IN RE: PETITION FOR ADMIN. VARIANCE NE/S of Edwin Court, East Of Smiloff Road 11th Election District 5th Councilmanic District **(5528 Edwin Court)** Mike A. Horwath and Margaret R. Horwath *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-612-A

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

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, Mike A. Horwath and Margaret R. Horwath. The variance request is for property located at 5528 Edwin Court. The variance request is from Section 1B01C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a rear setback of 22 feet in lieu of the required 35 feet. (Original variance 97-72-A permitted 30 feet in lieu of 35 feet) and to amend the previous case. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners state that they want to build a one story addition to the house for extra living space. Several of their neighbors on their side of the street have done this and the Petitioners liked the idea and decided to do the same. The proposed addition is 16 feet x 15 feet in size.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated July 10, 2006. The Office of Planning states that the request does not appear to have any negative impacts on the surrounding community. There appears to be adequate

ORDER RECEIVED FOR FILING
Date 7/13/06
By

vegetation screening along the western edge of the rear yard and an existing fence along the western edge of the rear yard to buffer the proposed rear addition.

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."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 8, 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.

PLEASE RECEIVED FOR FILING
Date 7/13/06
By

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.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th of July, 2006, that a variance from Section 1B01C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a rear setback of 22 feet in lieu of the required 35 feet. (Original variance 97-72-A permitted 30 feet in lieu of 35 feet) and to amend the previous case be and is hereby GRANTED, subject to the following:

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

ORDER RECEIVED FOR FILING
Date 7-13-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 13, 2006

MIKE A. AND MARGARET R. HORWATH
5528 EDWIN COURT
WHITE MARSH MD 21162

Re: Petition for Administrative Variance
Case No. 06-612-A
Property: 5528 Edwin Court

Dear and Mrs. Horwath:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

RECEIVED FOR FILING
7/13/06

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5528 Edwin Court

which is presently zoned DR 2H/DR 3.5H

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) 1B01 C.1. b (BCZR) To permit a rear setback of 22 ft. in lieu of the required 35 ft. (original Var. #97-72-A permitted 30 ft. rear in lieu of 35 ft.) and a special hearing to amend the previous case.

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):

MIKE A HORWATH
Name - Type or Print

Mike Horwath Jr
Signature

MARGARET R HORWATH
Name - Type or Print

Margaret R Horwath
Signature

5528 EDWIN CT (410) 256-4144
Address — Telephone No.

WHITE MARSH, MD. 21162
City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying Inc
Name

200 E. Joppa Road Room 101 410 828 9060
Address — Telephone No.

TOWSON MD 21286
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. 06-613-A

REV 10/25/01

1-13-06

Reviewed By _____ **Date** 06.01.06.

Estimated Posting Date 06.11.06.

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 5528 Edwin Court
Address
White Marsh MD 21162
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):

To Whom It May Concern:

We would like to expand our house to give us additional living space. Several neighbors on our side of the street have done this, and we liked the idea and decided to do the same.

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.

Mike A. Horwath
Signature

MIKE A. HORWATH
Name - Type or Print

Margaret R. Horwath
Signature

MARGARET R. HORWATH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of March 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal.

WENDY J. BLAND NOTARY PUBLIC MY COMMISSION EXPIRES 2/27/07 ANNE ARUNDEL COUNTY, MD

Wendy J. Bland
Notary Public

My Commission Expires 2-27-07

REV 10/25/01

ZONING DESCRIPTION
#5528 EDWIN COURT

BEGINNING at a point on the northeast side of Edwin Court which is 50 feet wide at the distance of 320 feet east of the centerline of Smiloff Road which is 50 feet wide. Being Lot #21 in the subdivision of "Apperson Property" as recorded in Baltimore County Plat Book #67, Folio #89, containing 0.170 of an acre, more or less. Also known as #5528 Edwin Court and located in the 11th Election District, 5th Councilmanic District.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
NO. 21175
PROFESSIONAL LAND SURVEYOR

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

File: 5528 Edwin Ct.\doc\zoning

06-612-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

06 C17 17

No. 7124

DATE 06 01 06 ACCOUNT R001-006-650

AMOUNT $ 130.00

RECEIVED FROM: SITE IGTE SURVEYING

FOR: RES. VAR. & SPEC. HEARING
3525 EDWING ST.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

