

IN RE: PETITION FOR ADMIN. VARIANCE  
N side of Marriottsville Road, 2500  
feet +/- W of Hernwood Road  
2<sup>nd</sup> Election District  
4<sup>th</sup> Councilmanic District  
**(10704 Marriottsville Road)**

Kevin R. Johnson and Tracey A. Dorsey  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* BALTIMORE COUNTY  
\*  
\* CASE NO. 08-036-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, Kevin R. Johnson and Tracey A. Dorsey for property located at 10704 Marriottsville Road. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 38 feet in lieu of the required 50 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' current kitchen located on the north side of the house is 8 feet x 12 feet and is an impractical size for a family of four. The existing porch is approximately 38 feet from the property line. The covered porch is underutilized; however, the proposed plans call for the porch to be enclosed to make better use of the space. The existing foundation will be used. The intended use for the porch is a first floor playroom, bathroom and mudroom. The second floor will contain a fourth bedroom and laundry room.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 29, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

~~ORDER RECEIVED FOR FILING~~  
8-16-07  
PZ

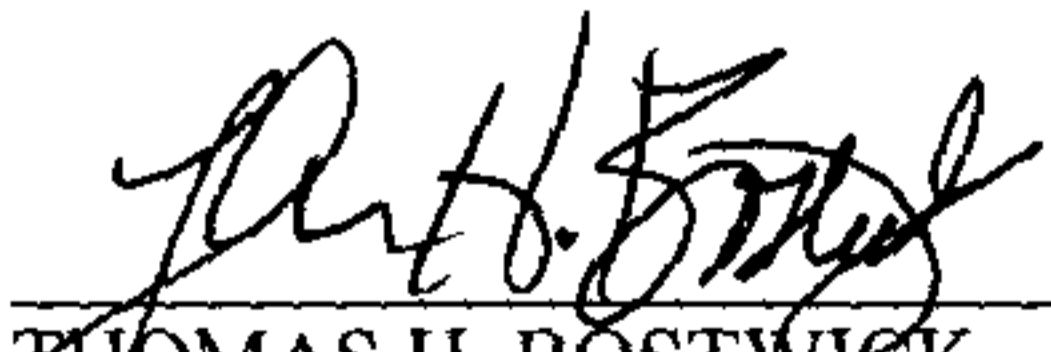
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 16<sup>th</sup> day of August, 2007 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 38 feet in lieu of the required 50 feet for an addition be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

  
\_\_\_\_\_  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING  
8-16-07  
PB



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

August 16, 2007

KEVIN R. JOHNSON AND TRACEY A. DORSEY  
10704 MARRIOTTSVILLE ROAD  
RANDALLSTOWN MD 21133

Re: Petition for Administrative Variance  
Case No. 08-036-A  
Property: 10704 Marriottsville Road

Dear Mr. Johnson and Ms. Dorsey:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10704 Marriottsville Rd, 21133  
which is presently zoned RCS

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) 1A04.3.B.2.b; BCZR TO

permit a sideyard setback of 38 ft in lieu of the required 50 ft.  
for an addition. Blank

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 08-036-A

Reviewed By JCM Date 7-19-07

REV 10/25/01 ~~FORM REQUIRED FOR FILE~~

Estimated Posting Date 7/29

8-16-07

pb

# 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

10704 Marriottsville Rd  
Address  
Randallstown, MD 21133  
City State Zip Code

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

SEE ATTACHED

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

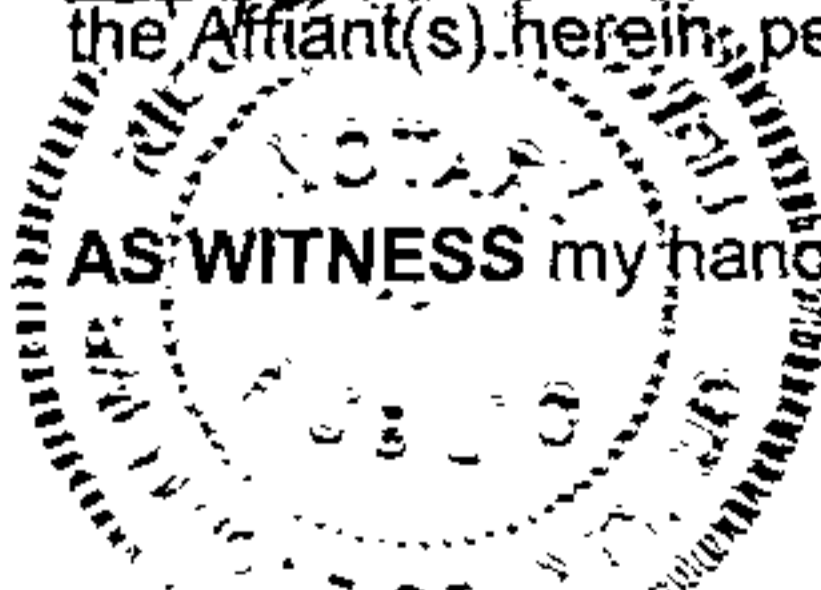
[Signature]  
Signature  
Kevin R. Johnson  
Name - Type or Print

[Signature]  
Signature  
Tracey A. Dorsey  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin Johnson and Tracey Dorsey  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).



[Signature]  
Notary Public

My Commission Expires \_\_\_\_\_ My Commission Expires September 26, 2009

# 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

10704 Marriottsville Rd  
Address  
Randallstown, MD 21133  
City State Zip Code

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SEE ATTACHED

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[Signature]  
Signature  
Kevin R. Johnson  
Name - Type or Print

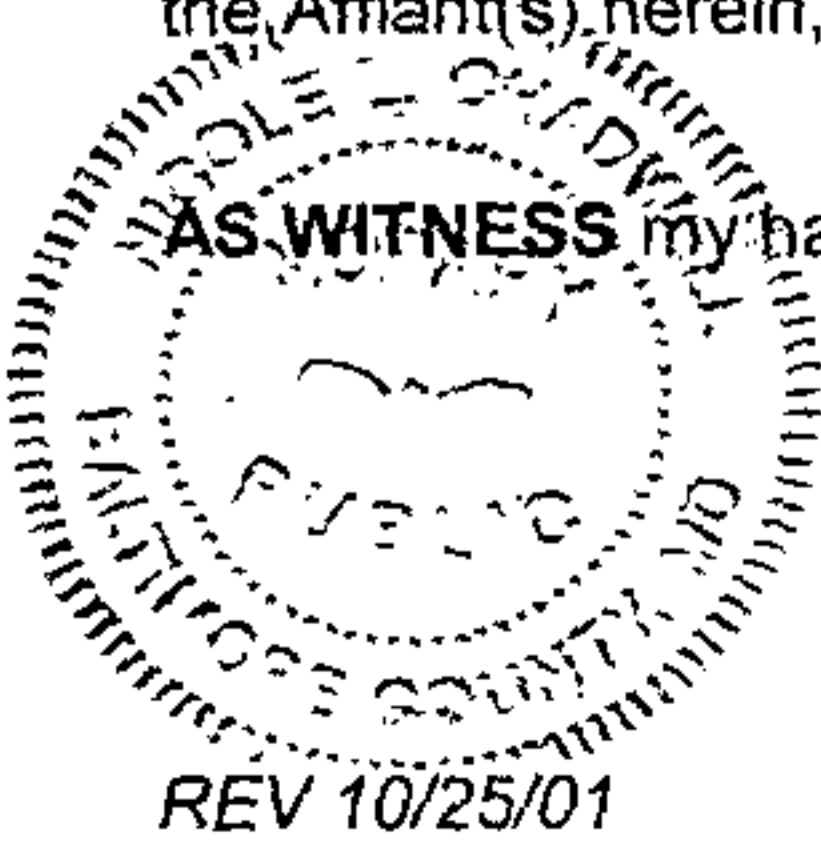
[Signature]  
Signature  
Tracey A. Dorsey  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin Johnson and Tracey A. Dorsey  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]  
Notary Public  
My Commission Expires September 26, 2009



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10704 Marriottsville Rd  
which is presently zoned RC5

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) 1A04.3.B.2.b; BCZR, TO

PERMIT A SIDEYARD SETBACK OF 38ft. IN LIEU OF THE REQUIRED 50ft. FOR AN ADDITION.

