IN RE: PETITION FOR ADMIN. VARIANCE SW side of Wilton Road, 220 feet +/- W of Sue Grove Road 15th Election District 6th Councilmanic District **(736 Sue Grove Road)** George and Debie Langrill *Petitioners*	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER BALTIMORE COUNTY CASE NO. 07-449-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, George and Debie Langrill. The variance request is for property located at 736 Sue Grove Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage height of 25 feet in lieu of the permitted 15 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 24 foot detached garage. They would like the roof style and pitch of the garage to match that of the main house. The CBCA line prohibits them, by only a few feet, of connecting the garage to the house. If the garage was connected to the house, the garage roof could match the house roof with no zoning issues.

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 Department of Environmental Protection and Resource Management dated May 10, 2007 which contains restrictions; from the Office of Planning dated April 12, 2007 which contains restrictions; and the Bureau of Development Plans Review dated August 16, 2007 which contains restrictions. Copies of these comments are incorporated herein and made a part hereof the file.

ORDER RECEIVED FOR FILING
51702

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 April 11, 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 17th day of May, 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage height of 25 feet in lieu of the permitted 15 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.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections, of the Baltimore County Code).
5. This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 15% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100 foot buffer tot tidal waters requires mitigation approved by this Department.
6. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
7. The flood protection elevation for this site is 10.4 feet.
8. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
9. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
10. The building engineer shall require a permit for this project.
11. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
12. Flood-resistant construction shall be in accordance with the Baltimore County

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

CBCA Flood

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 736 Sue Grove Road

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 ; BCZR TO PERMIT A GARAGE HEIGHT OF 25 FT IN LIEU OF THE PERMITTED 15 FT.

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):

George Langrill
Name - Type or Print

Signature

Debi LANGRILL
Name - Type or Print

Debi Langrill 410 977
Signature

736 Sue Grove Rd 1486
Address — Telephone No.

Balto md 21221
City — State — Zip Code

Representative to be Contacted:

George LANGRILL 410 977
Name

736 Sue Grove Rd 1486
Address — Telephone No.

Balto. Md 21221
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-449-A

REV 10/25/01

[redacted] 5-17-07 m

Reviewed By JWM **Date** 4.3.07

Estimated Posting Date 4.15.07

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 _____

Address

_____

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):

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

_____ _____

Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

_____

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 _____

REV 10/25/01

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 736 SUE GROVE RD
Address

BALTO MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE WOULD LIKE ROOF STYLE AND PITCH TO MATCH THAT OF MAIN HOUSE. EXISTING HEIGHT RESTRICTION NEEDS TO BE EXCEEDED BY SEVERAL FEET. NOT TO EXCEED 25'. THE CBCA LINE PROHIBITS US, BY ONLY A FEW FEET, OF CONNECTING THE GARAGE TO THE HOUSE. IF IT WAS CONNECTED TO THE HOUSE THE ROOF COULD MATCH WITH NO ZONING ISSUES.

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

GEORGE LANGRILL
Name - Type or Print

Signature

DEBI LANGRILL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ Carroll, 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 George Langrill and Debi Langrill the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

E. Phyllis Myers
Notary Public

My Commission Expires 10/02/07

REV 10/25/01

DESCRIPTION OF LOT 1
MINOR SUBDIVISION OF LANGRILL PROPERTY
KNOWN AS 736 SUE GROVE ROAD
15th DISTRICT, BALTIMORE COUNTY, MARYLAND
(Southwest Side of Wilton Road, 220 feet West of Sue Grove Road)

BEING known and designated as Lot 1, as laid out and shown on a plat entitled "Minor Subdivision of Langrill Property," filed as minor subdivision number 05-037-M with the Baltimore County Department of Permits and Development Management, said Lot 1 being more particularly described in accordance with said minor subdivision as follows:

BEGINNING for the same at a point located at the beginning of the fourth or last course of the land described in a deed, dated 4 August, 2004, and recorded among the Land Records of Baltimore County, Maryland, in liber SM 22576, at folio 354, from George L. Langrill, et al, to George L. Langrill and Deborah A. Langrill, his wife, said POINT OF BEGINNING also being situated on the southwest side of a private road known as Wilton Road with the use in common with the owners of the lots bounding thereon;

THENCE leaving said POINT OF BEGINNING, running with and binding on said fourth or last course of said deed (SM 22576/354), as surveyed in August, 2004, by Whitney, Bailey, Cox & Magnani, LLC, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System, NAD 83/91,

(1) South 58 degrees 52 minutes 35 seconds West 415.07 feet

To the face of a bulkhead along the eastern shore of Sue Creek,

Thence binding thereon

(2) North 15 degrees 01 minutes 47 seconds West 88.97 feet

To intersect the second course of the aforesaid deed (SM 22576/354),

Thence running with and binding on a part thereof

(3) North 58 degrees 56 minutes 53 seconds East 156.54 feet,

Thence leaving said second course and running for lines of division now made through the land described in said deed (SM 22576/354) the two (2) following courses and distances, viz;

(4) South 31 degrees 03 minutes 07 seconds East 70.00 feet, thence

(5) North 58 degrees 56 minutes 53 seconds East 230.63 feet

To intersect the third course of the aforesaid deed (SM 22576/354) at a point located on the aforesaid southwest side of a private road known as Wilton Road,

Thence running with and binding on a part of said third course and on said southwest side of a private road known as Wilton Road,

DESCRIPTION OF LOT 1
MINOR SUBDIVISION OF LANGRILL PROPERTY
KNOWN AS 736 SUE GROVE ROAD
15th DISTRICT, BALTIMORE COUNTY, MARYLAND

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THENCE leaving said POINT OF BEGINNING, running with and binding on said fourth or last course of said deed (SM 22576/354), as surveyed in August, 2004, by Whitney, Bailey, Cox & Magnani, LLC, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System, NAD 83/91,

(1) South 58 degrees 52 minutes 35 seconds West 415.07 feet

To the face of a bulkhead along the eastern shore of Sue Creek,

Thence binding thereon

(2) North 15 degrees 01 minutes 47 seconds West 88.97 feet

To intersect the second course of the aforesaid deed (SM 22576/354),

Thence running with and binding on a part thereof

(3) North 58 degrees 56 minutes 53 seconds East 156.54 feet,

Thence leaving said second course and running for lines of division now made through the land described in said deed (SM 22576/354) the two (2) following courses and distances, viz;

(4) South 31 degrees 03 minutes 07 seconds East 70.00 feet, thence

(5) North 58 degrees 56 minutes 53 seconds East 230.63 feet

To intersect the third course of the aforesaid deed (SM 22576/354) at a point located on the aforesaid southwest side of a private road known as Wilton Road,

Thence running with and binding on a part of said third course and on said southwest side of a private road known as Wilton Road,

(6) South 43 degrees 38 minutes 07 seconds East 15.37 feet

To the POINT OF BEGINNING;

CONTAINING an AREA of 17,934 square feet, or 0.412 acres of land, more or less;

BEING a portion of the land described in a deed, dated 4 August 2004, and recorded among the Land Records of Baltimore County, Maryland, in liber SM 22576, at folio 354, from George L. Langrill, et al, to George L. Langrill and Deborah A. Langrill, his wife.

