

M E M O R A N D U M

DATE: September 8, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0006-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 2014. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(2 Runway Court)
15th Election District *
6th Council District *
Thomas L. Gibson, III *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0006-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 owner of the property, Thomas L. Gibson, III ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a pool/deck addition with a rear yard setback of 8 ft. in lieu of the required 30 ft. 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 July 19, 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 § 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 8-5-15

By bw

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 § 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.

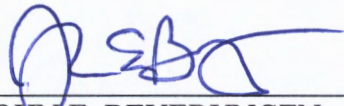
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 5th day of **August, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.) to permit a pool/deck addition with a rear yard setback of 8 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 8-5-15 2

By low



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 2 RUNWAY CT BALTO MD 21220 Currently zoned D.R. 5.5
 Deed Reference 20476/21 + 35562/183 10 Digit Tax Account # 1507470190
 Owner(s) Printed Name(s) Thomas Leftridge Gibson III 1516151330

(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:

- X** ADMINISTRATIVE VARIANCE from Section(s) 1302.3. B to permit a pool/deck addition with a rear yard setback of 8 ft. in lieu of the required 30 ft.

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

- 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):

Thomas L Gibson III

Name #1 - Type or Print

Name #2 - Type or Print

Thomas L Gibson III

Signature #1

Signature #2

2 RUNWAY CT BALTO MD

Mailing Address

City

State

21220, 410-428-0237, DDecker@51@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

Date

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Bernadette Moskunas

Site Rite Surveying Inc.

Name - Type or Print

Bernadette Moskunas

Signature

200 E. Joppa Road Rm 101 Towson, MD

Mailing Address

City

State

21286, 410 828 9060, siteriteinc@aol.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 2016-0006-A Filing Date 7/9/15 Estimated Posting Date 7/19/15 Reviewer BN

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: 2 RUNWAY CT BALTO MD 21220
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)

Since my house on corner lot faces Beacon Rd instead of Runway Ct there was little backyard, so I purchased 4 Runway Ct. Razed the house to have room for pool and dogs to run (family gathering). The area for pool was assigned based on most requirements. This area is most level and will require only one tree to be removed. Electric is most accessible for pool. Due to side entrance of house on this side makes most convenient and safest. This side has best visibility with current deck and attaching new deck to carport. Flood lights are already installed. I feel I have already improved my neighborhood by removing an unsafe / unsightly house and by improving the fence. I have spoken to most neighbor and they have responded in favor.

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

Thomas L. Gibson III
Signature of Owner (Affiant)

Signature of Owner (Affiant)

THOMAS L. GIBSON III
Name- Print or Type

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 5th day of JUNE, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: THOMAS L. GIBSON III

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

AS WITNESS my hand and Notaries Seal

Rosemarie Mundy
Notary Public
ROSEMARIE MUNDY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 10/2/2016

**ZONING PROPERTY DESCRIPTION FOR
#2 RUNWAY COURT**

BEGINNING at a point on the northwest side of Runway Court which is 60 feet wide at the distance of 50 feet northeast of the center line of Beacon Road, which is 100 feet wide. Being Lot Nos. 339 and 339A, Section 1 in the subdivision of "Victory Villa" as recorded in the Baltimore County Plat Book No. 22, folio 106, containing 10,684 square feet, more or less and located in the 15th Election District, 6th Councilmanic District.

Michael V. Moskunus
Professional Land Surveyor
Reg. No. 21175



Site rite Surveying, Inc.
200 E/ Joppa road
Room 101
Towson MD 21286
(410) 828-9060

FILE: 2 RUNWAY COURT.DOC\2015 ZONING DESCRIPTIONS

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0006 -A Address 2 Runway Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/09/15 Posting Date: 7/19/15 Closing Date: 8/03/15

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

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 2016- 0006 -A Address 2 Runway Ct.

Petitioner's Name Thomas Gibson Telephone 410-428-0237

Posting Date: 7/19/15 Closing Date: 8/03/15

Wording for Sign: To Permit a rear yard setback of 8 ft. in lieu of the
required 30 ft. for a proposed deck and above ground pool to be
attached to the dwelling.

