

IN RE: PETITION FOR ADMIN. VARIANCE *
(7 Norris Run Court)
4th Election District *
4th Council District *
Richard H. and Vicky Lynn Fussell *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0071-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Richard H. and Vicky Lynn Fussell. The variance request is from Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations ("B.C.Z.R."), to allow a proposed garage addition to have a setback to a property line of 18 ft. +/- in lieu of the required 25 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 27, 2013, 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 10-23-13

By RSW

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.

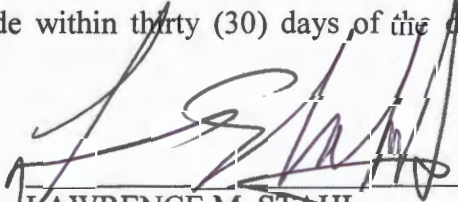
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 22nd day of September, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations ("B.C.Z.R."), to allow a proposed garage addition to have a setback to a property line of 18 ft. +/- in lieu of the required 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-23-13

By 

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 22, 2013

Richard H. Fussell
Vicki Lynn Fussell (Ferguson)
7 Norris Run Court
Reisterstown, Maryland 21136-5833

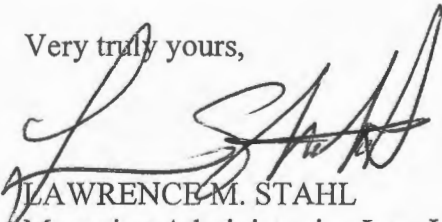
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(7 Norris Run Court)
Case No. 2014-0071-A

Dear Applicants:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Scott A. Lindgren, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Ste. 100,
Towson, MD 21286



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7 NORRIS RUN COURT

which is presently zoned RC 4

Deed Reference SM NO 25272 Folio 220

10 Digit Tax Account # 1600014026

Property Owner(s) Printed Name(s) RICHARD H. & VICKI LYNN FUSSELL

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s)

1A03.4.B.2a - TO ALLOW A PROPOSED GARAGE ADDITION TO HAVE A SETBACK TO A PROPERTY LINE OF 18'± IN LIEU OF THE REQUIRED 25'

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Date 10-23-13
Attorney for Petitioner: [Signature]

BY

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

RICHARD H. FUSSELL, VICKI LYNN FUSSELL

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7 NORRIS RUN COURT REISTERSTOWN MD

Mailing Address

City

State

21136

1443-857-5320

Zip Code

Telephone #

Email Address

Representative to be contacted:

SCOTT A. LINDGREN

GERHOLD, CROSS & ETZEL, LTD

Name - Type or Print

Signature

SUITE 100

320 E. TOWSON TOWN BLVD TOWSON MD

Mailing Address

City

State

21286

1410-823-4470

Zip Code

Telephone #

slindgren@gcelimited.com

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 20 day of NOVEMBER, 2013 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0071-A

Filing Date 9/20/13

Estimated Posting Date 9/29/13

Reviewer G.H

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

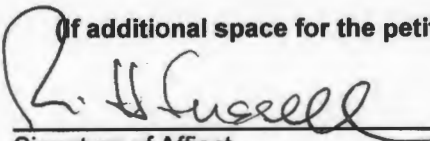
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 7 MORRIS RUN COURT REISTERSTOWN MD 21136
Print or Type Address of property City State Zip Code

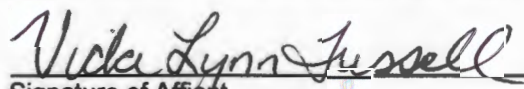
Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

THE CONFIGURATION OF THE LOT AND THE LOCATION OF THE EXISTING DWELLING
DOES NOT ALLOW THE DESIRED GARAGE ADDITION TO MEET THE SETBACK REQUIRED

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Affiant

RICHARD H. FUSSELL
Name- Print or Type


Signature of Affiant

VICKI LYNN FUSSELL
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of Sept, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Richard H. Fussell, Vicki Lynn Fussell
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal


Notary Public
July 5, 2015
My Commission Expires



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

September 18, 2013

ZONING DESCRIPTION

7 Norris Run Court

Property of Richard H. & Vicki Lynn Fussell

Beginning for the same on the east side of Norris Run Court, 50 feet wide, 735 feet, more or less, north of the center line of Nicodemus Road, and being known as Lot 4, "Plat No. 2, Norris Run Woods", and recorded among the Land Records of Baltimore County in Platbook E.H.K., Jr. No. 37 folio 95.

Containing 1.239 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.



License expires/renews 2/26/15

2014-0071-A1

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: 2014-0071-A

Petitioner: RICHARD H. & VICKI LYNN FUSSELL

Address or Location: 7 NORRIS RUN COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD H. & VICKI LYNN FUSSELL

Address: 7 NORRIS RUN COURT

REISTERSTOWN, MD 21136

Telephone Number: 443-857-5320

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/28/2013

Case Number: 2014-0071-A

Petitioner / Developer: SCOTT A. LINDGREN of GERHOLD, CROSS & ETZEL, LTD.~RICHARD H. FUSSELL

Date of Hearing (Closing): OCTOBER 14, 2013

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:
7 NORRIS RUN COURT

The sign(s) were posted on: SEPTEMBER 27, 2013



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)

M E M O R A N D U M

DATE: November 22, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0071-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 21, 2013. 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment10-3DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

10-1

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 9-27 by D'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0071 -A Address 7 Norris Run CT 21136

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/20/13 Posting Date: 9/29/13 Closing Date: 10/14/13

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 2014- 0071 -A Address 7 Norris Run CT 21136

Petitioner's Name Richard H. Fussell Telephone 443-857-5320

Posting Date: 9/29/13 Closing Date: 10/14/13

Wording for Sign: To Permit a proposed addition (Garage) with
a side set-back of 18 feet in lieu of the required
25 feet.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

October 14, 2013

Richard H & Vicki Lynn Fussell
7 Norris Run Court
Reisterstown MD 21136

RE: Case Number: 2014-0071 A, Address: 7 Norris Run Court

Dear Ms. Johnson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 20, 2013. 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 written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Scott A Lindgren, 320 E Towsontown Boulevard, Suite 100, Towson MD 21286

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 10-1-13

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

RE: Baltimore County
Item No 2014-0071-A
Administrative Variance
Richard H. & Vicki Lynn Fussell
7 Norris Run Court.

Dear Ms. Lewis:

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. 2014-0071-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).

Sincerely,

A handwritten signature in blue ink, which appears to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 03, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For October 07, 2013
Item No. 2014-0071, 0072, 0073, 0074, 0077, 0078 and 0079

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\ZAC10072013 -.doc

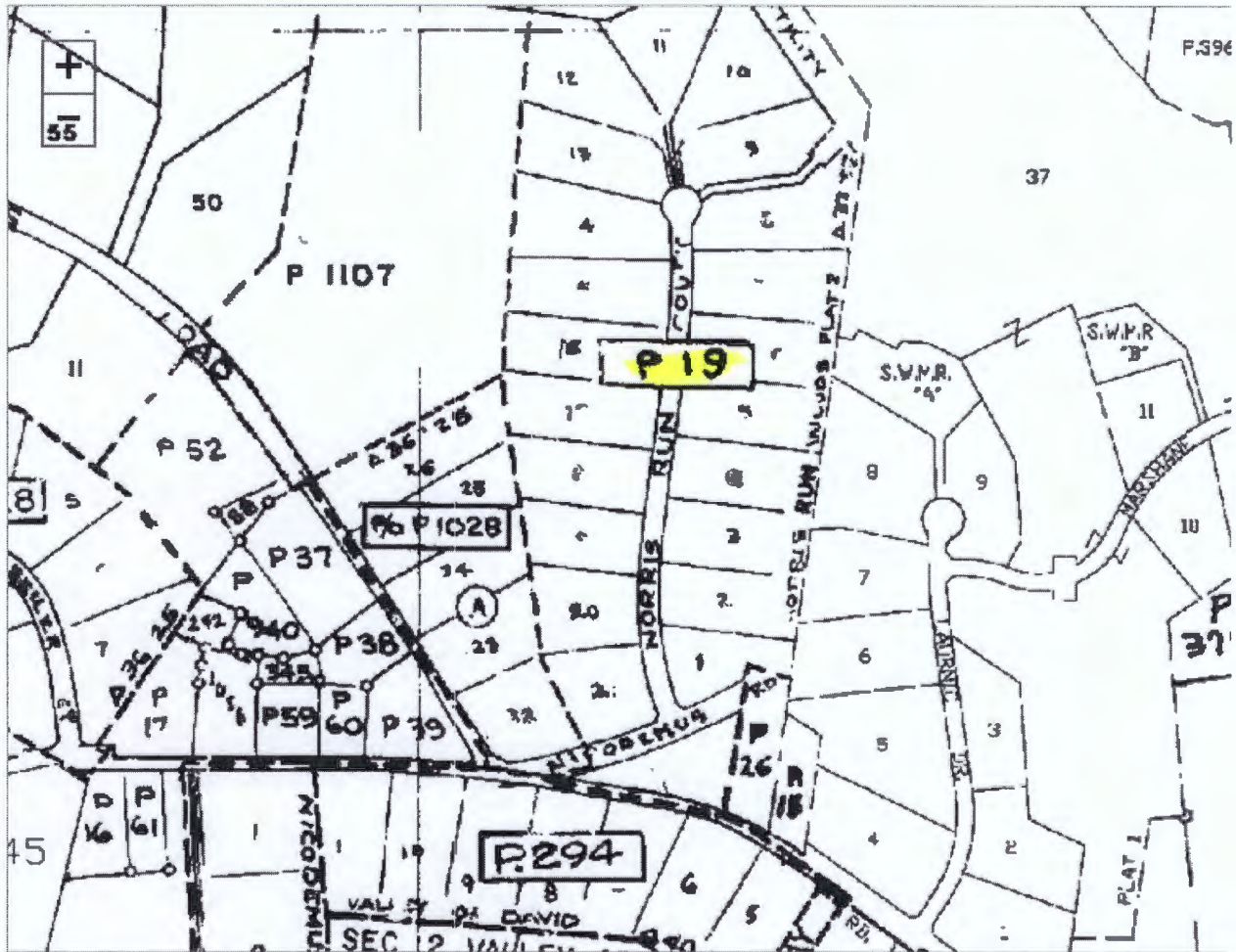
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 1600014026		
Owner Information		
Owner Name:	FUSSELL RICHARD H FERGUSON VICKI LYNN 7 NORRIS RUN CT REISTERSTOWN MD 21136-5833	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /25272/ 00220 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	7 NORRIS RUN CT 0-0000	Legal Description: 7 NORRIS RUN CT NORRIS RUN WOODS
Map: 0048	Grid: 0021	Parcel: 0019
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 4	Assessment Year: 2013
Plat No: 2	Plat Ref: 0037/ 0095	
Town:	NONE	
Special Tax Areas:	Ad Valorem: Tax Class:	
Primary Structure Built 1974	Above Grade Enclosed Area 2,217 SF	Finished Basement Area 1.2200 AC
Property Land Area 1.2200 AC	County Use 04	
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 2 full/ 1 half	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
		As of
Land:	132,800	99,600
Improvements	200,000	173,300
Total:	332,800	272,900
Preferential Land:	0	0
Transfer Information		
Seller: FRIEDMAN MARVIN C	Date: 02/28/2007	Price: \$440,000
Type: ARMS LENGTH IMPROVED	Deed1: /25272/ 00220	Deed2:
Seller: TIMBERFIELD-IN-T HE-WOODS, INC	Date: 11/15/1974	Price: \$67,200
Type: ARMS LENGTH IMPROVED	Deed1: /05491/ 00127	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		

Baltimore County

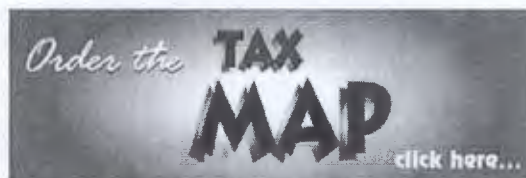
[New Search](#)District: **04** Account Number: **1600014026**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml.



☒ Loading... Please Wait. Loading... Please Wait.

→

①



④



③



③



Photo's as noted on Plan

2014-0071-A



5



6



7



8

2014- 0071-A



9



12



10



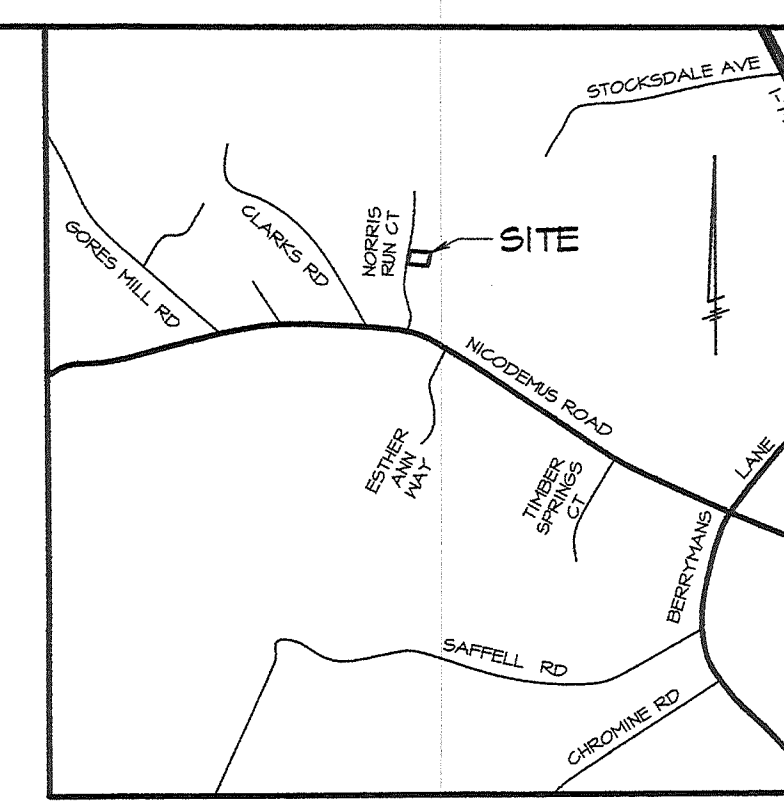
11

2014-0071-A



2014-07-1-A

MARYLAND COORDINATE SYSTEM
NAD83(1983)



VICINITY MAP
1" = 2000'

GENERAL NOTES

- 1. THE BOUNDARY SHOWN HEREON IS BASED ON THE TITLE DEED AND PLAT OF RECORD.
- 2. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM BALTIMORE COUNTY GIS TILE 048B3 AND FIELD RUN LOCATIONS.
- 3. CENSUS TRACT 404800 REGIONAL PLANNING DISTRICT FOWLESBURG WATERSHED LIBERTY RESERVOIR SUBWATERSHED NORRIS RUN SCHOOL DISTRICT; ELEMENTARY -CEDARMERE E.S.; MIDDLE - FRANKLIN M.S.; HIGH - FRANKLIN H.S. A.D.C. MAP & GRID: OLD 15H10 NEW 445T29
- 4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
- 5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
- 6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- 7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- 8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.

OWNER/DEVELOPER

RICHARD H. FUSSELL &
VICKI LYNN FUSSELL
#7 NORRIS RUN COURT
REISTERSTOWN, MD 21136-5833
443-857-5320

PLAT TO ACCOMPANY A PETITION
FOR AN ADMINISTRATIVE VARIANCE
FOR THE PROPERTY OF

**RICHARD H. FUSSELL &
VICKI LYNN FUSSELL**

#7 NORRIS RUN COURT
Deed Ref: S.M.No. 25272 folio 220
LOT 4

"Plat No. 2, Norris Run Woods"
Plat Book E.H.K.Jr. 37 Folio 95
Tax Account No.:16-00-014026
Zoned R.C.-4 ; GIS Tile 048B3
Tax Map 0048; Grid 0021; Parcel 0019
4th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: SEPTEMBER 13, 2014

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



LICENSE EXPIRES/RENEWS 2/26/15

REVISION	DATE	COMPUTED:	DRAWN:	CHECKED:
				FILE:X:\F\Fussell Norris Run\zoningpl

R.C. 4 RESIDENTIAL PRINCIPAL BUILDING SETBACKS

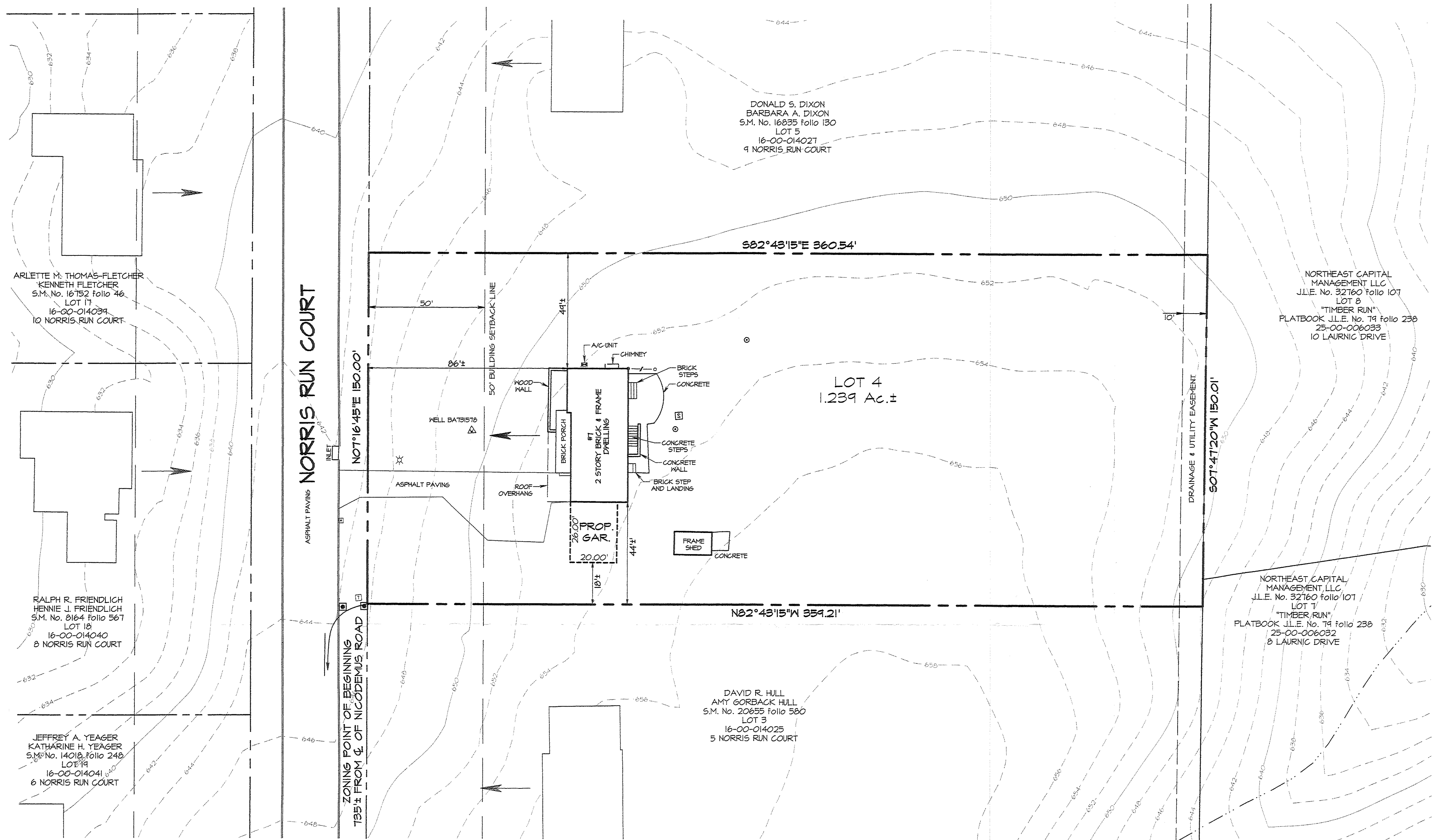
FROM ANY BUILDING FACE TO: PUBLIC STREET RIGHT OF WAY OR PROPERTY LINE	25'
FROM FRONT BUILDING FACE TO: THE EDGE OF PAVING OF A PRIVATE ROAD	35'
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY	20'
FROM ANY BUILDING FACE TO: R.C.2 ZONE LINE	100'
FROM ANY BUILDING FACE TO: RESERVOIR PROPERTY LINE	100'
FROM ANY BUILDING FACE TO: ADJACENT CONSERVANCY AREA	50'

ADMINISTRATIVE VARIANCE REQUEST

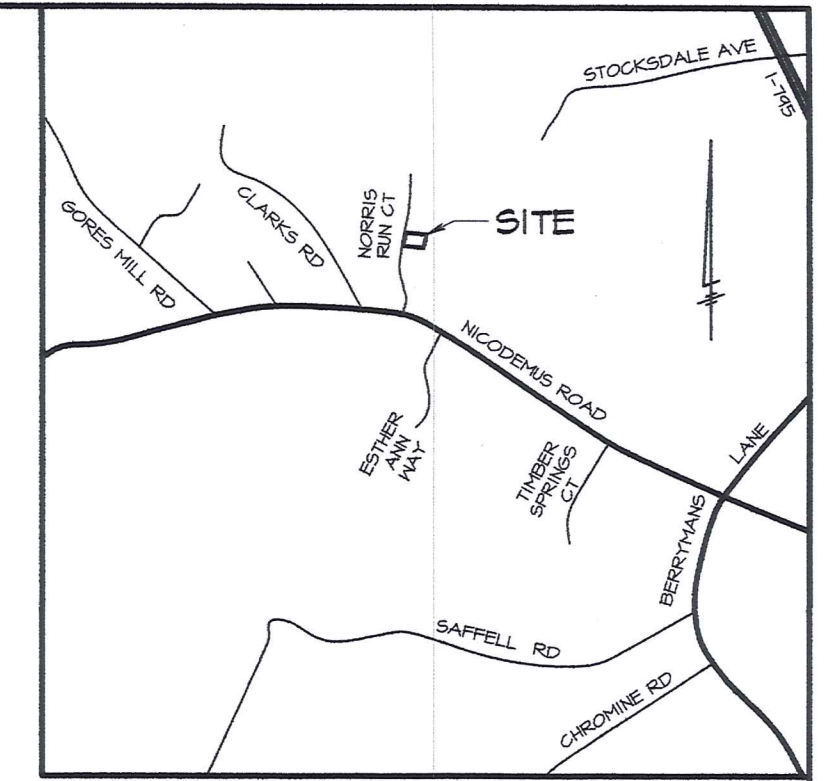
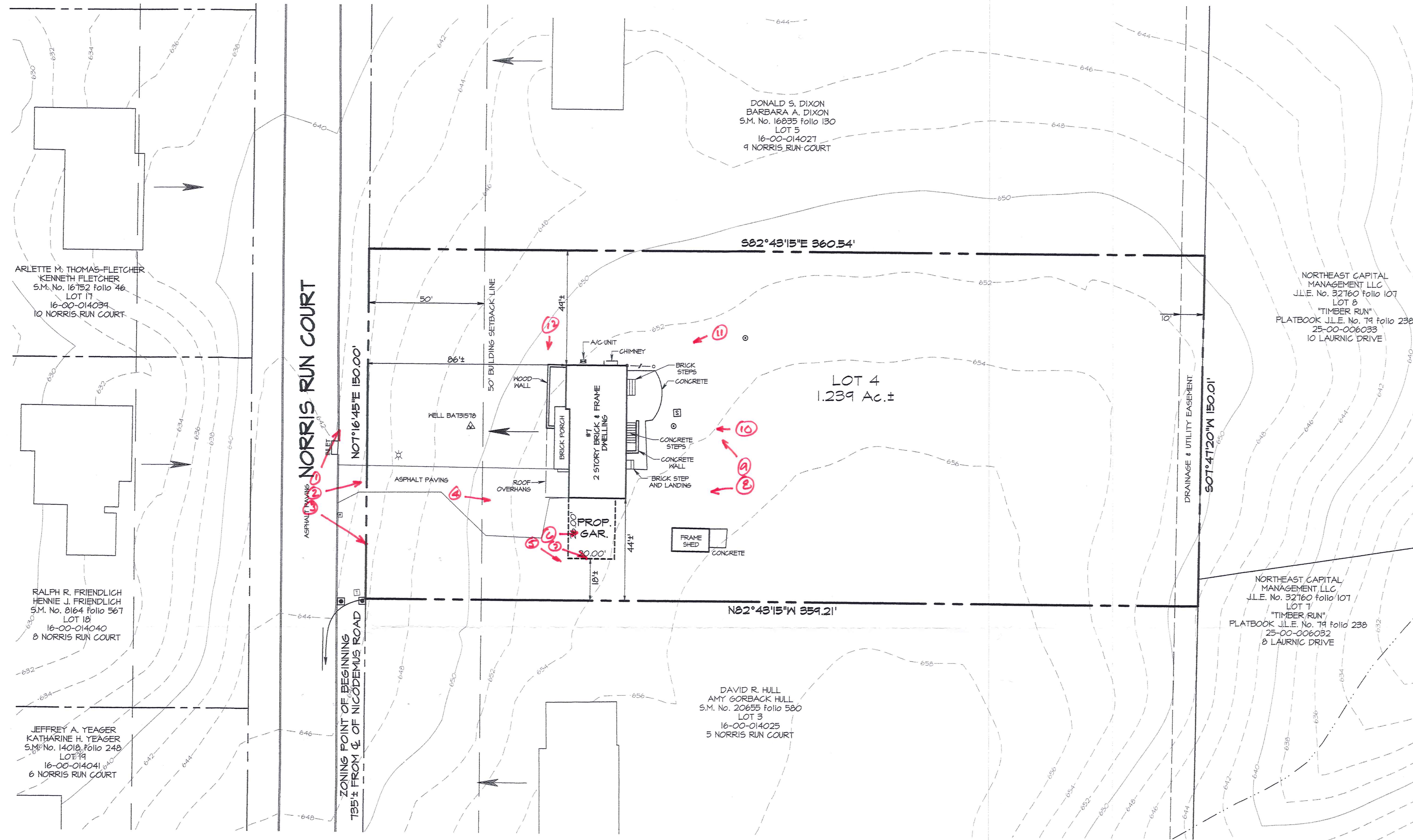
SECTION 1A03.4.B.2a, B.C.Z.R.:
TO ALLOW A PROPOSED GARAGE ADDITION TO HAVE A SETBACK
TO A PROPERTY LINE OF 10'± IN LIEU OF THE REQUIRED 25'.

LEGEND

- EXISTING WELL
- EXISTING CLEANOUT
- EXISTING SEPTIC TANK
- EXISTING MAILBOX
- EXISTING TELEPHONE HANDBOX
- EXISTING CABLE TV PEDESTAL
- EXISTING BUILDING
- EXISTING PAVING
- PROPERTY LINE
- CONTOURS



MARYLAND COORDINATE SYSTEM
NAD83(1991)



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS BASED ON THE TITLE DEED AND PLAT OF RECORD.
2. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM BALTIMORE COUNTY GIS TILE 048B3 AND FIELD RUN LOCATIONS.
3. CENSUS TRACT 404000 REGIONAL PLANNING DISTRICT FOWLESBURG WATERSHED LIBERTY RESERVOIR SUBWATERSHED NORRIS RUN SCHOOL DISTRICT ELEMENTARY CEDARHIRE E.S., MIDDLE - FRANKLIN M.S., HIGH - FRANKLIN H.S. A.D.C. MAP & GRID: OLD 15H10 NEW 445TB
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.

OWNER/DEVELOPER

RICHARD H. FUSSELL &
VICKI LYNN FUSSELL
#7 NORRIS RUN COURT
REISTERSTOWN, MD 21156-5833
443-857-5820

PLAN TO ACCOMPANY PHOTOGRAPHS PLAT TO ACCOMPANY A PETITION FOR AN ADMINISTRATIVE VARIANCE

FOR THE PROPERTY OF

RICHARD H. FUSSELL & VICKI LYNN FUSSELL

#7 NORRIS RUN COURT
Deed Ref: S.M.No. 25272 folio 220
LOT 4

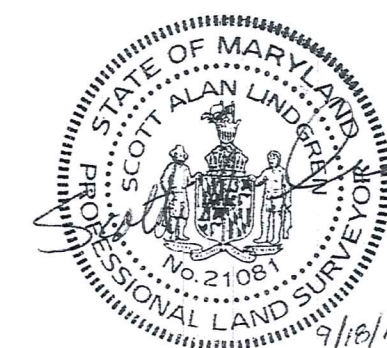
"Plat No. 2, Norris Run Woods"
Plat Book E.H.K.Jr. 37 Folio 95
Tax Account No.: 16-00-014026
Zoned R.C.-4 ; GIS Tile 048B3
Tax Map 0048; Grid 0021; Parcel 0019
4th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: SEPTEMBER 13, 2013

GERHOLD, CROSS & ETZEL, LTD. REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



LICENSE EXPIRES/RENEWS 2/26/15

REVISION	DATE	COMPUTED	DRAWN	CHECKED	FILE: X:\V\Fussell\Norris Run\zoning\plat.pro

LEGEND

EXISTING WELL	△
EXISTING CLEANOUT	○
EXISTING SEPTIC TANK	□
EXISTING MAILBOX	■
EXISTING TELEPHONE HANDBOX	■
EXISTING CABLE TV PEDESTAL	■
EXISTING BUILDING	□
EXISTING PAVING	—
PROPERTY LINE	---
CONTOURS	~

R.C. 4 RESIDENTIAL PRINCIPAL BUILDING SETBACKS

FROM ANY BUILDING FACE TO: PUBLIC STREET RIGHT OF WAY OR PROPERTY LINE	25'
FROM FRONT BUILDING FACE TO: THE EDGE OF PAVING OF A PRIVATE ROAD	35'
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY	20'
FROM ANY BUILDING FACE TO: R.C.2 ZONE LINE	100'
FROM ANY BUILDING FACE TO: RESERVOIR PROPERTY LINE	100'
FROM ANY BUILDING FACE TO: ADJACENT CONSERVANCY AREA	50'

ADMINISTRATIVE VARIANCE REQUEST

SECTION 1A03.4.B.2a, B.C.Z.R.:
TO ALLOW A PROPOSED GARAGE ADDITION TO HAVE A SETBACK
TO A PROPERTY LINE OF 15' IN LIEU OF THE REQUIRED 25'.

Pet-Exh 1
2014-0071-A