

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Kinwat Avenue, 340 feet E of
c/l of Belwood Avenue
15th Election District
7th Councilmanic District
(918 Kinwat Avenue)

Daniel D. Graybeal
Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 2009-0014-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, Daniel D. Graybeal for property located at 918 Kinwat Avenue. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (porch) to have a front yard setback of 17 feet in lieu of the allowed 18 3/4 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to build a covered front porch to replace the existing porch that is decaying and dangerous to the family and visitors. The new porch measures 8 feet deep x 13 feet wide and contains 104 square feet. Photographs submitted by the Petitioner indicate that many residences of similar construction and floor plan have comparable porches as evidenced in the submitted photographs. Petitioner's neighbors residing at 915 Kinwat Avenue, 922 Kinwat Avenue, 921 Kinwat Avenue, 917 Kinwat Avenue, 914 Kinwat Avenue, 912 Kinwat Avenue and 916 Kinwat Avenue do not object to the proposed covered porch.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated July 14, 2008 which indicates that the proposed addition is consistent with many others in the area.

NOT RECORDED FOR FILING
8-27-08
[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 27, 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 27th day of August, 2008 that a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (porch) to have a front yard setback of 17 feet in lieu of the allowed 18 3/4 feet 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.

RECEIVED FOR FILED
8.27.08
[Signature]

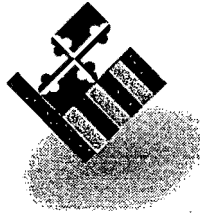
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

NOT RECORDED FOR FILE
8-27-08
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 27, 2008

DANIEL D. GRAYBEAL
918 KINWAT AVENUE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2009-0014-A
Property: 918 Kinwat Avenue

Dear Mr. Graybeal:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 918 KINWAT AVE BALTO. MD 21221
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) 301.1. A - to permit a proposed

open projection (porch) to have a front yard setback of
17 feet in lieu of the allowed $18\frac{3}{4}$

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):

DANIEL D. GRAYBEAL

Name - Type or Print

Signature

Name - Type or Print

Signature

918 KINWAT AVE.

Address

BALTO.

City

MD.

State

21221

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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 8 day of August that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

2009-0014-A

Reviewed By

RIT

Date

7/16/08

REV 10/25/01

827-08

Estimated Posting Date

7/27/08

Affidavit in Support of Administrative Variance

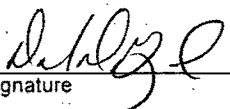
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 918 KINWAT AVE
Address
BALTIMORE MD 21221
City State Zip Code

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

- ① EXISTING PORCH IS DECAYING AND DANGEROUS TO MY FAMILY AND ANYONE ELSE FOR THAT MATTER THAT HAS TO WALK ON MY PORCH TO KNOCK ON THE DOOR
- ② SOME NEIGHBORS ALREADY HAVE NEW AND EXISTING PORCHES 8 FEET DEEP. SOME ARE FROM 1952 WHEN THE NEIGHBORHOOD WAS BUILT.
- ③ I HAVE A SMALL HOME AND WOULD LIKE TO ADD THE 104 SQUARE FEET PORCH FOR SOME COVERED OUTDOOR LIVING SPACE
- ④ TO IMPROVE THE QUALITY OF FAMILY LIFE AND TO IMPROVE THE APPEARANCE AND CONDITION OF MY EXISTING PORCH
- ⑤ A PROVEN HARDSHIP IN TODAY'S ECONOMY SINCE I CANNOT AFFORD TO MOVE AND MY HOME IS SMALL

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
DANIEL D GRAYBEAR
Name - Type or Print

Signature

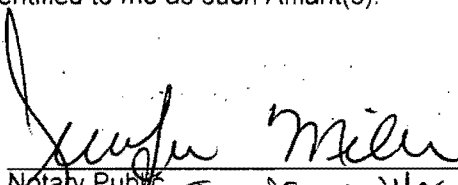
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of JULY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared DANIEL D. GRAYBEAR

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

AS WITNESS my hand and Notarial Seal


Notary Public Jennifer Miller
My Commission Expires 2/25/09

Affidavit in Support of Administrative Variance

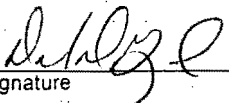
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Address
BALTIMORE MD 21221
City State Zip Code

