IN RE: PETITION FOR ADMIN. VARIANCE NE corner of the intersection of Cedar Avenue and Danlou Drive 3rd Election District 4th Councilmanic District **(4343 Danlou Drive)** Dayon M. Dixon *Petitioner*	*	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY **Case No. 08-346-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, Dayon M. Dixon, for property located at 4343 Danlou Drive. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side street setback of 8 feet in lieu of the required 25 foot setback. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a 26 foot x 26 foot addition onto the side of his home. The property is located on the corner of Danlou Drive and Cedar Avenue. The adjacent street, Cedar Avenue, is a dead end street with no traffic flow. The Petitioner does not have a garage so the addition will contain a two-car garage which will be of great practical use to the homeowner. Neighboring homes are required to meet a 10 foot setback; however, the Petitioner's corner lot is required to have a 25 foot setback. The proposed addition and setback will not encroach on any other property lines nor pose any safety hazard to the community.

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

RECEIVED FOR FILING
Date 2-29-08
By [illegible]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 10, 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 29th day of February, 2008 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side street setback of 8 feet in lieu of the required 25 foot setback is hereby GRANTED, subject to the following:

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.

ORDER RECEIVED FOR FILING
Date 2-29-08
By 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

ORDER RECEIVED FOR FILING
Date 2-29-08
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 29, 2008

DAYON M. DIXON
4343 DANLOU DRIVE
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 08-346-A
Property: 4343 Danlou Drive

Dear Mr. Dixon:

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. ACCOU 1 7 0 0 0 1 0 4 4 B

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4343 Danlou Drive

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)

1B02.3B To permit a proposed addition with a side street setback of 8ft in lieu of the required 25ft setback.

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):

Dayon M. Dixon
Name - Type or Print

Signature

Name - Type or Print

Signature

4343 Danlou Drive 443-790-4048
Address Telephone No.

Baltimore MD 21207
City State Zip Code

Representative to be Contacted:

Dayon M. Dixon
Name

4343 Danlou Drive 443-790-4048
Address Telephone No.

Baltimore MD 21207
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. 08-346-A RECEIVED FOR FILING

Reviewed By TM Date 2/1/08

REV 10/25/01 2-29-08

Estimated Posting Date 2/10/08

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 4343 Dunlow Drive
Address

Baltimore MD 21207
City State Zip Code

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

See Attached Documentation

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

Dayon Dixon
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dayon Dixon
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 03/01/08

REV 10/25/01

Variance Affidavit
4343 Danlou Drive

I hereby request an Administrative Variance that the curbside setback be approved for 8 feet in lieu of the 25 foot setback required by the Zoning Commission of Baltimore County. A 25 foot setback is currently required for aforementioned property because it is zoned as a corner lot. Neighboring homes are only required to meet an 10 foot setback. But this property is unique in that the adjacent street is a dead end street with no traffic flow. The proposed addition and setback will not encroach on any other property lines nor pose any safety hazard to the community. The addition of a 2-car garage will be of great practical use to the owner. It is my opinion that a 25 foot setback is unwarranted due to the property location in respect to the neighboring houses and the unique nature of the intersecting street.

Signature

Dayon Dixon
Print Name

Sworn to and subscribed before me
this 21st day of Jan, 2008
Witness my hand and official seal

03/01/08
Commission Expires

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 4343 Danlou Drive
Address

Baltimore MD 21207
City State Zip Code

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

See Attached Documentation

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 _____

Dayon Dixon
Name - Type or Print _____ Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dayon Dixon
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 03/01/08

REV 10/25/01

TAX. ACCOUNT 1700010443

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4343 Danlou Drive

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)

1B02.3B To permit a proposed addition with a side street setback of 8ft in lieu of the required 25ft setback.

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):

Dayon M. Dixon
Name - Type or Print

Signature

Name - Type or Print

Signature

4343 Danlou Drive 443-790-4048
Address Telephone No.

Baltimore MD 21207
City State Zip Code

Representative to be Contacted:

Dayon M. Dixon
Name

4343 Danlou Drive 443-790-4048
Address Telephone No.

Baltimore MD 21207
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. 08-346-A

REV 10/25/01

Reviewed By TM Date 2/1/08

2-29-08

Estimated Posting Date 2/10/08

Zoning Description

ZONING DESCRIPTION FOR: 4343 Danlou Drive

Beginning at a point on the North East Side of Danlou Drive which is 60 feet wide at the North East Corner of Cedar Avenue, which 60 feet wide. Being Lot #1, Section # 1 & 2 in the subdivision of Brookside Manor as recorded in Baltimore County Plat Book # 37, Folio # 24, containing 8094 square feet. Also known as 4343 Danlou Drive and located in the 3rd Election District, 4 Councilmanic District.

