IN RE: PETITION FOR ADMIN. VARIANCE S/S of Frederick Road, east of Maple Avenue 1st Election District 1st Councilmanic District **(1711 Frederick Road)** Dudley A. Demarest, Jr. *Petitioner*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-500-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before this Deputy Zoning Commissioner a Petition for Administrative Variance filed by Dudley A. Demarest, Jr., Petitioner. The variance request is for property located at 1711 Frederick Road in the Catonsville area of Baltimore County. The variance request is from Section1B02.3.C.1 to allow a proposed rear addition with a sum of side yard setbacks of 20 feet in lieu of the minimum required 25 feet.

A Formal Demand for Hearing was filed by Janice Slattery, an adjacent property owner on May 8, 2006. As a result, the case was set for public hearing.

The property was posted with a notice of the public hearing date and time on May 27, 2006 and notice was given to the general public by publication in the Jeffersonian Newspaper on May 30, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request was Dudley A. Demarest, Jr., Petitioner. Janice Slattery, who filed the formal demand for hearing, appeared in opposition to the request. There were no other protestants or citizens attending the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

ORDER RECEIVED FOR FILING
Date 6-27-06
By

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

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

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

Testimony and Evidence

Testimony and evidence indicated that the property contains 0.2 acres zoned DR 3.5 and is improved by the Petitioner's home. The Petitioner indicated that he purchased this 100 year old home ten years ago when he was single and since that time is married with two children. As a result, he indicated he needed to have more living space for his family. Initially he investigated adding a room to the rear of his home of sufficient size to be practical. However he discovered that financial limitations and an existing stone wall in his rear yard greatly limited the addition. He consulted an architect who indicated that his best option was to erect the addition shown on

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Petitioner's exhibit 1. The addition would be 10.5 feet from the Slattery property to the east. His home is 9.5 feet to the Engler property to the west and so the sum of the side yard setbacks for the house with the addition would be 20 feet. The DR 3.5 regulations require 25 feet. Thus the need for a variance.

The Petitioner presented photographs of his home and rear yard as Petitioner exhibits 2 A through 2 C which show where the addition would be located and the retaining wall which the Petitioner erected three years ago to contain the roots of a large tree in the rear yard. He also presented letters of support for the addition as Petitioner's exhibit 3 from all the adjacent neighbors except Ms. Slattery, his neighbor to the east.

Ms. Slattery, who lives next door opposed the request for variance. She would be the one most affected by the addition and did not want the distance between her home and the Petitioner's home to decrease in any way. As shown on Petitioner's exhibit 1, her home was built only 6 feet from the common property line. She complained that the addition would move the Petitioner's home too close to her home and therefore reduce her property value. In addition she argued that the Petitioner could move the addition to the west centering it on the existing house and not need any variance.

She also presented photographs depicting the long running dispute with the Petitioner as protestant's exhibit 1 which include location of the Petitioner's dogs area to defecate and urinate, rusted structures leaning against her retaining wall and firewood stored near her home which could attract termites.

In rebuttal the Petitioner pointed out that he can not move the addition to the center because of internal plumbing and design of the existing house. In addition he can not lengthen the addition making the width smaller for the same net area because of the retaining wall as shown

FILED
6/27/06

on Petitioner's exhibits 1 and 2 C. He indicated Ms. Slattery was lax in picking up her dogs' droppings, opined the "rusted" structure was intended to look that way and noted that Ms. Slattery recently erected a 6 foot high privacy fence on the common boundary so that she would not be impacted by the addition.

Ms. Slattery presented her rebuttal evidence in regard to the above including the comparative size of each dog. She opposed any compromise in which the addition would be any closer to her home.

The Petitioner indicated that he could live with 10 feet on the Slattery side as a compromise.

Findings of Fact and Conclusions of Law

The Parties declined my offer to leave the record open for some time to determine if a compromise of the variance issue and more importantly the ongoing disputes between neighbors could be resolved. Consequently I will do my best to resolve the matter.

The Petitioner indicates that to be a practical addition he must have 256 square feet of living space and that the addition must be on the Slattery side of his home. I see by Petitioner's exhibit 2C that there is an outside door on this side of the home and what appear to be small windows. The latter indicate to me that the uses immediately on the inside of the home are either bathroom or kitchen. This indicates to me that the logical place to erect an addition is on the Slattery side of the house. The door would provide access to the addition without structural changes to the rear wall of the house.

Accepting as fact the location of the west wall of the addition to be as shown in Petitioners exhibit 1, the west wall of the addition will be 26.5 feet from the Slattery property.

Adjusting the configuration of the addition with this dimension as a constant, the addition would have the follow dimensions:

Length	Width	Distance to Slattery Property
16	16	10.5
17	15.06	11.44
18	14.22	12.28
19	13.47	13.03
20	12.8	13.70
21	12.19	14.31
21.33	12	14.5

Petitioner's exhibit 1 indicates that the Petitioner's home is presently 14.5 feet from the Slattery property line. Thus if the Petitioner's east wall is extended, the Petitioner can build the addition with 256 square feet of space if the addition extends 21.33 feet from the rear wall of his home. However according to Petitioner's exhibit 1, the retaining wall in the rear yard is 21 feet from his rear wall. This means that the bottom part of the rear wall of the addition would become the retaining wall for the width of the addition. Clearly this would mean that no exterior door would be practical along the rear of the addition but hopefully the Petitioner could relocate the exterior door to the east or west side.

I do not know of any reason that the above is not feasible. If constructed in this manner the addition would merely extend the east side of the Petitioner's house 21.33 feet coming no closer to the Slattery property than the existing dwelling. Ms. Slattery had no objection at this suggestion at the hearing.

Yet even with extending the east side of the existing house to the retaining wall as above, the addition still requires a variance as odd as that may seem. The reason is the Petitioner's existing home does not meet the sum of the side yard setbacks of 25 feet. The sum of the side yards is 24 feet. This is not surprising given the fact it was built 50 years before zoning came into existence in the County.

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is an existing home built many years before zoning was imposed and thus is impacted disproportionately. Consequently I find the property unique from a zoning standpoint.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner could not build a needed addition.

I also find that this variance can be granted in strict harmony with the spirit and intent of the regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare. The addition will not be closer to the Slattery property which Ms. Slattery finds acceptable. Hopefully this decision will put at least this phase of the dispute between neighbors to rest.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be partially GRANTED with condition.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of June, 2006, that a variance request from Section1B02.3.C.1 to allow a proposed rear addition with a sum of side yard setbacks of 24 feet in lieu of the minimum required 25 feet be and is hereby GRANTED with condition:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 22, 2006

DUDLEY A. DEMAREST JR.
1711 FREDERICK ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Formal Demand for Hearing
Case No. 06-500-A
Property: 1711 Frederick Road

Dear Mr. Demarest:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been partially granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

C: Janice Slattery, 1709 Frederick Road, Catonsville MD 21228
Karen Szcyesmiakowski, 1709 Frederick Road, Catonsville MD 21228

6-22-06

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1711 Frederick Rd.
which is presently zoned DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1. To allow a proposed rear addition with a sum of side yard setbacks of 20 ft. in lieu of the minimum required 25 ft.

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):

Dudley A. Demarest Jr
Name - Type or Print

Signature

Name - Type or Print

Signature

1711 Frederick Rd — 410-788-9776
Address — Telephone No.

Catonsville, MD — 21228
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 06-500 A

REV 10/25/01

6-22-06

P6

Reviewed By [illegible] **Date** 4-11-06

Estimated Posting Date 4-23-06

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 1711 Frederick Rd
Address
Catonsville, MD 21228
City State Zip Code

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

The property is unique and different than the surrounding properties because of the drainage problems on the property a retaining wall and drainage system was required to prevent flooding of the basement of the residence. The placement of this retaining wall and drainage system limits the southern extent of any addition. The western extent would be limited by the driveway and structure of the house itself. On the east side the limit would be the zoning requirement of 15 ft.

The practical difficulty this imposes is that these restrictions limit the size of the addition and would not make building an addition economically feasible. I would not be able to obtain a secured bank loan because the cost of building would be more than the appraised value of the addition. The variance request would propose no increase in residential density and the addition has been design to match the style and appearance of the main house. The request to allow building to the 10 foot restriction would still be within the sprit of the original zoning that does allow 10 ft. restrictions on one side and more adherent than the residence on an adjacent property which is built within 6 feet of the property line. The current request would place the new addition set back from the adjacent property building and within the original 10 ft. restriction. The addition would have no impact on public health, safety, or general welfare.

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.

Signature

Dudley A. Demarest Jr.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dudley A Demarest Jr

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 10/1/2009

REV 10/25/01

ZONING DESCRIPTION FOR 1711 Frederick Rd., Catonsville, MD 21228

Beginning at a point on the south side of Frederick Rd. which is 26 feet wide at the distance of 232 feet East of the centerline of the nearest improved intersecting street Maple Ave. which is 24 feet wide. Being lot # 14 in the plat of Hazlen Terrace as recorded in Baltimore County Plat Book # 9, Folio #21, containing 9065 square feet. Also known as 1711 Frederick Rd , Catonsville, MD 21228 and located in the 1st Election District, 1st Councilmanic District.