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- ④ TO IMPROVE THE QUALITY OF FAMILY LIFE AND TO IMPROVE THE APPEARANCE AND CONDITION OF MY EXISTING PORCH
- ⑤ A PROVEN HARDSHIP IN TODAY'S ECONOMY, SINCE I CANNOT AFFORD TO MOVE AND MY HOME IS SMALL

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
DANIEL D GRAYBEAL
Name - Type or Print

Signature

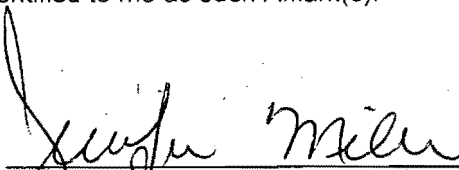
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of JULY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared DANIEL D. GRAYBEAL

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

AS WITNESS my hand and Notarial Seal


Notary Public Jennifer Miller
My Commission Expires 2/25/09

Zoning Description for 918 Kinwat Avenue

Beginning at a point on the north side of Kinwat Ave. which is 50 feet wide at a distance of 340 feet east of the nearest centerline of the nearest improved intersecting street, Belwood Ave. which is 80 feet wide. Being Lot # 60, in the subdivision of Marlyn Manor as recorded in Baltimore County. Plat Book # 17, Folio 91, containing 5220 sq. feet. Also known as 918 Kinwat Avenue and located in the 15th election district and the 7th councilmanic district.

Item # 14

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 18423

Date: 7/1/12

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount

Total: _____

Rec
From: _____

For: 2009 income tax case # 2009-0014-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2009-0014-A

Petitioner/Developer: DANIEL

D. GRAYBEAL

Date of Hearing/Closing: 8-11-08

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

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

Ladies and Gentlemen:

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

918 KINWAT AVE

The sign(s) were posted on 7-27-08
(Month, Day, Year)

Sincerely,

Robert Black 7-30-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

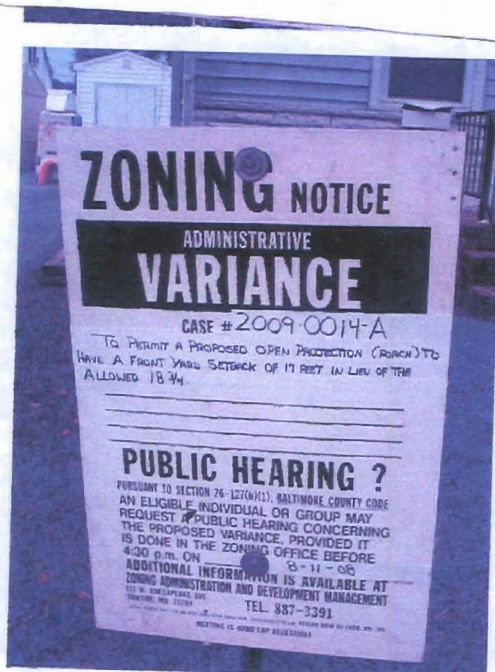
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0014 -A Address 918 Kinwat Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/16/08 Posting Date: 7/27/08 Closing Date: 8/11/08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0014 -A Address 918 Kinwat Ave
Petitioner's Name Daniel D Graybeal Telephone 410 687 6305
Posting Date: 7/27/08 Closing Date: 8/11/08
Wording for Sign: To Permit a proposed open projection (porch) to have
a front yard setback of 17 feet in lieu of the allowed
18 3/4

WCR - Revised 7/7/08

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: DANIEL D. GRAYBEAL

Address or Location: 918 KINWAT AVE. BALTO. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

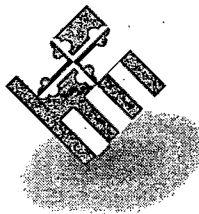
Name: DANIEL D. GRAYBEAL

Address: 918 KINWAT AVE.