5D7

PAID RECEIPT

BUSINESS DATE	ACTIVITY DATE	TIME	DRW
6/02/2006	6/01/2006	14:47:12	2

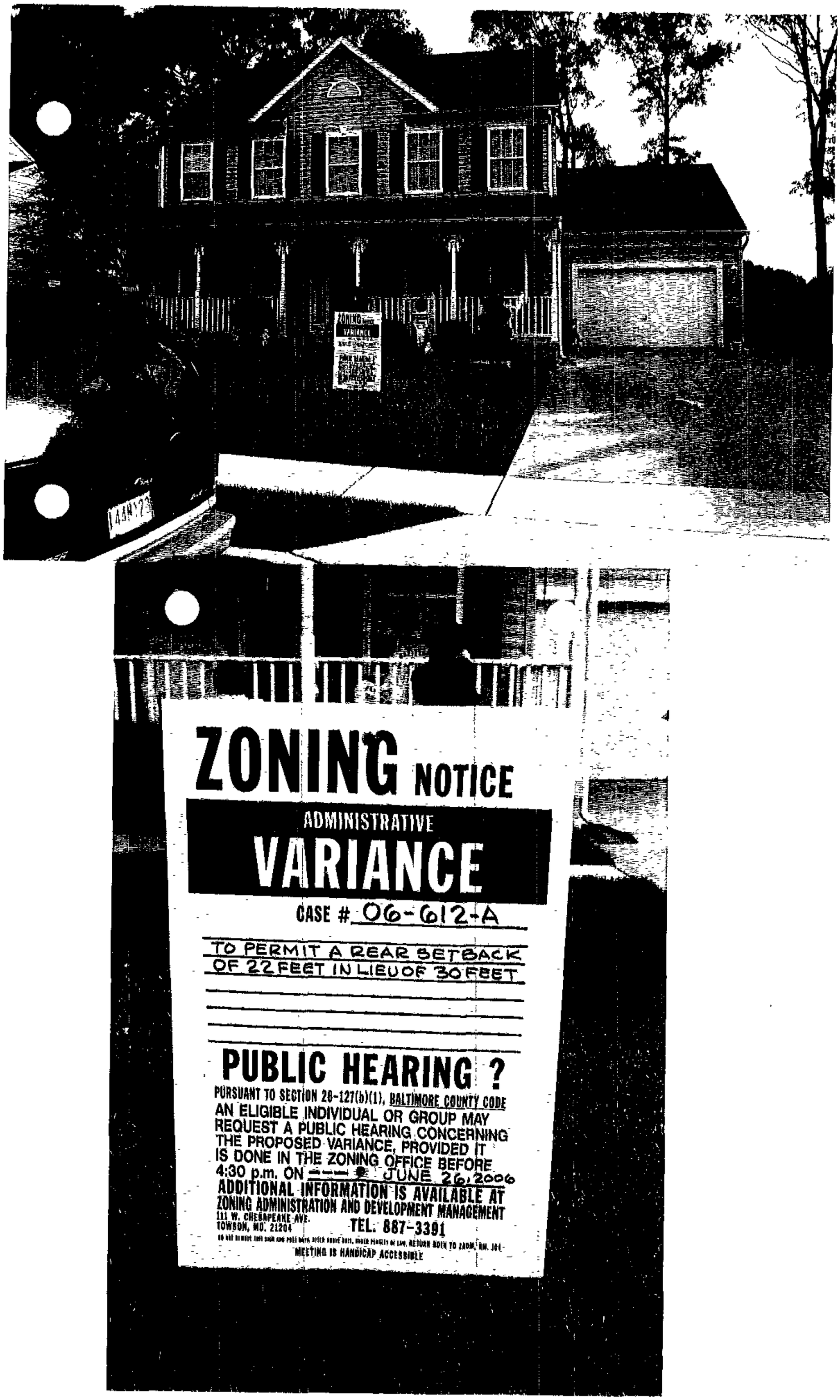
STD ITEM	WALKIN	DESC	AMT
RECEIPT # 345351	6/01/2006		OPLB

Dept 6 FOR ZONING VERIFICATION
CK NO. 007170

Recpt Tot		$130.00
$65.00 CK	$50.00	CA
	15.00	CH

Baltimore County, Maryland

CASHIER'S VALIDATION


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 06-612-A
TO PERMIT A REAR SETBACK
OF 22 FEET IN LIEU OF 30 FEET
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 JUNE 26, 2006
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 06-612-A

Petitioner/Developer: JIM ROBERTSON'S CONST. INC.

