

**IN RE: PETITION FOR ADMIN. VARIANCE**

S side Clairmour Lane, 2,000 feet S  
of c/l of Broadway Road  
8<sup>th</sup> Election District  
2<sup>nd</sup> Councilmanic District  
**(11700 Clairmour Lane)**

George M. and Kimberly Ballantine  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 08-268-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, George M. and Kimberly Ballantine for property located at 11700 Clairmour Lane. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (proposed pool house) in the rear yard of existing dwelling with a height of 17.5 feet in lieu of the maximum allowed height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The pool house measures 15 feet x 20 feet in size. The additional building height is necessary to that the pool house is architecturally compatible with the existing dwelling. The pool house will be used for the storage of equipment, tables, chairs and umbrellas. The additional height of 2.5 feet will not have any impact on adjacent properties. The subject property contains 4.301 acres zoned RC 5.

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 January 24, 2008, 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.

ORDER RECEIVED FOR FILED  
1-28-08  
pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 30, 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 Petitioners.

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 28<sup>th</sup> day of January, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (proposed pool house) in the rear yard of existing dwelling with a height of 17.5 feet in lieu of the maximum allowed height of 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.

~~NOT RECORDED FOR FILE~~  
1-28-08  
pm

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





Flood

TAX. ACCOU 2300002001

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11700 Clairmont Lane which is presently zoned RC 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) BCCR 400.3

TO PERMIT AN ACCESSORY BUILDING (PROPOSED POOL HOUSE) IN THE REAR YARD OF EXISTING DWELLING WITH A HEIGHT OF 17.5 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 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):

George M. Ballantive Name - Type or Print Signature Address Telephone No. City State Zip Code 11700 Clairmont Lane (410) 252-3201 Lutherville MD 21093

Representative to be Contacted:

Lee Giroux Name Address Telephone No. City State Zip Code 573 McManus Way 443-901-0735 Towson, MD 21286

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. 08-268-A Reviewed By A. Tsui Date 12/12/2007 Estimated Posting Date 12/30/07 - 01/14/2008 REV 10/25/01 1-2808

# 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

573 McManus Way  
Address  
Towson  
City  
Md.  
State  
21286  
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):

- ① Pool house is necessary for all essential equipment, tables, chairs, & umbrella's.
- ② The height exceeds the requirements, & to match the architectural character of the existing dwelling.
- ③ No plumbing, or bathroom is existing, & the accessory structure will only be used for storage of above mentioned in item #1.

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

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13<sup>th</sup> day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

4/13/2008

# Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

Address

City

State

Zip Code

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

- ① Pool house is necessary for all essential equipment, tables, chairs, & umbrellas.
- ② The height exceeds the 15' max. requirements, to match the architectural character of the existing dwelling.
- ③ No plumbing or bathroom is existing, & the accessory structure will only be used for storage.

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

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13<sup>th</sup> day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Flood

TAX. ACCOUNT # 2300002001



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

for the property located at 11700 CLAIRMOOR Lane  
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) BCZR 400-3

TO PERMIT AN ACCESSORY BUILDING (PROPOSED POOL HOUSE)  
IN THE REAR YARD OF EXISTING DWELLING WITH A HEIGHT  
OF 17.5 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF  
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):

George M. Ballantyne

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

## Representative to be Contacted:

Name

Address

City

State

Zip Code

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

Telephone No.

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 08-268-A day of August 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

Reviewed By

Date

Estimated Posting Date

12/30/07 - 01/14/2008

Zoning description for 11700 Clairmoor Lane beginning at a point on the southside of Clairmoor Lane which is 40' wide at the distance of 2,000 ft. south of the centerline of the nearest improved intersecting street:Broadway Rd. which is 60' wide. Lot #1, Block # section # in the subdivision of Clairmoor. Formally Alsruhe property as recored in Baltimore County plat book #sm70 folio 24 containing 4.301 acreage. Also known as "AKA" 11700 Clairmoor Lane & located in the 8<sup>th</sup> election district and 3<sup>rd</sup> councilmatic district.

08-268-A

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **08751**

Date: **12/17/07**

**PAID RECEIPT**

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | BS<br>Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|
| 001  | 006  |      |             | 6150          |            |              |            | 65.00  |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |

Total: **65.00**

Rec

From: **LEE GIROUX**

For: **11700 CLAIRMOOR LN**

**08-268-A**

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL FTH THW  
 12/17/2007 12/17/2007 09:15:11  
 RECEIPT 1 127045 12/17/2007  
 5 320 TENDING VERIFICATION  
 (00000)  
 Rept for 465.00  
 465.00 00 4.00 CA  
 Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 08-268-A

TO PERMIT AN ACCESSORY BUILDING (PROPOSED POOL HOUSE) IN THE REAR YARD OF EXISTING DWELLING WITH A HEIGHT OF 17.5 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 15 FEET PER B&ZR 400.3

## 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 JANUARY 14, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.  
TOWSON, MD 21204

TEL. 887-3391

FOR MORE INFORMATION AND TO REQUEST A PUBLIC HEARING, CONTACT THE ZONING ADMIN. AT 2008, JAN. 14

MEETING IS HANDICAP ACCESSIBLE

# CERTIFICATE OF POSTING

RE: Case No: 08-268-A

Petitioner/Developer: BALLANTINE (CIRCUX)

Date Of Hearing/Closing: 1/14/08

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 11700 CLARKMAN LAKE

This sign(s) were posted on December 30, 2007  
(Month, Day, Year)

Sincerely,  
Martin Ogle 12/30/07  
(Signature of sign Poster and Date)

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 08- 268 -A Address 11700 CLAIRMOOR LANE

Contact Person: AARON TSUI Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 12/17/2007 Posting Date: 12/30/07 Closing Date: 01/14/2008

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- 268 -A Address 11700 CLAIRMOOR LANE  
Petitioner's Name BALLANTINE Telephone (410) 252-3281

Posting Date: \_\_\_\_\_ Closing Date: 1/14/08

Wording for Sign: To Permit AN ACCESSORY BUILDING (PROPOSED  
POOL HOUSE) IN THE REAR YARD OF EXISTING DWELLING  
WITH A HEIGHT OF 19.5 FEET IN LIEU OF THE MAXIMUM  
ALLOWED HEIGHT OF 15 FEET PER BCZR 400.3

WCR - Revised 6/25/04



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

JAMES T. SMITH, JR.  
*County Executive*

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

January 14, 2008

George M. Ballantine  
Kimberly Ballantine  
11700 Clairmoor Lane  
Lutherville, MD 21093

Dear Mr. and Mrs. Ballantine:

RE: Case Number: 08-268-A, 11700 Clairmoor Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel  
Lee Giroux 573 McManus Way Towson 21286

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



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

Maryland Department of Transportation

Date: JANUARY 3, 2008

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

RE: Baltimore County  
Item No. 8-268-A  
11700 CLAIRMOURLANE  
BALLANTINE 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. 8-268-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,

A handwritten signature in black ink that reads "Michael P. Bailey". The signature is written in a cursive, flowing style.

For <sup>^</sup> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

County Office Building, Room 111  
, 2007  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 257,259,260,265,266,267,268,269,270,271,272,273,274

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.

. 1The 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

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** January 3, 2008

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 24, 2007  
Item Nos. 08-257, 259, 260, 261, 262, 263,  
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.doc

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** January 24, 2008

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

RECEIVED  
JAN 28 2008

**SUBJECT:** 8-268 – Administrative Variance

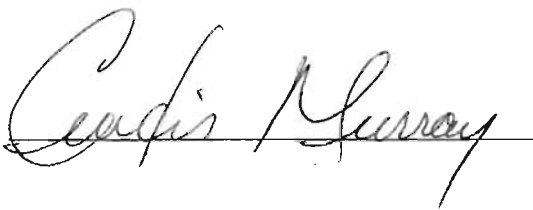
BY:.....

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 17.5 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Prepared by:



AFK/LL: CM

## Patricia Zook - Planning comments needed for Admin. Var. cases that closed 1-14-08

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From: Patricia Zook  
To: Murray, Curtis  
Date: 1/24/2008 3:35 PM  
Subject: Planning comments needed for Admin. Var. cases that closed 1-14-08  
CC: Bostwick, Thomas

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Hello Curtis -

We need comments from the Planning Office for the following administrative variance cases that closed January 14, 2008:

08-276-A, located at 2501 Londonderry Road

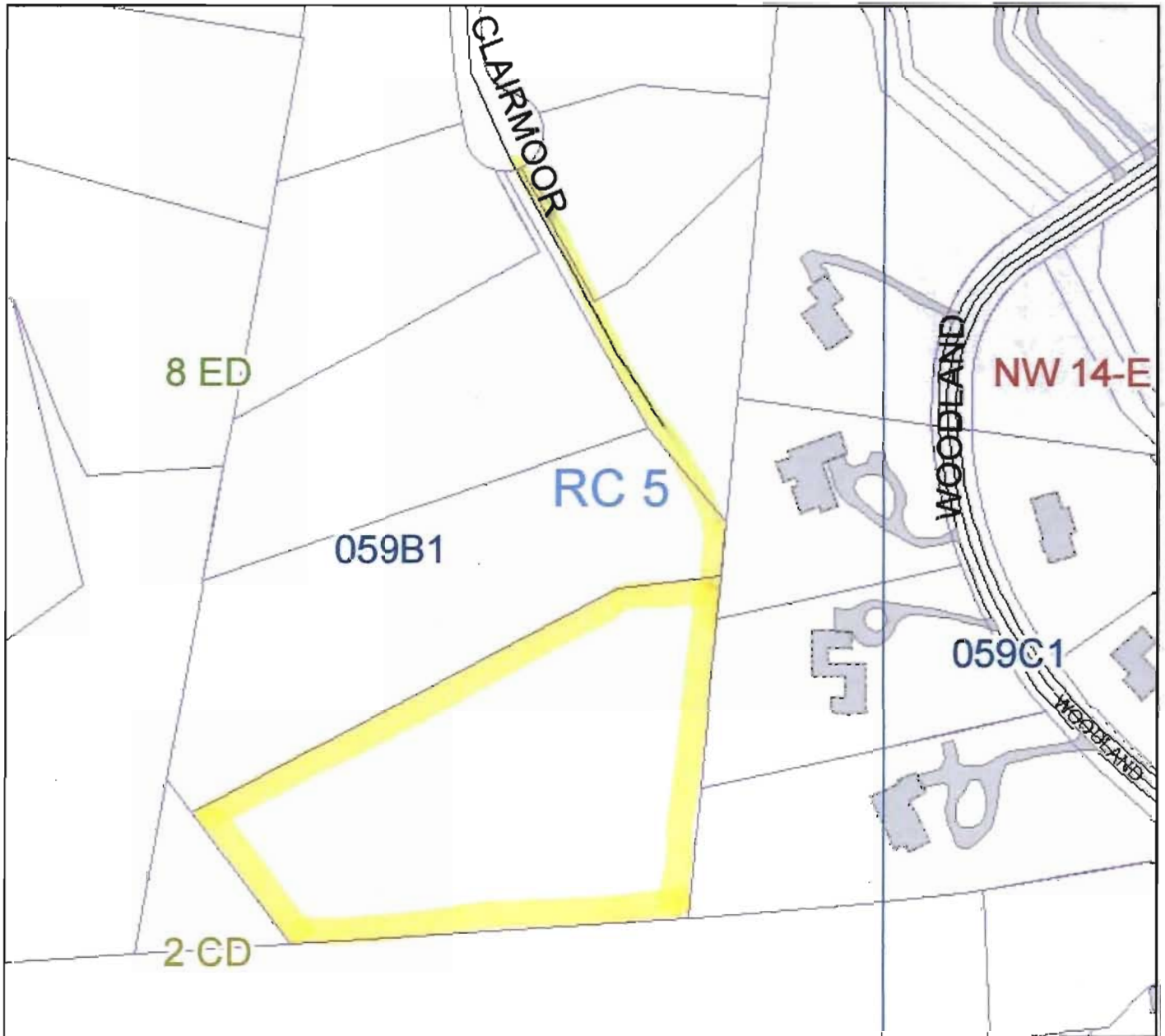
08-272-A, located at 3 Valley Glen Court

08-268-A, located at 11700 Clairmoor Lane

Thanks for your help.

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
County Courts Building  
401 Bosley Avenue, Room 405  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

# 11700 Clairmoor La



## DQ Map Notes

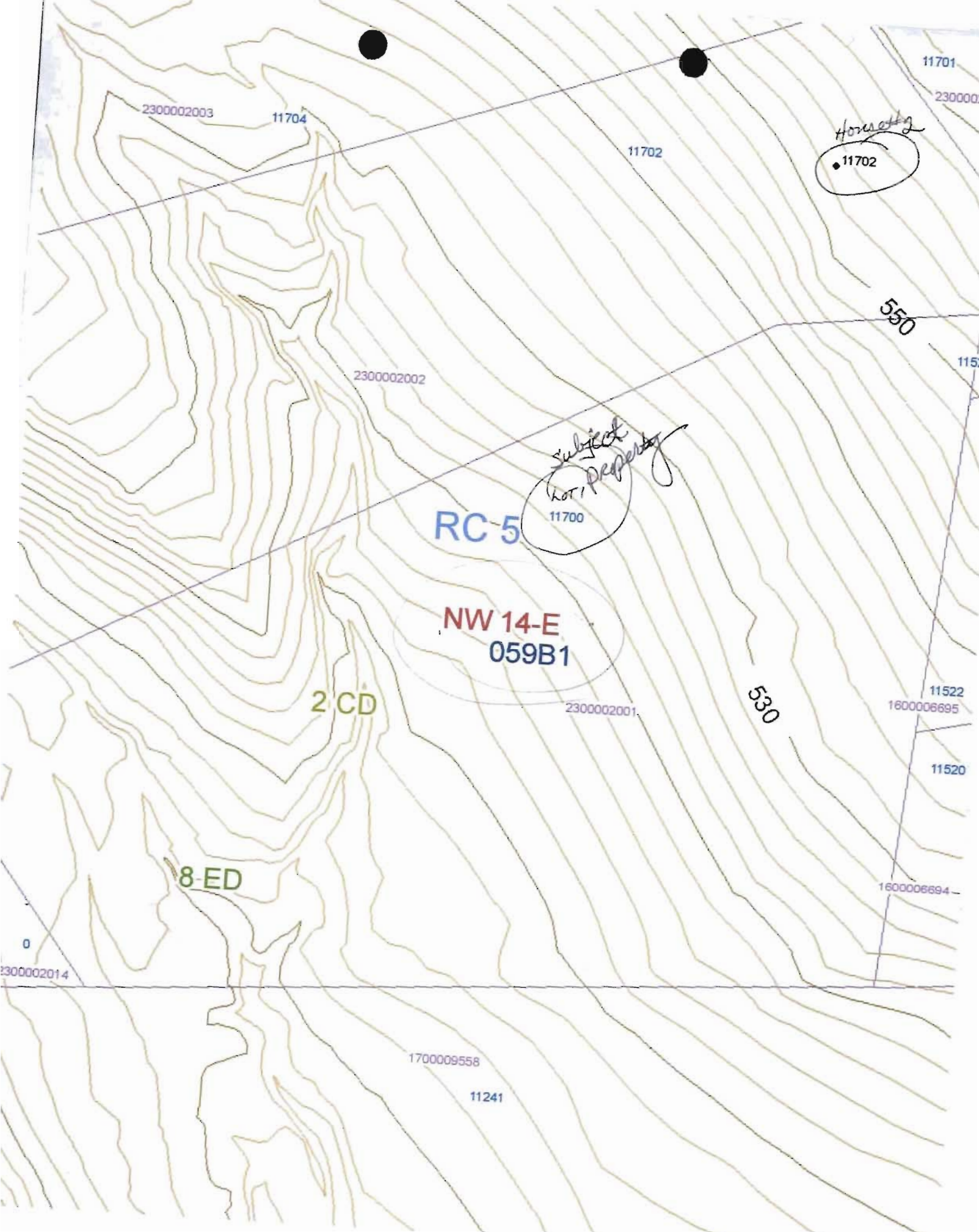


Publication Date: November 14, 2007  
Publication Agency: Department of Permits & Development Management  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



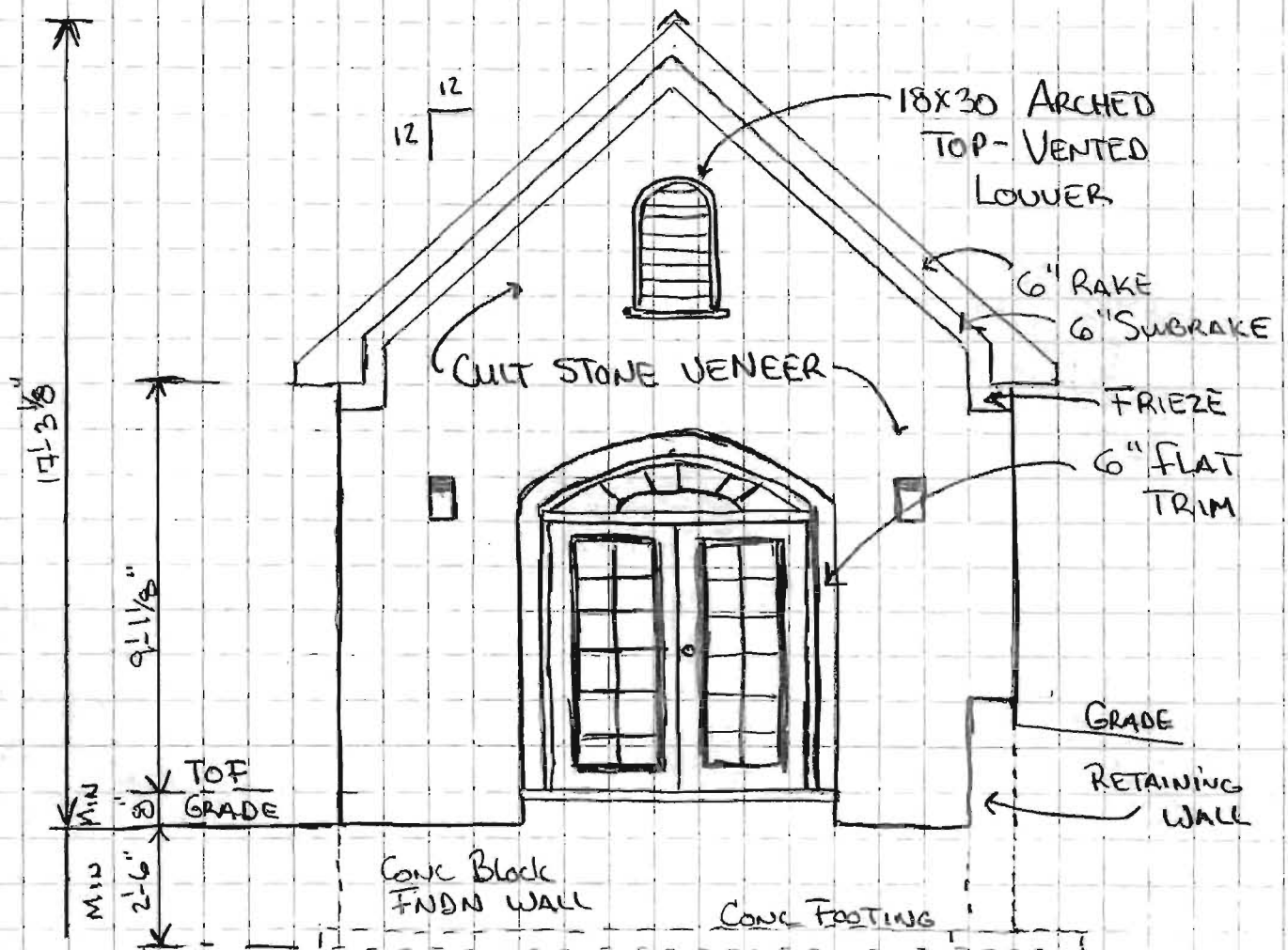
200 0 200  
Feet  
1 inch equals 200 feet

08-268-A



08-268-A

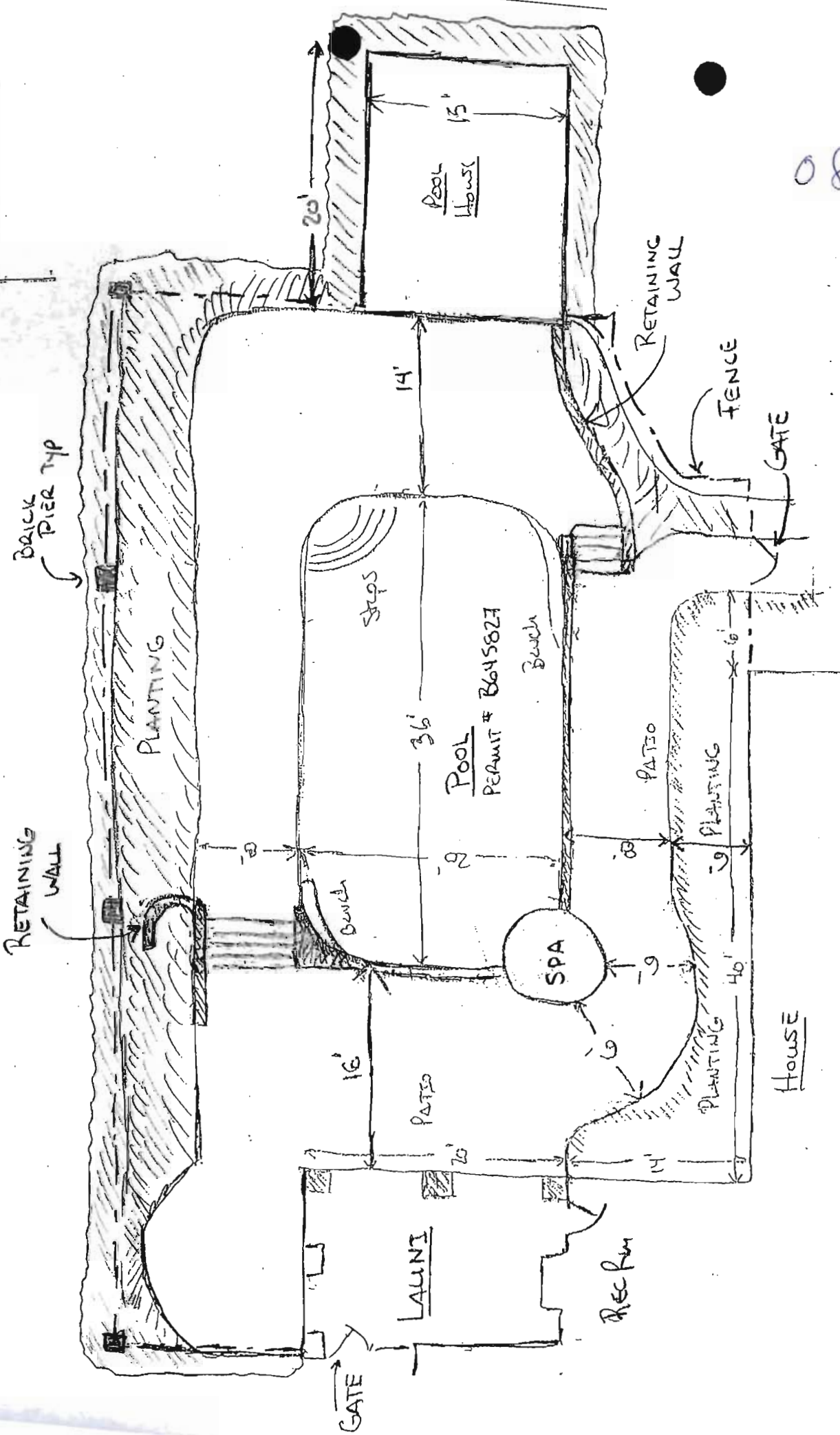
08-268-A



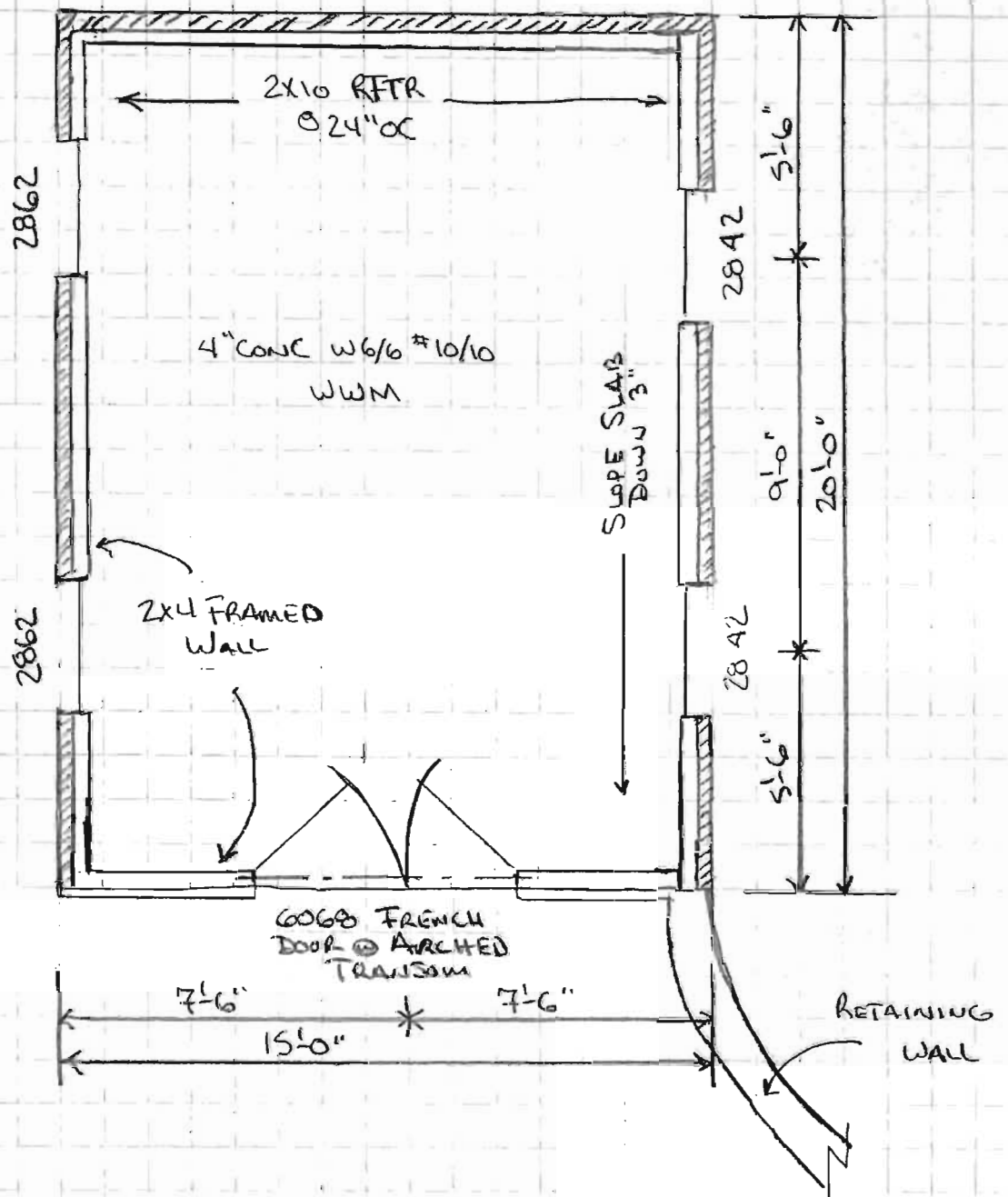
POOL HOUSE FRONT ELEVATION  
11700 CLAIRMOOR LN

SCALE  $\frac{1}{4}" = 1'-0"$

08-268-A



Pool + Pool House  
11700 Clairmoor Ln



POOL HOUSE PLAN  
11700 CLAIRMOOR LN

08-268-A

SCALE = 1/4" = 1'-0"

11700 Clairmoor Ln.



Northwest looking  
in neighbor's rear yard

11700 Clairmoor Ln.



Northwest or "front"  
View

11700 Clairmoor Ln.



Impact from front  
of my home

11700 Clairmoor Ln.



Southeast or rear  
View

11700 Clairmoor Ln.



Northeast or side view  
away from neighbor's

11700 Clairmoor Ln.



Southwest expanded  
view looking into my  
rear yard

11700 Clairmoor Ln.



Southwest or side  
view

11700 Clairmoor Ln.



Northwest looking  
into neighbor's rear  
yard

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

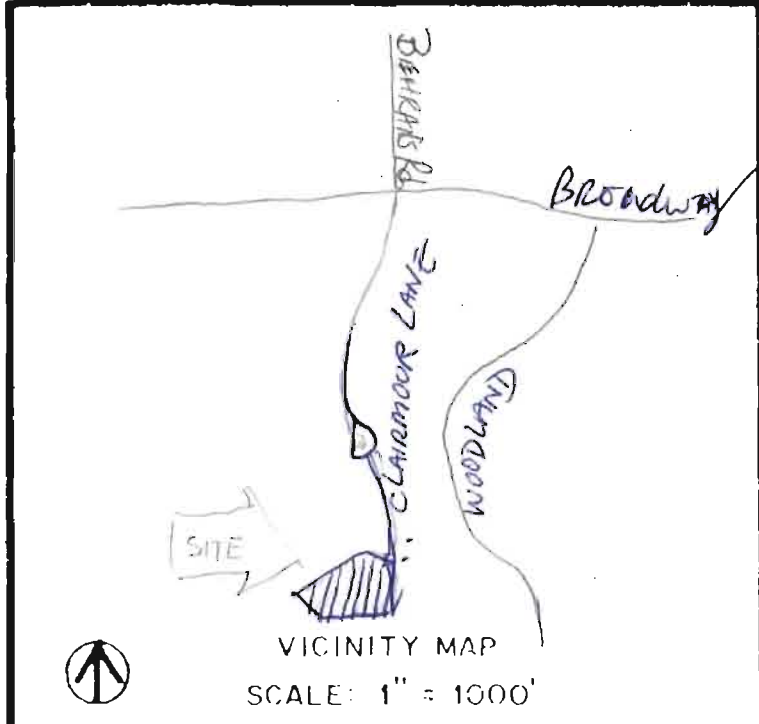
PROPERTY ADDRESS 11700 CLAIRMOOR LANE

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

SUBDIVISION NAME CLAIMOOR

PLAT BOOK # 70 FOLIO # 24 LOT # 1 SECTION # 1

OWNER George & Kimberly Ballantine



**LOCATION INFORMATION**

ELECTION DISTRICT 8<sup>th</sup>

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 059B1

ZONING RC-5

LOT SIZE 4.301 ACRES

|       | ACREAGE                  | SQUARE FEET                         |
|-------|--------------------------|-------------------------------------|
|       | PUBLIC                   | PRIVATE                             |
| SEWER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| WATER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                              | YES                                 | NO                                  |
|------------------------------|-------------------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| HISTORIC PROPERTY/ BUILDING  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

PRIOR ZONING HEARING NONE

**ZONING OFFICE USE ONLY**

REVIEWED BY A. Tsui ITEM # 268 CASE # 08-268-A

PREPARED BY \_\_\_\_\_ SCALE OF DRAWING: 1" = 50'