

IN RE: PETITION FOR ADMIN. VARIANCE
S side of Nayborly Court; 540 feet S of the c/l
of Quilting Bee Road
1st Election District
1st Councilmanic District
(17 Nayborly Court)

Armand J. Volta Jr. and Debra Volta
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0157-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, Armand J. Volta Jr. and Debra Volta for property located at 17 Nayborly Court. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) to have a tract boundary setback of 22 feet in lieu of the required 35 feet, and to amend the Final Development Plan for Nayborly, Lot 20 only. Petitioners' desire to construct the four-season sunroom on the existing open wood deck. The sunroom measures 14 feet x 16 feet in size.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 29, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

12-23-09
Bj

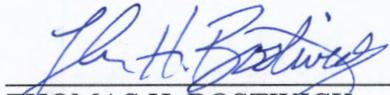
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 23rd day of December, 2009 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) to have a tract boundary setback of 22 feet in lieu of the required 35 feet, and to amend the Final Development Plan for Nayborly, Lot 20 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.

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

12-23-09





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 23, 2009

ARMAND J. VOLTA JR. AND DEBRA VOLTA
17 NAYBORLY COURT
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2010-0157
Property: 17 Nayborly Court

Dear Mr. and Mrs. Volta:

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

c: Tim Prager, 1414 North Crain Highway, Suite 3B, Glen Burnie MD 21061



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 17 Nayborly Ct Balto MD 21228
 which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 - to permit a proposed addition (sun-room) to have a tract boundary setback of 22 feet in lieu of the required 35; and to amend the Final Development Plan for Nayborly, lot 20 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):

ARMAND J. VOLTA, JR
 Name - Type or Print _____
Armand J. Volta, Jr
 Signature _____
DEBRA J. VOLTA, JR
 Name - Type or Print _____
Debra J. Volta
 Signature _____
17 Nayborly Ct 410-719-9364
 Address _____ Telephone No. _____
Catonsville MD 21228
 City _____ State _____ Zip Code _____

Representative to be Contacted:

TIM PRAGER
 Name _____
1414 N. Crain Hgwy Suite 3B 443
 Address _____ Telephone No. _____
Glen Burnie MD 21061
 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. 2010-0157-A
 REV 10/25/01 12-23-09
m

Reviewed By RDD Date 11/20/09
 Estimated Posting Date 11/29/09

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 17 Nayborly Ct
Address
Catonsville MD 21228
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):

There is no alternative for a four season sun room on one property that makes sense & thus the best location to place the sun room. The variance is needed because of the setback zoning requirements for this lot.

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.

Armand J. Volta Jr
Signature
ARMAND J. VOLTA, JR
Name - Type or Print

Debra J. Volta
Signature
DEBRA J. VOLTA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of NOVEMBER, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ARMAND J. VOLTA, JR. and Debra J. Volta
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Timothy W. Prager
Notary Public
My Commission Expires Dec. 22, 2009

TIMOTHY W. PRAGER
Notary Public-Maryland
Anne Arundel County
My Commission Expires
December 22, 2009

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 17 Nayborly Court, Catonsville, MD 21228
(address)

Beginning at a point on the North South side of
(north, South, east or west)

Nayborly Court which is 50 ~~10~~ feet
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 540 ~~500~~ feet (+/-) South of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Quilting Bee Rd
(name of street)

which is 50 feet wide. Being Lot # 20, ~~Liber 8638~~
(number of feet of right-of-way width)

~~Folio 564~~ in the subdivision of Nayborly ~~Patabsco Falls North~~ as recorded
(name of subdivision)

in Baltimore County Plat Book # SM62, Folio # 002, containing

10,014 square feet. Also known as 17 Nayborly Court,
(square feet or acres) (property address)

Catonsville, Maryland and located in the 01 Election District,

1st Councilmanic District.

Item # 0157

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0157 -A Address 17 Nayborly Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/20/09 Posting Date: 11/29/09 Closing Date: 12/14/09

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2010- 0157 -A Address 17 Nayborly Ct

Petitioner's Name Armand J. Volta, Jr Telephone 410 719 9364

Posting Date: 11/29/09 Closing Date: 12/14/09

Wording for Sign: To Permit a proposed addition (sun-room) to have a tract boundary setback of 22 feet in lieu of the required 35; and to amend the Final Development Plan for Nayborly, lot 20 only

Revised 8/20/09

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 2010-0157-A

Petitioner: ARMAND J. JR. & DEBRA J. VOLTA

Address or Location: 17 NAYBORLY COURT
CATONSVILLE, MD. 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: ARMAND VOLTA

Address: 17 NAYBORLY COURT
CATONSVILLE, MD. 21228

Telephone Number: 410-719-9364 - HOME
410-591-4209 - CELL

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount

Total: _____

Rec From: _____

For: _____

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0157-A

Petitioner/Developer ARMAND J. VOJTA

Date Of Hearing/Closing: 12/14/09

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 17 NAYBORLY CT

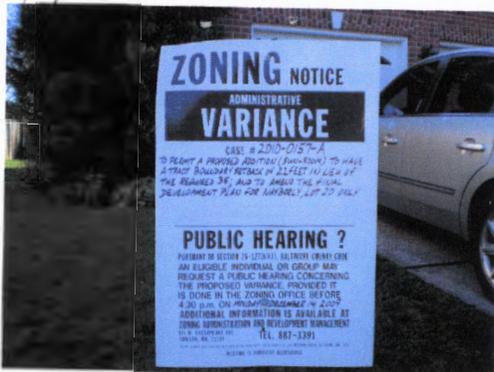
This sign(s) were posted on November 29, 2009
Month, Day, Year

Sincerely,

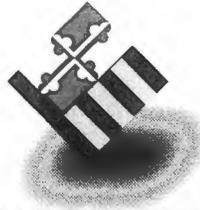
Martin Ogle 11/29/09
Signature of Sign Poster and Date
Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-628-3411

vojtaj 11/29/09



11/29/2009



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

December 16, 2009

Armand & Debra Volta
17 Nayborly Ct.
Catonsville, MD 21228

Dear: Armand & Debra Volta

RE: Case Number 2010-0157-A, 17 Nayborly Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 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
Tim Pager; 1414 N. Crain Highway Ste. 3B; Glen Burnie, MD 21061

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 10, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For December 21, 2009
Item Nos. 2010-0150, 152, 156, 157,
158, 159, 160, 161, 163, 164 and 165

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-12212009 -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

December 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 6th 2009

Item Numbers: 0152, 0156, 0157, 0158, 0160, 0161, 0162, 0163, 0164, 0165

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: DEC. 11, 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. 2010-0157-A
 17 NAYBORLY COURT
 VOCTA 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. 2010-0157A.

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,

For Steven D. Foster, Chief
 Engineering Access Permits
 Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 23, 2009

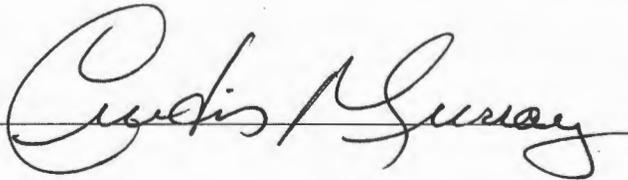
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-157- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

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

AV
12-14-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 22 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: January 22, 2010

SUBJECT: Zoning Item # 10-157-A
Address 17 Nayborly Court
(Vocta Property)

Zoning Advisory Committee Meeting of December 6, 2009.

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

Reviewer: JWL

Date: 1/22/10

From: Patricia Zook
To: Murray, Curtis
Date: 12/17/2009 10:44 AM
Subject: Admin. Variances that closed 12-14-09 - comments needed
Attachments: Admin Var 12-14-09.doc

Good morning Curtis -

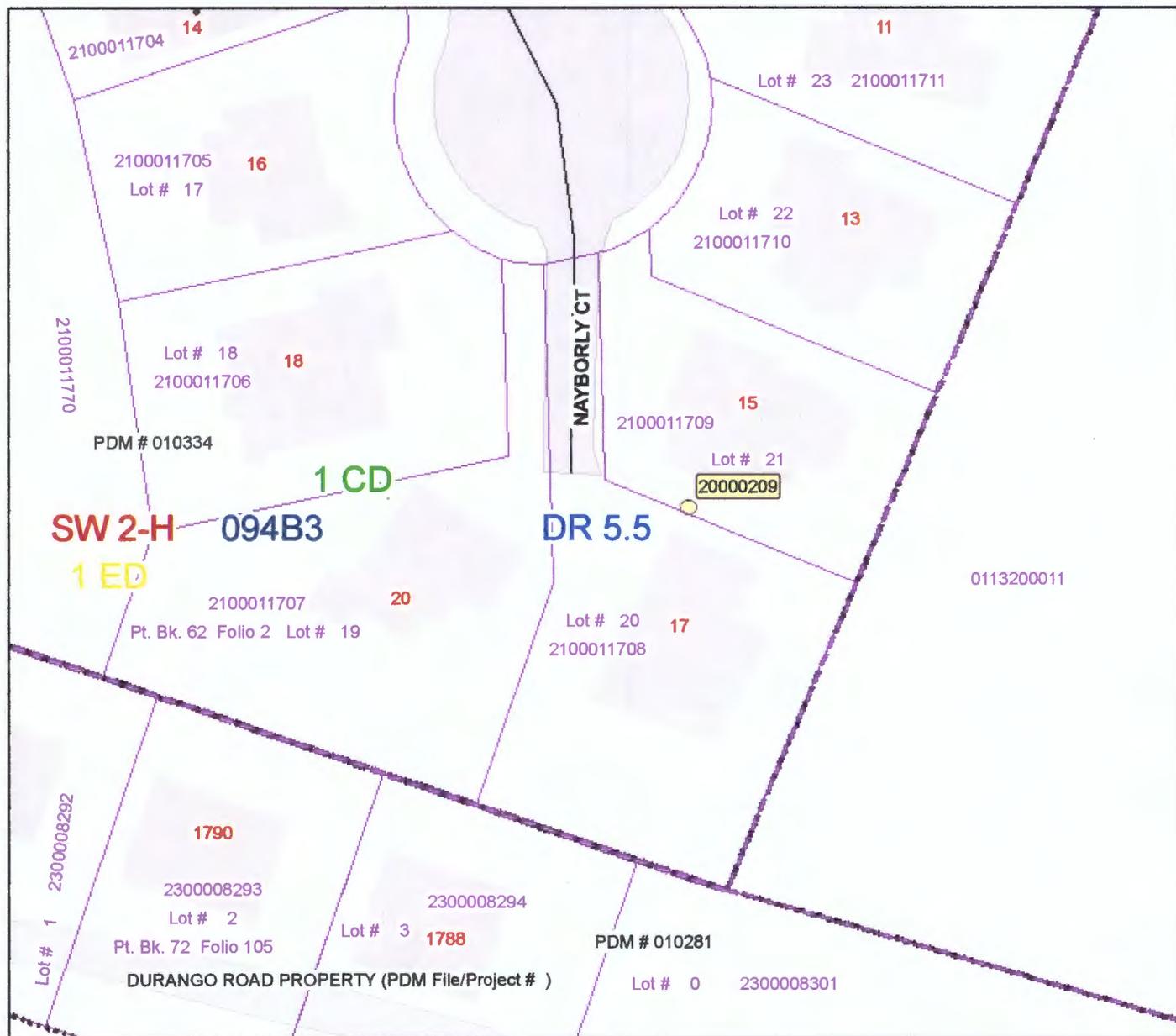
I just received the case files for the attached list of administrative variances. All the files are missing comments from the Office of Planning.

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

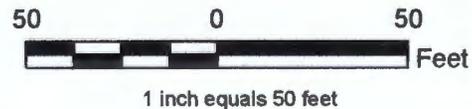
410-887-3868

pzook@baltimorecountymd.gov

17 Nayborly Court



Publication Date: November 20, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



Item #0157

Ink
12/13/99 AV

*you must
order*

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Nayborly Court, 500' S
Quilting Bee Road
1st Election District
1st Councilmanic District
(17 Nayborly Court)

Armand J. Volta, Jr. & Debra J. Volta
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-209-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Armand J. Volta, Jr. & Debra J. Volta, property owners, for that property known as 17 Nayborly Court in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Section 1B01.2.C.2.a (VB5.a, Comprehensive Manual of Development Policies (CMDP)) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a window to tract boundary (side yard) setback of 30 ft. in lieu of the minimum required 35 ft. to build an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

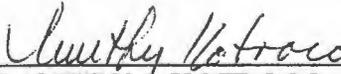
The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) 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 December, 1999, that a variance from Section 1B01.2.C.2.a (VB5.a, Comprehensive Manual of Development Policies (CMDP)) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a window to tract boundary (side yard) setback of 30 ft. in lieu of the minimum required 35 ft. to build an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Item # 0157



Item # 0157



COPY

Patapsco Falls North Homeowners' Association
Architectural Review Committee (ARC)
Request For Approval

INSTRUCTIONS: PLEASE PRINT FORM. Outline in detail all proposed improvements, alterations or changes to your home or lot. Include color(s), size(s), specifications, materials, location and any other pertinent information needed by the Committee in order to make a decision. When applicable (additions, decks etc.), please attach a detailed scale drawing. Include a plat map showing proposed alteration. You will be notified in writing of the Committees decision within 60 days of receipt. Incomplete applications will be returned.

Owner's Name: Armand and Debra Volta Date: 10/29/09
Property Address: 17 Nayborly Ct Home Phone: 410-719-9364
Work Phone: 410-649-2092
Cell Phone: 443-691-1023
Describe proposed alteration or change: Four Season Sun room

Signature and comments from adjoining property owners (not required but helpful)
Armand G. Volta, Jr.
Owner's Signature
20 Nayborly Ct Address Comment Signature
15 Nayborly Ct Address Comment Signature
Address Comment Signature

NOTE: Any variation from original application must be resubmitted for approval. Submission of application does not give authorization to begin work. Written approval must be obtained prior to commencement of work or alteration.

Committee use only:
Date Received: 11/6/09 Date Action Taken: 11/12/09
ARC Action: Approved Approved Not approved (see comments)
Pending Application: Incomplete provide the following
ARC Final Inspection for conformance Date:

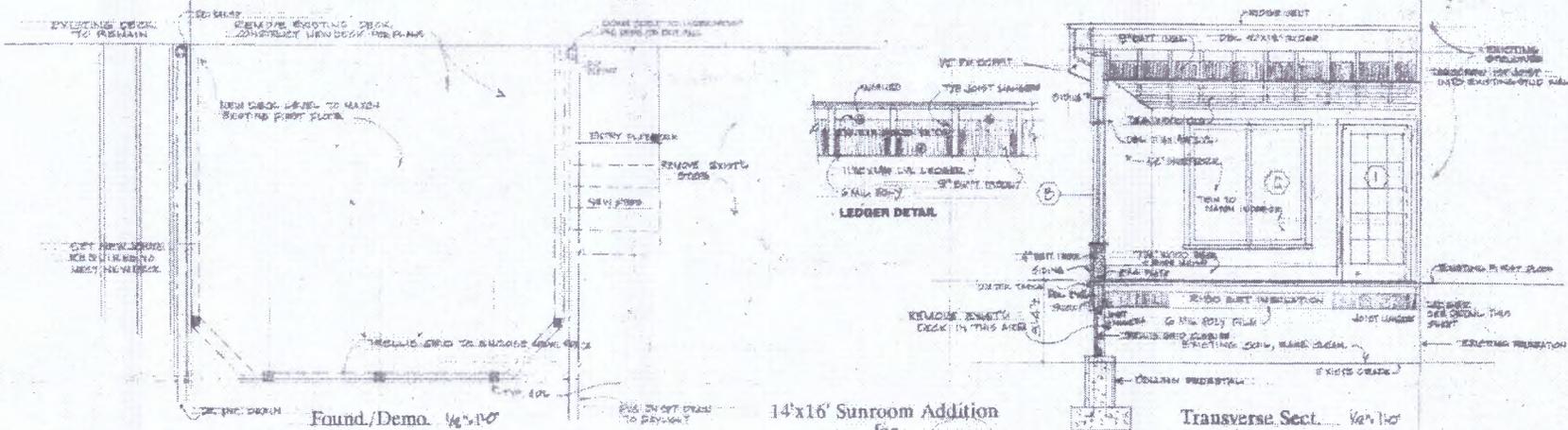
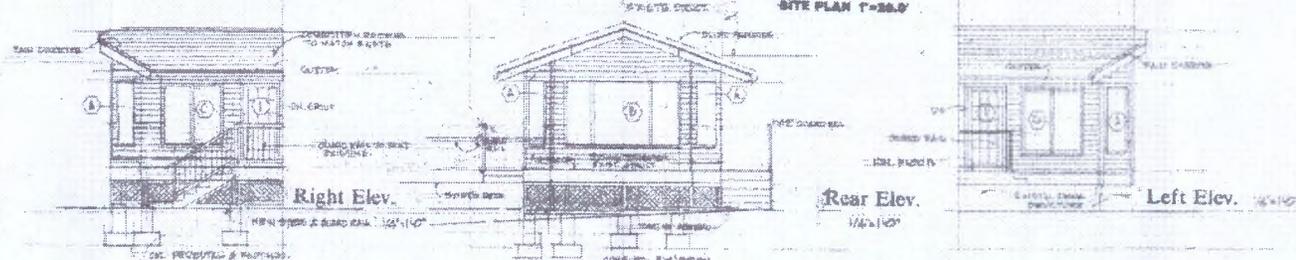
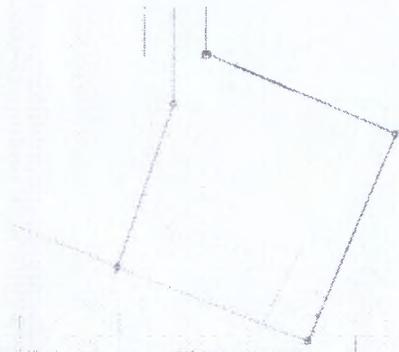
Note: Approval of any plan shall not be construed as approval of the structural integrity of the alteration or addition nor does it relieve the applicant from acquiring the requisite permits from state or county agencies.

Comments:
Jeanine McGinnis 11/12/09
Signature Date
11/11/09
Signature Date
FN-HO/ARC-2/0406

Item #0157

Window Sched.	
A	24" x 60" CASNET - (SEE FOUNDATION)
B	100" x 60" COMBINATION 50" HIGH SILL
C	

Door Sched.	
1	3' 0" x 6' 0" 10' 0" HIGH, 10' 0" WIDE



14'x16' Sunroom Addition
 for
Volla Residence 17 Naparty Ct.
Calonsville, Md. 21220

CURVE DATA			
FROM TO	START	END	DISTANCE
101-780	101.41	101.59	178.50
101-780	101.59	101.77	178.50
101-780	101.77	101.95	178.50
101-780	101.95	102.13	178.50
101-780	102.13	102.31	178.50
101-780	102.31	102.49	178.50
101-780	102.49	102.67	178.50
101-780	102.67	102.85	178.50
101-780	102.85	103.03	178.50
101-780	103.03	103.21	178.50
101-780	103.21	103.39	178.50
101-780	103.39	103.57	178.50
101-780	103.57	103.75	178.50
101-780	103.75	103.93	178.50
101-780	103.93	104.11	178.50
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101-780	108.97	109.15	178.50
101-780	109.15	109.33	178.50
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101-780	114.73	114.91	178.50
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101-780	115.09	115.27	178.50
101-780	115.27	115.45	178.50
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101-780	120.31	120.49	178.50
101-780	120.49	120.67	178.50
101-780	120.67	120.85	178.50
101-780	120.85	121.03	178.50
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101-780	128.77	128.95	178.50
101-780	128.95	129.13	178.50
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101-780	129.49	129.67	178.50
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101-780	131.47	131.65	178.50
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101-780	132.01	132.19	178.50
101-780	132.19	132.37	178.50
101-780	132.37	132.55	178.50
101-780	132.55	132.73	178.50
101-780	132.73	132.91	178.50
101-780	132.91	133.09	178.50
101-780	133.09	133.27	178.50
101-780	133.27	133.45	178.50
101-780	133.45	133.63	178.50
101-780	133.63	133.81	178.50
101-780	133.81	133.99	178.50
101-780	133.99	134.17	178.50
101-780	134.17	134.35	178.50
101-780	134.35	134.53	178.50
101-780	134.53	134.71	178.50
101-780	134.71	134.89	178.50
101-780	134.89	135.07	178.50
101-780	135.07	135.25	178.50
101-780	135.25	135.43	178.50
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101-780	135.61	135.79	178.50
101-780	135.79	135.97	178.50
101-780	135.97	136.15	178.50
101-780	136.15	136.33	178.50
101-780	136.33	136.51	178.50
101-780	136.51	136.69	178.50
101-780	136.69	136.87	178.50
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101-780	137.05	137.23	178.50
101-780	137.23	137.41	178.50
101-780	137.41	137.59	178.50
101-780	137.59	137.77	178.50
101-780	137.77	137.95	178.50
101-780	137.95	138.13	178.50
101-780	138.13	138.31	178.50
101-780	138.31	138.49	178.50
101-780	138.49	138.67	178.50
101-780	138.67	138.85	178.50
101-780	138.85	139.03	178.50
101-780	139.03	139.21	178.50
101-780	139.21	139.39	178.50
101-780	139.39	139.57	178.50
101-780	139.57	139.75	178.50
101-780	139.75	139.93	178.50
101-780	139.93	140.11	178.50
101-780	140.11	140.29	178.50
101-780	140.29	140.47	178.50
101-780	140.47	140.65	178.50
101-780	140.65	140.83	178.50
101-780			

LOT OUTLINE
1" = 30'

OWNERS:

ARMAND J. JR. & DEBRA J. VOLTA
17 NAYBORLY COURT
CATONSVILLE, MARYLAND 21228
TELEPHONE 410 719-9364

CONTRACTOR:

TIM PRAGER
BRIGHTSTAR RENOVATIONS, INC.
410 590-6601

ARCHITECT:

LOU BATTSTONE:
410 828-0091

RECORDING REFERENCE: LIBER 8638, FOLIO 564
RECORD PLAT: THIRD AMENDED PLAT OF NAYBORLY
LOT 20, PLAT BOOK 62, FOLIO 2.
ASSESSED AS: PARCEL 201, MAP 94, GRID 22
ACCOUNT NO. 2100011708

ZONED: DR 5.5

PUBLIC WATER & SEWER SERVES THIS PROPERTY.

ZONING VARIANCE GRANTED:

TO ALLOW A WINDOW TO TRACT BOUNDARY (SIDE YARD) OF 30 FEET
IN LIEU OF THE MINIMUM REQUIRED 35 FEET, CASE NO. 80-209-A;
ADMINISTRATIVE VARIANCE GRANTED DECEMBER 20, 1999.

LOT AREA 10,014 S. F. OR 0.230 ACRE +/-.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND
ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR
COVENANTS OF RECORD AND LAW.

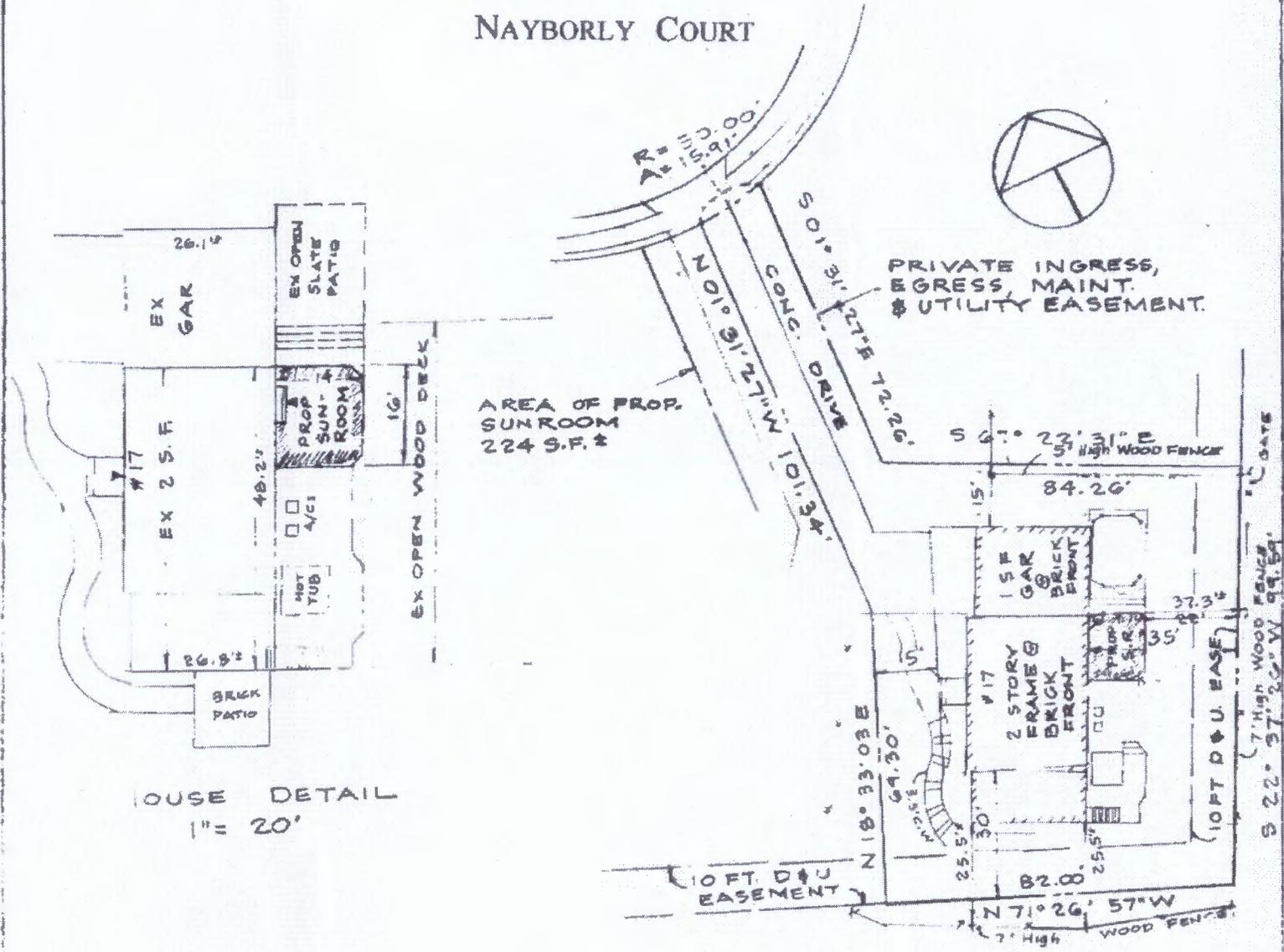
DIMENSIONS SHOWN ARE FOR THE PROPOSED SUNROOM, THE LOCATION
MAY BE ADJUSTED BY THE CONTRACTOR TO SUIT SITE CONDITIONS.

IF NEEDED, PLACE STRAW BALES OR SILT FENCE AROUND ANY DISTURBED AREA
TO CONTAIN ALL SEDIMENT ON SITE.

PLOT PLAN FOR
SUNROOM ADDITION TO
#17 NAYBORLY COURT
ELECTION DISTRICT 1C1
BALTIMORE COUNTY, MARYLAND
Scale: As shown October 28, 2009

Prepared by:
H. Malmud & Associates
12018 Ridge Valley Drive
Owings Mills, Maryland 21117
Telephone: 410 308-0442

NAYBORLY COURT



HOUSE DETAIL
1" = 20'

AREA OF PROP.
SUN ROOM
224 S.F. *

PRIVATE INGRESS,
EGRESS, MAINT.
& UTILITY EASEMENT.