Date of Hearing/Closing: 6-26-06

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

#5528 EDWIN COURT

The sign(s) were posted on JUNE 8, 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)

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: 06-612-A

Petitioner: Mike and Margaret Horwath

Address or Location: 5528 Edwin Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mike and Margaret Horwath

Address: 5528 Edwin Court
White Marsh, MD 21162

Telephone Number: 410 256-4144

06-612-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-612 -A Address 5528 EDWIN CT.

Contact Person: JOHN R ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 06.01.06. **Posting Date:** 06.11.06 **Closing Date:** 06.26.06.

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 06-612 -A Address 5528 EDWIN CT.

Petitioner's Name MIKE & MARGARETTA HORWATH Telephone 410-256-4144

Posting Date: 06.11.06 **Closing Date:** 06.26.06.

Wording for Sign: *To Permit* A REAR SETBACK OF 22FT IN LIEU OF 30 FT.

WCR - Revised 6/25/04

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 5528 Edwin Ct.
Address
White Marsh, MD 21162
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):

To Whom It May Concern.
We would like to expand our house to give us additional living space. Several neighbors on our side of the street have done this, and we liked the idea and decided to do the same.

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.

Mike A Horwath
Signature
MIKE A. HORWATH
Name - Type or Print

Margaret R. Horwath
Signature
MARGARET R. HORWATH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of March 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal.

WENDY J. BLAND NOTARY PUBLIC MY COMMISSION EXPIRES 2/27/07 ANNE ARUNDEL COUNTY, MD

Wendy J Bland
Notary Public
My Commission Expires 2-27-04

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5528 Edwin Ct.

which is presently zoned DR2H / DR3.5H

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) 1 B01C.1 b. TO PERMIT A REAR SETBACK OF 22 FT. IN LIEU OF THE REQUIRED 35 FT. (ORIG. VAR. #91-272-A PERMITTED 30 FT REAR IN LIEU OF 35 FT.) AND A SPECIAL HEARING TO AMEND THE PREVIOUS CASE.)

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):

MIKEA HORWATH
Name - Type or Print

Mike A. Horwath
Signature

MARGARET R HORWATH
Name - Type or Print

Margaret R Horwath
Signature

5528 EDWIN Ct (410) 256-4144
Address — Telephone No.

White MARSH, MD. 21162
City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying Inc.
Name

200 E. Joppa Road Rm 101 410 828 9060
Address — Telephone No.

TOWSON, MD 21286
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. 06-612-A

Reviewed By SDT **Date** 06.01.06

Estimated Posting Date 06.11.06

REV 10/25/01

Job 71306

By PK

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

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

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

Date: 6·13·06

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

RE: Baltimore County
Item No. 612 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2006

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

RECEIVED
JUL 11 2006
ZONING COMMISSIONER

SUBJECT: 5528 Edwin Court

INFORMATION:

Item Number: 6-612

Petitioner: Mikea Haorwath

Zoning: DR 2 and DR 3.5H

Requested Action: **Administrative Variance**

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request. The petitioner's request does not appear to have any negative impacts on the surrounding community. There appears to be adequate vegetative screening along the western edge of the rear yard and an existing fence along the western edge of the rear yard to buffer the proposed rear addition.

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

Prepared by: Curtis Murray

Division Chief: Jeff Mayhew
AFK/LL: CM

W:\DEVREV\ZAC\6-612.doc

RE:	PETITION FOR ADMINSTRATIVE VARIANCE	*	BEFORE THE
	5528 Edwin Court; NE/S Edwin Court, 320' E c/line Smiloff Road	*	ZONING COMMISSIONER
	11th Election & 5th Councilmanic Districts	*	FOR
	Legal Owner(s): Mike & Margaret Horwath Petitioner(s)	*	BALTIMORE COUNTY
		*	06-612-A

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

ENTRY OF APPEARANCE

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

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

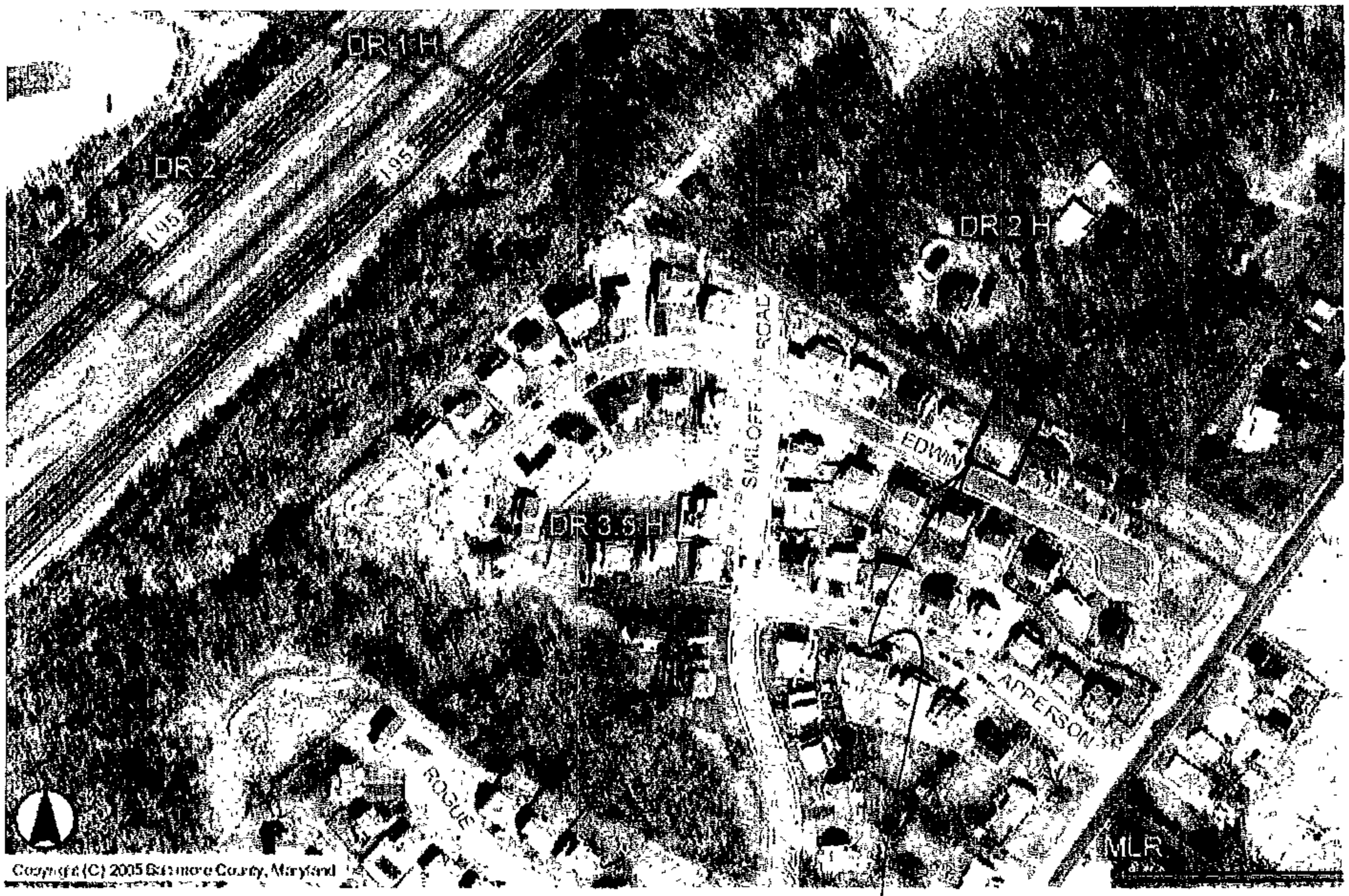
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
JUN 19 2006
Per

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

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



073-A-1

P.O.B. 320' EAST OF
℄ SMILOFF ROAD

#5528 EDWIN CT.
ZONING MAP

06-612-A

BALTIMORE COUNTY
MARYLAND

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

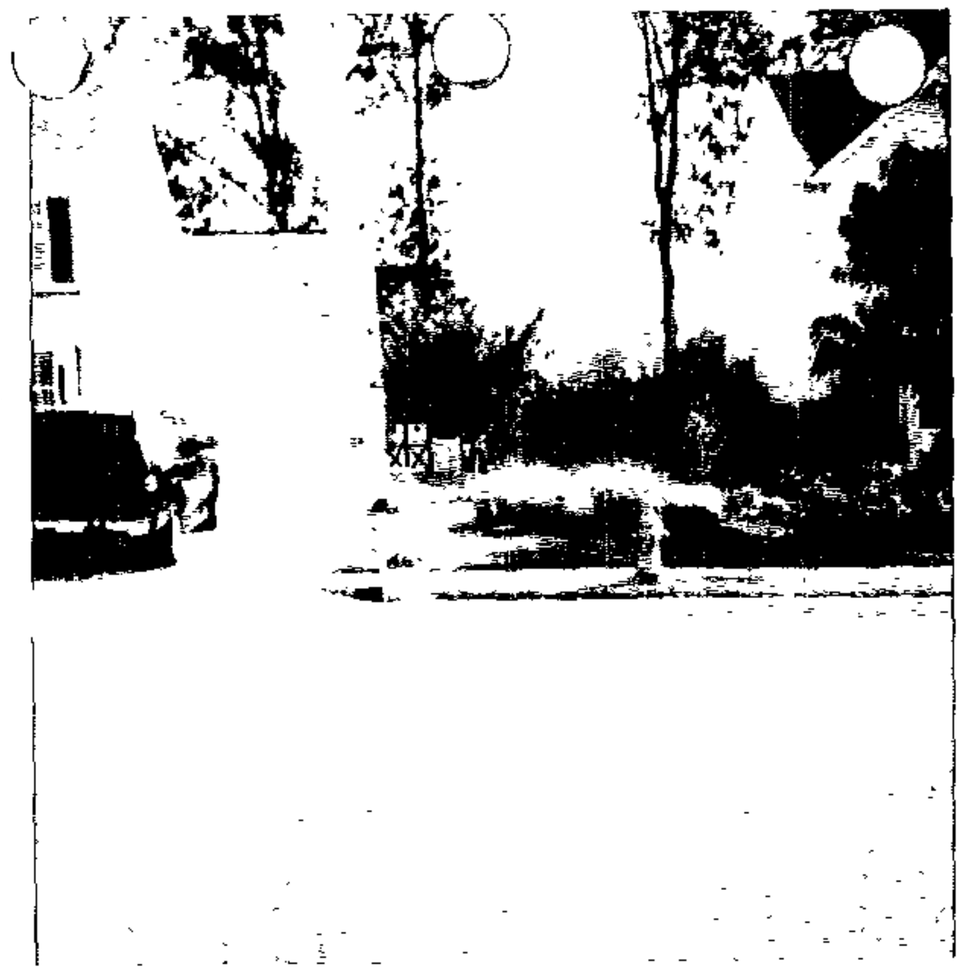
Photos
5528 Edwin Ct

Return Service Requested

Area for proposed addition
#5628 Edwin Ct 06-612-A

Subject Property 06-612-A
#5528 Edwin Ct.

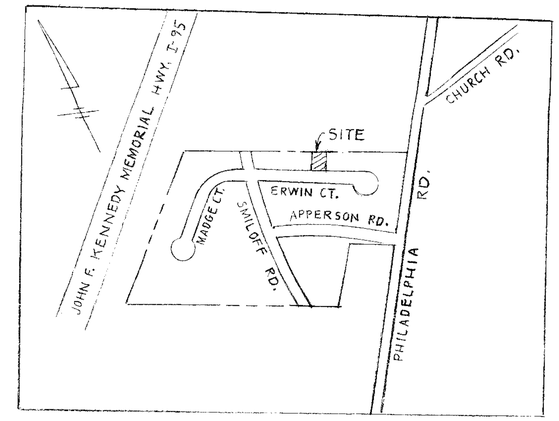
#5526 - #5528 Edwin Ct.
06-612-A



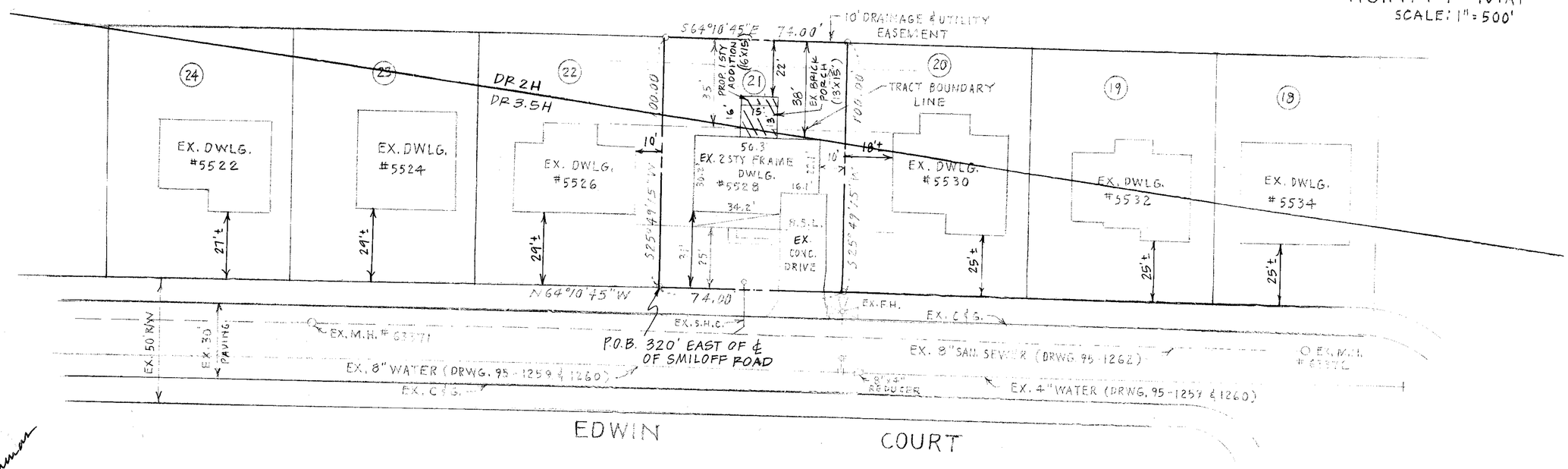
#5528 - #5530 Edwin Ct.
06-612-A

GENERAL NOTES:

1. EXISTING ZONING: D.R. 2H / D.R. 3.5H (073A1) [APPROVED PLAT D.R. 3.5]
2. LOT AREA: 7,405 S.F.± or 0.170 Ac±
3. EXISTING PUBLIC WATER AND SEWER
4. EXISTING USE: SINGLE FAMILY DWELLING
   PROPOSED USE: SINGLE FAMILY DWELLING WITH ADDITION
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NOT LOCAED IN A 100 YEAR FLOOD PLAIN AREA
7. NOT LOCATED IN AN HISTORIC AREA
8. COMMUNITY PANEL NO. 240010 0295B ZONE: "C"
9. PRIOR ZONING HEARINGS (CASE NO. 97-72 A) WINDOW TO TRACT BOUNDARY 30' IN LIEU OF 35'



VICINITY MAP
SCALE: 1" = 500'



OWNER - MIKE A. & MARGARET HORWATH
5528 EDWIN COURT
WHITE MARSH, MD. 21162-1426
DEED REF. 13617/87
TAX ACCT. # 2200023044
TAX MAP: 73 GRID: 7 PARCEL: 2

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

PLAN TO ACCOMPANY
PETITION FOR ADMINISTRTIVE VARIANCE
#5528 EDWIN COURT
LOT 21
"APPERSON PROPERTY" 67/89
ELECTION DISTRICT NO. 11
COUNCILMANIC DISTRICT NO. 5
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
APRIL 27, 2006
Job No. 9336