

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S of Maple Grove Avenue		
N of Kemp Road	*	ZONING COMMISSIONER
4 th Election District		
9 th Councilmanic District	*	OF BALTIMORE COUNTY
(13208 Maple Grove Avenue)	*	
Darius M. Higgs and Charlene E. Higgs	*	CASE NO. 06-557-A
<i>Petitioners</i>		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Darius M. Higgs and Charlene E. Higgs. The variance request is for property located at 13208 Maple Grove Avenue in the Reisterstown area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet for an attached garage in lieu of the required 35 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner requests the setback variance from the required 35 feet to 3 feet in order that he can attach a two car garage with a 5 foot breezeway to the side of his existing house. Due to a permanent impairment from having polio, the Petitioner needs the use of a walker to assist him. Locating the garage to the rear of his house would increase the distance he has to travel to reach the garage as well as additional stairs he would have to climb.

Zoning Advisory Committee Comments

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*.

JAN 11 2006 RECEIVED FOR FILING

6-1-06

B

"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."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 14, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

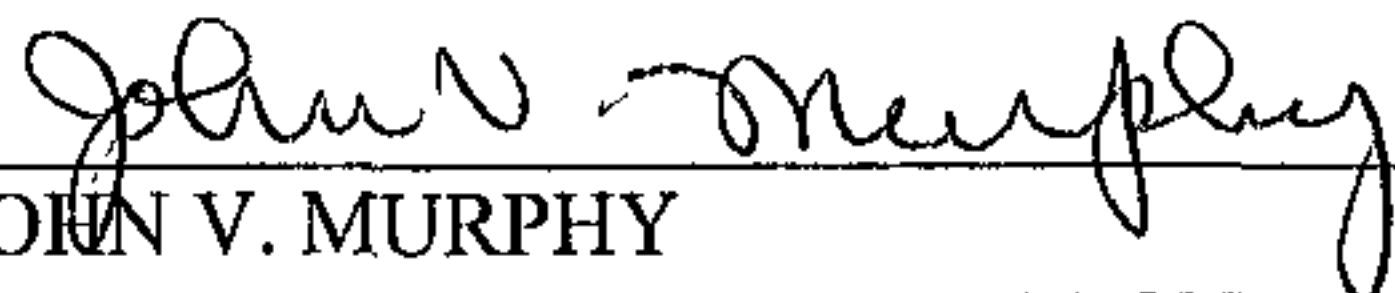
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 6-7-06 BY [signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1st day of June, 2006, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet for an attached garage in lieu of the required 35 feet.

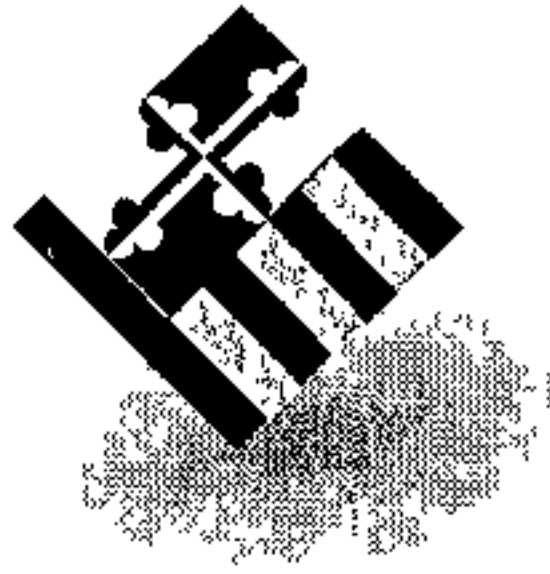
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILE
JUN 12 2006
JVM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 1, 2006

DARIUS M. AND CHARLENE E. HIGGS
13208 MAPLE GROVE AVENUE
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 06-557-AV
Property: 13208 Maple Grove Avenue

Dear Mr. and Mrs. Higgs:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been 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,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c Manny Caltrider, PO Box 330, Abbottown, PA 17301

RECEIVED FOR FILING
6/1/06
[Signature]



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13208 MAPLE GROVE AVE
which is presently zoned RC-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) 1A01.3B,3; BCZR, TO PERMIT

A SIDEYARD SETBACK OF 3 ft. FOR AN ATTACHED GARAGE IN LIEU OF
THE REQUIRED 35 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):

DARIUS M. HIGGS

Name - Type or Print

Signature

CHARLENE E HIGGS

Name - Type or Print

Signature

13208 MAPLE GROVE AVE 410-429-3936

Address

Telephone No.