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 \_\_\_\_\_

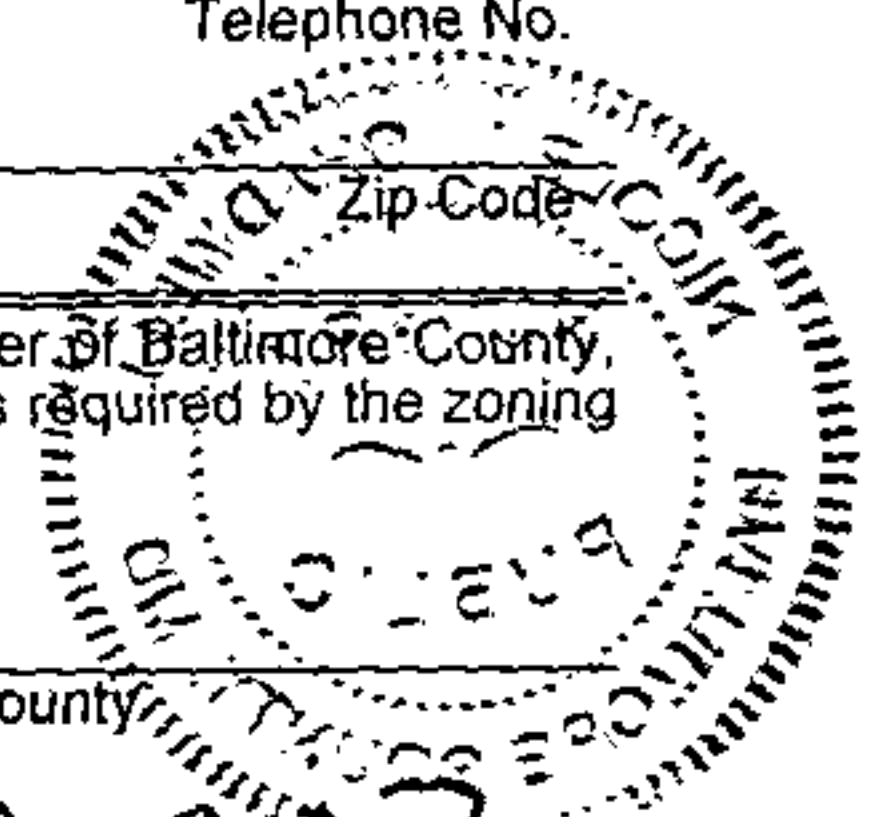
### Legal Owner(s):

Kevin R. Johnson  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Tracey A. Dorsey  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
10704 Marriottsville Rd 410.655.8675  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Randallstown, MD 21133  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name Same  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

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



Zoning Commissioner of Baltimore County

CASE NO. DB-036-A

Reviewed By JUM Date 7-19-07

REV 10/25/01

Estimated Posting Date 7/29

RECEIVED FOR FILES  
8-16-07  
ps

Reasons the zoning regulations cannot be met at 10704 Marriottsville Rd:

1. The current kitchen located on the north side of the house is an impractical 8x12 space for a family of four. It does not permit the family to eat daily meals together. It also lacks sufficient area for food preparation, food storage and storage of pots and pans. In addition, to meet the needs of our expanding family, a fourth bedroom is a necessity.
2. The existing porch is approximately 38' from the property line. The closest neighbor is on the south side of the property approximately 600' away. There are no neighbors on the north side (the subject of this request), only woods. It is unlikely that anyone will ever build on any property adjacent to the house because of the topography.
3. The current covered porch is underutilized, however the proposed plans present an opportunity to enclose the porch and make better use of the space. The existing foundation will be used. The intended use for the porch is as a 1<sup>st</sup> floor playroom for our children, bathroom and mudroom. The second floor will contain the fourth bedroom and laundry room.



ZONING DESCRIPTION FOR 10704 MARRIOTTSVILLE RD, RANDALLSTOWN,  
MD 21133.

BEGINNING for the same point in the first line of parcel of land which by a deed dated April 18, 1940, and recorded among the Land records of Baltimore County in 1104/24, was conveyed by Otis W. Blum, et al to Fred Sadosky and wife, said point being distant North 32 degrees East 396.85 feet measured along said first line from the beginning thereof, and thence running with and binding on a part of the first line and on the second and third lines of said parcel of land the three following courses and distances, viz: North 32 degrees East 82 feet to a pipe, North 84 degrees 25 minutes West 352 feet to a pipe and South 12 degrees 05 minutes West, passing over a pipe set on the North side of Marriottsville Road, 530 feet to a point in the bed of said road, thence running with and binding on a part of the fourth line of said parcel of land and binding on Marriottsville Road, South 85 degrees 45 minutes, East 1211 feet thence leaving said road and outlines for lines of division the three following courses and distances, viz: North 12 degrees 05 minutes East 378.73 feet South 84 degrees 25 minutes East 100 feet and North 76 degrees 21 minutes East 232.51 feet to the parcel of beginning. Also known as 10704 Marriottsville Rd and located in the 2<sup>nd</sup> Election District, 4<sup>th</sup> Councilmatic District.

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF BUDGET AND FINANCE  
 MISCELLANEOUS RECEIPT

PAID RECEIPT

No. 03889

Date: 7-19-07

ISSUED TO: WYOM. TYPE: DRN  
 DATE: 7/19/2007 AMOUNT: 4  
 BY: WALKER, KENNETH  
 DEPT: 58347 7/19/2007 OFA  
 \$65.00 INVOICES VERIFICATION  
 \$65.00 TX \$65.00 CA  
 BALANCE: \$0.00

Fund	Agcy	Orgn	Sub	Rev	Source	Sub	Rev	Rept	BS	Acct	Amount
001	006			65.0							65.00
Total:											65.00

Rec From: KEVIN JOHNSON  
 For: AD VAR.

CASHIER'S  
 VALIDATION

DISTRIBUTION:  
 WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

# CERTIFICATE OF POSTING

RE: Case No: 08-036-A

Petitioner/Developer: KEVIN JOHNSON

Date Of Hearing/Closing: 8/13/07

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 10904 MARRIOTTSVILLE RD

This sign(s) were posted on July 29, 2007  
(Month, Day, Year)

Sincerely,

Martin Ogle 7/29/07  
(Signature of sign Poster and Date)

Martin Ogle  
Sign Poster  
16 Salix Court  
Address  
Balto. Md 21220  
(443-629 3411)

**ZONING NOTICE**

**ADMINISTRATIVE  
VARIANCE**

08-036-A

IN COMPLIANCE TO PLANNING & ZONING DEPARTMENT  
OF ALBUQUERQUE FOR THE POSITION OF LICH OF THE  
REQUIREMENTS

**PUBLIC HEARING ?**

PERSONS TO RECEIVE 24 HOURS NOTICE MUST GO TO  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 P.M. ON MONDAY, AUGUST 27, 2007  
ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT DEPARTMENT  
1111 UNIVERSITY BLVD. TEL. 847-3331  
ALBUQUERQUE, NM 87102

*Master Ogle 7/29/07*

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 08- 036 -A Address 10704 MARZIOTTVILLE Rd.  
Contact Person: J. MERREY Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 7/19 Posting Date: 7/29 Closing Date: 8/13

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

- 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.
- 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.
- 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.
- 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 08- 036 -A Address 10704 MARZIOTTVILLE Rd.  
Petitioner's Name KEVIN JOHNSON Telephone 410-655-8675  
Posting Date: 7/29 Closing Date: 8/13  
Wording for Sign: A VARIANCE TO PERMIT A SIDEYARD SETBACK OF 38ft.  
FOR AN ADDITION IN LIEU OF THE  
REQUIRED 50ft.

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: 036  
Petitioner: KEVIN JOHNSON  
Address or Location: 10704 MARRIOTTSVILLE Rd. RANOA11STOWN, Md. 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: 410-655-8675



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

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

August 14, 2007

Kevin R. Johnson  
Tracey A. Dorsey  
10704 Marriottsville Road  
Randallstown, MD 21133

Dear Mr. Johnson and Ms. Dorsey:

RE: Case Number: 08-036-A, 10704 Marriottsville Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 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

WCR:amf

Enclosures

c: People's Counsel

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** August 6, 2007

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

**RECEIVED**  
AUG 13 2007

BY: .....

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 08-036- Administrative Variance

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

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

Prepared By:

*Curtis Murray*

Division Chief:

*Arnold F. Keller*

CM/LL





State Highway Administration

Maryland Department of Transportation

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

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

Date: JULY 31, 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. 8-36-A
10704 MARIOTTVILLE RD
JOHNSON/DORGEY 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. 8-36A.

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,

Handwritten signature of Michael Bailey

Fod Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** August 1, 2007

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

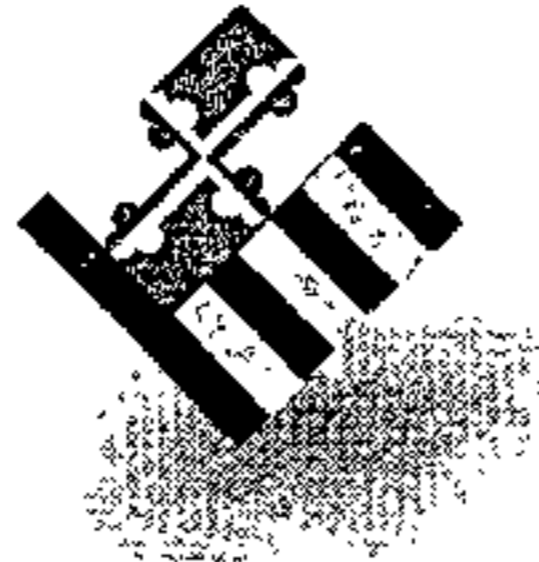
**SUBJECT:** Zoning Advisory Committee Meeting  
For August 6, 2007  
Item Nos. 08-035, 036, 037, 038, 039,  
040, 041, 043, 044, 046, 048 and 051

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-08062007.doc



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 2, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 30, 2007

Item Number: 035, 036, 037, 038, 039, 040, 041, 043, 044, 046, 047, 048, 050, 051

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

2200009674  
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2300003589

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10518

1700007518  
P.B./FOLIO  
039096

10704

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RC 5

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MARRIOTTSVILLE

NW 8-L

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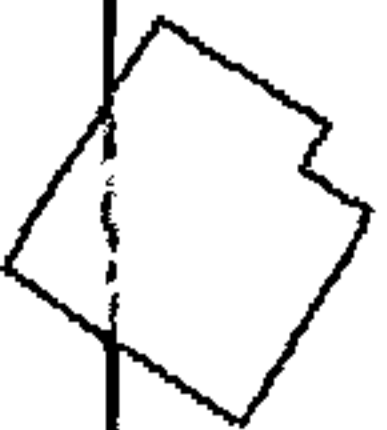
RC 2

0202572170

0213201370

10801

10707



# VARIANCE PLAN 1

OWNERS: KEVIN JOHNSON and TRACEY DORSEY

ED: 2ND

C.D: 4TH

ZONE: RC-5

MAP: 07681-Z

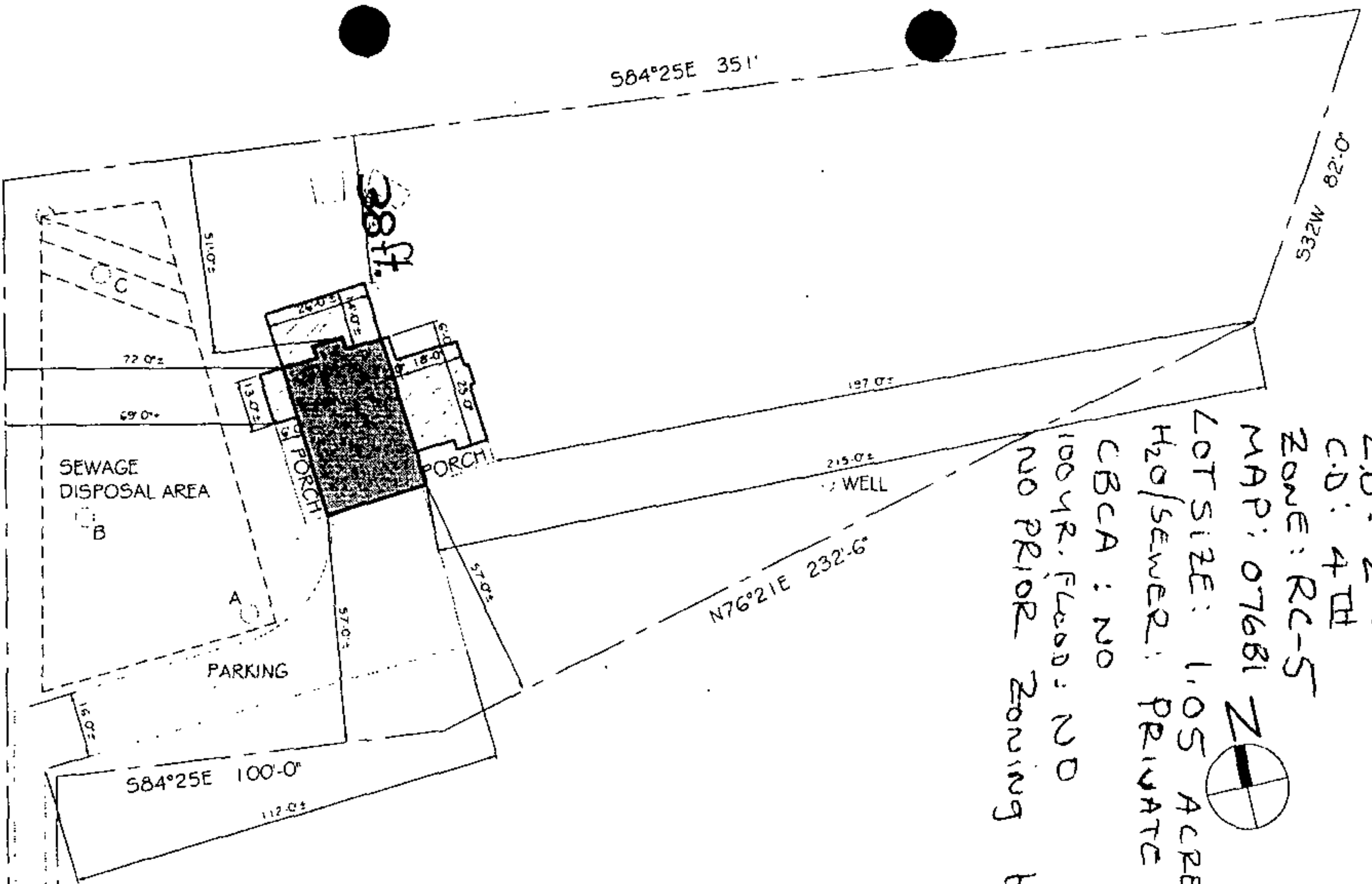
LOT SIZE: 1.05 ACRES ±

H<sub>2</sub>O/SEWER: PRIVATE

CBCA: NO

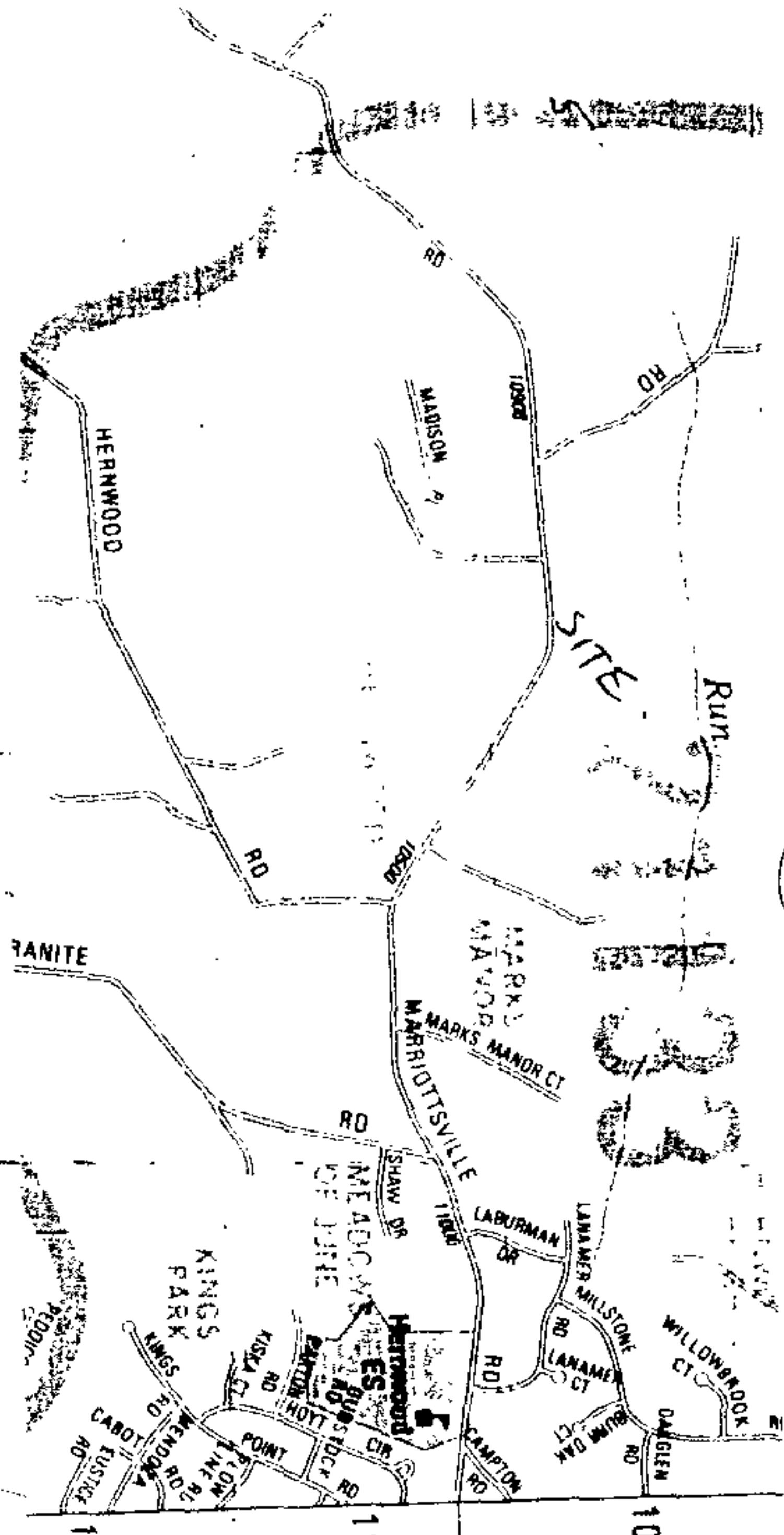
100 YR. Flood: NO

NO PRIOR Zoning HRGS.



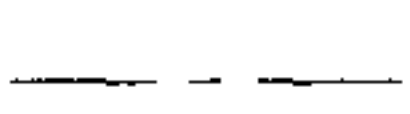


512°05W 530'-0"

DRIVEWAY



## LEGEND

-  EXISTING CONSTRUCTION
-  PROPOSED ADDITIONS
-  PROPERTY LINE

## PLOT PLAN

SCALE: 1" = 50'-0"

**DORSEY - JOHNSON RESIDENCE:  
RENOVATION & ADDITION**  
10704 MARRIOTTSVILLE RD.  
RANDALLSTOWN, MD 21133

NOTES:

PROJECT: 10704

PHASE: PERMIT

DATE: 06.27.07

SHEET: PLOT PLAN

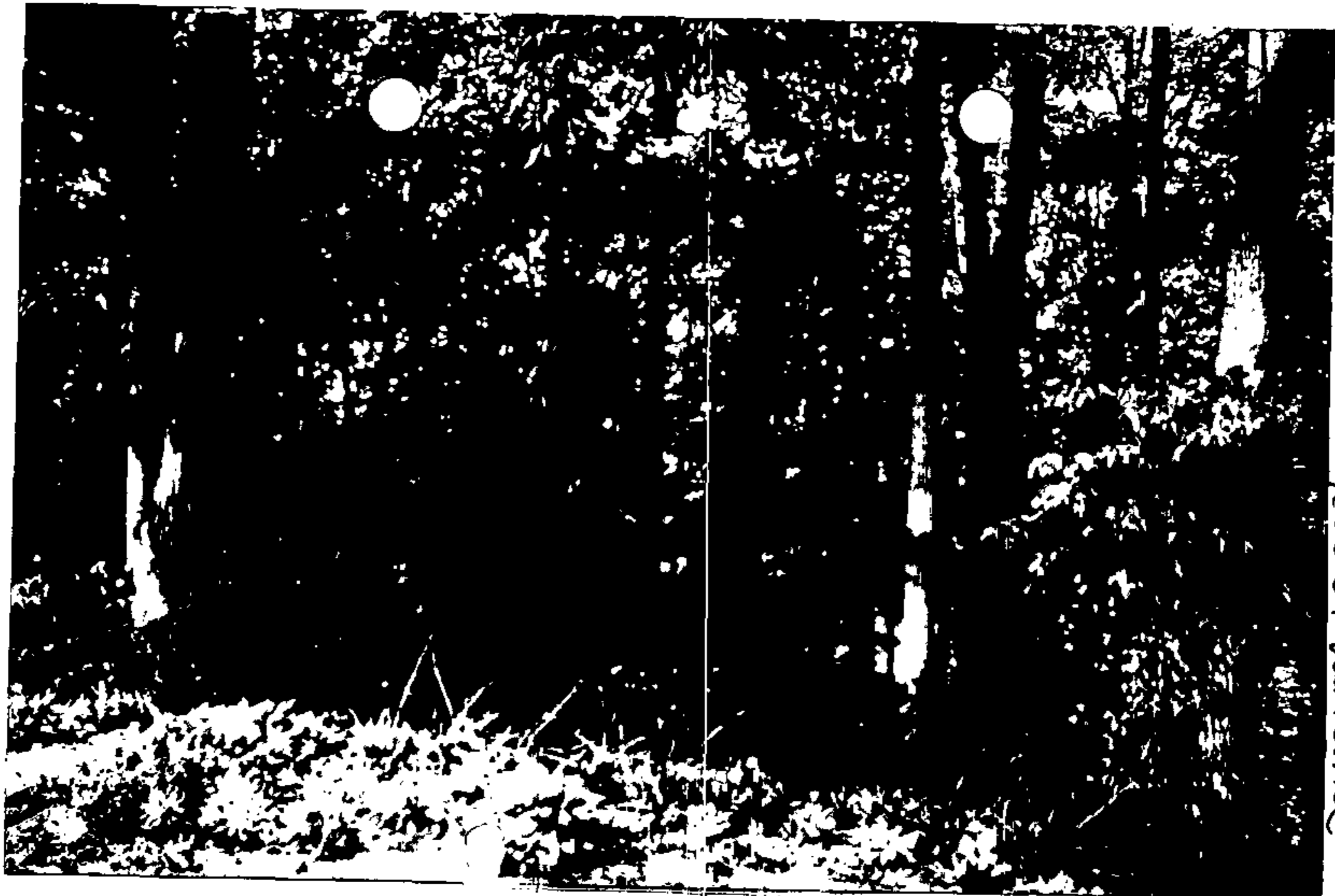
**S-1**



West view of property



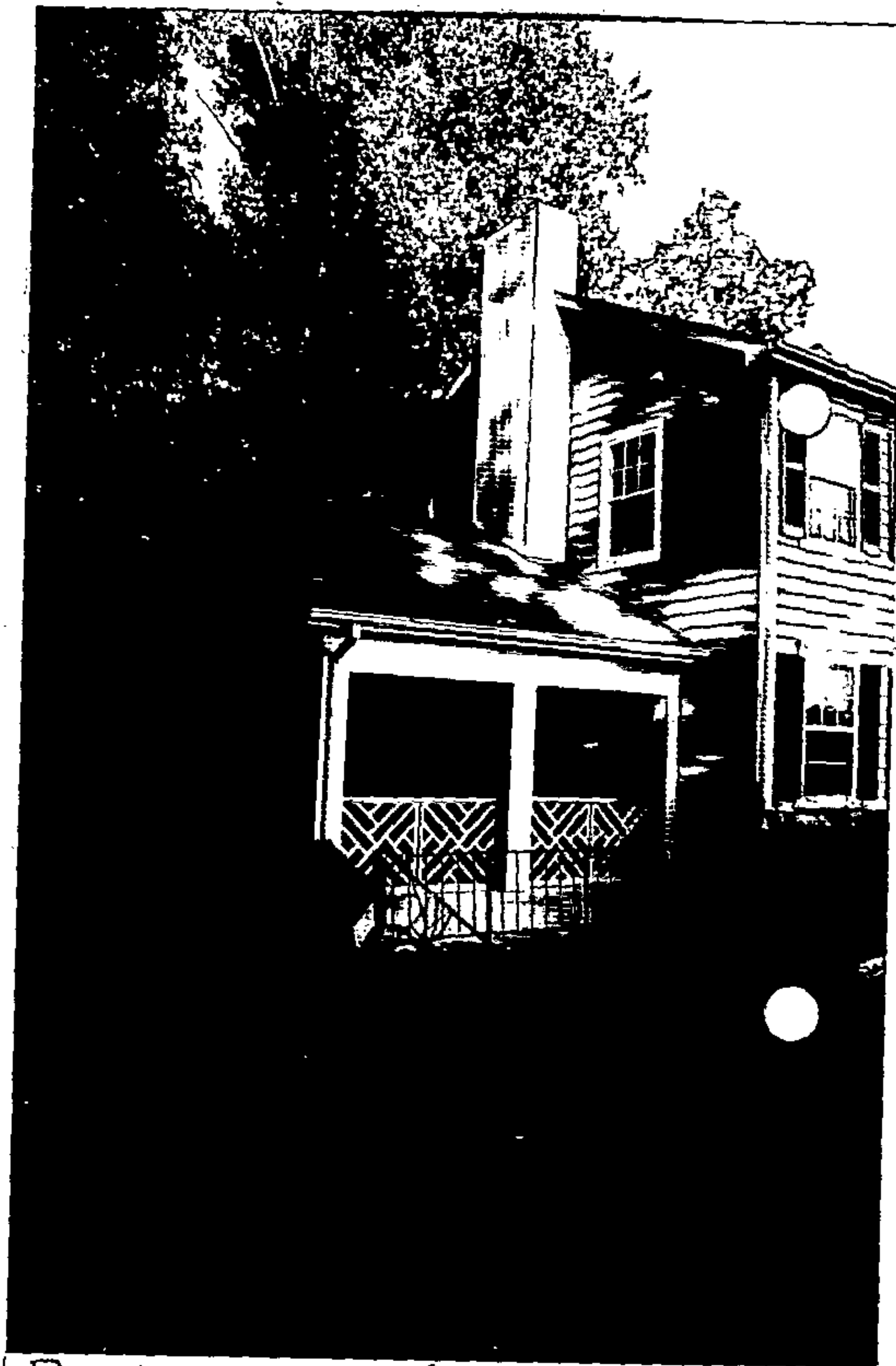
Closest properties view down drive  $\approx$  600 feet



North yard view from porch  
subject of variance



North yard



Porch-subject of variance