IN RE: PETITION FOR ADMIN. VARIANCE SW side of Chariot Road, 120 feet N of the c/l of Estate Road 4th Election District 2nd Councilmanic District **(906 Chariot Road)** Travis L. and Stacy J. VanAssche *Petitioners*	* * * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **Case No. 2012-0114-A**

* *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Travis L. and Stacy J. VanAssche for property located at 906 Chariot Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition with a side yard setback of 4 feet with a sum of side yard setbacks of 20 feet in lieu of the minimum required 10 feet and sum of 25 feet, and to amend the Final Development Plan of Suburbia, Section 1, Block A, Lot 5 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition measuring 15 feet x 25.4 feet to accommodate a mother-in-law who is moving in with the family. Due to the layout of the dwelling, the addition as proposed is the only place it can be constructed. An addition on either side of the dwelling would require a variance. The rear yard is approximately 80 feet in depth while the front yard is approximately 36 feet from Chariot Road.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 11-30-11

By PM

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 4, 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 Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 30th day of November, 2011 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition with a side yard setback of 4 feet with a sum of side yard setbacks of 20 feet in lieu of the minimum required 10 feet and sum of 25 feet, and to amend the Final Development Plan of Suburbia, Section 1, Block A, Lot 5 only, be and 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.

ORDER RECEIVED FOR FILING

Date 11-30-11

By

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 11-30-11

By

KEVIN KAMENETZ
County Executive

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

November 30, 2011

TRAVIS L. AND STACY J. VANASSCHE
906 CHARIOT ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2012-0114-A
Property: 906 Chariot Road

Dear Mr. and Mrs. VanAssche:

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 contact our appeals clerk at 410-887-3391.

Sincerely,

Timothy Kotroco

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 906 Chariot Rd, Reisterstown, MD 21136
which is presently zoned DR 3.5

Deed Reference: 29429/299 Tax Account #0410095080

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) 1B02.3.C.1 - to permit a proposed addition with a side yard setback of 4 feet with a sum of side yard setbacks of 20 feet in lieu of the minimum required 10 and sum of 25; and to amend the final development plan of Suburbia, Section One, Block A, Lot 5 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

Legal Owner(s):

Travis VanAssche
Name - Type or Print

Signature

Stacy VanAssche
Name - Type or Print

Stacy VanAssche
Signature

906 Chariot Road — 410-833-0280
Address — Telephone No.

Reisterstown — MD — 21136
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2012-0114-A

Reviewed By RJT Date 10/25/11

Estimated Posting Date 11/6/11

ORDER RECEIVED FOR FILING

Date 11-30-11

By

FRM476_09 ***Rev 3/09***

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 906 Cheviot Rd
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) a 15' wide addition with a 4ft side setback (in lieu of the minimum required 10') to allow the homeowners mother to move in. The location of the addition is critical do to the following: The right side of the property is only 16' (3' less than the left side) and side's with the left side of lot 4 and the left side faces a corner lot (lot 6) which will allow for much more distance between houses. A rear yard addition will create unnecessary future hardships if the homeowners mother requires handycap/accessibility.

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.

Signature: [signature] Signature: Stacy VanAssche

Travis VanAssche
Name- print or type

Stacy VanAssche
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 24 day of October, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Travis & Stacy VanAssche
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

BINITA BHAVIN SHAH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 2, 2012

Binita Shah
Name of Notary Public Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION FOR 906 Chariot Rd, Reisterstown, MD 21136

Beginning at a point on the southjside of Chariot Rd, which is 50 ft wide at the distance of 120 ft North of the centerline of the nearest improved intersecting street Estate Rd which is 50 ft wide. Being lot # 5, in the subdivision of Suburbia as recorded in Baltimore County Plat Book # 26, Folio #89 containing 10,998 Square Feet. Also known as 906 Chariot Rd and located in the 4th Election District, 2 Councilmanic District.

Item #0114

MEMORANDUM

DATE: January 4, 2012

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2012-0114-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 30, 2011. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

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

No. 73613

Date: 10/25/11

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00 CR

Total: $150.00

Rec From:

For: Zoning hearing - case # 2012-0114-A

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

PAID RECEIPT

BUSINESS DATE	ACTUAL DATE	TIME	DRW
10/25/2011	10/25/2011	10:24:42	2

REC MODE MAIL JEWA JEE
>>RECEIPT # 750777 10/25/2011 OFLR
Dept: 5 328 ZONING VERIFICATION
NO. 073613
Recpt Tot $150.00
$150.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0114 -A Address 906 Chariot Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/25/11 **Posting Date:** 11/06 **Closing Date:** 11/21

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 2012- 0114 -A Address 906 Chariot Rd

Petitioner's Name T+S VanAssche Telephone 410 833 0280

Posting Date: 10/06/11 **Closing Date:** 11/21/11

Wording for Sign: To Permit a proposed addition with a side yard setback of 4 feet with a sum of side yard setbacks of 20 feet in lieu of the minimum required 10 and sum of 25; and to amend the Final Development Plan of Suburbia, Section One, Block A, Lot 5 only

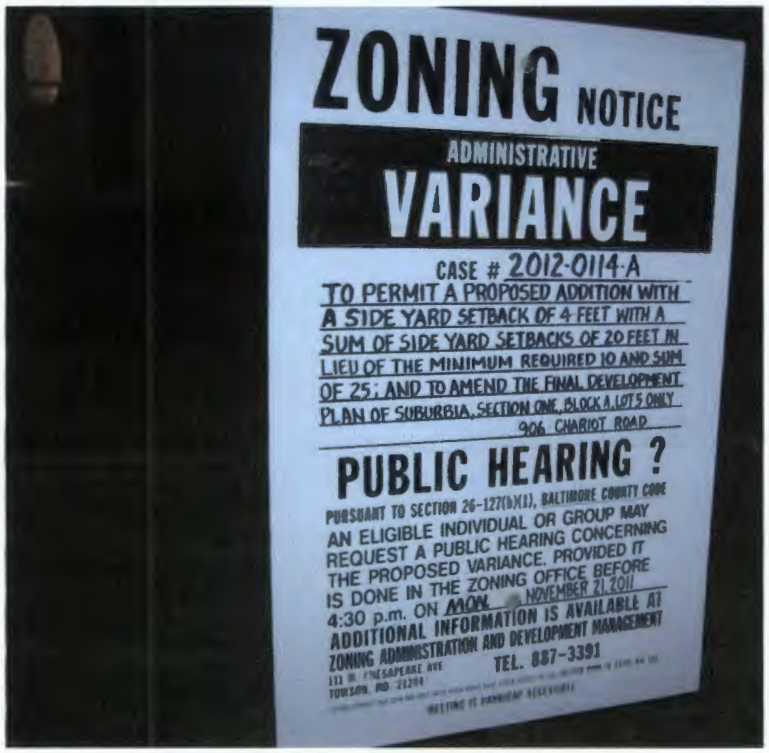
Revised 7/06/11

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 11/6/2011
Case Number: 2012-0114-A
Petitioner / Developer: T.S. Van ASSCHE~AL STEARNS of MARYLAND REMODELING DESIGN/BUILD
Date of Hearing (Closing): NOVEMBER 21, 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:
906 CHARIOT ROAD

