



KEVIN KAMENETZ
County Executive

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

December 16, 2014

Charles E. and Cynthia M. Joynes
4201 Wynfield Drive
Owings Mills, Maryland 21117

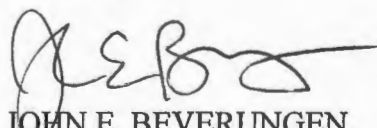
RE: Petition for Administrative Variance
Case No. 2015-0116-A
Property: 4201 Wynfield Drive

Dear Mr. and Mrs. Joynes:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Johnny D. Abrams, LP Homes, Inc., 725 N. Hickory Avenue, Suite 300,
Bel Air, MD 21014

IN RE: PETITION FOR ADMIN. VARIANCE *
(4201 Wynfield Drive)
2nd Election District *
4th Council District *
Charles E. and Cynthia M. Joynes *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0116-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Charles E. and Cynthia M. Joynes. The Petitioners are requesting Variance relief from §§ 1B02.3.B, 504.2 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed open projection (deck) with a rear yard setback of 2 ft. in lieu of the required 11.25 ft., and (2) To amend the Final Development Plan (FDP) for Lyonswood, Section B, Lot 71 only. 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 adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 30, 2014, 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 12-16-14

By [Signature]

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.

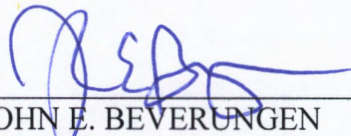
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of December, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B, 504.2 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed open projection (deck) with a rear yard setback of 2 ft. in lieu of the required 11.25 ft., and (2) To amend the Final Development Plan (FDP) for Lyonswood, Section B, Lot 71 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 12-16-14

2

By EW



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 Hearings for Baltimore County for the property located at:

Address 4201 WYNFIELD DR. OWINGS MILLS, MD 21117 Currently zoned DR3.5
 Deed Reference 11326 / 00268 10 Digit Tax Account # 2200004988
 Owner(s) Printed Name(s) JOYNES, CHARLES AND CYNTHIA

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Sections 1B02.3.B, 504.2, 301.1 (BCZR), and V.B.6.b (CMDP) – to permit a proposed open projection (deck) with a rear yard setback of 2 feet in lieu of the required 11½ feet; and to amend the Final Development Plan for Lyonswood, Section B, Lot 71 only.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

CHARLES JOYNES / CYNTHIA JOYNES
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

4201 WYNFIELD DR. OWINGS MILLS, MD
 Mailing Address City State

21117 / (443) 570-8665 / cjoynes@verizon.net
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

JOHNNY D. ABRAMS, LP HOMES INC.
 Name – Type or Print

[Signature]
 Signature

725 N. HICKORY AVE SUITE 300 BEL AIR, MD
 Mailing Address City State

21014 / (410) 838-9755 / jd.lphomes@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0116-A Filing Date 11, 29, 14 Estimated Posting Date 11, 30, 14 Reviewer [Signature]

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 4201 WYNFIELD DR. OWINGS MILLS MD 21117
Print or Type Address of property City State Zip Code

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

DUE TO THE NATURE OF THE SHAPE OF THE PROPERTY AND THE LOCATION OF
THE HOUSE, A DECK OF COMPARABLE USE AND SIZE COMMON TO THE
NEIGHBORHOOD WILL NOT FIT IN EXISTING SETBACKS. FOR THAT MATTER,
ANY USABLE DECK WILL NOT FIT. IT IS THEREFORE REQUESTED TO ALLOW
A VARIANCE FOR THE PROPOSED DECK, PLEASE.

