

IN RE: PETITION FOR ADMIN. VARIANCE
S side Maya Way, 390 feet E of c/l Ridge Road
14th Election District
6th Councilmanic District
(11 Maya Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Hasani O. Quickley
Petitioner

* CASE NO. 07-584-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 owner of the subject property, Hasani O. Quickley. The variance request is for property located at 11 Maya Road. The variance request is from Section 1B01.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a 20 foot rear setback in lieu of the required 30 feet and to amend the latest Final Development Plan for Ridge Meadows, Lot 11A. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner proposes to construct a 10 foot x 12 foot sunroom at the rear of the dwelling. The property is located next to a stormwater management reservation which attracts mosquitoes, flies and other insects. There is an existing unused patio door that will be incorporated into the sunroom.

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 July 16, 2007, which does not oppose the Petitioner's request. The comment further indicates that the proposal does not adversely impact the adjacent property, and that the Petitioner shall construct the proposed addition of materials that are consistent with that of the existing dwelling.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 8, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

~~FILED~~ RECEIVED FOR FILING
7-26-07
PZ

The Petitioner has 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 26th day of July, 2007, that a variance from Section 1B01.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a 20 foot rear setback in lieu of the required 30 feet and to amend the latest Final Development Plan for Ridge Meadows, Lot 11A be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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. The Petitioner shall construct the proposed addition of materials that are consistent with that of the existing dwelling.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

7-26-07

18



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 26, 2007

HASANI O. QUICKLEY
11 MAYA ROAD
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 07-584-A
Property: 11 Maya Road

Dear Mr. Quickley:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Scott Bathurst, 1585 Sulphur Spring Road, Baltimore MD 21227



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11 Maya Way
which is presently zoned DR 5.5

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) 1B01.2C.. (BCZR)

TO PERMIT AN ADDITION (SUNROOM) WITH A 20-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30-FOET AND TO AMEND THE LATEST
F.D.P. FOR "RIDGE MEADOWS", LOT 11A.

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):

Hasani O. Quickley

Name - Type or Print

Signature

Name - Type or Print

Signature

11 Maya Way.

Address

Telephone No.

Baltimore

MD

21237

City

State

Zip Code

Representative to be Contacted:

Scott Bathurst

Name

1585 Sulphur Spring Rd.

410-242-5970

Address

Telephone No.

Baltimore

MD

21227

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 7 day of JULY , 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. 07-584-A

Reviewed By D.T.

Date 6/26/07

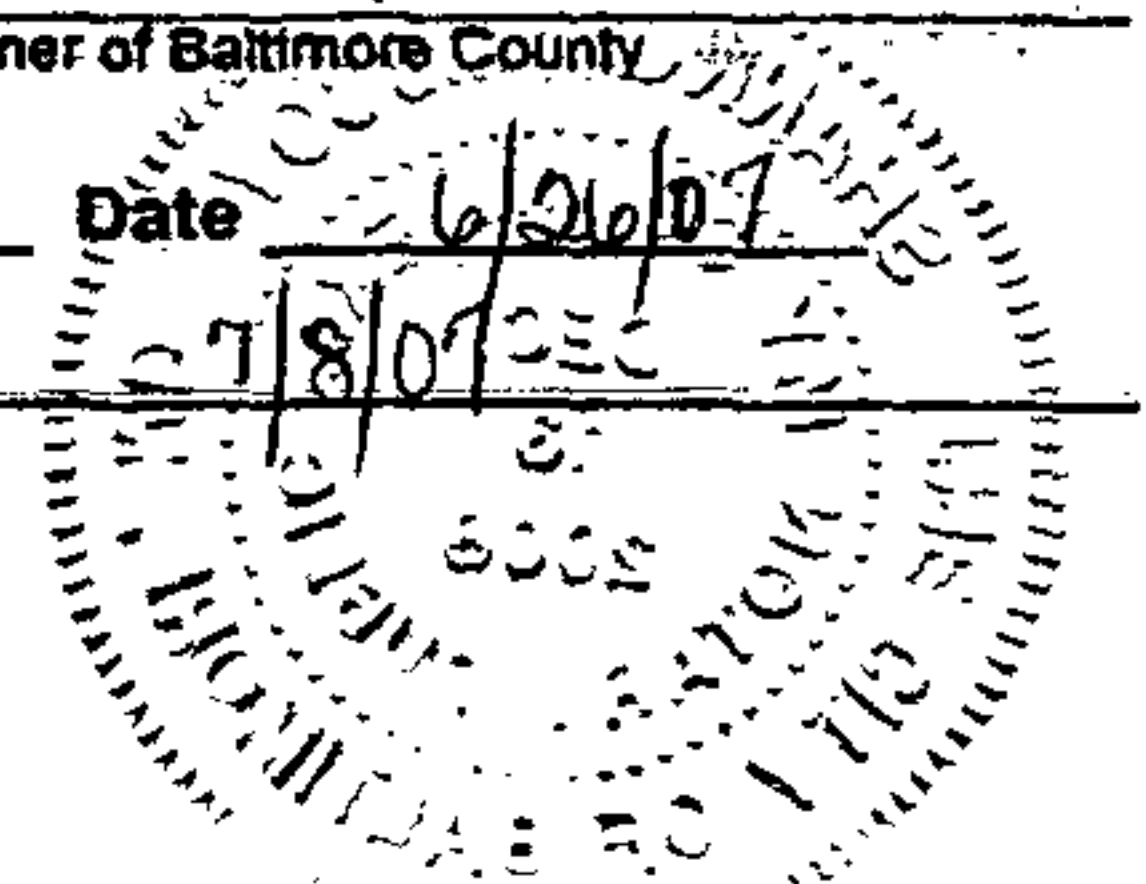
REV 10/25/01

Estimated Posting Date 7/8/07

~~RECEIVED FOR FILING~~

7-26-07

Pg



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11 Maya Way
Address
Baltimore MD 21237
City State Zip Code

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

We would like to build a sunroom (10'12") on the rear of our house. Our problem is the size and location of our lot. Our lot (11A) has an area of only 3,354SF. This was caused when the subdivision plan was amended to sub-divide lot 11 in to an additional lot (11A) The result is our lot is the smallest of the 18 lots in our subdivision. The original house is only 30ft. From the rear property line to start with, And its located next to the storm water management reservation. We can not use our yard at all because the mosquitoes, Flies and other insects . The location of this proposed sunroom is the only place on the house we can build the room. There is also an existing patio door at this location. Therefore we are asking for a variance of 20ft. In lieu of the required 30ft. Rear yard setback.

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.

