

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Kaufman Road; 350 feet E
of Bentley Road
7th Election District
3rd Councilmanic District
(306 Kaufman Road)

Stephen W. and Catherine S. Carroll
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0209-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, Stephen W. and Catherine S. Carroll for property located at 306 Kaufman Road. The variance request is from Sections 103.3, 1A00.4, 1A04.3.B.4 (Section 1A00.3.B.3 1970 zoning regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) with a lot line setback of 42 feet in lieu of the minimum required 50 feet, and if necessary (if Kaufman Road is realigned), a street centerline setback of 72 feet in lieu of the minimum 75 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners state the building setback line was established by a future right-of-way in 1973 and no work has been started on the right-of-way since that time. Due to the layout of the home the proposed sunroom cannot be constructed elsewhere. The property is irregular in shape with the dwelling constructed toward the front portion of the lot. This property contains 1.17 acres and is served by private water and sewer.

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.

ORDER RECEIVED FOR FILING

Date 3.18.10

By PM

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 14, 2010 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 18th day of March, 2010 that a variance from Sections 103.3, 1A00.4, 1A04.3.B.4 (Section 1A00.3.B.3 1970 zoning regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) with a lot line setback of 42 feet in lieu of the minimum required 50 feet, and if necessary (if Kaufman Road is realigned), a street centerline setback of 72 feet in lieu of the minimum 75 feet is hereby GRANTED, subject to the following:

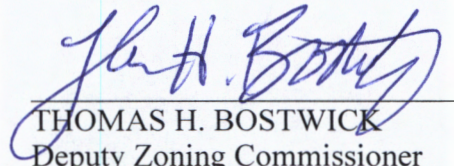
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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 3.18.10 2

By pm

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 3.18.10

3

By ps



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 18, 2010

STEPHEN W. AND CATHERINE S. CARROLL
306 KAUFMAN ROAD
PARKTON MD 21120

Re: Petition for Administrative Variance
Case No. 2010-0209-A
Property: 306 Kaufman Road

Dear Mr. and Mrs. Carroll:

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 dark ink, appearing to read "T. H. Bostwick", written over a light blue horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Carl Dyhrberg, C.D. Design Consultants, 1619 Mussula Road, Baltimore MD 21286



TAX. ACCOUNT # 1600012463

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 306 KAUFFMAN ROAD
which is presently zoned ROP (R-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) 103.3, 1A00.4, 1A04.3, B.4, BCZR (Section

1A00.3, B.3, 1970 Zoning Regulations) to permit a proposed addition (sunroom) with a lot line setback of 42 feet in lieu of the minimum required 50 feet, and if necessary (if Kaufman Road is realigned), a street centerline setback of 72 feet in lieu of the minimum required 75 feet 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):

STEPHEN W. CARROLL

Name - Type or Print

Signature

CATHERINE W. CARROLL

Name - Type or Print

Signature

306 KAUFFMAN ROAD (410) 9829002

Address

Telephone No.

PARKTON

MD

21120

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.

2010-0209-A

Reviewed By

JNP

Date

2/3/2010

REV 10/25/01

ORDER RECEIVED FOR FILING

Estimated Posting Date

2/14/2010

Date

3.18.10

Bv

pm

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 306 KAUFFMAN ROAD
Address
PARKTON MD 21120
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):

THE BUILDING SETBACK LINE WAS ESTABLISH BY A
FUTURE R/W IN 1973. NO WORK HAS BEEN STARTED
ON THE R/W SINCE THE TIME. THE INCROACHMENT INTO
THIS LINE IS MINIMAL. POSITIONING OF THE PROPOSED
ADDITION WOULD CAUSE HARDSHIP TO THE PETITIONER
IF IT WERE ABLE TO BE LOCATED ELSE WHERE IF
BUILD OUT BACK RUN IN TO DRAIN FIELD, MOVE
BGE LINES

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.

Stephen W. Carroll
Signature
Stephen W. Carroll
Name - Type or Print

Catherine Carroll
Signature
Catherine Carroll
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of February, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Catherine & Stephen Carroll
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

4/1/11



ZONING DESCRIPTION FOR 306 KAUFMAN ROAD

Beginning on the North side of Kaufman Road which is 33 feet wide at the distance of 350 feet East of the centerline of the nearest improved intersecting street, Bentley Road, which is 50 feet wide. Being Lot 57 as recorded in the Baltimore County Plat Book 37, Folio 14, Section 2, Bentley Estates, Block 20 & 21, Parcel 154 containing 1.170 Acres. Also known as 306 Kaufman Road and located in the 7th Election District, 3rd Councilmanic District.

