

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

N side of Green Cove Circle, 1320 feet E  
of the c/l of Morse Lane  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District  
**(4522 Green Cove Circle)**

Brett M. Schneider  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 08-342-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Brett M. Schneider for property located at 4522 Green Cove Circle. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a shed to be located in the side yard in lieu of the required rear. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to erect a small shed on the side of his home. No neighbors voiced any objection and there appears to be a number of similar structures in the neighborhood.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 20, 2008 which indicates that they have no objection to the Petitioner's request. There are several existing conditions like this one on neighboring lots; therefore, the requested relief will not be out of character. Comments were received from the Bureau of Development Plans Review dated February 14, 2008 which indicates that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage.

FILED FOR PLANNING

2-28-08

13

Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were also received from the Department of Environmental Protection and Resource Management dated February 15, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The total impervious surface on the lot cannot exceed 25% of its area or as on the approved final development plan for Beachwood Estates.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 9, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 28<sup>th</sup> day of February, 2008 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a shed to be located in the side yard in lieu of the required rear is hereby GRANTED, subject to the following:

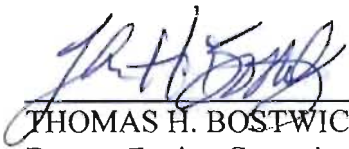
ORDER RECEIVED FOR FILING

2-28-08

183

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The total impervious area on the lot cannot exceed 25% of its area or that indicated on the approved Final Development Plan for Beachwood Estates.
4. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
5. The flood protection elevation for this site is 10.4 feet.
6. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
7. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

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

2-28-08

103



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

February 28, 2008

BRETT M. SCHNEIDER  
4522 GREEN COVE CIRCLE  
BALTIMORE MD 21219

Re: Petition for Administrative Variance  
Case No. 08-342-A  
Property: 4522 Green Cove Circle

Dear Mr. Schneider:

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 cursive script, reading "Tom 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 4522 GREEN COVE CIRCLE  
which is presently zoned DR3.5

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; BCZR, TO PERMIT

A SHED TO BE LOCATED IN THE SIDEYARD IN LIEU OF THE REQUIRED REAR.

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:

BRETT M SCHNEIDER  
Name - Type or Print  
Brett M Schneider  
Signature  
4522 GREEN COVE CIRCLE 410-388-1549  
Address Telephone No.  
BALTIMORE MARYLAND 21219  
City State Zip Code

### Attorney For Petitioner:

Name - Type or Print  
Signature  
Company  
Address Telephone No.  
City State Zip Code

### Legal Owner(s):

BRETT M SCHNEIDER  
Name - Type or Print  
Brett M Schneider  
Signature  
4522 GREEN COVE CIRCLE 410-388-1549  
Address Telephone No.  
BALTIMORE MARYLAND 21219  
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 1 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. 08-342-A

Reviewed By [Signature] Date 1/31/08

REV 10/25/01

Estimated Posting Date 2/10/08

2-28-08

PP7

# 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 4522 GREEN COVE CIRCLE  
Address  
BALTIMORE MARYLAND 21219  
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):

I'M PRESENTLY REQUESTING A VARIANCE TO PLACE A SMALL STORAGE SHED ON THE SIDE OF MY HOME. DUE TO THE LACK OF SPACE & SMALL BACK YARD, AND TO AVOID ENCROACHMENT ONTO CRITICAL BACK OPEN SPACE PROPERTY, WHICH SEEMS TO HAVE BEEN A PROBLEM IN THE PAST.

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.

Brett M. Schneider  
Signature  
BRETT M. SCHNEIDER  
Name - Type or Print

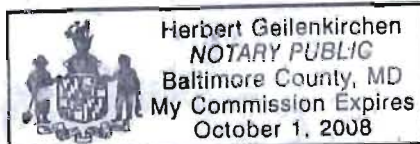
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28<sup>TH</sup> day of JANUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid personally appeared

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

AS WITNESS my hand and Notarial Seal



Herbert Geilenkirchen  
Notary Public  
My Commission Expires 10-1-2008

# 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

4522 GREENOVES CIRCLE  
Address  
BALTIMORE MARYLAND 21219  
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):

I AM PRESENTLY REQUESTING A VARIANCE TO PLACE A SMALL  
ON THE SIDE OF MY HOME DUE TO THE LACK OF SPACE &  
SMALL BACK YARD. AND TO AVOID ENCROACHMENT ONTO CRITICAL  
DRY & OPEN SPACE PROPERTY. WHICH SEEMS TO HAVE BEEN A  
PROBLEM IN THE PAST.

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.

Brett M. Schneider  
Signature  
Brett M. Schneider  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28<sup>TH</sup> day of JANUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRETT M. SCHNEIDER

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

AS WITNESS my hand and Notarial Seal



Herbert Gellenkirchen  
Notary Public  
My Commission Expires 10-1-2008



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

for the property located at 4522 GREEN COVE CIRCLE  
which is presently zoned DR3.5

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; BCZR TO PERMIT  
A. SPOD TO BE LOCATED IN THE SIDEYARD IN LIEU OF THE  
REQUIRED REAR.

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:

BRETT M. SCHNEIDER  
Name - Type or Print  
Brett M. Schneider  
Signature  
4522 GREEN COVE CIRCLE 410-388-1549  
Address Telephone No.  
BALTIMORE MD. 21219  
City State Zip Code

## Attorney For Petitioner:

\_\_\_\_\_  
Name - Type or Print  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Company  
\_\_\_\_\_  
Address Telephone No.  
\_\_\_\_\_  
City State Zip Code

## Legal Owner(s):

BRETT M. SCHNEIDER  
Name - Type or Print  
Brett M. Schneider  
Signature  
\_\_\_\_\_  
Name - Type or Print  
\_\_\_\_\_  
Signature  
4522 GREEN COVE CIRCLE 410-388-1549  
Address Telephone No.  
BALTIMORE MARYLAND 21219  
City State Zip Code

## Representative to be Contacted:

Same  
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. 08-342-A

Reviewed By gum Date 1/31/08

REV 10/25/01

Estimated Posting Date 2/10/08

Zoning Description for 4522 Green cove circle Baltimore Md. 21219. Beginning at a point on the north side of green cove circle which is 50 ft wide at the distance of 1320 ft east of the center line of the nearest improved intersecting street Morse lane. Which is 86 ft wide \*being Lot # 53 block- Section #3. In the Subdivision of Beachwood Estates As recorded in Baltimore County Plat book #69 Folio #27 Containing 5,811. Also Known as 4522 Green cove circle And located in the 15 Election district 7 Councilman District

No. 09778

Date:

1.31.08

PAID RECEIPT

| BUINESS  | ACTUAL    | TRE      | RE |
|----------|-----------|----------|----|
| 1/1/2000 | 1/31/2000 | 15:29:31 | 2  |

5130 4030 4040 4050 4060 4070 4080 4090 4100

53000 JURY B 042408 1/31/2008 0018

5. 320 ZONE VERIFICATION

06776

|         |      |        |
|---------|------|--------|
| Receipt | Left | 945.16 |
|---------|------|--------|

|        |    |      |    |
|--------|----|------|----|
| 105.00 | OK | 1.00 | OK |
|--------|----|------|----|

|   |                            |
|---|----------------------------|
| 5 | Baltimore County, Maryland |
|---|----------------------------|

[illegible]

Total: 65.

Rec

From:

B. Schweiden

For:

OS-342-A

## DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S  
VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No. 08-342-A

Petitioner/Developer: BRETT

SCHNEIDER

Date of Hearing/Closing: 2-25-08

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

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

Ladies and Gentlemen;

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

4522 GREEN COVE CIRCLE

The sign(s) were posted on

2-9-08  
(Month, Day, Year)

Sincerely,

Robert Black 2-10-08  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

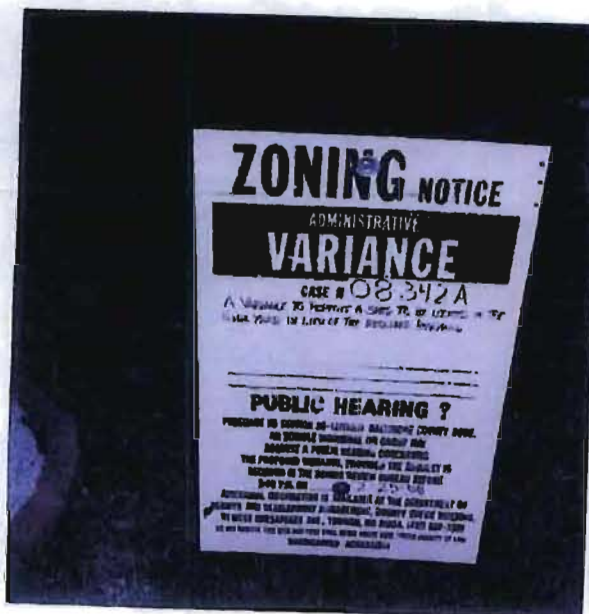
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 08- 342 -AAddress 4522 Green Cove Rd.Contact Person: J. Merrey  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/31/08Posting Date: 2/10Closing Date: 2/25

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- 342 -AAddress 4522 Green Cove Cir.Petitioner's Name Brett SchneiderTelephone 410-388-1549Posting Date: 2/10Closing Date: 2/25Wording for Sign: A VARIANCE  
To Permit A SHED TO Be LOCATED IN The  
Sideyard IN LIEU OF THE REQUIRED REARyard.

WCR - Revised 6/25/04

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: 342  
Petitioner: BRETT M. SCHNEIDER  
Address or Location: 4522 GREEN GUE CIRCLE, DIST. MD. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: \_\_\_\_\_  
Address: Same  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone Number: 410-388-1549



**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*

February 25, 2008

Brett M. Schneider  
4522 Green Cove Circle  
Baltimore, MD 21219

Dear Mr. Schneider:

RE: Case Number: 08-342-A, 4522 Green Cove Circle

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 31, 2008. 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**

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  
, 2007  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 11, 2008

Item Number: 342, 343, 344, 345, 346, 347, 350, 351, 353, 354

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4880 (C) 443-829-2946  
MS-1102F

cc: File



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: Feb. 11, 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. 8-342-A  
4522 GREEN COVE RD  
SCHNEIDER 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. 8-342-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,

For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · [www.marylandroads.com](http://www.marylandroads.com)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 20, 2008

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

**SUBJECT:** 4522 Green Cove Circle

**INFORMATION:**

**Item Number:** 8-342

**Petitioner:** Brett Schneider

**Zoning:** DR 3.5

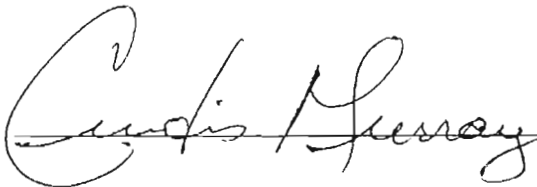
**Requested Action:** Administrative Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has reviewed the petitioner's request and does not oppose it. There are several existing conditions like this on neighboring lots; therefore this relief will not be out of character.

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

**Prepared by:**



AFK/LL: CM



**PROPERTY MANAGEMENT, INC.**  
*MANAGERS OF CONDOMINIUMS, HOMEOWNER  
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS*

November 15, 2007

Brett Schneider  
4522 Greencove Circle  
Baltimore MD 21219

Re: Beachwood Estates Homeowners  
Association, Inc.; Architectural  
Submittal: 4522 Greencove Circle  
Shed

Dear Brett Schneider:

The Board of Directors has approved your plans as submitted for a shed subject to the following conditions:

- Receipt of any/all Baltimore County permits and approvals. Once permits are received you will need to forward a copy to MRA for your file.
- Compliance with all covenants and restrictions, setbacks, easements, right of ways, etc.

We hope your new addition provides you with many years of enjoyment.

Very truly yours,  
MRA Property Management, Inc.

Marc Boyd, Property Manager  
Agent for Beachwood Estates

cc: Board File  
Architectural File

**CORPORATE OFFICE**

3435-G BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MARYLAND 21009  
410-515-7390 • FAX 410-515-7391 • 866-685-6557  
E-MAIL: [mrapi@mrags.com](mailto:mrapi@mrags.com)



**DELAWARE OFFICE**

16529 COASTAL HIGHWAY  
LEWES, DELAWARE 19958  
302-645-6315 • FAX 302-645-6385  
TOLL FREE: 866-673-9434

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

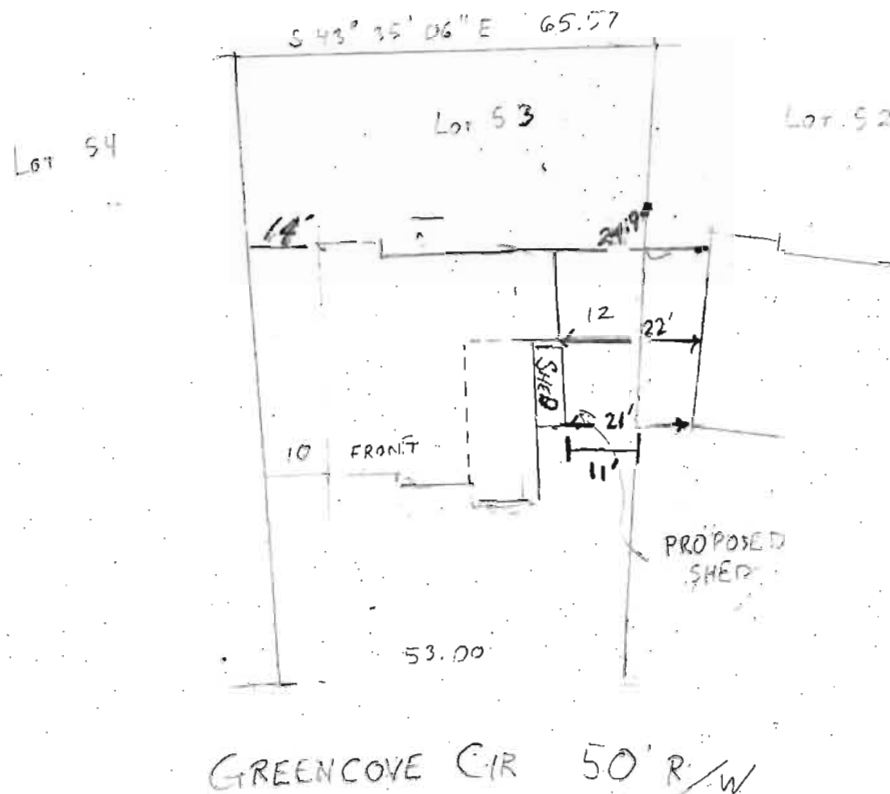
PROPERTY ADDRESS 4522 GREEN COVE CIRCLE

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

SUBDIVISION NAME BEACHWOOD ESTATES

PLAT BOOK # 69 FOLIO # 27 LOT # 53 SECTION #    

OWNER BRETT M SCHNEIDER



VICINITY MAP  
SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT #15

COUNCILMANIC DISTRICT #7

1" = 200' SCALE MAP # 104133

ZONING OR 3.5

LOT SIZE 1334 AC 5,811.00 SF

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

|                              | YES                                 | NO                                  |
|------------------------------|-------------------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input checked="" type="checkbox"/> | <input 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         | <input type="checkbox"/>            | <input type="checkbox"/>            |

## ZONING OFFICE USE ONLY

REVIEWED BY     ITEM #     CASE #    



NORTH

PREPARED BY    

SCALE OF DRAWING: 1" = 30'

