

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Coskeys Mill Road, 130 feet SW
of Gores Mill Road
4th Election District
4th Councilmanic District
(810 Cockeys Mill Road)

BEFORE THE

* DEPUTY ZONING

* COMMISSIONER

* FOR BALTIMORE COUNTY

David Brower

Petitioner

* **Case No. 2009-0206-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, David Brower for property located at 810 Cockeys Mill Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an existing accessory structure (formerly a dwelling) to remain in a front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner states that the existing frame building (accessory structure) has been on the property for more than 50 years and was used as a hunting shack, a vacation retreat, and a shelter during family outings as well as for storage. Petitioner states the structure is solidly built and well maintained. The primary residence was constructed in 2004 on property containing 6.15 acres.

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 March 6, 2009, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen, electric or bathroom facilities, and not be used for commercial purposes.

~~RECEIVED FOR FILE~~
3/18/09
[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 18, 2009 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. Photographs submitted by the Petitioner depict a well maintained one-story frame structure with two chimneys, a side entrance and a porch along the rear side of the structure. It appears that the structure could be easily used as another dwelling unit. Therefore, I will condition my approval on the accessory structure not being used as a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen, electric or bathroom facilities, and not be used for commercial purposes. It would be impractical and unreasonable to require the Petitioner to remove the accessory structure.

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.

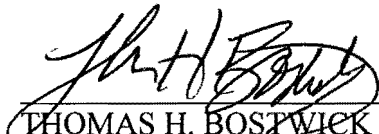
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of March, 2009 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an existing accessory structure (formerly a dwelling) to

APPROVED FOR PLANNING
3/18/09
PB

remain in a front yard in lieu of the required rear yard is hereby GRANTED, subject to the following:

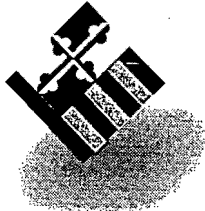
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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 FILE
3/18/09

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 18, 2009

DAVID BROWER
810 COCKEYS MILL ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2009-0206-A
Property: 810 Cockeys Mill Road

Dear Mr. Brower:

Enclosed please find the decision rendered in the above-captioned case.

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 "Th. 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 810 COCKLES MILL ROAD
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 TO ALLOW AN EXISTING
ACCESSORY STRUCTURE (FORMERLY A DWELLING) TO REMAIN IN A FRONT
YARD IN LIEU OF THE REQUIRED REAR YARD.

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):

DAVID BROWLER

Name - Type or Print

Signature

Name - Type or Print

Signature

810 COCKLES MILL ROAD 410-526-4415

Address

Telephone No.

REISTERSTOWN MARYLAND

City

State

2136
Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0206 A

Reviewed By VL Date 2/09/09

REV 10/25/01

Estimated Posting Date 2/22/09

3/18/09

RM

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

810 COCKEYS HILL ROAD

Address

REISTERSTOWN MARYLAND

City

State

21136

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):

THE EXISTING FRAME BUILDING LOCATED IN THE FRONT PORTION OF LOT #1 HAS BEEN ON THE PROPERTY FOR MORE THAN 50 YEARS, AND HAS BEEN USED AS A HUNTING SHACK, A VACATION RETREAT, AND A SHELTER DURING FAMILY OUTING, AS WELL AS FOR STORAGE. IT IS A SOLIDLY BUILT, WELL MAINTAINED STRUCTURE.

LOSS OF THIS BUILDING WOULD CAUSE A GREAT HARDSHIP, SINCE IT IS A VALUABLE PART OF THE FAMILY PROPERTY.

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

David Brower

Name - Type or Print

DAVID BROWER

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of JANUARY, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID BROWER

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

07/12

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

810 COCKEYS HILL ROAD

Address

REISTERSTOWN MARYLAND

City

State

21136

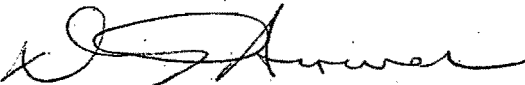
Zip Code

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):

THE EXISTING FRAME BUILDING LOCATED IN THE FRONT PORTION OF LOT #1 HAS BEEN ON THE PROPERTY FOR MORE THAN 50 YEARS, AND HAS BEEN USED AS A HUNTING SHACK, A VACATION RETREAT, AND A SHELTER DURING FAMILY OUTING, AS WELL AS FOR STORAGE. IT IS A SOLIDLY BUILT, WELL MAINTAINED STRUCTURE.

LOSS OF THIS BUILDING WOULD CAUSE A GREAT HARDSHIP, SINCE IT IS A VALUABLE PART OF THE FAMILY PROPERTY.

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

DAVID BROWER

Name - Type or Print

Signature

Name - Type or Print

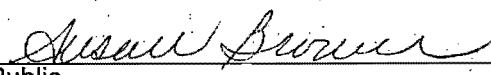
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of JANUARY, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID BROWER

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

07/12

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

(410) 374-9695 phone/fax

Zoning Description

The Brower Property

January 23, 2009

Beginning in or near the centerline of Cockeys Mill Road , 130 feet
Southwest of the centerline of Gores Mill Road, thence

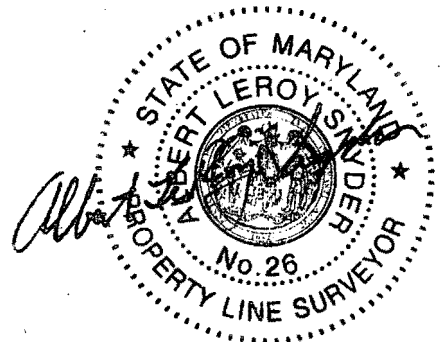
- 1) S 53° 06' 31" W 166.20 feet
- 2) S 64° 00' 16" W 82.50 feet
- 3) S 73° 10' 16" W 108.90 feet
- 4) N 12° 24' 44" W 225.00 feet
- 5) N 31° 08' 55" W 412.29 feet
- 6) S 80° 34' 45" W 107.94 feet
- 7) N 09° 25' 15" W 248.75 feet
- 8) N 75° 24' 28" E 70.15 feet
- 9) N 80° 28' 32" E 95.96 feet
- 10) S 69° 40' 55" E 82.40 feet
- 11) S 53° 22' 55" E 323.40 feet
- 12) S 26° 23' 30" E 496.67 feet, to the point of

Beginning.

Containing 6.15527 acres of land , more or less.

Being the same land that was conveyed by Jason D. Brower to David
Brower and Susan Brower, by deed dated August 22, 2008. and recorded
Among the Land Records of Baltimore County Maryland, in liber
S.M.27535 folio 075 etc., known as No. 810 Cockeys Mill Road, in the
Fourth Election District, and Fourth Councilmanic District of
Baltimore County, Maryland.

0206



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

2009 02 06 A
 JL

No. **35059**
 Date: **2/09/09**

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Part
001	806	0000				6150				65.00	CR

Total: 65.00

Rec From: Rev. e.
 For: RV. 210 Chalkys Mill Rd.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
 2/11/2009 2/09/2009 14:16:33
 NEG 0002 MAIL JENA JEE
 RECEIPT # 623050 2/09/2009 09:11
 \$ 528 ZONING VERIFICATION

Receipt Tot \$65.00
 \$65.00 CR 1.00 Ca
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 0206-A

Petitioner/Developer: DAVID BROWER

A.L. SNYDER SURVEYOR, INC.

Date of Hearing/Closing: 3/9/09

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

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

810 COCKEY'S MILL RD

REISTERSTOWN RD

The sign(s) were posted on 2/18/09
(Month/Day/Year)

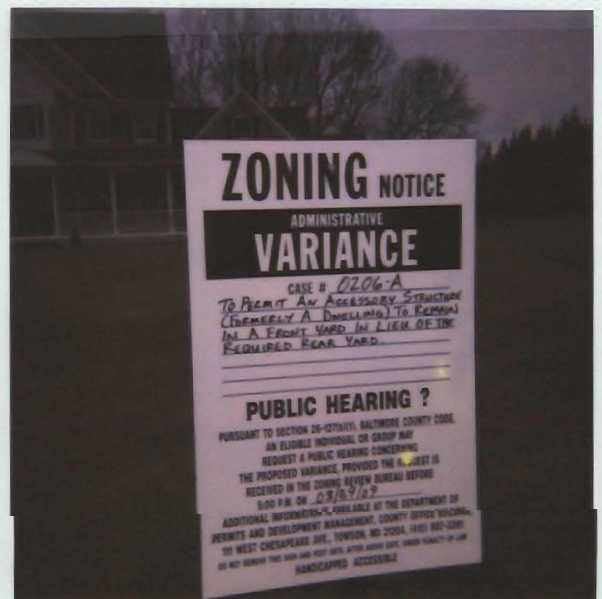
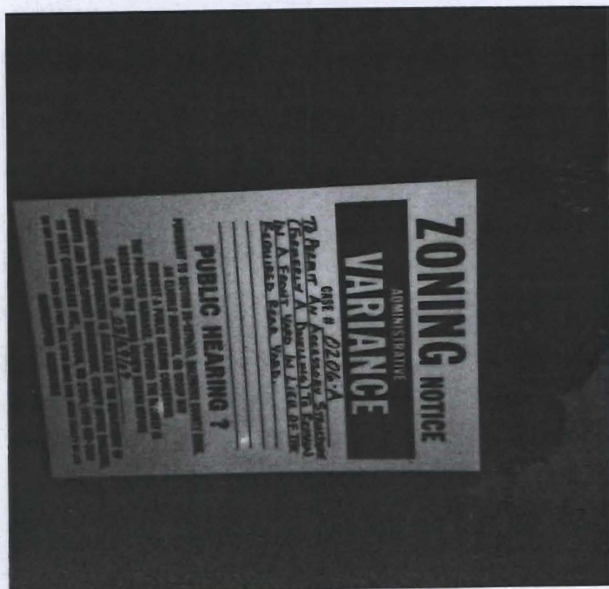
Sincerely,

Bladder
(Signature of Sign Poster/Date)

BILL LEDDON
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0206 -A

Address 810 COCKEYS MILL RD

Contact Person: John Lewis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/09/09

Posting Date: 2/22/09

Closing Date: 3/09/09

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- 0206 -A

Address 810 COCKEYS MILL RD

Petitioner's Name DAVID BROWER

Telephone 410 526 4415

Posting Date: 2/22/09

Closing Date: 3/09/09

Wording for Sign: To Permit AN EXISTING ACCESSORY STRUCTURE (FORMERLY A DWELLING) TO REMAIN IN A FRONT YARD IN LIEU OF THE REQUIRED REAR YARD

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:

2009-0206 - A

Petitioner:

BROWER

Address or Location:

810 COCKEYS MILL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name:

DAVID BROWER

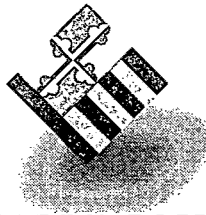
Address:

810 COCKEYS MILL RD.

REISTERSTOWN, MD. 21136

Telephone Number:

410.526.4415



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
March 9, 2009
Development Management

David Brower
810 Cockeys Mill Rd.
Reisterstown, MD 21136

Dear: David Brower

RE: Case Number 2009-0206-A, 810 Cockeys Mill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 9, 2009. 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 black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 6, 2009

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

SUBJECT: 810 Cockeys Mill Road

RECEIVED

INFORMATION:

MAR 10 2009

Item Number: 9-206

Petitioner: David Brower

ZONING COMMISSIONER

Zoning: RC 4

Requested Action: Administrative Variance

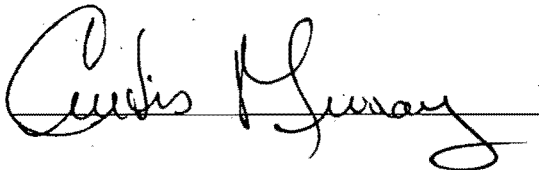
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (former cabin) to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen, and electric or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

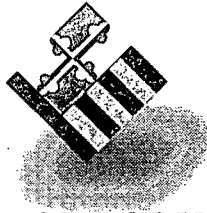
DATE: February 18, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For February 23, 2009
Item Nos. 2009-0200, 0203, 0205,
0206, 0207, 0208, and 0209

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

DAK:CEN:lrk
cc: File
ZAC-02232009-NO COMMENTS



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

February 19, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 16, 2009

Item Numbers 0200, 0203, 0204, 0205, ~~0206~~, 0207, 0208, 0210

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



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

State Highway
Administration

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

Maryland Department of Transportation

Date: FEB. 23, 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 2009-0206-A.
810 COCKEYS MILL RD
BROWER 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. 2009-0206-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

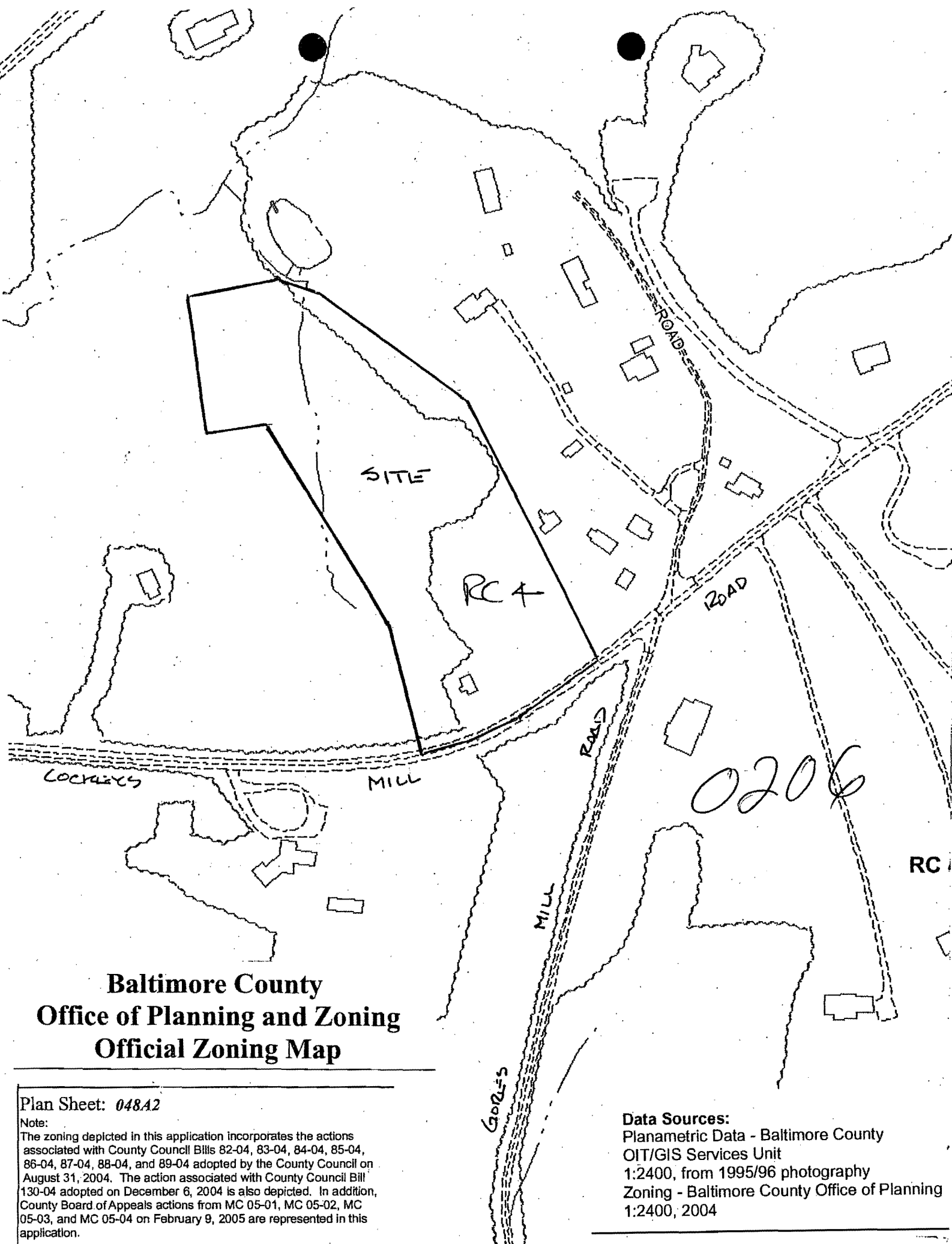
SDF/MB

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com





**Baltimore County
Office of Planning and Zoning
Official Zoning Map**

Plan Sheet: 048A2

Note:

The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Data Sources:

Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004





R57 JOHN H. BARE (TRUSTED)
SM. 1556 FOLIO 310
TAX ACC. NO. 0422017290

LOCUS KEESER TRACT
TAX ACC. NO. 041010000

LOCUS VILLAGE TRACT
TAX ACC. NO. 2000003450

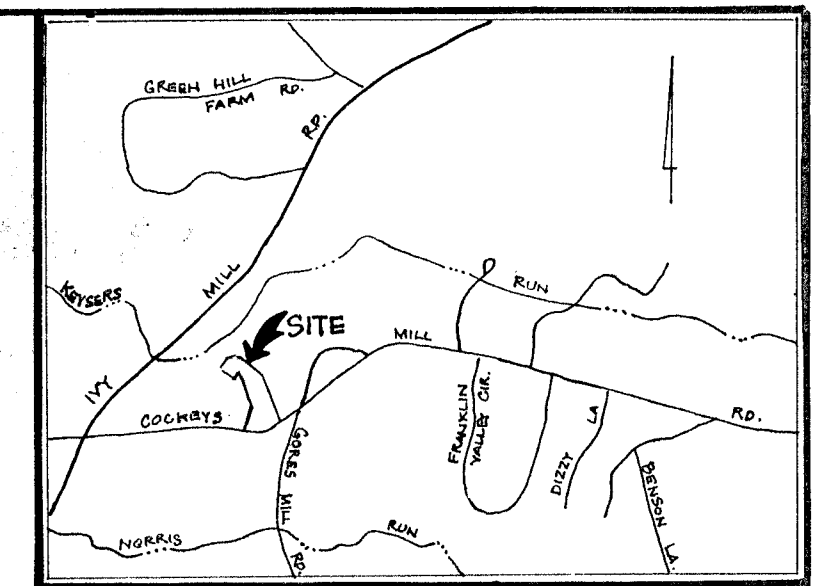
NG55750

EL550500

#1150 "YIS CARD #1203"
TAX ACC. NO. 2400010127
#1150 "YIS CARD #1203"
TAX ACC. NO. 2400010127

20. COVERAGE, EXCEPT FOR A RURAL CLUSTER DEVELOPMENT, WHICH IS SUBJECT TO THE PERFORMANCE STANDARDS CONTAINED IN SECTION 1A03.5, NO MORE THAN 10% OF ANY LOT IN AN RCA ZONE MAY BE COVERED BY IMPERMEABLE SURFACES (SUCH AS STRUCTURES OR PAVEMENT). NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED FROM ANY LOT IN AN R.C. 4 ZONE.

ZONING VARIANCE
TO ALLOW THE EXISTING
ACCESSORY STRUCTURE TO
REMAIN IN A FRONT YARD
IN LIEU OF REAR YARD.



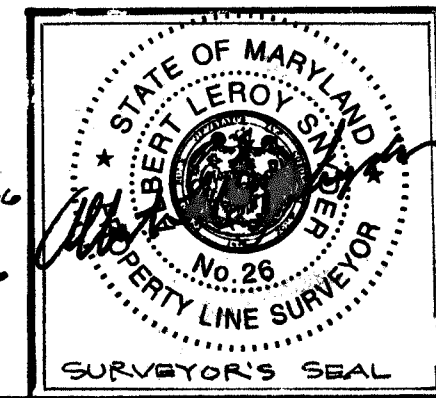
VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. CURRENT TITLE REFERENCE:
DEED: SM. 15061 FOLIO 310 DATE: MAY 1, 2003
OWNER: JASON D. BROWER
GRANTOR: JASON D. BROWER
2. CURRENT ZONING: RC-4: 200 SCALE
PLANNING & ZONING MAP: 048A2
3. GROSS AREA: 6.15 AC!
4. NET AREA: 6.15 AC!
5. DENSITY CALCULATIONS: $6.15 \times 0.2 = 1.23$
LOTS PERMITTED 2; LOTS PROPOSED 2;
1 NEW LOT & 1 EX. LOT.
6. SOILS MAP: NO. 20
7. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM
BALTIMORE COUNTY GIS 200 SCALE TILE
048A2.
8. WATERSHED: LIBERTY RESERVOIR.
9. SUBSEWERSHED: N/A
10. REGIONAL PLANNING DISTRICT: 306A
11. SCHOOL DISTRICT: 81 FRANKLIN
12. TAX ACC. NO. 2400003417
13. THERE ARE NO WELLS AND/OR SEPTICS
LOCATED WITHIN 200 FEET OF THE SITE
UNLESS OTHERWISE SHOWN HEREON.
14. THERE ARE NO UNDERGROUND FUEL OR
PESTICIDE TANKS ON THE SITE UNLESS
OTHERWISE SHOWN HEREON.
15. THE PROPERTY SHOWN HEREON HAS NO
PRIOR ZONING HISTORY.
16. EXISTING DWELLING IS SINGLE FAMILY
USE. PROPOSED DWELLING SHALL BE SINGLE
FAMILY USE.
17. MAXIMUM BUILDING HEIGHT SHALL NOT
EXCEED 35 FEET.
18. THIS PROPERTY AS SHOWN ON THE PLAN HAS
BEEN HELD INTACT SINCE
THE DEVELOPER'S SURVEYOR HAS CONFIRMED
THAT NO PART OF THE GROSS AREA OF THIS
PROPERTY AS SHOWN ON THE PLAN HAS EVER
BEEN UTILIZED, RECORDED, OR REPRESENTED
AS DENSITY OR AREA TO SUPPORT AND OFF-
SITE DWELLINGS.
19. ALL DRIVEWAYS WILL COMPLY WITH SECTION
403.4 OF THE BCZR. ALL DRIVEWAY, PARKING
AND MANEUVERING AREAS WILL BE PAVED
WITH MACADAM.

PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE OF
THE BROWER PROPERTY

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
DATE: JANUARY 23, 2009 SCALE: 1" = 50'
COUNCILMANIC DISTRICT: 4TH CENSUS TRACT: 4048
TAX MAP: 48 GRID: 7 PARCEL: 105
PDM NO. 04-711



A.L. SNYDER
SURVEYOR, INC.
1311 HANOVER PIKE
HAMPSTEAD, MD. 21074
PHONE: 410-230-7744
FAX: 410-374-9695
EMAIL: als@surveyor@erols.com
JOB NO: 06052

OWNER: JASON D. BROWER
810 COCKEYS MILL RD.
REGISTERSTOWN, MD. 21136
APPLICANT: DAVID BROWER
810 COCKEYS MILL RD.
REGISTERSTOWN, MD. 21136
410-984-7117 (C)

DRIVEWAY PROFILE
HORZ. 1" = 50'
VERT. 1" = 5'

BALTIMORE COUNTY MINOR SUBDIVISION	
PROJECT NO: PDM NO. 04-711	
DEVELOPMENT REGULATIONS	
Exempt from Article 32, Title 4, Subtitle 2, BCC	
Panhandle exempt from Sections 32-4-211 through 32-4-217	
AND Sections 32-4-226 and 32-4-227, BCC	
PDM CERTIFICATION	
Approved _____	Disapproved _____
By: _____	Date: _____
APPROVED DEPRM	
By: _____	Date: _____

REVISION BLOCK
BAL. CO. MINOR SUBD. PLAN
FILE NO. 08083M

* EXHIBIT FOR PHOTO ORIENTATION