

IN RE: PETITION FOR ADMIN. VARIANCE
S side Georgia Bell Court, 198 feet S of
C/I Georgia Bell
11th Election District
5th Councilmanic District
(6 Georgia Bell Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Alvin M. and Barbara L. Sanico
Petitioners

* CASE NO. 07-408-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, Alvin M. and Barbara L. Sanico. The variance request is for property located at 6 Georgia Bell Court. The variance request is from Sections 259.9.B.4.e(i) and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 30-foot rear setback in lieu of the required 37.5 feet and to amend the Final Development Plan for "Forge Landing" Lot 41. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners

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 April 4, 2007. That Office does not oppose the request as surrounding residences have existing open projection decks similar to the one proposed.

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

4-16-07
B

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2007 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.

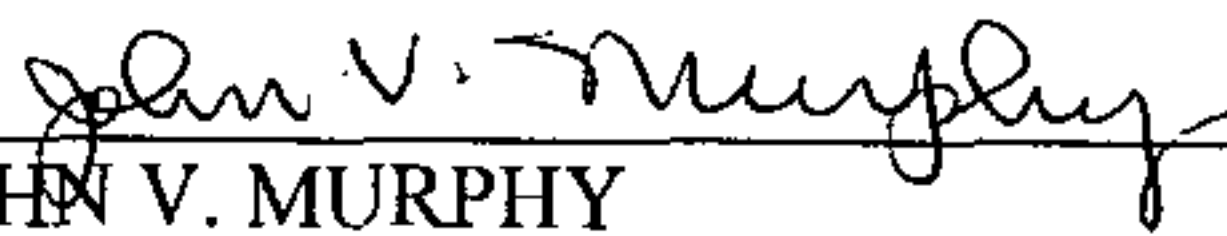
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16 day of April, 2007 that a variance from Sections 259.9.B.4.e(i) and

RECEIVED FOR FILE
4-16-07
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301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 30-foot rear setback in lieu of the required 37.5 feet and to amend the Final Development Plan for "Forge Landing" Lot 41 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

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4-16-07
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 16, 2007

ALVIN M. AND BARBARA L. SANICO
6 GEORGIA BELL COURT
PERRY HALL MD 21128

Re: Petition for Administrative Variance
Case No. 07-408-A
Property: 6 Georgia Bell Court

Dear Mr. and Mrs. Sanico:

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
for Baltimore County

JVM:pz

Enclosure

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

Address 6 GEORGIA BELL COURT
City PERRY HALL State MD Zip Code 21128

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):

THE PROPOSED DESIGN OF THE DECK
ALLOWS OPTIMAL FUNCTIONALITY OF
THE SPACE, ESPECIALLY GIVEN THE
LIMITED USE OF THE GROUND SPACE
DUE TO ITS DOWNWARD SLOPE.

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

Name - Type or Print

ALVIN SANICO

Signature

Name - Type or Print

BARBARA L. SANICO

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of MARCH, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALVIN SANICO and BARBARA L. SANICO
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

11/1/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6 GEORGIA BELL COURT
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) 259.9B.4. e(1), 301.1A. (BC22)

TO PERMIT AN OPEN PROTECTION (DECK) WITH A 30-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 37.5-FOOT AND TO AMEND
THE F.D.P. FOR "FORGE LANDING", LOT 41.

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):

ALVIN M. SANICO WORK PH: 410-583-8393
Name - Type or Print _____
Signature _____
BARBARA L. SANICO WORK PH: 443-263-7304
Name - Type or Print _____
Signature _____
6 GEORGIA BELL COURT HOME: 410-248-0095
Address _____ Telephone No. _____
PERRY HALL MD 21128
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. 07-408-A

Reviewed By D.T. Date 5/13/07

REV 10/25/01 **FOUR RECEIVED FOR FILING**

Estimated Posting Date 5/25/07

4/16/07 pg

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

Address 6 GEORGIA BELL COURT
City PERRY HALL State MD Zip Code 21228

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):

THE PROPOSED DESIGN OF THE DECK
ALLOWS OPTIMAL FUNCTIONALITY OF
THE SPACE, ESPECIALLY GIVEN THE
LIMITED USE OF THE GROUND SPACE
DUE TO ITS DOWNWARD SLOPE.

