

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Brett Manor Court, 500 feet N
of the c/l of Gardiner Road
8th Election District
3rd Councilmanic District
(6 Brett Manor Court)

Patricia M. and Steven E. Peck, Sr.
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0204-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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, Patricia M. and Steven E. Peck, Sr. for property located at 6 Brett Manor Court. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 29 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage for the storage of cars, lawn equipment, and other personal belongings. These items have been vulnerable to damage by exposure to the elements. The height of the garage cannot be reduced without sacrificing architectural compatibility with the existing dwelling. The Homeowners Association has granted approval of the proposed garage. The property contains 3.47 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 January 8, 2011, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 2-3-11

By [Signature]

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.

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.

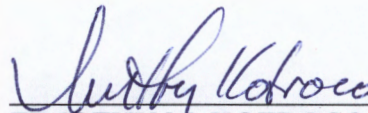
THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 3rd day of February, 2011 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 29 feet in lieu of the maximum permitted 15 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The 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, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 2-3-11 2
By [signature]

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 [Signature]



KEVIN KAMENETZ
County Executive

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

February 3, 2011

PATRICIA M. AND STEVEN E. PECK, SR.
6 BRETT MANOR COURT
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 2011-0204-A
Property: 6 Brett Manor Court

Dear Mr. and Mrs. Peck:

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 black ink, appearing to read "Timothy M. Kotroco", is written over a faint, larger version of the same signature.

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6 Brett Manor Court
which is presently zoned RC-7

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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 29-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Date 2-3-11
City _____ By ps State _____ Zip Code _____

Legal Owner(s):

Steven & Patricia Peck
Name - Type or Print _____
Signature [Signature]
PATRICIA PECK
Name - Type or Print _____
Signature [Signature]

6 Brett Manor Court
Address _____ Telephone No. _____
Cockeysville, Maryland 21030
City _____ State _____ Zip Code _____

Representative to be Contacted:

Austin Childs
Name _____
16260 Falls Road 410-472-2488
Address _____ Telephone No. _____
Monkton, Maryland 21111
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. 2011-0204-A

REV 10/25/01

Reviewed By D.T. Date 1/3/11

Estimated Posting Date 1/16/11

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.

6 Brett Manor Court

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

Address

Cockeysville, Maryland 21030

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 Peck family wishes to construct a garage on their property, for storage of cars, lawn equipment, etc. These items have been vulnerable to damage by exposure to the elements.

As illustrated in the attached photographs and sketches, the height of the garage can not be reduced without sacrificing appropriate architectural compatibility with the adjacent buildings and neighborhood.

The neighbors have seen the proposed design, and are in full support of the project. The Home Owner's Association has also granted approval of the proposed garage.

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

STEVEN PECK

Name - Type or Print



Signature

PATRICIA PECK

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



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

**ZONING DESCRIPTION for the
PECK PROPERTY, 6 BRETT MANOR COURT,
COCKEYSVILLE, MARYLAND 21030**

Beginning at a point on the East side Brett Manor Court, which is 40 ft. wide at the distance of 500 ft. north of the centerline of the nearest intersecting street, Gardiner Road, which is 40 ft. wide, thence running N 89°54' 02"E 370 ft., thence S 01°17' 05" W 402.93 ft., thence S 88°25'26" W 390 ft., thence S 86°50'17" W 393.3 ft., to the point of beginning, containing 3.47 acres.

2011-0204-A

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

No. **62293**

Date: **1/3/11**

PAID RECEIPT

BUSINESS ACTION TIME WORK
 1/04/2011 1/03/2011 09:34:05 2

REF 0505 BALANCE 0000 000
 RECEIPT # 559957 1/03/2011 0000

5 528 JUDGING VERIFICATION
 0000 062293

Receipt Tot 175.00
 \$175.00 TR 1.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **AUSTIN CHILDS**

For: **2011-0204-A**
6 BRETT MANOR CT.

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: 2011-0204-A

Petitioner / Developer: PECK~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:
6 BRETT MANOR COURT

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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0204 -A

Address 6 BRETT MANOR CT.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

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- 0204 -A

Address 6 BRETT MANOR CT.

Petitioner's Name PECK

Telephone (AUSTIN CHILDS - H)
410-472-2488
(410-240-0012 - C)

Posting Date: 1/16/11

Closing Date: 1/31/11

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 29-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

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/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-C-204-A

Petitioner: PECK

Address or Location: 6 BRETT MANOR CT.