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

Charles Joyner
Signature of Owner (Affiant)

CHARLES JOYNER
Name- Print or Type

Cynthia Joyner
Signature of Owner (Affiant)

CYNTHIA JOYNER
Name- Print or Type

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

Cecil
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

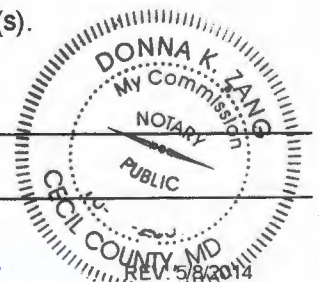
Print name(s) here: Charles Joyner, Cynthia Joyner

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Donna K. Zang
Notary Public

10-07-17
My Commission Expires



Item #0116

ZONING DESCRIPTION FOR 4201 WYNFIELD DRIVE

Beginning at a point on the west side of Wynfield Drive, which has a 50-foot right of way, at the distance of 400 feet (+/-) west of the centerline of the nearest improved intersecting street Lyonswood Drive, which also has a 50-foot right of way. Being lot #71, section B, in the subdivision of Lyonswood, as recorded in Baltimore County Plat Book #67, Folio #18, containing 10,393 square feet, and located in the 2nd Election District, 4th Councilmanic District.

Item #0116

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

No. **116292**

Date: **11/20/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/21/2014 11/20/2014 12:07:07 5

REG 0805 WALKIN RDOS L28
 RECEIPT # 116292 11/20/2014 OFL

Dept 5 528 ZONING VERIFICATION
 ST NO. 116292

Receipt Tot \$225.00
 \$225.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$225.00

Total: **\$225.00**

Rec From: **Chas. Thomas**

For: **Zoning hearing - case # 2015-0116-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: January 26, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 20150116-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 15, 2015. 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 DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0116 -A Address 4201 Wynfield Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/20/14 Posting Date: 11/30/14 Closing Date: 12/15/14

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 2015- 0116 -A Address 4201 Wynfield Dr
Petitioner's Name Charles Joyner Telephone 443 570 8665
Posting Date: 11/30/14 Closing Date: 12/15/14
Wording for Sign: to permit a proposed open projection (deck) with a
rear yard setback of 2 feet in lieu of the required 11'4
feet; and to amend the final development plan for
Lyonswood, Section B, Lot 71 only

Revised 7/18/14

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/neighborhood 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: 2015-0116-A

Petitioner: CHARLES JOYNES

Address or Location: 4201 WYNFIELD DR

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES & CYNTHIA JOYNES

Address: 4201 WYNFIELD DR

OWINGS MILLS, MD

21117

Telephone Number: (443) 570-8665

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/30/2014

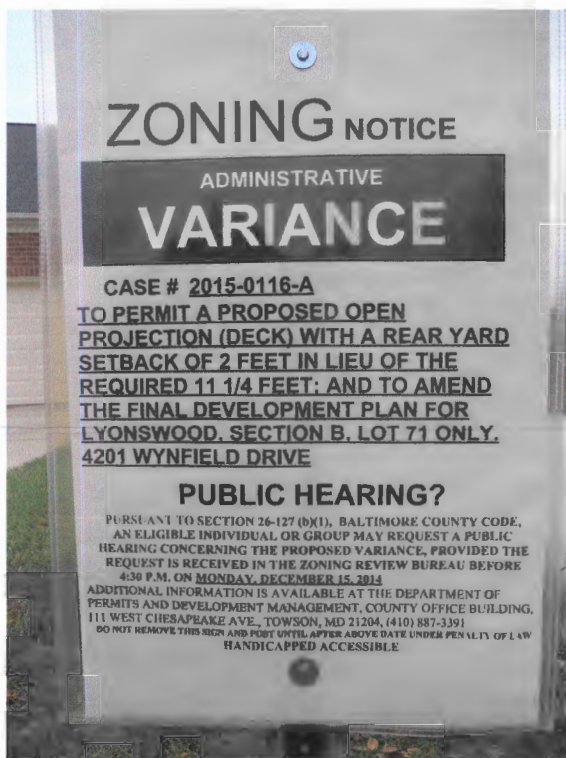
Case Number: 2015-0116-A

Petitioner / Developer: CHARLES JOYNES ~ JOHNNY D. ABRAMS of LP HOMES INC.

Date of Hearing (Closing): DECEMBER 15, 2014

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:
4201 WYNFIELD DRIVE

The sign(s) were posted on: NOVEMBER 30, 2014



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)

#2015-0116-A

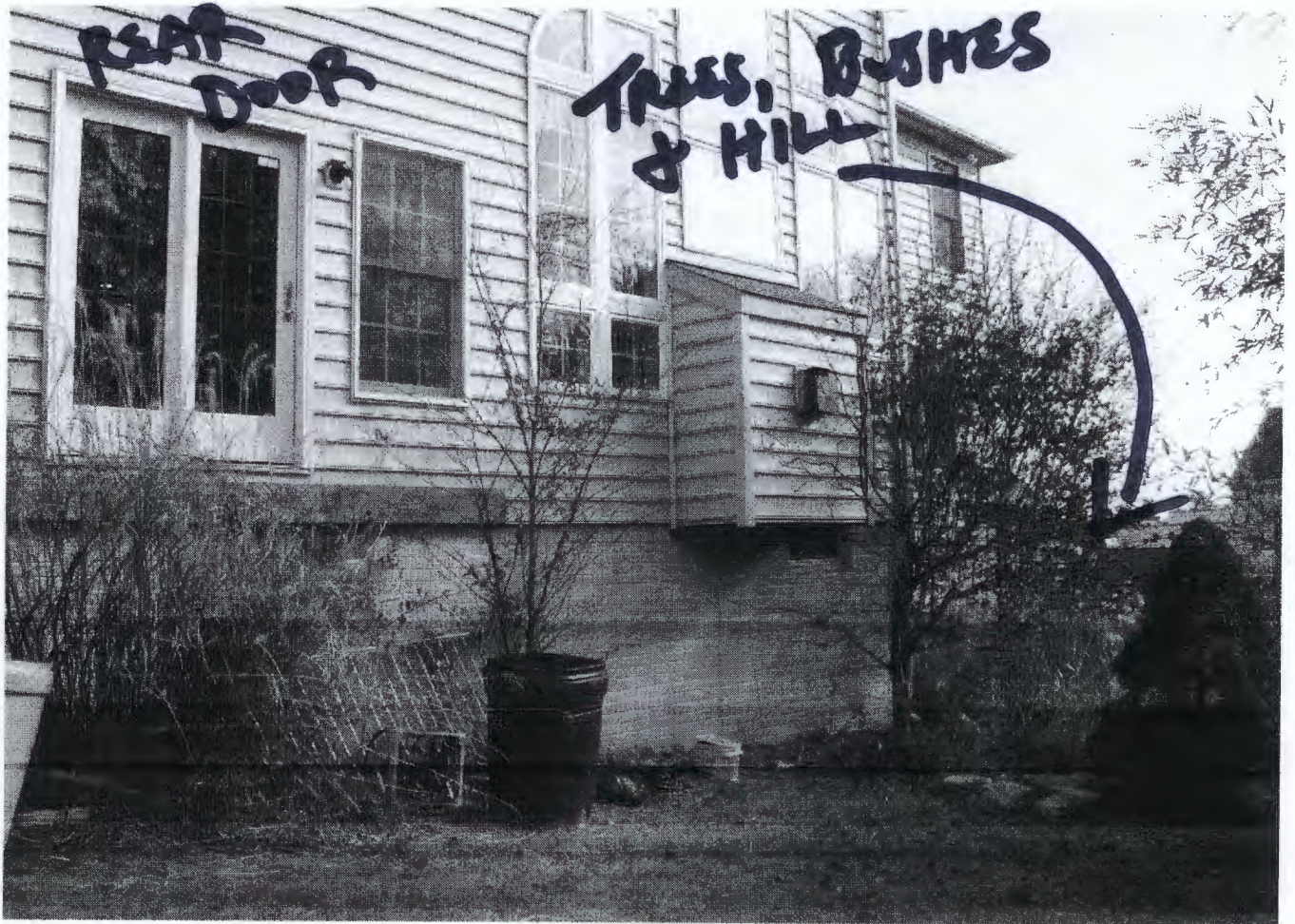
CASE # 0116

REAR
AREA



REAR
DOOR

TREES, BUSHES
& HILL

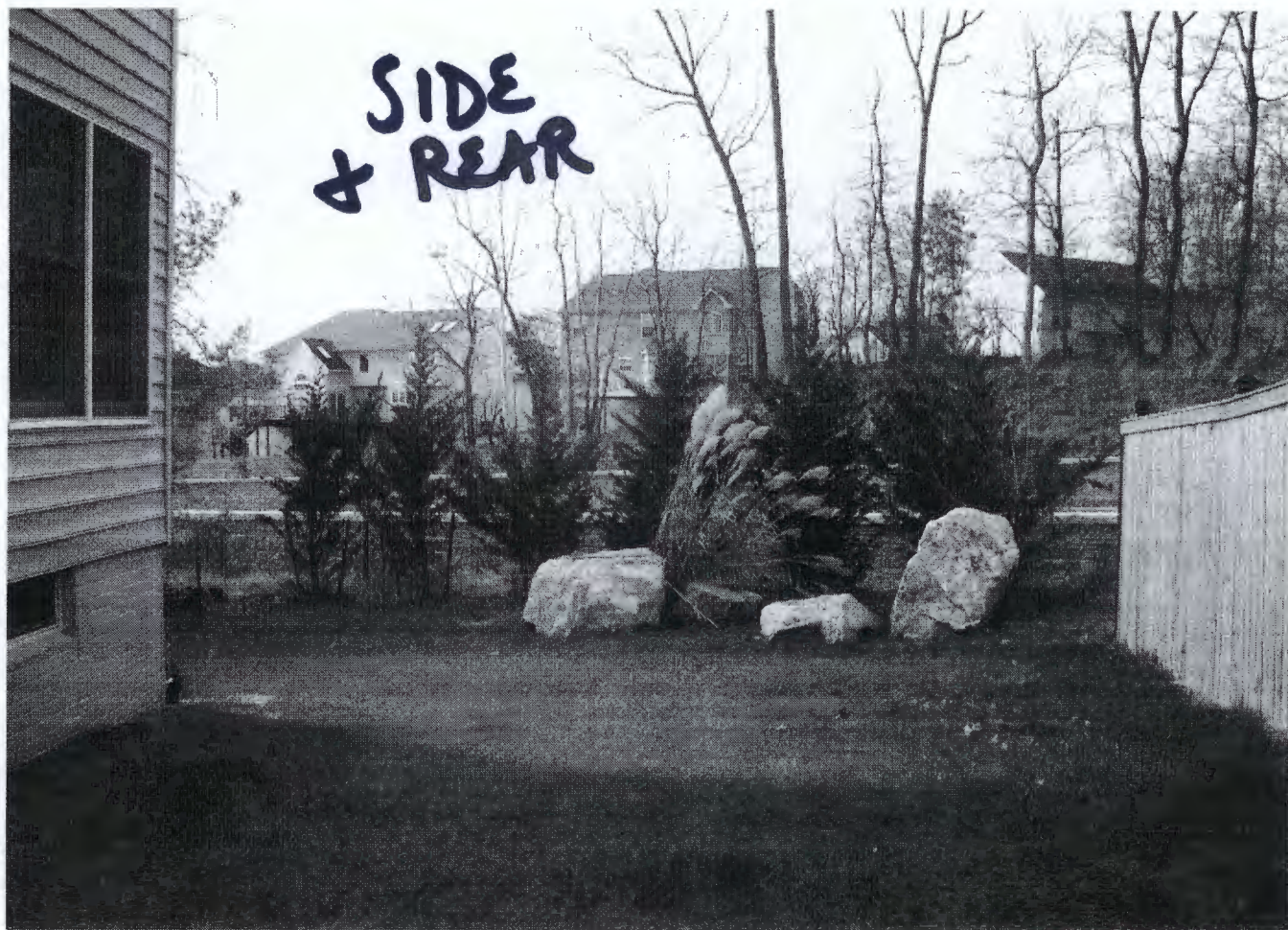


CASE # 0116

SIDE



SIDE
& REAR



CASE # 0116

BACK
CORNER



C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment12-5DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)CDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)11-24

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: 11-30-14 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

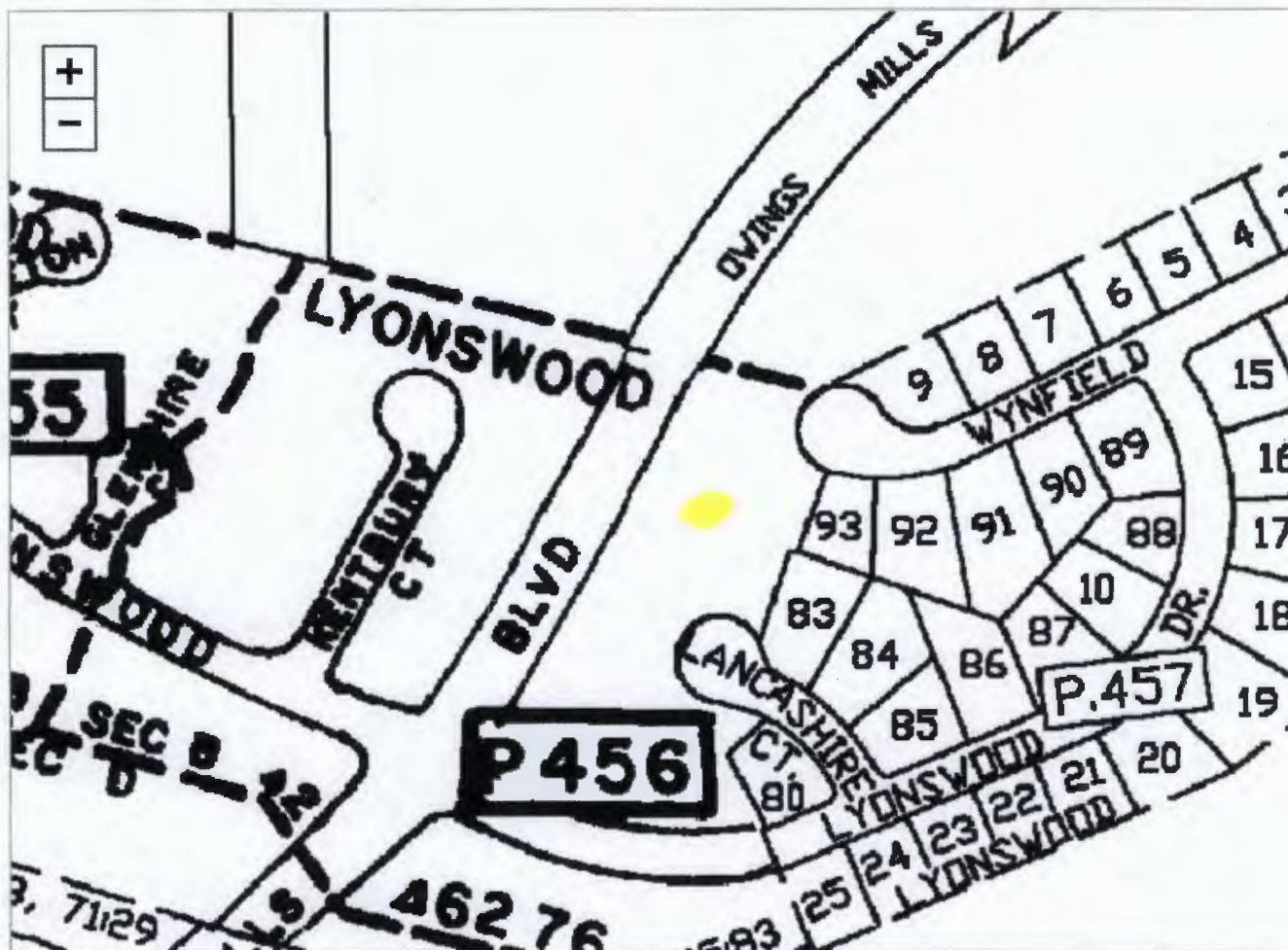
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		District - 02 Account Number - 2200004988									
Owner Information											
Owner Name:		JOYNES CYNTHIA M JOYNES CHARLES E				Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		4201 WYNFIELD DR OWINGS MILLS MD 21117				Deed Reference:		/11326/ 00268			
Location & Structure Information											
Premises Address:		4201 WYNFIELD DR 0-0000				Legal Description:		.2386 AC 4201 WYNFIELD DR LYONSWOOD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2	
0067	0019	0456		0000	B		71	2013	Plat Ref:	0067/ 0018	
Special Tax Areas:					Town:		NONE				
					Ad Valorem:						
					Tax Class:						
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use		
1995		3,718 SF					10,393 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached						
Value Information											
			Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014		As of 07/01/2015				
Land:			135,300	102,000							
Improvements			211,400	234,900							
Total:			346,700	336,900	336,900		336,900				
Preferential Land:			0				0				
Transfer Information											
Seller: BLACK HORSE RUN JOINT VENTURE				Date: 11/30/1995				Price: \$319,445			
Type: ARMS LENGTH IMPROVED				Deed1: /11326/ 00268				Deed2:			
Seller: BLACK HORSE RUN JOINT VENTURE				Date: 06/16/1995				Price: \$127,416			
Type: ARMS LENGTH MULTIPLE				Deed1: /11086/ 00657				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015					
County:		000		0.00							
State:		000		0.00							
Municipal:		000		0.00 0.00		0.00 0.00					
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **02** Account Number: **2200004988**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

December 16, 2014

Charles & Cynthia Joynes
4201 Wynfield Drive
Owings Mills MD 21117

RE: Case Number: 2015-0116-A, Address: 4201 Wynfield Drive

Dear Mr. & Ms. Joynes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 20, 2014. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Johnny Abrams, LP Homes Inc., 725 N Hickory Avenue, Suite 300, Bel Air MD 21117

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11/24/14

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

RE: Baltimore County
Item No 2015-0116-A
Administrative Variance
Charles & Cynthia Foynes
4201 Wynfield Drive

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. 2015-0116-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

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

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2014
Item No. 2015-0116

DATE: December 5, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

The proposed deck will extend into a revertible slope easement. This easement was acquired for the construction of Owings Mills Boulevard. Since Owings Mills Boulevard has been built, we have no objection to the encroachment and do not foresee any need to use the easement.

* * * * *

DAK:CEN
cc:file

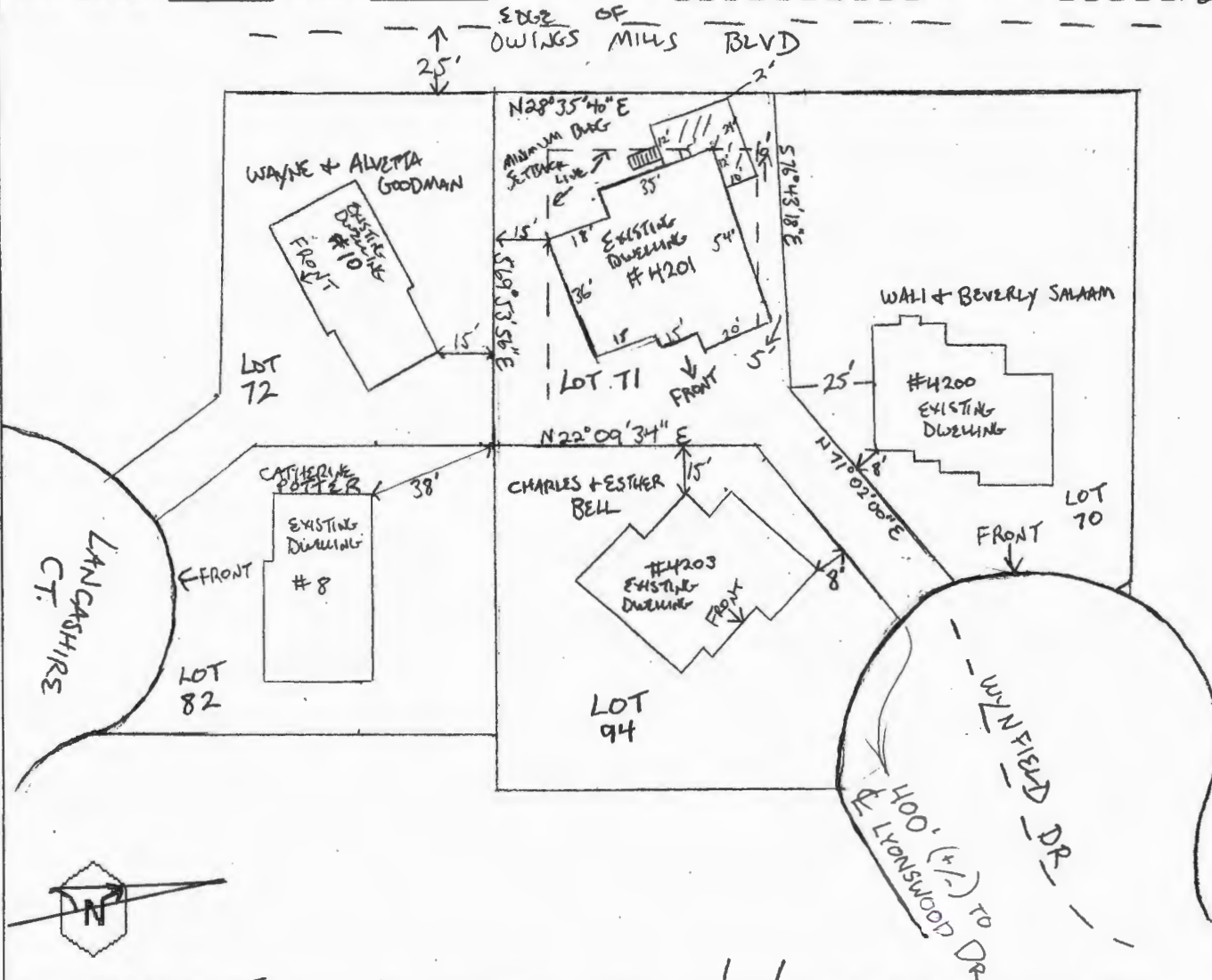
ZAC-ITEM NO 15-0116-12012014.doc

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4201 WYNFIELD DR. OWNER(S) NAME(S) CHARLES & CYNTHIA JOYNES

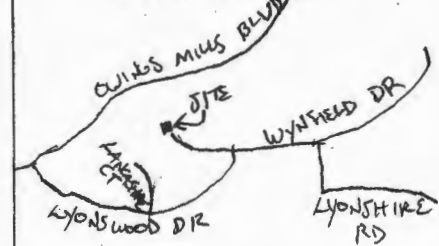
SUBDIVISION NAME LYONSWOOD LOT # 71 BLOCK # _____ SECTION # B

PLAT BOOK # 67 FOLIO # 18 10 DIGIT TAX # 22 0 0 0 0 4 9 8 8 DEED REF. # 11326/00268



PLAN DRAWN BY JOHNNY D ABRAMS DATE 10/23/14 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 067A3

SITE ZONED DR 3.5

ELECTION DISTRICT 2

COUNCIL DISTRICT 4

LOT AREA ACREAGE .236

OR SQUARE FEET 10393

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

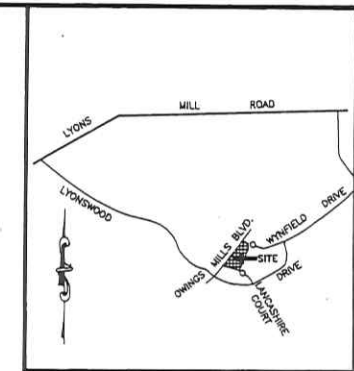
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0116-A

[Signature]



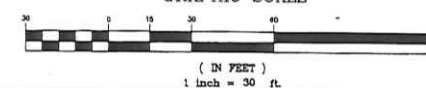
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- 1) HIGHWAY AND HIGHWAY RIGHT-OF-WAY, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FLOOD BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
- 2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- 3) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- 6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- 7) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 8) PROPERTY TAX ACCOUNT NO.'S: 2200004988, 2200004989, AND 2200004992.
- 9) DEED REFERENCE'S: LOT 71, 5485/794, 7119/832, 8103/442, 6845/483, 6986/976; LOT 72, 10627/431; LOT 75, 10613/476.
- 10) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTION TO THESE RESTRICTIONS MAY APPLY.
- 11) THE APPROVAL OF THIS PLAT IS BASED UPON REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- 12) THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON THIS PROPERTY.
- 13) THE SITE IS LOCATED IN THE 25TH SUBSEWERSHED.
- 14) TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PAVEMENT AND STREET RIGHT OF WAY.
- 15) THE ORG PLAN FOR THIS PROPERTY WAS APPROVED ON MAY 25, 1989.
- 16) EXISTING ZONING: DR 5.5
- 17) CENSUS TRACT NO.: 4025.8; COUNCILMANIC DISTRICT: 3
- 18) WATERSHED NO.: 27
- 19) THE PURPOSE OF THIS AMENDED PLAT IS TO REVISE BUILDING ENVELOPES TO CONFORM WITH THE FINAL DEVELOPMENT PLAN ON LOTS 70, 71, 72, AND 75 AND TO REMOVE THE 20' DRAINAGE AND UTILITY EASEMENT ON LOTS 70 AND 71.
- 20) THE ROADS AND STORM DRAINAGE AS LAID OUT ON THIS PLAT HAVE BEEN SIGNED FOR BY A PREVIOUSLY RECORDED PLAT (E.M. 64/65).

AMENDED
SUBDIVISION PLAT OF
LOTS 70, 71, 72, AND 75
SECTION B, PLAT 2
LYONSWOOD
(PREVIOUSLY RECORDED IN PLAT BOOK 62, PAGE 76)
2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'
DATE: JULY 15, 1994

GRAPHIC SCALE



APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING:

Thomas A. Wynn
DIRECTOR OF PUBLIC WORKS
DATE: 9/15/94

APPROVED:
J. Dan Dietz
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT
DATE: 9/20/94



SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Henry J. Knell, Jr.
HENRY J. KNELL, JR. (MARYLAND PROPERTY LINE SURVEYOR NO. 484) DATE: 7-26-94

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

KEVIN KIRWIN, VICE-PRESIDENT, NVR HOMES, INC. DATE: 7-26-94
Edward Personette
EDWARD PERSONETTE, BLACKHORSE RUN JOINT VENTURE DATE: 7-26-94

STREETS AND OR ROADS SHOWN HEREON AND MENTIONED THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS

BLACKHORSE RUN JOINT VENTURE
2330 WEST JOPPA ROAD, SUITE 313
LUTHERVILLE, MARYLAND 21093
NVR HOMES, INC.
1829 REISTERSTOWN ROAD, SUITE 220
BALTIMORE, MARYLAND 21208

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-6479 N 35305.80 W 49431.48
16999 N 35294.91 W 49742.73

PWA COMPLETED
FINAL PLAT:
PUBLIC SERVICES
DEV. DESIGN
DEV. ENGINEER: *DAVE ELLIS*
STREETS, NUMBERING: *DR 5.5*
PLANNING
LAND ACQUISITION: *LEE BARTLEY*
ASSESSMENT: *LEE BARTLEY*
DATE: 7/26/94

NO.	DATE	REVISION	BY

COLBERT ENGINEERING INC.

DUMBARTON SQUARE
3725 OLD COURT ROAD, SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

REVISION #	DATE	BY	REVISION