REISTERTOWN

MARYLAND

21136

City

State

Zip Code

Representative to be Contacted:

MANNY CALTRIDGE

Name

P.O. Box 330

717-624-4800

Address

Telephone No.

ABBOTTSTOWN

PA

17301

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 06-11-06 day of June, 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. 06-557-A

Reviewed By [Signature]

Date 5-3-06

Estimated Posting Date 5-14-06

REV 10/25/01

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

13208 MAPLE GROVE AVE
Address
REISTERSTOWN MARYLAND 21136
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):

I, MR. DARIUS HIGGS, AM REQUESTING A SET BACK VARIANCE FROM 10' TO 3'
IN ORDER THAT I CAN ATTACH A TWO CAR GARAGE WITH A 5' BREEZEWAY TO THE
SIDE OF MY EXISTING HOUSE. DUE TO A PERMANENT IMPAIRMENT FROM HAVING
POLIO, I NEED THE USE OF A WALKER TO ASSIST ME, LOCATING THE GARAGE TO
THE REAR OF MY HOUSE WOULD INCREASE THE DISTANCE TO TRAVEL AND
CREATE ADDITIONAL STAIRS. THE ADDITIONAL DISTANCE WILL INCREASE MY
HARDSHIP TO ACCESS MY VEHICLE

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.

Darius M. Higgs
Signature

DARIUS M. HIGGS
Name - Type or Print

Charlene E. Higgs
Signature

CHARLENE E. HIGGS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Darius M. Higgs & Charlene E. Higgs
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn A. Allen
Notary Public

My Commission Expires July 1, 2007

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 13208 MAPLE GROVE AVE
Address
REGISTERSTOWN MARYLAND 21136
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):

I, MR. DARIUS HIGGS, AM REQUESTING A SET BACK VARIANCE FROM 10' TO 3'
IN ORDER THAT I CAN ATTACH A TWO CAR GARAGE WITH A 5' DRIVEWAY TO THE
SIDE OF MY EXISTING HOUSE. DUE TO A PERMANENT IMPAIRMENT FROM HAVING
POLIO, I NEED THE USE OF A WALKER TO ASSIST ME, LOCATING THE GARAGE TO
THE REAR OF MY HOUSE WOULD INCREASE THE DISTANCE TO TRAVEL AND
CREATE ADDITIONAL STAIRS. THE ADDITIONAL DISTANCE WILL INCREASE MY
HARDSHIP TO ACCESS MY VEHICLE

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.

Darius M. Higgs
Signature

DARIUS M. HIGGS
Name - Type or Print

Charlene E. Higgs
Signature

CHARLENE E. HIGGS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Darius M. Higgs & Charlene E. Higgs
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn A. Allen
Notary Public

My Commission Expires July 1, 2007

CAROLYN A. ALLEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13208 MAPLE GROVE AVE
which is presently zoned RC-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) 1A01.3.B.3; RCZR, TO PERMIT
A SIDEYARD SETBACK OF 3 ft. FOR AN ATTACHED GARAGE
IN LIEU OF THE REQUIRED 35 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 _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 06 day of June, 2006 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

DARIUS M. HIGGS
Name - Type or Print _____
Darius M. Higgs
Signature _____
CHARLENE E HIGGS
Name - Type or Print _____
Charlene E. Higgs
Signature _____

13208 MAPLE GROVE AVE 410-429-3936
Address Telephone No.
REISTERTOWN MARYLAND 21136
City State Zip Code

Representative to be Contacted:

