

# PETION FOR ZONING HEARING(S)

To the Office of Administrative Law of	of Baltimore County for the property located at:
Deed References: 34945 100442 Property Owner(s) Printed Name(s) Rync	which is presently zoned DR 3.5  10 Digit Tax Account # 2 2 0 0 0 0 6 3 0 7
**COSTAN ESTACACIÓN DERINAMENTA COMPRESENTA A PARA PARA PARA PARA PARA PARA PARA	RIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
	Baltimore County and which is described in the description le a part hereof, hereby petition for:
<ol> <li>a Special Hearing under Section 500.7 of the Zonin or not the Zoning Commissioner should approve</li> </ol>	g Regulations of Baltimore County, to determine whether
2 a Special Exception under the Zoning Regulations	of Baltimore County to use the herein described property for
a Variance from Section(s)	
Sections 427.1.B.1. and 427.1.B.2. – t adjoins the front yard of another in lieu of the maximum feet.	o permit an existing rear yard fence 6 feet in height that allowed height of 42 inches and minimum setback of 10
of the zoning regulations of Baltimore County, to the z	coning law of Baltimore County, for the following reasons: r indicate below "TO BE PRESENTED AT HEARING". If nt to this petition)
Property is to be posted and advertised as prescribed by the zoning regular, or we, agree to pay expenses of above petition(s), advertising, posting, and restrictions of Baltimore County adopted pursuant to the zoning law for Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, unwhich is the subject of this / these Petition(s).	etc. and further agree to and are to be bounded by the zoning regulations
Contract Purchaser/Lessee:	Legal Owners (Petitioners): Tracy Laxfor , Ryne Lexfor
Name- Type or Print	Name #1 – Type or Print  Name #2 – Type or Print  Name #2 – Type or Print
Signature	Signature #1 Signature # 2  13 Ryan Frost Way Essex MD
Mailing Address City State	Mailing Address City State  21221 , 484-432-7882 , Black a Alfutmall . C  Zip Code Telephone # Email Address
Zip Code Telephone # Email Address  Attorney for Petitioner:	Representative to be contacted:
Name- Type or Print	Name – Type or Print
Signature	Signature
Mailing Address City State	Mailing Address City State
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
CASE NUMBER 2017-0348- A Filing Date 6,291	Do Not Schedule Dates: Reviewer Reviewer

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 15<sup>th</sup> Election District and the 7<sup>th</sup> Council District.

Item # 0348



#### ITION FOR ZONING HE, ING(S) P

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 Byan Frust Way	which is presently zoned $\_D\mathcal{R} \not \supset \mathcal{S}$	
Deed References: <u>34945 / 00442</u>	10 Digit Tax Account # 2 2 0 0 0 0 5 3 0 7	
Property Owner(s) Printed Name(s) Rync	+ Tracy Laxton	
(SELECT THE HEARING(S) BY MARKING $\overline{\mathbf{X}}$ AT THE APPROP	PRIATE 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:		
a Special Hearing under Section 500 7 of the Zon	ing Regulations of Baltimore County, to determine whether	
or not the Zoning Commissioner should approve	ing regulations of Baltimore Soundy, to determine throates.	
-		
·	:	
2 Special Exception under the Zoning Regulation	s of Baltimore County to use the herein described property for	
a Special Exception under the 25ming regulations	3 of Balamore County to use the horom assembled property for	
N in a form Confirm (-)		
a Variance from Section(s)		
	to permit an existing rear yard fence 6 feet in height that	
·	n 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:	
	or indicate below "TO BE PRESENTED AT HEARING". If	
you need additional space, you may add an attachm	ent to this petition)	
Property is to be posted and advertised as prescribed by the zoning regu	ulations. , 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.	
.egal Owner(s) Affirmation: I / we do so solemnly declare and affirm, u hich is the subject of this / these Petition(s).	under the penalties of perjury, that I / We are the legal owner(s) of the property	
•		
Contract Purchaser/Lessee:	Legal Owners (Petitioners):	
	Tracy Laxton, Rype Lexton	
lame- Type or Print	Name #1 - Type or Print Name #2 - Type or Print	
	Trust which I do	
ignature	Signature #1 Signature #2	
	13 hun Frostway Essex MD	
Mailing Address City State	Mailing Address City State	
	21221 ,484-432-7882 , Blacker & Hotman	
ip Code Telephone # Email Address	Zip Code Telephone # Email Address	
· ·	•	
Attorney for Petitioner:	Representative to be contacted:	
•		
lame- Type or Print	Name - Type or Print	
Signature	Signature	
•	•	
Mailing Address City State	Mailing Address City State	
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address	
	7_	
CASE NUMBER 7017-0348-A Filling Date 6,26	17	
CASE NUMBER 2017-0348-A Filing Date 6 129	Do Not Schedule Dates: Reviewer/	

### **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.

Attorney:

Prior Zoning Cases: 2016-0165-A

**Concurrent Cases:** 

**Violation Cases:** 

**Closing Date:** 

Miscellaneous:



### P ITION FOR ZONING HE, ING(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 Byan Frust Way which is presently zoned Deed References: 34945 | 00442 10 Digit Tax Account # 2 2 0 0 0 0 Property Owner(s) Printed Name(s) Laxton Kync (SELECT THE HEARING(S) BY MARKING X 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: a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for 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: Legal Owners (Petitioners): Name- Type or Print Signature City State Mailing Address 21221 Zip Code Email Address Zip Code Telephone # Attorney for Petitioner: Representative to be contacted: Name - Type or Print Name-Type or Print Signature Signature Mailing Address City State Mailing Address City State **Email Address** Email Address Zip Code Zip Code Telephone # Telephone # CASE NUMBER 2017-0348 Do Not Schedule Dates:

ZONING PROPERTY DESCRIPTION FOR: 13 Ryan Frist 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

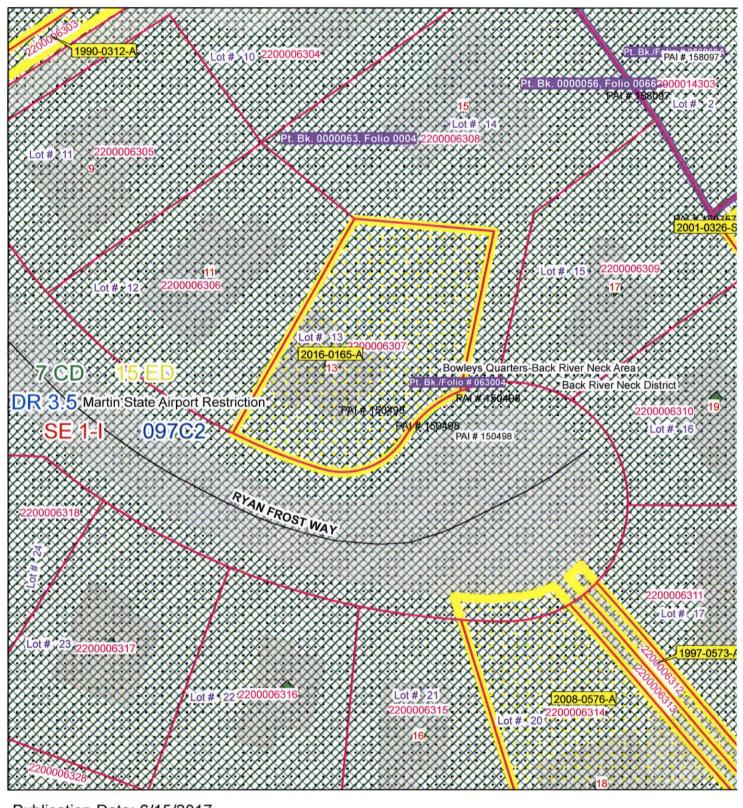
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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, 1/- 10	25
southeast of Russel Frost Ct.	
Legal Owners (Petitioners): Ryne + Tracy Laxton	
Contract Purchaser/Lessee:	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Ryme Laxton	
Company/Firm (if applicable):	
Address: 13 Ryan Frost Way	
Essex MD	
21221	
Telephone Number: <u>484 432 7882</u>	

## 13 Ryan Frost Way

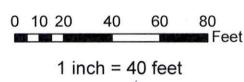


Publication Date: 6/15/2017



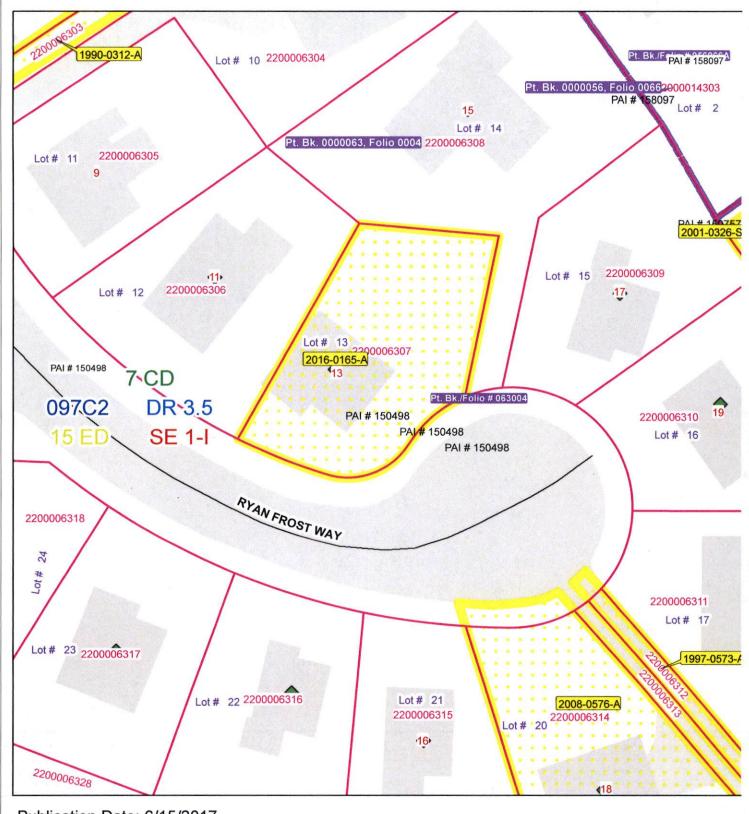
Publication Agency: Permits, Approvals & Inspections Projection/Datum: Maryland State Plane, FIPS 1900, NAD 1983/91 HARN, US Foot





(tem#0348

## 13 Ryan Frost Way

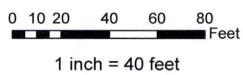


Publication Date: 6/15/2017



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





Item #0348

ZONING HEARING PLAN FOR VARIANCE / FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)	SITE VICINITY MAP
ADDRESS 13 Ryan Frost Way OWNER(S) NAME(S) Tracy Laxton / Ryre Laxton	4,7,16
SUBDIVISION NAME Cape May Landing LOT# 13 BLOCK# SECTION#	
PLAT BOOK # 63 FOLIO # 4 10 DIGIT TAX # 2 2 00 00 6 3 0 7 DEED REF. # 3 4 9 4 5 / 00 4 4 2	E CASE LINE
	SITE
	THE WAST
	14
	MAP IS NOT TO SCALE
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ZONING MAP# 097C2
	SITE ZONED DR 3.5
	ELECTION DISTRICT 15-14
	COUNCIL DISTRICT 7.46
SB430177 ECCIM	LOT AREA ACREAGE
	OR SQUARE FEET 8139
	HISTORIC? No.
1 2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	IN CBCA? No
To the fortist of the second o	IN FLOOD PLAIN ? No
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	UTILITIES? MARK WITH X -WATER IS:
RUSSELL FROST.	PUBLIC X PRIVATE
G PO	SEWER IS:
RYAN FROST (57.54/P) 3-20 KW Cul de Sac	PUBLIC_X_PRIVATE
FROST W. 57-54 (P) 2-30 K Cul de Sac	PRIOR HEARING? Ves
RIAN FROST WAY (50'R)	IF SO GIVE CASE NUMBER
	AND ORDER RESULT BELOW
	ATA
1115/16	#2016-0165-K
PLAN DRAWN BY RYNC Laxfor) DATE 01/15/2015 SCALE: 1 INCH = 40 FEET	

SITE VICINITY MAP MAP IS NOT TO SCALE ONING MAP# 097C2 ITE ZONED DR 3.5 LECTION DISTRICT 15-14 OUNCIL DISTRICT 744 OT AREA ACREAGE DR SQUARE FEET <u>8139</u> RISTORIC ? N CBCA? N FLOOD PLAIN ?<u>No</u> ITILITIES? MARK WITH X VATER 15: NBLIC\_X\_PRIVATE\_

VIOLATION CASE INFO: CITATION & CC 1512763