

IN RE: PETITION FOR VARIANCE
S side Chalcot Square, 135 feet W of
c/l Welbrook Road
15th Election District
7th Councilmanic District
(557 Chalcot Square)

Donna J. Himes
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-433-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Donna J. Himes. The Petitioner is requesting variance relief for property located at 557 Chalcot Square. The variance request is from Sections 1B02.3.A.1, 1B02.3.B, and III C.3 (1953) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a dwelling with an 8 foot setback to side street in lieu of the required 15 feet.

The property was posted with Notice of Hearing on May 26, 2007 for 15 days prior to the hearing in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on May 24, 2007 to notify any interested persons of the scheduled hearing date and relief requested.

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

6-11-07
B3

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."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated May 1, 2007 which contains restrictions, and a copy is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Donna J. Himes, Petitioner, and Robert Nicholson, who prepared the site plan. Amy (Krebs) Dunnigan, an adjacent property owner, attended the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 0.068 acres zoned DR 10.5 and is presently vacant except for a concrete parking pad in the rear of the property. The property is located on a curve of Chalcot Court which loops around from Welbrook Road as shown in the Welbrook subdivision plat, exhibit 2. As shown, inside Chalcot Court there were eight semi detached homes in groups of two shown on the subdivision plat. Mr. Nicholson indicated that these homes were built and occupied after the plat was approved in 1952.

However several years ago one group of two townhomes on the northeast corner of the loop were destroyed by explosion and fire. These homes were located on lots 68 and 69 of the

Welbrook subdivision as shown in exhibit 3 with addresses of 557 and 559 Chalcot Court, respectively. In 2004 the owner of 559 (lot 69) applied for a building permit to erect a single family dwelling on the lot rather than one half a semi detached home which Mr. Nicholson opined was issued in error by the County. See exhibit 12 and 13, the permit application and the accompanying plat showing a single family dwelling on 559. Apparently the County did not realize that the single family dwelling would violate the subdivision plat which called for a semi detached home on the lot. He noted that the semi detached homes would not require variances because the lots are 35 feet wide and with a party wall on the property line, a 20 foot wide home on the subject property (557) would leave a setback of 15 feet to the side road. Subsequently the single family home was constructed on 559 with 7 foot and 8 foot side yard setbacks. See photographs, exhibits 6 through 8 of the home on 559.

Now however because there is a single family home on 559, there can be no semi detached home on 557 as there is no place to locate a party wall on the boundary between the lots. Mr. Nicholson indicated that the proposed home duplicates the home on 559 in both setback and construction. For example the proposed single family home will have side yard setbacks of 7 and 8 feet so as to be compatible with the single family dwelling on 559. Therefore the side to road setback is 8 feet in lieu of the required 15 feet requiring a variance.

Mr. Nicholson indicated that unless the variance is granted there is virtually no practical use that can be made of the subject property. In addition the proposed single family dwelling will be compatible with the house on 559 and the community. He had no objection to submitting elevations and architectural drawings to the Planning Office prior to building permit.

Ms. Dunnigan, who lives in the single family dwelling at 559 indicated that she came to the hearing to insure that the Petitioner was not proposing to attach the new home to her home. Reassured that this was not the case, she had no objections to the relief requested.

6-11-07
PB

Findings of Fact and Conclusions of Law

I accept the allegation that the County issued the 2004 building permit for 559 in error. Clearly this would violate the subdivision plat and should have required a special hearing. That said, the issue now is what to do on the property a 557 given the Petitioner rightfully wants to build a home on her property. There is no possibility of razing the home on 559 and starting over. Consequently the proposal to erect a second single family dwelling on the subject lot, is the only rational solution to this problem.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. There is an existing house on 559 which was not built with a party wall on the common property line. There is nothing to which the Petitioner's home can be attached. These are the kind of peculiar circumstances that make the regulations impact this property disproportionately compared to others in the district. Therefore I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No home could be built on the lot.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Although this is a very strange case, the new home will be compatible with the single family dwelling on 559 and the community.

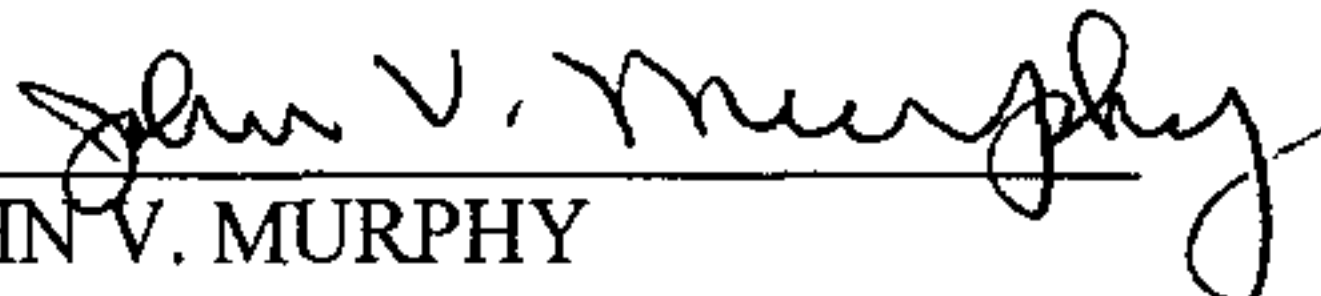
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 11 day of June, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 1B02.3.A.1,

1B02.3.B, and III C.3 (1953) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a dwelling with an 8 foot setback to side street in lieu of the required 15 feet is hereby GRANTED subject to the following:

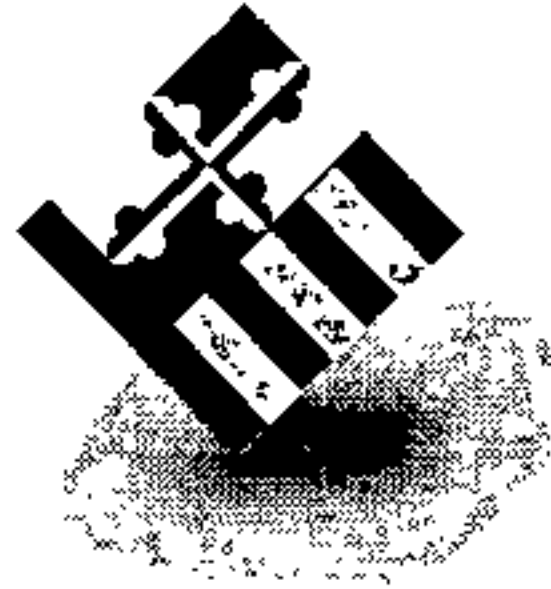
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Architectural drawings showing the proposed parking on the site plan shall be reviewed and approved by the Office of Planning prior to the issuance of any building permits.

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 PLANNING
6-11-07
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 11, 2007

DONNA J. HIMES
28 HELICOPTER DRIVE
BALTIMORE MD 21220

Re: Petition for Variance
Case No. 07-433-A
Property: 557 Chalcot Square

Dear Ms. Himes:

Enclosed please find the decision rendered in the above-captioned case.

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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Robert Nicholson, 8015 Shore Road, Baltimore MD 21222
Amy Dunnigan, 559 Chalcot Square, Baltimore MD 21221



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 557 Chalcot Square
which is presently zoned DR 10.5

"A" RESIDENCE - 1952

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) 1202.3A.1., 1202.3B. (DCZR) & SECTION III C.3. (DCZR 1952)

TO PERMIT THE CONSTRUCTION OF A DWELLING WITH AN 8-FOOT SETBACK
TO SIDE STREET IN LIEU OF THE REQUIRED 15-FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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):

DONNA J. HIMES

Name - Type or Print

Signature

Name - Type or Print

Signature

28 Helicopter Drive 410-808-8394

Address Telephone No.

Baltimore MD 21220

City State Zip Code

Representative to be Contacted:

Robert Nicholson

Name

8015 Shore Road 410-284-0004

Address Telephone No.

Baltimore MD 21222

City State Zip Code

OFFICE USE ONLY

Case No. 07-433-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

REV 9/15/98

Reviewed By D.T. Date 3/26/07

6-11-07

pb

ZONING DESCRIPTION FOR 557 CHALCOT SQUARE

Beginning at a point on the South side of Chalcot Square, which is a 60' wide right of way, at a distance of 135' west from the centerline of the nearest improved street, Welbrook Road, which is a 60' wide right of way, being lot #68 in the subdivision of Welbrook as recorded in the Baltimore County Plat Book #18, Folio #44, containing 2,983 square feet. Also known as 557 Chalcot Square and located in the 15th Election District, and the 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25070

DATE 3/26/07 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: COMPREHENSIVE CONSTRUCTION

FOR: ITEM # 433 - 07-H33-A
557 CHALCOT SQ. D. THOMPSON

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME REC
3/27/2007 3/26/2007 11:11:46 1
REC NO. 01 WALKER JMC JER
>> RECEIPT # 324954 3/26/2007 07131
PAGE 5 528 ZERLINS VERIFICATION
CR NO. 002507

Receipt Tot 665.00
665.00 CR 4.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-433-A -
557 Chalcot Square
S/side of Chalcot Square,
135 feet west of centerline
of Welbrook Road
15th Election District
7th Councilmanic District
Legal Owner(s): Donna J.
Hines

Variance: to permit the construction of a dwelling with an 8-foot setback to side street in lieu of the required 15 feet.

Hearing: Monday, June 11, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3888.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/309 May 24 136343

CERTIFICATE OF PUBLICATION

5/24/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/24/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-433-A

Petitioner/Developer: DONNA J. HIMES

Date Of Hearing/Closing: 6/11/07

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 557 CHALLOT SQUARE

This sign(s) were posted on May 24, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 5/24/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im001087 (576x432x24b jpeg)



nyantab 5/24/07

RE: PETITION FOR VARIANCE
557 Chalcot Square; S/S Chalcot Square,
135' W c/line Welbrook Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Donna J. Himes
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 07-433-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed Robert Nicholson, 8015 Shore Road, Baltimore, MD 21222, Representative for Petitioner(s).

RECEIVED

APR 05 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

~~MAY 23, 2007~~ TROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-433-A

557 Chalcot Square

S/side of Chalcot Square, 135 feet west of centerline of Welbrook Road

15th Election District – 7th Councilmanic District

Legal Owner: Donna J. Himes

Variance to permit the construction of a dwelling with an 8-foot setback to side street in lieu of the required 15 feet.

Hearing: Monday, June 11, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Donna Himes, 28 Helicopter Drive, Baltimore 21220
Robert Nicholson, 8015 Shore Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 26, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 24, 2007 Issue - Jeffersonian

Please forward billing to:
Donna Himes
28 Helicopter Drive
Baltimore, MD 21220

410-808-8394

NOTICE OF ZONING HEARING

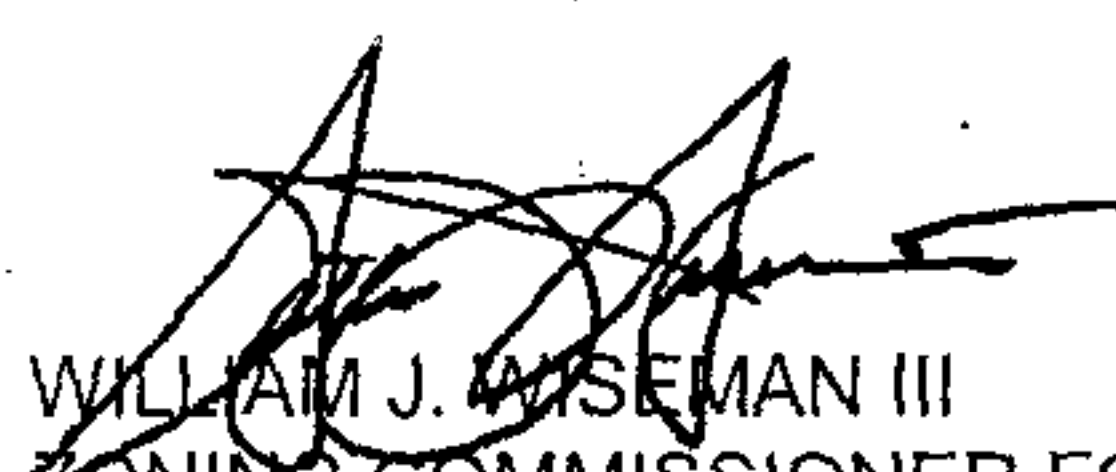
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-433-A

557 Chalcot Square
S/side of Chalcot Square, 135 feet west of centerline of Welbrook Road
15th Election District – 7th Councilmanic District
Legal Owner: Donna J. Himes

Variance to permit the construction of a dwelling with an 8-foot setback to side street in lieu of the required 15 feet.

Hearing: Monday, June 11, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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 07-433-A

Petitioner HIMES

Address or Location 557 CHALCOT SQUARE

PLEASE FORWARD ADVERTISING BILL TO

Name DONNA J. HIMES

Address 28 HELICOPTER DR.

BALTO. MD 21220

Telephone Number 410-808-8394



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

June 7, 2007

Donna J. Himes
28 Helicopter Drive
Baltimore, MD 21220

Dear Ms. Himes:

RE: Case Number: 07-433-A, 557 Chalcot Square

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 26, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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
Robert Nicholson 8015 Shore Road Baltimore 21222

Jm 6/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2007

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

RECEIVED
MAY 10 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-433- Variance

The Office of Planning normally requests 10-foot minimum side yard setbacks. However, if the petitioner is able to demonstrate a hardship or practical difficulty, resulting in the Zoning Commissioner granting the variance, the Office of Planning has no objection provided the petitioner provide architectural elevation drawings for review and approval prior to the issuance of any building permits and shows the proposed parking on the site plan.

