



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 12, 2012

Lissen & Ronald Tutrone
616 Greenwood Road
Baltimore, MD 21204

Re: Spirit & Intent; Zoning Case #2011-0203-A; 616 Greenwood Road; 9th Election District

Dear Mr. and Mrs. Tutrone:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the applicable zoning case, the following has been determined.

Your proposed modifications to the approved site plan in the subject case shows a smaller 20' x 40' in-ground swimming pool, and a smaller 16' x 24' pool house/pavilion to be relocated behind the proposed pool, both remaining in the side yard. Since the proposed structures are to be smaller and will meet the minimal zoning setback and meet the county's Building Code, then your request is **approved** as being within the Spirit and Intent of the subject case. Please bring this letter with you when applying for a construction permit.

The foregoing is merely an informal opinion; it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruno Rudaitis".

Bruno Rudaitis
Zoning Review

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Greenwood Road, 320 feet S
of the c/l of Joppa Road
9th Election District
5th Councilmanic District
(616 Greenwood Road)

Ronald F. and Lissen T. Tutrone
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0203-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Ronald F. and Lissen T. Tutrone for property located at 616 Greenwood Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit accessory structures (pool and pool house) to be located in the side yard with a height of 22 feet in lieu of the required rear yard and allowed 15 feet height, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an in-ground swimming pool measuring 20 feet x 62 feet and a pool house/pavilion measuring 22 feet x 26 feet. After conducting a comprehensive site analysis, the architect determined that the only feasible location for the pool and pool house is in the side yard area of the property. In order to maintain appropriate architectural and aesthetic compatibility with the existing dwelling, the proposed pool house needs to be 22 feet high. Although not mentioned in the variance request, Petitioners also desire to construct a concrete spa measuring 9 feet x 9 feet to be located in the side yard in lieu of the rear yard. Petitioners' property contains 2.18 acres and is served by private water and sewer.

ORDER RECEIVED FOR FILING

Date 2-3-11

By [Signature]

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 January 19, 2011 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes. In addition, the Office suggested the following conditions: Preserve the existing vegetation on the southern property line. Screen the southern side of the proposed driveway with vegetation to buffer the view of the proposed pool house from Greenwood Road.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 12, 2011 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 Administrative Law Judge, 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. I will not require the Petitioners to screen the southern side of the proposed driveway with vegetation to buffer the view of the proposed pool house from Greenwood Road. The pool house is to be located over 294 feet from Greenwood Road.

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

ORDER RECEIVED FOR FILING

Date 2-3-11

2

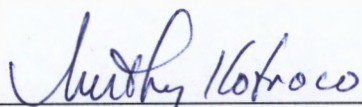
By [Signature]

requested variance should be granted. The granting of this variance request shall also include the concrete spa measuring 9 feet x 9 feet to be located in the side yard in lieu of the rear.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 3rd day of February, 2011 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit accessory structures (pool and pool house) to be located in the side yard with a height of 22 feet in lieu of the required rear yard and allowed 15 feet height, respectively 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 Petitioners 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 or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 2-3-11

By jm



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 3, 2011

RONALD F. AND LISSEN T. TUTRONE
616 GREENWOOD ROAD
BALTIMORE MD 21204

Re: Petition for Administrative Variance
Case No. 2011-0203-A
Property: 616 Greenwood Road

Dear Mr. and Mrs. Tutrone:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Astin Childs Architecture, Chickenranch Design Studio, 16260 Falls Road, Monkton
MD 21111

TAX ID # 1600002513



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 616 Greenwood Road
which is presently zoned DR.2

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 ACCESSORY STRUCTURES (POOL AND POOL HOUSE) TO BE
LOCATED IN THE SIDE YARD WITH A HEIGHT OF 22-FEET IN LIEU OF
THE REQUIRED REAR YARD AND 15-FEET, RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Ronald & Lissen Tutrone

Name - Type or Print

Signature

Name - Type or Print

Signature

616 Greenwood Road

Address

Telephone No.

Baltimore, Maryland 21204

City

State

Zip Code

Representative to be Contacted:

Austin Childs

Name

16260 Falls Road

410-472-2488

Address

Monkton, Maryland 21111

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. 2011-0203-A

Reviewed By D.T.

Date 1/3/11

REV 10/25/01

Estimated Posting Date 1/16/11

ORDER RECEIVED FOR FILING

Date 2-3-11

By [Signature]

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.

616 Greenwood Road

That the Affiant(s) does/do presently reside at

Address

Baltimore, Maryland 21204

City

State

Zip Code

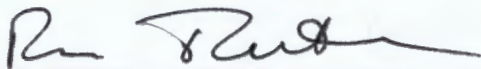
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The Tutrone family wishes to construct a pool and pavilion on their property. After conducting a comprehensive site analysis, we have determined that the only feasible location for the pool and pavilion is in the side yard area of the lot, as shown on the attached site plan.

Further, we have concluded that, in order to maintain appropriate architectural and aesthetic compatibility with the existing house, the proposed pavilion needs to be approximately 22 ft. high. This is illustrated in the attached photos and sketch.

The neighbors have reviewed the proposed design, and are in full support of the project.

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

Ron Tutrone

Name - Type or Print



Signature

Lissen Tutrone

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of December, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ron & Lissen Tutrone

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

8/28/2011

REV 10/25/01

2011-0203-A

**ZONING DESCRIPTION for the
TUTRONE PROPERTY, 616 GREENWOOD ROAD,
TOWSON, MARYLAND 21204**

Beginning at a point on the West side Greenwood Road, which is 30 ft. wide at the distance of 320 ft. south of the centerline of the nearest intersecting street, Joppa Road, which is 40 ft. wide, thence running S 05°53' 00"E 268 ft., thence N 84°07' 00"W 15 ft., thence S 79°46' 11" W 71.27 ft., thence N 84°07'00" W 107.47 ft., thence N 73°30'00" W, 224.12 ft., thence N 01°16'00" E 168.89 ft., thence N 79°53'02" E 163.15 ft., thence S 84°07'00" E 178 ft., thence N 72°00'52" E 81.99 ft., thence S 84°07'00" E 15ft. to the point of beginning, containing 2.18 acres.

2011-0203-A

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

No. **62292**

Date: **1/3/11**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 1/04/2011 1/03/2011 09:34:09 2
 REC 4505 WALCH 0000 000
 RECEIPT # 557930 1/03/2011 09:34
 5 528 201100 VERIFICATION
 01. 062292
 Recpt tot 175.00
 \$150.00 01 \$1.00 0A
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00
Total:								75.00

Rec From: **AUSTIN CHILDS**

For: **2011-0203-A**
616 GREENWOOD RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 1/14/2011

Case Number: 2011-0203-A

Petitioner / Developer: TUTRONE~AUSTIN B. CHILDS,AIA

Date of Hearing (Closing): JANUARY 31, 2011

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:
616 GREENWOOD ROAD

The sign(s) were posted on: JANUARY 12, 2011



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)

**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: 2011-0203-A

Petitioner: TUTRONE

Address or Location: 616 GREENWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. AUSTIN CHILDS

Address: 16260 FALLS RD.

MONKTON, MD 21111

Telephone Number: 410-472-2488

Revised 7/11/05 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0203 -A Address 616 GREENWOOD RD.

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

Filing Date: 1/3/11 Posting Date: 1/16/11 Closing Date: 1/31/11

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- 0203 -A Address 616 GREENWOOD RD.

Petitioner's Name TUTRONE Telephone 410-340-0012 (AUSTIN CHILDS - CELL)

Posting Date: 1/16/11 Closing Date: 1/31/11

Wording for Sign: To Permit ACCESSORY STRUCTURES (POOL AND POOL HOUSE)
TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 22-FEET IN HEIGHT
OF THE REQUIRED REAR YARD AND 15-FEET, RESPECTIVELY.

WCR - Revised 7/7/08



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 25, 2011

Ronald & Lissen Tutrone
616 Greenwood Road
Baltimore, Maryland 21204

Dear Mr. & Mrs. Tutrone:

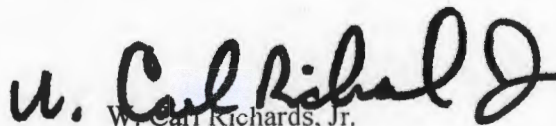
RE: Case Number 2011-0203, Address 616 Greenwood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 16, 2011. 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:rjc

Enclosures

c: People's Counsel
Austin Childs 16260 Falls Road Monkton MD 21111



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, Chief
Fire Department

Closing
1-31

January 6, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **January 24, 2011**

Item No.:

Administrative Variance: 2011-0203A - 0204A

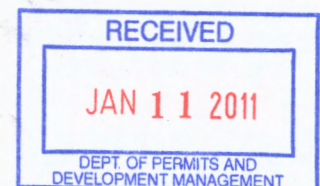
Special Hearing: 2011-0202-SPH

Variance: 2011-0202-SPH

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 7, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For January 31, 2011
Item Nos. 2011- 202, 203 and 204

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-01312011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: January 19, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

RECEIVED

FEB 02 2011

SUBJECT: 11-203 – Administrative Variance

ZONING COMMISSIONER

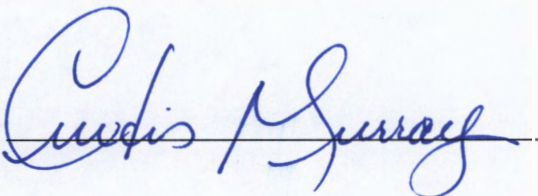
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pool house) with a height of 22 feet in lieu of the maximum permitted 15 feet and a pool to be located in the side yard in lieu of the required rear yard provided the following conditions are met:

1. Preserve the existing vegetation on the southern property line.
2. Screen the southern side of the proposed driveway with vegetation to buffer the view of the proposed pool house from Greenwood Road.
3. 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 or kitchen facilities.
4. The accessory structure shall not be used for commercial purposes.

The property is located in the Ruxton Riderwood Lake Roland Design Review Panel Area. It has been determined that the proposed pool house is less than 50% of the existing structure, therefore the project does not need Design Review Panel approval.

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

Prepared by:
JM/LL: CM



RECEIVED

JAN 21 2011

ZONING COMMISSIONER

AV
1-31-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



FEB 04 2011

ZONING COMMISSIONER

TO: Office of Administrative Law

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 2, 2011

SUBJECT: Zoning Item # 11-203-A
Address 616 Greenwood Road
(Tutrone Property)

Zoning Advisory Committee Meeting of January 24, 2011.

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

1. A proposed pool and/or pool house (bldg. permit) will need Groundwater Mgmt. review, for well and septic setbacks.

Reviewer: Dan Esser; Groundwater Management



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

State Highway
Administration

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

Maryland Department of Transportation

Date: Jan. 12, 2011

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

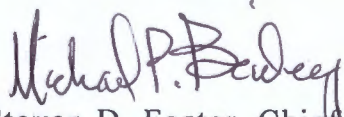
RE: Baltimore County
Item No 2011-0203-A
616 GREENWOOD ROAD
TRUTHONE PROPERTY
ADMIN. VARIANCE

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. 2011-0203-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Access Management Division

SDF/mb

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 1600002513

Owner Information

Owner Name:	TUTRONE RONALD F TUTRONE LISSEN T	Use:	RESIDENTIAL
Mailing Address:	616 GREENWOOD RD BALTIMORE MD 21204-3728	Principal Residence:	YES
		Deed Reference:	1) /12447/ 395 2)

Location & Structure Information

Premises Address	Legal Description
616 GREENWOOD RD	2.184 AC WS GREENWOOD ROAD 121 S JOPPA ROAD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	6	1046						2	Plat Ref:

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	5,346 SF	2.18 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	234,780	234,700		
Improvements:	1,038,960	1,069,300		
Total:	1,273,740	1,304,000	1,273,740	1,283,826
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MCDONALD HENRY C	Date:	10/20/1997	Price:	\$460,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/12447/ 395	Deed2:	



ARCH. SHINGLES TO
MATCH EXIST.

STUCCO FINISH TO
MATCH EXIST.

BRICK VENEER TO
MATCH EXIST.

FRONT ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



ROOF PITCH TO
MATCH EXIST.

ARCH. SHINGLES TO
MATCH EXIST.

STUCCO FINISH TO
MATCH EXIST.

BRICK VENEER TO
MATCH EXIST.

