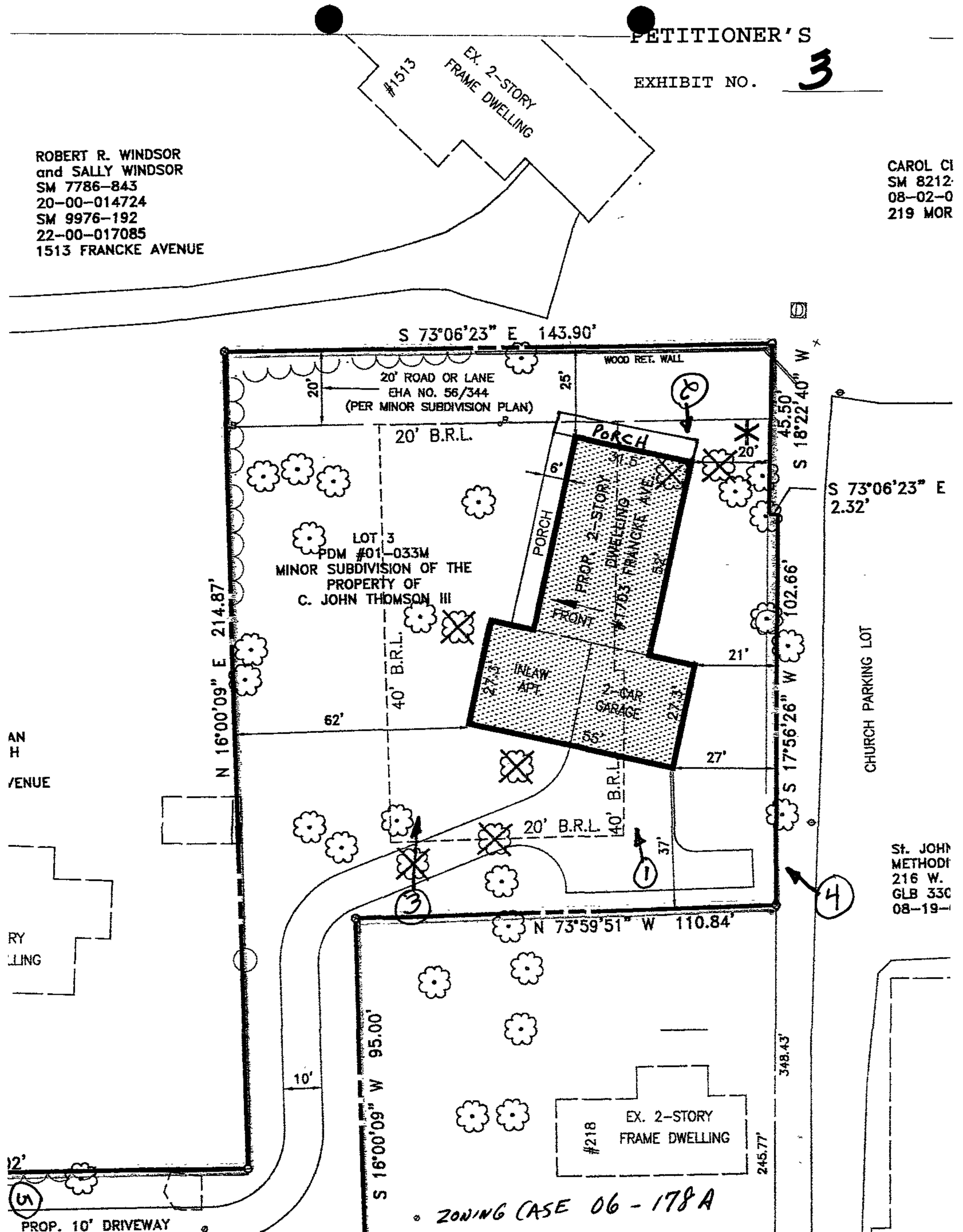
