IN RE: PETITION FOR ADMIN. VARIANCE NE side of Maple Avenue, 15 feet NW of South Road 15th Election District 7th Councilmanic District **(1401 Maple Avenue)** Caroline M. Davis and Dawn Myers *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY **Case No. 08-196-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, Caroline M. Davis and Dawn Myers for property located at 1401 Maple Avenue. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing barn (accessory building) to be located in a portion of the rear yard closest to the side street in lieu of the required third of the rear yard furthest removed from the side street, and to permit a height of 19 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The existing barn measures 40 feet x 24 feet x 19 feet in size. The height, setback and location restrictions were not met due to errors by the contractor. The additional height is used for storage and a workshop area.

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 November 6, 2007, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. The comments further recommend that plantings be provided between the property lines of 811 Hyde Park Road and 1403 Maple Avenue.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 3, 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. It is unreasonable to require the Petitioners to relocate or remove the already-existing accessory structure.

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 27th day of November, 2007 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing barn (accessory building) to be located in a portion of the rear yard closest to the side street in lieu of the required third of the rear yard furthest removed from the side street, and to permit a height of 19 feet in lieu of the maximum allowed 15 feet 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. Provide plantings to screen the property lines between 811 Hyde Park Road and 1403 Maple Avenue and the subject property to minimize the view of the new barn from the neighbors' properties.

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
Date 11-27-07
By B3

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 27, 2007

CAROLINE M. DAVIS AND DAWN MYERS
1401 MAPLE AVENUE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 08-196-A
Property: 1401 Maple Avenue

Dear Ms. Davis and Ms. Myers:

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

TAX ACCOUNT # 1 5 0 2 6 5 5 1 6 0

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1401 Maple Ave Balto Md 21221
which is presently zoned D.R. 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) 400.1 and 400.3 , BCZR, to permit an existing barn (accessory building) to be located in a portion of the rear yard closest to the side street in lieu of the required third of the rear yard furthest removed from the side street,and to permit a height of 19 feet in lieu of the maximum allowed 15 feet.

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):

Carolinem Davis
Name - Type or Print

Caroline M. Davis
Signature

Dawn Myers
Name - Type or Print

Dawn Myers
Signature

1401 Maple ave (410) 952-4542
Address Telephone No.

Balto, Md 21221
City State Zip Code

Representative to be Contacted:

Wendell Davis
Name

1401 Maple ave (410) 419-4950
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. 08-196-A

REV 10/25/01

FILING RECEIVED FOR FILING
11-27-07
By PB

Reviewed By JNP **Date** 10/24/07

Estimated Posting Date 11/4/07

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 1401 Maple ave
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):

The height and set-back and location restriction for garage were not met due to contractor error. However, I am sorry this ocurred and do not beleive this will cause anyone else any harm. Not wanting to cause any hardship for my elderly mother, I respectfully request this variance

Additional imformation 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.

Caroline M. Davis
Signature

CAROLINE M. DAVIS
Name - Type or Print

Dawn Myers
Signature

Dawn Myers
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of September 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland, Baltimore County

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara G. Bressi
Notary Public

My Commission Expires 2-1-09

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.

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Address
Balto md. 21221
City State Zip Code

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The height and set-back restriction for garage were not metdue to contractor error. However, I am sorry this ocurred and do not believe this will cause anyone else any harm. Not wanting to cause any hardship for my elderly mother, I respectfully request this variance

Additional imformation 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.

CAROLINE M. DAVIS
Signature
Caroline M. Davis
Name - Type or Print

Dawn Myers
Signature
Dawn Myers
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland, Baltimore County

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara S. Bresser
Notary Public

My Commission Expires 2-1-09

REV 10/25/01

T[illegible]CCOUNT # 1 5 0 2 6 5 5 1 6 0

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1401 Maple Ave. Balto Co Md. 21221
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) 400.1 and 400.3,BCZR, to permit an existing Barn (accessory building) to be located in a portion of the rear yard closest to the side street in lieu of the required third of the rear yard furthest removed from the side street,and to permit a height of 19 feet in lieu of the maximum allowed 15 feet.

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):

Caroline M. Davis
Name - Type or Print

Caroline M Davis
Signature

Dawn Myers
Name - Type or Print

Dawn Myers
Signature

1401 Maple ave (410) 952-4542
Address Telephone No.

Balto, Md 21221
City State Zip Code

Representative to be Contacted:

Wendell Davis
Name

1401 Maple ave (410) 419-4950
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. _____

REV 10/25/01

[illegible] RECEIVED FOR FILING
Date 11-27-07
By B3

Reviewed By _____ **Date** _____

Estimated Posting Date _____

Variance Petition
Additional Information

Issue 1: Height: Increased height is attributed to additional storage & workshop area immediately above main storage area,hobby workshop areas, and other space on the 1st floor.

Issue 2. set back location

The current positioning of the barn was due to installed error in an effort to avoid the removal of established trees on the lot. see the attched page to find that the current position of the barn /pole building is partially within the 400.1 compliant area.

Issue 3. Electrical Meter

Having an additional electrical (meter) would allow seperate billing & avoid an inadvertant additional expense to (mother)

08-196-A

ZONING DESCRIPTION FOR 1401 Maple Avenue
(Address)

Beginning at a point on the northeast **Side of**
(north,south,east or west)

Maple Avenue **WHICH IS** 40 feet
(name of street on which property fronts) (number of feet of right -of-way width)

Wide at the distance of 15 feet northwest **of the**
(number of feet) (north,south,east or west)

Centerline of the nearest improved intersection street South Road
(name of street)

Which is 30 feet **wide. *Being Lot #** 56
(Number of feet of right-of-way width)

Block _____ **Section #** _____ **in the subdivision of** Goodwood Farms
(name of subdivision)

As recorded in Baltimore County Plat Book # 6 **,Folio #** 165

Containing 23,000 square ft. **. Also known as** 1401 Maple Ave.
(square feet of acres) (property address)

And located in the 15th **Election District,** 7th **councilmanic District.**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 06826

Date: 10/24/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00
							Total:	65.00

Rec From: Carolyne Davis/Dawn Myers

For: Adm. Variance - 1401 Maple Ave.
08-196-A (Davis/Meyers)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
Dept Total $65.00
Total Chg $65.00
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No: 08-192-A

Petitioner/Developer:
DAVIS/MEYERS

Date Of Hearing/Closing: 11/19/07

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

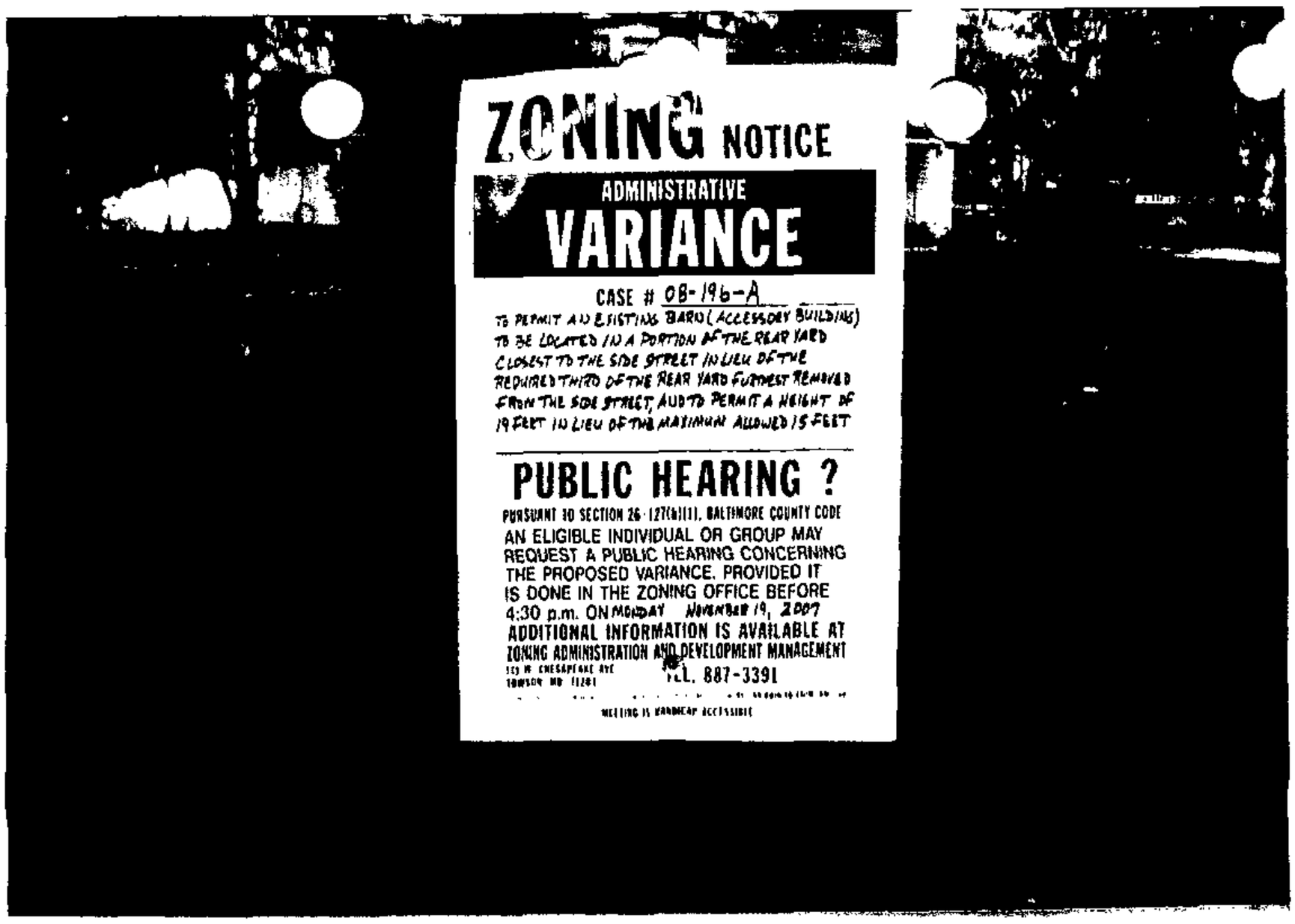
Attention:

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 1401 MAPLE AVENUE

This sign(s) were posted on November 3, 2007.
(Month, Day, Year)

Sincerely,
Martin Ogle 11/3/07
(Signature of sign Poster and Date)
Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 08-196-A
TO PERMIT AN EXISTING BARN (ACCESSORY BUILDING) TO BE LOCATED IN A PORTION OF THE REAR YARD CLOSEST TO THE SIDE STREET IN LIEU OF THE REQUIRED THIRD OF THE REAR YARD FURTHEST REMOVED FROM THE SIDE STREET, AND TO PERMIT A HEIGHT OF 19 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
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 NOVEMBER 19, 2007
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08-196 -A Address 1401 Maple Ave.

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/24/07 **Posting Date:** 11/4/07 **Closing Date:** 11/19/07

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 08-196 -A Address 1401 Maple Avenue

Petitioner's Name Davis / Meyers Telephone 410-419-4950 (Ask for Wendell)

Posting Date: 11/4/07 **Closing Date:** 11/19/07

Wording for Sign: To Permit an existing barn (accessory building) to be located in a portion of the rear yard closest to the side street in lieu of the required third of the rear yard furthest removed from the side street, and to permit a height of 19 feet in lieu of the maximum allowed 15 feet.

WCR - Revised 6/25/04

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 19, 2007

Caroline M. Davis
Dawn Myers
1401 Maple Avenue
Baltimore, MD 21221

Dear Ms. Davis and Ms. Myers:

RE: Case Number: 08-196-A, 1401 Maple Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY
MARYLAND

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

November 16, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 20, 2007

Item Number: Item Numbers 196, 206 through 216

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
410-887-4880 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 6, 2007

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

RECEIVED
NOV 13 2007
BY:.....

SUBJECT: **8-196 – Administrative Variance**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 feet in lieu of the maximum permitted 15 feet and location releif 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.
3. Provide plantings to screen on the property lines between 811 Hyde Park Rd. and 1403 Maple Ave. and the subject property to minimize the view of the new barn from the neighbor's property.

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

Reviewed by: Curtis Murray

AFK/LL: CM

W:\DEVREV\ZAC\8-196.doc

Adm ✓
Clearing 11-19-07

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: NOVEMBER 1, 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. 8-196-
1401 MAPLE AVENUE
DAVIS / MYERS 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. 8-196 .

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TIMOTHY M. KOTROCO, Director

DONALD E. BRAND, Buildings Engineer

BUILDING PERMIT

PERMIT #: B661210 CONTROL #: NR DIST: 15 PREC: 01
DATE ISSUED: 04/16/2007 TAX ACCOUNT #: 1502655160 CLASS: 04

PLANS: CONST PLOT 2 R PLAT DATA ELEC NO PLUM NO
LOCATION: 1401 MAPLE AVE
SUBDIVISION: GOODWOOD FARMS

OWNERS INFORMATION
NAME: DAVIS,CAROLINE
ADDR: 1401 MAPLE AVE

TENANT:
CONTR: OWNER
ENGNR:
SELLR:
WORK: CONSTRUCT POLE BARN ON REAR OF PROPERTY.
ACCESSORY STRUCTURE LETTER ATTACHED.
40'X24'X15'MAX=960SF
FLOOD ZONE C;ELEV 19'PER GIS

BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & POLE BARN
EXISTING USE: SFD

TYPE OF IMPRV: NEW BULDING CONTRUCTION
USE: OTHER - RESIDENTIAL
FOUNDATION: CONCRETE BASEMENT: NONE
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 100.00 X 200.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 90'/47'
SIDE STR SETB:
REAR SETB: 53'

THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

MAKE CHECKS
PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	ELECTION DISTRICT	ASSESSMENT	LEVY PERIOD
15-23-153800	2008	FY	07/01/2007	15	33,800	JULY 1,2007-JUNE 30,2008

CHARGES	
SEWER BENEFIT	25.20
SEWER SERVICE	
WATER BENEFIT	
WATER DISTRIBUTION	
CONSTRUCTION LOAN	15.32
BAY RESTORATION FEE	
TOTAL CHARGES	40.52

PROPERTY STATUS
NOT A PRINCIPAL RESIDENCE

	RATE PER $100	TAXES/CHARGES
COUNTY TAX	1.10	371.80
STATE TAX	.112	37.86
CHARGES		40.52

OWNER'S NAME AND ADDRESS
DAVIS CAROLINE/WENDELL A,JR
MYERS DAWN
1 POCASSET CT
BALTIMORE MD 21220

PROPERTY DESCRIPTION
GOODWOOD FARMS
00000 MAPLE
3-035533

GROSS BILL 450.18

LOT	BLOCK	SEC	PLAT	BOOK	FOLIO
55A			2	09	046

INTEREST/ DISCOUNT

NET TOTAL

CONSTANT YIELD 1.036 DIFFERENCE 0.064

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	
15-23-153800	2008	FY	07/01/2007	3-035533

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL PAYMENT CHARGES

IF PAID BY

DISCOUNT

PAY THIS AMOUNT

SEMIANNUAL PAYMENT ELIGIBILITY :

A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL PROPERTY THAT IS DESIGNATED AS THEIR 'PRINCIPAL RESIDENCE'.

THIS PROPERTY IS IDENTIFIED WITH THE STATE DEPARTMENT OF ASSESSMENTS AS 'NOT A PRINCIPAL RESIDENCE' AND IS NOT ELIGIBLE FOR THE SEMIANNUAL PAYMENT OPTION. TO CORRECT STATUS CALL 410-512-4905.

SECOND SEMIANNUAL PAYMENT

MAKE CHECKS
PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	ELECTION DISTRICT	ASSESSMENT	LEVY PERIOD
15-02-655160	2008	FY	07/01/2007	15	161,036	JULY 1,2007-JUNE 30,2008

CHARGES	
SEWER BENEFIT	60.00
SEWER SERVICE	457.92
WATER BENEFIT	
WATER DISTRIBUTION	79.02
CONSTRUCTION LOAN	109.47
BAY RESTORATION FEE	30.00
TOTAL CHARGES	736.41

PROPERTY STATUS
PRINCIPAL RESIDENCE

	RATE PER $100	TAXES/CHARGES
COUNTY TAX	1.10	1,771.40
STATE TAX	.112	180.36
LESS HOMESTEAD CREDIT		567.98-
CHARGES		736.41

OWNER'S NAME AND ADDRESS
DAVIS CAROLINE/WENDELL A,JR.
MYERS DAWN
1 POCASSET CT
BALTIMORE MD 21220

PROPERTY DESCRIPTION
GOODWOOD FARMS
01401 MAPLE
3-035532

GROSS BILL 2,120.19

LOT	BLOCK	SEC	PLAT	BOOK	FOLIO
56				06	165

INTEREST/ DISCOUNT
NET TOTAL

CONSTANT YIELD 1.036 DIFFERENCE 0.064

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	
15-02-655160	2008	SA	07/01/2007	3-035532

OWNER'S NAME AND ADDRESS

	FIRST SEMIANNUAL PAYMENT CHARGES
50% COTAX	885.70
50% STTAX	90.18
50% HSTCR	283.99-
50% CHARGES	368.21

IF PAID BY	DISCOUNT	PAY THIS AMOUNT
7/31	6.02-	1,054.08
8/31	3.01-	1,057.09
9/30		1,060.10
SECOND SEMIANNUAL PAYMENT		
12/31		1,060.09

DAVIS CAROLINE/WENDELL A,JR
MYERS DAWN
1 POCASSET CT
BALTIMORE MD 21220

1502655160200858A0070010540800105709001060100000000000000000000000

1508006090
1323
816
1510000840
HYDE PARK
811
1513751580
1413
2300003586
1415
AVENUE
1503231880
811
1502650981
1325
1414
1508003101
1329
1329
1507471690
Site
PARK
15-23-153800
1329
1507471690
0
20
SE 1-I
1508003100
15-ED
1330
MAPLE
1401
0
20.3
15-02-655160
20.8
0
1401
1501970110
1330
1502655160
1508003100
HYDE PARK
1401
DR 5.5 097C3
1426
19.6
0
1506201360
0
7 CD
1403
1502654000
1403
1504000440
717
715
1504001760
715
1510450220
1504001760
1414
1523503481
1405
717
1504000440
15.5
AVENUE
0
715
0
1513207650
1420
1506001040
1420
1504000441
MAPLE
1409
1510452500
1414
0
705
1502571000
0
1503470690
1424
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1413
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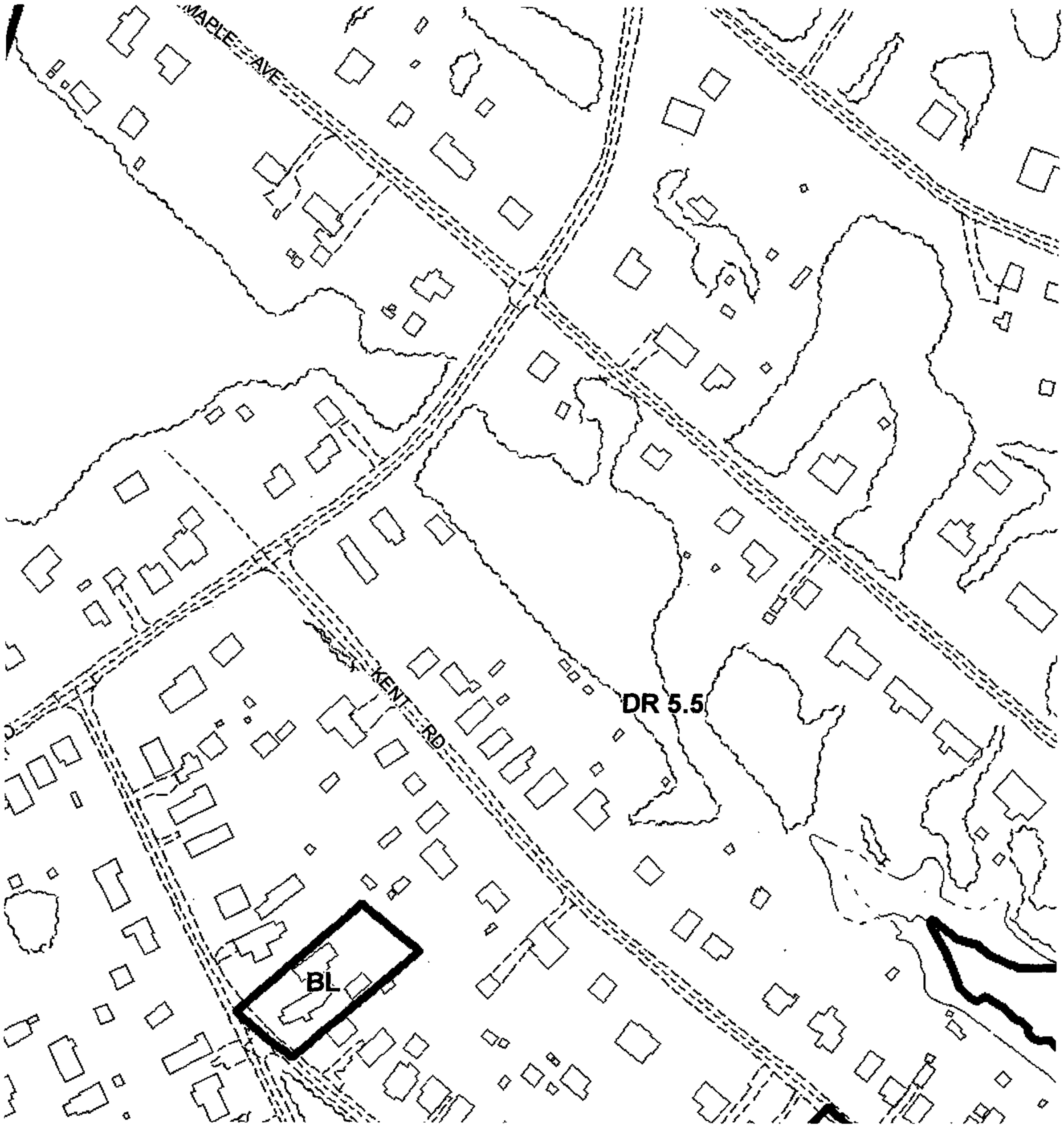
1422
1512201250

097 C3



097C3

PLAT TO ACCOMPANY PETITION FOR ZONING ☑ VARIANCE ☐ SPECIAL HEARING

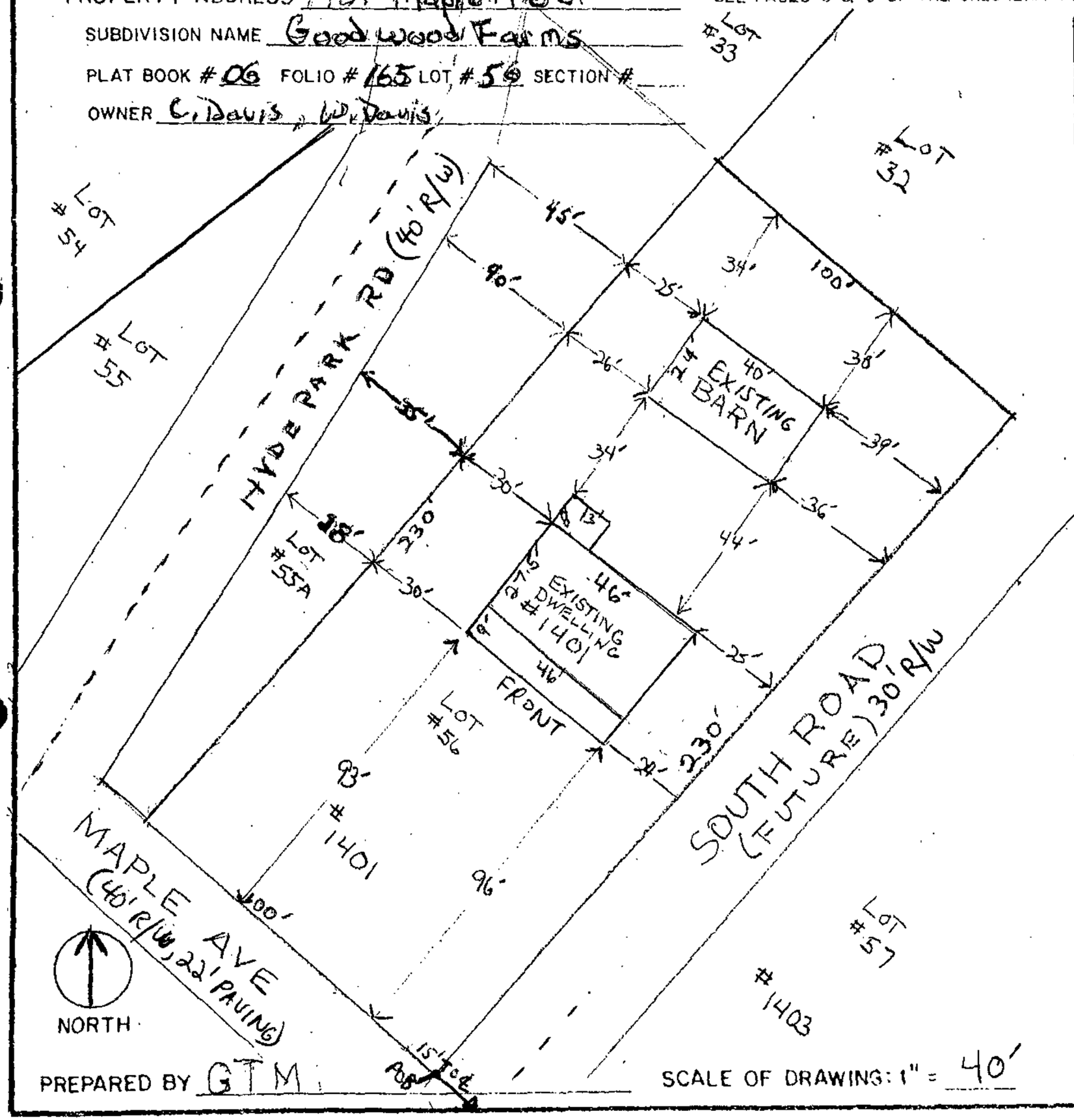
PROPERTY ADDRESS 1401 Maple Ave.

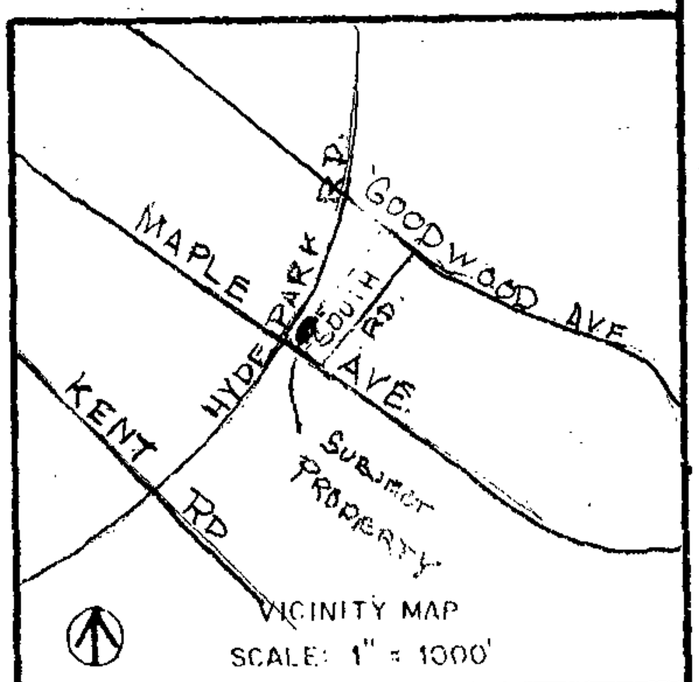
SUBDIVISION NAME Goodwood Farms

PLAT BOOK # 06 FOLIO # 165 LOT # 56 SECTION #

OWNER C. Davis, W. Davis

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 097C3

ZONING DR 5.5

LOT SIZE 100' x 230' 23000
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☑	☐
WATER	☑	☐

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

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

PREPARED BY GTM

SCALE OF DRAWING: 1" = 40'

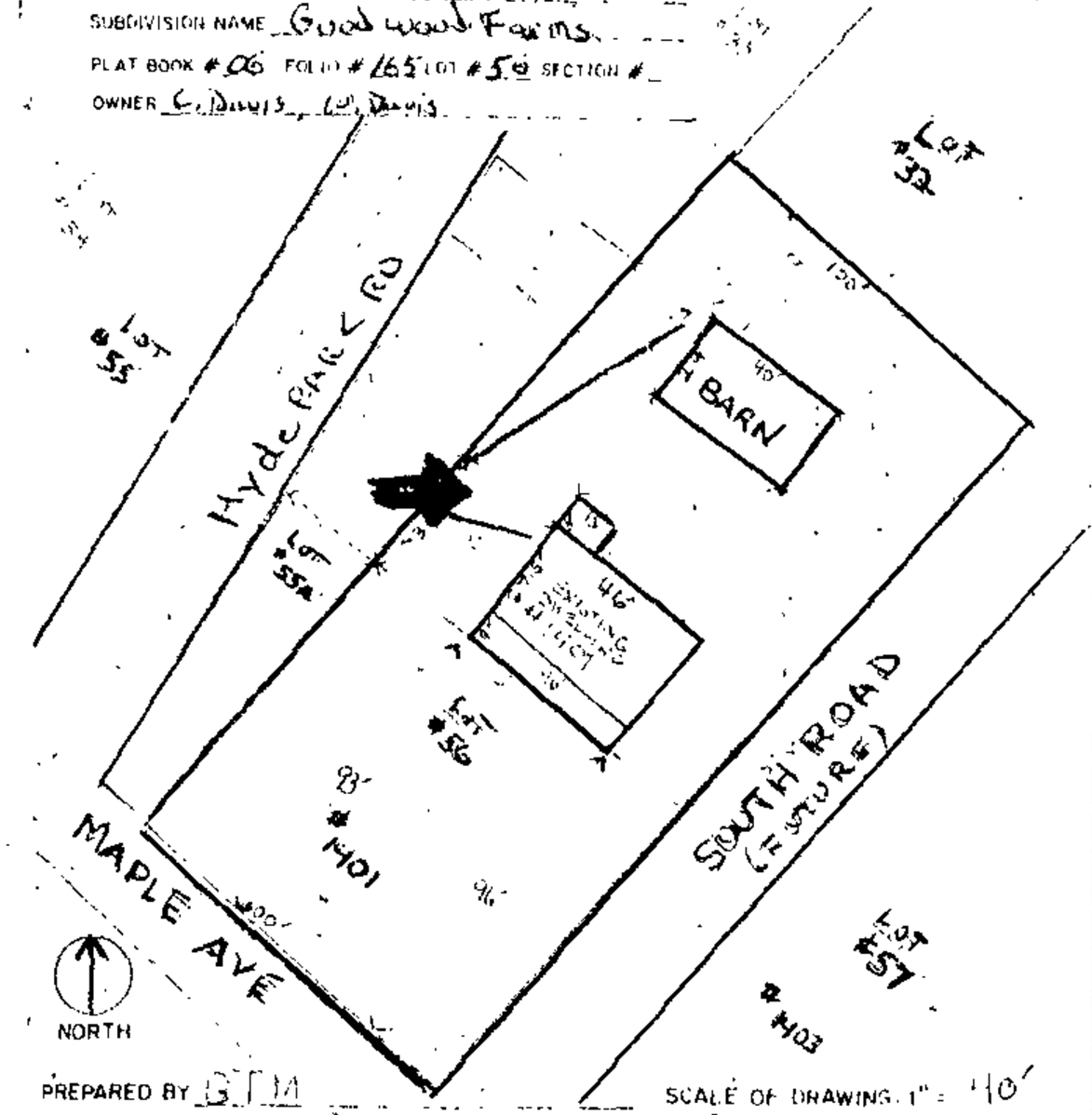
PLAT TO ACCOMPANY PETITION FOR ZONING [ ] VARIANCE [ ] SPECIAL HEARING

PROPERTY ADDRESS 1201 Maple Ave

SUBDIVISION NAME Good wood Farms

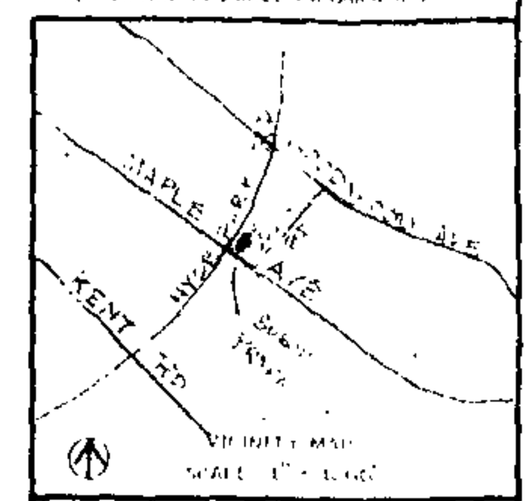
PLAT BOOK # 06 FOLIO # 165 LOT # 56 SECTION #

OWNER G. Davis, W. Davis



PREPARED BY BTM

SCALE OF DRAWING 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 100' x 230' 2 ACREAGE SQ. AC.

	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY / BUILDING	[ ]	[X]
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

(1)

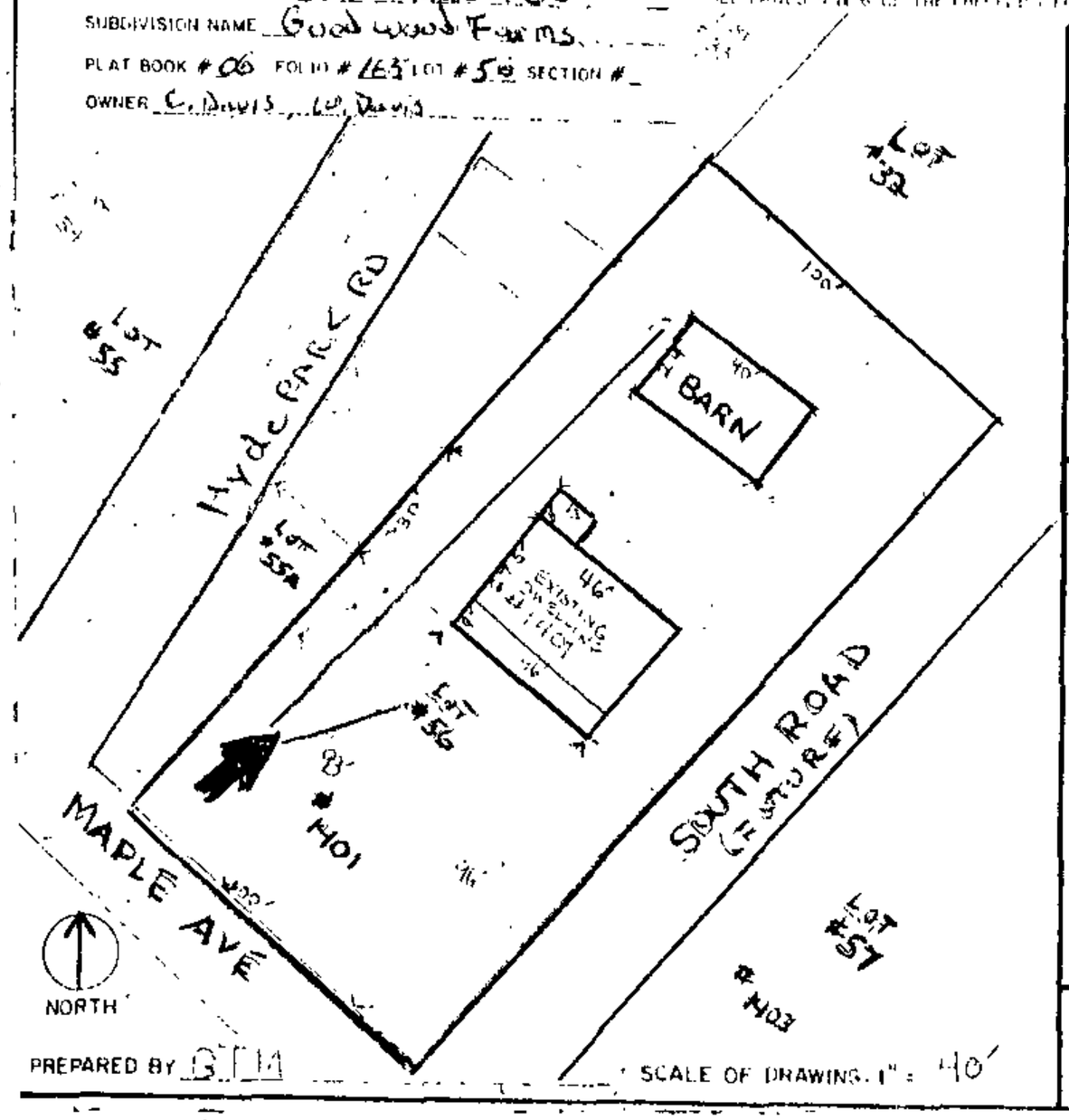
PLAT TO ACCOMPANY PETITION FOR ZONING [ ] VARIANCE [ ] SPECIAL HEARING

PROPERTY ADDRESS 401 Maple Ave

SUBDIVISION NAME Good Wood Farms

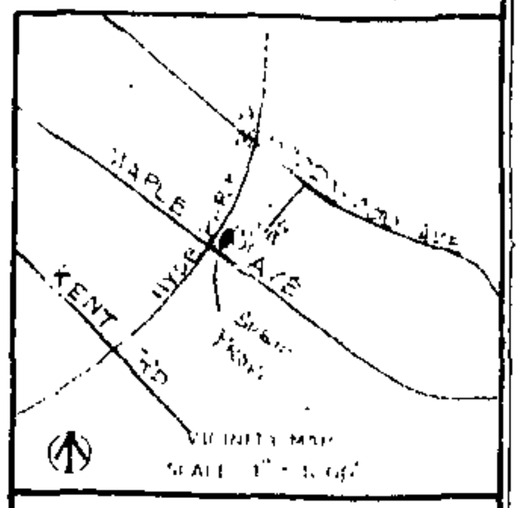
PLAT BOOK # 06 FOLIO # 163 LOT # 56 SECTION #

OWNER C. Davis, W. Davis



PREPARED BY B.T.M.

SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 100 x 230 23,000

	ACREAGE / PUBLIC	SQ. FEET / PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY/ BUILDING	[ ]	[X]
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

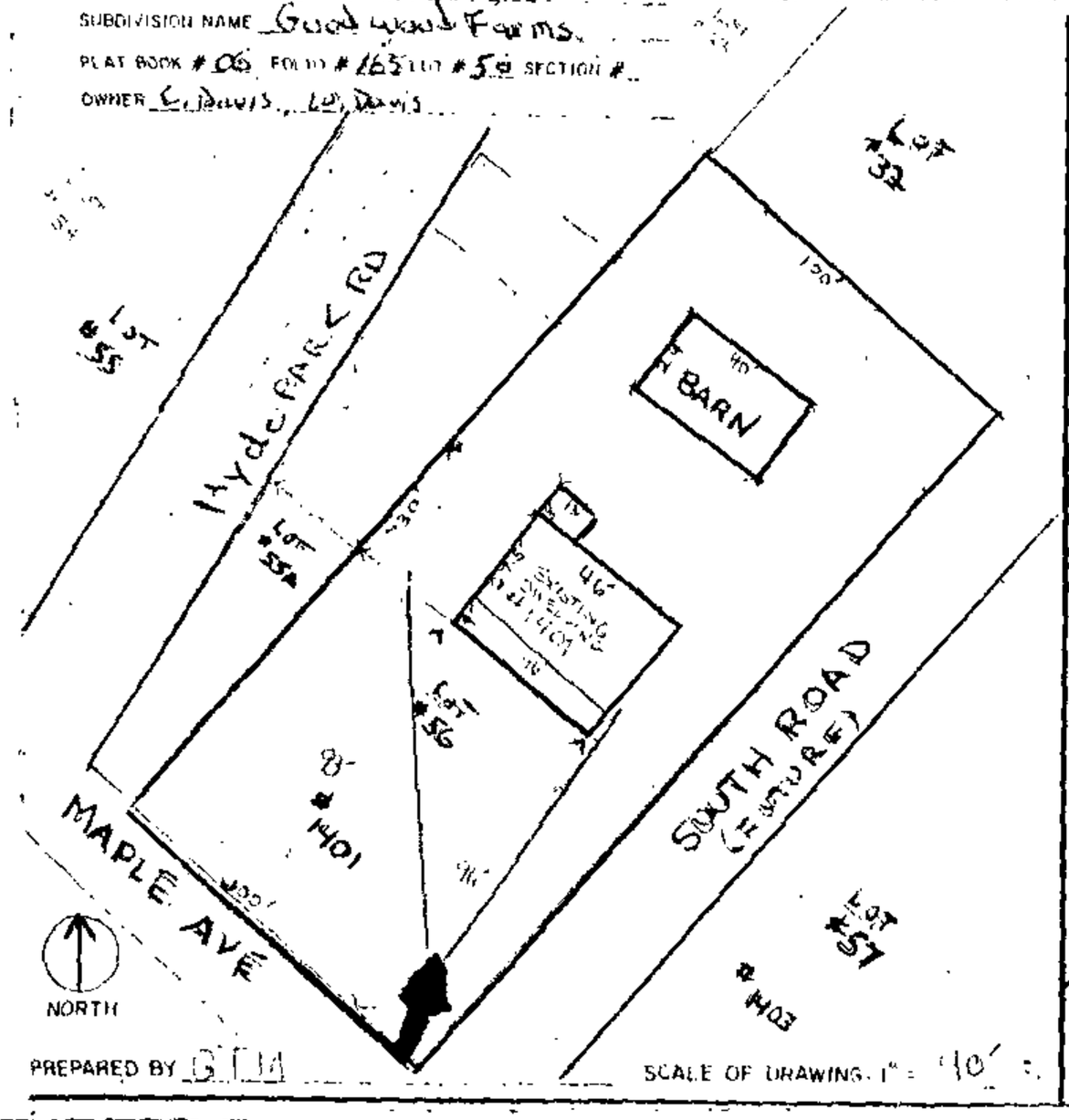
PLAT TO ACCOMPANY PETITION FOR ZONING [ ]VARIANCE [ ]SPECIAL HEARING

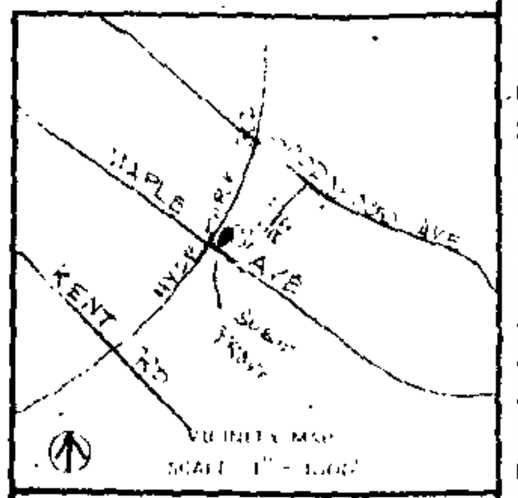
PROPERTY ADDRESS 1401 Maple Ave

SUBDIVISION NAME Good Good Farms.

PLAT BOOK # 06 FOLIO # 165 LOT # 56 SECTION #

OWNER L. Davis, L.P. Davis





LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 100' x 230' 2 ACREAGE SQ. FT.

	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY/BUILDING	[ ]	[X]

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY G.T.H. SCALE OF DRAWING: 1" = 10'

PLAT TO ACCOMPANY PETITION FOR ZONING [ ] VARIANCE [ ] SPECIAL HEARING

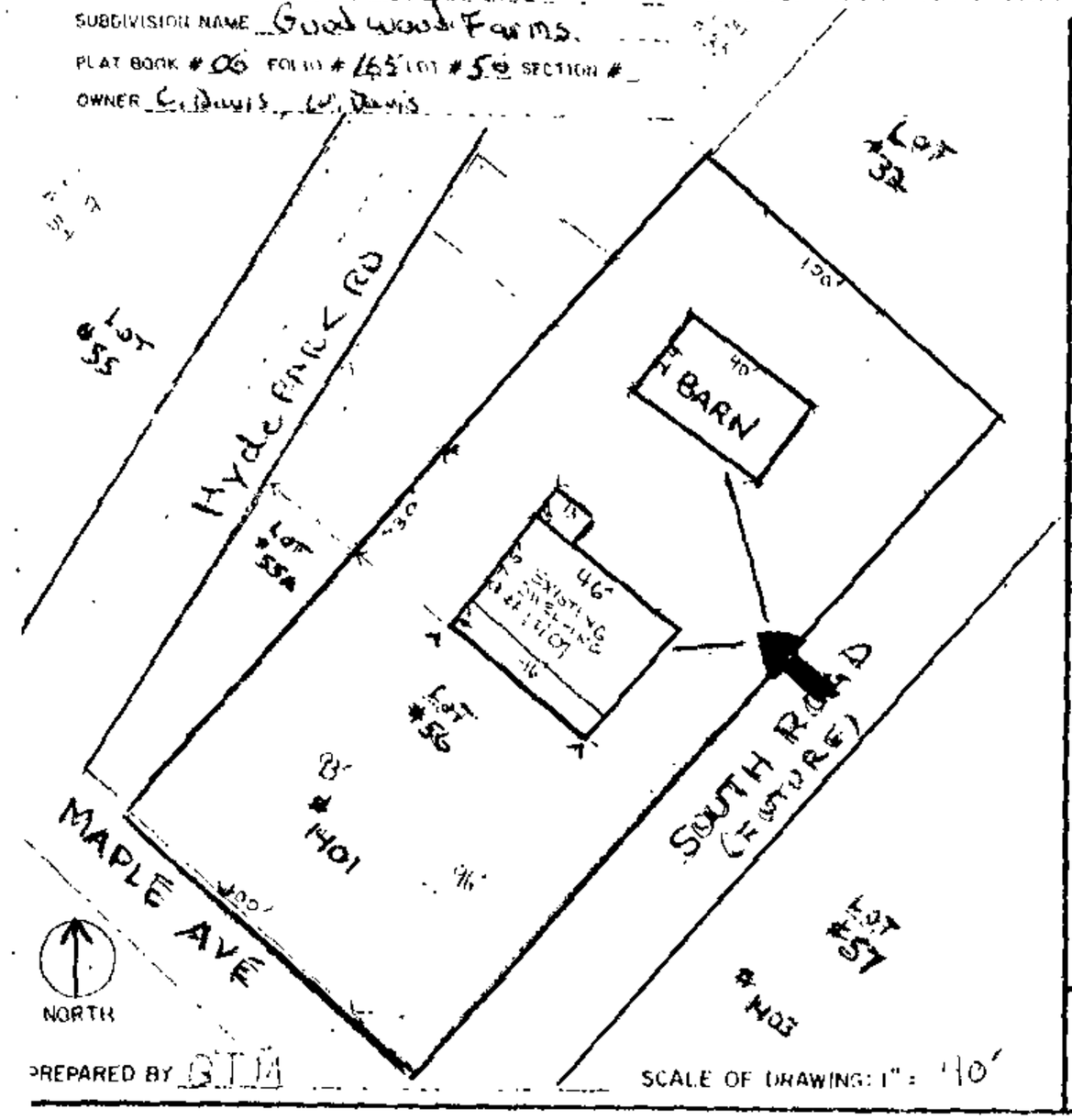
PROPERTY ADDRESS 1 N Maple Ave

SUBDIVISION NAME Good wood Farms.

PLAT BOOK # 06 FOLIO # 165 LOT # 56 SECTION # _

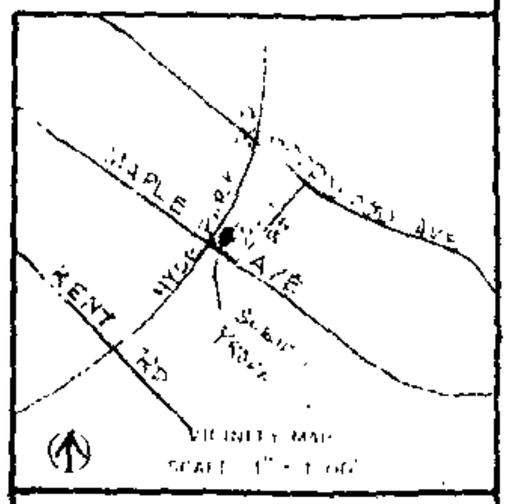
OWNER G. Davis, W. Davis

SEE PAGES 4 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



PREPARED BY GTM

SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 200' x 230' 23,000 SQ. FT.
ACREAGE SQ. FT.

	PUBLIC	PRIVATE
SEWER	✓	
WATER	✓	

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	✓
100 YEAR FLOOD PLAIN	[ ]	✓
HISTORIC PROPERTY/ BUILDING	[ ]	✓

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PLAT TO ACCOMPANY PETITION FOR ZONING [ ] VARIANCE [ ] SPECIAL HEARING

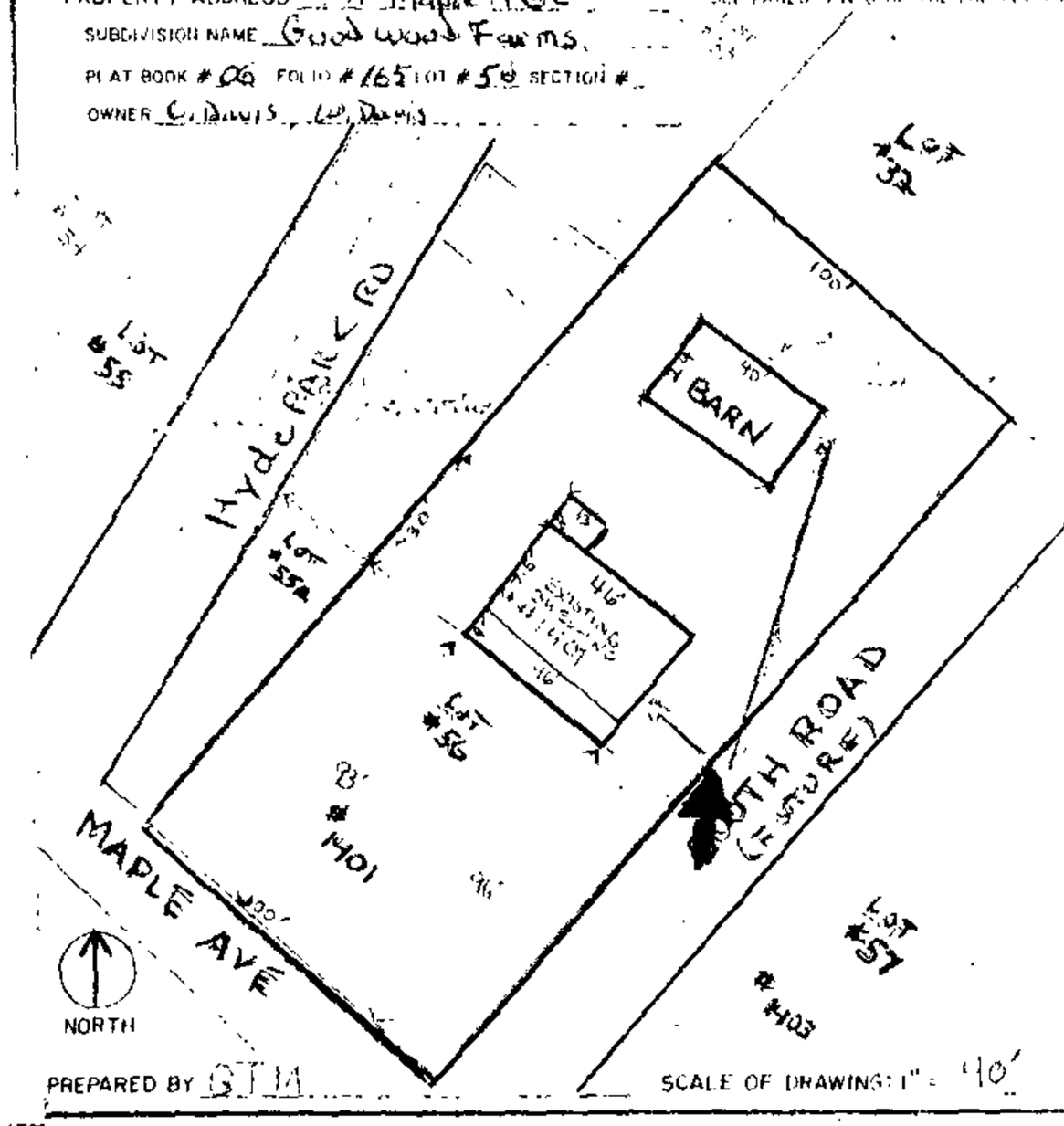
PROPERTY ADDRESS 101 Maple Ave

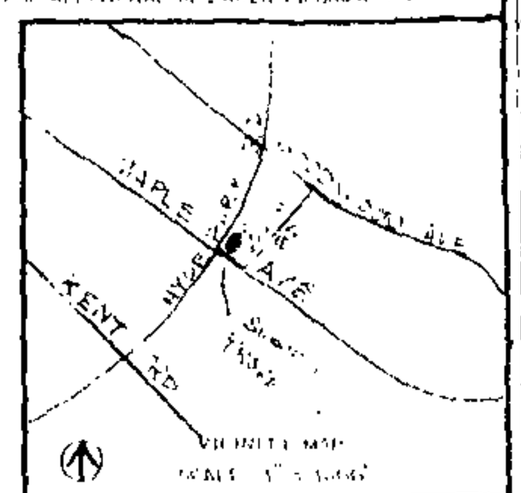
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Good wood Farms

PLAT BOOK # 06 FOLIO # 165 LOT # 56 SECTION #

OWNER G. Davis, W. Davis





LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 100' x 230' 2 [redacted]
ACREAGE SQ. FT.

	PUBLIC	PRIVATE
SEWER	✓	
WATER	✓	

	YES	NO
CHESAPEAKE BAY CRITICAL AREA		✓
100 YEAR FLOOD PLAIN		✓
HISTORIC PROPERTY/ BUILDING		✓
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY GTM

SCALE OF DRAWING: 1" = 40'

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 30, 2007

DAK

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2007
Item Nos. 08-157, 184, 185, 186, 187, 188, 190, 191, 192, 193, 194, and 196

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-10302007.doc