346

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 09779

Date: 2/1/08

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

Total: 65.00

Rec From: Dawn Dixon 08-346-A

For: Alan Vernice + 4343 Dalton Dr

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTION TIME
2/04/2008 2/01/2008 14:33:07
REG 0502 MAIL JENA JEE
>>RECEIPT # 560772 2/01/2008
Dept 5 520 20080 VERIFICATION
OR NO. 09779
Rcpt Tot $65.00
$.00 CK $80.00 CA
$15.00- CO
Baltimore County, Maryland

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 08-346-A
TO PERMIT AN 8FT SIDE FRONT SETBACK ON A DOUBLE FRONTED LOT IN LIEU OF THE REQUIRED 25FT SETBACK
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(5), 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
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

CERTIFICATE OF POSTING

RE: Case No: 08-346-A

Petitioner/Developer: DAYON DIXON

Date Of Hearing/Closing: 2/25/08

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 4343 DANIOU DRIVE

This sign(s) were posted on February 10, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 2/10/08
(Signature of sign Poster and Date)

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08-346 -A Address 4343 Dawlon Dr.

Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

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

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 08-346 -A Address 4343 Dawlon Dr

Petitioner's Name Dayon Dixon Telephone 443 750 4048

Posting Date: 2/10/08 **Closing Date:** 2/25/08

Wording for Sign: To Permit a proposed addition with a side street setback of 8ft in lieu of the required 25ft setback.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 25, 2008

Dayon M. Dixon
4343 Danlou Drive
Baltimore, MD 21207

Dear Mr. Dixon:

RE: Case Number: 08-346-A, 4343 Danlou Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 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

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

SHA 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. 08-346A
4343 DANLOU DRIVE
DIXON 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. 8-346-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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY
MARYLAND

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 14, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2008
Item Nos. 08-343, 344, 345, 346, 347, 350, 351, 352, 353, and 354

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-02142008.doc

BALTIMORE COUNTY

MARYLAND

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 21, 2008

RECEIVED
FEB 2 6 2008
BY:

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-346- Administrative Variance**

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

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

Prepared By: Curtis Murray

CM/LL

W:\DEVREV\ZAC\8-346.doc

Information Sheet METHOD OF MEASURING SETBACKS

IN ALL ZONES, EXCEPT R.C.'s

- Street Frontage & Building to Lot Line Orientation

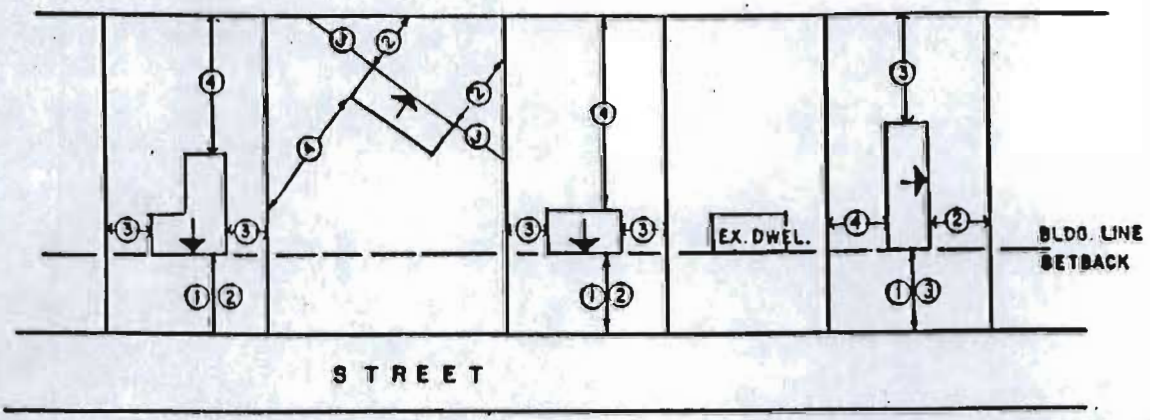
i. The front setback distance is measured radial or perpendicular to the road or front right-of-way.

ii. Side and rear setback distances are measured by extending the foundation wall lines to the nearest intersection of the property line.

iii. The building line setback required by the lot's zoning classification must be maintained from all abutting street frontages.