Hasani O. Quickley
Signature

Hasani O. Quickley
Name - Type or Print

Signature

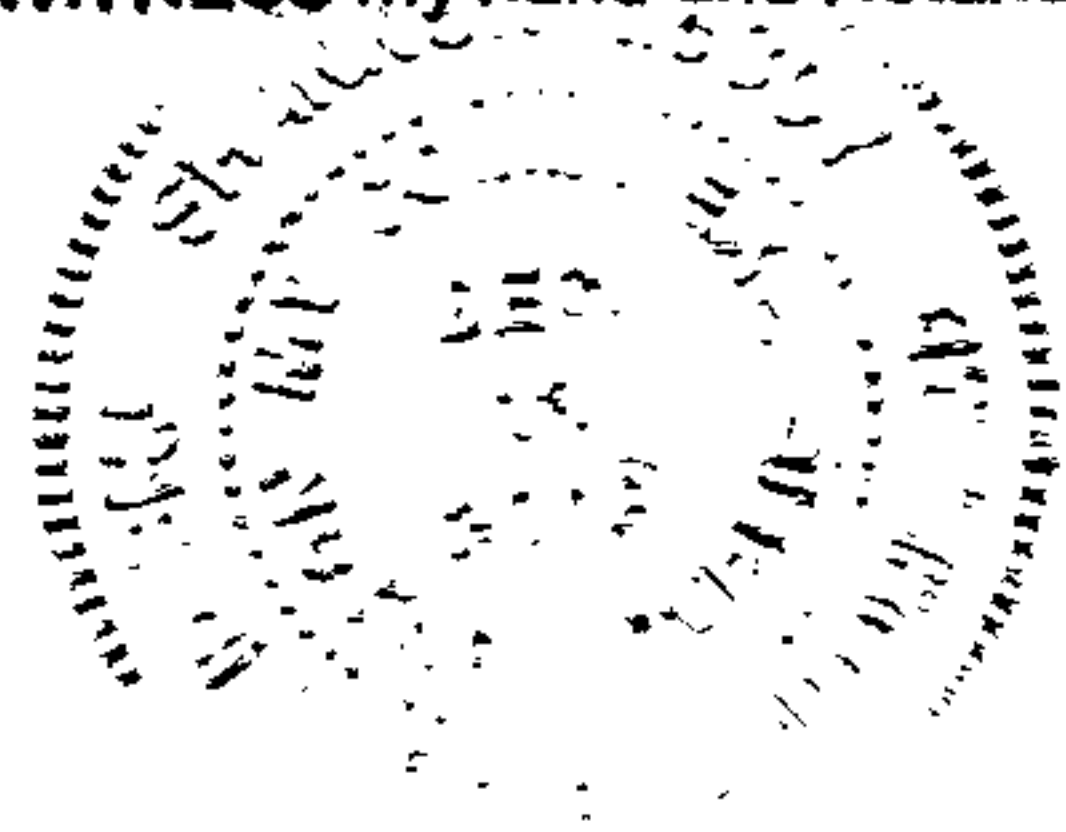
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of JUNE, 2007, 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



Shari McCoy
Notary Public

My Commission Expires 12/13/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11 Maya Way
which is presently zoned DR 5.5

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) 1001.2C. (BCZR)

TO PERMIT AN ADDITION (SUNROOM) WITH A 30-FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30-FOET AND TO AMEND THE LATEST
F.D.P. FOR "RIDGE MEADOWS", LOT. 11A.

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):

Hasani O. Quickley

Name - Type or Print

Signature

Name - Type or Print

Signature

11 Maya Way.

Address

Baltimore

City

MD

State

21237

Zip Code

410-780-5026

Telephone No.

Representative to be Contacted:

Scott Bathurst

Name

1585 Sulphur Spring Rd.

Address

Baltimore

City

MD

State

21227

Zip Code

410-242-5970

Telephone No.

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. 07-584-A

Reviewed By D.T. Date 6/26/07

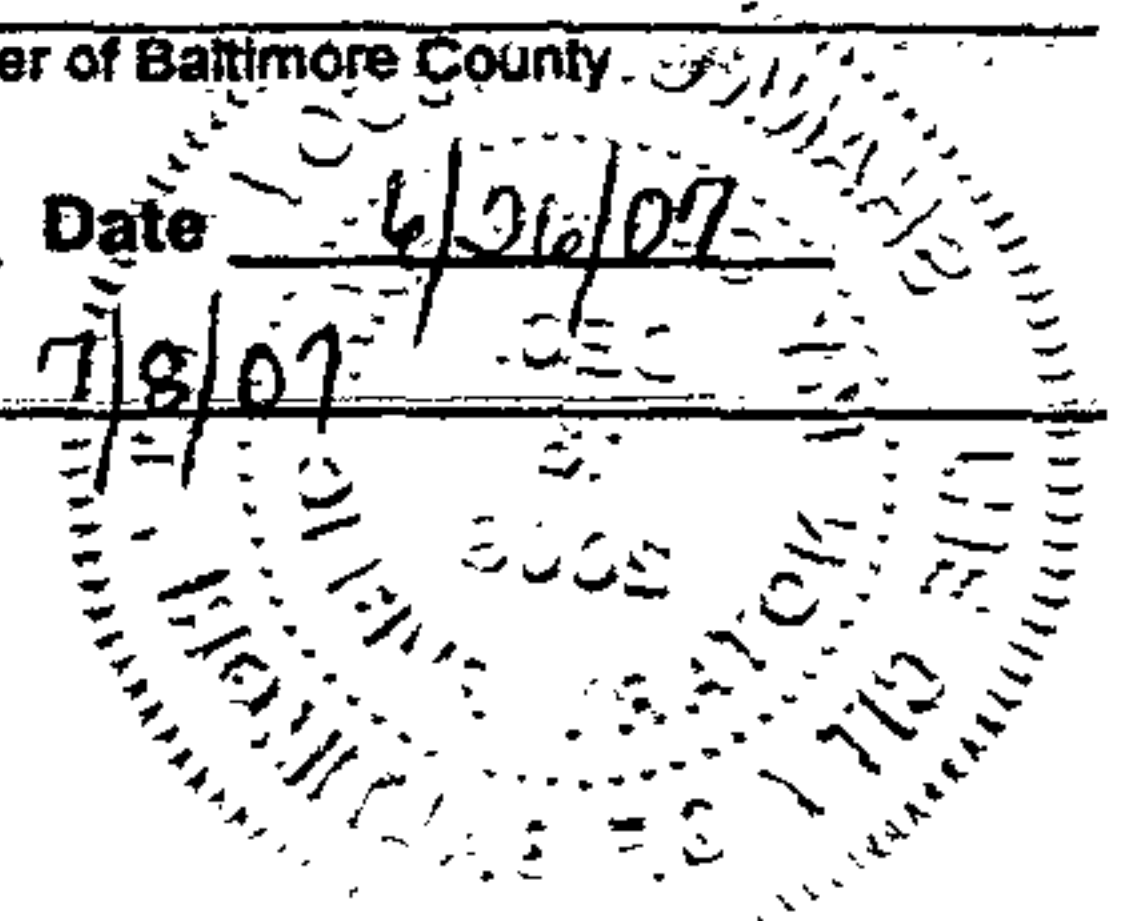
REV 10/25/01

Estimated Posting Date 7/8/07

~~FOR FILING~~

7-26-07

136



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 11 Maya Way
Address
Baltimore MD 21237
City State Zip Code

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

We would like to build a sunroom (10'12') on the rear of our house. Our problem is the size and location of our lot. Our lot (11A) has an area of only 3,354SF. This was caused when the subdivision plan was amended to sub-divide lot 11 in to an additional lot (11A) The result is our lot is the smallest of the 18 lots in our subdivision. The original house is only 30ft. From the rear property line to start with, And its located next to the storm water management reservation. We can not use our yard at all because the mosquitoes, Flies and other insects . The location of this proposed sunroom is the only place on the house we can build the room. There is also an existing patio door at this location. Therefore we are asking for a variance of 20ft. In lieu of the required 30ft. Rear yard setback.

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.

Hasani O. Quickley
Signature

Hasani O. Quickley
Name - Type or Print

Signature

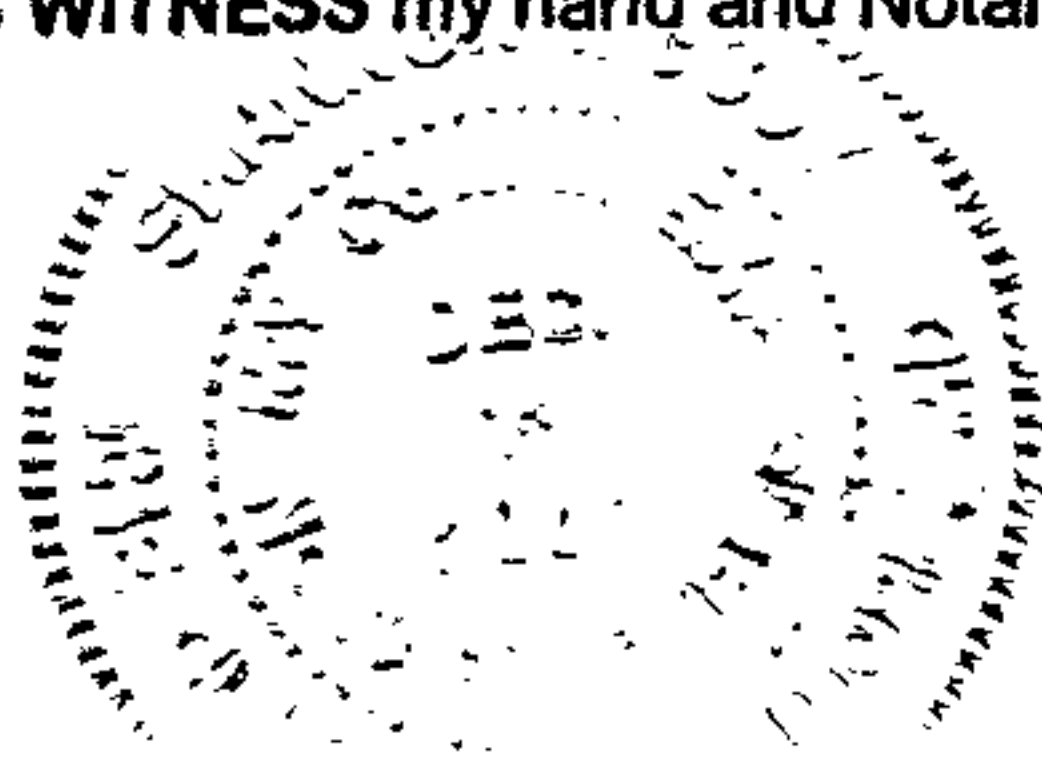
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of June, 2007, 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



Sharon McCoy
Notary Public

My Commission Expires 12/13/08

Zoning Description for 11 Maya way.

Beginning at a point on the south side of Maya way. which is 30 ft. wide at the distance of 390 ft. east of the centerline of the nearest improved intersecting street Ridge Rd. which is 55 ft. wide. *Being lot #11a, in the subdivision of Ridge Meadows, as recorded in the Baltimore county Plat Book #76, Folio #52, containing 3,354.00 SF. Also known as 11 Maya Way. and located in the 14th election district, 6th Councilmanic District.

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: 01-584-A

Petitioner: Hasani Quickley

Address or Location: 11 Maya Way Balto MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT Bathhurst

Address: 1585 Sulphur Spring Rd
Balto MD 21227

Telephone Number: 410 242-5970

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 00948

PAID RECEIPT

BUSINESS ACTION TIME BUD
6/26/2017 6/26/2017 09:58:18 2

Date: 6/26/17

MAIL JUNE FILE

RECEIPT # 52821 6/26/2017 09:58:18

Dept 3 328 ZIRING VERIFICATION

Amount 115.00

115.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

Rec

From: APPLIED

For:

ITEM # 584 07-584-A * AMEND FDP

11 MAYA WAY

DT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-584-A

Petitioner/Developer: QUICKLEY

Date of Hearing/Closing: 7-23-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410)-887-3394)

Ladies and Gentlemen:

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

11 MAYA WAY

The sign(s) were posted on 7-8-07
(Month, Day, Year)

