



PETITION FOR ZONING HEARING(S)

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

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

Address 13 Ryan Frost Way which is presently zoned DR 3.5
Deed References: 34945/00442 10 Digit Tax Account # 2200006307
Property Owner(s) Printed Name(s) Ryne + Tracy Laxton

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

... Sections 427.1.B.1. and 427.1.B.2. – to permit an existing rear yard fence 6 feet in height that adjoins the front yard of another in lieu of the maximum allowed height of 42 inches and minimum setback of 10 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Tracy Laxton / Ryne Laxton
Name #1 – Type or Print Name #2 – Type or Print

Tracy Laxton / [Signature]
Signature #1 Signature #2

13 Ryan Frost Way Essex MD
Mailing Address City State

21221 484-432-7882 RLaxton@hotmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2017-0348-A Filing Date 6/26/17

Do Not Schedule Dates: _____ Reviewer [Signature]

ZONING PROPERTY DESCRIPTION FOR: 13 Ryan Frist Way. Essex Md. 21221

Beginning at a point on the north side of Ryan Frost Way which is 50' ft R/W wide at the distance of 105' ft southeast of the centerline of improved intersection street, Russel Frost Court which is 50' ft R/W wide.

Being lot 13 in the subdivision Cape may Landing as recorded in the Baltimore County Plat Book #63, Folio 4, containing 8,139' sq ft. Located in the 15th Election District and the 7th Council District.

Item # 0348



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ZAC AGENDA

Case Number: 2017-0348-A

Primary Use: RESIDENTIAL

Reviewer: DuvallRobert

Type: VARIANCE

Legal Owner: Tracy & Ryne Lexton

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Fifteenth **Councilmanic Dist** Seventh

Property Address: 13 Ryan Frost WAY

Location: N/S Ryan Frost Way, +/- 105 ft. SE of the centerline Russell Frost Court

Existing Zoning: DR 3.5

Area: 8139 sq. ft.

Proposed Zoning: VARIANCE:

To permit an existing rear yard fence 6 ft. in height that adjoins the front yard of another in lieu of the maximum allowed height of 42 in. and minimum setback of 10 ft.

✓ lhm

Attorney:

Prior Zoning Cases: 2016-0165-A

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:



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CASE NUMBER 2017-0348-A Filing Date 6/26/17

Do Not Schedule Dates: Reviewer RJD

ZONING PROPERTY DESCRIPTION FOR: 13 Ryan Frost Way. Essex Md. 21221

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Item #0348

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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.

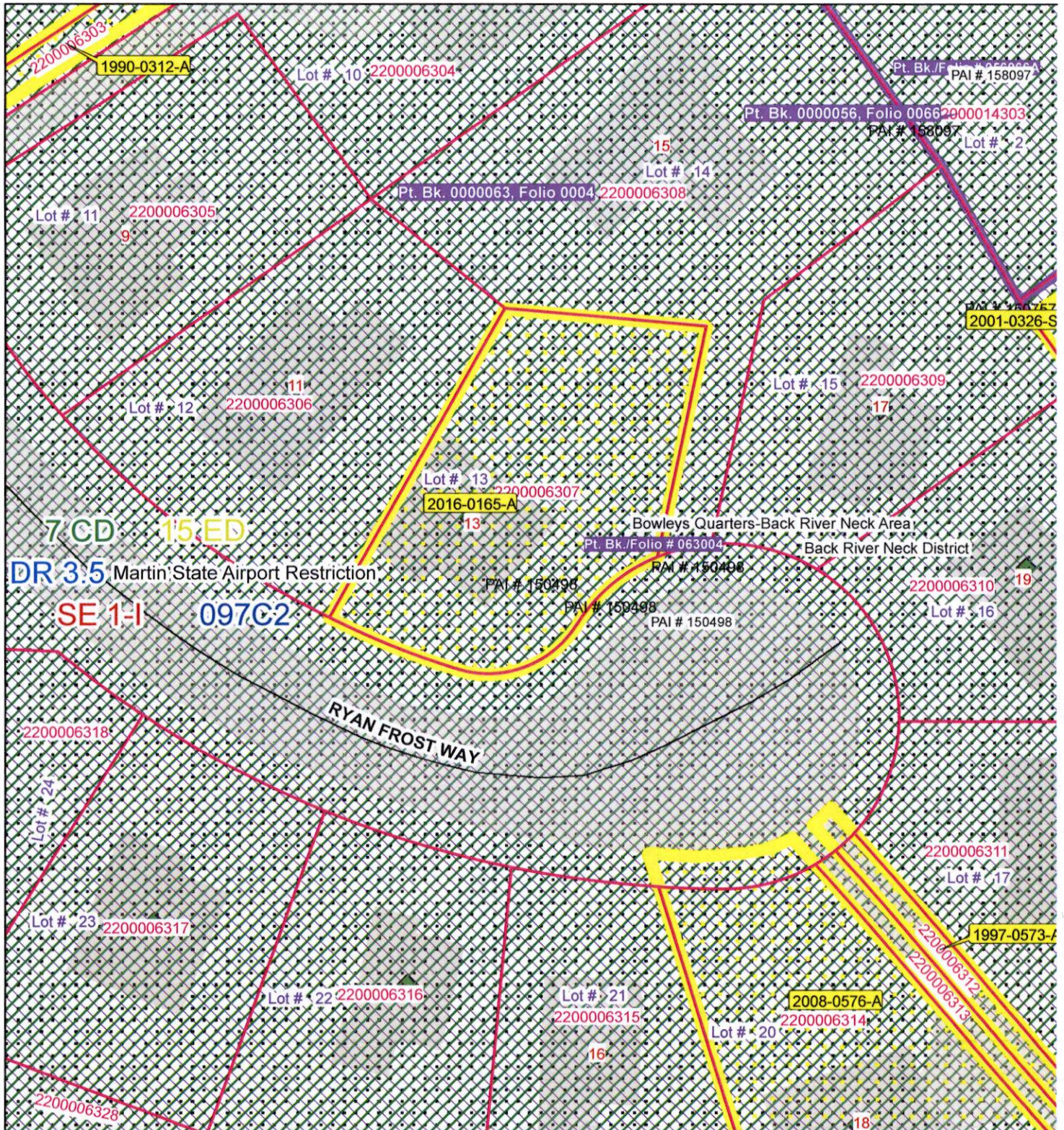
For Newspaper Advertising:

Case Number: 2017-0348-A
Property Address: 13 Ryan Frost Way
Property Description: north side of Ryan Frost Way, +/- 105'
southeast of Russel Frost Ct.
Legal Owners (Petitioners): Ryne + Tracy Laxton
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ryne Laxton
Company/Firm (if applicable): _____
Address: 13 Ryan Frost Way
Essex MD
21221
Telephone Number: 484 432 7882

13 Ryan Frost Way



Publication Date: 6/15/2017



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

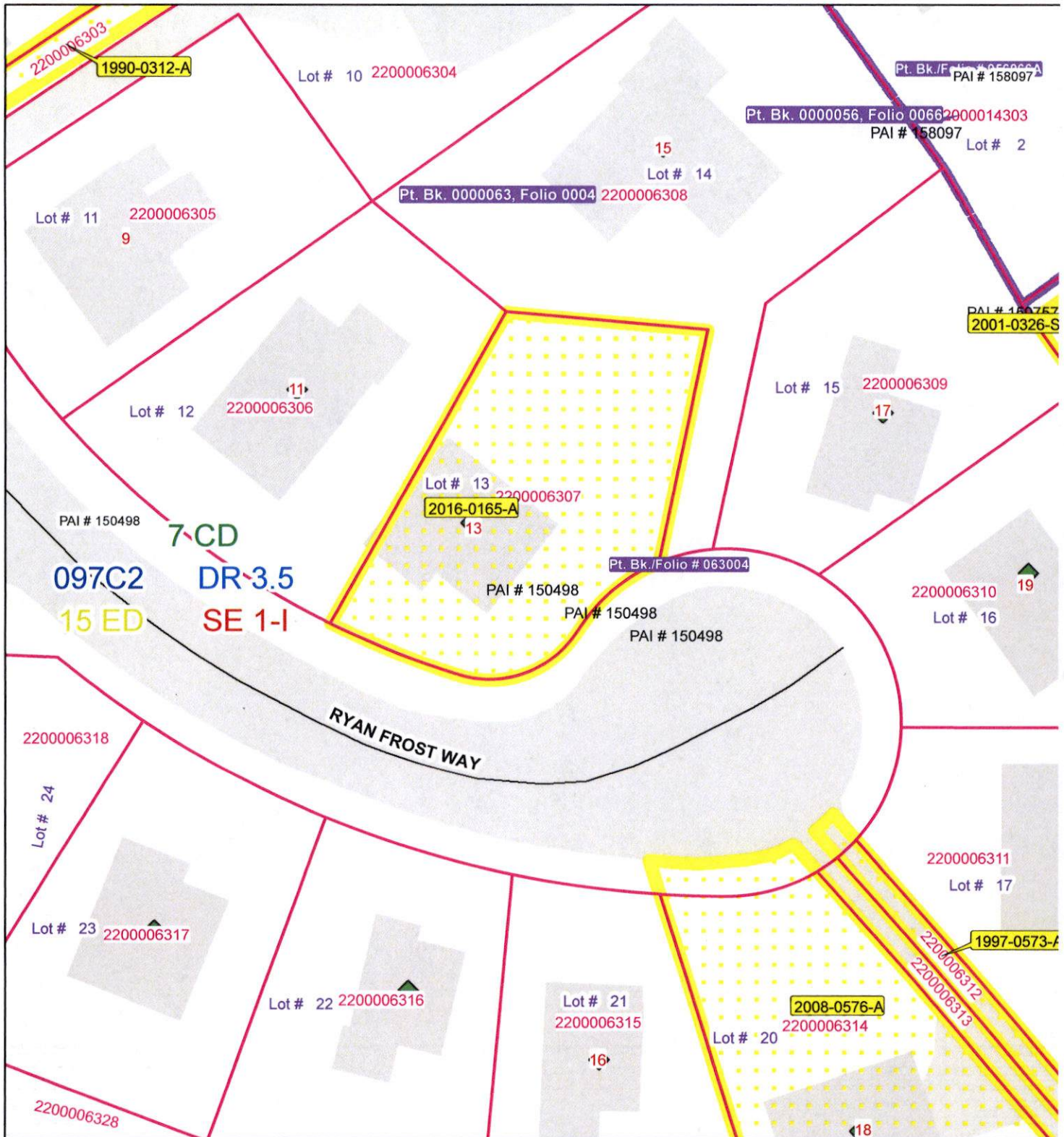


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item # 0348

13 Ryan Frost Way



Publication Date: 6/15/2017



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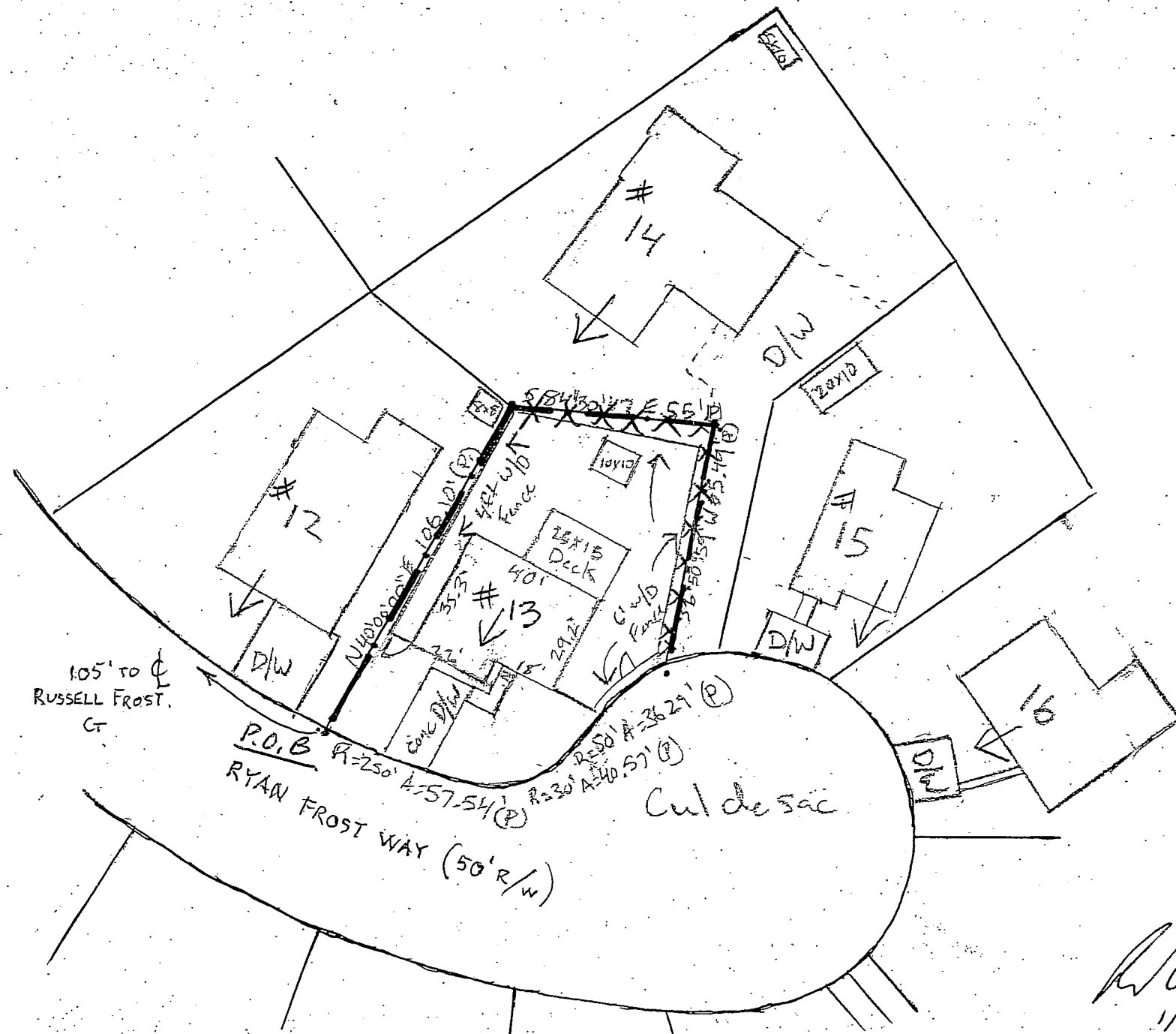


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Item #0348

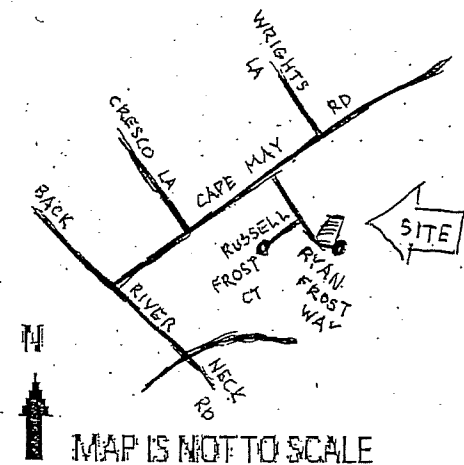
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 13 Ryan Frost Way OWNER(S) NAME(S) Tracy Laxton / Ryne Laxton
 SUBDIVISION NAME Cape May Landing LOT# 13 BLOCK# _____ SECTION# _____
 PLAT BOOK # 63 FOLIO # 4 10 DIGIT TAX # 2200006307 DEED REF. # 34945/00442



PLAN DRAWN BY Ryne Laxton

DATE 01/15/2015 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 097C2

SITE ZONED DR 3.5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

OR SQUARE FEET 8139

HISTORIC? No

IN CBQA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2016-0165-A

2016-0165-A

2016-0165-A

2016-0165-A

2016-0165-A

2016-0165-A

2016-0165-A

VIOLATION CASE INFO:

CITATION # CC 1512763

Handwritten initials

Handwritten text: 2017-0348-A-8420-2107