MANNY CALTRIDER
Name _____
P.O. Box 330 717-624-4800
Address Telephone No.
ABBOTSTOWN PA 17501
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 06-557-A

Reviewed By JCM Date 5.3.06

Estimated Posting Date 5.14.06

ZONING DESCRIPTION

Zoning Description For 13208 Maple Grove Road

BEGINNING FOR THE SAME on the west side of Maple Grove Avenue laid out 20 feet wide, north 8 degrees 30 minutes east 517.8 feet from a point on the south side of Kempa Road, laid out 16-1/2 feet wide, and which point on Kempa Road is south 81 degrees 30 minutes east 399.7 feet from the center of the Old Hanover Road, and running thence binding on the land of Becraft and on Lot 14 as shown on an unrecorded plat of the property of Lewis C. Molesworth prepared by George W. Arnold, C.E. and Surveyor, dated November, 1946, North 81 degrees 30 minutes west 200 feet; thence binding on lots 6 and 7 of said plat and on the lands of Norris, north 8 degrees and 30 minutes east 200 feet; thence binding on lot 11 of said plat south 81 degrees 30 minutes east 200 feet to the west side of said Maple Grove Avenue; thence binding on said Maple Grove Avenue, with the use thereof in common, south 8 degrees 30 minutes West 200 feet to the place of beginning. C ontaining in all 918/1000 of an acre of land, more or less.

Also the right to use in common with others, the above mentioned Maple Grove Ave. 20 ft. wide SAVING AND ACCEPTING all that part or parcel of land containing four hundred fifty-nine thousandths of an acre (0.459) of land, more or less which by Deed dated October 19, 1959 and recorded among the Land Records aforesaid in Liber C.L.B. No. 3612, folio 403, was granted and conveyed by Richard E. Lee and Mildred M. Lee, his wife, unto Norris F. Leaf and S. Jeannette Leaf, his wife, leaving four hundred fifty-nine thousandths (0.459) of land more or less, to be conveyed by this Deed.

BEING the same property which by Deed dated September 25, 1975 and recorded among the Land Records of Baltimore County in Liber 5569, folio 763 was granted and conveyed by Regina A. Stephens, Widow, unto George C. Schneider and Barbara J. Schneider, his wife.

357

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 0233

DATE 5-3-06 ACCOUNT 201-006-6130

AMOUNT \$ 65.00

RECEIVED HIGGS FROM 13205 Mobile

FOR: WAK

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID TO ORDER OF
BALTIMORE COUNTY
OFFICE OF BUDGET & FINANCE
500 BALTIMORE AVENUE
BALTIMORE, MD 21201
DATE 5-3-06
AMOUNT \$65.00
RECEIVED BY HIGGS
FOR WAK

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-557-A

Petitioner/Developer: DARIUS

HIGGS

Date of Hearing/Closing: 5-27-06

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:

13208 MAPLE GROVE AVE

The sign(s) were posted on 5-14-06
(Month, Day, Year)

Sincerely,

Robert Black 5-16-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

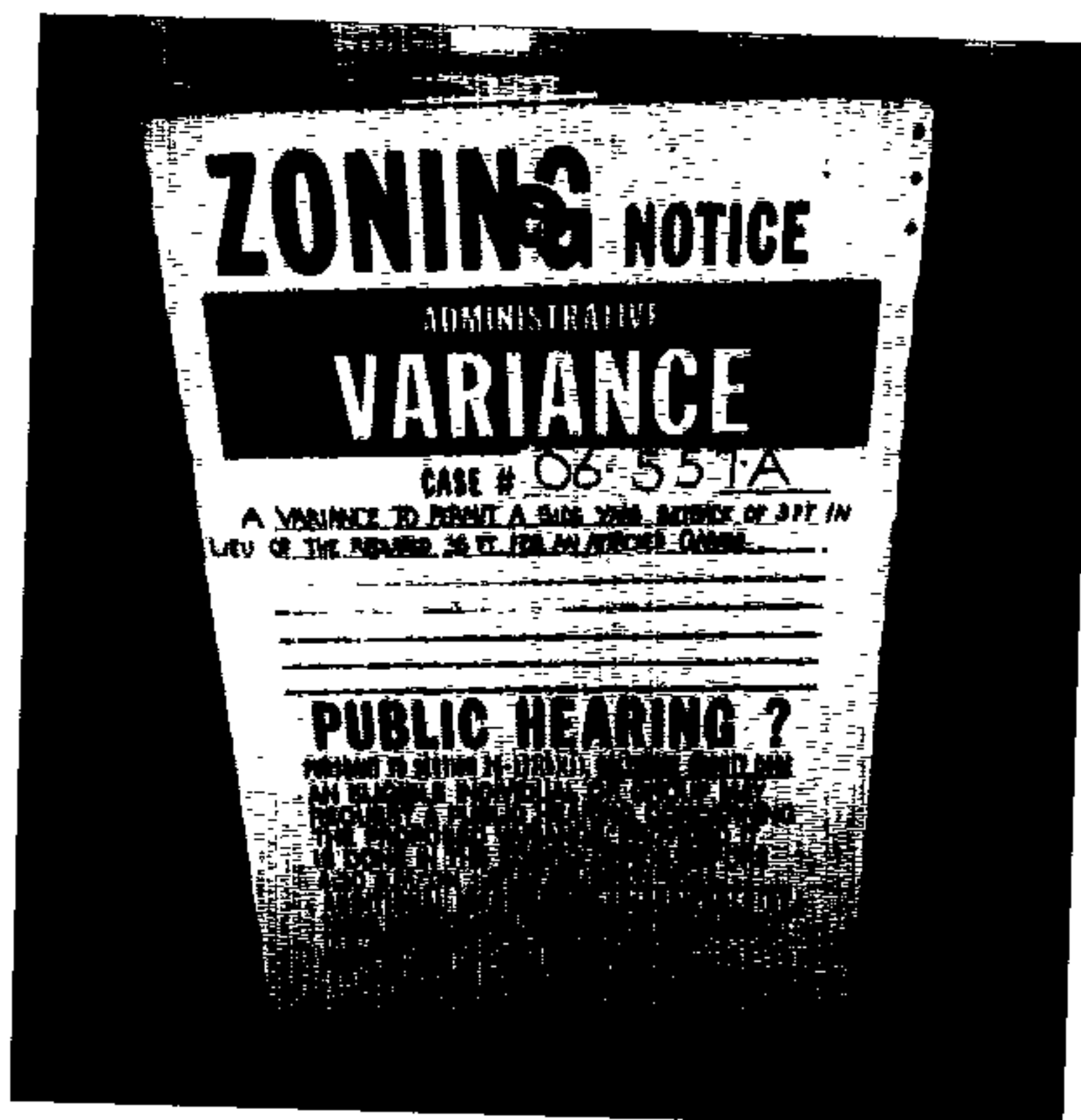
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 557 -A Address 13208 MAPLE GROVE AVE
Contact Person: J. MERRY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5-3-06 Posting Date: 5-14-06 Closing Date: 5-29-06

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- 557 -A Address 13208 MAPLE GROVE AVE
Petitioner's Name DARIUS HIGGS Telephone 410-429-3936
Posting Date: 5-14-06 Closing Date: 5-29-06
Wording for Sign: A VARIANCE
TO PERMIT A SIDEYARD SETBACK OF 3ft.
IN LIEU OF THE REQUIRED 35ft. FOR AN
ATTACHED GARAGE.

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: 557
Petitioner: DARIUS HIGGS
Address or Location: 13208 Maple Grove Rd. Reisterstown, Md. 21138

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: ~~707~~ 410-429-3936

**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 30, 2006

Darius M. Higgs
Charlene E. Higgs
13208 Maple Grove Avenue
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Higgs:

RE: Case Number: 06-557-A, 13208 Maple Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 2006.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Manny Caltrider P.O. Box 330 Abbottstown, PA 17301

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



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

May 8, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15, 2006

Item Numbers: 537 thru 557

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

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 12, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 15, 2006
Item Nos: 441, 537, 538, 539, 540,
542, 544, 547, 548, 549, 550, 551,
552, 553, 554, 555, 556, and 557

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-05102006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2006

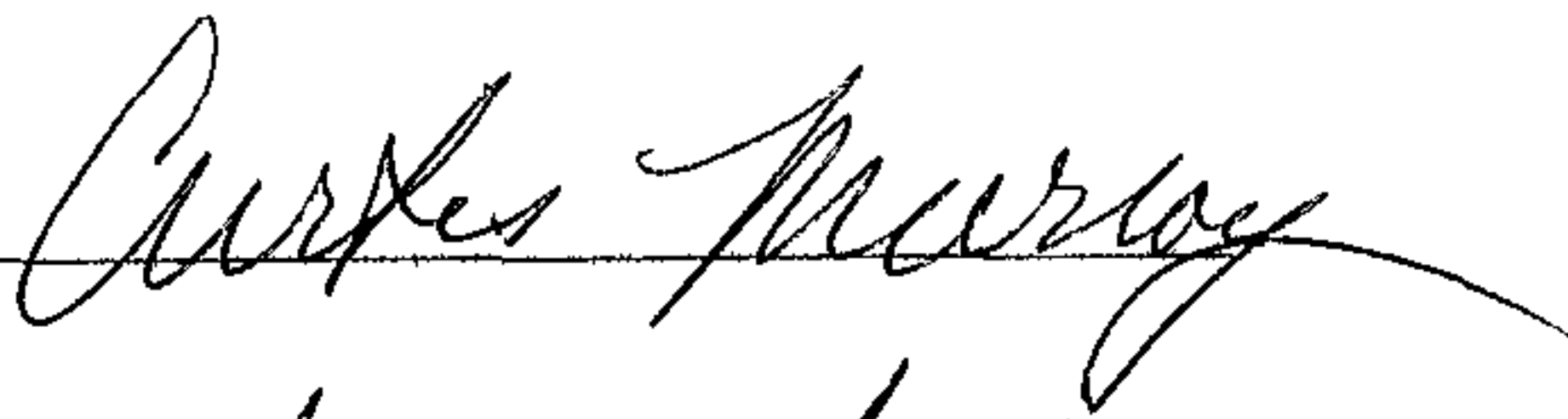
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-557- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



11/17/10

MAY 22 2006

Division Chief:



