

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Graystone Road, 1056 feet N of
Graystone Farm Road
7th Election District
3rd Councilmanic District
(18705 Graystone Road)

Joseph and Lisa Franck
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-426-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, Joseph and Lisa Franck. The variance request is for property located at 18705 Graystone Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard setback of 25 feet in lieu of the minimum required 35 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 24 foot x 21 foot addition onto the back of their home to be used as a family room. The septic is located 6 feet from the house and the well is setback 4 feet from the property line. There is no other location for the addition. The home is set back from the road only 51 feet from the road and is located on a curve. There have been numerous vehicle accidents where the drivers have slammed into the Petitioner's property. The new family room will provide the Petitioners with a feeling of safety and security. The home is small and additional living space is needed. Letters of support from their adjacent neighbors residing at 18701 Graystone Road and 18707 Graystone Road were provided.

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.

4-19-07
[Signature]

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 31, 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 19th day of April, 2007 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard setback of 25 feet in lieu of the minimum required 35 feet 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
4-19-07
P3



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18705 GRAYSTONE RD.
which is presently zoned RC 2

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) 1A 01.3, B.3, BC2R, to permit a proposed

addition with a side yard setback of 25 feet in lieu of the minimum required 35 feet.

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):

CELL #

JOSEPH FRANCK 410-227-1909

Name - Type or Print

Signature

CELL #

LISA FRANCK 410-440-8868

Name - Type or Print

Signature

(H) 410

18705 GRAYSTONE RD 329-2077

Address

Telephone No.

WHITE HALL MD 21161

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. 03-42654

REV 10/25/04

Reviewed By JNP Date 3/2/07

Estimated Posting Date 4/1/07

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 18705 GRAYSTONE RD
Address
WHITE HALL MD 21161
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):

SEE ATTACHED

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.

Joseph Franck
Signature
JOSEPH FRANCK
Name - Type or Print

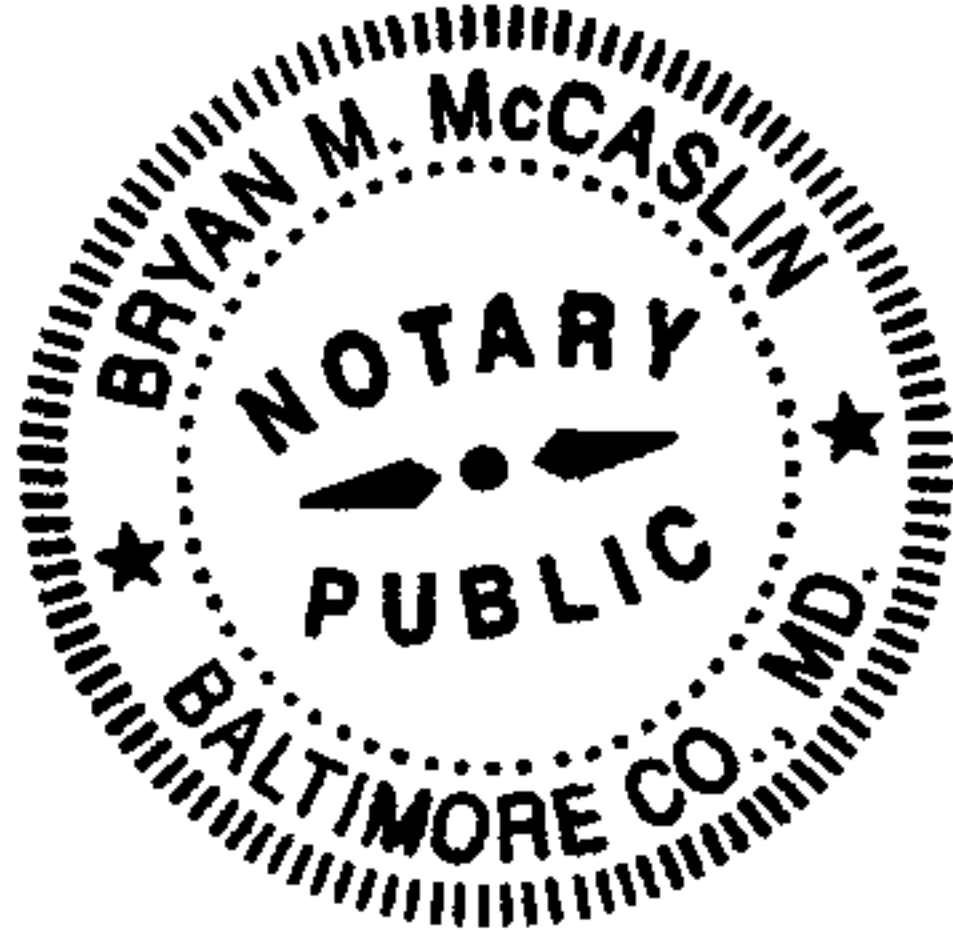
Lisa Franck
Signature
LISA FRANCK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Bryan
Notary Public
My Commission Expires 8/21/2010

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.

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Address
WHITE HALL MD 21161
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):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
JOSEPH FRANK
Name - Type or Print

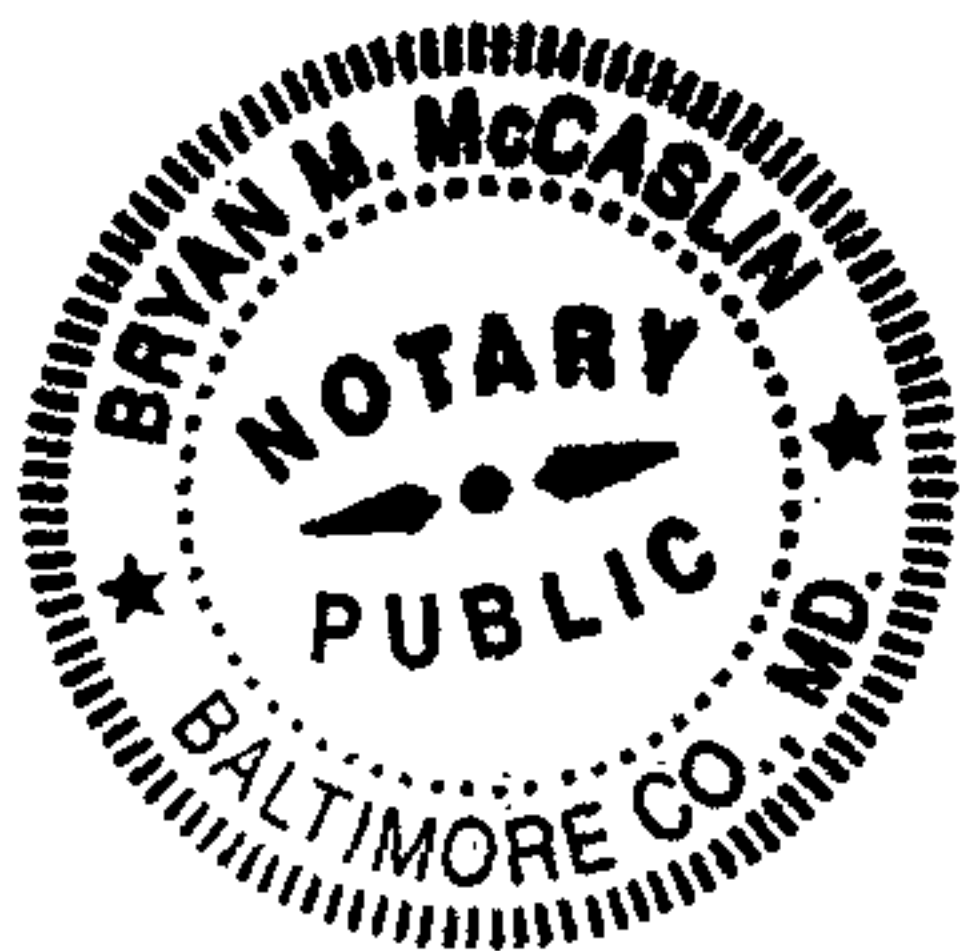
[Signature]
Signature
LISA FRANK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph Frank and Lisa Frank
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

[Signature]
Notary Public
My Commission Expires 8/21/2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18705 GRAYSTONE RD.
which is presently zoned RC 2

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) 1A 01.3, B.3, BC2R, to permit a proposed

addition with a side yard setback of 25 feet in lieu of the minimum required 35 feet.

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

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

Legal Owner(s):

CELL #

JOSEPH FRANCK 410-227-1909
Name - Type or Print

Signature

LISA FRANCK 410-440-8868
Name - Type or Print

Signature

18705 GRAYSTONE RD 329-2077
Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

CASE NO.

07-4264

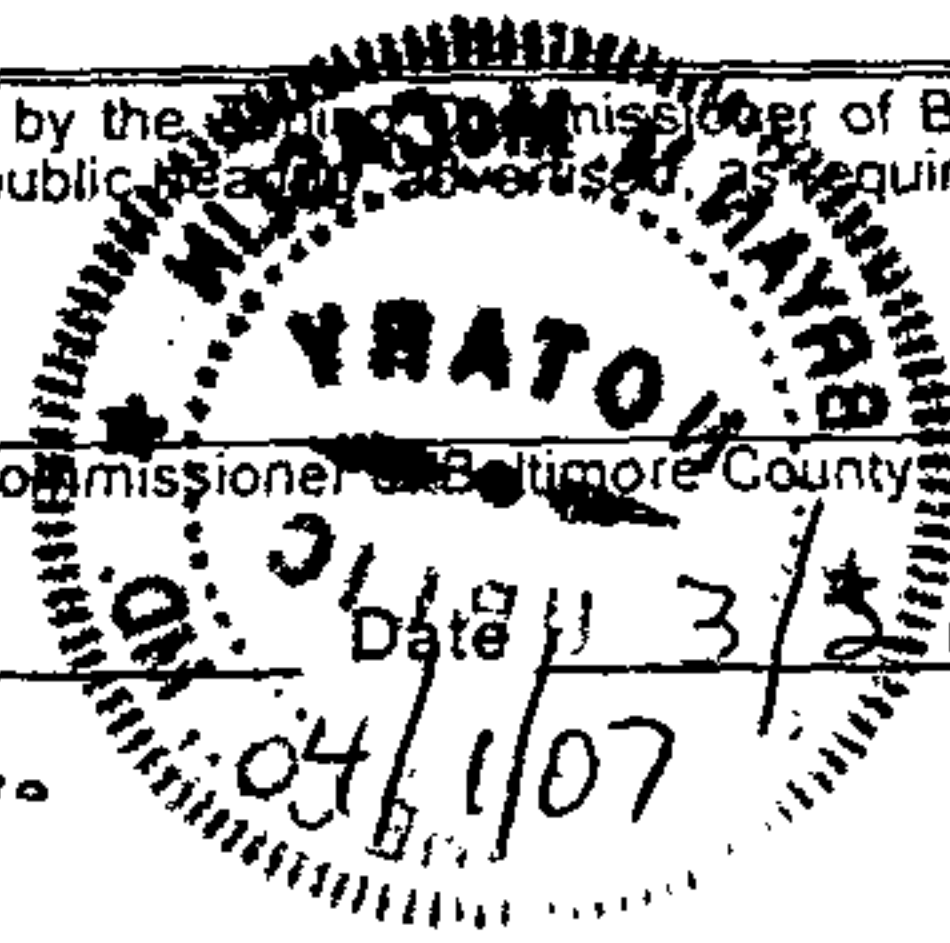
Reviewed By

JNP

Estimated Posting Date

Date

3/21/07



ZONING DESCRIPTION FOR 18705 Graystone Rd.

Beginning at the point on the East side of Graystone Rd. which is 22' wide at the distance of 1056' north of the centerline of Graystone Farm Rd. which is 22' wide.

As recorded in Deed Liber # 17559, Folio # 415 containing 29,141 square feet. Also known as 18705 Graystone Rd. and located in the 7th Election District, 3rd Councilmanic District.

BEGINNING FOR THE SAME at a point on the east side of Graystone Road North 15 degrees 35 minutes East 265 feet, more or less, from the southwesternmost corner of the whole parcel of land deeded to Laurence E. Wirtz and wife by Charles Clinton Burns and wife dated November 17, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3451, folio 184; and running thence and binding on the east side of Graystone Road, North 15 degrees 35 minutes East 100 feet, more or less, to a point; thence South 71 degrees 30 minutes East 220.27 feet to intersect the South 25 degrees 30 minutes East 287 feet line in said deed from Burns to Wirtz at a point 162 feet from the beginning thereof; and running thence and binding on said line South 25 degrees 30 minutes East 125 feet, more or less, to the end of said line and to the northwesternmost corner of the parcel of land deeded by Laurence E. Wirtz and wife unto Joe H. Leckrone and wife by deed dated January 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3476; folio 93; and running thence westerly and binding on the northernmost outline of that parcel deeded by Wirtz to Leckrone 300 feet, more or less, to the east side of Graystone Road and the place of beginning.

The improvements thereon being known as No. 18705 Graystone Road.

BEING the same property which by Deed dated November 1, 2002, and recorded among the Land Records of Baltimore County in Liber S.M. No. 17559, folio 415, was granted and conveyed by James M. Burger to James M. Burger and Rebecca Burger, the Grantors herein.

07-426-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25033

DATE 3/21/07 ACCOUNT R. 001 066-6150

AMOUNT \$ 65.00

RECEIVED FROM: Joseph & Lisa Franch

FOR: Adam Vainovic - 18705 Overstone Rd.
07-426-A (Franch)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

DATE 3/21/07 TIME 14:00
BY WILLIAM FOR NOV
CHECK NO. 00117 DATE 3/21/07
AMOUNT 65.00 DESCRIPTION
FR NOV RECEIPT NO. 00117
CASHIER WILLIAM \$65.00
BALANCE 00117 \$65.00
BALANCE 00117 \$65.00

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 4-1-07

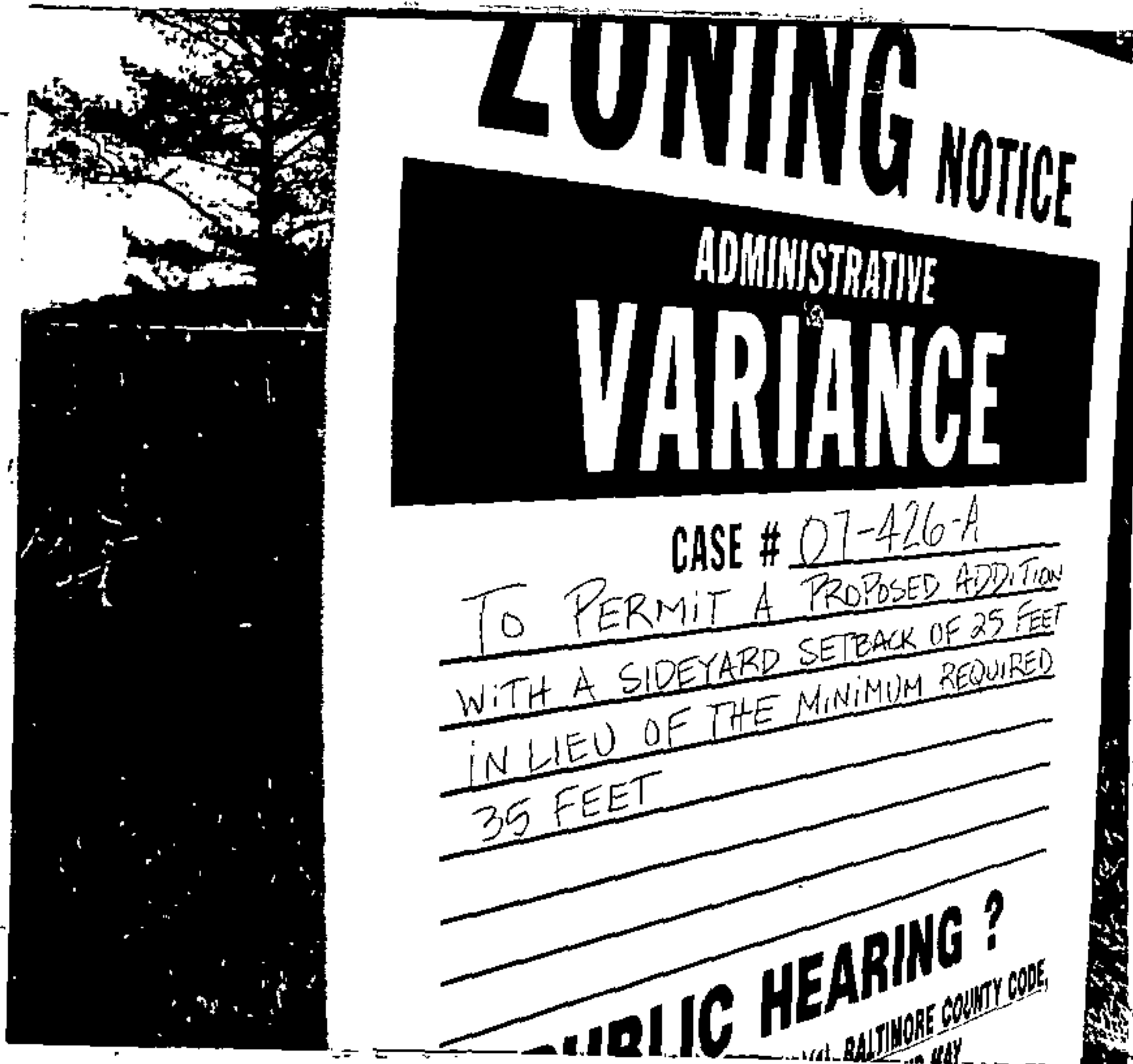
RE: Case Number: 07-426-A

Petitioner/Developer: Joseph and Lisa Franck

Date of Hearing/Closing: 4-16-07

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 18705 Graystone Rd

The sign(s) were posted on 3-31-07
(Month, Day, Year)



J. Lawrence Pilson, R.S.
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 OLD BARN RD
(Street Address of Sign Poster)

PARKTON MD 2120
(City, State, Zip Code of Sign Poster)

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

Revised 3/1/01 - SCJ



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 426 -A

Address 18705 Graystone Road

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/21/07

Posting Date: 4/1/07

Closing Date: 4/16/07

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

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- 426 -A

Address 18705 Graystone Road

Petitioner's Name Joseph & Lisa Franck

Telephone 410-329-2077

Posting Date: 4/1/07

Closing Date: 4/16/07

Wording for Sign: To Permit a proposed addition with a side yard set back of 25 feet in lieu of the minimum required 35 feet.



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 17, 2007

Joseph Franck
Lisa Franck
18705 Graystone Road
White Hall, MD 21161

Dear Mr. and Mrs. Franck:

RE: Case Number: 07-426-A, 18705 Graystone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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

State Highway
Administration

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

Maryland Department of Transportation

Date: APRIL 2, 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. 7-426-A
18705 GRAYSTONE RD
FRANCK 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. 7-426-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,

FOIA 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: March 29, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 2, 2007
Item Nos. 07-230, 410, 411, 413, 414, 415, 416,
417, 418, 419, 420, 423, 424, 425, and 426

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-03282007.doc

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

March 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 26, 2007

Item Number: 410 through 426

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.

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

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



RECEIVED
MAY 08 2007
BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JKL

DATE: May 8, 2007

SUBJECT: Zoning Item # 07-426-A
Address 18705 Graystone Road
(Franck Property)

Zoning Advisory Committee Meeting of March 26, 2007

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Comments:

1. An inspection of the septic system will be required prior to building permit approval. Due to the proximity of the septic tank to the proposed addition, the septic tank may need to be relocated. Contact DPREM's Ground Water Management (GWM) section for more information at (410) 887-2762.

Reviewer: S. Farinetti

Date: 5/8/07

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 27, 2007

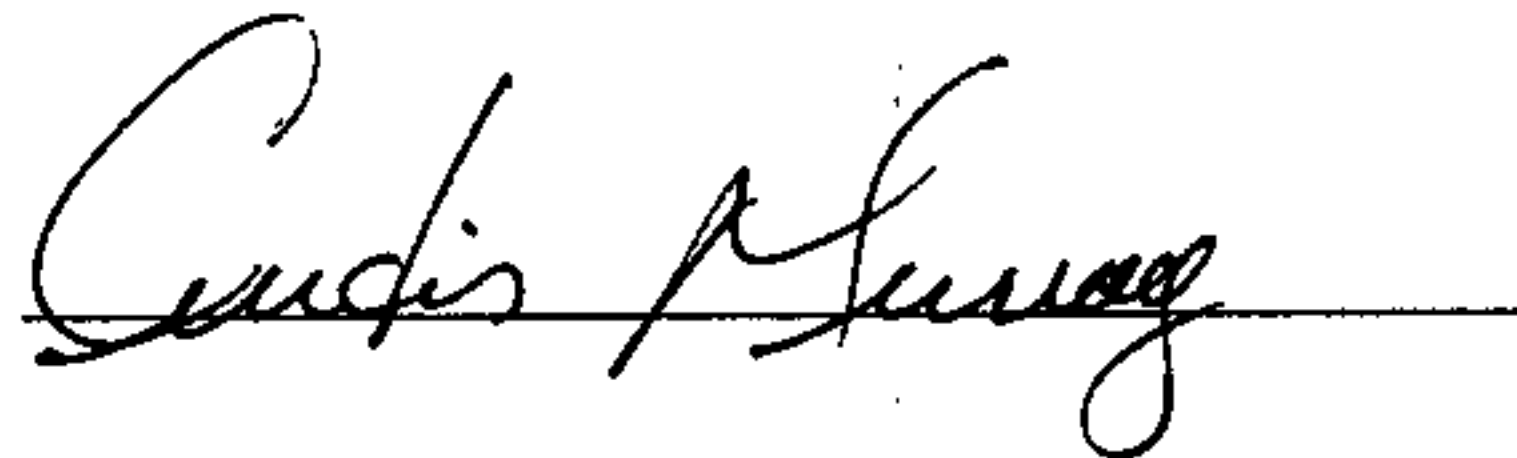
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-426- Administrative Variance

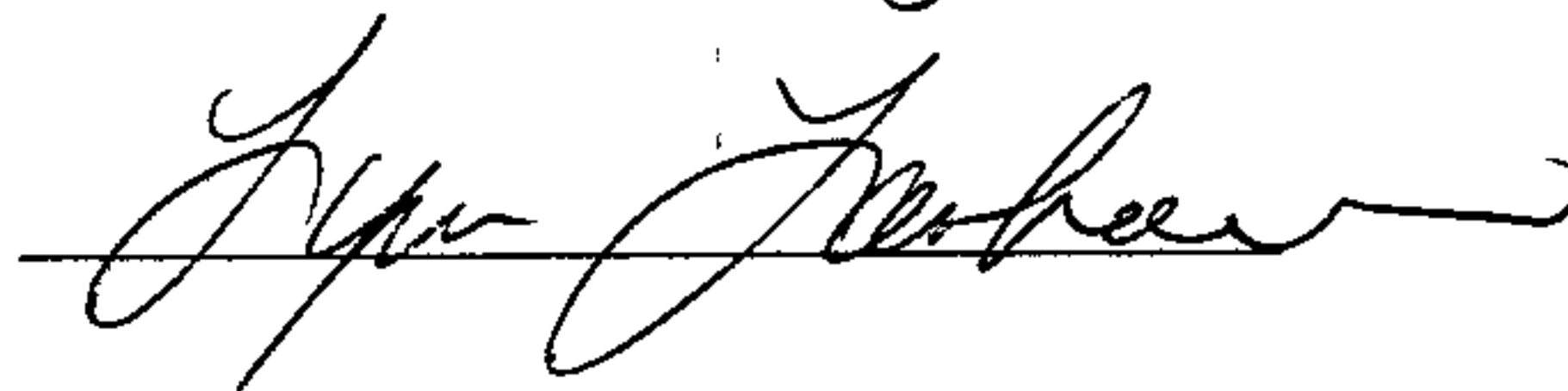
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

RECEIVED

MAR 29 2007

ZONING COMMISSIONER

To the Zoning Review/Department of Permits and Development Management,

We, Ken and Gloria Whitaker, have been notified by our neighbor's Joseph and Lisa Franck that they are requesting an administrative variance to build an addition to their property at 18705 Graystone Rd. We have seen their construction plans and have no opposition to the 24' x 21' addition.

We also know that, on at least 3 occasions, before they moved into their house, that vehicles have lost control and veered onto their property. In fact, we have provided 3 pictures which were taken by us
On one of those occasions.

Ken Whitaker 3/17/07

Ken Whitaker
18707 Graystone Rd.



Gloria Whitaker 3/17/07
Gloria Whitaker
18707 Graystone Rd.

07-426-A

For the Zoning Review/Department of Permits and Development Management,

I, Tracey Connell, have been notified by my neighbors Joseph and Lisa Franck that they are requesting an administrative variance to build an addition to their property at 18705 Graystone Rd. I have seen their construction plans and have no opposition to the 24' x 21' addition.

Tracey Connell 3/17/07

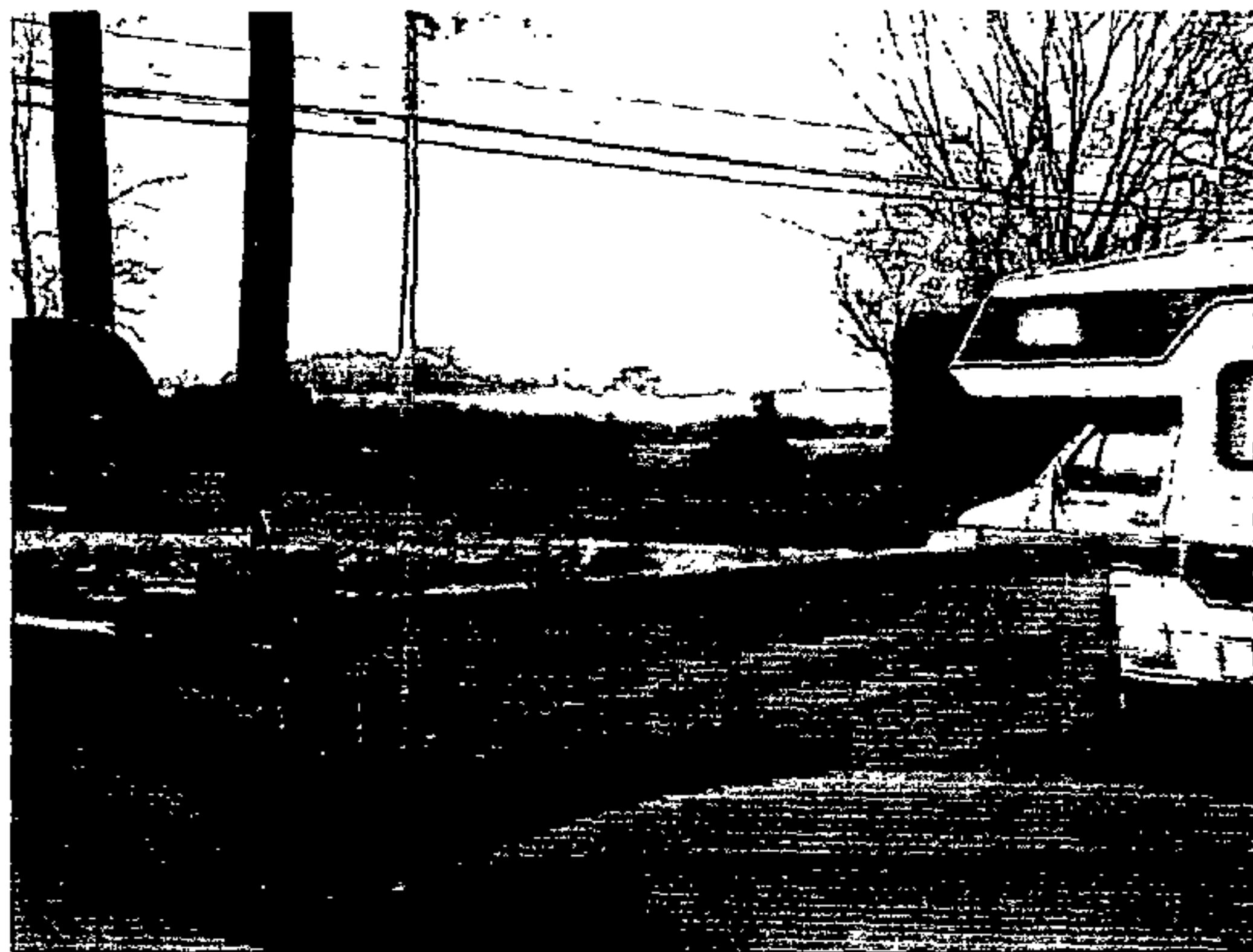
Tracey Connell
18701 Graystone Rd.

07-426-A

A tree indicates property line between driveways



B taken from back of proposed addition



C taken from existing wall toward back of property
Aprox 125' to back of property from this point



D taken from existing wall toward closest neighbor
(Ken and Gloria Whitaker 18707 Graystone Rd.)



07-426-A

E Shows proposed site for addition
(aprox. 40' back from site)



F Shows proposed site for addition
(from neighbor's property line)



G taken from driveway (roadside) shows neighbor's
Garage as barrier between homes

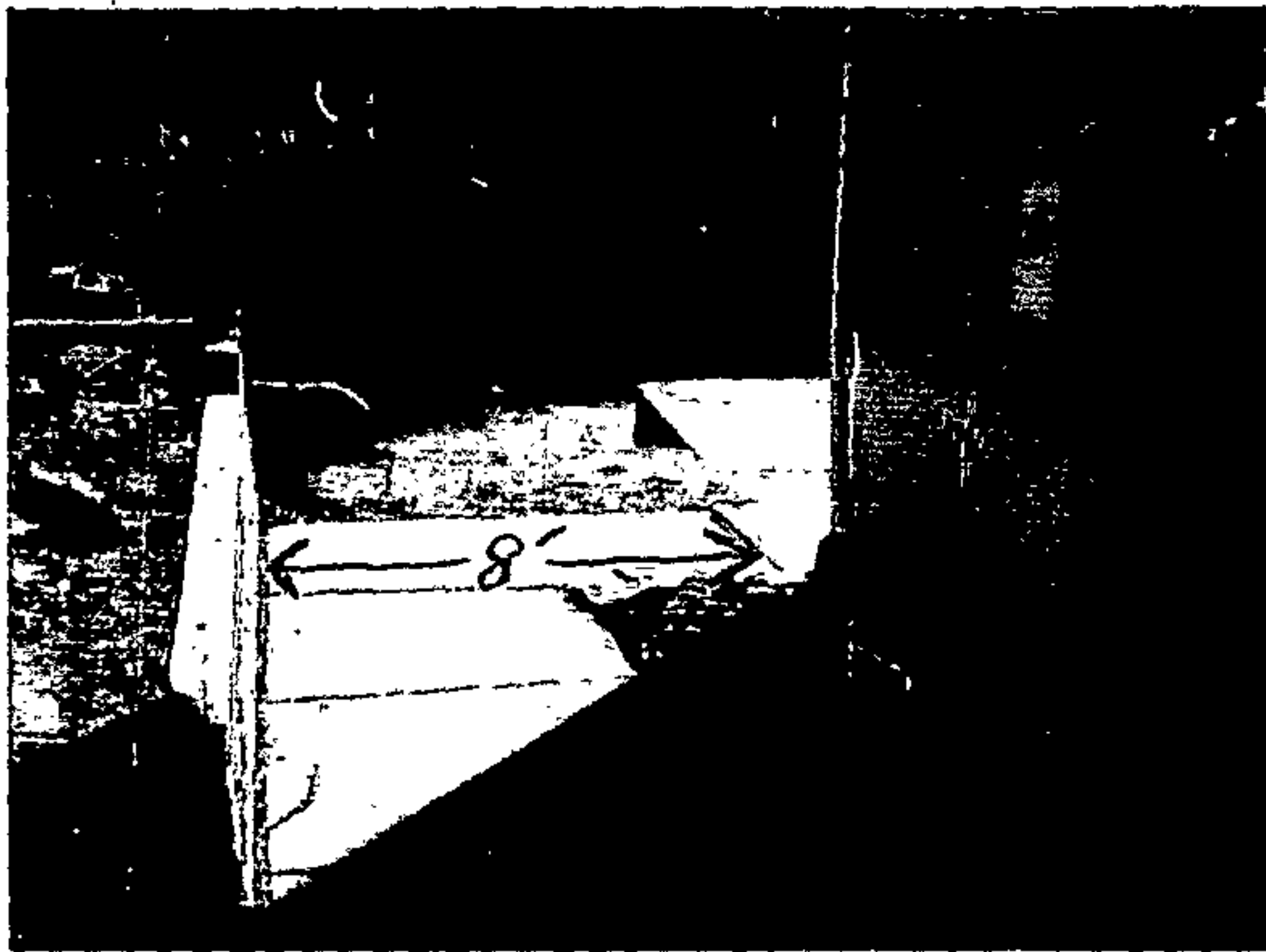


H taken from south and front of property
(right to left) 18705, neighbor's garage &
18707 Graystone Rd.

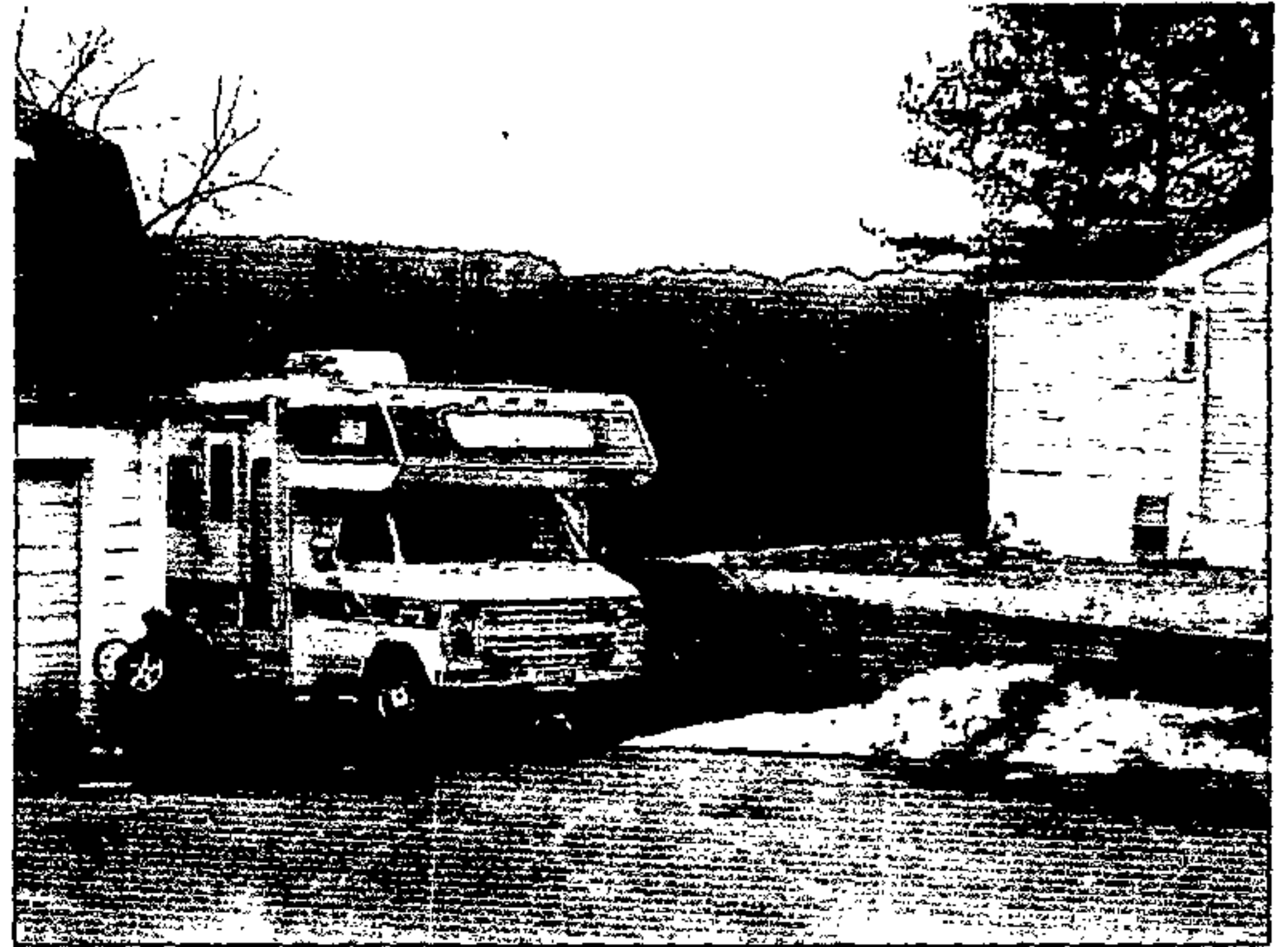


07-426-A

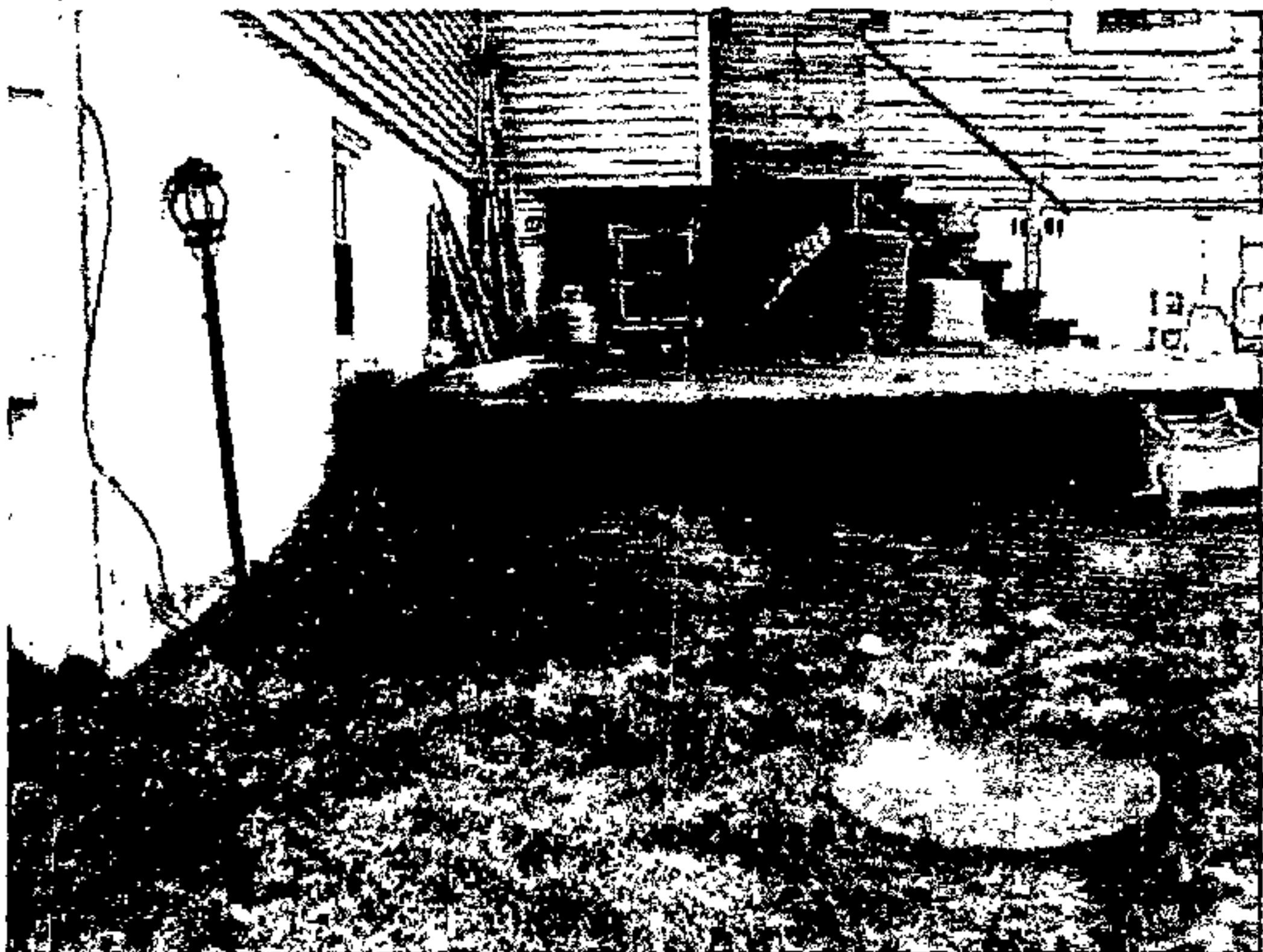
I proposed addition requests variance of 4' out to edge of sidewalk and 4' in from driveway taken from front edge of house



J taken from 18707 front yard toward proposed site



K shows septic lid 7' from cement pad and 6' from existing wall



07-426-A

N shows north direction of Graystone Rd. and curve leading to property

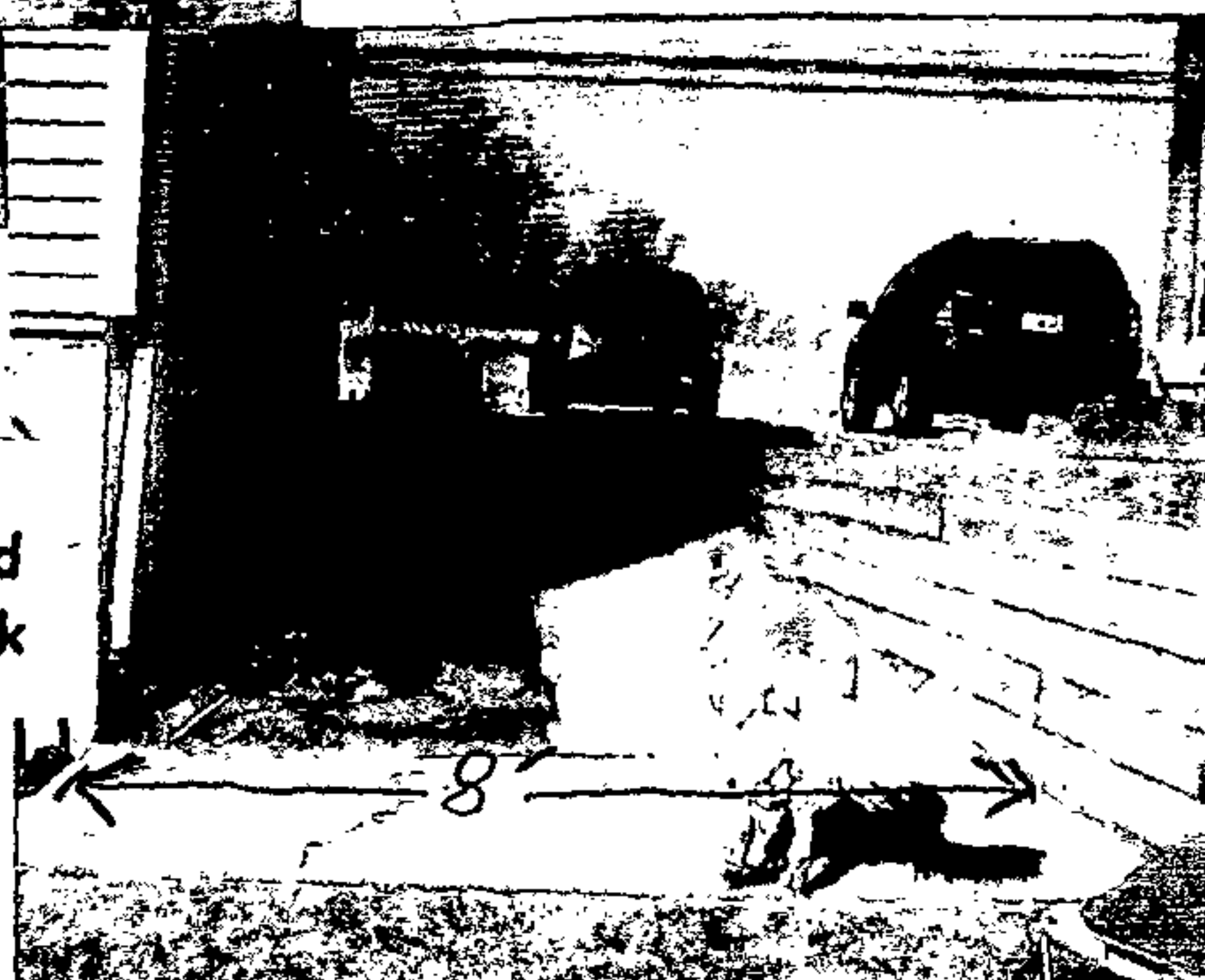


O shows bent mail box post and car bumper pieces next to road side



P shows 3 of the 8 pine trees which were removed by BGE last autumn

Q shows 4' from existing wall to side walk of proposed addition, also shows sloping yard from front to back of property



07-426-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 18705 GRAYSTONE RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NONE

PLAT BOOK # NONE FOLIO # NONE LOT # NONE SECTION # NONE

OWNER JOSEPH + LISA FRANK

22' R/W
22' PAVED

2 MILE TO GRAYSTONE RD
10565' 4 OF RD 100' GRAYSTONE RD ROADWAY

TRACEY CONNELL

KEN + GLORIA WHITAKER

127' 80' TO EXISTING DWELLING

EXISTING DWELLING

EXISTING DWELLING 18707

18701 GRAYSTONE RD

SEPTIC PROPOSED 6' 14' 11" 10' 8" 30' 0' 12' 0" 27'

FROM HOUSE



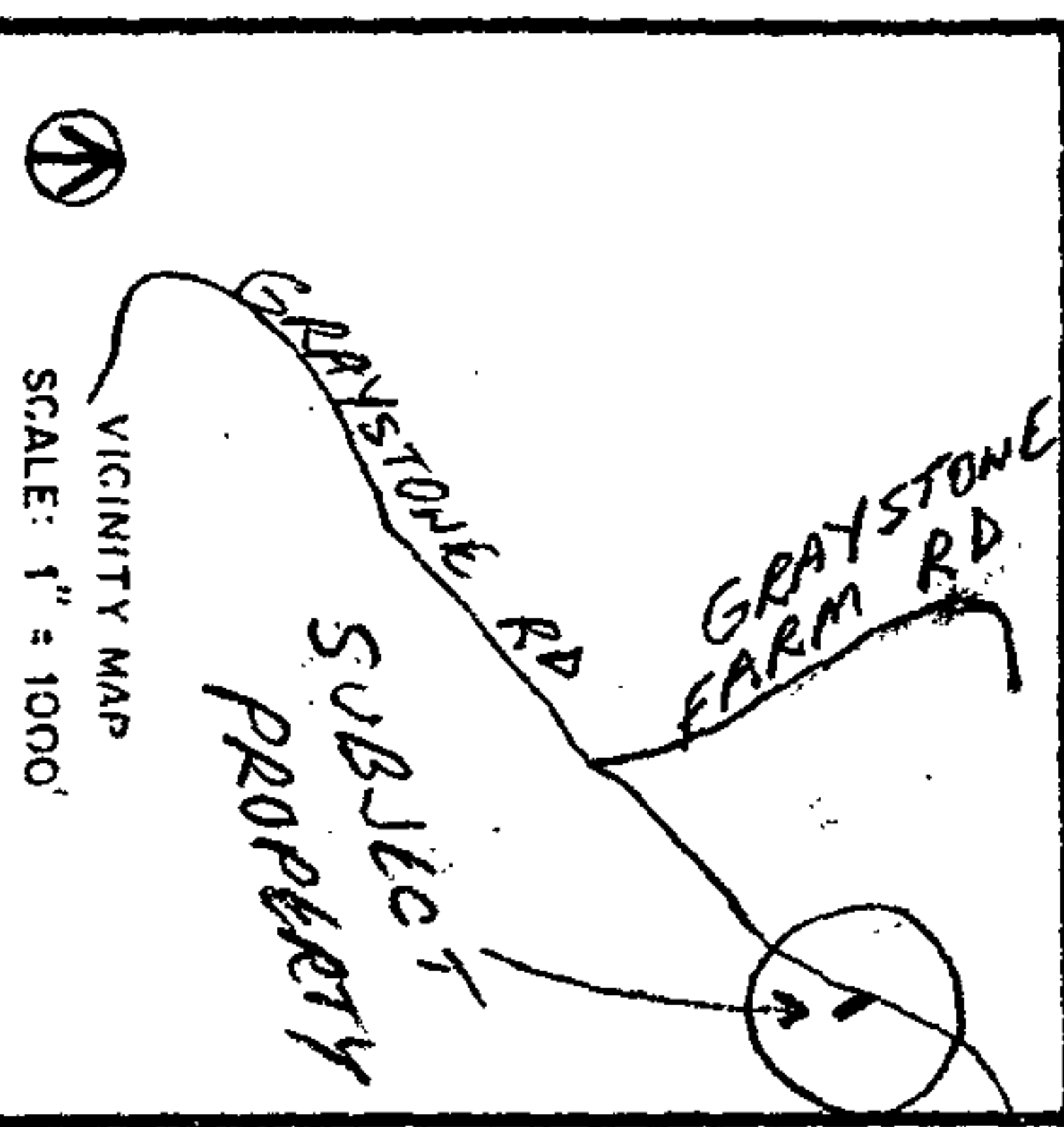
NO FLOOD ALARM

PREPARED BY JOSEPH FRANK

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 017C1

ZONING RC2

LOT SIZE 1.67 29141
ACREAGE SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐

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 JNP ITEM # 426 CASE # 107-426-A

[illegible]

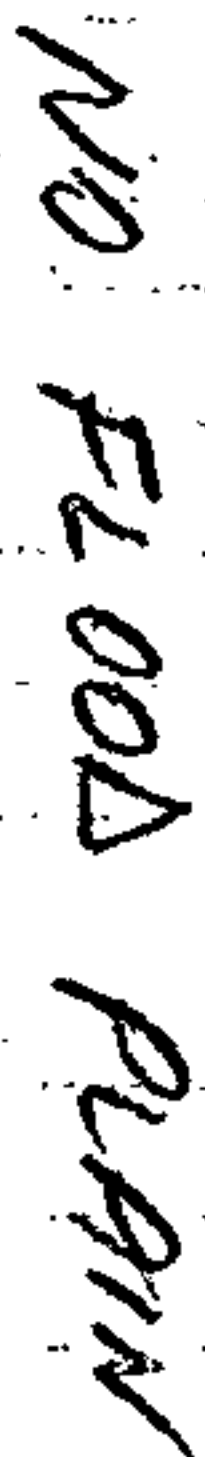
HEARING

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

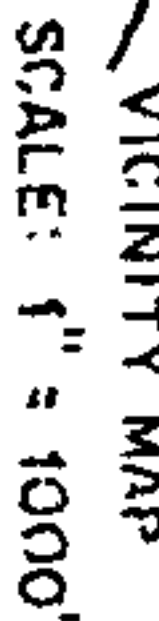
NONE

0 # None LOT # None SECTION # None

+ LISA FRANK



SCALE OF DRAWING: 1" = 50'



SCALE: 1" = 1000'

LOCATION INFORMATION

ION DISTRICT 7

SILMANIC DISTRICT 3

0' SCALE MAP # 017C1

PCN

29141

ACREAGE	SQARE FEET
10	100
20	400
30	900
40	1600
50	2500
60	3600
70	4900
80	6400
90	8100
100	10000

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JNP 1426 107-426-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 18705 GRAYSTONE RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NONE

PLAT BOOK # NONE FOLIO # NONE LOT # NONE SECTION # NONE

OWNER JOSEPH + LISA FRANK

22' R/W
22' PAVED
ROADWAY
GRAYSTONE RD
100' GRAYSTONE RD
1/2 MILE TO GRAYSTONE RD
1055' 4 OF RD

TRAC EY
CONNELL

KEN + GLORIA
WHITAKER

127' 300'
TO
EXISTING
DWELLING

EXISTING
DWELLING

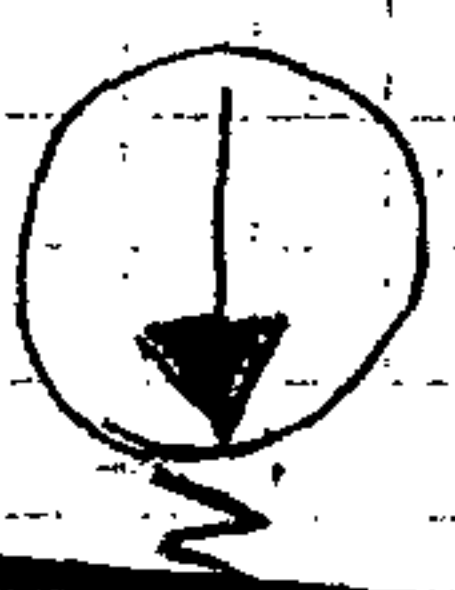
EXISTING
DWELLING
18707

18701
GRAYSTONE
RD

#01011203016

#0101020863001

#010123035490
220.27



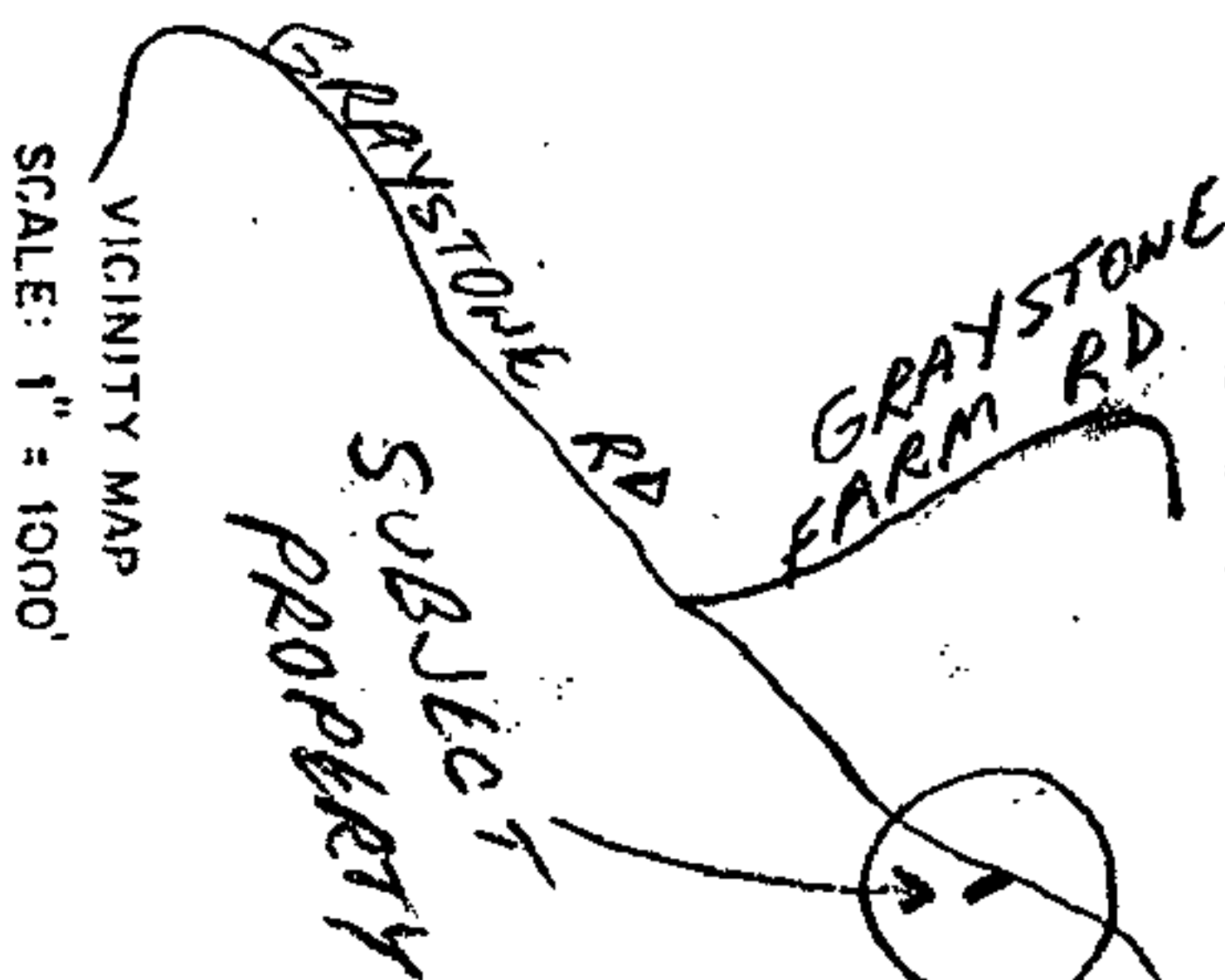
N/O FLOOD PLAIN

PREPARED BY JOSEPH FRANK

SCALE OF DRAWING: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 017C1

ZONING RC2

LOT SIZE 1.67 29141
ACREAGE SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐

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 #

JNF 1 426 107-426-A