

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Georgia Bell Drive, 124 feet +/-
West of Autumn Glow Court
11th Election District
5th Councilmanic District
(9315 Georgia Bell Drive)

David R. Burns and Tracey M. Burns
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-033-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, David R. Burns and Tracey M. Burns. The variance request is for property located at 9315 Georgia Bell Drive. The variance request is from Sections 259.9.B.4.e.(1) and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (unroofed deck) with a rear yard setback of 33 feet in lieu of the minimum required 37.5 feet and to amend the Final Development Plan for Forge Landing, Lot 48. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state the excessive slope of the rear yard makes the yard unusable. The existing rear bump out of the houses does not allow the deck to be wider along the back of the house.

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 August 9, 2006 which contains restrictions. That office does not oppose the Petitioner's request.

COPIES RECEIVED FOR FILING

9-11-06

[Signature]

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 August 4, 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.

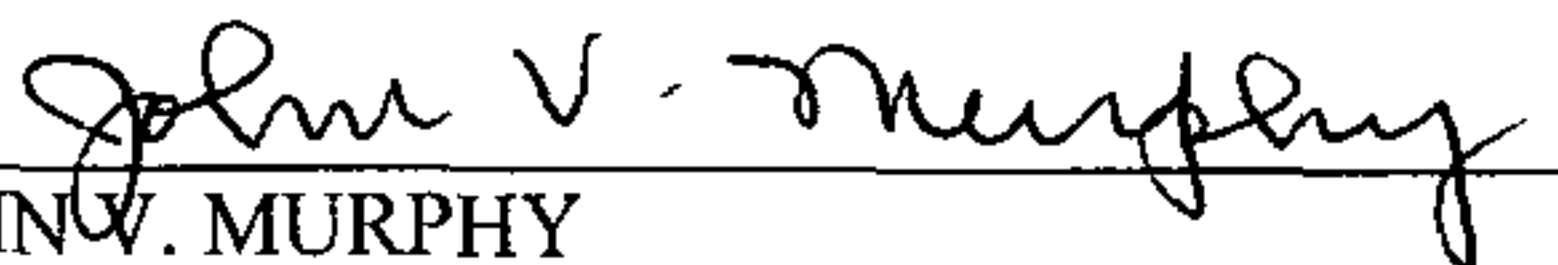
RECEIVED FOR FILED
9-11-06
[Signature]

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 11th day of September, 2006, that a variance from Sections 259.9.B.4.e.(1) and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (unroofed deck) with a rear yard setback of 33 feet in lieu of the minimum required 37.5 feet and to amend the Final Development Plan for Forge Landing, Lot 48 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.
2. The deck must be constructed of materials consistent with the neighboring rear project deck located at 9313 Georgia Bell Drive.
3. Architectural details showing the materials being used for the construction of the deck shall be submitted and approved by the Office of Planning prior to the issuance of any building permits.

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

COPIES RECEIVED FOR PLANNING
9-11-06
PB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9315 GEORGIA BELL DRIVE
which is presently zoned DR 3.5 H

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) 259.9, B. 4.e. (1) & 301.1, A, BC2R, to permit

an open projection (unroofed deck) with a rear yard setback of 33 feet in lieu of the minimum required $37\frac{1}{2}$ feet, and to amend the Final Development Plan for Forge Landing, Lot 48.

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):

DAVID R. BURNS

Name - Type or Print

Signature

Name - Type or Print

Signature

9315 GEORGIA BELL DRIVE A10 529 1461

Address

Telephone No.

PERRY Hall

MD

21128

City

State

Zip Code

Representative to be Contacted:

DAVID R. BURNS

Name

443 6716 6704

9315 GEORGIA BELL DRIVE

A10 529 1461

Address

Telephone No.

PERRY HALL

MD

21128

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 07 day of 03 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. 07-033-A

REV 10/25/01

Reviewed By JNP

Date

7/25/06

Estimated Posting Date

8/6/06

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 9315 GEORGIA BELL DRIVE
Address
PERRY HALL MD 21128
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):

1. EXCESSIVE SLOPE OF REAR YARD MAKES YARD UNUSABLE.
2. EXISTING REAR BUMP OUT OF HOUSE DOES NOT ALLOW DECK TO BE WIDER ALONG BACK OF THE HOUSE.

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]
Signature

DAVID R. BURNS
Name - Type or Print

[Signature]
Signature

Tracey M Burns
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David R. Burns & Tracey M. Burns

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 12/1/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9315 GEORGIA BELL DRIVE
which is presently zoned DR 3.5 H

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) 259.9.B.4.e.(1) & 301.1.A, BC2R, to permit

an open projection (unroofed deck) with a rear yard setback of 33 feet in lieu of the minimum required $37\frac{1}{2}$ feet, and to amend the Final Development Plan for Forge Landing, Lot 48.

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):

DAVID R. BURNS

Name - Type or Print

Signature

Name - Type or Print

Signature

9315 GEORGIA BELL DRIVE

410 529 1461

Address

Telephone No.

PERRY HALL

MD

21128

City

State

Zip Code

Representative to be Contacted:

DAVID R. BURNS

Name

443 6716 6704

9315 GEORGIA BELL DRIVE

410 529 1461

Address

Telephone No.

PERRY HALL

MD

21128

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. 07-033-A

REV 10/25/01

Reviewed By JNP

Date 7/25/06

Estimated Posting Date 8/6/06

RECEIVED FOR FILING

9-11-06

B

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 9315 GEORGIA BELL DRIVE
Address
PERRY HALL MD 21128
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):

1. EXCESSIVE SLOPE OF REAR YARD MAKES YARD UNUSABLE.
2. Existing Rear Bump out of House Does Not Allow Deck to be wider Along Back of the House

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]
Signature
DAVID R. BURNS
Name - Type or Print

[Signature]
Signature
Tracey M Burns
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David R. Burns & Tracey M. Burns
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 12/1/08

ZONING DESCRIPTION FOR 9315 GEORGIA BELL DRIVE, PERRY HALL, MD
21128.

Beginning at a point on the South side of Georgia Bell Drive, which is 50'0" (right of way) wide at the distance of 124 west of the centerline of the nearest improved intersecting street, Autumn Glow Court, which is 50 (right of way) wide. Being Lot #48, in the subdivision of Forge Landing as recorded in Baltimore County Plat Book # S.M.77, Folio# 5, containing 8189 square feet. Also known as 9315 Georgia Bell Drive and located in the 11th Election District, 5 Councilmanic District.

07-033-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3098

DATE 7/25/06 ACCOUNT R-001-006-6150

AMOUNT \$ 130.00

RECEIVED FROM:

David R. Burns

FOR:

Admin. Var. - 9315 Georgia Bell Drive

C7-033-A (Burns)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS NO. 2726/2006 7/25/2006 11:21:12

REC'D BY: PAID. BY: JEP

>RECEIPT N 310941 7/25/2006 BFLH

DEPT: 5 928 JOURNAL VERIFICATION

CA NO. 000000

Receipt Tot

\$130.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-033-A

Petitioner/Developer: DAVID &
TRACEY BURNS

Date Of Hearing/Closing: 8/21/06

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 9315 GEORGIA BEA DRIVE

This sign(s) were posted on August 4, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 8/4/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

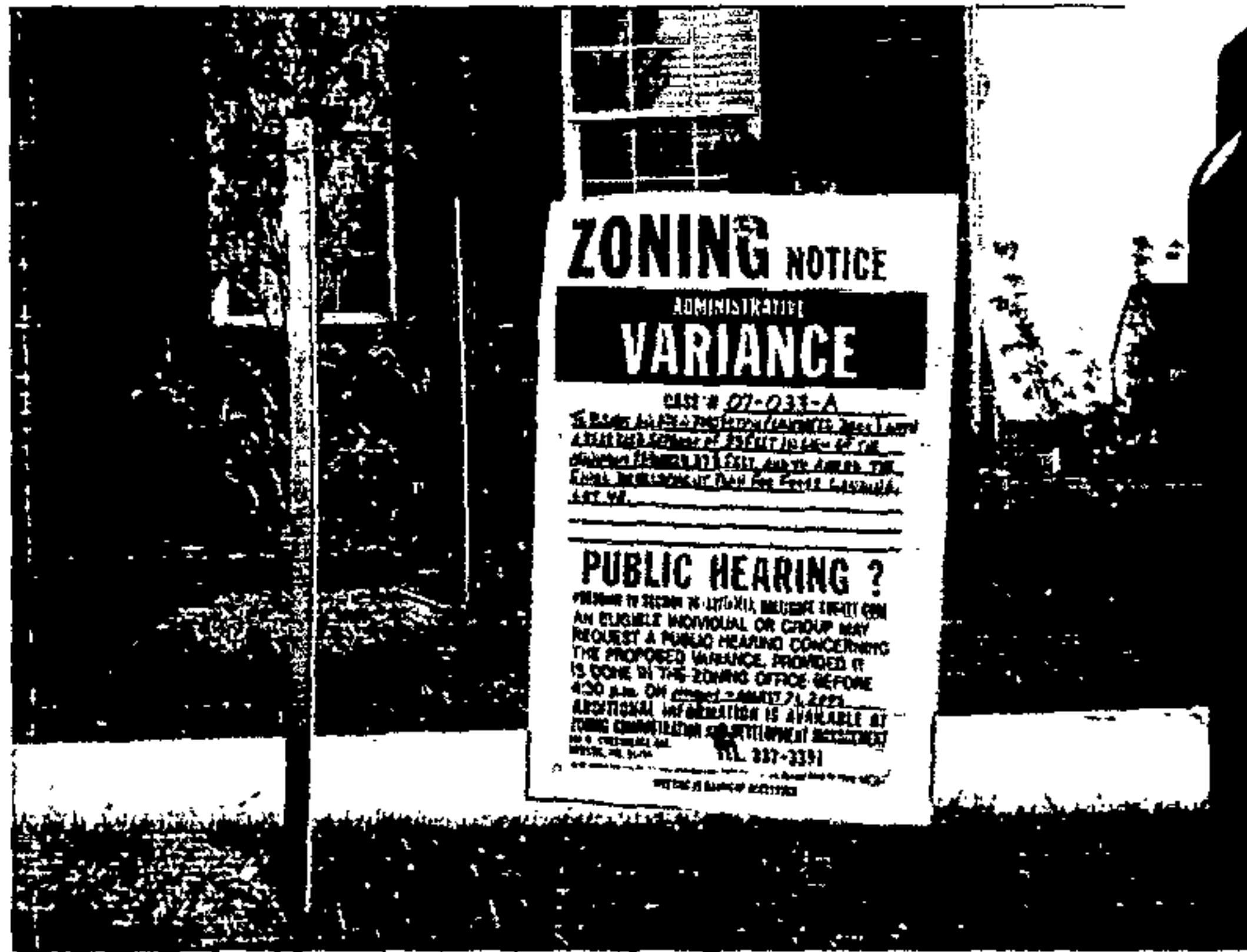
Address

Balto. Md 21220

(443-629 3411)

100-1000000
7 2006

im000758 (1152x864x24b jpeg)



Myrtle Ogle 8/4/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 033 -A Address 9315 Georgia Bell Drive
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/25/06 Posting Date: 8/6/06 Closing Date: 8/21/06

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 07- 033 -A Address 9315 Georgia Bell Drive
Petitioner's Name David & Tracey Burns Telephone 410-529-1461
Posting Date: 8/6/06 Closing Date: 8/21/06
Wording for Sign: To Permit an open projection (unrooted deck) with a rear yard setback of 33 feet in lieu of the minimum required 37½ feet, and to amend the Final Development Plan for Forge Landing, Lot 48.

WCR - Revised 6/25/04

To Whom It May Concern:

I have reviewed the proposed plans for a rear deck to be constructed at 9315 Georgia Bell Drive. Current zoning allows a 12'6" deep deck on this property, in order to meet the setback. I am aware that the deck will extend approximately 16'6" from the rear of the house, which will require a variance from Baltimore County. I have no objections to the variance or the size of this deck.