11/17/10

CM/LL



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

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

Maryland Department of Transportation

Date: 5.5.04

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

RE: Baltimore County
Item No. 557 JCM

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

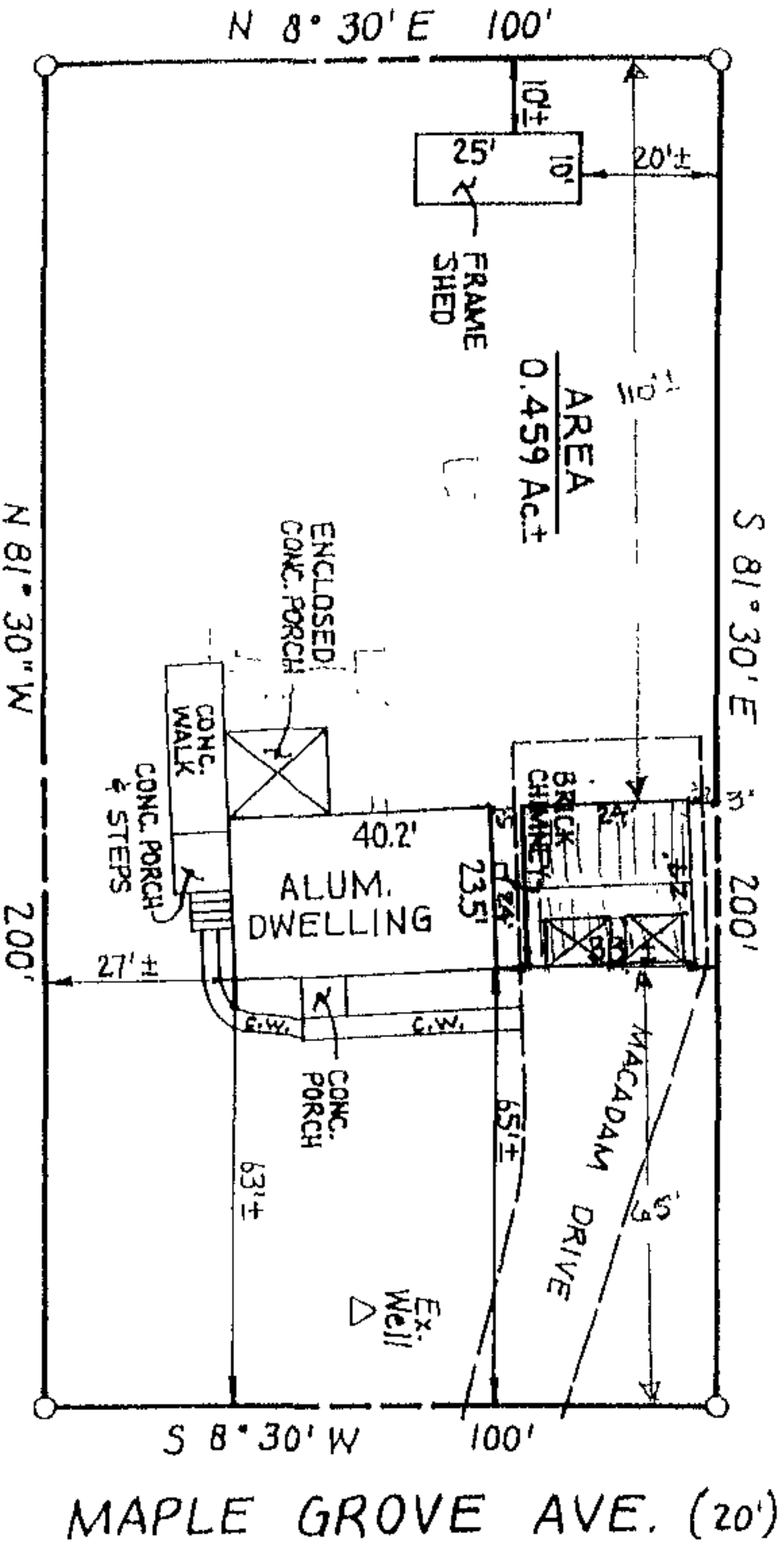
PROPERTY ADDRESS 13208 Maple Grove Ave

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Darius & Charlene Higgs



TITLE REFERENCE:

