

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Windmill Circle, 160 feet north of
- Windmill Road
2nd Election District
4th Councilmanic District
(4146 Windmill Circle)

Burton Jackson and Yvette Jackson
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-115-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, Burton Jackson and Yvette Jackson. The variance request is for property located at 4146 Windmill Circle. The variance request is from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.5 and V.B.6.b of the Comprehensive Manual of Development Policies (CMDP 1971-1992 Regulations) to permit a proposed sunroom addition with window tract boundary setback of 30 feet and a window to property line setback of 6 feet in lieu of the required minimums of 35 feet and 15 feet respectively and to amend the Final Development Plan of Owings Overlook for Lot #14 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the sunroom will be constructed on the existing deck. This would not be a problem except their lot is located on the perimeter of the subdivision and the lots in the center of the subdivision do not have this problem.

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.

NOTED RECEIVED FOR FILING

10-13-06

PS

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 September 24, 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.

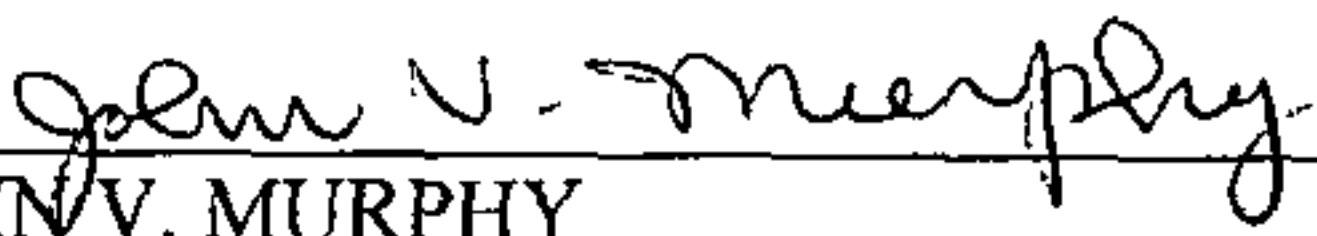
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

RECEIVED FOR FILING
10-13-06
[Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of October, 2006, that a variance from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.5 and V.B.6.b of the Comprehensive Manual of Development Policies (CMDP 1971-1992 Regulations) to permit a proposed sunroom addition with window tract boundary setback of 30 feet and a window to property line setback of 6 feet in lieu of the required minimums of 35 feet and 15 feet respectively and to amend the Final Development Plan of Owings Overlook for Lot #14 only 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

RECEIVED FOR FILING
10-13-06
PZ

Zoning Description for 4146 Windmill Cir.

Beginning at a point on the ^{WEST} ~~East~~ side of Windmill Cir. which is 50 ft. wide at the distance of 160 ft. North of the centerline of the nearest improved intersecting street Windmill Rd. which is 50 ft. wide. *Being lot #14, in the subdivision of Owings Overlook as recorded in the Baltimore county Plat Book #62, Folio #142, containing 5,982 sq. ft. Also known as 4146 Windmill Cir. and located in the 2nd election district, 4th Councilmanic District.

115

SECRET

No. 33

2

DATE 9/14/06 ACCOUNT 0010562150

ACCOUNT

AMOUNT	DATE	DESCRIPTION
130.00		

RECEIVED
FROM: _____

FOR: See Voss & Quinn of EDP
4146 W. 10th St. Co.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-115-A

Petitioner/Developer: BURTON +

YVETTE JACKSON

Date of Hearing/Closing: 10-9-06

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: _____

4146 WINDMILL CIRCLE

The sign(s) were posted on _____

9-24-06
(Month, Day, Year)

Sincerely,

Robert Black 9-27-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

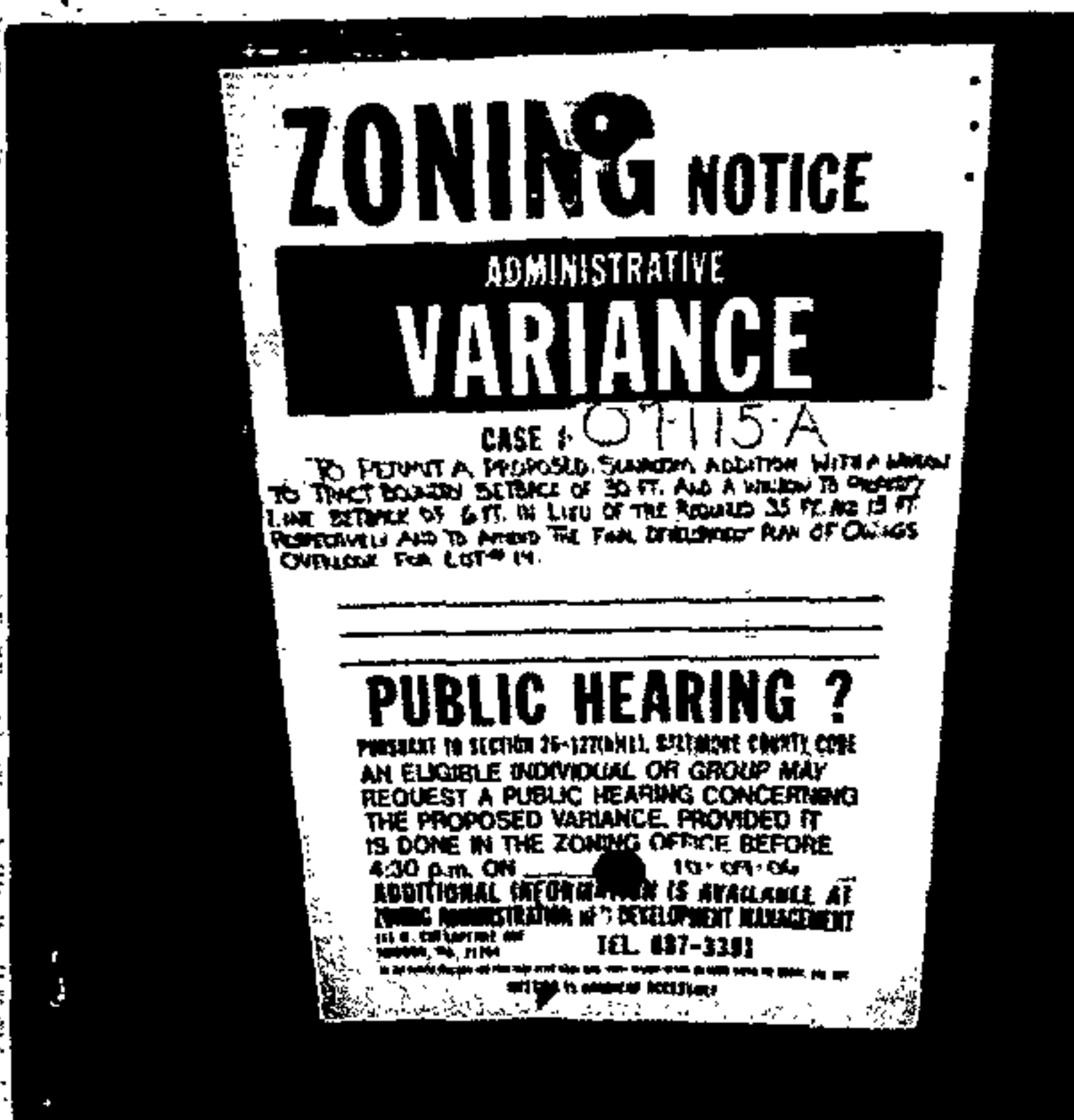
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 115 -A

Address 4146 WINDMILL CR.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/14/06

Posting Date: 9/24/06

Closing Date: 10/09/06

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- 115 -A

Address 4146 WINDMILL CR.

Petitioner's Name BURTON & YVETTE JACKSON

Telephone 410 250 8298

Posting Date: 9/24/06

Closing Date: 10/09/06

Wording for Sign: To Permit A PROPOSED SUNROOM ADDITION WITH A WINDOW TO ~~FRONT~~
TRACT BOUNDARY SETBACK OF 30 FT. AND A WINDOW TO PROPERTY LINE SETBACK OF
6 FT. IN LIEU OF THE REQUIRED 35 FT AND 15 FT. RESPECTIVELY AND TO AMEND
THE FINAL DEVELOPMENT PLAN OF OWINGS OVERLOOK FOR LOT # 14

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: 07 115 A

Petitioner: Jackson, Burton + Yvette

Address or Location: 4146 Windmill Cir

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto Md 21221

Telephone Number: 410 780-0062



ORIGINAL
KEEP IN
FILE

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4146 Windmill Cir.
which is presently zoned DR 3.5

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) 504 (BCZR) And V.B.5. a and V.B.6. b (CMOP) 1971-1992 Regulation. To Permit A Proposed Sunroom Addition with window Tract Boundary Set Back of 30 Ft. And A window To Property Line Setback of 6 Ft. in lieu of The Required minimums of 35 Ft. and 15 Ft. Respectively and to Amend The Final Development Plan of wings overlook for Lot # 14

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):

Jackson, Burton

Name - Type or Print

Signature

Jackson, Yvette

Name - Type or Print

Signature

4146 Windmill Cir.

(443) 250-8298

Address

Telephone No.

Baltimore

MD

21133

City

State

Zip Code

Representative to be Contacted:

Mike Diehl

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

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 10 day of September, 2006, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By SL

Date

9/14/06

Estimated Posting Date

9/24/06

CASE NO.

07 115 A

REV. 10/25/01

FOR FILING

10-13-06

10

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 4146 Windmill Cir
Address
Baltimore MD 21133
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):

We would like to construct a sunroom on our existing deck. This would not be a problem except our lot is located on the perimeter of our subdivision, the lots in the center do not have this problem. We need 35ft window to the tract boundary and we will only have 30ft. So we are asking for a variance of 30ft in lieu of the required 35ft window to track boundary.

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.

Burton Jackson
Signature
Name - Type or Print

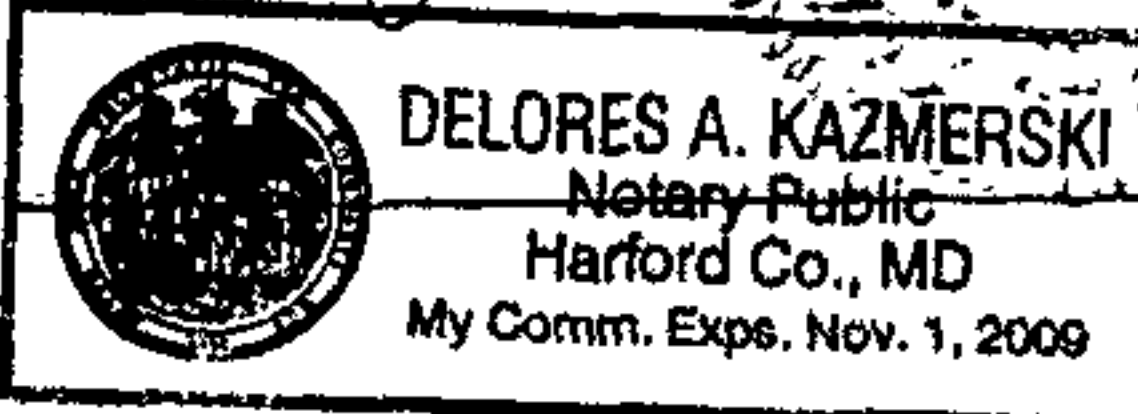
Yvette Jackson
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public
My Commission Expires




Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4146 Windmill Cir.
which is presently zoned DR 3.5

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) 504 (BGZR) And V.B.5.a and V.B.6.b CMDP) 1971-1992 Regulation. To Permit A Proposed Sunroom
Addition with window Tract Boundary Set Back of 30 Ft.
and A window To Property Line Setback of 6 Ft. in lieu of The
Required minimums of 35 Ft. and 15 Ft. Respectively and to Amend The
Final Development Plan of wings overlook for Lot #14

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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):

Jackson, Burton
Name - Type or Print _____
Signature _____
Jackson, Yvette
Name - Type or Print _____
Signature _____
4146 Windmill Cir. (443) 250-8298
Address _____ Telephone No. _____
Baltimore MD 21133
City _____ State _____ Zip Code _____

Representative to be Contacted:

Mike Diehl
Name _____
7110 Golden Ring Road 410-780-0062
Address _____ Telephone No. _____
Baltimore MD 21221
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. 07 115 A

REV 10/25/01

Reviewed By SL Date 9/14/06

Estimated Posting Date 9/24/06

RECEIVED FOR FILING

10-13-06
[Signature]

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City State Zip Code

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Burton Jackson
Signature

Burton Jackson
Name - Type or Print

Yvette Jackson
Signature

Yvette Jackson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

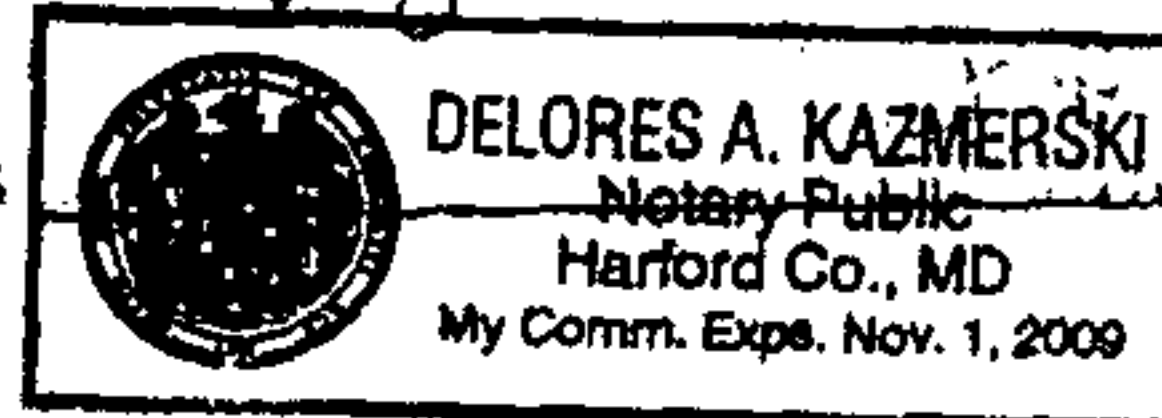
I HEREBY CERTIFY, this 10 day of Sept, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public

My Commission Expires





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

October 10, 2006

Burton Jackson
Yvette Jackson
4146 Windmill Circle
Baltimore, MD 21133

Dear Mr. and Mrs. Jackson:

RE: Case Number: 07-115-A, 4146 Windmill Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 2006.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Mike Diehl 7110 Golden Ring Road Baltimore 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 26, 2006

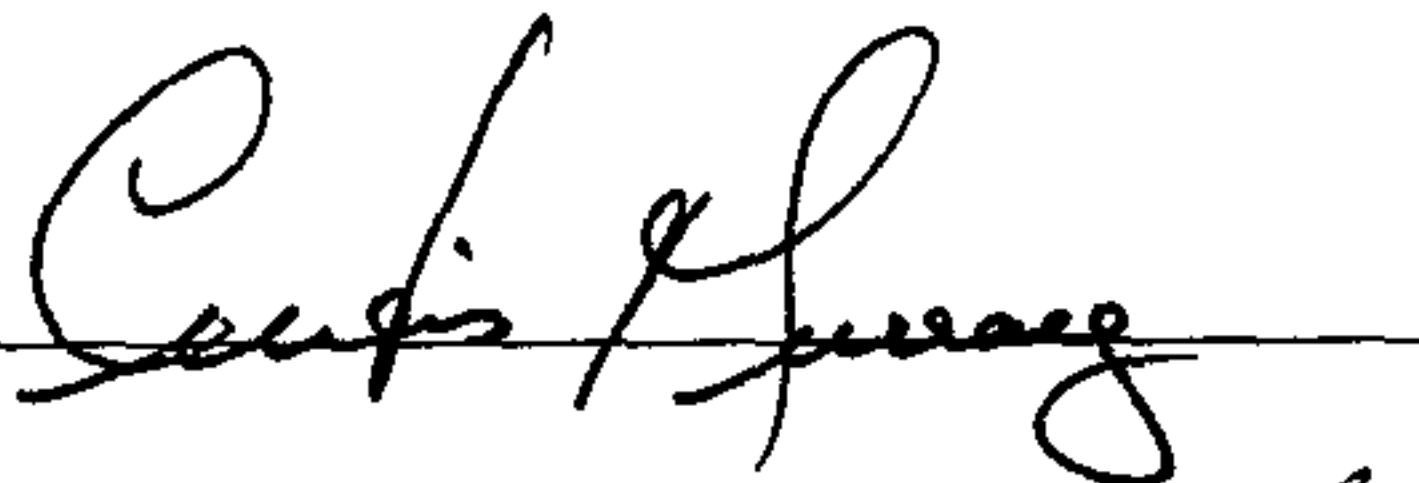
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-115- Administrative Variance**

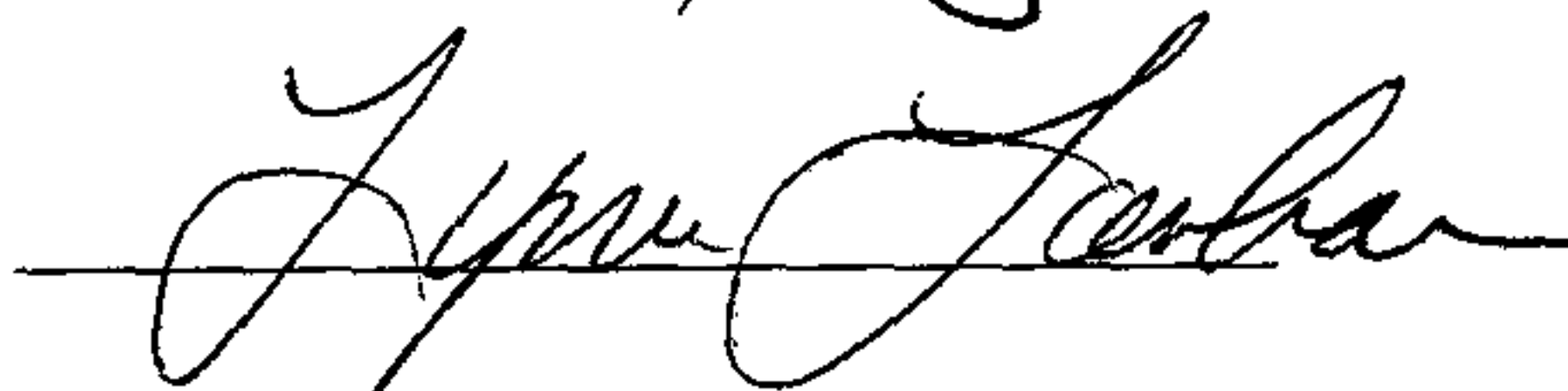
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:

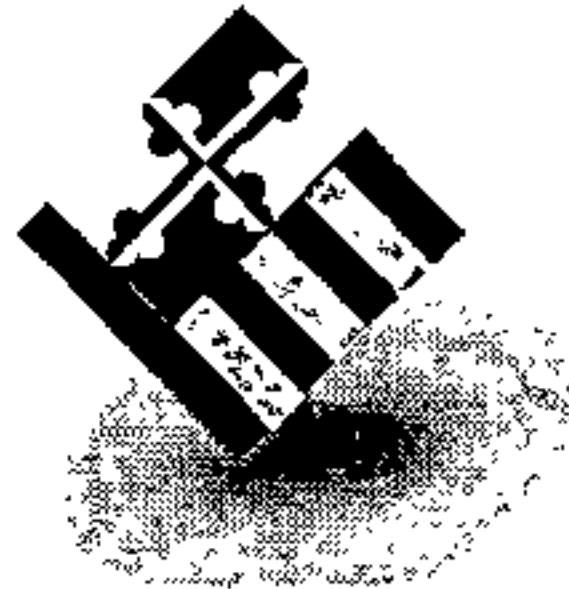


CM/LL

RECEIVED

SEP 27 2006

ZONING COMMISSIONER



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 13, 2006

BURTON AND YVETTE JACKSON
4146 WINDMILL CIRCLE
BALTIMORE MD 21133

Re: Petition for Administrative Variance
Case No. 07-115-A
Property: 4146 Windmill Circle

Dear Mr. and Mrs. Jackson:

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

c: Mike Diehl, Champion, 7110 Golden Ring Road, Baltimore MD 21221

RECEIVED FOR FILED
107306
[Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 25, 2006
Item Nos. 07-101, 102, 103, 105, 106,
107, 108, 109, 110, 111, 112, 114, 115,
And 116

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-09212006.doc



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 18, 2006

Item Number(s): 100 thru 112, 114, 115, 116

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

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination JWL
DATE: September 25, 2006
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of September 18, 2006

The Department of Environmental Protection and Resource Management has no comments with regards to the following zoning items:

07-100-A

07-101-A

07-104-A

07-105-A

07-107-A

07-109-A

07-110-A

07-111-A

07-115-A

07-116-A

Reviewer: J. Livingston

Date: September 25, 2006



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 18, 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. 115
7-115-A
OWINGS OVERLOOK
VARIANCE-SUN ROOM ADDITION
SETBACK 30'

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. 115.

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

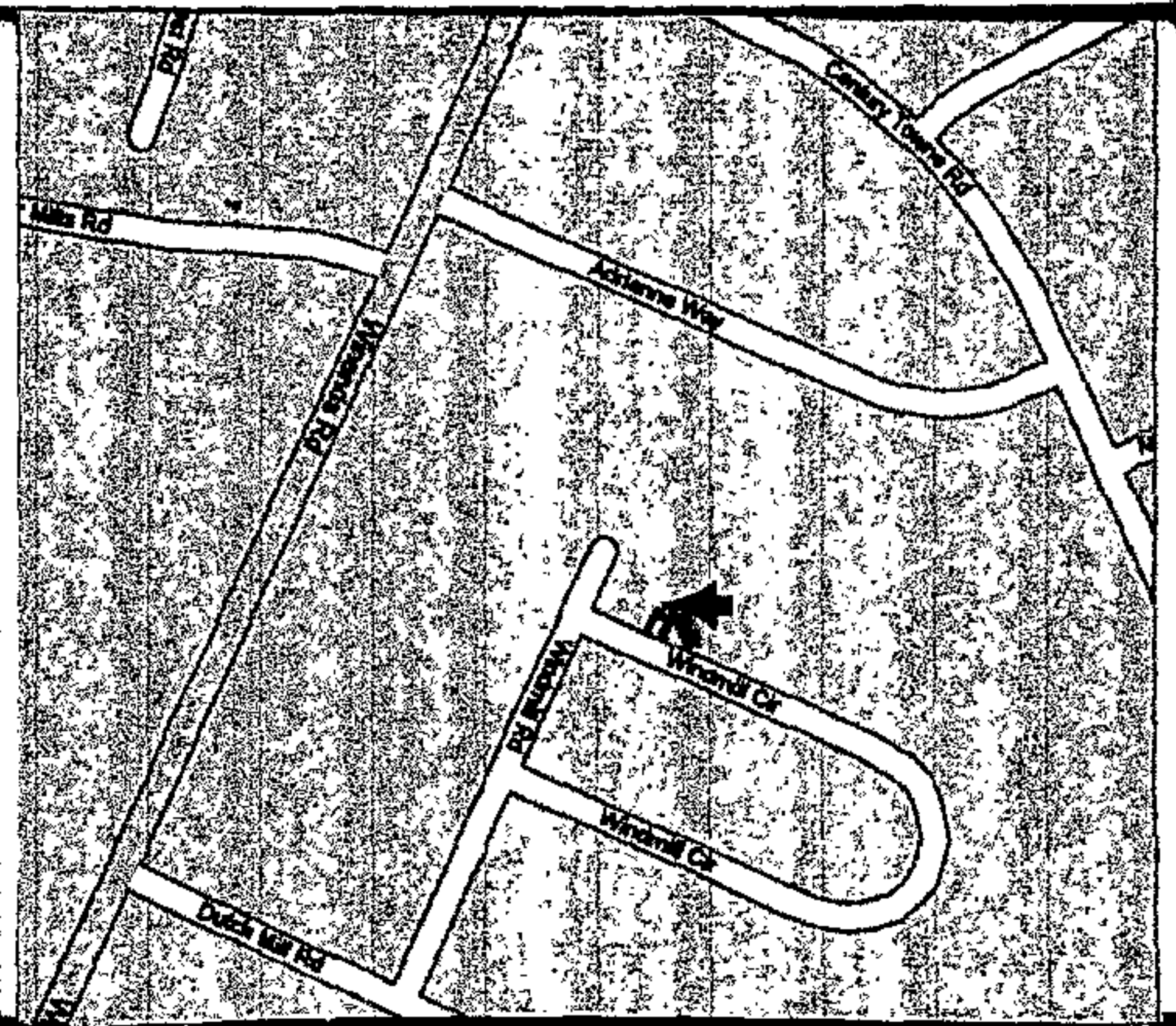
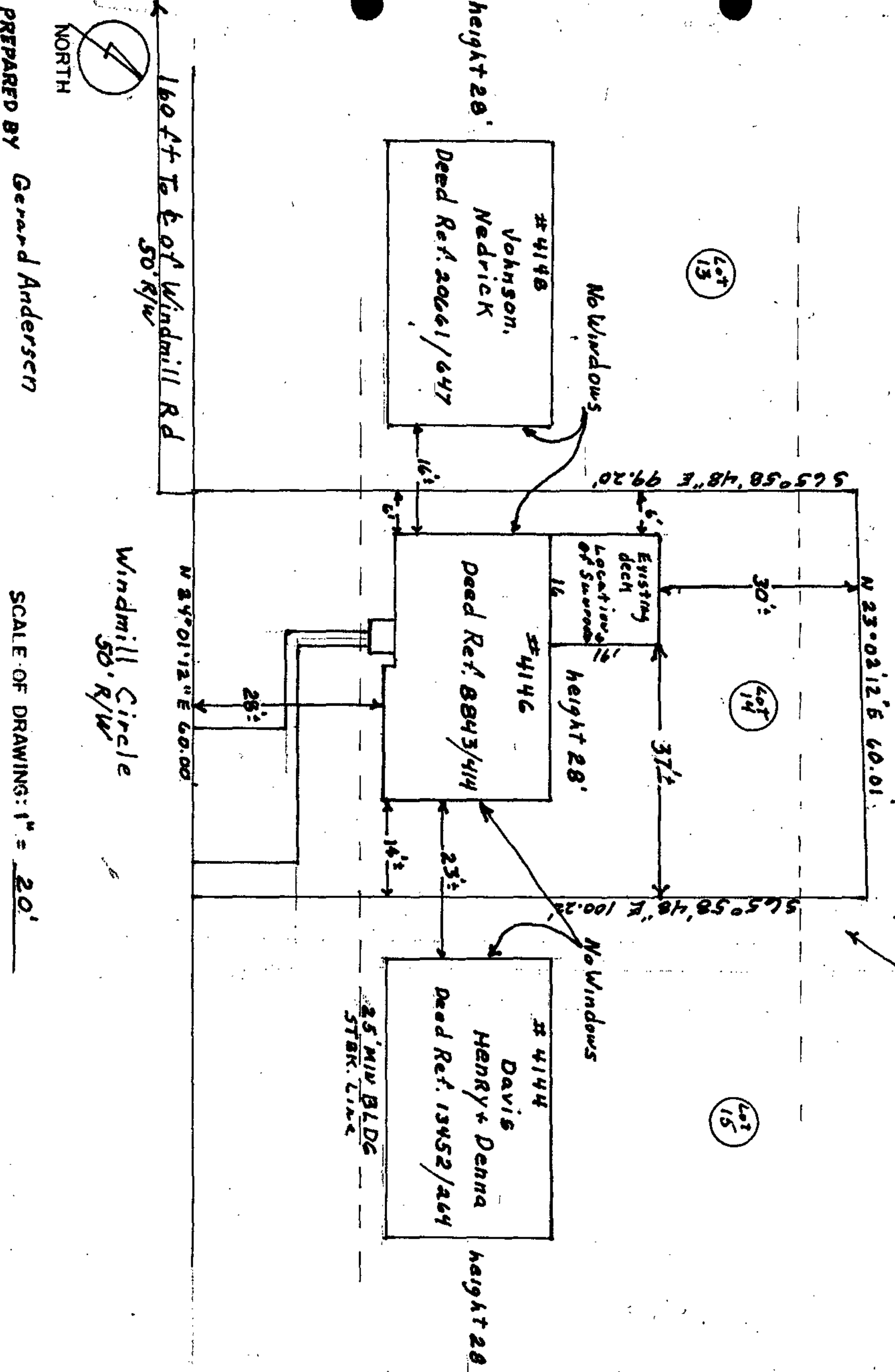
My telephone number/toll-free number is _____

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

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 4146 Windmill Cir.
SUBDIVISION NAME Owings Overlook
PLAT BOOK # 62 FOLIO # 142 LOT # 14 SECTION #
OWNER Jackson, Burton + Yvette



LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 07781

ZONING DR. 3.5

LOT SIZE .1373 AC 5,982 SQUARE FEET

ACREAGE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY

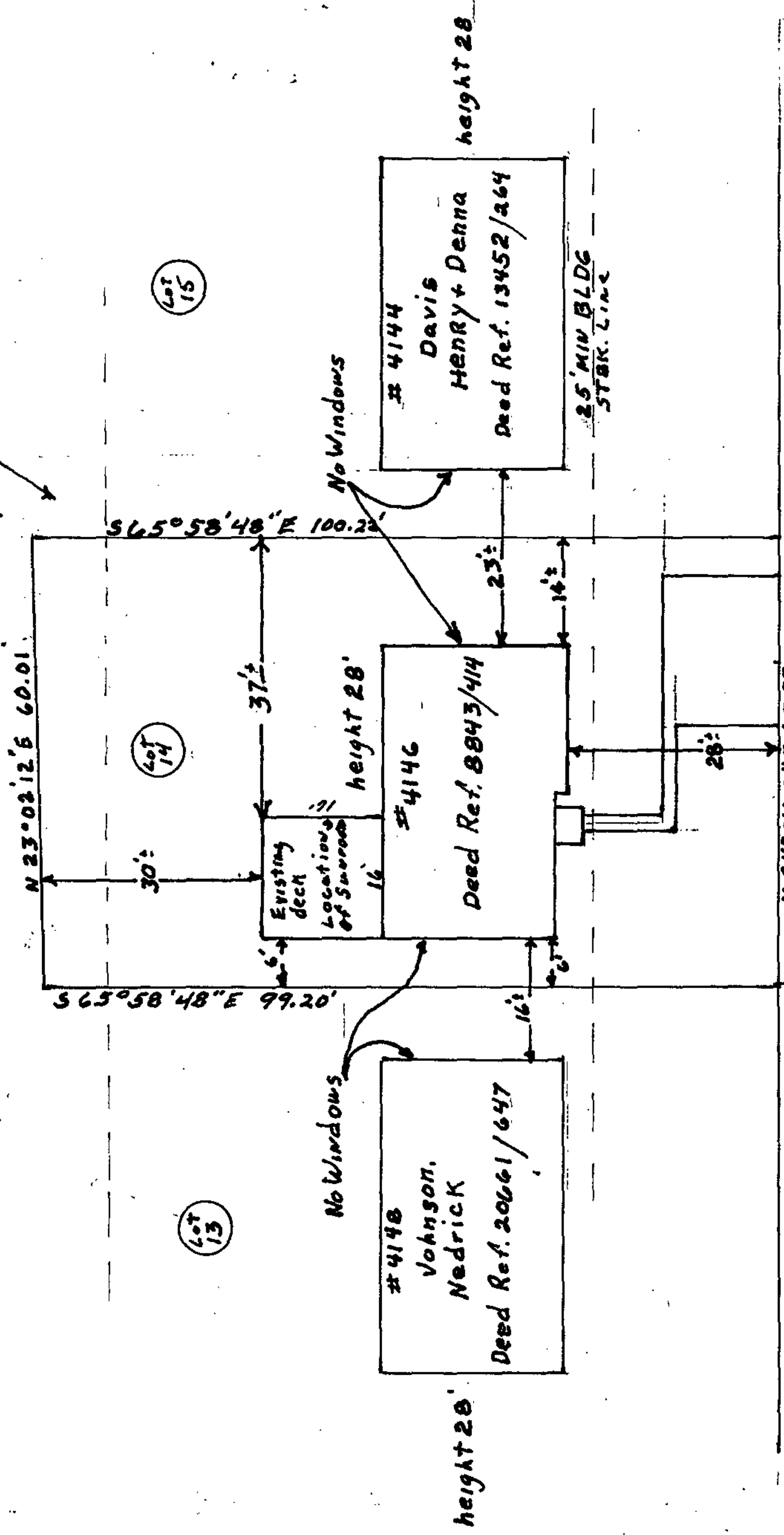
REVIEWED BY ITEM # CASE #

32 115

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 4146 Windmill Cir.
SUBDIVISION NAME Owings Overlook.
PLAT BOOK # 62 FOLIO # 142 LOT # 14 SECTION #
OWNER Jackson, Burton + Yvette

10' Drains
Utility EASY

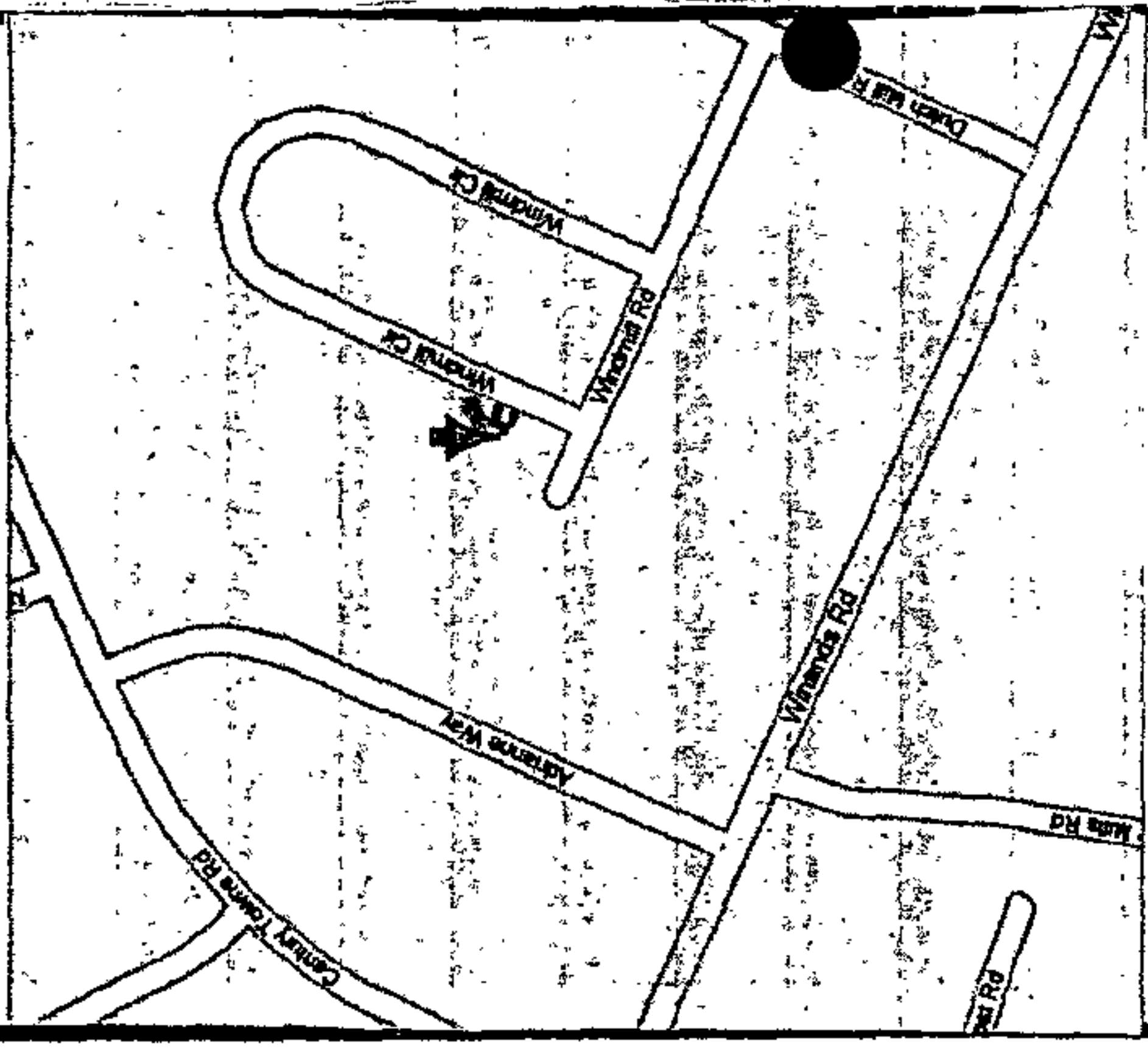


160 ft To E of Windmill Rd
50' R/W



PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 2
COUNCILMANIC DISTRICT 4
1" = 200' SCALE MAP # 07781
ZONING DR. 3.5
LOT SIZE .1373 AC SQUARE FEET 5,982
SEWER PUBLIC ☒ PRIVATE ☐
WATER ☒
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #
115

A

4146
Wendell Cir.



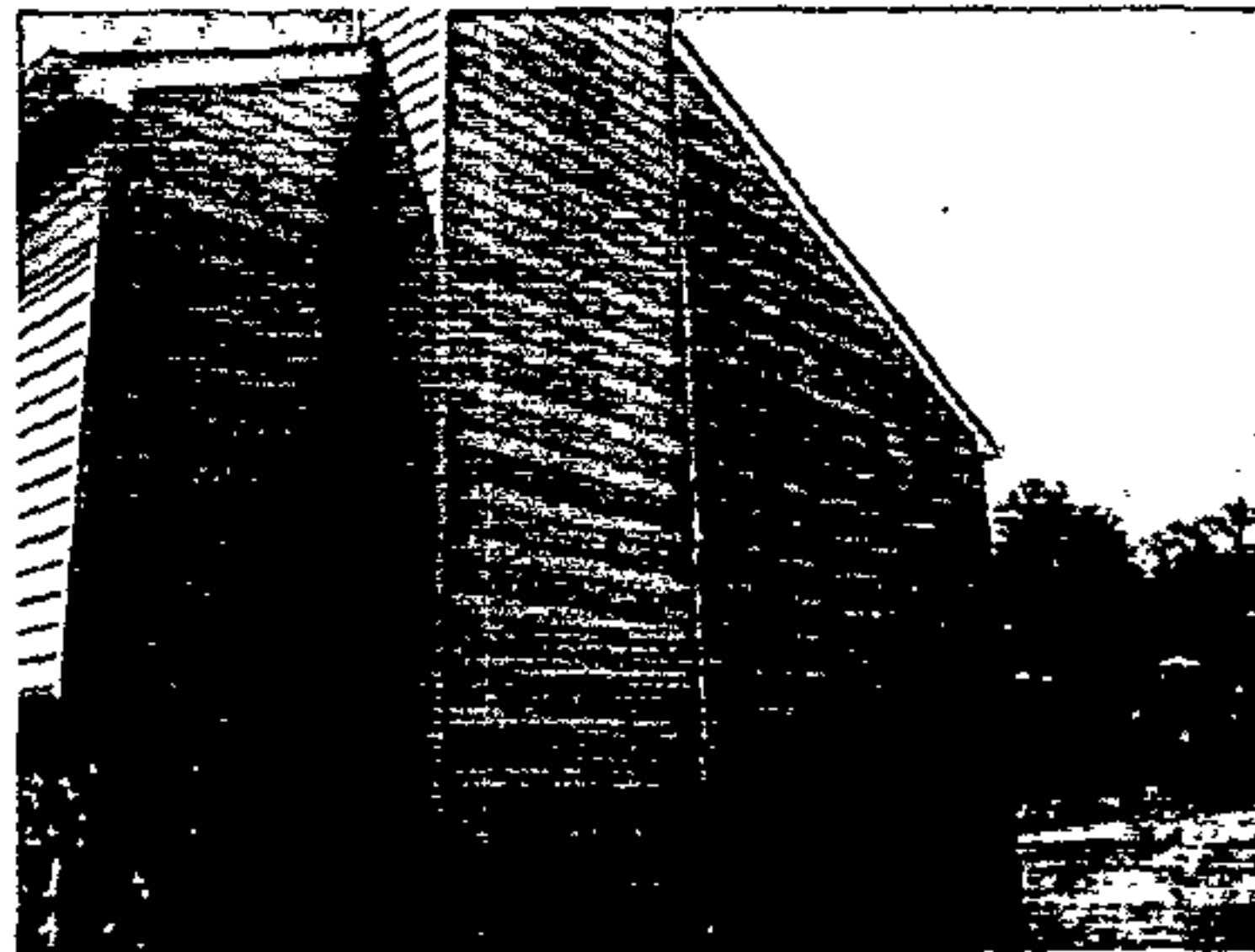
115

4146. Windmill Cir

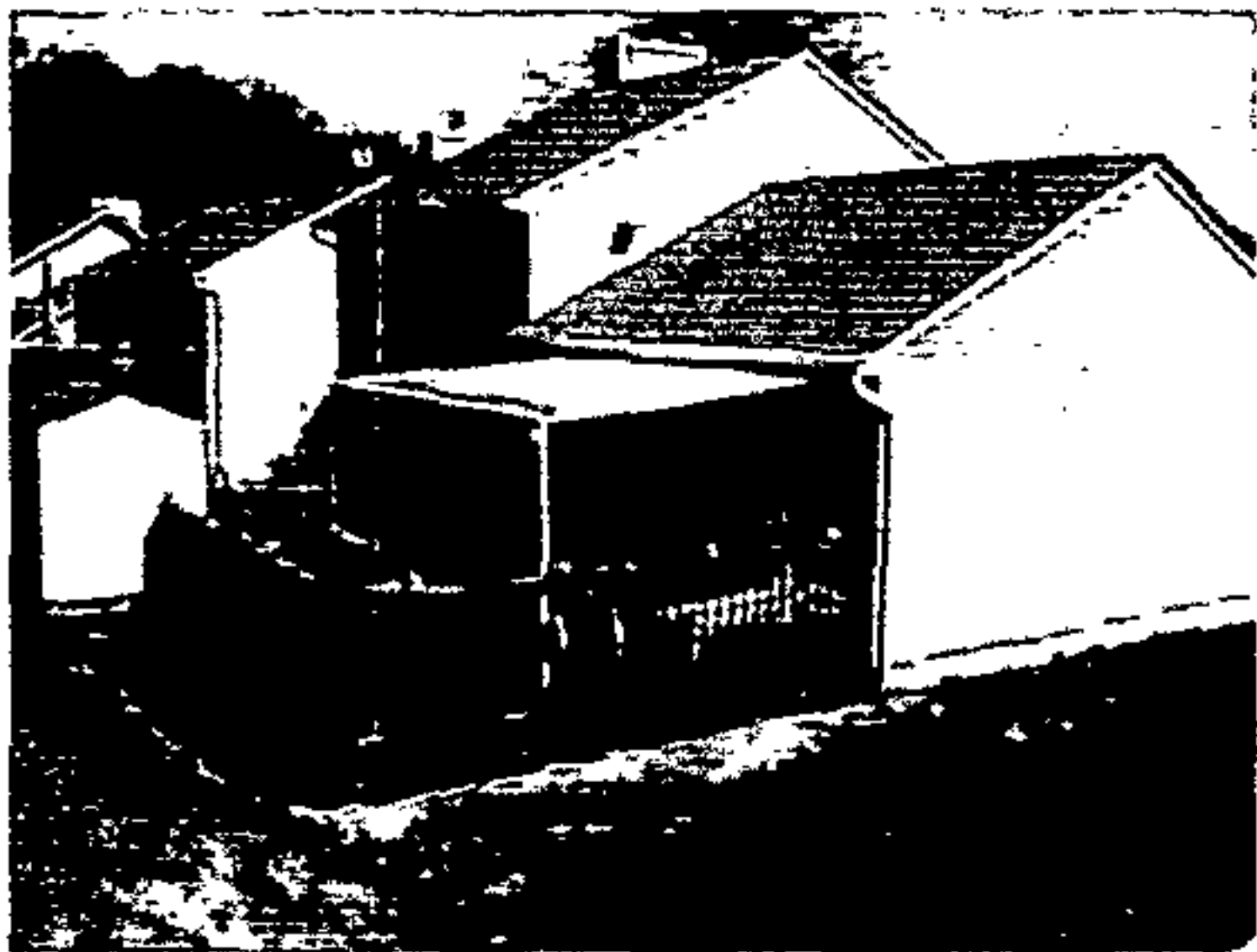
115



side view of 4144 Windmill Cir
Note: no windows



side view of 4148 Windmill Cir
Note: no windows



Location of proposed Sunroom at
4146 Windmill Cir.



View of the rear yard of 4146 Windmill Cir.