#500

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: #06-500-A
1711 Frederick Road
South side of Frederick Road, 232 feet +/- east of centerline of Maple Avenue
1st Election District
1st Councilmanic District
Legal Owner(s):
Dudley A. Demarest, Jr.
Variance: to allow a proposed rear addition with a sum of side yard setbacks of 20 feet in lieu of the minimum required 25 feet.
Hearing: Tuesday, June 13, 2006 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake 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.

JT/5/764 May 30 97007

CERTIFICATE OF PUBLICATION

6/1, 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 5/30/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13958

DATE 4-11-06 ACCOUNT R-001-616-6150

AMOUNT $ 65.00

RECEIVED FROM: Mr. Dirk Demarest

FOR: Residential Variance filing fee for 1911 Fairview Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
4/12/2006 4/10/2006 15:30:55
REC 96266 04/10/2006
RECEIPT # 96555 4/11/2006
PAGE 5 ITEMS RECEIPTED
00. 00572
Rcpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

FORMAL DEMAND FOR HEARING

CASE NUMBER: 06500-A

Address: 1711 Frederick Rd

Petitioner(s): JANICE SLATTERY

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We JANICE SLATTERY
Name - Type or Print

( ) Legal Owner OR (✓) Resident of

1709 Frederick Rd
Address

Catonville Md 21228
City State Zip Code

410-747-3494
Telephone Number

which is located approximately Next door *feet from the property, which is the subject of the above petition,* ***do hereby formally demand that a public hearing be set in this matter.***
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Janice M Slattery 5/8/06
Signature Date

Signature Date

Revised 9/18/98 - wcr/scj

CERTIFICATE OF POSTING

RE: Case No.: 06-500-A

Petitioner/Developer: DUDLEY DEMAREST

Date of Hearing/Closing: MAY 8, 2006

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

Attention: **Christen Matthews**

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 propery located at

~~#1711~~ CATONSVILLE
#1711 FREDERICK ROAD

The sign(s) were posted on APRIL 21, 2006
(Month, Day, Year)

Sincerely,

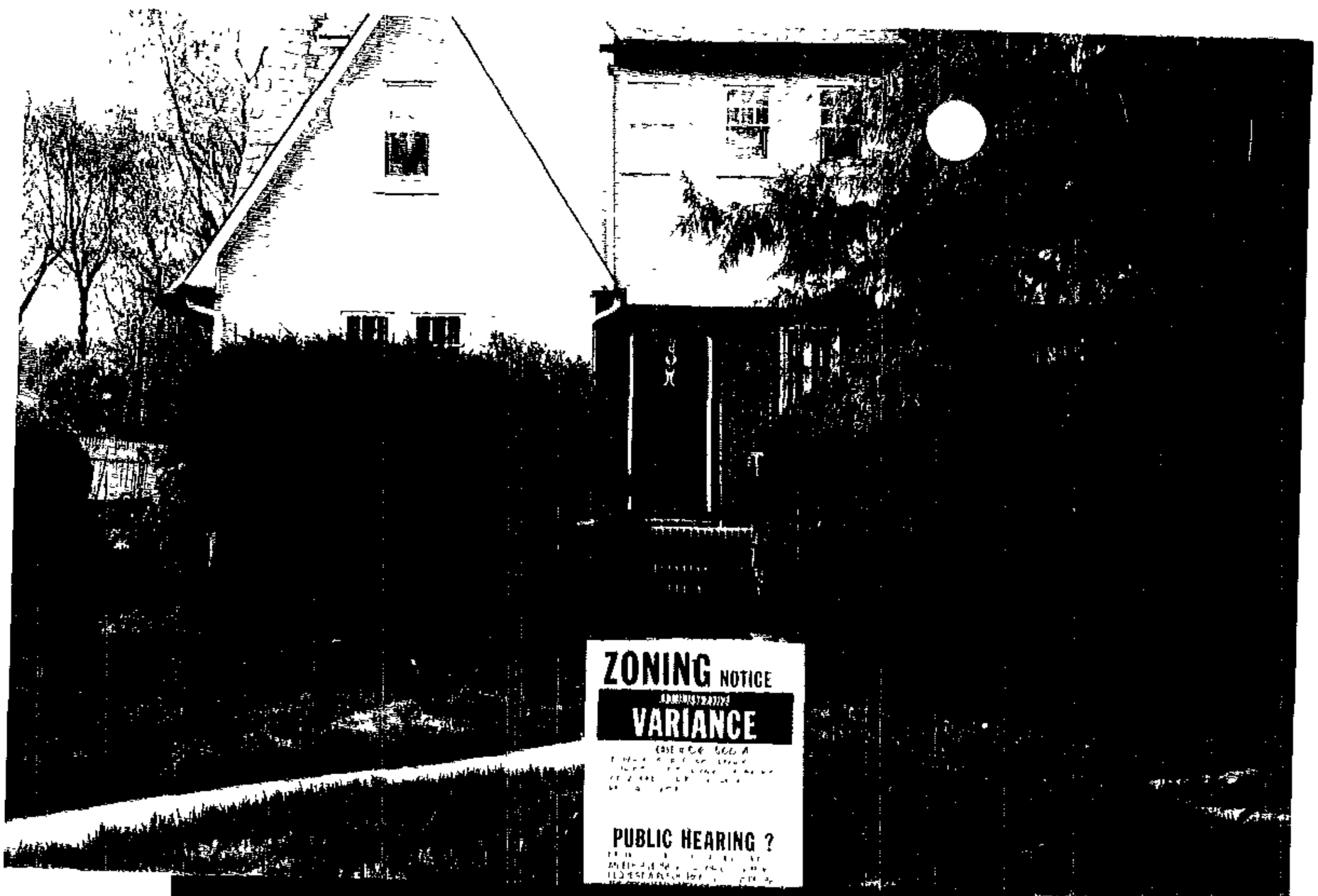
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 06-500-A

TO PERMIT A PROPOSED REAR ADDITION WITH A SUM OF SIDEYARD SETBACKS OF 20 FEET IN LIEU OF THE MINIMUM REQUIRED 25 FT.

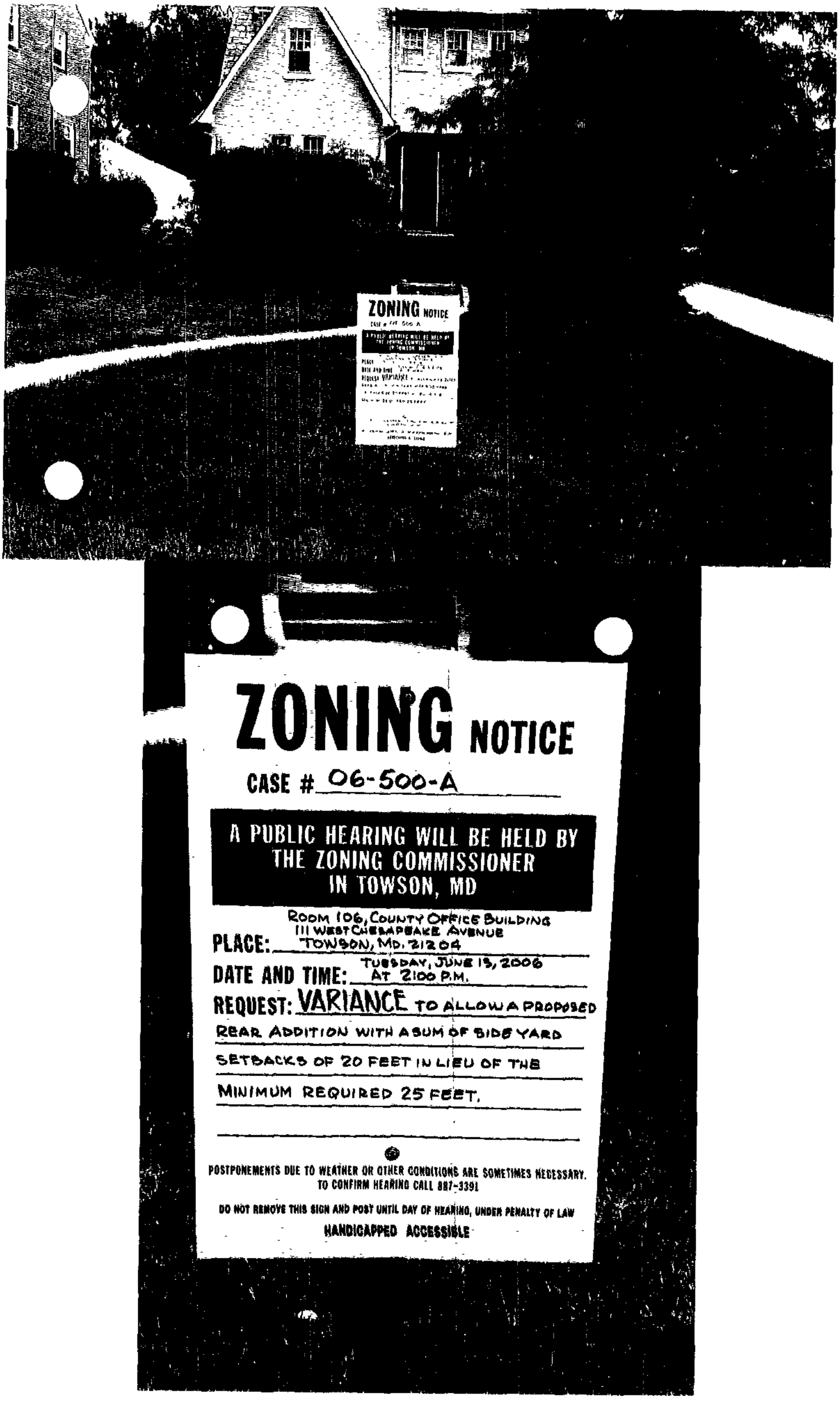
PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MAY 8, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER HEARING DATE, UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, RM 104

MEETING IS HANDICAP ACCESSIBLE


ZONING NOTICE
CASE # 06-500-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
PLACE: ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MD. 21204
DATE AND TIME: TUESDAY, JUNE 13, 2006
AT 2:00 P.M.
REQUEST: VARIANCE TO ALLOW A PROPOSED
REAR ADDITION WITH A SUM OF SIDE YARD
SETBACKS OF 20 FEET IN LIEU OF THE
MINIMUM REQUIRED 25 FEET.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 06-500-A

Petitioner/Developer: D.A DEMAROST, JR.

Date of Hearing/Closing: JUNE 13, 2006

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

Attention: **Christen Matthews**

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 propery located at

#1711 FREDERICK ROAD

The sign(s) were posted on MAY 27, 2006
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

MAY 30 2006

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-500 -A Address 1711 Frederick Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-11-06 **Posting Date:** 4-23-06 **Closing Date:** 5-08-06

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 06-500 -A Address 1711 Frederick Rd

Petitioner's Name Dudley A. Demarest JR. Telephone 410-788-9776

Posting Date: 4-23-06 **Closing Date:** 5-08-06

Wording for Sign: To Permit a proposed rear addition with a sum of side yard setbacks of 20 ft. in lieu of the minimum required 25 ft.

WCR - Revised 6/25/04

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: 06-500 A

Petitioner: Dudley A. Demarest IV

Address or Site Location: 1711 Frederick Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address:

Balto, Md 21228

Telephone Number: 410-788-9776

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 29, 2006 Issue - Jeffersonian

Please forward billing to:
Dudley Demarest, Jr. 410-788-9766
1711 Frederick Road
Catonsville, MD 21228

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: 06-500-A
1711 Frederick Road
South side of Frederick Road, 232 feet +/- east of centerline of Maple Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Dudley A. Demarest, Jr.

Variance to allow a proposed rear addition with a sum of side yard setbacks of 20 feet in lieu of the minimum required 25 feet.

Hearing: Tuesday, June 13, 2006 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Department of Permits and Development Management

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

Baltimore County

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

May 8, 2006

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: 06-500-A
1711 Frederick Road
South side of Frederick Road, 232 feet +/- east of centerline of Maple Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Dudley A. Demarest, Jr.

Variance to allow a proposed rear addition with a sum of side yard setbacks of 20 feet in lieu of the minimum required 25 feet.

Hearing: Tuesday, June 13, 2006 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Janice Slattery, 1709 Frederick Road, Catonsville 21228

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 29, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1711 Frederick Rd.
which is presently zoned DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1. To allow a proposed rear addition with a sum of side yard setbacks of 20 ft. in lieu of the minimum required 25 ft.

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):

Dudley A. Demarest Jr
Name - Type or Print

Signature

Name - Type or Print

Signature

1711 Frederick Rd — 410-788-9776
Address — Telephone No.

Catonsville, MD — 21228
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 06-500-A

REV 10/25/01 6-22-06

Reviewed By _____ **Date** 4-11-06

Estimated Posting Date 4-23-06

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 1711 Frederick Rd
Address
Catonsville, MD 21228
City State Zip Code

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

The property is unique and different than the surrounding properties because of the drainage problems on the property a retaining wall and drainage system was required to prevent flooding of the basement of the residence. The placement of this retaining wall and drainage system limits the southern extent of any addition. The western extent would be limited by the driveway and structure of the house itself. On the east side the limit would be the zoning requirement of 15 ft.

The practical difficulty this imposes is that these restrictions limit the size of the addition and would not make building an addition economically feasible. I would not be able to obtain a secured bank loan because the cost of building would be more than the appraised value of the addition. The variance request would propose no increase in residential density and the addition has been design to match the style and appearance of the main house. The request to allow building to the 10 foot restriction would still be within the sprit of the original zoning that does allow 10 ft. restrictions on one side and more adherent than the residence on an adjacent property which is built within 6 feet of the property line. The current request would place the new addition set back from the adjacent property building and within the original 10 ft. restriction. The addition would have no impact on public health, safety, or general welfare.

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.

Signature

Dudley A. Demarest Jr.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Dudley A Demarest Jr
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 10/1/2009

REV 10/25/01

Department of Permits and Development Management

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

Baltimore County

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

June 9, 2006

Dudley Demarest Jr.
1711 Frederick Rd.
Catonsville, MD, 21228

Dear: Mr. Demarest,

RE: Case Number: 06-500-A; 1711 Frederick Rd.

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

WCR:sma

Enclosures

c: People's Counsel

Printed on Recycled Paper

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 4-21-02

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

RE: Baltimore County
Item No. 500 JJS

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2006
Item Nos. 491, 492, 493, 494, 495, 498, 499, 500, 502, 504, 505, 507, 508, 509, 511, 513, 514, 515, 516, 517

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-04252006.doc

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 21,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515
500

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

Department of Permits and Development Management

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

Baltimore County

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

May 8, 2006

Dudley Demarest, Jr.
1711 Frederick Road
Catonsville, MD 21228

Dear Mr. Demarest:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-500-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must also be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact John Sullivan at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Janice Slattery, 1709 Frederick Road, Catonsville 21228

Printed on Recycled Paper

5 Maple Ave
Catonsville, MD 21228

June 7, 2006

Baltimore County Zoning

To whom it may concern.

On June 6, 2006 Mr. & Mrs. Dennis Taylor meet with Mr. Dudley Demarest to review the blueprints for an addition he wants to add to his dwelling. After reviewing the blue print plans we were in agreement that the improvements he was going to make to his house would definitely increase the value of our property. Mr. Demarest property backs up to our property.

Sincerely,

Mr & Mrs Dennis Taylor

Mr. & Mrs. Dennis Taylor

Catonsville, MD

Pet #3

June 12, 2006

Mrs. Anna Steffen
1 Maple Avenue
Catonsville, MD 21228

RE: Demarest Zoning Variance for 1711 Frederick Road

Dear Zoning Commission,

I am writing this letter on behalf of the Demarest family at 1711 Frederick Road. I am in favor of the proposed addition to their home because this addition can only increase property values for all of us surrounding them. My yard backs up to their property so I can see them clearly. I work very hard to keep my home and yard in good condition and am glad when my neighbors also make improvements that will only add to the value of my property. Once again, I am in favor of their addition project.

Sincerely,

Anna Steffen

Anna Steffen

June 12, 2006

Baltimore County Zoning Commission

Case#: 06-500-A

To Whom it May Concern:

I want to support the proposal for an addition to the existing structure located at 1711 Frederick Road, Catonsville, MD.

Not only will the addition be true to the original architechure of the home and be visually pleasing, it will also enhance the property values on the 1700 of Frederick Road.

Sincerely,

Clyde S. Shippe
1715 Frederick Road
Catonsville, MD 21228

E Egler

Eric Engler
1713 Frederick Rd

June 11, 2006

Letter in reference to a ruling for a variance for a proposed addition to the home of Michaela and Dudley Demarest

As a neighbor, I welcome a young couple to the block. One that is interested in restoring an old Catonsville house. Fifteen (almost sixteen years) ago, I spotted my home at 1703 Frederick Rd. It was in deplorable condition. My next door neighbor at the time was a Dr. Charles Zeigler (a Veterinarian). He was getting close to eighty years old. He still saw old patients, but I was assured by the Real Estate Agent that he practiced under a grandfather clause. The place could never be use commercially again. I loved my new/old house and proceeded to spend over $450,000.00 in its' restoration. Today, the bottom pictures show the fruits of my labors.

Dr. Zeigler's son decided to move his father to Charlestown and put 1705 on the market. Dr. Zeigler practiced at this location for over fifty years and was loved my all. The property was sold to another vet Dr. Larry Blanken. I came home from work one day and the side leading to the animal hospital was being made into a parking lot. I call to ask if you could put a parking lot on a private residence. The answer was "you can pave your whole property if you like", but the catch was Dr. Blanken wasn't operating under his license. He was using Dr. Zeigler's. It went to court and the judge said he wouldn't take a man's livelihood away and issued him a license to practice veterinary medicine. My point is, I would never have spent all that money to be next door to a commercial business. Dr. Blanken told me he wasn't boarding pets and just wanted to make a living. Other than planting Lebanon Cedars that have killed my grass and are crowding out my gorgeous Maple tree, he hasn't bothered me.

The plots along Frederick Rd. are narrow and the Demarest's next door neighbors footage is closer than the allowed ten feet. They recently installed a privacy fence and the plans for the addition aren't in their view. The plans to increase the kitchen and rear need the variance to stay in proportion to the scale of the existing house (which is unique and novel in itself). To destroy the charm of these old homes when someone is willing to do it right would be wrong. It also inspires other to put more effort in their own homes (mine did) and it's what makes Catonsville the demand place to live and the sought after quaint architecture.

Pat Smith

Pat Smith

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Janice Slattery	1709 Frederick Rd	Catonsville Md 21228	janice.slattery@SSA.gov
Karen Szczesniakowski	1709 Fred R	"	

PLEASE PRINT CLEARLY

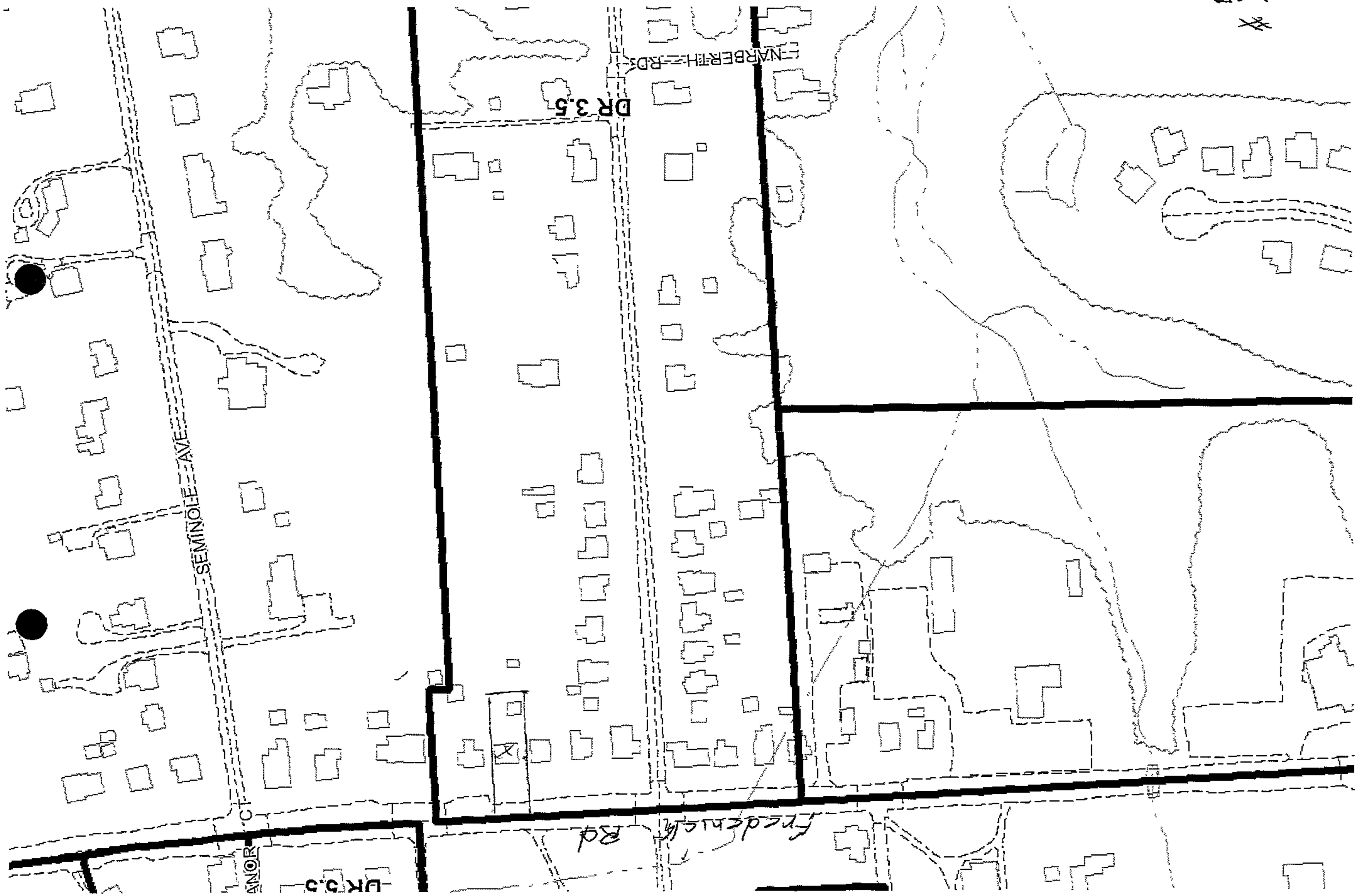
CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Dudley Demarest	1711 Frederick Rd	Catonsville, MD 21228	ddemarest@erols.com

Map # 16022

500



16022

500

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 1711 Frederick Rd.

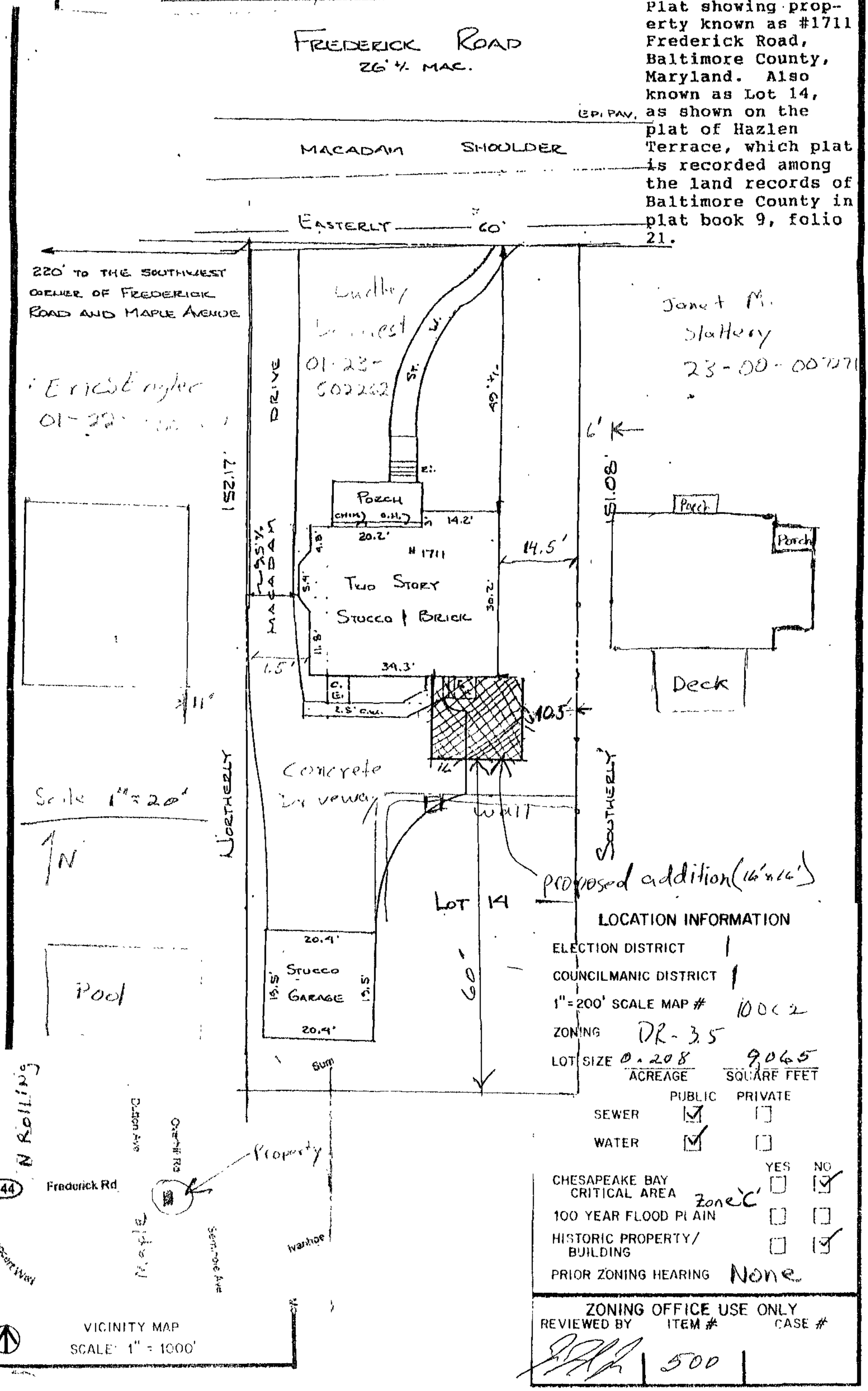
SEE PAGES 5 & 6 OF THE CHECKLIST FOR

SUBDIVISION NAME HAZLEN TERRACE

PLAT BOOK # 9 FOLIO # 21 LOT # 14 SECTION #

OWNER Dudley Demarest

Plat showing property known as #1711 Frederick Road, Baltimore County, Maryland. Also known as Lot 14, as shown on the plat of Hazlen Terrace, which plat is recorded among the land records of Baltimore County in plat book 9, folio 21.



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 100C2

ZONING DR-3.5

LOT SIZE 0.208 ACREAGE 9065 SQUARE FEET

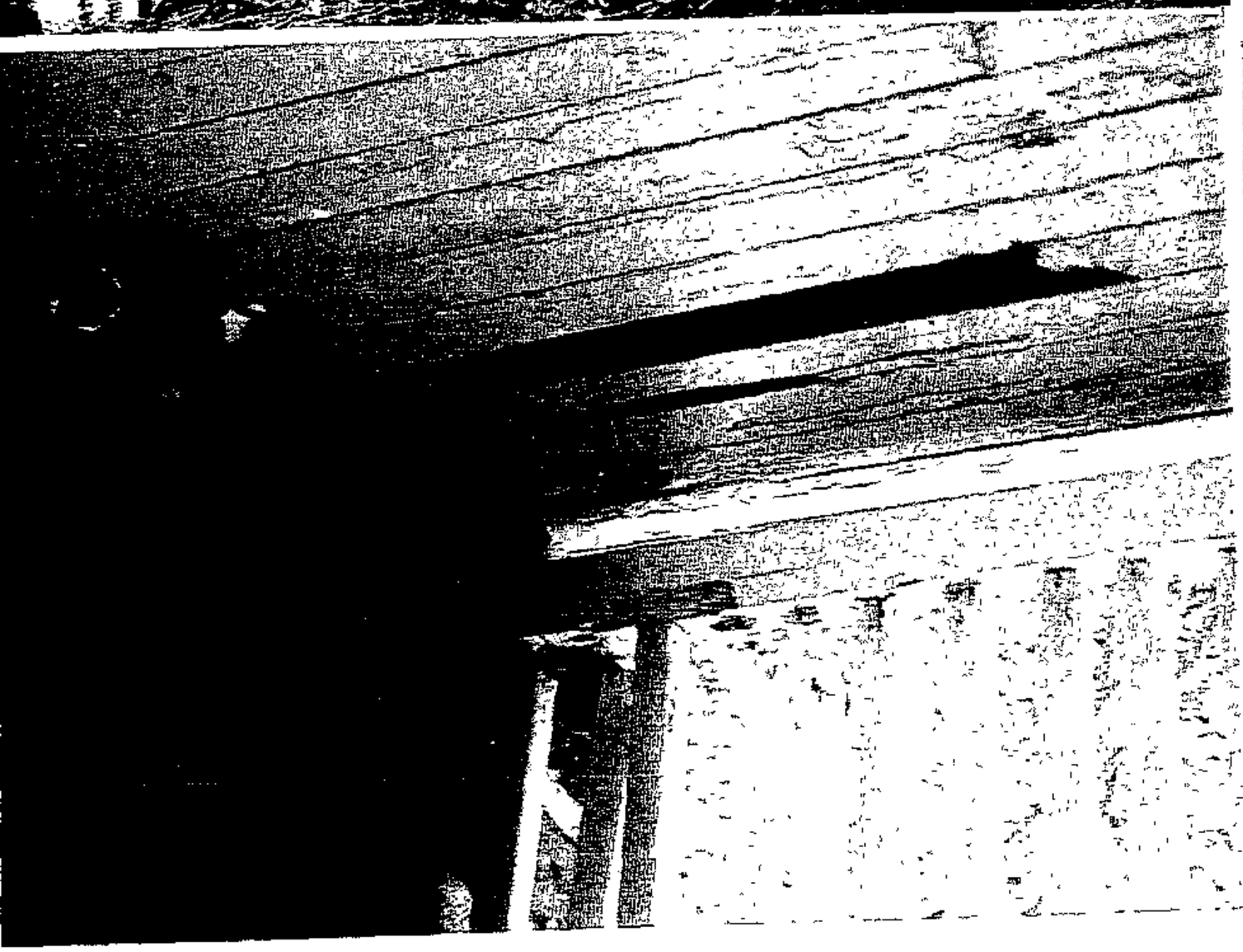
	PUBLIC	PRIVATE
SEWER	☑	☐
WATER	☑	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA Zone 'C'	☐	☑
100 YEAR FLOOD PLAIN	☐	☐
HISTORIC PROPERTY/ BUILDING	☐	☑

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
	500	



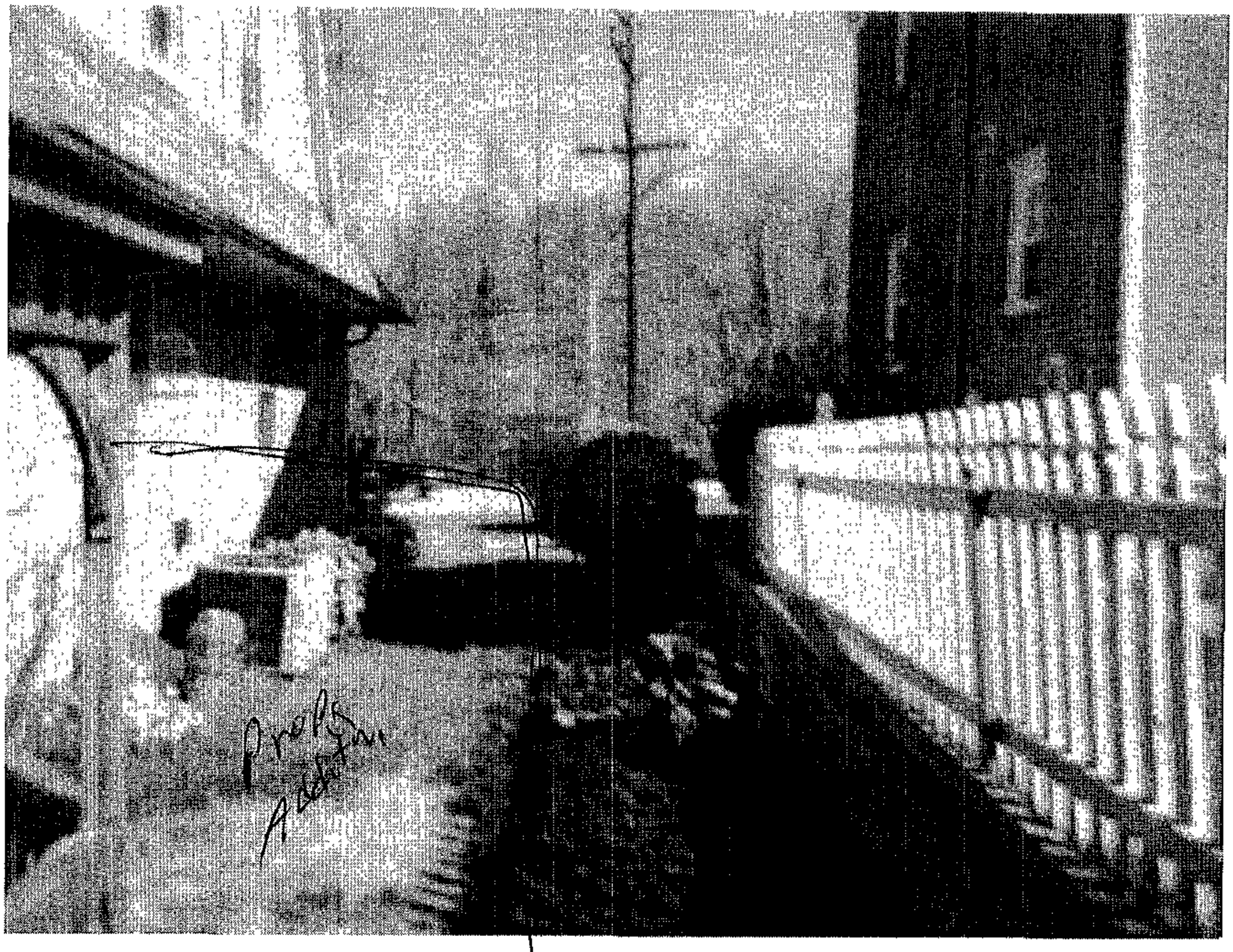
Demarest Petition

1711 Frederick Rd, Catonsville, MD 21228

Proposed building area

$500

2A



Demarest Petition

1711 Frederick Rd, Catonsville, MD 21228

Proposed building area and adjacent property

#500

2B

Retaining wall

Demarest Petition

1711 Frederick Rd, Catonsville, MD 21228

Retaining Wall

#500

ZC

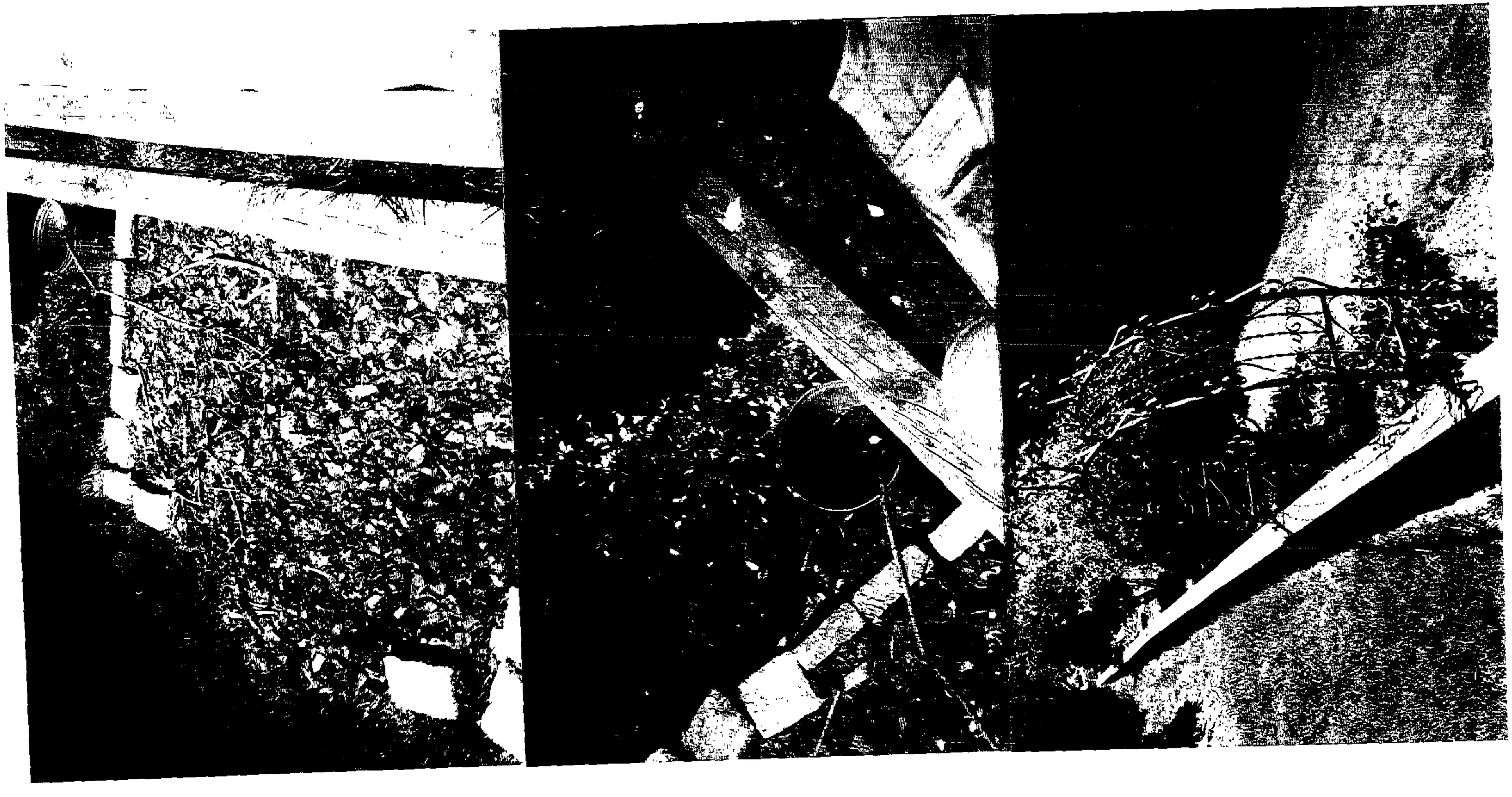
BALTIMORE COUNTY
MARYLAND

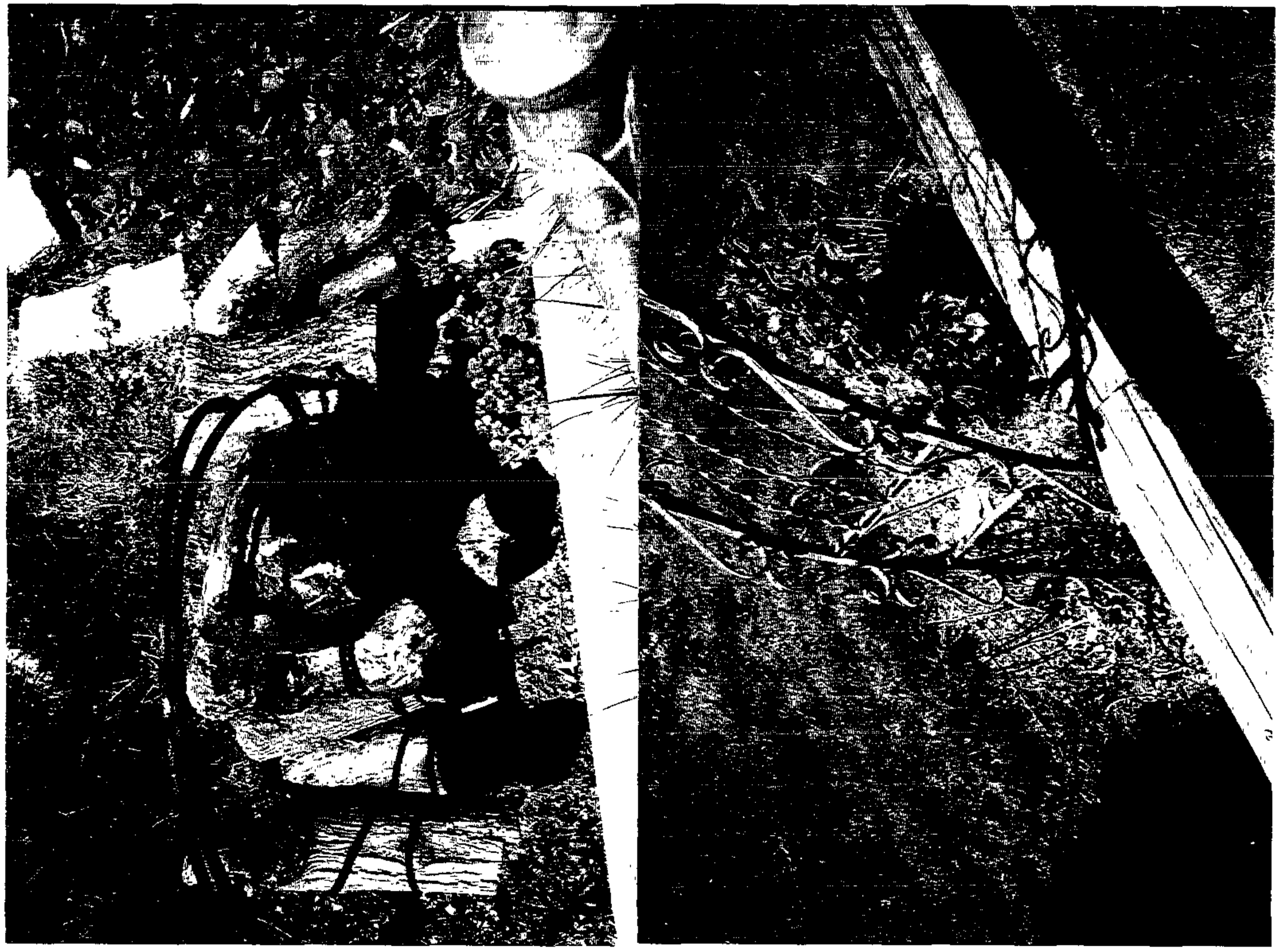
Zoning Commissioner
Office of Planning
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland. 21204

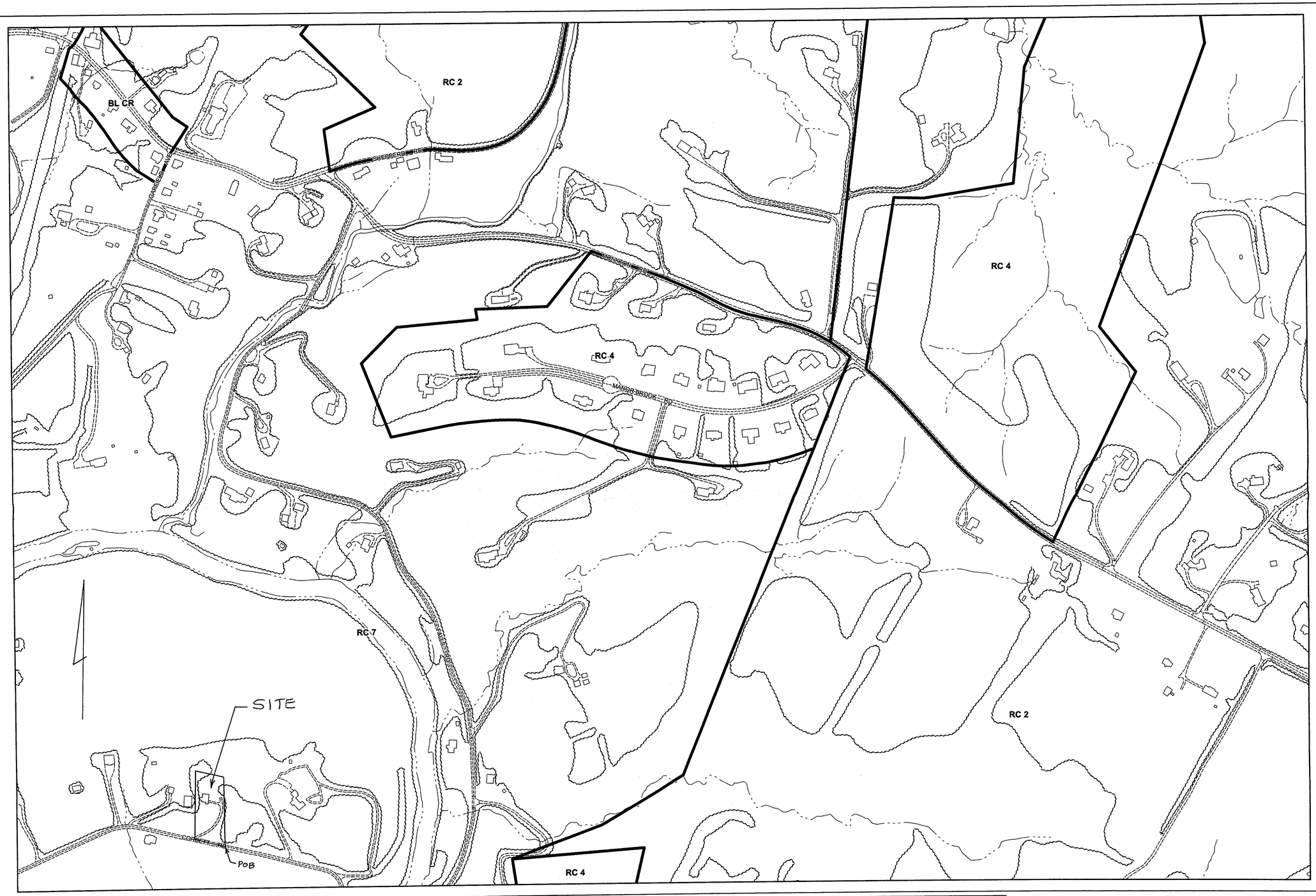
Pro

Exhibits #1

Return Service Requested







Plan Sheet: *029A1*

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

Buildings — Streams — Vegetation
Zoning — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