Homeowner: Robert R Durham ROBERT R DURHAM

Address: 2 Autumn Blown Ct

Date: 7/17/06

LOT 49

07-D33-A



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
September 7, 2006

David R. Burns
Tracey M. Burns
9315 Georgia Bell Drive
Perry Hall, MD 21128

Dear Mr. and Mrs. Burns:

RE: Case Number: 07-033-A, 9315 Georgia Bell Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2006

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

SUBJECT: 9315 Georgia Bell Drive

INFORMATION:

Item Number: 7-033

Petitioner: David R. Burns

Zoning: DR 3.5H

Requested Action: Administrative Variance

RECEIVED

AUG 18 2006

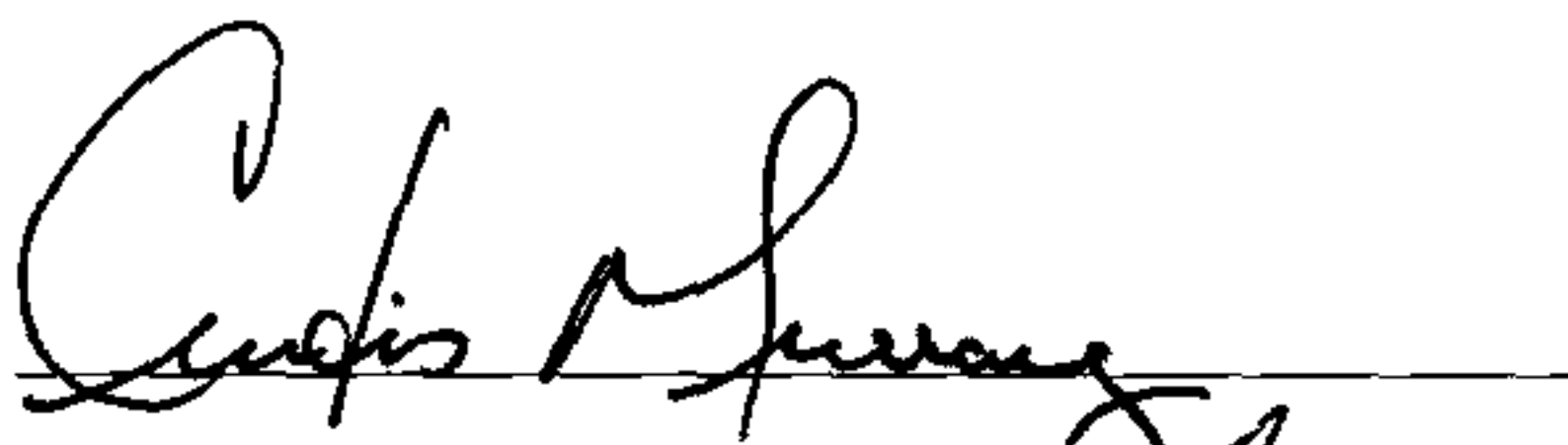
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for an open projection deck with a rear yard setback of 33 feet in lieu of the required 37.5 feet provided that the proposed deck is constructed of materials consistent with the neighboring rear projection deck (e.g. 9313 Georgia Bell Drive). Architectural details showing the materials being used for the construction of the proposed deck shall be submitted and approved by this office prior to the issuance of any building permits.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2006
Item Nos. 06-492, 07-015, 024, 025, 027,
029, 030, 032, and 033

DATE: August 4, 2006

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-08012006.doc



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

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

Maryland Department of Transportation

Date: 8.1.06

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

RE: Baltimore County
Item No. 033 JHP

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is -

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

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

August 1, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: July 31, 2006

Item No.: 492, 015, 024, 025, 027, 028, 029, 030, 032, 033, 034 and 035.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

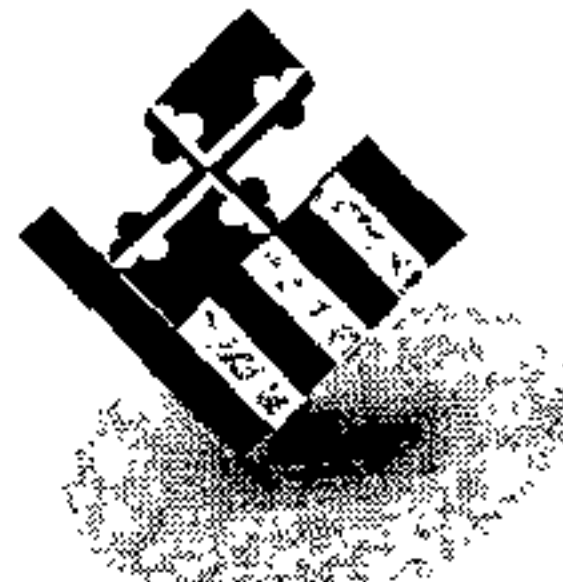
The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

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



Printed on Recycled Paper



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 11, 2006

DAVID R. BURNS AND TRACEY M. BURNS
9315 GEORGIA BELL DRIVE
PERRY HALL MD 21128

Re: Petition for Administrative Variance
Case No. 07-033-A
Property: 9315 Georgia Bell Drive

Dear Mr. and Mrs. Burns:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

COPIES FOR PERMITS
9-11-06
PZ

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9315 GEORGIA BELL DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME FORGE LANDING

PLAT BOOK # S.M. 77 FOLIO # 5 LOT # 48 SECTION #

OWNER DAVID & TRACEY BURNS

GEORGIA BELL DRIVE

50' R/W (30' PAVING)

