

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Valley Green Court, south of c/l
Of Sunnyview Drive
10th Election District
3rd Councilmanic District
(4 Valley Green Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-050-A

Norma R. Bergeron
Petitioner

* * * * *

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 owner of the subject property, Norma R. Bergeron. The variance request is for property located at 4 Valley Green Court. The variance request is from Sections 1A07 (RC 6) and 205.2 (R-20 1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (garage) with a 21.6 foot front setback and 46.6 feet to centerline of street in lieu of the required 40 feet and 65 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner states that she wishes to extend the garage in front. The garage cannot be extended to the rear because of the septic reserve area. A bedroom will be moved to the first floor.

The Petitioner submitted two letters of support from adjacent property owners.

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*.

"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

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9-11-06
[Signature]

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 20, 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.

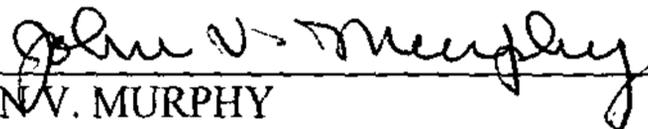
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of September, 2006, that a variance from Sections 1A07 (RC 6) and 205.2

RECEIVED FOR FILING
9-11-06
[Signature]

(R-20 1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (garage) with a 21.6 foot front setback and 46.6 feet to centerline of street in lieu of the required 40 feet and 65 feet, respectively 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.

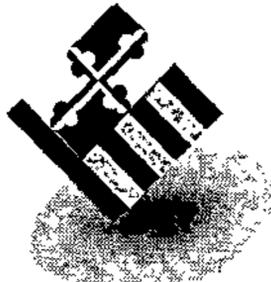
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

APR 9-11-06
PJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 11, 2006

NORMA R. BERGERON
4 VALLEY GREEN COURT
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 07-050-A
Property: 4 Valley Green Court

Dear Ms. Bergeron:

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

9-11-06
JVM



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 VALLEY GREEN CT. PHOENIX 21131
which is presently zoned RC6 (OLD R20)

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) 1A07 (R.C.6), 205.2 (R.20-1955)

TO PERMIT AN ADDITION (GARAGE) WITH A 21.6-FOOT FRONT SETBACK AND 46.6- FEET TO CENTERLINE OF STREET IN LIEU OF THE REQUIRED 40- FEET AND 65- FEET, RESPECTIVELY.

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):

NORMA R. BERGERON
Name - Type or Print

Norma R. Bergeron
Signature

Name - Type or Print

Signature

4 VALLEY GREEN CT. 410-666-0767
Address Telephone No.

PHOENIX MD 21131
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. 07-050-A

REV 10/25/01 9-11-06

Reviewed By D. T. 3 Date 8/7/06

Estimated Posting Date 8/20/06

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 4 VALLEY GREEN CT.
Address
PHOENIX MD 21131
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):

EXTEND GARAGE IN FRONT
BACK IS NEEDED FOR SEPTIC AREA
BEDRM TO BE MOVED TO FIRST FLOOR

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.

Norma R. Bergeron
Signature

Signature

NORMA R. BERGERON
Name - Type or Print

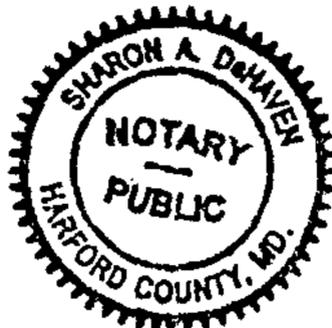
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of July, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Sharon A. DeHaven
Notary Public

My Commission Expires 6/1/08

Affidavit in Support of Administrative Variance

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Address
PHOENIX MD 21131
City State Zip Code

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BACK IS NEEDED FOR SEPTIC AREA
BED RM TO BE MOVED TO FIRST FLOOR

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.

Norma R. Bergeron
Signature

Signature

NORMA R. BERGERON
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of July 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Sharon A. DeHaven
Notary Public

My Commission Expires 6/1/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 VALLEY GREEN CT. PHOENIX 21131
which is presently zoned RC6 (OLD R20)

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TO PERMIT AN ADDITION (GARAGE) WITH A 21.6-FOOT FRONT SETBACK AND 46.6- FEET TO CENTERLINE OF STREET IN LIEU OF THE REQUIRED 40- FEET AND 65- FEET, RESPECTIVELY.

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):

Norma R. Bergeron
Name - Type or Print

Norma R. Bergeron
Signature

Name - Type or Print

Signature

4 VALLEY GREEN CT. 410-666-0767
Address Telephone No.

PHOENIX MD 21131
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. 07-050-A

Reviewed By D.T. Date 8/7/06

REV 10/25/01 9-11-06

Estimated Posting Date 8/20/06

B

J. Finley Ransone & Associates

Registered Land Surveyors
Land Surveying ♦ Geomatics ♦ Real Estate Development

July 6, 2006

ZONING DESCRIPTION

No. 4 Valley Green Court

Beginning at a point on the west side of Valley Green Court, which is 50 feet wide, at the distance of 145.3 feet southerly from the centerline of Sunnyview Drive, which is 50 feet wide. Being Lot No. 23, Block E, Section III-A in the subdivision of Sunnybrook as recorded in the Plat Records of Baltimore County in Platbook No. 26 folio 98; containing 0.5796 of an acre of land, more or less. Also known as No. 4 Valley Green Court, and located in the Tenth Election District, Third Councilmanic District of Baltimore County, Maryland.



P.O. BOX 10160 • TOWSON, MD 21285-0160
PHONE: 410-666-7448 • FAX: 410-666-0373
E-MAIL: RANSONEASSOCIATES@COMCAST.NET

07-050-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9771

DATE 8/7/06 ACCOUNT 0010016150
AMOUNT \$ 65.00

RECEIVED FROM: NORMA BERGERO

FOR: ITEM # 050 - 01-050-A
N VALLEY GREEN CT DONNA THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME 1000
0/17/2006 12/17/2005 10/21/03 5
REG. NO. 0010016150
RECEIPT # 912500 8/07/2006 0FLH
DATE 5 5.00 ZEROED VERIFICATION
CN NO. 001771

Receipt Tot \$65.00
\$100.00 \$65.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-050-A

Petitioner/Developer: _____

BERGERON

Date of Hearing/Closing: 9/4/06

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

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 located at _____

4 VALLEY GREEN CT.

The sign(s) were posted on 8/20/06

(Month, Day, Year)

Sincerely,

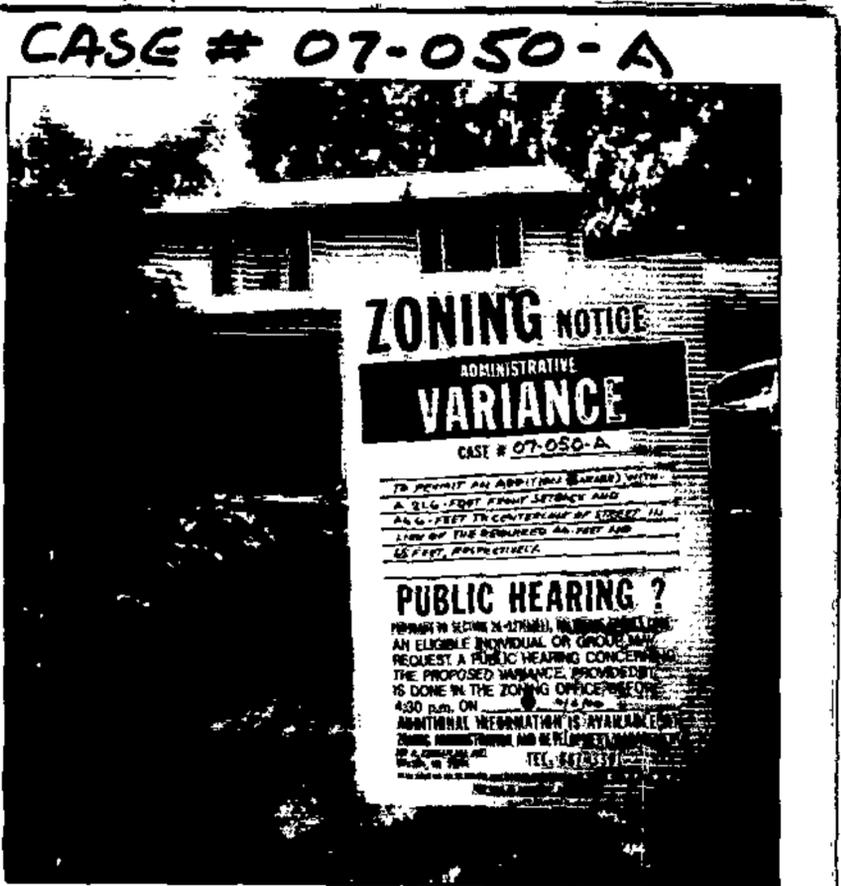
Richard E. Hoffman 8/20/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



4 VALLEY GREEN CT.
POSTED 8/20/06
Richard E. Hoffman 8/20/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES:

Case Number 07- 050 -A Address 4 VALLEY GREEN CT.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/7/06 Posting Date: 8/20/06 Closing Date: 9/4/06

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

- 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.
- 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.
- 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.
- 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- 050 -A Address 4 VALLEY GREEN CT.

Petitioner's Name BERGERON Telephone 410-666-0767

Posting Date: 8/20/06 Closing Date: 9/4/06

Wording for Sign: To Permit AN ADDITION (GARAGE) WITH A 21.6-FOOT FRONT SETBACK AND 46.6- FEET TO CENTERLINE OF STREET IN LIEU OF THE REQUIRED 40- FEET AND 65- FEET, RESPECTIVELY.

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: 07-050-A
Petitioner: BERGERON
Address or Location: 4 VALLEY GREEN CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MRS. NORMA R. BERGERON
Address: 4 VALLEY GREEN CT.
PHOENIX, MD 21131

Telephone Number: 410-666-0767



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

September 5, 2006

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

Norma R. Bergeron
4 Valley Green Court
Phoenix, MD 21131

Dear Ms. Bergeron:

RE: Case Number: 07-050-A, 4 Valley Green Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 7, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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 17, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 14, 2006

Item No.: 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055 and 056.

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2006
Item Nos. 045, 046, 047, 048, 050, 051, 052,
053, 054, 055, and 056

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-08162006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 16, 2006

RECEIVED

AUG 22 2006

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

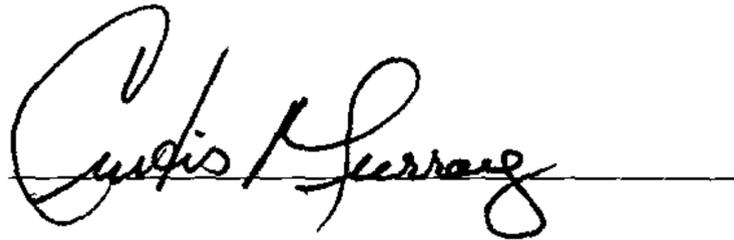
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-050- 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:



Division Chief:



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: 8-15-01

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

RE: Baltimore County
Item No. 050 DT

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

To Whom It May Concern

By signing this letter I state that I do not object to William F. Bergeron extending his garage 25 feet into the driveway towards the street.

Adelaide Jerbi
6 Valleygreen Ct.
Phoenix, MD 21131

Adelaide Jerbi

07-050-A

To Whom It May Concern

By signing this letter I state that I do not object to William F. Bergeron extending his garage 25 feet into the driveway towards the street.

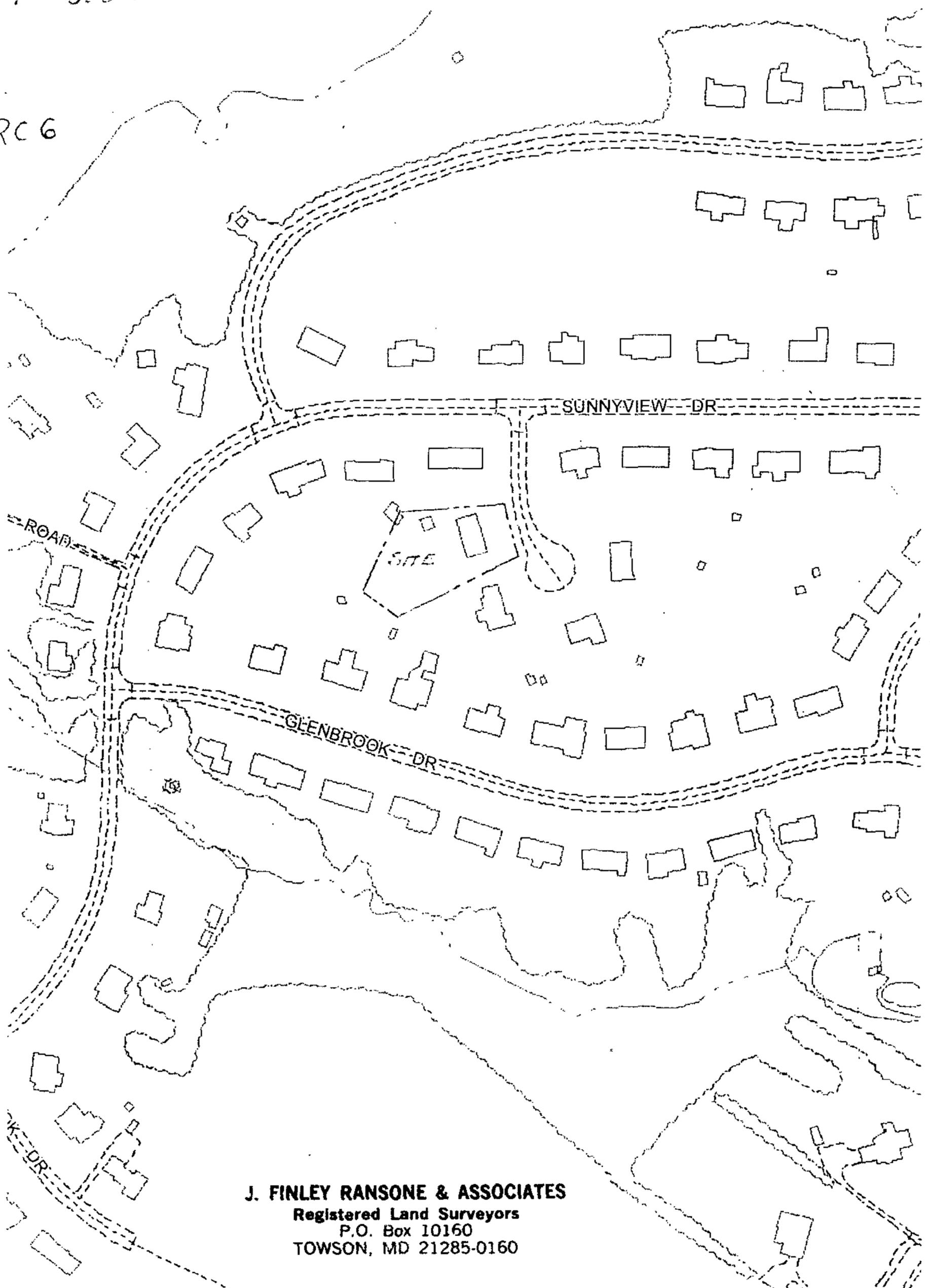
Wyona Cutler
Wyona Cutler
23 Sunnyview Dr.
Phoenix, MD 21131

07-050-A

04302

1/2 500 ±

RC 6

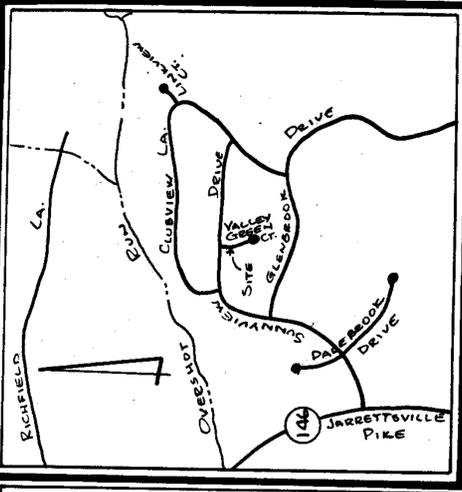


J. FINLEY RANSONE & ASSOCIATES
Registered Land Surveyors
P.O. Box 10160
TOWSON, MD 21285-0160

07-050-A







VICINITY MAP

**PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE**

NO. 4 VALLEY GREEN COURT

**LOT NO. 23 BLOCK E
SECTION III-A
SUNNYBROOK**

REF: PB No. 26 FOLIO 98
10TH ELECTION DISTRICT, BALTIMORE COUNTY MD

OWNER / PETITIONER

NORMA R. BERGERON
4 VALLEY GREEN COURT
PHOENIX, MD 21131

TA No. 1002026790
DEED REF: 7780 / 707

SCALE: 1" = 30'

DATE: JUNE 26, 2006



**J. FINLEY RANSONE
& ASSOCIATES**

REGISTERED
LAND SURVEYORS

P.O. BOX 10160
TOWSON, MARYLAND
21285-0160

666-7448

J# 05-10-2211

F# 10B-170

07-050-A

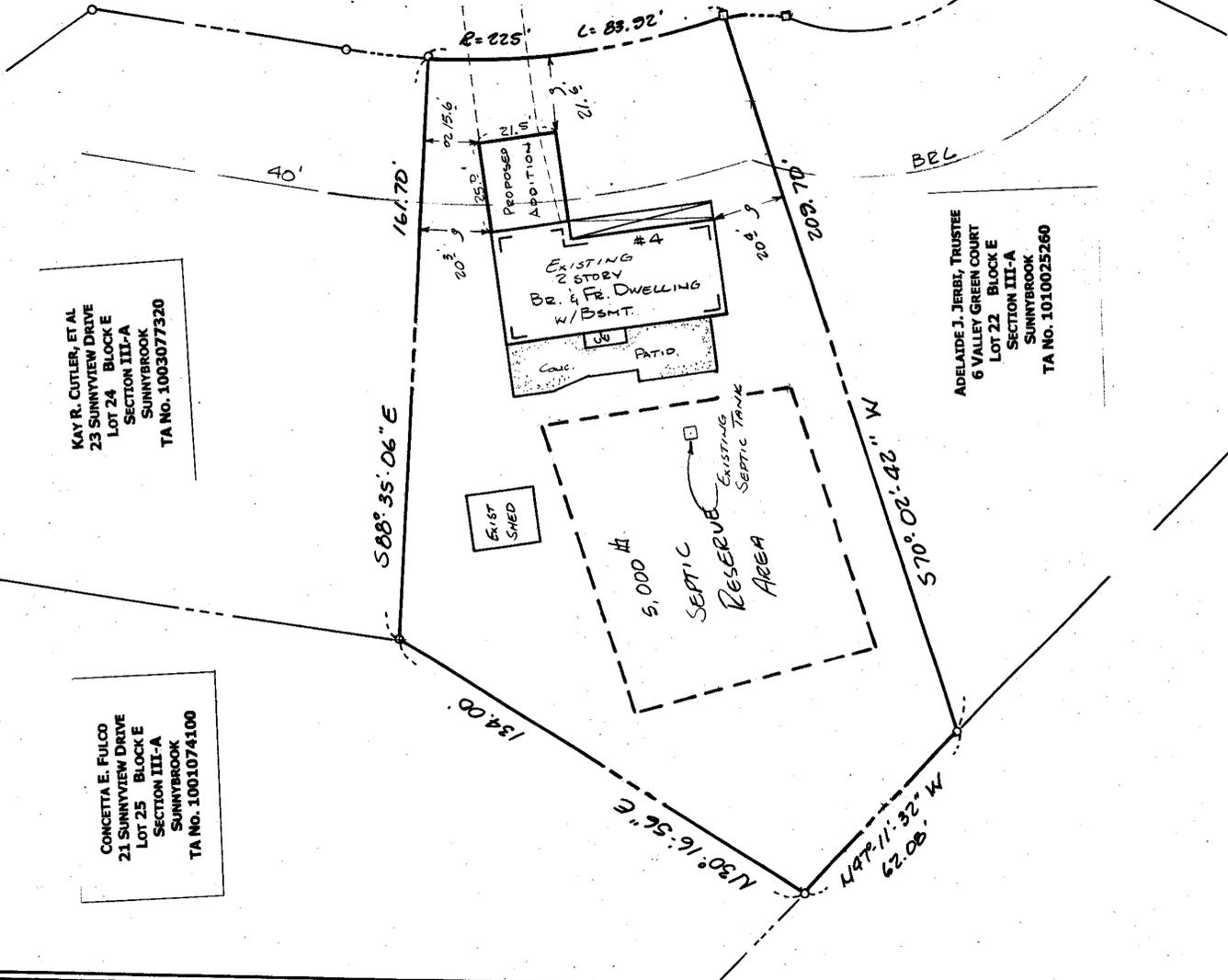
ELIZABETH W. COXE
27 SUNNYVIEW DRIVE
LOT 19 BLOCK E
SECTION III-A
SUNNYBROOK
TA No. 1003049240

GARY & GRACE MILLER
LIVING TRUST
3 VALLEY GREEN COURT
LOT 20 BLOCK E
SECTION III-A
SUNNYBROOK
TA No. 1013055660

KAY R. CUTLER, ET AL
23 SUNNYVIEW DRIVE
LOT 24 BLOCK E
SECTION III-A
SUNNYBROOK
TA No. 1003077320

CONCETTA E. FULCO
21 SUNNYVIEW DRIVE
LOT 25 BLOCK E
SECTION III-A
SUNNYBROOK
TA No. 1001074100

VALLEYGREEN (50' R/W) COURT



ADELAIDE J. JERBI, TRUSTEE
6 VALLEY GREEN COURT
LOT 22 BLOCK E
SECTION III-A
SUNNYBROOK
TA No. 1010025260

GENERAL NOTES

1. ZONING: THE SUBJECT PROPERTY AND ALL ADJOINING PROPERTY IS CURRENTLY ZONED RC-6. (SEE MAP 043 C2)
2. PROPERTY SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM.