

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Folly Farms Court, 600 feet
E of Deer Park Road
4th Election District
4th Councilmanic District
(8 Folly Farms Court)

Nicholas P. and Patricia M. Vitale
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0550-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Nicholas P. and Patricia M. Vitale for property located at 8 Folly Farms Court. The variance request is from Sections 103.1 and 103.3 (Section 1A00.3.B.3, 1970 Zoning Regulations-Bill 100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard set back of 40 feet in lieu of the minimum required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners' desire to construct a one-story garage next to the existing garage. The rear of the existing garage will allow the Petitioners to renovate and enlarge the small, older kitchen into the remaining area of the garage. A portion of the proposed extension lies within the existing setback line. The new one story attached garage will allow the Petitioners to store an antique auto and motorcycle. The proposal will reduce the side yard setback by 10 feet. The right side property line abuts two panhandle in fee strips, paved, that leads to two rear properties. A portion of the proposed new garage lies within the existing setback line. The property is triangular in shape and contains 1.16 acres.

~~NOT FOR FILING~~
6-30-08
m

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 8, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

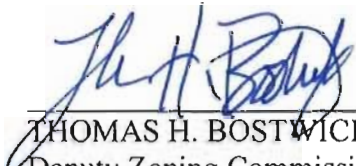
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30th day of June, 2008 that a variance from Sections 103.1 and 103.3 (Section 1A00.3.B.3, 1970 Zoning Regulations-Bill 100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard set back of 40 feet in lieu of the minimum required 50 feet is hereby GRANTED, subject to the following:

STAMP: RESERVED FOR FILING
6-30-08
[Signature]

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

RECEIVED FOR FILED

6-30-06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 FOLLY FARMS Ct, Reisterstown
which is presently zoned RC4 (Formerly RDP)

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)

103.1 & 103.3, BCZR (Section 140.3, B.3, 1970 Zoning Regulations - Bill 100, 1970) to permit a proposed addition with a side yard setback of 40 feet in lieu of the minimum required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

NICHOLAS P. VITALE

Name - Type or Print

Signature

PATRICIA M. VITALE

Name - Type or Print

Signature

8 FOLLY FARMS COURT

Address

REISTERSTOWN

City

State

Representative to be Contacted:

BARBARA V. REYNOLDS

Name

306 LAUREN HILL COURT

Address

REISTERSTOWN

City

State

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. 2008-05550-A

REV 10/25/01

Reviewed By JNP Date 5/30/08

Estimated Posting Date 6/8/08

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

8 FOLLY FARMS COURT
Address
REISTERSTOWN MD 21136
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):

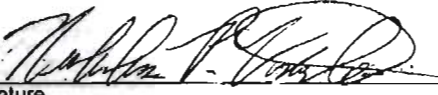
We are requesting the following variances to the property mentioned above. The existing residence is thirty years old and sits on a triangular lot. The Owners presently find a hardship in meeting Baltimore County Zoning Regulations due to the location of the existing 2 story residence on this triangular lot of 1.16 acres.

~~We request a 10 foot variance to the existing 75 foot front setback line in order to extend the existing one-story garage forward reducing the existing line to 65 feet. The proposed forward extension is to lengthen the existing garage and install new wider doors to accommodate today's larger family vehicles. The rear of the existing garage will permit the owners to renovate and enlarge the small, older kitchen into the remaining area of the garage. A portion of the proposed extension lies within the existing setback line.~~ *MR*

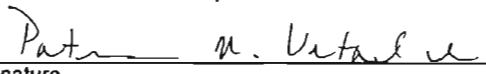
Also, request a variance of 10 feet on the right side of the existing residence for a proposed new one story, attached garage to house their antique auto and motorcycle. This proposal will reduce the side yard setback from 50 feet to 40 feet. The right side property line abuts two panhandle in fee strips, paved, leading to two rear properties. A portion of the proposed new attached garage lies within the existing setback line.

The Owners, respectfully request approval for the variances, in order to remain at the location and bring an older home to today's marketing standards.

