IN RE: **PETITION FOR ADMIN. VARIANCE** N/S Joppa Road, 180' W of the c/l Charles Street **(1306 W. Joppa Road)** 9th Election District 2nd Council District M. Mark Munafo, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 06-464-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, M. Mark Munafo, and his wife, Victoria S. Munafo, through Ruxton Ridge LLC. The Petitioners request variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in a portion of the yard not farthest removed from any street and with a height of 28 feet in lieu of the maximum allowed 15 feet. 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.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING
Date 5-3-06
By Debbie Nigro

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the property's unique configuration and the location of existing improvements thereon. As shown on the site plan, the property is an oval shaped parcel, centrally located within the Ridge School Property. The property is also know as Lot 12 of the Ridge School Property, and was designated as a Single Property County Historic District by the Landmarks Preservation Commission. Due to its unique configuration, the parcel is surrounded by a circular road that provides access to the other lots in this community. Thus, variance relief would be necessary to construct an accessory structure in any location on the subject property. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale. However, given the property's historic designation, elevation drawings of the proposed garage shall be submitted to the Office of Planning for review and approval by the Landmarks Preservation Commission, prior to the issuance of any permits.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of May 2006 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in a portion of the lot closest to the street in lieu of the required third of the yard furthest removed from any street, and with a height of 28 feet in lieu of the maximum allowed 15 feet, 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 his 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.

ORDER RECEIVED FOR FILING
Date 5-3-06
By

2) Prior to the issuance of any permits, Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval by the Landmarks Preservation Commission.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

PETITION RECEIVED FOR FILING
Date 5-3-00
By

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1306 W. Joppa Rd. Towson, MD 21204
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 TO PERMIT A DETACHED GARAGE 28 FT. HIGH IN LIEU OF 15 FT. & IN A POSITION OF THE LOT NOT FURTHEST FROM A STREET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

M. Marc MUNAFO c/o Ruxton Ridge LLC
Name - Type or Print
M. Marc Munafo Managing Member
Signature
Victoria S Munafo
Name - Type or Print
Victoria S Munafo
Signature
1306 West Joppa Road (410) 321-6873
Address — Telephone No.
Towson MD 21204
City — State — Zip Code

Representative to be Contacted:

M. Marc Munafo
Name
108 W Timonium Rd. Ste 201 410 591-2917
Address — Telephone No.
Timonium MD 21093 cell
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-464-A

Reviewed By STF **Date** 03-24-06

Estimated Posting Date 04-02-06

REV 10/25/01

UNDER RECEIVED FOR FILING
Date 3-9-06
By

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1306 West Joppa Road
Address

Towson MD 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Application for relief from the height restriction for a detached garage in order to construct a facility which is complementary in scale to the existing mansion home.

No structure within the community will be within 100' of the home or new garage

New garage is to be constructed on the property known as Lot 12 in The Ridge at Ruxton community.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

M. Marc Munafo
Signature

M. Marc Munafo
Name - Type or Print

Victoria S. Munafo
Signature

Victoria S. Munafo
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of March, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

M. Marc Munafo and Victoria S. Munafo

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

AS WITNESS my hand and Notarial Seal

Susan L. Silverio
Notary Public

My Commission Expires February 17, 2010

REV 10/25/01

Zoning Description for Administrative Variance
1306 W Joppa Road – Parcel 267, Lot 12
Ruxton, Maryland 21204

The garage shall be constructed at the northeast side of the existing five story, historic home, located on 703 Abell Ridge Circle, off a private, 40' wide ingress/egress easement within the development. Access to the garage shall be off a private driveway off the easement.

The private ingress/egress roadway shall be constructed as a part of the infrastructure improvements for the community and the new garage shall be approximately 300' north of the centerline of the existing paved Joppa Road.

The subdivision currently entitled The Ridge at Ruxton has been recorded in Baltimore County Plat Book #78, Folio #013 containing 1.5207 acres. It is also known as Lot 12, 1306 W. Joppa Road, the Ridge School property located in the 8th Election District, Councilmanic District 2.

The structure has been shown on a drawing entitled Plat to Accompany Petition for Zoning Variance 703 Abell Ridge Circle, Ridge School Property Plat Book #78 Folio #013 Lot #12 prepared by George William Stephens, Jr. and Associates, Inc. dated 3/16/06 which accompanies this submission.

06-464-A

06-464-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4986

DATE 03-24-06 ACCOUNT R001006150

AMOUNT $ 65.00

RECEIVED FROM: The Law Humane

FOR: Res Var. (Appeal)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

5004

PAID RECEIPT
BUSINESS ACTUAL TIME PM
3/27/2006 1:29:00PM 6575
PER WOTT WALKUP B10 JAR
RECEIPT # 270377 3/27/2006 OFLR
Rept: 5 SSG ZONING VERIFICATION
CR NO. 004984
Rcpt: 001 165.00
1.00 CK 165.00 CA
165.00- CU
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-464-A

Petitioner/Developer: MARC MUNAFO

Date of Hearing/Closing: 4-17-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

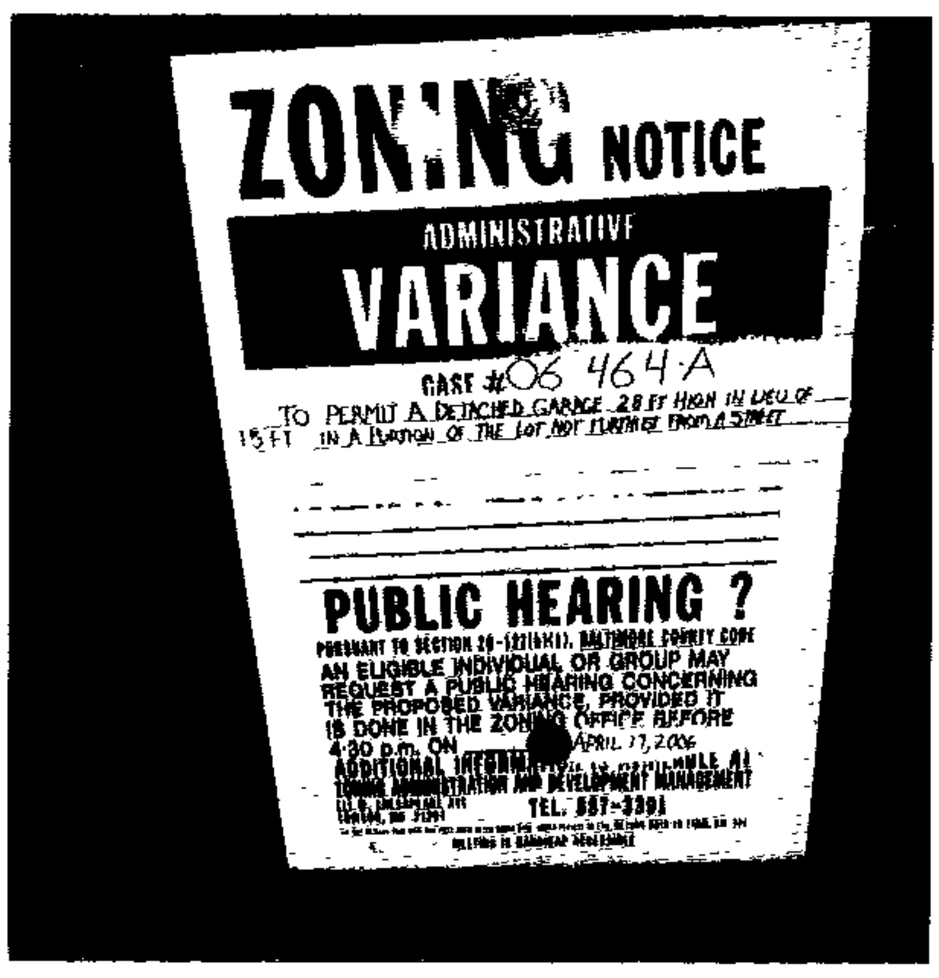
ATTN: Kristen Matthews {(410) 887-3394}

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: 1306 W. JOPPA ROAD

The sign(s) were posted on 4-2-06
(Month, Day, Year)

Sincerely,



Robert Black 4-5-06
(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)

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: 06-464-A

Petitioner: M. MARC MUNAFO

Address or Location: 1306 W. JOPPA Rd
TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: M. MARC MUNAFO

Address: 1306 W. JOPPA Rd
TOWSON, MD 21204

Telephone Number: 410-591-2917

Revised 2/20/98 - SCJ

06-464-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-464 -A Address 1306 W. Joppa Rd.

Contact Person: Sonja Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03-24-06 **Posting Date:** 04-02-06 **Closing Date:** 04-17-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06-464 -A Address 1306 W. Joppa Rd.

Petitioner's Name Marc Munafo Telephone 410-591-2917

Posting Date: 04-02-06 **Closing Date:** 04-17-06

Wording for Sign: *To Permit* A Detached Garage, 28 ft. High in lieu of 15 ft. & in a position of the lot not furthest from a street.

WCR - Revised 6/25/04

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

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

April 17, 2006

M. Marc Munafo
Victoria S. Munafo
1306 W. Joppa Road
Towson, MD 21204

Dear Mr. and Mrs. Munafo:

RE: Case Number: 06-464-A, 1306 W. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 24, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
M. Marc Munafo 108 W. Timonium Road Ste 201 Timonium 21093

Printed on Recycled Paper

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

April 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 3, 2006

Item Numbers: 446, 457-470
464

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 6, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 10, 2006
Item Nos. 446, 457, 458, 459, 462, 463, (464) 465, 467, 468, 469, and 470

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-04062006.doc

Baltimore County, Maryland

OFFICE OF PLANNING

Memorandum

TO: John Reisinger
Buildings Engineer

DATE: May 1, 2006

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 1306 West Joppa Road, Riderwood
(Map 69, Parcel 267, lot 12, Ridge Mansion County Historic District)

At its April 25, 2006 meeting, the Baltimore County Landmarks Preservation Commission approved the construction of a freestanding garage, northeast of the Landmark house on the lot. This memo constitutes a notice to proceed in accordance with *Baltimore County Code* Section 32-7-405.

VKN:vkn

RECEIVED

MAY - 3 2006

ZONING COMMISSIONER

c: Marc Munafo
1306 West Joppa Road
Baltimore, MD 21204-3616

William J. Wiseman
Zoning Commissioner's Office

W:\LANDMARK\LPC COA or NTP\2006\1306 W. Joppa Rd 042506.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 4, 2006

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

RECEIVED
APR 7 2006

SUBJECT: 1306 W. Joppa Road

INFORMATION:

Item Number: 6-464

Petitioner: M. Marc Munafo c/o Ruxton Ridge LLC

Zoning: DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:
On September 8, 2005, the Baltimore County Landmarks Preservation Commission (LPC) delineated Lot 12 as a Single Property County Historic District. This LPC action was solely based on the property owner's express wishes. The Baltimore County Council adopted the "Ridge" Historic District on February 21, 2006.

