

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Ivy Brook Farm Court, 608 feet
W of the c/l of Falls Road
8th Election District
2nd Councilmanic District
(5 Ivy Brook Farm Court)

Francis Darby and Suzanne L. Boyle
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0367-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, Francis Darby and Suzanne L. Boyle for property located at 5 Ivy Brook Farm Court. The variance request is from Section 1A04.3.B.3 (1991) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (sunroom) with a 36 foot side yard setback in lieu of the required 50 feet, and to amend the latest Final Development Plan for Ivy Brook Farm, Lot 4 only. The subject property and requested relief are more particularly described on the site plan submitted with the Petition. Petitioners desire to construct a one story, four season sunroom measuring 20 feet x 19 feet. The proposed sunroom is next to a two story bedroom that is connected to the dwelling via an enclosed walkway. The sunroom will provide additional one story living space for the family as the owners age. In the event that in-laws must move in with the Petitioners, this additional living space will be essential. The property contains 3.8295 acres zoned RC 5.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated July 8, 2011, that indicate development of the property must comply with

ORDER RECEIVED FOR FILING

Date 7-29-11

By [Signature]

the Regulations for the Protection of Water Quality, Streams and Wetlands. The Forest Buffer Easement will be reviewed for compliance with Baltimore County Code Section 33-3-112 prior to building permit approval. Any proposed building permit(s) for the addition will be reviewed by Groundwater Management.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 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. The information, photographs, and affidavits submitted provide sufficient facts indicating compliance 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, this 29 day of July, 2011, that a variance from Section 1A04.3.B.3 (1991) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (sunroom) with a 36 foot side yard setback in lieu of the required 50 feet, and to amend the latest Final Development Plan for Ivy Brook Farm, Lot 4 only, be and is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

Date 7-29-11 2

By [Signature]

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. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
3. The Forest Buffer Easement will be reviewed for compliance with Section 33-3-112 prior to building permit approval.
4. Any proposed building permit(s) for the addition will be reviewed by Groundwater Management.
5. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

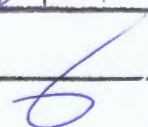


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING

Date 7-29-11

By 



KEVIN KAMENETZ
County Executive

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

July 29, 2011

FRANCIS DARBY AND SUZANNE L. BOYLE
5 IVY BROOK FARM COURT
HUNT VALLEY MD 21030

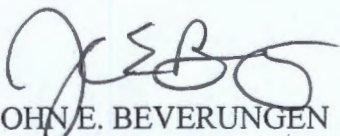
Re: Petition for Administrative Variance
Case No. 2011-0367-A
Property: 5 Ivy Brook Farm Court

Dear Mr. and Mrs. Boyle:

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

THB:pz

Enclosure

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 5 Ivy Brook Farm Ct Hunt Valley, MD 21030 which is presently zoned BC-5

Deed Reference: 146871 154 Tax Account # 2200024548

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.30.3. (BCZ)-1991

TO PERMIT AN ADDITION (SUNROOM) WITH A 36-FOOT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50-FEET AND TO AMEND THE LATEST F.D.P. FOR "IVY BROOK FARM", LOT 4 ONLY.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7-29-11 day of July 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.

By [Signature]

Legal Owner(s):

Francis Darcy Boyle
Name - Type or Print

Signature

Suzanne L Boyle
Name - Type or Print

Signature

5 Ivy Brook Farm Ct 410-561-2912
Address Telephone No.

Hunt Valley MD 21030
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Case No. 2011-0367-A

Reviewed By D.T. Date 6/23/11

Estimated Posting Date 7/3/11

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.

That the Affiant(s) does/do presently own and reside at 5 Ivy Brook Farm Ct
Address number Road or Street name

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

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) Currently my wife has a 91 year old mother and a 68 year old brother living in Alexandria, Va. My wife's brother's health is worse than her mother. We feel we need to be prepared in the event one or both need to move in with us. Additionally, I had surgery on my knee in Sept 2010 and am concerned that in the future I may be restricted to one level living. The proposed sunroom would be added to the side of our home where their bedroom is located. The adjoining property is a sheep farm with their residence over 200 yards away.