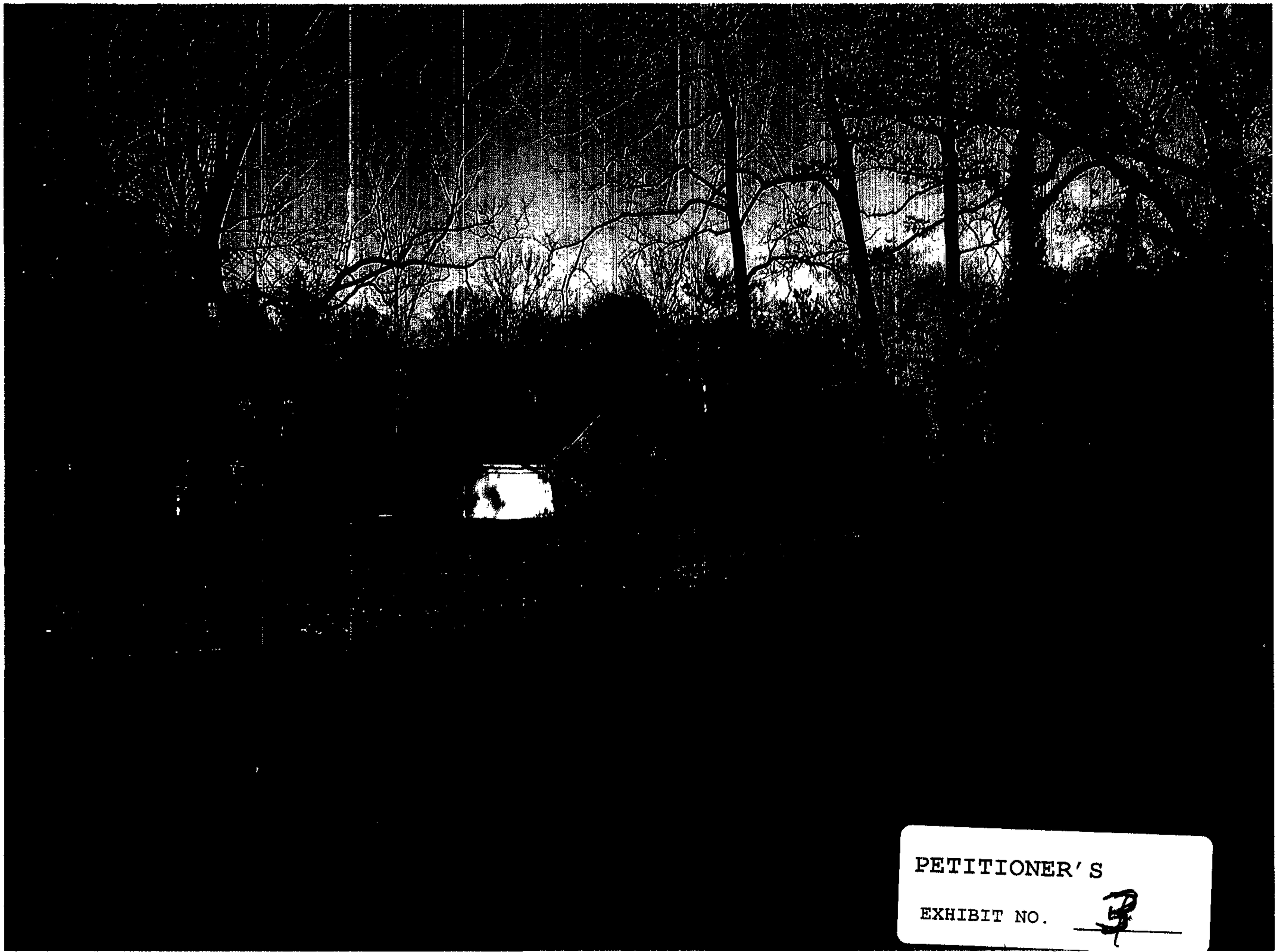