Because of the aforementioned district designation any new construction or demolition within the boundary of Lot 12 is subject to review and approval by the LPC. The applicant shall:

1. Provide elevation drawings of all sides of the proposed garage, including information about the materials.
2. Request to be scheduled for LPC review (in order to be scheduled, Preservation Services staff must receive 20 copies of the proposed elevation drawings no later than April 11, 2006).

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

Prepared by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\6-464.doc

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 3-31-02

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

RE: Baltimore County
Item No. 464 JRA

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

Ridge School
POM/X-739

3/30/06

Jeff Long + Jim Jackson
have received elevations
+ materials of proposed
3 car detached garage
for 1306 West Joppa Rd
and find that they
are compatible with
the existing historic structure.

Variance for height needed

Jim Jackson
Office of Planning

06-464-A

M. Marc Munafo
Victoria S. Munafo
C/O Suite 201
108 W Timonium Road
Timonium, Maryland 21093

AFFIDAVIT of Residency

To Whom It May Concern:

In the matter of the Petition for Administrative Variance for the construction of a detached garage, and in accordance with the requirements for filing such an application, this letter shall serve to inform all interested parties that on this 22nd day of March, 2006, M. Marc Munafo and Victoria S. Munafo, his wife, personally appeared before me, a Notary Public in Baltimore County, for the State of Maryland and provided verifiable evidence that they currently reside at The Ridge, a historic structure located at 1306 West Joppa Road in Ruxton, Baltimore County, Maryland.

As testament to the above, and as an indication that the applicants are known to me, witness the signatures of the residents as well as my hand:

M. Marc Munafo

M. Marc Munafo

Victoria S. Munafo

Victoria S. Munafo

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit I, a Notary Public, affix my hand and seal:

Susan T. Silverio

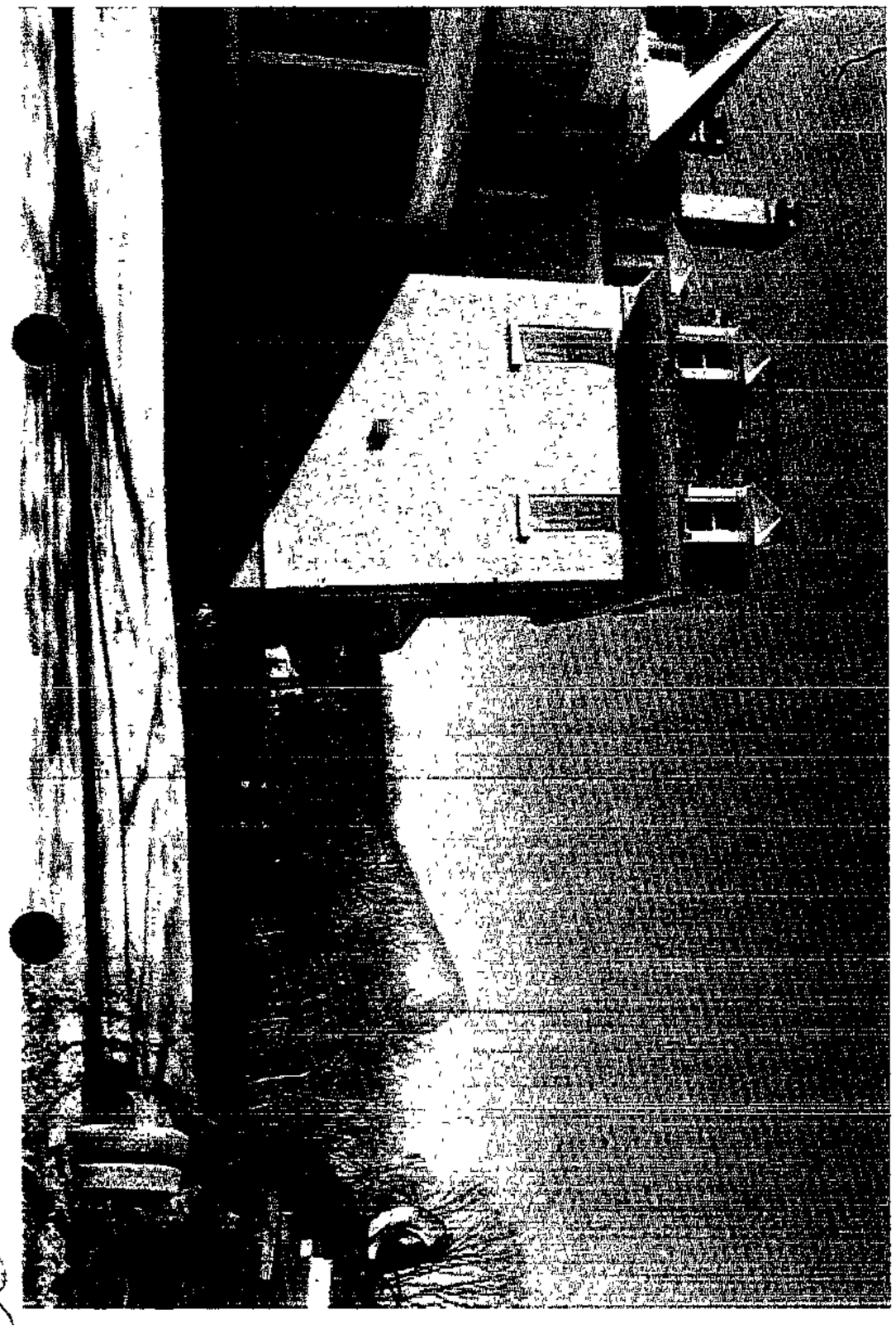
Susan T. Silverio, Notary Public
My Commission Expires 2/17/2010