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

Name - Type or Print

ALVIN SANICO

Signature

Name - Type or Print

BARBARA L. SANICO

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of MARCH, 2007 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ALVIN SANICO and BARBARA L. SANICO
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Notary Public

My Commission Expires

4/1/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6 GEORGIA BELL COURT
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) 259.9B.4.e(1), 301.1A. (BCZR)

TO PERMIT AN OPEN PROTECTION (DECK) WITH A 30-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 37.5-FEET AND TO AMEND
THE F.D.P. FOR "FORGE LANDING", LOT 41.

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):

ALVIN M. SANICO WORK PH: 410-583-8393
Name - Type or Print

BARBARA L. SANICO WORK PH: 443-263-7304
Signature Name - Type or Print

G GEORGIA BELL COURT HOME: 410-248-0095
Address Telephone No.

PERRY HALL MD 21128
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. 07-408-A

Reviewed By D.T. Date 3/13/07

REV 10/25/01

Estimated Posting Date 3/25/07

FOR RECEIVED FOR FILING

4-16-07

ZONING DESCRIPTION
For 6 Georgia Bell Court
Perry Hall, MD 21128

Beginning at a point on the SOUTH side of
Georgia Bell Court which is 50 feet wide at the
distance of 198 feet SOUTH of the
centerline of the nearest improved intersecting street GEORGIA
BELL DR. which is 55' wide.

Being Lot # 41, no Section specified, in the subdivision of Forge Landing, as recorded
in Baltimore County Plat Book #4, Folio #38 containing 0.247 acres. Also known as
6 Georgia Bell Court, Perry Hall, MD and located in the 11th Election District,
5th Councilmanic District.

07-408-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24960

DATE 3/13/01 ACCOUNT 0010066150
AMOUNT \$ 115.00

RECEIVED FROM: ANIN SANICO

FOR: ITEM # 408 07-408-A
6 GEORGIA BELL CT D THOMPSON

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL THE DEPT
3/14/2001 3/13/2001 07-408-12 2
RES WEX2 MAIL JEL JEL
>>RECEIPT # 512331 3/13/2001 07-408-12
Dept 3 528 ZAVENET VERIFITATION
DR NO. 029940

Receipt Tot 6115.00
\$113.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: March 25, 2007

RE: Case Number: 07-408A

Petitioner/Developer: Alvin Savico

Date of Hearing/Closing: 4-9-07

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6 Georgia Bell Ct

The sign(s) were posted on March 25, 2007
(Month, Day, Year)

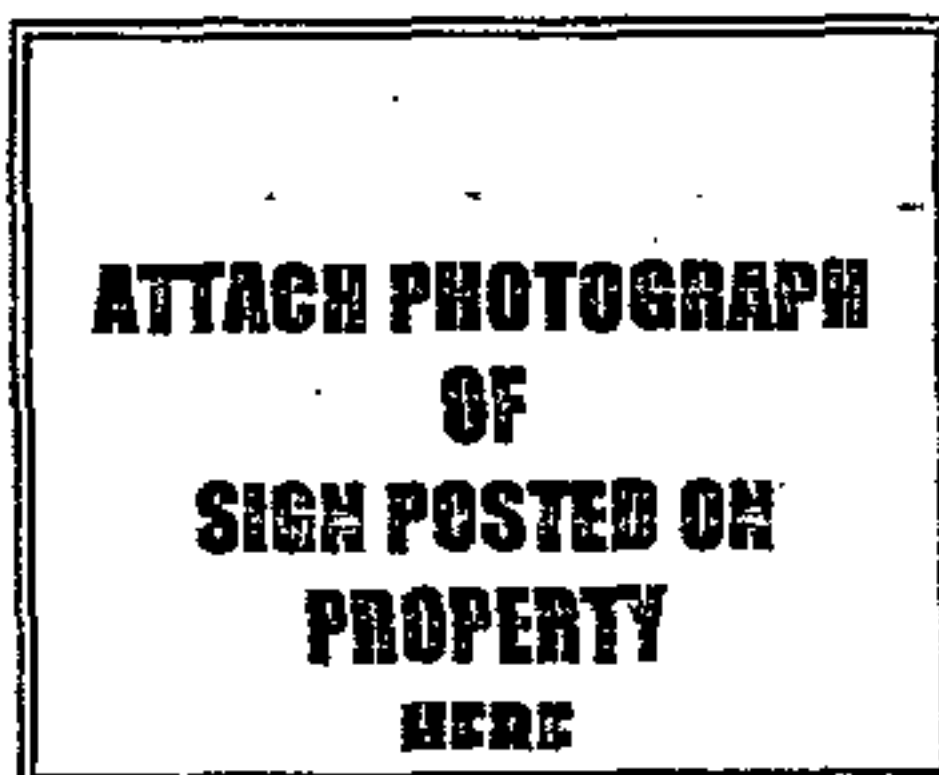
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 07-408-A