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

NICHOLAS P. VITALE
Name - Type or Print


Signature

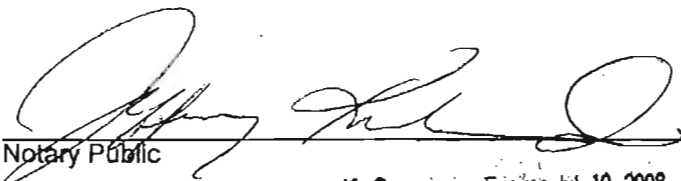
PATRICIA M. VITALE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nicholas P and Patricia M Vitale
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 My Commission Expires Jul. 19, 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

8 FOLLY FARMS COURT
Address
REISTERSTOWN MD 21136
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):

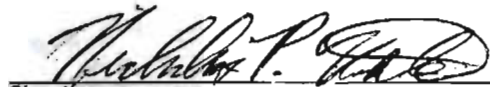
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~~We request a 10 foot variance to the existing 75 foot front setback line in order to extend the existing one story garage forward reducing the existing line to 65 feet. The proposed forward extension is to lengthen the existing garage and install new wider doors to accommodate today's larger family vehicles. The rear of the existing garage will permit the owners to renovate and enlarge the small, older kitchen into the remaining area of the garage. A portion of the proposed extension lies within the existing setback line.~~ ^{PVR}

Also, request a variance of 10 feet on the right side of the existing residence for a proposed new one story, attached garage to house their antique auto and motorcycle. This proposal will reduce the side yard setback from 50 feet to 40 feet. The right side property line abuts two panhandle in fee strips, paved, leading to two rear properties. A portion of the proposed new attached garage lies within the existing setback line.

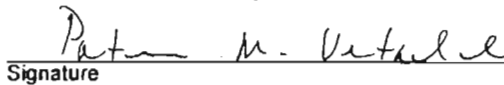
The Owners, respectfully request approval for the variances, in order to remain at the location and bring an older home to today's marketing standards.

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

NICHOLAS P. VITALE
Name - Type or Print



Signature

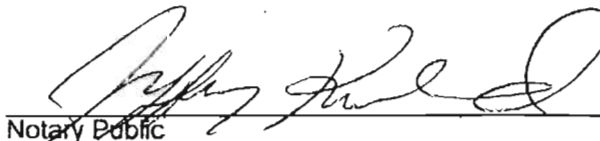
PATRICIA M. VITALE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nicholas P. and Patricia M Vitale
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

My Commission Expires Jul. 19, 2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 FOLLY FARMS Ct., Reisterstown
which is presently zoned RC4 (Formerly RDP)

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) 103.1 & 103.3, BC2R (Section 1A00.3.B.3, 1970 Zoning Regulations - Bill 100, 1970) to permit a proposed addition with a side yard setback of 40 feet in lieu of the minimum required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

NICHOLAS P. VITALE
Name - Type or Print _____
Signature Nicholas P. Vitale
PATRICIA M. VITALE
Name - Type or Print _____
Signature Patricia M. Vitale 410-526-0464
Address 8 FOLLY FARMS COURT 236-2387
Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

BARBARA V. REYNOLDS
Name _____ 410-
Address 306 LAUREN HILL COURT 833-2379
Reisterstown MD 21136
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.

CASE NO. 2008-0550-A

REV 10/25/01

Reviewed By JNP

Date 5/29/08

Estimated Posting Date 6/8/08

Zoning Commissioner of Baltimore County

6-30-08 pm

ZONING DESCRIPTION FOR 8 FOLLY FARMS COURT, REISTERSTOWN, MD
21136

Beginning at a point ^{North} West side of Lot 12, Folly Farms Court, which is 50 feet wide at the distance of 600 feet East of the centerline of the nearest improved intersecting street, Deer Park Road, which is 50 feet wide. Being Lot #12, Section #1 in the subdivision of Folly Farms as recorded in Baltimore County Plat Book #37, folio #148 containing 1.16 acres. Also known as 8 Folly Farms Court and located in the 4th Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15356**