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



KEVIN KAMENETZ
County Executive

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

January 25, 2011

Steven & Donna Peck
6 Brett Manor Court
Cockeysville, Maryland 21030

Dear Mr. & Mrs. Peck:

RE: Case Number 2011-0204, Address 6 Brett Manor Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

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

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 # 11-204-A
Address 6 Brett Manor Court
(Peck 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 garage bldg. permit will need Groundwater Mgmt. review, for well and septic setbacks.

Reviewer: Dan Esser; Groundwater Management

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Interim Director
Department of Permits and
Development Management

DATE: January 18, 2011

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

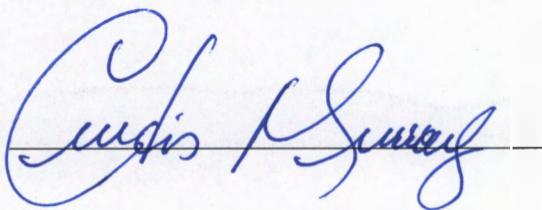
SUBJECT: 11-204 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 29 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
JM/LL: CM



RECEIVED

JAN 19 2011

ZONING COMMISSIONER



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 2011-0204-A
6 BRETT MANOR CT
PECK 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. 2011-0204-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

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

DATE: January 7, 2011

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



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

1-37

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

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

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

Account Identifier: District - 08 Account Number - 2200012427

Owner Information

Owner Name: PECK STEVEN E,SR
PECK PATRICIA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6 BRETT MANOR CT
COCKEYSVILLE MD 21030-1229
Deed Reference: 1) /13957/ 582
2)

Location & Structure Information

Premises Address
6 BRETT MANOR CT
Legal Description
3.470 AC
NICHOLSONS MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
41	5	62			1		11	2	Plat Ref:	64/ 86

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	8,050 SF	3.47 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	436,450	374,100		
Improvements:	1,652,590	1,227,900		
Total:	2,089,040	1,602,000	2,089,040	1,602,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: NICHOLSONS MANOR CORP	Date: 08/13/1999	Price: \$234,100
Type: UNIMPROVED ARMS-LENGTH	Deed1: /13957/ 582	Deed2:
Seller: EVANS JOHN G	Date: 11/26/1996	Price: \$1,760,000

Pt. Bk./Folio # 066137

2200020800 Lot # 1

Lot # 17

Pt. Bk. 66, Folio 137
2200020816

2200020815

Lot # 16

Lot # 15
2200020814

033C3

Lot # 14
2200012430

22

2200012429 Lot # 13

2200025093

PDM # 080332

3 CD

8 ED NW 20-D

RC 7

6

Pt. Bk./Folio # 064086

20050513

Pt. Bk. 64, Folio 86

Lot # 11
2200012427

2200012428

Lot # 12

10

RC 2

Pt. Bk./Folio # 068017

2200025092

Pt. Bk. 68, Folio 17

Lot # 16

SITE

BRETT MANOR CT

041C1

20040174

Lot # 10
2200012426

2200014902

Lot # 9 Pt. Bk. 66, Folio 6
Pt. Bk./Folio # 066006

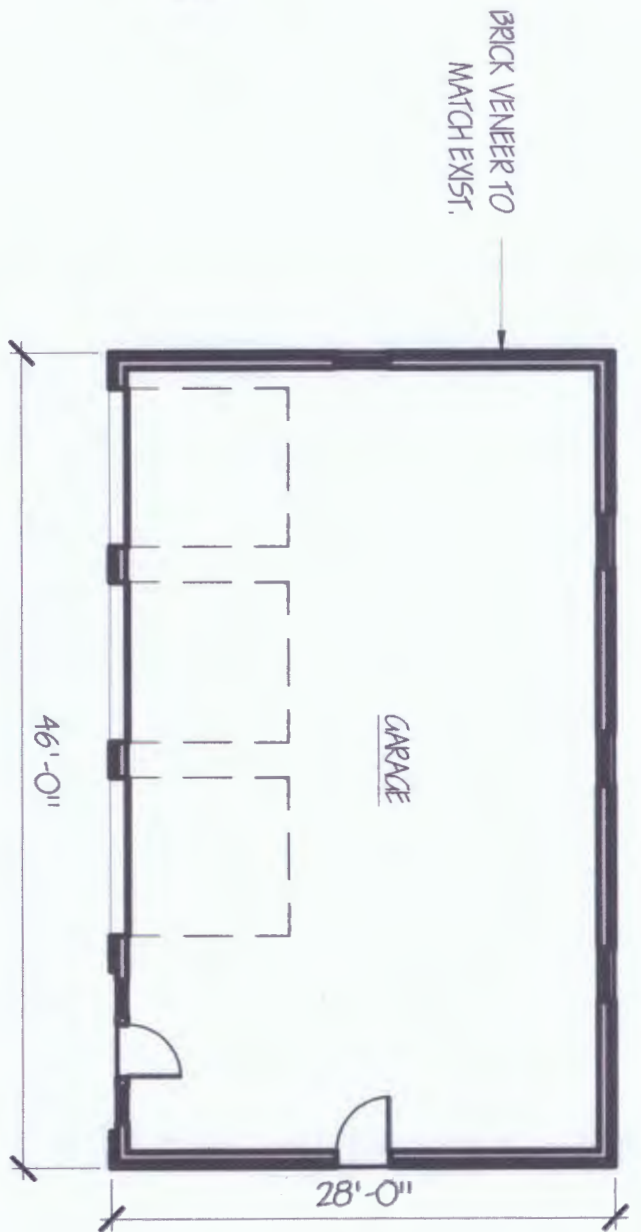
5