TO PERMIT AN OPEN PROTECTION DECK
WITH A 30-FOOT REAR SETBACK IN LIEU OF
THE REQUIRED 37.5 FEET AND TO AMEND
THE FDP FOR "FORGE LANDING" LOT H

PUBLIC HEARING ?
SECTION 26-127(b)(1), BALTIMORE COUNTY
ORDINANCE OR GROUP MAY
CONCERNING

MAR 27 2007

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 408 -A Address 6 GEORGIA BELL CT

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

Filing Date: 3/13/07 Posting Date: 3/25/07 Closing Date: 4/9/07

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- 408 -A Address 6 GEORGIA BELL CT

Petitioner's Name SANICO Telephone 410-248-0095

Posting Date: 3/25/07 Closing Date: 4/9/07

Wording for Sign: To Permit AN OPEN PROTECTION (DECK) WITH A 30-FOOT

REAR SETBACK IN LIEU OF THE REQUIRED 37.5-FEET AND TO

AMEND THE F.D.P. FOR "FORGE LANDING" LOT 41.

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: 07-408-A

Petitioner: SANICO

Address or Location: 6 GEORGIA BELL CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALVIN M. SANICO

Address: 6 GEORGIA BELL CT.

PERRY HALL, MD 21128

Telephone Number: 410-248-0095



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

April 9, 2007

Alvin M. Sanico
Barbara L. Sanico
6 Georgia Bell Court
Perry Hall, MD 21128

Dear Mr. and Mrs. Sanico:

RE: Case Number: 07-408-A, 6 Georgia Bell Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 13, 2007.

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

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

March 15, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: March 19, 2007

Item No.: 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401,
402, 403, 405, 406, 407, 408, 409.

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.

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

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

cc: File



Martin O'Malley, Governor
Anthony Brown, Lt. Governor



John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Date: MARCH 15, 2007

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

RE: Baltimore County
Item No. 7-408-A
6 GEORGIA BELL COURT
SANICO PROPERTY
ADMINISTRATIVE VARIANCE

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. 7-408-A.

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,

¹
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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 4, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-408- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request as surrounding residences have existing open projection decks similar to the one being proposed by the petitioner.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 19, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2007
Item Nos. 07-389, 390, 391, 392, 393,
394, 399, 400, 401, 402, 403, 404, 405
and 408

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-03262007.doc



Plan Sheet 072C1

The zoning depicted in this application incorporates the actions associated with County Council Bill 83-04, which was adopted on August 31, 2004. The zoning depicted in this application is based on the zoning map of Baltimore County, Maryland, as of August 31, 2004. The zoning depicted in this application is based on the zoning map of Baltimore County, Maryland, as of August 31, 2004. The zoning depicted in this application is based on the zoning map of Baltimore County, Maryland, as of August 31, 2004.

Legend

- Zoning
- Streams
- Roads
- Buildings
- Vegetation
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

063A1	063B1	063C1	064A1	064B1
072A1	072B1	072C1	073A1	073B1
073A2	073B2	073C2	074A1	074B1

Scale
1" = 200'
0 100 200 400
Feet

North Arrow
Data Source:
Baltimore County
Office of Planning and Zoning
12000 York Road
Baltimore, MD 21244
2004

072C2

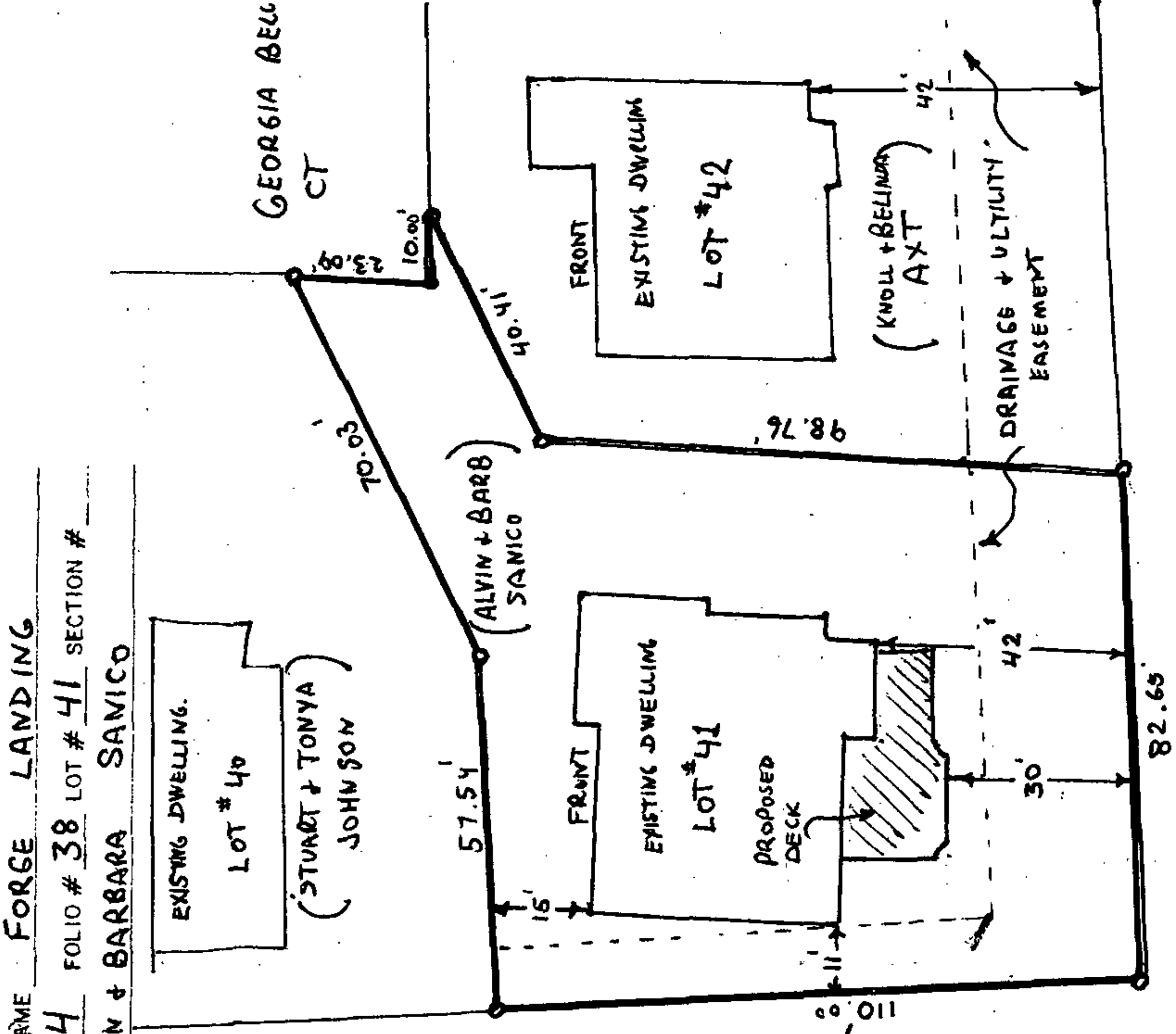
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

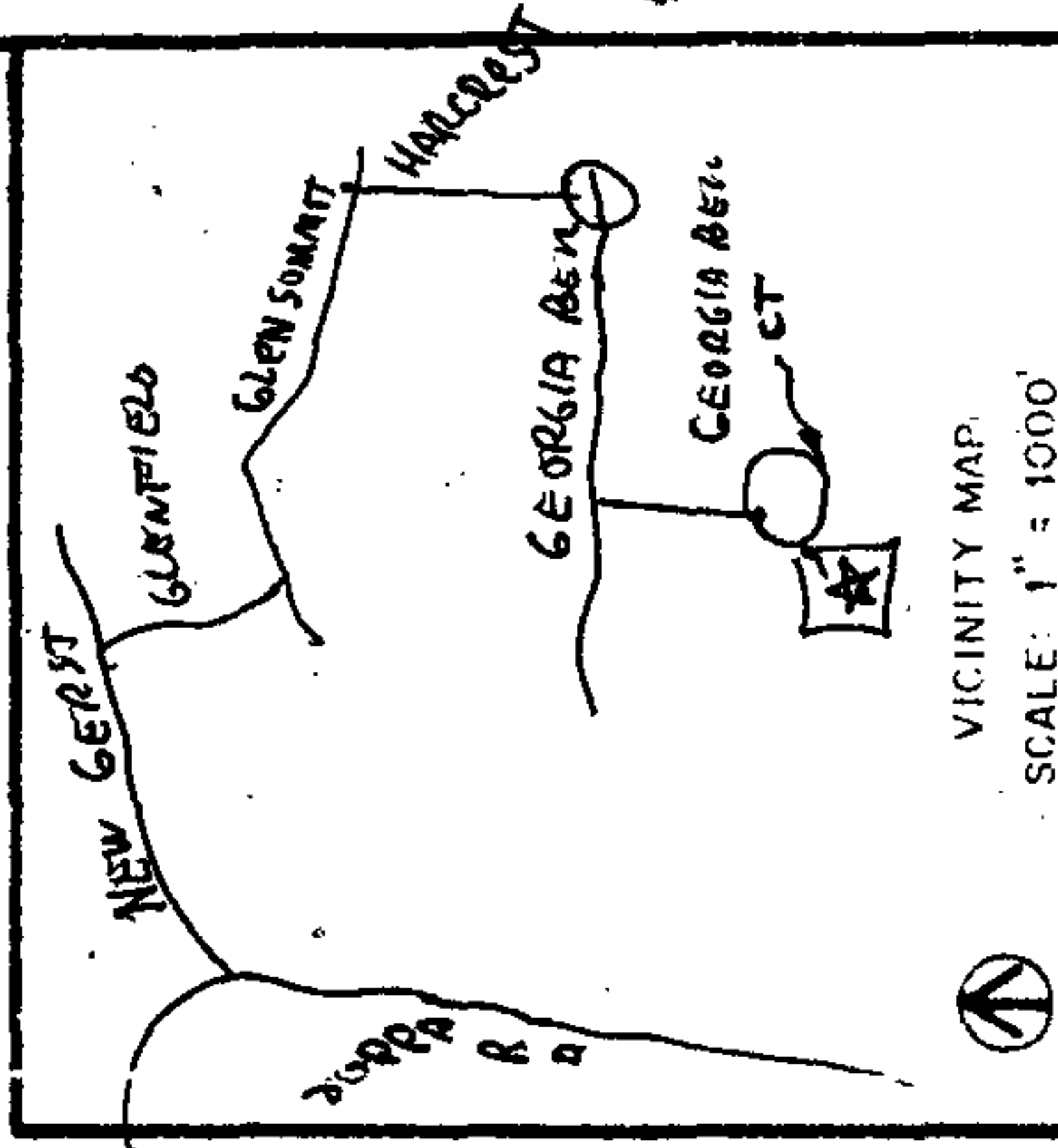
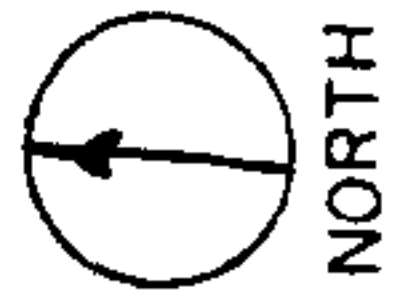
SUBDIVISION NAME FORGE LANDING

PLAT BOOK # 4 FOLIO # 38 LOT # 41 SECTION #

OWNER ALVIN & BARBARA SANICO



VACANT LOT



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 07202

ZONING DR 3.5

LOT SIZE .247 ACRES

10,759 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

PREPARED BY BOB LEHMAN SCALE OF DRAWING: 1" = 30' 408 07-408-A

