



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

September 27, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

D. BRADLEY RUSS
3407 MAPLE VIEW WAY
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 07-092-A
Property: 3407 Maple View Way

Dear Mr. Russ:

Your request for Administrative Variance has been given to me for review. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning is opposed to your request. I am enclosing a copy of this ZAC comment for your review.

I suggest that you call Kevin Gambrill at 410-887-3480 to determine if you can come to an agreement on this request.

Please write to me at your earliest convenience if you are able to work something out with Mr. Gambrill to modify your plan and request for variance. If not, I will schedule a public hearing on this matter.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Kevin Gambrill, Office of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2006

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

SUBJECT: 3407 Maple View Way

INFORMATION:

Item Number: 7-092

Petitioner: Bradley Russ

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED

SEP 25 2006

ZONING COMMISSIONER

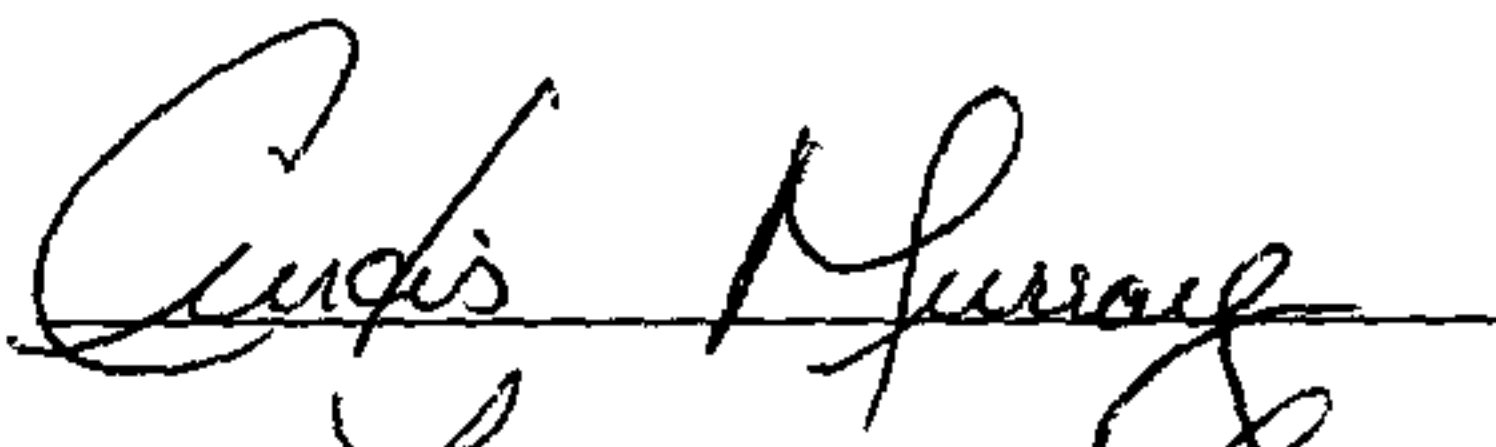
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard. The lot in question is not unique, as it was created among of series of regularly shaped lots when the subdivision was approved four years ago (Burton-Chapman Property – approval date = 12/23/2002). Furthermore, the petitioner has created a self-imposed hardship by constructing an extensive open projection deck in the rear yard of the property, which now inhibits the locating of any additional accessory structures in the legal portion of the lot (e.g. the rear yard). Finally, there are a number of properties with side yards that protrude toward the public right-of-way (e.g. 3408 Maple View Way). This Office is concerned that if the placement of an accessory structure in the side yard were granted here, it would set an extremely negative precedent is this newly completed subdivision.

As such, the Office of Planning respectfully requests that the petitioner's request be denied.

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

INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2006

FROM: Arnold F. 'Pat' Keller, III
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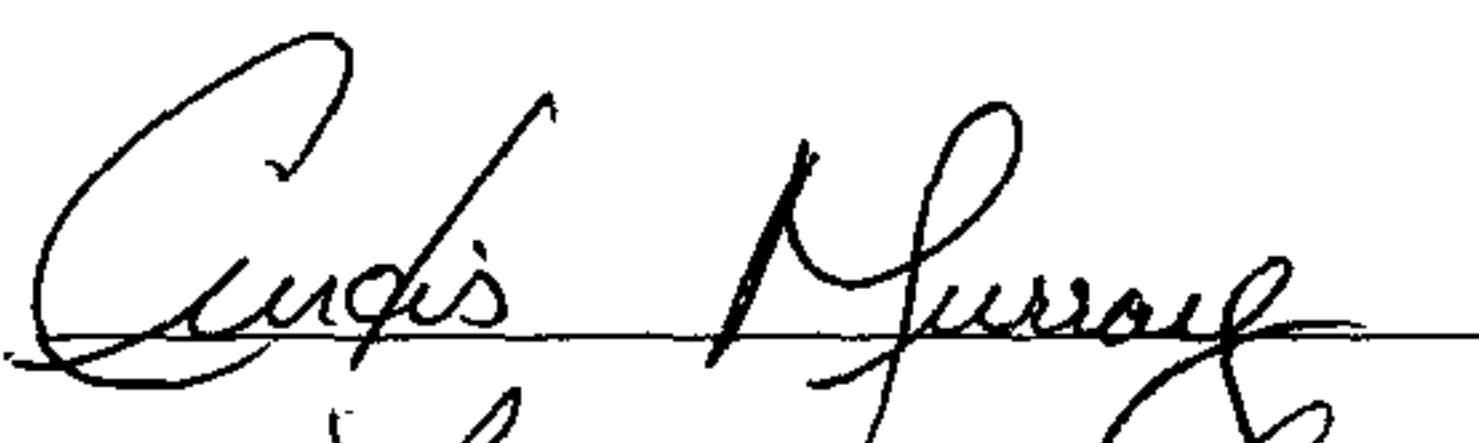
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As such, the Office of Planning respectfully requests that the petitioner's request be denied.

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
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 25, 2006

D. Bradley Russ
6645 Chippewa Drive
Baltimore, MD 21234

Dear Mr. Russ:

RE: Case Number: 07-092-A, 6645 Chippewa Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 30, 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



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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9/7/2006

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

RE: Baltimore County
Item No. 092
MADE VIEW WAY
PROPERTY
VARIANCE # 7-92-A

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 092.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2006
Item Nos. 07-071, 072, 073, 074, 075, 076, 077,
078, 085, 086, 087, 090, 091 and 092

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- 09082006.doc

CERTIFICATE OF POSTING

RE: Case No.: 07-092-A

Petitioner/Developer: D. BRADLEY
RUSS

Date of Hearing/Closing: 9/25/06

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:

3407 MAPLE VIEW WAY

The sign(s) were posted on

9-10-06
(Month, Day, Year)

Sincerely,

Robert Black 9-14-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

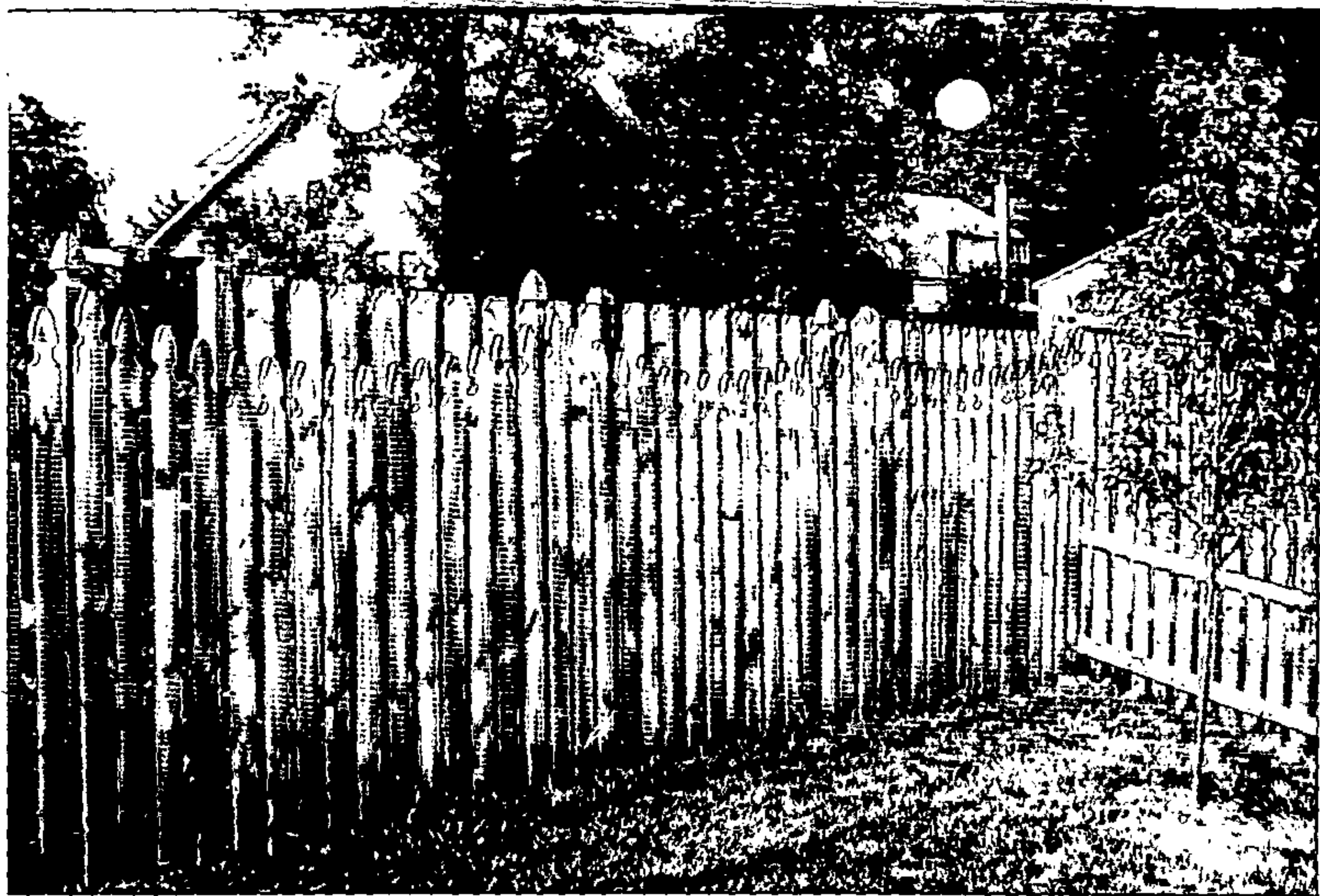
(City, State, Zip Code)

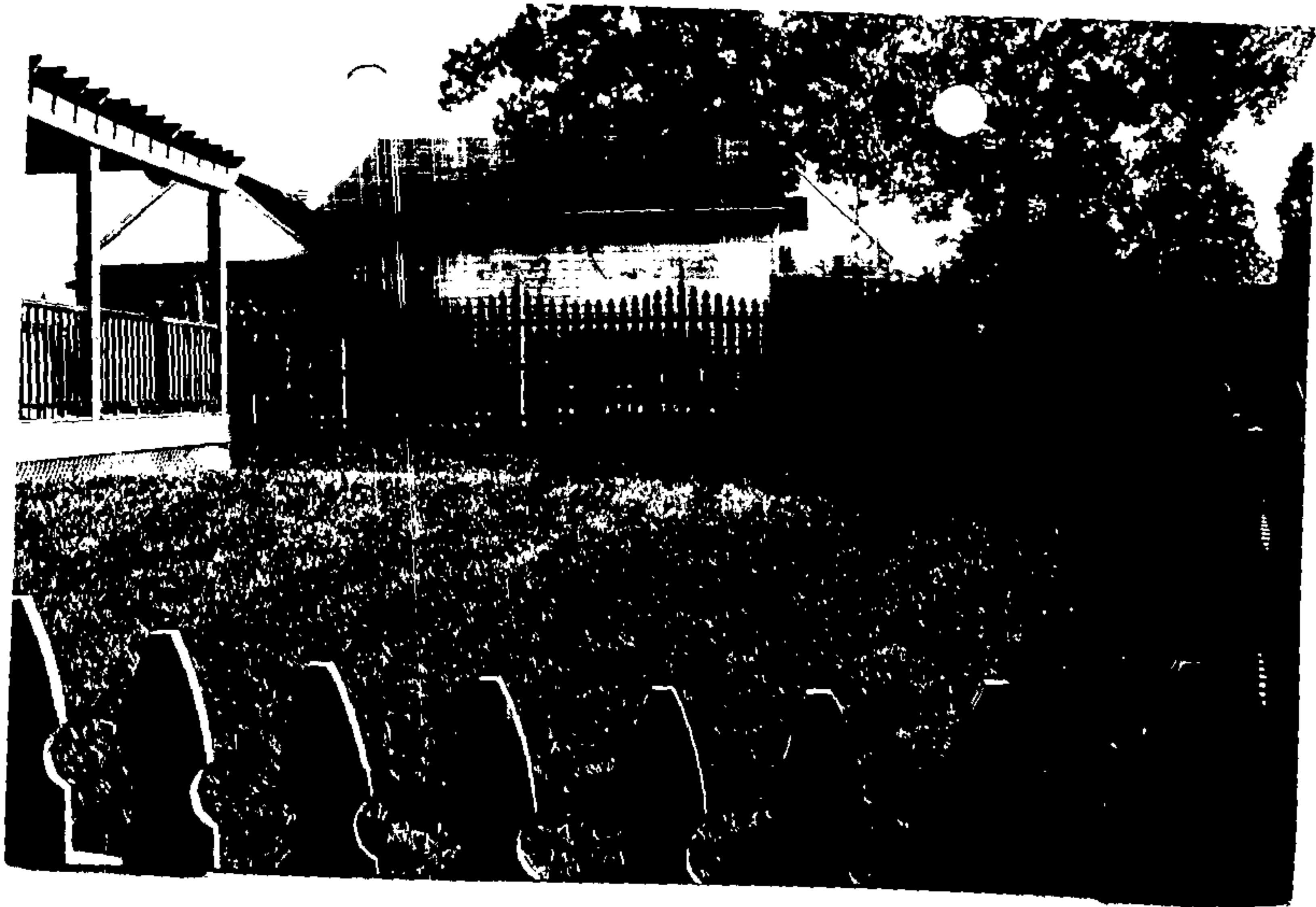
(410) 282-7940

(Telephone Number)

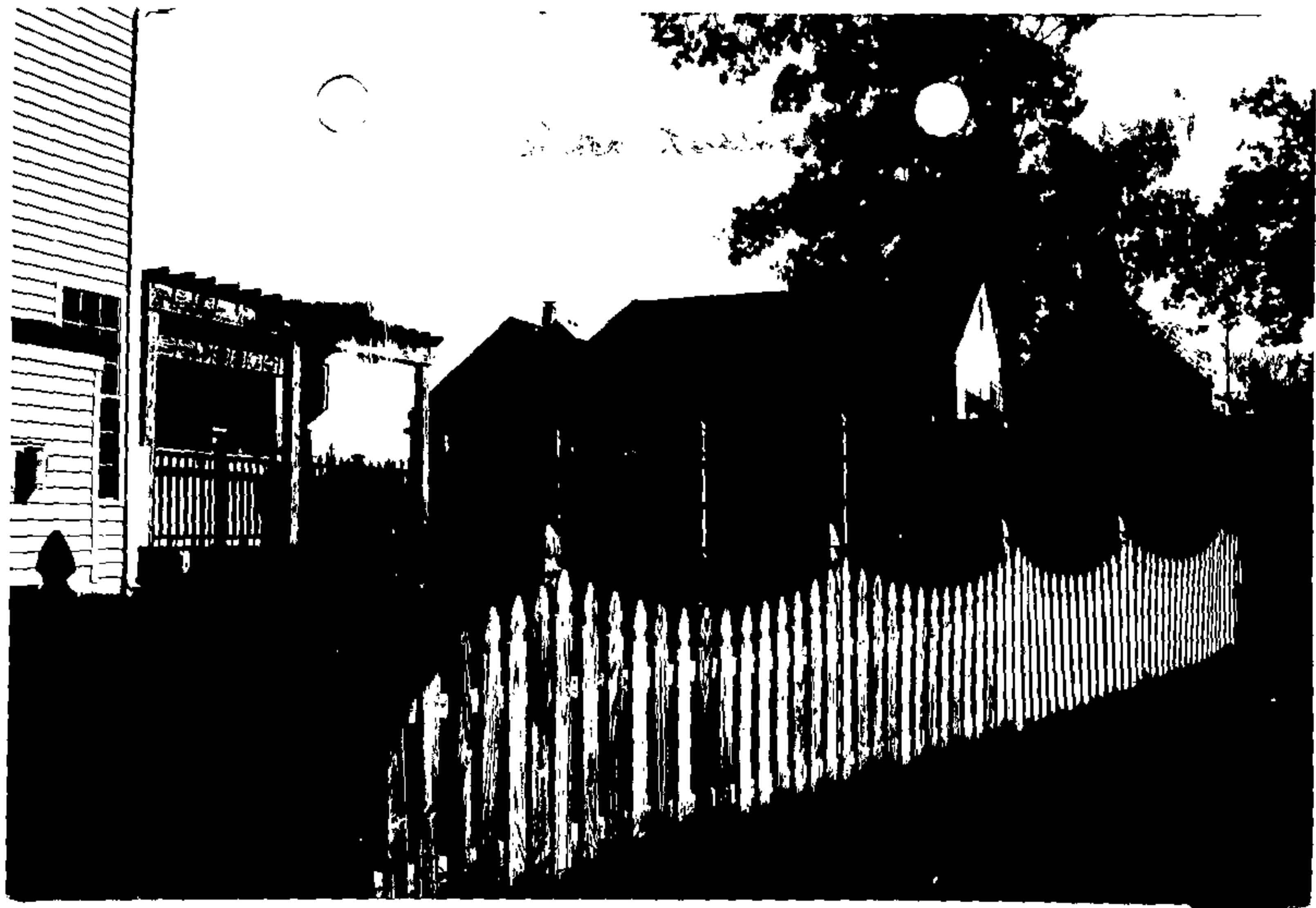
ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 07092A
TO PERMIT AN ACCESSORY STRUCTURE (Swimming Pool)
TO BE LOCATED ON THE SIDE OF A SINGLE FAMILY DWELLING IN LIFT
OF THE REQUIRED FEET.

PUBLIC HEARING ?
PURSUANT TO SECTION 26-1271(a)(3), 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 SEPTEMBER 25, 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









Zoning Commissioner's Office
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204



BALTIMORE COUNTY
MARYLAND

Return Service Requested

Photos

#07-092-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁷~~08~~ 092 -A Address 3407 Maple View Way
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/30/06 Posting Date: 9/10/06 Closing Date: 9/25/06

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~~08~~ 092 -A Address 3407 Maple View Way
Petitioner's Name D. Bradley Russ Telephone 410 663 1013
Posting Date: 9/10/06 Closing Date: 9/25/06
Wording for Sign: To Permit an accessory structure (swimming pool) to be
located on the side of a single family dwelling in lieu of the
required rear

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: 07-092-A

Petitioner: BRADLEY RUSS

Address or Location: 3407 MAPLE VIEW WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRAD RUSS

Address: 3407 MAPLE VIEW WAY

BALTIMORE MD 21234

Telephone Number: 410-663-1013

July 31, 2006

To Whom It May Concern:

This letter is in reference to the proposed in-ground swimming pool to be placed at 3407 Maple View Way, Baltimore, Maryland 21234.

Mr. or Mrs. Russ have presented to me diagrams of the proposed pool location and layout as well as landscape additions.

I have reviewed these documents and have no objections to the proposal.

 Dayson Boardman 7/26/06
Signature Printed Name Date
3403 Maple View Way

 ANNA OFELIA P. MARTIN 7/26/06
Signature Printed Name Date
3405 Maple View Way

 Michael L. Hecht 7/26/06
Signature Printed Name Date
3409 Maple View Way

 Margaret J. Mauch 8/3/06
Signature Printed Name Date
3408 Maple View Way

 Matt Cimino 7/27/06
Signature Printed Name Date
9635 Magledt Road

 NORMAN L. STRICKER 7/27/06
Signature Printed Name Date
3406 Joppa Road

Item #092



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3407 MAPLE VIEW WAY 21234
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 - to permit an accessory

structure (swimming pool) to be located on the side of a single family dwelling; in lieu of the required rear

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):

D. BRADLEY RUSS

Name - Type or Print

Signature

Name - Type or Print

Signature

3407 MAPLE VIEW WAY 410.663.1013

Address

Telephone No.

BALTIMORE

MD

21234

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. 07-092-A

Reviewed By RD

Date

8/30/06

Estimated Posting Date

9/10/06

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 3407 MAPLE VIEW WAY
Address
BALTIMORE MD 21234
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 am requesting a variance to place an inground pool in the backyard that will also extend partly in to the side yard. The following reasons apply:

1. Wooden Deck on the back of the house prohibits construction directly behind said deck.
2. There is a drainage easement along the back property line.
3. Back southwest corner of property is the largest available area.

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.

D. Bradley Russ
Signature

D. BRADLEY RUSS
Name - Type or Print

Signature

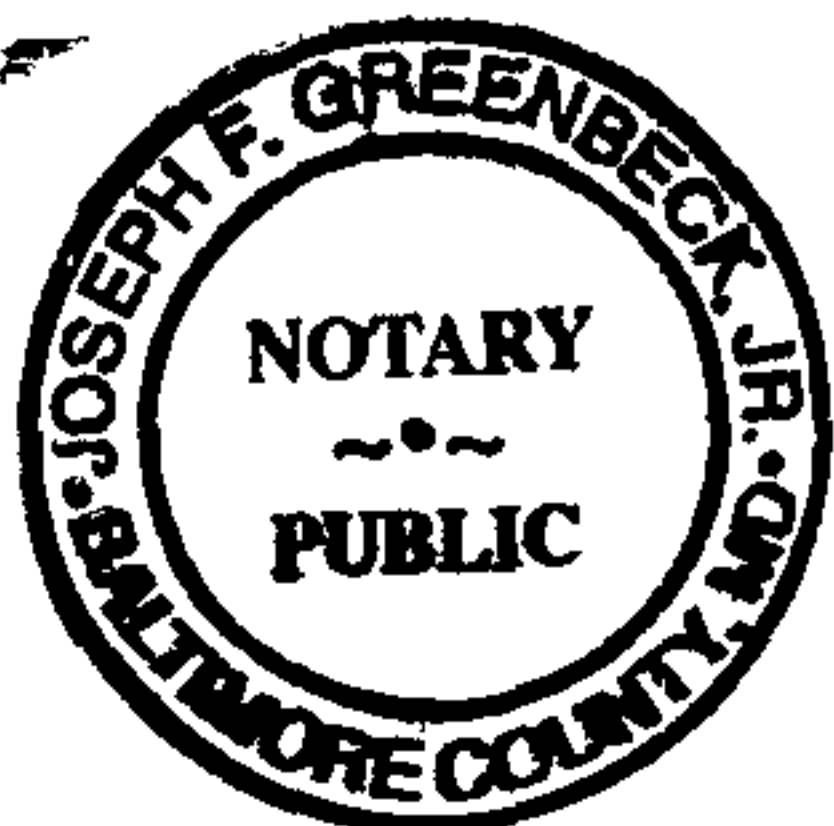
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

D. BRADLEY RUSS
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 July 21, 2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3407 MAPLE VIEW WAY 21234
which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 ~ to permit an accessory

structure (swimming pool) to be located on the side of a single family dwelling in lieu of the required rear

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):

D. BRADLEY RUSS

Name - Type or Print

Signature

Name - Type or Print

Signature

3407 MAPLE VIEW WAY 410-663-1013

Address

Telephone No.

BALTIMORE

MD

21234

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 07 day of 09 , 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. 07-092-A

Reviewed By RDR

Date

8/30/06

Estimated Posting Date

9/10/06

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City State Zip Code

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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.

D. Bradley Russ
Signature

D. BRADLEY RUSS
Name - Type or Print

Signature

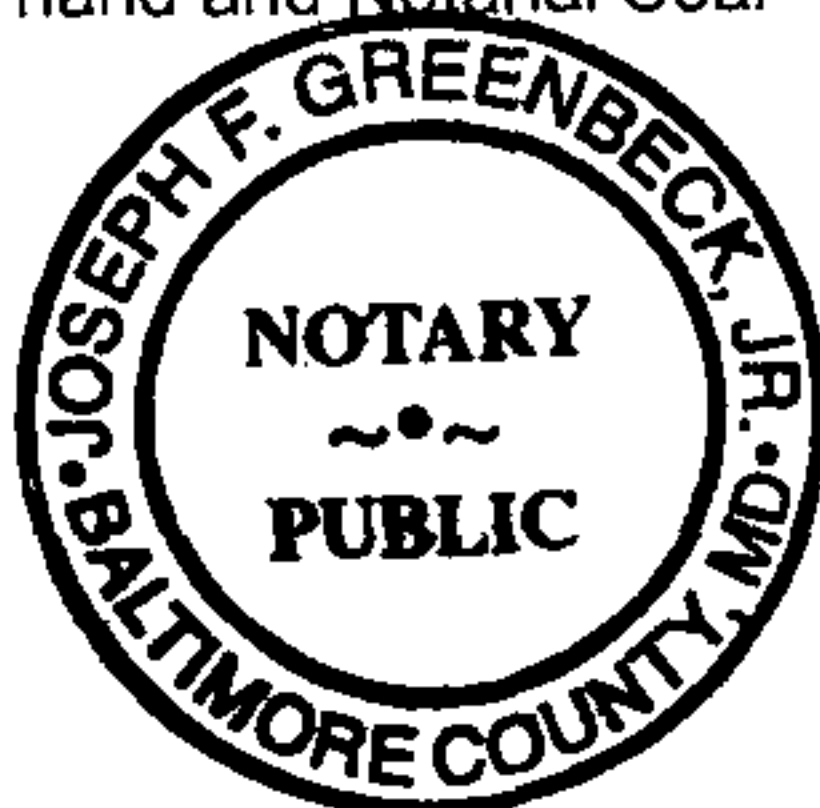
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of AUGUST, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires July 21, 2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3407 MAPLE VIEW WAY 21234
which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 - to permit an accessory

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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.

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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):

D. BRADLEY RUSS

Name - Type or Print

Signature

Name - Type or Print

Signature

3407 MAPLE VIEW WAY 410-663-1013

Address

Telephone No.

BALTIMORE

MD

21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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Zoning Commissioner of Baltimore County

CASE NO. 07-092-A

Reviewed By RJR

Date 8/30/06

Estimated Posting Date 9/10/06

REV 10/25/01

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D. Bradley Russ
Signature

D. Bradley Russ
Name - Type or Print

Signature

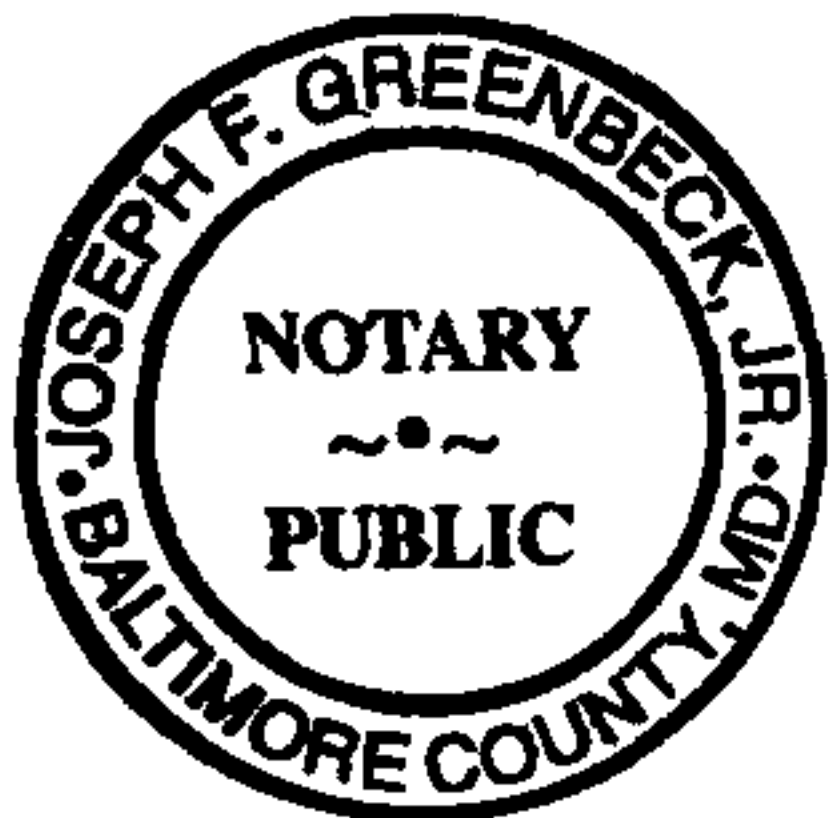
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of AUGUST, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

D. BRADLEY RUSS
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 July 21, 2007

ZONING DESCRIPTION FOR 3407 MAPLE VIEW WAY, BALTIMORE,
MD 21234

Beginning at a point on the South side of Maple View Way which is 50 ft wide at the distance of 245 ft +/- ^{SOUTH} of the centerline of the nearest improved intersecting street Magledt Road which is 60 ft wide. Being Lot #15 in the subdivision of Burton/Chatman Property as recorded in Baltimore County Plat Book #76, Folio #56, containing 0.197 acres. Also known as 3407 Maple View Way and located in the 11th Election District, 5th Councilmanic District.

Item #092

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20352

DATE 8/30/06 ACCOUNT Rec'd COG 6150

AMOUNT \$ 65.00

AMOUNT

RECEIVED FROM: D. Bradley Russ

FOR: Zoning hearing - case # 07-092-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DEB
8/31/2006 8/30/2006 14:40:13 1

RED MEDIA WALTON JRIC 300

>> RECEIPT # 299839 8/30/2006 OFLA

Dept 5 RED ZONING VERIFICATION

CH NO. 020352

Receipt Tot \$65.00

\$65.00 CR \$6.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

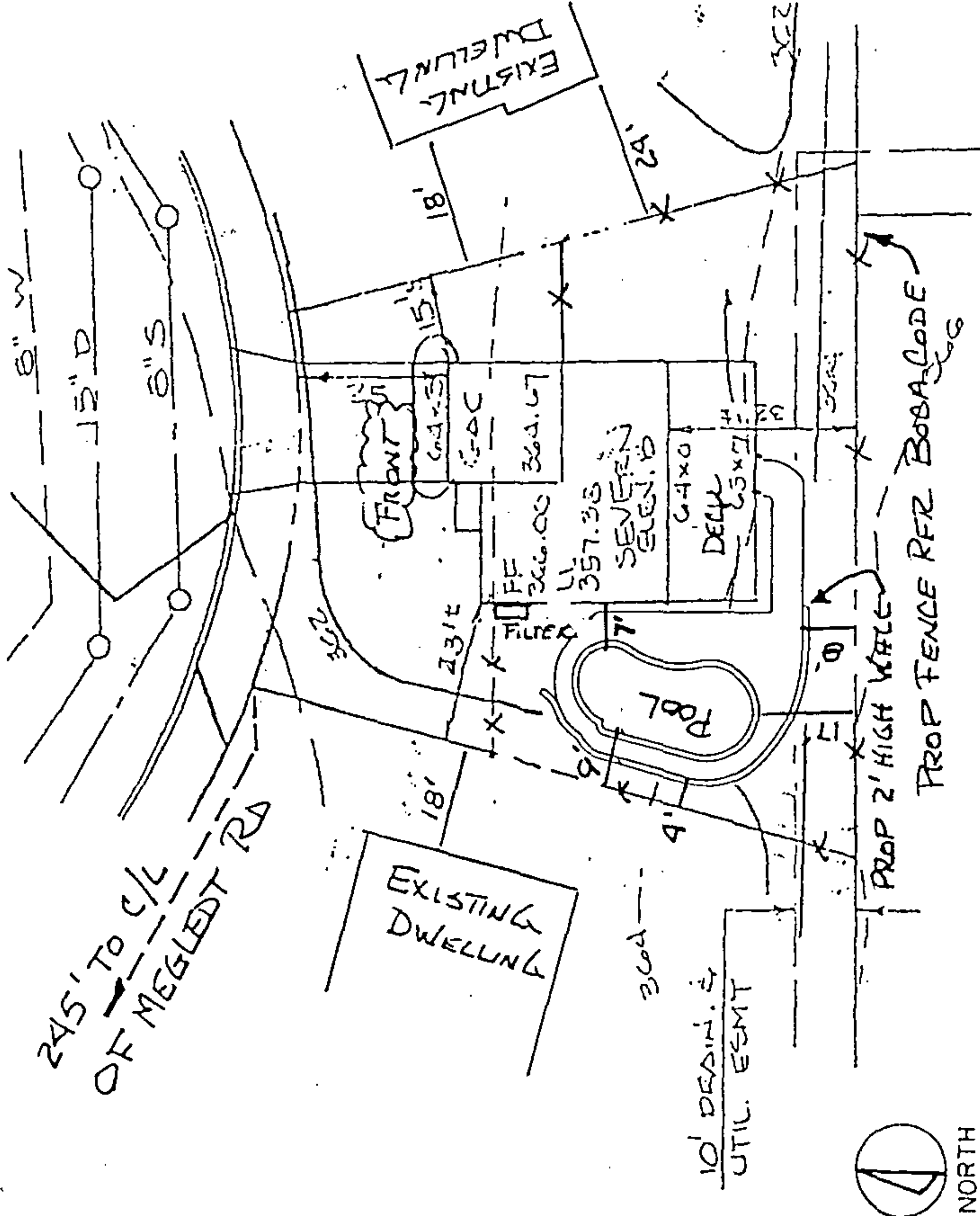
PROPERTY ADDRESS 3407 MAPLE VIEW WAY SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BURTON/CHATMAN PROPERTY

PLAT BOOK # 76 FOLIO # 56 LOT # 15 SECTION # ---

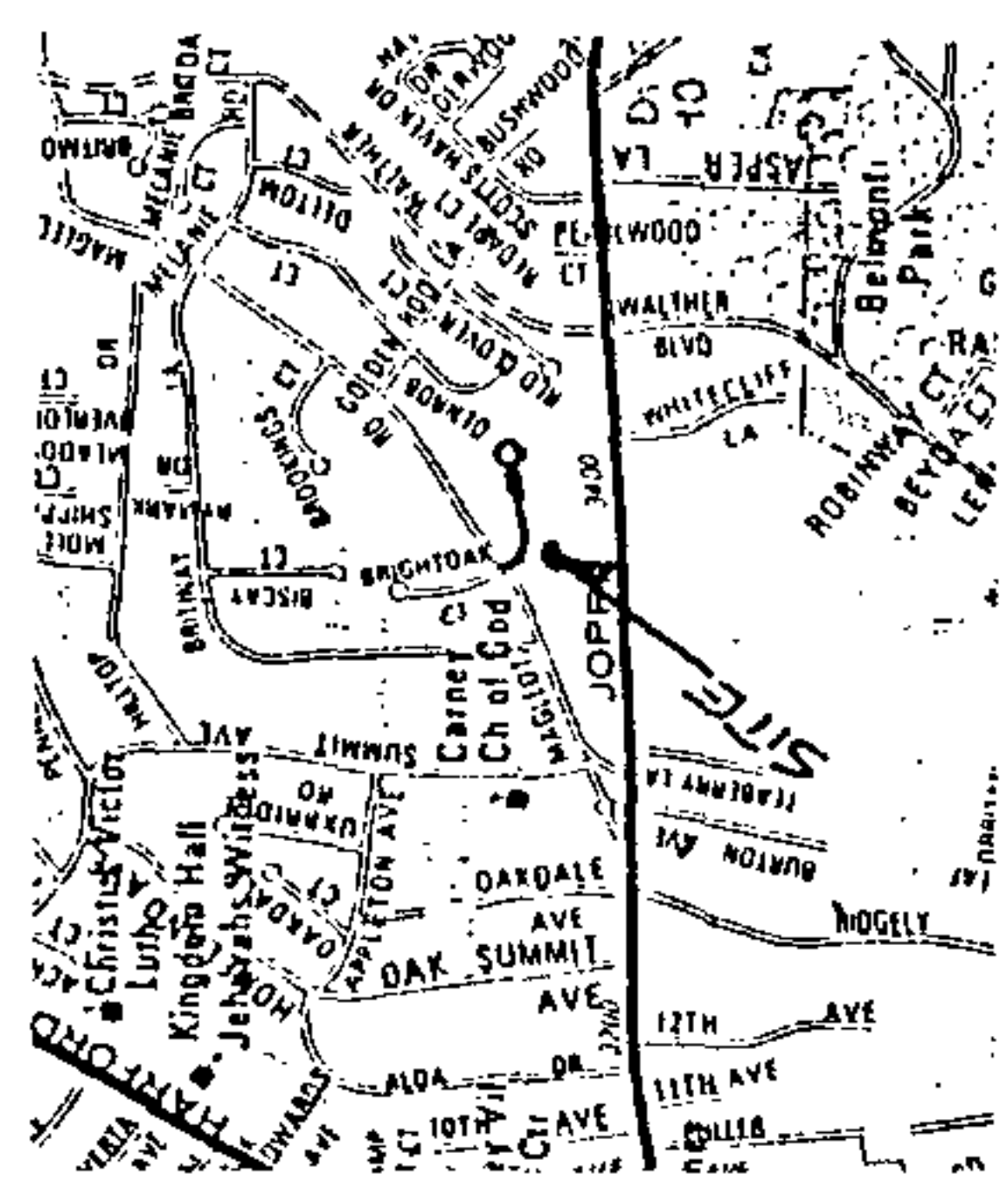
OWNER DONALD & STACEY RUSS

MAPLE VIEW WAY (50' R/W)



PREPARED BY CM BEAVER

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11TH

COUNCILMANIC DISTRICT 5TH

1" = 200' SCALE MAP # 071012

ZONING DR 5.5

LOT SIZE .197 ACRES 8,624 SQUARE FEET

ACREAGE

PUBLIC ☒ PRIVATE ☐

SEWER ☒

WATER ☒

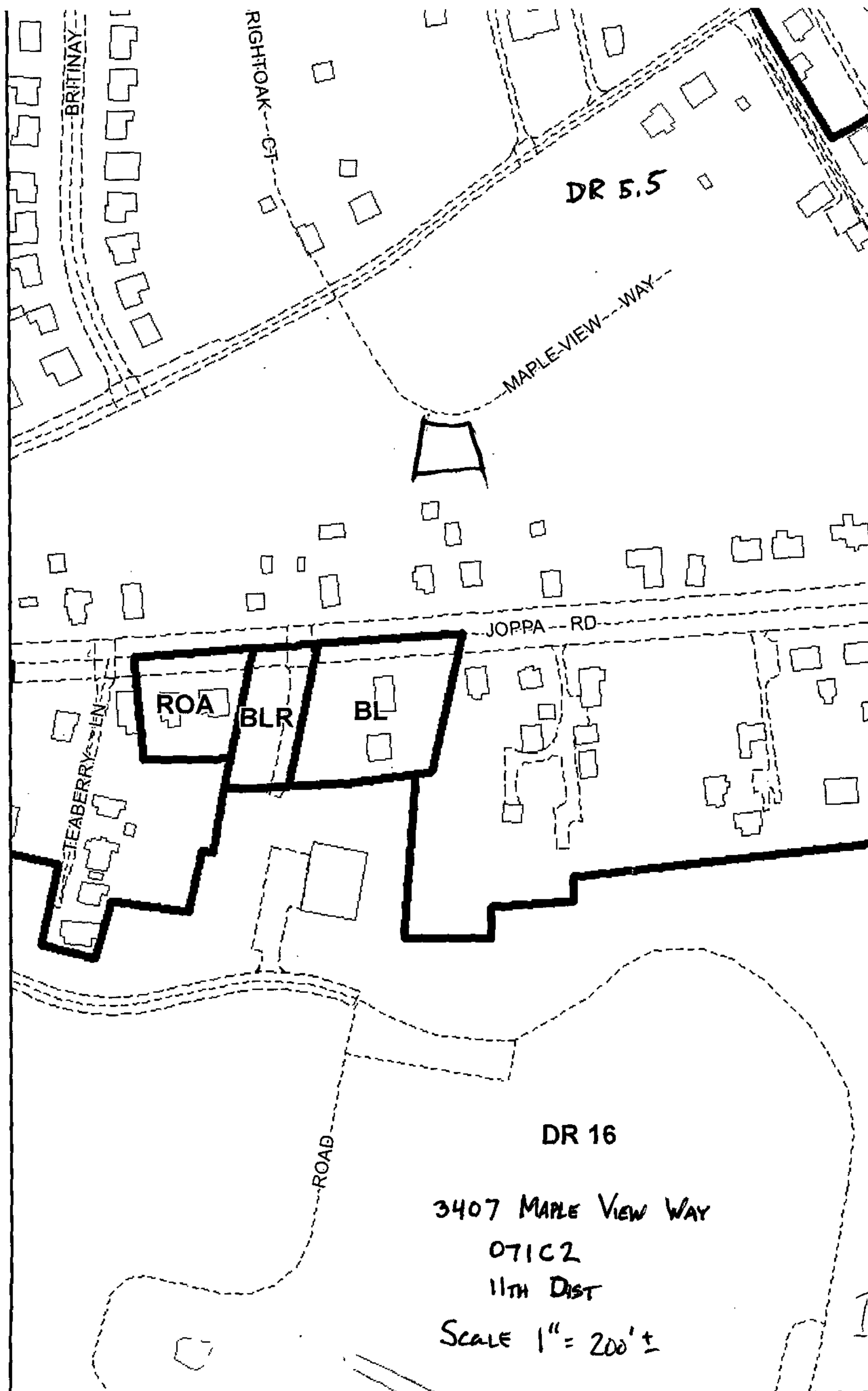
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 092 CASE # 07-092-A





COORDINATE TABLE			
POINT	NORTH	EAST	
428	55531.7352	151313.5106	
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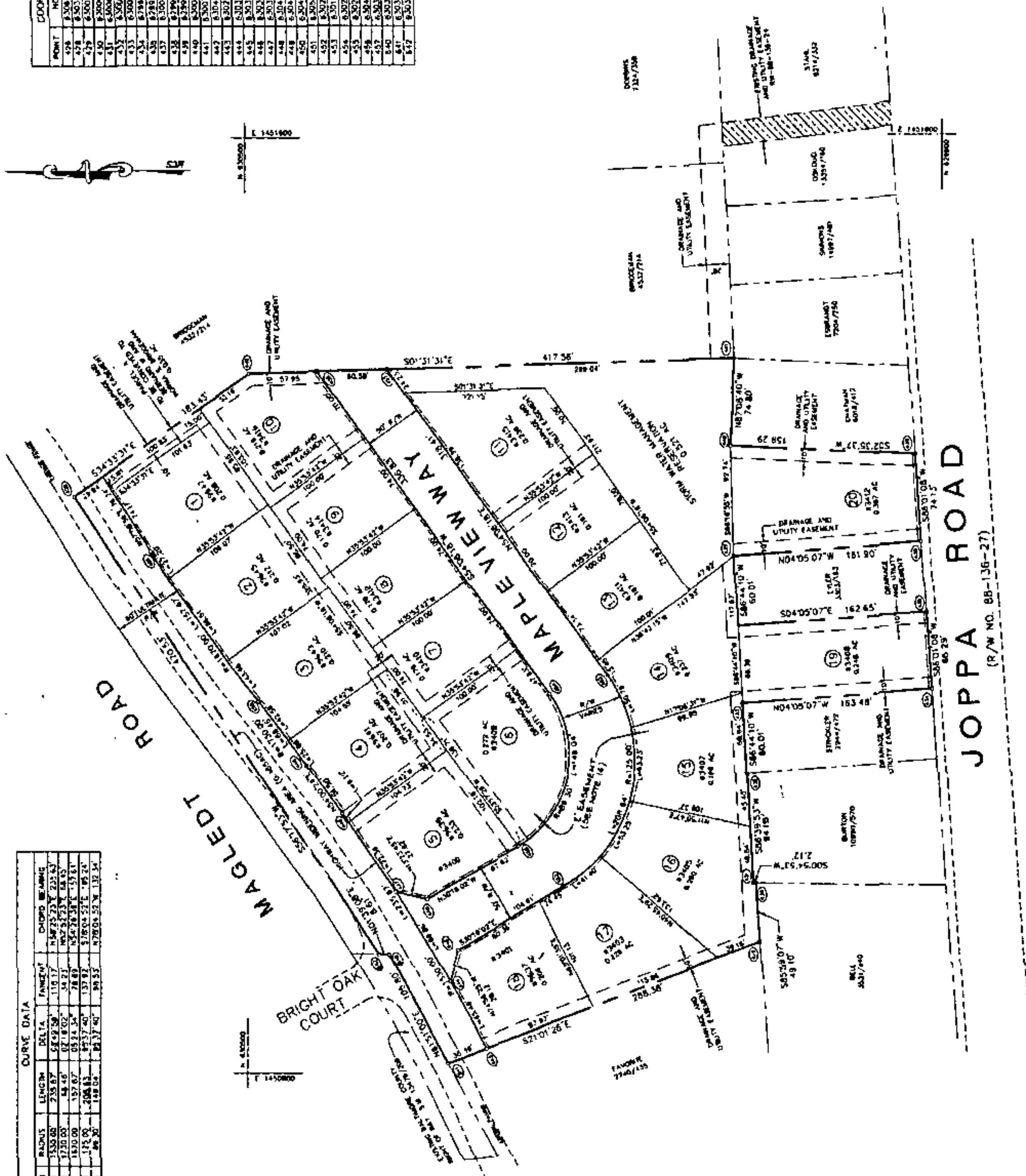


CURVE DATA				
FEET TO RADIOS	RADIUS	LENGTH	DELTA	CHORD
400-420	352.00	235.67	119.17	154.22-23.73
420-440	368.00	245.67	126.39	162.72-23.73
440-460	384.00	255.67	134.21	171.22-23.73
460-480	400.00	265.67	142.03	179.72-23.73
480-500	416.00	275.67	149.85	188.22-23.73
500-520	432.00	285.67	157.67	196.72-23.73
520-540	448.00	295.67	165.49	205.22-23.73
540-560	464.00	305.67	173.31	213.72-23.73
560-580	480.00	315.67	181.13	222.22-23.73
580-600	496.00	325.67	188.95	230.72-23.73
600-620	512.00	335.67	196.77	239.22-23.73
620-640	528.00	345.67	204.59	247.72-23.73
640-660	544.00	355.67	212.41	256.22-23.73
660-680	560.00	365.67	220.23	264.72-23.73
680-700	576.00	375.67	228.05	273.22-23.73
700-720	592.00	385.67	235.87	281.72-23.73
720-740	608.00	395.67	243.69	290.22-23.73
740-760	624.00	405.67	251.51	298.72-23.73
760-780	640.00	415.67	259.33	307.22-23.73
780-800	656.00	425.67	267.15	315.72-23.73
800-820	672.00	435.67	274.97	324.22-23.73
820-840	688.00	445.67	282.79	332.72-23.73
840-860	704.00	455.67	290.61	341.22-23.73
860-880	720.00	465.67	298.43	349.72-23.73
880-900	736.00	475.67	306.25	358.22-23.73
900-920	752.00	485.67	314.07	366.72-23.73
920-940	768.00	495.67	321.89	375.22-23.73
940-960	784.00	505.67	329.71	383.72-23.73
960-980	800.00	515.67	337.53	392.22-23.73
980-1000	816.00	525.67	345.35	400.72-23.73

GENERAL NOTES

[illegible]

SITE DATA	
EXISTING ZONING	DC-5.5
GROSS AREA	6.08B AC
ALLOWANCE FOR ROAD FRONTAGE	0.000 AC
NET AREA	6.08B AC
NO. OF LOTS ALLOWED	33
NO. OF LOTS PROPOSED	30
TOTAL AREA OF PLAT	6.08B AC
HIGHWAY WEIGHING AREA	0.465 AC
TOTAL AREA OF LOTS	3.771 AC



PLAT OF
BURTON/CHATMAN PROPERTY

LECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' APRIL 30, 2003

17TH CENTURY THAT I HAVE RETURNED WITH THE APPROVED
DEVELOPMENT PLAN DATED JANUARY 9, 2005 AND HAVE PREPARED WITH THE
CITY ENGINEER THAT BEARING IN MIND THE NEED TO HAVE ADEQUATE



LITTLE & ASSOCIATES, INC.
ENGINEERS--LAND PLANNERS--SURVEYORS
1045 TAYLOR AVENUE, SUITE 111
TOWSON, MARYLAND 21206

DATE	TIME	BY	PROJECT NUMBER	DATE
10/18/56	10:56	MSA	SSA 1236-1119	

DATE: 11-03-03
TIME: 11:42:03
PAGE: 11

APPROVED _____

 DIRECTOR OF POWER AND DEVELOPMENT MANAGEMENT
 DEPARTMENT OF POWER AND DEVELOPMENT MANAGEMENT
 11-4-03 DATE
 APPROVED BY _____

 DIRECTOR OF POWER AND DEVELOPMENT MANAGEMENT
 DEPARTMENT OF POWER AND DEVELOPMENT MANAGEMENT
 01/07/03 DATE

COOPERATIVES AND EMPLOYERS BECOME THE FIRST AND FOREMOST IN THE SEARCH FOR THE CONSUMER STRIKE (AND AVOID) AND ARE BASED ON THE FOLLOWING TRAVEL STATIONS:

BCC	B343	N 031900 75	E 145000 71
CCD	B344	N 030000 50	E 140000 30

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THE PLAT WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 7-5-02

SIGNATURE: [Signature]

NAME: [Name]

DATE: 7/5/02

NAME: [Name]

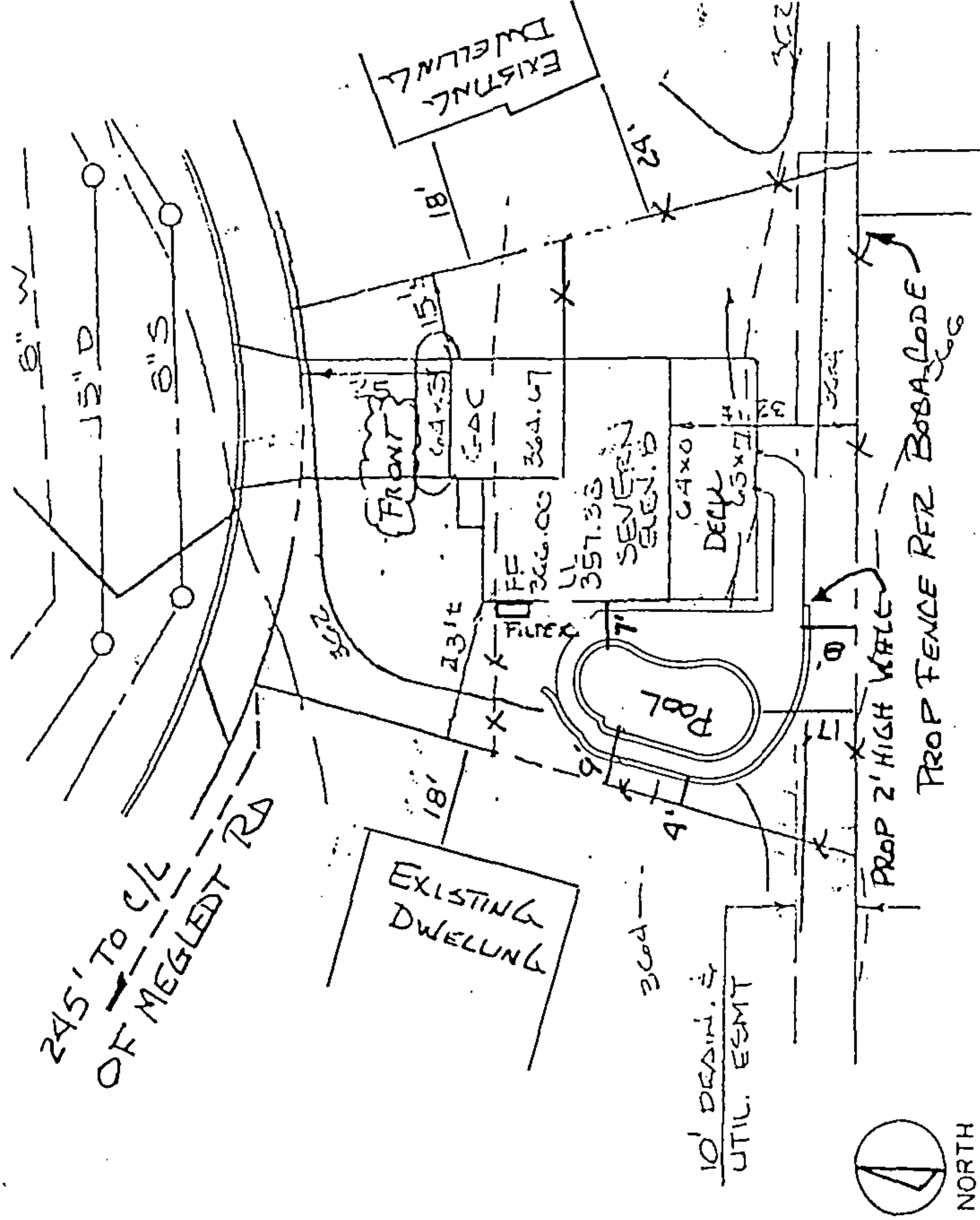
BURGESS WARE RE DONALD CHATHAM
3810 EAST JORDAN ROAD
BELLFLOWER, MARYLAND 21134
S.M. 12000/703
TAX NO. 112100000460

Item #092

PLAT TO ACCOMPANY PETITION FOR
PROPERTY ADDRESS 3407 MAPLE VIEW WAY
SUBDIVISION NAME BURTON/CHATMAN PROPERTY

PLAT BOOK # 76 FOLIO # 56 LOT # 15 SECTION # _____
OWNER DONALD & STACEY RUSS

MAPLE VIEW WAY (50' R/W)



PREPARED BY
CM BEAVER

SCALE OF DRAWING: 1" = 30'

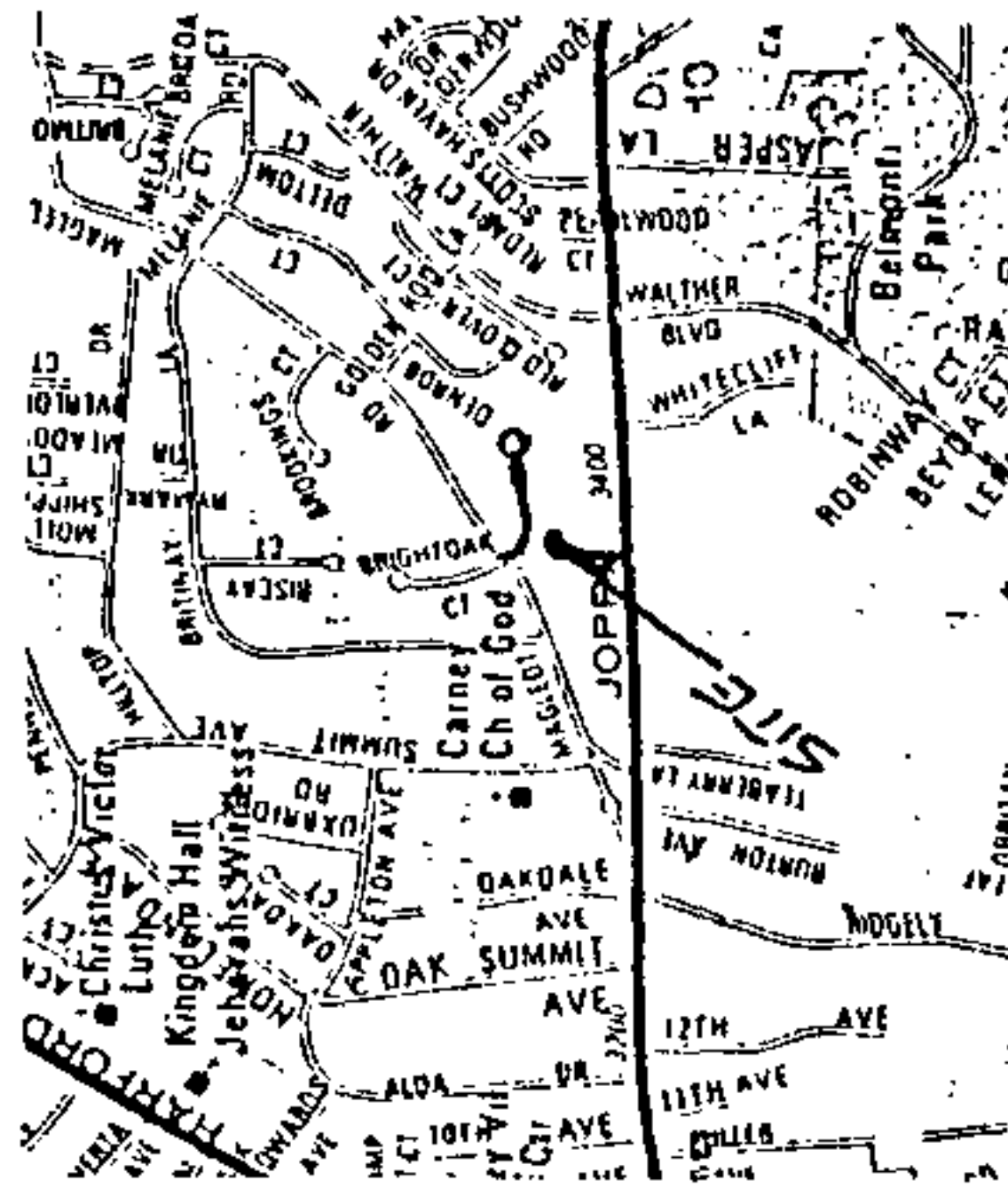
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

092 107-092-A

107-092-A

☐ SPECIAL HEARING

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



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 117H

COUNCILMANIC DISTRICT 5TH

1"=200' SCALE MAP # 071012

ZONING DR 5.5

267.

ACREAGE SQUARE FEET

PUBLIC PRIVATE

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ل
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DATE

CHESAPEAKE BAY
CRITICAL AREA

100-YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDINGS

PRICE ZONING HEARINGS

YES NO

53A

53A

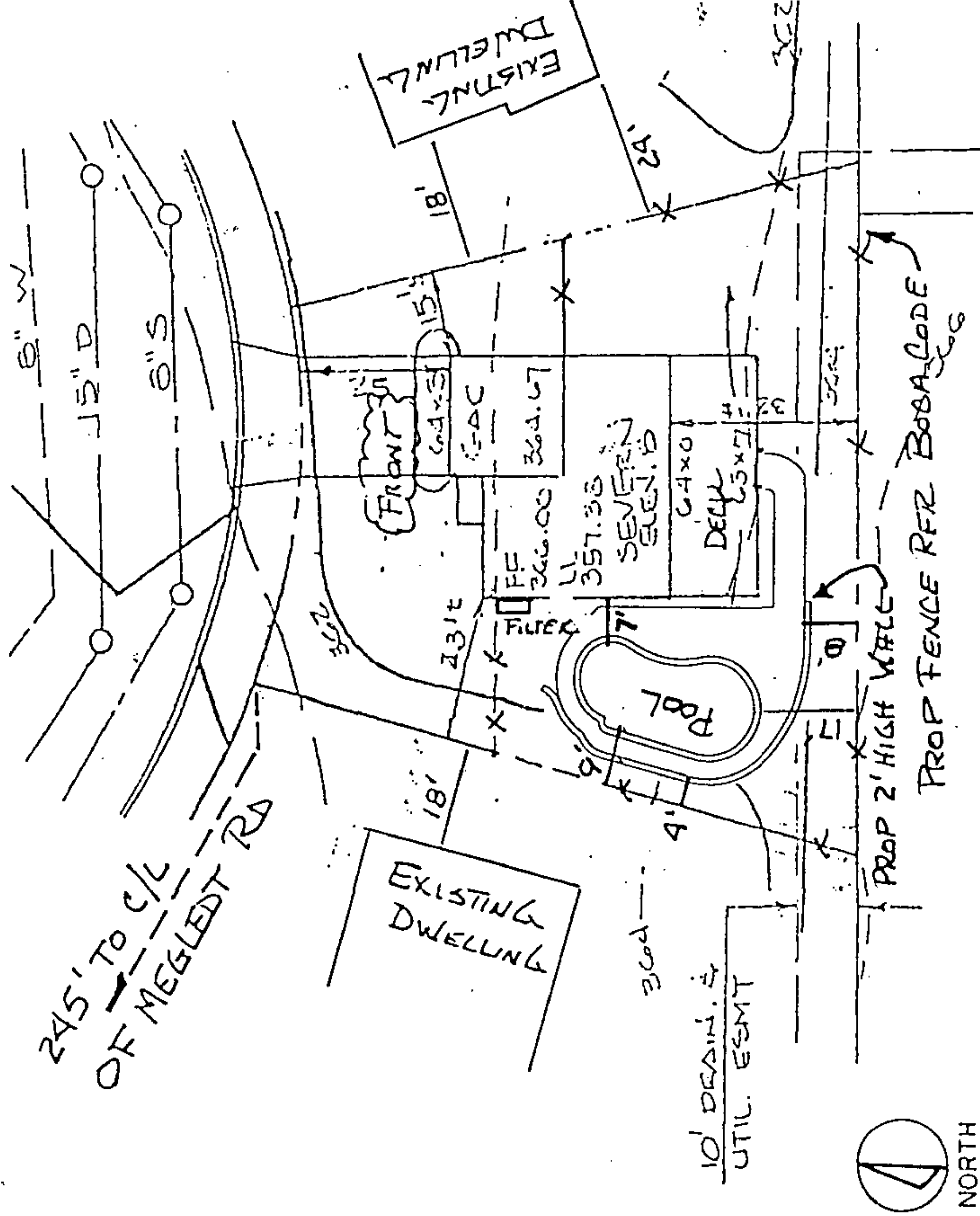
53A

☐ SPECIAL HEARING

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

OWNER
DONALD & STACEY RUSS

MAPLE VIEW WAY (50' R/W)



SCALE OF DRAWING: 1" = 30'

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

107-092-A