Revised 7/18/14



yardage 7/19/15

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-19-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1507470190			
Owner Information					
Owner Name:	GIBSON THOMAS LEFTRIDGE 3RD		Use:	RESIDENTIAL	
Mailing Address:	2 RUNWAY CT BALTIMORE MD 21220-3521		Principal Residence:	YES	
			Deed Reference:	/20476/ 00021	
Location & Structure Information					
Premises Address:		2 RUNWAY CT 0-0000		Legal Description: 2 RYNWAY CT VICTORY VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0090	0003	0576		0000	1
					Block:
					339A
					Lot:
					2015
					Assessment Year:
					Plat No:
					Plat Ref:
					H
					0022/0106
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1966	988 SF		5,684 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
1	YES	STANDARD UNIT		1 full	1 Carport
					Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		53,600	53,600		
Improvements		95,800	98,500		
Total:		149,400	152,100	149,400	150,300
Preferential Land:		0			0
Transfer Information					
Seller: GORI EDWARD J		Date: 08/02/2004		Price: \$161,050	
Type: ARMS LENGTH IMPROVED		Deed1: /20476/ 00021		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 02/03/2009					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **15** Account Number: **1507470190**

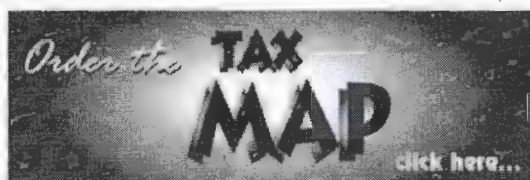


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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://lmsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

August 4, 2015

Thomas L Gibson III
2 Runway Court
Baltimore MD 21220

RE: Case Number: Address:

Dear Mr. Gibson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 9, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bernadette Moskunus, Site Rite Surveying Inc., 200 E Joppa Road. Room 101
Towson MD 21286

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/14/15

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

RE: Baltimore County
Item No 2016-0006A
Administrative Variance
Thomas L. Gibson III
2 Runway 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. 2016-0006-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 20, 2015
Item No. 2016-0001 and 0006

DATE: July 15, 2015

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\ZAC07202015.doc



Subject Property #2 Runway Ct. from Beacon Road.

Front door and driveway along Beacon Rd.
#2006



Properties across the street along Runway Court.



Subject Property - Looking into the rear of the property from Runway Court.

#0206



Subject Property. Looking into the rear of the property in the area of the proposed pool



Rear view of Subject Property from Runway Court.

(No front door along Runway Ct.)



Baltimore County owned lots to the rear of #2 Runway Ct.

#0006



Looking toward the rear of the subject property from Runway Ct.

#0006



dead END

Subject Property #2 Runway Ct.

(no front door along Runway Ct)

00006



Subject Property at the intersection of Beacon Road and Runway Ct. (No front door along Runway Ct.)



Subject Property: #2 Runway Ct



View from front yard looking at Martin Blvd across the 100' R/W of Beacon Road

Beacon Road 100' R/W

4/22/20



Beacon Road

Baltimore County owned property (5.7Ac.±)



Baltimore
County
Property

Dead End -

Burton Road

Baltimore County owned property
"Utility Drainage Area" adjacent to subject property

15

Lot # 390
1512203350

A white rectangular sign with the words "TAXI WAY" in black, slanted capital letters.

Lot # 396

1510250830

Lot # 398
1507150790

1508002110

Lot # 395

1513208580

Lot # 1394

1501500500

Lot # 394A

1501500501

Pt. Bk. 0000022, Folio 0106

Baltimore
County
olio # 022105
divided

Pt. Bk./Folio # 022106

PAI # 150002

PAI-W-163002

1504200990

Lot # 341

1502005230

Lot # 340

~~Middle River Community Plan (2007)~~

1516151330

Lot # 339

ate Airport Restriction

1507470190

Lot # 339A

RUNWAY CT

1520001430

1519711450

Lot # 333

1512201780

Lot # 332

1519510230

Lot # 331

1507583090

Lot # 330

1516601110

Lot # 329

1516601110
329
Pl. Bk. 000022. Folio 0107
150222

1513551091

Pt. Bk./Folio # 022107

PAI # 150228

Pl. Bk. 0000051, Folio 0086

1900014493

Pt. Bk./Folio # 051086

R-1959-4681

1900014494

BALTIMORE COUNTY
PAI #150002
PB 22/106
"UTILITY DRAINAGE AREA"
5.7 AC.±

(NO DWELLINGS WITHIN
200' OF THIS PROPERTY)

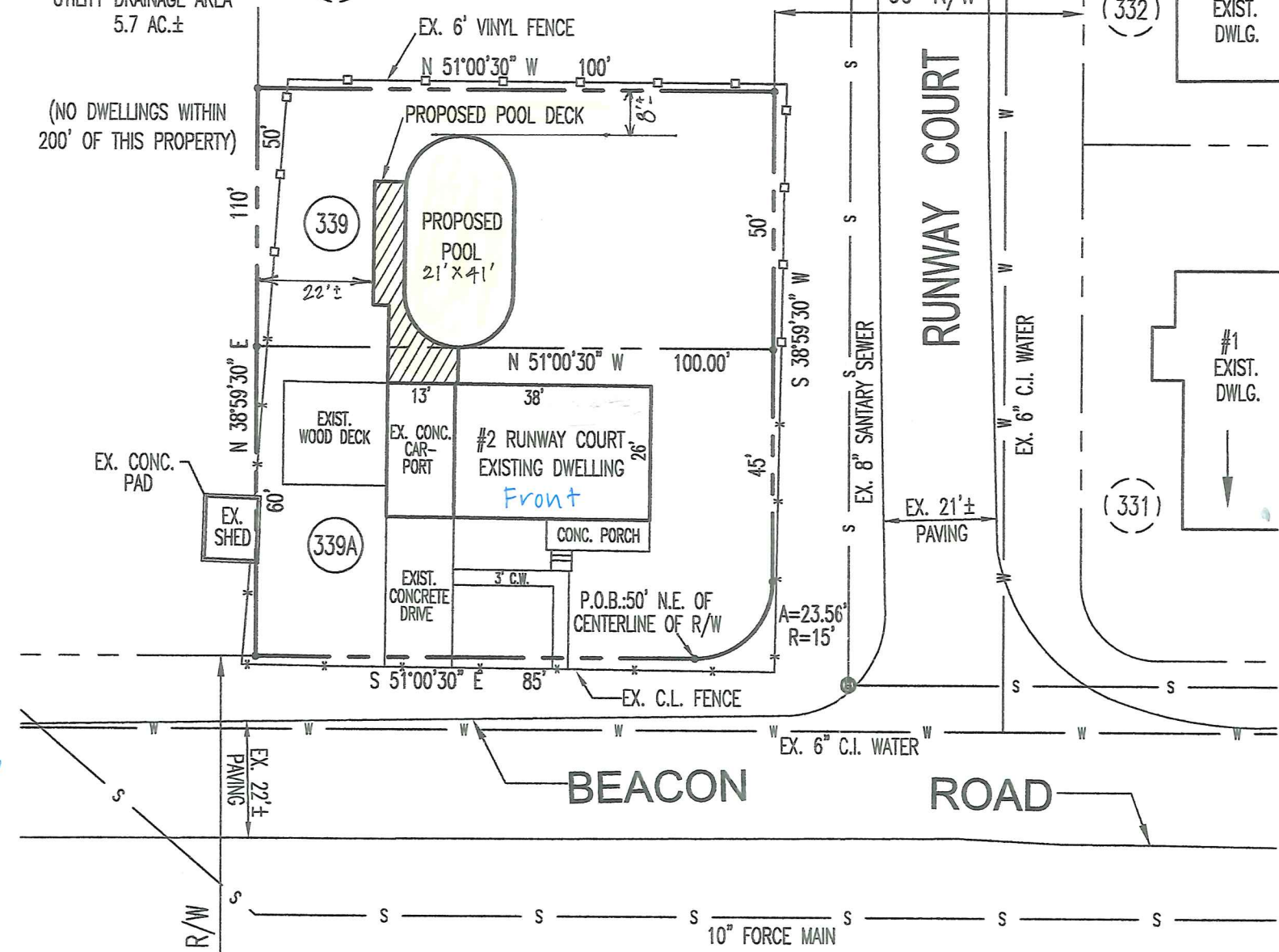
(341) #8 RUNWAY CT.
BALTIMORE COUNTY, MD.
#1504200990
6365/193

(340) #6 RUNWAY CT.
BALTIMORE COUNTY, MD.
#1502005230
6449/532

(333) #3 EXIST. DWLG.

(332) #1 EXIST. DWLG.

(331) #1 EXIST. DWLG.



BEACON ROAD

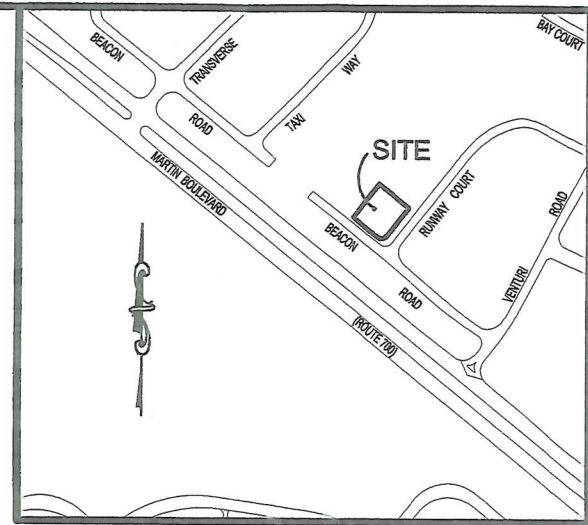
ROAD

OWNER: LOTS 339 & 339A
THOMAS GIBSON
#2 RUNWAY COURT
BALTIMORE, MD. 21220
TAX MAP: 90 PARCEL: 576

TAX ACCT. No. 1516151330 (DEED 35562/183 LOT 339)
TAX ACCT. No. 1507470190 (DEED 20476/21 LOT 339A)