The sign(s) were posted on: NOVEMBER 4, 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)

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTAND (hereinafter referred to as "Declaration") is made on this 25th day of January 2012, by and between Travis and Stacy VanAssche (hereinafter referred to as the "Declarant's") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant's who are also the owners of this property have filed an application for a use permit to: Allow the Declarant's mother who is in failing heath reside with the Declarant's while maintaining a level of independency.
The Property being located at 906 Chariot Rd, Reisterstown, MD 21136 and is more particularly described in the Plat entitled SURBURBIA, Lot 5 in Exhibit A (the property) and Exhibit B (the use permit plans ~~Property~~) and attached hereto and made a part hereof. The property is zoned DR 3.5, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge was approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for: Christine Jeanette Bianco, the Declarant's Mother. The other residents of the property are: Travis Lee VanAssche (Declarant), Stacy Joy VanAssche (Declarant) and their Children Lukas William Spathis, Travis Joseph VanAssche and Christy JoyLynn VanAssche. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

2012-0114-A

DECLARATIONS

NOW, THERFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the accessory Apartment will be constructed as part of the Property and shall be accessory to the principle use of the property as a single-family residence. The accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination:

A. In the Accessory Apartment in the principle dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.
B. The Declarant's upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written:

WITNESS: _____ _____

_____ Stacy VanAssche

State of Maryland, County of Baltimore to Wit:

I HEREBY CERTIFY that on this 25 day of 2012, before the Subscriber, a Notary Public of State of Maryland, personally appeared Travis and Stacy VanAssche

The Declarant(s) herein, who are also the owners of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

BINITA BHAVIN SHAH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 2, 2012

My Commission Expires:

Binita Shah
Notary Public

The Declaration of Understanding for the Accessory Apartment at:

906 Chariot Road, Reisterstown, MD 21136

Address of property

is approved: _____ 2/7/12

Arnold Jablon, Director-PAI

Date

Rev. 11/08/11

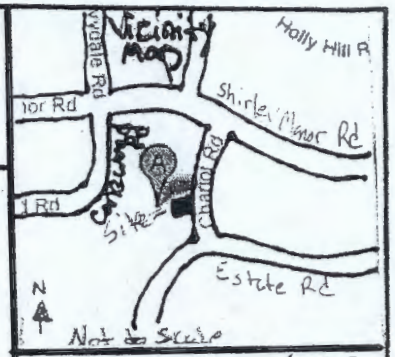
EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No 5, as shown on the plot entitled "SUBURBIA", which Plat is recorded among the Land records of Baltimore County, Maryland in Plat Book # 26, folio 89.

The improvements thereon being known as No. 906 Chariot Road.

BEING the same property which by Deed dated 05/03/2010 and recorded among the Land Records of Baltimore County in Liber 29429 folio 00299 which was granted and conveyed by Julio Rocco V unto TRAVIS VANASSCHE AND STACY VANASSCHE.

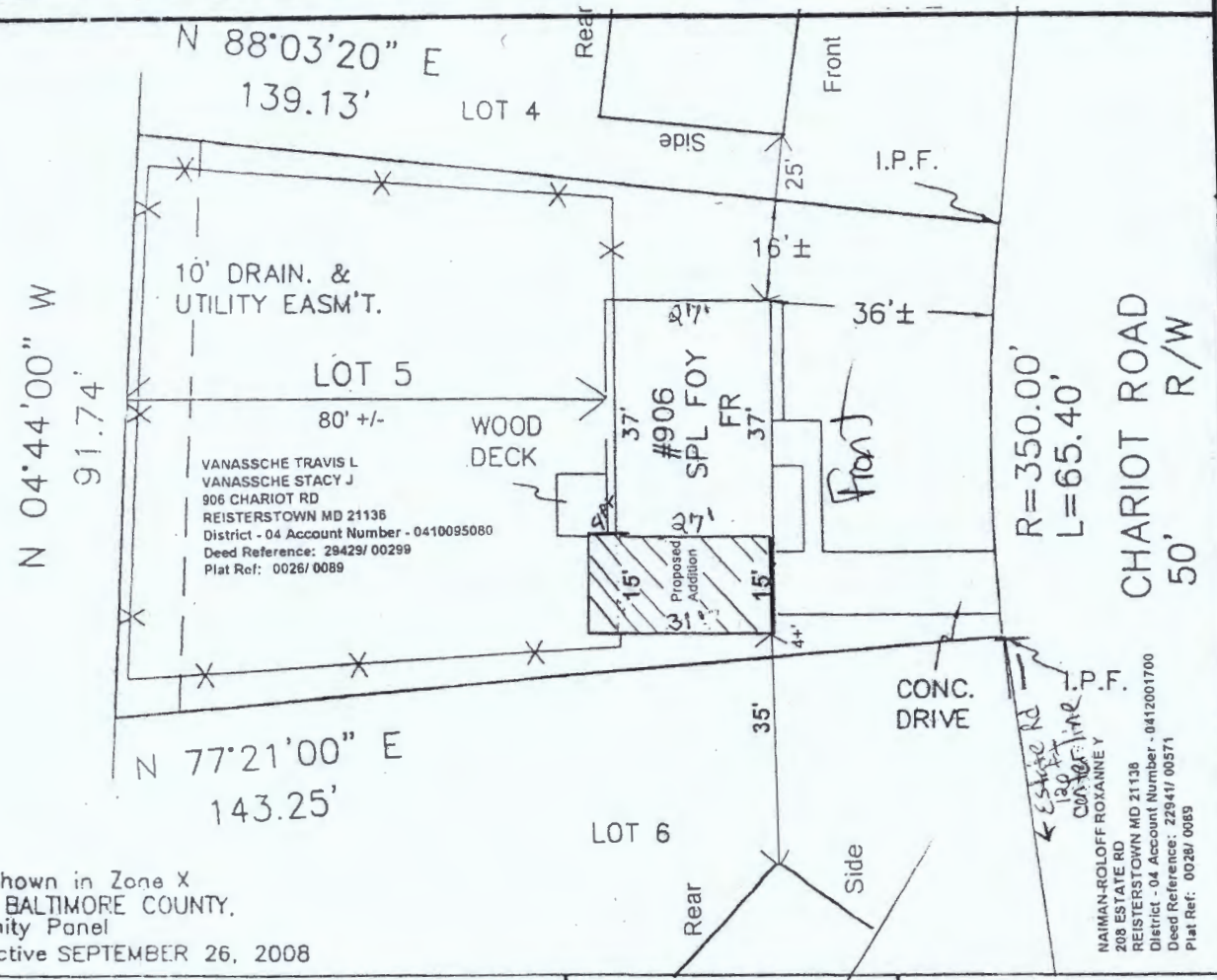
ZONING HEARING FOR VARIANCE
ADDRESS 906 CHARIOT RD OWNERS NAMES: TRAVIS & STACEY VANASSCHE
SUBDIVISION NAME: SUBURBIA LOT: 4 BLOCK: A SECTION: 1
PLAT BOOK #: 26 FOLIO #: 89 10 DIGIT TAX #: 0410095080 DEED REF #: 29429/00299