St. JOH
METHOD
216 W.
GLB 33
08-19-



PETITIONER'S

EXHIBIT NO. 5

#1 1503 FRANCKE AVE ZONING CASE 06-178 A

#2 1503 FRANCKE AVE ZONING CASE 06-178 A

#3 1503 FRANCKE AVE ZONING CASE 06-178 A

#4 1503 FRANCKE AVE ZONING CASE 06-178 A

ZONING NOTICE

CASE # 06-178-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON,, MD

PLACE: ROOM 407 COUNTY COURTS BUILDING 401 BOSLEY AVENUE TOWSON

DATE AND TIME: WEDNESDAY, NOVEMBER 16, 2005 AT 9:00 AM

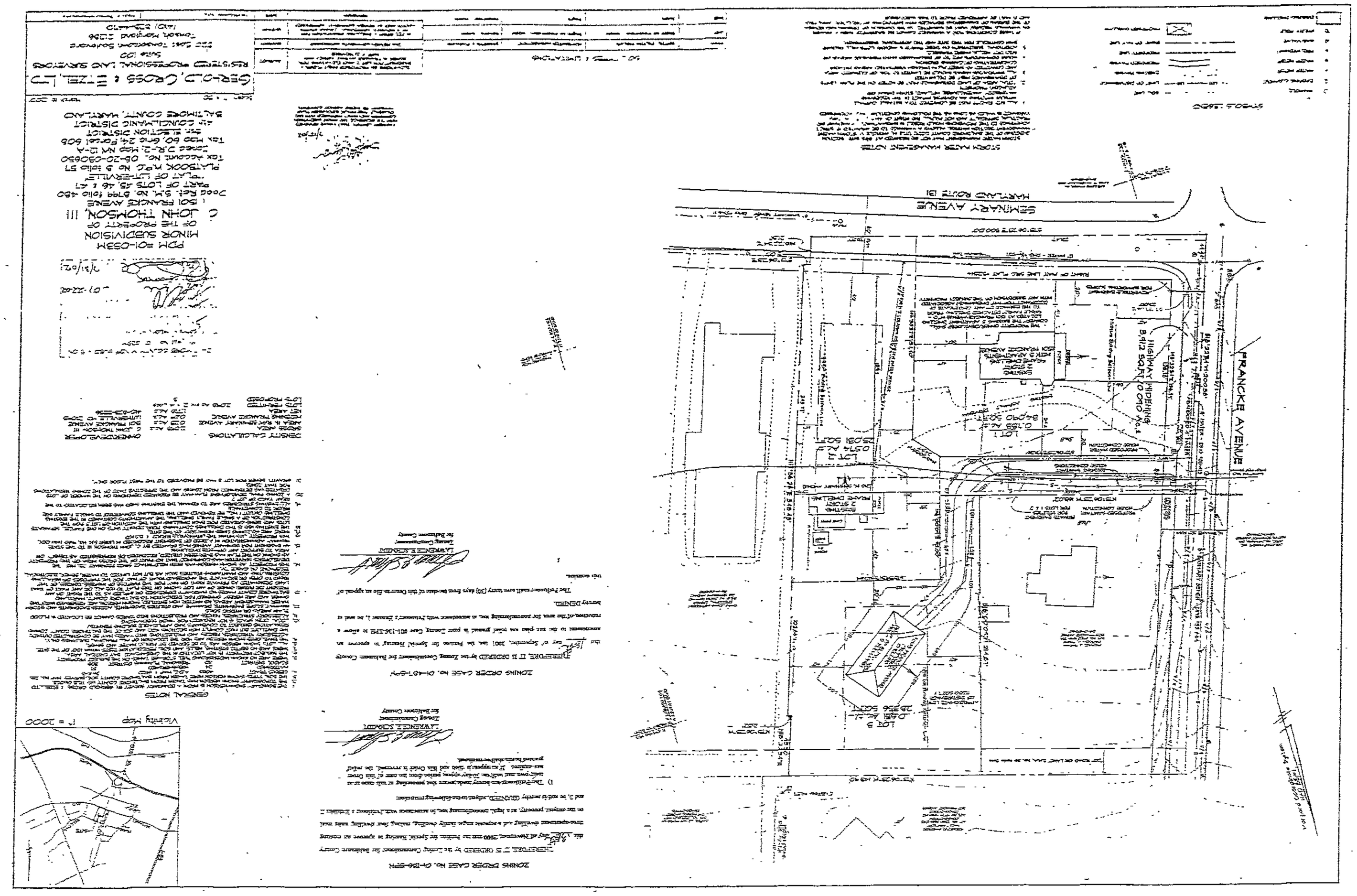
REQUEST: Variance to allow a rear yard setback of 20 feet for single family dwelling in lieu of the minimum required 40 feet.

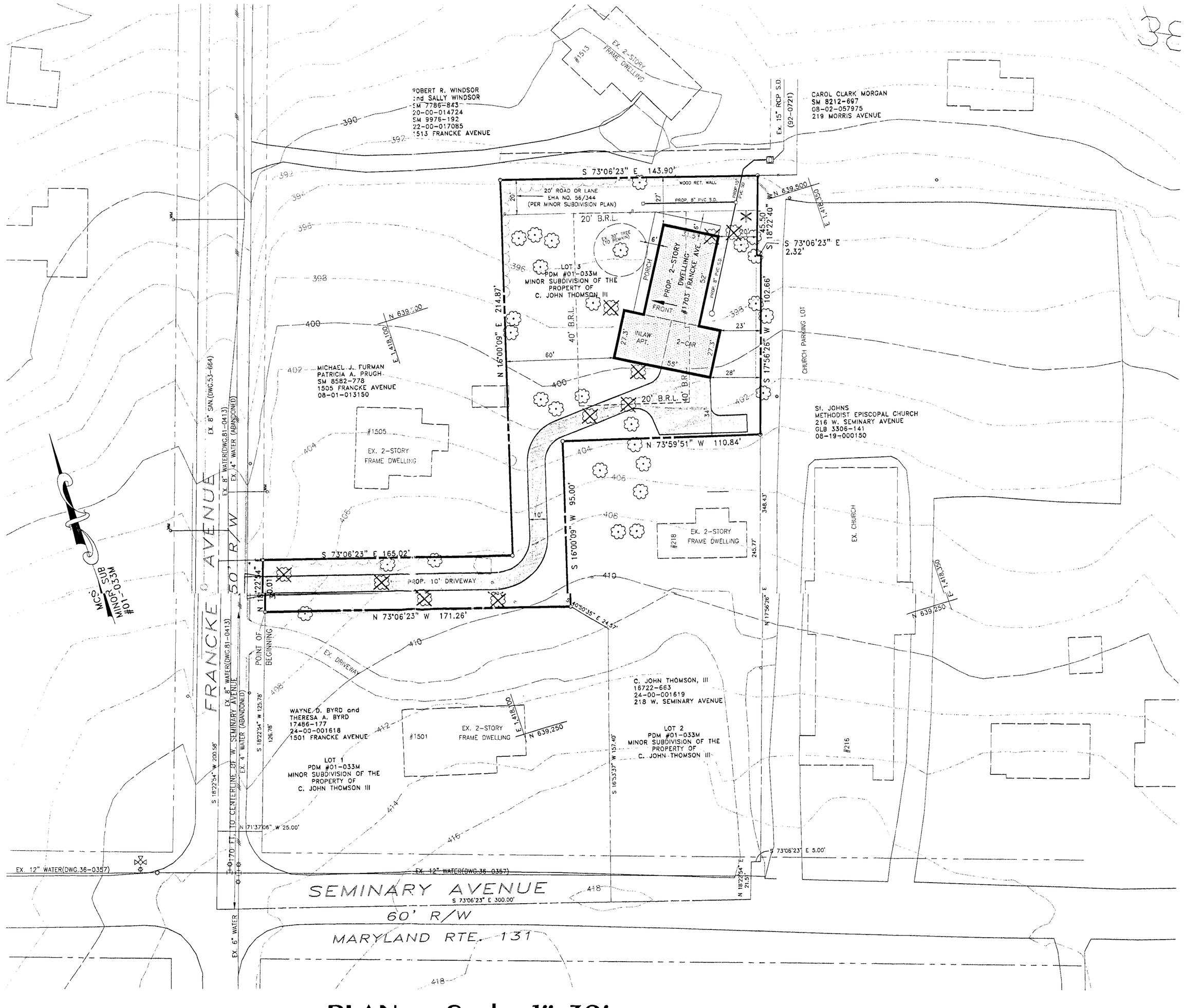
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

#5 1503 FRANCKE AVE ZONING CASE 06-178A

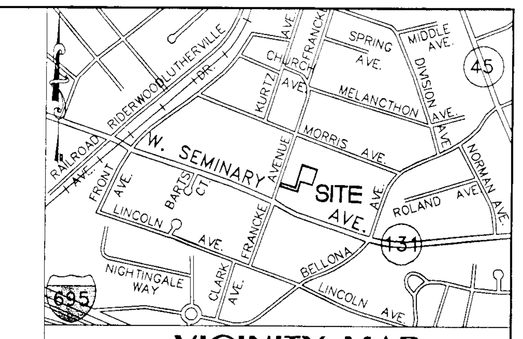

FRANCKE AVENUE
SEMINARY AVENUE
HARFORD ROAD (R)
NORTH
LOT 3
LOT 2
LOT 1
LOT 3
GERO-J.P. CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
Towson, Maryland 21204
(410) 823-4470
PDM #01-0338
MINOR SUBDIVISION
OF THE PROPERTY OF
C. JOHN THOMSON, III
1 501 FRANCKE AVENUE
2004 Ref: S.M. No. 8744 folio 480
"PLAT OF LITTERVILLE"
PART OF LOTS 43, 46 & 47
PLATBOOK M.P.C. No 3 folio 57
TAX ACCOUNT No. 08-20-03850
ZONED D.R.-2; MAP NO D-4
TAX MAP 60, BLK 24, PARCEL 606
4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GENERAL NOTES
ZONING ORDER CASE No. 04-167-SPH
ZONING ORDER CASE No. 01-226-SPH
Vicinity Map
1" = 2000



PLAN Scale: 1"=30'

LEGEND

- PROPERTY LINE
- LOT LINE, R/W
- EXISTING CURB
- EXISTING PAVING LIMIT
- BRL — BRL — BRL — BUILDING RESTRICT LINE



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1. ADDRESS: 1503 Francke Avenue
   Lutherville, Maryland 21093
2. AREA: 0.651 ac.
3. ZONING: D.R.-2 (Zoning Map 60C3)
4. EXISTING LAND USE: Vacant.
   PROPOSED LAND USE: One single-family residential dwelling.
5. OWNER: C. John Thomson, IV
   and Sandra B. Thomson
   8 Carriage Walk Ct.
   Baltimore, Maryland 21234
6. TAX ACCOUNT NO.: 2400001620
7. PLAT REFERENCE: Lot 3 Minor Subdivision #01-033M
   "Property of C. John Thomson, III"
8. DEED: Liber 22544, folio 99
9. TAX MAP: 60, Grid 24, Parcel 913
10. CENSUS TRACT: 4088
    REGIONAL PLANNING: 308
    WATERSHED: 24
    SUB-SEWERSHED: 57
11. ELECTION DISTRICT: 8
    COUNCILMANIC DISTRICT: C 3
12. PARKING REQUIRED: 2 Parking Spaces per Lot x 1 Lot = 2 P.S.
    2 Parking Spaces meeting BCZR criteria are proposed.
13. BUILDING SETBACKS: (DR-2 Zoning)

	MINIMUM REQUIRED:	PROPOSED:
Front:	40 ft.	60 ft.
Side:	20 ft.	27 ft.
Rear:	40 ft.	20 ft. *

*** ZONING VARIANCE REQUESTED FROM BCZR Section 1B02.3C1. TO ALLOW A REAR YARD SETBACK OF 20 ft. IN LIEU OF MINIMUM 40 ft.**

14. BUILDING HEIGHT: 35 ft. Maximum
15. There are no known archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no significant plant or wildlife communities based upon DEPRM and DNR data. There are no streams, springs, wetlands, or 100-year flood plains on or within 200 ft. of this property. This property is not within the Chesapeake Bay Critical Area.
16. HISTORIC DISTRICT: Lutherville
17. There are no known underground storage tanks on the property or within 100 ft. of the property.
18. ZONING HISTORY: none for Lot 3.
19. WATER SUPPLY: W-1 Public is existing in Francke Avenue.
    SANITARY: S-1 Public is sanitary in Francke Avenue.

*** ZONING VARIANCE REQUESTED FROM BCZR Section 1B02.3C1. TO ALLOW A REAR YARD SETBACK OF 20 FT. IN LIEU OF 40 FT.**

ZONING CASE No. 06-178-A

MARYLAND COORDINATE SYSTEM	
HORIZONTAL DATUM	NAD 83/91
VERTICAL DATUM	NAD 88

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
3106 Lord Baltimore Drive, Suite 110
Baltimore, Maryland 21244
Tele 410-281-0033
Fax 410-281-1065
www.KCW-ET.com

STATE OF MARYLAND — DOUGLAS LANE KENNEDY — No. 10780 — REGISTERED PROFESSIONAL ENGINEER
11-2-2005
Douglas L. Kennedy

OWNERS:
C. JOHN THOMSON, IV
and SANDRA B. THOMSON
8 CARRIAGE WALK CT.
BALTIMORE, MARYLAND 21234
Tele: 443-539-1900

REVISIONS

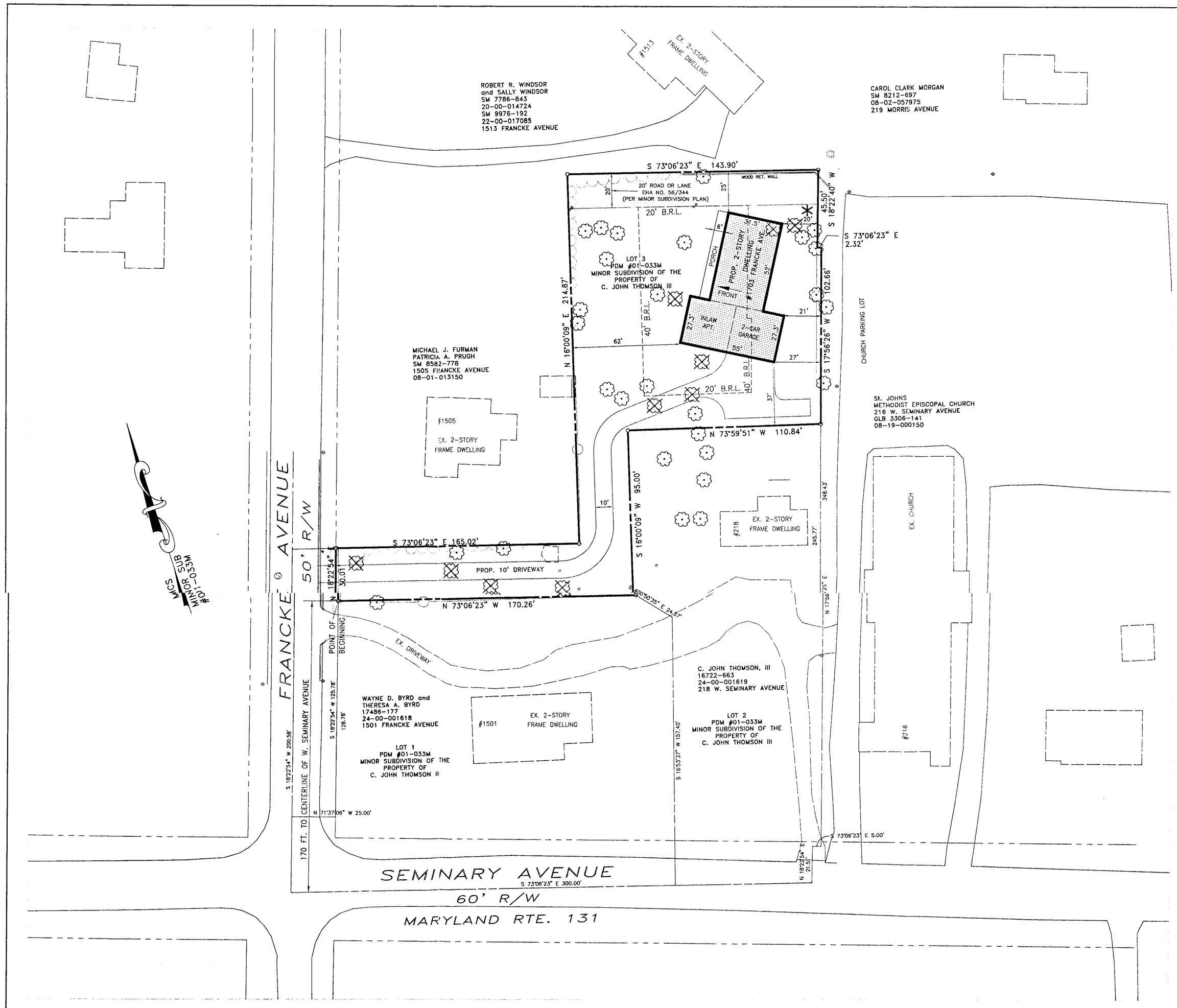
DATE	DESCRIPTION
11-02-2005	REVISED HOUSE LAYOUT TO ADD PORCH ON NORTH SIDE.

KCW J.O.:	2050582
SCALE:	1"=30'
DESIGNED:	DLK
DRAWN:	ST
CHECKED:	DLK
DATE:	Sept. 22, 2005
DWG. NO.:	Z-101

1503 FRANCKE AVENUE
LUTHERVILLE, MARYLAND

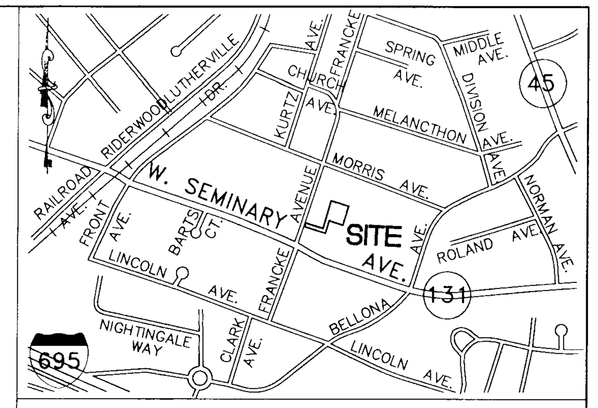
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT - 8
COUNCILMANIC DISTRICT-3

PETITIONER'S EXHIBIT NO. 2



LEGEND

- PROPERTY LINE
- LOT LINE, R/W
- EXISTING CURB
- EXISTING PAVING LIMIT
- BRL — BRL — BRL — BUILDING RESTRICT LINE



VICINITY MAP SCALE: 1"=1000'

GENERAL NOTES

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7. PLAT REFERENCE: Lot 3 Minor Subdivision #01-033M
   "Property of C. John Thomson, III"
8. DEED: Liber 16722, folio 663
9. TAX MAP: 60, Grid 24, Parcel 913
10. CENSUS TRACT: 4088
    REGIONAL PLANNING: 308
    WATERSHED: 24
    SUB-SEWERSHED: 57
11. ELECTION DISTRICT: 8
    COUNCILMANIC DISTRICT: C4
12. PARKING REQUIRED: 2 Parking Spaces per Lot x 1 Lot = 2 P.S.
    2 Parking Spaces meeting BCZR criteria are proposed.
13. BUILDING SETBACKS: (DR-2 Zoning)

	MINIMUM REQUIRED:	PROPOSED:
Front:	40 ft.	62 ft.
Side:	20 ft.	25 ft.
Rear:	40 ft.	20 ft. *

* ZONING VARIANCE REQUESTED FROM BCZR Section 1B02.3C1. TO ALLOW A REAR YARD SETBACK OF 20 ft. IN LIEU OF MINIMUM 40 ft.

14. BUILDING HEIGHT: 35 ft. Maximum
15. There are no known archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no significant plant or wildlife communities based upon DEPRM and DNR data. There are no streams, springs, wetlands, or 100-year flood plains on or within 200 ft. of this property. This property is not within the Chesapeake Bay Critical Area.
16. HISTORIC DISTRICT: Lutherville
17. There are no known underground storage tanks on the property or within 100 ft. of the property.
18. ZONING HISTORY: none for Lot 3.
19. WATER SUPPLY: W-1 Public is existing in Francke Avenue.
    SANITARY: S-1 Public is sanitary in Francke Avenue.

* ZONING VARIANCE REQUESTED FROM BCZR Section 1B02.3C1. TO ALLOW A REAR YARD SETBACK OF 20 FT. IN LIEU OF 40 FT.

ZONING CASE No. C-178-A

PLAN Scale: 1"=30'

MARYLAND COORDINATE SYSTEM	
HORIZONTAL DATUM	NAD 83/91
VERTICAL DATUM	NAD 88

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE

KCW ENGINEERING TECHNOLOGIES
KCW Engineering Technologies, Inc.
3106 Lord Baltimore Drive, Suite 110
Baltimore, Maryland 21244
Tele 410-281-0033
Fax 410-281-1065
www.KCW-ET.com

STATE OF MARYLAND — DOUGLAS LANE KENNEDY — No. 10748 — REGISTERED PROFESSIONAL ENGINEER
9-22-2005

OWNERS:
C. JOHN THOMSON, IV
and SANDRA B. THOMSON
8 CARRIAGE WALK CT.
BALTIMORE, MARYLAND 21234
Tele: 443-539-1900

REVISIONS

DATE	DESCRIPTION

KCW J.O.:	2050582
SCALE:	1"=30'
DESIGNED:	DLK
DRAWN:	ST
CHECKED:	DLK
DATE:	Sept. 22, 2005
DWG. NO.:	Z-101

1503 FRANCKE AVENUE
LUTHERVILLE, MARYLAND

BALTIMORE COUNTY, MARYLAND

ELECTION DISTRICT – 8
COUNCILMANIC DISTRICT-4