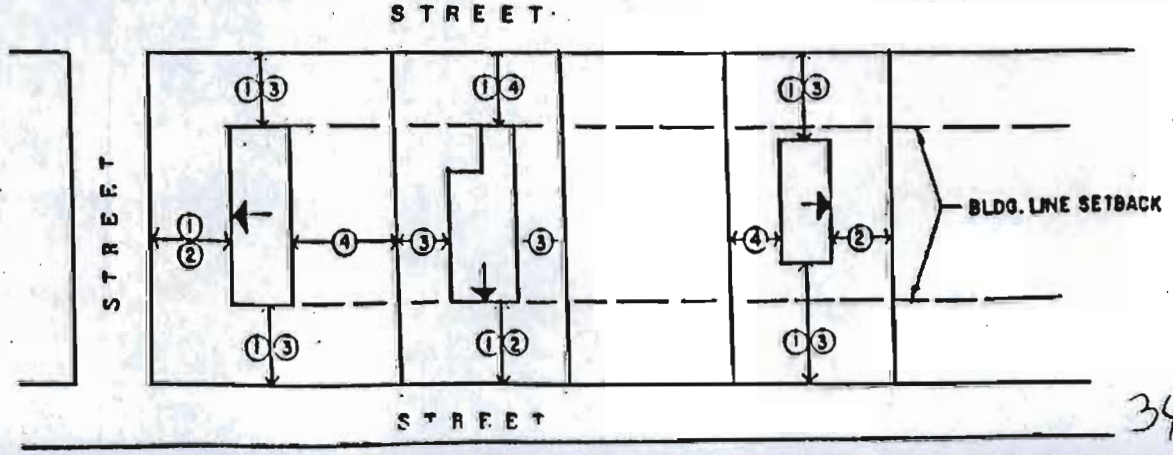
iv. Additionally, if a building is oriented so as to face or front a lot line other than a street, applicable front, side and rear setbacks relative to the building's front must also be maintained as required by the property's class.

v. Diagrams



1. Street Building Line Setback (If two setbacks conflict the greater of the two shall be maintained)
2. Front Yard Setback
3. Side Yard Setback
4. Rear Yard Setback

→ =FRONT OF BUILDING

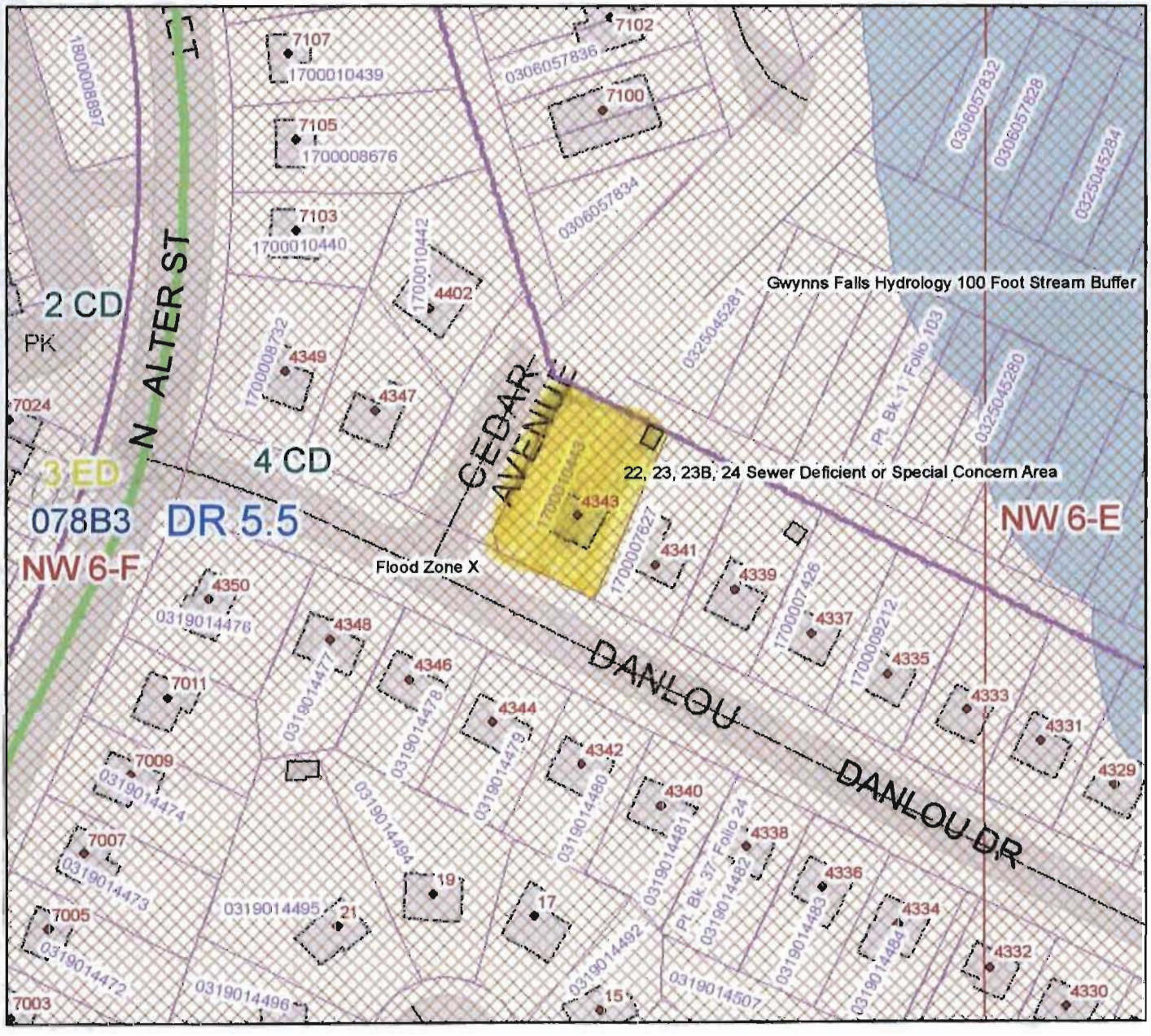


346-A

1-1.3a

APPROVED MAY 13 1992

4343 Danlou Dr



DQ Map Notes

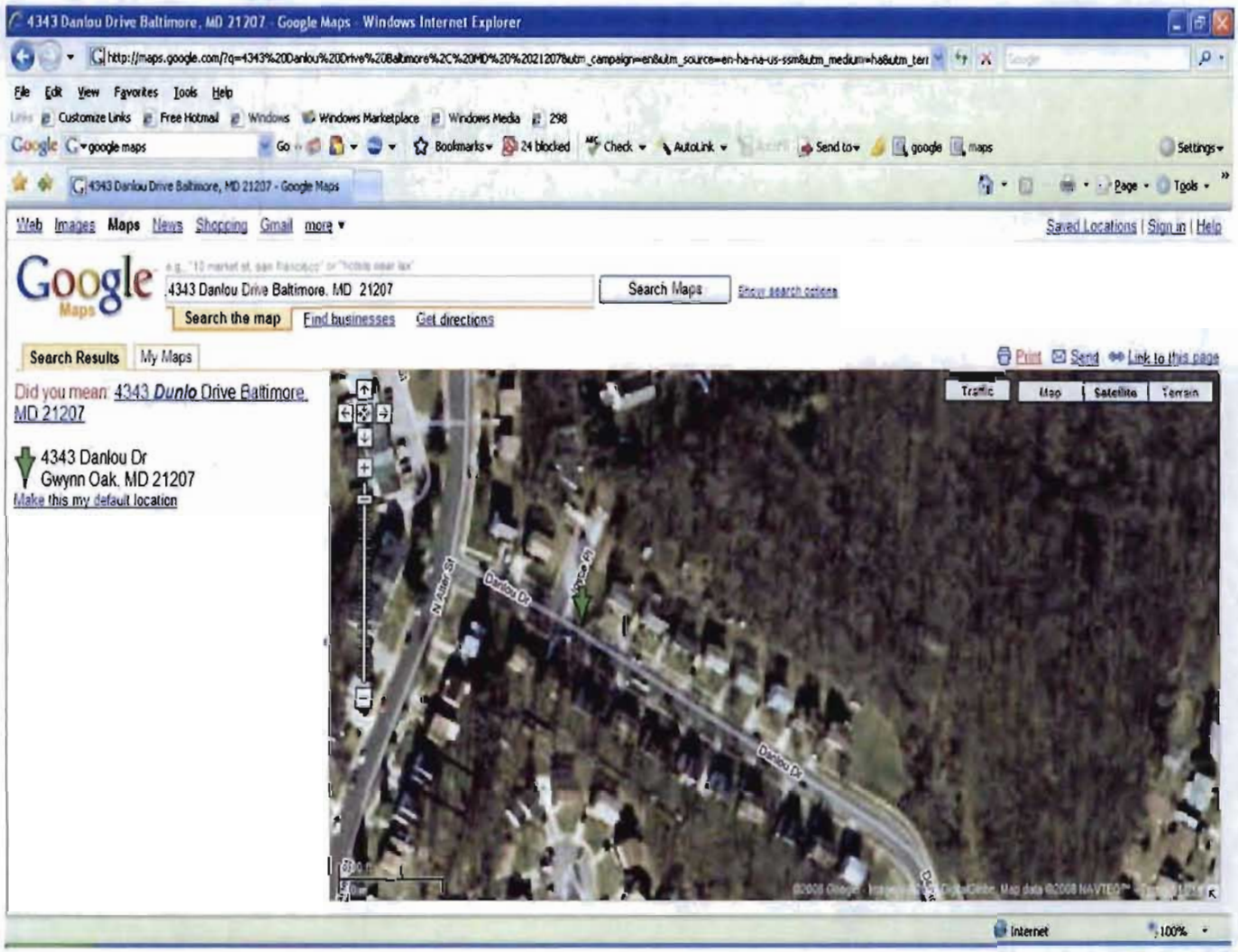
Publication Date: January 08, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

100 0 100 Feet

1 inch equals 100 feet

346


4343 Danlou Drive Baltimore, MD 21207 - Google Maps - Windows Internet Explorer
http://maps.google.com/?q=4343%20Danlou%20Drive%20Baltimore%2C%20MD%20%20212078utm_campaign=en8utm_source=en-ha-na-us-ssm8utm_medium=ha8utm_ter
File Edit View Favorites Tools Help
Customize Links Free Hotmail Windows Windows Marketplace Windows Media 298
google maps
Bookmarks 24 blocked Check AutoLink Send to google maps Settings
4343 Danlou Drive Baltimore, MD 21207 - Google Maps
Page Tools
Web Images Maps News Shopping Gmail more
Saved Locations | Sign in | Help
Google Maps
4343 Danlou Drive Baltimore, MD 21207
Search Maps
Show search options
Search the map
Find businesses
Get directions
Search Results
My Maps
Print Send Link to this page
Did you mean: 4343 Dunlo Drive Baltimore, MD 21207
4343 Danlou Dr
Gwynn Oak, MD 21207
Make this my default location
Traffic
Map
Satellite
Terrain
Danlou Dr
Internet
100%

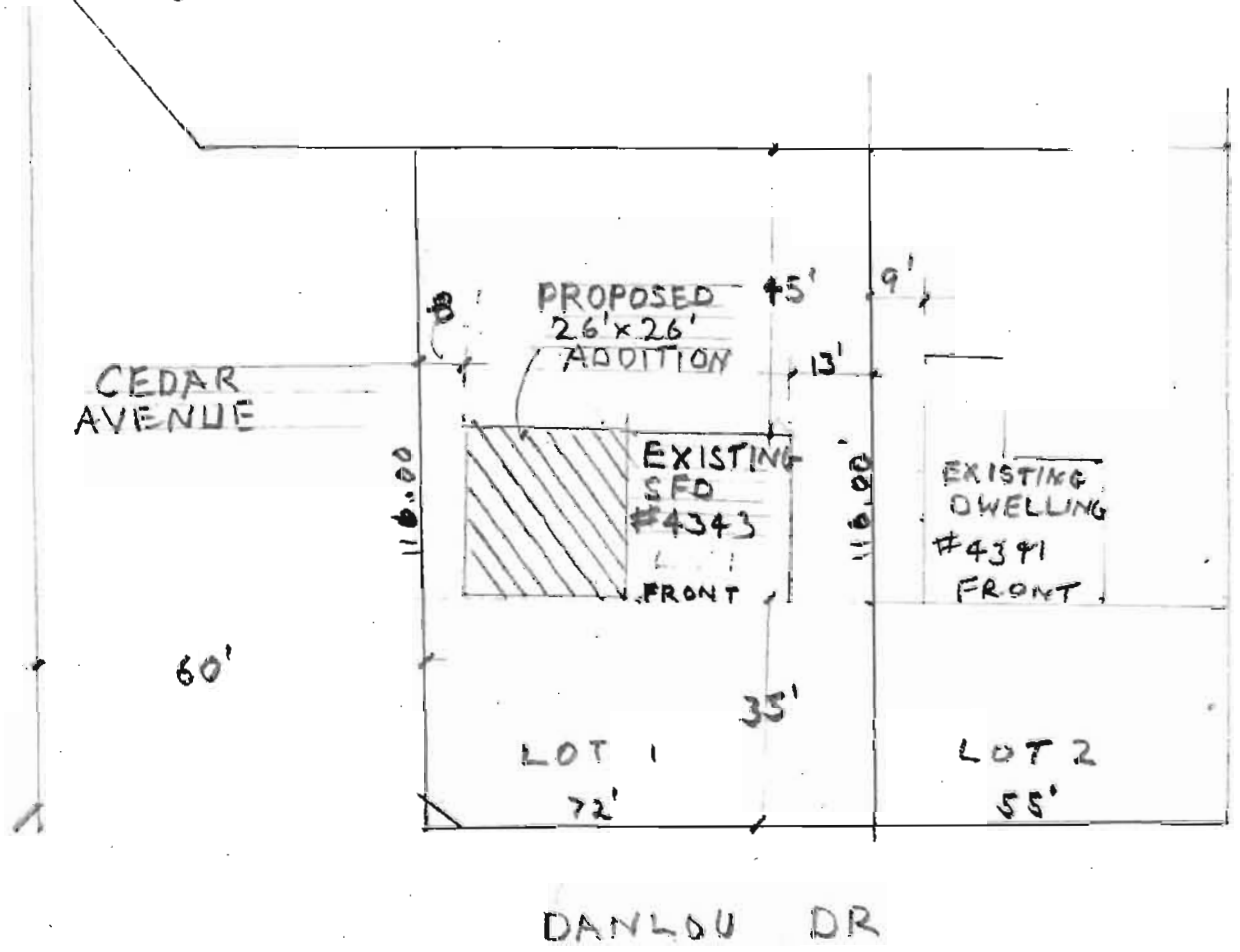
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4343 DanLou Drive SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

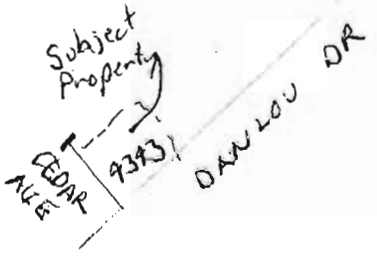
SUBDIVISION NAME Brookside Manor

PLAT BOOK # 37 FOLIO # 24 LOT # 1 SECTION # ____

OWNER Dayon M. Dixon



NORTH



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCILMANIC DISTRICT 04

1" = 200' SCALE MAP #

ZONING DR 5.5

LOT SIZE .186 ACREAGE 8094 SQUARE FEET

	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 #
		346-A

PREPARED BY H.O.A SCALE OF DRAWING: 1" = 30'

-15-

346

346

346

COORDINATES

NO.	WEST	NORTH	NO.	WEST	NORTH
1	30947.04	22130.02	41	30522.35	20853.06
2	30861.82	22152.65	42	30621.62	20661.35
3	30859.05	22142.09	43	30667.16	20688.76
4	30576.97	22217.03	44	30668.76	20470.79
5	30573.97	22207.45	45	30567.75	20624.86
6	30326.45	21420.99	46	30468.80	20826.87
7	30208.60	21046.58	47	30459.40	20894.54
8	30190.85	20990.23	48	30428.45	20901.05
9	30179.42	20984.49	49	30325.90	20860.98
10	29658.65	20725.96	50	29776.60	20566.16
11	29627.45	20641.70	51	29749.75	20639.84
12	29574.23	20514.71	52	30224.51	20877.35
13	29677.85	20567.16	53	30226.98	20869.77
14	29788.79	20608.15	54	30199.80	20949.09
15	29771.32	20583.40	55	30253.46	20975.93
16	29856.48	20454.70	56	30282.64	20917.61
17	29890.14	20464.96	57	30296.06	20915.14
18	29901.89	20431.77	58	30299.06	20914.66
19	29841.22	20401.06	59	30409.05	20985.47
20	29879.62	20325.21	60	30416.18	20971.07
21	29902.20	20280.61	61	30428.83	21345.85
22	29915.75	20253.84	62	30441.13	21384.90
23	30008.94	20129.75	63	30687.29	22167.08
24	30460.08	20522.56	64	30680.62	22179.18
25	30591.81	20563.92	65	30063.92	20389.00
26	30670.53	20463.55	66	30194.74	20445.15
27	30815.61	20539.26	67	30254.64	20496.95
28	30585.87	20979.49	68	30274.40	20507.43
29	30679.05	21276.32	69	30211.56	20552.24
30	30759.32	21532.08	70	30194.59	20510.94
31	30774.29	21579.72	71	30162.03	20482.95
32	30940.80	22110.15	72	30042.11	20403.99
33	30758.01	22158.65	73	29880.39	20325.60
34	30745.34	22151.68			
35	30587.17	21649.10			
36	30595.71	21636.56			
37	30578.70	21588.06			
38	30566.16	21582.33			
39	30488.71	21336.23			
40	30486.06	21327.82			

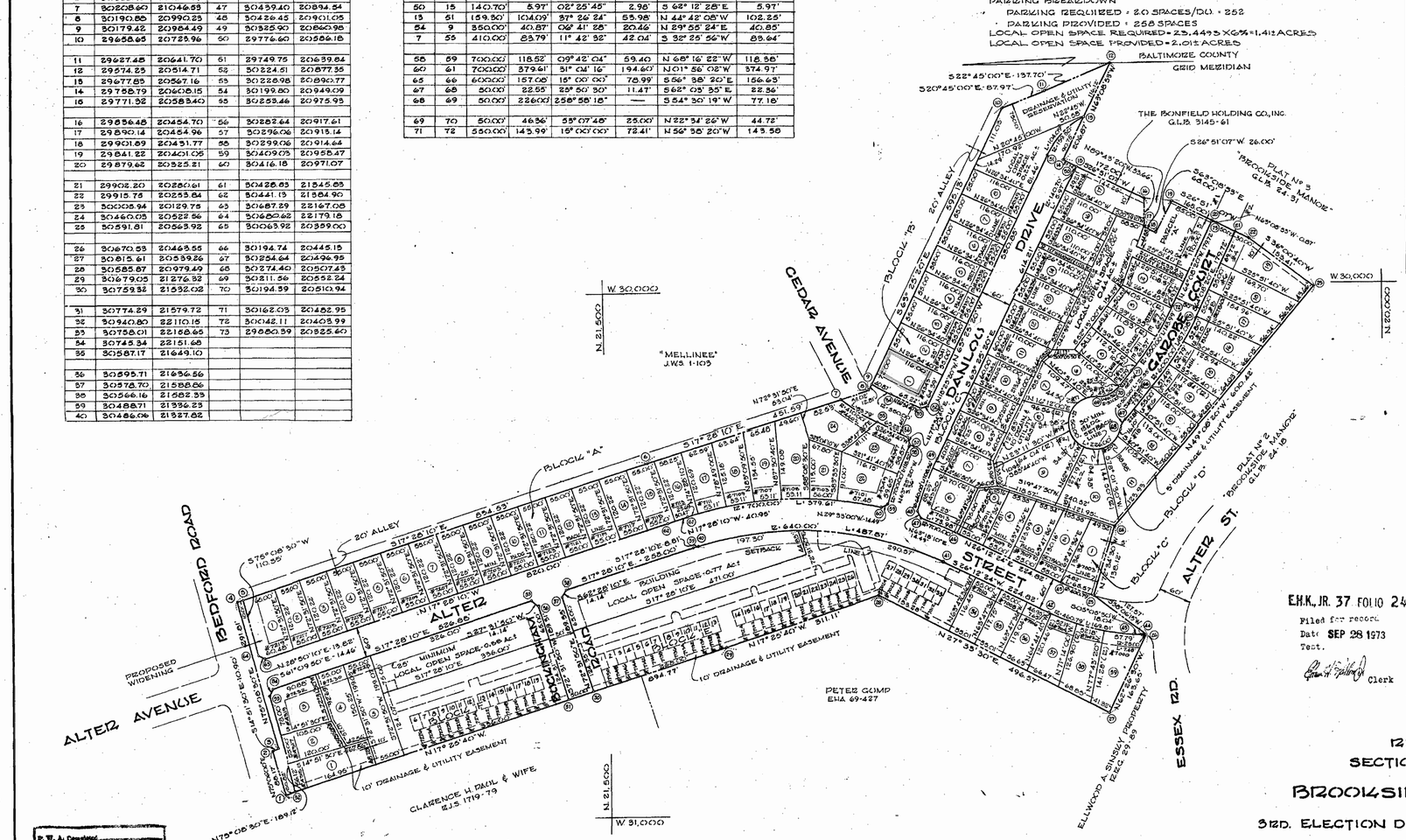
CURVE DATA

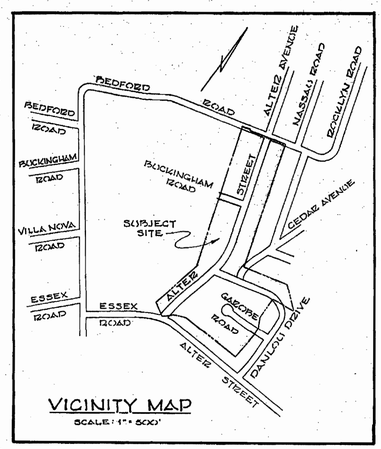
FROM	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE
40	41	640.00'	487.87'	43° 40' 54"	256.47'	S 04° 28' 07" W	476.14'
42	43	460.79'	169.81'	21° 06' 54"	85.85'	S 15° 38' 27" W	168.85'
44	26	85.00'	7.46'	17° 07' 57"	3.73'	S 13° 39' 28.5" W	7.46'
25	45	400.79'	65.57'	09° 22' 28"	32.86'	N 21° 31' 10" E	65.50'
46	47	700.00'	73.98'	06° 03' 18"	37.02'	N 23° 10' 45" E	73.94'
48	49	640.00'	108.56'	09° 42' 04"	54.51'	S 66° 16' 22" E	108.43'
50	15	140.70'	5.97'	02° 25' 45"	2.98'	S 62° 12' 28" E	5.97'
15	51	159.50'	104.09'	37° 24' 54"	53.98'	N 44° 42' 08" W	102.25'
54	9	350.00'	40.87'	06° 41' 28"	20.46'	N 89° 55' 24" E	40.85'
7	55	410.00'	83.79'	11° 42' 32"	42.04'	S 32° 25' 56" W	83.64'
58	59	700.00'	118.52'	09° 42' 04"	59.40	N 66° 16' 22" W	118.38'
60	61	700.00'	379.61'	31° 04' 16"	194.60'	N 01° 56' 02" W	374.97'
63	64	600.00'	157.08'	15° 00' 00"	78.99'	S 56° 38' 30" E	156.65'
67	68	50.00'	22.55'	25° 50' 30"	11.47'	S 62° 05' 55" E	22.36'
68	69	50.00'	226.00'	258° 58' 15"	—	S 54° 30' 19" W	77.18'
69	70	50.00'	46.36'	55° 07' 45"	25.00'	N 22° 34' 26" W	44.72'
71	72	550.00'	143.99'	15° 00' 00"	72.41'	N 56° 38' 30" W	143.56'

DENSITY CALCULATIONS

AREA OF SITE = 23.4493 ± ACRES
ZONING OF SITE = D.R. 5.5
DWELLING UNITS ALLOWED = 128.97
DWELLING UNITS PROPOSED = 126
DWELLING UNIT BREAKDOWN
SINGLE DETACHED UNITS = 79
CONDOMINIUMS = 47
TOTAL = 126

PARKING BREAKDOWN
PARKING REQUIRED = 2.0 SPACES/D.U. = 252
PARKING PROVIDED = 258 SPACES
LOCAL OPEN SPACE REQUIRED = 23.4493 X 6% = 1.41± ACRES
LOCAL OPEN SPACE PROVIDED = 2.01± ACRES





OWNER & DEVELOPER
VILLA NOVA JOINT VENTURE
7208 OAK HAVEN CIRCLE
BALTIMORE, MD. 21207

E.H.K., JR. 37 FOLIO 24
Filed for record
Date SEP 28 1973
Test.
Clerk

REVISED PLAT
SECTION I AND SECTION II
BROOKSIDE MANOR ADDITION

3RD. ELECTION DISTRICT BALTIMORE COUNTY, MD.

P. W. A. Completed
Final Plat Checked
Planning
Engineering
Street Names
House Nos. 9-28-73

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT & LOCATION
ROADS ENGINEER — DATE 9/27/73
APPROVED FOR BALTIMORE CO. HEALTH DEPT.
DEPUTY STATE & COUNTY HEALTH OFFICERS — DATE 9-27-73
APPROVED FOR BALTIMORE CO. PLANNING BOARD
DIRECTOR — DATE

COORDINATES SHOWN ON THIS PLAT ARE BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT COORDINATE SYSTEM AND ARE REFERENCED TO THE FOLLOWING TIDEVERSE STATIONS:

#8262 N18696.04 W30628.16
#8263 N19388.58 W30864.10

OWNER'S CERTIFICATE

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
THE REQUIREMENTS OF SECTIONS 59 TO 62, ARTICLE 17, OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, (TITLE; CLERKS OF COURT, 30B-TITLE; CLERKS OF CIRCUIT COURT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Martin Marcus, General Partner — April 3 1973
OWNER — DATE

SURVEYOR'S CERTIFICATE

I, ROBERT E. SPELLMAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL N° 459, CH. 1016, OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

Robert E. Spellman JAN. 23, 1973
PROFESSIONAL LAND SURVEYOR - REG. N° 4503 — DATE

PREPARED BY:
JOSEPH D. THOMPSON
ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 E. JOPPA ROAD
TOWSON, MARYLAND

SCALE: 1" = 100' — DATE: JANUARY 23, 1973

#3269