

IN RE: **PETITION FOR VARIANCE**  
E/S Goose Neck Road, 1,065'N of the c/l  
Goose Harbor Road  
**(1310 Goose Neck Road)**  
15<sup>th</sup> Election District  
6<sup>th</sup> Council District

George Norvell, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* **Case No. 06-368-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, George Norvell, and his wife, Kathy Lynn Norvell, through their attorney, Edward C. Covahey, Jr., Esquire. The Petitioners request variance relief from Section 1A04.3.B.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.363 acres in lieu of the minimum required 1.5 acres, and from Section 1A04.3.B.2.b to permit a front yard setback of 31 feet in lieu of the required 75 feet, and side yard setbacks of 0.8 feet and 11.8 feet in lieu of the required 50 feet each for an existing dwelling. The subject property and requested relief are more particularly described on the 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 George and Kathy Norvell, property owners, and their attorney, Edward C. Covahey, Jr., Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped waterfront parcel located with frontage on Seneca Creek and the northeast side of Goose Neck Road in Bowleys Quarters. The property contains a gross area of 0.363 acres, more or less, zoned R.C.5, and is improved with a small, one-story dwelling. As is often the case with older subdivisions, the Bowleys Quarters community was laid out many years ago, well prior to the adoption of any zoning regulations in Baltimore County. Thus, many of the lots in the neighborhood are undersized and do not meet current area

ORDER RECEIVED FOR FILING

Date

By

3/27/06

*[Signature]*

and width requirements. As shown on the site plan, the subject property is 50 feet wide and 316 feet deep and thus, is clearly undersized by today's standards.

Testimony indicated that the Petitioners have resided on the subject property since 1986. In this regard, Mr. Norvell testified that his parents have owned the subject property and two adjacent lots for many years. He indicated that the house on the subject lot was previously used as a garage; however, when his parents gave the property to him in 1986, he built a second floor above the building to provide living quarters for himself and his wife. Mr. Norvell conceded that he did not obtain a permit for this construction; however, the neighbors were well aware of the situation and no one objected. The Petitioners are now in the process of acquiring title to the property from Mr. Norvell's parents; however, due to the history of the property and the use and location of existing improvements thereon, the bank is unwilling to transfer the title without the requested zoning relief. Thus, the Petitioners come before me seeking the relief as set forth above to legitimize existing conditions.

As shown on the site plan, the existing house is located towards the back of the lot, approximately 31 feet from the road, and thus, meets the minimum 100-foot setback from the water. However, reduced side setbacks of 8 inches and 11.8' feet are provided, owing to the narrow width of the property. It is to be noted that the 8-inch setback on the north side is from Mr. Norvell's parents' lot; the 11.8' setback to the south is from the Doyle property. In this regard, the site plan shows that the Doyle house is located 8'8" from the side property line adjoining the subject lot. Thus, it appears that the side yard setbacks proposed are consistent with that of other properties in the vicinity. Finally, the Petitioner submitted into evidence a copy of a plat of the Bowleys Quarters community prepared on June 6, 1927, which shows that all of the lots in this community are 50 feet wide and are similar in size. Thus, it is clear that the proposal is consistent with other development in the area.

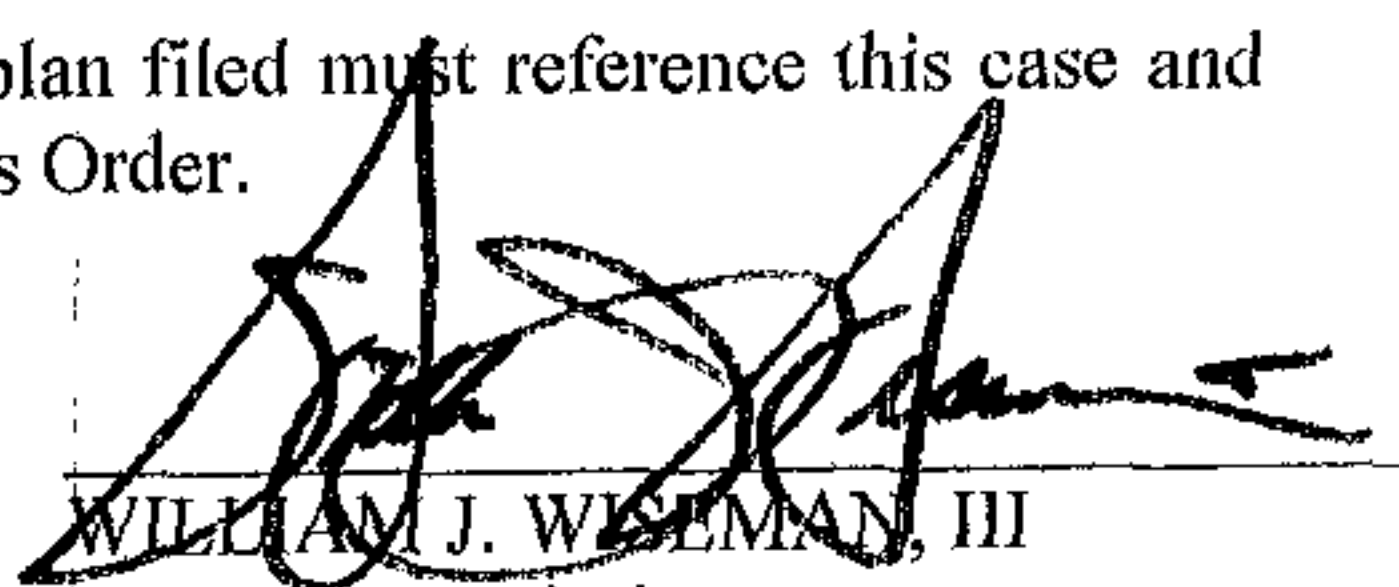
After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse Zoning Advisory Committee (ZAC) comments received from any County reviewing agency and the neighbors apparently support the proposal. As noted above, there is no new construction proposed. Merely, the Petitioners seek to legitimize conditions, which have existed on the property for over 20 years without complaint. It is clear that the Petitioners' use of the property as their

residence has not been detrimental to adjacent properties or the surrounding locale and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for them. It is also to be noted that the house was built at an elevation of 12'6" and thus, exceeds the minimum height requirements specified by the Federal Flood Insurance program and the Baltimore County Building Code. For all of these reasons, I find that the relief requested is appropriate in this instance and should be granted.

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 shall be granted.