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

Prepared By:

Curtis Gurnea

Division Chief:

Amy Mantay

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 9, 2007
Item Nos. 07-427, 429, 430, 431, 433,
434, 435, 436, and 437

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-03042007.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

April 5, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 2, 2007

Item Number: 427 ⁴³³ through 438

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





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

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

Maryland Department of Transportation

Date: APRIL 3, 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. 7-433-A
557 CHALCOT SQUARE
HIMES PROPERTY
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. 7-433A.

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

TAX MAP: 90 GRID: 21 PARCEL: 105
TAX ACCOUNT NO: 1502653580

SETBACKS IN ACCORDANCE
WITH ZONING AT TIME OF
PLAT RECORDATION.

F.F. ELEV.: 98⁵
BSMT. ELEV.: 90²

PLOT PLAN

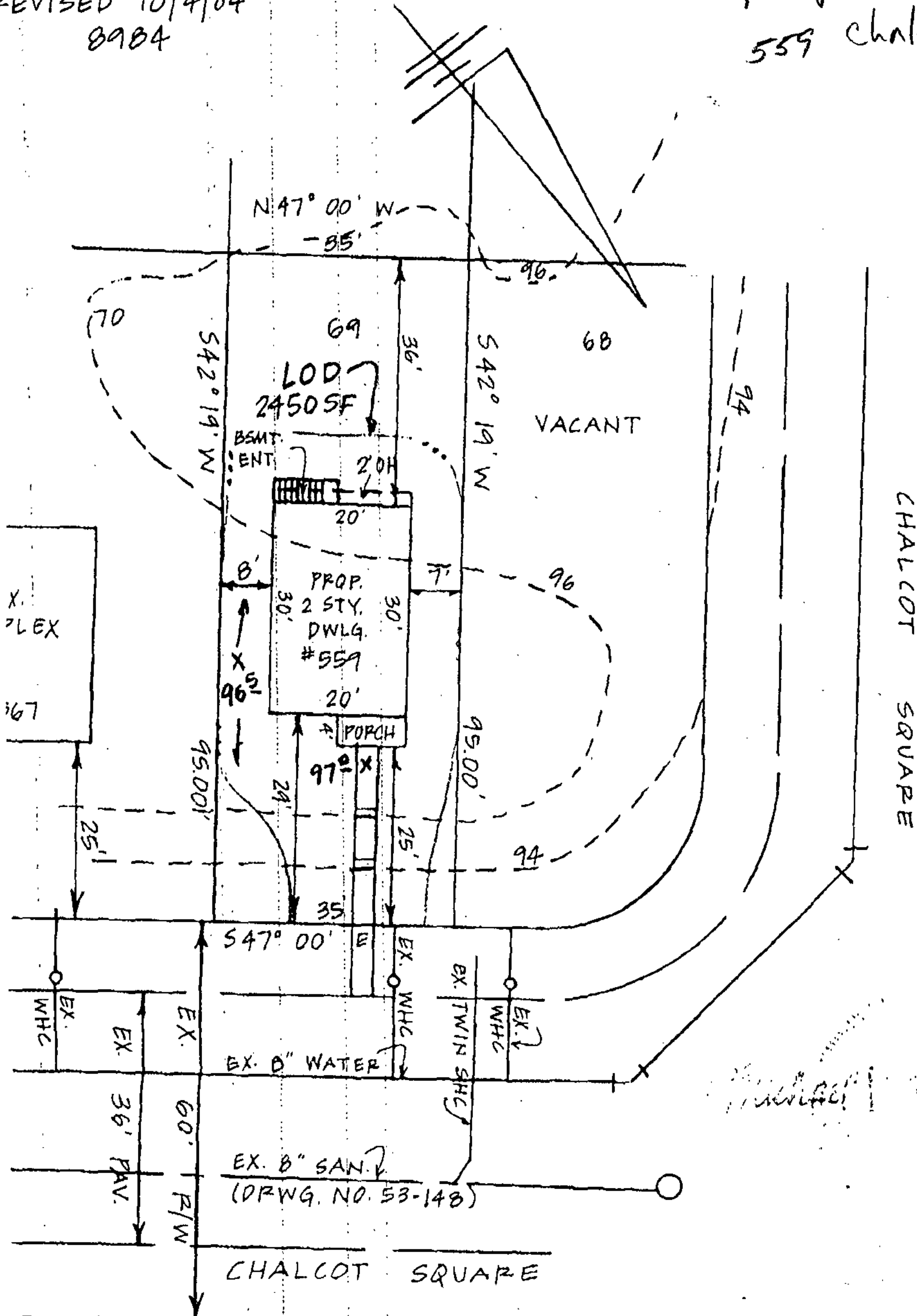
#559 CHALCOT SQUARE
LOT 69

"WELBROOK" 18/44
ELECTION DISTRICT NO 15
BALTIMORE CO, MD
SCALE: 1"=20'

SEPTEMBER 22, 2004

REVISED 10/4/04
8984

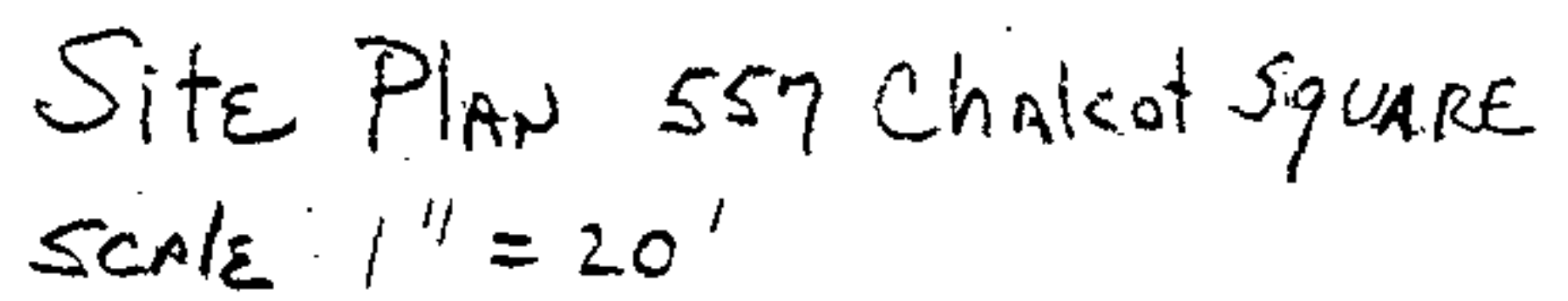
Site plan
for permit
559 Chalcot sq.



Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

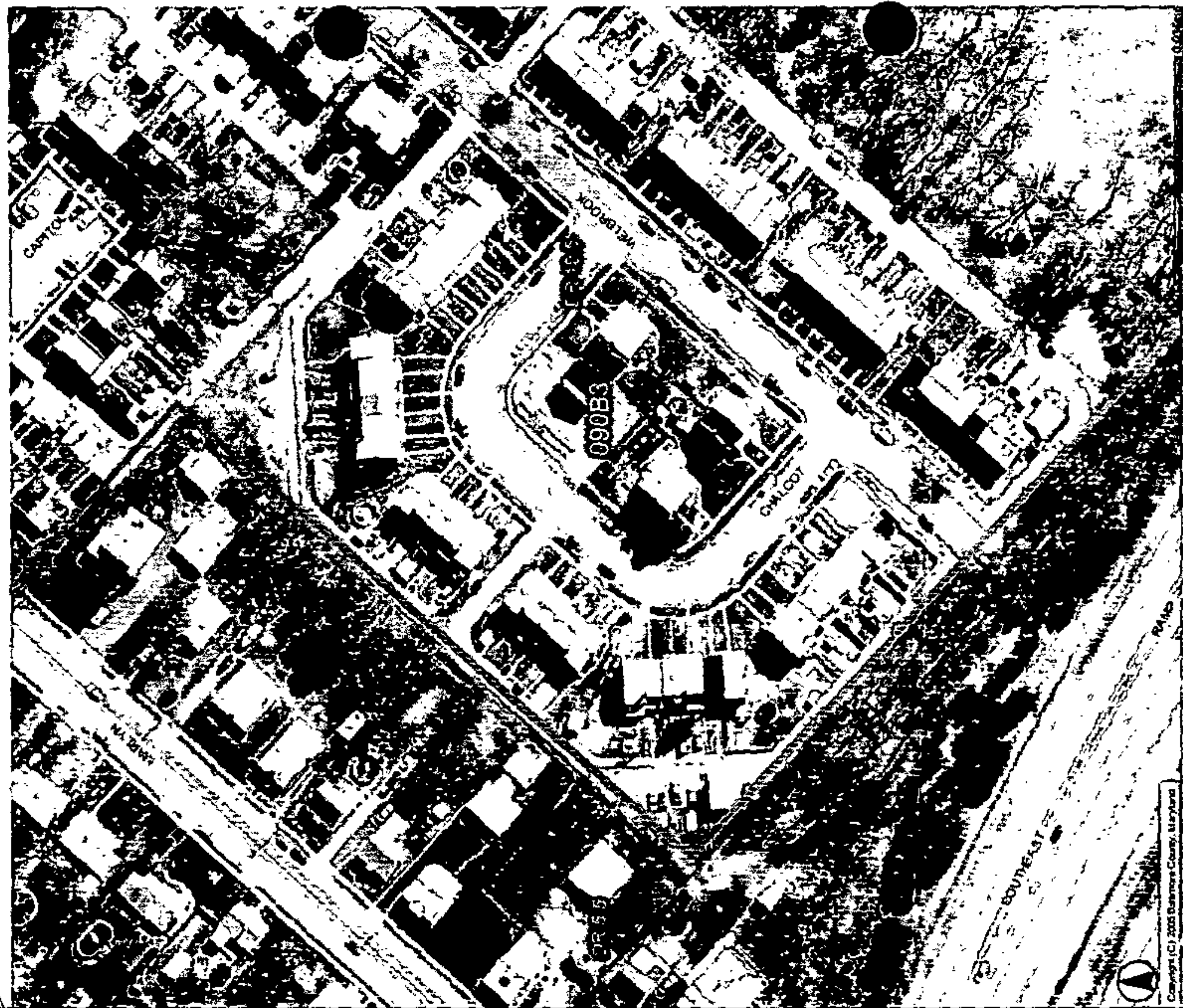
Ex 12

Shows New sfd Built
on 559 Chukcot sq.



Set #14

Ex 13



P. 2844

EX 3.



567. 569
Chalcot Square

Part # 5

EX 4



567 / 569 559

Chalcot Square

Pict # 6

Ex 5.



567 / 569

559 / 557

Chalcot Square

Pet #7

Ex 6



559
Chalcot Square

557
Chalcot Square

Part #8

EX7



559
Chalco
Square

557
Chalco
Square

Pet #9

Ex 8



Pet #10

Ex 9.



Pet #11

EX 10.

Location Photos for 557 Chalcot Square



View from centerline of Welbrook Road viewing existing duplex at 567/569 Chalcot Square and single family built on adjacent lot at 559 Chalcot Square. Subject property is to the right of the white SFD on 559 Chalcot Square.



Close up view of duplex at 567/569 Chalcot Square with 559 Chalcot Square to the right.

Location Photos for 557 Chalcot Square



Direct view of duplex at 567/569 Chalcot Square. This same style duplex existed on 557 and 559 Chalcot Square before the buildings blew up and were demolished.



Direct view of new SFD constructed on 559 Chalcot Square. Subject property is to the right.

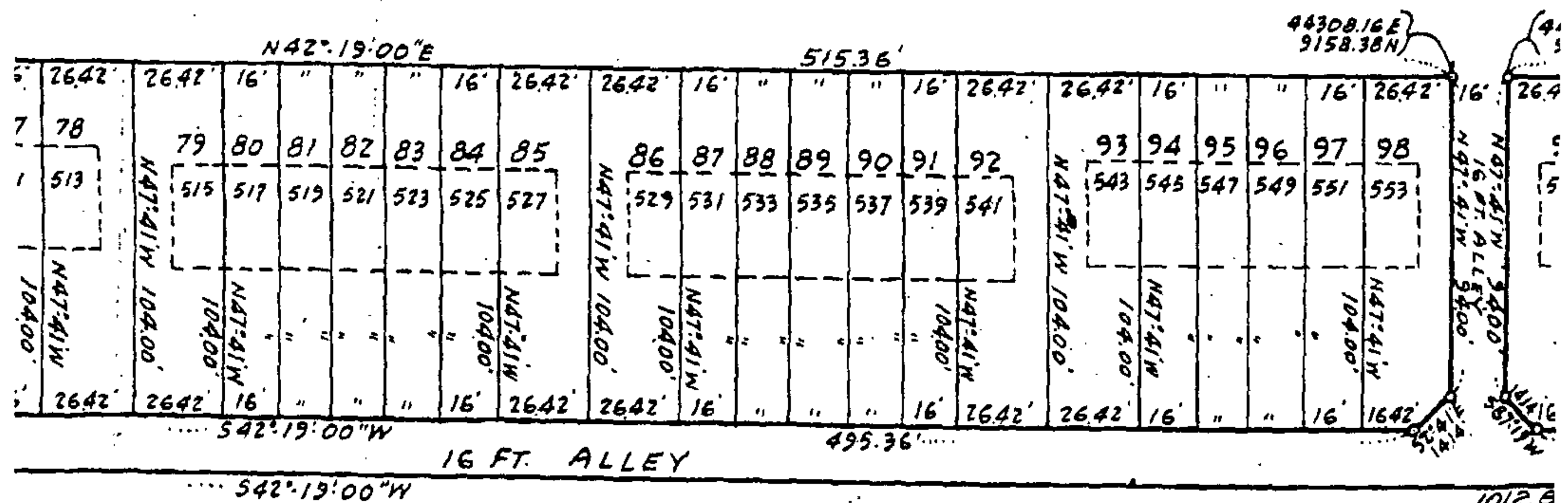
Location Photos for 557 Chalcot Square



View of Subject Property with New SFD at 559 Chalcot Square to the left.



Side view of Subject Property showing New SFD and existing duplex behind subject property.



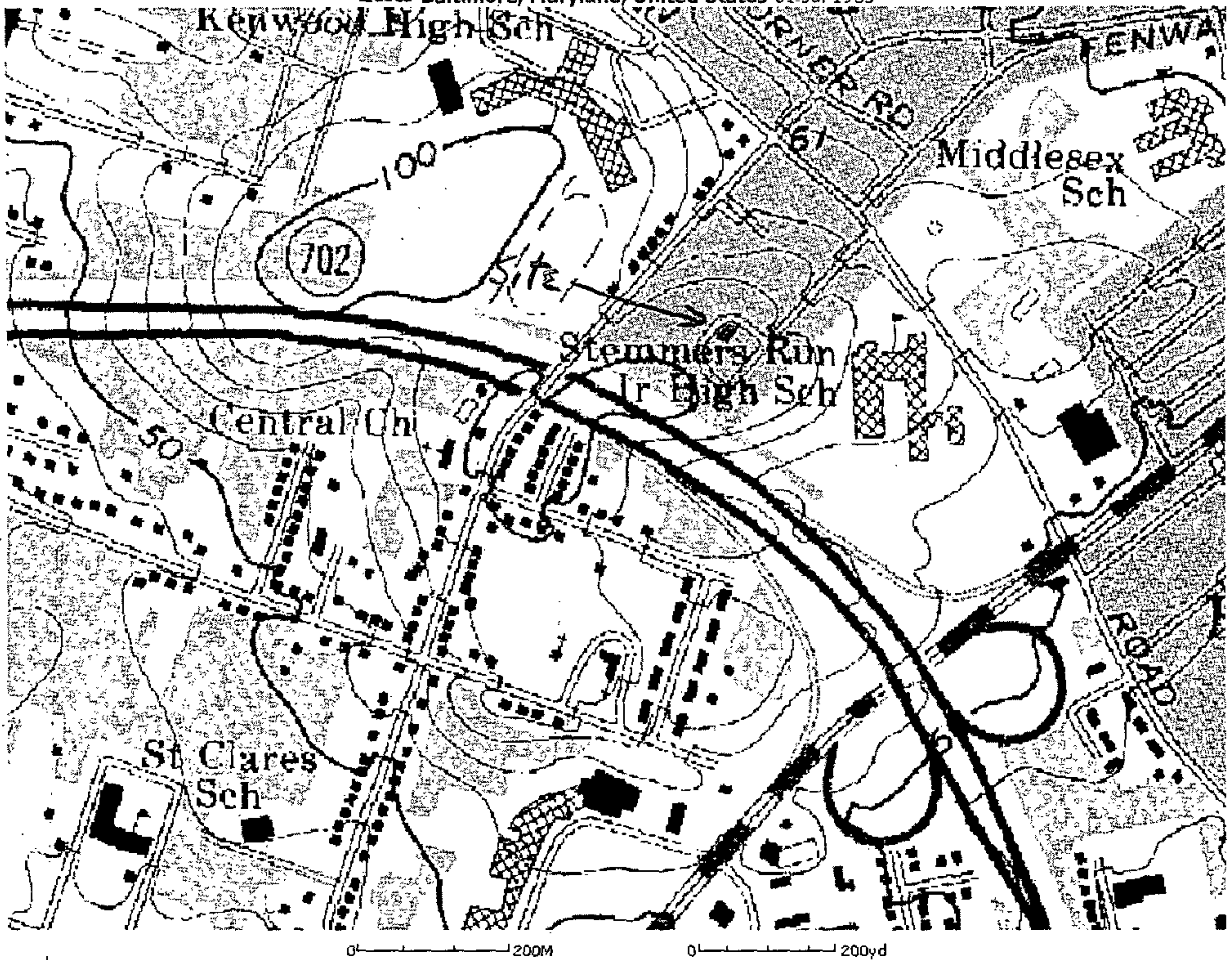


Image courtesy of the U.S. Geological Survey

© 2004 Microsoft Corporation.

[Terms of Use](#)[Privacy Statement](#)

07-433-A

This is a high-contrast, black and white aerial photograph of a city, likely Baltimore, Maryland, based on the labels and the copyright notice. The image shows a dense urban landscape with numerous buildings, streets, and parks. Key features include:

- Labels:** Various alphanumeric codes are overlaid on the image, including "BM", "MLR", "BR 105", "BR 55", "ML", "BR 106", "BR 107", "BR 108", "BR 109", "BR 110", "BR 111", "BR 112", "BR 113", "BR 114", "BR 115", "BR 116", "BR 117", "BR 118", "BR 119", "BR 120", "BR 121", "BR 122", "BR 123", "BR 124", "BR 125", "BR 126", "BR 127", "BR 128", "BR 129", "BR 130", "BR 131", "BR 132", "BR 133", "BR 134", "BR 135", "BR 136", "BR 137", "BR 138", "BR 139", "BR 140", "BR 141", "BR 142", "BR 143", "BR 144", "BR 145", "BR 146", "BR 147", "BR 148", "BR 149", "BR 150", "BR 151", "BR 152", "BR 153", "BR 154", "BR 155", "BR 156", "BR 157", "BR 158", "BR 159", "BR 160", "BR 161", "BR 162", "BR 163", "BR 164", "BR 165", "BR 166", "BR 167", "BR 168", "BR 169", "BR 170", "BR 171", "BR 172", "BR 173", "BR 174", "BR 175", "BR 176", "BR 177", "BR 178", "BR 179", "BR 180", "BR 181", "BR 182", "BR 183", "BR 184", "BR 185", "BR 186", "BR 187", "BR 188", "BR 189", "BR 190", "BR 191", "BR 192", "BR 193", "BR 194", "BR 195", "BR 196", "BR 197", "BR 198", "BR 199", "BR 200".
- Scale Bar:** Located at the bottom right, it indicates a distance of 0.14 miles.
- Copyright:** The text "Copyright (C) 2005 Baltimore County, Maryland" is visible in the bottom left corner.

07-433-A



07-433-A

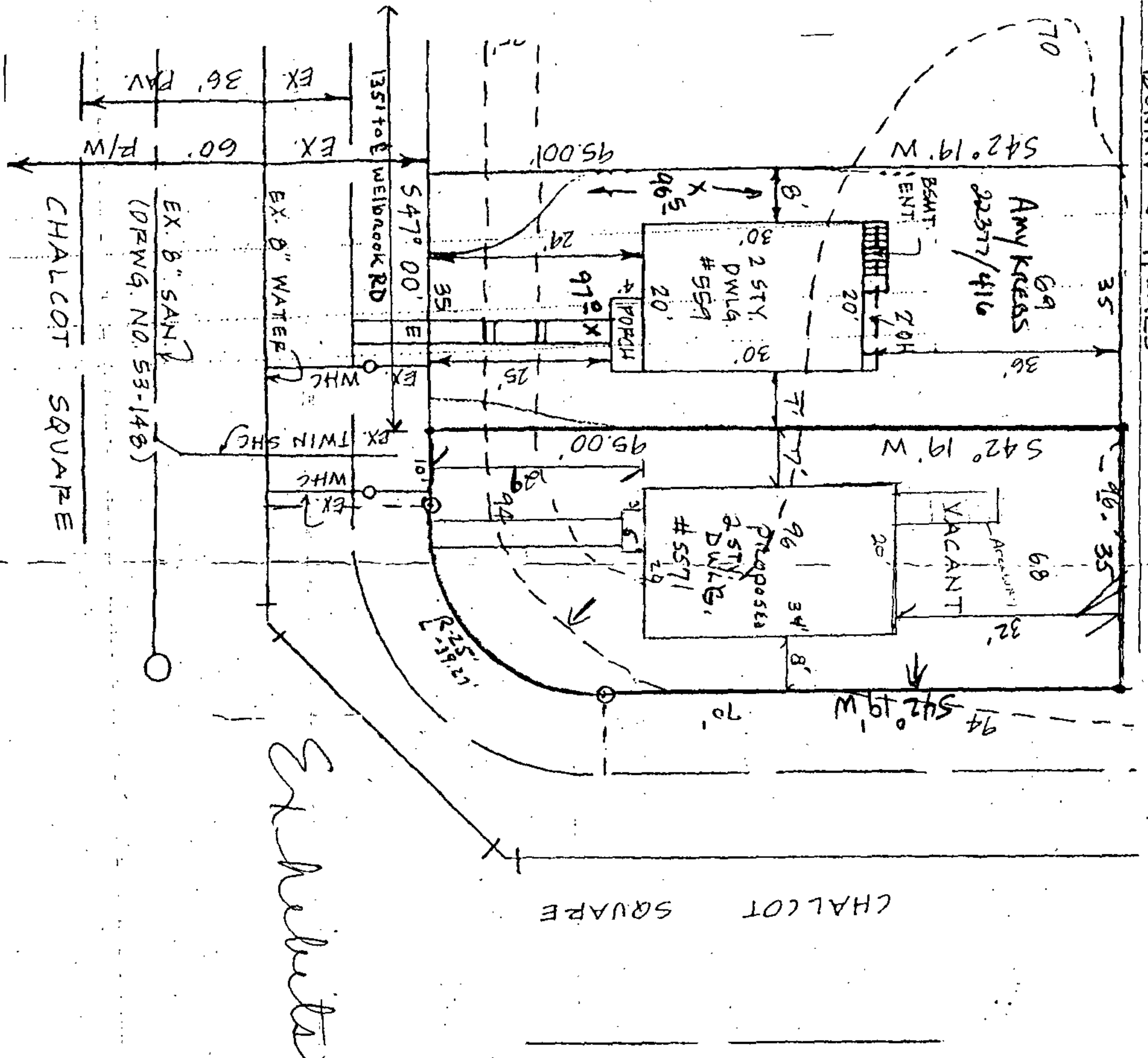
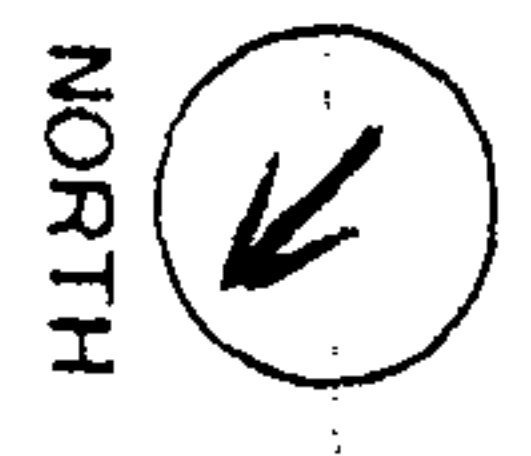
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 557 Chalcot Square SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

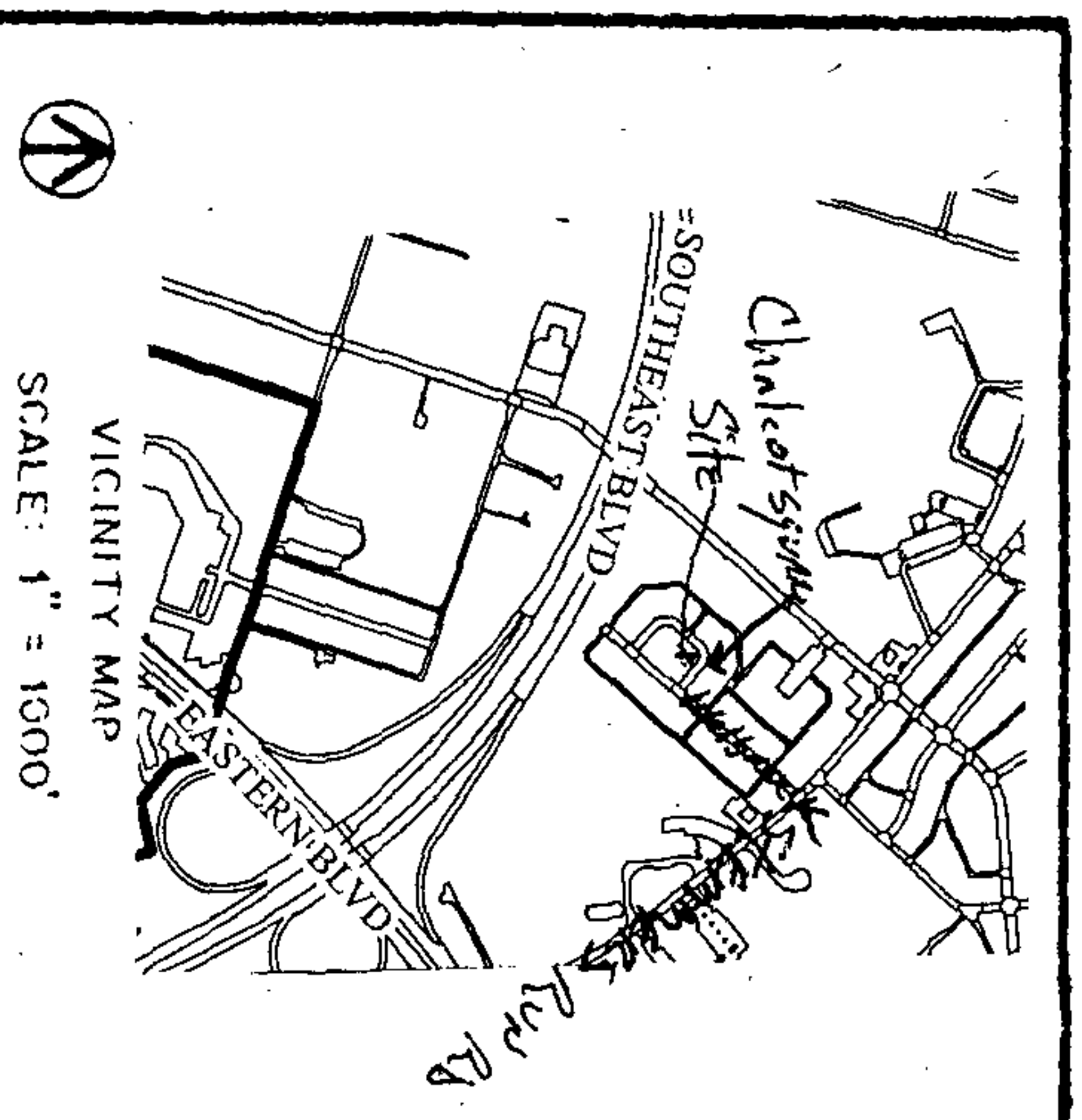
SUBDIVISION NAME WELBROOK

PLAT BOOK # 18 FOLIO # 44 LOT # 68 SECTION #

OWNER DONNA J. HIMES



Exhibits



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 090 B3

ZONING DR 10.5

LOT SIZE .068 2,983 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 NONE

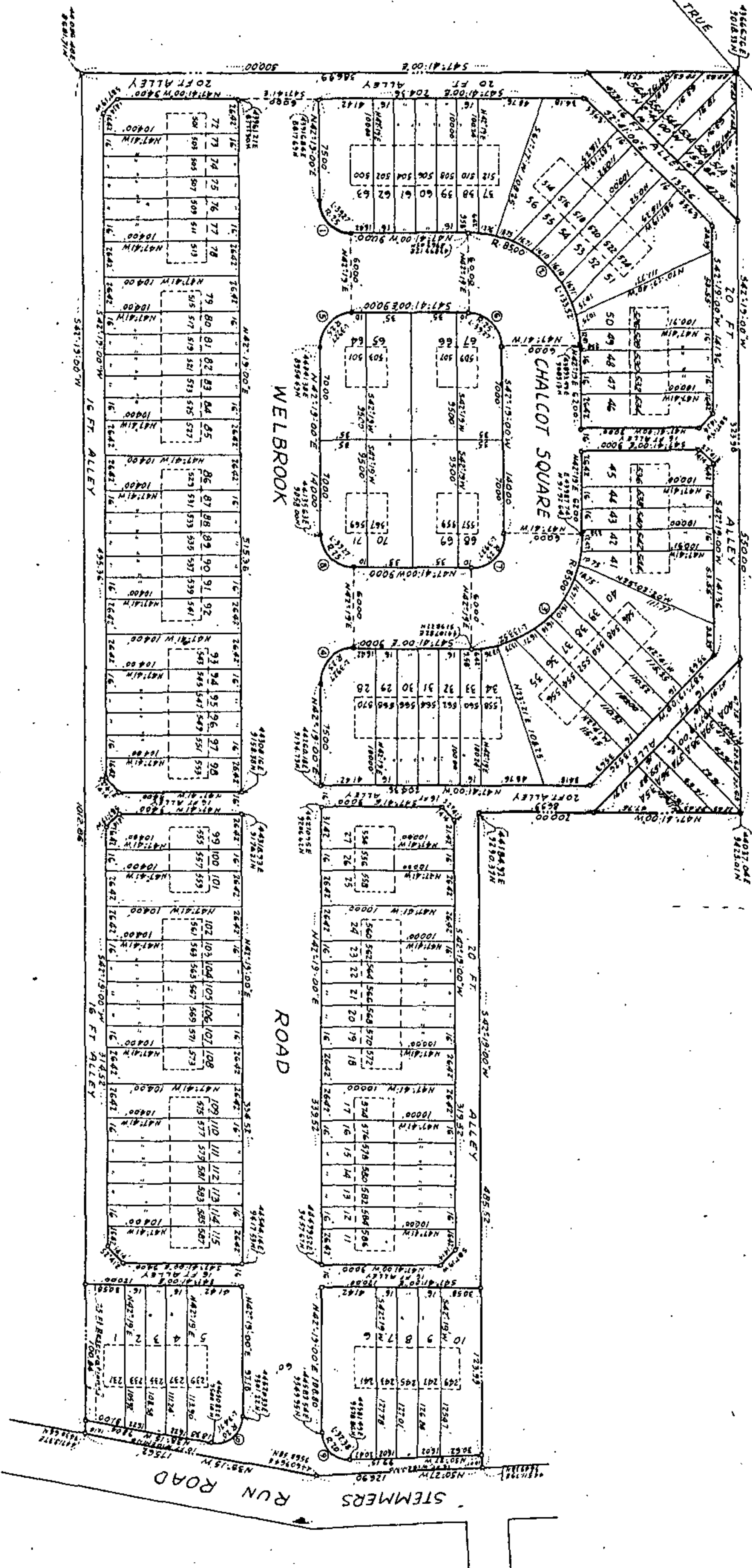
ZONING OFFICE USE ONLY
REVIEWED BY DT ITEM # 433 CASE # 01-433-A

PREPARED BY R. Nickerson

SCALE OF DRAWING: 1" = 20'

CURVE TABLE				
NO.	RADIUS	ARC	TANGENT	CHORD
1	15.00	30.00:00"	39.17	29.00
2	30.00	60.00:00"	78.34	58.00
3	45.00	90.00:00"	117.51	87.00
4	60.00	120.00:00"	156.68	116.00
5	75.00	150.00:00"	195.85	145.00
6	90.00	180.00:00"	235.02	174.00
7	105.00	210.00:00"	274.19	203.00
8	120.00	240.00:00"	313.36	232.00
9	135.00	270.00:00"	352.53	261.00
10	150.00	300.00:00"	391.70	290.00

15TH DISTRICT BALTIMORE COUNTY SUBDIVIDED BY THE KINWAT CORPORATION 202 E. 25TH STREET BALTIMORE MD



APPROVED
DATE
APPROVED
DATE

APPROVED
DATE
APPROVED
DATE



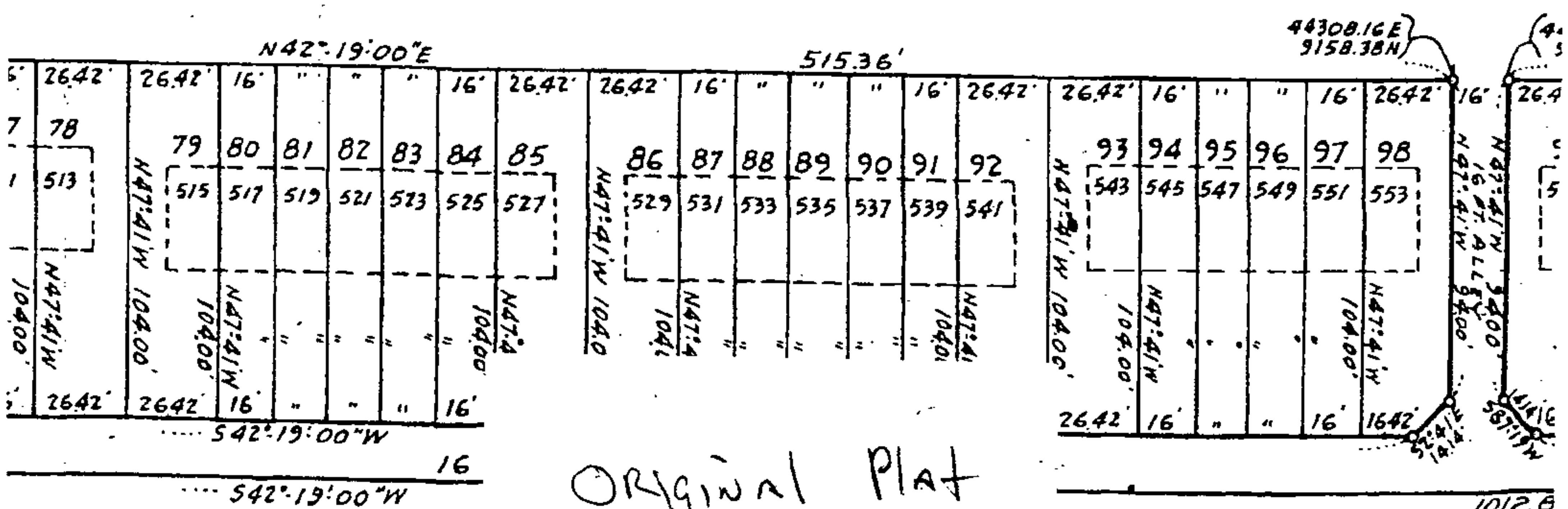
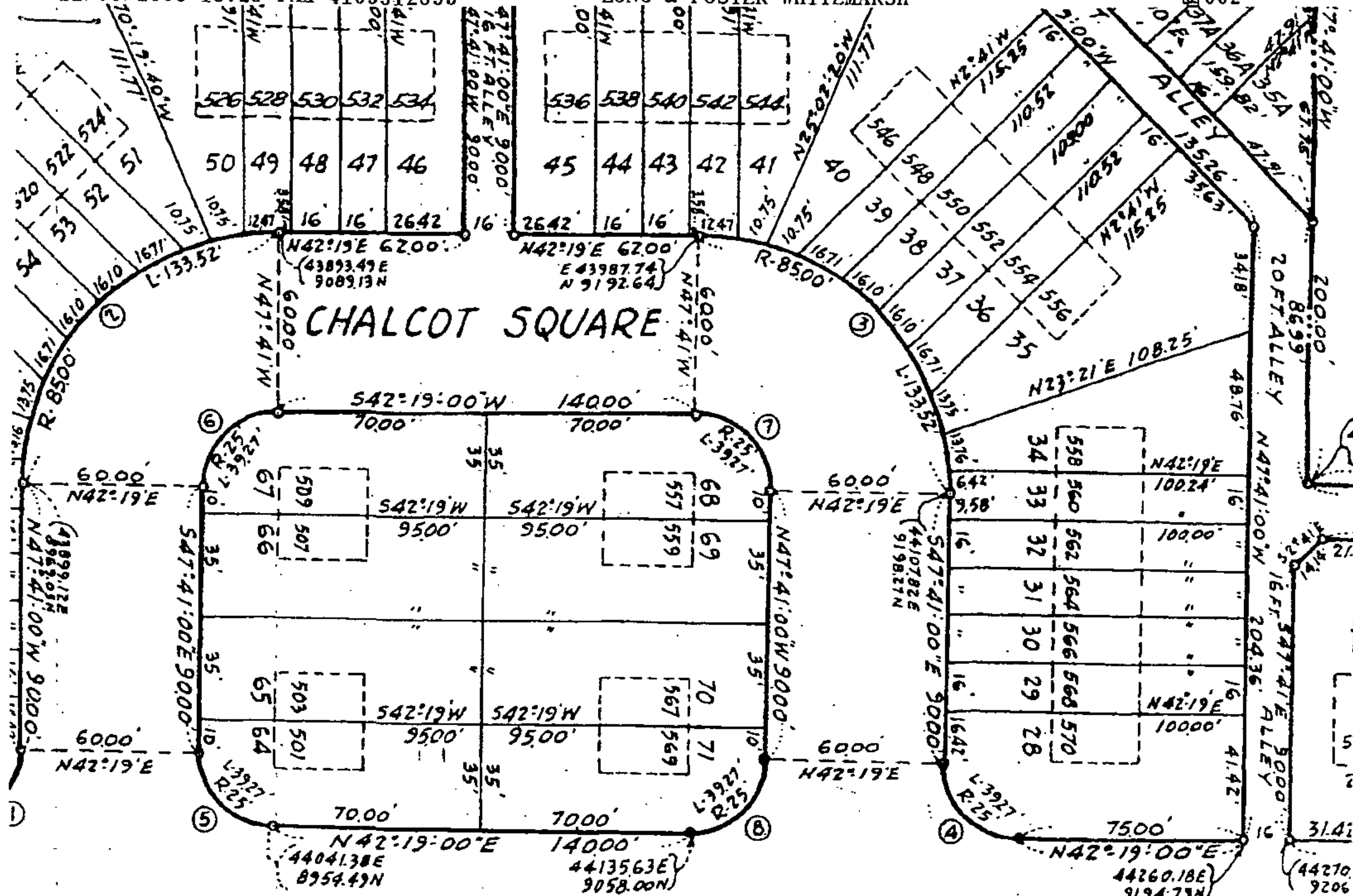
NOTE
Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:
+ 7321 E 44 572.65 N 96 4300
X 809 E 44 550.40 N 91 24.80

NOTE
The sheets and/or parts as shown hereon and the meridian thereon are for the purpose of determining only and the same are not intended to be dedicated to public use; this disclaimer is to the effect that the sheets are reserved in the grantors of the deed to which this plat is attached their heirs and assigns.

ALBERT E. POMEROY
REGISTERED ENGINEER AND
LAND SURVEYOR
OFFICE 39 PARK AVE. BALTIMORE MD
DRAWN BY: C.W.C.
CHECKED BY: H.G.M.
SCALE: 1" = 50'
ISSUED: JULY 23, 1955

277 #2

17x3



Original Plat

Duplex on
557/559 Chalcot Sq.

Plat #3

EX 2