2011-0204-A

THE PECK RESIDENCE

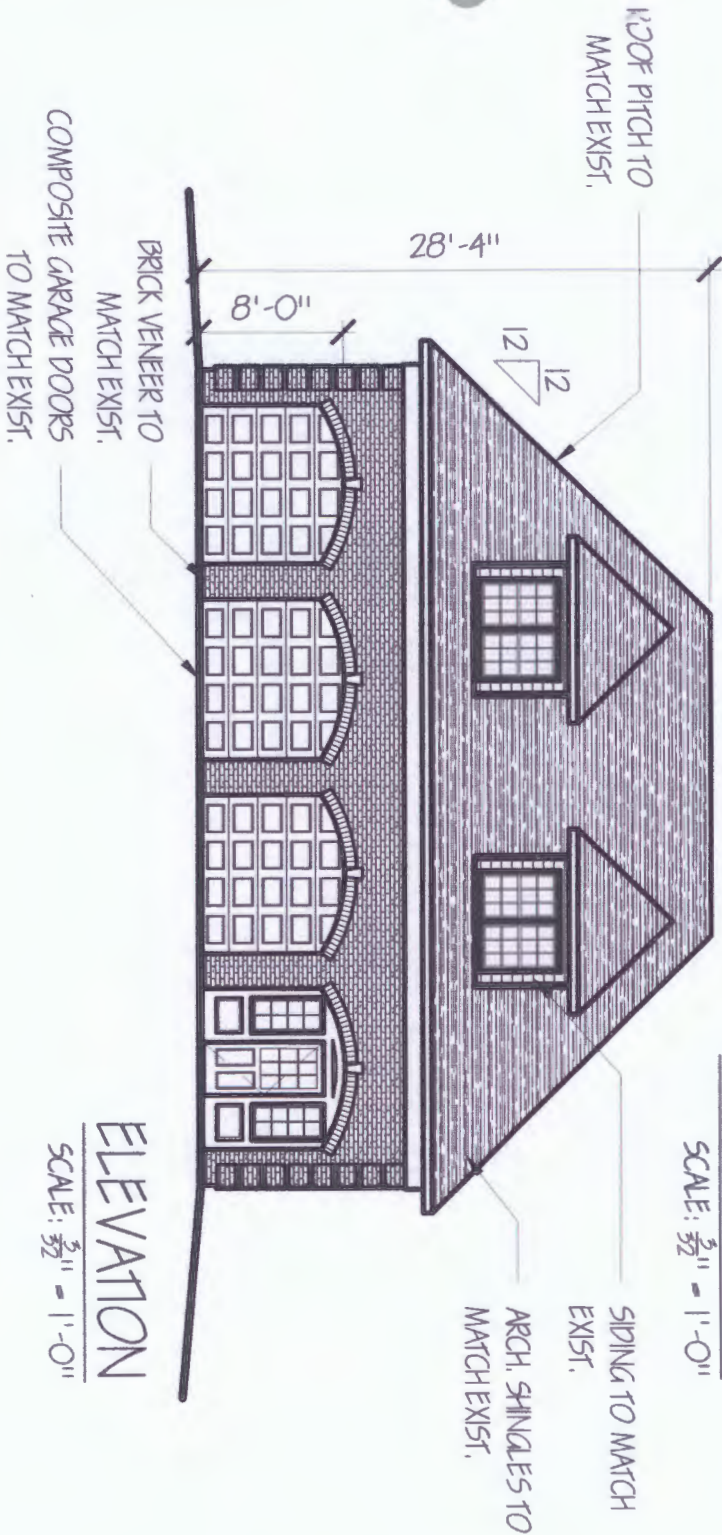
PROPOSED GARAGE

DEC. 20, 2010



GARAGE PLAN

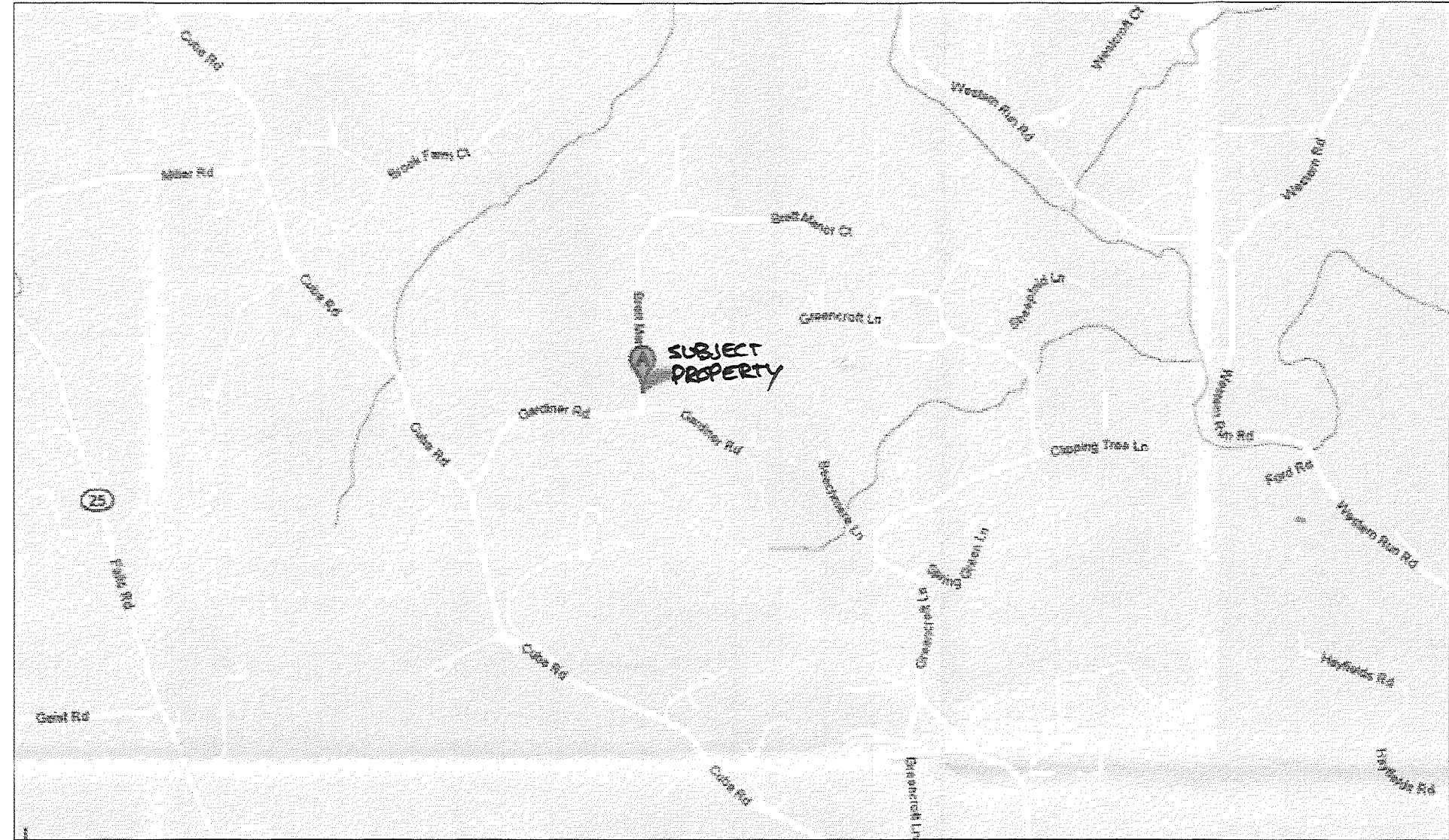
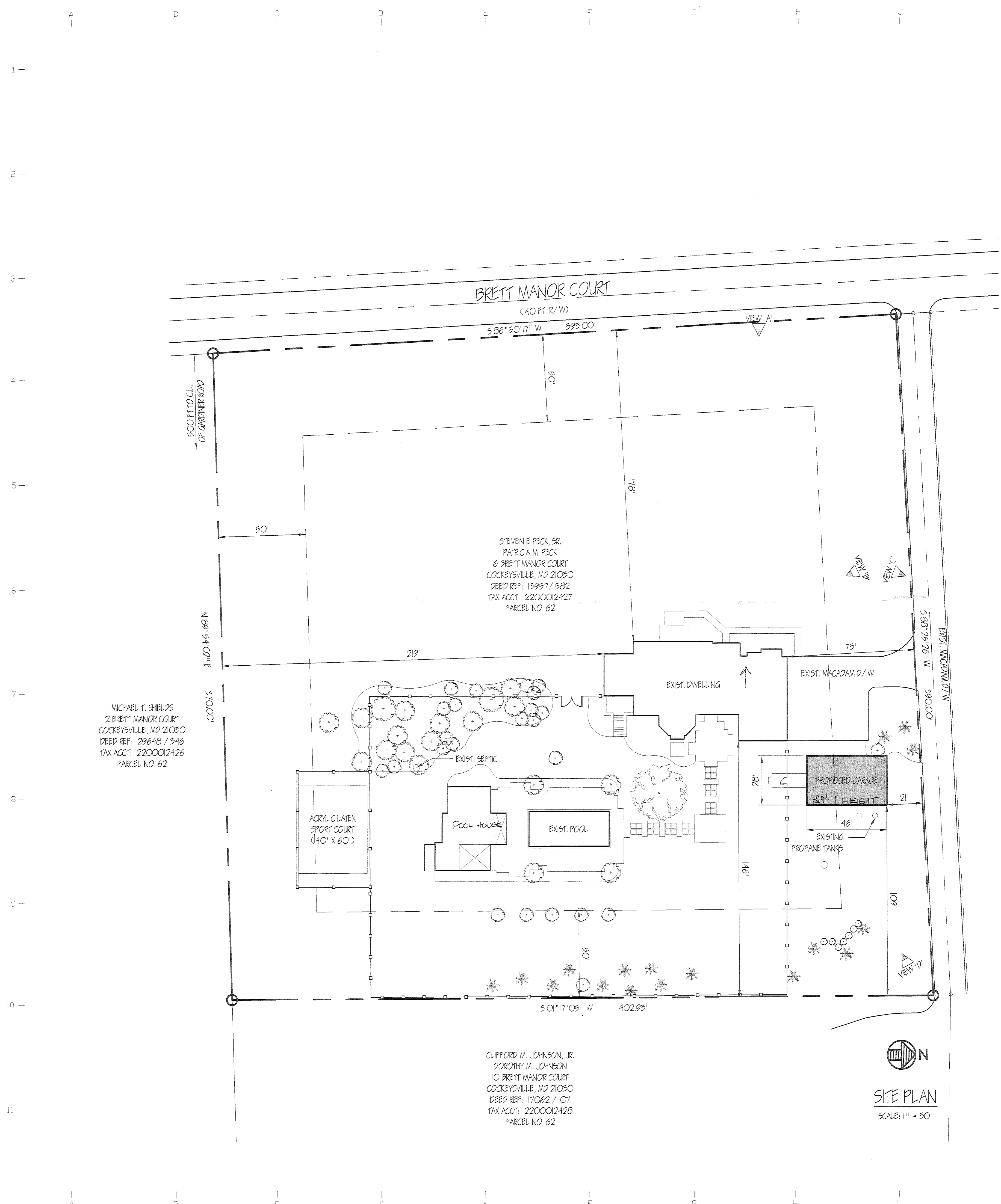
SCALE: $\frac{3}{32}$ " = 1'-0"



2011-0204-A







DALE A. WATERS, JR.
SUSAN WATERS
22 BRETT MANOR COURT
COCKEYSVILLE, MD 21030
DEED REF: 12624 / 234
TAX ACCT: 2200012430
PARCEL NO. 62



PROJECT DATA:	
PROPERTY ADDRESS:	6 Brett Manor Court
OWNER:	Steven E. & Patricia M. Peck
LOCATION INFORMATION:	
ELECTION DISTRICT:	08
COUNCILMANIC DISTRICT:	03
1"=200' SCALE MAP #:	0410
ZONING:	RC-7
LOT SIZE:	3.47 Acres
SEWER:	PRIVATE
WATER:	PRIVATE
CHES. BAY CRITICAL AREA:	NO
100 YEAR FLOOD PLAIN:	NO
HISTORIC PROPERTY:	NO
PRIOR ZONING HEARING:	NO CASE NO. 05-513A

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

THE PECK RESIDENCE

GARAGE

6 Brett Manor Court
Cockeysville, MD 21030

Copyright Austin B. Childs Architecture, LLC 2010.
Unauthorized use, reproduction or distribution
strictly prohibited.

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

2011-0204-A

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

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE