



KEVIN KAMENETZ
County Executive

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

March 2, 2015

Richard D. Henderson, II
9311 Sea Horse Court
Baltimore, Maryland 21219

RE: Petition for Administrative Variance
Case No. 2015-0156-A
Property: 9311 Sea Horse Court

Dear Mr. Henderson:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(9311 Sea Horse Ct.)
15th Election District *
7th Council District *
Richard D. Henderson, II *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0156-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Richard D. Henderson, II. The Petitioner is requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed addition with a side building face to side building face of 18 ft. in lieu of the minimum required of 20 ft., and (2) To amend the Final Development Plan (FDP) for Beachwood Estate, Lot No. 429 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 1, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 3-2-15

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 Petitioner.

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

THEREFORE, IT IS ORDERED, this 2nd day of **March, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed addition with a side building face to side building face of 18 ft. in lieu of the minimum required of 20 ft., and (2) To amend the Final Development Plan (FDP) for Beachwood Estate, Lot No. 429 only, in accordance with the terms of this Order, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

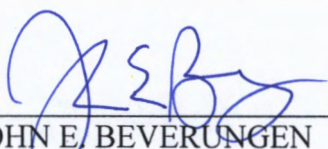
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner must comply with Critical Area regulations prior to building permit application.

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

JEB:dlw
ORDER RECEIVED FOR FILING

Date 3-2-15 2

By [Signature]



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County



C&C

ADMINISTRATIVE ZONING PETITION

FLOOD

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 9311 Sea Horse Ct Sparrows Point MD 21219 Currently zoned Residential

Deed Reference / 10 Digit Tax Account # 2300003150

Owner(s) Printed Name(s) Richard Dean Henderson II

(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) 1801.2.C.1.b To permit a proposed addition with a side building face to side building ~~width~~ of 18 feet ~~width~~ in lieu of the minimum required 20 feet, and to amend the final development plan for Beachwood estate 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):

Richard D Henderson II

Name #1 - Type or Print Richard D Henderson II Name #2 - Type or Print /

Signature #1 [Signature] Signature #2 /

9311 Sea Horse Ct Balt MD
Mailing Address City State

21219 443 916 5693 bodilogan@gmail
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:

Richard D Henderson II

Name - Type or Print Richard D Henderson II

Signature [Signature]

9311 Sea Horse Ct Sparrows Point MD
Mailing Address City State

21219 443-916-5693 bodilogan@gmail
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 3-2-15 day of March that the subject matter of this petition be set for a public hearing, advertised, and re-posted required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0156-A Filing Date 1/29/15 Estimated Posting Date 2/1/15 Reviewer G.H

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

No. 119671

Date: 1/20/15

DO NOT WRITE

RECEIVED BY: [Signature] DATE: 1/20/2015

RECEIVED BY: [Signature] DATE: 1/20/2015

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	100	0000		6150					150.00

Total: 150.00

Rec From: Richard Henderson

For: 9311 Seahorse CT

2015-0156-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0156 -A Address 9311 Seahorse Ct 21219

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

Filing Date: 1/20/15 Posting Date: 2/1/15 Closing Date: 2/16/15

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0156 -A Address 9311 Seahorse Ct 21219
Petitioner's Name Richard Henderson Telephone 443-916-5693
Posting Date: 2/1/15 Closing Date: 2/16/15

Wording for Sign: To permit a side building to side building
face of 18 feet in lieu of the minimum of 20 feet for a
proposed garage. Bldg Amendment to Beachwood
Estates final development Plan.

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 02/01/2015

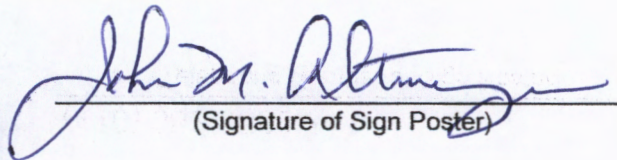
RE: Project Name: Administrative Variance
Case Number /PAI Number: 2015-0156-A
Petitioner/Developer: Richard Henderson
Date of Hearing/Closing: 02/16/2015

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 9311 Seahorse Ct. 21219

The sign(s) were posted on 02/01/2015

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382-6580

(Telephone Number of Sign Poster)

M E M O R A N D U M

DATE: April 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0156-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 1, 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

Debra Wiley

From: Jeffery Livingston
Sent: Thursday, February 26, 2015 2:26 PM
To: Debra Wiley
Subject: RE: Admin. Var. 2015-0156-A - Closing date: 2/16

We're working on it. I send it over as soon as I can.

From: Debra Wiley
Sent: Tuesday, February 24, 2015 10:23 AM
To: Dennis A Kennedy; Jeffery Livingston
Subject: Admin. Var. 2015-0156-A - Closing date: 2/16

Good Morning,

Our office is in receipt of the above –referenced item. The file is reflective of “Flood” and “CBCA”. However, it appears we’re missing ZAC comments from your sections.

I have provided below a case description for your convenience.

Please submit ASAP, and thanks in advance.

CASE NUMBER: 2015-0156-A

9311 SEA HORSE CT.

Location: SW/S of Sea Horse Court, 330 ft. +/- S of the c/line of Green Cove Circle
15th Election District, 7th Council District

Legal owner: Richard D Henderson

ADMINISTRATIVE VARIANCE (1) To permit a proposed addition with a side building face to side building face of 18 ft. in lieu of the minimum required of 20 ft., and (2) To amend the Final Development Plan (FDP) for Beachwood Estate, Lot # 429 only.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

From: Dennis A Kennedy
Sent: Tuesday, February 24, 2015 10:35 AM
To: Debra Wiley
Subject: Re: Admin. Var. 2015-0156-A - Closing date: 2/16

Hi Deb:

We had no comment on this item because the entire development of Beachwood Estates was filled to an elevation above the tidal flood plain, so the work proposed will not be in the flood plain. Unfortunately, the folks in the zoning office and the petitioners sometimes prefer to err on the wet side, so to speak.

Dennis

>>> Debra Wiley <dwiley@baltimorecountymd.gov> 2/24/2015 10:23 AM >>>

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Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

CASE NO. 2015- 0156-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

2-24

"Flood" Missing
DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent 2-24-15)

NC

*-not in
CBCA
per
Kennedy*

DEPS Missing - "CBCA"
(if not received, date e-mail sent 2-24-15)

FIRE DEPARTMENT

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

2-2

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2005-0118-A)

Open Projection (Prop. Deck)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 2-1-15 by Altmeier

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 2300003150			
Owner Information					
Owner Name:		HENDERSON RICHARD D		Use: RESIDENTIAL	
Mailing Address:		2ND		Principal Residence: YES	
		9311 SEA HORSE CT		Deed Reference: /32375/ 00006	
		BALTIMORE MD 21219-2377			
Location & Structure Information					
Premises Address:		9311 SEA HORSE CT		Legal Description: .1639 AC PHASE 2	
		BALTIMORE 21219-2377		9311 SEA HORSE CT SS	
				BEACHWOOD ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0104	0022	0595		0000	2 429
				Assessment Year:	Plat No: Plat Ref:
				2015	2 0072/0131
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2002		1,344 SF		7,138 SF	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage Last Major Renovation
		STANDARD UNIT		2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		102,000	102,000		
Improvements		133,800	131,500		
Total:		235,800	233,500	235,800	233,500
Preferential Land:		0		0	
Transfer Information					
Seller: GLOWACKI STACIE A		Date: 08/02/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32375/ 00006		Deed2:	
Seller: BEACHWOOD I LIMITED PARTNERSHIP		Date: 12/31/2002		Price: \$172,569	
Type: ARMS LENGTH IMPROVED		Deed1: /17299/ 00385		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: Approved 02/24/2009					

New Search (<http://sdat.resiusa.org/RealProperty>)

+
 -

H.O.A. 1A

SEA H

CT.

S.W. #6

428

430

S.W.M. #5

M104-P.595

695

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.

Debra Wiley

From: Dennis A Kennedy
Sent: Tuesday, February 24, 2015 10:35 AM
To: Debra Wiley
Subject: Re: Admin. Var. 2015-0156-A - Closing date: 2/16

Hi Deb:

We had **no comment** on this item because the entire development of Beachwood Estates was filled to an elevation above the tidal flood plain, **so the work proposed will not be in the flood plain.** Unfortunately, the folks in the zoning office and the petitioners sometimes prefer to err on the wet side, so to speak.

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I have provided below a case description for your convenience.

Please submit ASAP, and thanks in advance.

CASE NUMBER: 2015-0156-A

9311 SEA HORSE CT.

Location: SW/S of Sea Horse Court, 330 ft. +/- S of the c/line of Green Cove Circle
15th Election District, 7th Council District

Legal owner: Richard D Henderson

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Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

DM
9/27/04

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Sea Horse Court, 330 ft. S
Green Cove Road
15th Election District
7th Councilmanic District
(9311 Sea Horse Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-118-A

Stacie A. & Richard D. Henderson, II
Petitioners

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Stacie A. and Richard D. Henderson, II. The variance request is for property located at 9311 Sea Horse Court in the Edgemere area of Baltimore County. The variance is requested from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed deck) in the rear yard with a 14 ft. rear yard setback in lieu of the required 22 ½ ft. and to amend the Final Development Plan for "Beachwood Estates", Lot #429. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 12, 2004, 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 26-127 (b)(1) 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 Deputy Zoning Commissioner, 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

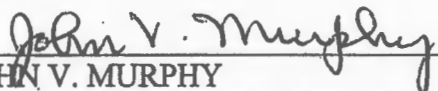
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 Deputy Zoning Commissioner for Baltimore County, this 18 day of October, 2004, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed deck) in the rear yard with a 14 ft. rear yard setback in lieu of the required 22 ½ ft. and to amend the Final Development Plan for "Beachwood Estates", Lot #429, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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;

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

Debra Wiley

From: Debra Wiley
Sent: Tuesday, February 24, 2015 10:23 AM
To: Dennis A Kennedy; Jeffery Livingston
Subject: Admin. Var. 2015-0156-A - Closing date: 2/16

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Debra Wiley
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105 West Chesapeake Avenue, Suite 103
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2015-0156-A



2015-0156-A



2013-0156-A



2015-0156-A



2015-0156-A



2015 0156 A

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/2/15

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

RE: Baltimore County
Item No 2015-0156-A.
Administrative Variance
Richard D. Henderson
9311 Sea Horse 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. 2015-0156-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 black ink, appearing to read "Steven D. Foster".

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

SDF/raz

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/2/15

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

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Administrative Variance
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Sincerely,

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

SDF/raz



Flood - BCA
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 9311 Sea Horse Ct., Edgemere, MD
which is presently zoned DR 3.5

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) 1 B01, 2. C. 1.6 AND 303.1 BCZR
TO PERMIT AN OPEN PROJECTION (PROPOSED DECK) IN REAR YARD WITH A 14 FT. REAR YARD SETBACK IN LIEU OF THE REQUIRED 22 1/2 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR BEACHWOOD ESTATES LOT # 429

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

Richard A. Henderson II
Name - Type or Print _____
Signature _____
Stacie A. Henderson
Name - Type or Print _____
Signature _____ (410) 536-1077 W
9311 Sea Horse Ct. (410) 477-4414 H
Address _____ Telephone No. _____
Edgemere MD 21219
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. 05118 A Reviewed By JL Date 9/01/04
REV 10/25/01 For Case # _____ Estimated Posting Date 9/12/04

2015 0156-A

The seal of Baltimore County, Maryland, is a circular emblem. It features a central shield divided into four quadrants by a cross. The top-left quadrant contains vertical stripes, the top-right contains a checkered pattern, the bottom-left contains a checkered pattern, and the bottom-right contains vertical stripes. A five-pointed star is positioned in the center of the cross. The words "BALTIMORE COUNTY" are arched across the top, and "MARYLAND" is arched across the bottom.

for the property located at 9311 Sea Horse Ct., Edgewater, MD
which is presently zoned DR 3.5

9/12/04

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 reside at 9311 Sea Horse Ct.
Address Edgemore MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

- The Following are why we would like the zoning change:
1. Currently our house is set to the East side of the property line 19' off the East property line of 30' off the North property line.
 2. We would like to have a deck deeper than 1' off. Would like to make our deck 16' off the property line. This only leaves us 14' off from the property line.
 3. Our property is in the shape of a pie of due to the home built with the home on the one side, it is very close to the North & East prop. lines.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

Richard D Henderson II
Name - Type or Print

[Signature]
Signature

Stacie A Henderson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of September, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

x Richard D. Henderson II x Stacie Henderson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 6-1-2007

SEAL

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 9.13.09

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

RE: Baltimore County
Item No. 118 JLL

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2004

RECEIVED

SEP 28 2004

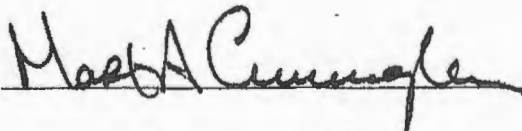
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

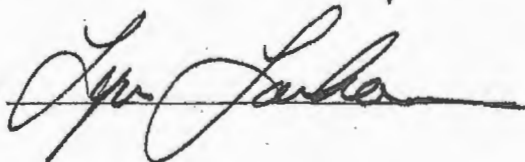
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-118- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

LIMIT OF 100 YR FLOODPLAIN
 DRAINAGE & UTILITY EASEMENT

maintain 20'3"
Between Lot 430
House, And Lot
429, House

CRITICAL AREA
EASEMENT
715 SQ. FT.
0.0164 AC.

STORMWATER
MANAGEMENT
INITIATIVE
27267 SQ. FT.
0.6255 AC.

SEA HORSE COURT

- 1) Property Located Within The Chesapeake Bay Critical Area
2) Maximum Impervious Surface Allowed is 1541 S.F.
3) Proposed Impervious is 1394
4) Driveway Composition will be Impervious

11-50

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 Deputy Zoning Commissioner for Baltimore County, this 18 day of October, 2004, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed deck) in the rear yard with a 14 ft. rear yard setback in lieu of the required 22 ½ ft. and to amend the Final Development Plan for "Beachwood Estates", Lot #429, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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;

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

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

10/18/04

By

Ray

Zoning Description

118

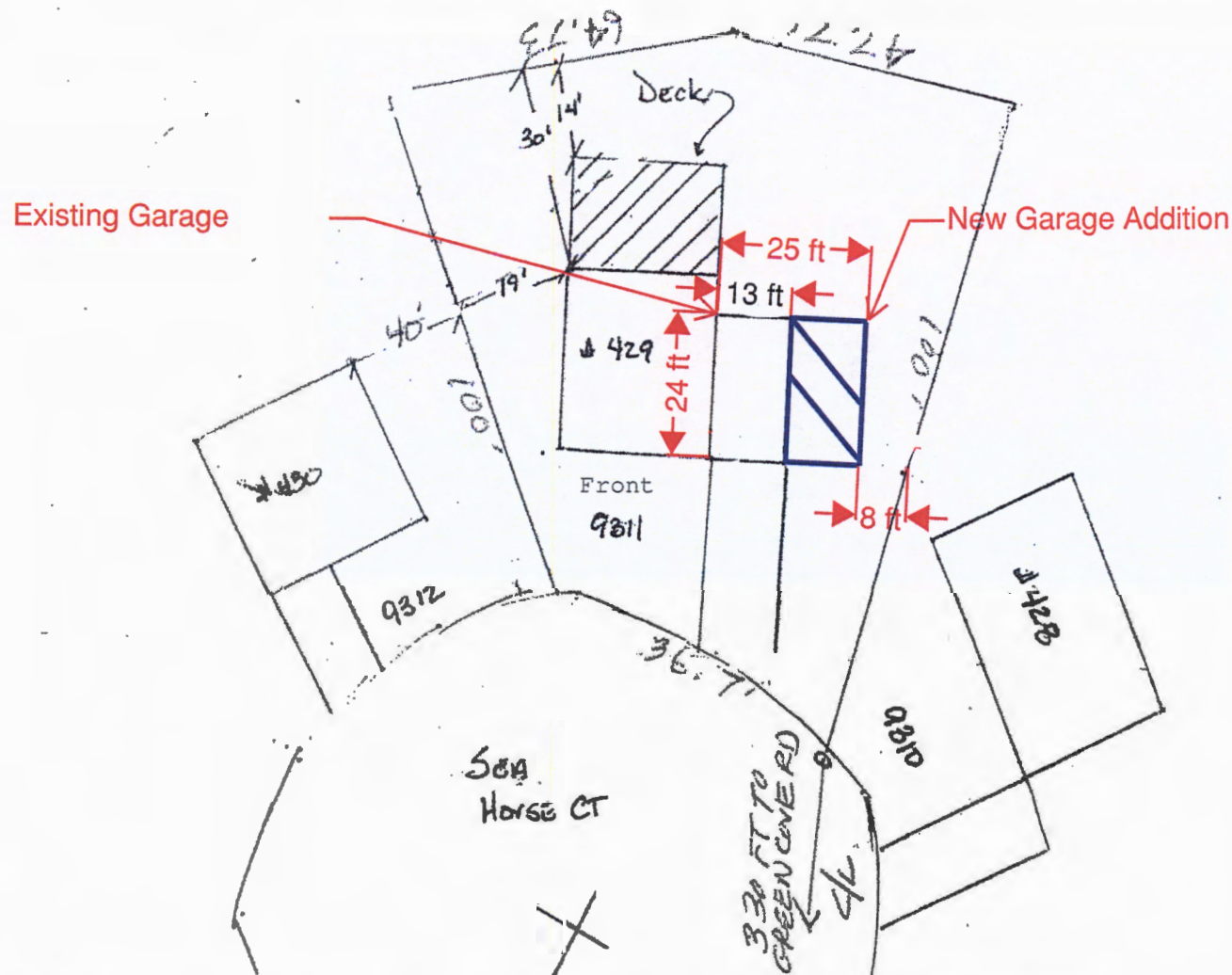
Zoning Description for 9311 Sea Horse Ct. Beginning at a point on the South West side of Sea Horse Ct. which is 50 ~~ft.~~ ft. wide at the distance of 330 ln.ft. South of the centerline of the nearest improved intersection street Green Cove Circle which is 50 ~~ft.~~ ft. wide.* Being Lot # 429 Block -, Section # 2 in the subdivision of Beachwood Estates as recorded in Baltimore County Plat Block # 72, Folio # 131, containing 7138 sq.ft. Also known as 9311 Sea Horse Ct. and located in the 15th Election District, 7th Councilmanic District.

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

ADDRESS 9311 Sea Horse Ct Sparrows Point OWNER(S) NAME(S) Richard D Henderson II
MD 21219

SUBDIVISION NAME Beachwood Estates LOT # 72 BLOCK # _____ SECTION # 2

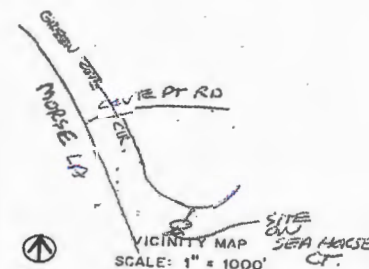
PLAT BOOK # 072132 FOLIO # 0131 10 DIGIT TAX # 2300003150 DEED REF. # _____



PLAN DRAWN BY Richard D Henderson II DATE 12-27-14 SCALE: 1 INCH = 30 FEET

2015-0156-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111B1

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 1

LOT AREA ACREAGE .1643

OR SQUARE FEET 7138

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH 'X'

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2005 -0118-A

VIOLATION CASE INFO:

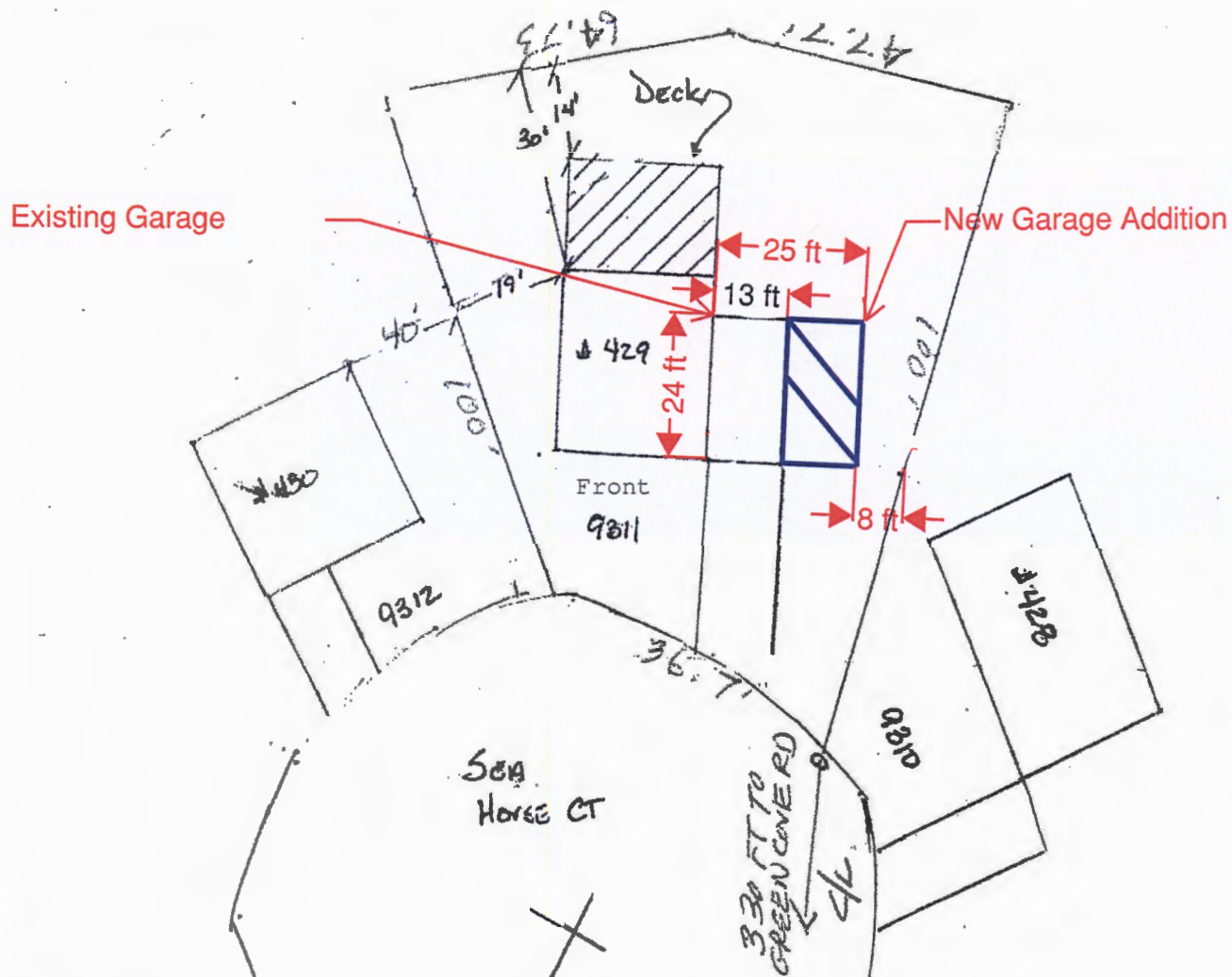
ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH x)

ADDRESS 9311 Sea Horse Ct Sparrows Point OWNER(S) NAME(S) Richard D Henderson II

MD 21219

SUBDIVISION NAME Beachwood Estates LOT # 72 BLOCK # _____ SECTION # 2

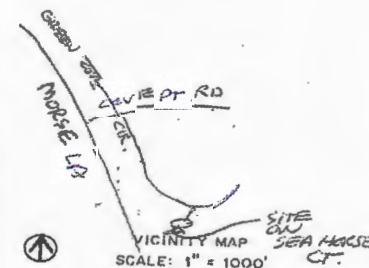
PLAT BOOK # 072132 FOLIO # 0131 10 DIGIT TAX # 2300003150 DEED REF. # _____



PLAN DRAWN BY Richard D Henderson II DATE 12-27-14 SCALE: 1 INCH = 30 FEET

2015-0156-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111B1

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .1643

OR SQUARE FEET 7138

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH x

WATER IS:

PUBLIC x PRIVATE _____

SEWER IS:

PUBLIC x PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2005 -0118-A

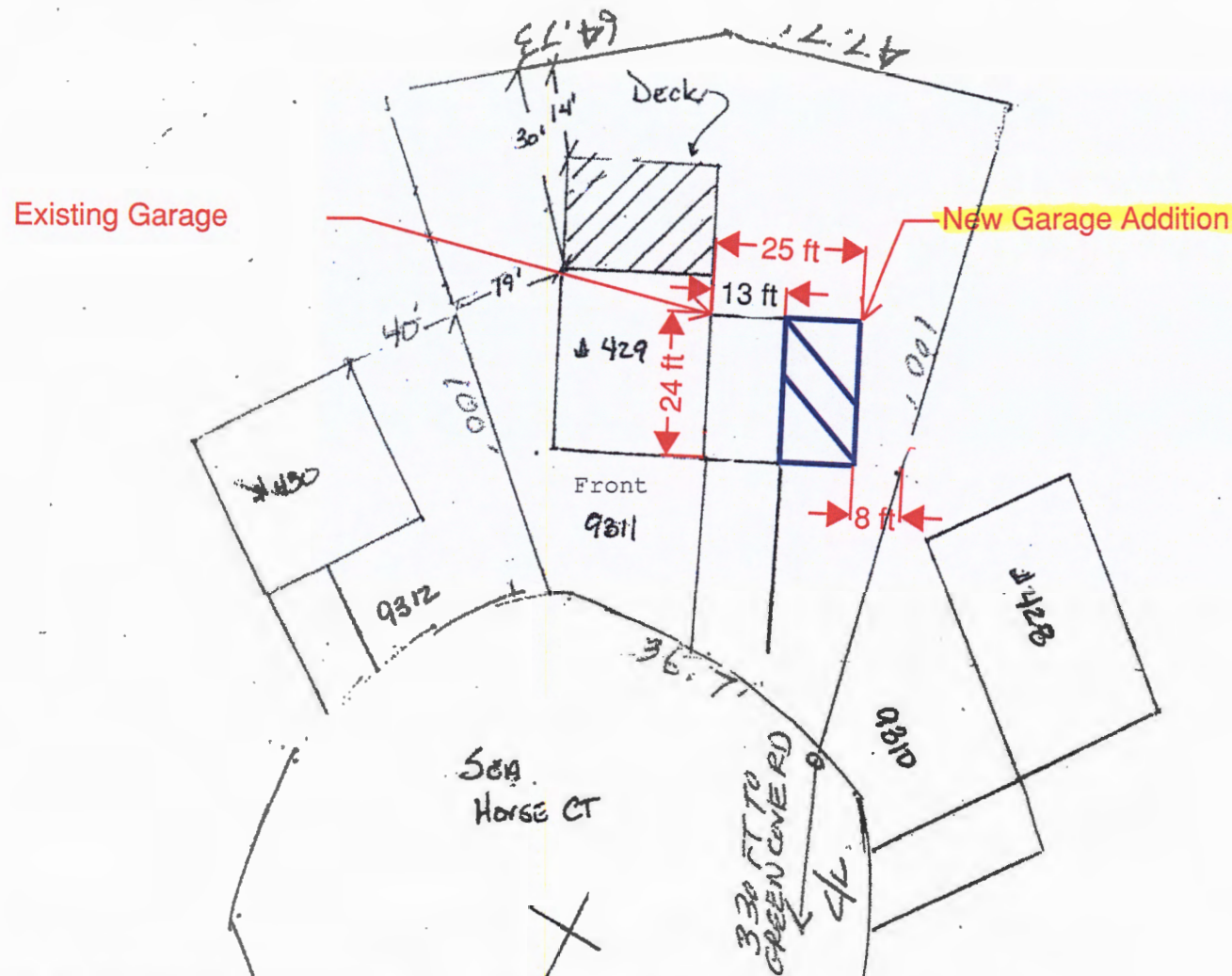
VIOLATION CASE INFO:

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

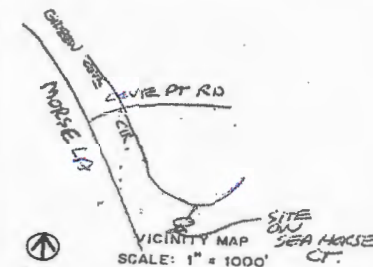
ADDRESS 9311 Sea Horse Ct Sparrows Point OWNER(S) NAME(S) Richard D Henderson II
MD 21219

SUBDIVISION NAME Beachwood Estates LOT # 72 BLOCK # _____ SECTION # 2

PLAT BOOK # 072132 FOLIO # 0131 10 DIGIT TAX # 2300003150 DEED REF. # _____



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111B1

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .1643

OR SQUARE FEET 7138

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UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2005 -0118-A

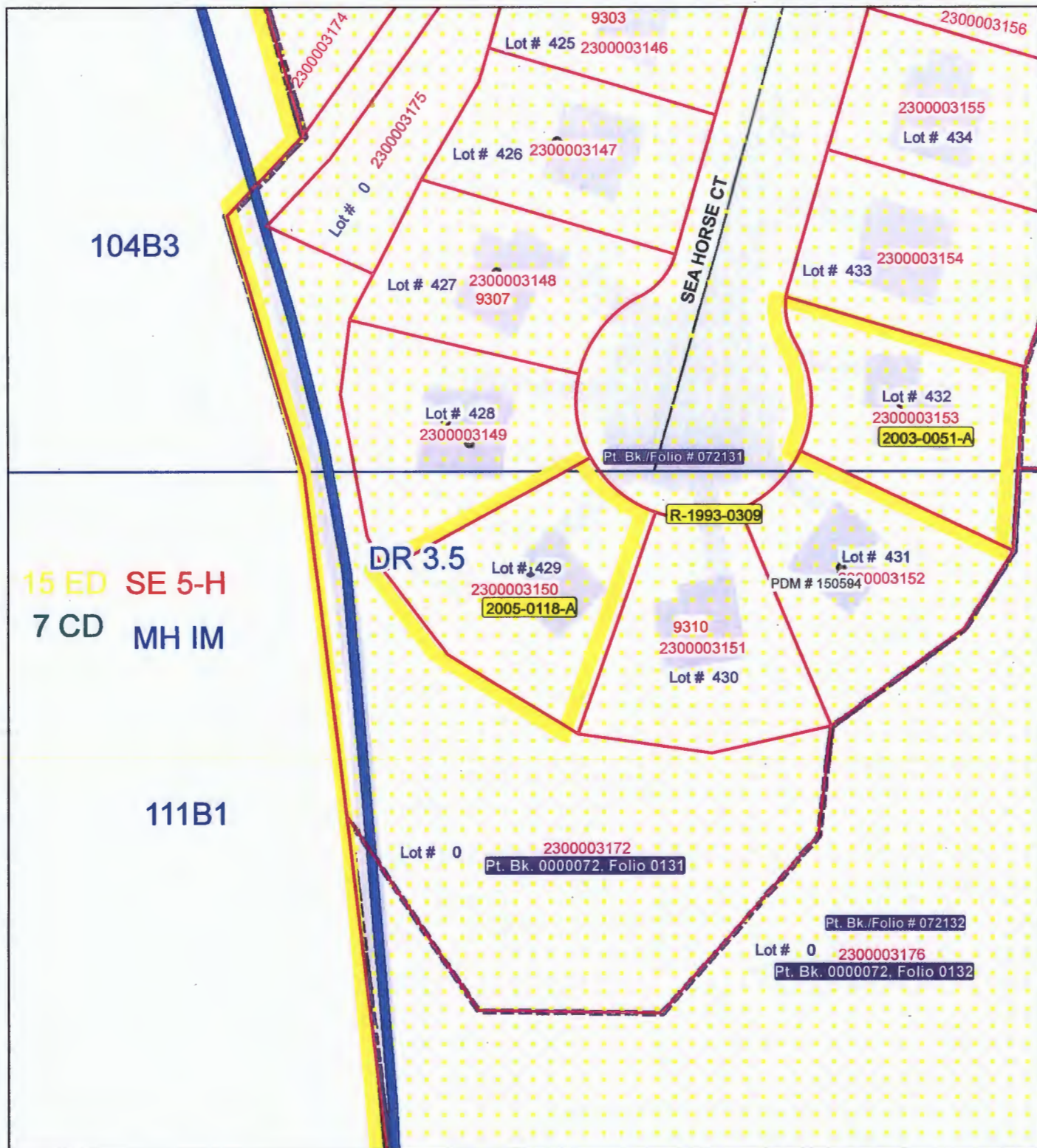
VIOLATION CASE INFO:

PLAN DRAWN BY Richard D Henderson II DATE 12-27-14 SCALE: 1 INCH = 30 FEET

2015 0156-A

Ret. Exh. 1

9311 Seahorse Court



Publication Date: 10/6/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

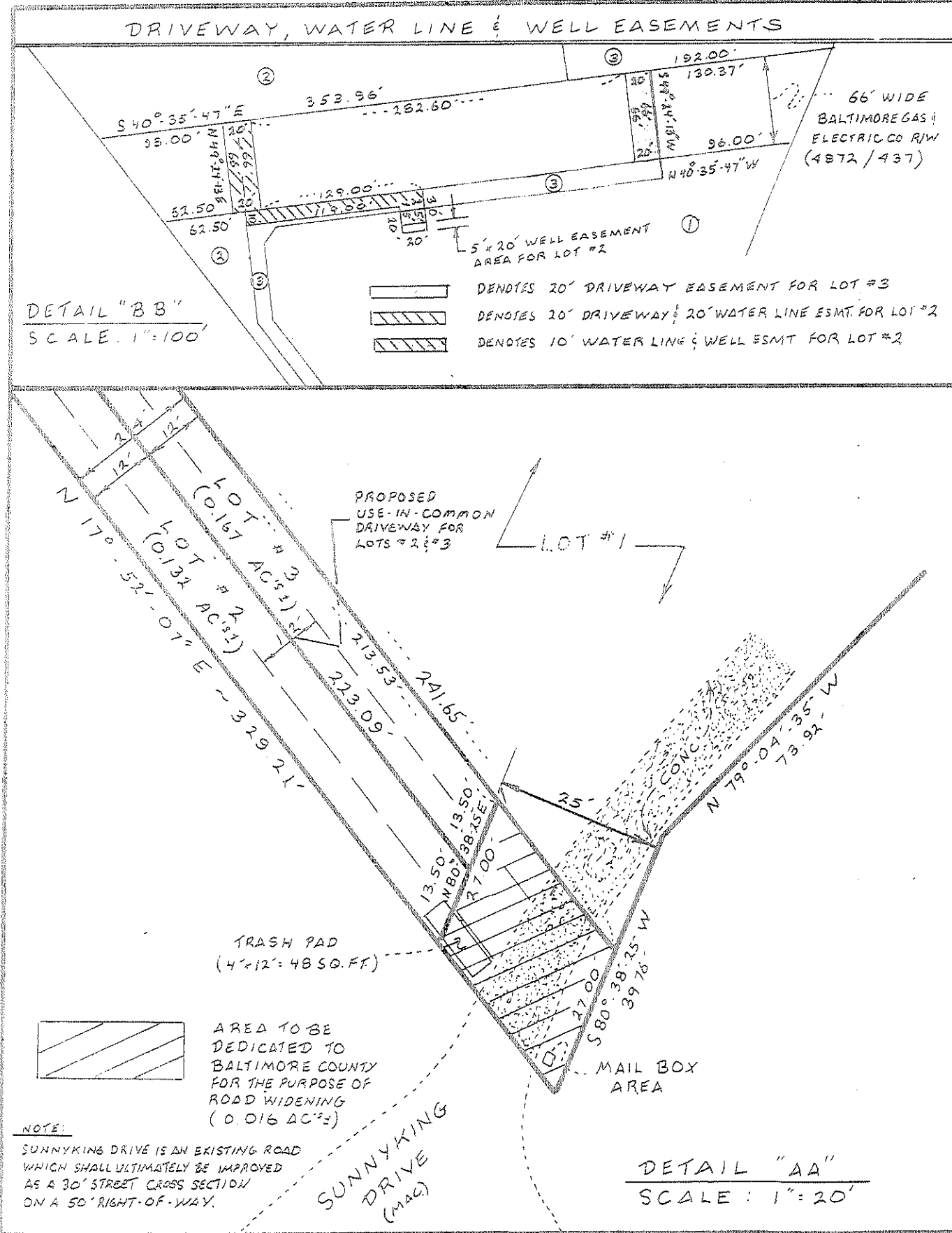


GIS

0 15 30 60 90 120 Feet

1 inch = 60 feet

2015-0156-A



SITE DATA

LOT #2 = 3.845 AC ± + 0.132 AC ± (PANHANDLE) = 3.977 AC ±
 LOT #3 = 1.219 AC ± + 0.167 AC ± (PANHANDLE) = 1.386 AC ±
 EXISTING ZONING: RC-5
 TAX MAP #57 ~ GRID #23
 WATERSHED #28 ~ SUBWATERSHED #66
 COUNCILMANIC DISTRICT #3 ~ CENSUS TRACT #4041
 REGIONAL PLANNING DISTRICT #306-B
 SCHOOL DISTRICT #190
 HOUSE NUMBERS: #265 SUNNYKING DRIVE
 DEED REFERENCE: LIBER 12060 / FOLIO 360, LIBER 4872, FOLIO 437;
 PLAT LIBER 1 / FOLIO 110

DENOTES 10,000 SQ. FT. SUPPLY RESERVE AREA.

FOREST CONSERVATION ESMT.

LINE	BEARING	DISTANCE
A	S 35°-13'-31" E	42.39'
B	S 39°-05'-38" E	41.23'
C	S 51°-11'-47" E	124.47'
D	S 48°-15'-20" E	215.96'
E	S 54°-29'-30" E	75.00'
F	S 34°-08'-35" E	85.00'
G	S 09°-07'-22" E	74.00'
H	S 28°-28'-00" E	52.00'

TOTAL AREA = 1.652 AC ±

FOREST BUFFER

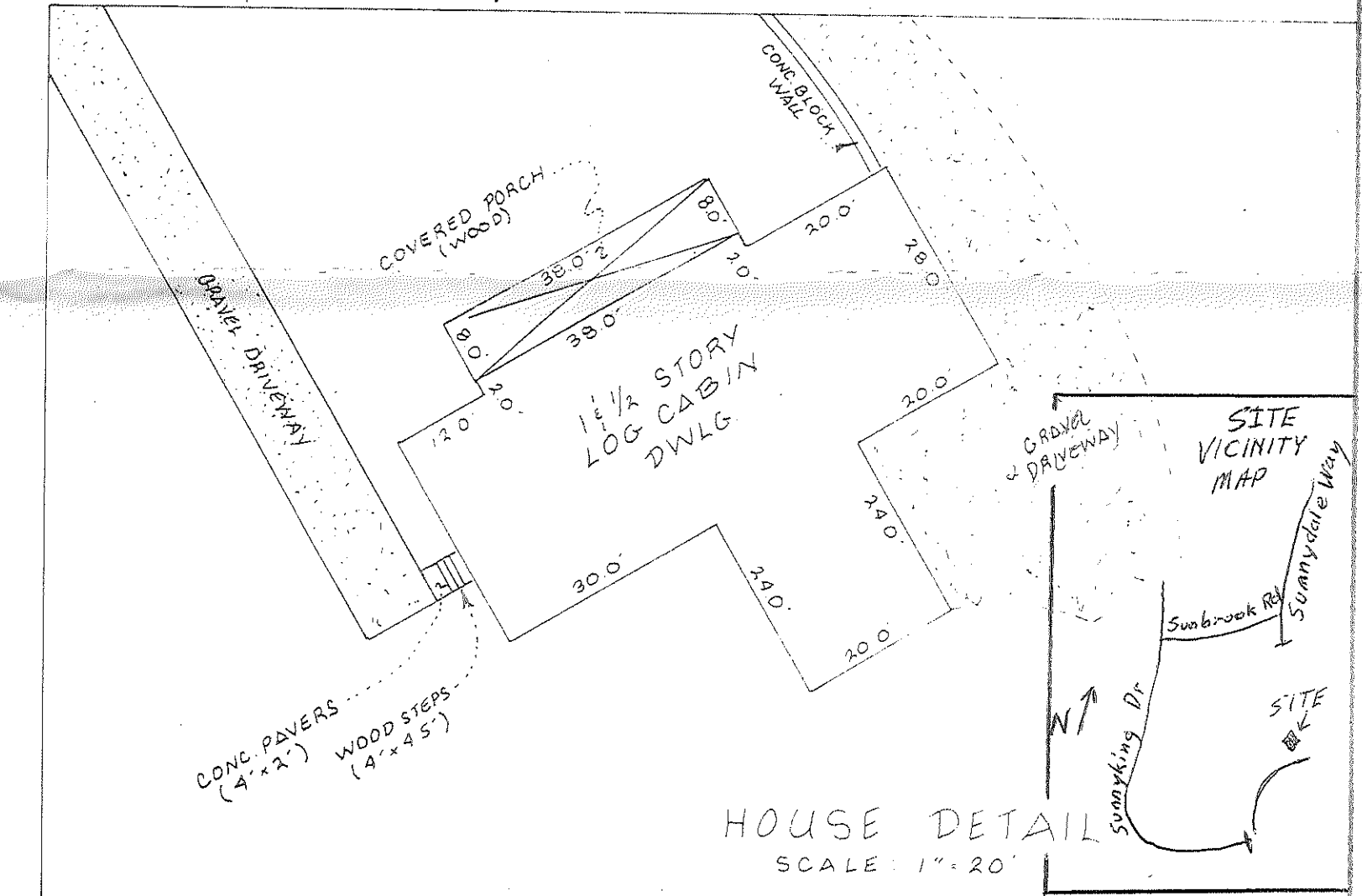
LINE	BEARING	DISTANCE
A	S 35°-13'-31" E	42.39'
B	S 39°-05'-38" E	41.23'
C	S 51°-11'-47" E	124.47'
D	S 48°-15'-20" E	215.96'
E	S 54°-29'-30" E	75.00'
F	S 34°-08'-35" E	85.00'
G	S 09°-07'-22" E	74.00'
H	S 28°-28'-00" E	52.00'

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 265 Sunnyking Dr. Reisterstown, MD 21138
 SUBDIVISION NAME The Pressman Property LOT #243 BLOCK # N/A SECTION # N/A
 PLAT BOOK #57 FOLIO #360 10 DIGIT TAX #230000031 DEED REF. #12260/00459



GENERAL NOTES

- 1) THE MAXIMUM PANHANDLE DRIVEWAY SHALL NOT EXCEED A 14% SLOPE.
- 2) FOR PANHANDLE DRIVEWAY PAVING SECTIONS, SEE ROADS & STREET DETAIL R-46.
- 3) FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE PUBLIC STREET AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- 4) THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM SHEET 19-0-20, "100 YEAR FLOODPLAIN UNDER ULTIMATE DEVELOPMENT, TOPOGRAPHIC MAPPING, RED RUN WATERSHED PROJECT, BALTIMORE COUNTY BUREAU OF ENGINEERING, TOWSON, MD," DATED 2-24-84 AND PREPARED BY RUMMEL, KLEPPER & KAHL (CONSULTING ENGINEERS).
- 5) ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- 6) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 7) IN ACCORDANCE WITH BILL #56-82, FILLING WITHIN A FLOODPLAIN IS PROHIBITED.
- 8) IN CONFORMANCE WITH FEDERAL FLOOD INSURANCE REQUIREMENTS, THE FIRST FLOOR OR BASEMENT FLOOR MUST BE 1 (ONE) FOOT OVER THE FLOODPLAIN ELEVATION IN ALL CONSTRUCTION.
- 9) THE REAR OF BUILDINGS MAY NOT BE CONSTRUCTED WITHIN 20 FEET OF THE LIMITS OF THE FLOODPLAIN AS ESTABLISHED FOR A 100 YEAR FLOOD LEVEL WITH 1 FOOT FREEBOARD.
- 10) THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRY DATED APRIL, 1953.
- 11) THIS PLAT IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM. INsofar as it is required by a LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS PLAT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS PLAT DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.
- 12) SUBJECT PROPERTY IS SHOWN IN ZONE "C" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF BALTIMORE COUNTY, MARYLAND, COMMUNITY PANEL NO. 240010 0115 B EFFECTIVE DATE: MARCH 2, 1981.
- 13) THE OFFSETS FROM THE BUILDING LINE TO THE PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF 1' PLUS OR MINUS (±).



NOTE: Floor of Pole barn will be 8' below Sub Floor of First Floor of Owners home at 160' away. Also 11' Lower than driveway closest to barn (SW).

FINAL LOCATION SURVEY for
LOTS #2 & #3
 "THE PRESSMAN PROPERTY"
 4TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=50' DATE: 4/13/2000

VARIANCE AT (Barn Front of Home Height up to 19')
 265 SUNNYKING Dr. Reist.
 Malcolm & Betty Williams
 Pat. Exp. 4
 2015-0155-A

PLAN DRAWN BY Malcolm Williams Date 12/30/14 SCALE: 1 INCH=50 Feet
 Mark A. Rohel 4/13/2000

GENERAL NOTES:

- 1) DEED REFERENCE: (7300/089)
- 2) THERE ARE NO UNDERGROUND TANKS EXISTING ON SITE.
- 3) THE EXISTING HOUSE IS TO BE USED FOR SINGLE FAMILY DWELLING.
- 4) THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS OR HISTORIC BUILDINGS ON THIS SITE.
- 5) ALL BUILDINGS SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE TO REMAIN ON SITE.
- 6) THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRY DATED APRIL, 1953.
- 7) THE WELL FOR LOT #1 EXISTS INSIDE THE HOUSE ON LOT #1.
- 8)  DENOTES SLOPES 25% OR GREATER.
- 9)  DENOTES 10,000 SQUARE FOOT SEPTIC RESERVE EASEMENT.
- 10) BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE FORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE, GAS OR CABLE TELEVISION.
- 11) MAXIMUM PANHANDLE DRIVEWAY NOT TO EXCEED 14%.
- 12) FOR PANHANDLE DRIVEWAY PAVING SECTIONS, SEE ROADS & STREET DETAIL "R-46".
- 13) FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE PUBLIC STREET AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- 14) THE PANHANDLE DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT OR THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST. (SEE SECTION 22-85 H)
- 15) THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM SHEET 19-F-20, "100-YEAR FLOODPLAIN UNDER ULTIMATE DEVELOPMENT, TOPOGRAPHIC MAPPING, RED RUN WATERSHED PROJECT, BALTIMORE COUNTY BUREAU OF ENGINEERING, TOWSON, MARYLAND", DATED 2/24/84 AND PREPARED BY RUMMEL, KLEPPER & KAHN, CONSULTING ENGINEERS.
- 16) ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- 17) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 18) IN ACCORDANCE WITH BILL NO. 56-82, FILLING WITHIN A FLOODPLAIN IS PROHIBITED.
- 19) IN CONFORMANCE WITH FEDERAL FLOOD INSURANCE REQUIREMENTS, THE FIRST FLOOR OR BASEMENT FLOOR MUST BE 1 (ONE) FOOT OVER THE FLOODPLAIN ELEVATION IN ALL CONSTRUCTION.
- 20) THE REAR OF BUILDINGS MAY NOT BE CONSTRUCTED WITHIN 20 FEET OF THE LIMITS OF THE FLOODPLAIN AS ESTABLISHED FOR A 100 YEAR FLOOD LEVEL WITH 1 FOOT FREEBOARD.
- 21) OWNER: MS. LYNN PRESSMAN
#269 SUNNYKING DRIVE
REISTERSTOWN, MARYLAND 21136
ACCT #04-07-048330
PHONE: (410) 933-1081
- 22) UNDER NO CIRCUMSTANCES SHALL ANY PERMANENT STRUCTURES ABOVE OR BELOW GROUND BE PERMITTED WITHIN THE 10,000 SQUARE FOOT SEWAGE DISPOSAL AREA. NO UNDERGROUND ELECTRIC LINES, WATER PIPES, GAS LINES, ETC. SHALL BE PERMITTED.
- 23) THE PROPOSED DWELLING TO BE CONSTRUCTED ON LOT #2 MUST EMPLOY THE USE OF A SEWAGE EJECTOR PUMP IN ORDER TO GAIN ACCESS TO THE DESIGNATED SEWAGE DISPOSAL AREA.
- 24) THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE MAY 28, 1974. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR DADA TO SUPPORT ANY OFF-SITE DWELLINGS.

FOREST CONSERVATION ESMT.			
LINE	BEARING	DISTANCE	AREA
A	S 35°-19'-31" E	42.39'	
B	S 39°-05'-38" E	41.23'	
C	S 51°-11'-47" E	124.47'	
D	S 48°-15'-20" E	215.96'	
E	S 54°-29'-30" E	75.00'	
F	S 34°-09'-35" E	85.00'	
G	S 09°-07'-12" E	74.00'	
H	S 29°-28'-11" E	52.00'	

FOREST BUFFER ESMT.

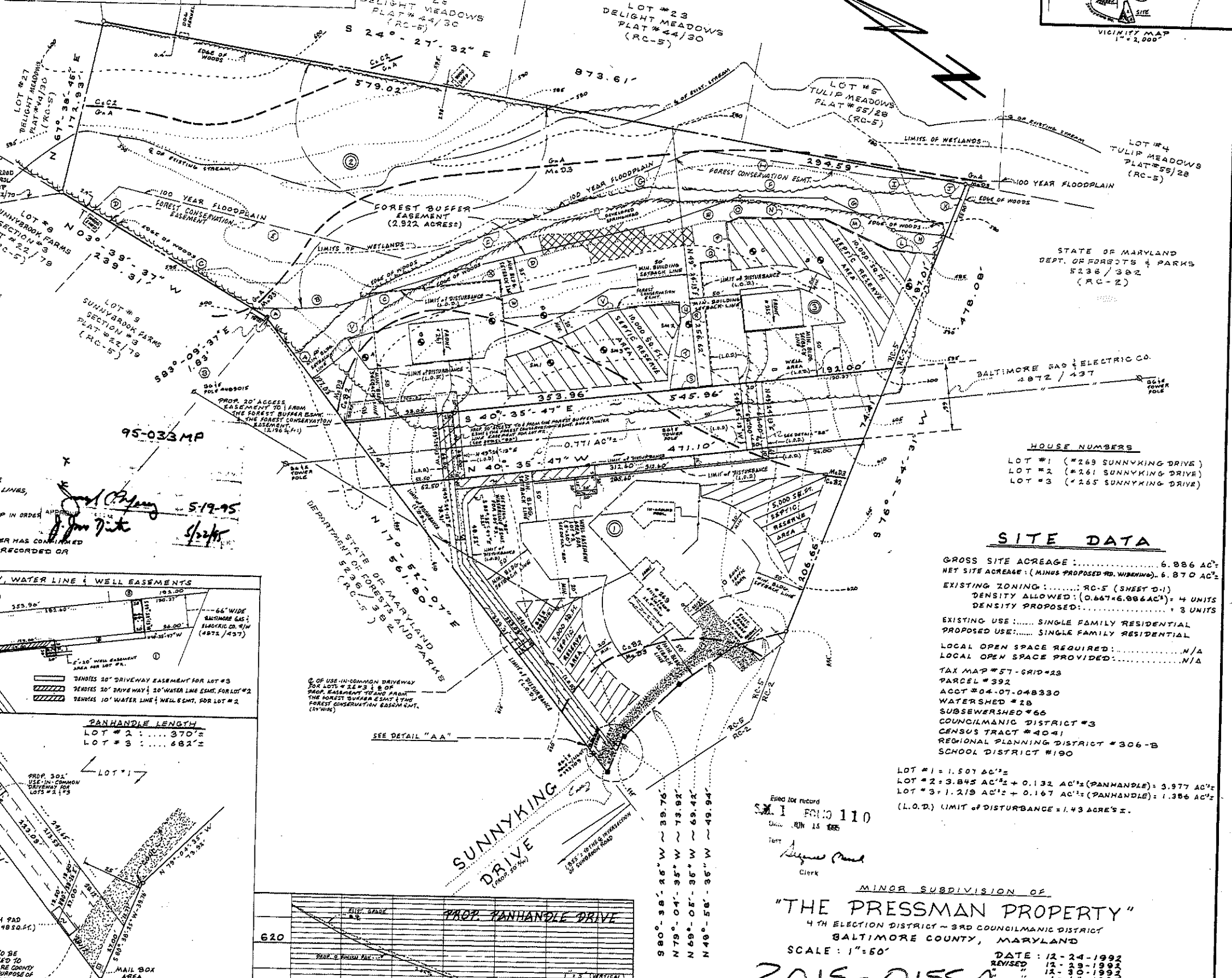
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D	S 48°-15'-20" E	215.96'
E	S 54°-29'-30" E	75.00'
F	S 34°-09'-35" E	85.00'
G	S 09°-07'-12" E	74.00'
H	S 29°-28'-11" E	52.00'

FOREST BUFFER EASEMENT (LOT 2)	2.579 AC±
FOREST BUFFER EASEMENT (LOT 3)	0.343 AC±
TOTAL FOREST BUFFER EASEMENT	2.922 AC±

APPROVED: DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE _____ DIRECTOR _____

ROBEL & ASSOCIATES
SUITE #1-B
1717 YORK ROAD
LUTHERVILLE, MD. 21093
PHONE (410) 461-2855



Filed for record
SM 1 FORM 110
Date: JUN 15 1995

Test
Signature
Clerk

MINOR SUBDIVISION OF
"THE PRESSMAN PROPERTY"
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

DATE: 12-24-1992
REVISED: 12-28-1992
12-30-1992
1-14-1993

2015-0155-A

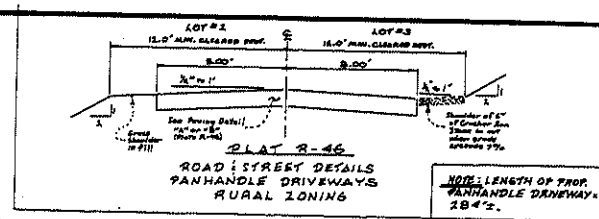
GENERAL NOTES:

- 1) DEED REFERENCE: (7300/059)
- 2) THERE ARE NO UNDERGROUND TANKS EXISTING ON SITE.
- 3) THE EXISTING HOUSE IS TO BE USED FOR SINGLE FAMILY DWELLING.
- 4) THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS OR HISTORIC BUILDINGS ON THIS SITE.
- 5) ALL BUILDINGS SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE TO REMAIN ON SITE.
- 6) THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRY DATED APRIL, 1953.
- 7) THE WELL FOR LOT #1 EXISTS INSIDE THE HOUSE ON LOT #1.
- 8)  DENOTES SLOPES 25% OR GREATER.
- 9)  DENOTES 10,000 SQUARE FOOT SEPTIC RESERVE EASEMENT.
- 10) BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE, GAS OR CABLE TELEVISION.
- 11) MAXIMUM PANHANDLE DRIVEWAY NOT TO EXCEED 14'.
- 12) FOR PANHANDLE DRIVEWAY PAVING SECTIONS, SEE ROADS & STREET DETAIL R-46.
- 13) FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE PUBLIC STREET AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- 14) THE PANHANDLE DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT OR THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST. (SEE SECTION 22-B54)
- 15) THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM SHEET 19-120, "100-YEAR FLOODPLAIN UNDER ULTIMATE DEVELOPMENT, TOPOGRAPHIC MAPPING, RED RUN WATERSHED PROJECT, BALTIMORE COUNTY BUREAU OF ENGINEERING, TOWSON, MARYLAND", DATED 2/24/84 AND PREPARED BY RUMMEL, KLEPPER & KAHL, CONSULTING ENGINEERS.
- 16) ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- 17) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 18) IN ACCORDANCE WITH BILL NO. 56-B2, FILLING WITHIN A FLOODPLAIN IS PROHIBITED.
- 19) IN CONFORMANCE WITH FEDERAL FLOOD INSURANCE REQUIREMENTS, THE FIRST FLOOR OR BASEMENT FLOOR MUST BE 1 (ONE) FOOT OVER THE FLOODPLAIN ELEVATION IN ALL CONSTRUCTION.
- 20) THE REAR OF BUILDINGS MAY NOT BE CONSTRUCTED WITHIN 20 FEET OF THE LIMITS OF THE FLOODPLAIN AS ESTABLISHED FOR A 100 YEAR FLOOD LEVEL WITH 1 FOOT FREEBOARD.
- 21) **OWNER:** MS. LYNN PRESSMAN
#269 SUNNYKING DRIVE
REISTERSTOWN, MARYLAND 21136
ACCT # 04-07-048330
PHONE: (410) 833-1761
- 22) UNDER NO CIRCUMSTANCES SHALL ANY PERMANENT STRUCTURES ABOVE OR BELOW GROUND BE PERMITTED WITHIN THE 10,000 SQUARE FOOT SEWAGE DISPOSAL AREA. NO UNDERGROUND ELECTRIC LINES, WATER PIPES, GAS LINES, ETC. SHALL BE PERMITTED.
- 23) THE PROPOSED DWELLING TO BE CONSTRUCTED ON LOT #2 MUST EMPLOY THE USE OF A SEWAGE EJECTOR PUMP IN ORDER TO GAIN ACCESS TO THE DESIGNATED SEWAGE DISPOSAL AREA.
- 24) THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE MAY 28, 1974. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR ORDA TO SUPPORT ANY OFF-SITE DWELLINGS.

FOREST CONSERVATION ESMT.

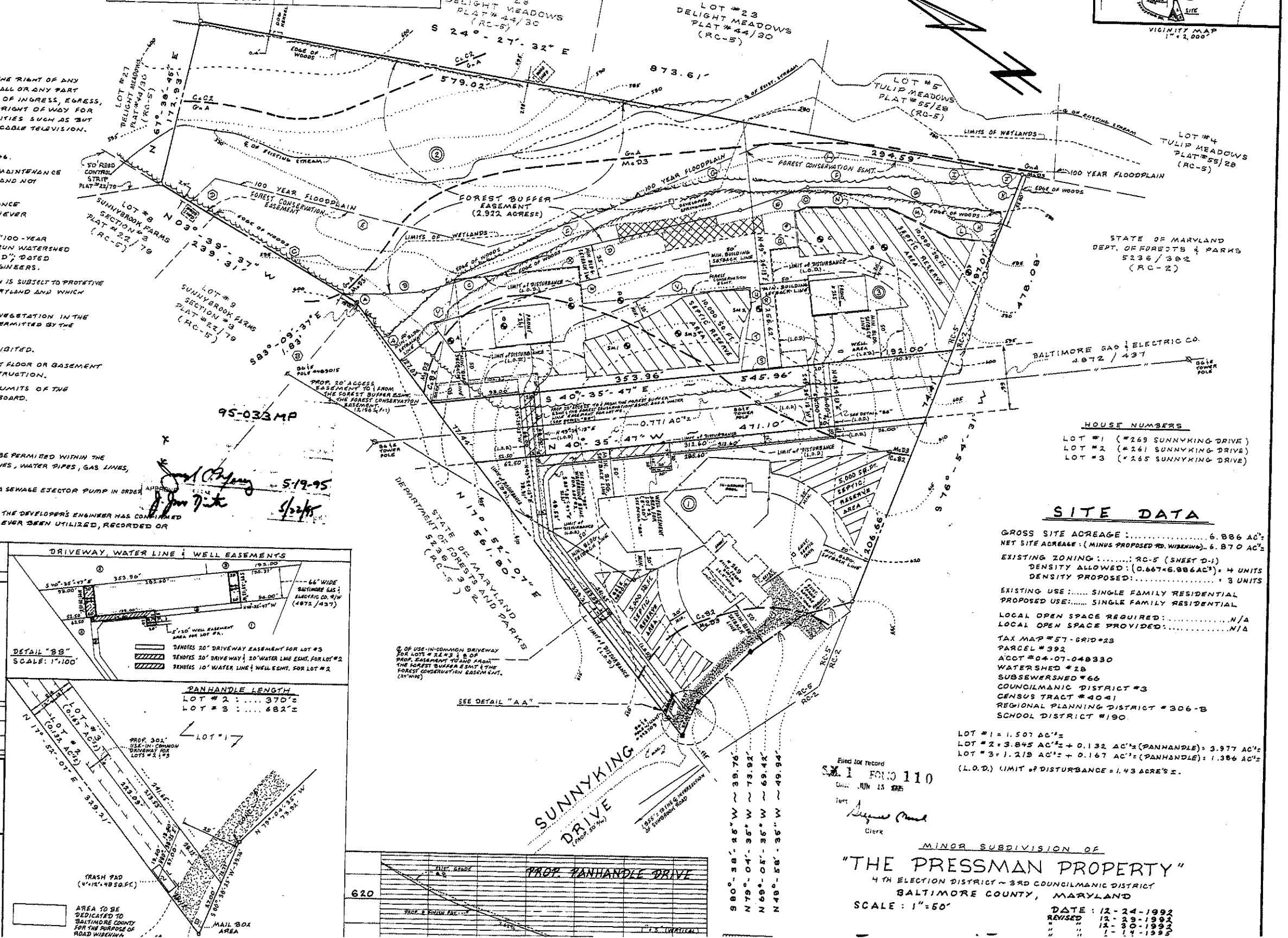
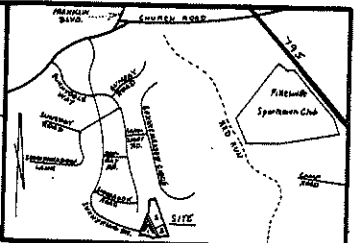
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A	S 17°-52'-07" E	127.03'	O	N 55°-21'-32" W	13.05'
B	S 03°-09'-37" E	82.83'	P	S 48°-24'-13" W	34.50'
C	S 39°-05'-38" E	41.23'	Q	N 40°-35'-47" W	123.50'
D	S 51°-11'-47" E	124.47'	R	S 49°-24'-13" W	42.00'
E	S 48°-15'-20" E	215.96'	S	N 40°-35'-47" W	123.50'
F	S 54°-29'-30" E	75.00'	T	N 49°-24'-13" W	174.00'
G	S 34°-09'-35" E	85.00'	U	N 40°-35'-47" W	130.00'
H	S 03°-07'-22" E	74.00'	V	S 67°-04'-01" W	131.71'
I	S 18°-28'-11" E	52.00'			

TOTAL AREA = 1.65 AC±



SOILS LEGEND

C-02	CHESTER SILT LOAM; 0 TO 15% SLOPES; MODERATELY ERODED
G-01	GLENVILLE SILT LOAM; 0 TO 3% SLOPES
M-03	MAHON CHANNERY LOAM; 15 TO 25% SLOPES; SEVERELY ERODED
C-02	CHESTER SILT LOAM; 3 TO 8% SLOPES; MODERATELY ERODED



FOREST BUFFER ESMT.

LINE	BEARING	DISTANCE
A	S 35°-19'-31" E	42.39'
B	S 39°-05'-38" E	41.23'
C	S 51°-11'-47" E	124.47'
D	S 48°-15'-20" E	215.96'
E	S 54°-29'-30" E	75.00'
F	S 34°-09'-35" E	85.00'
G	S 03°-07'-22" E	74.00'
H	S 18°-28'-11" E	52.00'

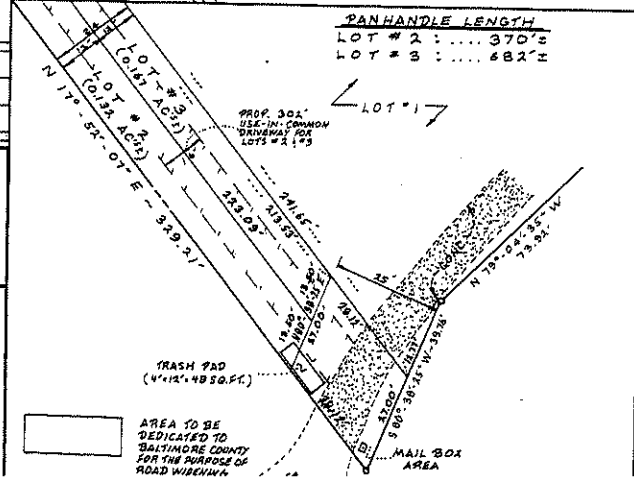
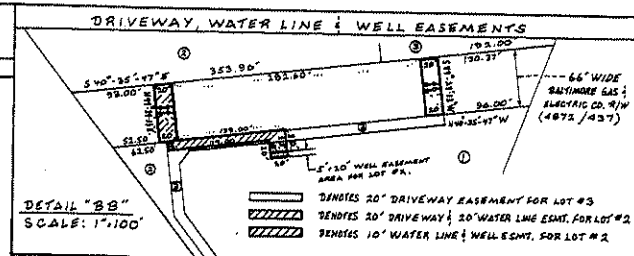
FOREST BUFFER EASEMENT (LOT 2)	2.579 AC±
FOREST BUFFER EASEMENT (LOT 3)	0.343 AC±
TOTAL FOREST BUFFER EASEMENT	2.922 AC±

APPROVED: DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE _____ DIRECTOR _____

ROBEL & ASSOCIATES
SUITE #1-B
1717 YORK ROAD
LUTHERVILLE, MD. 21093
PHONE (410) 461-2855

Mark L. Robel
MARK L. ROBEL



SEE DETAIL "AA"

LINE	BEARING	DISTANCE
A	S 35°-19'-31" E	42.39'
B	S 39°-05'-38" E	41.23'
C	S 51°-11'-47" E	124.47'
D	S 48°-15'-20" E	215.96'
E	S 54°-29'-30" E	75.00'
F	S 34°-09'-35" E	85.00'
G	S 03°-07'-22" E	74.00'
H	S 18°-28'-11" E	52.00'

SITE DATA

GROSS SITE ACREAGE: 6.886 AC±
NET SITE ACREAGE: (MINUS PROPOSED RD. WIDENING) 6.870 AC±
EXISTING ZONING: RC-5 (SHEET D-1)
DENSITY ALLOWED: (0.667 x 6.886 AC±) = 4 UNITS
DENSITY PROPOSED: 3 UNITS
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
LOCAL OPEN SPACE REQUIRED: N/A
LOCAL OPEN SPACE PROVIDED: N/A
TAX MAP #57-BRD-23
PARCEL #392
ACCT #04-07-048330
WATERSHED #28
SUBWATERSHED #66
COUNCILMANIC DISTRICT #3
CENSUS TRACT #4041
REGIONAL PLANNING DISTRICT #306-B
SCHOOL DISTRICT #190

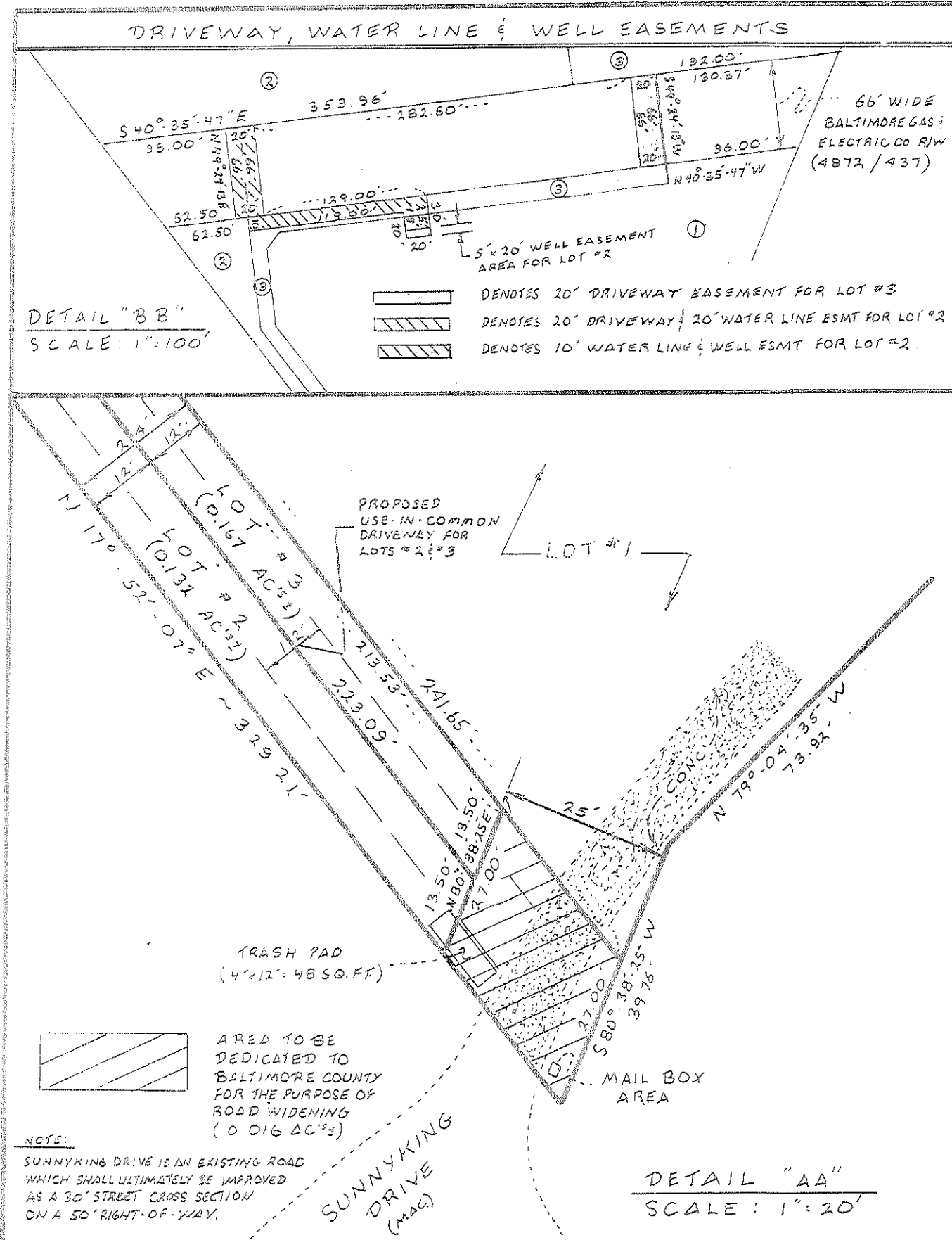
LOT #1 = 1.507 AC±
LOT #2 = 3.845 AC± + 0.132 AC± (PANHANDLE) = 3.977 AC±
LOT #3 = 1.219 AC± + 0.167 AC± (PANHANDLE) = 1.386 AC±
(L.O.D.) LIMIT OF DISTURBANCE = 1.43 ACRES±

Filed for record
110
JUN 15 1992

Signature
Clerk

MINOR SUBDIVISION OF
"THE PRESSMAN PROPERTY"
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

DATE: 12-24-1992
REVISED: 12-29-1992
" " 1-14-1993



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 265 Sunnyking Dr. Reisterstown OWNER(S) NAME(S) Malcolm & Betty Williams
 SUBDIVISION NAME The Pressman Property LOT # 243 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 57 FOLIO # 360 10 DIGIT TAX # 2300010031 DEED REF. # 12260/00459

GENERAL NOTES

- 1) THE MAXIMUM PANHANDLE DRIVEWAY SHALL NOT EXCEED A 14% SLOPE.
- 2) FOR PANHANDLE DRIVEWAY PAVING SECTIONS, SEE ROADS; STREET DETAIL R-46.
- 3) FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE PUBLIC STREET AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- 4) THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM SHEET 19-420, "100 YEAR FLOODPLAIN UNDER ULTIMATE DEVELOPMENT, TOPOGRAPHIC MAPPING, RED RUN WATERSHED PROJECT, BALTIMORE COUNTY BUREAU OF ENGINEERING; TOWSON, MD.", DATED 2-24-84 AND PREPARED BY RUMMEL, KLEPPER & KAHL (CONSULTING ENGINEERS).
- 5) ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- 6) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE DEPT. OF ENVIRONMENTAL PROTECTION AND RESCUE MANAGEMENT.
- 7) IN ACCORDANCE WITH BILL #56-82, FILLING WITHIN A FLOODPLAIN IS PROHIBITED.
- 8) IN CONFORMANCE WITH FEDERAL FLOOD INSURANCE REQUIREMENTS, THE FIRST FLOOR OR BASEMENT FLOOR MUST BE 1 (ONE) FOOT OVER THE FLOODPLAIN ELEVATION IN ALL CONSTRUCTION.
- 9) THE REAR OF BUILDINGS MAY NOT BE CONSTRUCTED WITHIN 20 FEET OF THE LIMITS OF THE FLOODPLAIN AS ESTABLISHED FOR A 100 YEAR FLOOD LEVEL WITH 1 FOOT FREEBOARD.
- 10) THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAMMETRY DATED APRIL, 1953.
- 11) THIS PLAT IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM. INsofar as it is required by a LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS PLAT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS PLAT DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.
- 12) SUBJECT PROPERTY IS SHOWN IN ZONE "C" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF BALTIMORE COUNTY, MARYLAND, COMMUNITY PANEL NO. 240010 0215 B EFFECTIVE DATE: MARCH 2, 1981.
- 13) THE OFFSETS FROM THE BUILDING LINE TO THE PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF 1' PLUS OR MINUS (±).

SITE DATA

LOT #2 = 3.845 AC ± + 0.132 AC ± (PANHANDLE) = 3.977 AC ±
 LOT #3 = 1.219 AC ± + 0.167 AC ± (PANHANDLE) = 1.386 AC ±

EXISTING ZONING: RC-5
 TAX MAP #57 - GRID #23
 WATERSHED #28 - SUBWATERSHED #66
 COUNCILMANIC DISTRICT #3 - CENSUS TRACT #4041
 REGIONAL PLANNING DISTRICT #306-B
 SCHOOL DISTRICT #190
 HOUSE NUMBERS: #265 SUNNYKING DRIVE
 DEED REFERENCE: LIBER 12060 / FOLIO 360, LIBER 4872, FOLIO 437;
 PLAT LIBER 1 / FOLIO 110

NOTE: DENOTES 10,000 SQ. FT. SEPTIC RESERVE AREA.

FOREST CONSERVATION ESMT.

NORTH	17°-52'-07"	EAST	127.03'
SOUTH	83°-09'-31"	EAST	1.83'
NORTH	03°-39'-31"	WEST	202.81'
SOUTH	82°-05'-54"	EAST	34.06'
SOUTH	20°-50'-01"	EAST	292.59'
SOUTH	51°-28'-02"	EAST	115.61'
SOUTH	58°-16'-16"	EAST	184.98'
SOUTH	26°-26'-59"	EAST	187.11'
SOUTH	32°-57'-48"	EAST	54.09'
SOUTH	24°-27'-32"	EAST	30.11'
SOUTH	76°-54'-31"	WEST	197.01'
NORTH	40°-35'-37"	WEST	22.55'
NORTH	76°-54'-31"	EAST	125.26'
NORTH	28°-53'-52"	WEST	30.90'
NORTH	08°-23'-56"	WEST	68.68'
NORTH	34°-29'-12"	WEST	83.27'
NORTH	55°-21'-32"	WEST	13.05'
NORTH	53°-49'-48"	WEST	238.71'
NORTH	40°-35'-47"	WEST	66.96'
SOUTH	49°-24'-13"	WEST	86.00'
NORTH	40°-35'-47"	WEST	96.63'
SOUTH	67°-04'-01"	WEST	20.99'

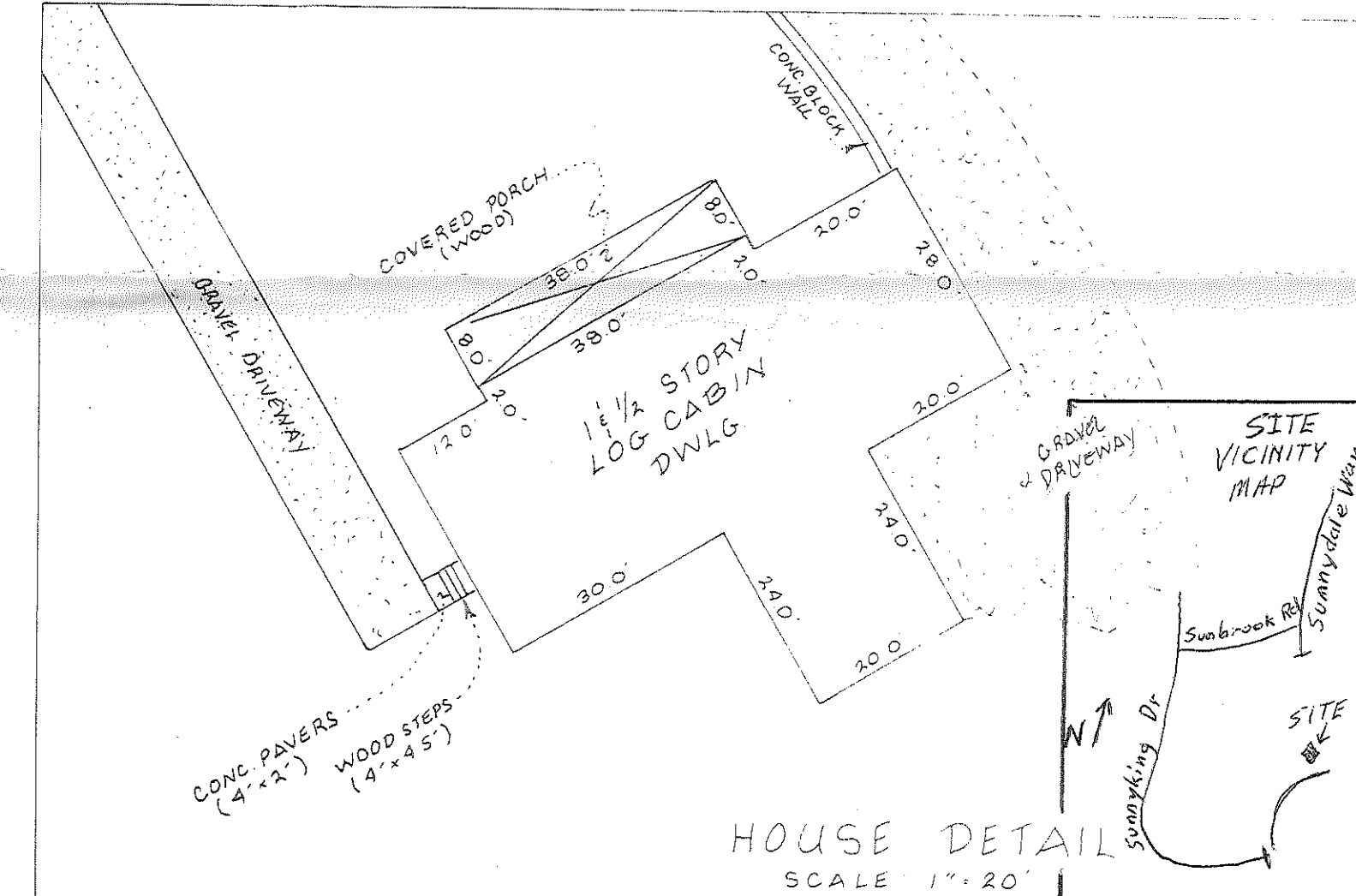
TOTAL AREA = 1.652 AC ±

FOREST BUFFER

LINE	BEARING	DISTANCE
(A)	S 35°-13'-31" E	42.39'
(B)	S 39°-05'-38" E	41.23'
(C)	S 51°-11'-47" E	124.47'
(D)	S 48°-15'-20" E	215.96'
(E)	S 54°-29'-30" E	75.00'
(F)	S 34°-09'-35" E	85.00'
(G)	S 08°-07'-22" E	74.00'
(H)	S 28°-28'-11" E	52.00'

Mark A. Rabel
4/13/2000

PLAN DRAWN BY Malcolm Williams Date 12/30/14 SCALE: 1 INCH=50 FEET
Mark Rabel



NOTE: Floor of pole barn will be 8' below Sub Floor of First Floor of Owners home at 160' away. Also 11' Lower Than driveway closest to barn (S.W.)

ZONING MAP # 057C3
 SITE ZONED RC-5
 ELECTION DISTRICT 04TH
 COUNCIL DISTRICT 04TH
 LOT AREA ACREAGE 5.363
 OR SQUARE FEET 233,612.28
 HISTORIC? No
 IN CBCH? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS: PRIVATE X
 PUBLIC PRIVATE X
 SEWER IS: PRIVATE X
 PUBLIC PRIVATE X
 PRIOR NEARING?
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

FINAL LOCATION SURVEY
 for
LOTS #2 & #3

"THE PRESSMAN PROPERTY"
 4TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=50' DATE 4/13/2000

VIOLATION CASE INFO:

VARIANCE AT (Barn Front of Home)
 265 SUNNYKING Dr. Reisterstown
 Malcolm & Betty Williams

2015-0155-A