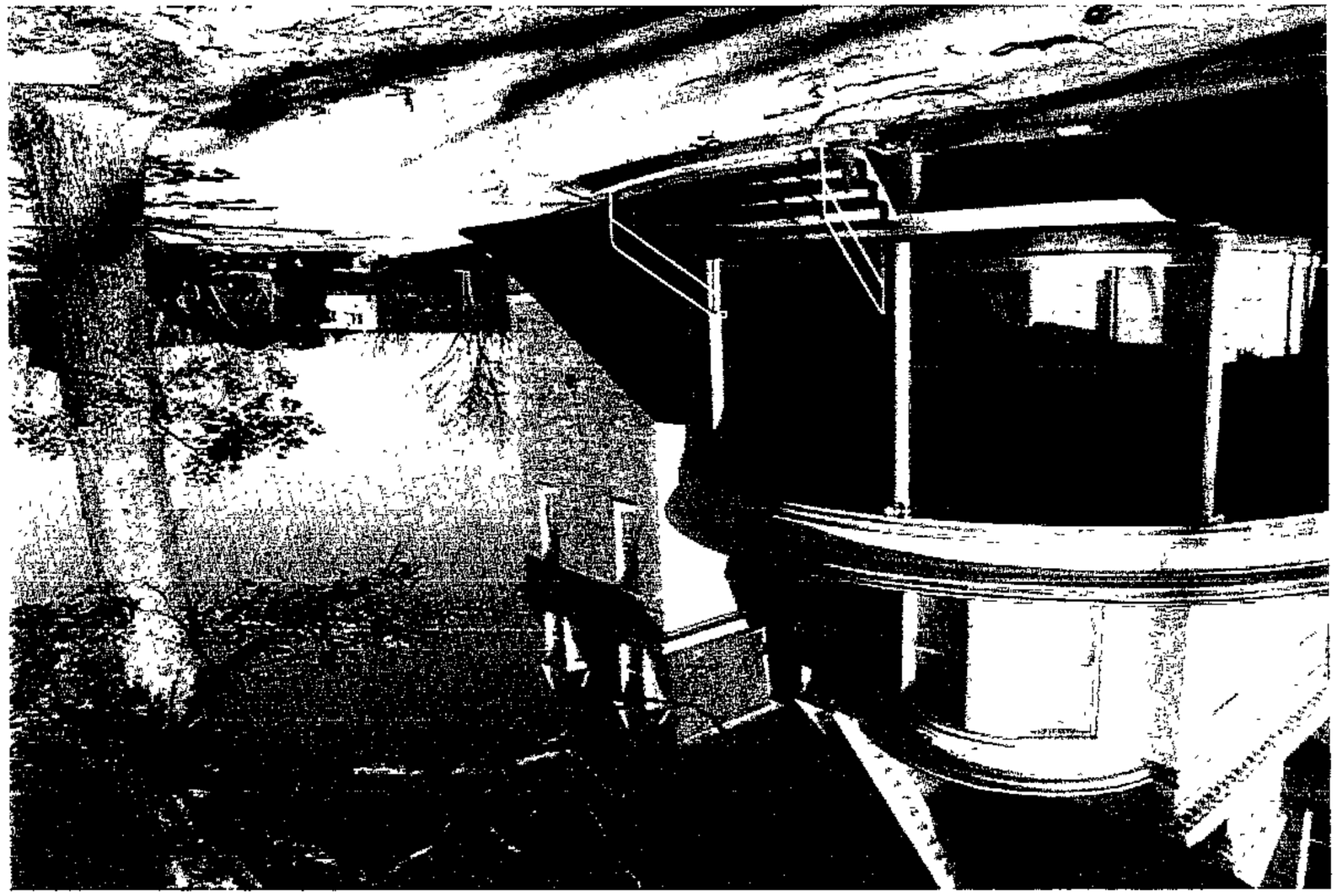
OG 4647.A

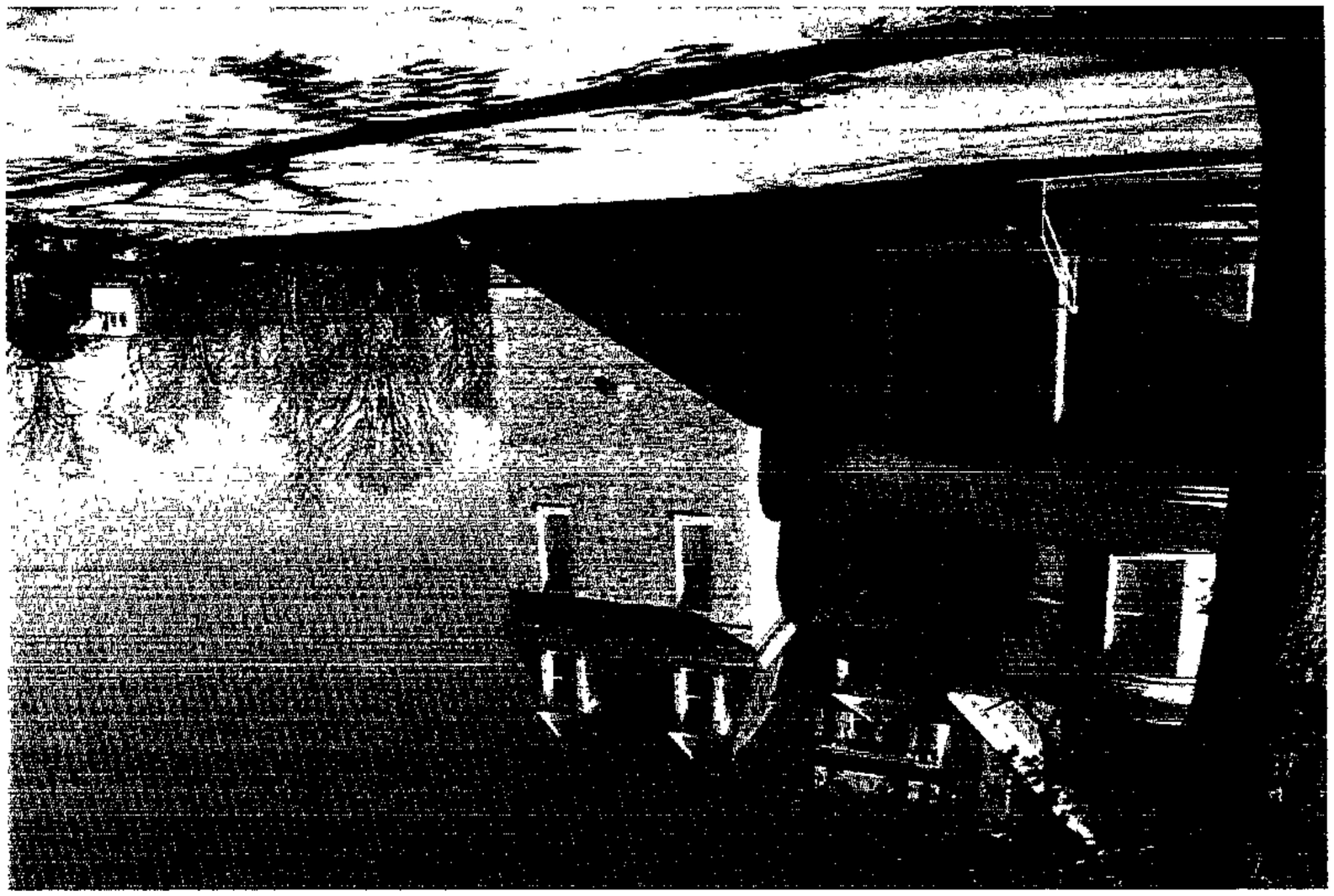
ORIG. SITE

Baltimore County - My Neighborhood

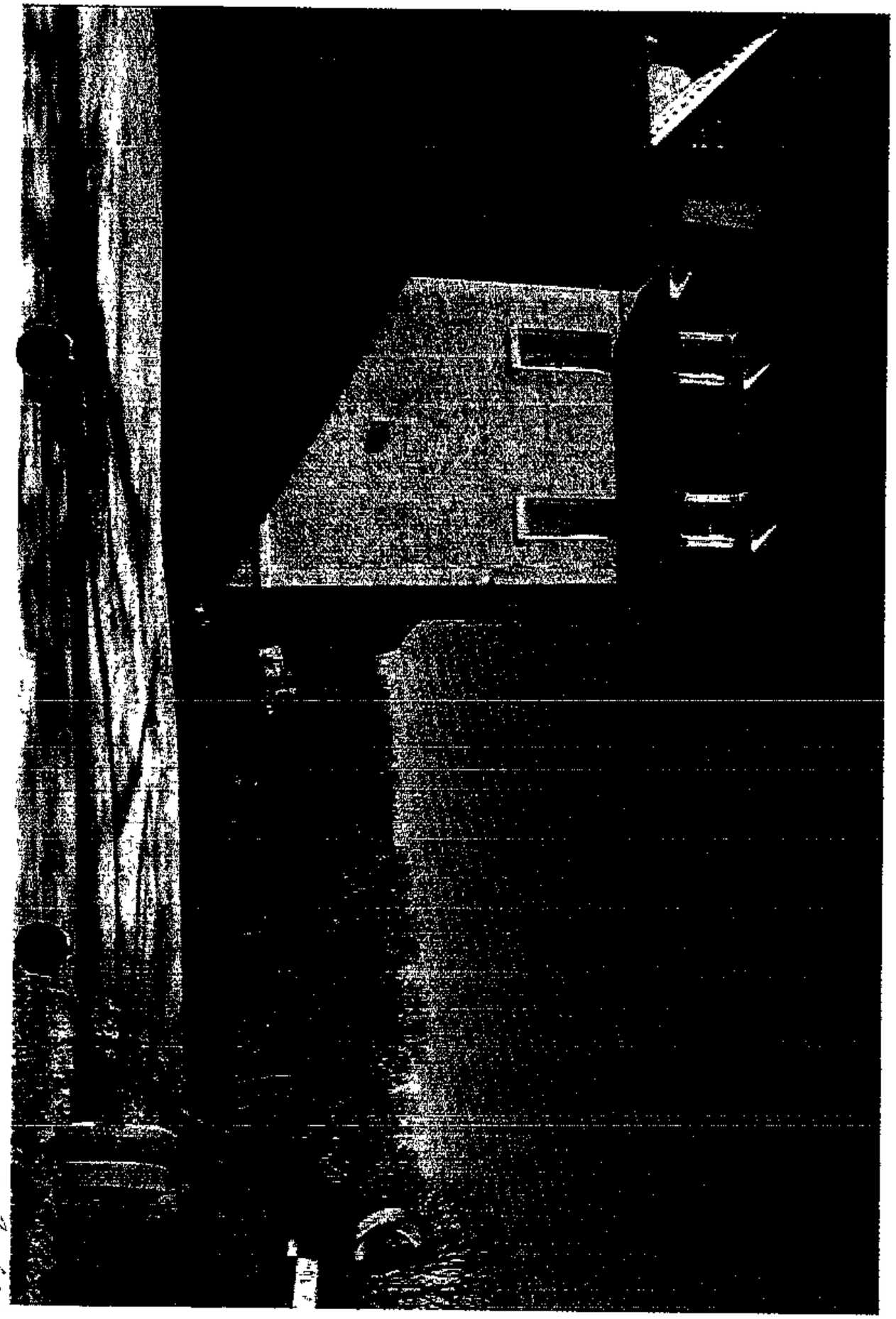
06 464-17

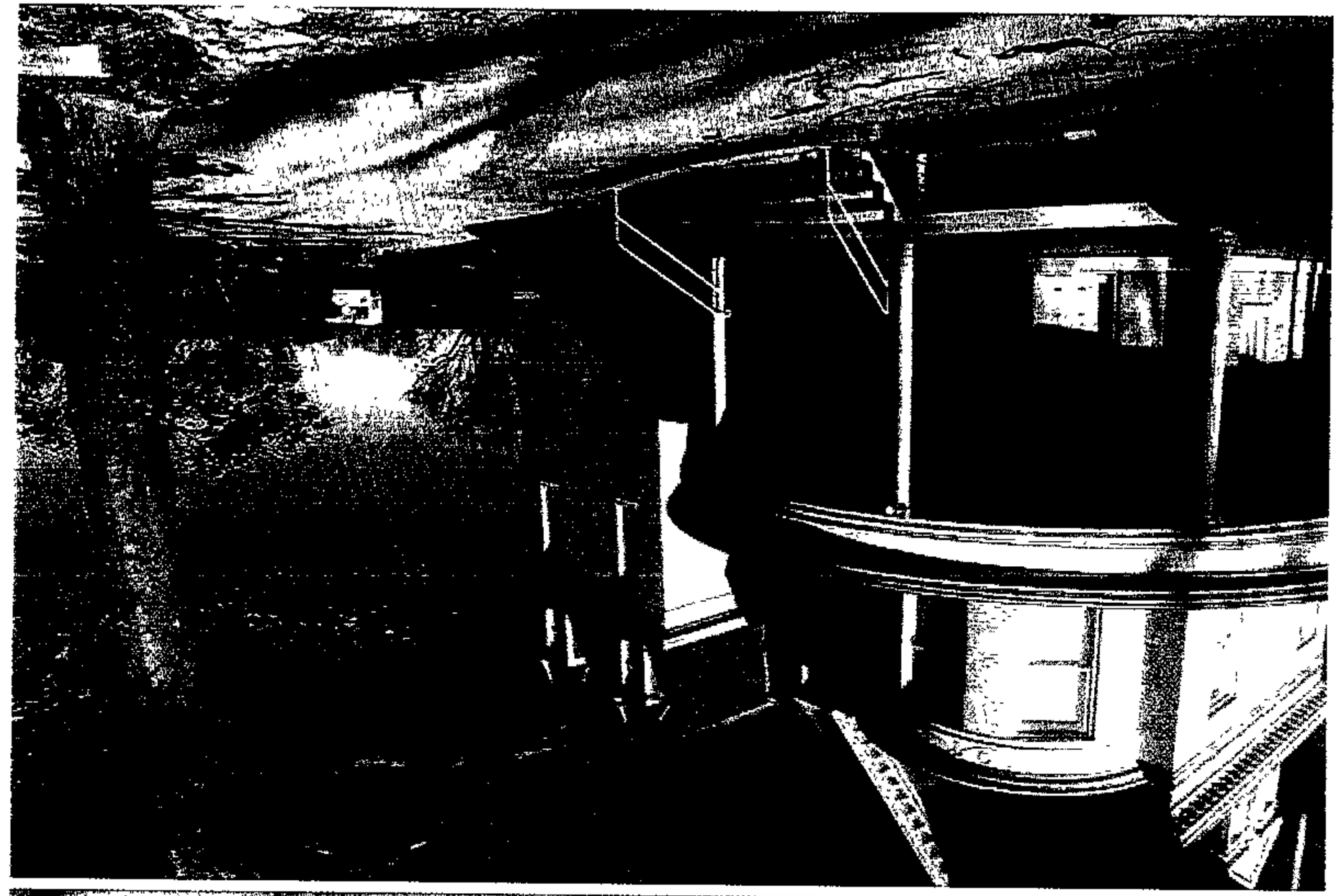


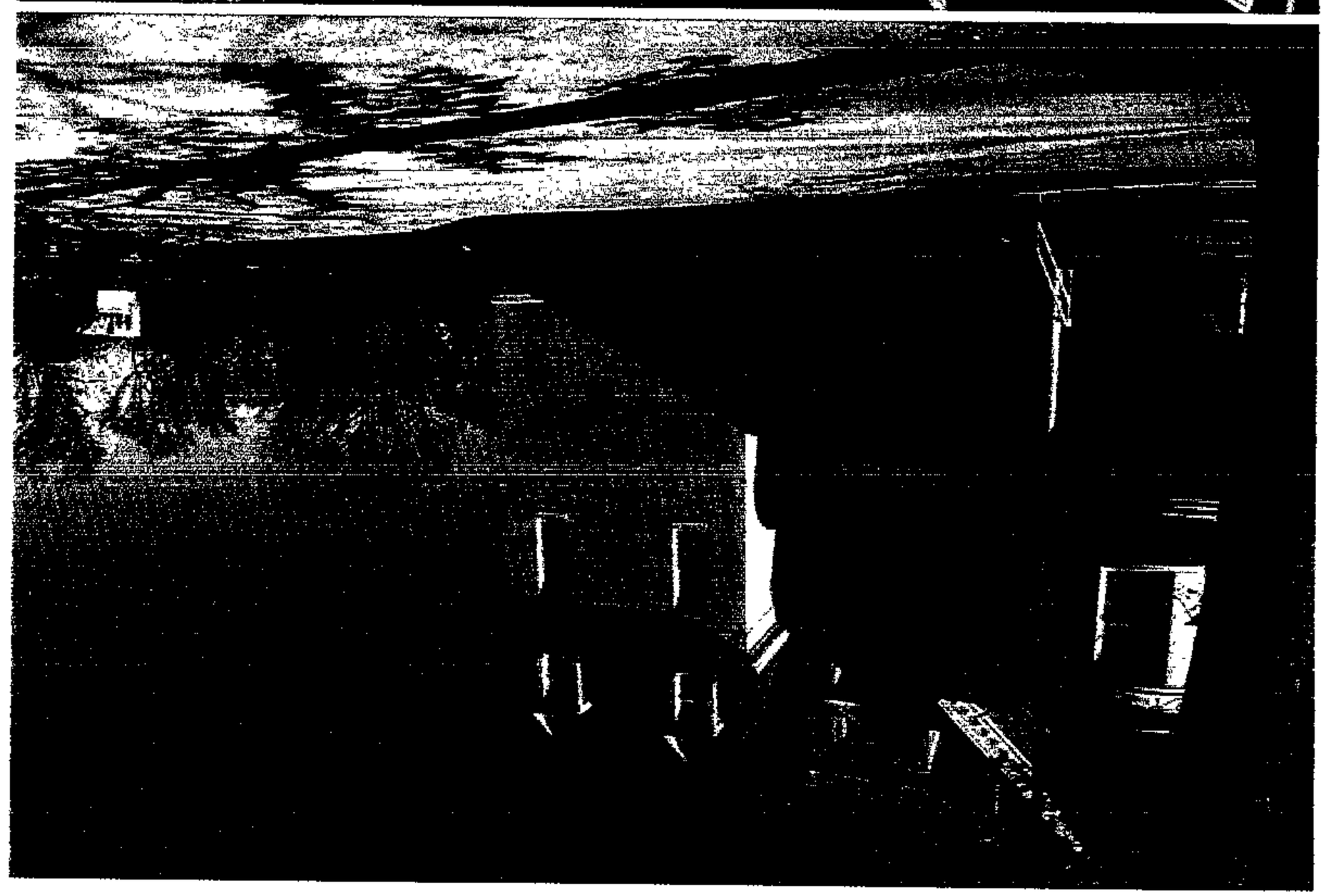




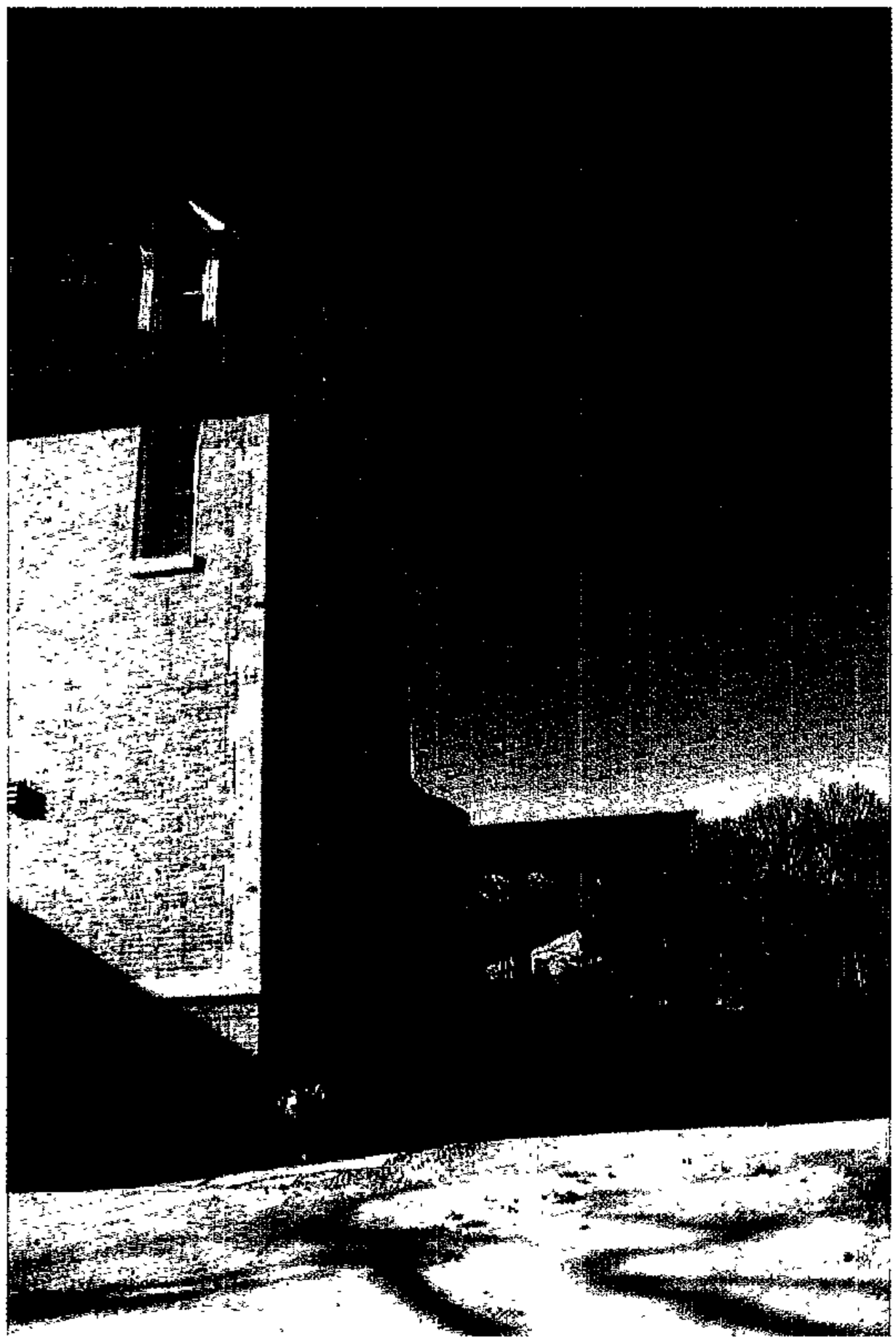
06-4694-A

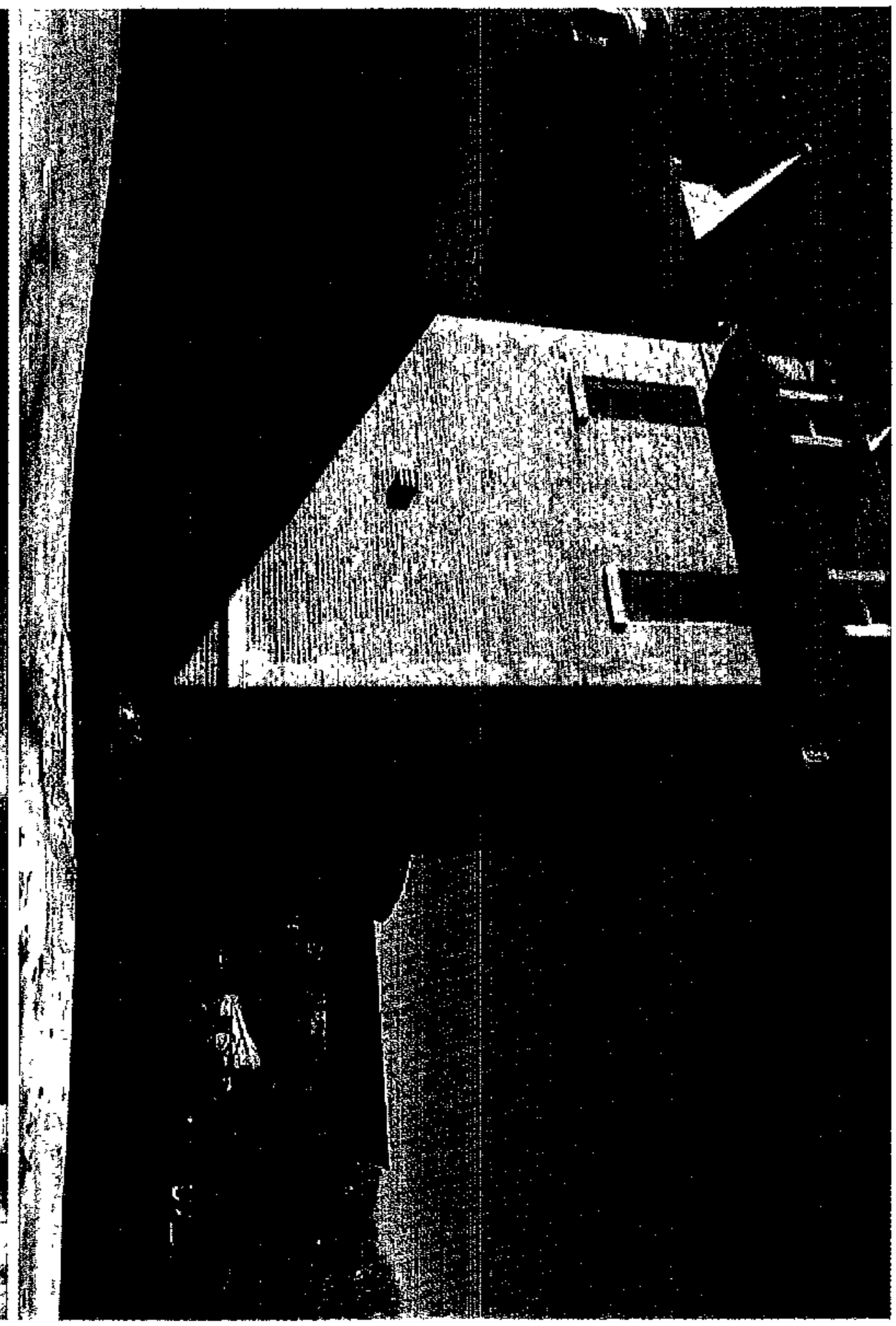


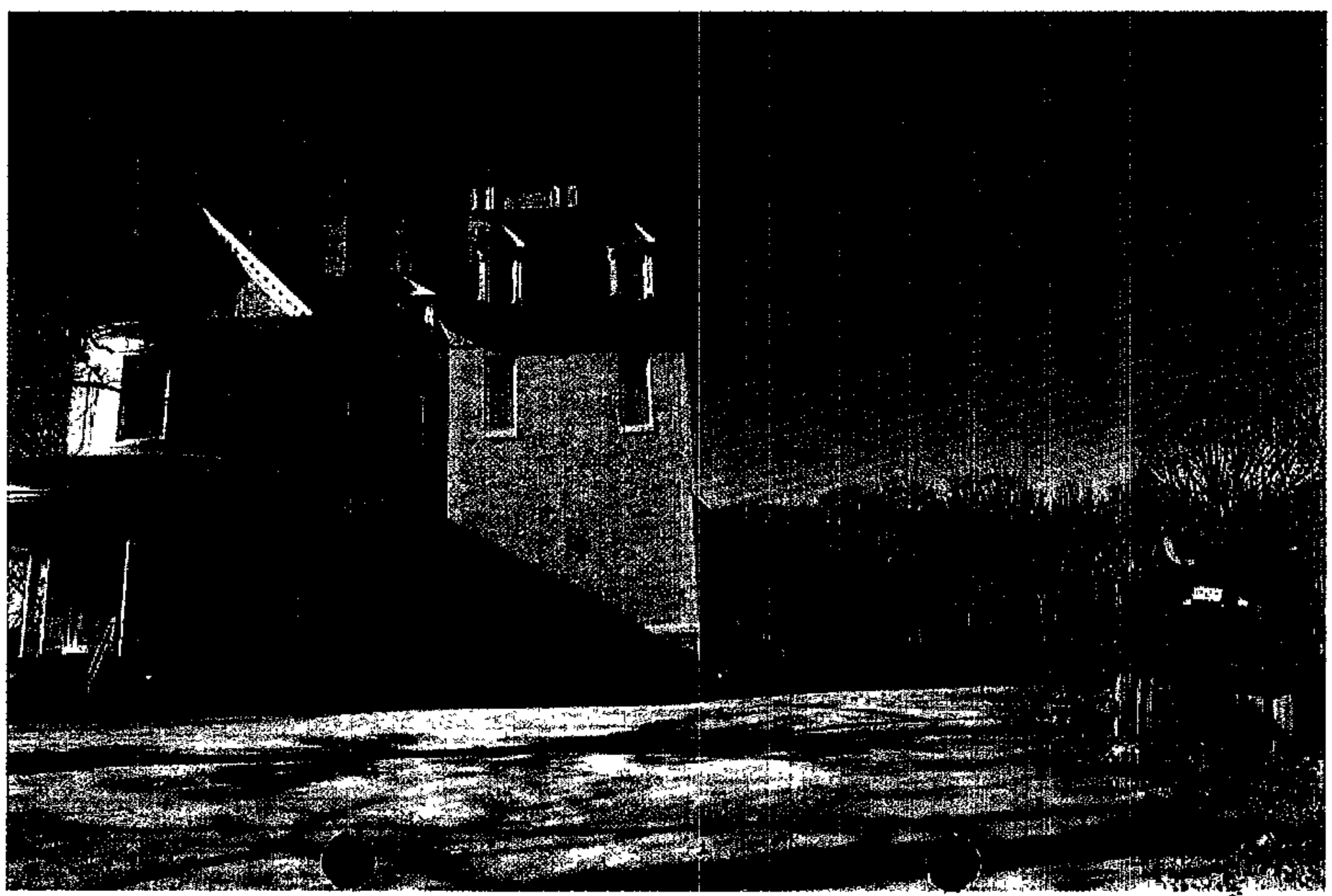




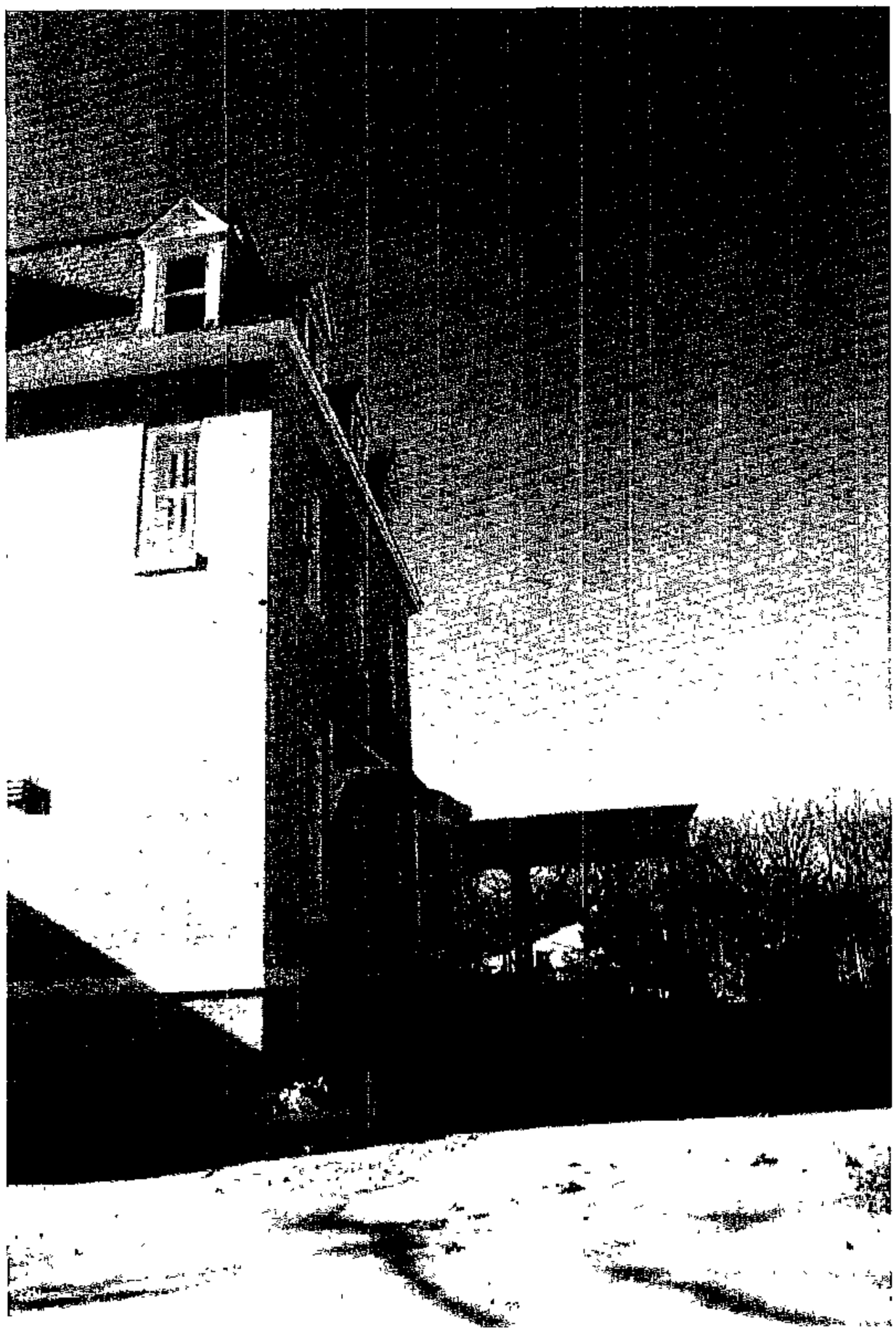
Exh. 1K04-A

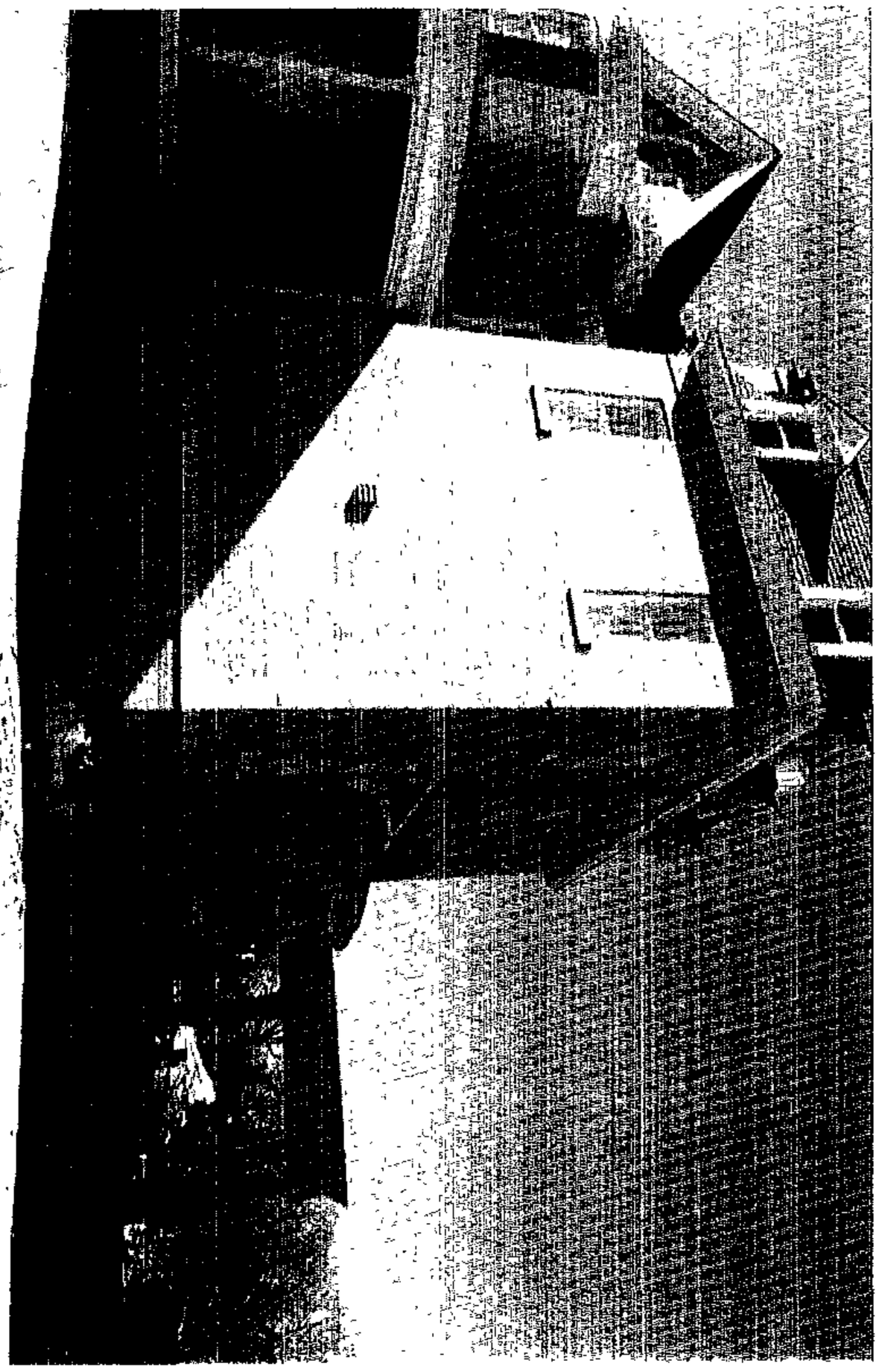


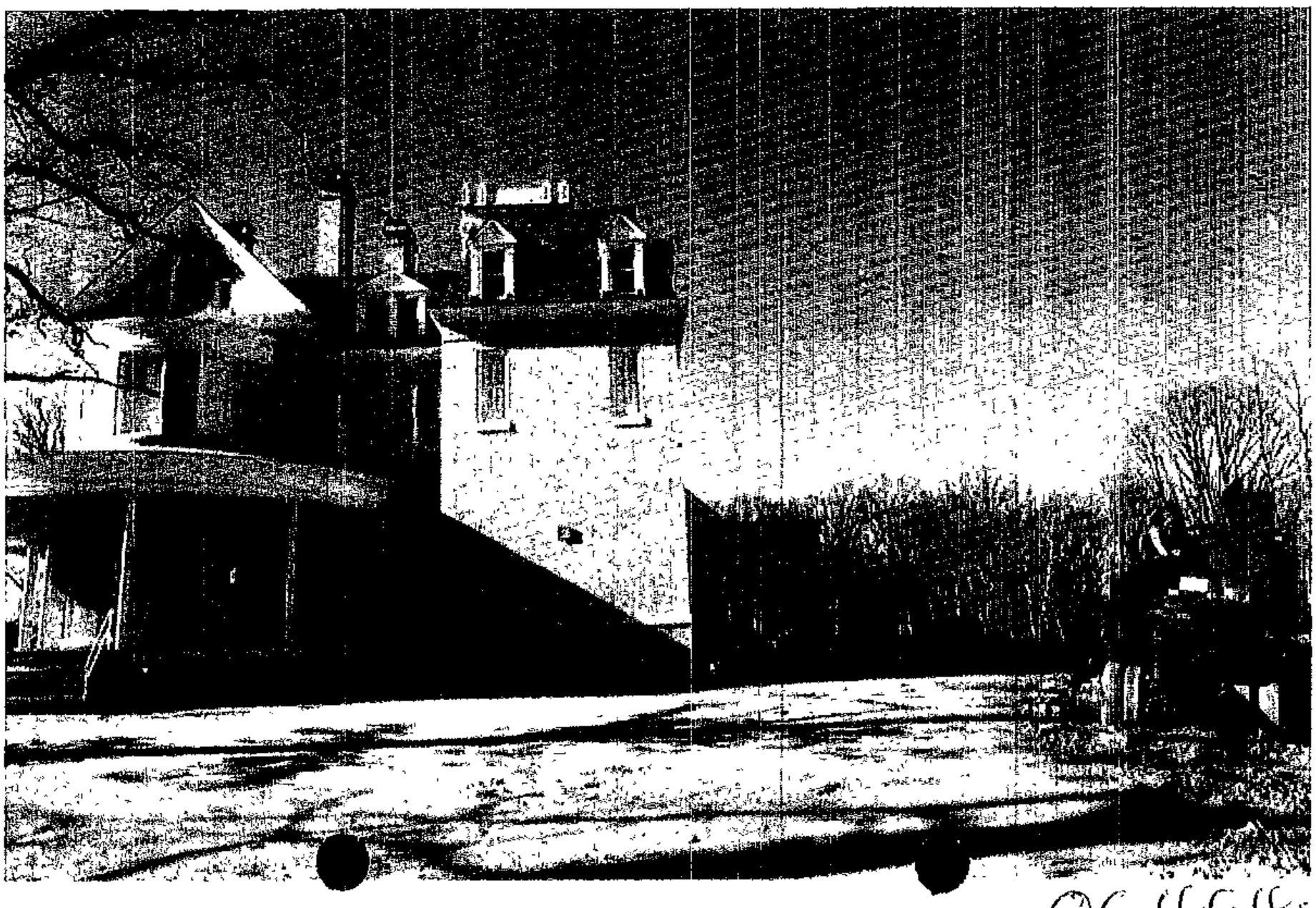




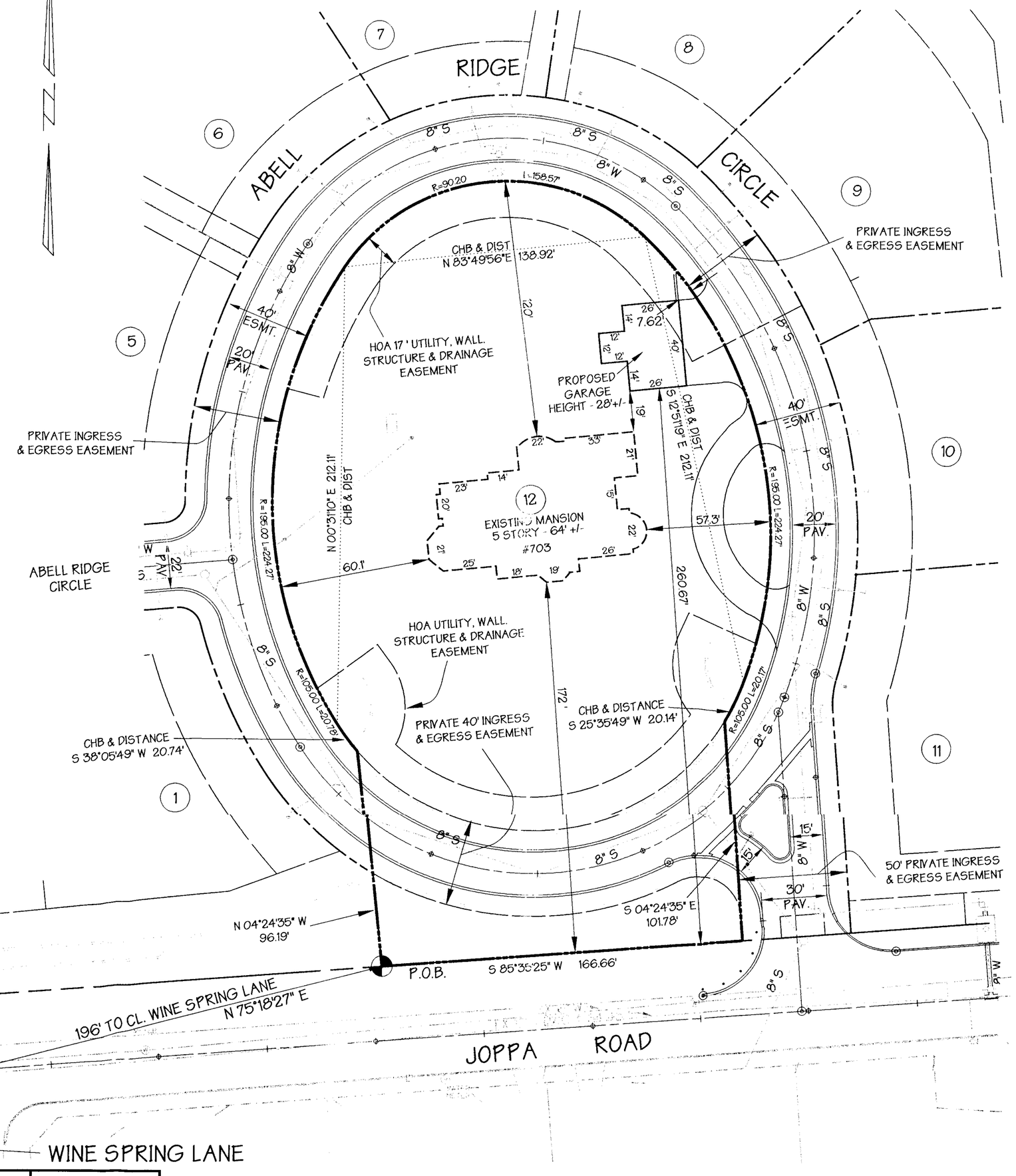
CAO 4644.A



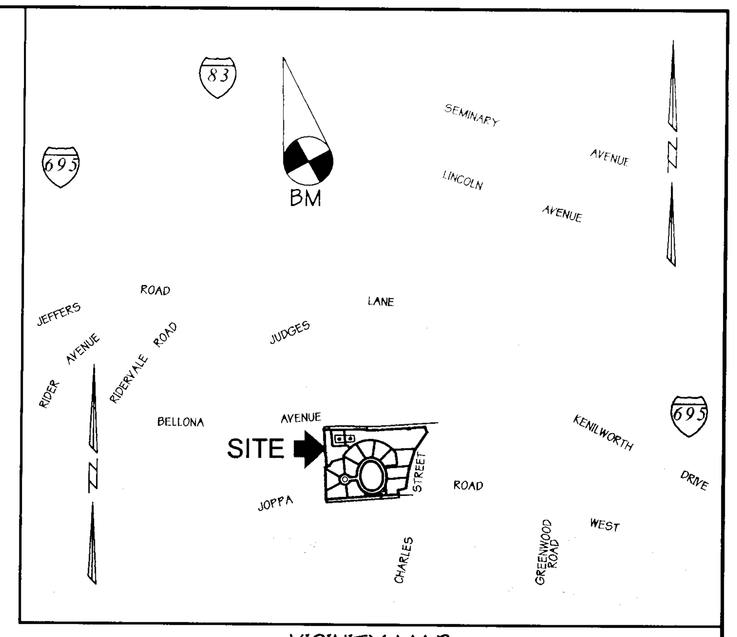




06.4644.A



PLAN
SCALE: 1" = 30'



VICINITY MAP
1" = 500'

BENCHMARK

LOCATION IN FORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTIRCT 2

1' =200" SCALE MAP # NW 11 A

ZONING - DR 2

LOT SIZE	1.5207 ACREAGE	66242 SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☒	☐
PRIOR ZONING HEARING	☐	☒

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND — DAVID LLOYD MARTIN — No. 25121 — PROFESSIONAL ENGINEER & LAND SURVEYOR

NO.	DATE	REVISIONS:	BY

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

703 ABELL RIDGE CIRCLE / 1306 W. JOPPA Rd. TOWSON, MD 21204

RIDGE SCHOOL PROPERTY

PLAT BOOK# 78 FOLIO# 013 LOT# 12

OWNER: MICHAEL MUNARO, VICTORIA S. MUNARO C/O BUXTON RIDGE L.L.C.

SCALE:	1"=30
DATE:	3/16/06
JOB#	9874
DES:	ADM
DRN:	ADM
CHK:	GPT
FILE:	lot12siteplan.s01
DRAWING NUMBER	
SHEET 1 OF 1	

FILENAME:

\cad\micro\98741ot12site.s01 3/20/2006 8:53:28 AM gtobias SCALE 1.0000 " / IN

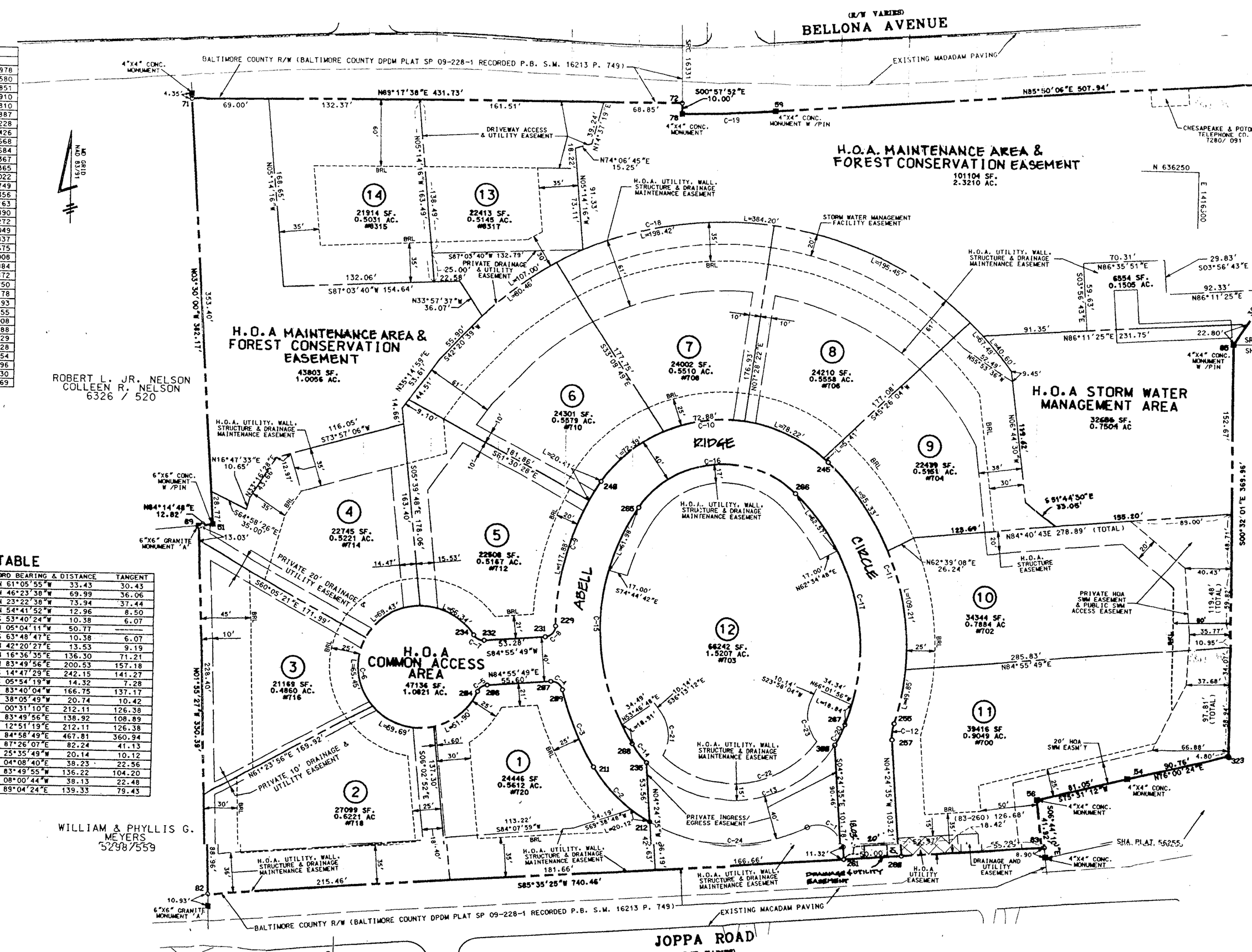
P.N.

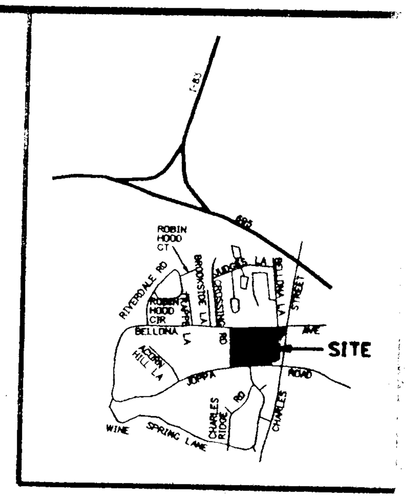
COORDINATE TABLE

PT	NORTH	EAST
51	635918.1414	1415638.5978
54	635705.4844	1416448.7580
56	635685.2191	1416370.2851
59	636298.6004	1416129.2910
65	636097.3788	1416533.3810
66	636335.4918	1416635.8887
67	636282.4056	1416654.9228
69	635916.8562	1415625.8426
71	636299.5986	1415615.2668
72	636304.9190	1416046.9684
78	636294.9204	1416047.1367
82	635586.6555	1415636.9365
83	635643.5874	1416375.2022
204	635772.2633	1415875.2749
206	635778.4108	1415883.6356
207	635783.3240	1415939.0163
209	635775.8375	1415949.5890
211	635707.9669	1415978.9272
212	635659.6968	1416029.6049
229	635832.9664	1415942.2837
231	635822.9622	1415933.1675
232	635818.2543	1415880.1008
234	635822.8339	1415870.7884
235	635713.0936	1416025.4872
240	635963.5793	1415981.2450
245	635985.1249	1416180.6178
255	635750.9982	1416242.4393
257	635736.7494	1416240.9655
260	635633.8476	1416248.9008
261	635630.0032	1416199.0488
265	635941.5207	1416014.6129
266	635956.4469	1416152.7328
267	635749.6508	1416199.9254
268	635729.4168	1416012.6896
300	635731.4850	1416191.2230
323	635727.4316	1416536.8269

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE		TANGENT
C-1	113°22'40"	20.00	39.58	N 61°05'55"W	33.43	30.43
C-2	27°55'51"	145.00	70.69	N 46°23'38"W	69.99	36.06
C-3	18°06'10"	235.00	74.25	N 23°22'38"W	73.94	37.44
C-4	80°44'38"	10.00	14.09	N 54°41'52"W	12.96	8.50
C-5	62°30'49"	10.00	10.91	S 53°40'24"W	10.38	6.07
C-6	305°01'38"	55.00	292.81	N 05°04'11"W	50.77	------
C-7	62°30'49"	10.00	10.91	S 63°48'47"E	10.38	6.07
C-8	85°10'42"	10.00	14.87	N 42°20'27"E	13.53	9.19
C-9	33°42'57"	235.00	138.29	N 16°36'35"E	136.30	71.21
C-10	100°43'45"	130.20	228.89	N 83°49'56"E	200.53	157.18
C-11	62°01'25"	235.00	254.39	S 14°47'29"E	242.15	141.27
C-12	20°37'48"	40.00	14.40	S 05°54'19"W	14.32	7.28
C-13	105°08'01"	105.00	192.67	S 83°40'04"W	166.75	137.17
C-14	11°20'12"	105.00	20.78	N 38°05'49"W	20.74	10.42
C-15	65°53'46"	195.00	224.27	N 00°31'10"E	212.11	126.38
C-16	100°43'45"	90.20	158.57	N 83°49'56"E	138.92	108.89
C-17	65°53'46"	195.00	224.27	S 12°51'19"E	212.11	126.38
C-18	99°12'42"	307.12	531.80	S 84°58'49"E	467.81	360.94
C-19	3°12'02"	1472.40	82.25	N 87°26'07"E	82.24	41.13
C-20	11°00'30"	105.00	20.17	S 25°35'49"W	20.14	10.12
C-21	64°09'03"	36.00	40.31	S 04°08'40"E	38.23	22.56
C-22	98°21'53"	90.00	154.51	S 83°49'55"E	136.22	104.20
C-23	63°57'35"	36.00	40.19	N 08°00'44"W	38.13	22.48
C-24	57°25'41"	145.00	145.33	S 89°04'24"E	139.33	79.43





LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE ~~COUNTY~~ CODE, SECTION 32-4-278.

2) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

3) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.

4) THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 10/12/04.

5) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

7) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

8) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

9) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE ~~FOREST BUFFER AND/OR~~ FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

10) ANY ~~FOREST BUFFER AND/OR~~ FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

11) TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHTS-OF-WAY.

12) THIS SITE IS LOCATED IN SUB SEWERSHED 54.

13) THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

14) ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/ OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

15) THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 26-246. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

DEED REFERENCE: S.M. 16213/746 AND 0022138/470(GHA)
TAX ACCOUNT No. 24-00-000505

TOTAL AREA OF LOTS =	9.1198	Ac.+/-
TOTAL AREA OF ROADS (PRIVATE) =	1.0821	Ac.+/-
TOTAL AREA OF HOA MAINTENANCE AREA =	4.2275	Ac.+/-
TOTAL AREA OF PLAT =	14.4294	Ac.+/-

THE ROADS AND STORM DRAINS AS LAIDOUT ON THIS PLAT HAVE BEEN PREPARED BY A PROFESSIONAL ENGINEER. JAMES A. MADKLS JR. PE - REGNO. 11006

NOTE:

HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, WILL CONVEY SAID AREAS, BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST, UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.

Filed for record
Date SEP 9 2005
Test:
Clerk

78 013

SM
78-013

RIDGE SCHOOL PROPERTY

ELECTION DISTRICT 8 — BALTIMORE COUNTY, MD
COUNCILMANIC DISTRICT 2 — SEPTEMBER 30, 2004

SCALE 1" = 50'

CAM Issue Date 9/26/05

NOTE:

GRID COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE NAD 83/91 MARYLAND COORDINATE SYSTEM AND PROJECTED BY BALTIMORE COUNTY PRIMARY GPS NETWORK MONUMENTS.

POINT	NORTH US FT.	EAST US FT.	ELEV US FT.
GIS 134	632573.517	1416721.165	383.82
BCO 349	640142.640	1415156.060	317.26

FILENAME: ../flow/nf____/cad/surv_

NOTE:

THE STREETS AND/OR ROADS, AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTOR OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF IT'S KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

RIDGE, LLC — 4/4/05
RULTON
M. MARC MUNAFO, MEMBER — DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

KARL F. SCHMID, PROPERTY LINE SURVEYOR No. 439 — 4/1/05 — DATE

STATE OF MARYLAND — KARL F. SCHMID — No. 439 — PROPERTY LINE SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT TO BE RECORDED WITHOUT A DEVELOPMENT PLAN DATED 10/12/04 AND HAVE PREPARED THIS PLAT TO BE RECORDED FOR PLAT PURPOSES PURSUANT TO THE APPROVED DEVELOPMENT PLAN.

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — 7/18/05 — DATE

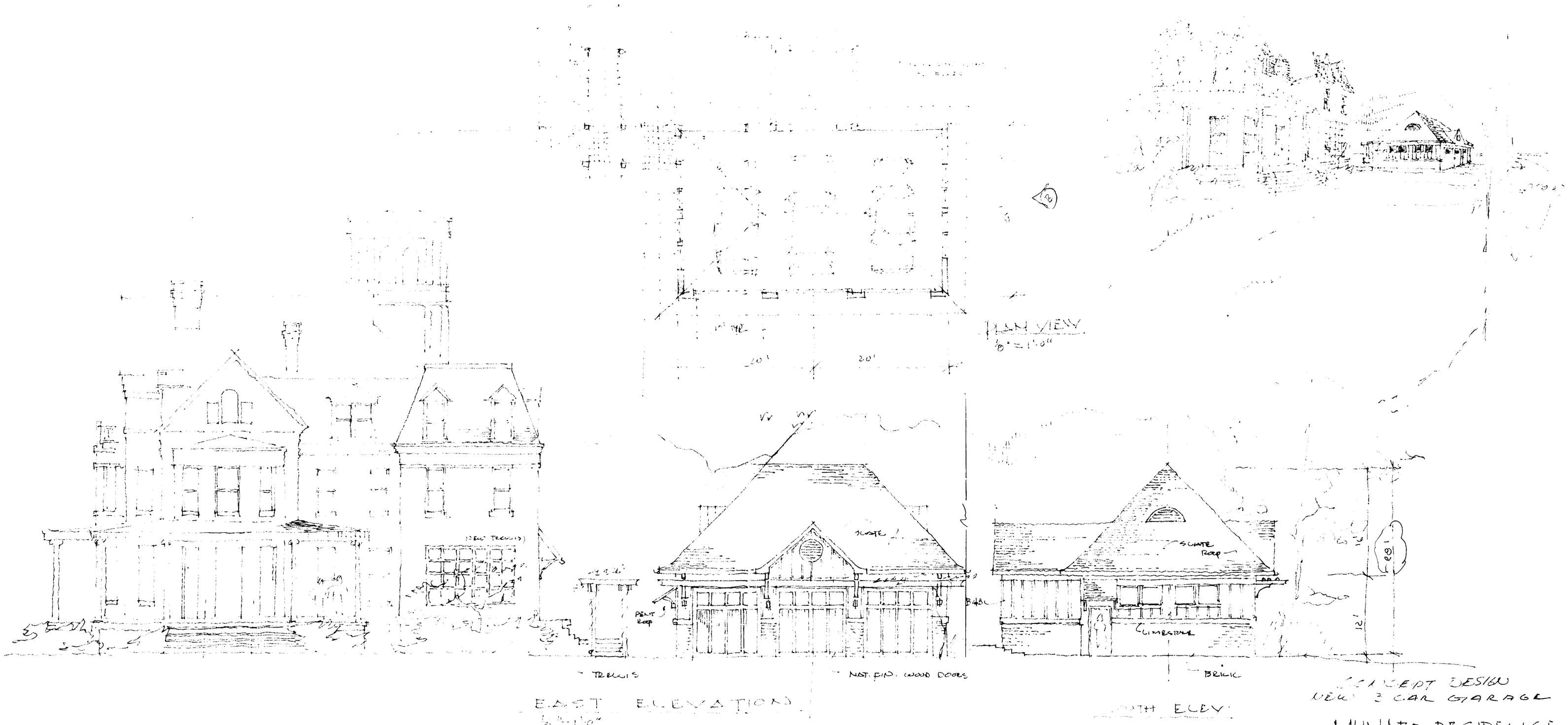
APPROVED BY THE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-278 of BALTIMORE COUNTY CODE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — 9/8/05 — DATE

P.W.A. COMPLETED — 090501 DDP 9.8.05
FINAL PLAT CHECKED:
ENGINEERING — DAK 7/11/05
HOUSE NUMBERS — 5-28-05
RECREATION & PARKS — 8-19-05
DEVELOPMENT MANAGEMENT — 8/18/05

COMPUTED BY: JAM — CHECKED BY: KFS
DRAWN BY: JAM — W.O. No.

SCHMID, PFELTZ & McDONALD, INC.,
229 EAST MAIN STREET, SUITE 'A'
WESTMINSTER, MD 21157
PHONE 410-876-4112
FAX 410-876-8273

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL NAD 83/91



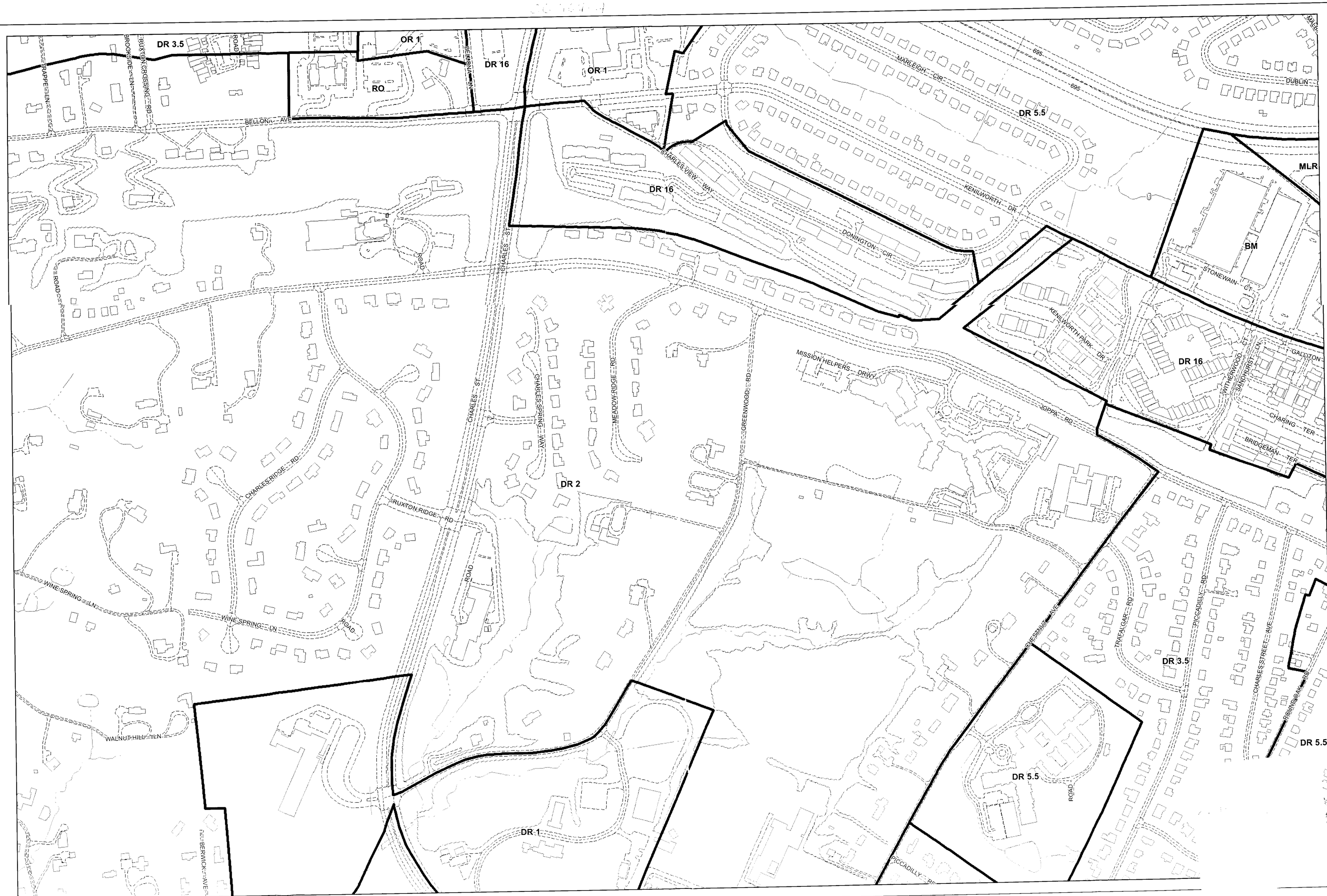
CONCEPT DESIGN
NEW 3 CAR GARAGE

MINAFO RESIDENCE

Joppa Road.

JMG ARCHITECTS
106 MORTON ST
BALTIMORE MARYLAND
1·23·06

06·464·A



Plan Sheet: *069C1*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning
Buildings
Streams
Roads
Vegetation
Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

060A3	060B3	060C3	061A3	061B3
069A1	069B1	069C1	070A1	070B1
069A2	069B2	069C2	070A2	070B2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 3, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. M. Marc Munafo
1306 West Joppa Road
Towson, Maryland 21204

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
N/S Joppa Road, 180' W of the c/l Charles Street
(1306 W. Joppa Road)
9th Election District – 2nd Council District
M. Marc Munafo, et ux - Petitioners
Case No. 06-464-A

Dear Mr. & Mrs. Munafo:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

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