

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Woodland Drive; 200 feet W
of Highview Drive
8th Election District
2nd Councilmanic District
(11303 Woodland Drive)

Martin G. and Kathleen S. Radvany
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0110-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, Martin G. and Kathleen S. Radvany for property located at 11303 Woodland Drive. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building (garage) in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to replace a 30 feet long covered walkway and existing two car carport (subject of this Petition) with a new three car garage. The structures were severely damaged during the winter blizzards of 2009-2010. The rear of the property slopes upward steeply and is held in place by a long retaining wall. The subject property contains 1.88 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. Comments were received from the Office of Planning dated October 14, 2010 which indicates that the variance is to replace a two car garage damaged by winter storms with a garage in the front yard in lieu of the rear yard. The property is known as Lot 15 in the vested subdivision of Greenwood recorded in 1955 when "A" Residence zoning was in effect. The property is improved with an existing single family dwelling and retaining walls. The property is

ORDER RECEIVED FOR FILING

Date 10-21-10

Bv PS

very steep and wooded. The location selected for the replacement of the carport with a garage is a reasonable one and should not have an adverse impact on adjacent properties. However, since a 30 feet long covered walkway or breezeway is shown connecting the garage to the front of the dwelling is a variance really necessary?

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 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.

The file contains a hand-written note from the Petition reviewer in the Zoning Review Office that since the breezeway is longer than 20 feet in length the request needs either a special hearing to approve as attached functionally or a variance. The Petitioners elected to file the request as an administrative variance.

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.

ORDER RECEIVED FOR FILING

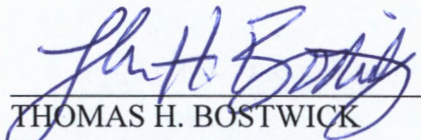
Date 10-21-10

By B

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21ST day of October, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building (garage) in the front yard in lieu of the required rear yard 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 10-21-10

By Pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 25, 2010

MARTIN G. AND KATHLEEN S. RADVANY
11303 WOODLAND DRIVE
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2011-0110-A
Property: 11303 Woodland Drive

Dear Mr. and Mrs. Radvany:

It has come to our attention that page 3 of the Order does not contain the correct signing month of **October**. This Order was signed on the 21st day of **October**, 2010. For your convenience, I have enclosed a complete Order with the correct date for your records.

We apologize for any inconvenience this may have caused.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Lisa Junker, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore MD 21209



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 21, 2010

MARTIN G. AND KATHLEEN S. RADVANY
11303 WOODLAND DRIVE
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2011-0110-A
Property: 11303 Woodland Drive

Dear Mr. and Mrs. Radvany:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Lisa Junker, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore MD 21209



ORIGINAL

KEEP
IN
FILE

TAX ACCOUNT # 0807048760

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11303 Woodland Drive
which is presently zoned RC-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) 400.1 BCZR TO PERMIT A

PROPOSED ACCESSORY BUILDING (GARAGE) IN FRONT YARD IN LIEU
OF THE REQUIRED REAR YARD

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

ORDER RECEIVED FOR FILING
10-21-10

BY [Signature]

Legal Owner(s):

Martin Radvany
Name - Type or Print

[Signature]
Signature

Kathleen S. Radvany
Name - Type or Print

[Signature]
Signature

11303 Woodland Drive 410 821 1710
Address Telephone No.

Lutherville, MD 21093
City State Zip Code

Representative to be Contacted:

Lisa Junker-Colbert Matz Rosenfelt, Inc
Name

2835 Smith Ave, Suite G 410 653 3838
Address Telephone No.

Baltimore MD 21209
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 10 day of October 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. 2011-0110-A

Reviewed By JL Date 9/21/10

REV 10/25/01

Estimated Posting Date 10/03/10

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 11303 Woodland Drive
Address
Lutherville MD 21093
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):

Existing two-car carport was damaged during winter Blizzards of 2009-2010 and needs to be removed. Property owners would like to rebuild 3-car garage and breezeway that was also damaged by the storm. The practical difficulty is the existing conditions of the property includes steep grade, which is supported by a retaining wall, leaving the proposed location and replacement of existing structure as only alternative.

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.

Martin G. Radvany
Signature
Martin G. Radvany
Name - Type or Print

Kathleen J. Radvany
Signature
Kathleen J. Radvany
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this ^{KSR} 9th ^{month} 10th day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared.

Kathleen S. Radvany MARTIN G. RADVANY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Deborah L. Brown
10/21/10

Deborah L. Brown
Notary Public
My Commission Expires 1-19-2012

To H₂O. #0110 9/21/10

PER APPLICANT

AFTER SEVERAL ZONING STAFF REVIEWS AT COUNTER
FOR PERMIT ~~XXXX~~ LOCATION) IN FRONT YD.
DETERMINED

DETERMINED
~~DETERMINED~~ ~~NEEDED~~ VARIANCE.

APPARENTLY THIS IS DUE TO THE GREATER
THAN 20 FT. LONG BREEDWAY ATTACHMENT

(30 FT SHOWN) THE LENGTH NEEDS EITHER

A SPH TO APPV AS ATTACHED FUNCTIONALLY
OR A VARIANCE. AT THE PET. FILING

A VARIANCE WAS REQUESTED

✓✓

0110

ZONING DESCRIPTION FOR 11303 WOODLAND DRIVE, LUTHERVILLE, MARYLAND

Beginning at a point on the Northeast side of the Woodland Drive which is
36 feet wide at the distance of 200 feet west of the centerline of the nearest
improved intersecting street Highview Drive which is 34 feet wide.

Being Lot # 15, Block 21, Section # E in the subdivision of Greenwood
as recorded in the Baltimore County Plat Book # 21, Folio # 44, containing 1.88 acres.

Also know as 11303 Woodland Drive , Lutherville, Maryland 21093 and located in the
08 Election District, 02 Councilmatic District.

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

No. **59514**

Date: **9/21/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DEM
 9/22/2010 9/21/2010 11:41:53 1

REG 0601 WALKIN JUDGE JR
 >>RECEIPT N 473029 9/21/2010 OFUN

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

Rep: 5 520 ZONING VERIFICATION

CR NO. 059514

Recpt Tot \$65.00

\$65.00 CR \$65.00 CA

Baltimore County, Maryland

Total: **65.00**

Rec From: _____
 For: **RV FILING 11303 WOODLAND DR**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 10/03/10

Case Number: 2011-0110-A

Petitioner / Developer: MARTIN RADVANY~COLBERT, MATZ & ROSENFELT, INC.

Date of Hearing (Closing): OCTOBER 18, 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:
11303 WOODLAND DRIVE

The sign(s) were posted on: OCTOBER 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)

ORIG GIVENTO APP
HAS POSTER**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 20¹¹~~00~~- 0110 -A Address 11303 WOODLAND DRContact Person: JL LEWIS Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 9/21/10 Posting Date: 10/03/10 Closing Date: 10/18/10

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~~00~~- 0110 -A Address 11303 WOODLAND DRPetitioner's Name MARTIN RADVANY Telephone 410 821 1710Posting Date: 10/03/10 Closing Date: 10/18/10Wording for Sign: To Permit A PROPOSED ACCESSORY BUILDING (DETACHED GARAGE) ~~WAS~~ LOCATED IN FRONT YARD IN LIEU OF THE REQUIRED REAR YARD

WCR - Revised 7/7/08

**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/neighbor 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: 2011-0110-A
Petitioner: Martin and Kathleen Radvany
Address or Location: 11303 Woodland Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Colbert Matz Rosenfelt, Inc.
Address: attn: Lisa Junker
2835 Smith Avenue, Suite G
Baltimore, MD 21209
Telephone Number: 410-653-3838



BALTIMORE COUNTY
MARYLAND

RECEIVED

OCT 21 2010

Colbert Matz Rosenfelt, Inc.

JAMES T. SMITH, JR.
County Executive

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

October 19, 2010

Martin & Kathleen Radvany
11303 Woodland Dr.
Lutherville, MD 21093

Dear: Martin & Kathleen Radvany

RE: Case Number 2011-0110-A, 11303 Woodland Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 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
Lisa Junker: Colbert Matz Rosenfelt, Inc.; 2835 Smith Ave Ste. G; Baltimore, MD 21209

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2010
Item Nos. 2011- 103, 106, 107, 108,
109, 110, 111, 112, 113, 115, 116,
117, 118, 119, 120, 121 and 122

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-10182010 -NO COMMENTS.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room III
1 Stop #1105
1 West Chesapeake Avenue
Towson, Maryland 21204

October 4, 2010

ATTENTION: Kristen Mathews
ZAC Agenda Oct. 18, 2010

The Baltimore County Fire Department has no comments on the following case numbers:

2011-0102-A	Kingston Park La.
2011-0103-SPHA	Harrison Ave.
2011-0106-A	Valleyfield Rd.
2011-0107-SPHA	Emmanuel Ct.
2011-0108-A	Locust Ave.
2011-0110-A	Woodland Dr.
2011-0111-A	Monaghan Ct.
2011-0112-SPHA	Oakleigh Rd.
2011-0113-A	Stoney Batter Rd.
2011-0114-A	New Section Rd.
2011-0115-SPH	Hanover Pike
2011-0116-A	Meandering Dr.
2011-0117-A	Cockeys Mill Rd.
2011-0118-A	Cedarside Dr.
2011-0119-A	Linwood Ave.
2011-0120-A	Sue Grove Rd.
2011-0121	Burnbrae Rd.
2011-0122-A	Mt. Carmel Rd.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-110 Administrative Variance**

The petitioners request an administrative variance to replace a two-car carport damaged by winter storms with a garage in the front yard in lieu of the rear yard. The property is known as Lot 15 in the vested subdivision of Greenwood recorded in 1955 when "A" Residence zoning was in effect. The property is improved with an existing single-family dwelling and retaining walls.

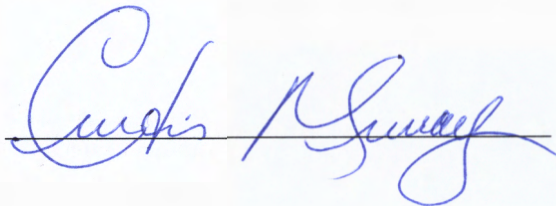
SUMMARY OF RECOMMENDATIONS:

The property is very steep and wooded. The location selected for the replacement of the carport with a garage is a reasonable one and should not have an adverse impact on adjacent properties.

However, since a 30' long covered walkway or breeze way is shown connecting the garage to the front of the dwelling, is a variance really necessary?

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

OCT 18 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 26, 2010
SUBJECT: Zoning Item # 11-110-A
Address 11303 Woodland Drive
(Radvany Property)

RECEIVED

OCT 26 2010

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 4, 2010.

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The proposed garage (building permit) will need Groundwater Mgmt. review. The existing well is in the vicinity. Also, note that there is a State – MDE groundwater contamination case at this location (MTBE detected in the water). – *Dan Esser; Groundwater Management*

Forest Conservation Regulations may be addressed with a Single Lot Declaration of Intent. – *Gris Batchelder; Environmental Impact Review*



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

State Highway
Administration

Beverly K. Swalm-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

*Closing
10/18/10*

Date: Oct. 15, 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. 2011-0110-A
11303 WOODLAND DR.
RADVANT 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. 2011-0110-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,

Michael P. Bailey
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Closing
10/18/10

fixed to ZC 10/28/10
closing date: 10/18/10

Neighbors of the Radvanys

11302 -11306 Woodland Drive, Lutherville, MD 21093-3516

October 13, 2010

Zoning Review Bureau
Dept. of Development & Management
County Office Building
111 West Chesapeake Ave.
Towson, MD 21204

RE: Case #2011-0110A

Martin and Kathy Radvany, who live at 11303 Woodland Drive, are our neighbors. The big snowstorm of 2010 caved in the roof of their carport, which is located on the south side of their driveway. They wish to build a garage on the site of the damaged carport. We neighbors understand that, because the carport is toward the front of their lot relative to the house, Baltimore County requires them to get a zoning variance.

We, the undersigned neighbors, support the petition of the Radvanys for the zoning variance. Please approve it.

Miriam W. Kelly

Miriam Winder-Kelly, 11306 Woodland Drive
410-823-8913

Philip Filner

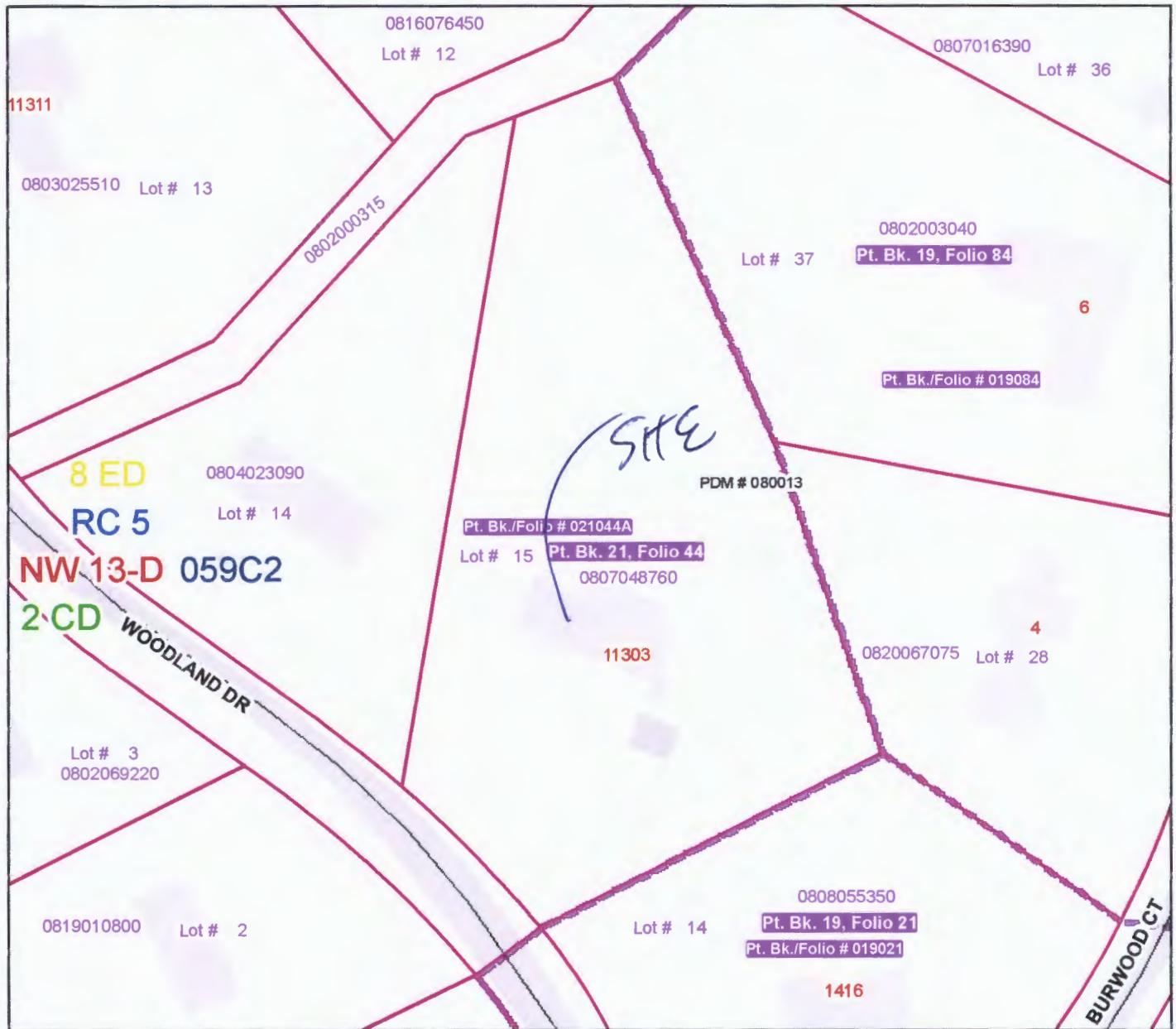
Philip Filner, 11305 Woodland Drive
410-337-6728

Susan Wootton

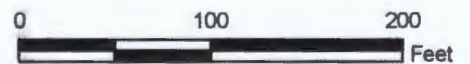
Susan Wootton, 11302 Woodland Drive
410-583-1958

0110

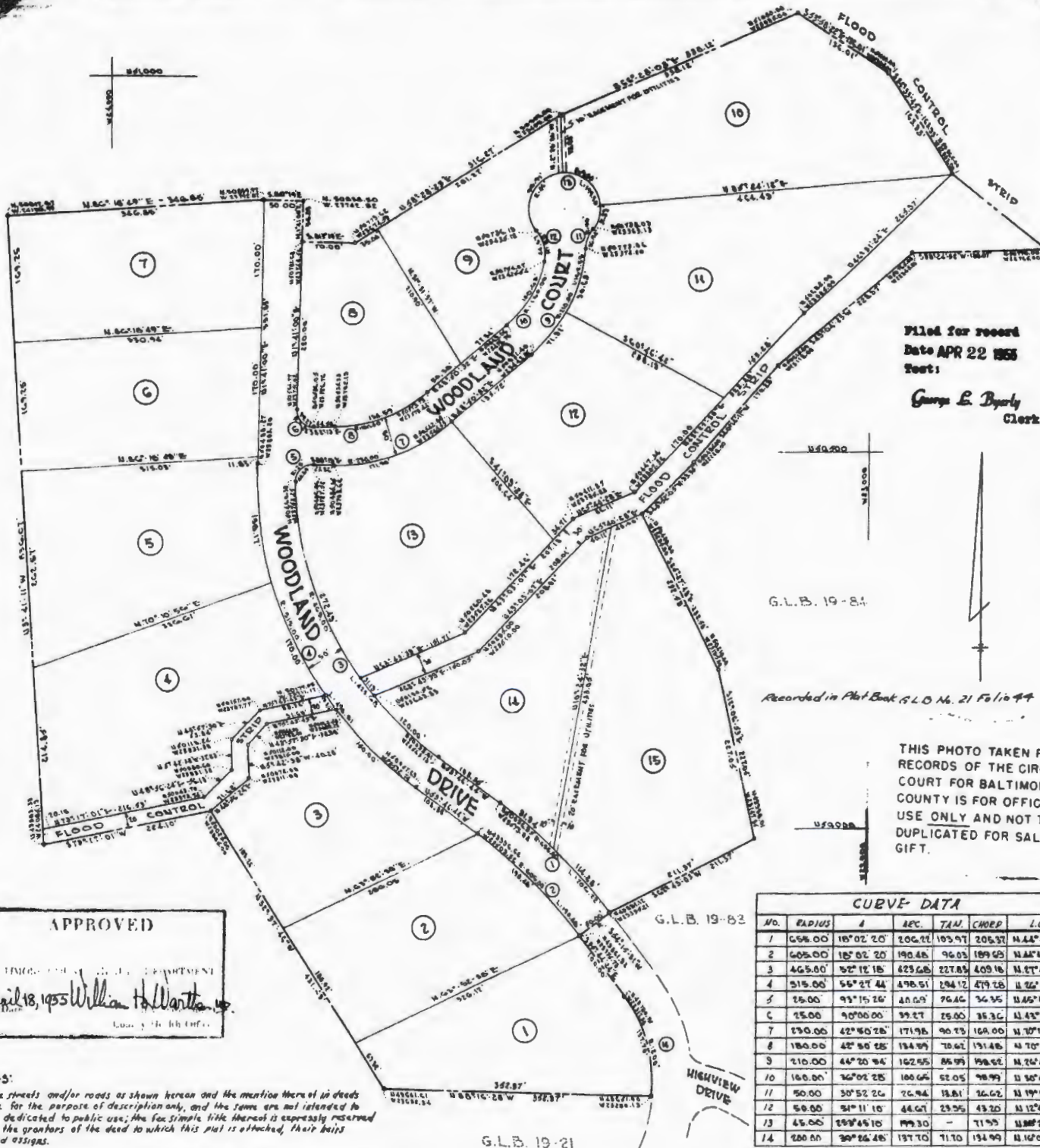
11303 Woodland Drive



Publication Date: September 21, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 100 feet



Filed for record
Date APR 22 1955
Test:

George E. Byrly
Clerk

G.L.B. 19-84

Recorded in Plat Book G.L.O. No. 21 Folio 94

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE
COUNTY IS FOR OFFICIAL
USE ONLY AND NOT TO BE
DUPLICATED FOR SALE OR
GIFT.

APPROVED

BALTIMORE COUNTY DEPARTMENT

April 18, 1955 William H. Wantha, Jr.
Clerk of the Circuit Court

NOTES:

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use; the fact that the title hereon is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates shown on this plat are based on the Metropolitan District of Baltimore County Coordinate System.

The requirements of sections 78A, 78B and of Article 17 of the Annotated Code of Md., 1959 Edition (Title: Clerks of Court, Sub-title: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers here have been complied with.

Greenwood, Inc.
George E. Byrly, Pres.
E. F. Raphael, Sec.
216, 1400 JEFFERSON AVE.
BALTIMORE, MD.

GRANSPRING AVE. & HIGHVIEW DR.
JOTTREVILLE, MD.

SECTION "E" GREENWOOD

8TH ELECTION DIST BALTIMORE CO., MD.

SCALE: 1"=100'

DEC. 17, 1954

OK-JAF 4-19-55

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY

By: [Signature]
Road Engineer

4/19/55
DATE

APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION

By: [Signature] R. D. Dietz
Director

Apr. 18, 1955
DATE

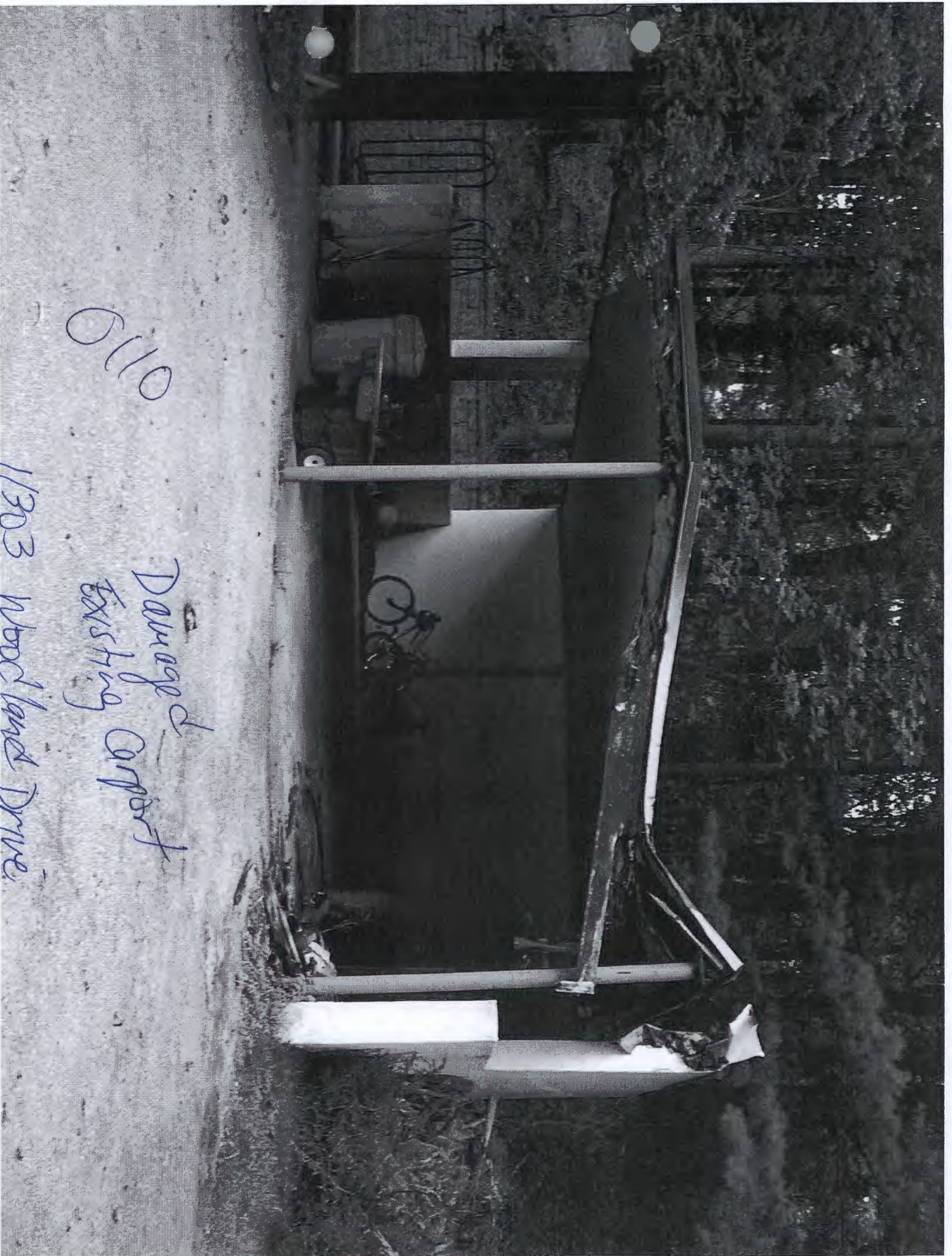
E. F. RAPHAEL & ASSOCIATES

REGISTERED LAND SURVEYORS
17 W. PENNA. AVE.
YORK, PA. TOWSON, MD.



0110

Removed
Damaged
Grease trap



0110

Damaged
Existing Airport

11303 Woodland Drive

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

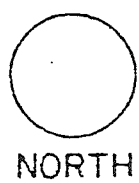
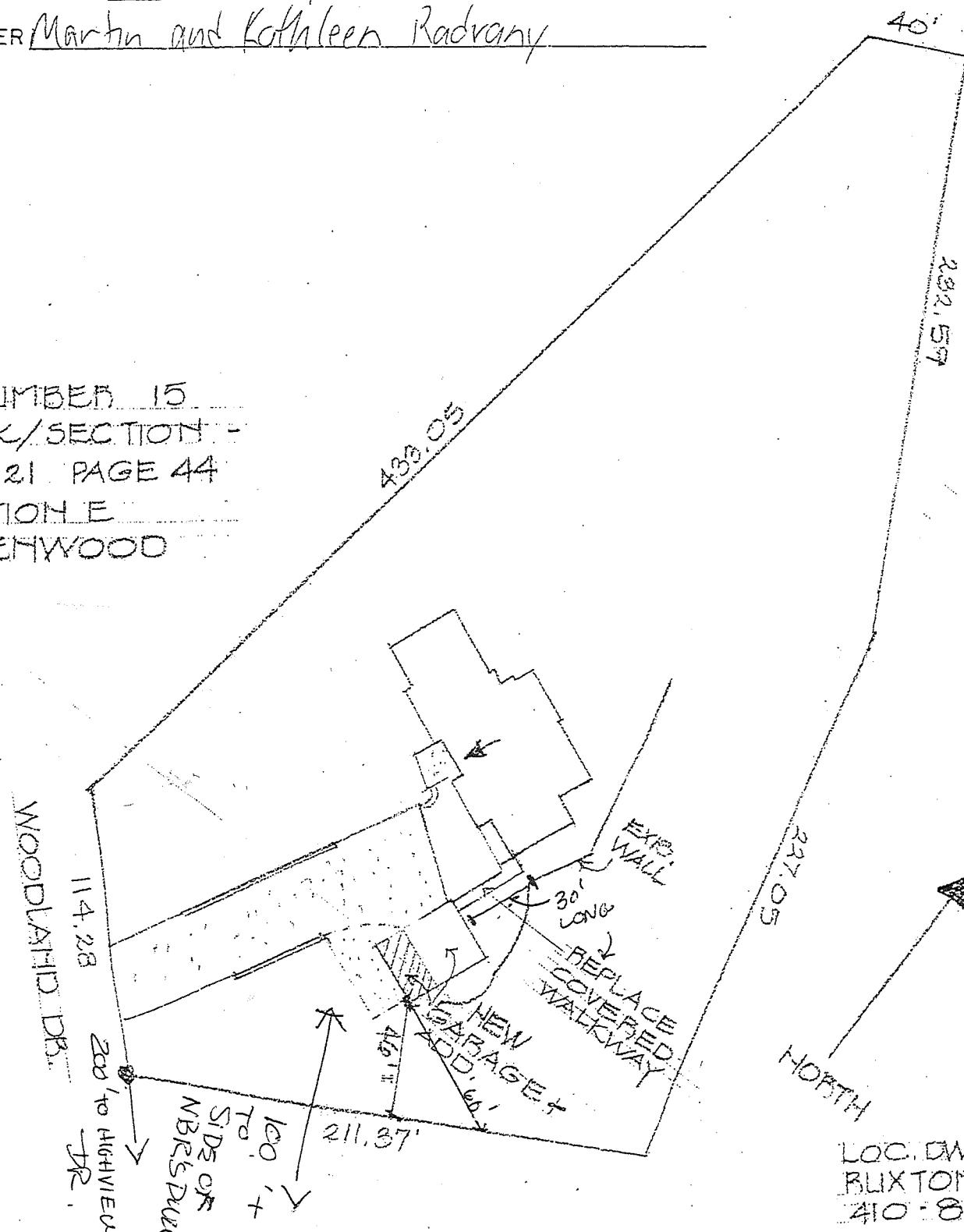
PROPERTY ADDRESS 11303 Woodland Drive, 21093 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Greenwood

PLAT BOOK # 21 FOLIO # 44 LOT # 15 SECTION # E

OWNER Martin and Kathleen Radvany

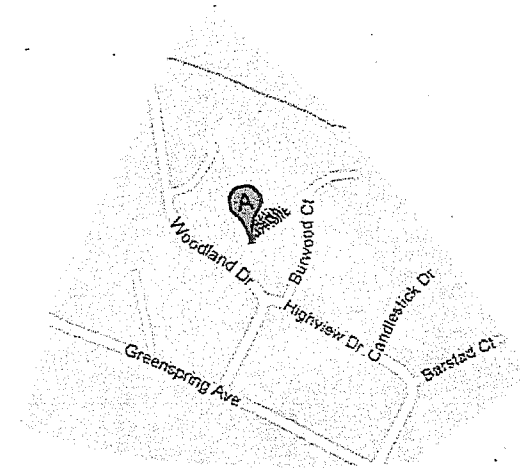
LOT NUMBER 15
BLOCK/SECTION E
BOOK 21 PAGE 44
SECTION E
GREENWOOD



PREPARED BY Ruxton Design Corporation

SCALE OF DRAWING: 1" = 60'

LOC. DWG. 11/24/09
RUXTON DES. CORP.
410-823-5000



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 2
1" = 200' SCALE MAP # 059C2
ZONING RC 5
LOT SIZE 1.88 81,892.80
ACREAGE SQUARE FEET
SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☐ PUBLIC ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY JL ITEM # 2011-0110-A CASE #