P:\2004\04038001\Design\Deeds\04038001-D-0502.doc

STATE OF MARYLAND
PHILLIP FRANK PROBST
NO. 510
REGISTERED
PROPERTY LINE SURVEYOR

(6) South 43 degrees 38 minutes 07 seconds East 15.37 feet

To the POINT OF BEGINNING;

CONTAINING an AREA of 17,934 square feet, or 0.412 acres of land, more or less;

BEING a portion of the land described in a deed, dated 4 August 2004, and recorded among the Land Records of Baltimore County, Maryland, in liber SM 22576, at folio 354, from George L. Langrill, et al, to George L. Langrill and Deborah A. Langrill, his wife.

P:\2004\04038001\Design\Deeds\04038001-D-0502.doc

STATE OF MARYLAND
PHILIP FRANK RABBITT
NO. 510
REGISTERED
PROPERTY LINE SURVEYOR

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

449

No. 26705

DATE 4-3-07 ACCOUNT Rev1-001-6150

AMOUNT $ 65.00

RECEIVED FROM: G. LANHELL 736 Sure Grove Rd

FOR: AD. VAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
4/04/2007	4/03/2007	14:10:54	1

REG 4601 WILKIN JRIC JRW
>>RECEIPT # 326141 4/03/2007 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO: 026705
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS **DATE:** 04/14/07

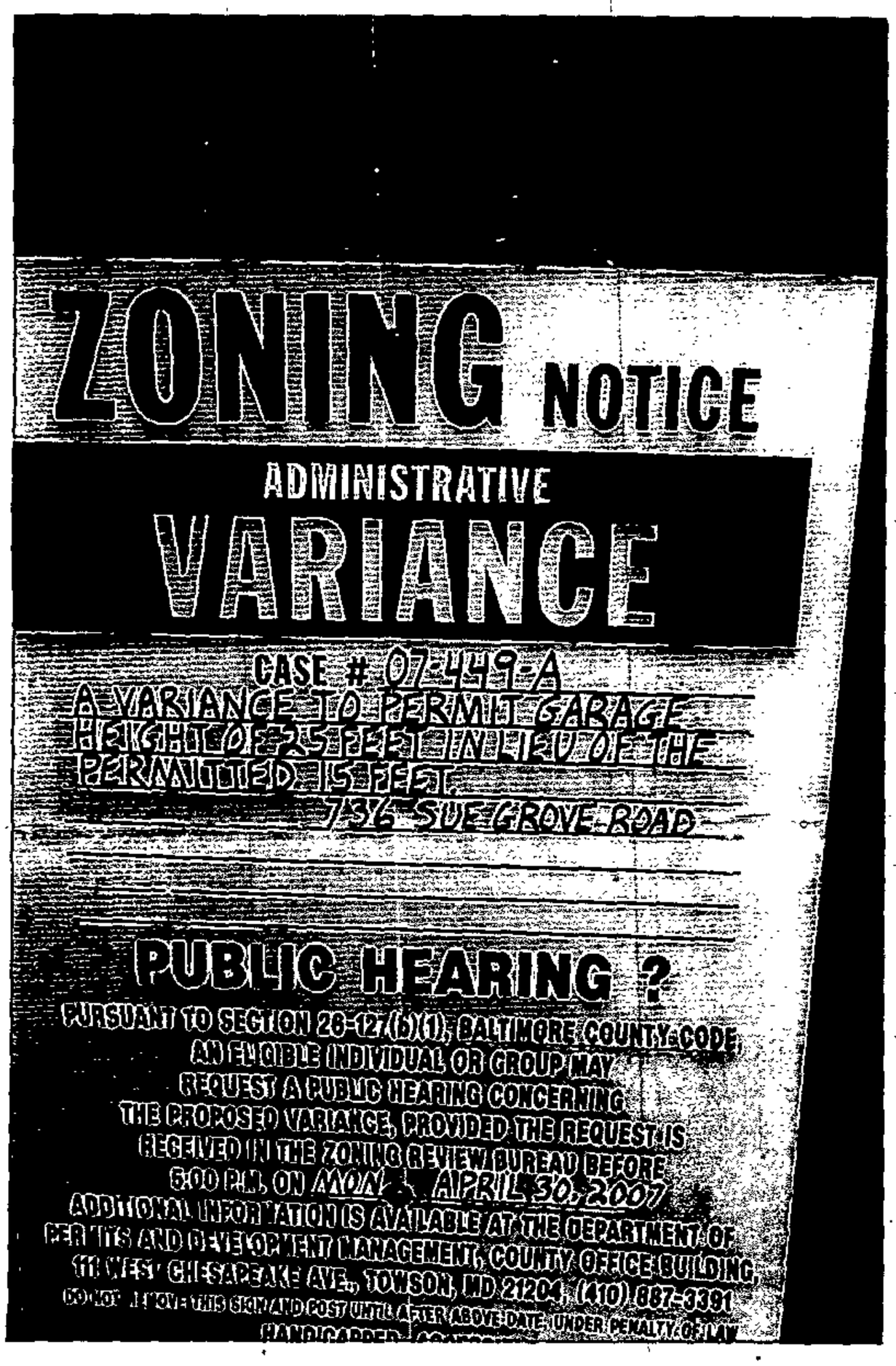
Case Number: 07-449-A

Petitioner/Developer: GEORGE LANGRILL

Date of Hearing (Closing): April 30, 2007

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: 736 SUE GROVE ROAD

The sign(s) were posted on: April 11, 2007



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

RECEIVED
APR 17 2007
07-615
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07-449 -A Address 736 Sue Grove Rd.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4.3.07 **Posting Date:** 4/15 **Closing Date:** 4/30

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 07-449 -A Address 736 Sue Grove Rd.