DARIUS M. HIGGS &
CHARLENE E. HIGGS, H/W
5936 ~ 360
SEPT. 14, 1978

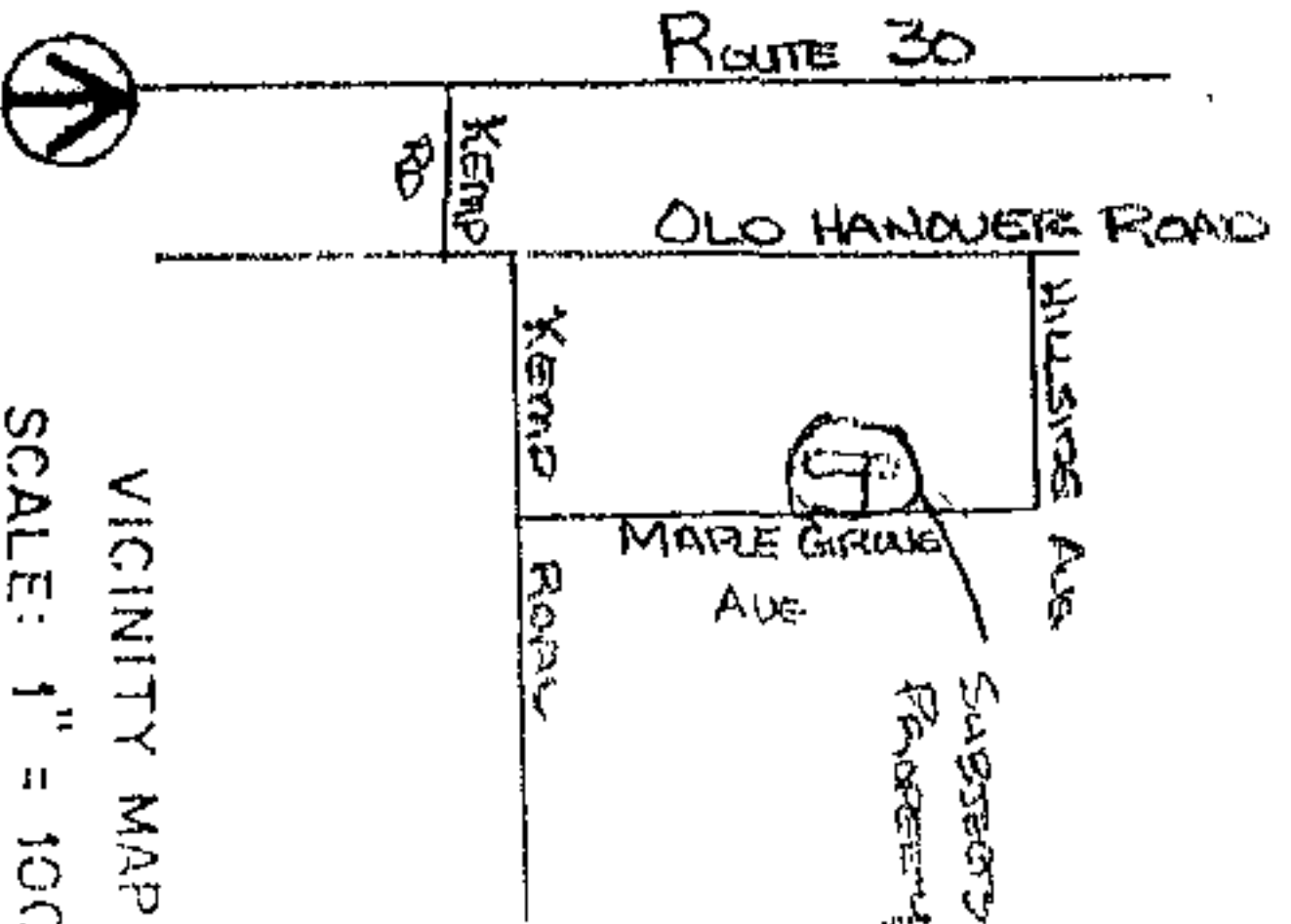
HIGGS PROPERTY

4TH ELECT. DIST. BALTIMORE CO., MD.



PREPARED BY ELC.