ZONING MAP #: 048C3
SITE ZONED: DR 3.5
ELECTION DISTRICT: 4
COUNCIL DISTRICT: 2
LOT AREA SQFT: 10,998
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES?
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING? NO

Prepared By:
Al Stearns
MD Remodeling & Design/Build
143 Main St
Reisterstown, MD 21136
410-833-1112

EXHIBIT "B"



Subject property is shown in Zone X
on the FIRM Map of BALTIMORE COUNTY,
Maryland on Community Panel
240010 0210 F.Effective SEPTEMBER 26, 2008

This is to certify that I have surveyed the property shown hereon, being known as LOT 5 PLAT 2 SECTION 1 SUBURBIA and recorded among the land records of BALTIMORE County, Maryland in Plat 26 , folio 89 for the purpose of locating the improvements thereon.

- This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.

STATE OF MARYLAND
JAMES C. HUDGINS
No. 96
REGISTERED PROPERTY LINE SURVEYOR

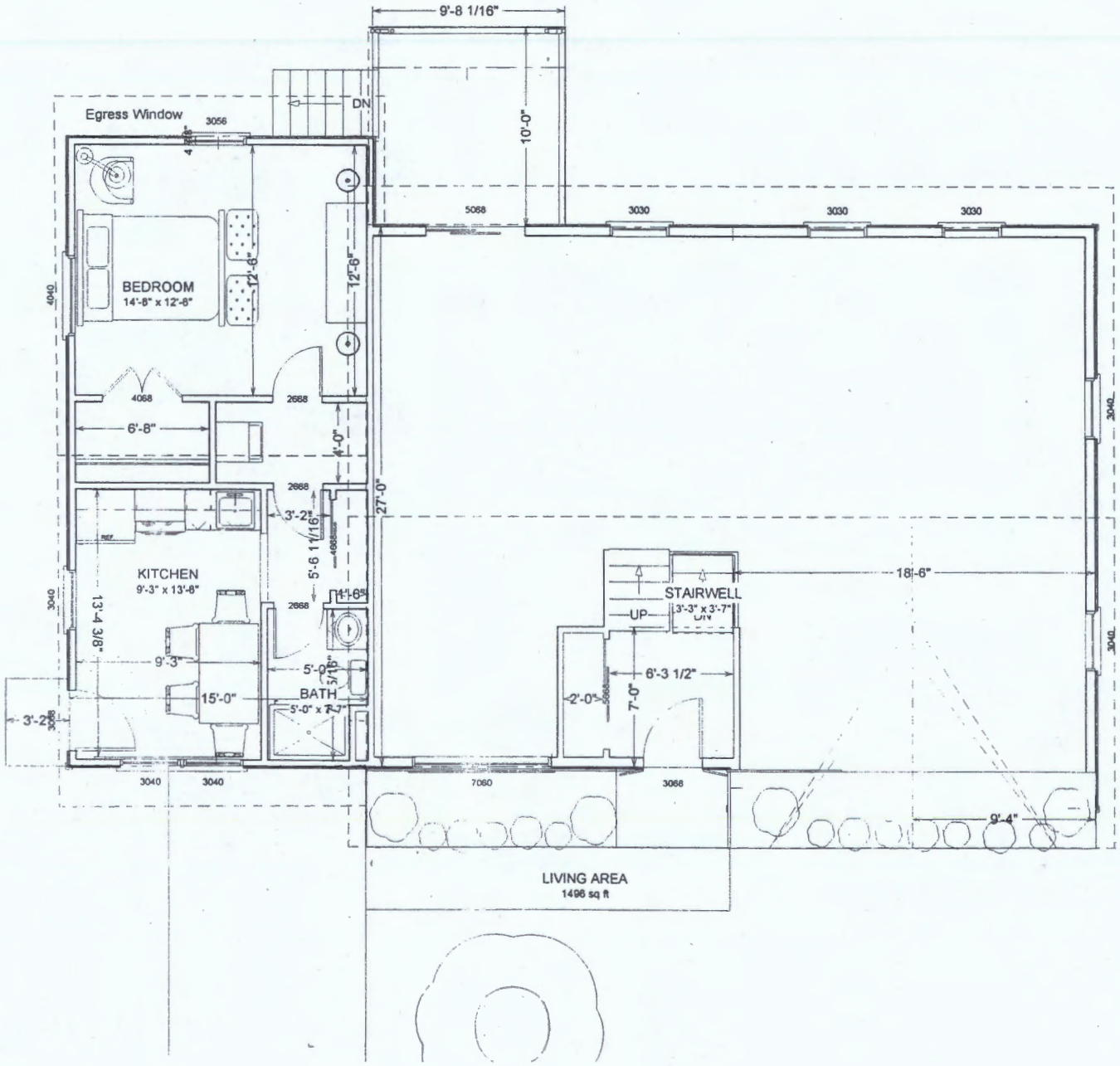
J. Carl Hudgins PLS #96

LOCATION DRAWING
906 CHARIOT ROAD
4th ELECTION DISTRICT
BALTIMORE COUNTY, MD.