Date: **5/27/08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/29/2008 5/29/2008 10:29:40
 RED 505 WALTON DICE 015
 RECEIPT # 444682 5/29/2008 015356
 5-528 DOWING VERIFICATION
 Receipt Tot 465.00
 465.00 CX 1.00
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			650				65.00

Total: **65.00**

Rec From: **Nichols & Patricia Vitale (BVR Properties, Inc.)**
 For: **Adm. Variance - 8 Folly Farms Ct.**
2008-0550-A (VITALE)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 08-0550-A

Petitioner/Developer _____

Nicholas & Patricia Vitale

Date of Hearing/Closing 6/23/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

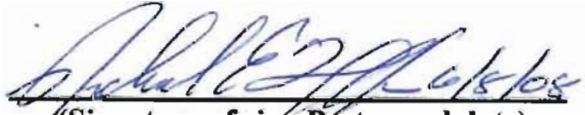
Attention:

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

8 Folly Farms Court

The sign(s) were posted on 6/8/08
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 08-0550-A

Petitioner/Developer: _____

Nicholas & Patricia Vitale

Date of Hearing/Closing: 6/23/08



8 Folly Farms Court

Posted: 6/8/08
Richard E. Hoffman

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 0550 -A Address 8 Folly Farms Ct.
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/29/08 Posting Date: 6/8/08 Closing Date: 6/23/08

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- 0550 -A Address 8 Folly Farms Ct.
Petitioner's Name Nicholas & Patricia Vitale Telephone 410-526-0464
410-236-2387
Posting Date: 6/8/08 Closing Date: 6/23/08
Wording for Sign: To Permit a proposed addition with a side yard setback of
40 feet in lieu of the minimum required 50 feet.

WCR - Revised 6/25/04



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

June 23, 2008

Nicholas & Patricia Vitale
8 Folly Farms Ct.
Reisterstown, MD 21136

Dear: Nicholas & Patricia Vitale

RE: Case Number 2008-0550-A, Address: 8 Folly Farms Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 29, 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
Barbara V. Reynolds, 306 Lauren Hill Ct., Reisterstown, MD 21136



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

June 16, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 09, 2008

Item Number: 0527A, 0549A, 0550A, 0551SPH, 0552SPHA, 0553X, 0554A, 0555A, 0556A, 0557SPH

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 10, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For June 16, 2008
Item Nos. 08-0548, 0549, 0550, 0551,
0552, 0553, 0554, 0555, 0556, and 0557

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

DAK:CEN:lrk
cc: File
ZAC-06102008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 25, 2008

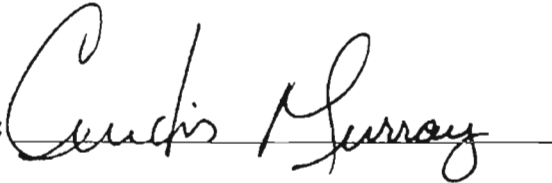
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-550- 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:
CM/LL

A handwritten signature in black ink, appearing to read "Curtis Murray", is written over a horizontal line.



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: 6/20/2008

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

RE: Baltimore County
Item No 2008-0550-A
8 FOLLY FARMS CT
VITALE PROPERTY
ADMIN. VARI.

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. 2008-0550-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



RC 7

1700000700

056C1

10

1700000704

12

1700000705

Liberty Hydrology 100 Foot Stream Buffer

1700000707

16

1700000701

Pt. Bk. 37 Folio 148

SITE

1700000703

NW 13-M

1700000706

14

Flood Zone X

4 CD

4 ED

1700000702

RC 4

2'

FOLLY FARMS CT

056C2

ANGUS CT

1700000697

Pt. Bk. 41 Folio 79

1700000713

7'

1700000714

5'

1700000696

4'

1700000715

3'

0411057586

1700000716

1700000692

1700000693

2008-0550-A



FRONT VIEW



RIGHT SIDE - PROPOSED ONE CAR GARAGE



LEFT SIDE OF DWELLING



FRONT + RIGHT SIDE VIEW

2008-0550-A



REAR VIEW

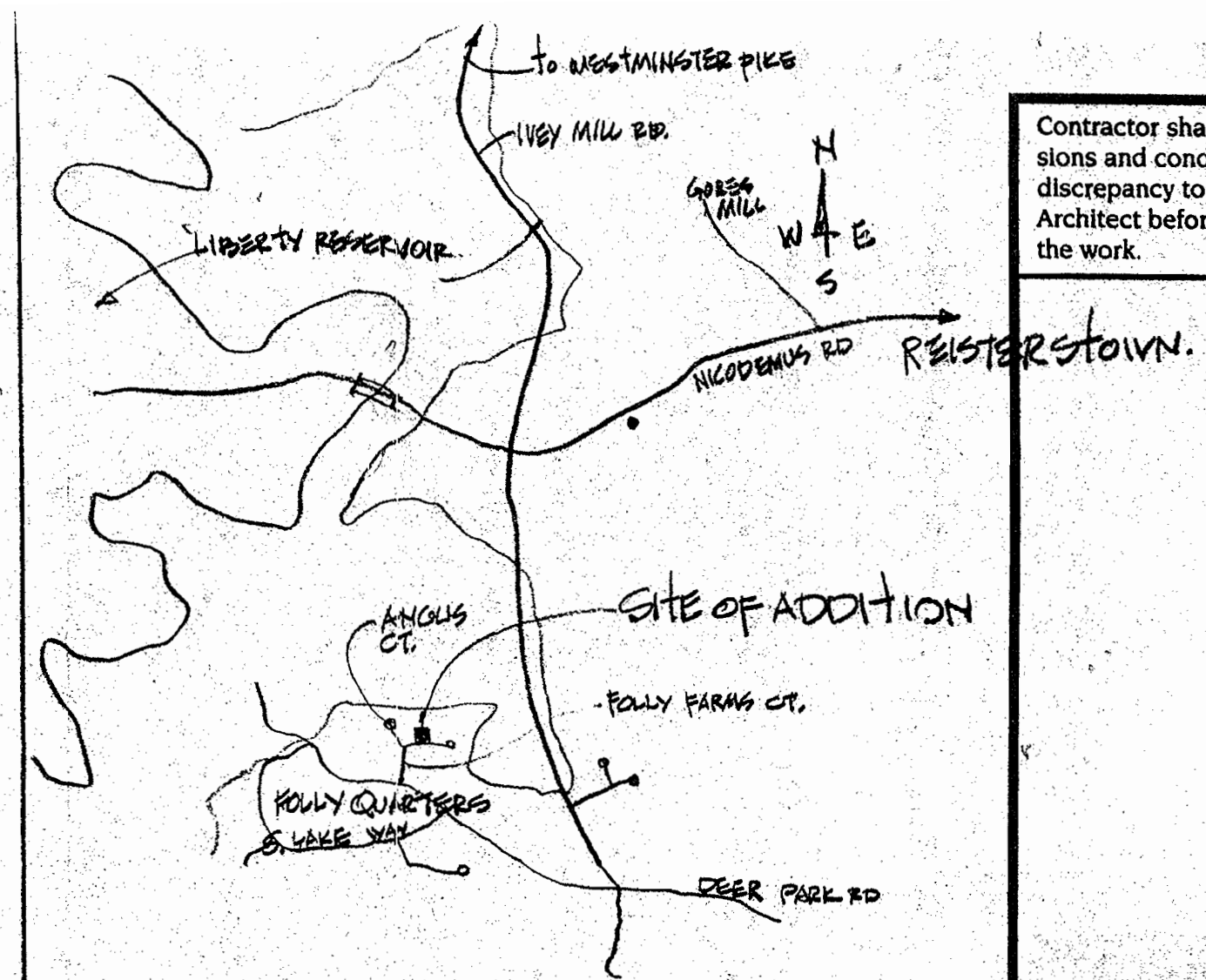


REAR OF DWELLING



POOL AREA

2008-0550-A



Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of the Architect before proceeding with the work.

ADDITIONS AND ALTERATIONS FOR **THE VITALE RESIDENCE** **8 FOLLY FARMS CT** **REISTERSTOWN MD 21136**

LOT #10
 #04-1700000701
 DEED REF. 6994/469
 ANTHONY J. MARCO
 ELEANOR J. MARCO
 4 ANGUS CT.
 REISTERSTOWN, MD. 21136
 MAP 56, GRID 12, PARC. 4
 PLAT REF. 37/148
 1.93 AC
 1 STORY
 ZONED RC4

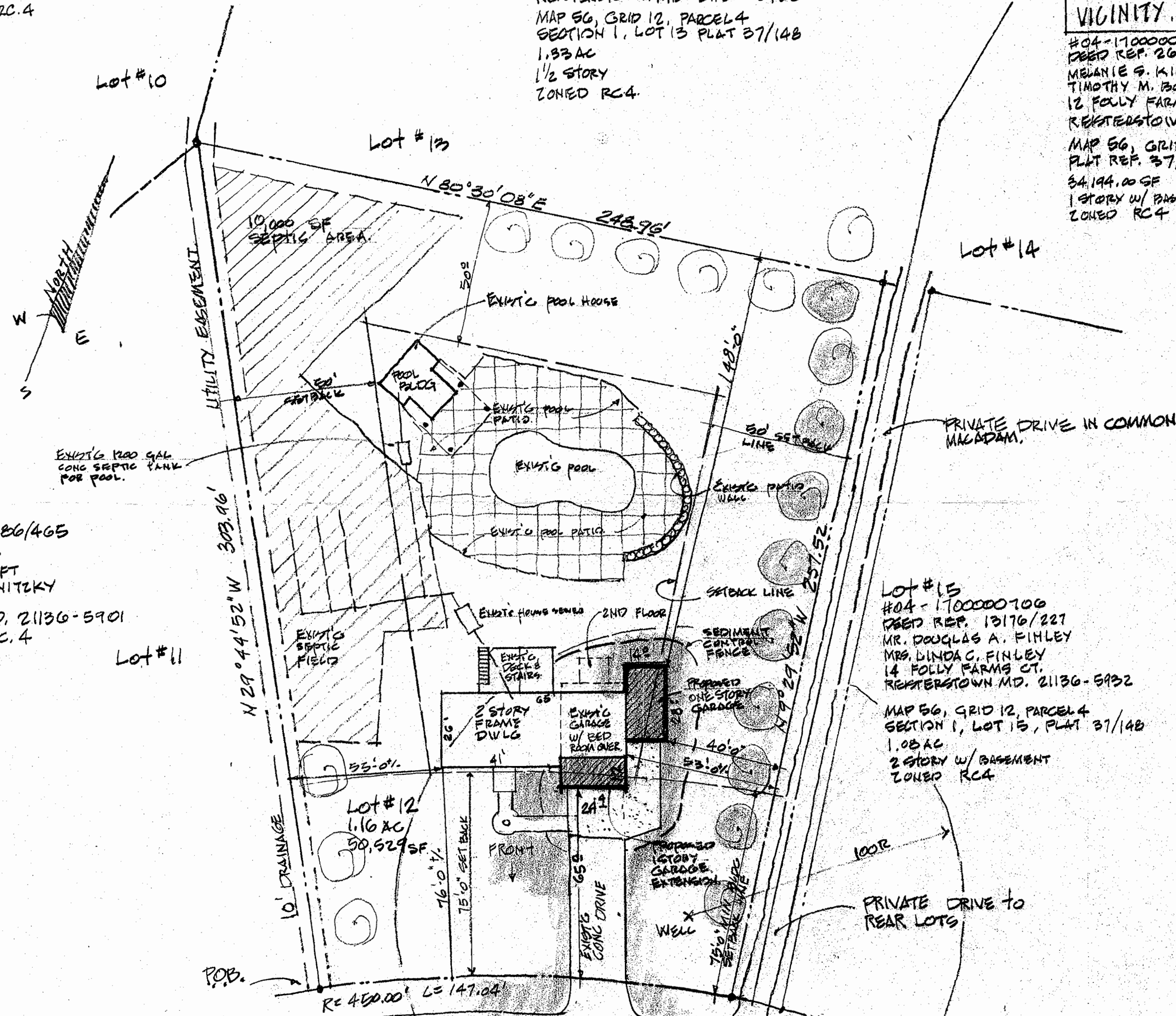
Lot #13
 #04-1700000704
 DEED REF. 16736/503
 OSCAR F. VELEZ
 NORMA P. VELEZ
 10 FOLLY FARMS CT.
 REISTERSTOWN, MD. 21136-5932
 MAP 56, GRID 12, PARCEL 4
 SECTION 1, LOT 13 PLAT 37/148
 1.93 AC
 1 1/2 STORY
 ZONED RC4

VICINITY MAP #15 SCALE 1"=1000'

#04-1700000705
 DEED REF. 26308/411
 MELANIE S. KING
 TIMOTHY M. BOMBICK
 12 FOLLY FARMS CT.
 REISTERSTOWN, MD. 21136-5932
 MAP 56, GRID 12, PARCEL 4
 PLAT REF. 37/148
 34,194.00 SF
 1 STORY W/ BASEMENT
 ZONED RC4

Lot #11 DEED 19786/465
 #04-1700000702
 KENT C. NORTHCRAFT
 CHRISTINA W. GROOMITSKY
 2 ANGUS CT.
 REISTERSTOWN, MD. 21136-5901
 MAP 56, GRID 12, PARC. 4
 PLAT REF. 37/148
 1.31 AC
 2 STORIES
 ZONED RC4

Lot #15
 #04-1700000706
 DEED REF. 13176/227
 MR. DOUGLAS A. FINLEY
 MRS. LINDA C. FINLEY
 14 FOLLY FARMS CT.
 REISTERSTOWN, MD. 21136-5932
 MAP 56, GRID 12, PARCEL 4
 SECTION 1, LOT 15, PLAT 37/148
 1.08 AC
 2 STORY W/ BASEMENT
 ZONED RC4

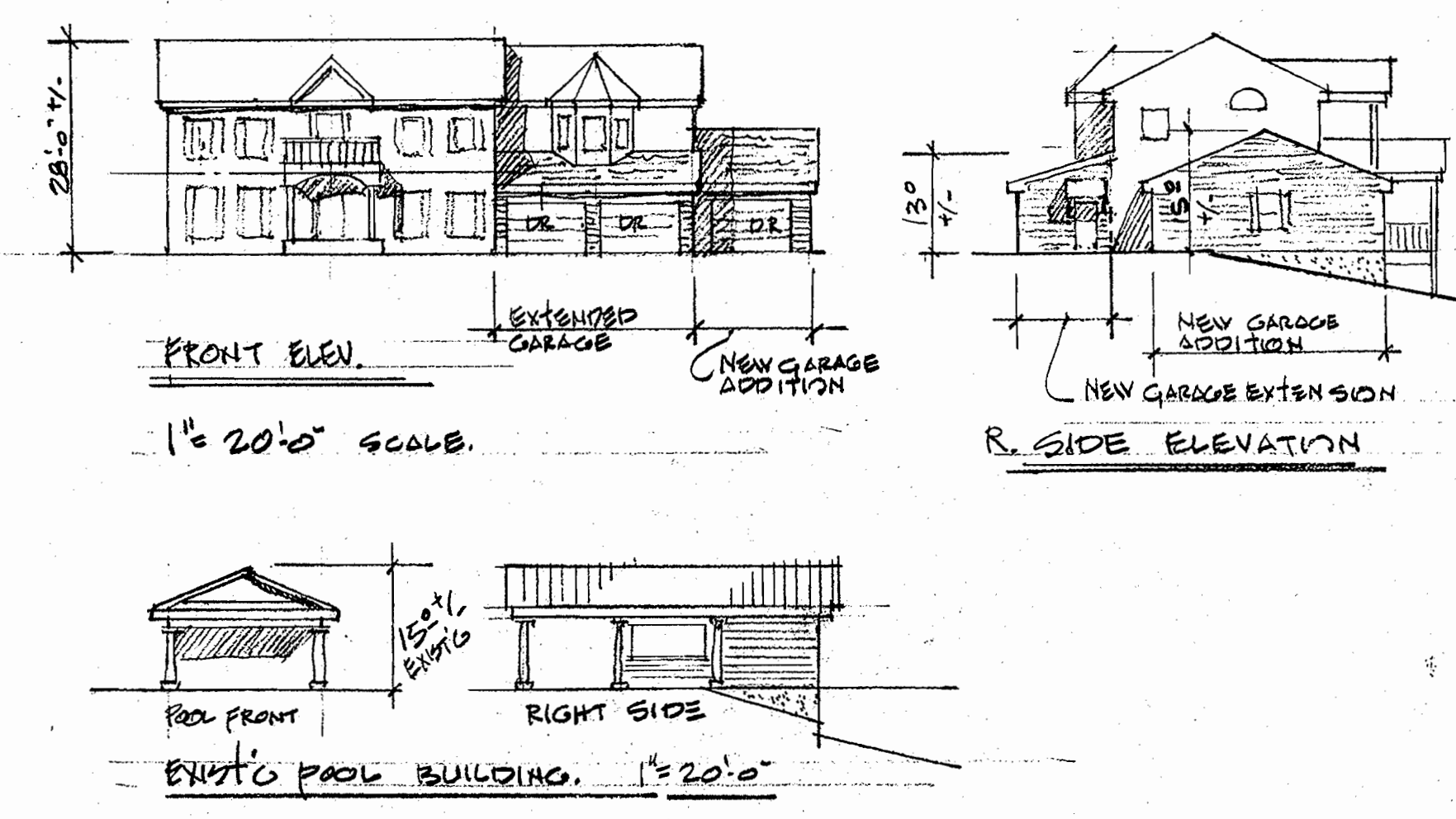


#8 FOLLY FARMS COURT Lot #12
 REISTERSTOWN, BALTIMORE CO.

SITE PLAN 1"=30'0"

LOT #12
 #04-1700000703
 DEED REF. 13189/419
 MR. NICHOLAS P. VITALE
 MRS. PATRICIA M. VITALE
 8 FOLLY FARMS CT.
 REISTERSTOWN, MD. 21136-5932
 MAP 56, GRID 12, PARCEL 4
 SECTION 1, LOT 12 PLAT 37/148
 1.16 AC - 50,529 SF
 2 STORY W/ BASEMENT
 ZONED RC4

PETITION FOR
 "ADMINISTRATIVE VARIANCE"



LOCATION INFORMATION	
ALL CONSTRUCTION PER BOCC CODE	
ELECTION DISTRICT	4
COUNCIL MAND. DISTRICT	4
1"=200' SCALE MAP #	HY 13M
LOT SIZE	1.16 AC 50,529 SF
ZONED	RC4
PRIVATE	(FORMERLY R4) WATER & SEWER
CHEAPSHAKE BAY CRITICAL AREA	NO
LOWYER FLOOD PLAN	NO
HISTORIC PROPERTY/BUILDING	NO
PRIOR ZONING HEARINGS	NONE
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM # CASE #

KEENEY
 ARCHITECTS
 15 YEARS OF PRACTICAL DESIGN

WILLIAM W. KEENEY, ARCHITECT, INC.
 1908 Emory Road
 Reisterstown, Maryland 21136
 410-239-1981

SHEET 5-11-8
 11
 JOB NUMBER

FILE NAME
VITALE