

IN RE: PETITION FOR VARIANCE

W side at corner of Parsons Avenue and
Ridge Avenue
3rd Election District
4th Councilmanic District
(6602 Parsons Avenue)

John Edward Johnson

Petitioner

Patrick Brailsford

Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **CASE NO. 2009-0299-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 owner of the subject property, John Edward Johnson, and the contract purchaser, Patrick Brailsford. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling to have a side street setback of 10 feet, a lot width of 50 feet, and a lot area of 5,500 square feet in lieu of the required 25 feet, 55 feet and 6,000 square feet, respectively. The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests was Petitioner Patrick Brailsford, the contract purchaser, and Bernadette Moskunas, of Site Rite Surveying, Inc., the land surveying firm that prepared the site plan. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular in shape and contains approximately 0.126 acres or and 5,500 square feet, more or less, zoned D.R.5.5. This property is located in the "Brighton" subdivision on the western corner of the intersection of

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Parsons Avenue and Ridge Avenue in the Halethorpe area of Baltimore County. It should be noted that both Parsons Avenue and Ridge Avenue are 60 foot right of ways as depicted on the redlined site plan that was marked and accepted into evidence as Petitioner's Exhibit 7A. This corner lot is vacant and unimproved as evidenced by the photographs of the property that were marked and accepted into evidence as Petitioner's Exhibits 4A through 4E. These photographs also indicate that the subject property currently has numerous trees and vegetation and that the surrounding properties are residential in nature.

The subject property is composed of Lots 2 and 4 of Section M in the Brighton subdivision, as shown on the subdivision plat that was marked and accepted into evidence as Petitioner's Exhibit 3. The subdivision plat also documents that the subject property has been a lot of record since 1889. Proffered testimony also indicated that according to a title search, Lots 2 and 4 have been held intact as one property since 1967. Moreover, it was stated that these lots were intended as buildable lots, evidenced by the existence of access to a sewer line and other public utilities and the residential nature of the Brighton subdivision. It was also noted that in-fill development within the subdivision has been common and that such development is favored by Baltimore County due to the proximity and adequacy of public services and utilities.

Ms. Moskunas explained that variance relief is necessary in order to improve the vacant subject property with a proposed two-story single-family dwelling due to the unusual features of the property and the undue hardship that would result from strict application of Section 1B02.3.C.1 of the B.C.Z.R. Specifically, the age of the record plat (120 years), the corner location of the subject property on the intersection of Parsons Avenue and Ridge Avenue, and the width of the adjacent right-of-ways, renders the property unique. Ms. Moskunas also noted that record plats of a nearby subdivision, Campfield Gardens, which were marked and accepted into evidence

7-20-09

as Petitioner's Exhibits 7B and 7C show that right-of-ways in the nearby area are predominantly 50 feet in width. If this were the width of the Parsons and Ridge right-of-ways within the Brighton subdivision, each 60 feet in width, then the subject property would meet both the lot width and area for a D.R.5.5 Zone required by Section 1B02.3.C.1 of the B.C.Z.R. This fact, although not determinative, contributes to the pervasive unique nature of the subject property.

Although Ms. Moskunas indicated that the subject property was in an "area of concern" with regards to the public sanitary sewer, a letter dated April 20, 2009 from David L. Thomas, Assistant to the Director of the Department of Public Works, marked and accepted into evidence as Petitioner's Exhibit 6, grants permission for the subject property to connect into the public sewer.

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 June 15, 2009 which indicates that Petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the B.C.Z.R. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, the Planning Office does not oppose Petitioner's request. If the variance request is granted, Petitioner shall submit building elevations for review and approval, the dwelling shall be compatible in size, exterior building materials, color and detail as that of the existing dwellings in the area, and Petitioner should provide landscaping along the public road.

Considering of all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land and structure that is the subject of the variance requests. The property is extremely narrow, dates back 120 years to 1889, and is constrained by its corner lot location and the width of Parsons Avenue and Ridge Avenue. Hence, the imposition

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[Signature]

of zoning on this property disproportionately impacts the subject property and would result in practical difficulty or unreasonable hardship if strict compliance with the B.C.Z.R. were required. Additionally, as it is evident that the subject property was intended as a buildable lot since it was platted in 1889. In this instance the proposed in-fill development is appropriate and would not negatively impact the surrounding properties or residential nature of the Brighton subdivision.

Finally, I find these variance requests can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. The proposed improvements on the property will be compatible with the pattern of development in the neighborhood and that envisioned when these lots were recorded in 1889. Further the need for the requested variances is substantial, necessary and not simply for Petitioner's convenience. *See, McLean v. Soley*, 270 Md. 208 (1973). Thus, I find that these variance requests can be granted as to meet the requirements of Section 307.1 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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

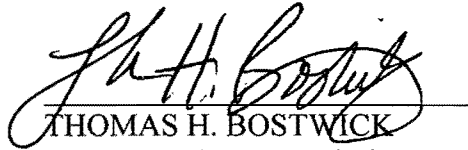
THEREFORE, IT IS ORDERED this 20th day of July, 2009 by this Deputy Zoning Commissioner, that Petitioner's request for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling to have a side street setback of 10 feet, a lot width of 50 feet, and a lot area of 5,500 square feet in lieu of the required 25 feet, 55 feet and 6,000 square feet, respectively be and are hereby GRANTED. The relief granted herein shall be subject to the following:

RECEIVED FROM PLANNING

7-20-09
BZ

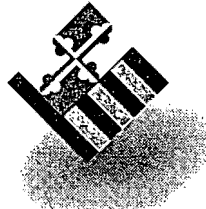
1. Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner shall submit building elevations to the Office of Planning for review and approval prior to the issuance of any building permit.
3. The proposed dwelling shall be compatible in size, exterior building materials, color and architectural detail as that of the existing dwellings in the area.
4. Petitioner shall provide landscaping along the public road.

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

APPROPRIATELY REVIEWED FOR PLANNING
7-20-09

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 20, 2009

JOHN EDWARD JOHNSON
7921 WYNBROOK ROAD
BALTIMORE MD 21224

Re: Petition for Variance
Case No. 2009-0299-A
Property: 6602 Parsons Avenue

Dear Mr. Johnson:

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 "Tom H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Patrick Brailsford, 1824 St. Paul Street, 1st Floor, Baltimore MD 21202
Bernadette Moskunas, Site Rite Surveying, Inc., 200 East Joppa Road, Suite 101, Towson
MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 6602 Parsons Avenue

which is presently zoned D.R. 5.5

Deed Reference: 90931264 Tax Account # 0305088340

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

1B02.3.C.1 - to permit a proposed dwelling to have a side street setback of 10 feet, a lot width of 50 feet, and a lot area of 5500 square feet in lieu of the required 25, 55 and 6000, respectively

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

See attached

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:

Patrick Brailford

Name - Type or Print

[Signature]

Signature

P.O. Box 2637 410-318-8254

Address

Baltimore

City

MD

State

Telephone No.

21215

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John Edward Johnson

Name - Type or Print

[Signature]

Signature

Name - Type or Print

Signature

7421 WYNBROOK RD

Address

Baltimore

City

MD

State

443-463-8717

Telephone No.

21221

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101 410-828-9060

Address

Towson

City

MD

State

Telephone No.

21286

Zip Code

Case No. 2009-0299-A

REV 8/20/07

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by [Signature]

Date

5/15/09

**#6602 PARSONS AVENUE
REASONS FOR VARIANCE REQUEST**

1. These are lots of record with one tax account no. and no contiguous property and shown on a Record Plat dated 1889, well before the inception of any zoning regulations.
2. It is impossible to meet the setbacks since this is a corner lot and needs to adhere to the street setbacks. Otherwise, the application could be filed as an Undersize Lot.
3. This request is within the spirit and intent of the B.C.Z.R. and will not adversely affect the general health, safety or welfare of the community.

Item #0299

ZONING DESCRIPTION
#6602 PARSONS AVENUE

BEGINNING at a point on the southwest side of Parsons Avenue which is 60 feet wide at the distance of 30 feet northwest of the centerline of Ridge Avenue which is 60 feet wide. Being Lot Nos. 2 and 4, Block "P" in the subdivision of "Brighton" as recorded in Baltimore County Plat Book No. 1, folio 48, containing 5,500 sq. ft., more or less. Also known as 6602 Parsons Avenue and located in the 3rd Election District, 4th Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286

FILE: 6602 PARSONS.DOC\2009 ZONING\E DRIVE

Item # 0299

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

No. **39805**

Date: **5/15/09**

PAID RECEIPT

RECEIVED BY: **WALKIN JAY JR**
 RECEIPT # **417362** DATE **5/15/2009**
 FOR **528 ZONING VERIFICATION**
 NO. **02999**
 Receipt Tot. **165.00**
165.00 CL **0.00** CR
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
0001	906	0000		6150				165.00

Total: **165.00**

Rec From:

For:

Zoning hearing case #2009-0299-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF PUBLICATION

7/21, 2009

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 6/30, 2009.

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: # 2009-0299-A

6602 Parsons Avenue

W/side at corner of Parsons Avenue and Ridge Avenue

3rd Election District — 4th Councilmanic District

Legal Owner(s): John Edward Johnson

Contract Purchaser: Patrick Brallsford

Variance: to permit a proposed dwelling to have a side street setback of 10 feet, a lot width of 50 feet, and a lot area of 5500 square feet in lieu of the required 25, 55 and 6,000 respectively.

**Hearing: Tuesday, July 14, 2009 at 9:00 a.m., Room 104,
County Courts Building, 105 West Chesapeake Avenue,
Towson 21204.**

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

JT 6/965 June 30

204604

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2009-0299-A

Petitioner/Developer SITE RITE
SURVEYING INC.

Date Of Hearing/Closing: 7/14/09

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 6602 PARSONS AVENUE

This sign(s) were posted on June 29, 2009

Month, Day, Year

Sincerely,

Martin Ogle 6/29/09

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

Martin Ogle 6/29/09



06/29/2009

**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.

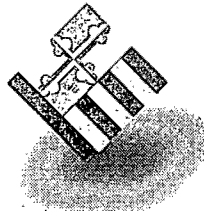
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009 - 0299 - A
Petitioner: Patrick Brailsford
Address or Location: 6602 Parsons Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patrick Brailsford
Address: 1824 St. Paul Street
Baltimore, MD 21202
Telephone Number: 443 865 0110



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 9, 2009
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: 2009-0299-A

6602 Parsons Avenue
W/side at corner of Parsons Avenue and Ridge Avenue
3rd Election District – 4th Councilmanic District
Legal Owners: John Edward Johnson
Contract Purchaser: Patrick Brailsford

Variance to permit a proposed dwelling to have a side street setback of 10 feet, a lot width of 50 feet, and a lot area of 5500 square feet in lieu of the required 25, 55 and 6,000 respectively.

Hearing: Tuesday, July 14, 2009 at 9:00 a.m. Room 104, County Courts Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: John Edward Johnson, 7921 Wynbrook Road, Baltimore 21224
Patrick Brailsford, P.O. Box 2637, Baltimore 21215
Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 29, 2009.**
- (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 30, 2009 Issue - Jeffersonian

Please forward billing to:
Patrick Brailsford
7921 Wynbrook Road
Baltimore, MD 21224

443-463-8717

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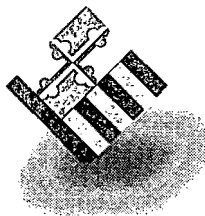
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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JIMOTHY M. KOTROCO, *Director*
July 10, 2009
*Department of Permits and
Development Management*

Patrick Brailsford
P.O. Box 2637
Baltimore, MD 21215

Dear Mr. Brailsford:

RE: Case Number 2009-0299-A, 6602 Parsons Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 15, 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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

C: John Edward Johnson, 7921 Wynbrook Road, Baltimore 21224
Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286

TB 7/14 9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 15, 2009

RECEIVED

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

JUN 17 2009

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 9-299- Variance**

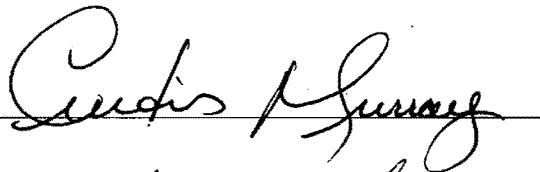
The Office of Planning has reviewed the subject request and has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

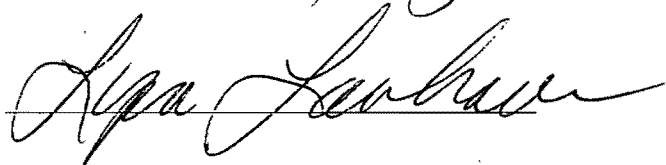
1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

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

Prepared By:



Division Chief:



CM/LL



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: JUNE 1, 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 2009-0299-A
7921 WYNBROOK RD
BRAILSFORD 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. 2009-0299-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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2009
Item Nos. 2009-293, 294, 295, 296,
297, 298, ~~299~~, 300 and 301

DATE: June 1, 2009

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

DAK:CEN:cab
cc: File
ZAC-06012009 -NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 15, 2009

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 9-299- Variance**

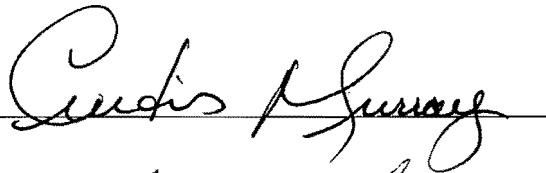
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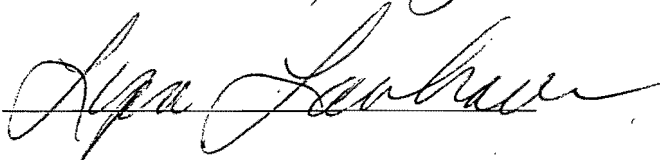
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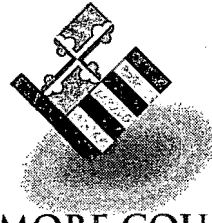
Prepared By:



Division Chief:



CM/LL



BALTIMORE COUNTY
MARYLAND

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 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 26, 2009

Item Numbers 0293, 0294, 0295, 0296, 0297, 0298, 0299, 0300 and 0301

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

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 4, 2009

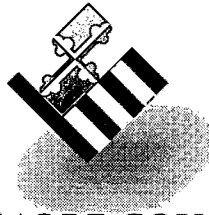
SUBJECT: Zoning Item # 09-299-A
Address 6602 Parsons Avenue
(Johnson Property)

Zoning Advisory Committee Meeting of May 26, 2009

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

Reviewer: JWL

Date: 6/4/09



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 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 22.2009

Item Numbers 299,0315,0316,0317,0318,0319,0320

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

RE: PETITION FOR VARIANCE * BEFORE THE
7921 Wynbrook Road; W/S at corner of *
Parsons Avenue & Ridge Avenue * ZONING COMMISSIONER
3rd Election & 4th Councilmanic Districts *
Legal Owner(s): John Edward Johnson * FOR
Contract Purchaser(s): Patrick Brailsford *
Petitioner(s) * BALTIMORE COUNTY
* 09-299-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.

RECEIVED

JUN 03 2009

.....

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of June, 2009, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 6602 Parsons Avenue
CASE NUMBER 2009-0299-A
DATE July 14, 2009
ET

PETITIONER'S SIGN-IN SHEET

ADDRESS

CITY, STATE, ZIP

E-MAIL

[illegible]

Case No.: 2009-0299-A

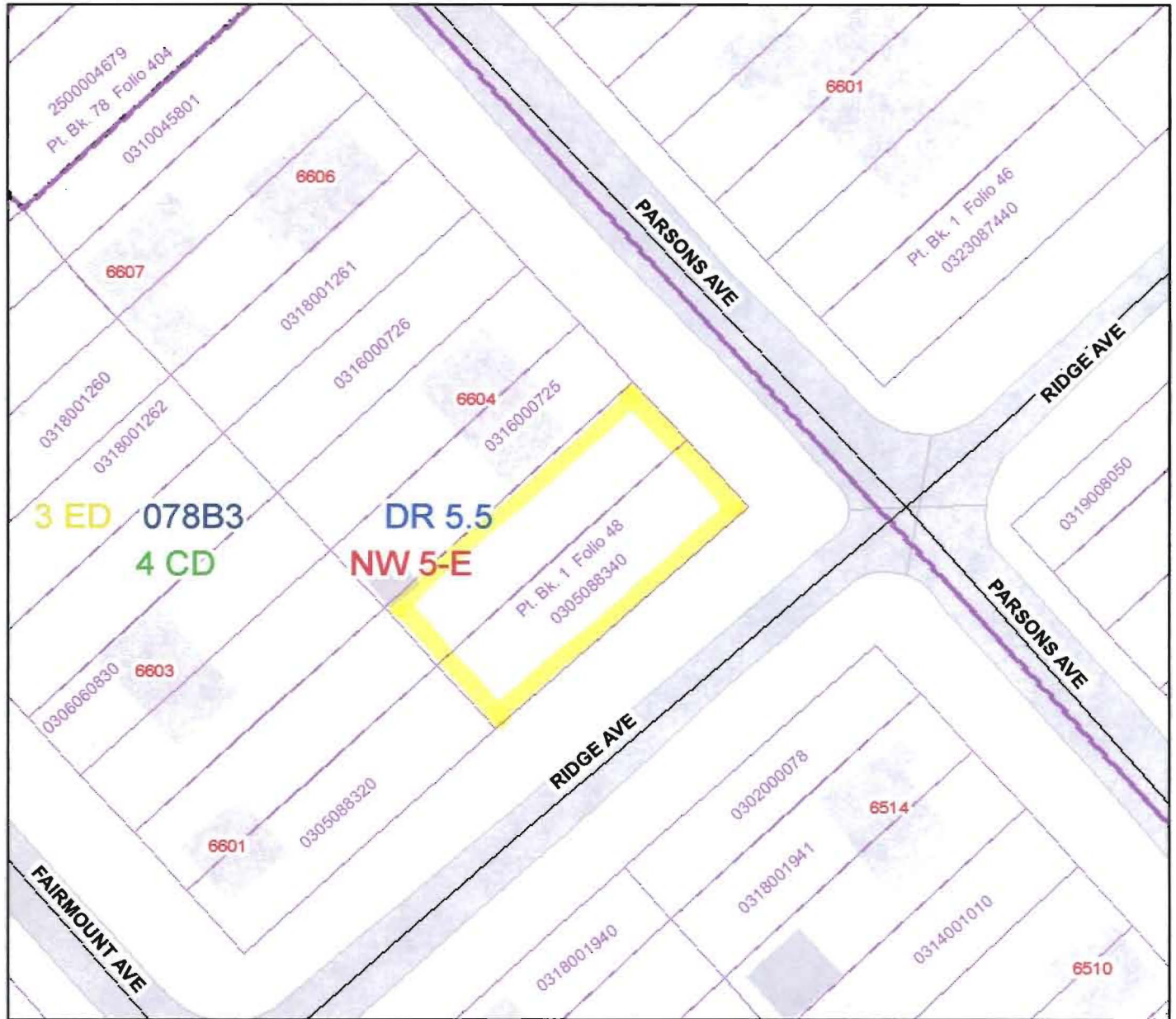
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3	subdivision plat	
No. 4 A-E	photos of property + area	
No. 5 A-C	photos of similar home type as proposed	
No. 6	4-20-09 letter from OPW that granting permission to connect to public sewer	
No. 7 A-C	site plan and related documents to show that this property is in area w/ 60' R/W widths on streets, but other nearby areas have only 50' R/W	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

6602 Parsons Avenue



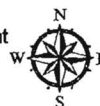
PETITIONER'S

EXHIBIT NO. 2



Publication Date: May 15, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



50 0 50
Feet
1 inch equals 50 feet

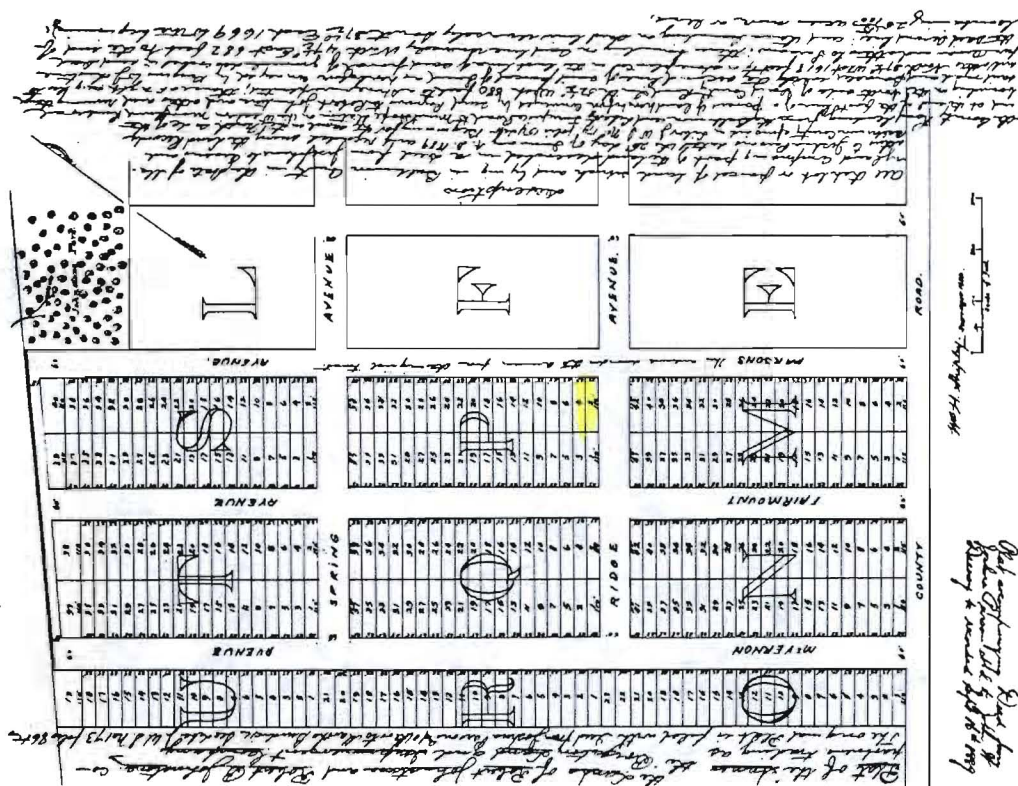
Item #0299

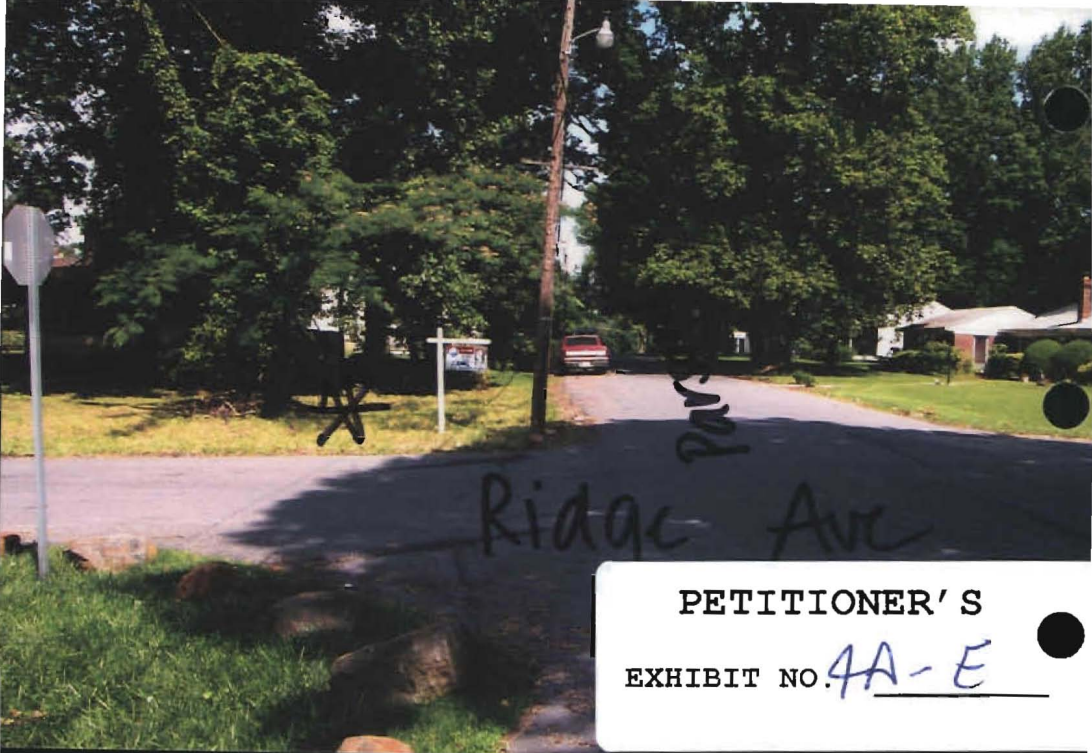
PETITIONER'S

EXHIBIT NO.

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE
COUNTY IS FOR OFFICIAL
USE ONLY AND NOT TO BE
REPRODUCED FOR SALE OR
OTHER PUBLICATION

Item #0299





PETITIONER' S

EXHIBIT NO. 4A-E

A photograph of a residential street. In the foreground, a paved road curves to the left. A large, leafy green tree stands on the grassy shoulder. To the left of the tree is a wooden utility pole. A white mailbox is attached to the pole, and a black 'X' is painted on the grass next to it. In the background, a house is partially visible through the trees. The text 'Parsons Avenue' is handwritten in black ink across the bottom right of the image.

Parsons Avenue.

A photograph of a residential street intersection. The street is paved with asphalt and leads into the distance. On the left side of the street, there is a grassy area with a red fire hydrant. Large, dark trees line the left side of the road. On the right side, there is a grassy area with a utility pole and some houses in the background. The sky is bright and overcast. Handwritten in black ink over the center of the image are the words "Ridge Ave." and "Parsons Avenue".

Ridge Ave.

Parsons Avenue



Ridge

PARSONS



Ridge Ave

Paris



PETITIONER' S

EXHIBIT NO. SA-C





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH JR.
County Executive

EDWARD C. ADAMS, JR, *Director*
Department of Public Works

April 20, 2009

Patrick Brailsford
P.O. Box 2637
Baltimore, Maryland 21215

RE: Parsons Avenue
Tax ID #03-05-088340

Dear Mr. Brailsford :

This letter is in response to your request for written verification regarding the above mentioned property.

Although the above property is located in an "area of concern" with regards to public sanitary sewer, we are granting permission to connect into the public sewer. It will be necessary for you to apply for a building permit in order for all Baltimore County departments to perform a review of the proposed dwelling. This should be done as soon as possible for it would be prudent to have a valid building permit prior to settlement.

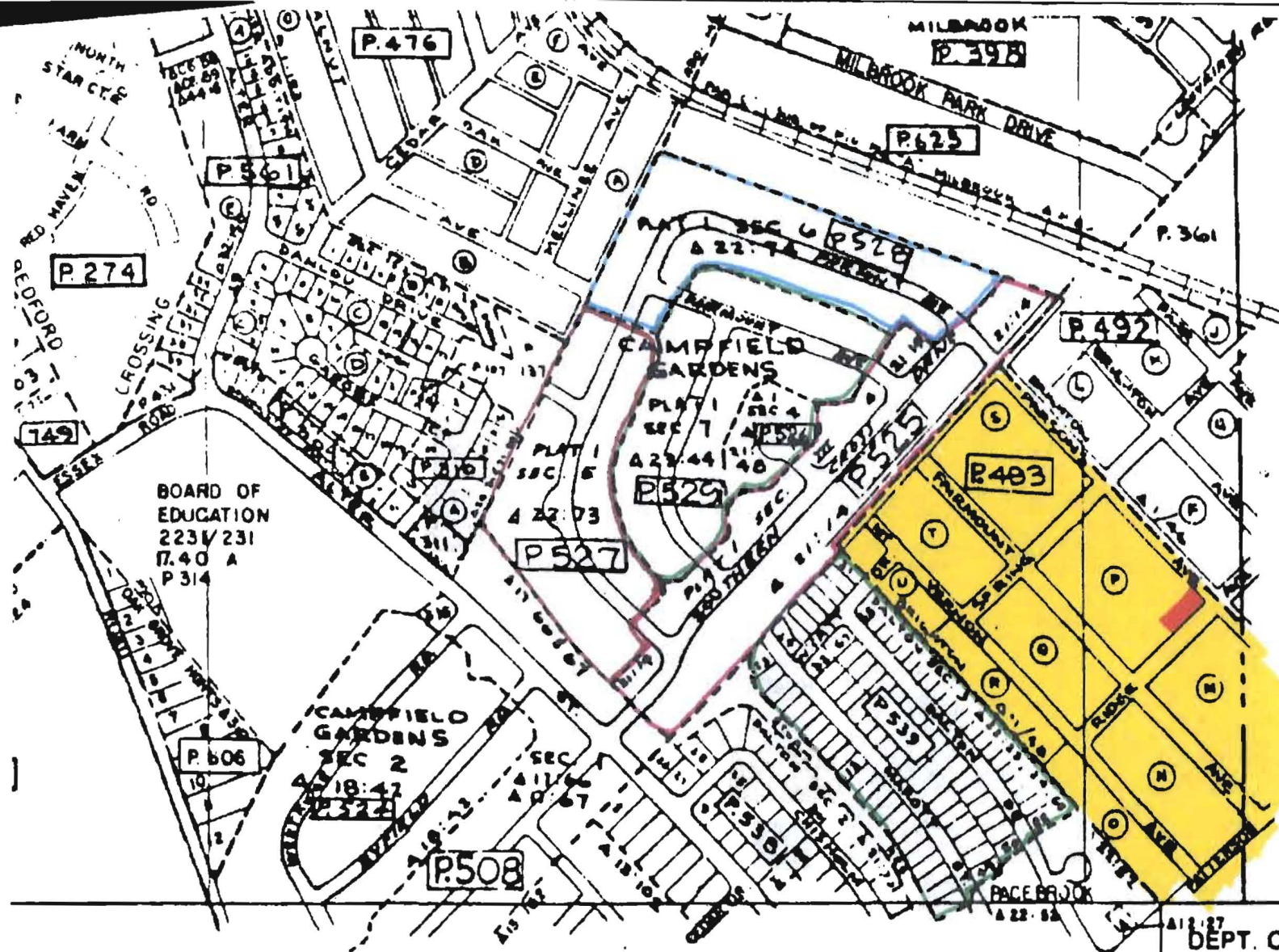
If you have any questions regarding this matter, please feel free to contact me at your earliest convenience.

Sincerely,


David L. Thomas, P.E.
Assistant to the Director

DLT:rbh
C: file

Vol2/Bureaus/Director's Office/Infill Permits/Parsons Ave.doc



BOARD OF
EDUCATION
223/231
17.40 A
P.314

CAMPFIELD
GARDENS
SEC 2
A 18.47
P.524

CAMPFIELD
GARDENS
PLAT 1
SEC 7
A 23.44
P.529

P.527

P.508

FACE BROOK
A 22.82

COMPILED BY
DEPT. OF ASSESSMENTS & TAXATION
PROPERTY MAP DIVISION

THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM DEED DESCRIPTIONS AND IS NOT AN ACTUAL SURVEY. IT SHOULD NOT BE USED FOR LEGAL DETERMINATION. USERS NOTING ERRORS ARE URGED TO NOTIFY THE ABOVE AGENCY AT 301 W. PRESTON STREET, BALTIMORE, MD 21201.

REVISED TO: MARCH 1993

NOT
ELECTRONIC
PROCESSING
DIVISION.

PETITIONER'S

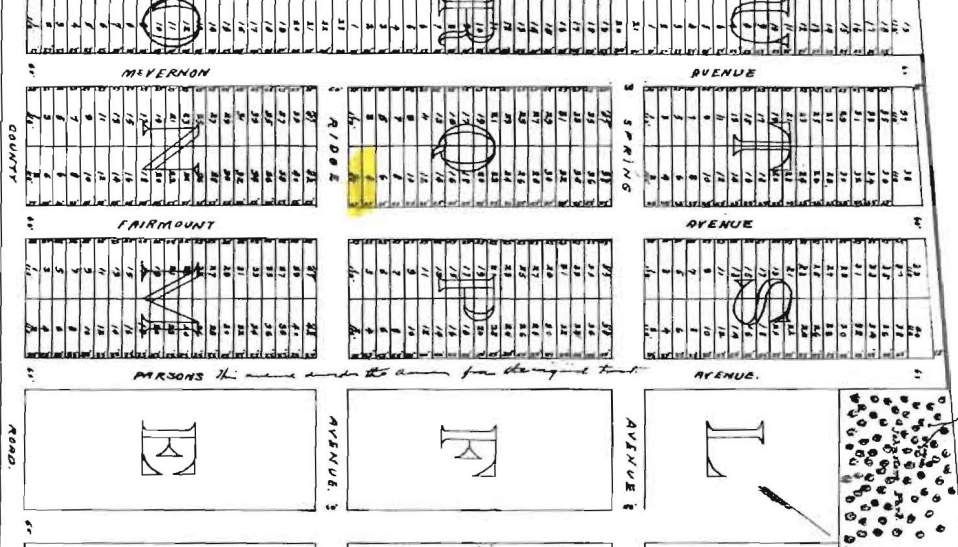
EXHIBIT NO. 7B

878

881

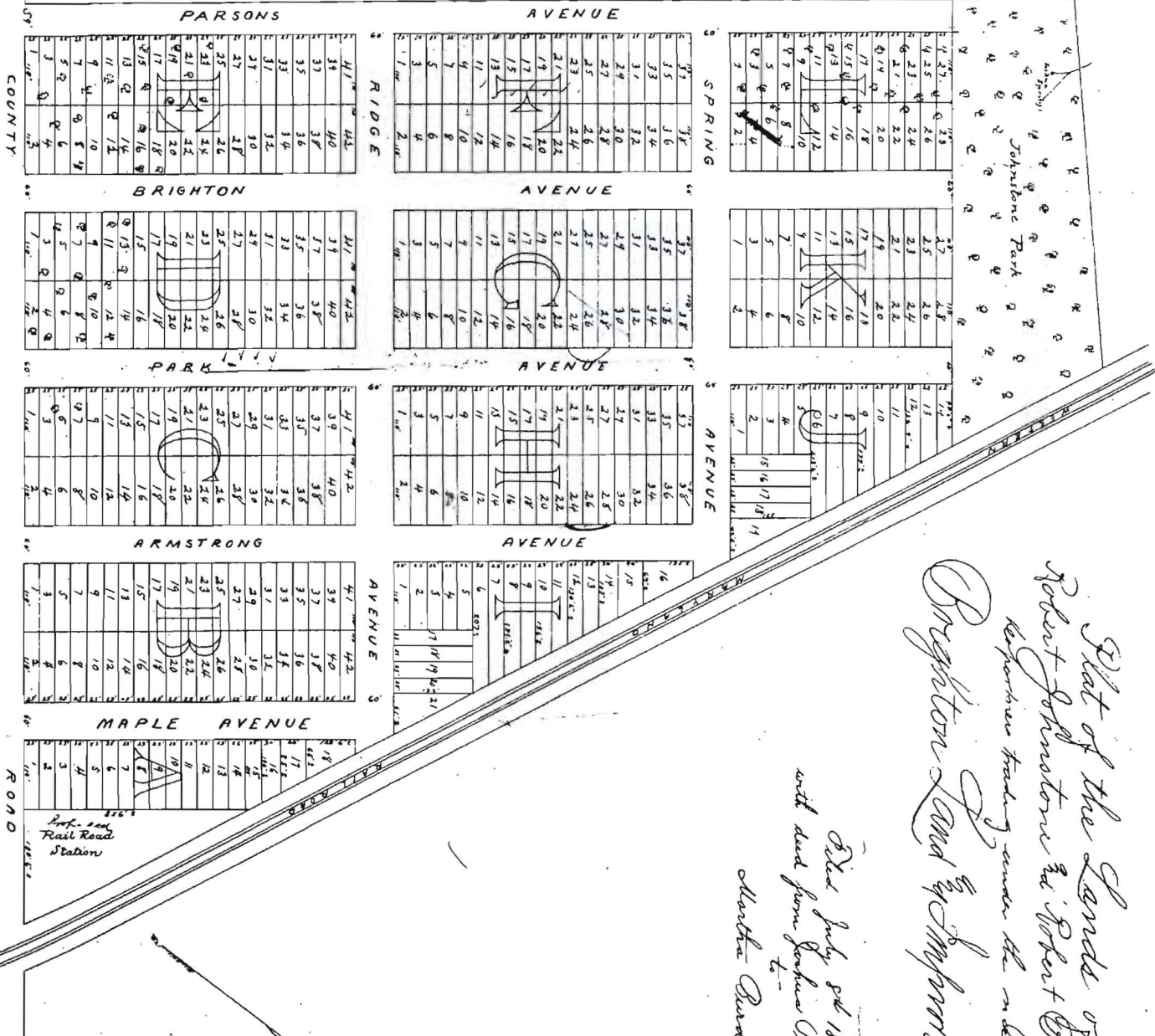
88

Plot of the ~~Land~~ ^{the} Lands of Robert Johnstone and Robert B. Johnstone. con-
firmed trading as the Brigadier General and Superintendent ~~Company~~
The original Plot is filed with Deed from Johnstone Person of 1866 with the same date. Vol. 1, p. 73, folio 864c.

[illegible]

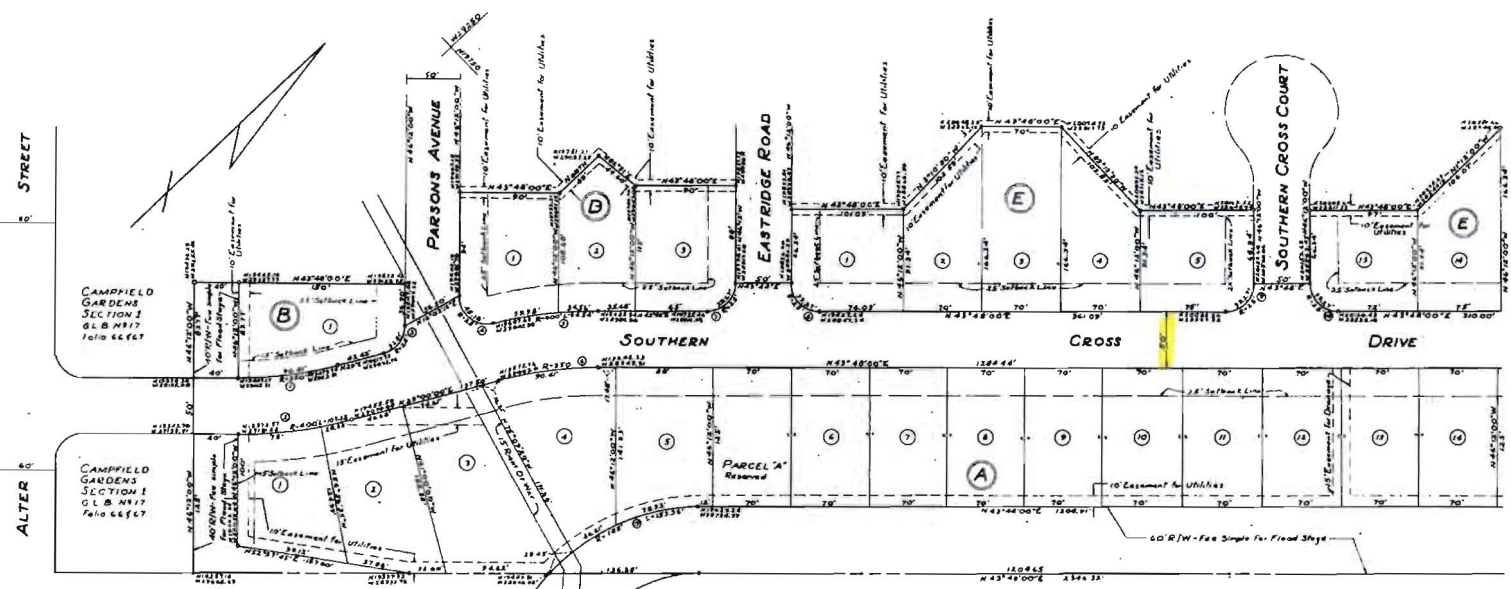
PETITIONER'S
EXHIBIT NO.

J.W.S. N^o1 PART I- 46



Plat of the Lands of
Robert Johnston & Robert Johnston
Refers to the same in the name of
Brighton Land & Improvement Company.

Filed July 24 1899
with deed from John W. S. to
Shantha Durick.



CURVE DATA			
STATION	ANGLE	ARC	CHORD
1	100°00'00"	100.00	100.00
2	100°00'00"	100.00	100.00
3	100°00'00"	100.00	100.00
4	100°00'00"	100.00	100.00
5	100°00'00"	100.00	100.00
6	100°00'00"	100.00	100.00
7	100°00'00"	100.00	100.00
8	100°00'00"	100.00	100.00
9	100°00'00"	100.00	100.00
10	100°00'00"	100.00	100.00
11	100°00'00"	100.00	100.00
12	100°00'00"	100.00	100.00
13	100°00'00"	100.00	100.00
14	100°00'00"	100.00	100.00
15	100°00'00"	100.00	100.00
16	100°00'00"	100.00	100.00
17	100°00'00"	100.00	100.00
18	100°00'00"	100.00	100.00
19	100°00'00"	100.00	100.00
20	100°00'00"	100.00	100.00

Coordinates Based On Baltimore County
Metropolitan District Traverse Station
N 82° 52' 10" W 100.00' = 82.868 ft
N 82° 52' 10" W 100.00' = 82.868 ft

Surveyed by William H. Wallace, Jr.

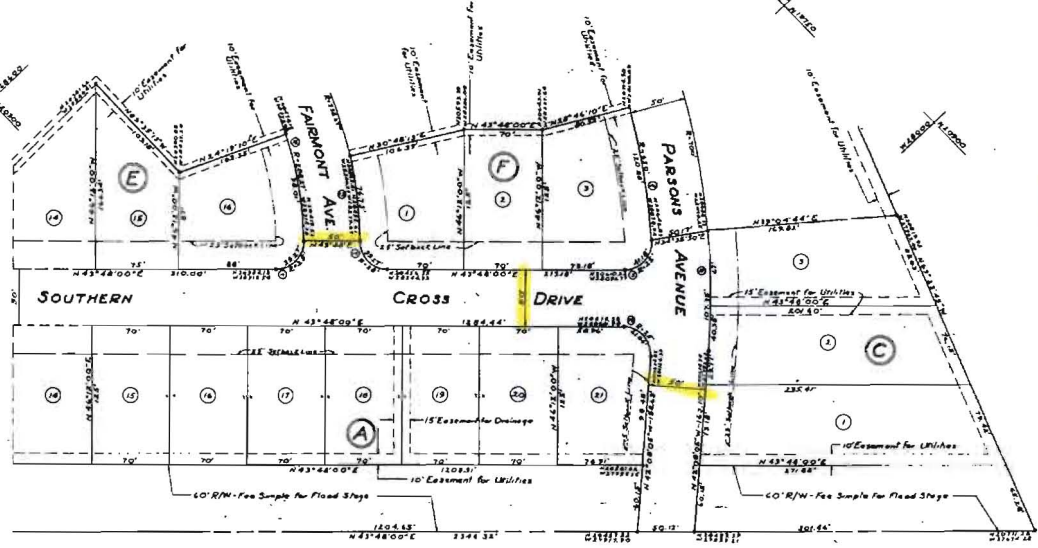
NOTES:
The streets and/or roads as shown herein and the location thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title thereof is expressly reserved to the grantor of the deed to which this plat is attached, their heirs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

Coordinates Shown On This Plat Are Based On Metropolitan District Of Baltimore County Coordinate System.

The requirements of sections 72 A, 72 B and of Article 17 of the Annotated Code of Md., 1936 Edition (Title: Clerk of Court, Subtitle: Clerk of Circuit Court) as far as they relate to the making of this plat and setting the markers have been complied with.

William H. Wallace, Jr.

Registered Land Surveyor



PLAT ONE
SECTION THREE
CAMPFIELD GARDENS
A DEVELOPMENT OF
FAIRVIEW GARDENS INC.
BALTIMORE 3, MARYLAND

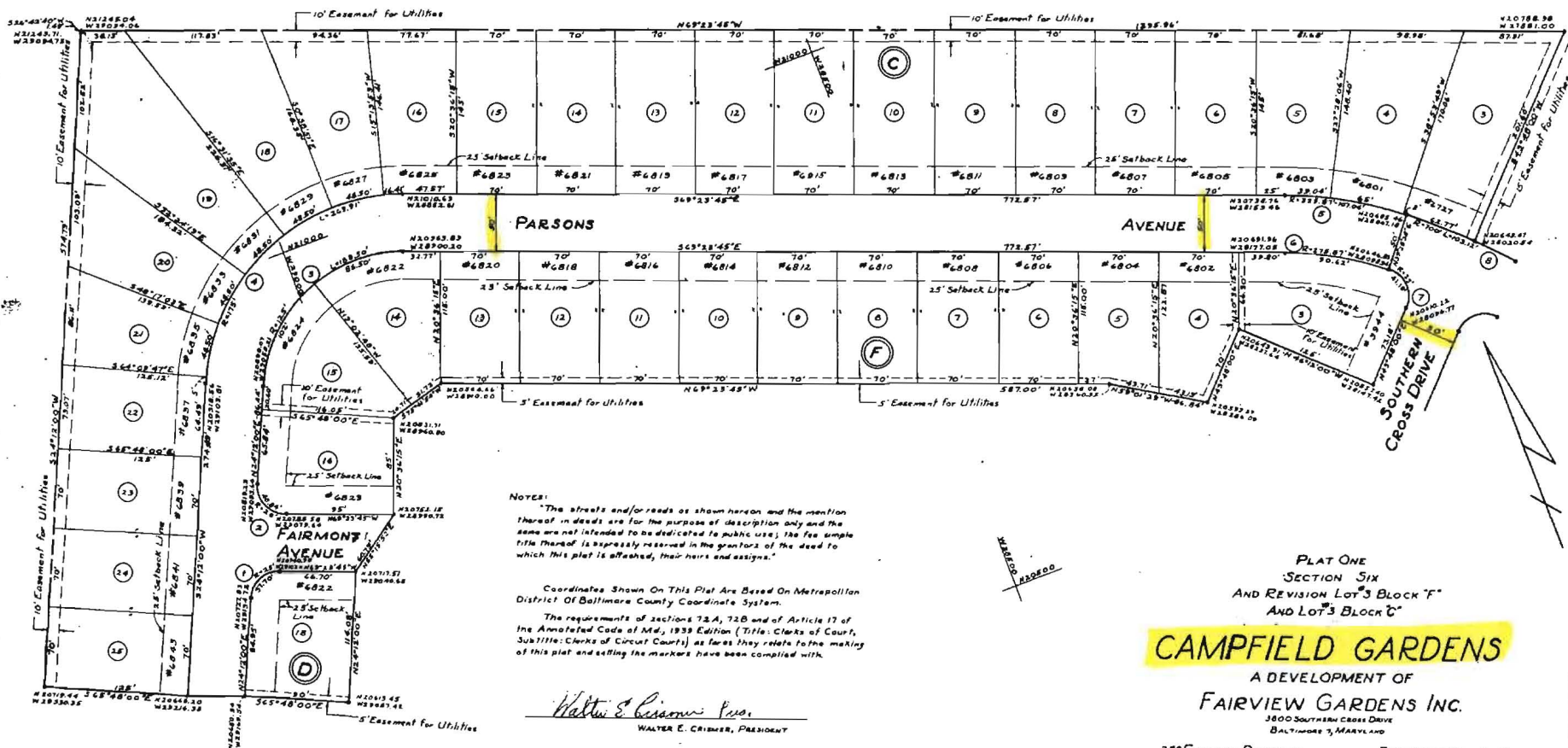
30° ELECTION DIST. BALTIMORE COUNTY
SCALE = 1" = 50'
JANUARY 4, 1955

CL 61 N. 21 1954 14

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION
BY: *Richard G. Smith*
DATE: *Feb. 14, 1955*

APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION
BY: *Richard G. Smith*
DATE: *Feb. 14, 1955*

W.H. PRIMROSE & ASSOCIATES
211 W. PENNSYLVANIA AVE.
TOWSON 4, MD.



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

Coordinates Shown On This Plat Are Based On Metropolitan District Of Baltimore County Coordinate System.

The requirements of sections 73A, 73B and of Article 17 of the Annotated Code of Md., 1939 Edition (Title: Clerks of Court, Subtitle: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

Walter E. Crumsey, Pres.
 WALTER E. CRUMSEY, PRESIDENT

W.H.C. Prumrose
 REGISTERED LAND SURVEYOR #1737

NOTE -
 Coordinates Based On Baltimore County
 Metropolitan District Traverse Stations
 NB 8262 N188°04' - W308°16'
 NB 8263 N188°50' - W308°16'

NUMBER	A	ARC	TANG	CHORD	AREA
1	25'	64°47'51"	25.00'	13.40'	104.11
2	25'	93°35'45"	40.84'	36.45'	1432.38
3	125'	80°24'15"	188.60'	173.97'	17116.40
4	175'	86°24'15"	243.91'	244.35'	23836.00
5	325.87'	10°49'13"	107.04'	56.01'	104.86
6	376.97'	10°49'13"	124.55'	60.81'	189.93
7	35'	84°23'31"	41.01'	26.39'	26.46
8	700'	8°24'37"	102.25'	51.64'	10307.54

PLAT ONE SECTION SIX AND REVISION LOT'S BLOCK 'F' AND LOT'S BLOCK 'C' CAMPFIELD GARDENS

A DEVELOPMENT OF
 FAIRVIEW GARDENS INC.
 3800 SOUTHERN CROSS DRIVE
 BALTIMORE 7, MARYLAND

3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1"=50' JULY 23, 1955

GEN 22 FOLIO 74

RECEIVED for Record
 NOV 29 1955 at 2:11
 same day recorded in Liber
 C.T.B. 30- folio
 One of the Records of
 Baltimore County and ex-
 amined, per

Borgus to Byngh
 Clerk

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
 APPROVED FOR STREET ALIGNMENT AND LOCATION

Robert G. Chappell
 ROAD ENGINEER

DATE
 JUL 23, 1955

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

By *Markon Riss*
 DIRECTOR

DATE
 AUG 2, 1955

W.H. PRUMROSE & ASSOCIATES
 21 W. PENNSYLVANIA AVE.

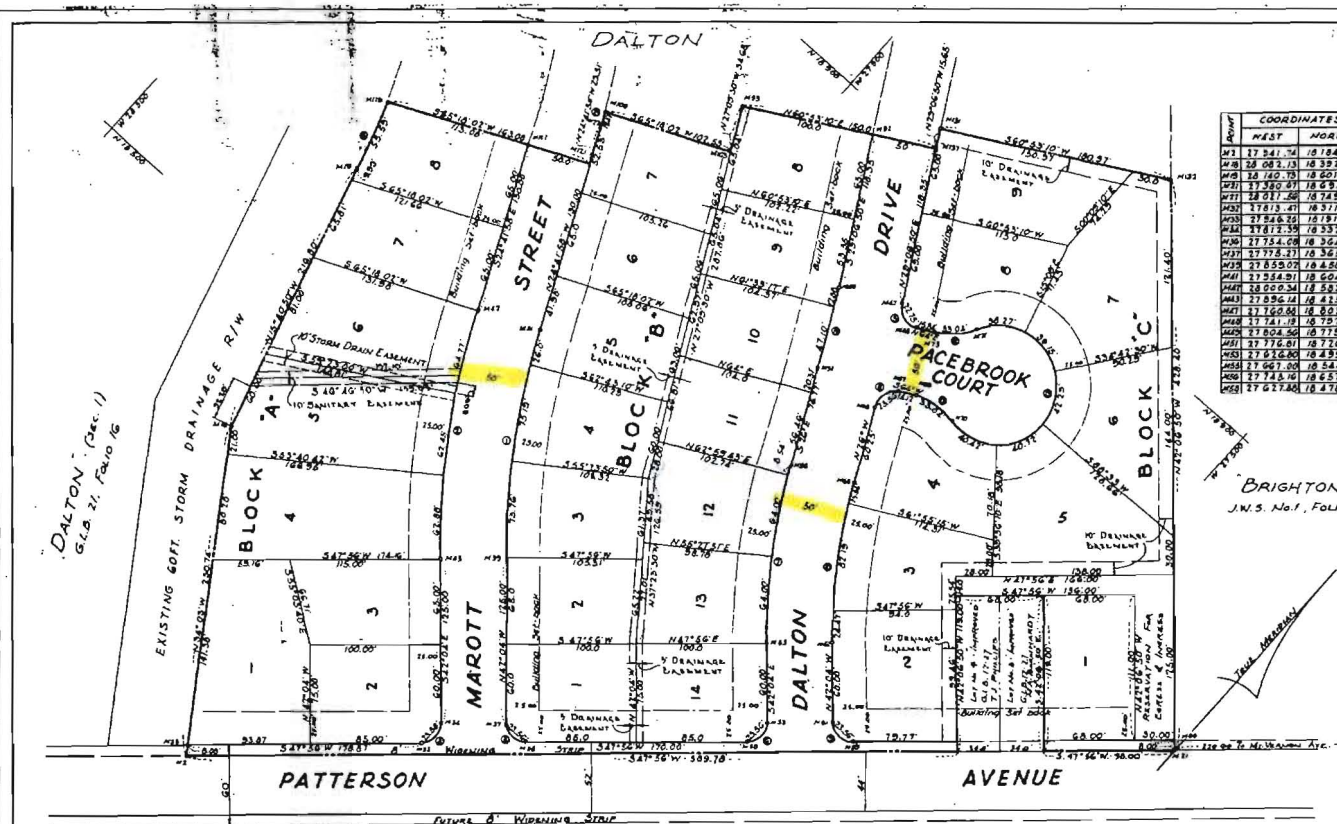
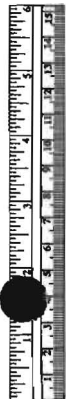
TOWSON 4, MD.

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT

By *William H. Prumrose*
 HEALTH OFFICER

DATE
 NOV 23, 1955

MSA 584.1336-1342 02/74



POINT	COORDINATES		POINT	COORDINATES	
	WEST	NORTH		WEST	NORTH
M1	17 541.74	18 184.47	M20	17 558.45	18 532.31
M2	18 082.13	18 392.41	M21	17 562.34	18 599.36
M3	18 140.78	18 607.15	M22	17 568.51	18 553.35
M4	17 930.81	18 497.04	M23	17 678.81	18 519.34
M5	18 017.56	18 749.13	M24	17 696.71	18 678.13
M6	17 615.41	18 577.31	M25	17 714.63	18 733.29
M7	17 568.26	18 191.31	M26	17 717.72	18 753.34
M8	17 612.35	18 532.35	M27	17 705.25	18 759.33
M9	17 614.08	18 364.41	M28	17 672.83	18 763.33
M10	17 778.37	18 365.25	M29	17 703.86	18 827.35
M11	17 555.07	18 480.60	M30	17 726.76	18 804.41
M12	17 554.91	18 604.31	M31	17 862.74	18 881.79
M13	18 000.34	18 583.31	M32	17 943.31	18 834.18
M14	17 896.14	18 415.19	M33	17 933.67	18 803.38
M15	17 160.66	18 803.71	M34	18 016.47	18 760.43
M16	17 141.19	18 797.42	M35	18 014.44	18 707.44
M17	17 604.50	18 778.34	M36	18 157.34	18 654.71
M18	17 776.81	18 756.31	M37	18 008.34	18 723.71
M19	17 672.83	18 489.34	M38	17 610.07	18 910.71
M20	17 776.81	18 544.44	M39	17 607.90	19 006.50
M21	17 743.10	18 657.31	M40	17 610.44	18 907.11
M22	17 672.83	18 476.71			

CURVE DATA					
ST. RAD.	ARC	TAN	Δ	CH. BEARING	CHORD
1	371.71	74.56	68.18 17° 11' 01"	N 33° 21' 00" W	174.78
2	617.71	120.10	93.19 17° 11' 01"	N 33° 21' 00" W	189.36
3	18.00	22.74	74.37 86° 33' 10"	S 79° 33' 15" E	10.43
4	15.00	15.50	75.00 90° 00' 00"	N 09° 30' 00" E	1.37
5	15.00	23.50	18.00 90° 00' 00"	N 84° 04' 00" W	1.71
6	15.00	23.50	18.00 90° 00' 00"	N 09° 30' 00" E	1.37
7	186.91	136.54	68.72 16° 04' 00"	N 34° 01' 00" W	136.09
8	103.73	33.56	50.00 03° 06' 50"	N 21° 31' 13" W	59.96
9	15.00	23.50	15.00 90° 00' 00"	N 04° 04' 00" W	21.71
10	136.91	121.57	61.64 16° 04' 00"	N 34° 01' 00" W	121.11
11	15.00	23.50	15.00 90° 00' 00"	N 13° 00' 00" E	21.71
12	50.00	33.64	17.23 27° 31' 20"	N 82° 51' 15" E	31.44
13	45.00	200.65	21.08 160° 43' 40"	N 26° 00' 00" E	71.08
14	50.00	33.64	17.13 27° 31' 20"	N 43° 04' 05" E	31.44
15	186.91	136.54	12.41 00° 28' 34"	N 74° 56' 28" W	12.41
16	150.00	55.59	17.13 03° 32' 10"	N 77° 17' 00" W	55.59

BRIGHTON
J.N.S. No. 1, Folio 48

Q13 22 FOLIO 52
Q13 22 FOLIO 52

RECEIVED FOR RECORD
OCT 8 1955 at 2 P.M.
same day recorded in Liber
O.L.B. No. _____
One of the Records of
Baltimore County and ex-
hibited, per

George L. Rupp
SUBDIVISION CLERK
OF
PACEBROOK

3RD ELECT. DIST. BALTIMORE COUNTY MD.

BUILDER
PACESETTER HOMES INC.
3616 LABYRINTH RD.
BALTIMORE, 15, MD.

SCALE - 1" = 50' AUGUST 1955

DRAWN
BOND CONSTRUCTION CO., INC.
3910 PATTERSON AVE.
BALTIMORE-7, MD.

The requirements of Sections 72A, 72B and of Article 17 of the Annotated Code of Md. 1939 Edition (Title 66 of the Code of Public Works) as far as they relate to the making of this plat and setting the markers have been complied with.

James E. Rosenblatt
Owner
Bond Construction Co., Inc.
THOMAS E. ROSENBLATT, PRES.

George K. Sutcliffe
REGISTERED LAND SURVEYOR

NOTES:
The street and/or roads shown hereon and the location thereof are for the purpose of description only and are not intended to be dedicated to public use. The fee simple title marked is expressly reserved in the grantors of the deed to which this plat is attached, their heirs & assigns.

The coordinates shown hereon are based on the system of coordinates as shown or established by the Baltimore County Metropolitan District and are based on the following traverse stations:

Sta. No. 0187 W. 279.59.59 N. 18116.49
Sta. No. 7803 W. 28250.00 N. 17862.44

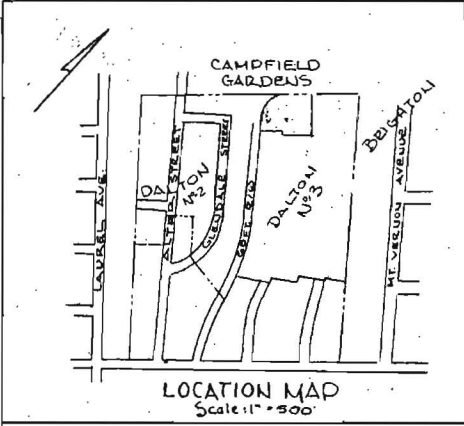
EDWARD D. HAMMERSHLAG & ALTON H. HAMMERSHLAG
CO-PARTNERS T/A HAMMERSHLAG BROS.



HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION
By: *Robert G. Anney* Rd. Eng. 6/1/55
ROADS ENGINEER DATE
APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION
By: *William H. Rupp* 3/1/56
DIRECTOR DATE

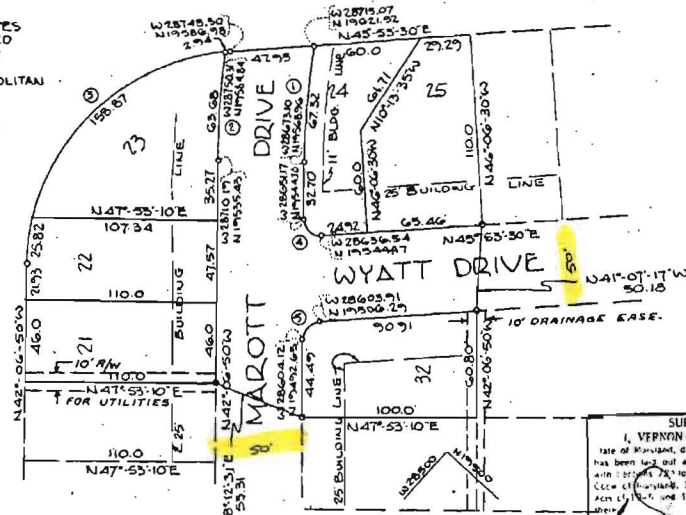
ENGINEERING ASSOCIATES
6400 LAUREL DR.
BALTIMORE-7, MD.

MSA 55A-133



CURVE DATA						
N°	Δ	R	TAU	ARC	CHD	BEARING
1	7-00-42	550.0	33.69	67.32	67.26	N88°36'27"W
2	6-04-52	600.0	31.87	63.68	63.65	N35°04'24"W
3	8-00-20	125.0	11.57	187.63	170.51	N0°55'20"E
4	75-57-40	10.0	10.72	16.40	14.63	S89°06'40"E
5	82-00-20	10.0	9.39	15.01	15.64	N0°53'20"E

NOTE:
THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT
-HUB N° X 475
W 77269.40 N 18750.18
ELEV. 427.15
-HUB N° 8257
W 27597.59 N 18125.67



SURVEYOR'S CERTIFICATE
I, VERNON C. LUTZ, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out and the plat thereof prepared in compliance with the provisions of the Act of 1904, Chapter 17, entitled 'An Act to amend the Act of 1904, Chapter 17, relating to the practice of the Surveying Profession in Maryland', and that the same is a true and correct copy of the original filed with me.

24 JULIO 65
RECEIVED for Record
SEP 10 1957
same day recorded in Liber
G. L. B. No. 6552
One of the Records of
Baltimore County and an
original, per

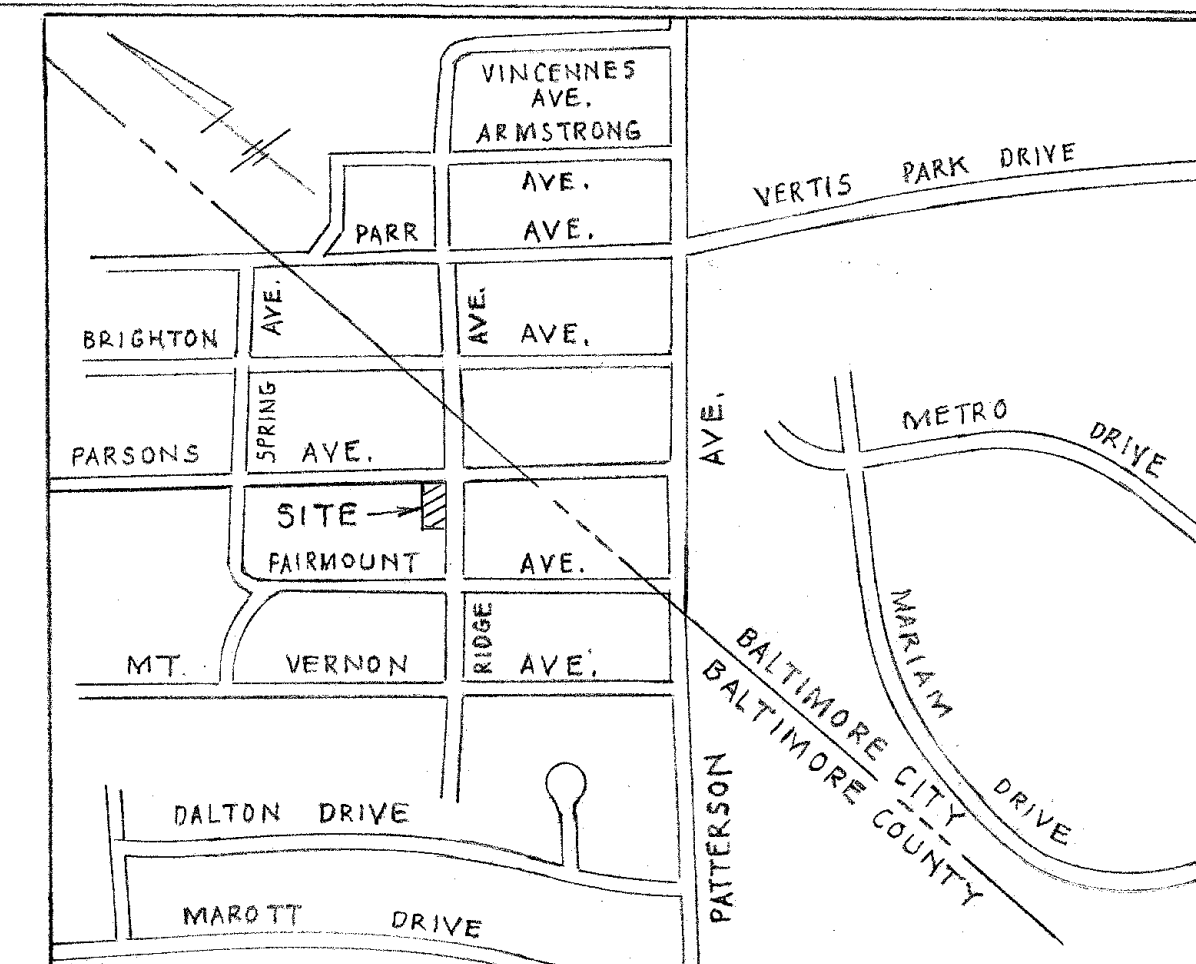
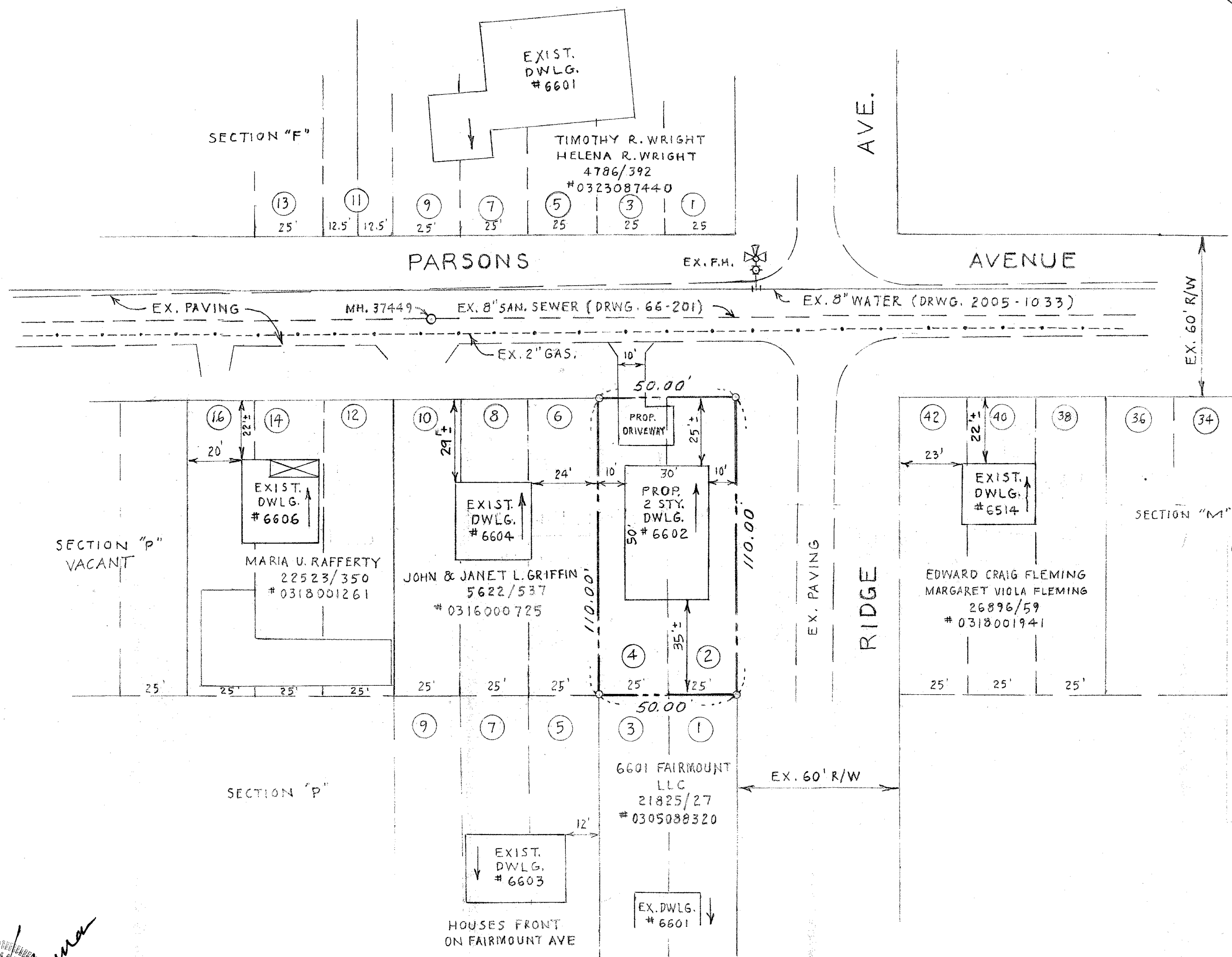
RESUBDIVISION OF
LOTS N° 21, 22, 23, 24, 25, & 32
SECTION 3
OF
DALTON
THIRD ELECTION DISTRICT BALTO. CO. MD.
FOR
HAMMERSLA BROS. INC.
101 GORMAN AVE. BALTO. 23, MD.

NOTE:
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

APPROVED: BALTIMORE COUNTY PLANNING BOARD
BY: *Robert P. Rice* DIRECTOR
DATE: *Sept. 10, 1957*
APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT
BY: *Robert G. Shy* ROADS ENGINEER
DATE: *Sept. 10, 1957*

OWNERS' CERTIFICATE
The requirements of Sections 27A-1, 27B-1, 27C-1, and 27D-1 of the Act of 1904, as amended by Chapter 17 of the Act of 1907, and subsequent Acts of any amendatory nature, are hereby acknowledged and the making of this plat and setting of this certificate is hereby certified to.

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
BY: *William H. Watters*
DEPUTY STATE & CO. HEALTH OFFICER
DATE: *September 10, 1957*
VERNON C. LUTZ
SURVEYOR & CIVIL ENGINEER
4200 ELSBROOK AVE. H.A. 6-2144
BALTIMORE 14, MARYLAND
Scale: 1" = 50' August 17, 1957



GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5 (078B3)
2. LOT AREA: 3,368 S.F. OR 0.126 Ac +/-
3. PUBLIC WATER AND SEWER ARE AVAILABLE TO SITE
4. EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY DWELLING
5. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
6. THIS PROPERTY IS NOT LOCATED WITHIN AN HISTORIC DISTRICT
7. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO. 2400100380F ZONE: "X"
8. NO PRIOR ZONING HEARING
9. NO PRIOR ZONING ACTION FOR UNDERSIZED LOT APPROVAL ON THIS SITE AND NO ADJACENT OWNERSHIP WITH THE ADJACENT LOTS FOR THE LAST SIX YEARS.
10. LOTS OF RECORD PER PLAT DATED 1889.
11. PROPERTY IS LOCATED WITHIN AN "AREA OF CONCERN"; HOWEVER, A LETTER DATED 4/20/2009 FROM MR. DAVID THOMAS, DPW WAS RECEIVED GRANTING PERMISSION TO CONNECT INTO THE PUBLIC SEWER.

[Signature] #2009-0299-A

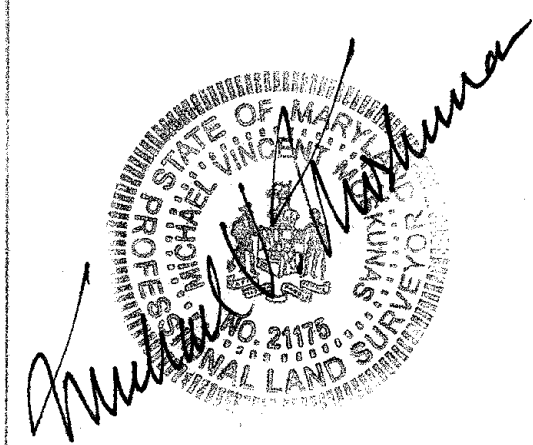
PETITIONER'S

EXHIBIT NO. 1

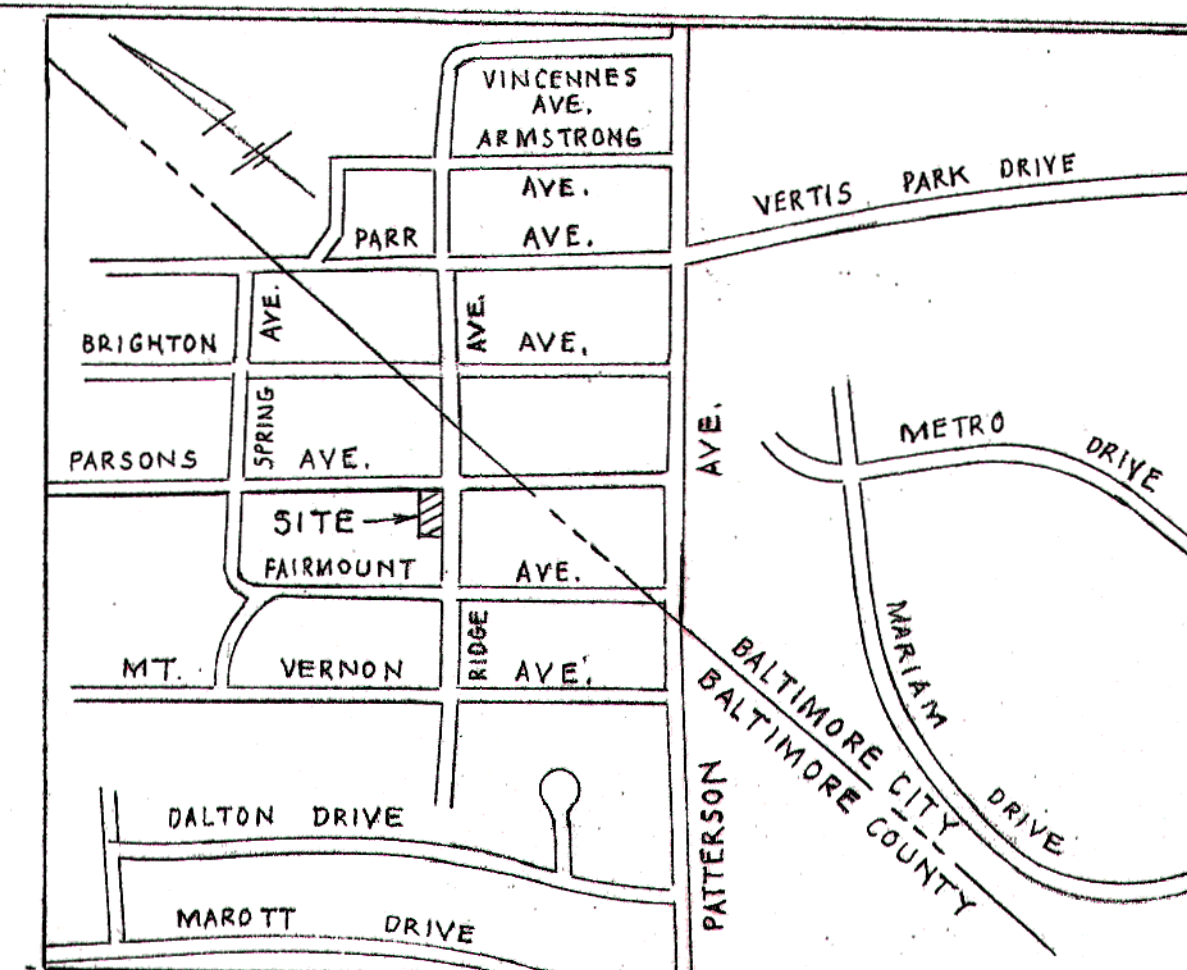
OWNER: JOHN JOHNSON, JR.
7921 WYNBROOK ROAD
BALTIMORE, MD 21224
TAX MAP: 78 GRID: 21 PARCEL: 493
TAX ACCT. NO. 0305088340
DEED REF.: 9093/264

CONTACT PURCHASER: PATRICK BRAILSFORD
1824 ST. PAUL STREET
BALTIMORE, MD 21202
(443) 865-0110

PLAN TO ACCOMPANY
PETITION FOR VARIANCE
#6602 PARSONS AVENUE
BLOCK "P" LOT 2 AND LOT 4
BRIGHTON 1/48
ELECTION DISTRICT NO. 3 C4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
MAY 5, 2009
JOB NO. 9785



site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060



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