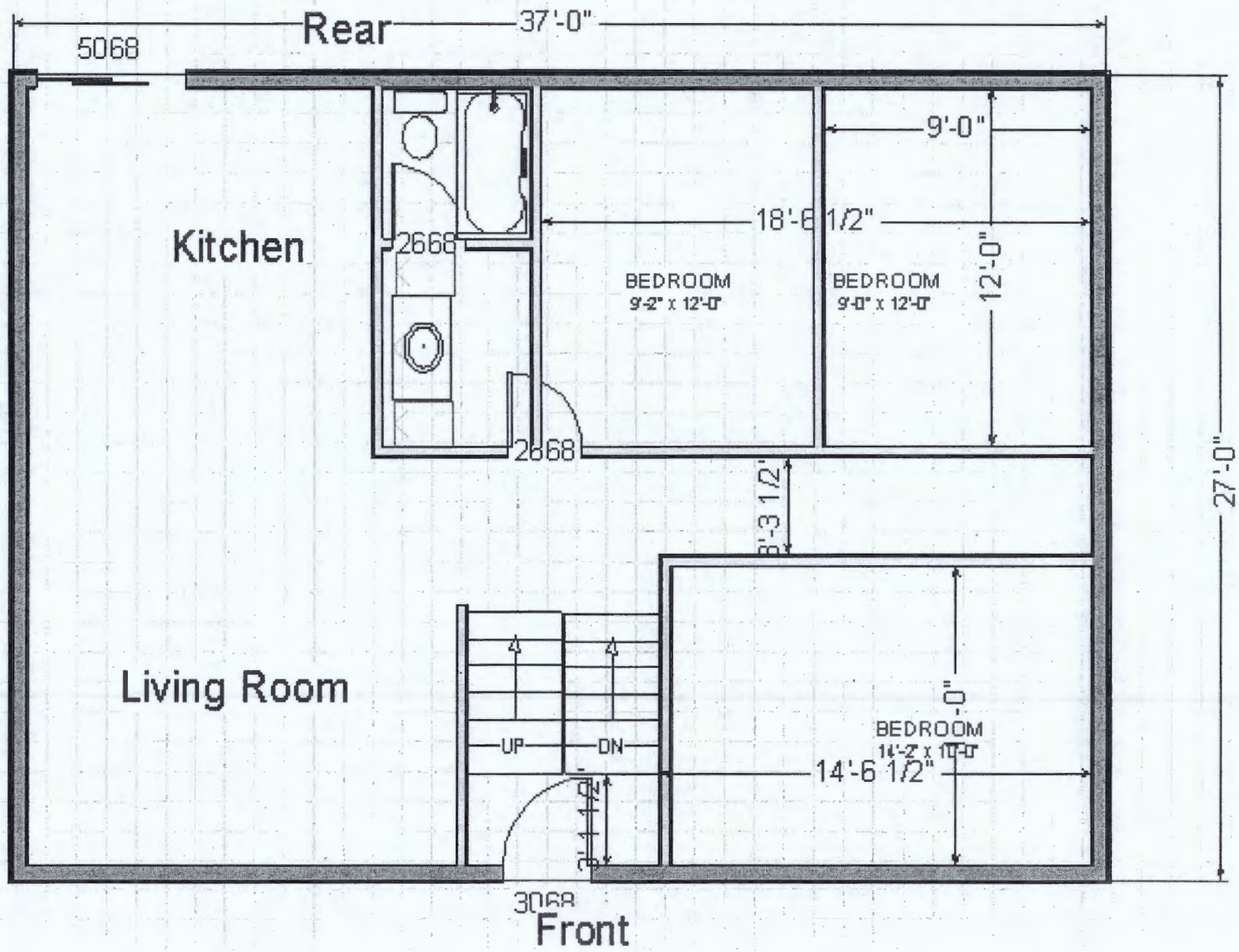
NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale:	1"= 30 '
Date:	03-25-10
Field By:	WALT
Drawn By:	WALT
Drawing #	RE333CV

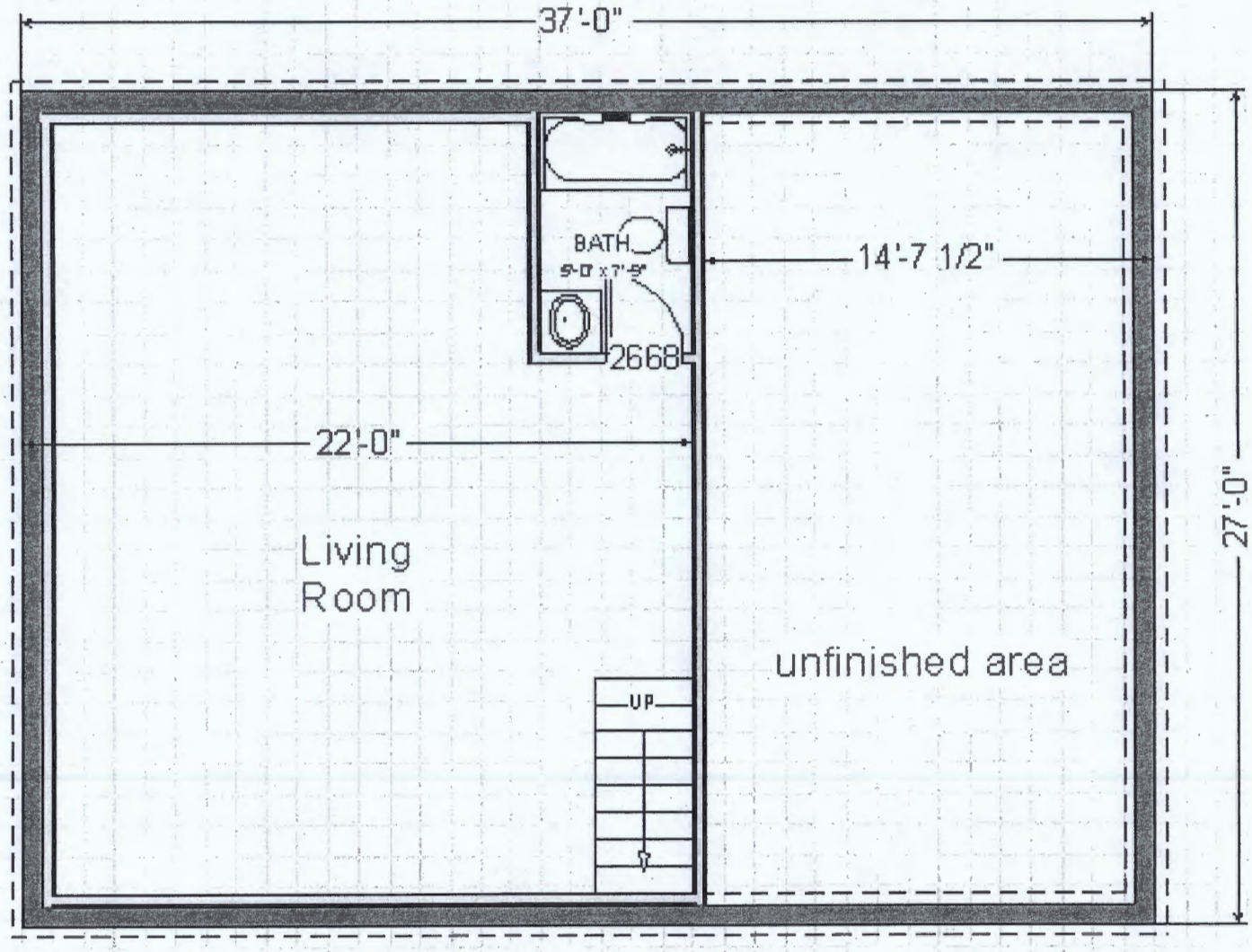
1/8" = 1 ft


9'-8 1/16"
Egress Window
3056
DN
10'-0"
5068
3030
3030
3030
BEDROOM
14'-8" x 12'-6"
12'-6"
12'-6"
4040
4068
2668
6'-8"
4'-0"
2668
3'-2"
27'-0"
5'-6 1/16"
KITCHEN
9'-3" x 13'-6"
1'-6"
2668
13'-4 3/8"
9'-3"
5'-0 3/16"
15'-0"
BATH
5'-0" x 7'-7"
3'-2"
3040
3040
3040
3040
7060
3068
STAIRWELL
3'-3" x 3'-7"
UP
DN
18'-6"
6'-3 1/2"
2'-0"
7'-0"
9'-4"
LIVING AREA
1496 sq ft