GENERAL NOTES

1. EXISTING ZONING: D.R.-5.5 (090B1)
2. LOT AREA: 10,684 S.F. / 0.245 AC.±
3. EXISTING USE: SINGLE FAMILY DWELLING (BUILT 1966)
PROPOSED USE: S.F.D. WITH PROPOSED ABOVE GROUND POOL AND DECK
4. THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA, 100 YR. FLOOD PLAIN OR HISTORIC AREAS.
5. N.F.I.P. COMMUNITY PANEL No. 2400100430G ZONE "X" DATED 5/5/2014
6. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
7. THERE ARE NO PRIOR ZONING HISTORY AND NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
8. THIS PLAN WAS PREPARED WITH THE USE OF PUBLIC RECORDS; I.E., TITLE DEEDS, RECORD PLAT, GIS PORTAL DATA AND UTILITY DRAWINGS. THE EXISTING IMPROVEMENTS FOR THE SUBJECT PROPERTY WERE FIELD MEASURED.
9. THE SUBJECT PROPERTY IS SHOWN ON A RECORDED PLAT DATED FEBRUARY 23, 1956, SIGNED BY THE PLANNING BOARD.
10. THE EXISTING DWELLING FOR #4 RUNWAY COURT (LOT NO. 339) WAS RAZED PER A BALTIMORE COUNTY ISSUED PERMIT.
11. THIS PROPERTY IS LOCATED WITHIN THE MIDDLE RIVER COMMUNITY PLAN (2007) AND THE MARTIN STATE AIRPORT RESTRICTION.
12. THE SUBJECT PROPERTY IS BOUNDED BY TWO (2) PUBLIC ROADS AND BALTIMORE COUNTY OWNED LOTS THAT ARE UNIMPROVED.



VICINITY MAP SCALE 1"=500'

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE PETITION

#2 RUNWAY COURT
LOT-339 & 339A PLAT-H 22/106
"VICTORY VILLA"
DEED REF.: 20476/21 & 35562/183
15TH ELECTION DISTRICT C6
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'	Date: 07/06/2015	JOB #10388TILE
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D:DTW/JK