022B3	022C3	023A3	023B3	023C3
028B1	028C1	029A1	029B1	029C1
028B2	028C2	029A2	029B2	029C2

Scale

1" = 200'

0 100 200 400 Feet

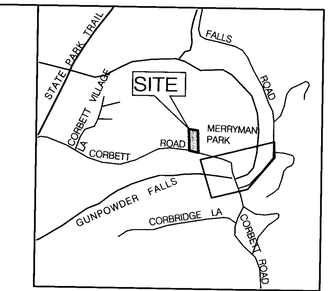
N

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

#499

GENERAL NOTES

1. THERE HAVE BEEN NO PRIOR ZONING HEARINGS, DEVELOPMENT PLANS, CRG PLANS, OR DRC MEETINGS FOR THIS PROPERTY.
2. THIS SITE IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS.
3. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.
4. THERE ARE NO STREAMS, WETLANDS, OR STORMWATER MANAGEMENT SYSTEMS WITHIN 50 FEET OF THIS SITE.
5. THIS SITE LIES ON 200 SCALE ZONING MAP NO. 29-A1.
6. EXISTING USE OF PROPERTY: (RESIDENTIAL)
7. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
8. THIS LOT WAS CREATED PRIOR TO 1972.



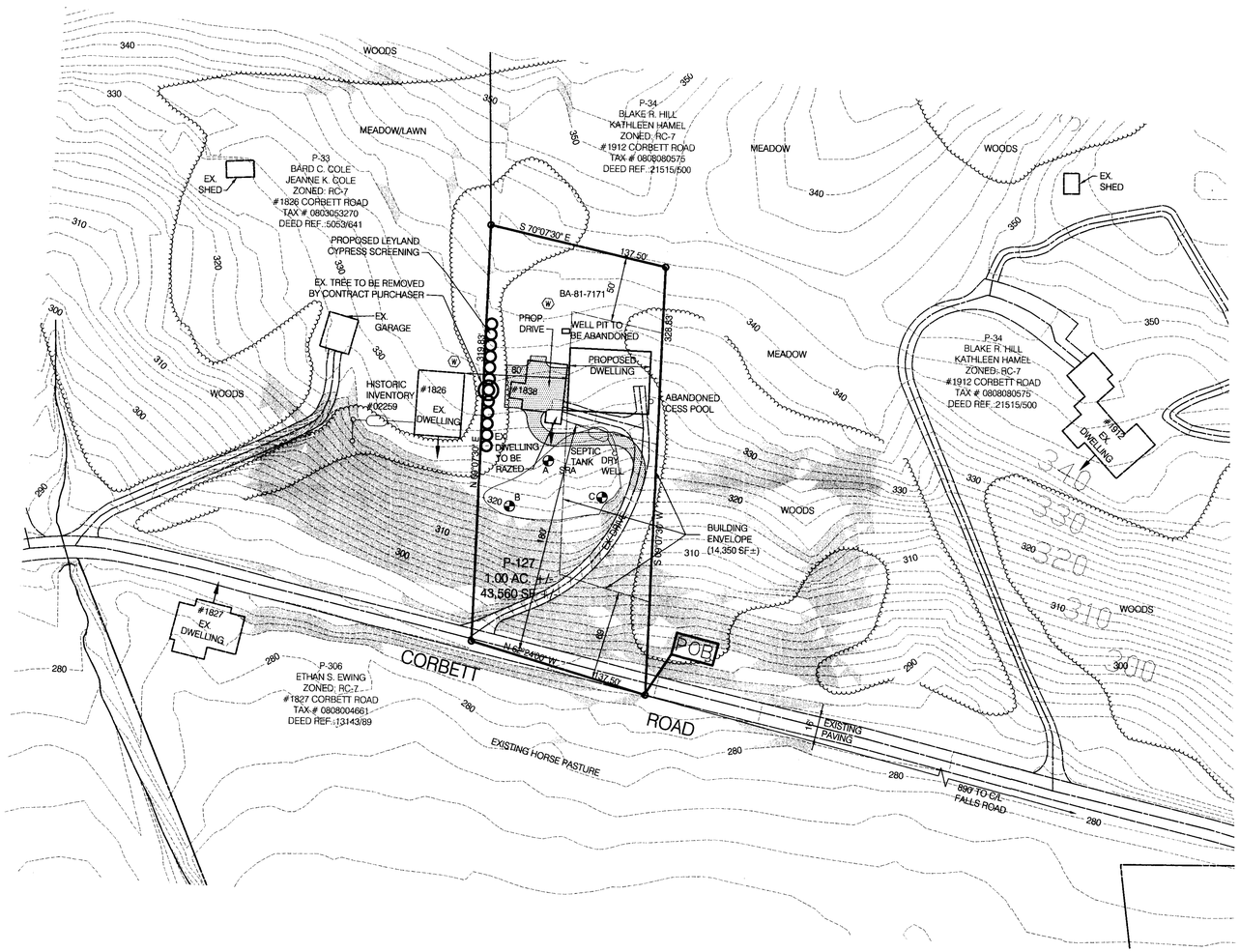
VICINITY MAP

SCALE: 1"=1000'

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

SITE DATA

1. GROSS AREA OF SITE=	1.00 AC.±
2. NET AREA OF SITE=	1.00 AC.±
3. EXISTING ZONING=	RC 7
4. 2000 CENSUS TRACT:	408100
5. 2000 CENSUS BLOCK GROUP:	4081002
6. REGIONAL PLANNING DISTRICT:	304
7. ELEMENTARY SCHOOL DISTRICT:	SPARKS ES
8. MIDDLE SCHOOL DISTRICT:	HEREFORD MS
9. HIGH SCHOOL DISTRICT:	HEREFORD HS
10. WATERSHED:	GUNPOWDER
11. SUBSEWERSHED:	NONE
12. COUNCILMANIC DISTRICT:	3RD
13. ELECTION DISTRICT:	8TH
14. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP:	29A1
15. ZIP CODE:	21111
16. TAX MAP 29, GRID 7, PARCEL 127	



ZONING CASE No.: 06-499-A
PETITIONER'S EXHIBIT No. 6

CONTRACT PURCHASER/ APPLICANT

RANDOLPH H. SHELLEY
P.O. BOX 356
MONKTON, MD 21111
410-329-8040

OWNER INFORMATION

EVERETT E. TRUMAN
MARGARET E. TRUMAN
DEED REF: 2044/44
TAX ACCT. # 08-20066800
TAX MAP 29, GRID 7, PARCEL 127

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

1838 CORBETT ROAD

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 50' DATE: MARCH 29, 2006
REVISED JULY 10, 2006

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

JOB # 06-033

GENERAL NOTES

1. THERE HAVE BEEN NO PRIOR ZONING HEARINGS, DEVELOPMENT PLANS, CRG PLANS, OR DRC MEETINGS FOR THIS PROPERTY.
2. THIS SITE IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS.
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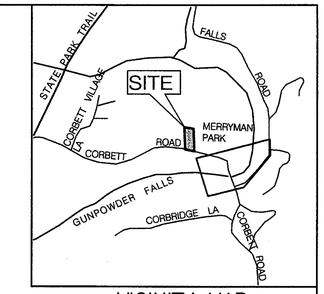

VICINITY MAP

SCALE: 1"=1000'

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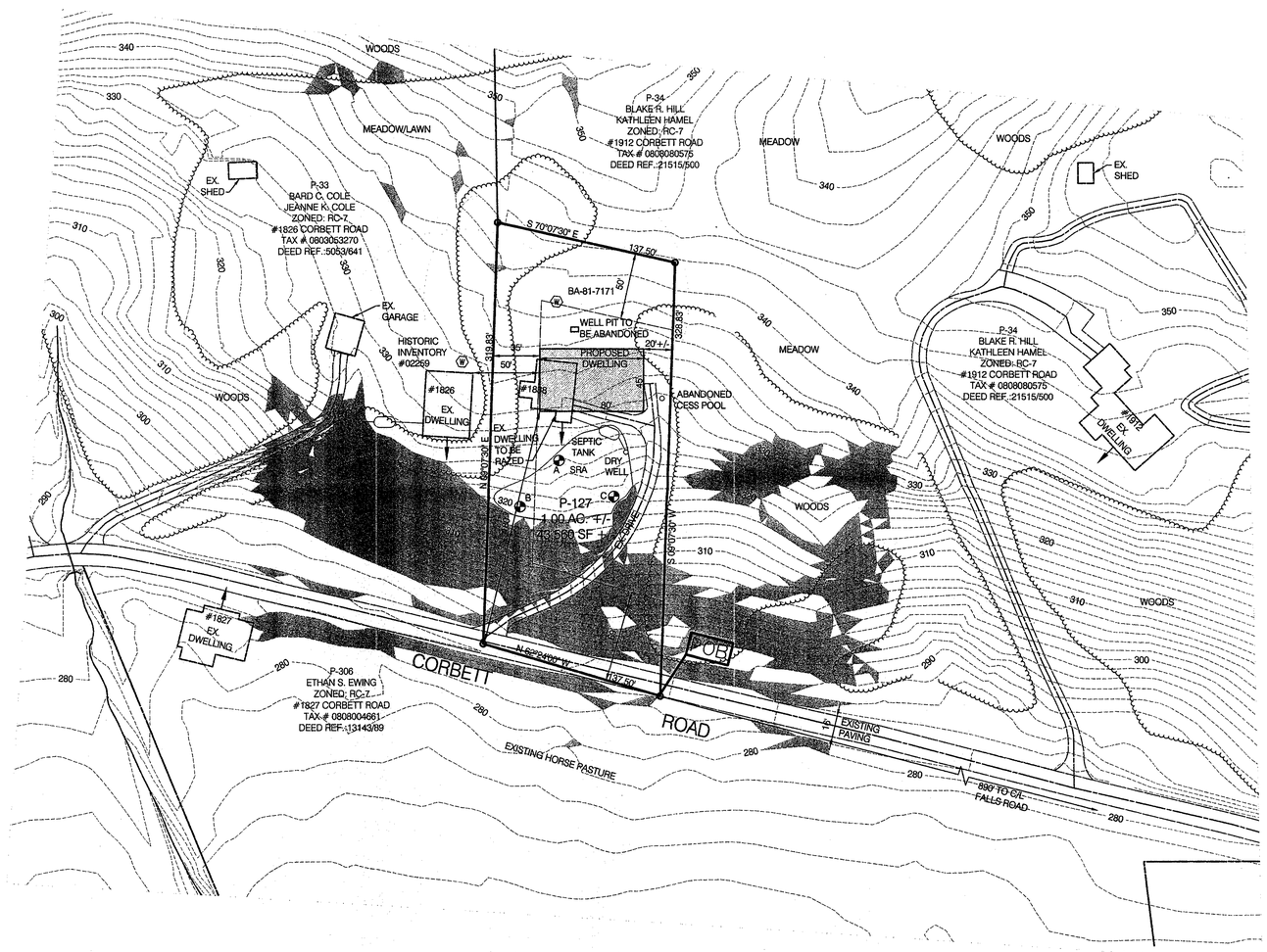

PETITIONER'S
EXHIBIT NO. 1

CONTRACT PURCHASER/
APPLICANT

RANDOLPH H. SHELLEY
P.O. BOX 356
MONKTON, MD 21111
410-329-8040

OWNER INFORMATION

EVERETT E. TRUMAN
MARGARET E. TRUMAN
DEED REF: 2044/44
TAX ACCT.# 08-20066800
TAX MAP 29, GRID 7, PARCEL 127

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

1838 CORBETT ROAD

8TH ELECTION DISTRICT
SCALE: 1"= 50'

BALTIMORE COUNTY, MARYLAND
DATE: MARCH 29, 2006

GENERAL NOTES

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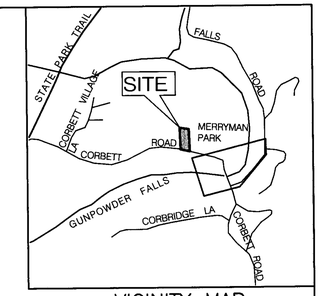
7. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
8. THIS LOT WAS CREATED PRIOR TO 1972.



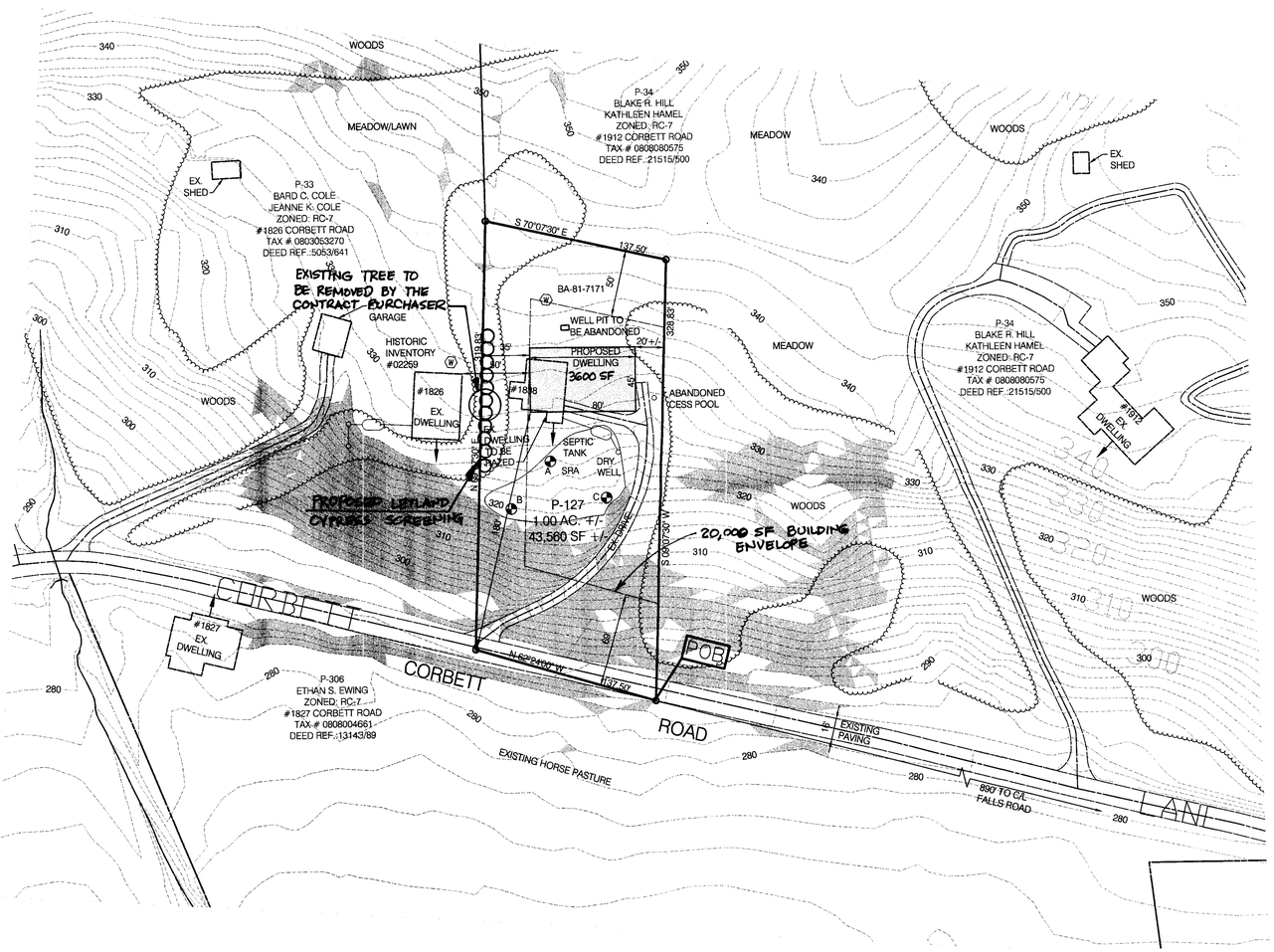
VICINITY MAP

SCALE: 1"=1000'

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

SITE DATA

1. GROSS AREA OF SITE=	1.00 AC.±
2. NET AREA OF SITE=	1.00 AC.±
3. EXISTING ZONING=	RC 7
4. 2000 CENSUS TRACT:	408100
5. 2000 CENSUS BLOCK GROUP:	4081002
6. REGIONAL PLANNING DISTRICT:	304
7. ELEMENTARY SCHOOL DISTRICT:	SPARKS ES
8. MIDDLE SCHOOL DISTRICT:	HEREFORD MS
9. HIGH SCHOOL DISTRICT:	HEREFORD HS
10. WATERSHED:	GUNPOWDER
11. SUBSEWERSHED:	NONE
12. COUNCILMANIC DISTRICT:	3RD
13. ELECTION DISTRICT:	8TH
14. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP:	29A1
15. ZIP CODE:	21111
16. TAX MAP 29, GRID 7, PARCEL 127	



PETITIONER'S EXHIBIT NO. 2

CONTRACT PURCHASER/ APPLICANT

RANDOLPH H. SHELLEY
P.O. BOX 356
MONKTON, MD 21111
410-329-8040

OWNER INFORMATION

EVERETT E. TRUMAN
MARGARET E. TRUMAN
DEED REF: 2044/44
TAX ACCT.# 08-20066800
TAX MAP 29, GRID 7, PARCEL 127

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

1838 CORBETT ROAD

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 50' DATE: MARCH 29, 2006

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

JOB # 06-033