LOT 48

FRONT
EX. DWELLING
#9313

VINCE PASTORE
WENDY BOND
LOT 47

FRONT
EX. DWELLING
#9313

PROPOSED
DECK

FRONT
EX. DWELLING
#2

ROBERT DURHAM

LOT 49

FRONT
EX. DWELLING

LOT 50

TRAFFIC
ISLAND

Autumn Glow Court

50' R/W

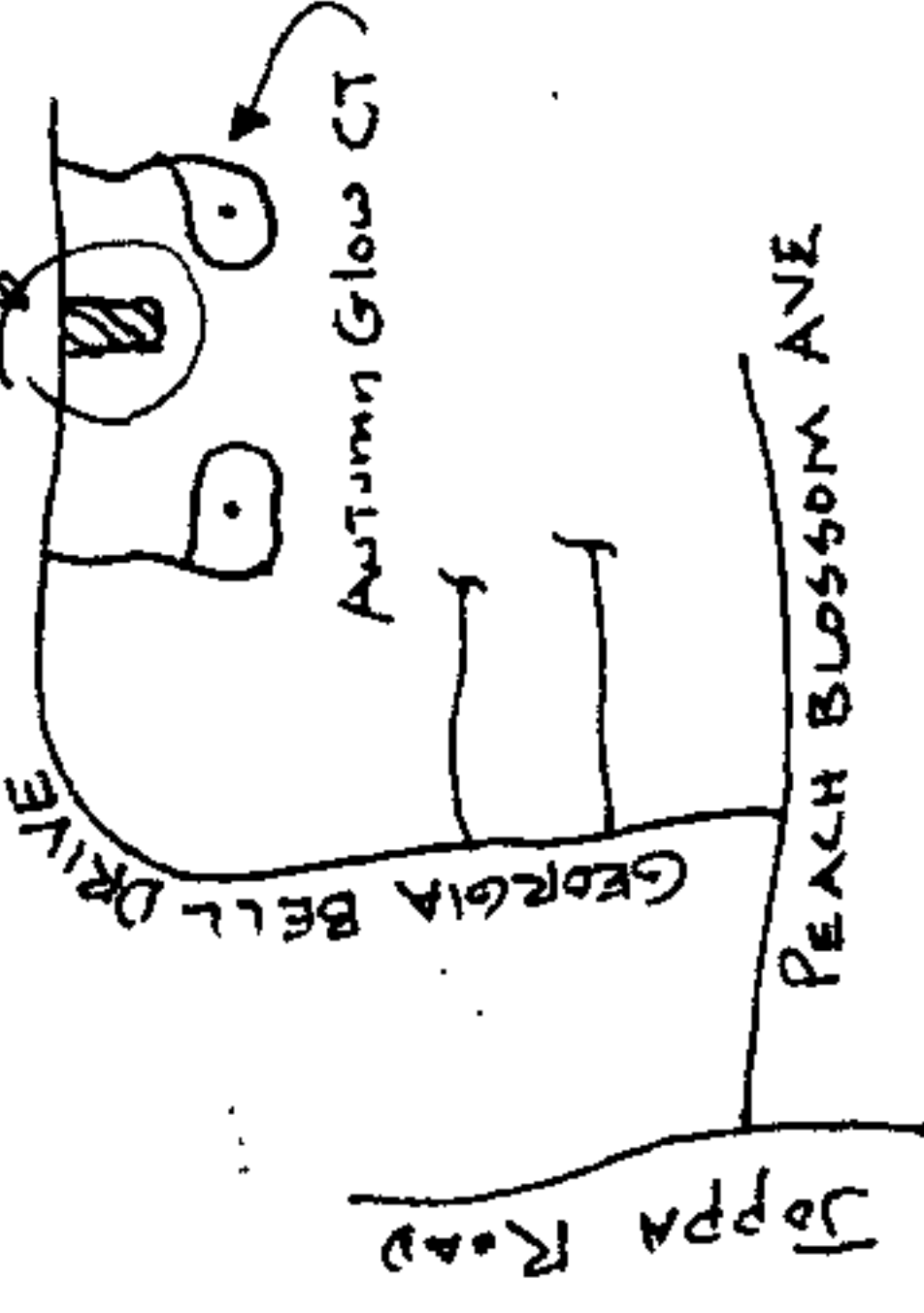


NORTH

PREPARED BY DRB

SCALE OF DRAWING: 1" = 50.0'