SIDE ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



2011-0203-A



2011-0203



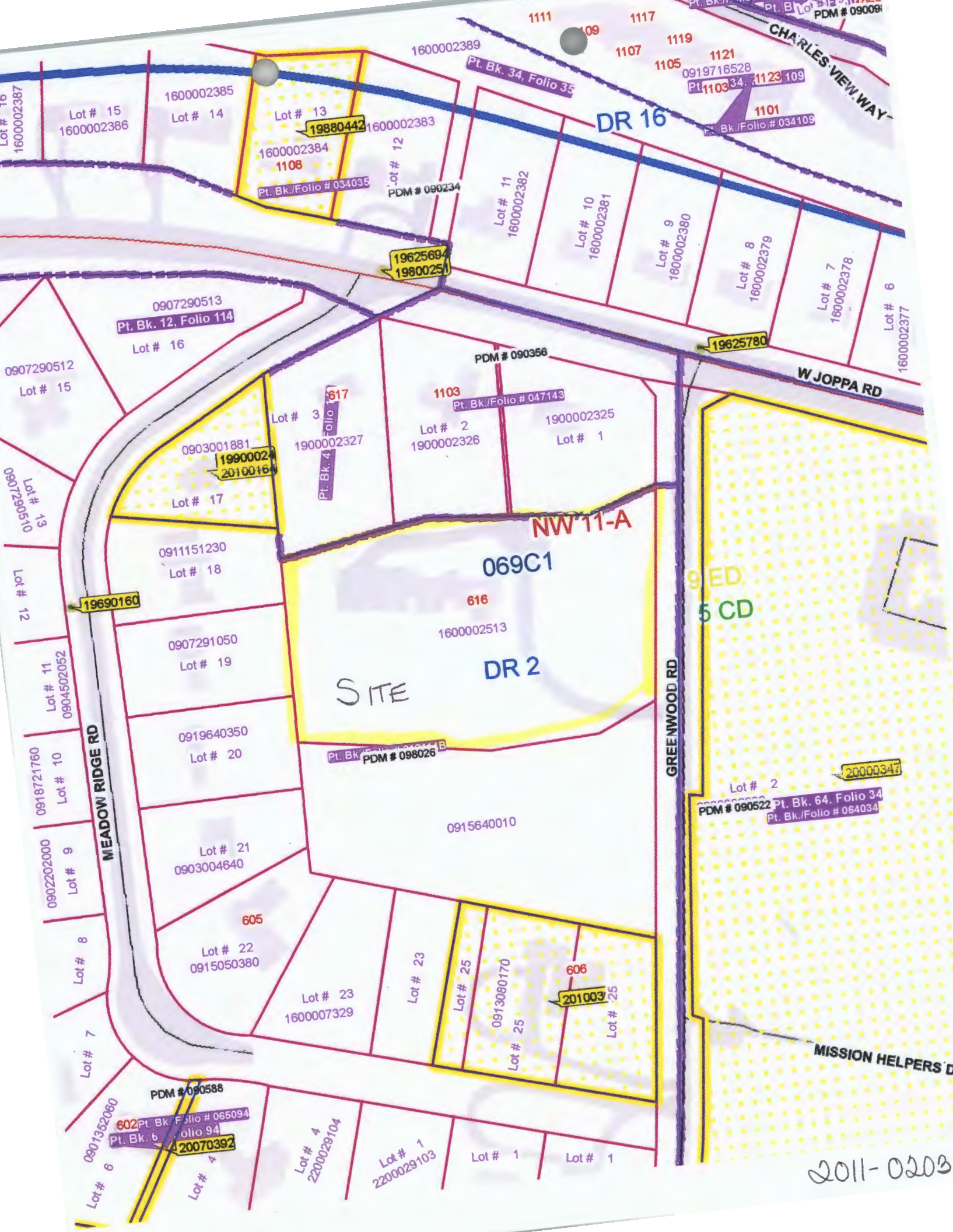
2011-0203-A



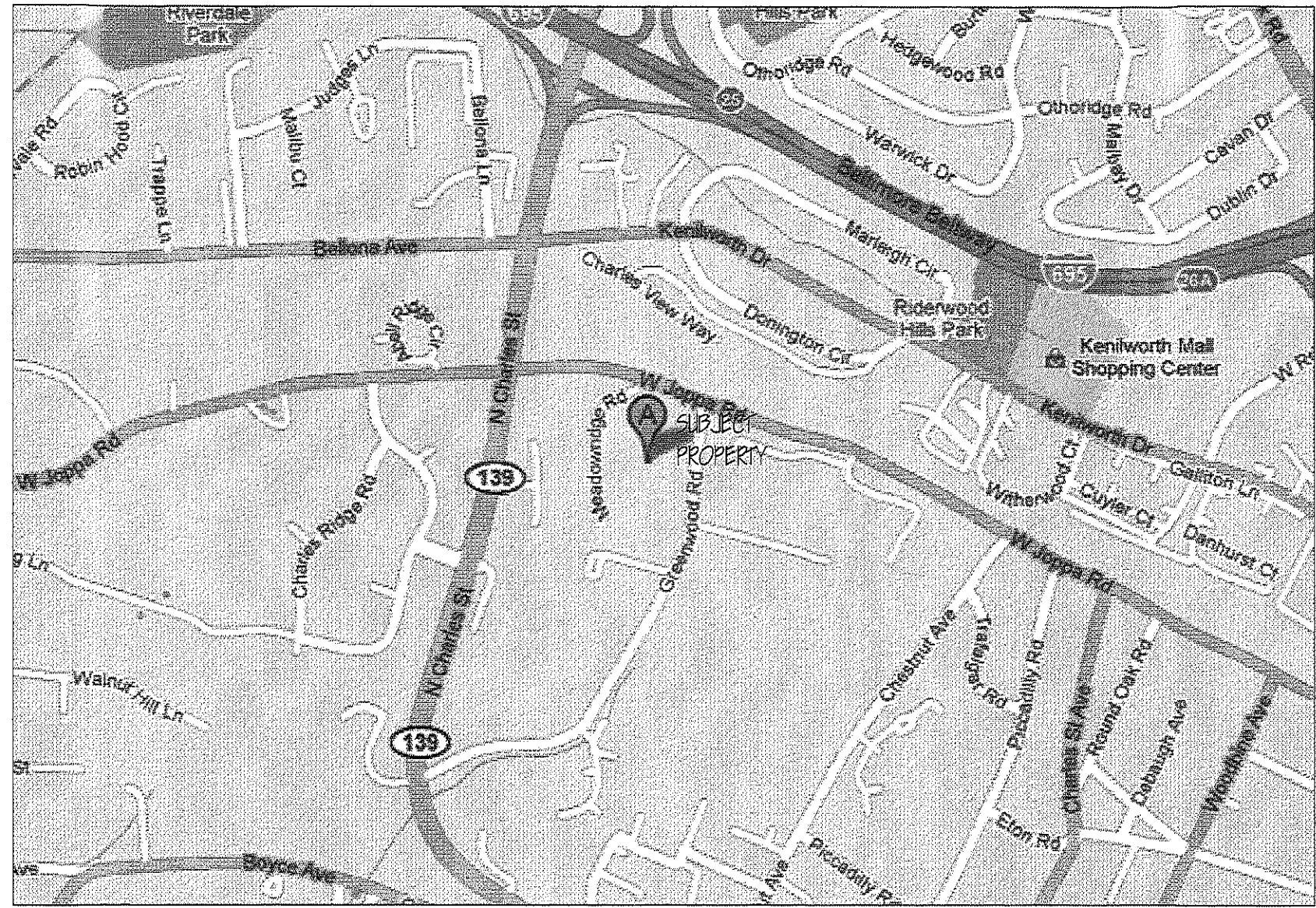
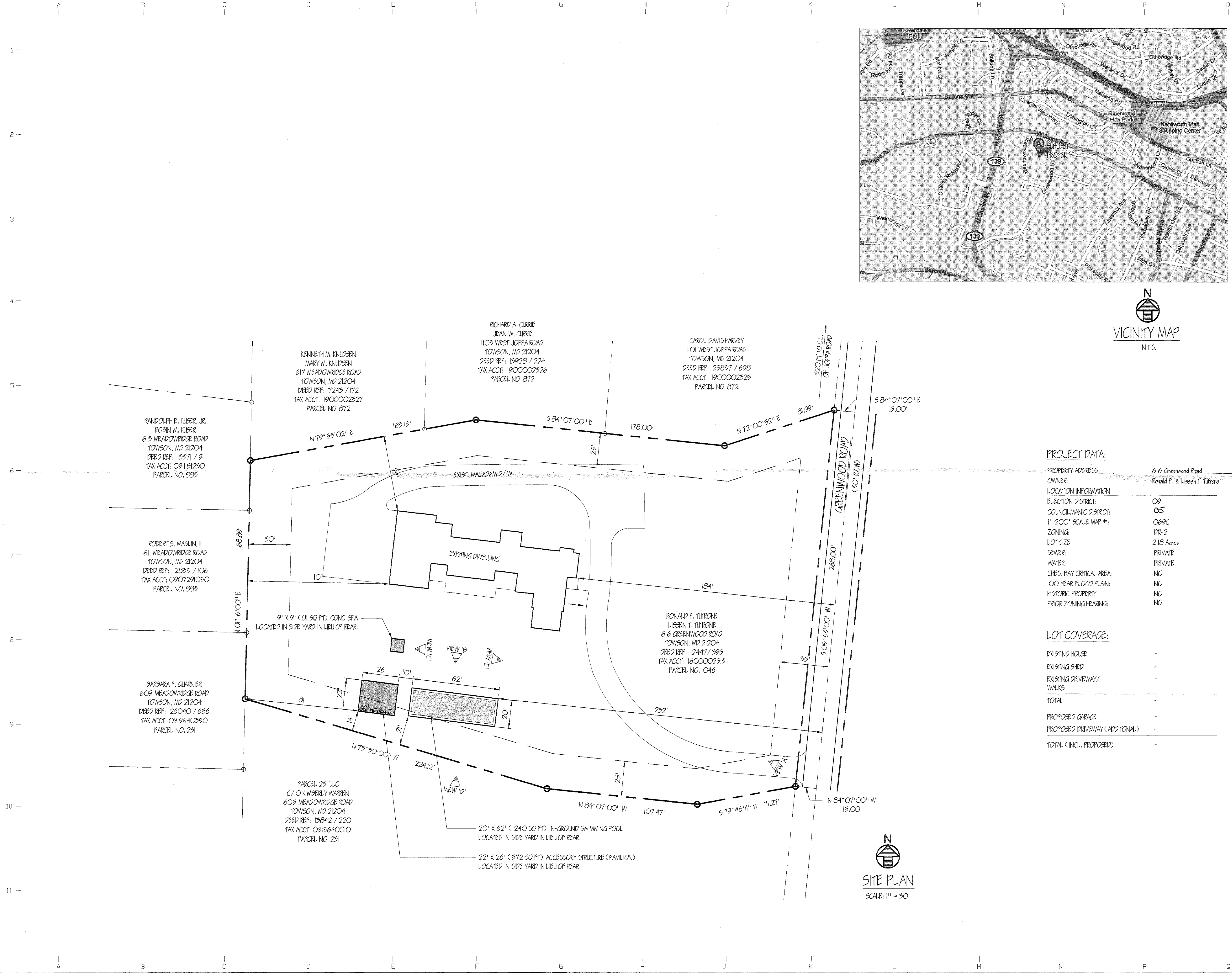
2011-0203-A



2011-0203-



2011-0203



VICINITY MAP
N.T.S.

THE TUTRONE RESIDENCE

POOL & POOL HOUSE

616 Greenwood Road
Towson, MD 21204

PROJECT DATA:

PROPERTY ADDRESS:	616 Greenwood Road
OWNER:	Ronald F. & Lissen T. Tutrone
LOCATION INFORMATION:	
ELECTION DISTRICT:	09
COUNCILMANIC DISTRICT:	05
1"=200' SCALE MAP #:	069CI
ZONING:	DR-2
LOT SIZE:	2.18 Acres
SEWER:	PRIVATE
WATER:	PRIVATE
CHES. BAY CRITICAL AREA:	NO
100 YEAR FLOOD PLAN:	NO
HISTORIC PROPERTY:	NO
PRIOR ZONING HEARING:	NO

LOT COVERAGE:

EXISTING HOUSE	-
EXISTING SHED	-
EXISTING DRIVEWAY/ WALKS	-
TOTAL	-
PROPOSED GARAGE	-
PROPOSED DRIVEWAY (ADDITIONAL)	-
TOTAL (INCL. PROPOSED)	-

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No.	Date	Item
REVISIONS		

Drawn	
Checked	
Approved	

austin b childs architecture
chickenranch design studio
16260 falls road
monkton, maryland 21111
410.472.2488
achildsaia@msn.com

2011-0203-A

SITE PLAN	
CONTRACT NO.	
SCALE	1" = 30'
DATE	DECEMBER 2, 2010
SP.1	

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE