

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
W side of Old Harford Road; 12.5 feet S	*	DEPUTY ZONING
of the c/l of Sonn Lane		
9 th Election District	*	COMMISSIONER
6 th Councilmanic District		
(8412 Old Harford Road)	*	FOR BALTIMORE COUNTY
 Merril E. and Adelina P. Plait	*	
<i>Legal Owners</i>		CASE NO. 2010-0108-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Merrill E. and Adelina P. Plait. The Special Hearing request was filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing accessory structure (garage) on a proposed lot without an existing principal structure. The Variance request is from Sections 1B02.3.C, 400.1 and 400.3 of the B.C.Z.R. to permit an existing accessory structure on a proposed lot with a height of 20 feet and to be located on the third of the lot closest to any street in lieu of the maximum permitted 15 feet and the third of the lot farthest removed from any street, and to permit a proposed dwelling on a lot with a side setback of 8 feet and rear setback of 16 feet in lieu of the permitted 10 feet and 30 feet, respectively. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requested Special Hearing and Variance relief was Petitioner Merrill Plait. There were no Protestants or other interested persons in attendance.

1-7-10

pm

Testimony and evidence presented revealed that the subject property is square-shaped and contains approximately 21,748 square feet or 0.50 acre, more or less, zoned D.R.5.5. As shown on the site plan and the zoning map that was marked and accepted into evidence as Petitioners' Exhibit 2, the property is located at the southwest corner of the intersection of Old Harford Road and Sonn Lane, just north of Kings Ridge Road and south of Putty Hill Avenue, in the Parkville area of Baltimore County. The property is currently improved with an existing two-story single-family dwelling consisting of approximately 1,840 square feet located at the southeast end of the property, fairly close to Old Harford Road. There is also a large one-story garage consisting of approximately 1,100 square feet located at the northwest corner of the property.

Further evidence revealed that Petitioners purchased the subject property in 2004. In 2005, not long after they purchased the property, Petitioners sought to subdivide the lot. They realized the other lots in the surrounding area were mostly about half the size of their lot and thought it would be appropriate to create two lots out of their property; however, this process was stopped because at that time, Baltimore County had imposed a sewer moratorium, which prevented further development in that area. Presently, the sewer moratorium has been lifted and Petitioners are once again pursuing the subdivision of their property. Petitioners' Minor Subdivision Plan from 2005 (which is essentially the same as the subdivision now being pursued by Petitioners) was marked and accepted into evidence as Petitioners' Exhibit 3. This plan shows a proposed lot line running east-west through the center of the property and would essentially cut the property in half, with proposed Lot 1A being the lot with the existing dwelling and proposed Lot 1B being the location of the existing garage.

In the event the proposed subdivision is approved, this would leave Lot 1A with approximately 10,580 square feet or 0.24 acre, more or less, and the existing dwelling would

remain. Lot 1B would contain approximately 11,168 square feet or 0.256 acre, more or less, and the existing garage would remain. As part of their proposal to subdivide the lot, Petitioners plan to eventually sell Lot 1A with the existing dwelling and keep Lot 1B for themselves, where they would build a new dwelling as generally depicted on the Minor Subdivision Plan, and keep the existing garage. By retaining the garage, Lot 1B would exist, at least temporarily until a dwelling is built, as a lot with an accessory structure without a principal structure thereon, hence the request for special hearing. In addition, due to the subdivision and planned improvements to proposed Lot 1B, Petitioners are in need of variance relief from the side and rear setback requirements for the proposed dwelling, and from the height and location requirements for the garage accessory structure.

In support of the requested relief, Petitioner Mr. Plait explained that the lot itself and the history of the improvements is rather unusual and ultimately contributes to the need for zoning relief. In particular, Petitioner indicated that the existing dwelling was built in 1941. As shown in the photographs that were collectively marked and accepted into evidence as Petitioners' Exhibit 4, the dwelling has a distinctive "older home" appearance with a steep roofline, a side covered porch area that is essentially built into the roofline of the home, several interconnected roof gables, a stone exterior, and a basement level garage. The existing garage accessory structure was added later -- in the early 1970's -- by a previous homeowner. It is rather large, measuring 25 feet wide by 44 feet deep. As shown on the site plan, what is also unusual is that the garage is situated on the property such that it faces the side street -- Sonn Lane. Also according to Petitioner, the rear area of the garage has a separate room that has what appear to be ovens inside. Apparently, the owners that built the garage also ran a bakery and used that room for part of their business. In addition, Petitioner pointed out that the property is situated on a

corner lot, which makes it very difficult to place an accessory structure on the third of the lot farthest from the road as required.

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 October 21, 2009 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. In addition, the Office of Planning, Design Review Section comments 1 through 6 dated October 26, 2009 for the minor subdivision request known as the "Plait Property, #05-054-M," shall be incorporated herein and made a part hereof.

Considering the testimony and evidence present, I am persuaded to grant the requested relief. As to the special hearing, in my judgment it is appropriate to grant the relief. This request is the result of the proposed minor subdivision, which is under review and close to being approved by Baltimore County. Once approved, the existing garage will not have a principal dwelling on the same lot, at least until Petitioners build their new home. In order to ensure that proposed Lot 1B is not left without a principal dwelling for an extended period, the special hearing relief granted herein shall be valid only for a period of two years from the date of minor subdivision approval. In other words, if Petitioners do not follow through with their plans to construct a new home on Lot 1B within two years of the date of approval of the minor subdivision, then the relief shall become null and void and Petitioners or subsequent owners shall be required to file a subsequent special hearing request to permit an existing accessory structure on a lot without an existing principal dwelling.

As to the variance requests, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. The property is

unique in that it is much larger than most of the other properties nearby. Other than the property next door to the south, most of the other properties in the area appear to be about 0.25 acre in size, which is about half the size of the subject property. It is also interesting that the dwelling was built in 1941 and the garage, which also has a similar stone exterior, was built over 30 years later, plus as the site plan shows, the placement of these improvements on the property could not be more different. Moreover, to a great extent, the need for variance relief in this matter is driven by the desire to legitimize existing conditions on the property, such as the 20 foot height of the garage and its location in the third of the lot closest to a street. Finally, the property is located on a corner lot, with frontage on Sonn Lane and Old Harford Road. Hence, I find the property to be unique in a zoning sense.

I also conclude that given the aforementioned constraints, Petitioners would suffer practical difficulty and undue hardship if the variance requests were to be denied. Petitioners have available density on their property and appear to be proposing a minor subdivision of the property that would be in keeping with the size and shape of other properties in the area. The main impediment to this plan and the reason for the instant zoning relief seems to be the lapse in time from when the dwelling and the garage were built and the unusual placement of the garage on the property. Finally, I find that the variance requests can be granted in strict harmony with the spirit and intent of the Zoning Regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as interpreted in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered, I find that Petitioners' Special Hearing and Variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 7th day of January, 2010 that Petitioner's request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (garage) on a proposed lot without an existing principal structure be and is hereby **GRANTED**; and

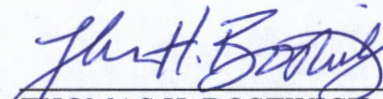
IT IS FURTHER ORDERED that Petitioners' request for Variance from Sections 1B02.3.C, 400.1 and 400.3 of the B.C.Z.R. to permit an existing accessory structure on a proposed lot with a height of 20 feet and to be located on the third of the lot closest to any street in lieu of the maximum permitted 15 feet and the third of the lot farthest removed from any street, and to permit a proposed dwelling on a lot with a side setback of 8 feet and rear setback of 16 feet in lieu of the permitted 10 feet and 30 feet, respectively, be and are hereby **GRANTED**.

The relief granted herein is subject to the following:

1. Petitioners may apply for their permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. In the event Petitioners do not follow through with their plans to construct a new home on proposed Lot 1B within two years of the date of approval of the minor subdivision, then the special hearing relief granted herein shall become null and void and Petitioners or subsequent owners shall be required to file a subsequent special hearing request to permit an existing accessory structure on a lot without an existing principal dwelling.
3. Petitioners 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.

4. The accessory structure shall not be used for commercial purposes.
5. Petitioners shall comply with the Office of Planning, Development Review Section comments dated October 26, 2009 concerning the requested minor subdivision entitled "Plait Property, #05-054-M" as follows:
 - a. Provide written verification that all Baltimore County zoning and building codes can be met when proposing a dwelling situated immediately adjacent to an existing structure. Indicate if the existing and proposed structures are to be attached.
 - b. Include the zoning Order for the above-referenced case on the Minor Subdivision Plan (the plan).
 - c. Note on the plan the use of the existing structure.
 - d. Show the orientation of all adjacent dwellings.
 - e. Provide confirmation from the Office of Zoning Review that the proposed dwelling meets the requirements of Section 303.1 of the B.C.Z.R.
 - f. Show a driveway for Lot 1B.

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 FROM PLANNING

1.7.10

67



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 7, 2010

MERRIL E. AND ADELINA P. PLAIT
8412 OLD HARFORD ROAD
BALTIMORE MD 21234

Re: Petition for Special Hearing and Variance
Case No. 2010-0108-SPHA
Property: 8412 Old Harford Road

Dear Mr. and Mrs. Plait:

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 "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8412 OLD HARFORD RD.
which is presently zoned D.R. 5.5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
(This box to be completed by planner)

To permit an existing accessory structure (garage) on a proposed lot without an existing principal structure.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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):

Merrill E. Plait
Name - Type or Print _____
[Signature]
Signature _____
Adelina P. Plait
Name - Type or Print _____
[Signature]
Signature _____
8412 Old Harford Rd 410.661.3834
Address _____ Telephone No. _____
Baltimore MD 21234
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2010-0108-SPHA
REV 9/15/98

UNAVAILABLE FOR HEARING
Reviewed By D.T. Date 9/23/09

1.7.10
[Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 8412 OLD HARFORD RD.

which is presently zoned D.R. 5.5

Deed Reference: 20630/145 Tax Account # 0905140740

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) 1802.3C., 400.1, 400.3 (BCZR)

To permit an existing accessory structure on a proposed lot with a height of 20-feet and to be located in the 1/3 of the lot closest to the side street in lieu of the maximum permitted 15 feet and farthest 1/3 of the lot and to permit a proposed dwelling on a lot with a side setback of 8-feet and rear setback of 16-feet in lieu of the permitted 10-feet and 30-feet, respectively.

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

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):

Merril B. Platt

Name - Type or Print

Signature

Name - Type or Print

Adelina P. Platt

Signature

8412 Old Harford Rd.

410/44-3834

Address

Telephone No.

Baltimore

MD

21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Case No. 2010-0108-SPHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by D.T.

Date 9/28/09

ZONING DESCRIPTION
FOR
8412 OLD HARFORD ROAD, BALTIMORE MARYLAND 21234

As recorded in Deed Liber 20630, Folio 145, beginning for the same at a stake in the westernmost side of Old Harford Road (60 feet wide) where it is intersected by the South 87 degrees 6 minutes East 583 feet six inches line of land described in a deed dated October 15, 1936, and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 984, folio 449, from George W. Wilkinson, Sr. and Mary A. Wilkinson, his wife, to James H. Coleman and Mary Coleman, his wife, said line being the southern most side of Sonn Lane (25 feet wide), thence running and bounding on the westernmost side of the said Old Harford Road South 2 degrees 32 minutes East 150 feet to southeast corner of the property thence running and binding on a line of division North 87 degrees 6 minutes West 150.43 feet to the southwest corner of the property, thence running North 6 degrees 32 minutes East to a point on the above mentioned South 87 degrees 6 minutes East 583 feet six inches line, said line being the southern most side of Sonn Lane (25 feet wide), thence running and bounding with said line and along the south side of Sonn Lane South 87 degrees 6 minutes East 141.53 feet to the place of beginning. Also known as 8412 Old Harford Road Baltimore Maryland 21234 and located in the 9 Election District, 6 Councilmatic District

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: 2010-0108-SPA

Petitioner: PLAIT

Address or Location: 8412 OLD HARFORD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MERRIL E. PLAIT

Address: 8412 OLD HARFORD RD.

BALTO. MD 21234

Telephone Number: 410-661-3834

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

No. 45908

Date: 9/28/09

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				130.00

Total: 130.00

Rec

From: M. PLAIT

For: 2010-0108-^{SPH} A

8412 OLD HARFORD RD

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

**CASHIER'S
 VALIDATION**

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: # 2010-0108-SPHA

8412 Old Harford Road

W/side of Old Harford Road, 12.5 feet south of the centerline of Sonn Lane

9th Election District - 6th Councilmanic District

Legal Owner(s): Merrill & Adeline Plait

Special Hearing: to permit an existing accessory structure (garage) on a proposed lot without an existing principal structure. **Variance:** to permit an existing accessory structure on a proposed lot with a height of 20 feet and to be located in the 1/3 of the lot closest to the side street in lieu of the maximum permitted 15 feet and farthest 1/3 of the lot and to permit a proposed dwelling on a lot with a side setback of 8 feet and rear setback of 16 feet in lieu of the permitted 10 feet and 30 feet, respectively.

Hearing: Thursday, December 3, 2009 at 10:00 a.m. in Room 106, County Office Building, 111 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/11/820 Nov. 17

221569

CERTIFICATE OF PUBLICATION

11/19/, 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 11/17/, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: Nov. 20, 2009

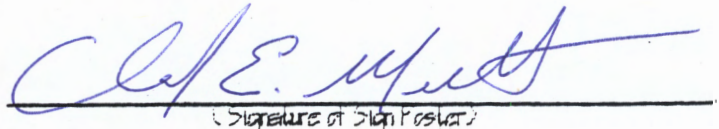
RE: Case Number: 2010-0108-SPHA

Petitioner/Developer: MERRIL PLATT

Date of Hearing/Closing: DEC. 3, 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 8412 OLD HARFORD ROAD

The sign(s) were posted on Nov. 18, 2009
(Month, Day, Year)


(Signature of Sign Poster)

Charles E. Merritt
9831 Mapledt Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

CASE # 2010-0108 SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: ROOM 106, COUNTY OFFICE BLDG
111 WEST CHESAPEAKE, TOWSON MD 21204
DATE AND TIME THURSDAY, DEC 3, 2009 @ 10:00AM

REQUEST: SPECIAL HEARING TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
ON AN EXISTING PRINCIPAL STRUCTURE.

VARIANCE: TO PERMIT AN EXISTING ACCESSORY STRUCTURE ON A PROPOSED LOT
WITH A HEIGHT OF 20 FEET AND TO BE LOCATED IN THE $\frac{1}{3}$ OF THE LOT
CLOSEST TO THE SIDE STREET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET AND
FARTHEST $\frac{1}{3}$ OF THE LOT AND TO PERMIT A PROPOSED DWELLING ON A LOT
WITH A SIDE SETBACK OF 8 FEET AND A REAR SETBACK OF 16 FEET
IN LIEU OF THE PERMITTED 10 FEET AND 30 FEET, RESPECTIVELY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development
~~November 8, 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 NUMBER: 2010-0108-SPHA

8412 Old Harford Road

W/side of Old Harford Road, 12.5 feet south of the centerline of Sonn Lane

9th Election District – 6th Councilmanic District

Legal Owners: Merrill & Adelina Plait

Special Hearing to permit an existing accessory structure (garage) on a proposed lot without an existing principal structure. Variance to permit an existing accessory structure on a proposed lot with a height of 20 feet and to be located in the 1/3 of the lot closest to the side street in lieu of the maximum permitted 15 feet and farthest 1/3 of the lot and to permit a proposed dwelling on a lot with a side setback of 8 feet and rear setback of 16 feet in lieu of the permitted 10 feet and 30 feet, respectively.

Hearing: Thursday, December 3, 2009 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Merrill & Adelina Plait, 8412 Old Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 18, 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, November 17, 2009 Issue - Jeffersonian

Please forward billing to:

Merril Plait
8412 Old Harford Road
Baltimore, MD 21234

410-661-3834

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: 2010-0108-SPHA

8412 Old Harford Road

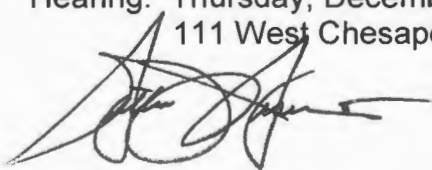
W/side of Old Harford Road, 12.5 feet south of the centerline of Sonn Lane

9th Election District – 6th Councilmanic District

Legal Owners: Merrill & Adelina Plait

Special Hearing to permit an existing accessory structure (garage) on a proposed lot without an existing principal structure. Variance to permit an existing accessory structure on a proposed lot with a height of 20 feet and to be located in the 1/3 of the lot closest to the side street in lieu of the maximum permitted 15 feet and farthest 1/3 of the lot and to permit a proposed dwelling on a lot with a side setback of 8 feet and rear setback of 16 feet in lieu of the permitted 10 feet and 30 feet, respectively.

Hearing: Thursday, December 3, 2009 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 25, 2009

Merril & Adelina Plait
8412 Old Harford Rd.
Baltimore, MD 21234

Dear: Merrill & Adelina Plait

RE: Case Number 2010-0108-SPHA, 8412 Old Harford Rd.

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

TB 12/3
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 21, 2009

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

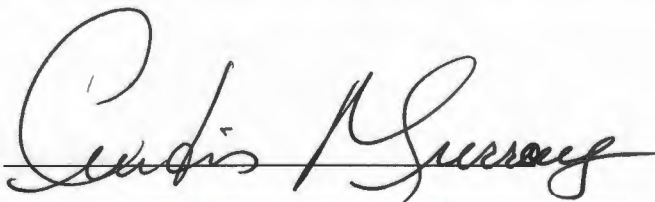
SUBJECT: 10-108 -Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet and to be located in the 1/3 of the lot closest to the side street 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 or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

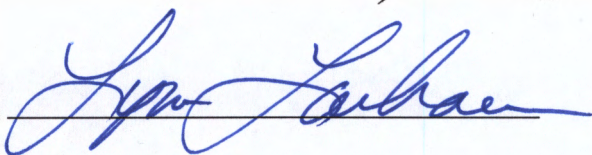
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



RECEIVED

Division Chief:



OCT 27 2009

ZONING COMMISSIONER

AFK/LL: CM

Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Joe Chmura
Department of Permits and
Development Management

DATE: October 26, 2009

FROM: Lloyd T. Moxley
Development Review Section
Office of Planning

RECEIVED

OCT 27 2009

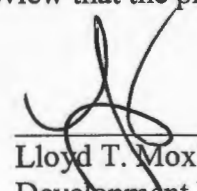
PROJECT NAME: Plait Property

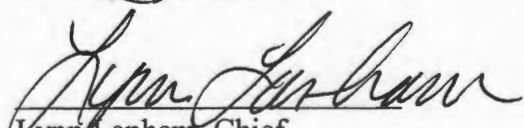
ZONING COMMISSIONER

PROJECT NO.: 05054 M Revised

The Office of Planning has reviewed the above referenced project and offers the following comments:

1. Provide written verification that all Baltimore County zoning and building codes can be met when proposing a dwelling situated immediately adjacent to an existing structure. Indicate if the existing and proposed structures are to be attached.
2. Include the zoning order for case no. 10-108 SPHA on the plan. Please note the Office of Planning cannot approve the plan until such time as the Baltimore County Zoning Commissioner renders a decision on said zoning case.
3. Note on the plan the use of the existing structure.
4. Show the orientation of all adjacent dwellings.
5. Provide confirmation from the Office of Zoning Review that the proposed dwelling meets the requirements of Section 303.1 BCZR.
6. Show a driveway for Lot 1B.


Lloyd T. Moxley, Planner
Development Review


Lynn Lanham, Chief
Development Review

LTM:kma

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: November 3, 2009
SUBJECT: Zoning Item # 10-108-SPHA
Address 8412 Old Harford Road
(Plait Property)

Zoning Advisory Committee Meeting of October 5, 2009

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

Reviewer: JWL

Date: 11/3/09

RECEIVED

NOV 04 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2009

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

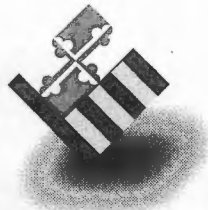
SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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-10192009.b -NO COMMENTS.doc



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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006,0034,0088,0096,0097,0098,0099,0100,0102,0103,0104,0106,0107,0108,0109,0111,0113 and 0115

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: OCTOBER 7, 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. 2010-0108-SPHA
8412 OLD HARFORD RD
PLAT PROPERTY
VARIANCE SPECIAL HEARING

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. 2010-0108-SPHA.

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

Very truly yours,

A handwritten signature in black ink that reads "Steven D. Foster". The signature is written in a cursive, flowing style.

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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: September 30, 2009

TO: Zoning Commissioner and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Special Hearing and Variance
Case No. 2010-0108-SPHA
8412 Old Harford Road

This petition for Special Hearing and Variance is subject to a minor subdivision being approved at the above referenced property. The minor subdivision known as the "Plait Property – 05-054-M" is currently under review and close to being approved by Baltimore County. This petition is being done in the event that the lot is divided but no house is erected or a house is built using the existing stone garage.

Please call me if you have any questions.

dt



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

September 30, 2009

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

Mr. Merril E. Plait
Mrs. Adelina P. Plait
8412 Old Harford Road
Baltimore, MD 21234

RE: Petition for Special Hearing and Variance
8412 Old Harford Road
9th Election District

Dear Mr. & Mrs. Plait:

Enclosed please find a copy of the Special Hearing and Variance request that is filed for Zoning Case No. 2010-0108-SPHA. Please read the request and make sure that all the items discussed have been addressed.

Also, since you are a Baltimore County employee a Resolution pursuant to Section 32-1-102 of the Baltimore County Code must be requested from County Council prior to the zoning hearings.

All amended plans have been sent to all the reviewing agencies for your minor subdivision.

Please do not hesitate calling me with any questions that you may have at 410-887-3391.

Sincerely,

Donna Thompson
Planner II, Zoning Review

DT

Enclosure

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
8412 Old Harford Road; W/S Old Harford,	*	ZONING COMMISSIONER
12.5' S c/line of Sonn Lane		
9 th Election & 6 th Councilmanic Districts	*	FOR
Legal Owner(s): Merril and Adelina Plait		
Petitioner(s)	*	BALTIMORE COUNTY
	*	10-108-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

OCT 14 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 14th day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to Merril & Adelina Plait. 8412 Old Harford Road, Baltimore, MD 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Case No.: 2010-0108-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Zoning Map	
No. 3	Minor Sub Plan	
No. 4	Photographs	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S
EXHIBIT NO. 4



PDM Permits Hold Layer (See Dennis Kennedy) 19790063

DR 10

PDM Permits Hold Layer (See Dennis Kennedy)

8400

1700007175

PDM Permits Hold Layer (See Dennis Kennedy)

Lot # 7

8421

0923158120

DR 16

ROAD

PDM Permits Hold Layer (See Dennis Kennedy)

PDM Permits Hold Layer (See Dennis Kennedy)

Lot # 129

0902005941

Pt. Bk. 5 Folio 63

8418

Lot # 131

0902005942

Lot # 4

0901352140

8419

PDM Permits Hold Layer (See Dennis Kennedy)

Pt. Bk. 27 Folio 29

PDM Permits Hold Layer (See Dennis Kennedy)

PDM Permits Hold Layer (See Dennis Kennedy)

6 CD 9 ED

NE 9-D

SITE

8407

0923006160

071A3

0905740740

DR 5.5

PLAIT PROPERTY (PDM File/Project # MS 05054)

Lot # 3

0912203950

8417

0920302220

8415

Lot # 2

0901970120

8413

Lot # 1

8405

0913208200

8412

0901500130

8403

0919717210

8410

0902851650

8411

Pt. Bk. 21 Folio 58

8401

0902202860

NE 8-D

KINGS RIDGE RD

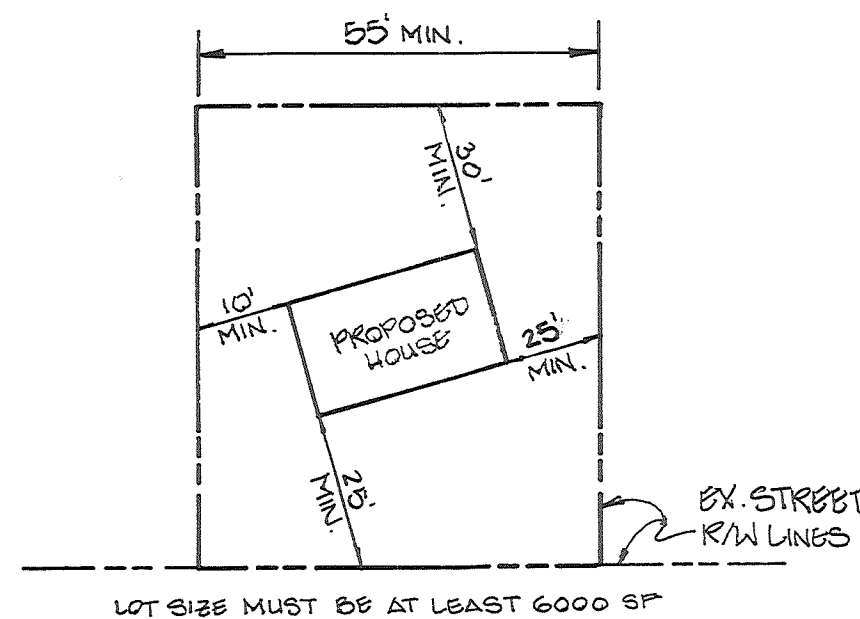
5 CD

PETITIONER'S

EXHIBIT NO.

2

2010-0108-SPHA

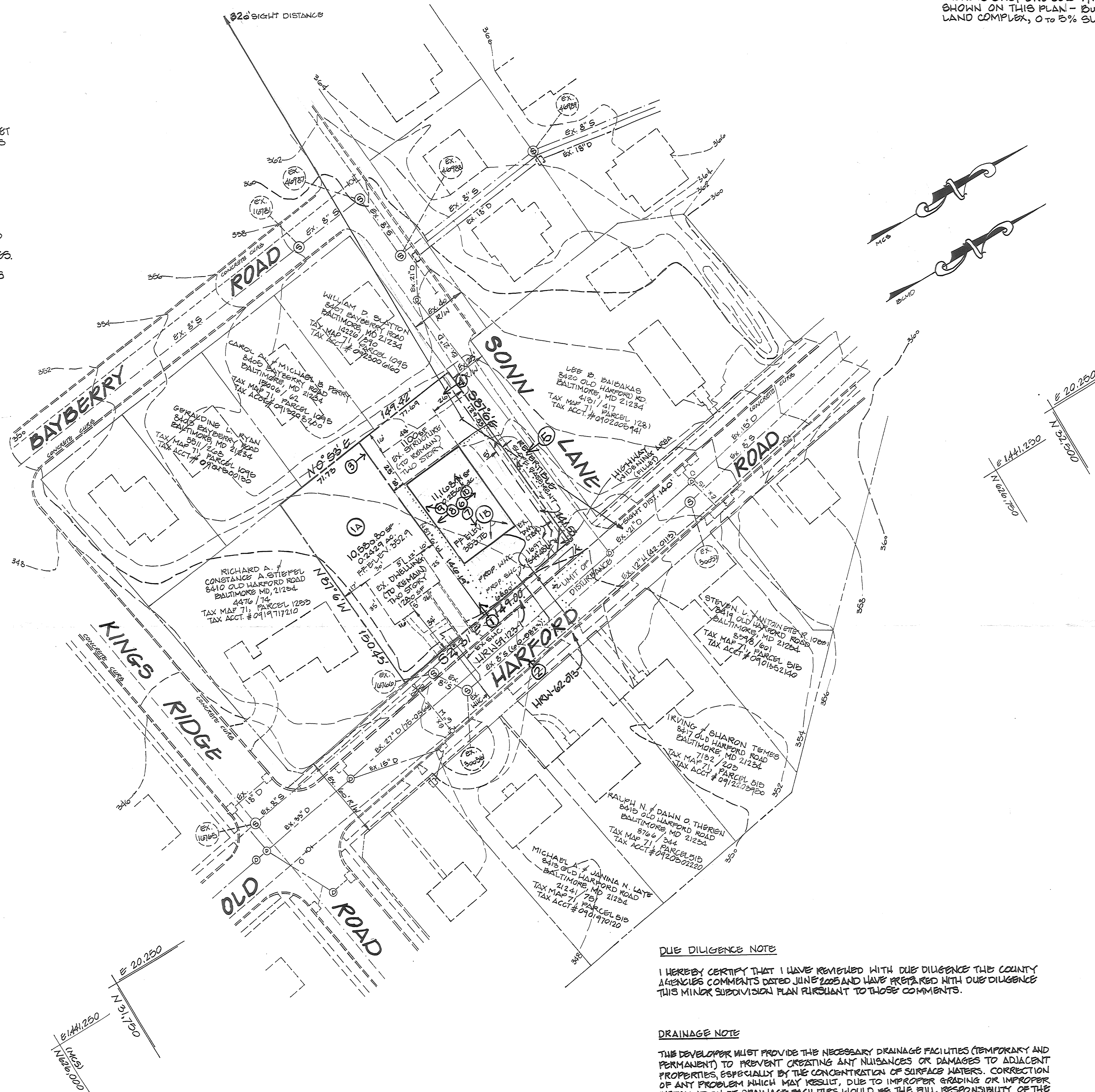


TYPICAL LOT LAYOUT
NTS

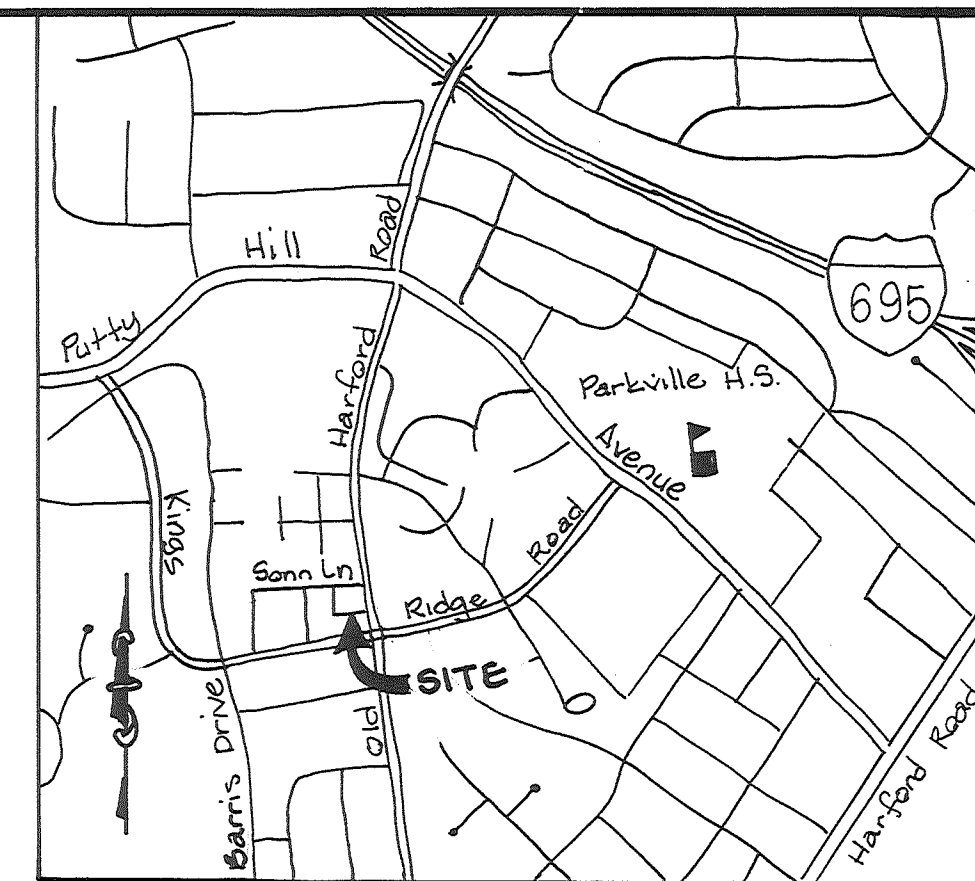
NOTE: TYPICAL DWELLING SHOWN INDICATES A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (ac.)
HIGHWAY WIDENING	1	0.0017 ac.
REVERTIBLE SLOPE EASEMENT	1	0.0168 ac.



SOIL DATA
THERE IS ONLY ONE SOIL TYPE FOR ALL PROPERTIES SHOWN ON THIS PLAN - BUD: BELTSVILLE-URBAN LAND COMPLEX, 0 TO 5% SLOPES.



VICINITY MAP
1"=1000'

SITE DATA

GROSS AREA: 0.4993 AC.
HIGHWAY WIDENING AREA: 72.06 SF
NET AREA: 0.4993 AC.
EXISTING ZONING: DR 2.5 200 SCALE MAP: 071A3
EXISTING USE: 1 SINGLE FAMILY DWELLING
PROPOSED USE: 2 SINGLE FAMILY DWELLINGS

DENSITY CALCULATIONS:

ZONING DENSITY X GROSS ACRES
DR 2.5: 2.5 X 0.4993 AC = 2.75 DENSITY UNITS
UNITS PERMITTED: 2

UNITS PROPOSED: 2
OWNER: MERRILL S. J. ADAMS P. PLAIT
8412 OLD HARFORD ROAD
PARKVILLE, MD 21234-4922
410-661-3884

TAX ACCOUNT NUMBER: 0905740740
TAX MAP NO. 71 GRID 14 PARCEL 123
DEED: 20060/145
CENSUS TRACT: 492002 REGIONAL PLANNING DISTRICT: 316
SCHOOL DISTRICT: VILLA CRESTA ELEMENTARY SCHOOL
LOCAL RAVEN TECHNICAL ACADEMY
PARKVILLE HIGH SCHOOL

PARKING REQUIRED: 2 PS/LOT X 2 LOTS = 4 PS.
PARKING PROVIDED: 4 PS (9'X18')
WATER & SEWER DESIGNATIONS: W-1, S-1
BACK RIVER WATERSHED
SUBWATERSHED: 50

GENERAL NOTES

1. TOPOGRAPHY SHOWN IS BASED ON BALTIMORE COUNTY GIS TILE 071A3
2. BOUNDARY SHOWN IS BASED ON DEED L. W. R. 3891 P. 333
3. THERE ARE NO KNOWN CRITICAL AREAS, HAZARDOUS WASTE SITES, ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORICAL SITES ON THIS PROPERTY.
4. THIS PROPERTY HAS BEEN USED INTACT SINCE 1961. THE DEVELOPERS ENGINEER 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 ANY OFF-SITE DWELLINGS.
5. THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES.
6. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
7. THE SOIL TYPES FOR THIS SITE WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 5-51
8. THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM.
9. THIS SITE IS EXEMPT FROM FOREST CONSERVATION REGULATIONS (LESS THAN 40,000 SF IN SIZE)
10. PRIVATE DRIVEWAY ENTRANCE SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-10A FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITH CURB AND GUTTER.
11. THE AREAS BETWEEN THE SIGHT LINES AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
12. THE EXISTING ACCESSORY STRUCTURE TO REMAIN ON LOT 1A IS PARTIALLY A GARAGE (THAT HALF PORTION FACING SONN LANE) AND PARTIALLY A STORAGE AND PLAYROOM (THAT HALF PORTION FACING THE EXISTING HOME ON LOT 1A).
13. THERE ARE NO EXISTING WELLS OR SEPTIC FIELDS WITHIN 200 FEET OF THIS PROPERTY.
14. THE REAR YARD IS TO BE SCREENED WITH PLANTINGS.

LOT 1A ADDRESS IS 8412 OLD HARFORD ROAD, BALTIMORE MARYLAND 21234

LOT 1B ADDRESS IS 2615 SONN LANE, BALTIMORE MARYLAND 21234

DUE DILIGENCE NOTE

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE COUNTY AGENCIES COMMENTS DATED JUNE 2005 AND HAVE PREPARED THIS DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE COMMENTS.

DRAINAGE NOTE

THE DEVELOPER MUST PROVIDE THE NECESSARY DRAINAGE FACILITIES (TEMPORARY AND PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17225, EXPIRATION DATE: JAN. 2011.

DATE	REVISION BLOCK COMMENTS	BY
4-21-09	RESPONSE TO 1 ST COUNTY REVIEW	MEP
7-3-09	RESPONSE TO 2 ND COUNTY REVIEW	MEP

REFERENCE DRAWINGS

EX. SANITARY 60-0823
EX. WATER 42-115
EX. ROADS 2000-0002
EX. STORM DRAINS 60-822, 75-0566

MINOR SUBDIVISION PLAN PLAIT PROPERTY

MSP# 05-054-M

DISTRICT 9C6
SCALE: 1" = 40'

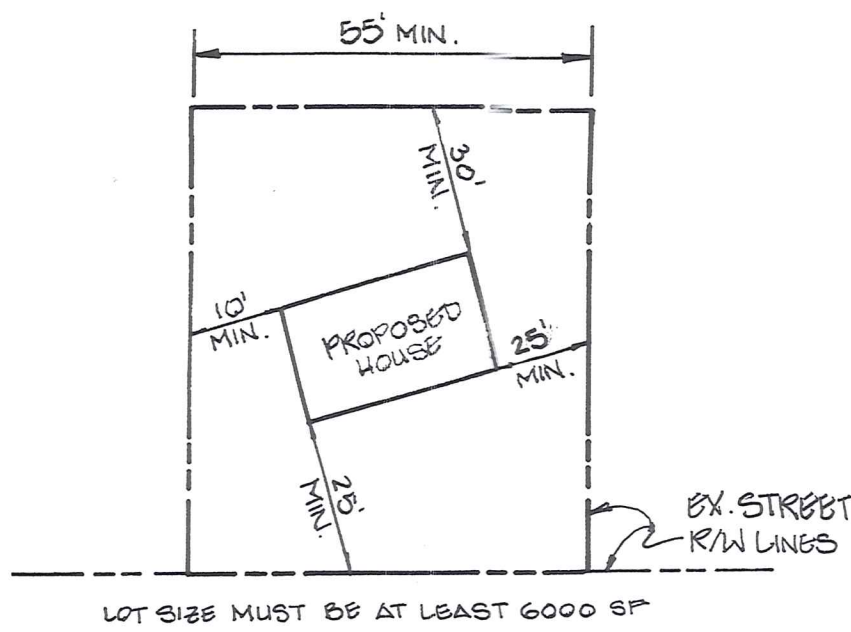
BALTIMORE COUNTY, MD
APRIL 13, 2005

MEP, P.E., ENGINEERS
8412 OLD HARFORD ROAD
PARKVILLE, MARYLAND 21234
PHONE: 410.661.3834 FAX: 410.666.7370



PETITIONER'S

EXHIBIT NO. 3



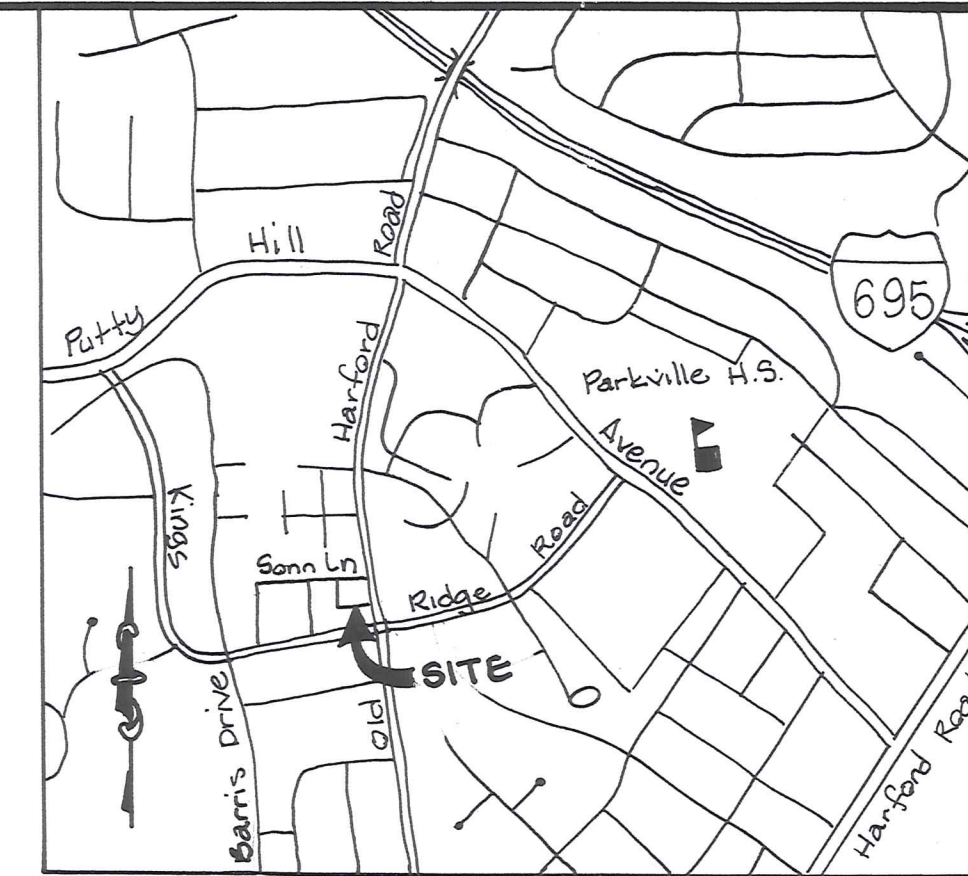
NOTE: TYPICAL DWELLING SHOWN DICTATES A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (ac.)
HIGHWAY WIDENING	1	0.0017 ac.
REVERTIBLE SLOPE BASEMENT	1	0.0168 ac.

SOIL DATA

THERE IS ONLY ONE SOIL TYPE FOR ALL PROPERTIES SHOWN ON THIS PLAN - BUB: BELTSVILLE-URBAN LAND COMPLEX, 0 TO 5% SLOPES.



VICINITY MAP
1"=1000'

SITE DATA

GROSS AREA: 0.4993 AC±
HIGHWAY WIDENING AREA: 72.0 SF FILLET
NET AREA: 0.4993 AC±
EXISTING ZONING: DRD-2 2nd SCALE MAP: 071A-3
EXISTING USE: 1 SINGLE FAMILY DWELLING
PROPOSED USE: 2 SINGLE FAMILY DWELLINGS

DENSITY CALCULATIONS:

ZONING DENSITY X GROSS ACRES
DRD-2: 2.5 X 0.4993 AC = 2.75 DENSITY UNITS
UNITS PERMITTED: 2
UNITS PROPOSED: 2

OWNER: MERRIL B. & ADELINA P. PLAIT
8412 OLD HARFORD ROAD
PARKVILLE, MD 21234-4922
410-661-3884

TAX ACCOUNT NUMBER: 0905740740
TAX MAP NO. 71 GRID 19 PARCEL 1213

DEED: 20650/146
CENSUS TRACT: 492002 REGIONAL PLANNING DISTRICT: 310
SCHOOL DISTRICT: VILLA CRESTA ELEMENTARY SCHOOL
LOCH RAVEN TECHNICAL ACADEMY
PARKVILLE HIGH SCHOOL

PARKING REQUIRED: 2 PS/LOT X 2 LOTS = 4 PS.

PARKING PROVIDED: 4 PS. (9' X 18')

WATER & SEWER DESIGNATIONS: H-1, S-1

BACK RIVER WATERSHED

SUBWATERSHED: 50

GENERAL NOTES

1. TOPOGRAPHY SHOWN IS BASED ON BALTIMORE COUNTY GIS TITLE 071A-3
2. BOUNDARY SHOWN IS BASED ON DEED L. W.R. 3891 P.353
3. THERE ARE NO KNOWN CRITICAL AREAS, HAZARDOUS WASTE SITES ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES ON THIS PROPERTY.
4. THIS PROPERTY HAS BEEN HELD INTACT SINCE 1961. THE DEVELOPER'S ENGINEER 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 ANY OFF-SITE DWELLINGS.
5. THIS PROPERTY HAS NO KNOWN FLOOD ZONING CASES.
6. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
7. THE SOIL TYPES FOR THIS SITE WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 35
8. THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM.
9. THIS SITE IS EXEMPT FROM FOREST CONSERVATION REGULATIONS (LESS THAN 40,000 SF IN SIZE).
10. PRIVATE DRIVEWAY ENTRANCE SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-10A FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITH CURB AND GUTTER.
11. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
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13. THERE ARE NO EXISTING WELLS OR SEPTIC FIELDS WITHIN 200 FEET OF THIS PROPERTY.
14. THE REAR YARD IS TO BE SCREENED WITH PLANTINGS.

LOT 1A ADDRESS IS 8412 OLD HARFORD ROAD, BALTIMORE MARYLAND 21234

LOT 1B ADDRESS IS 2615 SONN LANE, BALTIMORE MARYLAND 21234

DUE DILIGENCE NOTE

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE COUNTY AGENCIES COMMENTS DATED JUNE 2005 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE COMMENTS.

DRAINAGE NOTE

THE DEVELOPER MUST PROVIDE THE NECESSARY DRAINAGE FACILITIES (TEMPORARY AND PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17225, EXPIRATION DATE: JAN. 2011.

DATE	REVISION BLOCK COMMENTS	BY
4-21-09	RESPONSE TO 1 ST COUNTY REVIEW	MCP
7-2-09	RESPONSE TO 2 ND COUNTY REVIEW	MCP

REFERENCE DRAWINGS

EX. SANITARY 60-0825
EX. WATER 42-113
EX. ROADS 2000-0002
EX. STORM DRAINS 60-822, 75-0660

MINOR SUBDIVISION PLAN PLAIT PROPERTY

MSP# 05-054-M

DISTRICT 9C6

SCALE: 1" = 40'

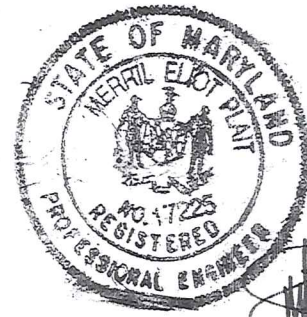
BALTIMORE COUNTY, MD

APRIL 13, 2005

PETITIONER'S

EXHIBIT NO. 3

MEP, P.E., ENGINEERS
8412 OLD HARFORD ROAD
PARKVILLE, MARYLAND 21234
PHONE: 410.661.3884 FAX: 410.668.7510



HARFORD RD.

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

PETITIONER' S

EXHIBIT NO.

$$I'' = 40'$$

— SECTION # —

415

RICHARD A. STIEFEL
CONSTANCE A. STIEFEL
410 OLD HARFORD ROAD
BALTIMORE MD, 21234
AP 71, PARCEL 1253
CT. #0919717210

150.43

10,580.80 SF
0.2429 AC.
F.F. ELEV. 352.9

EX. DWELLING
(TO REMAIN)
TWO STORY
1280 SF

PROPOSED
DWELLING

2F ELEV
353.75

PROP. WHC

PROP. SHC

URW 59-123-1
EX. 8" S (6Q-0823)
HARFORD

SONY - LANE

8420
BALTIMORE
TAX MAP 71
TAX ACCT. # 09C

~~HIGHWAY
WIDEN
(FIL~~

A black and white photograph of a street map from a 1930s-era atlas. The map shows a grid of streets including Williams Ave, Kings Rd, Birchwood Rd, Crabapple Rd, Overpark Ct, and others. A small red dot marks a location near the intersection of Williams Ave and Kings Rd. The map is tilted slightly to the right.

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # 071A3

ZONING D.R. 5.5

LOT SIZE _____
ACREAGE _____

11,168
SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING 10-15

NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T.

108

2010 -
0108-SPHA

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

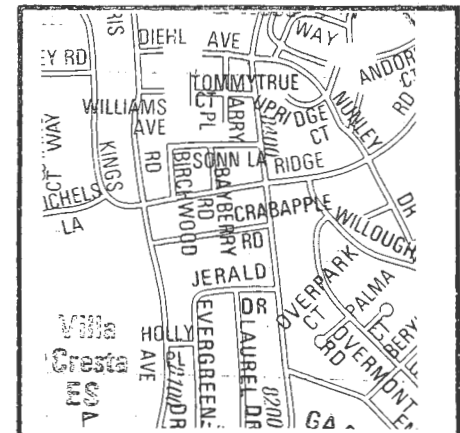
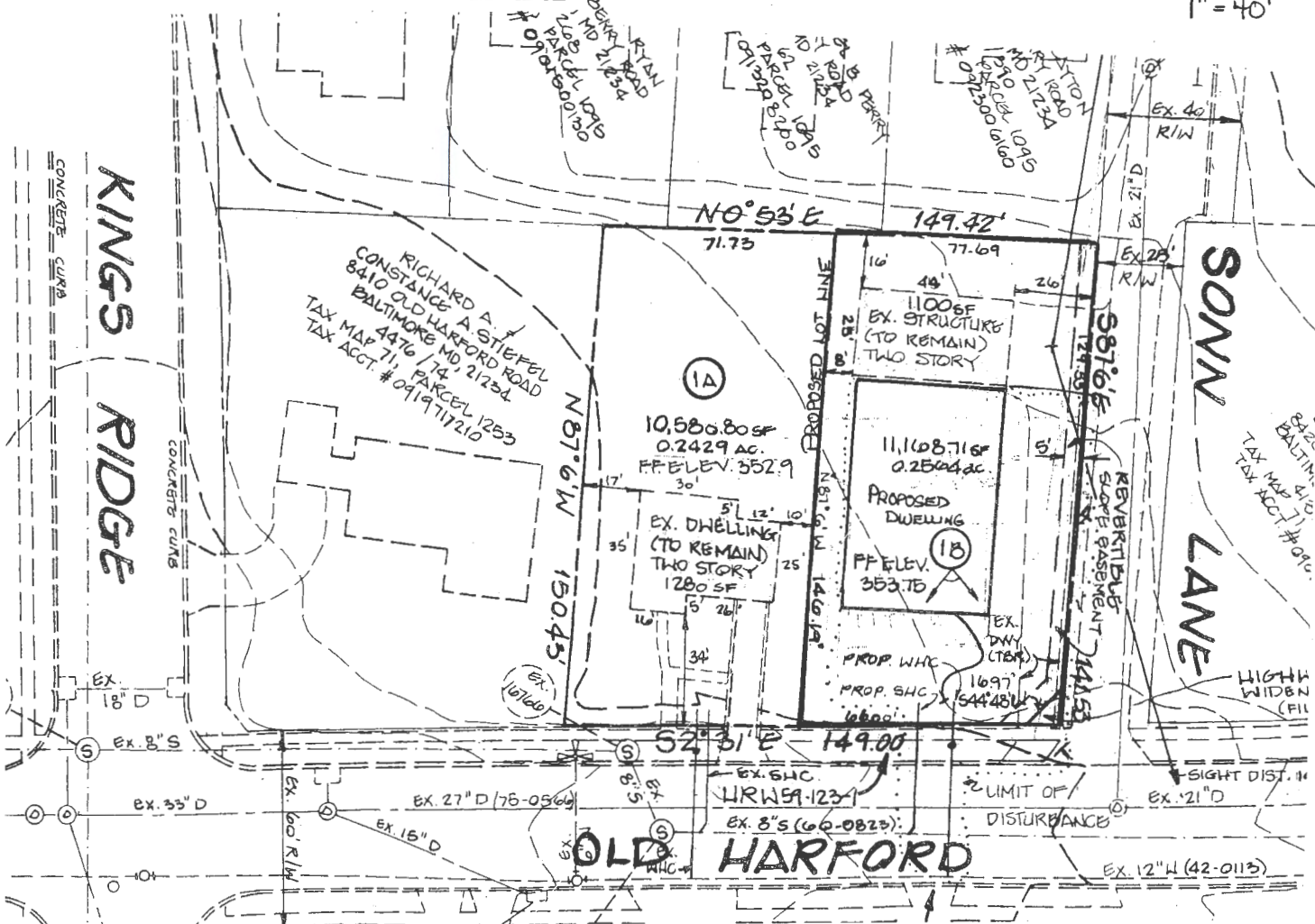
PROPERTY ADDRESS 8412 OLD HARFORD RD.

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER MERRIL + ADELINA PLAIT



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 071A3

ZONING D.R.5.5

LOT SIZE 11,168 SQUARE FEET

ACREAGE 0.2564

PUBLIC ☒ PRIVATE ☐

SEWER ☒ WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

D.T.

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2010 -
0108-SPHA