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

Francis Darby Boyle
Signature

Suzanne L. Boyle
Signature

Francis D. Boyle
Name- print or type

Suzanne L. Boyle
Name- print or type

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

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 15 day of June, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Francis Darby Boyle / Suzanne L. Boyle
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Anna B. McMahon 6-1-14
Name of Notary Public Commission expires

PLACE SEAL HERE:

Zoning Description for **5 IVY BROOK FARM COURT**

Beginning at a point on the southwest side of Ivy Brook Farm Court 608-feet west of the centerline of Falls Road having a 80-foot right-of-way.

Being Lot #4 in the Subdivision known as "Ivy Brook Farms" as recorded in Baltimore County Plat Book #63, Folio #91 containing 3.8295 acres. Also known as 5 Ivy Brook Farm Court and located in the 8th Election District and 2nd Councilmanic District.

2011-0367-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 07/02/11

Case Number: 2011-0367-A

Petitioner / Developer: DARBY BOYLE

Date of Hearing (Closing): JULY 18, 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:
5 IVY BROOK FARM COURT

The sign(s) were posted on: JULY 1, 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- 0367 -A

Address 5 INY BROOK FARM CT.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/23/11

Posting Date: 7/3/11

Closing Date: 7/18/11

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- 0367 -A

Address 5 INY BROOK FARM CT.

Petitioner's Name BOYLE

Telephone 410-561-2412

Posting Date: 7/3/11

Closing Date: 7/18/11

Wording for Sign: To Permit AN ADDITION (SUNROOM) WITH A 36-FOOT

SIDE^{YARD} SETBACK IN LIEU OF THE REQUIRED 50-FEET AND TO

AMEND THE LATEST F.D.P. FOR "INY BROOK FARM", LOT 4 ONLY.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0367-A

Petitioner: BOYLE

Address or Location: 5 IVY BROOK FARM CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. FRANCIS DARBY BOYLE

Address: 5 IVY BROOK FARM CT.

HUNT VALLEY, MD 21030

Telephone Number: 410-561-2412



KEVIN KAMENETZ
County Executive

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

July 11, 2011

Mr. & Mrs. Boyle
5 Ivy Brook Farm Court
Hunt Valley, MD 21030

RE: Case Number 2011-0367-A, 5 Ivy Brook Farm Court

Dear Mr. & Mrs. Boyle,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 23, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel



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: 6-28-2011

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

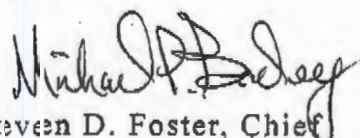
RE: Baltimore County
Item No. 2011-0367-A
SILVY BROOK FARM CT
BOYLE PROPERTY
ADMIN. VARIANCE

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. 2011-0367-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


For Steven D. Foster, Chief
Access Management Division

SDF/rz

AV 7/18

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 08 2011

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 8, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-367-A
Address 5 Ivy Brook Farm Court
(Boyle Property)

Zoning Advisory Committee Meeting of June 27, 2011.

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

1. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). – *Mike Kulis; Environmental Impact Review*
2. The Forest Buffer Easement will be reviewed for compliance with Section 33-3-112 prior to bldg. permit approval. – *Mike Kulis; Environmental Impact Review*
3. Any proposed bldg. permit(s) for addition(s) will be reviewed by Groundwater Mgmt. – *Dan Esser; Groundwater Management*



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 28, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **June 27, 2011**

Item No.:

Special Hearing: 2011-0359-SPHA, 2011-0361-SPH, 2011-0364-SPH, 2011-0368-SPH

Administrative Variance: 2011-0363A, 2011-0365A, 2011-0367A, 2011-0369A

Variance: 2011-0360A, 2011-0366-ASA

Special Variance: 2011-0366-ASA

Comments:

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

Don W. Muddiman, Inspector
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: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July06, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For July 11, 2011
Item Nos. 2011-359, 361, 362, 363, 364, 365, 367, 368
And 369.

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

DAK:CEN

cc: File

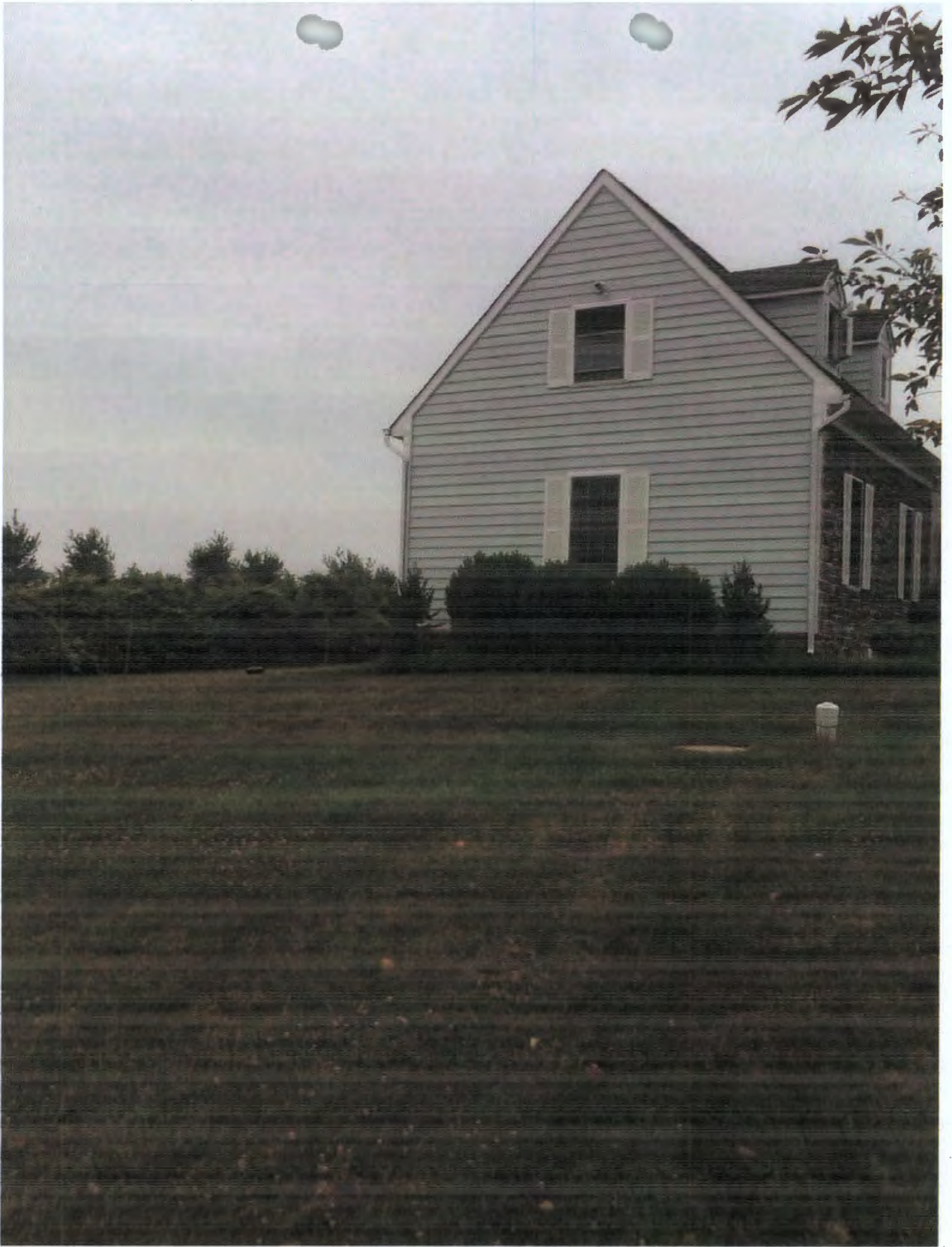
G:\DevPlanRev\ZAC -No Comments\ZAC-07112011 -NO COMMENTS.doc



2011-0367-A



2011-0367-A



2011-0367-A

050B1 12700

0819039720

UNNAMED

PDM # 080835

THE MAPLES AT FALLS (PDM File/Project # 8-835)

0819039721

Lot # 16

Lot # 2

3 CD

1700000231
Pt. Bk. 37, Folio 71

Lot # 1
Pt. Bk. PDM # 080198

Lot # 1
Pt. Bk. PDM # 080152 (A)

Lot # 1
1600005866

Lot # 5, Folio 41

Lot # 2
1600005867

Lot # 3

2005015
2011017

FALLS RD

BEAVER BROOK LN

IVY BROOK FARM CT

RC 5

2 CD

050B2

8 ED

NW 16-E

RC 4

050C2

Lot # 6

Pt. Bk. 63, Folio 91
2200004550

2200004239

Lot # 2

PDM # 088044 12424

Pt. Bk./Folio # MPXX151

2200004238

Lot # 1

0813021550

12410

18

Lot # 7
2000010371

1520

2000010370

Pt. Bk. 1515, Folio 32

Pt. Bk./Folio # D55032
PDM # 080440

RC 5

Lot # 6

Lot # 8
2000010372

Lot # 5
2000010369

SITE

2011-0367-A

GENERAL NOTES

1. MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF MORE COUNTY CODE, SECTION 22-08.

2. IRONING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF UTILITIES BY BALTIMORE COUNTY.

3. INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT DEED PLAT.

4. INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS.

5. IRONING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ADEQUATE EASEMENT OF ANY STREET, EASEMENT, PARK, OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

6. DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES OF THE BALTIMORE COUNTY DEPARTMENT OF MENTAL PROTECTION AND RESOURCE MANAGEMENT.

7. IF OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING.

8. IS APPROVED 12-3-08

REFERENCE - 0087/707, TAX ACCOUNT NO. 06-07-000327.

9. 408, TAX ACCOUNT NO. 06-02-082251.

10. BALTIMORE COUNTY, MARYLAND, DEPARTMENT OF MENTAL PROTECTION AND RESOURCE MANAGEMENT, IS BY THE BALTIMORE COUNTY DEPARTMENT OF MENTAL PROTECTION AND RESOURCE MANAGEMENT.

11. ISOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF RECORD. IF THE RECORD IS SIGNED BY THE DIRECTOR, DEPARTMENT OF MENTAL PROTECTION AND RESOURCE MANAGEMENT, AT THE EXPIRATION PERIOD NEW TESTS MAY BE REQUIRED.

12. THE COVENANTS GOVERNING THE USE OF WETLAND AND STREAM ARE INCLUDED IN THE DEEDS OF LOTS 1, 4, 5 AND 6.

13. ESB TO LOT #1 AND LOT #6 MUST BE FROM IVY BROOK GARM COURT 1 FALLS ROAD.

14. SURFACE ELEVATION FIGURES SHOWN ON THE FLOOD PLAIN SECTIONS ARE 100 YEAR WATER SURFACE BOUNDARY ELEVATIONS. THE 100 YEAR FLOOD ELEVATION AND UTILITY EASEMENT BOUNDARY SHOWN IS THE BOUNDARY OF FLOODPLAIN LINE ON WETLANDS.

15. STREAM BUFFER ZONING, MINIMUM IS SUBJECT TO PROTECTIVE MEASURES WHICH MAY BE REQUIRED IN THIS LAND RESOURCES OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCES TO THE STREAM.

COORDINATE TABLE

NO.	COORD.	FEET
001	62048.30	24188.63
002	61988.47	24533.77
003	62008.38	24150.00
004	62070.80	24078.50
005	61811.72	24387.04
006	62033.82	24082.24
007	61880.70	24581.97
008	62007.70	24088.14
009	62018.97	24028.04
010	62288.82	24204.32
011	62184.60	24104.22
012	62037.02	24044.53
013	61871.18	23890.80
014	61748.50	23850.83
015	61354.08	24152.48
016	61700.10	24225.08
017	61703.64	23815.40
018	61882.50	23852.80
019	62004.34	24028.48
020	62203.37	24088.28
021	62387.48	24163.68
022	62372.18	24040.08
023	62008.37	24812.37

0014	61880.52	25262.40
0015	61873.25	25386.90
0016	61308.83	25298.08
0017	61518.78	24782.28
0018	61880.57	24907.70
0019	61880.81	24978.58

OWNER & DEVELOPER

MACKTAIN LIMITED PARTNERSHIP
2328 WEST ZOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093

301-821-8585

DEED REFERENCE - 0087/707, TAX ACCT. NO. 06-07-000327

DEED REFERENCE - 8217/409, TAX ACCT. NO. 06-02-095251

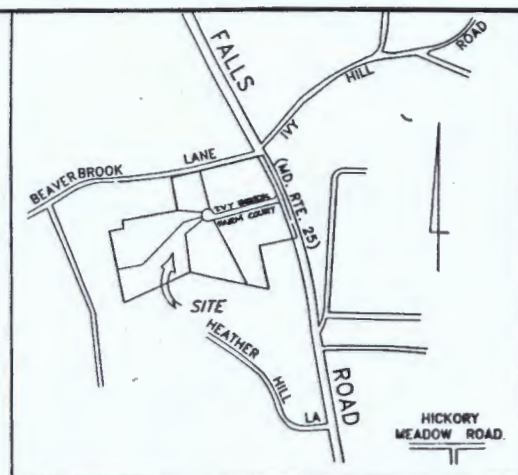
CURVE TABLE

No.	Delta	Radius	Length	Bearing	Chord	Tangent
A	008°43'34"	705.00	83.17	S 74°18'24" W	83.13	41.84
B	078°27'47"	25.00	34.24	N 63°04'56" W	31.62	20.41
C	258°27'47"	30.00	225.53			
D	008°56'18"	745.00	90.22	N 74°13'02" E	90.18	45.16
E	008°07'26"	1185.00	183.18	S 21°58'43" E	183.04	82.73
F	008°10'26"	1125.00	159.51	S 21°58'43" E	159.38	79.88
G	004°07'28"	1850.00	133.18	S 15°52'18" E	133.13	66.61
H	004°02'44"	1810.00	127.80	S 15°54'38" E	127.77	63.93

SITE TABULATION

GROSS AREA: 22.8756 AC +/-
NET AREA: 21.7389 AC +/-
ZONED: RC-5
LOTS PERMITTED: 22.37 X 0.67 = 14.92 LOTS
LOTS PROPOSED: 8
PARKING REQUIRED: 2 SPACES/LOT
PARKING PROVIDED: 2 SPACES/LOT

REASON FOR AMENDMENT:
1) TO CHANGE THE NAME OF THE SUBDIVISION
2) TO CHANGE THE NAME OF THE LOT
3) TRACT A NOT INCLUDED IN THIS AMENDMENT.



FLOOD PLAIN DATA

STATION	STATION	STATION
001	002	003
004	005	006
007	008	009
010	011	012
013	014	015
016	017	018
019	020	021
022	023	024
025	026	027
028	029	030
031	032	033
034	035	036
037	038	039
040	041	042
043	044	045
046	047	048
049	050	051
052	053	054
055	056	057
058	059	060
061	062	063
064	065	066
067	068	069
070	071	072
073	074	075
076	077	078
079	080	081
082	083	084
085	086	087
088	089	090
091	092	093
094	095	096
097	098	099
100	101	102

FOREST BUFFER DATA

STATION	STATION	STATION
001	002	003
004	005	006
007	008	009
010	011	012
013	014	015
016	017	018
019	020	021
022	023	024
025	026	027
028	029	030
031	032	033
034	035	036
037	038	039
040	041	042
043	044	045
046	047	048
049	050	051
052	053	054
055	056	057
058	059	060
061	062	063
064	065	066
067	068	069
070	071	072
073	074	075
076	077	078
079	080	081
082	083	084
085	086	087
088	089	090
091	092	093
094	095	096
097	098	099
100	101	102

"IVY BROOK FARM"

AMENDMENT TO PART OF PLAT OF
MACKTAIN LIMITED PARTNERSHIP
SUB OF FOLIO 87

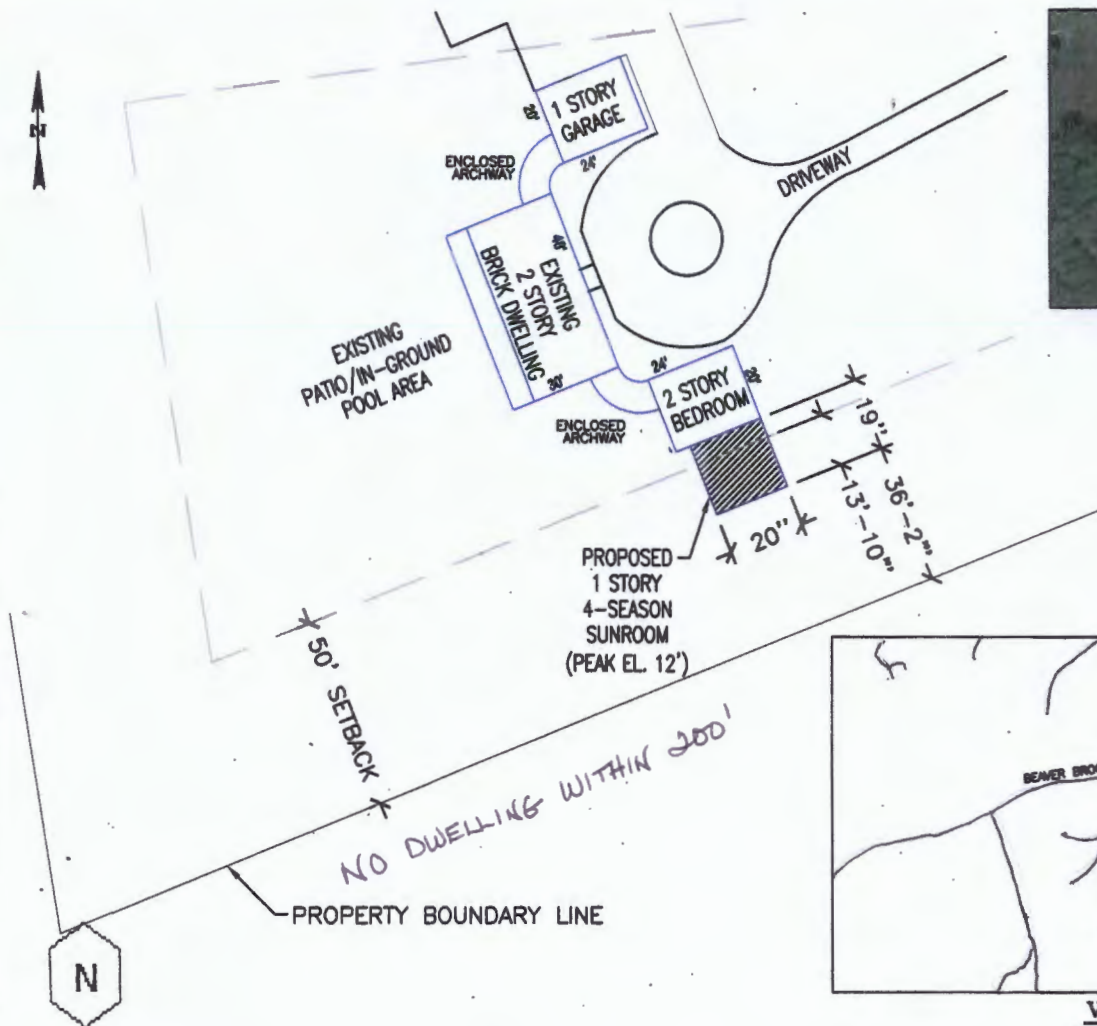
BALTIMORE COUNTY, MARYLAND ELECT. DIST. NO. 8
SCALE: 1" = 100'
MAY 24, 1991

DRAINAGE AREA LOCATED IN LOCH RAVEN WATERSHED

NOTE:	OWNER'S CERTIFICATE:	SURVEYOR'S CERTIFICATE:	APPROVED BY BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING:	APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING:	APPROVED BY DEPARTMENT OF PUBLIC WORKS:	GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING. THE SURVEYOR HAS ALSO REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. THE SURVEYOR HAS ALSO REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.	THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON. THE UNDERSIGNED HAS ALSO REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING. THE UNDERSIGNED HAS ALSO REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. THE UNDERSIGNED HAS ALSO REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.	THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING. THE UNDERSIGNED HAS ALSO REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. THE UNDERSIGNED HAS ALSO REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.	APPROVED BY BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING: [Signature]	APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING: [Signature]	APPROVED BY DEPARTMENT OF PUBLIC WORKS: [Signature]	GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS TOWNSHIP, MARYLAND 21093

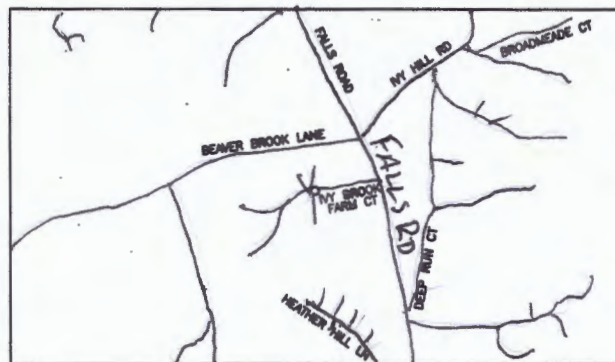
2011-0367-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5 Ivy Brook Farm Ct. OWNER(S) NAME(S) Francis Darby & Suzanne L. Boyle
 SUBDIVISION NAME Ivy Brook Farm LOT # 4 BLOCK # _____ SECTION # _____
 PLAT BOOK # Liber 63 FOLIO # 91 10 DIGIT TAX # 2200004548 DEED REF. # 146871 -----



SITE PLAN

NTS



VICINITY PLAN

NTS

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 050B2
 SITE ZONED RC-5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 3.8295
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2011-0367-A