Petitioner's Name GEORGE LANGRILL Telephone 410-977-1486

Posting Date: 4/15 **Closing Date:** 4/30

Wording for Sign: ~~To Permit~~ A VARIANCE A GARAGE HEIGHT of 25 ft. IN LIEU OF THE PERMITTED 15 ft

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: 449

Petitioner: GEORGE LANGRILL

Address or Location: 736 Sue Grove Rd., BALTO. Md. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME

Address:

Telephone Number: 410-977-1486

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

May 2, 2007

George Langrill
Debi Langrill
736 Sue Grove Road
Baltimore, MD 21221

Dear Mr. and Mrs. Langrill:

RE: Case Number: 07-449-A, 736 Sue Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

AV
5-30-07
5-17-07
granted

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 21 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: May 10, 2007

SUBJECT: Zoning Item # 07-449-A
Address 736 Sue Grove Road
Langrill property

Zoning Advisory Committee Meeting of March 19, 2007

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 15% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham Date: 5/10/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-449-A.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: May 10, 2007

SUBJECT: Zoning Item # 07-449-A
Address 736 Sue Grove Road
Langrill property

Zoning Advisory Committee Meeting of March 19, 2007

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

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X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 15% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham Date: 5/10/07

C:\Documents and Settings\pzook\Local Settings\Temp\ZAC 07-449-A.doc

Patricia Zook - Case 07-449-A (admin variance closed 4-30-07

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/14/2007 4:08 PM
Subject: Case 07-449-A (admin variance closed 4-30-07

Hi Jeff -

We need of DEPRM comments for the above-referenced case that closed on Monday, April 30.

Thanks for your help.

(the Petitioner has called a few times and indicated that he spoke with a 'Kevin Birmingham' on Thursday and that Kevin would bring us the comments right away...)

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2007

RECEIVED
APR 17 2007
BY:_____

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

SUBJECT: **7-449 –Administrative Variance**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by: Curtis Murray

Section Chief: Lyn Lanham

AFK/LL: CM

W:\DEVREV\ZAC\7-449.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2007

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

SUBJECT: **7-449 –Administrative Variance**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by: Curtis Murray

Section Chief: Lyn Lanham

AFK/LL: CM

W:\DEVREV\ZAC\7-449.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2007
Item No. 07-449

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s):

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-449-04132007.doc

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

SHA
State Highway Administration
Maryland Department of Transportation

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

Date: April 9, 2005

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

RE: Baltimore County
Item No. 7-449-A
739 Sue Grove Road
Langrill 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. 7-449-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,

Michael P. Bailey
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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 10, 2007

ATTENTION: Zoning Review planners

Distribution Meeting of: April 9, 2007

Item No.: 439, 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452, and 453.

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

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 16, 2007

GEORGE AND DEBIE LANGRILL
736 SUE GROVE ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-449-A
Property: 736 Sue Grove Road

Dear Mr. and Mrs. Langrill:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: May 10, 2007

SUBJECT: Zoning Item # 07-449-A
Address 736 Sue Grove Road
Langrill property

Zoning Advisory Committee Meeting of March 19, 2007

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 15% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham Date: 5/10/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-449-A.doc

Bill Stumpf
6813 New Cut Rd
Kingsville, MD 21087

Feb. 17, 2007

Re: 736 Sue Grove Rd. – New Construction
Zoning Variance for 2 car garage

George,
I am writing this letter to you in reference to our discussion on your proposed construction of a 2 car detached garage. I am ok with the garage exceeding the Baltimore county height regulation to allow for a steep roof pitch that matches the house. Let me know if I need to inform anyone else of my acceptance of your proposal.

Regards,
William R. Stumpf 17 FEB 07
Bill Stumpf
410-592-3365

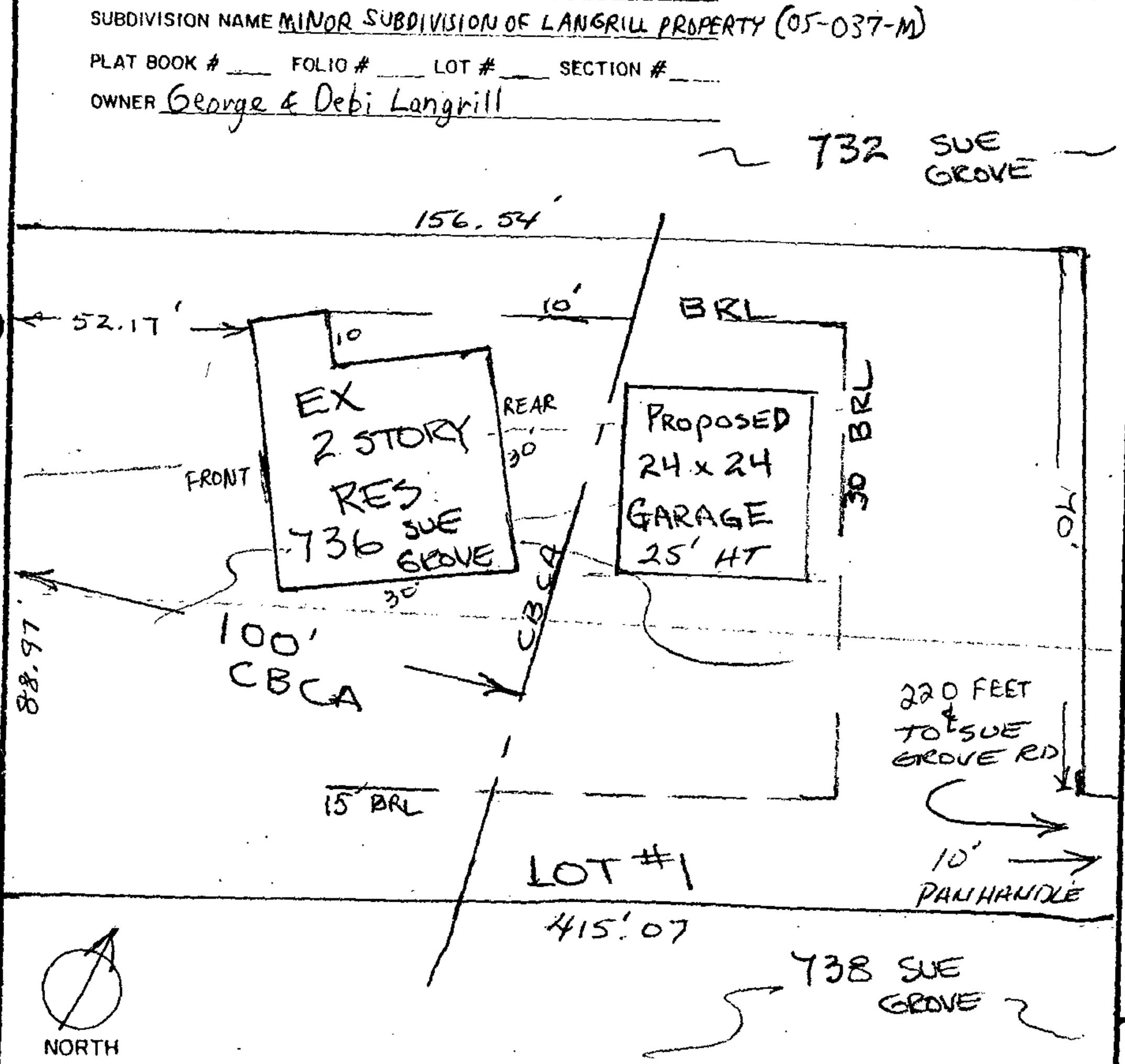
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

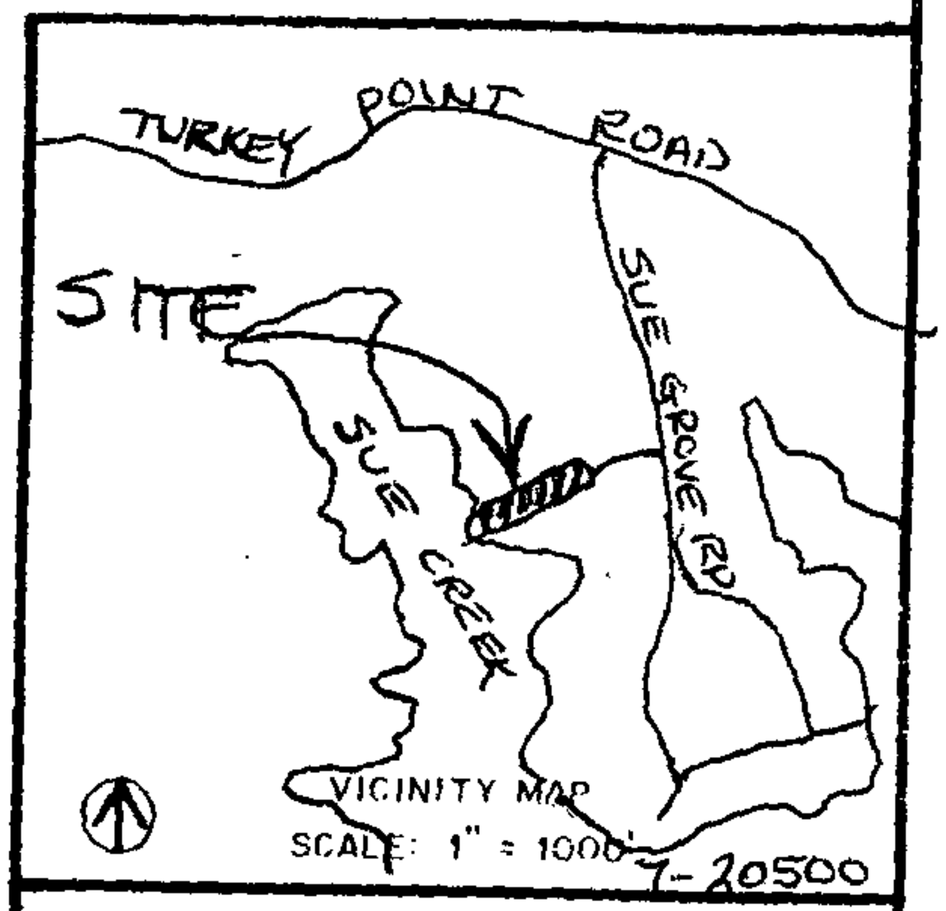
PROPERTY ADDRESS 736 SUE GROVE RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MINOR SUBDIVISION OF LANGRILL PROPERTY (05-037-M)

PLAT BOOK # ____ FOLIO # ____ LOT # ____ SECTION # ____

OWNER George & Debi Langrill





LOCATION INFORMATION

ELECTION DISTRICT 15TH

COUNCILMANIC DISTRICT 6th

1"=200' SCALE MAP # 098A3

ZONING DR 3.5

LOT SIZE .41 ACREAGE 17935 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING 05-218-SPHA

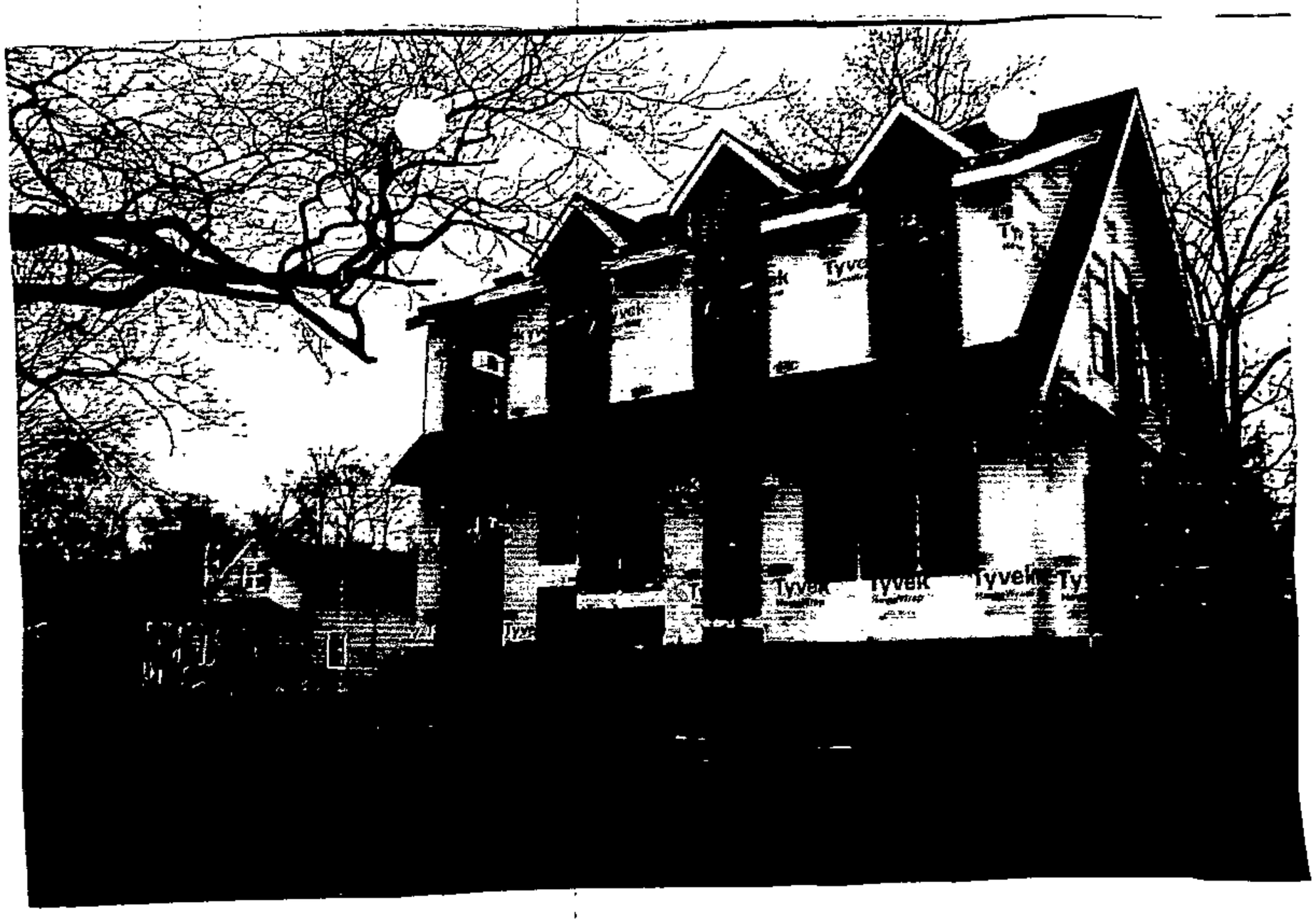
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JCM		449

PREPARED BY G LANGRILL SCALE OF DRAWING: 1" = 20'

STAPLE 2 / 2 SEPARATE PAGES

-15-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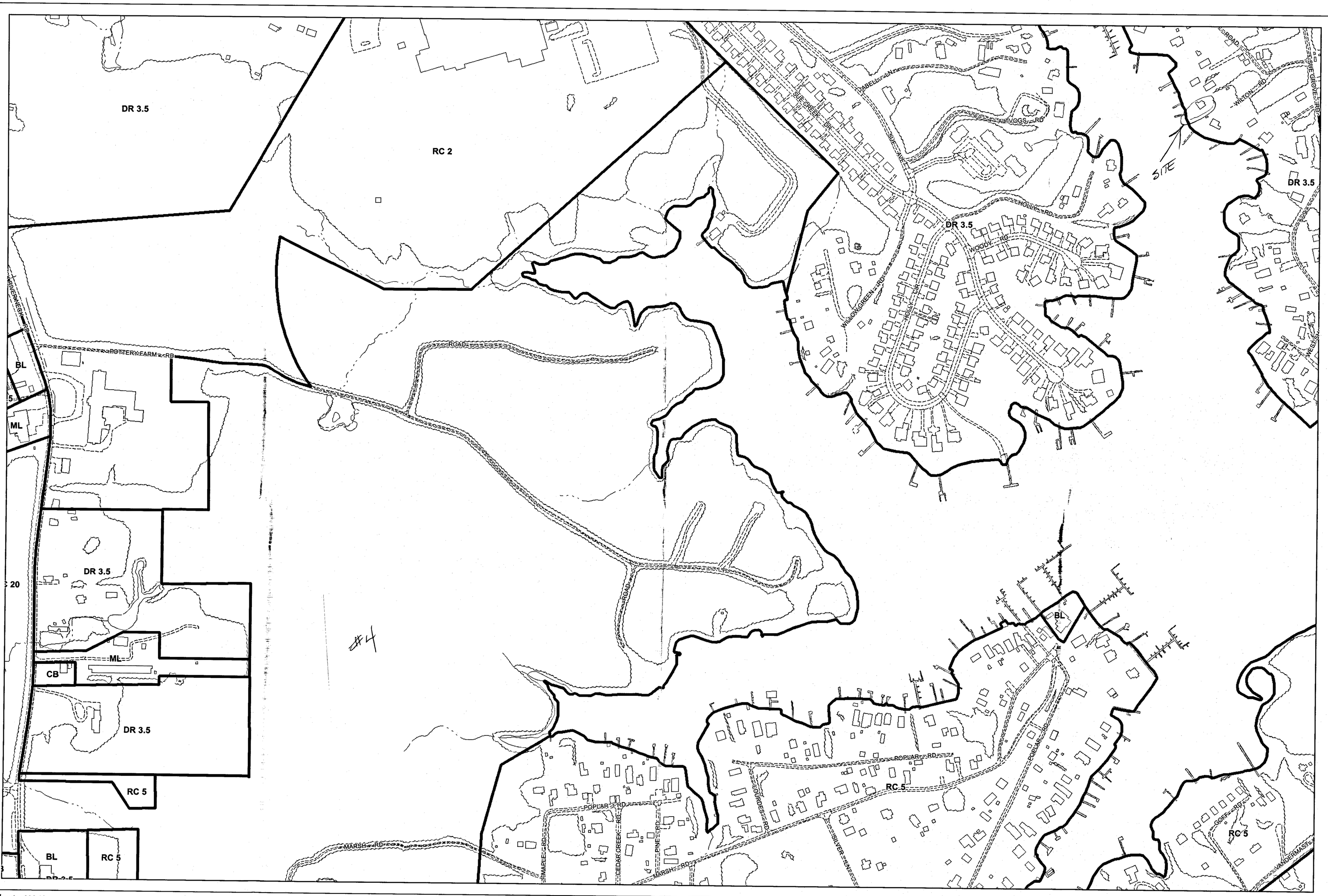


Plan Sheet: *098A3*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

097B2	097C2	098A2	098B2	098C2
097B3	097C3	098A3	098B3	098C3
104B1	104C1	105A1	105B1	105C1

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

WBCM P:\2004\04038000\DRAWINGS\07-SITE\EX-COND.DWG

DENSITY NOTE

"THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE AUG. 26, 1940 THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS"

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPRT INSTALLATION OF DRAINAGE FACILITIES, WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.

THIS SITE IS LOCATED IN A 100 YEAR TIDAL FLOODPLAIN – THE MINIMUM FLOOD PROTECTION ELEVATION IS 9.50FT, USING THE NAVD 88 DATUM.

BOUNDARY MONUMENTATION LISTING

PT#	NORTHING	EASTING	DESCRIPTION
600	592,382.46	1,479,800.90	PIPE FOUND
601	592,300.59	1,479,830.68	PIPE FOUND
605	592,570.17	1,480,112.64	HEX BOLT FOUND

GENERAL NOTES

1. HORIZONTAL COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, (NAD 83) AS DETERMINED FROM THE FOLLOWING B.C.O. TRAVERSE POINTS:(NEW BALTIMORE COUNTY)

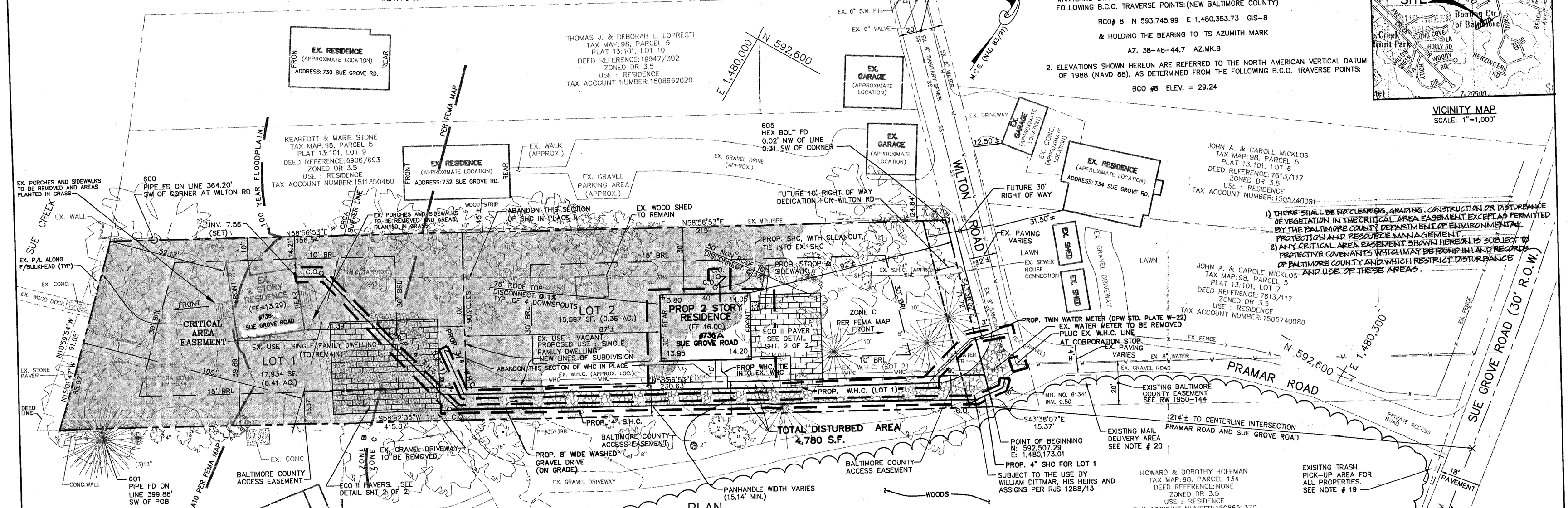
   BCO# 8 N 593,745.99 E 1,480,353.73 GIS-8

   & HOLDING THE BEARING TO ITS AZUMITH MARK

   AZ. 38-48-44.7 AZ.MK.8

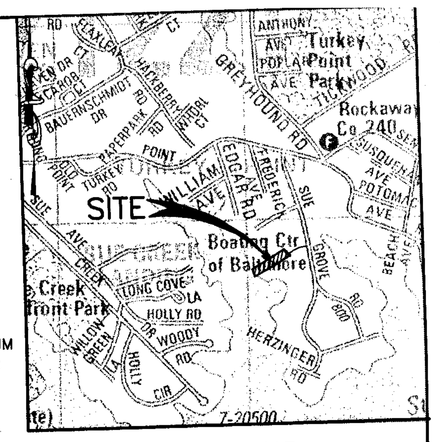
2. ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED FROM THE FOLLOWING B.C.O. TRAVERSE POINTS:

   BCO #8 ELEV. = 29.24



PLAN

SCALE 1" = 20'



VICINITY MAP

SCALE: 1"=1,000'

GENERAL NOTES

1) OWNER/DEVELOPER/APPLICANT : MR. GEORGE L. LANGRILL
   2708 SAMS CREEK ROAD
   NEW WINDSOR, MD 21776
   (410) 875 – 2884

2) ENGINEER/SURVEYOR : WHITNEY, BAILEY, COX & MAGNANI, LLC
   849 FAIRMOUNT AVENUE, SUITE 100
   BALTIMORE, MARYLAND 21286
   ATTN : THOMAS M. ORISICH, L.S.
   PHONE. : 410–512–4500

3) PROPERTY INFORMATION :
   a) TRACT AREA (GROSS/NET) : 0.79Ac / 0.77Ac
   b) ZONING MAP : S.E. 1J
   c) SCHOOL DISTRICTS:
      ELEMENTARY – MIDDLEBOROUGH E.S.
      MIDDLE – DEEP CREEK M.S.
      HIGH – CHESAPEAKE H.S.
   d) SUB-SEWERSHED : 39
   e) WATERSHED : MIDDLE RIVER
   f) REGIONAL PLANNING DISTRICT : 328
   g) TAX ACCT. NO : 15–08–652850
   h) PLAT REFERENCE : 13/101
      DATED : AUGUST 26, 1940
   i) DEED REFERENCE : LIBER R.J.S. 1288, FOLIO 13
   j) TAX MAP 98, PARCEL 5, LOT 8
   k) CENSUS TRACT : 450900

4) ZONING : DR 3.5
   DWELLING UNITS ALLOWED = 0.79 Ac X 3.5 D.U. / AC. = 2
   DWELLING UNITS PROPOSED = 2

5) PRIOR ZONING HEARINGS : SEE CASE NO. 05–218–SPHA, THIS SHEET

6) THIS PROPERTY IS IN FLOOD ZONES A10, B AND C PURSUANT TO FEMA PANEL NUMBER 240010–0445–C

7) THIS PROPERTY IS LOCATED WITHIN THE LIMITED DEVELOPMENT AREA (LDA) OF THE CHESAPEAKE BAY CRITICAL AREA (CBCA). THE SUM OF ALL MAN MADE IMPERVIOUS AREAS SHALL NOT EXCEED 15% OF THE PROPERTY AND 25% FOR EACH PROPOSED LOT.
   CALCULATIONS :
   LOT 1 : BUILDING FOOTPRINT OF EXISTING 2 STORY RESIDENCE=910 SF.
   EXISTING DRIVE = 1,880 SF.
   TOTAL IMPERVIOUS EXISTING=2,790 SF./17,935 SF. LOT AREA=15.6%
   LOT 2 : PROPOSED BUILDING FOOTPRINT=1,200SF.
   EXSITING SHED = 120 SF.
   TOTAL IMPERVIOUS PROPOSED=1,320 SF./15,597 SF. LOT AREA=8.4 %
   TOTAL PARCEL : TOTAL IMPERVIOUS LOT 1 : 2,790 SF.
   TOTAL IMPERVIOUS LOT 2 : 1,320 SF.
   4,110 SF./33,532 SF.=12.3%

8) A CHESAPEAKE BAY CRITICAL AREA ADMINISTRATIVE VARIANCE HAS BEEN GRANTED BY THE DEPRM DIRECTOR ALLOWING CONTINUATION OF CERTAIN USES IN THE 100–FOOT SHORELINE BUFFER. CONDITIONS PLACED ON THIS APPROVAL INCLUDE REMOVAL OF EXISTING PORCHES AND SIDEWALKS AROUND THE EXISTING DWELLING ON PROPOSED LOT 1.

9) THIS PROPERTY IS EXEMPT FROM THE BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS SINCE THE PROPERTY IS ENTIRELY WITHIN THE CRITICAL AREA, HOWEVER A PORTION OF THIS PROPERTY IS WITHIN " DEVELOPED WOODLAND" AS SHOWN ON DEPRM 1986 AERIAL MAPS. THERE IS A MAXIMUM ALLOWABLE CLEARING OF 30% IN THIS AREA ON THE PROPERTY. ANY FOREST CLEARING SHALL BE MITIGATED AT A RATIO OF 1:1 FOR ANY IMPACTS UP TO 20% AND AT RATIO OF 1.5:1 FOR ALL CLEARING SHOULD THE 20% THRESHOLD BE EXCEEDED. NOTE THAT MITIGATION MAY TAKE THE FORM OF OFFSITE RETENTION OR PAYMENT OF A FEE–IN–LIEU INTO THE FOREST PROTECTION AND ESTABLISHMENT FUND.

10) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL SUBMIT ARCHITECTURAL ELEVATIONS (INCLUDING BUILDING MATERIALS AND COLOR SCHEMES) TO THE OFFICE OF PLANNING FOR APPROVAL.

11) THERE ARE NO KNOWN WETLANDS, HISTORIC STRUCTURES OR ENDANGERED SPECIES ON THIS PROPERTY.

12) THE ENTIRE SITE FALLS WITHIN A LENOIR (LmB) SOIL PROFILE.

13) DR 3.5 BULK REGULATIONS PURSUANT TO SECTION 1B02.3.C.1 (SMALL LOT TABLE)
   A) MINIMUM LOT AREA = 10,000 SF.
   B) MINIMUM LOT WIDTH = 70 FEET
   C) BUILDING SETBACKS

LOT 1	REQUIRED	EXISTING
FRONT	30'	52.17'
REAR	30'	71.39'
SIDES	10' MIN. (TOTAL 25' BOTH SIDES)	10' & 39.89' (TOTAL 49.89')

LOT 2	REQUIRED	PROPOSED
FRONT	30'	91' ±
REAR:	30'	88' ±
SIDES	10' MIN. (TOTAL 25' BOTH SIDES)	10' & 30' ± (TOTAL 40'±)

   BUILDING HEIGHT ALLOWED : 50 FT. MAX.
   BUILDING HEIGHT PROPOSED : 30 FT ±

14) THIS SITE IS LOCATED IN A 100 YEAR TIDAL FLOOD PLAIN – THE MINIMUM FLOOD PROTECTION ELEVATION IS 11.2ft USING BALTIMORE COUNTY DATUM, USING NAVD 88 DATUM ELEVATION IS 9.50 FT.

15) IN CONFORMANCE WITH FEDERAL FLOOD INSURANCE REQUIREMENTS, THE FIRST FLOOR OR BASEMENT FLOOR MUST BE AT LEAST 1 FOOT ABOVE THE FLOOD PLAIN ELEVATION IN ALL CONSTRUCTION.

16) THE PROPERTY TO BE DEVELOPED IS LOCATED ADJACENT TO TIDEWATER. THE DEVELOPER IS ADVISED THAT THE PROPER SECTIONS OF BALTIMORE COUNTY BUILDING CODE MUST BE FOLLOWED WHERE ELEVATION LIMITATIONS ARE PLACED ON THE LOWEST FLOOR (INCLUDING BASEMENTS) OF RESIDENTIAL DEVELOPMENT

17) THE NEW BUILDING SHALL BE DESIGNED AND ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF STRUCTURE WITH MATERIALS RESISTANT TO FLOOD DAMAGE

18) FLOOD–RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF B.O.C.A. INTERNATIONAL BUILDING CODE ADOPTED BY THE COUNTY.

19) COVENANTS PROVIDING FOR COMMON INGRESS, EGRESS, MAINTENANCE, AND UTILITIES FOR THE PANHANDLE DRIVE SHALL BE RECORDED WITH THE RECORD PLAT

20) BALTIMORE COUNTY CURRENTLY COLLECTS TRASH IN A REMOTE LOCATION FOR ALL LOTS ALONG WILTON RD AT THE INTERSECTION OF PRAMAR ROAD WITH SUE GROVE RD

21) MAIL DELIVERY WILL REMAIN AT ITS PRESENT LOCATION. A DELIVERY BOX FOR # 736–A SUE GROVE RD IS TO BE ADDED AT THE PRESENT LOCATION

22) STORMWATER MANAGEMENT IS PROVIDED BY CREDIT 5.2 (ROOFTOP DISCONNECT) AND CREDIT 5.3 (NON–ROOFTOP DISCONNECT). CREDIT 5.2 IS PROVIDED THROUGH 4 DOWN SPORTS EACH WITH 273 SQ. FT.. OF IMPERVIOUS AND DISCHARGING ON GRADE WITH 75'+ OF OVERLAND (GRASS) FLOW AT APPROXIMATELY 1% SLOPE. CREDIT 5.3 IS PROVIDED THROUGH OVERLAND (GRASS) FLOW AT APPROXIMATELY 1% SLOPE WITH A MAXIMUM CONTRIBUTING LENGTH OF 50' OVER A MINIMUM DISCONNECT LENGTH OF 50'.

23) THERE ARE NO KNOWN WELLS, SEPTIC TANKS, OR UNDERGROUND STORAGE TANKS ON THIS PROPERTY

LEGEND

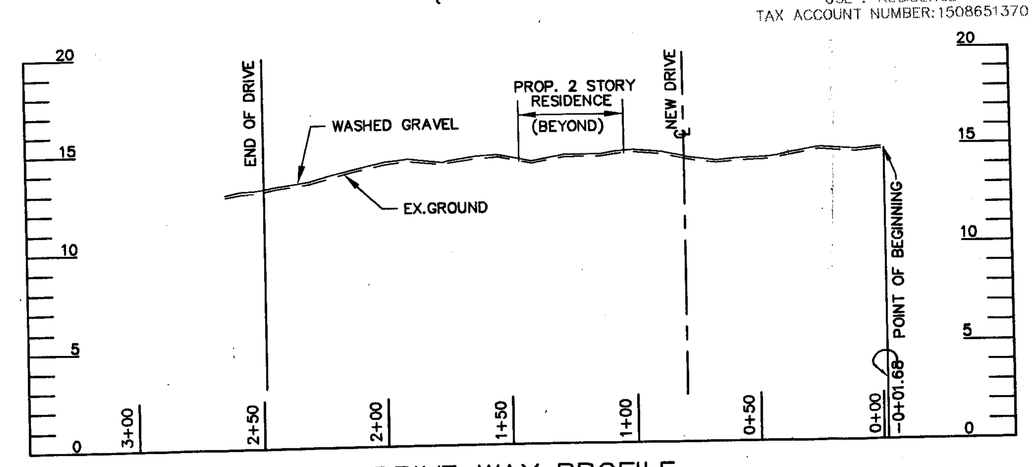
	EXISTING	NEW
BUILDING	EX. BLDG.	PROP. BLDG.
PAVING	EX. GRAVEL	PROP. GRAVEL
SIDEWALK	EX. CONC.	PROP. WALK
SLOPE > 0.5%		
ELECTRIC BOX		
FIRE HYDRANT		
POWER POLE		
ROOF DRAIN		
SANITARY MANHOLE		
SANITARY CLEANOUT		
VENT PIPE		
WATER METER		
WATER VALVE		
WATER LINE	W	PROP. WHC
WATER HOUSE CONNECTION	WHC	
SANITARY LINE	SS	PROP. 6" SHC
SANITARY HOUSE CONNECTION	SHC	
FENCE	X	
SWALE		
CONTOUR	10 14	
LIMIT OF DISTURBANCE		
RETAINING WALL		
TREES		
PROPERTY LINE		BRL
BUILDING RESTRICTION LINE		
TREELINE		

HIGHWAY COMMENTS:

WILTON ROAD IS AN EXISTING PRIVATE ROAD WHICH SHALL ULTIMATELY BE IMPROVED AS A TWENTY FOOT STREET CROSS SECTION ON A THIRTY FOOT RIGHT–OF–WAY
PRAMAR ROAD IS AN EXISTING PRIVATE ACCESS ROAD.

WATER AND SANITARY SEWER COMMENTS:

METERS DESIGNATED TO A SPECIFIC LOCATION OR ADDRESS SHALL NOT BE RELOCATED WITHOUT PERMISSION FROM BALTIMORE CITY BUREAU OF WATER & WASTEWATER. METERS SHALL BE RETURNED TO THE METER SHOP AT 200 N. FRANKLINTOWN RD. BALTIMORE.



DRIVE WAY PROFILE

SCALE: HORIZ. 1"=40'
VERT. 1"=5'

GENERAL COMMENTS:

ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.

THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.

THE DEVELOPER'S ENGINEER SHALL INVESTIGATE THE NEED FOR AND, IF REQUIRED, OBTAIN THE NECESSARY PERMITS FOR, THE FACILITIES SERVING THIS SITE THAT REQUIRE A "CORPS OF ENGINEER'S PERMIT", A "WATER RESOURCES PERMIT",A "WATER QUALITY CERTIFICATION", OR ANY OTHER FEDERAL OR STATE PERMITS. THESE FACILITIES CANNOT BE SENT TO CONTRACT UNTIL SUCH PERMITS HAVE BEEN RECEIVED.

THE DEVELOPER SHALL NOT ALLOW ANY CABLE TELEVISION CABLES TO BE INSTALLED IN THIS SUBDIVISION WITHOUT THE REQUIRED COUNTY PERMITS BEING OBTAINED. BALTIMORE COUNTY WILL NOT ASSUME ANY RIGHTS–OF–WAY, EASEMENTS, OR MAINTENANCE OF ANY PUBLIC IMPROVEMENTS, WHERE SUCH CABLES HAVE BEEN INSTALLED WITHOUT A PERMIT UNTIL THE CABLES ARE SATISFACTORILY LOCATED

DISCLAIMER: BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED 04/21/05 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THE AGENCIES' COMMENTS.

THE WORDS "CERTIFY" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE A EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

ZONING AND PLANNING RELIEF GRANTED UNDER SPECICAL HEARING AND VARIANCE CASE NO. 05–218–SPHA DATED JANUARY 18, 2005

1. A VARIANCE FROM SECTION 102.4 OF THE B.C.Z.R. TO ALLOW TWO LOTS, EACH WITH A LOT AREA LESS THAN 20,000 SF. TO ABUT A RIGHT–OF–WAY OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET WIDTH. FOR A PROPOSED DWELLING.
2. A WAIVER TO ALLOW A PANHANDLE LOT WITH AN IN–FEE STRIP OF LAND FOR ACCESS THAT IS 15.14 FEET WIDE IN LIEU OF REQUIRED 20 FEET WIDTH PURSUANT TO SECTION 32–4–409(b)(2)(i) OF THE B.C.Z.R..

DATE	NO.	REVISIONS
06/12/06	3	REVISED IMPERVIOUS PER DEPRM COMMENTS OF 4/20/06
08/26/05	2	REVISED PER DEPRM COMMENTS OF 8/23/05
05/27/05	1	REVISED PER COUNTY'S COMMENTS

MINOR SUBDIVISION OF LANGRILL PROPERTY

MINOR SUBDIVISION NO. 05–037–M

15TH ELECTION DISTRICT, 6TH COUNCILMANIC DIST. BALTIMORE COUNTY, MD

ENGINEERS/SURVEYORS: Consulting Engineers
849 Fairmount Avenue
Baltimore, Maryland 21286
(410) 512–4500
(410) 324–4100 (FAX)
WHITNEY, BAILEY, COX & MAGNANI, LLC

BALTIMORE COUNTY MINOR SUBDIVISION

PROJECT NO. 05037 M

DEVELOPMENT REGULATIONS
☑ EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2
☐ PANHANDLE EXEMPT FROM SECTION 32–4–211 THROUGH 32–4–217 AND SECTION 32–4–226 AND 32–4–227

PDM CERTIFICATION
☑ APPROVED ☐ DISAPPROVED
BY: [illegible] DATE: 9/13/06

APPROVED, DEPRM
BY: [illegible] DATE: 9/29/06

DESIGN :	BC/PJC
DRAWN:	SC/MCJ
CHECKED:	BC/TMO
DATE:	03/17/2005
SCALE:	1" = 20'
WBCM JOB NO:	2004–0380–000
SHEET #:	1 OF 2

© WBCM 200