

IN RE: PETITION FOR VARIANCE

W side Timberpark Court, 750 feet N
of Old Bosley Road
8th Election District
3rd Councilmanic District
(4 Timberpark Court)

John and Marlene Schiech
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0500-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, John and Marlene Schiech. Petitioners are requesting variance relief from Section 1A03.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building height of 46 feet in lieu of the permitted 35 feet, and for such other and further relief as may be deemed necessary by the Zoning Commissioner. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit I.

Appearing at the requisite public hearing in support of the variance request were Petitioners John and Marlene Schiech, Sebastian A. Cross, Esquire, attorney for the Petitioners, and Erica Winderlich, with Penza + Bailey Architects. There were no Protestants or other interested persons in attendance as the hearing.

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.

Testimony and evidence offered revealed that the subject property is square-shaped and contains 4.65 acres zoned RC 6. The subject property is part of the "Timberline Park" subdivision that was approved in 1989. The Final Development Plan for the subdivision was marked and

STATION RECEIVED FOR ALBANY

6-23-08

pm

accepted into evidence as Petitioners' Exhibit 2 and shows the subject property as Lot 2. The property is located on the west side of Timberpark Court, south of Old Bosley Avenue in the Pot Spring area of Baltimore County. When originally developed, the property was zoned R.C.4, which under Section 1A07.8.A of the B.C.Z.R. would have allowed a maximum height of 50 feet, and no variance would have been necessary at that time. The zoning was subsequently changed to R.C.6, which under Section 1A03.4.A of the B.C.Z.R. allows a height not to exceed 35 feet.

Petitioners' attorney, Mr. Cross, pointed out that Section 32-4-262 of the Baltimore County Code entitled "Amendment to Development Plans" requires in subsection (2) "that any material amendment to an approved residential development plan must be reviewed for compliance with all current law and regulations ..." (emphasis added). Hence, because the property is zoned R.C.6, it must comply with the height regulations for that zone, thus requiring the instant variance request. Marked and accepted into evidence as Petitioners' Exhibits 5A through 5D are photographs of homes in the subdivision. All of these homes are large and exceed the 35 foot height limitation. Petitioners wish to build a house similar to these homes in terms of size and height. Petitioners purchased the property, which is the last available lot in the Timberline Park subdivision approximately 18 months ago. According to Petitioners, the original owner did not immediately develop this lot, but rather kept it as an investment property over the ensuing years.

Considering all the testimony and evidence presented, I am convinced that the requested relief should be granted. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The subject large residential lot is part of an existing subdivision and the lot has been unimproved for the last 19 years. The change in the zoning from R.C.4 when the subdivision was originally developed to the current R.C.6 zoning results in the zoning regulations disproportionately affecting this property compared with others in the district. This is an exclusive neighborhood of beautiful homes that contain between

6,818 square feet and 15,201 square feet, and with stunning architectural features. The proposed building height of 46 feet will not be out of character in such a neighborhood. (See, Petitioners' Exhibits 5A through 5D, *supra*).

I further find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 23rd day of June, 2008 by this Deputy Zoning Commissioner, that Petitioners' variance request from Section 1A03.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building height of 46 feet in lieu of the permitted 35 feet be and is hereby GRANTED, subject to the following:

1. Petitioners are advised that they may apply for any required building permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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6-23-08
pz



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 4 Timberpark Court

which is presently zoned: R.C. 6

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):

1. A03.4. of the BCZR to permit a building height of 46 feet in lieu of the permitted 35 feet; and
2. For such other and further relief as may be deemed necessary by the Zoning Commissioner

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

TO BE PRESENTED AT HEARING

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:

Sebastian A. Cross

Name - Type or Print

Signature

Gildea & Schmidt, LLC

Company

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

John & Marlene Schiech

Name - Type or Print

Signature

Name - Type or Print

Signature

610 Oak Farm Road

(410) 252-2226

Address

Telephone No.

Timonium

MD

21093

State

Zip Code

Representative to be Contacted:

Sebastian A. Cross, Gildea & Schmidt, LLC

Name

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

Case No. 2008-0500-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By

Can

Date

4-22-08

REV 9/15/98

STAMP RECEIVED FOR FILE

6-25-08

pm

4 TIMBERPARK COURT
Owner: John & Marlene Schiech
8th Election Distric, 3rd Councilmanic

ZONING DESCRIPTION FOR 4 TIMBERPARK COURT

Plat Book: 62

Folio: 36

Beginning at a point on the West side of Timberpark Court which is 50 feet wide at the distance of ± 750 feet North of the centerline of the nearest improved intersecting street Old Bosley Road which is ± 50 feet wide. *Being Lot #2 in the subdivision of Timberline Park as recorded in Baltimore County Plat Book #62 Folio #36 containing 4.65 acres. Also known as 4 Timberpark Court and located in the 8th Election District, 3rd Councilmanic District. Typical metes and bounds: South 78 degrees 14 minutes 50 seconds East 365 feet, North 72 degrees 42 minutes 07 seconds West 146.27 feet, North 18 degrees 05 minutes 36 seconds East 426 feet, South 71 degrees 54 minutes 24 seconds East 60 feet, North 18 degrees 05 minutes 36 seconds East 36.63 feet, South 71 degrees 54 minutes 24 seconds East 344.71 feet, South 01 degree 37 minutes 00 seconds West 84.48 feet, to a radius of 50 feet with a length of 85.36 feet, to a radius of 50 feet with a length of 36.14 feet, and North 05 degrees 12 minutes 21 seconds East to the place of beginning.



2008-0500-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **14039**

Date: **4-22-09**

PAID RECEIPT

BUSINESS ACTUAL TIME INM

4/23/2008 4/22/2008 14:09:55 1

REG 0501 WALKIN JRIC JMR

>>RECEIPT # 371002 4/22/2008 (FLH)

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

Dept 5 528 ZONING VERIFICATION

014039

Recpt Tot \$65.00

\$65.00 CR \$1.00 CA

Baltimore County, Maryland

Total: **65.00**

Rec From: **C. W. 14 SP. H. 14**

For: **4 T. W. 14 SP. H. 14 - SCHLECH**
2008-12500-A
V. B. 14

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2008-0500-A

4 Timberpark Court

W/side of Timberpark Court,
750 feet north of Old Bosley
Road

8th Election District

3rd Councilmanic District

Legal Owner(s): John &
Marlene Scheich

Variance: to permit a building
height of 46 feet in lieu of the
permitted 35 feet.

Hearing: Wednesday, June
18, 2008 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Avenue,
Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Balti-
more County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-3868.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.
JT 6/10 June 3 174909

CERTIFICATE OF PUBLICATION

6/5/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 6/3/, 2008.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING



IFICATE OF POSTING

RE: Case No.: 2008-0500-A

Petitioner/Developer: JOHN +

MARLENE SCHEICH

Date of Hearing/Closing: JUNE 18, 2008

of
agement
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:

4 TIMBERPARK COURT

The sign(s) were posted on

JUNE 3, 2008
(Month, Day, Year)

Sincerely,

Robert Black 6-8-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

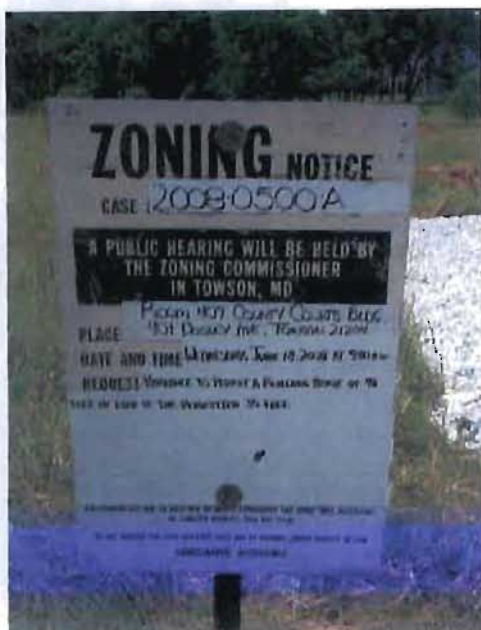
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 13, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0500-A

4 Timberpark Court

W/side of Timberpark Court, 750 feet north of Old Bosley Road

8th Election District – 3rd Councilmanic District

Legal Owners: John & Marlene Scheich

Variance to permit a building height of 46 feet in lieu of the permitted 35 feet.

Hearing: Wednesday, June 18, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Sebastian Cross, 600 Washington Avenue, Ste. 200, Towson 21204
John & Marlene Schiech, 610 Oak Farm Court, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 3, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 3, 2008 Issue - Jeffersonian

Please forward billing to:
Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

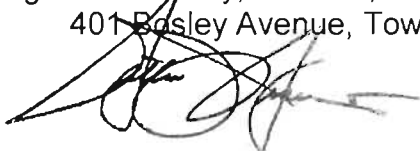
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0500-A

4 Timberpark Court
W/side of Timberpark Court, 750 feet north of Old Bosley Road
8th Election District – 3rd Councilmanic District
Legal Owners: John & Marlene Scheich

Variance to permit a building height of 46 feet in lieu of the permitted 35 feet.

Hearing: Wednesday, June 18, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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/neighborhood 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: 2008-0500-A
Petitioner: John & Marlene Schiech
Address or Location: 4 Timberpark Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gildea & Schmidt
Address: # 600 Washington Ave, Suite 200
Towson MD 21204
Telephone Number: 410 821-0070

Revised 2/20/98 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Sebastian A. Cross

Gildea & Schmidt, LLC

600 Washington Ave Suite 200

Towson, MD 21204

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

June 11, 2008

Dear:

RE: Case Number 2008-0500-A, Address: 4 Timberpark Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 22, 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:lnw

Enclosures

c: People's Counsel
John & Marlene Schiech, 610 Oak Farm Ct., Timonium, MD 21093

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 1, 2008

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 5, 2008
Item Nos. 08-489, 490, 491, 492, 493,
494, 495, 496, 497, 498, 499, 500, 501,
502, and 503.

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

DAK:CEN:lrk

cc: File

ZAC-5012008-NO COMMENTS

TB 6/18
9 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 2008

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

RECEIVED
MAY 12 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-500- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:
CM/LL

Anna Leland



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: April 30, 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. 8-500-A
4 TIMBERPARK COURT
SCHIECH PROPERTY
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. 8-500-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,

Foster
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

RE: PETITION FOR VARIANCE * BEFORE THE
4 Timberpark Court; W/S Timberpark Court, *
750' N of Bosley Road * ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): John & Marlene Schiech * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-500-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAY - 6 2008

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of May, 2008, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2078-0500-A
DATE _____

[illegible]

subject property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 08 Account Number - 2200004212

Owner Information

Owner Name:	SCHIECH JOHN W SCHIECH MARLENE HAMMERT	Use:	RESIDENTIAL
Mailing Address:	610 OAK FARM CT LUTHERVILLE TIMONIUM MD 21093-7004	Principal Residence:	NO
		Deed Reference:	1) /25093/ 279 2)

Location & Structure Information

Premises Address 4 TIMBERPARK CT	Legal Description 4.6569 AC 4 TIMBERPARK COURT TIMBERLINE PARK
--	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
52	9	151					2	2	Plat Ref: 62/ 36

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built 0000	Enclosed Area	Property Land Area 4.65 AC	County Use 04
--	----------------------	--------------------------------------	-------------------------

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	399,500	446,000		
Improvements:	0	0		
Total:	399,500	446,000	399,500	415,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: KOUKIDES HARRY	Date: 01/19/2007	Price: \$875,000
Type: NOT ARMS-LENGTH	Deed1: /25093/ 279	Deed2:
Seller: TIMBERLINE ASSOCIATES	Date: 01/25/1995	Price: \$290,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10919/ 450	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 08 Account Number - 2200004219

Owner Information

Owner Name: AL-TALIB KHALID K
 ALI-AL-AZZAWI BUSHRA I
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 9429 SEVEN COURTS DR
 BALTIMORE MD 21236-4711
Deed Reference: 1) /14460/ 629
 2)

Location & Structure Information

Premises Address 1 TIMBERPARK CT
Legal Description 5.0015 AC
 TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
52	9	151					9	2		62/ 36

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	6,818 SF	5.00 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	Phase-in Assessments As Of 07/01/2008
Land	420,000	560,000		
Improvements:	1,006,290	890,290		
Total:	1,426,290	1,450,290	1,426,290	1,434,290
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
TIMBERLINE ASSOCIATES	05/11/2000	\$230,000
Type:	Deed1:	Deed2:
UNIMPROVED ARMS-LENGTH	/14460/ 629	

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 08 Account Number - 2200004211

Owner Information

Owner Name: CONWAY ERIC A, SR
 CONWAY BESSIE E
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2 TIMBERPARK CT
 LUTHERVILLE TIMONIUM MD 21093-1104
Deed Reference: 1) /22021/ 124
 2)

Location & Structure Information

Premises Address 2 TIMBERPARK CT
Legal Description 4.0777 AC
 2 TIMBERPARK CT
 TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
52	9	151					1	2		62/ 36

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	10,368 SF	4.07 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2007	07/01/2008	
Land	392,100	522,800			
Improvements:	1,369,330	1,247,700			
Total:	1,761,430	1,770,500	1,761,430	1,764,453	
Preferential Land:	0	0	0	0	

Transfer Information

Seller:	Date:	Price:
JALISI HASAN M	06/13/2005	\$750,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /22021/ 124	Deed2:
JALISI QAZI M H	02/09/2005	\$0
Type: NOT ARMS-LENGTH	Deed1: /21403/ 349	Deed2:
TIMBERLINE ASSOCIATES	06/28/2000	\$215,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /14559/ 427	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vwl.1)

Go Back
View Map
New Search

Account Identifier: District - 08 Account Number - 2200004218

Owner Information

Owner Name: DZENG EDWARD HAN-YU Use: RESIDENTIAL
DZENG SHI-YUAN WANG Principal Residence: NO
Mailing Address: 231 FALLSBROOK RD Deed Reference: 1) /14562/ 240
LUTH-TIMONIUM MD 21093-2629 2)

Location & Structure Information

Premises Address Legal Description
3 TIMBERPARK CT 8.3842 AC
TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
52	9	151					8	2		62/ 36

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2008	9,557 SF	8.38 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	614,260	627,600		
Improvements:	1,474,270	1,763,490		
Total:	2,088,530	2,391,090	460,700	2,189,383
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
TIMBERLINE ASSOCIATES	06/29/2000	\$245,000
Type:	Deed1:	Deed2:
UNIMPROVED ARMS-LENGTH	/14562/ 240	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 08 Account Number - 2200004217

Owner Information

Owner Name: DIACOLOUKAS GUS
 DIACOLOUKAS MARY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 5 TIMBERPARK CT
 LUTH-TIMONIUM MD 21093
Deed Reference: 1) / 9968/ 614
 2)

Location & Structure Information

Premises Address 5 TIMBERPARK CT
Legal Description 4.5059 AC
 5 TIMBERPARK COURT ES
 TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
52	9	151					7	2		62/ 36

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	7,921 SF	4.50 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007 07/01/2008	
Land	405,000	540,000		
Improvements:	945,490	857,310		
Total:	1,350,490	1,397,310	1,350,490	1,366,096
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
TIMBERLINE ASSOCIATES	08/25/1993	\$326,000
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 9968/ 614	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO			
Exempt Class:			Special Tax Recapture: * NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 08 Account Number - 2200004213

Owner Information

Owner Name: FARAH PATRICK W **Use:** RESIDENTIAL
Mailing Address: 6 TIMBERPARK CT **Principal Residence:** NO
 LUTH-TIMONIUM MD 21093-1104 **Deed Reference:** 1) /21077/ 642
 2)

Location & Structure Information

Premises Address **Legal Description**
 6 TIMBERPARK CT 4.0922 AC
 LUTHERVILLE 21093-1104 6 TIMBERPARK CT
 TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
52	9	151					3	2	Plat Ref: 62/ 36

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	6,712 SF	4.09 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	392,700	523,600		
Improvements:	931,250	1,310,070		
Total:	1,323,950	1,833,670	1,323,950	1,493,856
Preferential Land:	0	0	0	0

Transfer Information

Seller: RUSH WILLIAM R	Date: 12/06/2004	Price: \$1,550,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21077/ 642	Deed2:
Seller: TIMBERLINE ASSOCIATES	Date: 02/04/2000	Price: \$220,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /14295/ 464	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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Account Identifier: District - 08 Account Number - 2200004216

Owner Information

Owner Name: PATERAKIS VENICE K
 SMITH FREDERICK G
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7 TIMBERPARK CT
 LUTH-TIMONIUM MD 21093
Deed Reference: 1) / 9779/ 725
 2)

Location & Structure Information

Premises Address 7 TIMBERPARK CT
Legal Description 4.2660 AC
 7 TIMBERPARK CT ES
 TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
52	9	151					6	2		62/ 36

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	15,201 SF	4.26 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	397,800	530,400		
Improvements:	1,701,020	1,539,470		
Total:	2,098,820	2,069,870	2,098,820	2,069,870
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
PATERAKIS VENICE K	05/24/1993	\$0
Type: NOT ARMS-LENGTH	Deed1: / 9779/ 725	Deed2:
Seller: TIMBERLINE ASSOC IATES	Date: 05/08/1992	Price: \$300,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9165/ 629	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vwl.1)

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Account Identifier: District - 08 Account Number - 2200004215

Owner Information

Owner Name: APOSTOLO PAUL M
 APOSTOLO FRANCES M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9 TIMBERPARK CT
 TIMONIUM MD 21093-1111
Deed Reference: 1) /25405/ 350
 2)

Location & Structure Information

Premises Address 9 TIMBERPARK CT
Legal Description 3.9315 AC
 9 TIMBERPARK CT
 TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
52	9	151					5	2	Plat Ref: 62/ 36

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	6,939 SF	3.93 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	387,900	517,200		
Improvements:	838,910	1,216,840		
Total:	1,226,810	1,734,040	1,226,810	1,395,886
Preferential Land:	0	0	0	0

Transfer Information

Seller: MATHER DENNIS B	Date: 03/26/2007	Price: \$1,900,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /25405/ 350	Deed2:
Seller: TIMBERLINE ASSOC IATES	Date: 05/29/1992	Price: \$1
Type: IMPROVED ARMS-LENGTH	Deed1: / 9440/ 580	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 08 Account Number - 2200004214

Owner Information

Owner Name: BIG MAC MARYLAND I LLC **Use:** RESIDENTIAL
Mailing Address: 11 TIMBERPARK CT **Principal Residence:** NO
 LUTHERVILLE TIMONIUM MD 21093-1111 **Deed Reference:** 1) /24057/ 388
 2)

Location & Structure Information

Premises Address **Legal Description**
 11 TIMBERPARK CT 3.8148 AC
 11 TIMBERPARK CT
 TIMBERLINE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
52	9	151					4	2	Plat Ref: 62/ 36

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	9,452 SF	3.81 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2007	07/01/2008	
Land	384,300	872,400			
Improvements:	1,821,850	2,324,850			
Total:	2,206,150	3,197,250	2,206,150	2,536,516	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: STAPF GROUP LLC	Date: 06/22/2006	Price: \$3,404,773
Type: MULT ACCTS ARMS-LENGTH	Deed1: /24057/ 388	Deed2:
Seller: BROWN GEORGE	Date: 05/14/2003	Price: \$425,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /17993/ 460	Deed2:
Seller: TIMBERLINE ASSOCIATES	Date: 05/04/2000	Price: \$255,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /14446/ 725	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Case No.: 2008-0500-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	FOP for Timberline Park	
No. 3	RCB + RCB zoning req for height	
No. 4	County Code	
No. 5	photos	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

11. Landscape service operations, subject to provisions of Sections 404.1 and 404.3. [Bill No. 41-1992]
12. Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professional persons as an accessory use, provided that any such office or studio is established within the same building as that serving as the professional person's primary residence at the time of application; does not occupy more than 25% of the total floor area of that residence; and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees. [Bill Nos. 105-1982; 65-1999]
13. Public utility uses not permitted as of right, including underground interstate and intercontinental pipelines.
14. Rail passenger station, subject to Section 434. [Bill No. 91-1990]
15. Riding stables.
16. Shooting preserves, including hunting and fishing preserves.
17. Shooting ranges, including, but not limited to, archery, pistol, skeet, trap, target (small-bore rifle only) except that any such use existing at the time of date of enactment of this subsection may continue at the same level, provided that, within 365 days of the enactment date of this legislation, they shall file for a use permit as prescribed under the now existing zoning regulation Section 500.4, and turkey shoots.
18. Trailers, subject to the provisions of Section 415.1.D.
19. Volunteer fire company or ambulance-rescue facilities.
20. Wireless telecommunications towers, subject to Section 426. [Bill No. 30-1998]
21. Farm market, subject to the provisions of Section 404.4. [Bill No. 41-1992]
22. Winery as an agricultural support use, including accessory retail and wholesale distribution of wine produced on-premises. Temporary promotional events, such as wine tasting or public gatherings associated with the winery, are permitted, within any limits set by the special exception. [Bill No. 51-1993]

RC6

1A03.4 Height and area regulations.

- A. Height. No structure hereafter erected in an R.C.4 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.
- B. Area regulations. [Bill Nos. 178-1979; 113-1992]

PETITIONER'S

EXHIBIT NO. 3

Management and the Office of Planning, and justified in the writ concept statement.

- B. Minimum width. The conservancy area, consisting of the primary and conservancy areas combined, may not include within it any area with of less than 100 feet unless the Director of the Department of Environmental Protection and Resource Management determines that such an effectively protect the natural resources of the tract.
- C. Uses permitted in the conservancy area. Except as used for the follow to any restrictions or limitations that may be imposed by the Department of Environmental Protection and Resource Management pursuant to Article 30 of the Baltimore County Code or the Department of Recreation and Parks to Article 30 of the Baltimore County Code, or both, in conjunction with the approval of the development, the conservancy area, including the primary and secondary conservancy areas combined, shall remain undisturbed [137-2004]
 - 1. Open space for passive or active recreation, including open space, subject to the requirements of the Baltimore County Local Open Space Management Plan and planned recreational greenways. Passive recreation, such as walking, jogging, and bicycling, is permitted in primary conservancy areas subject to approval of the Department of Environmental Protection and Resource Management.
 - 2. The continued operation of farms existing at the time of development approval, including farmstead and accessory structures, and commercial agriculture is not permitted in primary conservancy areas.
 - 3. Shared septic systems, shared wells and interior access roads are permitted in secondary conservancy areas.
 - 4. Churches and other buildings for religious worship.

RC 4

1A07.8 Development area and standards. No more than 50% of the density area may be included within the total development area.

- A. Maximum height. No structure with a height greater than 50 feet except as otherwise provided under Section 300.
- B. Area regulations.
 - 1. Maximum lot density.
 - a. A tract may be developed in an R.C.6 Zone at a maximum of 0.2 lot per acre of the density calculation area, provided the density does not exceed the maximum lot size requirement in this subsection.
 - b. A subdivision (major or minor) is exempt from the maximum lot size requirement in this subsection, but is subject to the maximum lot size envelope requirement of this subsection if the density is reduced to 0.1 lot or less per acre of the density calculation area.

§ 32-4-262. AMENDMENTS TO DEVELOPMENT PLANS.

(1) Any material amendment to an approved non-residential Development Plan shall be reviewed and approved in the same manner as the original plan.

(2) Any material amendment to than approved residential Development Plan or plat shall be reviewed in accordance with this title, and with respect to that portion of the original plan or plat to which the amendment pertains, the amendment shall be reviewed for compliance with all current law and regulations including the development regulations and the zoning regulations.

(1988 Code, § 26-211) (Bill No. 18, 1990, § 2; Bill No. 1, 1992, § 2; Bill No. 79-01, § 2, 7-1-2004, Bill No. 75-03, § 18, 7-1-2004; Bill No. 24-06, § 1, 3-17-2006)

Annotation--Former § 26-211 (1988) cited in Meadows of Greenspring Homeowners Association, Inc. v. Foxleigh Enterprises, Inc., 133 Md.App. 510, 758 A.2d 611 (2000).

§ 32-4-263. PUBLIC WORKS AGREEMENT TO CONFORM TO DEVELOPMENT PLAN.

A public works agreement, if required by Subtitle 3 of this title, shall conform to the approved plan and may not be executed before approval of the Development Plan.

(1988 Code, § 26-212) (Bill No. 79-01, § 2, 7-1-2004; Bill No. 75-03, § 18, 7-1-2004)

PART VII. PLATS**§ 32-4-271. REQUIRED.**

(a) *In general.* The applicant shall prepare a plat in accordance with the approved Development Plan for any subdivision.

(b) *Dedication of public improvements.* Along with the subdivision plat, the applicant shall include formal irrevocable offers of dedication to the public of all public improvements including streets, local government uses, utilities, parks, and easements, in a form approved by the County Attorney.

(c) *Retention of improvement by applicant.* If an applicant retains any open space, streets, utilities or recreational facilities, or conveys them to a homeowners association or similar entity, the applicant shall submit for the approval of the Office of Law, a declaration of protective covenants, together with the articles of incorporation and corporate bylaws that will provide for use in common and maintenance of the land.

PETITIONER'S**EXHIBIT NO.**4



PETITIONER'S

EXHIBIT NO.

SA-D









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OFFICIAL ZONING MAP 200' SCALE GRID

2008-0500-14

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

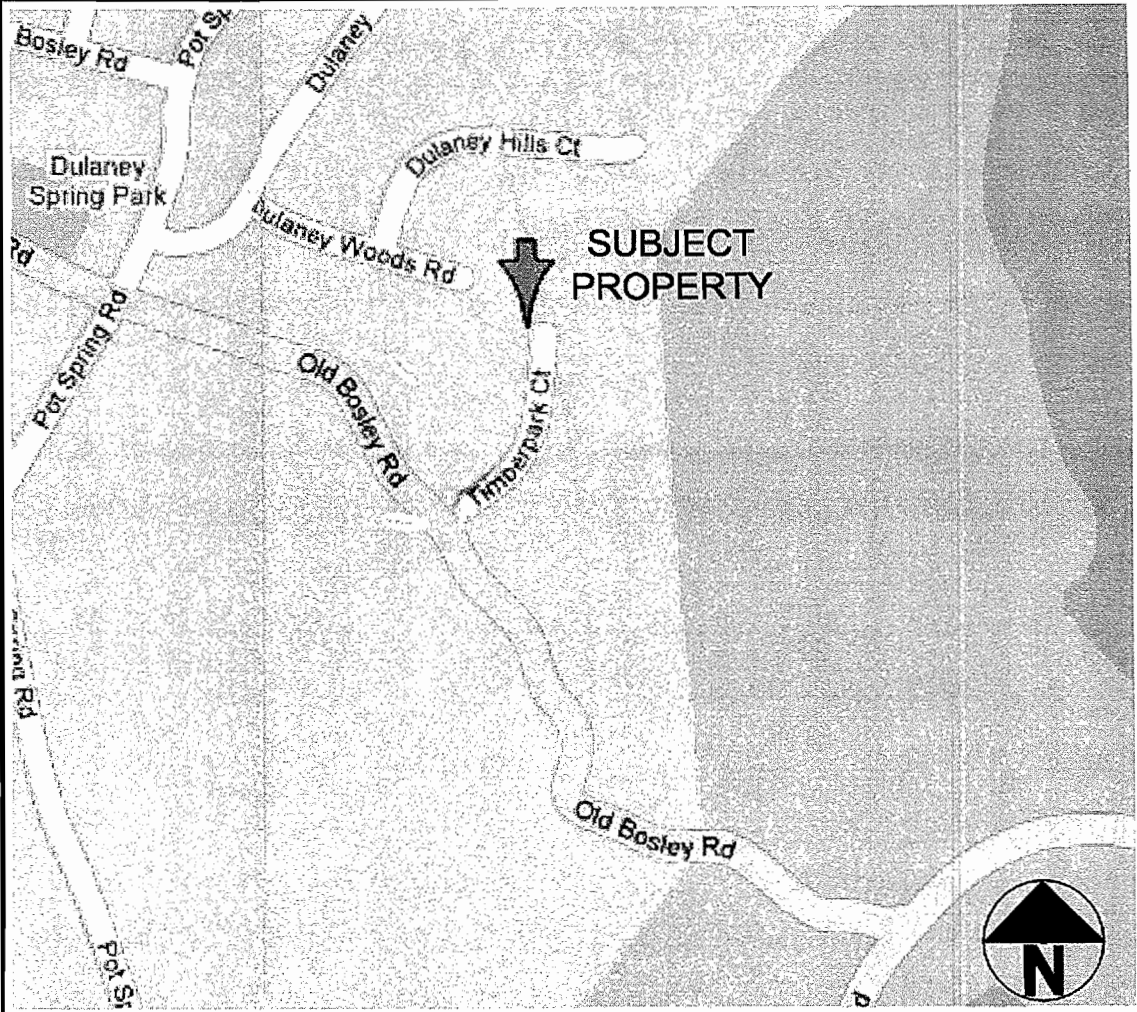
VARIANCE RELIEF REQUESTED

VARIANCE RELIEF FROM:

1. 1A03.4.A of the BCZR to permit a building height of 46 feet in lieu of the permitted 35 feet; and
2. For such other and further relief as may be deemed necessary by the Zoning Commissioner

VICINITY MAP

SCALE: 1"=1000'



PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

LOCATION INFORMATION

PROPERTY ADDRESS: 4 TIMBERPARK COURT

SUBDIVISION NAME: TIMBERLINE PARK

PLAT BOOK # 62/36 LOT # 2 TAX MAP: 52 PARCEL 151

OWNER(S): JOHN W. & MARLENE H. SCHIECH

ELECTION DISTRICT: 8

COUNCILMANIC DISTRICT: 3

1"=200' SCALE MAP # 052B2 (also 052B1, 052A2, 052A1)

ZONING: RC 6 (ORIGINALLY PLATTED @ RC 4)

LOT SIZE: 4.65 ACRES / 202,345 SQ. FT.

SEWER: PRIVATE

WATER: PRIVATE

CHESAPEAKE BAY
CRITICAL AREA: NO

100 YEAR FLOOD PLAIN: NO

HISTORIC BUILDING/PROPERTY: NO

PRIOR ZONING HEARING: NONE



NEW CONSTRUCTION

**SCHIECH
RESIDENCE**

4 TIMBERPARK COURT
TIMONIUM, MARYLAND 21093

#	DATE	DESCRIPTION

ISSUED FOR:

☐ REVIEW	☒ VARIANCE
☐ BID	☐ _____
☐ PERMIT	☐ CD SET

©2008 PENZA BAILEY ARCHITECTS, INC.

DRAWN BY: ELW PROJECT #: 07010

CHECKED: JEFFREY A. PENZA, AIA

CAD FILE: SCHIECH.pln

DATE: 04/22/2008

PERMIT APPROVAL ZONING OFFICE USE

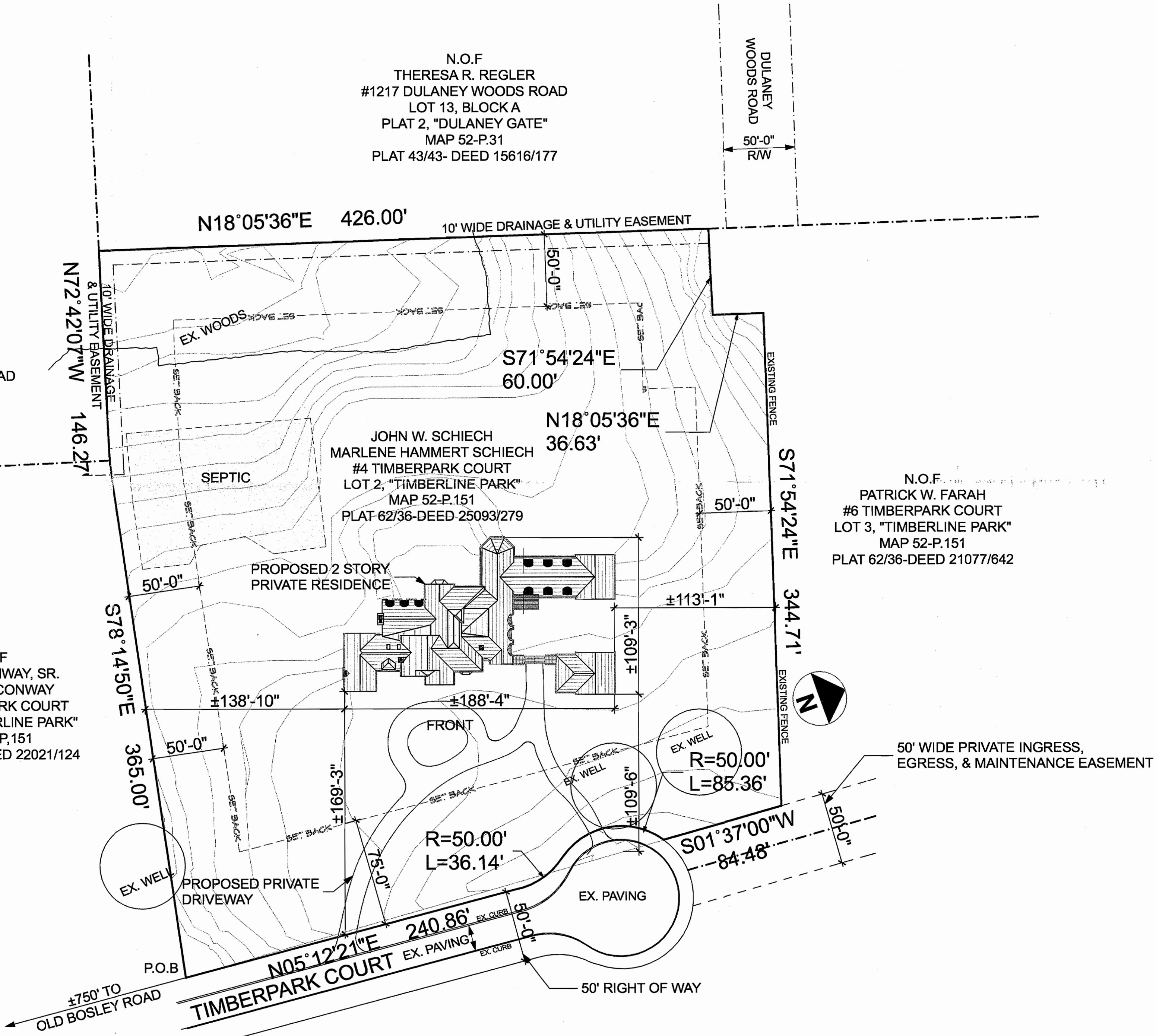
REVIEWED BY: _____

ITEM #: _____

CASE #: _____

ZONING VARIANCE PLAT

Z1-1



1 SITE PLAN
SCALE: 1" = 50'
0 20' 50' 100'