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 9

1" = 200' SCALE MAP # 03923

ZONING RC-2

LOT SIZE 0.459 ACRES SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

YES NO

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

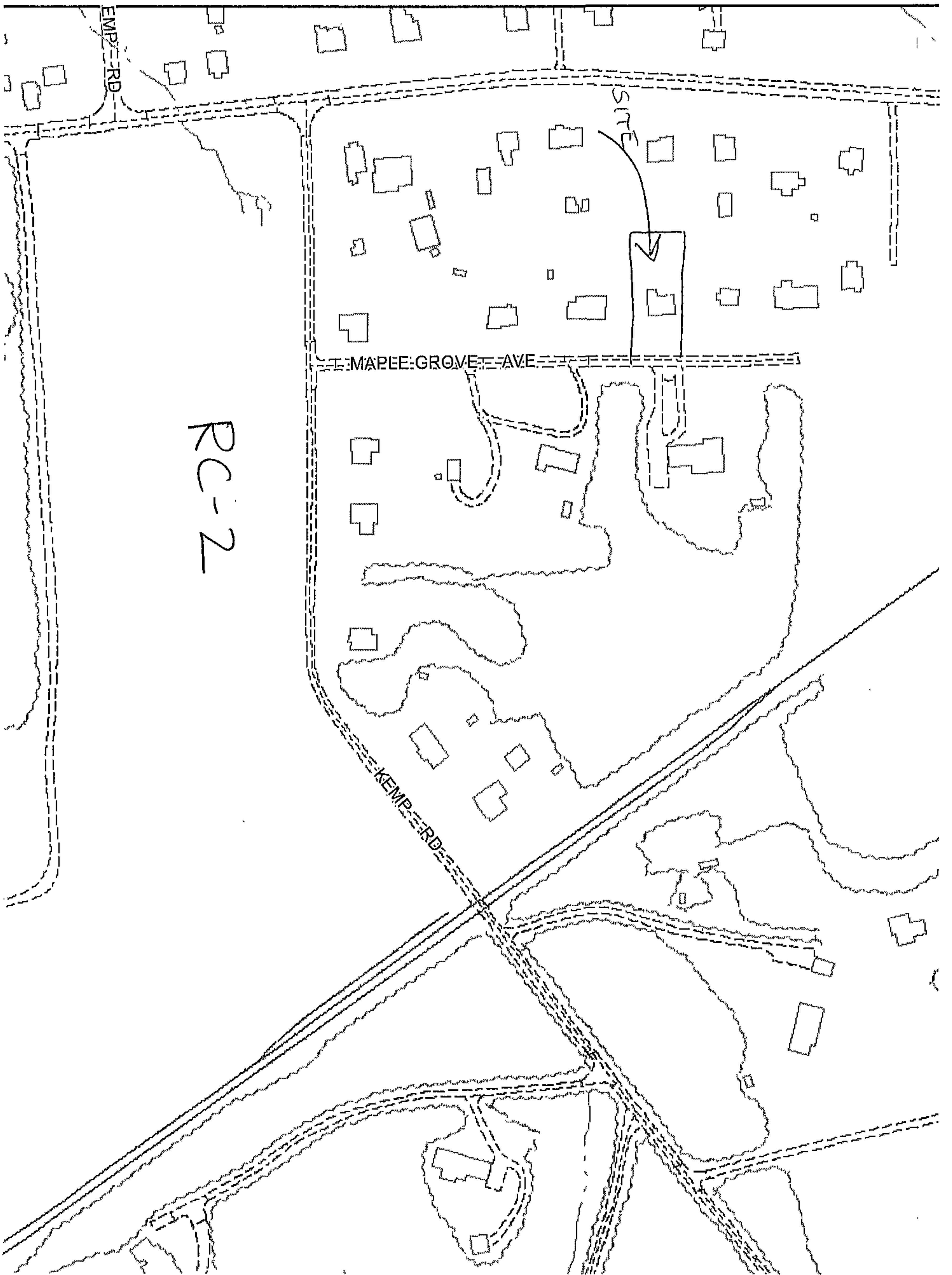
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____



RC-2

Map - 039C3

Baltimore County - My Neighborhood



EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 13208 MAPLE GROVE AVE
(address)

Beginning at a point on the WEST side of
(north, south, east or west)

MAPLE GROVE AVE which is _____
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 517' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street KEMP ROAD
(name of street)

which is _____ wide. *Being Lot # 15
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book # 5936, Folio # 360,

containing 0.459. Also known as 13208 MAPLE GROVE AVE
(square feet or acres) (property address)

and located in the 4 Election District, 9 Councilmanic District.

S 8° 30' W 100 ft S 81° 30' E 200 ft N 8° 30' E 100 ft AND N 81° 30' W 200 ft to the
Place of BEGINNING

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.



