

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Macintosh Court; 668 feet S of the
c/l of Grannysmith Court
15th Election District
6th Councilmanic District
(10 Macintosh Court)

David and Melissa Eichelberger
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0030-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, David and Melissa Eichelberger for property located at 10 Macintosh Court. The variance request is from Section 1B01.2.C(1)(b) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a family room addition on rear of dwelling with a rear setback of 24 feet in lieu of the required 30 feet, and to amend the Final Development Plan of Alma Smith Property for Lot No. 28 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition measuring 25 feet x 12 feet onto the existing deck. The Petitioners have two children and recently the mother-in-law moved in with the family. The addition will be constructed on part of the existing rear deck to become a family room. Additional living space is needed for the growing family.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

COPIES RECEIVED FOR FILING
Date 9-21-09
BY [signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 9, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

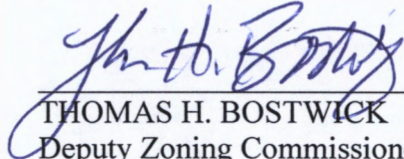
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21ST day of September, 2009 that a variance from Section 1B01.2.C(1)(b) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a family room addition on rear of dwelling with a rear setback of 24 feet in lieu of the required 30 feet, and to amend the Final Development Plan of Alma Smith Property for Lot No. 28 only is hereby GRANTED, subject to the following:

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

ORDER RECEIVED FOR FILING
Date 9-21-09
BY ES

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

ORDER RECEIVED FOR FILING

Date 9-21-09

By

13



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 21, 2009

DAVID AND MELISSA EICHELBERGER
10 MACINTOSH COURT
BALTIMORE MD 21220

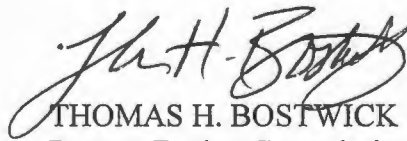
Re: Petition for Administrative Variance
Case No. 2010-0030-A
Property: 10 Macintosh Court

Dear Mr. and Mrs. Eichelberger:

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,


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 10 Macintosh Court
which is presently zoned DR 3.5

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) 1 B01.2C(1)(b) TO PERMIT

A FAMILY ROOM ADDITION ON REAR OF DWELLING WITH A REAR SETBACK OF 24 FEET IN LIEU OF THE REQUIRED 30 FEET; AND TO AMEND THE FINAL DEVELOPMENT PLAN OF ALMA SMITH PROPERTY FOR LOT NO. 28 ONLY.

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 P. Eichelberger

Name - Type or Print

Signature

Melissa A. Eichelberger

Name - Type or Print

Melissa A. Eichelberger

Signature

10 Macintosh Court 410-238-7642

Address Telephone No.

Baltimore MD 21220

City State 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. 2010-0030-A

Reviewed By A-TsuI Date 07/28/09

REV 10/25/01

Date 9-21-09

Estimated Posting Date 08/09/09 - 08/24/09

By P3

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 10 Macintash Court
Address
Baltimore MD 21220
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):

Since the purchase of this home, we have had two children and it has been necessary for my mother to move in with us secondary to the death of my father. Relocation to a bigger house is not possible at this time due to economic hardships. We are in desperate need of more living space for our growing family. To achieve this, we are proposing a family room addition on our existing deck. The actual yard space will remain the same, however, because the addition is considered a permanent structure, we are ~~three~~^{six} feet short of the required 30 feet set-back from our back property line. In addition, all immediate neighbors have been interviewed and voice no objection to the addition.

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 P. Eichelberger
Name - Type or Print

Signature

Melissa A. Eichelberger
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of July, 2009 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David P. Eichelberger and Melissa A. Eichelberger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Debra L. Smiley
Notary Public

My Commission Expires 6/1/2011

Zoning Description

ZONING DESCRIPTION FOR 10 MACINTOSH COURT

Beginning at the point on the Northeast side of Macintosh Court which is 50' wide at the distance of 668.4' South of the centerline of the nearest improved intersecting street, Granny Smith Court, which is 50' wide. Being lot # 28 in the subdivision of Alma Smith Property as recorded in Baltimore County Plat Book # 71, Folio # 42, containing 5706 square feet. Also known as 10 Macintosh Court, and located in the 15th Election District, 6th Councilmanic District.

2010-0030-A

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

No. 43252
 Date: 07/28/09

PAID RECEIPT
 BATHNESS ACQWL TIME 0000
 7/28/2009 7/28/2009 10:35:48 5
 REF WSD3 WALKIN DOGS LRB
 >>RECEIPT # 409848 7/28/2009 OFLN
 Desc 5 528 ZONING VERIFICATION
 CR NO. 043252
 Recpt Tot \$115.00
 \$115.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				115 -

Total: \$115 -

Rec From: MELISSA EICHELBERGER
 For: 10 MACINTOSH CT
5010-0030-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: Baltimore County PDM
Zoning Office

DATE: August 9, 2009
JOB NO. 2009-025
RE: Case No. 2010-0030-A

ATTENTION: Ms. Kristen Matthews
Mr. Aaron Tsui

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☒ Documents ☐ Other ☐

No. of Copies	Date	Description
1	Aug. 9, 2009	CERTIFICATE OF POSTING
1	Aug. 9, 2009	SITE PHOTOS

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & comment

☐ Other ☐

REMARKS:

SIGNED:

William D. Gulick, Jr.
WILLIAM D. GULICK, JR.

cc: Melissa Eichelberger



CERTIFICATE OF POSTING

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

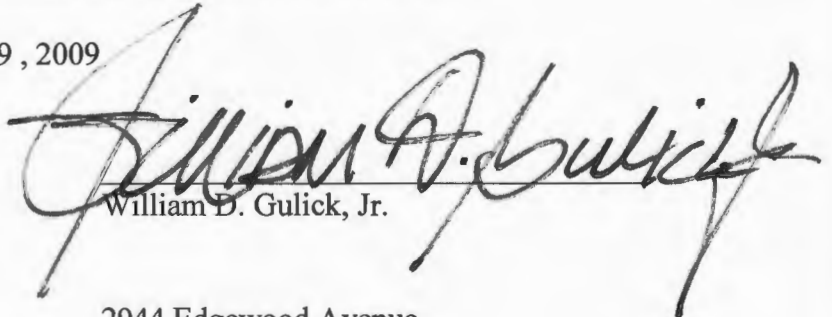
Date: August 9, 2009

Attention: Zoning Officer
Mr. Aaron Tsui

Re: Case Number: 2010-0030-A
Petitioner/Developer: Melissa Eichelberger
Date of Hearing/Closing: August 24 , 2009

This is to certify under the penalties of perjury that the necessary sign (s) required by law were posted conspicuously on the property located at: 10 MACINTOSH COURT

The sign (s) were posted on: August 9 , 2009



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000- 0030 -A Address 10 MACINTOSH CT

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07/28/09 Posting Date: 08/09/09 Closing Date: 08/24/09

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

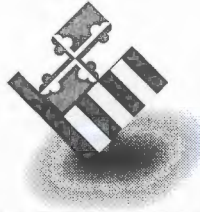
Case Number 2000- 0030 -A Address 10 MACINTOSH COURT

Petitioner's Name MELISSA EICHELBERGER Telephone 410-238-7642

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A FAMILY ROOM ADDITION ON REAR OF
DWELLING WITH A 24 FEET REAR SETBACK IN LIEU OF THE
REQUIRED 30 FEET.

WCR - Revised 7/7/08



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 24, 2009

David and Melissa Eichelberger
10 Macintosh Ct.
Baltimore, MD 21220

Dear: David and Melissa Eichelberger

RE: Case Number 2010-0030-A, 10 Macintosh Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 28, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 13, 2009

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

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2009
Item Nos. 2009-0326, 2010-002, 012, 027, 028,
029, 030, 031, 033 and 035

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08132009-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2009

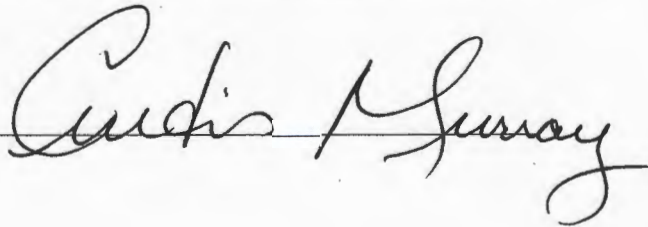
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-030- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:
CM/LL

A handwritten signature in cursive script, appearing to read "Curtis M. Gurney", written over a horizontal line.



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

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: AUGUST 4, 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 2010-0030-A
10 MACINTOSH COURT
EICHEMBERGER PROPERTY
ADMIN. 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. 2010-0030-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

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence****RECEIVED****SEP 10 2009****ZONING COMMISSIONER**

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 10, 2009
SUBJECT: Zoning Item # 10-030-A
Address 10 Macintosh Court
(Eichelberger Property)

Zoning Advisory Committee Meeting of August 3, 2009

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

Reviewer: JWL

Date: 9/10/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2009

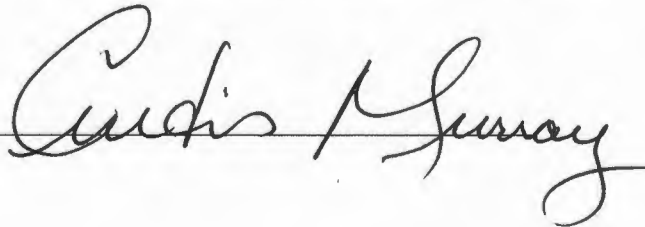
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-030- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:
CM/LL



RECEIVED

AUG 18 2009

ZONING COMMISSIONER

Patricia Zook - Re: Case # 2010-0030-A

From: Melissa Eichelberger <melissaeichelberger@gmail.com>
To: Patricia Zook <pzook@baltimorecountymd.gov>
Date: 9/21/2009 11:46 AM
Subject: Re: Case # 2010-0030-A

Thank you very much!

Melissa Eichelberger

On Sep 21, 2009, at 9:57 AM, "Patricia Zook" <pzook@baltimorecountymd.gov> wrote:

Thank you for the photographs. We should have an Order for your in the next couple of days.

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

410-887-3868

pzook@baltimorecountymd.gov

>>> Melissa Eichelberger <melissaeichelberger@gmail.com> 9/18/2009 2:06 PM >>>

----- Forwarded message -----

From: <maeich1@comcast.net>
Date: Fri, Sep 18, 2009 at 11:22 AM
Subject: Case # 2010-0030-A
To: melissaeichelberger@gmail.com

Patty Zook,

Attached are the photos that you requested for out family room addition (Case # 2010-0030-A). i tried to take pictures of the existing deck, where the addition will be and the yard. If you need any additional photos let me know.

Thank you

Melissa & Dave Eichelberger

(homeowners)

(410) 238-7642

MEMO

From: Aaron Tsui, Planner II



July 28, 2009

To: Zoning Commissioner/File

Re: Variance Case no. 2010-0030-A

Proposed Family Room Addition on rear of dwelling
10 Macintosh Court, 15th Election District

Building permit no. B720265 issued on 07/07/09 for a proposed rear addition indicated that the proposed addition to the rear property line is 30 feet per the applicant (the owner). Upon verification of the actual site measurement and the location survey, the owner came to realize that there would be 24 feet remaining from the proposed addition to the rear property line. Copies of the building permit and the location survey are kept in the file for reference.

The owner intends to comply with the zoning regulations and petitioned for a zoning relief. Per the petitioner, the rear addition will be constructed on part of the existing rear deck to become a family room extension for the care of owner's mother.

If zoning relief is granted, the building permit must be revised to reflect the requested rear setback.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

Timothy M. Kotroco

TIMOTHY M. KOTROCO, Director



Donald E. Brand

DONALD E. BRAND, Buildings Engineer

BUILDING PERMIT

PERMIT #: B720265 CONTROL #: MR DIST: 15 PREC: 01
DATE ISSUED: 07/07/2009 TAX ACCOUNT #: 2300002896 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 10 MACINTOSH CT
SUBDIVISION: ALMA SMITH PROPERTY

OWNERS INFORMATION

NAME: EICHELBERGER, MELISSA & DAVID
ADDR: 10 MACINTOSH CT BALTIMORE MD 21220

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: ENCLOSE EXISTING OPEN DECK ON REAR OF SFD TO
BECOME FAMILY ROOM. 24'1"X14'6"X12'=349SF.
ALL ENCLOSURES REQUIRE FOOTERS.
(PER APPLICANT 30' TO PROP LINE, BUMP OUT DOES
NOT HAVE FLOOR AREA. (WINDOW SEAT)

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & ADDITION

EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 5706SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/NC

SIDE STR SETB:

REAR SETB: 30'

2010-0030-A

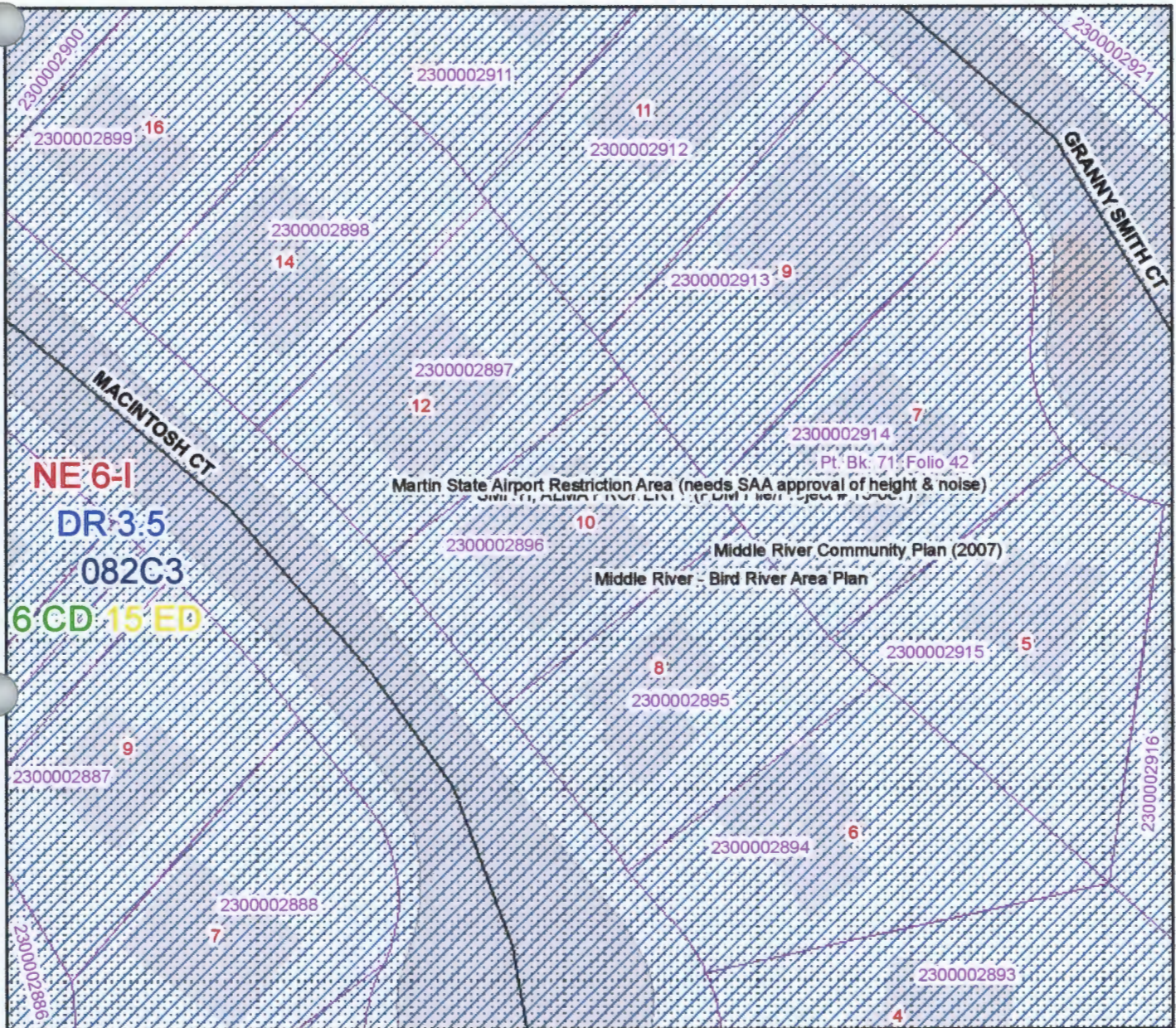
PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

111 West Chesapeake Avenue, Towson, Maryland 21204

410-837-3900

10 MacIntosh Court

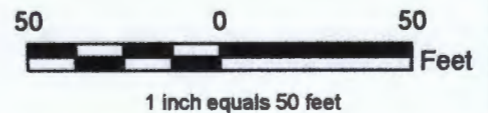


2010-0030-A



Publication Date: July 17, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



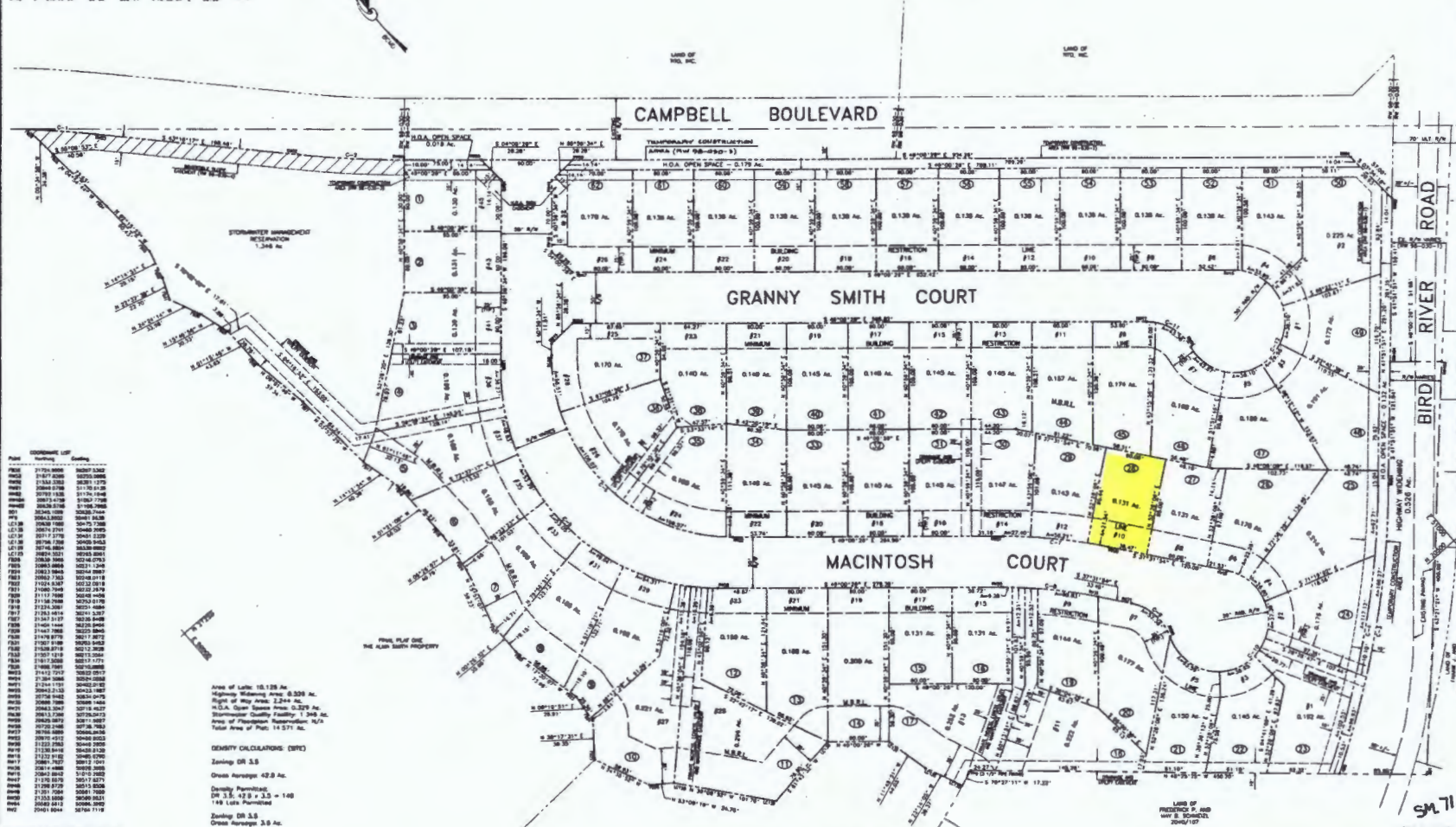








LINE	BEARING	LENGTH	BEARING	CHORD	TANGENT
1-1	S 89°10'10" E	320.00	89°07'10" E	319.99	52.38
1-2	S 89°10'10" E	320.00	100°11'10" E	100.00	100.00
1-3	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-4	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-5	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-6	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-7	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-8	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-9	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-10	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-11	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38
1-12	S 89°10'10" E	320.00	89°10'10" E	319.99	52.38



VICINITY MAP
1"=1000'

- GENERAL NOTES
1. Highway and highway easements, street easements, drainage and utility easements, access easements, forest buffer or tree preservation areas or lot or easement, growing areas or lot or easement, and stormwater management areas, as shown on this plan, are shown for information only and are not intended to be used for any other purpose. The boundaries of these areas are shown for information only and are not intended to be used for any other purpose. The boundaries of these areas are shown for information only and are not intended to be used for any other purpose.
 2. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
 3. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
 4. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
 5. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
 6. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
 7. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
 8. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
 9. The owner/developer shall comply with the local government regulations and ordinances of the Baltimore County Department of Environmental Protection and Resource Management.
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Area of Lot: 10.128 Ac.
Right of Way Area: 2.244 Ac.
Area of Stormwater Management: 1.348 Ac.
Total Area of Plot: 14.571 Ac.

DEVELOPMENT CALCULATIONS (BYC)
Zoning: DR 3.5
Gross Acreage: 42.0 Ac.
Density Permitted: 19
Total Lots Permitted: 189
Total Lots Proposed: 76

APPROVED BY: [Signature]
DATE: 12-22-10
APPROVED BY: [Signature]
DATE: 12-22-10

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRANSVERSE STATIONS:
18094 N. 20381.00 E. 50882.38
18095 N. 20080.00 E. 49847.14

OWNER
BIRD RIVER PROPERTIES, LLC
3195 ATLEE RIDGE ROAD
NEW WINDSOR, MARYLAND 21770
TAX ACCOUNT NOS. 23-00-002869
THRU 23-00-002934

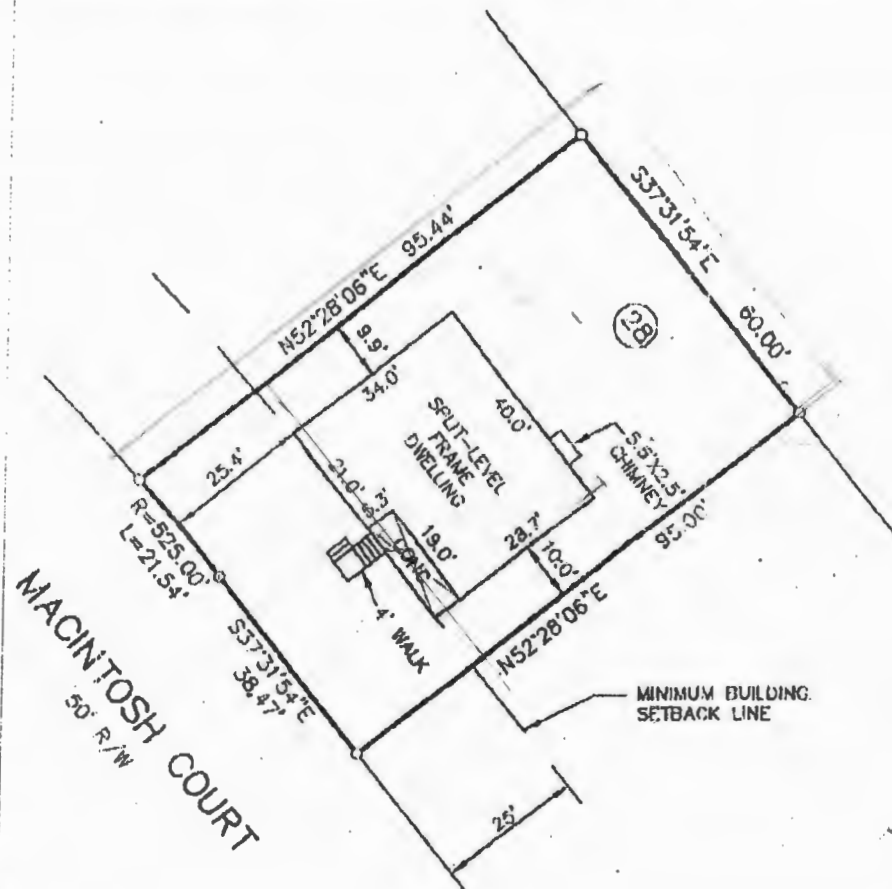
OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAN, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar as THE SAME CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS.

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAN AND THAT THE LAND SHOWN ON THIS PLAN HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS.

SURVEYOR'S SEAL
MRA
JOB NO. 10831
SCALE: 1"=50'
DATE: 10/25/09
DRAWN BY: J. H. H.
REVIEW BY: [Signature]

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 WEST ROAD - SUITE 245
TIMonium, MD 21158
(410) 821-1800
Fax: (410) 821-1748
FIRST AMENDED FINAL PLAT ONE
THE ALMA SMITH PROPERTY
(FORMERLY RECORDED AS S.W. 70-91)
FIFTEENTH ELECTION DISTRICT
SIXTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

2010-0030-A



REFERENCE LOT 28 AS SHOWN ON A PLAT ENTITLED "FIRST AMENDED FINAL PLAT ONE THE ALMA SMITH PROPERTY," DATED DEC. 3, 1998 AND RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY, MD. IN PLAT BOOK S.M. 71 FOLIO 42.

THIS IS TO CERTIFY THAT WE HAVE LOCATED THE IMPROVEMENTS AS SHOWN ACCORDING TO THE REGULATIONS GOVERNING THE MARYLAND STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE MARCH 1, 1995.

NOTES:

- (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- (B) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- (C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- (D) ACCURACY OF APPARENT SETBACK DISTANCES IS 1.0' +/-.
- (E) THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM. MAP NUMBERS: 240010 0430 B & 240010 0435 B.

Edward T. Phagan 01-12-2000
REGISTERED NO. 108597 DATE

W. DUVAL & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 583-8571

LOCATION DRAWING OF #10 MACINTOSH COURT

15TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 30' JANUARY 8, 2000

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING
 PROPERTY ADDRESS: 10 Macintosh Court SUBDIVISION: Alma Smith Property
 PLAT BOOK # 71 FOLIO #42 LOT # 28 SECTION #: n/a
 OWNERS: Melissa & David Eichelberger

PREPARED BY: Melissa Eichelberger SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT: 15th
 COUNCILMANIC DISTRICT: 6th
1"=200' SCALE MAP # 082C3
 ZONING DR3.5
 LOT SIZE .13 ACREAGE
 SEWER: Public
 WATER: Public
 CHESAPEAKE BAY
 CRITICAL AREA? - NO
 100 YEAR FLOOD
 PLAIN? - NO
 HISTORIC PROPERTY? - NO
 PRIOR ZONING HEARING:
NONE

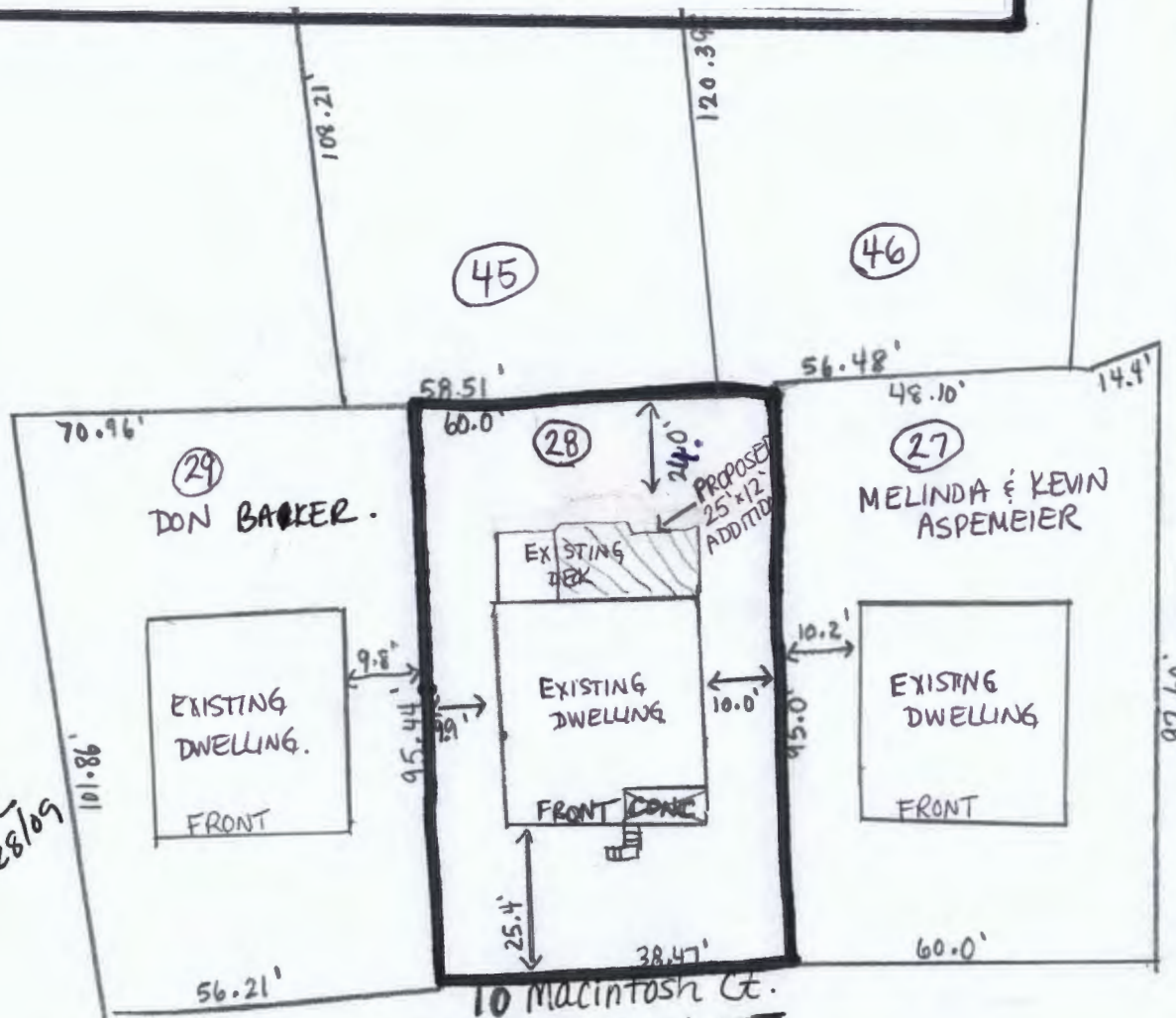
ZONING OFFICE USE ONLY

Reviewed by: Item # Case #

A. Tsui 30 2010-0030A



YME
7/28/09



10 Macintosh Ct.
MACINTOSH COURT
 50' R/W
 668.4' south of the center line

1" = 30' 0"

Nearest Improved intersecting street: Granny Smith court
(50')

