

IN RE: PETITION FOR ADMIN. VARIANCE

S side Malbay Court; 125 feet W of
the c/l of Malbay Drive
9th Election District
3rd Councilmanic District
(1 Malbay Court)

John C. and Doris M. Manaras
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0070-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, John C. and Doris M. Manaras for property located at 1 Malbay Court. The variance request is from Section 1B02.3.A.1 (3/8/55 Section III, C.2 "A" Res.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (carport) with a 10 feet front setback in lieu of the required 25 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to expand the existing carport to allow for parking for a handicapped individual. The most affected property owner at 3 Malbay Court did not express any concern about the proposal. Petitioners' property is an irregular pie shape cul-de-sac lot.

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 August 29, 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

ORDER RECEIVED FOR FILING

Date 9-20-10

By B3

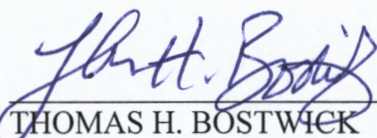
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements 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 September, 2010 that a Variance from Section 1B02.3.A.1 (3/8/55 Section III, C.2 "A" Res.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (carport) with a 10 feet front setback in lieu of the required 25 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.

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 9.20.10

By po



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 MALBAY CT.
which is presently zoned D.R.S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.1. (B.C.R.) (2/8/55 SECTION III, C.2 "A" RES.)

TO PERMIT AN OPEN PROTECTION (CARPORT) WITH A 10-FOOT FRONT SETBACK IN LIEU OF THE REQUIRED 25-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 _____
Date _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
9-20-10

BY _____

Legal Owner(s):

x JOHN C. MANARAS
Name - Type or Print _____
Signature _____
x DORIS M. MANARAS
Name - Type or Print _____
Signature _____
x 1 MALBAY CT 410.491.6224
Address _____ Telephone No. _____
x LUTHERVILLE MD 21093
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. 2011-0070-A

Reviewed By D.T. Date 8/16/10

REV 10/25/01

Estimated Posting Date 8/29/10

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

Address

City

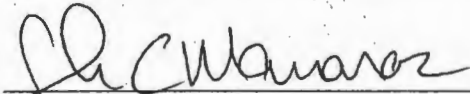
State

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 EXPAND CARPORT TO ALLOW FOR
PARKING FOR HANDICAPPED INDIVIDUAL

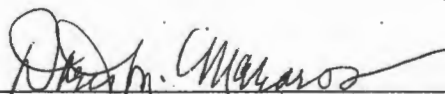
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

JOHN C. MANARAS

Name - Type or Print



Signature

DORIS M. MANARAS

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

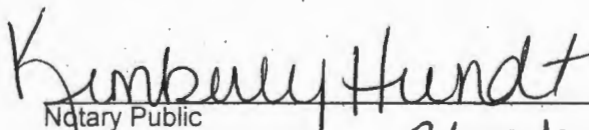
I HEREBY CERTIFY, this 16 day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John C. Manaras & Doris M. Manaras

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

9/22/2013

ZONING DESCRIPTION FOR 1 Malbay Court

Beginning at a point on the south side of Malbay Court which is 50 feet wide at a distance of 125 feet +/- west of the centerline of Malbay Drive which is 50 feet wide. Being Lot # 3 Block 8 Section #2 in the subdivision of Orchard Hills as recorded in Baltimore County Plat Book #21, Folio #30, containing 13,400 square feet. Also know as #1 Malbay Court and located in the 9th Election District, 3rd Councilmanic District.

2011-0070-A

**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: 2011-0070-A

Petitioner: MANARAS

Address or Location: 1 MALBAY CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. JOHN C. MANARAS

Address: 1 MALBAY CT.

LUTHERVILLE, MD 21093

Telephone Number: 410-491-6224

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0070 -A Address 1 MALDEN CT.

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

Filing Date: 8/16/10 Posting Date: 8/29/10 Closing Date: 9/13/10

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 20¹¹ 0070 -A Address 1 MALDEN CT.

Petitioner's Name MANARAS Telephone 410-491-6224 (C)

Posting Date: 8/29/10 Closing Date: 9/13/10

Wording for Sign: To Permit AN OPEN PROTECTION (CARPORT) WITH A 10-FOOT FRONT SETBACK IN LIEU OF THE REQUIRED 25-FEET.

WCR - Revised 7/7/08

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

No. **59323**

Date: **8/16/10**

PAID RECEIPT

BUSINESS ADMIN TIME BOM

8/15/2010 8/16/2010 09:37:35 1

RECEIVED WITHIN 100

RECEIPT # 42902 8/16/2010 0010

5 520 TOWN VERIFICATION

059323

Receipt For \$25.00

\$25.00 00 1.00 00

Baltimore County, Maryland

Rev Sub
Source/ Rev/

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

Total: **65.00**

Rec From: **JOHN MANABAS**

For: **2011-0070-A**
1 MALDEN CT.

D THOMPSON

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 20, 2010

JOHN C. AND DORIS M. MANARAS
1 MALBAY COURT
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2011-0070-A
Property: 1 Malbay Court

Dear Mr. and Mrs. Manaras:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-26-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-8-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-25-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>9-8-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-25-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-29-10</u> <u>Hoffman</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.3)
BALTIMORE COUNTY

Go Ba
View N
New Se

Account Identifier:

District - 09 Account Number - 0920662440

Owner Information

Owner Name: MANARAS JOHN C
MANARAS DORIS M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1 MALBAY CT
LUTHERVILLE MD 21093-5502
Deed Reference: 1)/16645/ 457
2)

Location & Structure Information

Premises Address
1 MALBAY CT
Legal Description
1 MALBAY CT
ORCHARD HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
60	24	589			2	8	5	2	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,040 SF	13,400.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	99,350	99,350		
Improvements:	197,860	197,860		
Total:	297,210	297,210	297,210	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
BLAKE TODD B/KATHRYN G	07/25/2002	\$197,500
Type: IMPROVED ARMS-LENGTH	Deed1: /16645/ 457	Deed2:
Seller: TROTTER PEARL HOFLER GORDON E	Date: 12/21/2001	Price: \$80,250
Type: IMPROVED ARMS-LENGTH	Deed1: /15889/ 546	Deed2:
Seller: TROTTER PEARL	Date: 06/25/1985	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6940/ 386	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

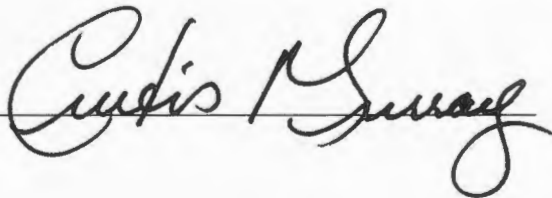
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-070- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

AUG 31 2010

ZONING COMMISSIONER

AV 9-13

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-070-A
Address 1 Malbay Court
(Manaras Property)

Zoning Advisory Committee Meeting of August 23, 2010

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

Reviewer: JWL Date: 9/8/10



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

September 14, 2010

John & Doris Manaras
1 Malbay Ct.
Lutherville, MD 21093

Dear: John & Doris Manaras

RE: Case Number 2011-0070-A, 1 Malbay Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

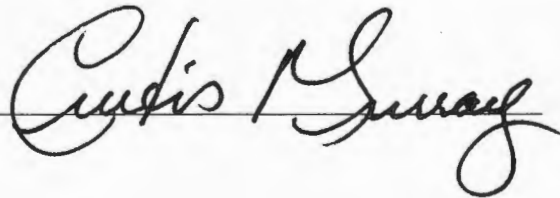
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-070- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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-09062010 -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

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop 1102

cc: File



2011-0070-A



2011-0070-A



2011-0070-A



2011-0070-A



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 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. 2011-0070-A
1 MALBAY COURT
MANADA'S 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. 2011-0070-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, appearing to read "Michael Bailey".

Foa¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Certificate of Posting

RE: Case NO. 2011-0070-A

Petitioner/Developer _____

Manaras

Date of Hearing/Closing 913/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

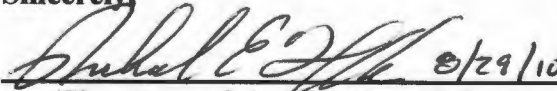
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

1 Malban Court

The sign(s) were posted on 8/29/10
(Month, Day, Year)

Sincerely,

 8/29/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0070-A

Petitioner/Developer: _____

Manaras

Date of Hearing/Closing: 9/13/10



1 Malban Court

Posting Date: 8/29/10

Richard E. Miller
(Signature and date of sign poster)

Certificate of Posting

RE: Case NO. 2011-0070-A

Petitioner/Developer _____

Manaras

Date of Hearing/Closing 913/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

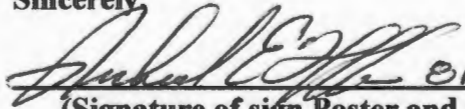
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

1 Malban Court

The sign(s) were posted on 8/29/10
(Month, Day, Year)

Sincerely,

 8/29/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2011-0070-A

Petitioner/Developer: _____

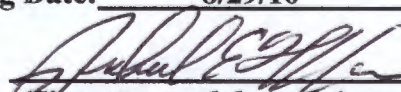
Manaras

Date of Hearing/Closing: 9/13/10



1 Malban Court

Posting Date: 8/29/10


(Signature and date of sign poster)

D.R. 10.5	square feet	20	10	25	—	30
D.R. 16	2,500 square feet					

3.B SETBACK REQUIREMENTS - PLANNING COMMISSION/BOARD

1802.3.B SETBACK REQUIREMENTS - PLANNING COMMISSION/BOARD APPROVED SUBDIVISIONS ONLY

NE (71) (55) 945X (HOUSING TYPE)	JAN. 2, 1949 to JULY 1, 1953				JULY 2, 1953 to MARCH 31, 1971				ZONE (1971) (1955)	MARCH 30, 1955 - MARCH 30, 1971				MARCH 31, 1971 - PRESENT			
	FRONT	REAR	SIDE	CORNER (SIDE STREET)	FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)		FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)	FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)
DR 1 R 40					25	20	7 (17)	40 E	DR 1 R 40	50 75E	50	20 (50)	50 75E	50	50	20 (50)	50
DR 2 R 20					25	20	7 (17)	40 E	DR 2 R 20	40 65E	40	15	40 65E	40	40	15 (40)	40
DR 3.5 R 10 A (1 or 2 FAMILIES)	25	15 (20) AVE	7	15	25	15 (20) AVE	7 (17)	40 E	DR 3.5 R 10	30 55E	30	10 (25)	30 55E	30	30	10 (25)	30
DR 5.5 R 6 B (Semi-detached)	25	15 (20) AVE	7	15	25	15 (20) AVE	7 (17)	40 E	DR 5.5 R 6	25 50E	30	0 (20)	25 50E	25	30	10	25
DR 10.5 R.G. D (TOWN HOUSES)	25	25	10 END OF GROUP	15	25	50	15	25	DR 10.5 R.G.	25	50	15	25 55E	10	50	10	10
DR 16 R.A. C (APARTMENTS)	55 TO E	20	7	—	25	25	7	15	DR 16 R.A.	30 60E	25	30	25	10	30	25	10
* FOR BLDGS. OVER 40 FT. HIGH ADD 4 INCHES FOR EACH FOOT OVER									*** 2 FAM. DWLS. USE R.G. FOR S.F.D. USE R.G. FOR TOWN HOUSES USE R.6	* SEE 1955 REGS SECT 217.5 FOR APT. BLDG. SEPARATION				* FOR SUBDIVISIONS WITH NO FDP			

GUIDE FOR OPEN PROJECTION SETBACKS

Required principal
building setback

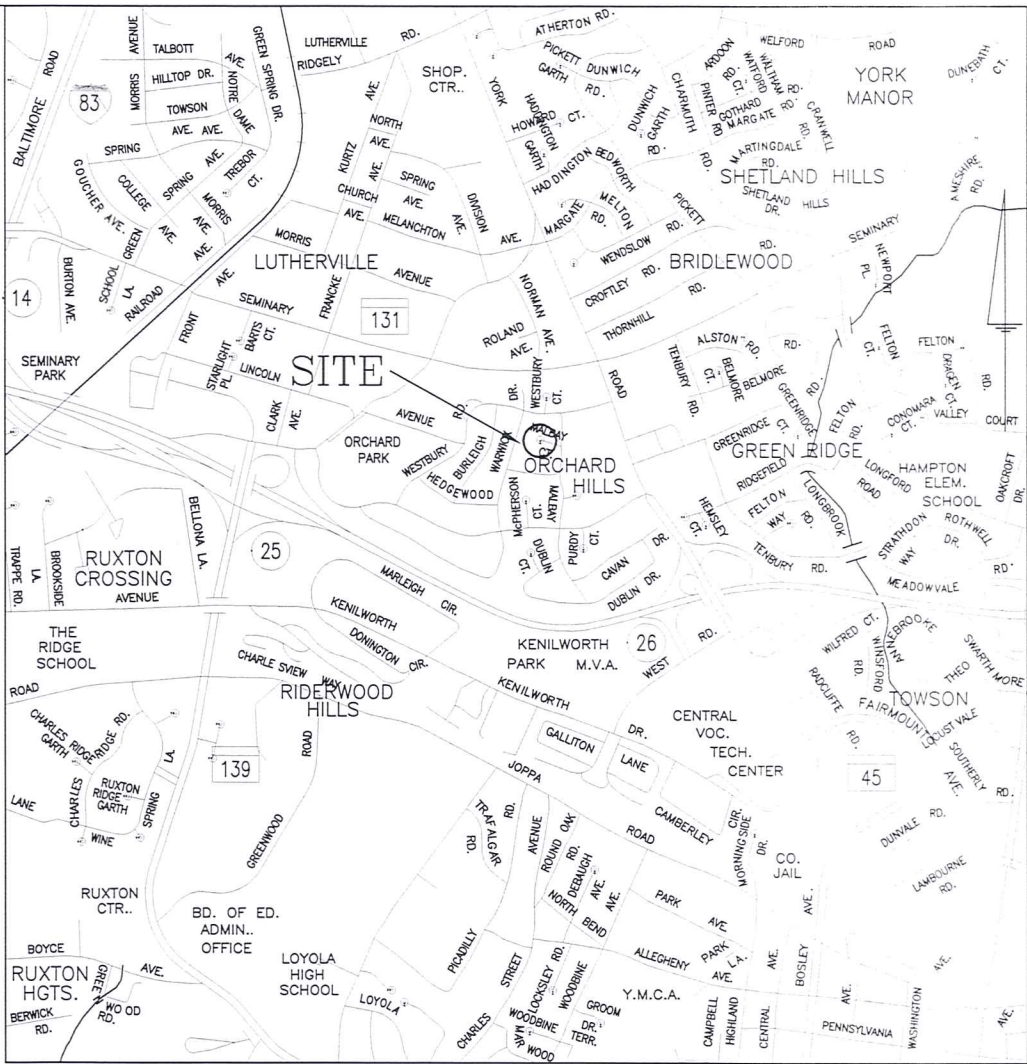
Minus 25% permitted
projection

Equals the
open porch/

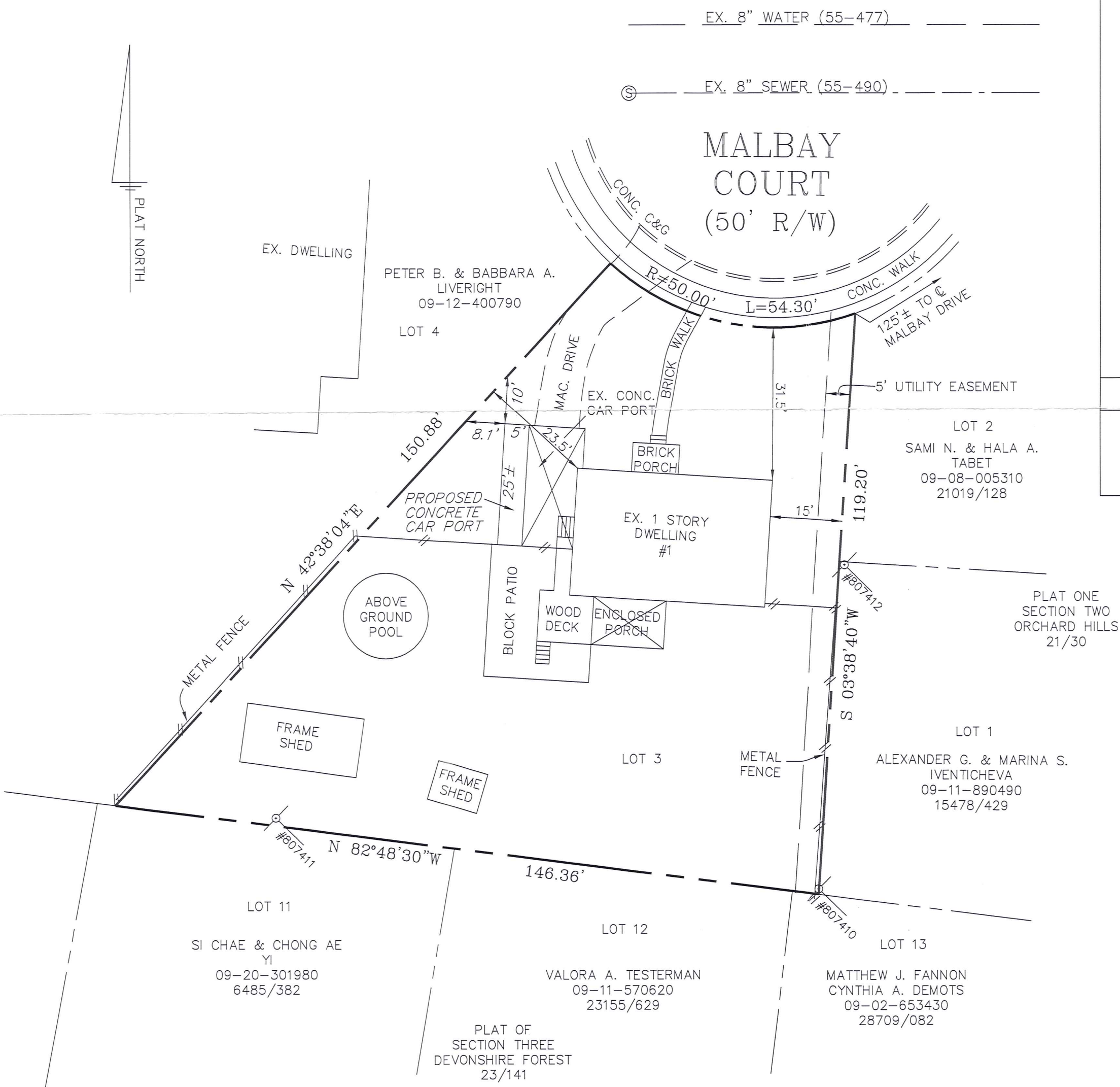
Attn: John Manarus

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS - #1 MALBAY COURT
SUBDIVISION NAME - PLAT ONE, SECTION TWO, ORCHARD HILLS
PLAT BOOK - LIBER 21 FOLIO 30
OWNER: JOHN C. & DORIS M. MANARAS
TAX NO. 09-20-662440
DEED REF. 16645/457



LOCATION MAP
SCALE: 1"=2000'



LOCATION INFORMATION		
ELECTION DISTRICT	9 th	
COUNCILMANIC DISTRICT	6 th	
1"=200 SCALE MAP	#060C3	
ZONING	DR-5.5	
LOT SIZE	0.271 ACREAGE	11,793 SQUARE FEET
SEWER	PUBLIC ☒	PRIVATE ☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
ZONING HISTORY	- NONE	
ZONING OFFICE USE ONLY		
REVIEWED BY:	ITEM #	CASE #

I, LEONARD G. BUERHAUS, THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIXED ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THE BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06 OF THE ANNOTATED CODE OF MARYLAND. THIS SURVEY IS FOR THE EXCLUSIVE USE OF JOHN C. & DORIS M. MANARAS. THERE ARE NO VISIBLE ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT WHERE SHOWN.

Leonard G. Buerhaus
LEONARD G. BUERHAUS, REGISTERED PROPERTY LINE SURVEYOR #349
LGB SURVEYS LLC
9432 BELLHALL DRIVE
NOTTINGHAM MD. 21236
410-256-3135



DATE: AUGUST 10, 2010
SCALE: 1" = 20'