Vanassche Existing House
Habitable Space: 999sqft (1593 sqft total)



Vanassche Basement
Habitable Space 594sqft



Front

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court,
JULIE L. ENSOR
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

Transaction Block: 742
Ref: VANASSCHE

MISCELLANEOUS	AMOUNT
IMP FD SURE	40.00
RECORDING FEE 20	20.00

SUBTOTAL: 60.00

TOTAL CHARGES: 60.00

PAYMENTS
CHECK 60.00

TOTAL TENDERED: 60.00

Cashier: LL Reg # 8A05
Rcpt # 76081
Date: Feb 08, 2012 Time: 10:38 am

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2011
Item Nos. 2012-108,109,110,111,112,113
And 114.

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-11142011 -NO COMMENTS.doc

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

State Highway Administration

Beverley K. Swaim-Staley, *Secretary*
Darrell B. Mobley, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-2-11

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

RE: Baltimore County
Item No. 2012-0114-A
Administrative Variance
Travis & Stacy VanAssche
906 Chariot Road

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. 2012-0114-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 Richard A. Zeller

Steven D. Foster, Chief
Access Management Division

SDF/rz

KEVIN KAMENETZ
County Executive

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

November 16, 2011

Travis and Stacy VanAssche
906 Chariot Road
Reisterstown, MD 21136

RE: Case Number 2012-0114-A, 906 Chariot Road

Dear Mr. & Mrs. VanAssche,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 25, 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,

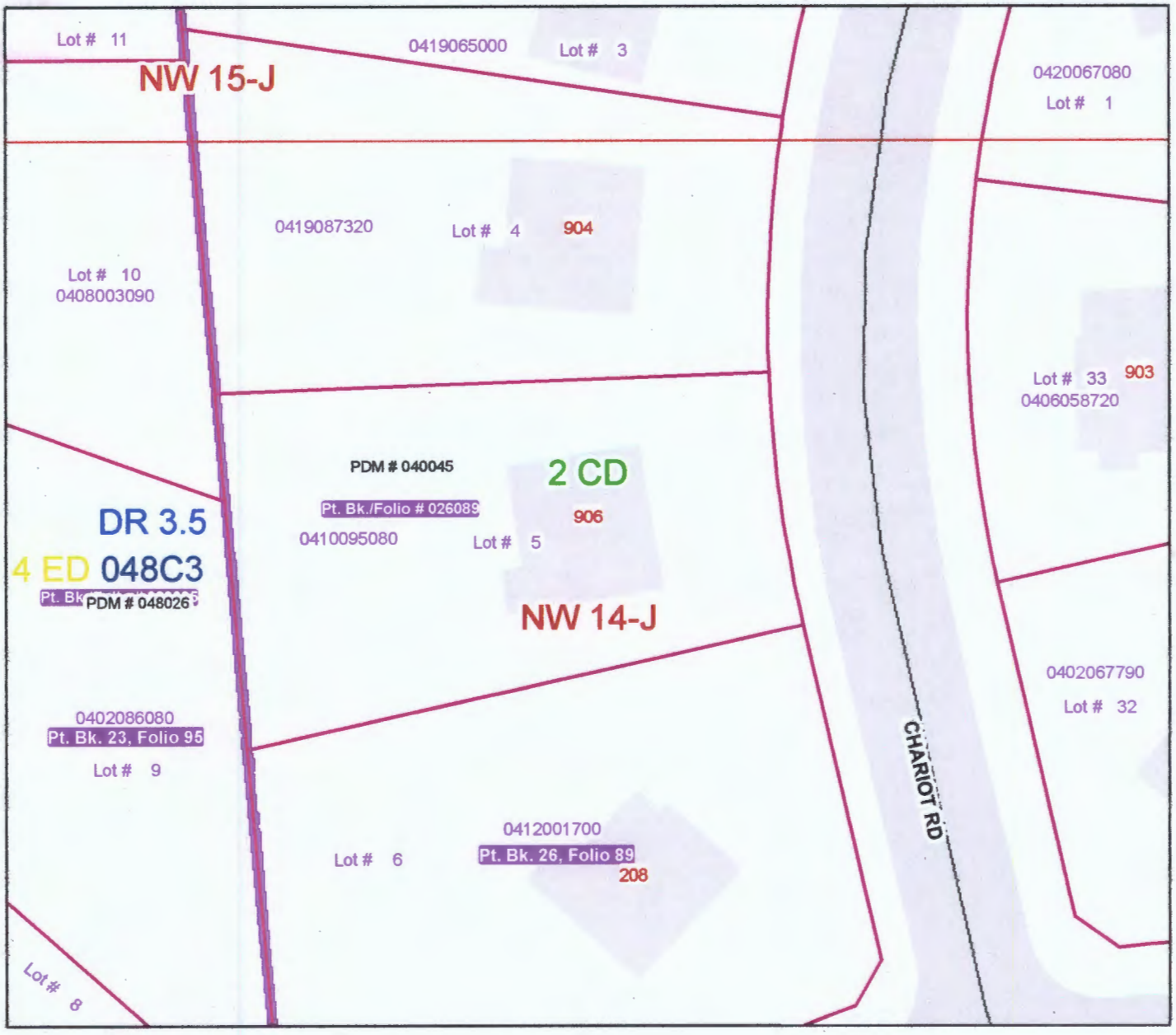
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

