

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Grasty Woods Lane; 1,167 feet E of
the c/l of Greenspring Avenue
3rd Election District
1st Councilmanic District
(2800 Grasty Woods Lane)

David and Stacey Berman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0248-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, David and Stacey Berman for property located at 2800 Grasty Woods Lane. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard with a height of 18 feet in lieu of the required rear yard with a maximum permitted height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage to replace a carport (approximately 25 feet x 22 feet) that was damaged during the heavy snowfalls of February, 2010. The carport cannot be repaired and Petitioners now wish to construct a detached garage measuring approximately 22 feet x 29 feet. This proposed garage would be constructed in approximately the same location as the damaged carport. Petitioners' property is irregular in shape with the existing dwelling constructed toward the front portion of the property. Said property is encumbered by a private utility easement, a storm drain and utility easement and a stream change easement. The property contains 2.240 acres and is served by private water and public sewer.

ORDER RECEIVED FOR FILING

Date 4.20.10

By mg

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 April 5, 2010 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. Architectural elevations shall be submitted to the Office of Planning Second District Community Planner prior to the issuance of any building permit.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 1, 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 20th day of April, 2010 that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard

ORDER RECEIVED FOR FILING

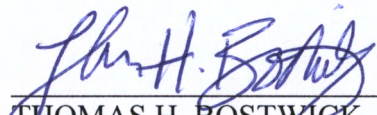
Date 4.20.10

By [Signature] 2

with a height of 18 feet in lieu of the required rear yard with a maximum permitted height of 15 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.
2. 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.
3. The accessory structure shall not be used for commercial purposes.
4. Architectural elevations shall be submitted to the Office of Planning Second District Community Planner prior to the issuance of any building permit.

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 4.20.10
By PO 3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 20, 2010

DAVID AND STACEY BERMAN
2800 GRASTY WOODS LANE
PIKESVILLE MD 21208

Re: Petition for Administrative Variance
Case No. 2010-0248-A
Property: 2800 Grasty Woods Lane

Dear Mr. and Mrs. Berman:

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,

Handwritten signature of Thomas H. Bostwick in black ink.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: David Silverstein, Arocon R&C LLC, 1718 Yorkland Road, Finksburg MD 21048

TAX. ACCOUNT

700010421



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2800 GRASY WOODS LN., PIKESVILLE, MD 21208
which is presently zoned DR1

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) 400.1, 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE FRONT YARD WITH A HEIGHT OF 18-FEET IN LIEU OF THE REQUIRED REAR YARD WITH A MAXIMUM PERMITTED HEIGHT OF 15-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

ORDER RECEIVED FOR FILING

Address

Date

4-20-10

Telephone No.

City

By

JP

State

Zip Code

Legal Owner(s):

BERMAN, DAVID

W: (410) 580-0096

Name - Type or Print

Signature

BERMAN, STACEY

W: (410) 442-3634

Name - Type or Print

Signature

2800 GRASY WOODS LN. H: (410) 580-0707

Address

Telephone No.

PIKESVILLE

MD

21208-1903

City

State

Zip Code

Representative to be Contacted:

DAVID SILVERSTEIN / AROCON R&C LLC

Name

1718 YORKLAND ROAD

(443) 277-7175

Address

Telephone No.

FINKSBURG

MD

21048

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 4-20-10 day of April 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. 2010-0248-A

Reviewed By D.T. Date 3/22/10

REV 10/25/01

Estimated Posting Date 4/4/10

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 2800 GRASY WOODS LANE
Address
PIKESVILLE MD 21208
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):

TO CONSTRUCT A ONE-STORY DETACHED SINGLE-LEVEL GARAGE IN FRONT OF PROPERTY OF EXISTING SINGLE-FAMILY DWELLING, MEASURING 32' x 24' x 18' (614 FT.²), IRREGULAR IN SHAPE.

HARDSHIP REQUEST - ATTACHED

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.

David Berman
Signature
DAVID BERMAN
Name - Type or Print

Stacey Berman
Signature
STACEY BERMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

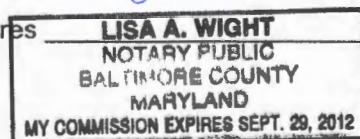
I HEREBY CERTIFY, this 13 day of March, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stacey + David Berman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lisa A. Wight
Notary Public

My Commission Expires



**PETITION FOR ZONING VARIANCE:
2800 GRASTY WOODS LANE
STACEY & DAVID BERMAN**

HARDSHIP REQUEST

We purchased our 2800 Grasty Woods Lane home in April 1998. The single family home included a detached, two-car carport, measuring approximately 25' wide x 22' deep, approximately 16' from the house, with two bricked sides, on a concrete pad. The carport was a pre-existing structure; we believe it was built when the home was constructed in 1977.

During the heavy snowfalls of February 2010, a row of approximately 12 trees immediately north of the carport became top heavy with snow. Nine trees uprooted and fell over; four landed on the carport. The impact of the trees tilted the carport several degrees, and unmoored it from its stabilizing anchors in the brick walls.

An insurance adjuster and a contractor came out promptly to view the damage. The structure was steadily and gradually continuing to tilt towards the house. All agreed that the structure could not remain as is. It was strongly advised that the carport be immediately razed in order to prevent a danger to our family, others, and additional damage and destruction of property. The carport and pad were demolished and removed as soon as weather permitted.

We are requesting "hardship consideration" from Baltimore County to replace the prior carport with a newly constructed enclosed garage. The new structure is to approximately occupy the same location and footprint as the prior carport.

David Berman

Stacey Berman

ZONING DESCRIPTION FOR 2800 GRASTY WOODS LANE

Beginning at a point on the North side of Grasty Woods Lane which is 50 feet wide at the distance of 1,167 feet East of the centerline of the nearest improved intersecting street Greenspring Avenue which is 20 feet wide. Being Lot #6 in the subdivision of Grasty Woods as recorded in Baltimore County Plat Book #40, Folio #124, containing 2.240 acres. Also known as 2800 Grasty Woods Lane and located in the 3rd Election District, 2nd Councilmanic District.

2010-0248-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0248 -A Address 2800 GRASY WOODS LANE

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/22/10 Posting Date: 4/4/10 Closing Date: 4/19/10

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- 0248 -A Address 2800 GRASY WOODS LANE

Petitioner's Name BERMAN Telephone 410-580-0707

Posting Date: 4/4/10 Closing Date: 4/19/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) IN THE FRONT
YARD WITH A HEIGHT OF 10- FEET IN LIEU OF THE REQUIRED REAR YARD
WITH A MAXIMUM HEIGHT OF 15- FEET.

Revised 8/20/09

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

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 4/4/10

Case Number: 2010-0248-A

Petitioner / Developer: STACEY BERMAN

Date of Hearing (Closing): APRIL 19, 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:
2800 GRASTY WOODS LANE

The sign(s) were posted on: APRIL 1, 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 19, 2010

David & Stacey Berman
2800 Grasty Woods Ln.
Pikesville, MD 21208

Dear: David & Stacey Berman

RE: Case Number 2010-0248-A, 2800 Grasty Woods Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 22, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
David Silverstein: Arocon R&C LLC; 1718 York Lane Rd.; Finksburg, MD 21048

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 30, 2010

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 12, 2010
Item Nos. 2010-246, 247 and 248

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

DAK:CE:~~N~~:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04122010 -NO COMMENTS.doc



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 29, 2010

Item Numbers: 0246-0249²⁴⁸

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: April 7, 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. 2010-0248-A
2800 GEASTY WOODS LN.
BERMAN 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. 2010-0248-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,

A handwritten signature in black ink that reads "Michael P. Bailey".

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: April 5, 2010

RECEIVED

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

APR 06 2010

ZONING COMMISSIONER

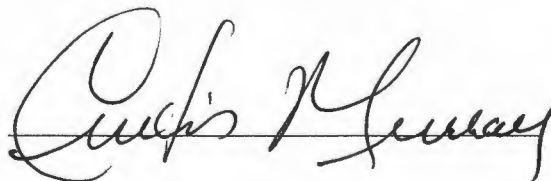
SUBJECT: 10-248 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. Architectural elevations shall be submitted to the Office of Planning 2nd district Community Planner prior to the issuance of building permit.
2. 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.
3. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
AFK/LL: CM



AV 419

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 29, 2010
SUBJECT: Zoning Item # 10-248-A
Address 2800 Grasty Woods Lane
(Berman Property)

Zoning Advisory Committee Meeting of March 29, 2010

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed garage would not impact forest buffer; however, future development activity may trigger the Water Quality Regulations necessitating recordation of a Forest Buffer Easement on the lot.

Reviewer: Glenn Shaffer Date: April 5, 2010

ZONING MAP



STACEY & DAVID BERMAN
2800 GRASTY WOODS LANE
PIKESVILLE, MD 21208

SCALE:
1" = 200' ±

DATE:
MARCH 2010

LOCATION:
GRASTY WOODS SUBDIVISION
AND SURROUNDING AREA

MAPS:
068C2
AND
069A2

2010-0248-A

2800 GRASTY WOODS LANE





2 CD
3 ED
068C2 DR 1
NW 10-D

069A2

0302023725

0307060901

2010-0248-A

ALL
BANK
KIND

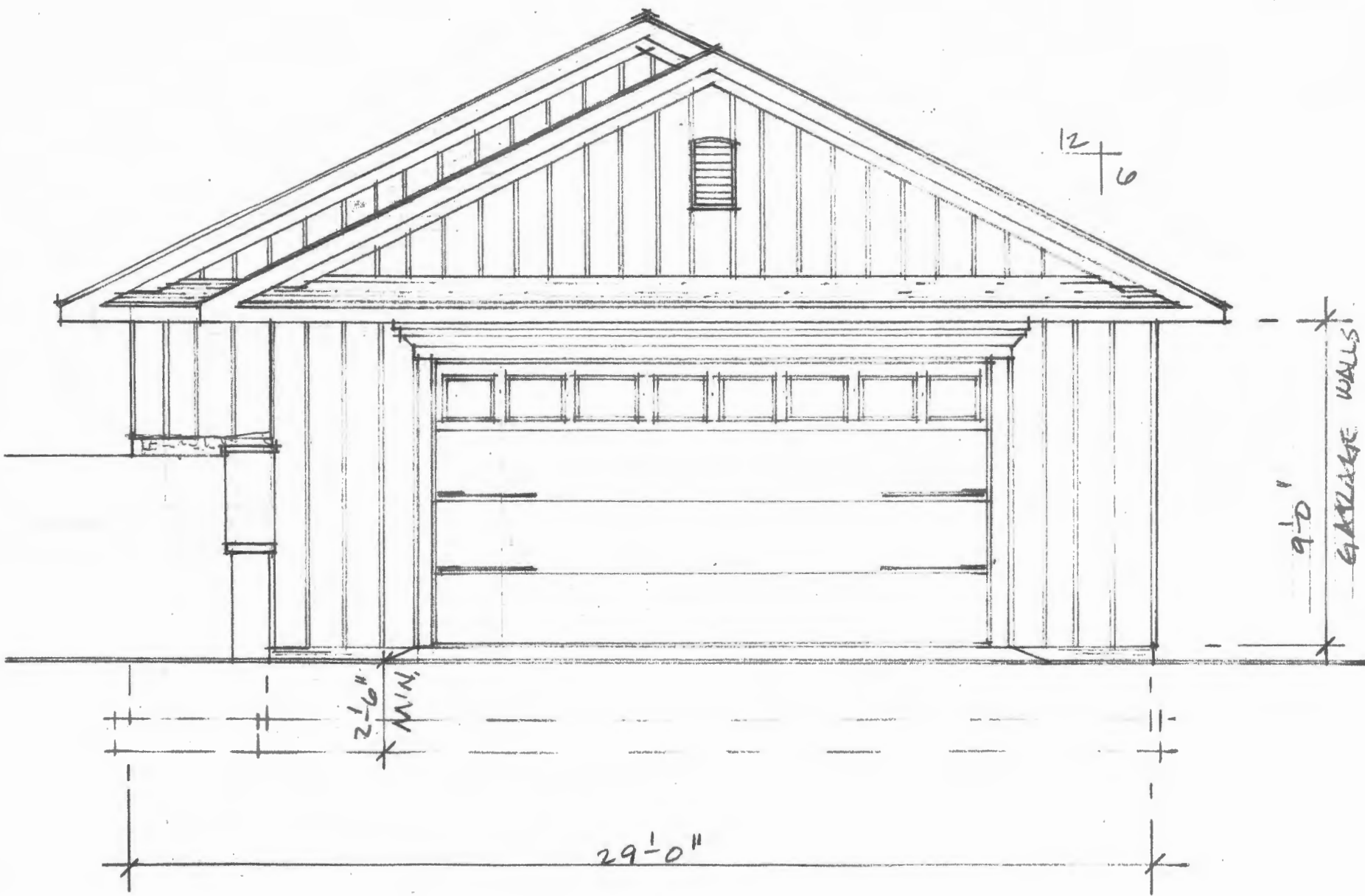
BERMAN GARAGE

REGISTER TOWN WIMBER CO. 410.833.1300

47K 030810

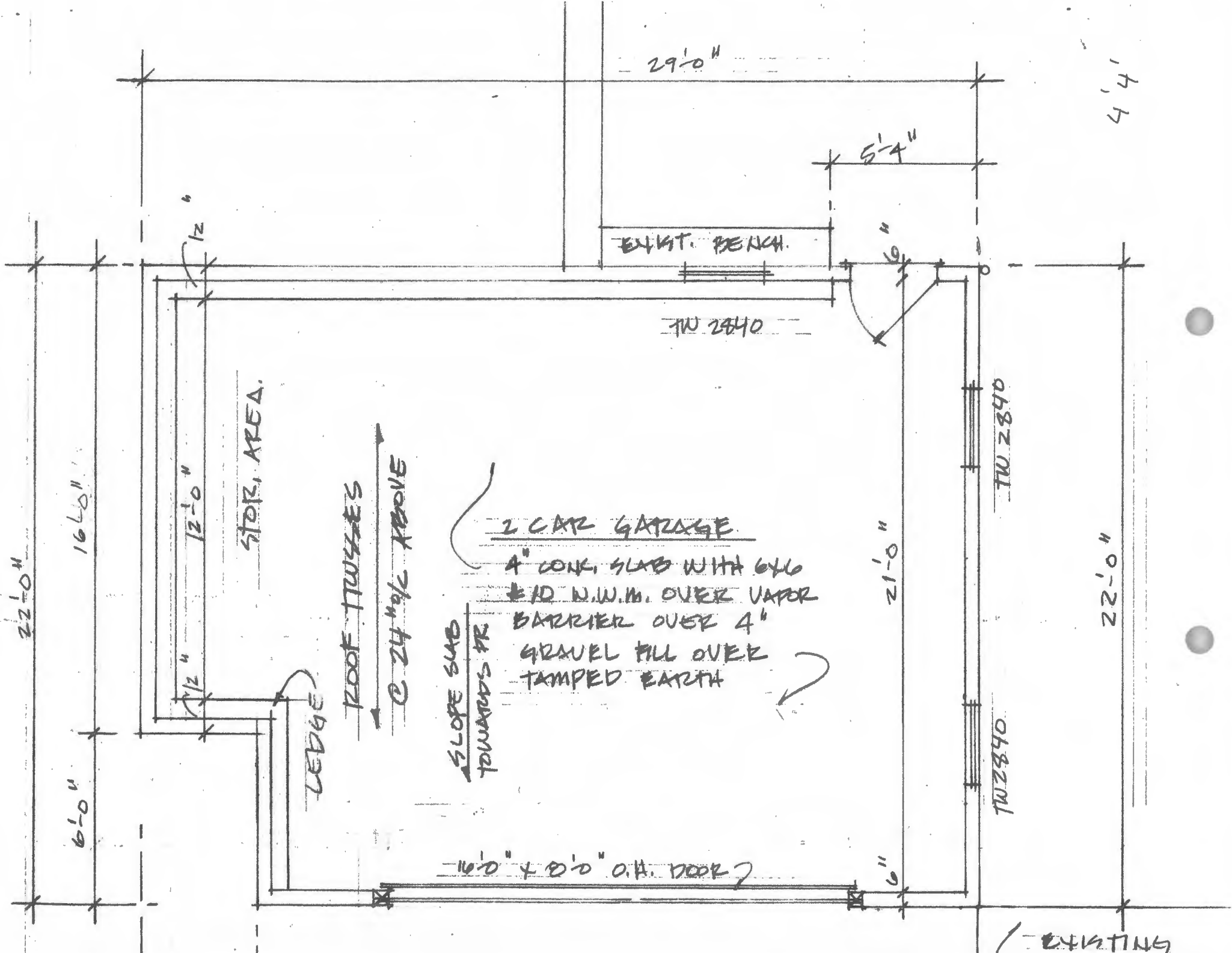
REV 031910

2010-0248-A



FRONT ELEVATION

SCALE 1/4" = 1'-0"



22'-0"

29'-0"

4' 4'

21'-0"

22'-0"

STOR. AREA.

ROOF TRUSSES

C 24" x 12" ABOVE

SLOPE SLAB
TOWARDS FR

2 CAR GARAGE

4" CONG. SLAB WITH 6x6
#10 W.W.M. OVER VAPOR
BARRIER OVER 4"
GRAVEL FILL OVER
TAMPED EARTH

EXIT. BENCH.

TW 2840

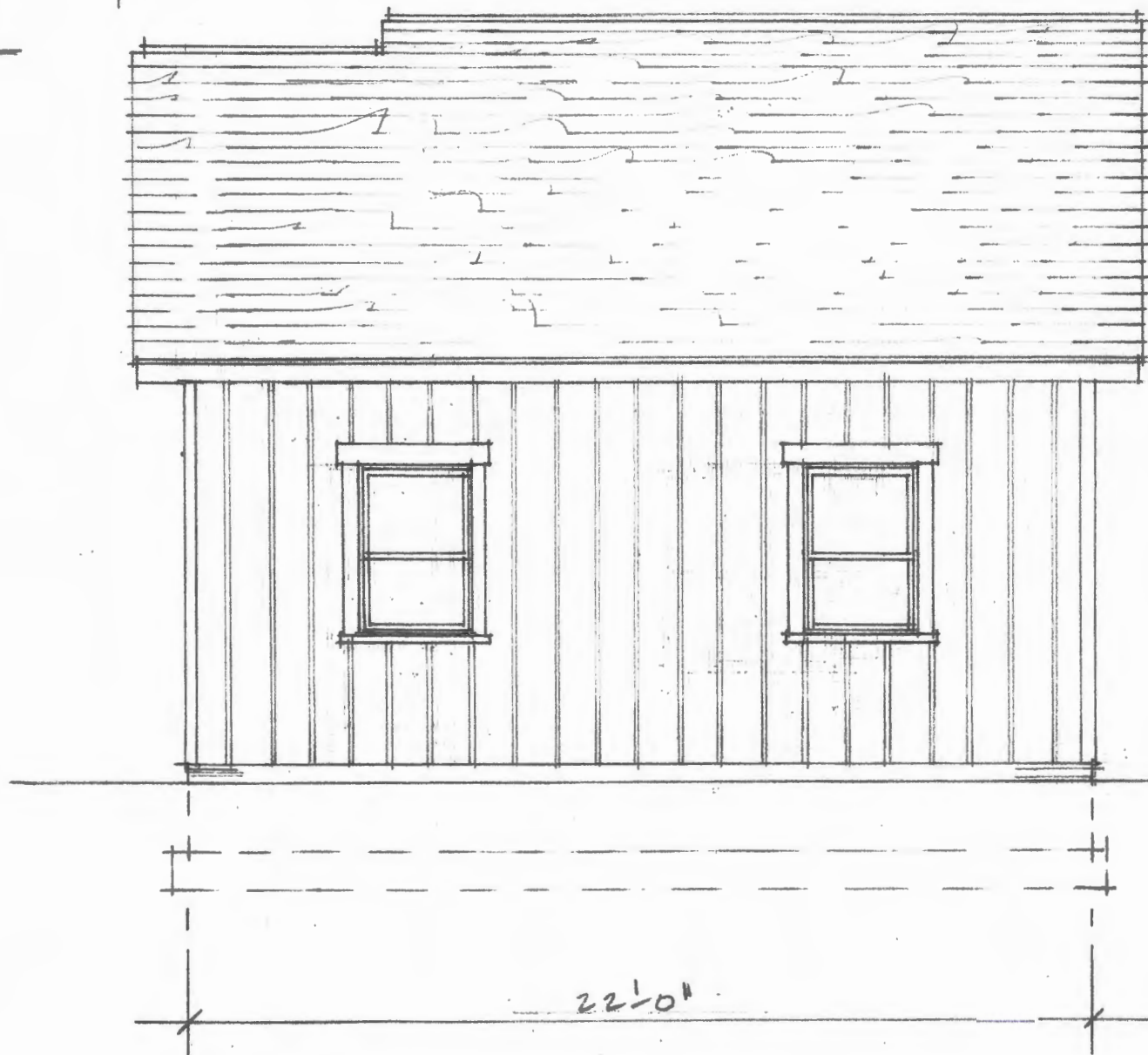
TW 2840

TW 2840

16'-0" x 8'-0" O.H. DOOR

EXISTING

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEFT SIDE ELI

12 | 6



REAR ELEVATION
SCALE: 1/4" = 1'-0"



A SINGLE FAMILY RESIDENCE

LOCATION : 2800 GRASTY WOODS LANE
PIKESVILLE MD 21208-1903



Carport

2010-0248-A



PRIOR CARPORT, SAME SITE, DAMAGED IN SNOWSTORMS BY FALLEN TREES.

2010-0248-A

GRASY WOODS LANE, LOTS, VIEW FROM 2800 DRIVEWAY ENTRY

LOT #3



LOT #4



LOT #2

LOT #1

2010-0248-A

GRASTY WOODS LANE, LOT #5



PROPOSED SITE:
VIEW FROM FRONT DOOR ↗

PROPOSED SITE:
VIEW FROM 2ND
DRIVEWAY ENTRANCE ↗



PROPOSED SITE:
SIDE VIEW →

2010-0248-A

DWELLING: 1ST DRIVEWAY ENTRANCE



PROPOSED SITE (PRIOR CARPORT SITE)



DWELLING: VIEW FROM GRASSY WOODS LN. STREET



DWELLING: VIEW FROM 2ND DRIVEWAY ENTRANCE

2010-0248-A

STACEY & DAVID BERMAN
2800 GRASTY WOODS LANE

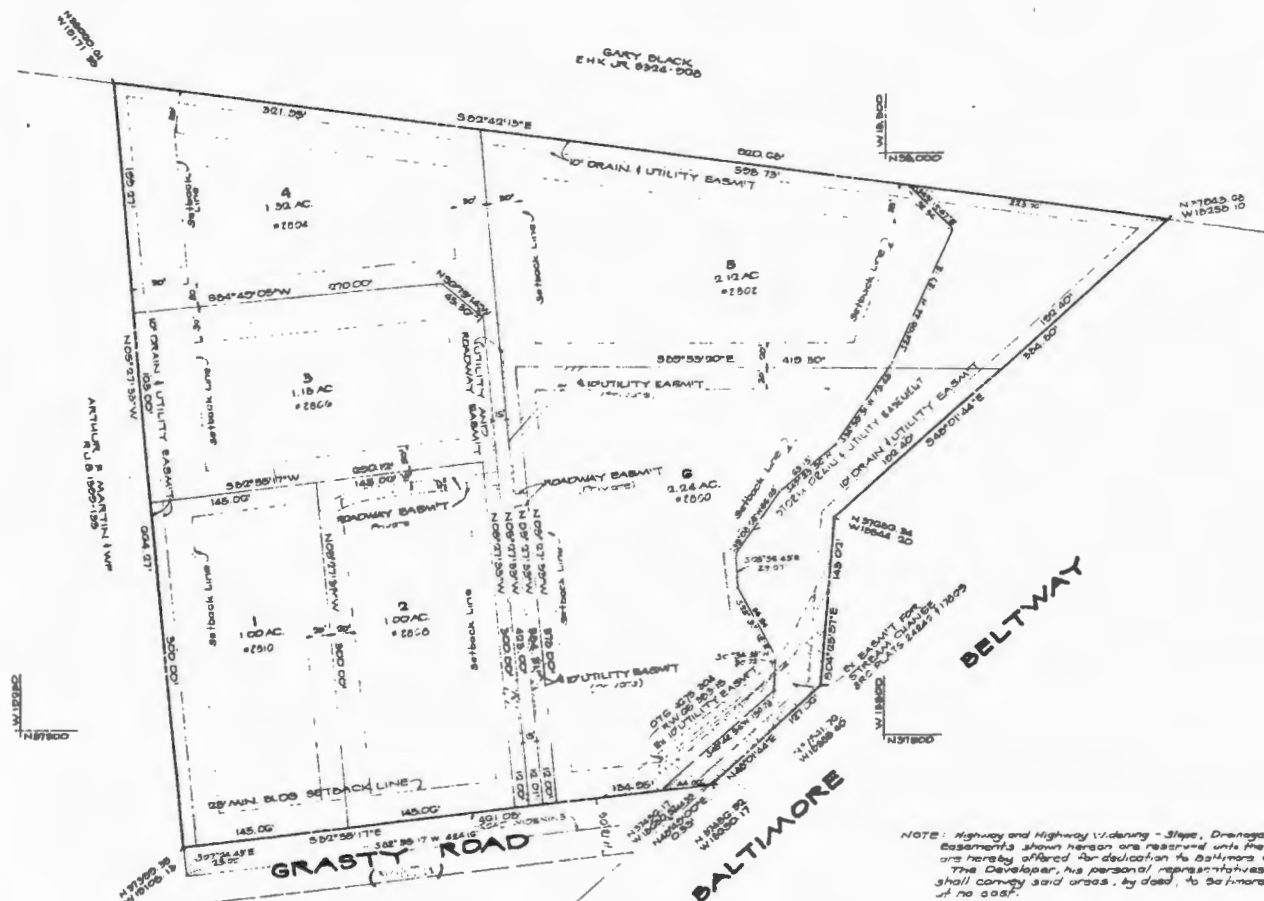
LOT #6



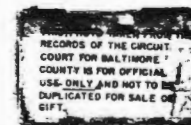
VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

1. EXISTING ZONING
2. AREA OF TRACT
3. NUMBER OF UNITS ALLOWED
4. NUMBER OF UNITS PROPOSED
5. NUMBER OF OFF STREET PARKING SPACES REQUIRED
6. NUMBER OF OFF STREET PARKING SPACES PROPOSED
7. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE RANHANDLE AND STREET RIGHT OF WAY ONLY AND NOT ONTO THE RANHANDLE LOT DRIVEWAY



ENK JR 40 F610 124



GRASTY WOODS
GRASTY ROAD
3RD ELECTION DISTRICT BALTO COUNTY, MD
SCALE: 1"=80' JUNE 9, 1976

DEVELOPER
OSCAR SCHADD
3400 OLD COURT RD
BALTIMORE, MD 21206

OWNER
BERNARD ROEDERMAN (WR)

APPROVED
DATE
APPROVED BALTIMORE COUNTY PLANNING BOARD
DATE
DIRECTOR

NOTE
STREETS AND ROADS shown hereon and easements shown in detail are for purposes of description only and the same are not intended to be dedicated to public use. The fee simple title to the same is reserved and is expressly reserved to the grantor of the deed to which this plat is attached their heirs and assigns.

NOTE
COORDINATES AND BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Mapmaking Ordinance and are based on the following reference station:
X-7102 N 97505.46 W 10183.78
X-7127 N 97402.77 W 10181.00

OWNERS CERTIFICATE
The requirements of Section 733 Article 17 of the Annotated Code of Maryland, March 1967 Supplement in so far as they relate to the requirements of this plat have been complied with.
DEVELOPER: OSCAR SCHADD
OWNER: BERNARD ROEDERMAN (WR)

SURVEYORS CERTIFICATE
I, RONALD W. BROWN, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat shown presented in accordance with the provisions of the law relating to the subdivision of land known as House Bill 439 Chapter 276 of the Acts of 1965 and subsequent amendments thereto.

JOHNS FALLS WATER SHED

MCA
MCA ENGINEERING CORP.
1410 EIGHTH STREET, N.W.
WASHINGTON, D.C. 20004

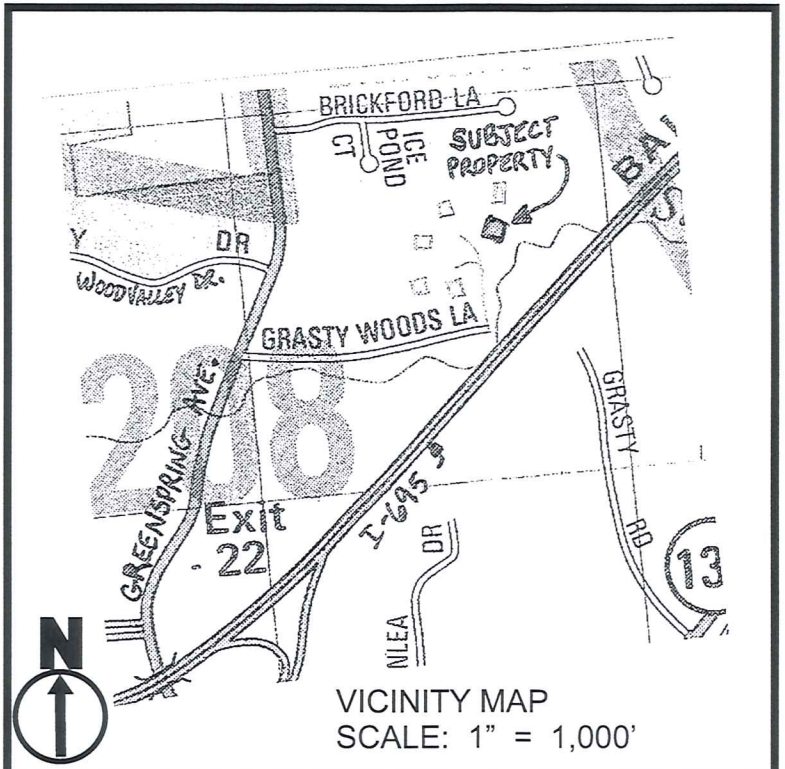
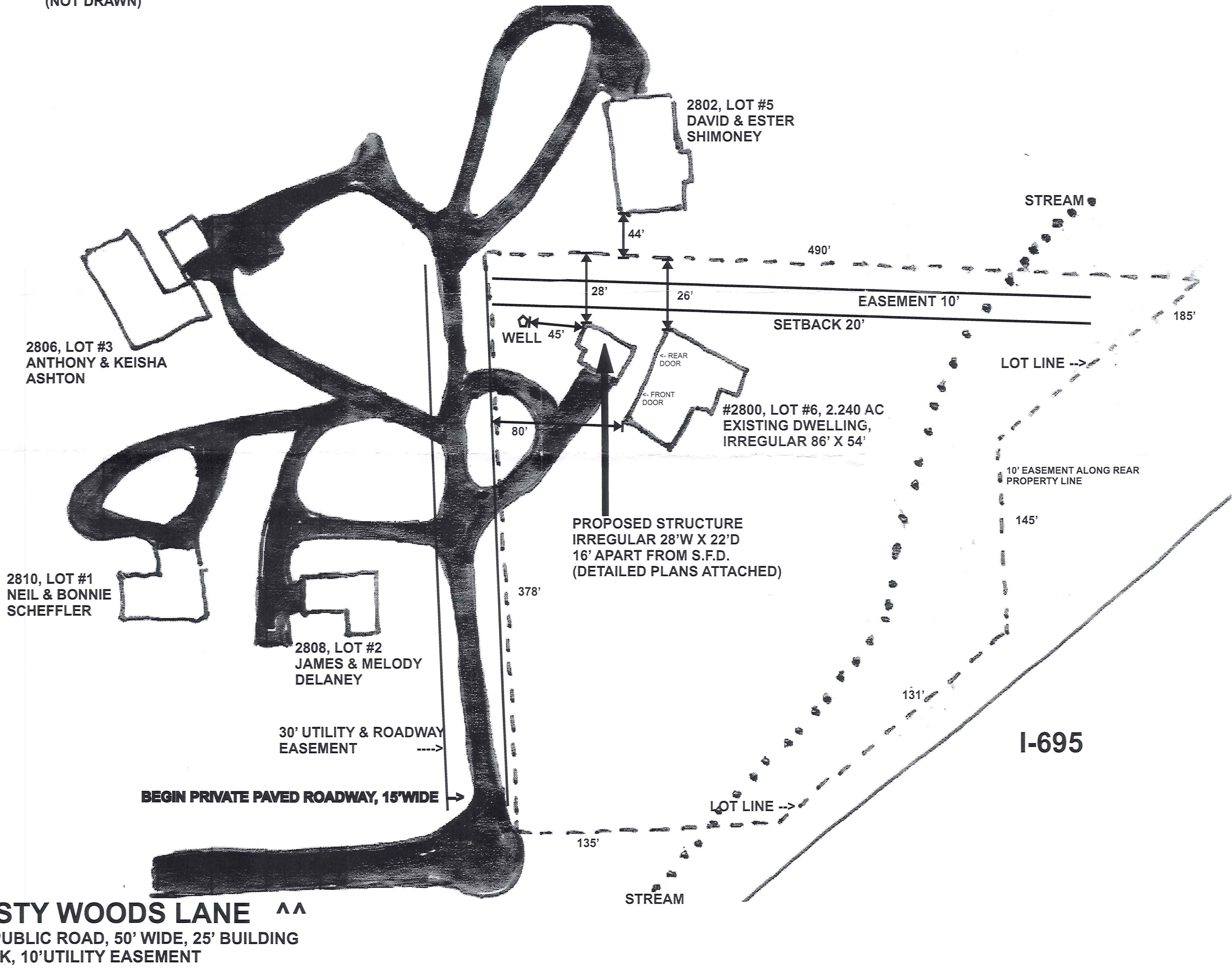
COMPUTED: H.B.W. DRAWN: C.M.C. CHECKED: J.D. 78177
100-10 15672 C

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROTERTY ADDRESS: 2800 GRASTY WOODS LANE
SUBDIVISION NAME: GRASTY WOODS
PLAT BOOK #40 FOLIO #124 LOT #6 SECTION #
OWNERS: STACEY & DAVID BERMAN

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

2804, LOT #4
ALAN & JILL RUBIN
(NOT DRAWN)



LOCATION INFORMATION

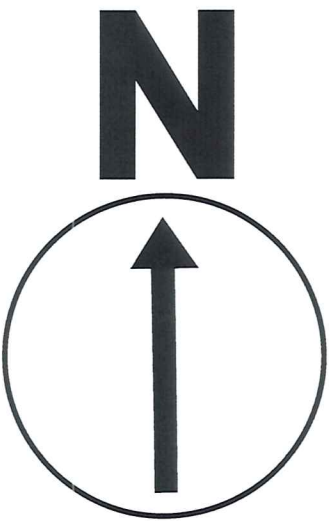
ELECTION DISTRICT #3
COUNCILMANIC DISTRICT #2
1" = 200' SCALE MAPS #068C2 & 069A2

ZONING

LOT SIZE	2.240 ACREAGE	SQUARE FEET	
		PUBLIC	PRIVATE
SEWER		☒	☐
WATER		☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒

PRIOR ZONING HEARING



PREPARED BY: DAVID BERMAN

SCALE OF DRAWING: 1" = 50'

NOT TO SCALE

2010-0248-A

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

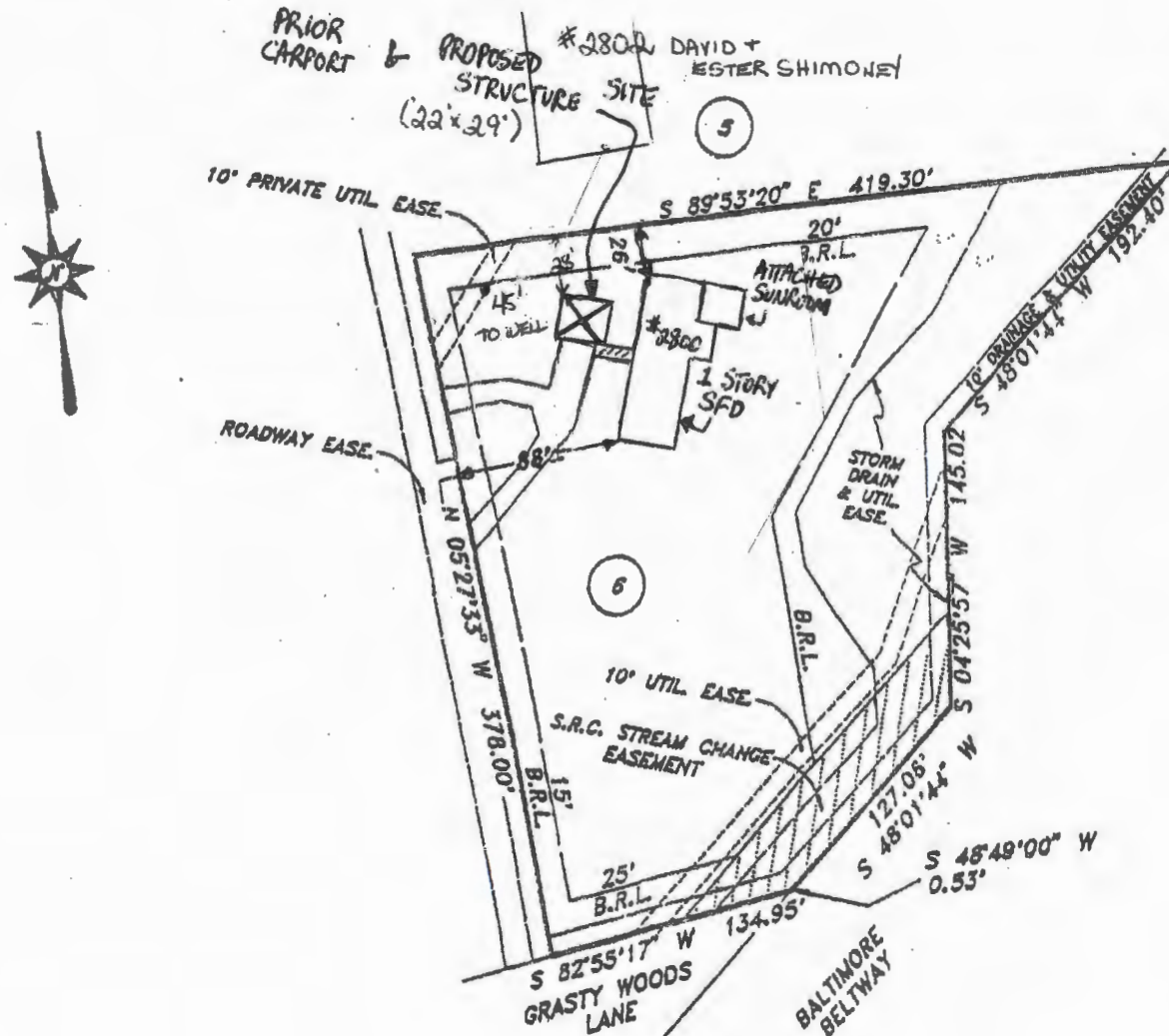
PROPERTY ADDRESS 2800 GRASTY WOODS LANE

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

SUBDIVISION NAME GRASTY WOODS

PLAT BOOK # 40 FOLIO # 124 LOT # 6 SECTION # 6

OWNER DAVID + STACEY BERMAN



VICINITY MAP
SCALE: 1" = 1,000'

LOCATION INFORMATION

ELECTION DISTRICT #3
COUNCILMANIC DISTRICT #2
1" = 200' SCALE MAPS #068C2 & 069A2
ZONING D.R.1
LOT SIZE 2.240 ACREAGE
SQUARE FEET
PUBLIC ☒ PRIVATE ☐
SEWER ☒
WATER ☐
YES NO
CHESAPEAKE BAY CRITICAL AREA ☐ ☒
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY / BUILDING ☐ ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>D.T.</u>	<u>0248</u>	<u>2010-0248-A</u>

1" = 100'