SUBJECT
PROPERTY



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 072C1

ZONING D.R. 3.5-H

LOT SIZE 0.188 ACRES 8189 SQUARE FEET

ACREAGE

SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

YES ☐ NO ☒

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

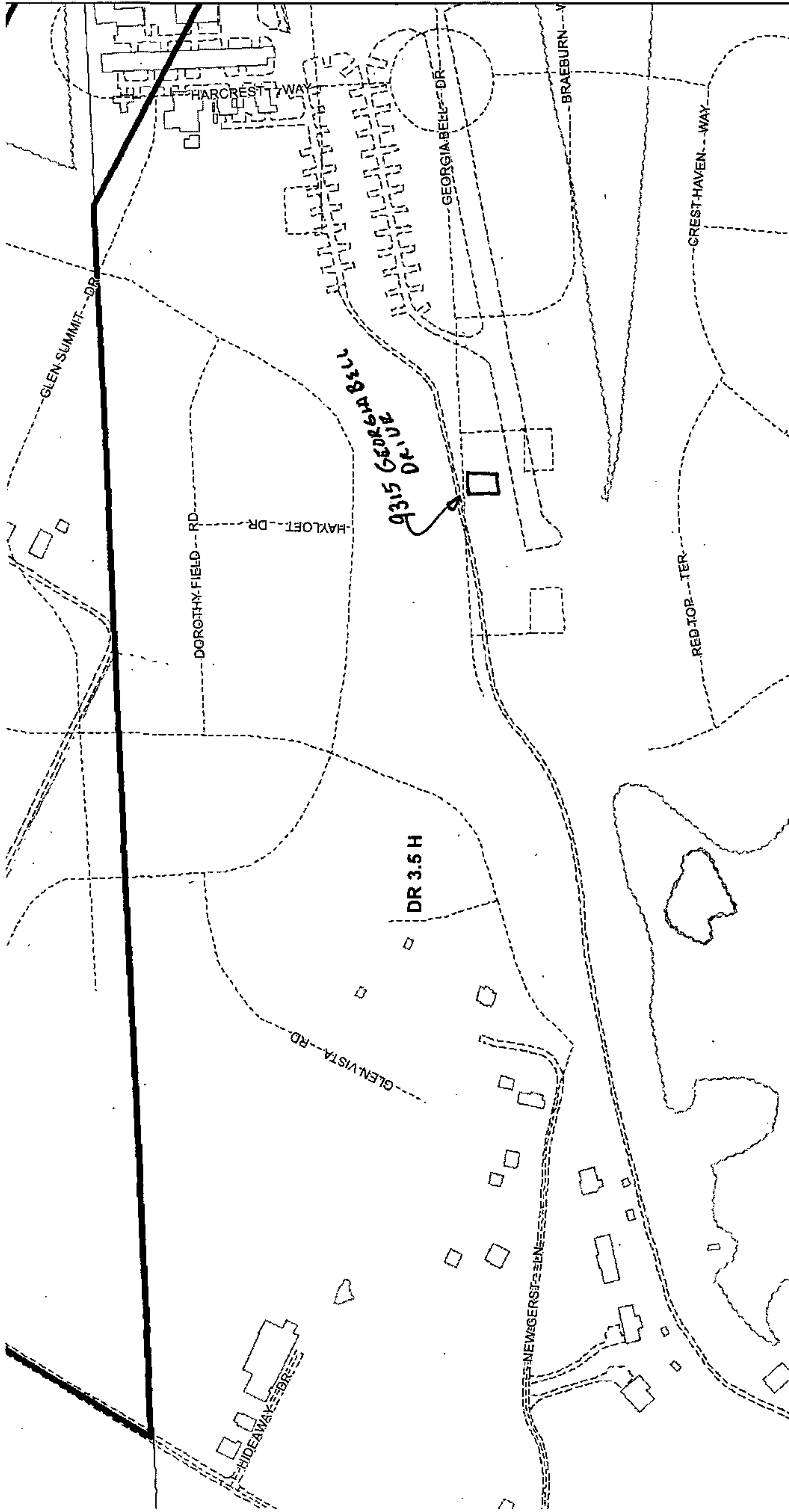
HISTORIC PROPERTY/
BUILDING

00-252-A

01-008-A

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 1033 CASE # 107-033-A



Baltimore County Planning and Zoning Zoning Map

063A3	063B3	063C3	064A3	064B3
072A1	072B1	072C1	073A1	073B1
072A2	072B2	072C2	073A2	073B2

Scale

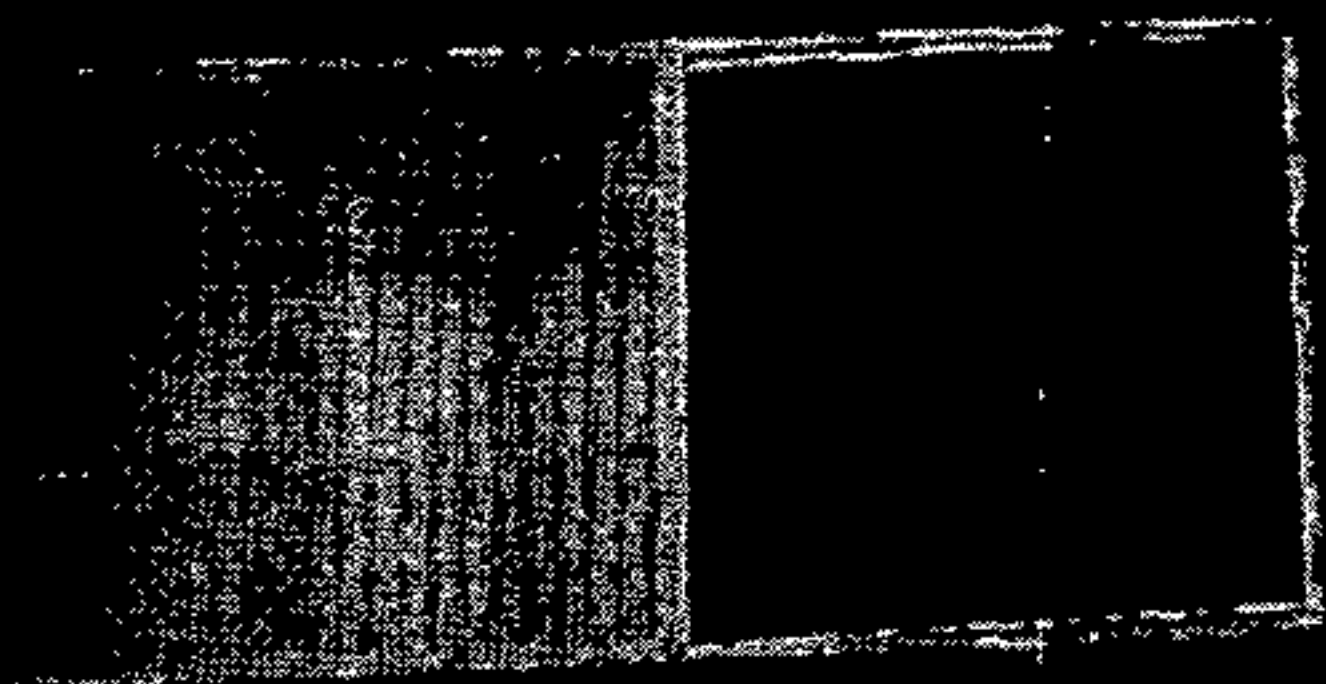
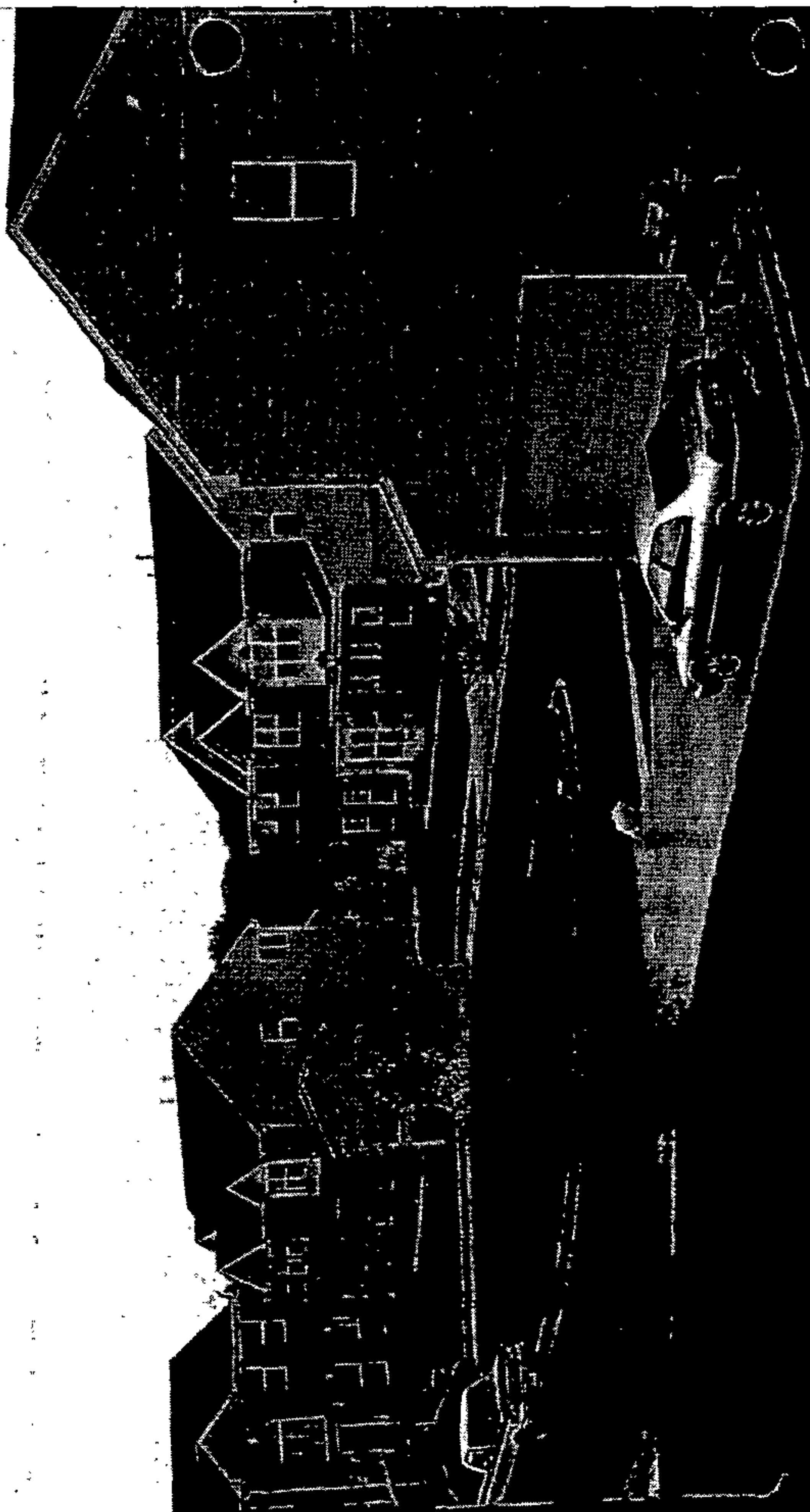
1" = 200'



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

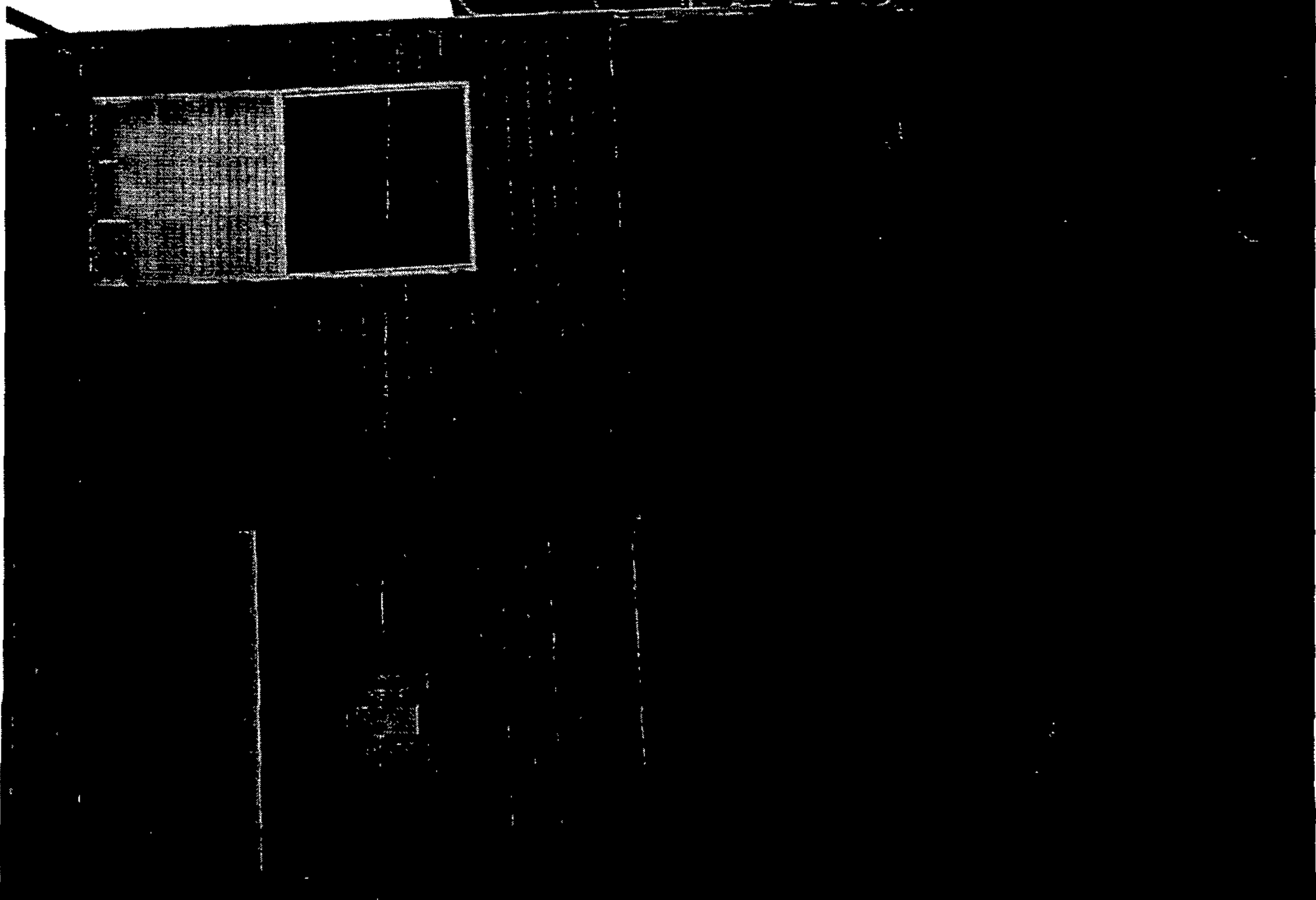
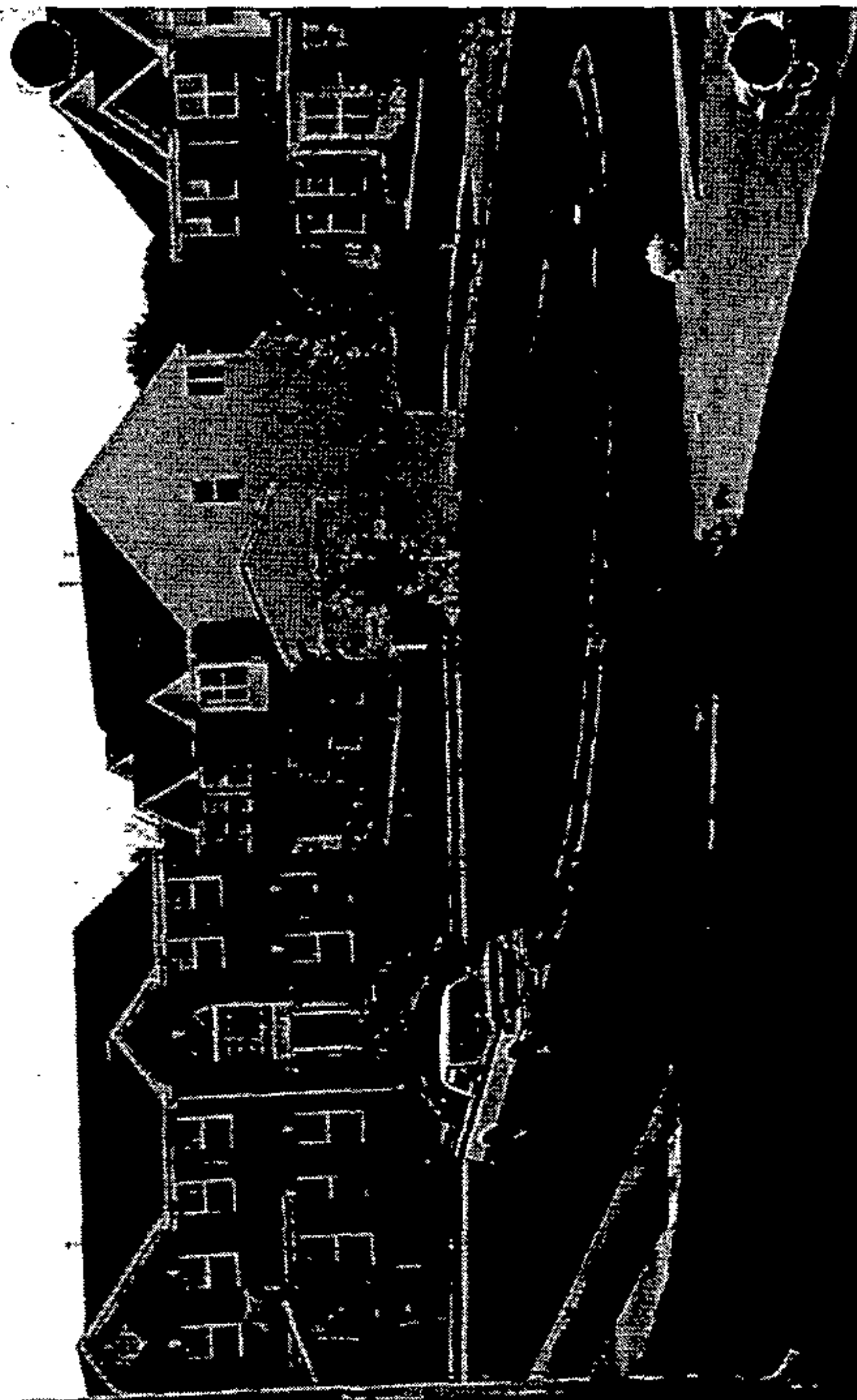
1 copy

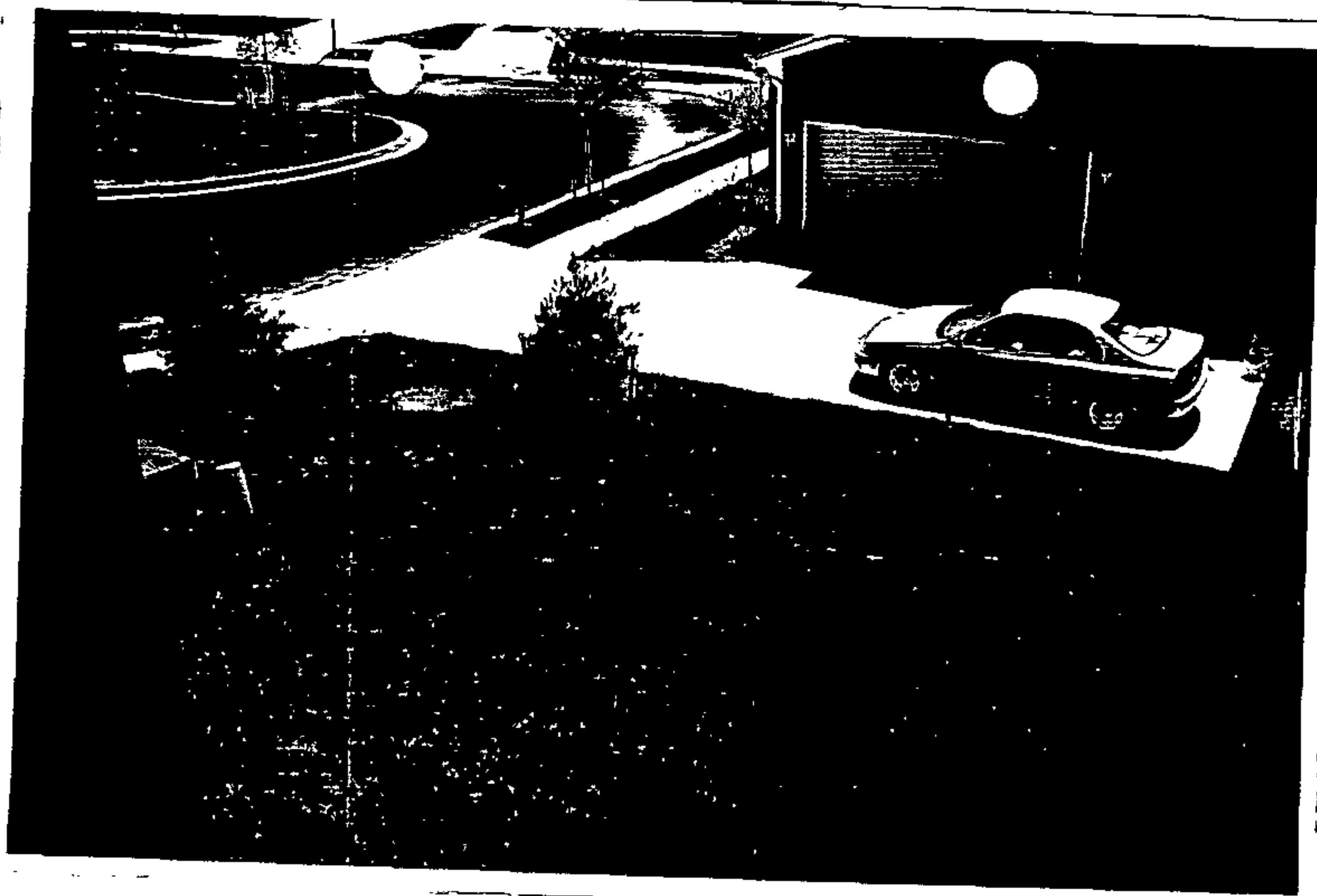
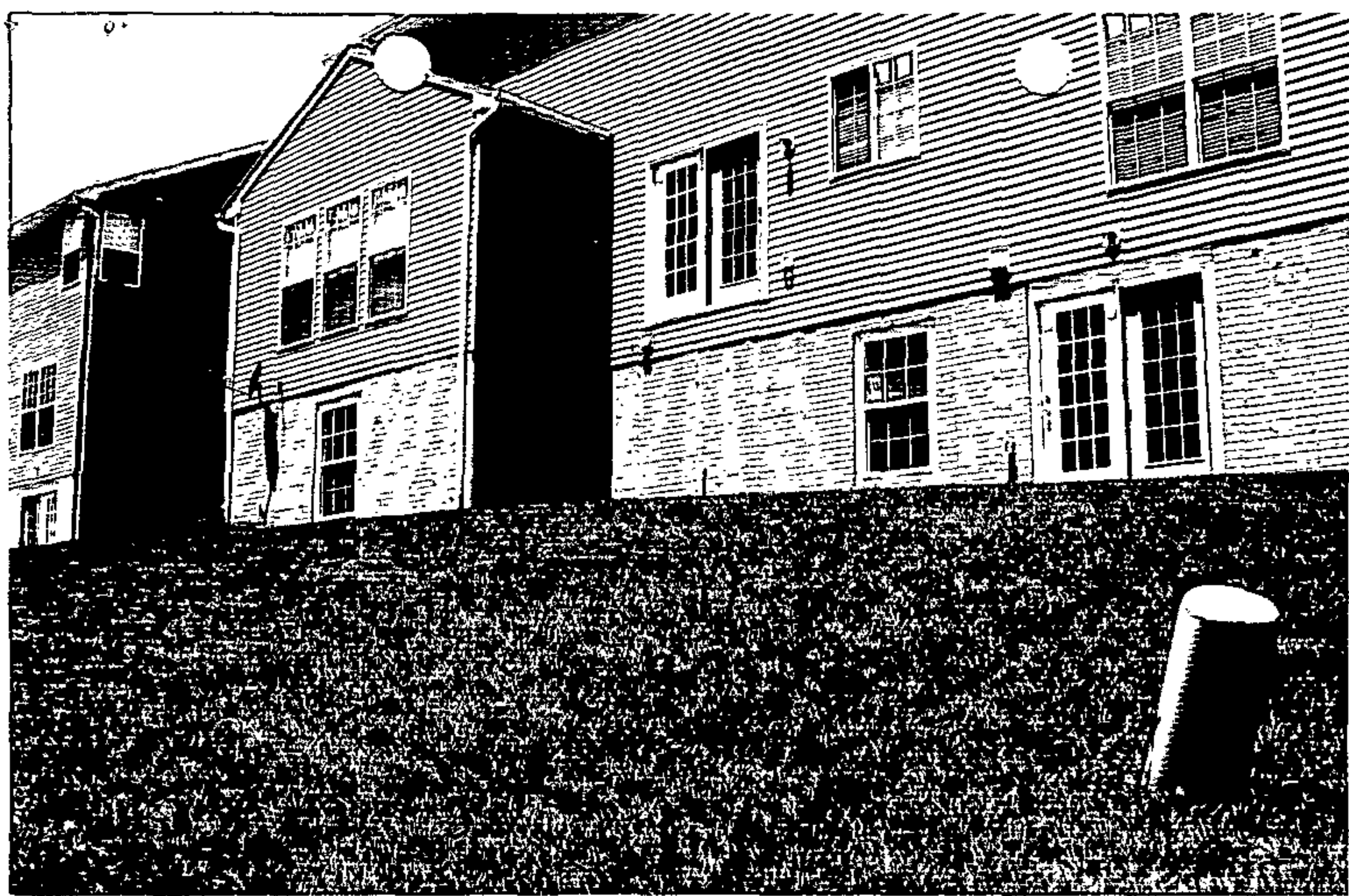
072c1

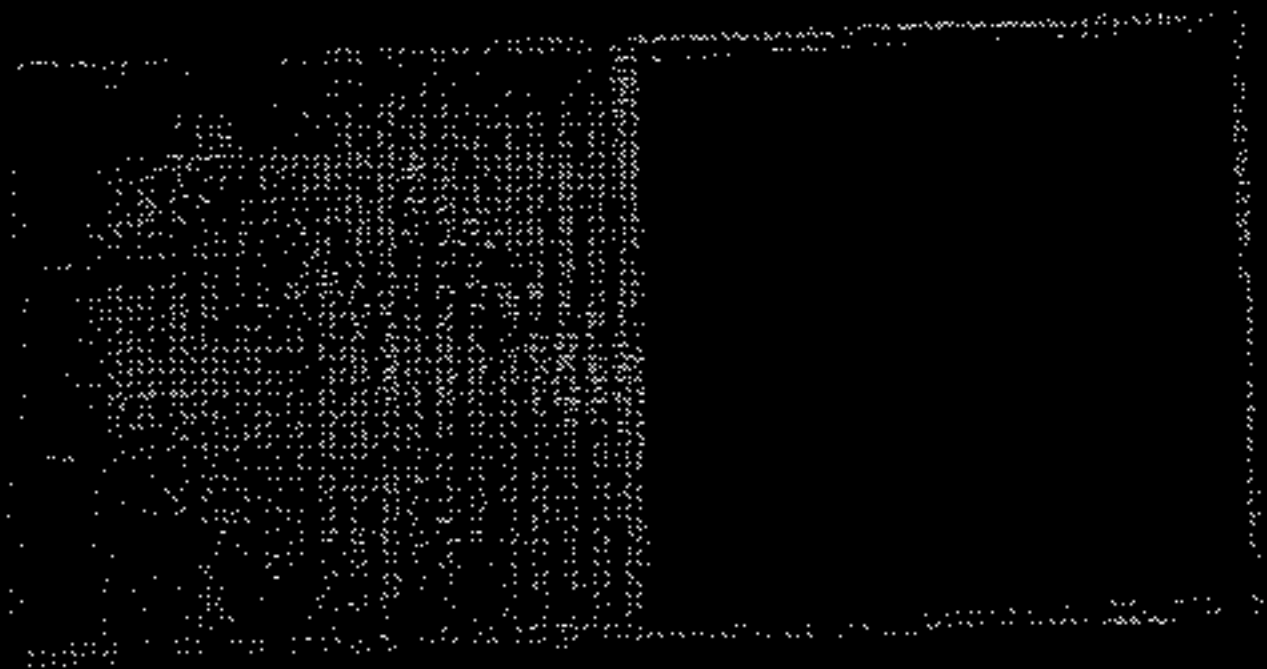


TAKEN FROM SIDE OF HOUSE. SHOWING SLOPE OF YARD AND NEIGHBOR TO REAR OF HOUSE
9315 GEORGIA BELL DRIVE

07-033-A







...
TAKEN FROM SIDE OF HOUSE, SHOWING SLOPE OF YARD
9315 GEORGIA BALL DRIVE

07-033-A