906 Chariot Road



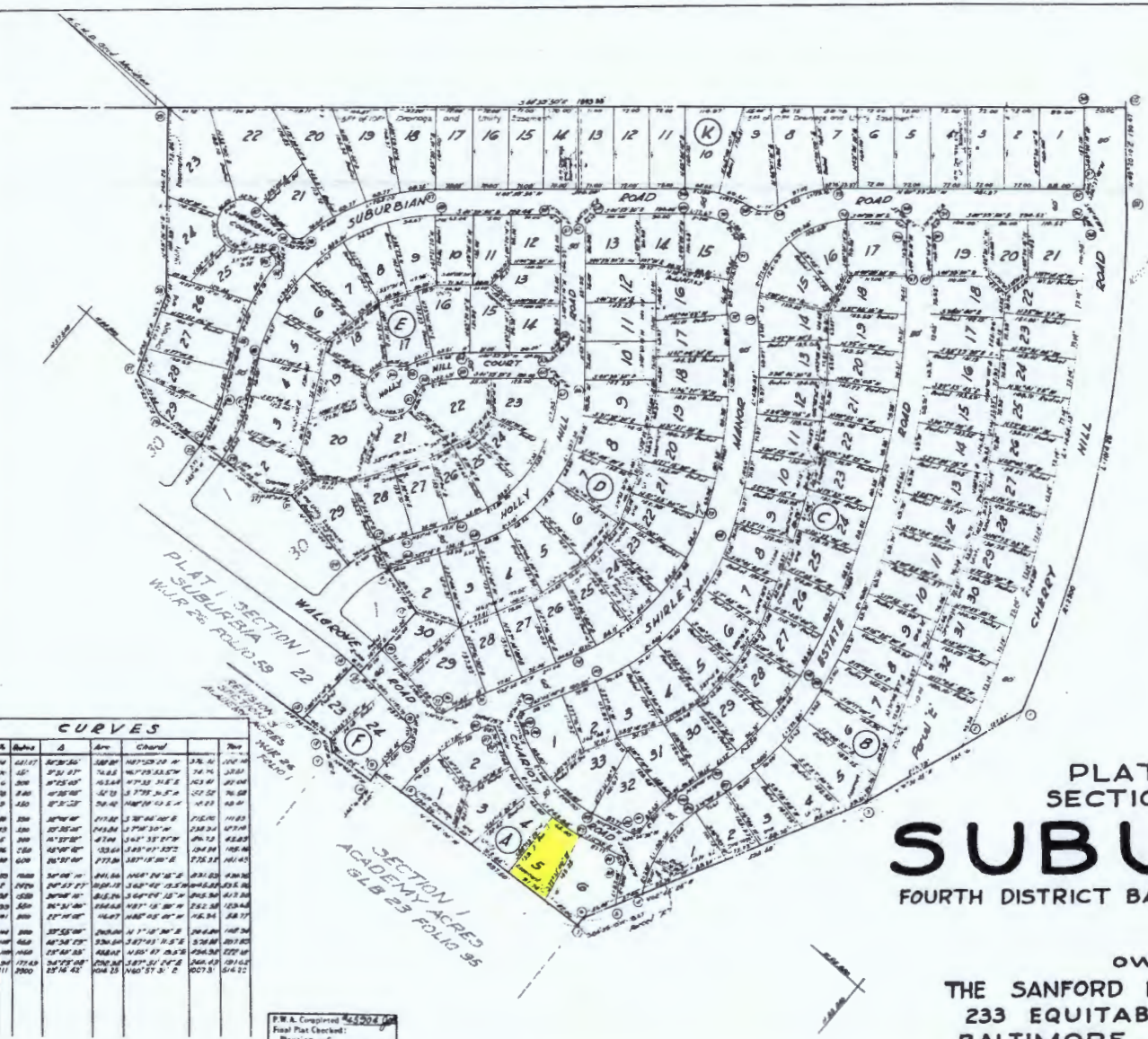
Publication Date: October 25, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

0 40 80 Feet

1 inch = 40 feet

Item #0114



LOCATION PLAN
Scale: 1"=2000'

W.J.R. 26 FOLIO 89

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.

Clerk

COORDINATES

STA	WEST	NORTH	STA	WEST	NORTH
1	53 883.17	55 606.55	54	54 176.40	54 979.29
2	54 017.30	55 651.38	55	54 182.65	54 917.84
3	54 148.00	55 706.03	56	54 176.96	54 848.49
4	54 466.29	55 943.47	57	54 161.47	54 848.42
5	54 636.56	56 040.67	58	53 933.43	54 787.48
6	54 745.39	56 106.70	59	53 884.94	54 797.30
7	54 764.56	56 103.06	60	54 509.16	54 604.31
8	54 840.42	56 429.57	61	54 427.62	54 159.23
9	54 905.37	56 469.17	62	54 486.68	54 116.74
10	54 953.31	56 488.38	63	54 542.53	54 048.71
11	54 831.47	56 581.36	64	53 979.15	54 639.18
12	54 804.62	56 601.33	65	53 704.98	54 804.86
13	54 770.07	56 646.33	66	53 703.80	54 805.43
14	54 675.67	56 684.16	67	53 604.04	54 741.37
15	54 676.19	56 645.80	68	53 545.36	54 674.15
16	54 696.77	56 643.34	69	53 579.84	54 649.42
17	54 696.36	56 639.78	70	53 637.53	54 551.36
18	54 688.64	56 594.56	71	53 596.32	54 551.42
19	54 668.37	56 586.77	72	54 519.03	54 548.42
20	54 553.48	56 600.36	73	54 548.08	54 441.10
21	54 543.50	56 572.32	74	54 591.18	54 443.14
22	54 530.06	57 015.08	75	54 537.77	54 441.35
23	54 533.34	57 424.71	76	54 436.80	54 436.61
24	54 544.67	57 176.36	77	54 407.18	54 407.74
25	54 546.02	57 176.31	78	54 380.37	54 307.37
26	54 555.14	57 725.31	79	54 384.33	54 276.26
27	54 574.16	57 747.00	80	54 448.30	54 268.4
28	54 598.71	57 776.21	81	54 451.30	54 197.12
29	54 621.26	57 824.87	82	54 448.47	54 157.48
30	54 640.16	58 773.34	83	54 416.32	54 013.84
31	53 958.36	56 481.73	84	54 481.36	53 946.72
32	53 932.24	56 438.04	85	54 488.36	53 946.28
33	53 865.95	56 544.34	86	54 447.43	53 943.85
34	53 453.49	56 849.33	87	53 433.34	54 943.14
35	53 488.88	56 484.48	88	53 470.87	54 383.71
36	53 346.48	56 723.38	89	53 367.73	54 387.33
37	53 871.83	57 483.32	90	53 477.30	54 134.26
38	54 14.08	57 793.86	91	53 483.61	54 134.84
39	54 474.36	57 844.14	92	53 487.62	54 431.84
40	54 118.38	57 879.35	93	53 318.34	54 448.43
41	54 199.33	57 849.37	94	53 349.45	54 397.43
42	54 178.08	57 342.63	95	53 369.82	54 381.17
43	54 178.06	57 343.33	96	53 416.62	54 368.18
44	54 182.61	57 134.44	97	53 348.78	54 348.06
45	54 334.34	57 148.26	98	53 237.26	54 342.33
46	54 481.16	57 148.33	99	53 238.48	54 484.62
47	54 478.30	57 334.16	100	53 208.34	54 482.43
48	54 368.31	57 338.16	101	53 188.48	54 481.97
49	54 368.30	57 111.87	102	53 188.48	54 481.88
50	53 793.43	56 988.83	103	53 339.30	54 383.37
51	53 724.34	56 394.43	104	53 327.33	54 385.30
52	53 941.86	56 763.33	105	53 388.18	54 383.60
53	53 968.34	56 764.68	106	53 406.38	54 383.8
54	54 377.0	56 941.74	107	53 442.87	54 384.34
55	54 465.83	56 968.37	108	53 559.13	54 73.65
			109	53 222.6	54 096.96

CURVES

Point	Radius	Δ	Arc	Chord		Tan
11	5'	90D	1°18'40"	18.37	S 1°43'25" W	18.37	5.48
12	70	200	45°22'42"	54.01	N 21°46'14" W	52.55	28.46
13	54	225	33°10'30"	123.76	N 37°11'06" W	122.07	63.76
14	85	50	64°38'04"	96.41	N 67°13'17" W	91.46	51.60
15	34	230	31°13'52"	183.87	N 46°31'54" W	181.75	94.74
16	54	400	40°31'38"	282.70	N 60°35'55" W	277.07	147.06
17	41	80	143°36'41"	210.39	S 67°51'51" W	158.38	—
18	125	80	89°36'48"	88.41	S 29°48'40" W	79.70	54.81
19	125	400	18°31'02"	136.19	S 39°45'44" W	135.57	68.69
20	24	250	22°16'38"	97.16	S 34°08'48" W	96.55	49.20
21	37	300	22°16'38"	145.20	N 34°08'48" W	145.06	73.96
22	125	36.4171	76°24'01"	166.34	S 38°43'55" E	154.76	96.67
23	125	250	26°36'40"	115.68	N 53°55'40" W	114.65	58.83
24	54	70	44°40'00"	55.87	N 45°40'00" W	54.48	29.43
25	37	300	21°37'12" W	142.33	S 17°12'33" W	141.53	—
26	54	70	38°04'00"	46.27	N 45°34'00" E	45.43	23.97
27	55	200	13°41'00"	47.63	S 53°30'00" E	47.50	23.94
28	42	300 FR	13°12'00"	69.61	S 46°43'00" W	69.43	34.97
29	25	300	8°31'00"	44.33	N 61°33'00" W	44.30	22.20
30	64	250	8°31'00"	38.65	N 61°33'00" W	38.53	19.35
31	66	300	12°15'00"	107.30	N 64°43'00" E	107.06	53.82
69	70	200	22°12'00"	77.47	S 53°32'00" E	77.10	39.20
70	71	50	50°12'00"	43.46	S 27°41'00" E	42.08	23.06
71	72	225	23°12'00"	91.32	S 23°43'00" W	90.65	45.73
72	73	400	12°12'00"	84.98	S 55°30'00" E	84.81	42.62

CURVES

Point	Radius	Δ	Arc	Chord		Tan
73	50	221.17	126°36'00"	110.60	N 67°53'00" W	89.16	104.49
74	50	45°	39°31'07"	34.65	N 67°23'33.5" W	33.94	18.16
77	50	200	91°25'00"	79.54	N 77°33'30" E	71.41	51.00
78	50	240	49°30'00"	42.13	S 77°15'30" W	40.82	22.08
79	50	250	87°32'00"	76.40	N 40°18'00" E	69.22	48.04
80	50	300	30°00'00"	113.10	S 38°46'00" E	111.80	58.11
81	125	300	30°00'00"	145.84	S 17°46'30" W	144.24	73.96
82	50	300	86°22'00"	67.54	S 62°33'27" W	64.73	42.83
83	50	250	62°40'00"	55.68	S 85°01'33" E	52.94	30.84
84	125	600	26°31'00"	277.84	S 87°15'00" E	275.35	141.43
85	125	75.00	34°00'00"	44.50	N 64°34'00" E	43.86	23.00
86	125	1470	94°27'27"	206.13	S 62°43'00" E	183.58	135.56
87	125	150	34°00'00"	84.29	S 64°43'00" E	83.06	43.38
88	125	500	26°31'00"	144.46	N 87°15'00" W	143.18	73.96
89	41	300	22°00'00"	114.67	N 85°05'00" W	113.94	58.17
110	54	300	33°55'00"	180.06	N 17°40'30" E	174.40	92.94
111	149	150	86°38'29"	226.24	S 87°43'31" E	205.38	139.80
112	149	150	73°46'55"	192.42	N 36°47'43" E	179.54	107.41
113	54	171.49	214°17'08"	108.38	S 87°31'24" E	106.43	191.62
1	111	2000	23°16'45"	404.23	N 60°57'31" E	402.31	204.22

P.W.A. Completed #45504
Final Plat Checked:
Planning
Engineering
Date

PLAT TWO
SECTION ONE
SUBURBIA
FOURTH DISTRICT BALTIMORE COUNTY, MD.

OWNER
THE SANFORD LAND COMPANY
233 EQUITABLE BUILDING
BALTIMORE 2, MARYLAND

Note:
The minimum front building line is 30 feet from the street line.

APPROVED
1/17/69 William H. Tolson, M.D.
DATE DEPUTY STATE AND COUNTY HEALTH OFFICER

APPROVED BY PLANNING BOARD OF BALTIMORE COUNTY
1/23/69 DIRECTOR
DATE

APPROVED
9/13/68
DATE COUNTY ROADS ENGINEER

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and they are based on the following reference stations:
STA 43 N 52 584.46 W 132 621.54
STA 44 N 52 406.27 W 132 425.49
STA 45 N 52 242.34 W 132 410.36
STA 46 N 52 083.63 W 132 406.46
STA 47 N 51 584.58 W 132 396.55
STA 111 N 51 434.87 W 132 403.05

The showing of streets and roads on this plat and their location in streets are for the purpose of description only and they are not intended to be dedicated to public use, the fee simple title to their beds is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

OWNER'S CERTIFICATE
The undersigned, [illegible] Trustees under Article 17 of the Annotated Code of Maryland, 1939 Edition, Chapter 1019 of the Acts of 1945, as amended by Chapters 80 and 718 of the Acts of 1947, hereby certify that the land shown hereon has been laid out and the plat thereof prepared in compliance with Chapters 718 to 725, inclusive, of Article 17 of the Annotated Code of Maryland, 1939 Edition, as amended by the Acts of 1945 and 1947 and subsequent Acts, if any, pertaining thereto.
THE SANFORD LAND COMPANY
By: [illegible]

ENGINEER'S CERTIFICATE
I, DAVID W. POHMER, a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in compliance with Chapters 718 to 725, inclusive, of Article 17 of the Annotated Code of Maryland, 1939 Edition, as amended by the Acts of 1945 and 1947 and subsequent Acts, if any, pertaining thereto.
[illegible]
Registered Professional Engineer and Land Surveyor

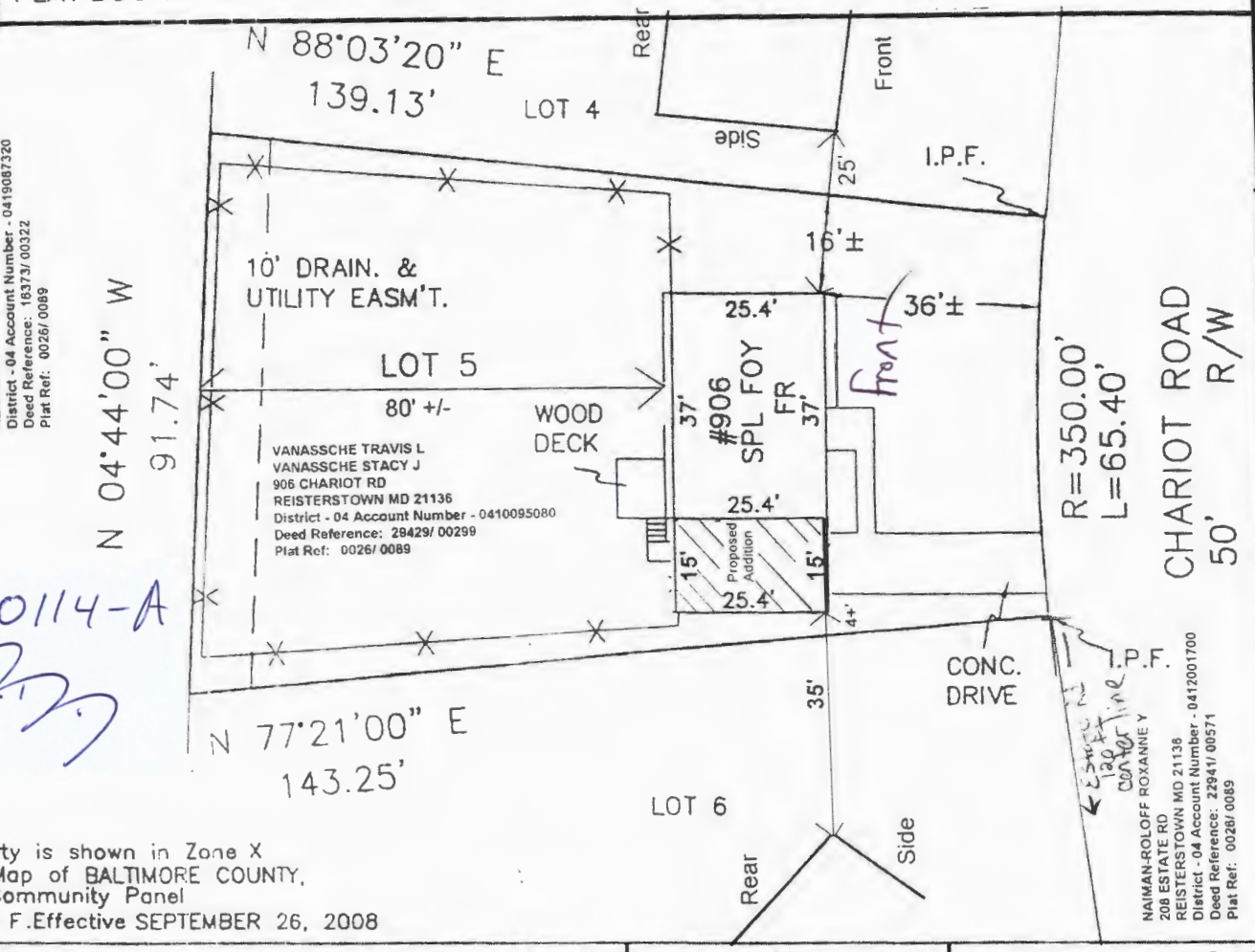
Drawn by [illegible]
Checked by RAS
Date 8-2-69

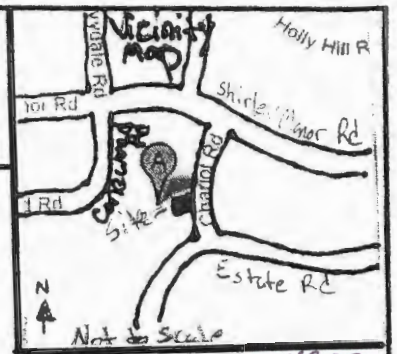
DAVID W. POHMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE 803 PARK AVE. BALTO., 1, MD.
SCALE 1"=100' ISSUED August 4, 1969

Item #0114

SHIRLEY
CHARIOT
ROAD
ROAD
parcel "F"
SEE #4 FOR THIS AREA
Item # 0114

ZONING HEARING FOR VARIANCE
ADDRESS 906 CHARIOT RD OWNERS NAMES: TRAVIS & STACEY VANASSCHE
SUBDIVISION NAME: SUBURBIA LOT: 4 BLOCK: A SECTION: 1
PLAT BOOK #: 26 FOLIO #: 89 10 DIGIT TAX #: 0410095080 DEED REF #: 29429/00299





ZONING MAP #: 048C3
SITE ZONED: DR 3.5
ELECTION DISTRICT: 4
COUNCIL DISTRICT: 2
LOT AREA SQFT: 10,998
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES?
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING? NO

Prepared By
Al Stearns
MD Remodeling & Design/Build
143 Main St
Reisterstown, MD 21136
410-833-1112

#2012-0114-A

Subject property is shown in Zone X
on the FIRM Map of BALTIMORE COUNTY,
Maryland on Community Panel
240010 0210 F.Effective SEPTEMBER 26, 2008

This is to certify that I have surveyed the property shown hereon, being known as LOT 5 PLAT 2 SECTION 1 SUBURBIA and recorded among the land records of BALTIMORE County, Maryland in Plat 26 , folio 89 for the purpose of locating the improvements thereon.

- This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.

STATE OF MARYLAND
JAMES C. HUDGINS
No. 96
REGISTERED
PROPERTY LINE SURVEYOR

J. Carl Hudgins PLS #96

LOCATION DRAWING
906 CHARIOT ROAD
4th ELECTION DISTRICT
BALTIMORE COUNTY, MD.

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale:	1"= 30 '
Date:	03-25-10
Field By:	WALT
Drawn By:	WALT
Drawing #	RE333CV

EXHIBIT 1