27<sup>th</sup> THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of March 2006 that the Petition for Variance seeking relief from Section 1A04.3.B.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.363 acres in lieu of the minimum required 1.5 acres, and from Section 1A04.3.B.2.b to permit a front yard setback of 31 feet in lieu of the required 75 feet, and side yard setbacks of 0.8 feet and 11.8 feet in lieu of the required 50 feet each for an existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. See attached ZAC comments from the Department of Environmental Protection and Resource Management (DEPRM) and Development Plans Review.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

ORDER RECORDED FOR PUBLIC  
3/27/06  
bjs



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

March 27, 2006

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Edward C. Covahey, Jr., Esquire  
Covahey, Boozer, Devan & Dore, P.A.  
614 Bosley Avenue  
Towson, Maryland 21204

**RE: PETITION FOR VARIANCE**

E/S Goose Neck Road, 1,065' N of the c/l Goose Harbor Road  
**(1310 Goose Neck Road)**  
15<sup>th</sup> Election District – 6<sup>th</sup> Council District  
George Norvell, et ux - Petitioners  
Case No. 06-368-A

Dear Mr. Covahey:

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,

A handwritten signature in black ink, appearing to read "W. J. Wiseman, III".

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. George Norvell  
1310 Goose Neck Road, Baltimore, Md. 21220  
Chesapeake Bay Critical Areas Commission  
1804 West Street, Suite 100, Annapolis, Md. 21401  
Development Plans Review, DPDM; DEPRM; People's Counsel; Case File



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1310 GOOSE NECK ROAD

which is presently zoned RC5

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) 1A04.3.B.2.b for a front yard setback of 31 feet in lieu of the required 75 feet and for side yard setbacks of 0.8' and 11.8 feet in lieu of the required 50 feet; and Section 1A04.3.B.1.a for a lot area of 0.363 ac. ± in lieu of the required 1.5 ac.

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

1. The subject property is unique in that it was created as a consequence of a subdivision recorded among the Plat Records of Baltimore County on June 6, 1927.
2. It is impossible to build a dwelling on the subject property without the requested variances.
3. The overall density of the lot will not be affected.
4. RC-5 zoning is inappropriate as the site is served by public sewer and water.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney for Petitioner:

Edward C. Covahey, Jr.

Name - Type or Print

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

64 Bosley Avenue

410-828-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

## Legal Owner(s):

George Norvell

Name - Type or Print

Signature

Kathy Lynn Norvell

Name - Type or Print

Signature

1310 Goose Neck Road

Address

410-335-4099

Telephone No.

Baltimore

City

MD

State

21220

Zip Code

## Representative to be Contacted:

George Norvell

Name

1310 Goose Neck Road

Address

410-335-4099

Telephone No.

Baltimore

City

MD

State

21220

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

BA

Date

1/30/06

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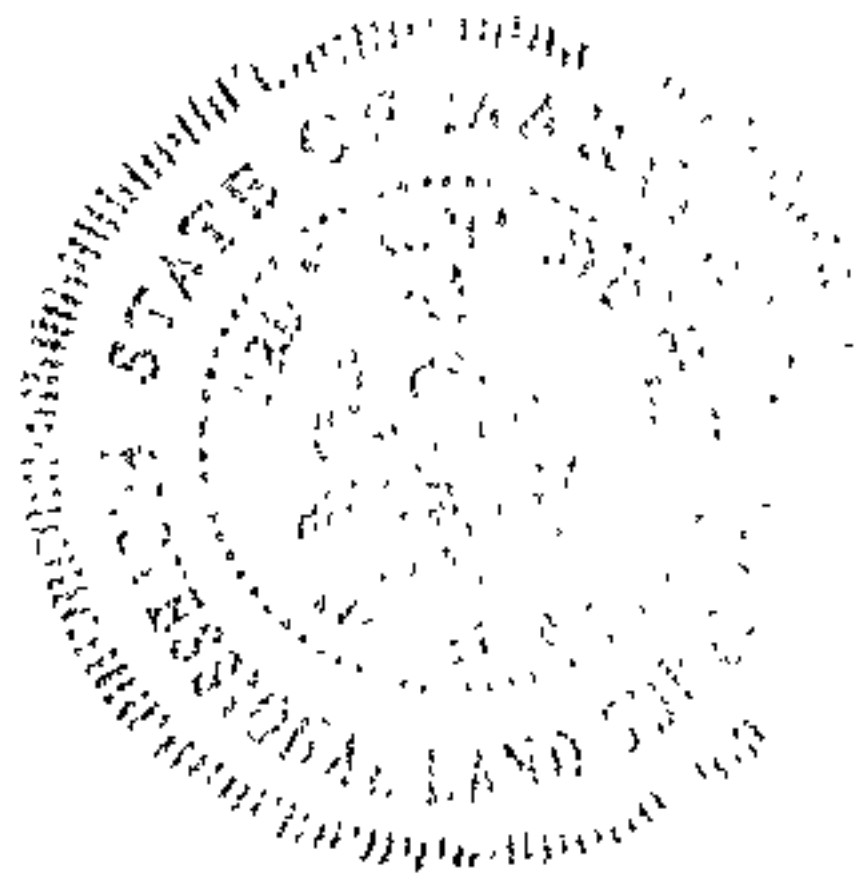
Date 3/22/06

By

Case No. 06-368-A

Zoning Description  
For  
1310 Goose Neck Road

Beginning at a point on the east side of Goose Neck Road, which is 30 feet wide, at the distance of 1065 feet north of the centerline of the nearest improved intersecting street Goose ~~HARBOR~~ Road which is 30 feet wide. Being Lot 240, in the subdivision of Bowleys Quarter, as recorded in Baltimore County Plat Book #9, Folio #12, containing 0.363 acres of land. Also known as 1310 Goose Neck Road and located in the 15<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District.



*Brown Deaf*

#### 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: #06-388-A

1310 Goose Neck Road

East side Goose Neck Road, 1, 065 feet north centerline of Goose Harbor Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Kathy Lynn and George Norvell

Variance: for front yard setback of 31 feet in lieu of the required 75 feet and for side yard setbacks of 0.8 feet and 11.8 feet in lieu of the required 50 feet; and for a lot area of 0.363 acres +/- in lieu of the required 1.5 acres.

Hearing: Friday, March 17, 2006 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) 887-3868.

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

3/027 Mar. 2

85987

## CERTIFICATE OF PUBLICATION

3/2/2006

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 3/2/2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkins*

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 1055

DATE 1/13/14

ACCOUNT 65-0000000000000000

AMOUNT \$ 65.00

RECEIVED

FROM

FOR 2014

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED 1/13/14

1/30/2014 1/30/2014 12/31/14

RECEIVED 1/13/14

RECEIVED 1/13/14

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RECEIVED 1/13/14

RECEIVED 1/13/14

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RECEIVED 1/13/14

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No: 06-368-A

Petitioner/Developer: KATHY  
LYNN & GEORGE NORVEK

Date Of Hearing/Closing: 3/17/06

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 1310 GOOSE NECK ROAD

This sign(s) were posted on March 1, 2006  
(Month, Day, Year)

Sincerely,

Martin Ogle 3/1/06  
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto, Md 21220

(443-629 3411)

**ZONING NOTICE**

CASE # 06-368-A

**A PUBLIC HEARING WILL BE HELD AT  
THE ZONING COMMISSION  
IN TOWSON, MD**

PLACE: ROOM 401, COUNTY COURTHOUSE,  
BALTIMORE, MD 21201, MONDAY, 11/15/10

DATE AND TIME: 11:00 AM, MONDAY, 11/15/10

REQUEST: VARIANCE FOR THE USE OF A  
SINGLE-FAMILY RESIDENTIAL ZONE FOR THE  
USE OF A SINGLE-FAMILY RESIDENTIAL ZONE  
FOR THE USE OF A SINGLE-FAMILY RESIDENTIAL ZONE

NOTICE: THE ZONING COMMISSION WILL CONSIDER THE  
REQUEST FOR A VARIANCE FOR THE USE OF A  
SINGLE-FAMILY RESIDENTIAL ZONE FOR THE USE OF A  
SINGLE-FAMILY RESIDENTIAL ZONE

NOTICE: THE ZONING COMMISSION WILL CONSIDER THE  
REQUEST FOR A VARIANCE FOR THE USE OF A  
SINGLE-FAMILY RESIDENTIAL ZONE FOR THE USE OF A  
SINGLE-FAMILY RESIDENTIAL ZONE

Walter D. 3/1/06

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.

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For Newspaper Advertising:

Item Number or Case Number: 06-368-A  
Petitioner: GEORGE + KATHY NORVELL  
Address or Location: 1310 GOOSE NECK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: KATHY NORVELL  
Address: 7924 ST. MONICA DRIVE  
BALTO. MD 21222  
Telephone Number: 410-477-5227

TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 16, 2006 Issue - Jeffersonian

Please forward billing to:

*Shirley Monica*  
Kathy Norvell (410-477-5227)  
7924 St. Monica Drive  
Baltimore, MD 21222

*Revised*  
**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:

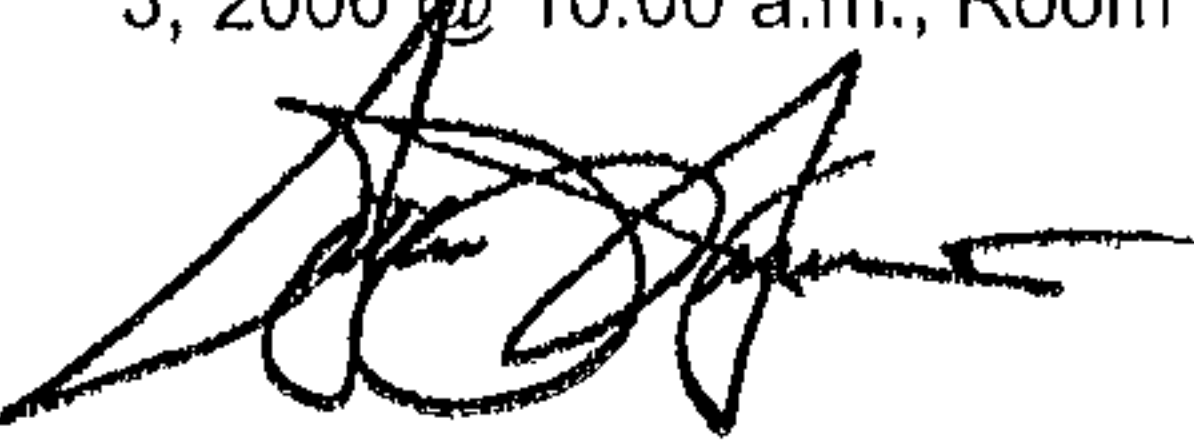
**CASE NUMBER: 06-368-A**

1310 Goose Neck Road  
East side Goose Neck Road, 1,065 feet north centerline of Goose Harbor Road  
15th Election District—6th Councilmanic District  
Legal Owner: Kathy Lynn and George Norvell

Variance for front yard setback of 31 feet in lieu of the required 75 feet and for side yard setbacks of 0.8 feet and 11.8 feet in lieu of the required 50 feet; and for a lot area of 0.363 acres +/- in lieu of the required 1.5 acres.

*Monday, March 13 @ 9<sup>th</sup>*  
Hearing: Monday, March 6, 2006 @ 10:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

3, 2006 @ 10:00 a.m., 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 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, March 2, 2006 Issue - Jeffersonian

Please forward billing to:  
Kathy Norvell (410-477-5227)  
7924 St. Monica Drive  
Baltimore, MD 21222

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### NOTICE OF ZONING HEARING

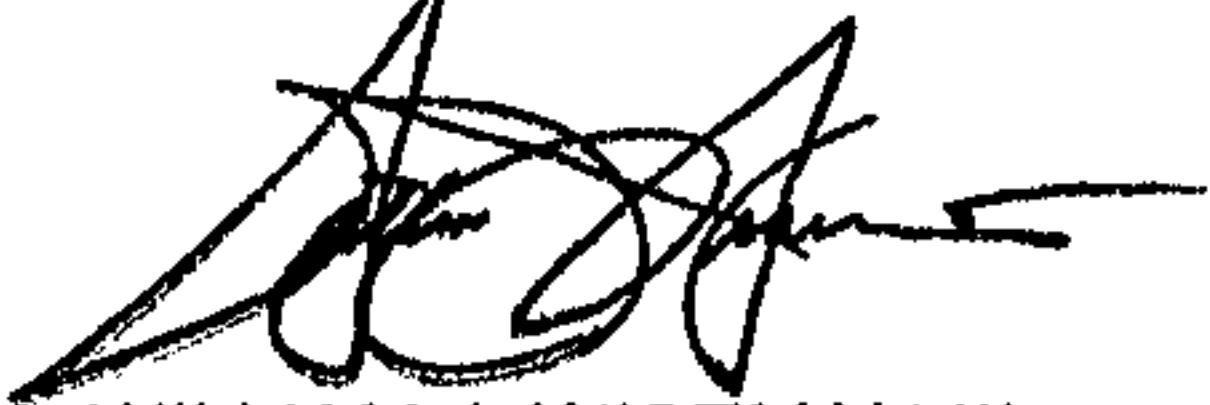
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Hearing: Friday, March 17, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.



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 410-887-3868.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and  
Development Management**



**Baltimore County**

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

Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

February 17, 2006

**REVISED 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: 06-368-A**

1310 Goose Neck Road

East side Goose Neck Road, 1,065 feet north centerline of Goose Harbor Road

15th Election District—6th Councilmanic District

Legal Owner: Kathy Lynn and George Norvell

Variance for front yard setback of 31 feet in lieu of the required 75 feet and for side yard setbacks of 0.8 feet and 11.8 feet in lieu of the required 50 feet; and for a lot area of 0.363 acres +/- in lieu of the required 1.5 acres.

Hearing: Friday, March 17, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the printed name and title.

Timothy Kotroco  
Director

TK: raj

C: Edward C. Covahey, Jr., Esq. Covahey, Boozer, Devan & Dore, P.A., 614 Bosley Ave., Towson, MD 21204  
George Norvell, 1310 Goose Neck Road, Baltimore, MD 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 2, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) 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*

March 6, 2006

Edward C. Covahey, Jr.  
Covahey, Boozer, Devan, & Dore, P.A.  
614 Bosley Avenue  
Towson, MD 21204

Dear Mr. Covahey:

RE: Case Number: 06-368-A, 1310 Goose Neck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 30, 2006.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel  
George Norvell Kathy Lynn Norvell 1310 Goose Neck Road Baltimore 21220

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** February 21, 2006

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 20, 2006  
Item No. 368

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

The minimum right-of-way for all public roads in Baltimore county is 40-feet. Show the right-of-way for Goose Neck Road centered on existing 30-foot right-of-way. Setbacks shall be adjusted accordingly.

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 368-02212006.doc

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**  
**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive



DAVID A.C. CARROLL, *Director*  
Department of Environmental Protection  
and Resource Management

TO: Timothy M. Kotroco

FROM: R. Bruce Seeley

DATE: 03/17/2006

SUBJECT: Zoning Item # 06-368  
Address 1310 Gooseneck Road

RECEIVED

MAR 21 2006

ZONING COMMISSION

Zoning Advisory Committee Meeting of 02/13/2006

\_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

\_\_\_\_\_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Must comply with Limited Development Area requirements and Buffer Management Area requirements. Specifically property is limited to 25% maximum impervious surface, 15% minimum tree cover, and mitigation is required for any additional impervious surface placed within the 100 foot buffer to Seneca Creek.

Reviewer: Martha Stauss

Date: 03/17/2006

BW  
3/17

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** March 6, 2006

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 6-368- Variance**

The Office of Planning is concerned about the petitioner's variance request and that the construction occurred without previous property line setback relief. The Office of Planning normally requests 10-foot minimum side yard setbacks.

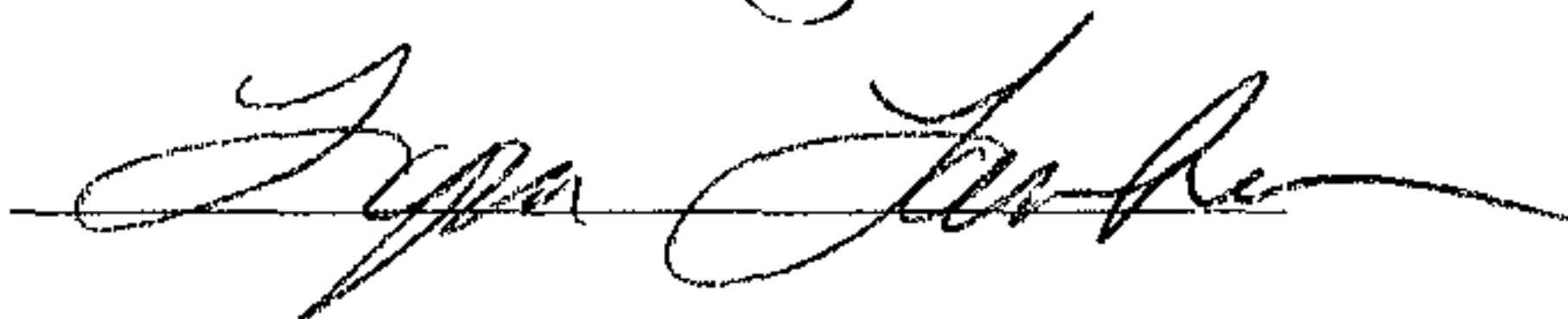
If the petitioner is able to demonstrate a hardship or practical difficulty, resulting in the Zoning Commissioner granting the variance, the Office of Planning has no objection.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

**Prepared By:**



**Division Chief:**



CM/LL



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

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

February 24, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 13, 2006

Item No.: Item Numbers 356, 364, 366 through 374

(368)

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.

6. The Fire Marshal's Office has no comments at this time.

LT. Roland P. Bosley Jr.  
Fire Marshal's Office  
PHONE 887-4881  
MS-1102F

cc: File



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: 2.10.06

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

RE: Baltimore County  
Item No. 368 BPR

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief  
Engineering Access Permits Division

My telephone number/toll-free number is \_\_\_\_\_

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

RE: PETITION FOR VARIANCE \* BEFORE THE  
1310 Goose Neck Road; E/S Goose Neck Rd, \*  
1,065' N c/line Goose Harbor Road \* ZONING COMMISSIONER  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): George & Kathy Norvell \* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 06-368-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 10th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed to, George Norvell, 1310 Goose Neck Road, Baltimore, MD 21220 and Edward C. Covahey, Jr, Esquire, Covahey, Boozer, Devan & Dore, P.A., 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

FEB 10 2006

Per *[Signature]*

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**COVAHEY, BOOZER, DEVAN & DORE, P. A.**

ATTORNEYS AT LAW  
614 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.  
F. VERNON BOOZER \*  
MARK S. DEVAN  
THOMAS P. DORE  
MICHAEL T. PATE  
BRUCE EDWARD COVAHEY  
JENNIFER MATTHEWS HERRING  
YONA OPENDEN  
FRANK V. BOOZER, JR.

410-828-9441

FAX 410-823-7530

ANNEX OFFICE  
SUITE 302  
606 BALTIMORE AVE.  
TOWSON, MD 21204  
410-828-5525  
FAX 410-296-2131

\*ALSO ADMITTED TO D.C. BAR

March 23, 2006

William J. Wiseman, Zoning Commissioner  
Baltimore County Zoning Commissioner's Office  
401 Bosley Ave., Suite 405  
Towson, Maryland 21204

Re: Case No. 06-368-A  
1310 Goose Neck Road

Dear Commissioner Wiseman:

In accordance with your inquiry concerning the hearing on the above-captioned, enclosed please find copy of §5-114 of the Courts & Judicial Proceedings Article with respect to inability of a governmental entity to initiate an action or proceeding because of a failure of a structure to comply with a setback line restriction more than three (3) years after the date when the violation first occurred. I direct your attention to paragraph b.3. which states that where a building permit that was otherwise validly issued, except that it permitted the building to violate the setback line restriction, "shall be considered a valid building permit" and preclude any action more than three (3) years after the violation occurred.

You will recall in the present case that a building permit was issued, however, not for the structure that was erected, and accordingly, it would appear that §5-114 is not applicable to the issues in the present case.

Your consideration in this matter is appreciated.

Very truly yours,

Edward C. Covahey, Jr.

ECC,Jr./ldr  
Enclosure  
0321ldr03

tional disease was the proximate cause of death, but in any event not later than 10 years from the date of death.

(c) *"Proximate cause" defined.* — As used in subsection (b) of this section, "proximate cause" means that the occupational disease was a substantial contributing cause of the death of the plaintiff's decedent. (1987, ch. 624; 1988, ch. 6, § 1; ch. 772.)

**Editor's note.** — Section 2, ch. 624, Acts 1987, provides that "this act shall be construed both retrospectively and prospectively, taking effect July 1, 1987."

Section 2, ch. 772, Acts 1988, provides that this act shall be construed both retroactively and prospectively.

**Quoted in** *Geisz v. Greater Baltimore Medical Ctr.*, 313 Md. 301, 545 A.2d 658 (1988).

## § 5-114. Setback line restrictions.

(a) *Definitions.* — (1) In this section the following words have the meanings indicated.

(2) "Building permit" or "permit" includes a site plan and other documentation submitted in support of an application for a building permit and providing the basis for the issuance of the building permit.

(3) "Governmental entity" includes:

- (i) The State;
- (ii) A local government; and
- (iii) An officer, office, department, agency, board, commission, or other unit of State or local government.

(4) "Highway" means any way or thoroughfare, whether or not the way or thoroughfare has been dedicated to the public or a dedication has been accepted.

(5) "Local government" means:

- (i) A chartered county established under Article 25A of the Code;
- (ii) A code county established under Article 25B of the Code;
- (iii) A board of county commissioners established or operating under Article 25 of the Code;

(iv) Baltimore City;

(v) A municipal corporation established or operating under Article 23A of the Code;

(vi) A special taxing district; or

(vii) Any other political subdivision.

(6) (i) "Person" means an individual, receiver, trustee, guardian, personal representative, fiduciary, or representative of any kind and any partnership, firm, association, corporation, or other entity.

(ii) "Person" does not include a governmental entity.

(7) "Property line" means the line marking the boundary between 2 separate lots or parcels of property.

(9) "Setback line restriction means:

(i) A law, ordinance, or regulation; or

(ii) An instrument, however denominated, arising out of a failure of a building or restriction more than 3 years after occurred.

(2) A governmental entity may not out of a failure of a building or restriction more than 3 years after occurred if the building or structure was

(i) In compliance with an other the building permit wrongfully permit setback line restriction; or

(ii) Under a valid building permit to comply with a setback line restriction

(3) For purposes of paragraph (2) ing any other provision of State or local that was otherwise validly issued, except the building or structure to violate considered a valid building permit.

(4) For purposes of paragraph (2) violation first occurred shall be deemed building inspection was approved.

(c) *Failure to comply.* — Notwithstanding or other written instrument, a restriction may not cause a forfeiture

(d) *Defenses.* — This section may not defense of laches or any other defense proceeding for a violation of a setback 576; 1992, ch. 383; 2002, ch. 19, § 10

**Editor's note.** — Section 2, ch. 729, Acts 1989, provides that "this act shall be construed only prospectively and may not be applied or interpreted to have any effect upon or application to any action or proceeding initiated prior to July 1, 1989."

Section 2, ch. 576, Acts 1991, provides that "this Act shall apply to and be interpreted to affect all actions or proceedings initiated on or after July 1, 1989."

Section 2, ch. 383, Acts 1992, provides that "this Act shall be construed both prospectively and retroactively and shall be applied to and interpreted to affect a building or structure constructed or reconstructed under a valid building permit or in which a variance was granted before October 1, 1992."

of this section,  
a substantial  
7, ch. 624; 1988.

Greater Baltimore Med  
545 A.2d 658 (1988).

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to the public or a dedication has been

ished under Article 25A of the Code;  
d under Article 25B of the Code;  
visioners established or operating under

established or operating under Article 23A

or  
ivision.  
dual, receiver, trustee, guardian, personal  
ntative of any kind and any partnership  
er entity.

a governmental entity.  
line marking the boundary between 2

(i) A law, ordinance, or regulation, including a building or zoning law, ordinance, or regulation; or  
(ii) An instrument, however denominated.  
(b) *In general.* — (1) A person may not initiate an action or proceeding arising out of a failure of a building or structure to comply with a setback line restriction more than 3 years after the date on which the violation first occurred.

(2) A governmental entity may not initiate an action or proceeding arising out of a failure of a building or structure to comply with a setback line restriction more than 3 years after the date on which the violation first occurred if the building or structure was constructed or reconstructed:

(i) In compliance with an otherwise valid building permit, except that the building permit wrongfully permitted the building or structure to violate a setback line restriction; or

(ii) Under a valid building permit, and the building or structure failed to comply with a setback line restriction accurately reflected in the permit.

(3) For purposes of paragraph (2) (i) of this subsection and notwithstanding any other provision of State or local law to the contrary, a building permit that was otherwise validly issued, except that the permit wrongfully permitted the building or structure to violate a setback line restriction, shall be considered a valid building permit.

(4) For purposes of paragraph (2) of this subsection, the date on which the violation first occurred shall be deemed to be the date on which the final building inspection was approved.

(5) *Failure to comply.* — Notwithstanding any provision to the contrary in a deed or other written instrument, a failure to comply with a setback line restriction may not cause a forfeiture or reversion of title.

(6) *Defenses.* — This section may not be construed to abrogate or affect the defense of laches or any other defense that a person may have to an action or proceeding for a violation of a setback line restriction. (1989, ch. 729; 1991, ch. 1992, ch. 383; 2002, ch. 19, § 10.)

*Editor's note.* — Section 2, ch. 729, Acts of 1989, provides that "this act shall be construed prospectively and may not be applied or deemed to have any effect upon or application to any action or proceeding initiated prior to July 1, 1989."

Section 2, ch. 576, Acts 1991, provides that "this act shall apply to and be interpreted to govern all actions or proceedings initiated on or after July 1, 1989."

Section 2, ch. 383, Acts 1992, provides that "this act shall be construed both prospectively and retroactively and shall be applied to and deemed to affect a building or structure constructed or reconstructed under a valid building permit or in which a variance was granted before October 1, 1992."

Section 3 of ch. 383 provides that "this Act shall apply to all actions or proceedings filed on or after October 1, 1992."

Section 10, ch. 19, Acts 2002, provides that "the Annotated Code of Maryland, in consultation with and subject to the approval of the Department of Legislative Services, at the time of publication of a replacement volume of the Annotated Code, shall make nonsubstantive corrections to style, capitalization, punctuation, grammar, spelling, and any reference rendered obsolete by an Act of the General Assembly, with no further action required by the General Assembly." Pursuant to § 10 of ch. 19, appropriate changes have been made in (a) (1).

*File*

COVAHEY, BOOZER, DEVAN & DORE, P. A.

ATTORNEYS AT LAW  
614 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.  
F. VERNON BOOZER \*  
MARK S. DEVAN  
THOMAS P. DORE  
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410-828-9441

FAX 410-823-7530

ANNEX OFFICE  
SUITE 302

606 BALTIMORE AVE.  
TOWSON, MD 21204  
410-828-5525  
FAX 410-296-2131

MAR 2 2006

\*ALSO ADMITTED TO D.C. BAR

March 28, 2006

William J. Wiseman, Zoning Commissioner  
Baltimore County Zoning Commissioner's Office  
401 Bosley Ave., Suite 405  
Towson, Maryland 21204

Re: Case No. 06-368-A  
1310 Goose Neck Road

*Place in Zoning  
File Case no 06-368A*

Dear Commissioner Wiseman:

Enclosed please find the following letters in support of the above variance application:

1. Letter from Ronald Stevens, the owner of the property at 1304 Goose Neck Road, dated March 18, 2006.
2. Letter from June Jackson, the owner of the property at 1316 Goose Neck Road, dated March 18, 2006.

Your consideration in this matter is appreciated.

Very truly yours,



Edward C. Covahey, Jr.

ECC,Jr./ldr  
Enclosures  
0324ldr09

March 18, 2006

Baltimore County Zoning Commissioner,

I am in support of George M. Norvell and Kathy L. Norvell's application for zoning variances.

Sincerely,

A handwritten signature in cursive script that reads "Ronald D. Stevens".

RONALD D. STEVENS

1304 GOOSENECK RD

BALTO MD 21220

410-335-1875

March 18, 2006

Baltimore County Zoning Commissioner,

I am in support of George M. Norvell and Kathy L. Norvell's application for zoning variances.

Sincerely,

Gene Jackson  
1316 Looseneck Rd  
Baltimore MD 21220  
410-335-8991

**Bette Schuhmann - ZAC Comment - Case No. 06-368-A**

---

**From:** Bette Schuhmann  
**To:** Livingston, Jeffrey  
**Subject:** ZAC Comment - Case No. 06-368-A

---

Hi, Jeff - About a week ago, I asked you if DEPRM had a comment on the above-captioned case. At that time, you indicated that you were waiting for EIR to complete their review and that you would forward your comments to me thereafter. Bill is prepared to issue an Order in this case; however, we cannot do anything until we have your comments. Any idea as to when you might be able to get them to us?

**Bette Schuhmann - Re: ZAC Comments: Cases Nos. 06-368-A & 06-385-SPH**

---

**From:** Bette Schuhmann  
**To:** Livingston, Jeffrey  
**Subject:** Re: ZAC Comments: Cases Nos. 06-368-A & 06-385-SPH  
**CC:** Wiseman, Bill

Thanks Jeff — I'll let Bill know.

>>> Jeffrey Livingston 3/16/2006 2:31:14 PM >>>  
Bette,

I'm still waiting on EIR comments for those ZAC items. I will pass them along as soon as I get them.

Jeff

Jeff Livingston  
jlivingston@co.ba.md.us  
(410) 887-4488 ext. 339

>>> Bette Schuhmann 03/16/06 12:54 PM >>>

Hi Jeff & Curtis: Bill has asked me to contact you about missing ZAC comments from the above two cases he has coming up tomorrow. Please check your records and forward any comments you may have to him at your earliest convenience. Thank you!

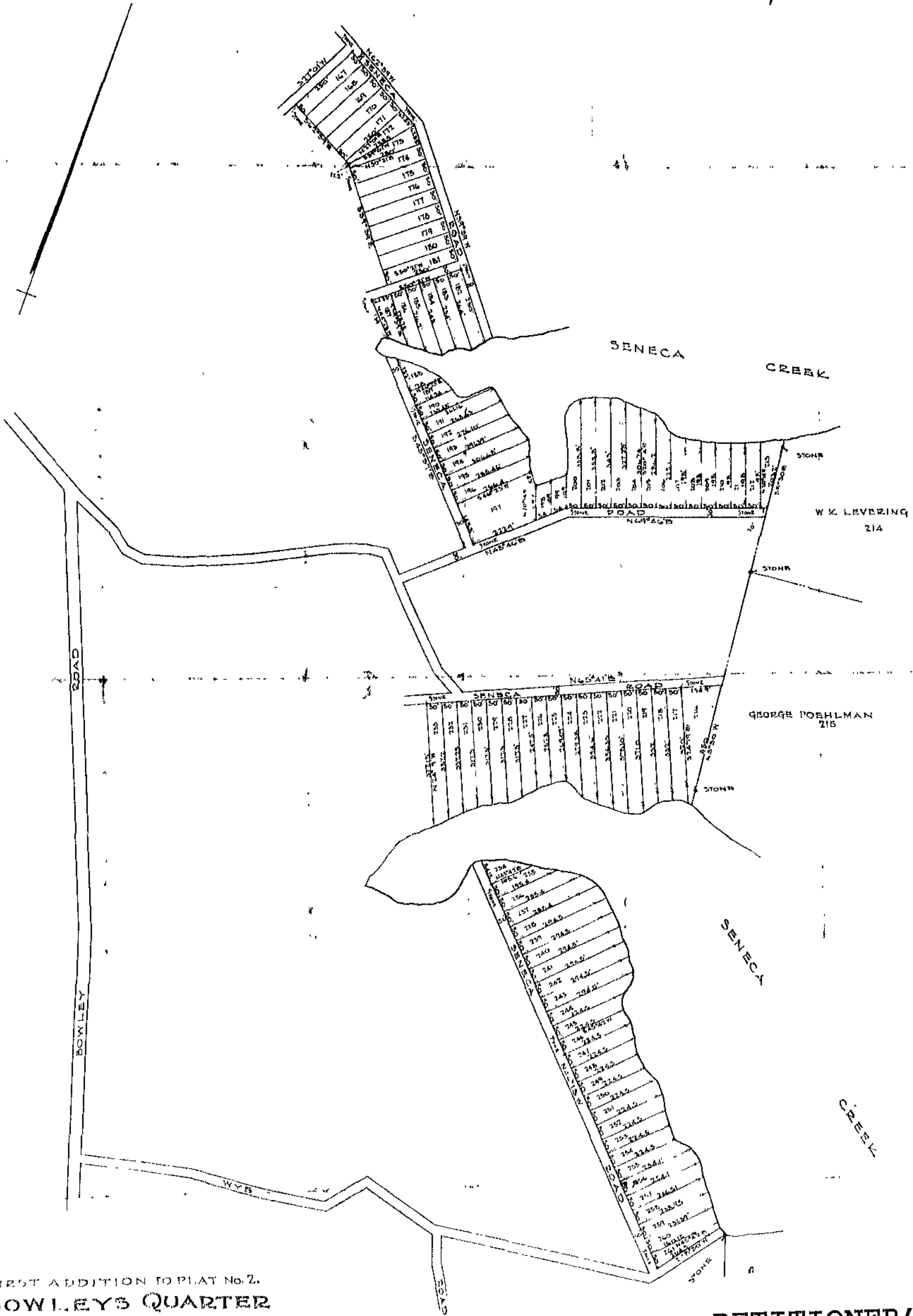
Bette Schuhmann  
bschuhmann@co.ba.md.us  
410-887-3868

CASE NAME NOAH BUC  
CASE NUMBER 00-368A  
DATE 3-17-06

**PETITIONER'S SIGN-IN SHEET**

[illegible]

7/1



FIRST ADDITION TO PLAT No. 2.  
**BOWLEY'S QUARTER**  
SCALE 1"=200' JUNE 6, 1927.  
E.V. COONAN & CO.  
SURVEYORS & CIVIL ENGINEERS  
751 COURTLAND ST.  
BALTIMORE, MD.

**PETITIONER'S**  
**EXHIBIT NO. 2**

Click here for a plain text ADA compliant screen.

|                                                                                                                                                                                                         |                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  <b>Maryland Department of Assessments and Taxation</b><br><b>BALTIMORE COUNTY</b><br><b>Real Property Data Search</b> | <a href="#">Go Back</a><br><a href="#">View Map</a><br><a href="#">New Search</a><br><a href="#">Ground Rent</a> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|

**Account Identifier:** District - 15 Account Number - 1511771280

#### Owner Information

|                         |                                               |                             |                      |
|-------------------------|-----------------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | NORVELL GEORGE<br>NORVELL KATHY LYNN          | <b>Use:</b>                 | RESIDENTIAL          |
| <b>Mailing Address:</b> | 1310 GOOSE NECK RD<br>BALTIMORE MD 21220-4027 | <b>Principal Residence:</b> | NO                   |
|                         |                                               | <b>Deed Reference:</b>      | 1) /22384/ 471<br>2) |

#### Location & Structure Information

**Premises Address**  
1310 GOOSE NECK RD

#### Legal Description

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 91  | 23   | 133    |              | WATERFRONT  |         |       | 240 | 3               | 2        | 9/ 12     |

**Special Tax Areas**

**Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000                    |               | 14,700.00 SF       | 34         |

**Stories**

**Basement**

**Type**

**Exterior**

#### Value Information

|                           | Base Value | Value As Of 01/01/2006 | Phase-In Assessments As Of 07/01/2005 | Phase-In Assessments As Of 07/01/2006 |
|---------------------------|------------|------------------------|---------------------------------------|---------------------------------------|
| <b>Land:</b>              | 48,920     | 127,170                |                                       |                                       |
| <b>Improvements:</b>      | 0          | 0                      |                                       |                                       |
| <b>Total:</b>             | 48,920     | 127,170                | 48,920                                | 75,003                                |
| <b>Preferential Land:</b> | 0          | 0                      | 0                                     | 0                                     |

#### Transfer Information

|                                   |                           |                        |
|-----------------------------------|---------------------------|------------------------|
| <b>Seller:</b> NORVELL AGNES      | <b>Date:</b> 08/18/2005   | <b>Price:</b> \$0      |
| <b>Type:</b> NOT ARMS-LENGTH      | <b>Deed1:</b> /22384/ 471 | <b>Deed2:</b>          |
| <b>Seller:</b> KRAFT ROBERT J, JR | <b>Date:</b> 06/12/1984   | <b>Price:</b> \$10,000 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> / 6727/ 294 | <b>Deed2:</b>          |
| <b>Seller:</b>                    | <b>Date:</b>              | <b>Price:</b>          |
| <b>Type:</b>                      | <b>Deed1:</b>             | <b>Deed2:</b>          |

#### Exemption Information

| Partial Exempt Assessments | Class | 07/01/2005 | 07/01/2006 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

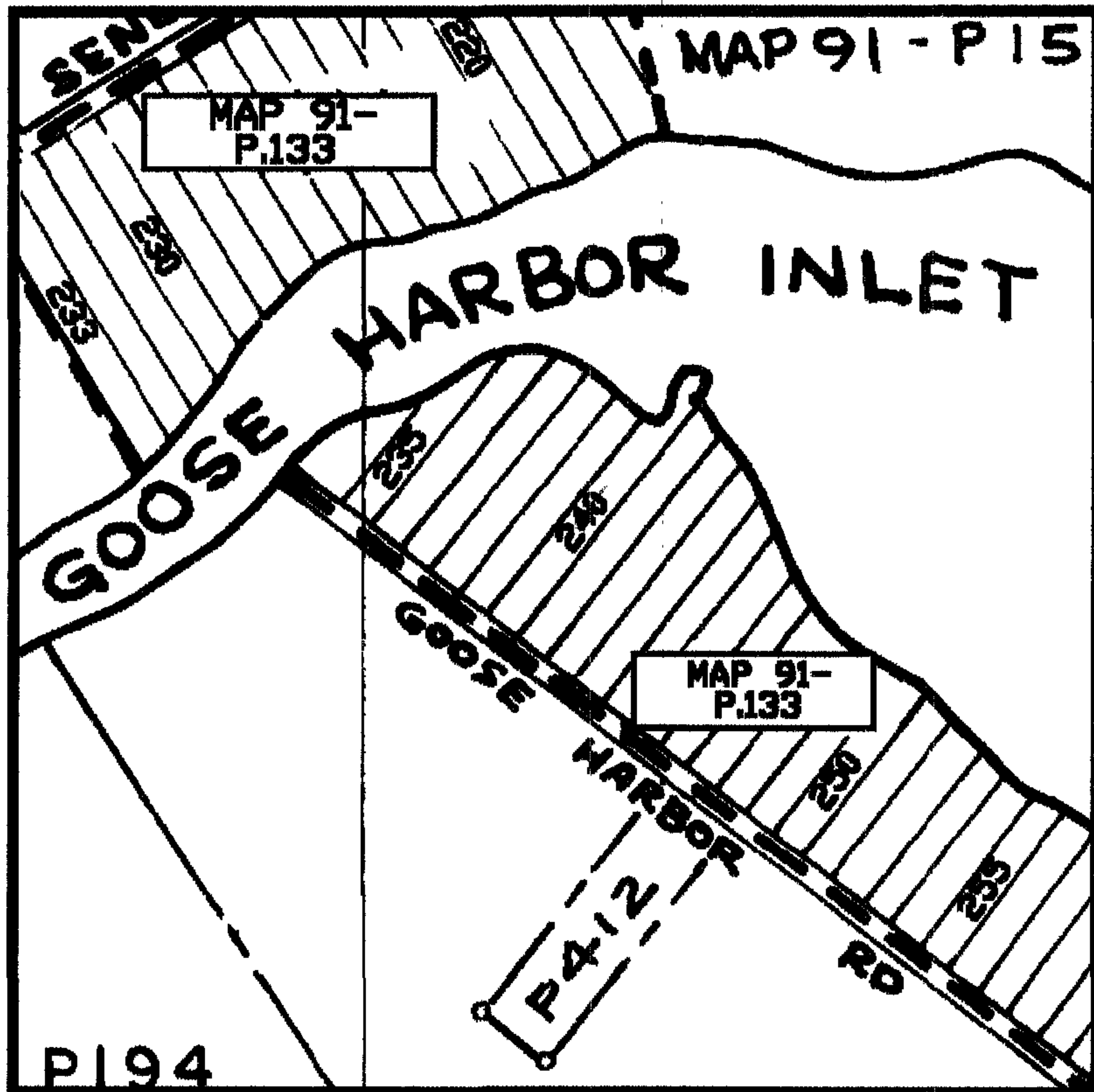
\* NONE \*



Maryland Department of Assessments and Taxation  
BALTIMORE COUNTY  
Real Property Data Search

Go Back  
View Map  
New Search

District - 15 Account Number - 1511771280



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
For more information on electronic mapping applications, visit the Maryland Department of Planning  
web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)

Case No.:

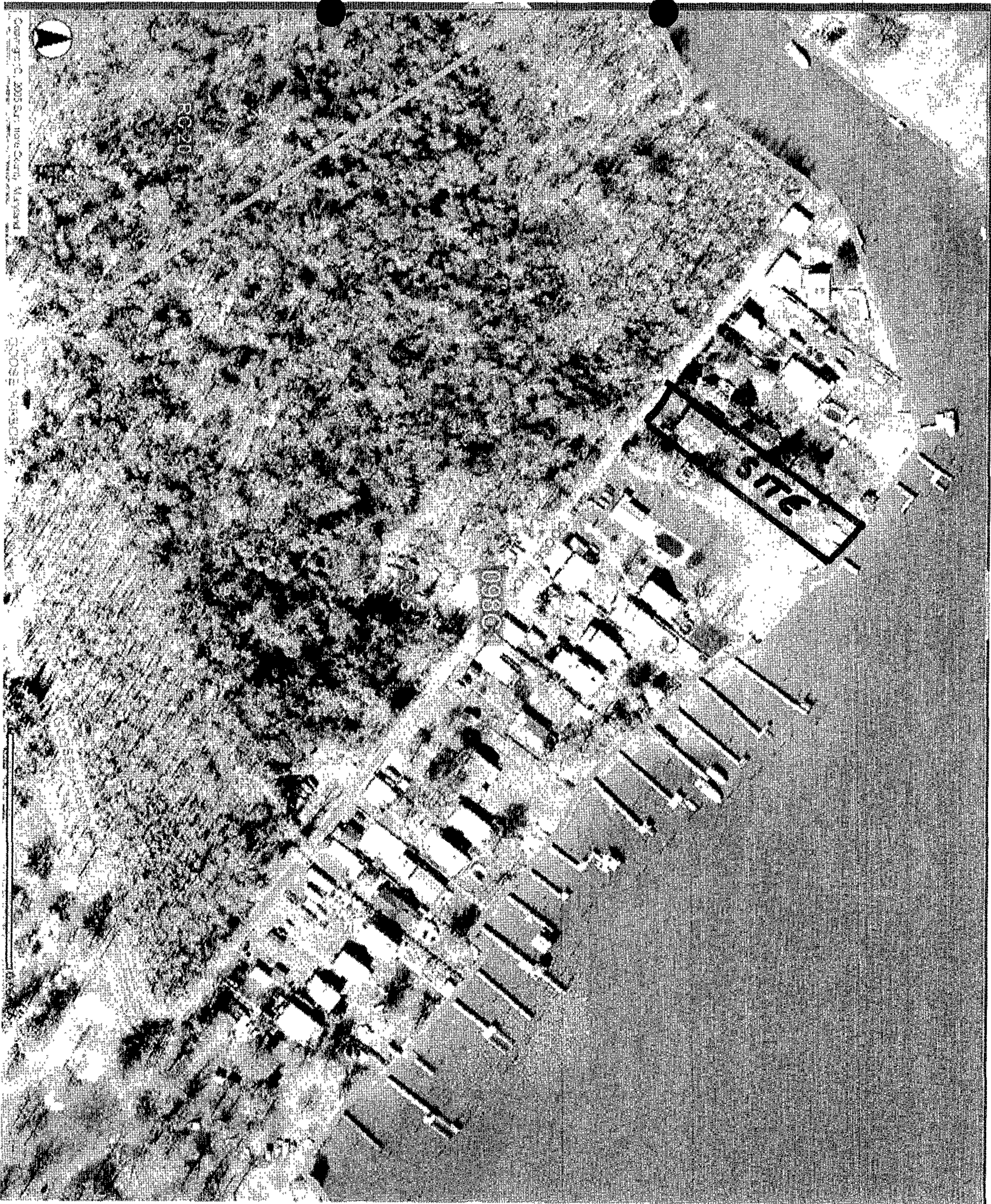
06-368-A

Exhibit Sheet

Petitioner/Developer

Protestant

|        |                  |  |
|--------|------------------|--|
| No. 1  | Site Plan        |  |
| No. 2  | Bowley's Quarter |  |
| No. 3  |                  |  |
| No. 4  |                  |  |
| No. 5  |                  |  |
| No. 6  |                  |  |
| No. 7  |                  |  |
| No. 8  |                  |  |
| No. 9  |                  |  |
| No. 10 |                  |  |
| No. 11 |                  |  |
| No. 12 |                  |  |



# 368

SENECA CREEK

53'-34" E  
50.00

Lot 20  
Plat No. 2  
BOWLEY'S QUARTER  
Plat Liber 9 Folio 12  
AREA 0.363 Ac ±

Lot 21  
Plat No. 2  
BOWLEY'S QUARTER  
Plat Liber 9 Folio 12  
AREA 0.363 Ac ±

Lot 240  
Plat No. 2  
BOWLEY'S QUARTER  
Plat Liber 9 Folio 12  
AREA 0.363 Ac ±

Lot 25

Lot 241

Lot 242

### GENERAL NOTES

1. ALL LOTS ARE 117'128.0
2. TOTAL AREA 0.363 Ac ±
3. ZONED P 5
4. 200' SETBACK MAP No. 3 C1
5. CENSUS TRACT 4080 1 D MA & GRU 3B C
6. THE SITE IS IN THE PUBLIC WATER AND WETLANDS
7. THE SITE IS IN THE 15th ELECTION DISTRICT
8. NO PRIOR ZONING HISTORY

Requesting a Variance to Section 9

1. A04 B1a for a lot area of 0.363 ac ± in lieu of the required 15 ac
2. A04 B1b for a front yard setback of 31 feet in lieu of the required 75 feet and for side yard setbacks of 0' and 11'8" in lieu of the required 50 feet

## Plat To Accompany A Petition For A Zoning Variance

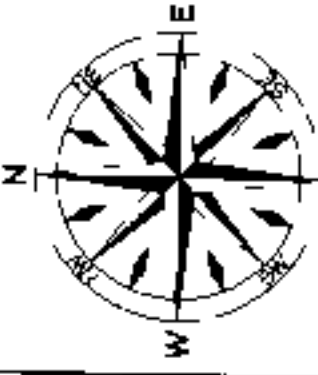
of the

### NORVELL PROPERTY

1310 GOOSE NECK ROAD

15th Election District 6th Councilmanic District  
Baltimore County Maryland

Scale 1"=30' Date January 9 2006



**Dietz Surveying, Inc.**  
Land Surveying and Land Planning  
7867 Oakdale Avenue Baltimore MD 21237  
Ph 410 686-1198 Fax 410 682 6021  
www.dietzsurveying.com

Plot Date: 01/09/06

JBN 00243

Lightenack & Associates, Inc.

PETITIONER 5

EXHIBIT N