Sincerely,

Robert Black 7-11-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

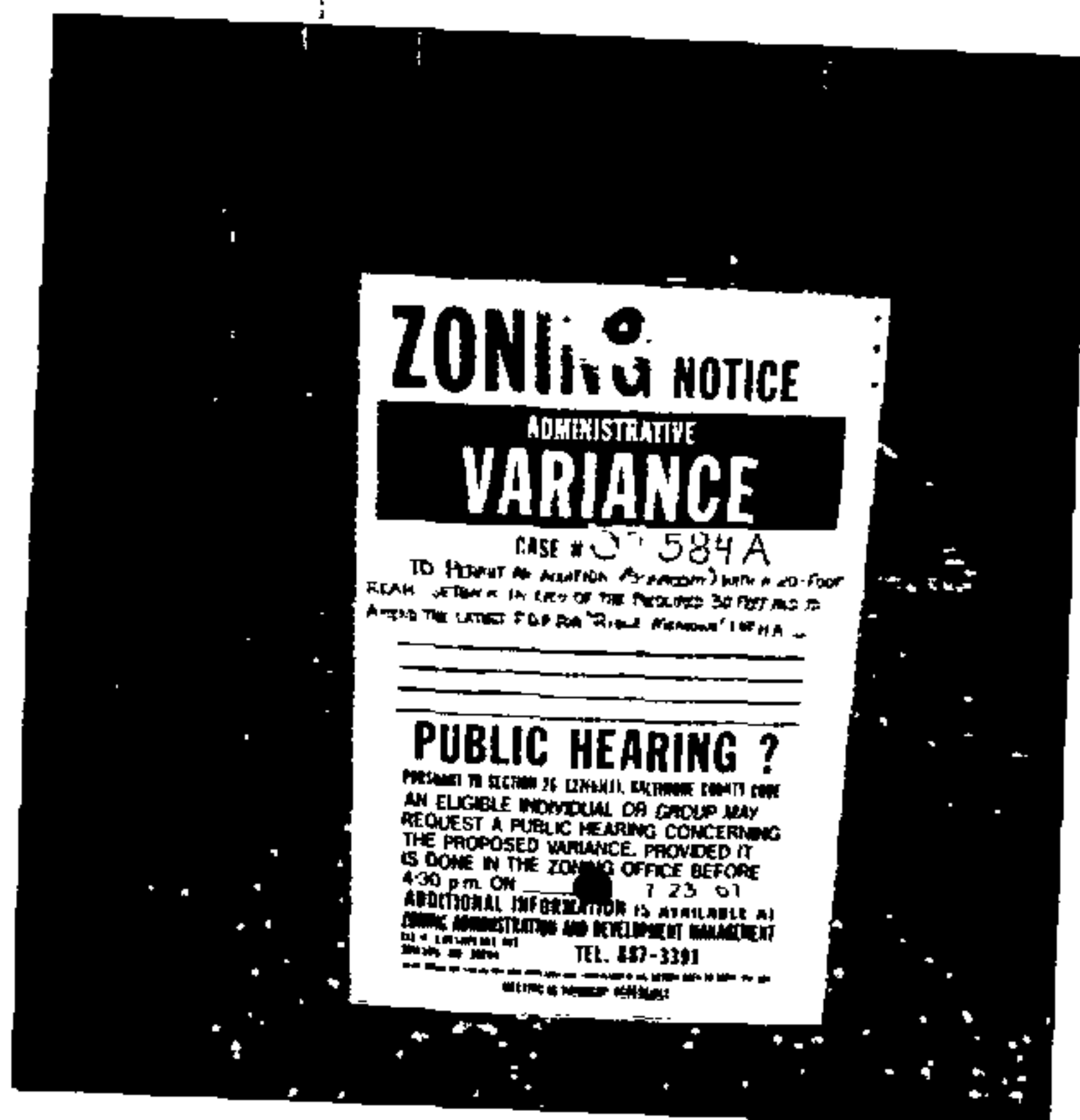
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 584 -A

Address 11 MAYA WAY

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/26/07

Posting Date: 7/8/07

Closing Date: 7/23/07

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- 584 -A

Address 11 MAYA WAY

Petitioner's Name QUICKLEY

Telephone 410-780-5026

Posting Date: 7/8/07

Closing Date: 7/23/07

Wording for Sign: To Permit AN ADDITION (SUNROOM) WITH A 30-FOOT REAR

SETBACK IN LIEU OF THE REQUIRED 30-FOOT AND TO

AMEND THE LATEST F.D.P. FOR "RIDGE MEADOWS", LOT 11A.

WCR - Revised 6/25/04



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

July 23, 2007

Hasani O. Quickley
11 Maya Way
Baltimore, MD 21237

Dear Mr. Quickley:

RE: Case Number: 07-584-A, 11 Maya Way

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Scott Bathurst 1585 Sulphur Spring Road Baltimore 21227

AV 7/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2007

RECEIVED
JUL 20 2007

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

BY:.....

Adm

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-584- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The proposal does not adversely impact the adjacent property. The petitioner's shall however construct the proposed addition of materials that are consistent with that of the existing dwelling.

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

Prepared By:

Curtis Gurney

Division Chief:

Lynn Johnson

CM/LL

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 2, 2007

Item Number: 573 through 578 and 580 through 594

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

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 9, 2007
Item Nos. 07-456, 574, 575, 576, 577,
578, 579, 580, 581, 582, 583, 584, 585,
586, 587, 588, 589, 590, 591, 592, and 594

DATE: July 5, 2007

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-07052007.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: JUNE 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. 7-584-A
11 MAYA ROAD
QUICKLEY 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. 7-584A.

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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2007

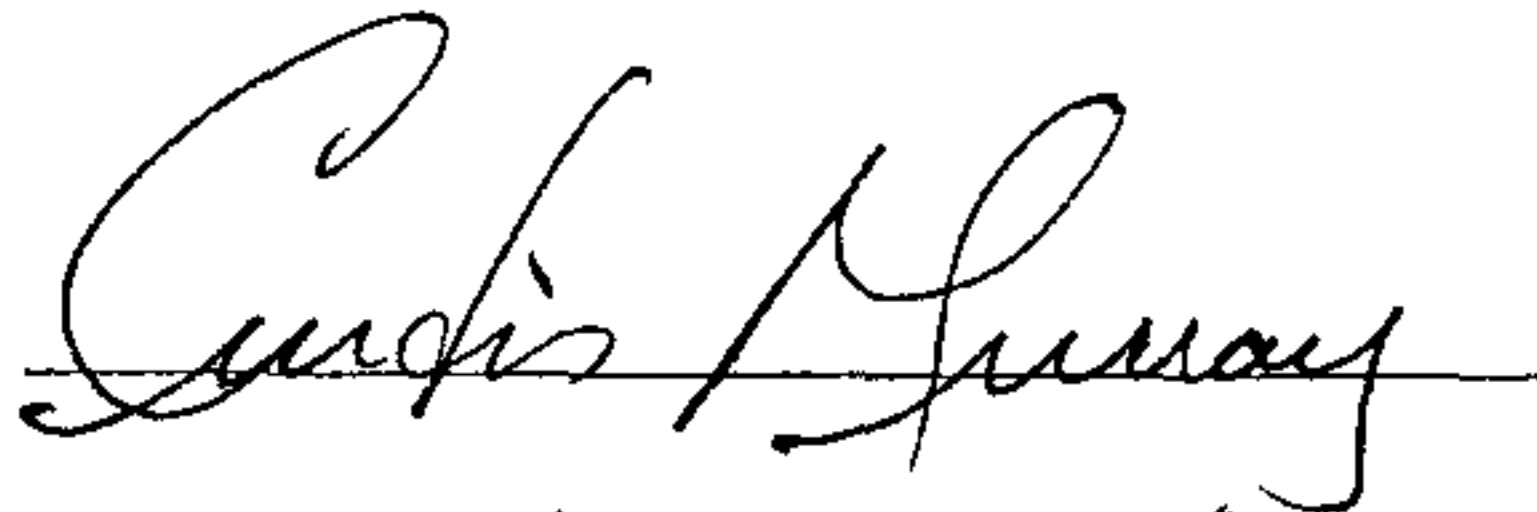
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-584- Variance

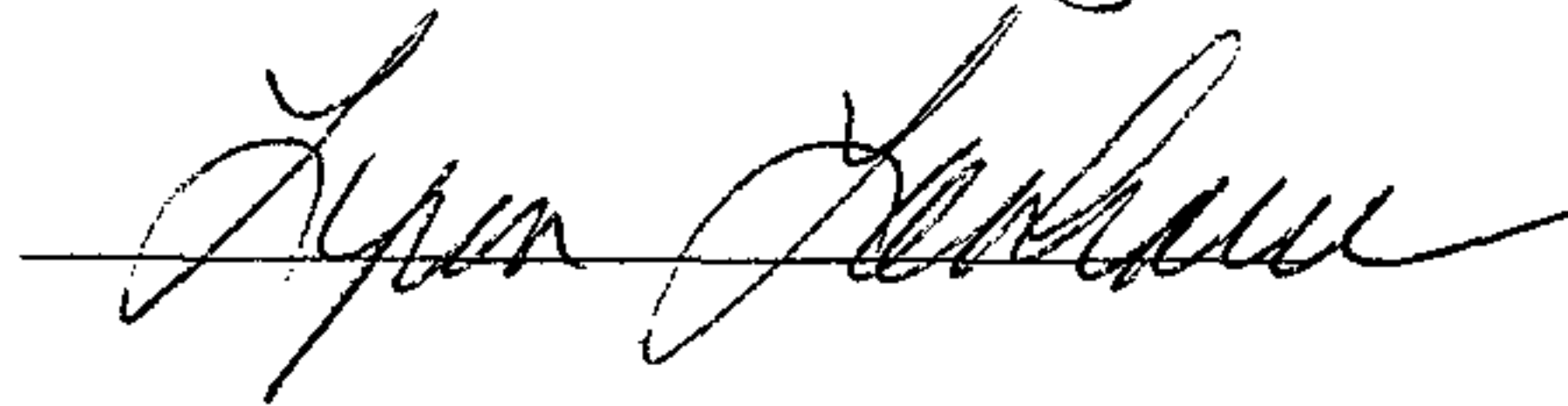
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The proposal does not adversely impact the adjacent property. The petitioner's shall however construct the proposed addition of materials that are consistent with that of the existing dwelling.

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

Prepared By:



Division Chief:



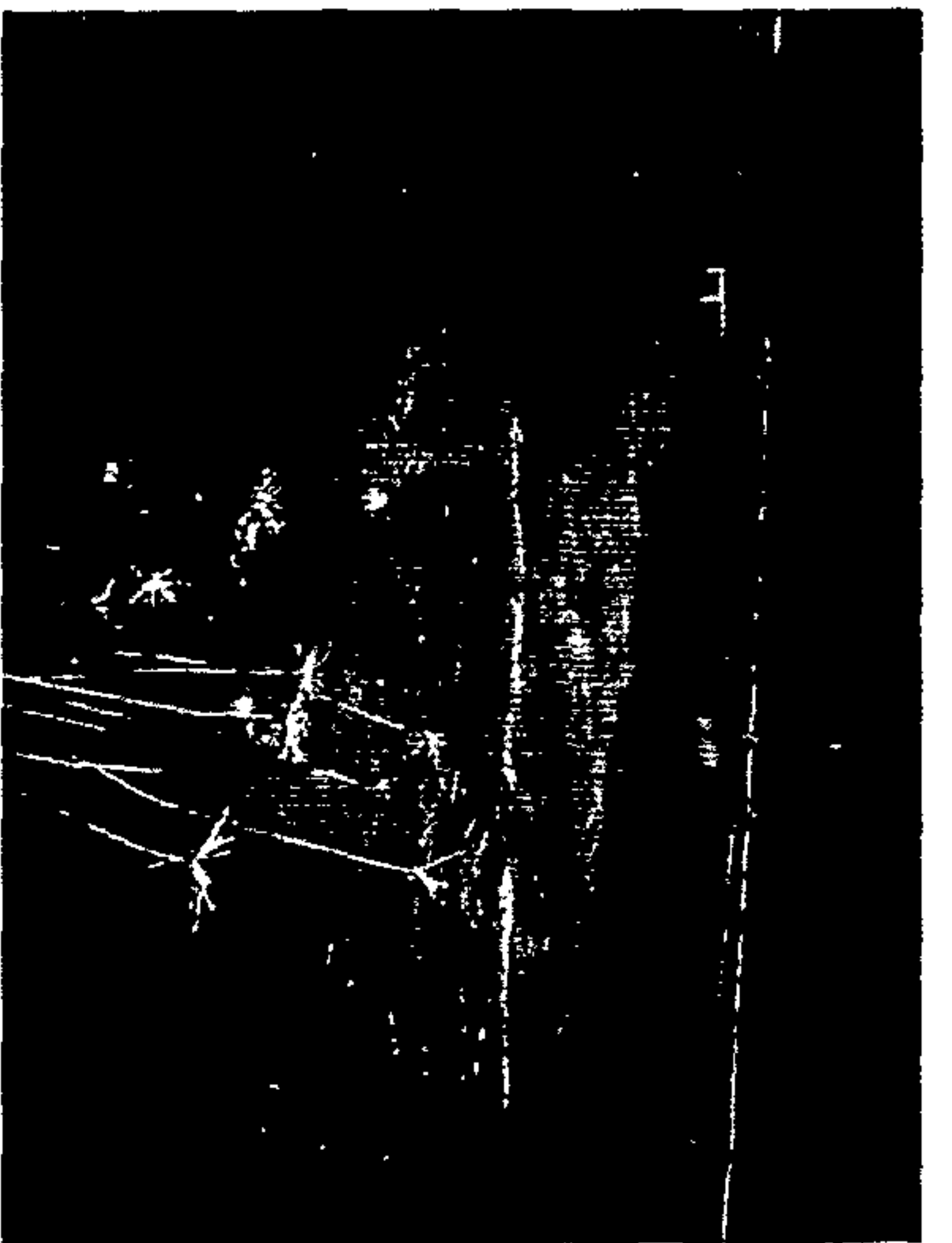
CM/LL



Front View of 11 Maya Way



View of rear yard.



View of storm water reservation adjacent to 11 Maya Way

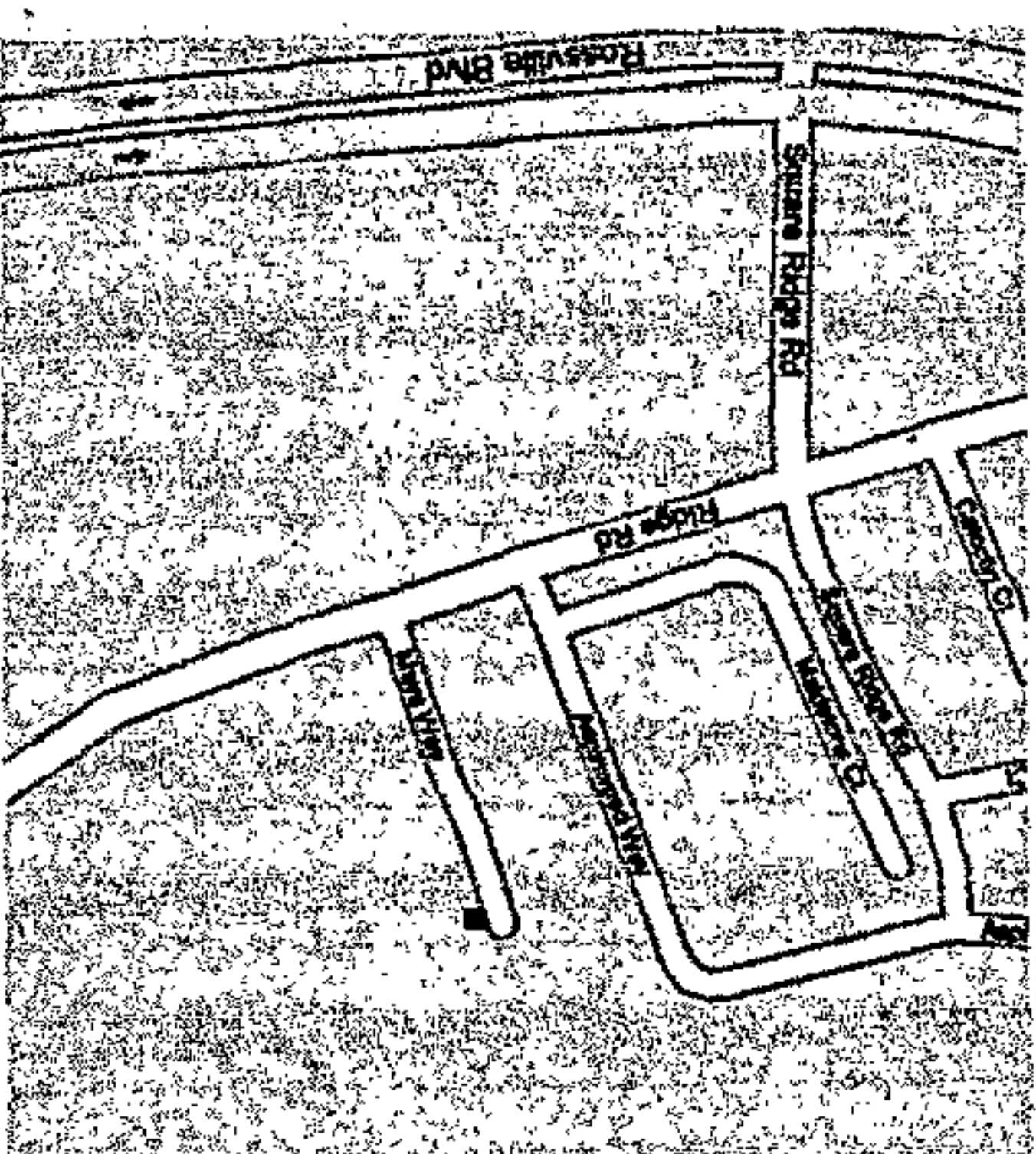
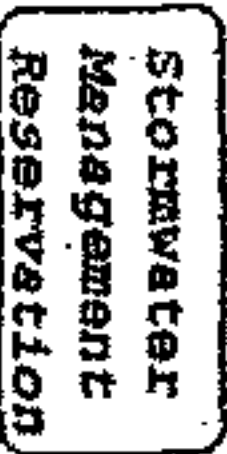


Location of proposed sunroom on the rear of house.

#H8S-LQ



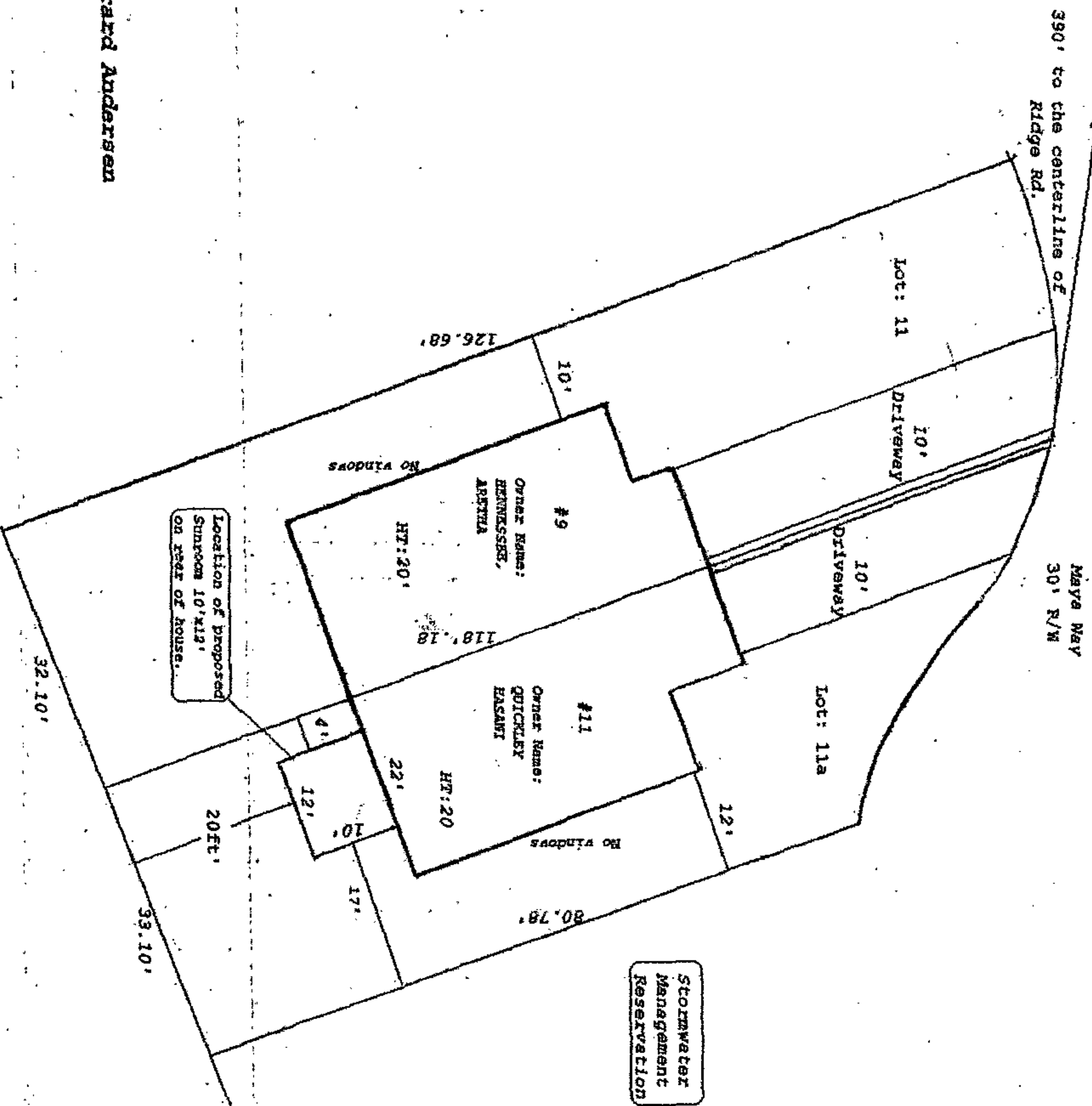
OWNER Basani Quickley



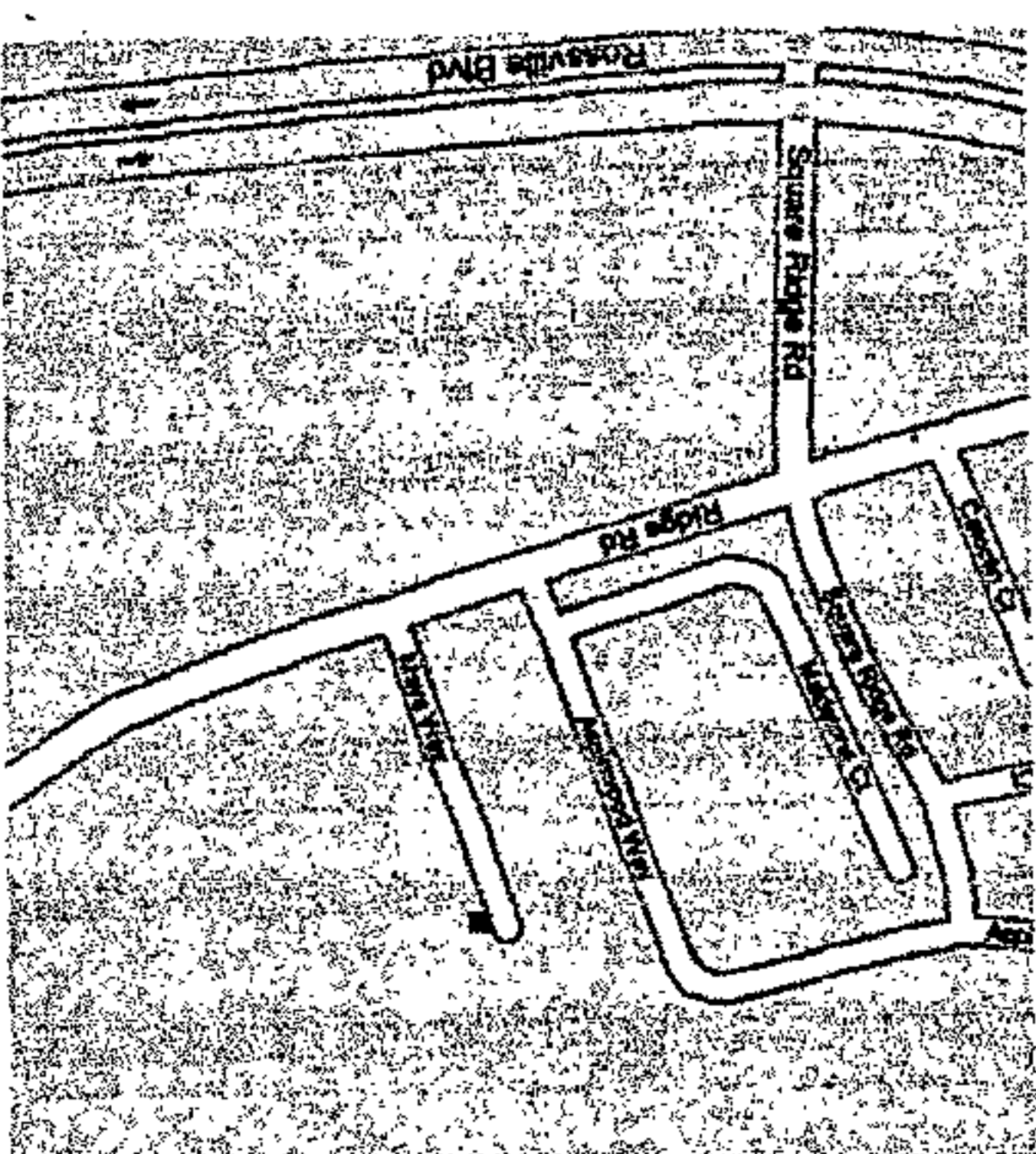
D.T. 584 07-584-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 11 Maya Way
SUBDIVISION NAME Ridge Meadows
PLAT BOOK # 76 FOLIO # 52 LOT # 11A SECTION #
OWNER Basani Quickley



Prepared By: Gerard Andersen
Scale: 1"=20'
NORTH



LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1"=200' SCALE MAP # 090A1

ZONING DR 5.5

LOT SIZE 3,354.00

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 ☐ YES ☒ NO

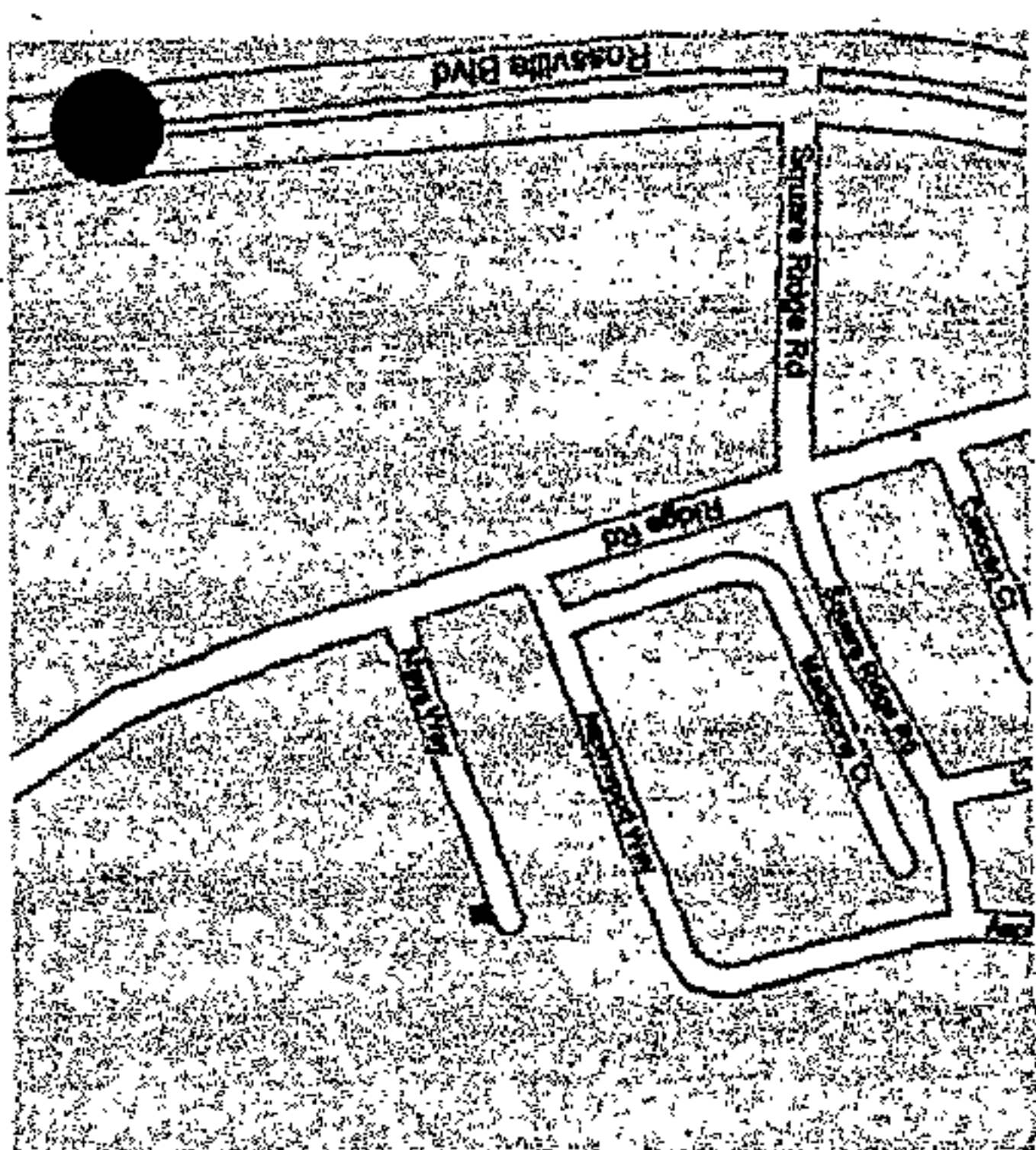
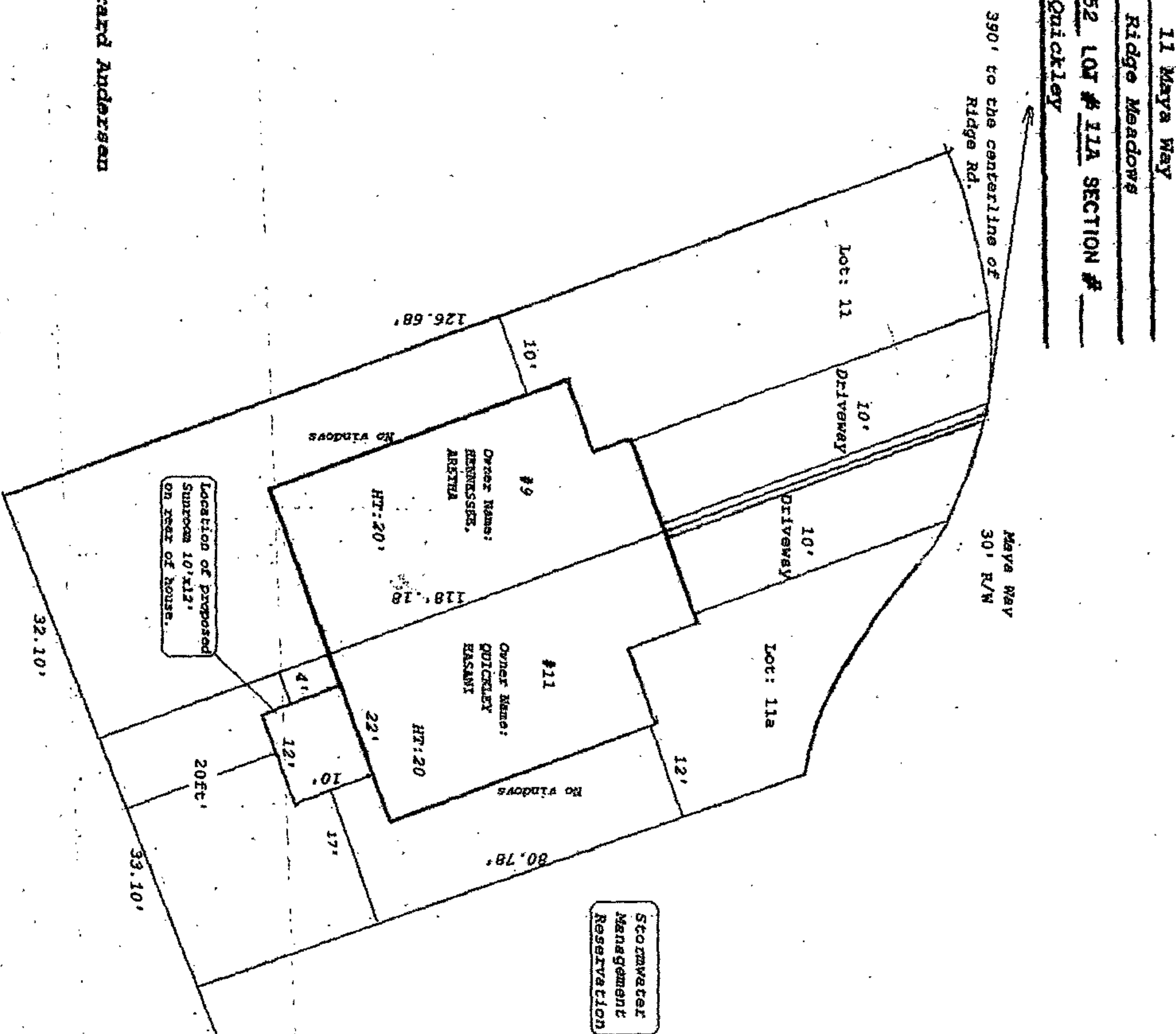
ZONING OFFICE USE ONLY

REVIEWED BY ITEM # 584 CASE # 07-584-A

D.T.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 11 Maya Way
SUBDIVISION NAME Ridge Meadows
PLAT BOOK # 76 FOLIO # 52 LOT # 11A SECTION #
OWNER Basani Quickley



LOCATION INFORMATION

ELECTION DISTRICT 14th
COUNCILMANIC DISTRICT 6th
1" = 200' SCALE MAP # 090A1
ZONING DR 5.5
LOT SIZE 3,354.00
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 ☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 584 DATE 09-584-A
D.T.

Prepared By: Gerard Andersen
Scale: 1"=20'
NORTH