Michael V. Moskuman
7/06/2015

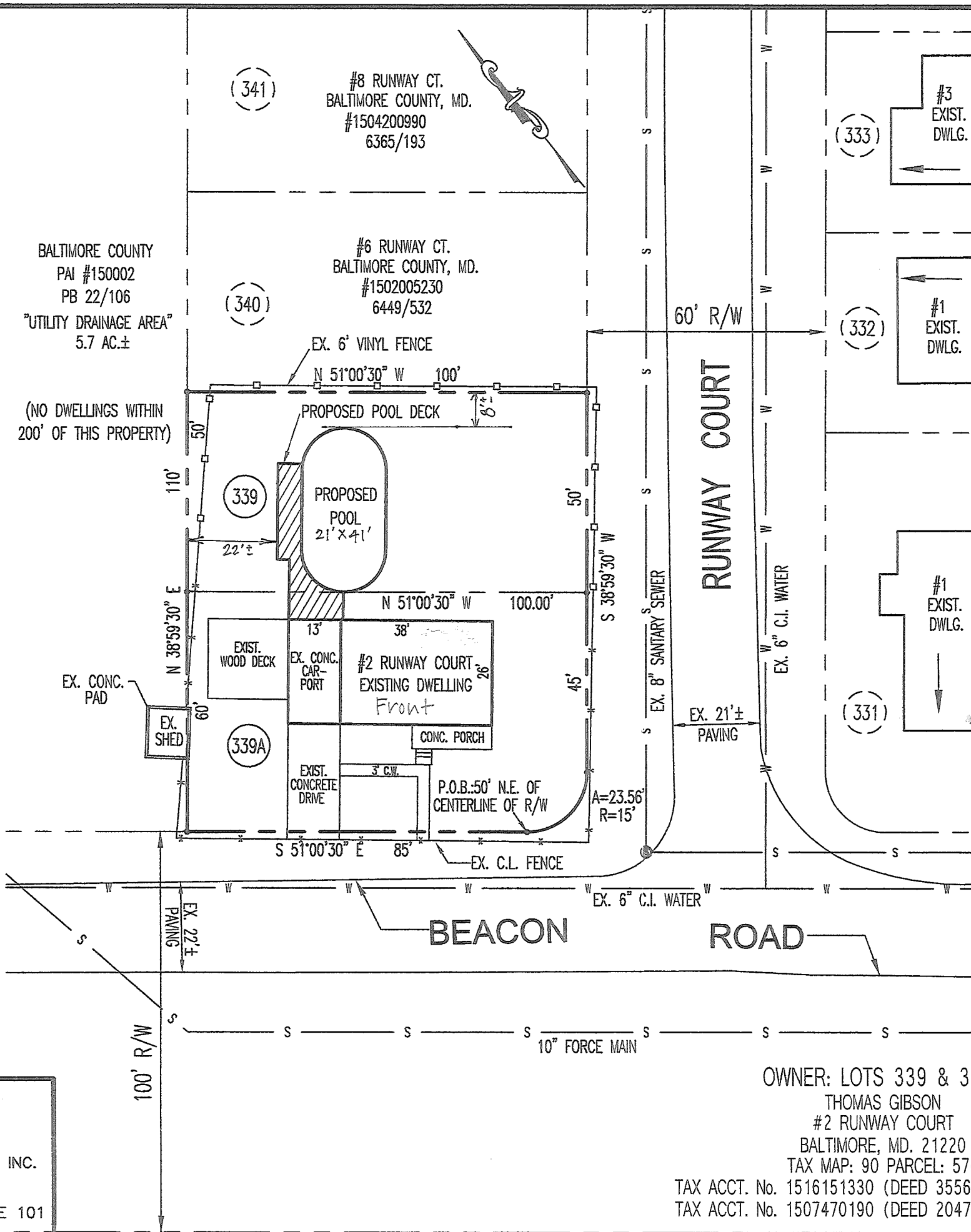
SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

Per. Exh. 1



Michael V. Moskman
7/06/2015

SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



GENERAL NOTES

1. EXISTING ZONING: D.R.-5.5 (090B1)
2. LOT AREA: 10,684 S.F. / 0.245 AC.±
3. EXISTING USE: SINGLE FAMILY DWELLING (BUILT 1966)
PROPOSED USE: S.F.D. WITH PROPOSED ABOVE GROUND POOL AND DECK
4. THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA, 100 YR. FLOOD PLAIN OR HISTORIC AREAS.
5. N.F.I.P. COMMUNITY PANEL No. 2400100430G ZONE "X" DATED 5/5/2014
6. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
7. THERE ARE NO PRIOR ZONING HISTORY AND NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
8. THIS PLAN WAS PREPARED WITH THE USE OF PUBLIC RECORDS; I.E., TITLE DEEDS, RECORD PLAT, GIS PORTAL DATA AND UTILITY DRAWINGS. THE EXISTING IMPROVEMENTS FOR THE SUBJECT PROPERTY WERE FIELD MEASURED.
9. THE SUBJECT PROPERTY IS SHOWN ON A RECORDED PLAT DATED FEBRUARY 23, 1956, SIGNED BY THE PLANNING BOARD.
10. THE EXISTING DWELLING FOR #4 RUNWAY COURT (LOT NO. 339) WAS RAZED PER A BALTIMORE COUNTY ISSUED PERMIT.
11. THIS PROPERTY IS LOCATED WITHIN THE MIDDLE RIVER COMMUNITY PLAN (2007) AND THE MARTIN STATE AIRPORT RESTRICTION.
12. THE SUBJECT PROPERTY IS BOUNDED BY TWO (2) PUBLIC ROADS AND BALTIMORE COUNTY OWNED LOTS THAT ARE UNIMPROVED.

OWNER: LOTS 339 & 339A
THOMAS GIBSON
#2 RUNWAY COURT
BALTIMORE, MD. 21220
TAX MAP: 90 PARCEL: 576

TAX ACCT. No. 1516151330 (DEED 35562/183 LOT 339)
TAX ACCT. No. 1507470190 (DEED 20476/21 LOT 339A)

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE PETITION

#2 RUNWAY COURT
LOT-339 & 339A PLAT-H 22/106
"VICTORY VILLA"
DEED REF.: 20476/21 & 35562/183
15TH ELECTION DISTRICT C6
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'	Date: 07/06/2015	JOB #10388TILE
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D:DTW/JK