

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Hillside Court; 1,365 feet SW of
the c/l of Happy Hollow Road
8th Election District
2nd Councilmanic District
(17 Hillside Court)

Mohan Suntharalingam
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0296-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 owner of the subject property, Mohan Suntharalingam for property located at 17 Hillside Court. The variance request is from Section 1A04.3.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side yard setback of 24 feet and a front yard setback of 40 feet in lieu of the required 50 feet each, and to amend the Final Development Plan of Hillside Hunt, Lot 8 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a garage next to the existing garage. The proposed garage is necessary to store vehicles which are currently exposed to the elements. Petitioner states that a breezeway will attach the proposed garage to the existing garage with door to door connection. Due to the topography of the property and the layout of the dwelling, the location of the proposed garage as depicted on the site plan is the only logical area for construction. The property contains 5.1207 acres and is encumbered with a forest buffer easement and is served by private water and sewer systems.

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 5.25.10

By ps

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 7, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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 25th day of May, 2010 that a variance from Section 1A04.3.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side yard setback of 24 feet and a front yard setback of 40 feet in lieu of the required 50 feet each, and to amend the Final Development Plan of Hillside Hunt, Lot 8 only is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

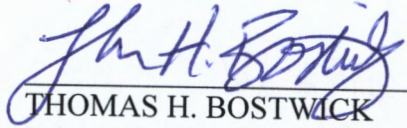
ORDER RECEIVED FOR FILING

Date 5.25.10

2

By PS

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 5.25.10

By PM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 25, 2010

MOHAN SUNTHARALINGAM
17 HILLSYDE COURT
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 2010-0296-A
Property: 17 Hillsyde Court

Dear Mr. Suntharalingam:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 17 HILLSYDE COURT

which is presently zoned RC5 + RC4 (VESTED AS RC5 ONLY)

Deed Reference: -----/----- Tax Account # 2200001413

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) 1A04.3.2.6 - to permit a

proposed addition to have a side yard setback of 24 feet and a front yard setback of 40 feet in lieu of the required 50 each; and to amend the Final Development Plan of Hillside Hunt, lot 8 only

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):

MOHAN SINTHARALINGAM
Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

17 HILLSYDE COURT 410 308 3737
Address _____ Telephone No. _____

COCKEYSVILLE MD 21030
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.

Case No. 2010-0296-A

Reviewed By KID

Date 4/30/10

Estimated Posting Date 5/9/10

Zoning Commissioner of Baltimore County

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 own and reside at 17 HILLSIDE COURT
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) need to build on ATTACHED garage beyond 50 setback marker to place adjacent to existing garage. We need the garage to house additional vehicles which are currently exposed to the elements. The garage is designed to keep existing flow into the home. Other locations are not possible due to topography (steep fall off) and the position of the existing home layout.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Mohan Suntharalingam
Signature

Signature

MOHAN SUNTHARALINGAM
Name- print or type

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 27th day of April, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Mohan Suntharalingam
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Charlotte Anderson
Name of Notary Public

8/16/11
Commission expires

PLACE SEAL HERE:

Zoning Description

Beginning at the point on the Southwest side of Hillsyde Court which is approx fifty feet wide at the distance of 1365 feet southwest of the nearest improved intersecting street, Happy Hallow Road, which is 30 feet wide. Being Lot # 8 ,section 1 in the subdivision of Hillsyde Hunt as recorded in Baltimore County Plat Book # 61, Folio #122, containing 5.1207 acres, also known as 17 Hillsyde Court and located in the 8th election district, 2nd Councilmanic District.

Item #0296

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0296 -A

Address 17 Hillside Ct

Contact Person: David Davall
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/30/10

Posting Date: 5/9/10

Closing Date: 5/24/10

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

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- 0296 -A

Address 17 Hillside Ct

Petitioner's Name M. Santharalingam

Telephone 410 308 3737

Posting Date: 5/9/10

Closing Date: 5/24/10

Wording for Sign: To Permit a proposed addition to have a side yard setback of 24 feet and a front yard setback of 40 feet in lieu of the required 50 each, and to amend the Final Development Plan of Hillside Hunt, lot 8 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: 2010-0296-A
Petitioner: MOHAN SUNTHA
Address or Location: 17 HILLSYDE COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: MOHAN SUNTHA
Address: 17 HILLSYDE CT
COCKEESVILLE MD 21030
Telephone Number: 410 308-3737

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 05/09/2010

Case Number: 2010-0296-A

Petitioner / Developer: M SUNTHARELINGAM

Date of Hearing (Closing): MAY 24, 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:
17 HILLSYDE COURT

The sign(s) were posted on: MAY 7, 2010



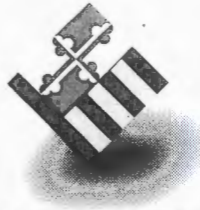
Linda O'Keefe
(Signature of Sign Poster)

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

May 25, 2010

Mohan Suntharalingam
17 Hillside Ct
Cockeysville, MD 21030

Dear: Mohan Suntharalingam

RE: Case Number 2010-296-A, 17 Hillside Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 31, 2010
Item Nos. 2010- 176, 230, 295, 296,
297, 298, 299, 301, 303, 304, 306, 307
311 & 312

DATE: May 18, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05312010 -NO COMMENTS.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: May 19, 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. 2010-0296-A
17 HILLSIDE CT
SUNTHARALLINGHAM PROPERTY
ADMINISTRATIVE 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. 2010-0296-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 dark ink, appearing to read "Michael P. Bailey", is written over the typed name of Steven D. Foster.

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: May 25, 2010

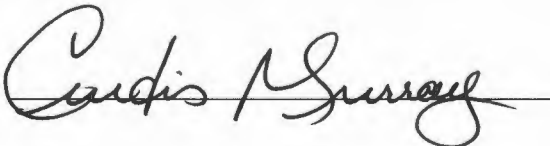
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-296- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request for this irregularly shaped panhandle lot.

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

Prepared By:
CM/LL



RECEIVED

MAY 25 2010

ZONING COMMISSIONER

AV
5-24-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 11, 2010

SUBJECT: Zoning Item # 10-296-A
Address 17 Hillside Court
(Suntharalingam Property)

Zoning Advisory Committee Meeting of May 17, 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 addition (bldg. permit) will be reviewed by Groundwater Mgmt. Section, since the property is on well and septic. – *Dan Esser; Groundwater Management*

No permit can be approved by Environmental Impact Review section until documentation that a Declaration of Protection Covenants for the Forest Buffer Easement has been recorded in Baltimore County Land Records. – *John Russo; Environmental Impact Review*



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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 17th, 2010

Item Numbers: 0176, 0230, 0295, 0296, 0297, 0298, 0299, 0300, 0301, 0303, 0304, 0306
and 0307-0312

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

Patricia Zook - Case 2010-0296-A - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 5/25/2010 10:12 AM
Subject: Case 2010-0296-A - comments needed

Good morning Curtis -

This administrative variance case was just brought over and it is missing Office of Planning comments.

CASE NUMBER: 2010-0296-A

17 Hillside Court

Location: SW side of Hillside Court; 1,365 feet SW of the c/l of Happy Hollow Road

8th Election District, 2nd Councilmanic District

Legal Owner(s): Mohan Suntharalingam

Closing Date: 5/24/2010

ADMINISTRATIVE VARIANCE To permit a proposed addition to have a side yard setback of 24 feet and a front yard setback of 40 feet in lieu of the required 50 feet each, and to amend the Final Development Plan of Hillside Hunt, lot 8 only.

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

May 24, 2010

Dear Kristen,

Just a note to let you know that a sign was not posted the full 15 days. The Administrative Variance, Case # 2010-0296-A for 17 Hillside Court. The Certification was already turned in. I recieved a phone call from the Home Owner on Saturday May 22, 2010 that sometime last week someone stole their mailbox and on Saturday when they went to replace the mailbox they noticed the sign was missing too. The closing date was today May 24, 2010. Please place this letter in their file so the Zoning Commissioner can decide if the Case should be re-posted.

Thank You!



Linda O'Keefe
Phone # 410-666-5366



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 08 Account Number - 2200001413

Owner Information

Owner Name: SUNTHARALINGAM MOHAN **Use:** RESIDENTIAL
Mailing Address: 17 HILLSYDE CT **Principal Residence:** YES
 COCKEYSVILLE MD 21030-1751 **Deed Reference:** 1) /12628/ 667
 2)

Location & Structure Information

Premises Address **Legal Description**
 17 HILLSYDE CT 5.1207 AC
 17 HILLSYDE CT
 HILLSYDE HUNT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	13	660			1		8	2	Plat Ref: 61/ 122

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1996	3,706 SF	5.12 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	421,800	492,100		
Improvements:	583,580	689,490		
Total:	1,005,380	1,181,590	1,122,852	1,181,590
Preferential Land:	0	0	0	0

Transfer Information

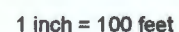
Seller: BADGIO WILLIAM C	Date: 01/27/1998	Price: \$615,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12628/ 667	Deed2:
Seller: BHATIA SUDERSHAN	Date: 10/20/1995	Price: \$155,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /11267/ 19	Deed2:
Seller: HAPPY HOLLOW ASS OCIATES	Date: 10/04/1991	Price: \$200,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8931/ 496	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 *

[illegible]

Item #0296



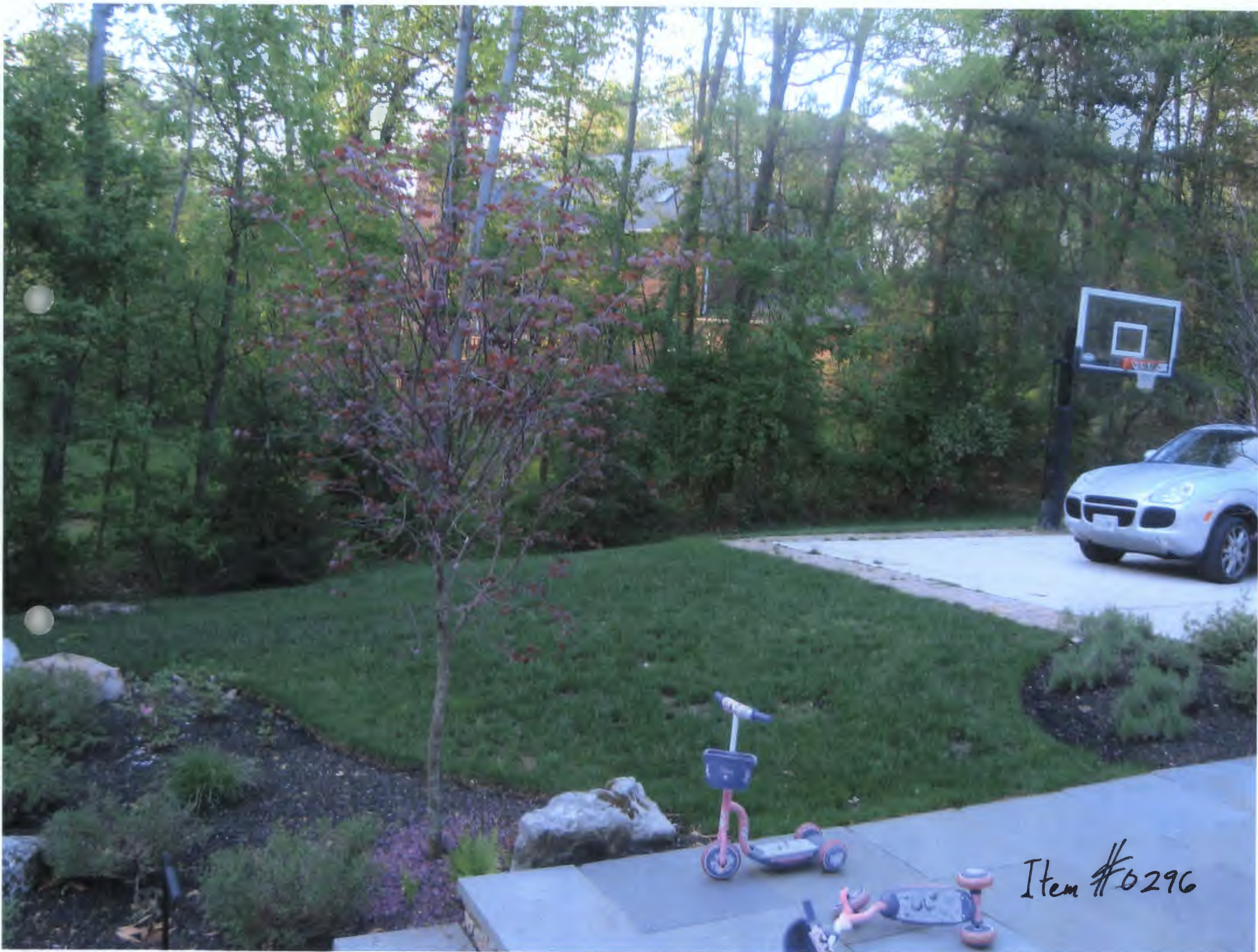
Item #0296



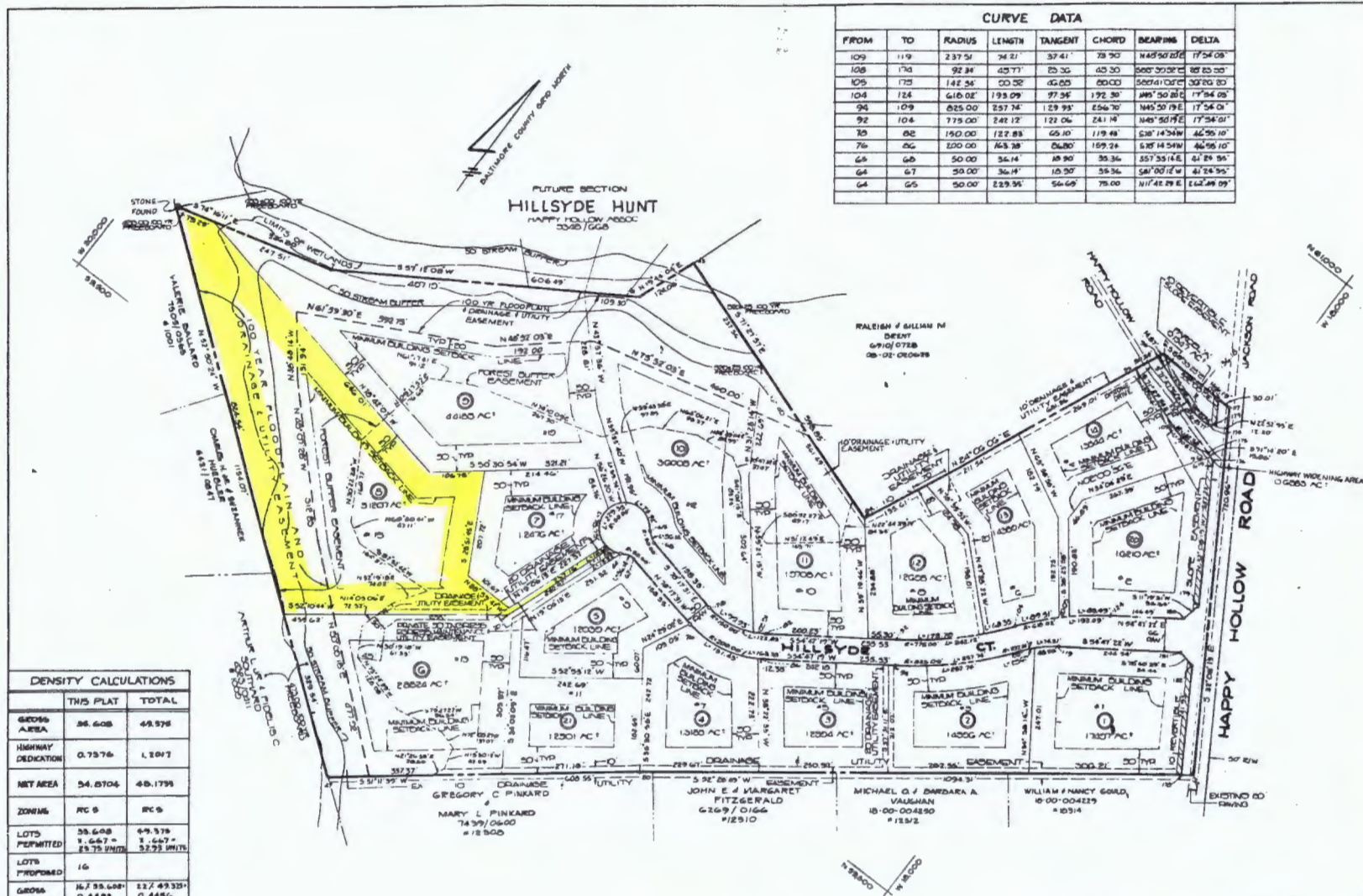
Item #0296



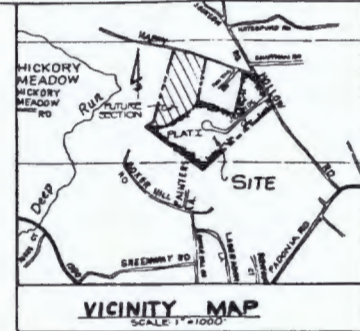
Item #0296



Item #6296



CURVE DATA							
FROM	TO	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
109	119	237.51	74.21	37.41	78.90	N45°50'22"E	17°54'08"
108	173	92.84	43.77	23.30	45.30	S60°30'00"E	18°03'30"
105	175	148.34	60.32	45.05	80.00	S60°41'02"E	30°02'30"
104	124	610.02	193.09	97.38	192.30	N45°50'22"E	17°54'08"
94	109	825.00	257.74	129.95	556.70	N45°50'22"E	17°54'08"
92	104	775.00	241.12	122.06	241.14	N45°50'22"E	17°54'08"
70	82	190.00	122.88	65.10	119.48	S28°14'34"W	46°50'10"
76	86	220.00	143.38	66.80	169.24	S28°14'34"W	46°50'10"
64	66	50.00	34.14	18.90	35.34	S27°53'14"E	87°28'59"
64	67	50.00	34.14	18.90	35.34	S27°53'14"E	87°28'59"
64	65	50.00	229.34	94.68	75.00	N17°48'29"E	142°28'09"



COORDINATES					
NO	NORTH	WEST	NO	NORTH	WEST
1	58708.71	79915.23	96	60891.54	83209.04
7	59734.31	79915.23	97	60891.54	83209.04
38	60721.05	79915.23	104	60891.54	83209.04
45	60729.60	79915.23	105	60891.54	83209.04
47	59009.40	81975.88	106	60891.54	83209.04
44	59009.40	81975.88	112	60891.54	83209.04
66	59730.64	81975.88	173	60891.54	83209.04
67	59730.64	81975.88	174	60891.54	83209.04
68	59730.64	81975.88	175	60891.54	83209.04
76	59730.64	81975.88	176	60891.54	83209.04
78	59730.64	81975.88	177	60891.54	83209.04
80	59730.64	81975.88	178	60891.54	83209.04
82	59730.64	81975.88	179	60891.54	83209.04
84	59730.64	81975.88	180	60891.54	83209.04
86	59730.64	81975.88	181	60891.54	83209.04
88	59730.64	81975.88	182	60891.54	83209.04
90	59730.64	81975.88	183	60891.54	83209.04
92	59730.64	81975.88	184	60891.54	83209.04
94	59730.64	81975.88	185	60891.54	83209.04
96	59730.64	81975.88	186	60891.54	83209.04
98	59730.64	81975.88	187	60891.54	83209.04
100	59730.64	81975.88	188	60891.54	83209.04

- NOTES**
- TRASH COLLECTOR, SLOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PARKWAY AND STREET RAMP.
 - BOUNDARY BASED ON OUTLINE SURVEY PERFORMED BY VITA ASSOCIATES, INC. OCTOBER 1980.
 - SEE DEED OF LOTS 6, 8, 10 & 11 FOR RESTRICTIVE COVENANTS GOVERNING WETLAND STREAM AND ADJACENT STREAM BEDS AREAS.
 - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS SHOWN HEREON ARE TO BE CONSIDERED AS THE RESULT OF AN INTERPRETATION OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPT TO THOSE RESTRICTIONS MAY APPLY.
 - BOUNDARY SHOWN ON THIS SECTION IS THE 100 YEAR FLOOD SURFACE.
 - THE HYDROLOGICAL LIMITS HAVE BEEN DETERMINED BY INSPECTION OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION, NO GRADING, CULVERTING OR CONSTRUCTION WILL BE CONSIDERED IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE WATER QUALITY MANAGEMENT POLICY.
 - OWNERSHIP OF PARCEL A-10 TO BE RETAINED BY HARRY HOLLOW ASSOCIATES. RESTRICTIVE COVENANTS WILL BE ADDED TO THE DEEDS OF ALL LOTS THAT CONTAIN THE FOREST BUFFER EASEMENT RESTRICTING ITS USE.

SECTION ONE
"HILLSYDE HUNT"
 8th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE 1"=100 JULY 20, 1980
 DEED OF OWNERSHIP 8004263
 TAX ACCOUNT NPS 600 00000, 62 00 00000
 CRG APPROVAL DATE MAY 10, 1980 (184-10-3-80)

DENSITY CALCULATIONS		
	THIS PLAT	TOTAL
GEORESS AREA	26.608	49.578
HIGHWAY DEDICATION	0.7576	1.2017
NET AREA	54.8704	48.3769
ZONING	RC 5	RC 5
LOTS PERMITTED	35.608 8.647 = 25.75 UNITS	49.578 8.647 = 25.75 UNITS
LOTS PROPOSED	16	
GEORESS DENSITY	16/55.608 0.4495	22/49.578 0.4456
NET DENSITY	16/54.8704 0.4558	22/48.3769 0.4567
OPEN SPACE REQUIRED	NONE	NONE
OPEN SPACE PROPOSED	NONE	NONE

APPROVED:
 DIRECTOR OF PUBLIC WORKS
 DATE: 3/16/80
APPROVED:
 DIRECTOR OF PLANNING AND ZONING
 DATE: 3-12-80
APPROVED:
 DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 DATE: 7-28-80

SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREON HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY HEREIN AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
 DATE: 7-28-80
 REC: ME

OWNER'S CERTIFICATE
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AND AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
 DATE: 7-28-80

NOTE:
 HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO WATER NOW ENTERED SHOWN HEREON ARE RESERVED TO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
NOTE:
 THE STREETS AND/OR ROADS SHOWN HEREON AND THE HENTON PLANNED IN DEEDS ARE FOR THE PURPOSE OF DEDICATION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE USES, TITLE TO THE BEING, TITLE OF EASEMENTS RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE:
 1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE TO THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING BY THE COUNTY OF ANY STREET EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
 2) THIS PLAT MAY BE LATER AMENDED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-88.
 3) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 4) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
 5) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

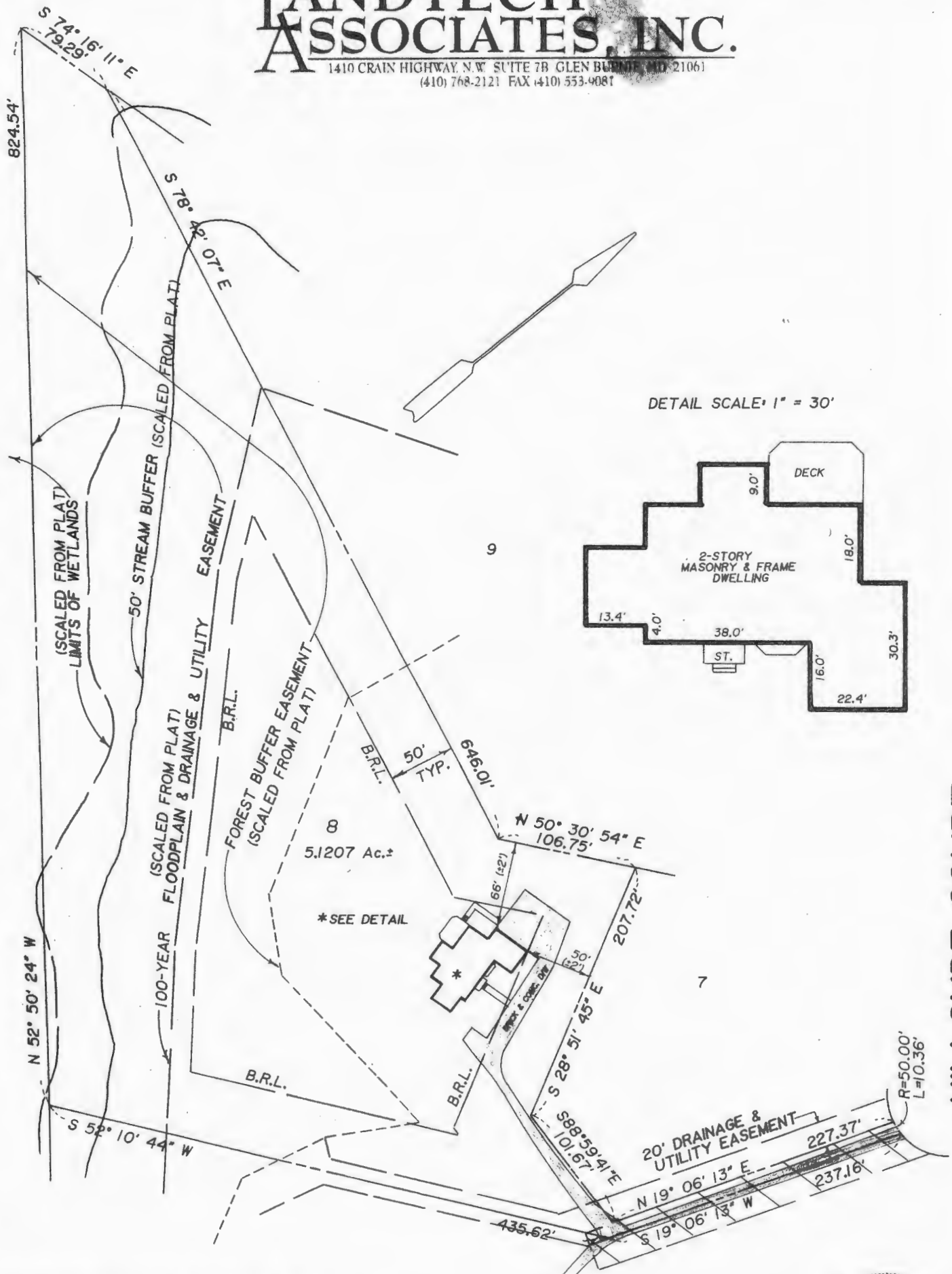
COMPLETED 8/20/80
 FINAL PLAT CHECKED BY: J.F. OWINGS
 DRAWN BY: J.F. OWINGS
 STREET NAMES: HILLSYDE LANE, HILLSYDE ROAD
NOTE:
 COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT BASED ON THE FOLLOWING TRIMBLE STATIONS:
 X-0803 N 50.0000 50 W 10.0000 00
 X-0805 N 50.0000 50 W 10.0000 00

W. DUVAL & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 530 EAST JOPPA ROAD TOWSON, MARYLAND 21204
 (301)583-9571
 COMPUTED BY: J.W.
 DRAWN BY: J.W.
 CHECKED BY: J.W.
 PROJECT NUMBER: 00007

Item #029C

LANDTECH ASSOCIATES, INC.

1410 CRAIN HIGHWAY, N.W. SUITE 7B GLEN BURNIE, MD 21061
(410) 768-2121 FAX (410) 553-9081



DETAIL SCALE: 1" = 30'

HILLSYDE COURT

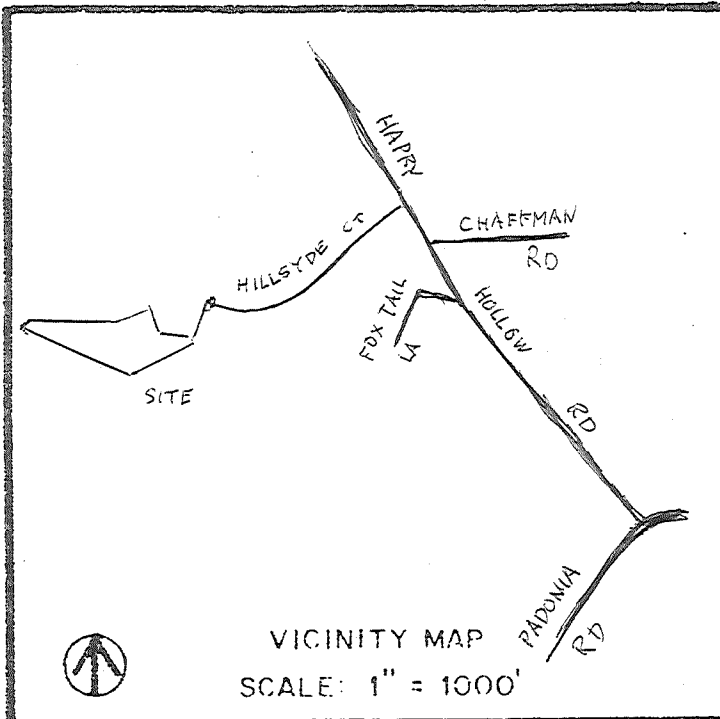
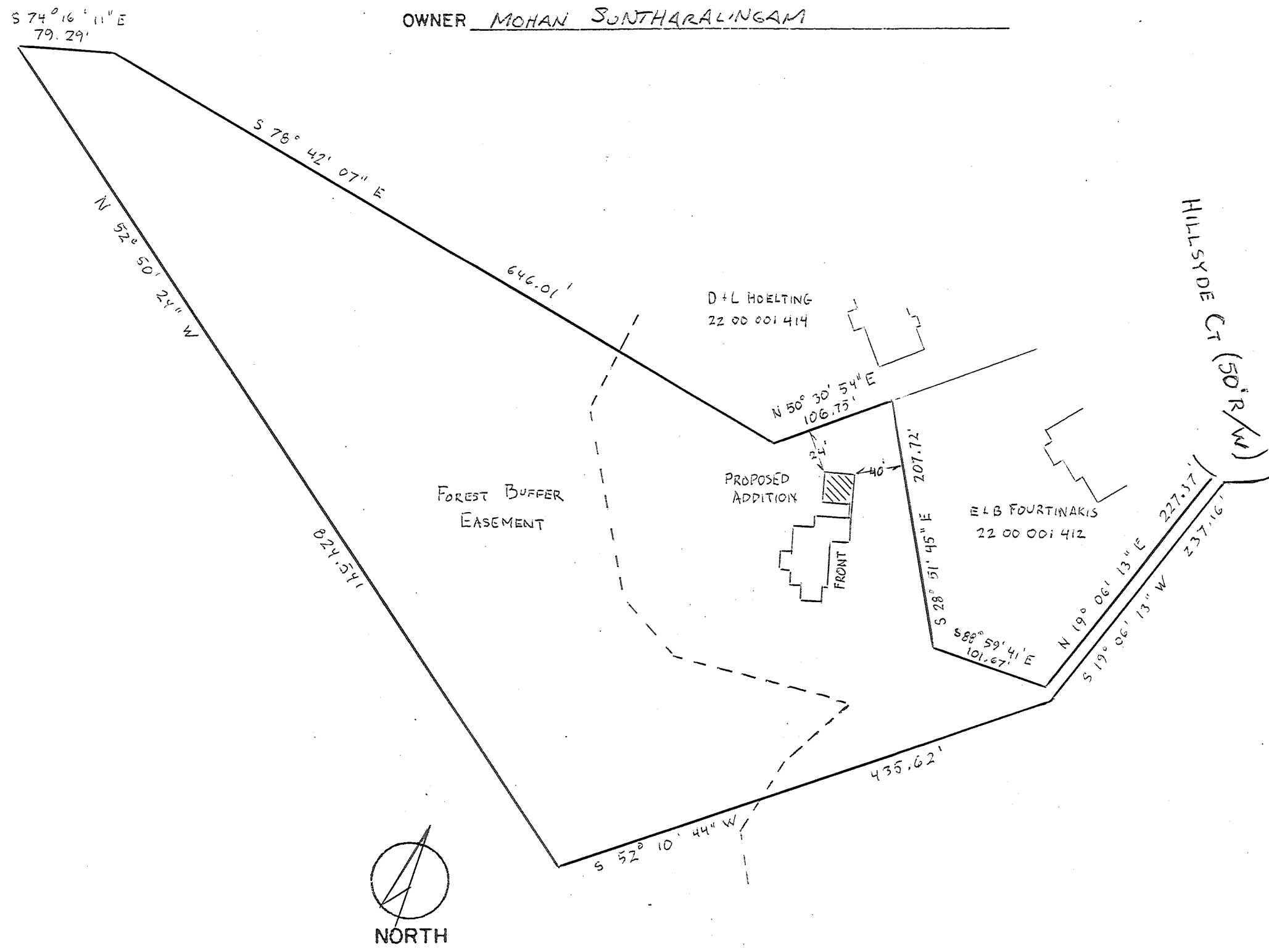
PRIVATE 30' INGRESS, REGRESS, MAINTENANCE & UTILITY EASEMENT



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 17 Hillside Ct
SUBDIVISION NAME Hillside Hunt
PLAT BOOK # 61 FOLIO # 122 LOT # 8 SECTION # 1
OWNER MOHAN SINTHARALINGAM

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



LOCATION INFORMATION

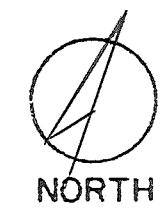
ELECTION DISTRICT 8TH
COUNCILMANIC DISTRICT 2ND
1" = 200' SCALE MAP # 050C2
ZONING RC5+RC4 (VESTED AS RC5 ONLY)

LOT SIZE 5.1207 223,058
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

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

PRIOR ZONING HEARING NONE



PREPARED BY _____ SCALE OF DRAWING: 1" = 100'

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____
2010 - 0296-A