Z010-0209-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0209 -A Address 306 Kaufman Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner (Please Print Your Name)

Filing Date: 2/3/2010 Posting Date: 2/14/2010 Closing Date: 3/1/2010

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 2010- 0209 -A Address 306 Kaufman Road

Petitioner's Name Stephen & Catherine Carroll Telephone 410-982-9602

Posting Date: 2/14/2010 Closing Date: 3/1/2010

Wording for Sign: To Permit a proposed addition (sunroom) with a lot line setback of 42 feet in lieu of the minimum required 50 feet, and if necessary (if Kaufman Road is realigned), a street centerline setback of 72 feet in lieu of the minimum required 75 feet.

Revised 8/20/09

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

No. **49392**

Date: **2/3/2010**

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

Total: **65.00**

Rec From: **A. M. Scattery**

For: **Alm. Variance - 306 Kautzman Road**
2010-0209-A (CARROLL)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

DATE: 2/3/2010
 AMOUNT: \$65.00
 BY: [Signature]
 RECEIVED BY: [Signature]
 BALTIMORE COUNTY, MARYLAND

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 02/16/10

Case Number: 2010-0209-A

Petitioner / Developer: STEPHEN & CATHERINE CARROLL~
MURRY SLATTERY of G.T.L. REMODELING, INC.

Date of Hearing (Closing): MARCH 1, 2010

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:
306 KAUFMAN ROAD

The sign(s) were posted on: FEBRUARY 14, 2010



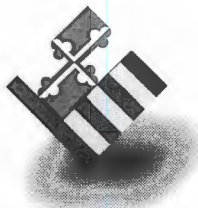
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



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

March 2, 2010

A. M. Slattery
GTC Remodeling
55 Molitor Rd.
Elkton, MD 21921

Dear: A. M. Slattery

RE: Case Number 2010-0209-A, 306 Kaufman Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 03, 2010. 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
Stephen & Catherine Carroll; 306 Kauffman Rd.; Parkton, MD 21120

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2010
Item Nos. 2010-192, 209, 210, 211,
212, 214, 215, 216, 217 and 218

DATE: February 25, 2010

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-03082010 -NO COMMENTS.doc

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: FEB. 25, 2010

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

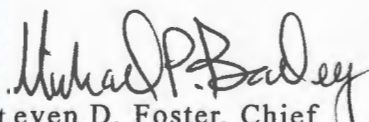
RE: Baltimore County
Item No. 2010-0209A
306 KAUFMAN ROAD
CARROLL PROPERTY
ADMIN. VAR. -

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. 2010-0209-A.

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

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

INTER-OFFICE CORRESPONDENCE

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

DATE: March 3, 2010

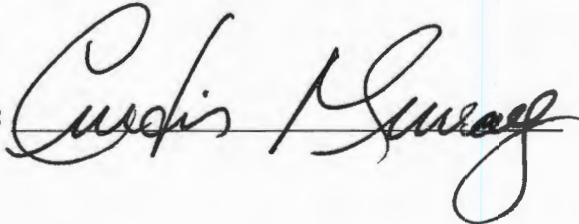
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-209- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



AV
3-1-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 12, 2010

SUBJECT: Zoning Item # 10-209-A
Address South side of Old Court; 20 feet west of the centerline of Carlson Lane
(Northwest Hospital Center)

Zoning Advisory Committee Meeting of February 22, 2010.

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

Reviewer: JWL

Date: 4/12/10

Patricia Zook - Cases 2010-0209-A and 2010-0210-A - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 3/11/2010 2:12 PM
Subject: Cases 2010-0209-A and 2010-0210-A - comments needed
CC: Bostwick, Thomas

Hello Curtis -

The below administrative variance cases need Planning comments:

- CASE NUMBER: 2010-0209-A

306 Kaufman Road
Location: N side of Kaufman Road; 350 feet E of Bentley Road.
7th Election District, 3rd Councilmanic District
Legal Owner(s): Stephen W. and Catherine S. Carroll
Closing Date: 3/1/2010

ADMINISTRATIVE VARIANCE To permit a proposed addition (sunroom) with a lot line setback of 42 feet in lieu of the minimum required 50 feet, and if necessary (if Kaufman Road is realigned), a street centerline setback of 72 feet in lieu of the minimum 75 feet.

CASE NUMBER: 2010-0210-A

8012 Norris Lane
Location: NW side of Norris Lane; 225.44 feet NE of the c/l of North Point Road.
15th Election District, 7th Councilmanic District
Legal Owner(s): Willie J. McClain Jr. and Wanda McClain
Closing Date: 3/1/2010

ADMINISTRATIVE VARIANCE To permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

2010-0209-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 07 Account Number - 1600012463

Owner Information

Owner Name: CARROLL STEPHEN W
 CARROLL CATHERINE S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 306 KAUFFMAN RD
 PARKTON MD 21120-9034
Deed Reference: 1) /11593/ 672
 2)

Location & Structure Information

Premises Address
 306 KAUFMAN RD
Legal Description
 1.170 AC
 NS KAUFMAN RD
 BENTLEY ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
7	21	154			2		57	2	Plat Ref: 37/ 14

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	1,890 SF	1.17 AC	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	91,530	132,210		
Improvements:	170,630	235,240		
Total:	262,160	367,450	332,352	367,450
Preferential Land:	0	0	0	0

Transfer Information

Seller: BUEBEL EDGAR WILLIAM,JR	Date: 05/20/1996	Price: \$50,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /11593/ 672	Deed2:
Seller: BUEBEL EDGAR WILLIAM,JR	Date: 03/26/1985	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6889/ 417	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



306 Kauffman Rd Carroll
Forkton Md Varance
View Driveway to rear of
Property





306 Kaufman Rd
Poxton Md.
Rec in driveway
Carroll Vorens

PDM # 070243

Pt. Bk. 65 Folio 92

Lot # 1

2200016355

RC 8

SIMPSON PROPERTY (PDM File/Project #)

1600012459 Lot # 53

Lot # 54

1600012460
Pt. Bk. 37 Folio 14

238

1600012464

Lot # 58

310

PDM # 070050

SITE

7 ED

1600012463 Lot # 57

RC-5

007B3

Lot # 55

1600012461

306

007A3

NW 35-C

KAUFMAN RD

1800012302

PDM # 070445

RC 7

1600012462 Lot # 56

0708000575

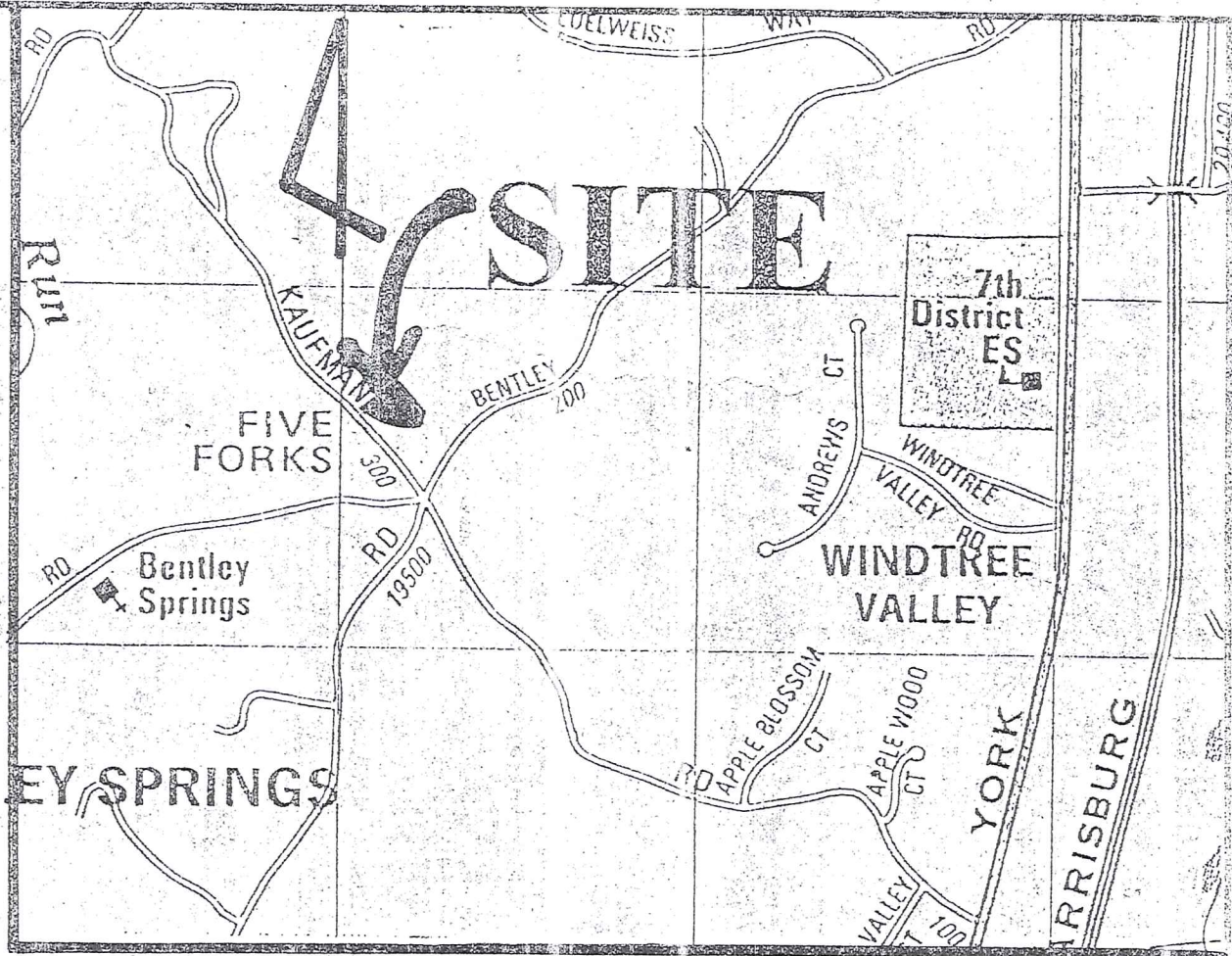
242

BENTLEY RD

1600012449

2010-0209-A

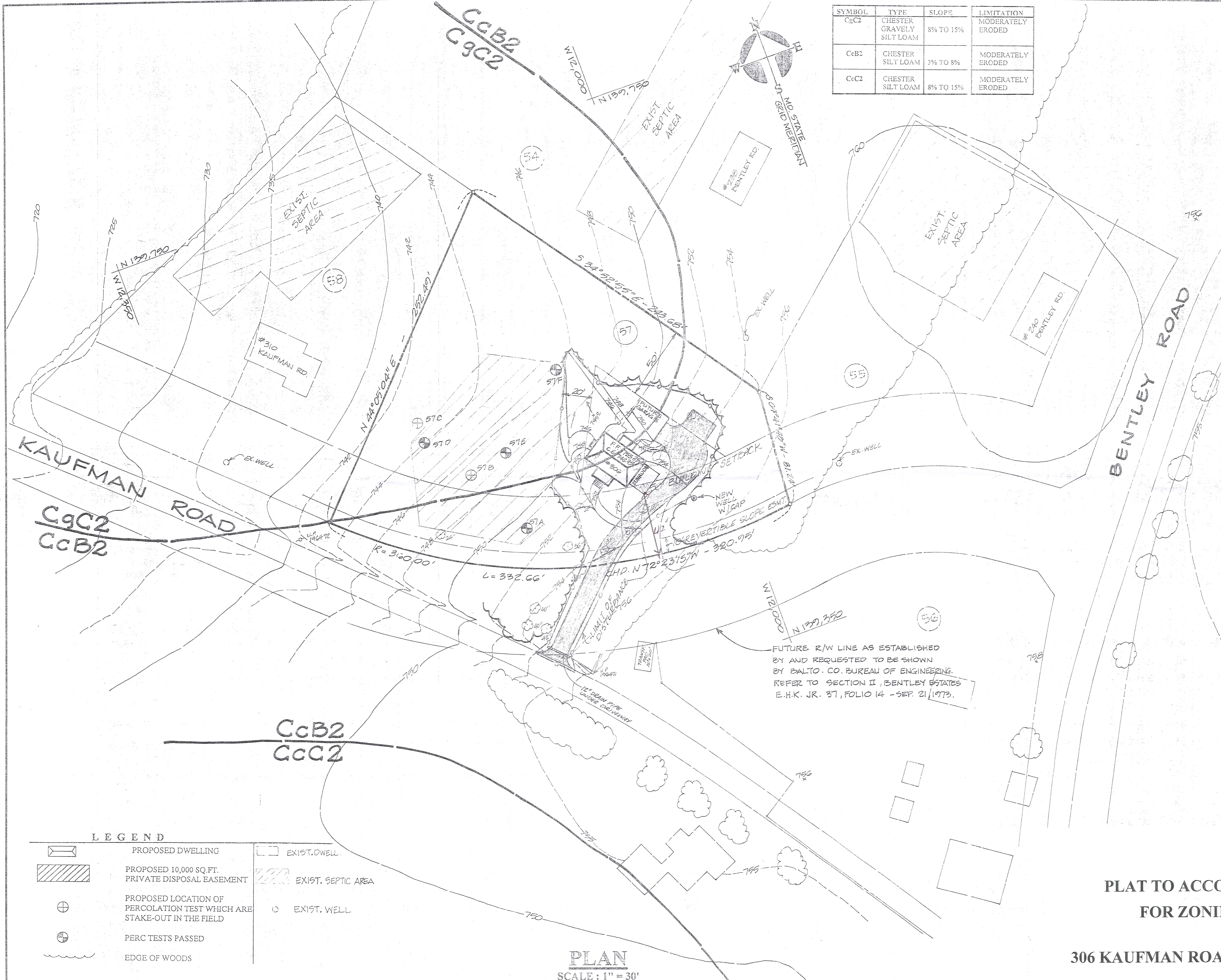
SYMBOL	TYPE	SLOPE	LIMITATION
CcC2	CHESTER GRAVELLY SILT LOAM	8% TO 15%	MODERATELY ERODED
CcB2	CHESTER SILT LOAM	3% TO 8%	MODERATELY ERODED
CcC2	CHESTER SILT LOAM	8% TO 15%	MODERATELY ERODED



VICINITY MAP
SCALE 1" = 1,000'

- TOPTAL AREA = 1,170 AC.
- EXISTING ZONING = R.D.P. PER BALTIMORE COUNTY 1992 COMPREHENSIVE ZONING MAP
- DEED REFERENCE = LIBER 6889, FOLIO 417 - DATED 3/09
- TAX ACCOUNT No. = 10-20-012403
- ADJACENT ZONING = R.D.P. FORMER RLS
- EXISTING USE = VACANT SFD
- PROPOSED USE = SINGLE FAMILY DWELLING
- OWNERS = MR. STEPHEN W. CARROLL, MRS. CATHERINE W. CARROLL, 1511 WEST JOPPA ROAD, TOWSON, MARYLAND 21204 TEL. (410) 821-5433
- TAX PLAT / BLOCK / PARCEL = 7 / 21 / 154
- COUNCILMANIC DISTRICT = 3RD
- CENSUS TRACT = 4071
- REGIONAL PLANNING DISTRICT = 301 A
- ELEMENTARY SCHOOL DISTRICT = 7TH DISTRICT
- WATERSHED = 14
- SUBWATERSHED = 88
- PARKING: REQUIRED TO BE PROVIDED = 2
- THERE ARE NO KNOWN CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HISTORICAL BUILDINGS, HAZARDOUS MATERIALS SITES OR STORAGE ON THIS TRACT.
- COORDINATES AND BEARING SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

STATION	NORTH	WEST
10302	139,940.32	8,092.56
- ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON ADJACENT PROPERTY.
- TOTAL AREA OF DISTURBANCE = 11,835 SF
- DOWNSPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRYWELLS, WHERE FEASIBLE.
- MINIMUM YARD SETBACKS: FRONT = 50', REAR = 50', SIDE = 50'
- LOCAL OPEN SPACE IS NOT REQUIRED IN THIS DEVELOPMENT



PLAN
SCALE: 1" = 30'

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
AT
306 KAUFMAN ROAD, PARKTON, MD 21120**

2010-0209-A

LEGEND

- | | | | |
|--|--|--|--------------------|
| | PROPOSED DWELLING | | EXIST. DWELL. |
| | PROPOSED 10,000 SQ. FT. PRIVATE DISPOSAL EASEMENT | | EXIST. SEPTIC AREA |
| | PROPOSED LOCATION OF PERCOLATION TEST WHICH ARE STAKE-OUT IN THE FIELD | | EXIST. WELL |
| | PERC TESTS PASSED | | |
| | EDGE OF WOODS | | |