IN RE: PETITION FOR ADMIN. VARIANCE
W side Phoenix Road, 200 feet S c/l
Highland Ridge Drive
8th Election District
3rd Councilmanic District
(14108 Phoenix Road)

Charles and Lisa Baker Petitioners

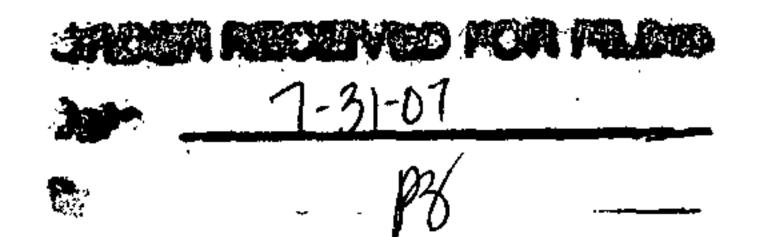
- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * BALTIMORE COUNTY

* CASE NO. 07-591-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, Charles and Lisa Baker, for property located at 14108 Phoenix Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) be located in the side yard with a height of 27.3 feet in lieu of the required rear yard and 15 feet height. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 32 foot x 26 foot garage. The steep topography of the site prevents the garage being built in the rear yard. The additional garage height is necessary so that the roof pitch matches that of the existing dwelling. The Petitioner also requests the construction of a full bathroom on the upper level of the garage for his personal use. He advises that the structure will not be used for business or commercial purposes, and will not be used as an apartment. The property contains 5.53 acres on private water and sewer.

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 9, 2007, which recommends that the accessory structure not be converted



into a dwelling unit or apartment, not contain any sleeping quarters, living area, or kitchen facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 7, 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 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 3/2 day of July, 2007 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) be located in the side yard with a height of 27.3 feet in lieu of the required rear yard and 15 feet height 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

- 2. The Petitioners 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 or kitchen facilities.
- 3. The accessory structure shall not be used for commercial purposes.

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

HOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

July 31, 2007

CHARLES AND LISA BAKER 14108 PHOENIX ROAD PHOENIX MD 21131

Re: Petition for Administrative Variance

Case No. 07-591-A

Property: 14108 Phoenix Road

Dear Mr. and Mrs. Baker:

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,

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

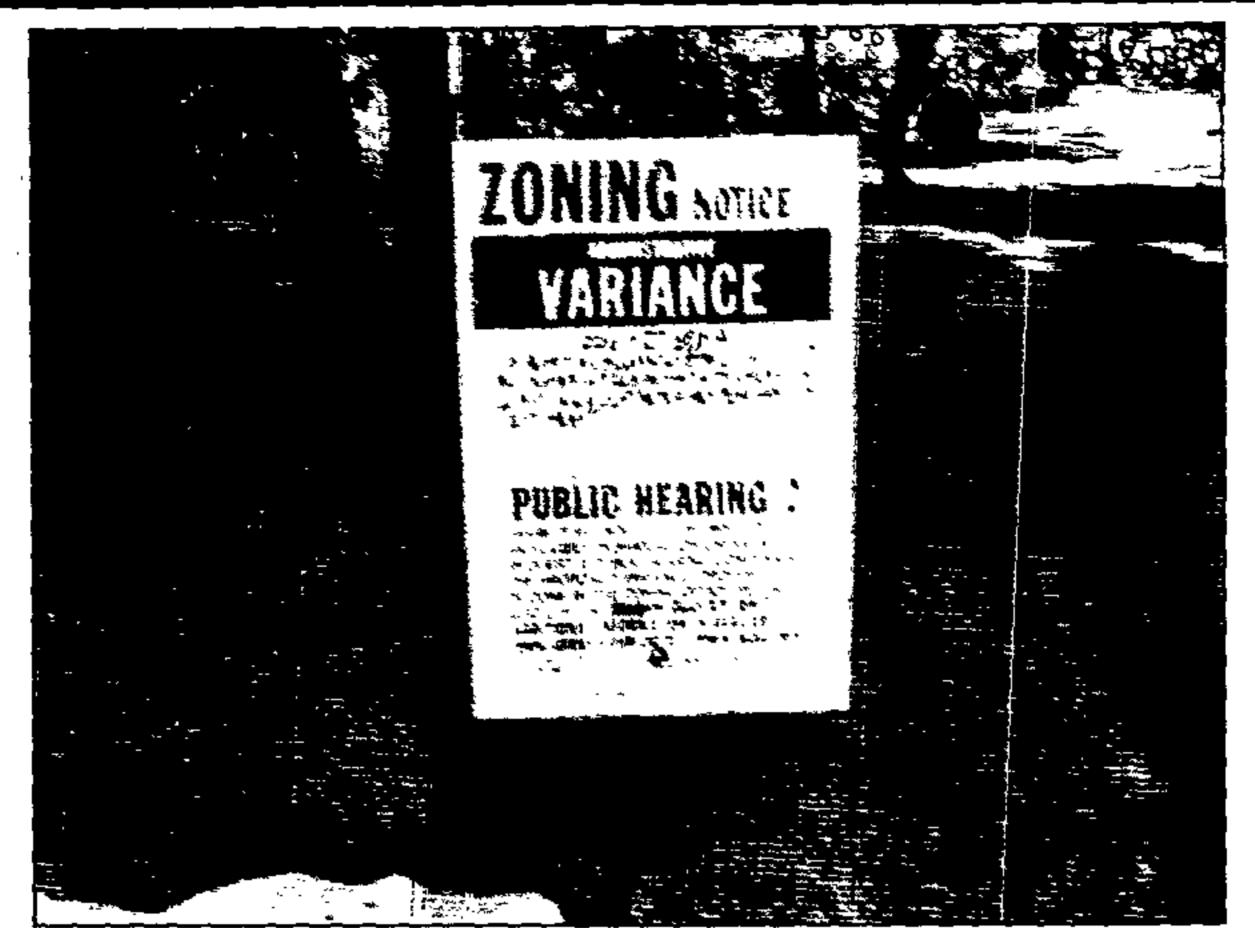
Enclosure

c: Douglas DuVal, DuVal & Associates, 1729 York Road, Suite 205, Lutherville MD 21093

CERTIFICATE OF POSTING

RE: Case No: 07-591

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	Petitioner/Developer: CHAUSS
	LISA BAKER
· · · · · · · · · · · · · · · · · · ·	Date Of Hearing/Closing: 7/23/07
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Baltimore County Department of	of
ermits and Development Mana	agement
County Office Building, Room 1	11
11 West Chesapeake Avenue	
44 43	
Attention:	
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adies and Gentlemen:	
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This letter is to certify under the ign(s) required by law were post	Sign Poster Sted conspicuously on the property 4108 PHOENIX LD ALL 7, 2007 (Month, Day, Year) Sincerely, (Signature of sign Poster and Date) Martin Ogle Sign Poster 16 Salix Court



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07-591-1

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Nu	mber	07-	591	_A	Addr	ess	14108	Phoehix	Rd.
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					aker		Telep	hone <u>4//0</u> -	771 - 9182
Posting D	ate: _		7/8/0	7	·	Closing [Date:	7/33/07	
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yard	and		- ft. h.	eight.	<u>, </u>		<u> </u>		
		-		- 				WCR	- Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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
Petitioner Charles à lise Baker
Address or Location 14108 Phoquix Rd.
PLEASE FORWARD ADVERTISING BILL TO
Name DuVale Associates, P.A.
Address 1729 York RD., Str. 205
Luthorville, MD 21093
Telephone Number 410 - 666 - 5467



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

July 23, 2007

Charles Baker Lisa Baker 14108 Phoenix Road Phoenix, MD 21131

Dear Mr. and Mrs. Baker:

RE: Case Number: 07-591-A, 14108 Phoenix Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 27, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

u. Callabal.

WCR:amf Enclosures

c: People's Counsel

Douglas W. DuVal, L.S. DuVal & Associates, P.A. 1729 York Road, Suite 205 Lutherville 21093

Charles Baker 14108 Phoenix Road Phoenix, Maryland 21131

July 2, 2007

Baltimore County
Department of Permits and Development Management
Zoning Review / Attention: Bruno Rudaitis
111 Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Case number 07-591-A; Filing Date 6/27/07

To whom it may concern:

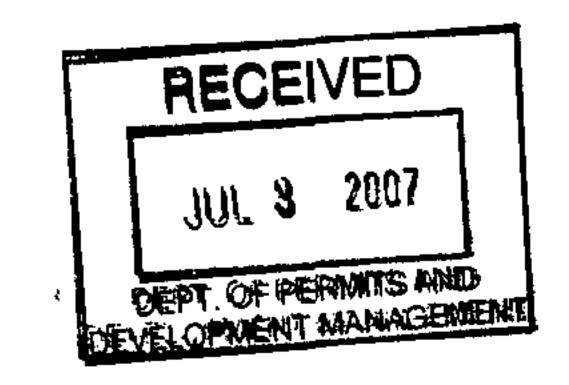
Reference is made to the above case number, filed on June 27, 2007 as part of an application for a variance in connection with the proposed construction of a detached garage at 14108 Phoenix Road, Phoenix, Maryland 21131. Although not detailed on the plan submitted, it would be my intent to construct a full bathroom on the upper level of the structure. As such, I hereby request that consideration be given to this as part of the variance request process.

In no way will the garage / building be used for business or commercial purposes nor will the area above be used as an "apartment". Rather, the sole purpose of the structure is for my personal use.

Thanks in advance for your consideration.

- Regards,

Charles M. Baker



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 9, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7-591 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 27.3 feet in lieu of the maximum permitted 15 feet and to be located in the side yard in lieu of the required rear yard 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; or kitchen facilities.
- 2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:

Section Chief:

AFK/LL: CM

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

591

1 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 5, 2007

Department of Permits & Development

Management

FROM:

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

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

Maryland Department of Transportation

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

Date: Juny 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. 7-591-A

14108 PHOENIX ROAD

BAKER PRODERTY,

DMINISTRATIVE 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. 7-591-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,

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

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 7-591 – Administrative Variance

ECEIWE JUL 1 1 2007

DATE: July 9, 2007

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 27.3 feet in lieu of the maximum permitted 15 feet and to be located in the side yard in lieu of the required rear yard 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, or kitchen facilities.
- 2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:

Section Chief:

AFK/LL: CM



REV 10/25/01

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14/08 PHOENIX RD PHOENIX MD 21131
which is presently zoned RCG (plat 1 econd-2)

I/We do solemnly declare and affirm, under the penalties of

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)

400.1 and 400.3 to permit an accessory structure (garage) be located in the side yard with a height of 27.3 ft. in lieu of the required rear yard and 15 ft. height.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petilion 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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: CHARLES BAKER Name - Type or Print Name - Type or Print Signature BAILET Namer-Type or Print Telephone No. Address Zip Code ' State City 410-771-9182 14108 PHOENIX RD Attorney For Petitioner: Telephone No. Address 21131 SHUENIK MD Zip Code State Name - Type or Print Representative to be Contacted: DOUGLAS W. DUVAL LIS. Signature DUVAL & ASSOCIATES, P.A. Name Company 410-666 5467 1729 YORL RD SUITE 205 Telephone No. Address Telephone No. Address 21093 MO UTHERVILLE Zip Code State City Zip Code State City 7-31-07 Zoning Commissioner of Baltimore County Date 🗢 Reviewed By 13 CASE NO.

Estimated Posting Dat

Affida VIL 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 lare 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		14108 PHOE	VIX RD	
		Address PLIDENIX	MB	21131
		City	State	Zip Code
That based Variance at	upon personal knowledge, the follo the above address (indicate hardshi	wing are the facts up ip or practical difficulty	oon which I/we base the regy):	quest for an Administrative
	Request for Variance to maxim	um height requirem	ent of 15 feet.	
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Signature	u X		Lisa Ba	
MAZLES	Baron	21.	SA BAKER	
Name - Type o	r Print		ne - Type or Print	
STATE OF	MARYLAND, COUNTY OF BALTIN	ORE, to wit:		
	CERTIFY, this 20 th day of Que in and for the County aforesaid, per	rsonally appeared	, <u>2007</u> , before me, a	a Notary Public of the State
	Charles and Lisa B	aker		
the Affiant(s) herein, personally known or satisfa	ictorily identified to m	e as such Affiant(s).	
AS WITNES	S my hand and Notarial Seal			
		Notary Publ	Sary Stungs sion Expires 4/8/09	··. 7
		wy Commis	101011 EVALUES	

REV 10/25/01



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14108	PHOENIX	RD	PHOENIY	MD 21131	
which is pr	esently z	oned	Rele	(plat record	
		_		under Rc-	4)

I/We do solemnly declare and affirm, under the penalties of

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)

400.1 and 400.3 to permit an accessory structure (garage) be located in the side yard with a height of 27.3 ft. in lieu of the required rear yard and 15 ft. height.

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.

	: - •		perjury, that I/we are the is the subject of this Pet	legal owner(s) of thition.	ne property which
Contract Purch	aser/Lessee:		Legal Owner(s):		
•	• • • • • • • • • • • • • • • • • • •		CHAPLES BAKER	1	
Name - Type or Print	,		Name - Type or Print		
Signature		·	Signature LISA BAKER	- 	<u> </u>
Address	i.	Telephone No.	Name / Type or Print	2	
City	State	Zip Code	Signature	A	
Attorney For Pe	etitioner:	•	14108 PHOENIX	KO 410	0-771-9182
	•		PHOENIX	MO	Telephone No. 21131
Name - Type or Print			City	State	Zip Code
• •			Representative to	be Contacted:	,
Signature	Ţ'.		DOUGHAS W. DUVAL DUVAL & ASSOCIATI	L. S.	
Company	· 		Name		
			1729 YORKRD, SUITE	205 410	7-646-5467
Address	•	Telephone No.	LUNIENVILLE	Mo	Telephone No. 2/093
City	State	Zıp Code	City	State	Zip Code
A Public Hearing have this day of regulations of Baltimore	ving been formally deman	nded and/or found to hat the subject matter	be required, it is ordered by the of this petition be sel for a public he	Zoning Commissione earing, advertised, as	r of Baltimore County, required by the zoning
	1-31-07				
		OX.	Zoning Commiss	ioner of Baltimore Co	unty
CASE NO	07-591-A	F	Reviewed By 13/1	Date	6/07/07
REV 10/25/01		E	Estimated Posting Date	7 CO Treatile 7	14/07

Affida VIt 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		PHOENIX	ROAD	
	Address PHOENIX		MD	21/3/
	City		State	Zip Code
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That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide	ormal demand	d is filed, Afformation.	fiant(s) will be req	uired to pay a reposting and
Ol will		Sibnature	1 35	
Signature		1154	BAKER	
CHARLES BAKER Name - Type or Print		Name - Ty	pe or Print	
STATE OF MARYLAND, COUNTY OF BALTII I HEREBY CERTIFY, this day of day of Maryland, in and for the County aforesaid, pe	ersonally appe	eared	2002, before m	e, a Notary Public of the State
the Affiant(s) herein, personally known or satisf	Lisa L	Baker	such Affiant(s).	<u></u>
AS WITNESS my hand and Notarial Seal				
AS WITHE SO MY Harla and Hotalian Country			Masy 0	tunp
		tary Public Commission	Expires	2/09

REV 10/25/01



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14/08 PHOENIX RD PHOENIX MD 2113i
which is presently zoned RC 6 (plot recorded)

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)

400.1 and 400.3 to permit an accessory structure (garage) be located in the side yard with a height of 27.3 ft. in lieu of the required rear yard and 15 ft. height.

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. Legal Owner(s): Contract Purchaser/Lessee: CHARLES BAKER Name - Type or Print Name - Type or Print Signature Signature BAKER Telephone No. - Type or Prin Address Zip Code State City 14108 PHOENIX RD 410-771-9182 Attorney For Petitioner: Telephone No. Address 21131 PHOENIX MD Zip Code State Name - Type or Print Representative to be Contacted: DOUGLAS W. DUVAL L.S. Signature DUVAL & ASSOCIATES, P.A. Name Company 410-666-5467 YORKE RD SUITE 205 Telephone No. Address Telephone No. Address 21093 LUTHERVICE Zip Code State City Zip Code City State A Public Hearing baying been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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 to the subject matter of this petition be set for a public hearing, advertised, as required by the zoning Zoning:Commissioner of Baltimore County 07-591-CASE NO. Reviewed By 13n Date Estimated Posting Date 2002 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.

Competent to tobary attornets an are a very	Ideal Mar		
That the Affiant(s) does/do presently reside at	14108 PHOEN Address PLIDENIX	NIX RD MB	21131
	City	State	Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardship	wing are the facts up ip or practical difficult	pon which I/we base the recty):	quest for an Administrative
Request for Variance to maxin	num height requires	ment of 15 feet.	
The plans for the garage call for roof's pitch was designed to me the garage, the total height is 2	atch the existing he	will span the entire width ouse's pitch and when add	of the building. The ed to the height of
Request for Variance to allow	placement of the ga	arage in the side yard, in l	ieu of the rear yard:
The request is to place the gar topography in the rear yard is	age in the side yard far too steep to site	, in lieu of the rear yard, b a garage.	because the
That the Affiant(s) acknowledge(s) that if a fo	ormal demand is file	ed, Affiant(s) will be require	ed to pay a reposting and
advertising fee and may be required to provide	additional information	Э.	
Awa Bal		mature (
CHARLES BAKEN Name - Type or Print	2	ISA BAKETL me - Type or Print	
Maine - Type of Time			
STATE OF MARYLAND, COUNTY OF BALTII	MORE, to wit:		
I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, pe	ersonally appeared	, <u>200</u> 7, before me, a	a Notary Public of the State
the Affiant(s) herein, personally known or satisf	actorily identified to n	ne as such Affiant(s).	
AS WITNESS my hand and Notarial Seal			
	Notary Pul	Mary Stung	
	My Comm	blic 4/8/09	9

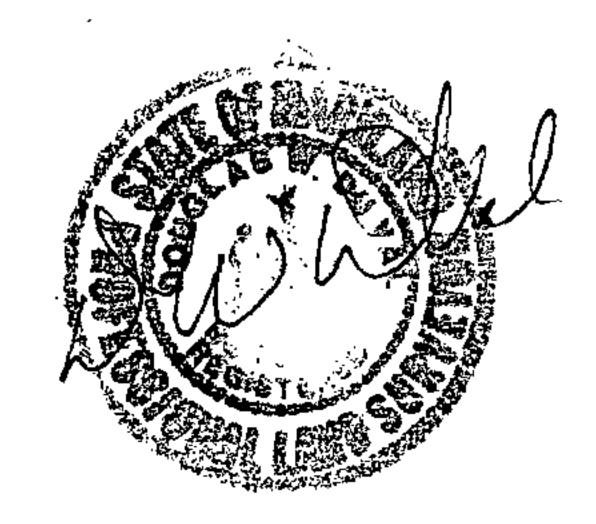
REV 10/25/01

SURVEYING . ENGINEERING

Douglas W. DuVal, L.S. Raymond B. Sutton, Jr.

ZONING DESCRIPTION FOR 14108 PHOENIX ROAD

Beginning at a point on the west side of Phoenix Road sixty feet wide, at the distance of 200 feet south of the centerline of Highland Ridge Drive fifty feet wide. Being Lot #5 in the subdivision of Northcote as recorded in Baltimore County Plat Book #57, Folio #149, containing 5.530 acres. Also known as 14108 Phoenix Road and located in the 8th Election District, 3rd Councilmanic District.



BALTIMORE COUNTY, MAI OFFICE OF BUDGET AND F MISCELLANEOUS RECEIP				FINANCE			No. 00933			PAID RECEIPT		
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<u>DISTRIBU</u>	TION ASHIER			GENCY				- CUSTOMER		VALIDATION		

· · ·



Phoenix Rd. (front)



Phoenix RJ.

(right)

(standing on site of future garage)



14110 Phoenix Rol. (Front)



14108
Phoenix Rd.

(Standing at future garage)

1006ing NE to

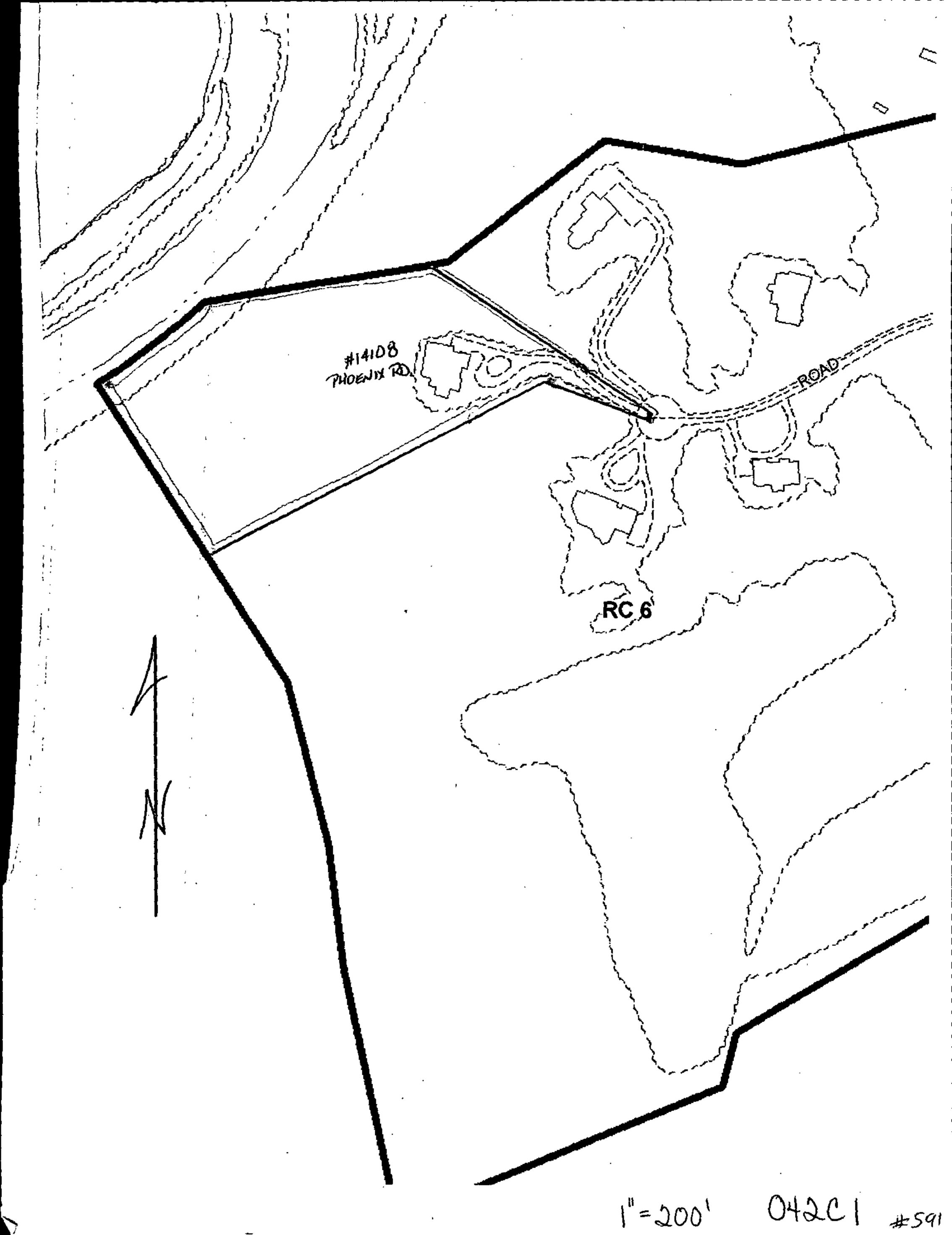
#14110
2000 away)





Phoenix Rd. (Inff Gide ond rear gards)




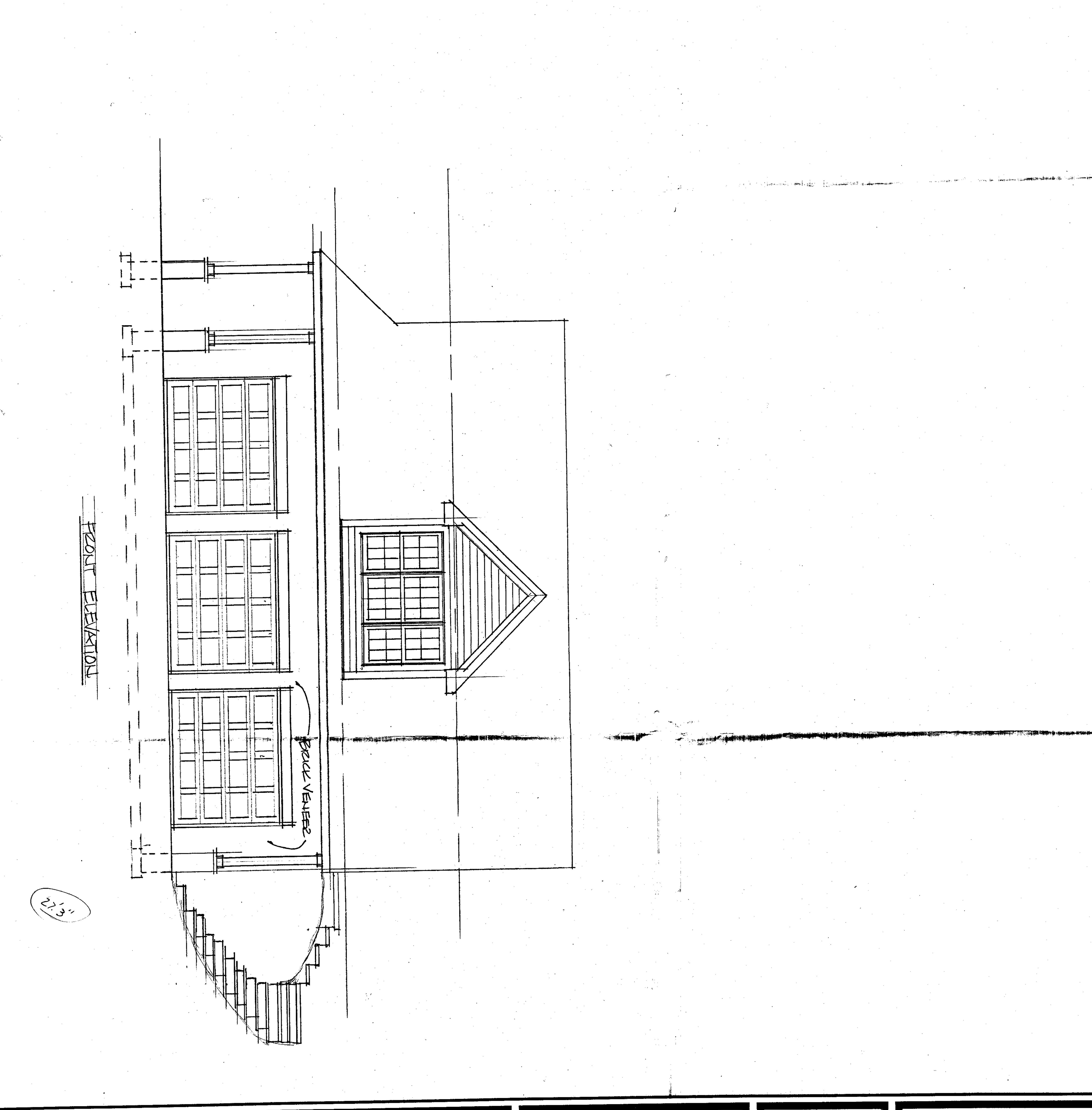
14102 Phoanix Rd. With existing garage approx. 19'tall)











revisionss

date remarks

6/8/07 PEELLMUNAWRY

certification

The Alternatives inc.

6-26-07

12420 HAPPY HOLLOW RD., HUNT VALLEY, MD 21030, 410-252-0466