BALTO. MD. 21221

Telephone Number: 410 - 687 - 6305

Item #14



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
August 12, 2008

Daniel Graybeal
918 Kinwat Avenue
Baltimore, MD 21221

Dear Mr. Graybeal:

RE: Case Number: 2009-0014-A, 918 Kinwat Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 16, 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.

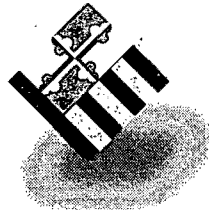
Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/klm

Enclosures



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 29, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: July 21, 2008

Item No.: 2009-0011-A, 2009-0012-A, 2009-0014-A, 2009-00015-SPH,
2009-0016-A and 2009-0018-A.

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.

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

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 7-28-2009

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

RE: Baltimore County
Item No 2009-0014-A
918 KINWAT AVENUE
GRAYDEAL 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. 2009-0014-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 ¹Steven 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 29, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 4, 2008
Item Nos. 2009-0011, 0012, 0013, 0014,
0015, 0016, 0017, and 0018

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

DAK:CEN:lrk

cc: File

ZAC- 07292008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2008

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

RECEIVED
AUG 26 2008

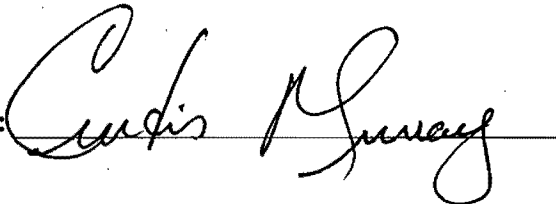
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-014- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The request is in keeping with existing dwellings in the area.

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

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWC

DATE: August 19, 2008

SUBJECT: Zoning Item # 09-014-A
Address 918 Kinwat Avenue
(Graybeal Property)

RECEIVED
AUG 19 2008

BY:.....

Zoning Advisory Committee Meeting of July 27, 2008

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston

Date: August 19, 2008

Patricia Zook - Case 2009-0014-A (administrative variance) Comments Needed

From: Patricia Zook
To: Murray, Curtis
Date: 8/21/2008 10:56:08 AM
Subject: Case 2009-0014-A (administrative variance) Comments Needed

Good morning Curtis -

This administrative variance is located at 918 Kinwat Avenue and closed August 11. I need comments from the Office of Planning.

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 918 KINWAT AVE.

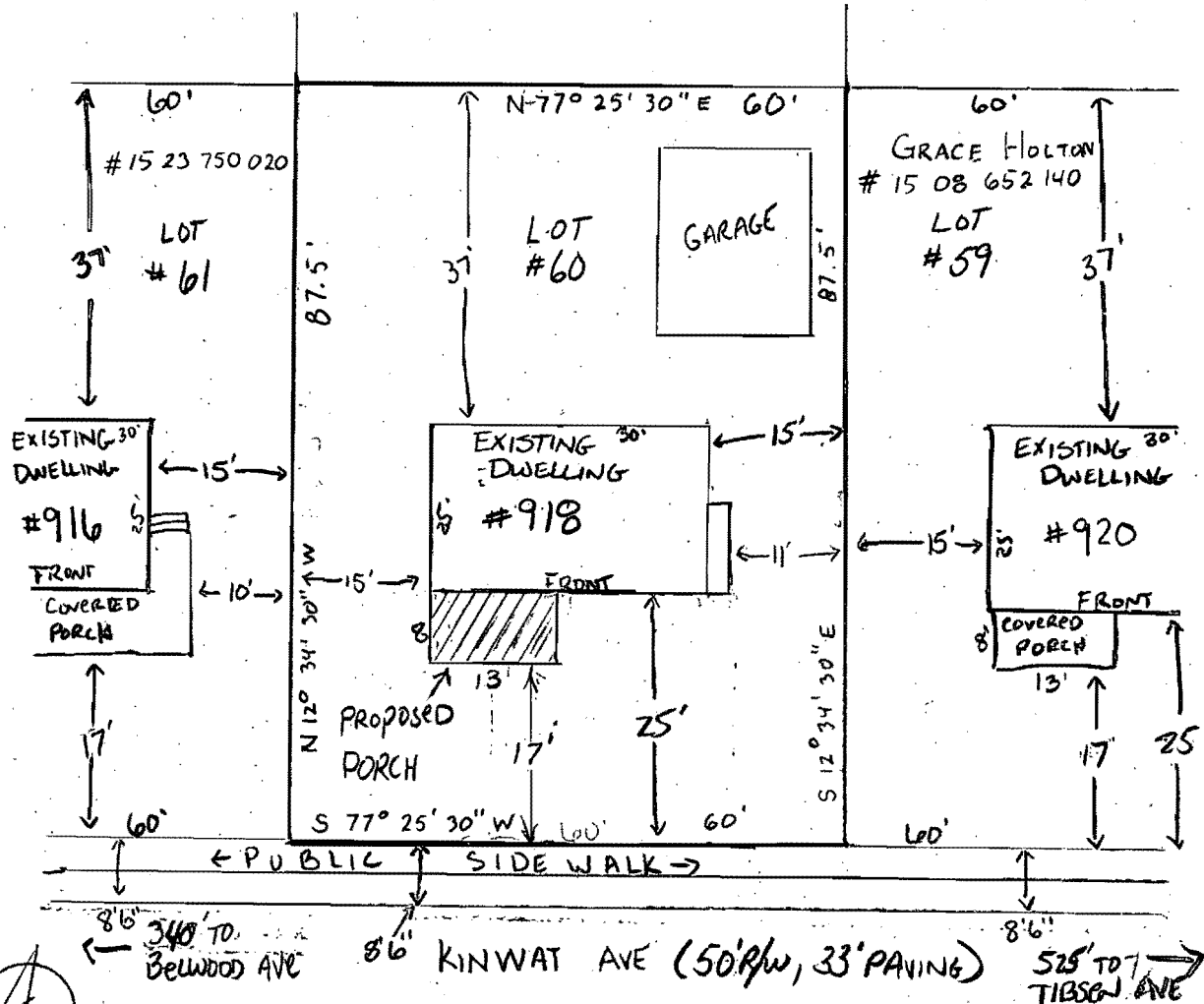
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Maryla Manor

TAX # 15 08 004 100

PLAT BOOK # 17 FOLIO # 91 LOT # 60 SECTION # N/A

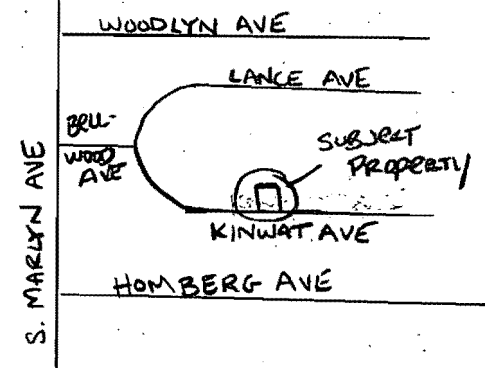
OWNER DANIEL GRAYBEAL



NORTH

PREPARED BY DAN GRAYBEAL

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 7
1" = 200' SCALE MAP # 097B2
ZONING DR-S.5
LOT SIZE 0.12 ACRES 5220.00 SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY KID ITEM # 2009-0014 CASE # A

PLAT NO.1 MARLYN MANOR

15TH DISTRICT
BALTIMORE COUNTY, MD.

BERKSHIRE LAND CORPORATION

202 E. 25TH STREET
BALTIMORE, 18, MD.

12.433 ± ACRES

ENGINEER'S CERTIFICATE
I, ALBERT E. POMMER, a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out and the plat prepared in compliance with Sections 72A to 72E, inclusive, of Article 17 of the Annotated Code of Maryland, 1939 Edition, as amended or amended by the Acts of 1945 and 1947 and subsequent Acts, if any, amendatory thereto.
Albert E. Pommer
Registered Professional Engineer and Land Surveyor

OWNER'S CERTIFICATE
The requirements of Sections 72A to 72E of Article 17 of the Annotated Code of Maryland, 1939 Edition, Chapter 1018 of the Acts of 1945, as amended by Ch. 1018 and 768 of the Acts of 1947, and subsequent Acts, if any, amendatory thereto, so far as they concern the making of the plat and posting of the markers, have been complied with.
Berkshire Land Corporation
By *William F. Nathan, Jr.*

6.L.B.# 17 FOLIO 91

FOR RECORD WITH

George L. (B.)

APPROVED

Dec 13 1951
DATE

J. Paul Griffith
COUNTY ROADS ENGINEER

APPROVED

Dec 13 1951
DATE

Frederic D. Dice
CHAIRMAN OR SECRETARY
OF THE PLANNING COMMISSION



ALBERT E. POMMER
SURVEYOR & CIVIL ENGINEER
833 PARK AVE, BALTIMORE, MD.
SCALE: 1"=100' ISSUED: 11-20-1951

Drawn by *W.S.B.*
Checked by *W.S.B.*
Date *Dec 13 1951*

COORDINATE TABLE		
POINT	EAST	NORTH
1	43 270.46	2222.67
2	43 287.87	2144.79
3	43 288.36	2211.69
4	43 295.25	2162.69
5	43 410.74	2443.71
6	43 454.28	2248.51
7	43 465.17	2199.70
8	43 508.71	2004.50
9	43 654.27	2408.18
10	43 547.05	2289.83
11	43 531.46	2265.72
12	43 542.14	2216.92
13	43 564.15	2207.15
14	43 714.15	2138.98
15	43 703.26	2188.78
16	43 665.16	2359.58
17	44 445.31	2674.43
18	44 488.76	2594.53
19	44 464.36	2489.09
20	44 436.71	2431.58
21	44 454.11	2520.21
22	44 485.68	2370.63
23	44 474.31	2360.79
24	44 485.20	2311.98
25	44 503.10	2300.61
26	44 518.88	2229.84

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC	TANGENT DISTANCE	CHORD
FROM TO					
1 3	1500'	90°00'00"	2356'	1500'	557°34'30"E 2121'
2 4	1500'	90°00'00"	2356'	1500'	N32°25'30"E 2121'
9 10	13750'	73°24'00"	17615'	102.49'	S40°43'30"W 164.35'
10 11	2000'	73°24'00"	2562'	14.91'	S40°43'30"W 2390'
12 13	2000'	73°24'00"	2562'	14.91'	S65°52'30"E 2390'
13 14	13750'	73°24'00"	17615'	102.49'	S65°52'30"E 164.35'
15 16	8150'	180°00'00"	274.89'	~	N78°14'30"W 175.00'
20 21	1500'	90°00'00"	2356'	1500'	S57°34'30"E 2121'
22 23	1500'	90°00'00"	2356'	1500'	S32°25'30"W 2121'
24 25	1500'	90°00'00"	2356'	1500'	S57°34'30"E 2121'

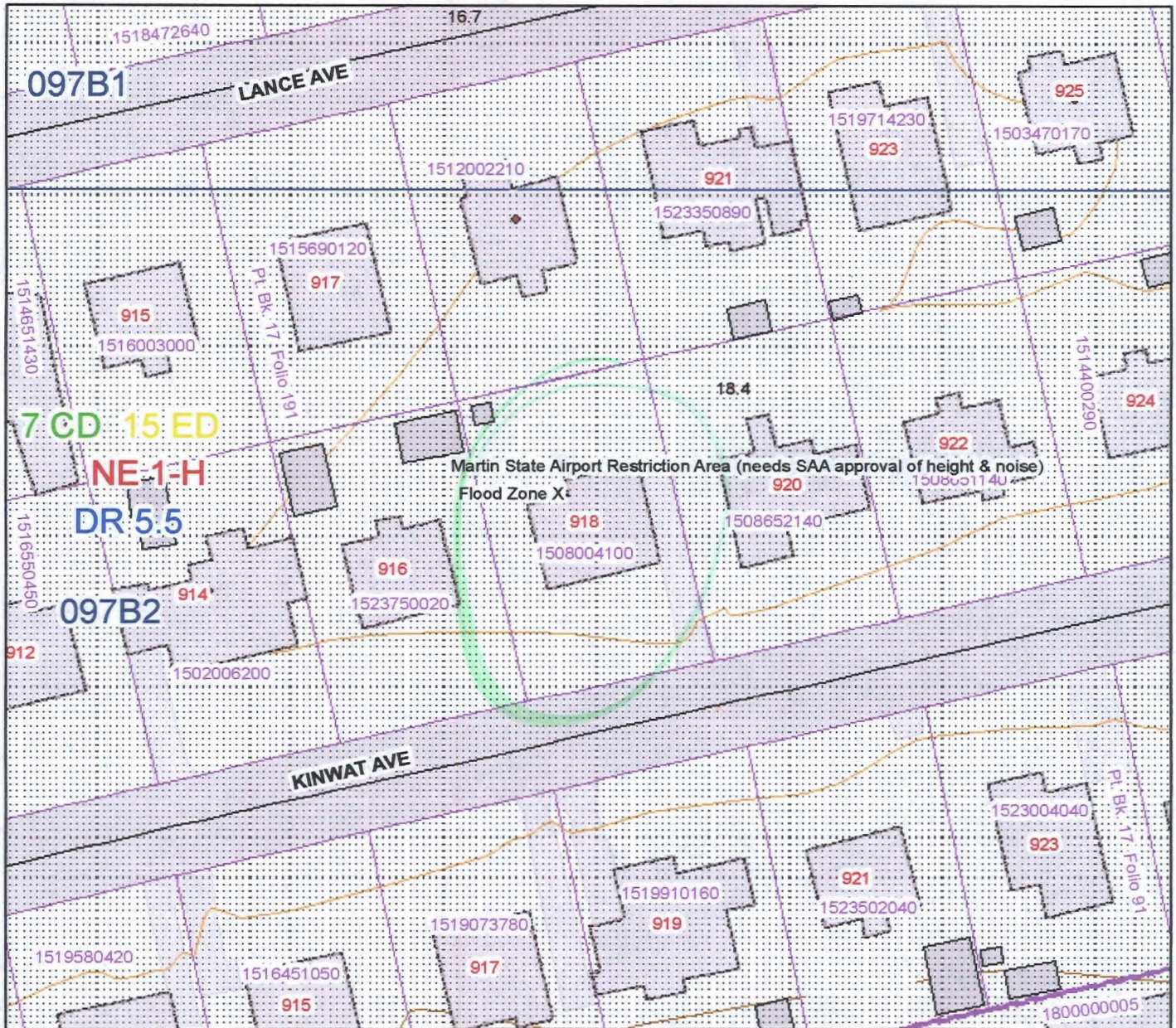
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District.

PLAT 2 MARTINDALE P B 14-149

Item #14

918 Kimwat Road



DQ Map Notes



Publication Date: July 16, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
 Feet
 1 inch equals 50 feet

Item #14

I, Dan Graybeal, and my wife Kimberly and our 4 year old son reside at 918 Kinwat Avenue, Baltimore, Md. 21221 and have so for 6 years. We would like to build a covered porch to replace our decaying and dangerous brick porch. We would like to have one built 8 feet deep by 13 feet wide. Due to zoning of our neighborhood the county will only allow us to go 6.5 feet deep. We wish to apply for a variance to allow us 8 feet deep.

So, as another homeowner on our street as well as in our neighborhood, if you have no objections to my proposed covered porch to compliment our neighborhood and match other porches that some of you and our other neighbors are already enjoying. Could you please sign my petition with your approval of my proposed porch.

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>
DENISE WORON	916 KINWAT AVE	410-574-3930
Rozemay Malone	912 Kinwat	410-682-3037
Constance Krout	914 Kinwat	410-391-8633
Frederick B. Schlunderberg	917 Kinwat	410 687 6745
Jackie Carter	921 Kinwat	443 968 4241
Laura Mills	922 Kinwat Ave.	410-918-0820
Celia Weaver	915 Kinwat Ave.	410-391-2754

Item #14



CURRENT PCH

2446 990105086.0.JP6 010 DP0F AUX
003 N H N N NN 990105086 2059.4/ 100.0

Item # 14



CURRENT PORCH

2446 990105086_0.JPG 001 DPOF AUX
003 N N N N NN 990105086 2059.4/ 100.0

Item # 14



Current Porch



From A POINT OF
8 Feet FROM House
FACING EAST PARALLEL
TO Houses

2446 990105086_0.JPG 009 DPOF AUX
003 N N N N N N 990105086 2059.4 100.0

Item # 14



NEIGHBOR TO EAST
AT 920 KINWAT AVE
8' x 13' FRONT PORCH

2446 990105086_0.JPG 006 DPOF AUX
003 N H H H NN 990105086 2059.4/ 100.0

Item # 14



OF SUBJECT
1 918 KINWAT AVE

2446 990105086_0.JPG 005 DPOF AUX
003 N N N N N 990105086 2059.4/ 100.0

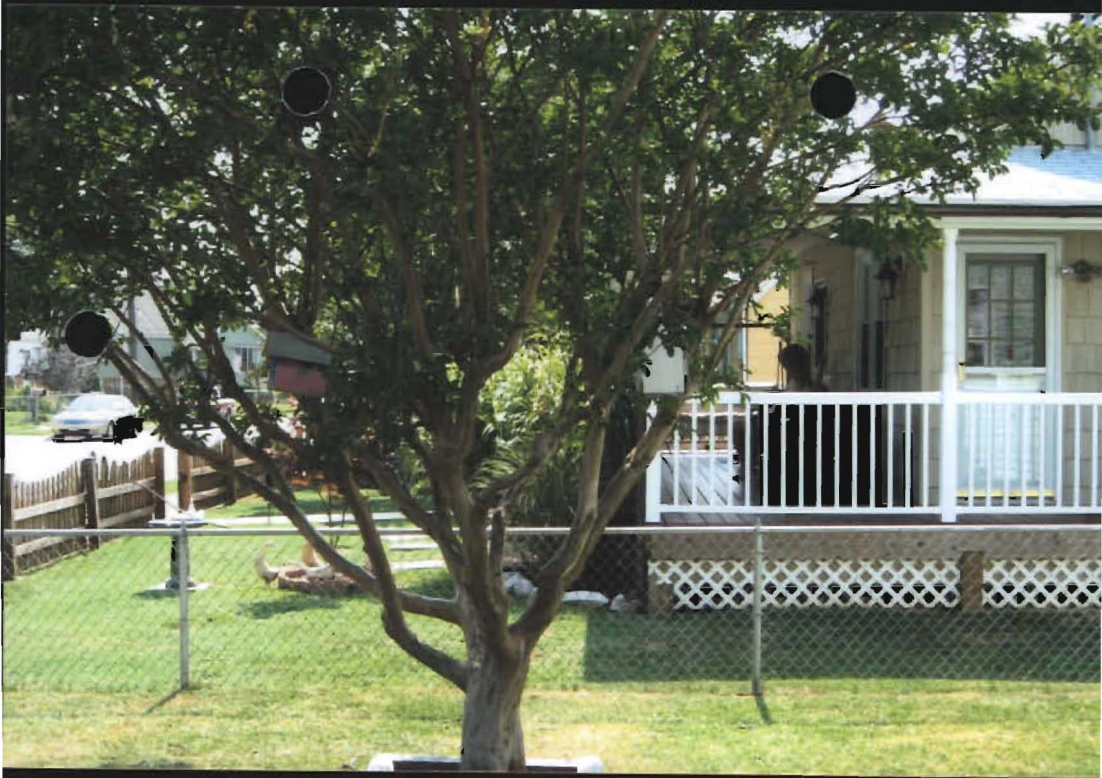
Item # 14



NEIGHBOR TO WEST
916 KINWAT AVE
8' x 35' PORCH

2446 990105006_0.JPG 004 DPOF AUX
003 H N H N NH 990105006 2059.4/ 100.0

Item # 14



From point 8 FEET
UT FROM House
JEST ~~DOWN~~ ON KINWAT

2446 990105086_0.JPG 007 DPOF ALR
003 N N N N N N 990105086 2059.4 100.0

Item # 14



VIEW FROM ACROSS
STREET FROM 918 KINWAT
LOOKING NORTHEAST
AT OTHER HOMES WITH
PORCHES SOME IN EXCESS
OF 8' FEET ON KINWAT

2446 990105086_0.JPG 003 D:\OF ALX
003 H H H H H H H H 990105086 2059.4 100.0

Item #14

