

M E M O R A N D U M

DATE: February 8, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0292-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 5, 2021. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(2 Thorndyke Garth)
11th Election District *
3rd Council District *
Guy B. White and Clare D. White *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0292-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 owners of the property, Dorothy Lynn Moore and Mary Beth Moore (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §1B02.3.A.1 (§ 202.4 of the 1958 Zoning Regulations) to permit an addition (shed) to a detached residence that is on a lot which is vested in the 1958 Regulations as R-40 Zoning with a proposed rear yard setback of 42 ft. in lieu of the required 50 ft. min rear yard setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 20, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 1/16/21
By D. Magnon

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached shed height and usage, I will impose conditions that the detached shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 6th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR § 1B02.3.A.1 (§ 202.4 of the 1958 Zoning Regulations) to permit an addition (shed) to a detached residence that is on a lot which is vested in the 1958 Regulations as R-40 Zoning with a proposed rear yard setback of 42 ft. in lieu of the required 50 ft. min rear yard setback be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

1/6/21

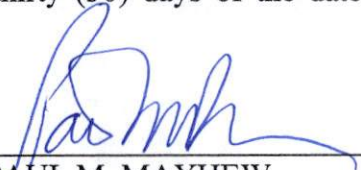
2

By

D. Mignone

- Petitioners or subsequent owners shall not convert the shed into a dwelling unit or apartment. The shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The shed shall not be used for commercial purposes.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date 11/02/21
By D. M. Magon



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 Thorndyke Garth Phoenix 21131 Currently zoned RC 6
 Deed Reference 35719100422 10 Digit Tax Account # 1113024480
 Owner(s) Printed Name(s) White Guy B, White CLARE D **VESTED IN 1958 R-40 REGS**

(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: (SECTION 202.4 OF 1958 ZONING REGULATION

1. **X ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.A.1 ^{AND} To permit an addition to a detached residence that is on a lot which is vested in the 1958 Regulations as R-40 ZONING with a proposed rear yard setback of 42 Ft in lieu of the required 50 Ft. min. rear yard setback 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):

Guy B. White CLARE D. White
 Name #1 - Type or Print Name #2 - Type or Print

Guy B. White Signature #1 Signature #2

2 Thorndyke Garth Phoenix MD 21131
 Mailing Address City State

21131 | 410-790-2316 | GuyWhite57@gmail.com
 Zip Code Telephone # Email Address

GuyWhite57@gmail.com

Representative to be contacted:

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

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

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 2020-0292-A Filing Date 12/7/2020 Estimated Posting Date 12/30/2020 Reviewer RJ

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 Thorndyke Garth Phoenix MARYLAND 21131
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)**

We need additional protected storage space. We want to build a permanent storage shed attached to the back wall of our garage. The shed is to be 17' wide by 18' deep. The southwest corner of the garage has a 60' set back to the property line. The set back from the southwest corner of the shed would be 42'. Baltimore County zoning requires a 50' set back. We are seeking a variance so our shed can have a 42' rear set back. The northwest corner of the shed will have a 57' rear set back to the property line.

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

Guy B. White
Signature of Owner (Affiant)

Clare D. White
Signature of Owner (Affiant)

Guy B. White
Name- Print or Type

Clare D. White
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 30th day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Guy B. White and Clare D. White

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

AS WITNESS my hand and Notaries Seal

Philip M. Darr
Notary Public
May 4, 2024
My Commission Expires



2020-0292-A

Zoning Property Description For:

2 Thorndyke Garth, Phoenix Maryland 21131

Beginning at a point on the west side of Thorndyke Garth which is 50 feet wide at a distance of 25 feet north of the centerline of Collingwood road, which is 50 foot wide.

Being lot number 7, block J, section number 2 in the sub division of Windemere as recorded in Baltimore county Plat book number 0029, Folio 0139, containing .9600 acres, located in the 11th election district and the 3rd council district.

2020-0292-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0292A

TO PERMIT AN ADDITION TO A DETACHED RESIDENCE
WITH PROPOSED REAR YARD SETBACK OF 13 FT. IN LIEU OF
THE REQUIRED 20 FT. MIN. REAR YARD SETBACK.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD. 21204. (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

ZONING NOTICE #2

ADMINISTRATIVE VARIANCE

CASE # 2020-0282 - A

TO PERMIT AN ADDITION TO A DETACHED RESIDENCE
WITH PROPOSED REAR YARD SETBACK OF 42 FT IN VED OF
THE REQUIRED 50 FT MIN REAR YARD SETBACK

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 11/4/20.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21284, (410) 887-5391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 12-20-20

RE: Case Number: 2020-0292-A

Petitioner/Developer: White

Date of Hearing/Closing: 1-4-21

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 2 Thornlyke Court

The sign(s) were posted on 12-20-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 12-20-20

RE: Case Number: 2020-0292-A

Petitioner/Developer: White

Date of Hearing/Closing: 1-4-21

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 2 Thornleyke Court

The signs(s) were posted on 12-20-20
(Month, Day; Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ATTACH PHOTOGRAPH

ZONING NOTICE #1

ADMINISTRATIVE VARIANCE

CASE # 2020-0292-A

TO PERMIT AN ADDITION TO A DETACHED RESIDENCE
WITH PROPOSED REAR YARD SETBACK OF 42 FT. IN. LIEU OF
THE REQUIRED 50 FT. MIN. REAR YARD SETBACK

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 1/17/21

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0292 - A
TO PERMIT AN ADDITION TO A DETACHED RESIDENCE

WITH PROPOSED REAR YARD SETBACK OF 42 FT. IN LIEU OF
THE REQUIRED 50 FT. MIN. REAR YARD SETBACK.

PUBLIC HEARING ?

BALTIMORE COUNTY CODE,
SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
REVIEWED BY THE ZONING REVIEW BUREAU BEFORE

RECEIVED IN THE ZONING REVIEW BUREAU OFFICE
ON 11/14/20
4:30 P.M. ON 11/14/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
UNDER PENALTY OF LAW
PERMITS AND DEVELOPMENT MANAGEMENT, TOWSON, MD 21204, (410) 887-3391
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE.
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0292 -A Address 2 THORNDYKE GARTH

Contact Person: ROZ JOHANSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/7/2020 Posting Date: 12/20/20 Closing Date: 1/4/20

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2020- 0292 -A Address 2 THORNDYKE GARTH

Petitioner's Name GUY AND CLARE WHITE Telephone 410/790-2316

Posting Date: 12/20/2020 Closing Date: 1/4/2020

Wording for Sign: To Permit an addition to a detached residence with a proposed rear yard setback of 42 FT. IN LIEU OF THE required 50 Ft. min. rear yard setback.

Revised 2/20/2020

**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/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: 2020-0292-A
Property Address: 2 Thornbyke GARTH Phoenix MD.
Property Description: Single story Brick Rancher residence sitting on .96 acres
Legal Owners (Petitioners): Guy B. White + Clare D. White
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Guy B. White
Company/Firm (if applicable): _____
Address: 2 Thornbyke GARTH
Phoenix MD. 21131

Telephone Number: 410-790-2316



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

January 4, 2021

Guy B. White,
2 Thorndyke Garth
Phoenix MD 21131

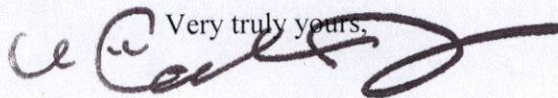
RE: Case Number: 2020-0292-A, 2 Thorndyke Garth

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 07, 2020. 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

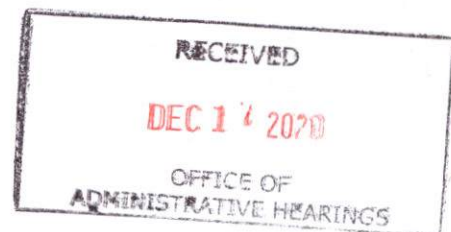
DATE: December 16, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0292-A
Address 2 Thorndyke Garth
(White Property)

Zoning Advisory Committee Meeting of **December 21, 2020**.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 16, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0292-A
Address 2 Thorndyke Garth
(White Property)

Zoning Advisory Committee Meeting of **December 21, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

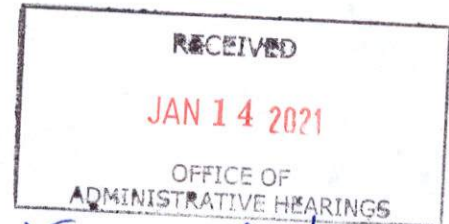
**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 1/12/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-292A



INFORMATION:

Property Address: 2 Thorndyke Garth
Petitioner: Guy and Clare White
Zoning: RC 6
Requested Action: Administrative Variance

*Received
after
closing
date*

The Department of Planning has reviewed the petition for an Administrative Variance to permit an addition to a detached residence that is on a lot which is vested in the 1958 Regulations as R-40 zoning with a proposed rear yard setback of 42 feet in lieu of the required 50 foot minimum rear yard setback per BCZR Section 1B02.3.A.1 and Section 202.4 of the 1958 Zoning Regulations.

The petitioner should confirm with Zoning that the proper relief for this property is being requested. The section sited on the request appears to pertain to DR zoned areas.

The property is located on Thorndyke Garth off of Collingwood Road in Phoenix. The property is surrounded by other rural residential development.

Notwithstanding the above, the Department has no objections to granting the requests to allow a rear setback of 42 feet in lieu of the required 50 foot rear yard setback per BCZR Section 1A07. In addition, it is found that this proposal is within the spirit and intent of the R.C. 6 provisions contained in BCZR Section 1A07.

For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/KP/

Date: 1/12/2021
Subject: ZAC # 20-292
Page 2

c: Megan Benjamin, Northern Sector Planner
Office of the Administrative Hearings
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12/10</u>	DEPS (if not received, date e-mail sent _____)	<u>NIC</u>
<u>KCH</u>	FIRE DEPARTMENT	_____
<u>1-12</u>	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

*Rec'd after
Order was
issued*

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 12/20/20 by LoPilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0292-A **Reviewer:** Rosalie Johnson
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: White Guy B, White Clare
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 2 THORNDYKE GARTH
Location: North of Collingwood Road on West side of Thordyke Garth.

Existing Zoning: RC 6 (VESTED R 40) **Area:** .96 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.A.1 (Section 202.4 of the 1958 Zoning Regulation), To permit an addition to a detached residence that is on a lot which is vested in the 1958 Regulations as R-40 Zoning with a proposed rear yard setback of 42 feet in lieu of the required 50 feet min rear yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/04/2021

Miscellaneous Notes:

Case Number: 2020-0293-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Leah Bracey
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 1052 MARLEIGH CTR
Location: North East side of Marleigh Circle (50'), 583' North East of the center line of Kenilworth Drive (80').

Existing Zoning: DR 5.5 (VESTED R 6) **Area:** 8,509 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3B (1958 Zoning Regulations 211.3) To permit a side yard dwelling addition (garage) with a side setback of 4' in lieu of the required 8' and a sum of sides setback of 14' in lieu of the required 20'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/04/2021

Miscellaneous Notes:

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration						
Special Tax Recapture: None										
Account Identifier:		District - 11 Account Number - 1113024480								
Owner Information										
Owner Name:	WHITE GUY B WHITE CLARE D		Use:	RESIDENTIAL						
Mailing Address:	2 THORNDYKE GARTH POHOENIX MD 21131-0000		Principal Residence:	YES						
			Deed Reference:	/35719/ 00422						
Location & Structure Information										
Premises Address:	2 THORNDYKE GARTH PHOENIX 21131-		Legal Description: WINDEMERE							
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0053	0008	0040	11070059.04	0000	2	J	7	2021	Plat Ref: 0029/ 0139	
Town: None										
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area	County Use				
1966	1,856 SF		500 SF		0.9600 AC	04				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
1	YES	STANDARD UNIT	BRICK/	4	2 full/ 1 half	1 Attached				
Value Information										
	Base Value		Value		Phase-in Assessments					
			As of		As of		As of			
			01/01/2018		07/01/2020		07/01/2021			
Land:	144,000		144,000							
Improvements	200,800		200,800							
Total:	344,800		344,800		344,800					
Preferential Land:	0									
Transfer Information										
Seller: NATIONSTAR MORTGAGE LLC			Date: 01/05/2015		Price: \$264,500					
Type: NON-ARMS LENGTH OTHER			Deed1: /35719/ 00422		Deed2:					
Seller: HORN WILLIAM E			Date: 07/30/2014		Price: \$315,000					
Type: NON-ARMS LENGTH OTHER			Deed1: /35210/ 00343		Deed2:					
Seller: MAHONEY BETTY JEANNE			Date: 06/19/1986		Price: \$0					
Type: NON-ARMS LENGTH OTHER			Deed1: /07202/ 00343		Deed2:					
Exemption Information										
Partial Exempt Assessments:	Class		07/01/2020		07/01/2021					
County:	000		0.00							
State:	000		0.00							
Municipal:	000		0.00		0.00					
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: Approved 11/23/2015										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application			Date:							

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0292-A



2020-0292-A



2020-0292-A



2020-0292-A



2020-0292-A

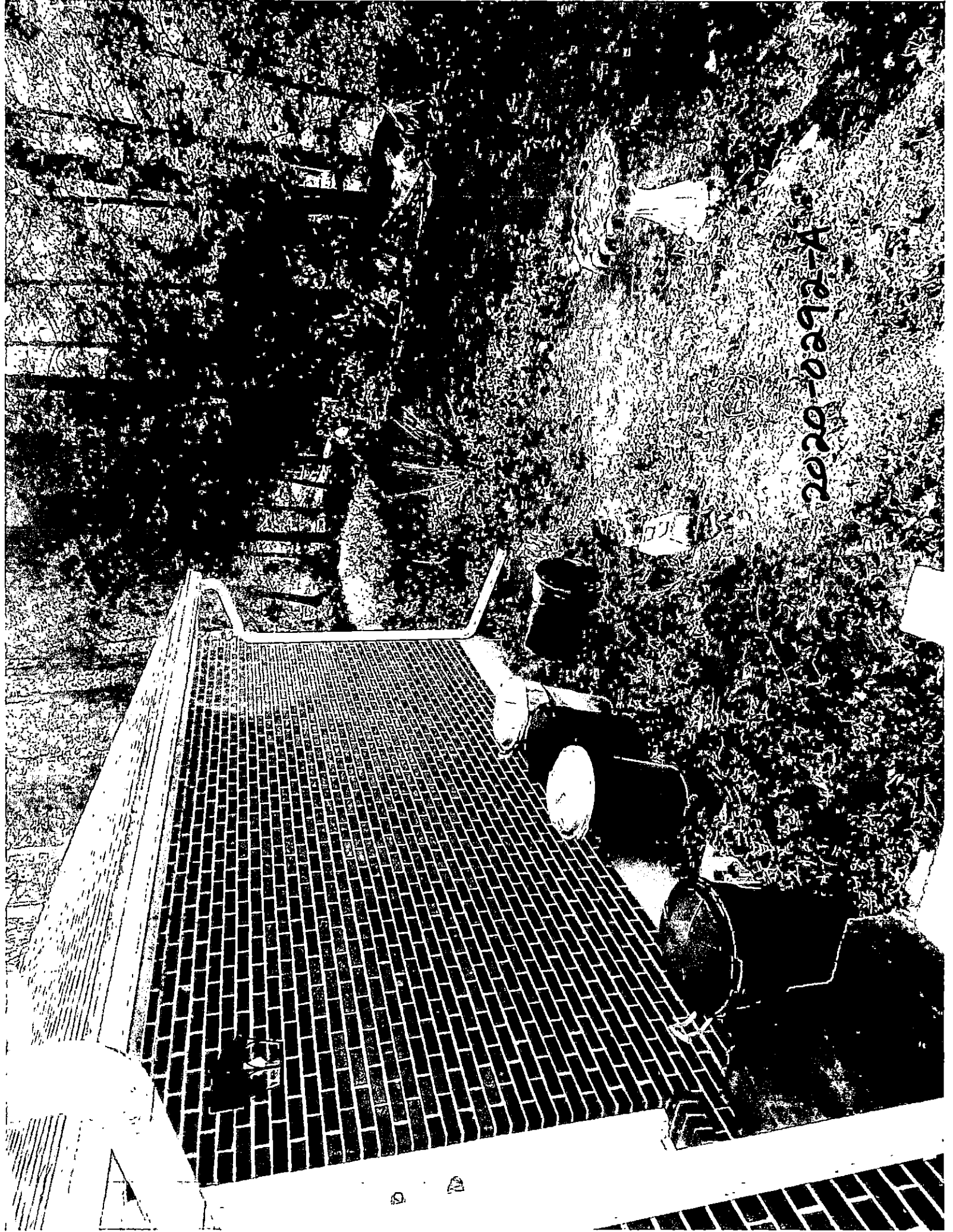
A-292-020





2020-0292-A

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2020-0292-A

1958 Zoning Regulations

R. 40 ZONE

Theatre, drive-in;
Tourist home;
Trailer park;
Volunteer fire company;
Wireless transmitting and receiving structure.

Section 201—HEIGHT REGULATIONS

No building shall exceed a height of 35 feet or 3 stories, except as provided in ARTICLE 3.

Section 202—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

202.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 40,000 square feet and a width at the front building line of not less than 150 feet, except that for two or more lots in the same ownership, and in the same tract, a minimum lot area of 30,000 square feet is permitted if the average of all the lot sizes in the same ownership and in the same tract equals 40,000 square feet or more. A wedge shaped lot at the end of a cul-de-sac street may have a width at the front building line of not less than 100 feet (see Section 304).

202.2—Front Yard—For dwellings, the front building line shall be not less than 50 feet from the front lot line and not less than 75 feet from the center line of the street; for other principal buildings—70 feet from the front lot line and not less than 95 feet from the center line of the street.

202.3—Side Yards—For dwellings, 20 feet wide for one side yard and not less than 50 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street; for other principal buildings—40 feet wide, except that for a corner lot the building line along the side street shall be not less than 65 feet from the side lot line and not less than 90 feet from the center line of the street.

202.4—Rear Yard—50 feet deep.

§ 1B02.3. - Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.

A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:

1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.

B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.

C. Development standards for small lots or tracts.

1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	—	30

2020-0292-A

2025-02-12-A



2000-0000



2020-02-14

1000-000000



2020-0292-A



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
12/2/2020

Permit Processing Residential Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1113024480

Plat Ref: 029:139

Election District: 11

Owner Name(s): WHITE GUY B and WHITE CLARE D

PDM # : 11-0091

Address: 2 THORNDYKE GARTH
POHOENIX,MD 21131

Zoning Class.(s): RC 6

Premise Address: 2 THORNDYKE GARTH

Elevation Range: 360ft - 412ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alls.	Add / Ext. Alls.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment
														Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 4:													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Zoning Class - RC 5, RC 6, RC 7, RC 8 (Except Decks)	X												
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X												OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	FDP Approval Review Required: THIS DEVELOPMENT REQUIRES FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL & APPROVAL PRIOR TO RECORDATION OF THE SUBDIVISION OR SURVEY PLAT AND PERMIT APPLICATIONS RELATED TO NEW HOMES OR NEW (Multifamily, Mixed Use, Senior Housing, etc.) BUILDINGS	X												

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.

2020-0292-A

200-0272-A

053A1

Lot # 28
2200029942

PAI # 100274
PAI # 100274

PAI # 106274

Lot # 27
2200029943

11 ED
RC 6

Lot # 5
1120001610

2008-0096-A

3 CD

PAI # 110091
PAI # 110091

PAI # 110091
PAI # 110091

PAI # 110091

1111057820
Lot # 6

Pt. Bk. 0000069, Folio 0026

PAI # 100274

Pt. Bk./Folio # 069026

053B1

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Pt. Bk./Folio # 029139

Lot # 6 1122025450

1110001400
Lot # 7

Lot # 8 1104023260

Pt. Bk./Folio # 030005

1113076600

1113076601

1112003290

1108003500

1101035780

Lot # 8

1102024180

Pt. Bk. 0000029, Folio 0139

NE 16-D

Lot # 7 1113024480

NE 16-E

Lot # 9 1112022190

THORNDYKE GRTH

COLLINGWOOD RD

Lot # 10 1114066220

1106021700
Lot # 11

1119012980
Lot # 9

Lot # 10 1123017620

21



Baltimore County - My Neighborhood



Zoning MAP Number 0053

COUNCIL DISTRICT 3

RECORD PLAT REFERENCE #0029/0139

ELECTION DISTRICT 11

TAX NUMBER 1113024480

CURRENT ZONING _____

STREET NUMBER _____

3
ork

42B
Dulaney HS

Dulaney Valley
Branch Subshed

RC 6

2

THORNDYKE GARTH

200ft

-76.53039472 Degrees

2020-0292-A

1958 Zoning Regulations

R. 40 ZONE

Theatre, drive-in;
Tourist home;
Trailer park;
Volunteer fire company;
Wireless transmitting and receiving structure.

Section 201—HEIGHT REGULATIONS

No building shall exceed a height of 35 feet or 3 stories, except as provided in ARTICLE 3.

Section 202—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

202.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 40,000 square feet and a width at the front building line of not less than 150 feet, except that for two or more lots in the same ownership, and in the same tract, a minimum lot area of 30,000 square feet is permitted if the average of all the lot sizes in the same ownership and in the same tract equals 40,000 square feet or more. A wedge shaped lot at the end of a cul-de-sac street may have a width at the front building line of not less than 100 feet (see Section 304).

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§ 1B02.3. - Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.

A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:

1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.

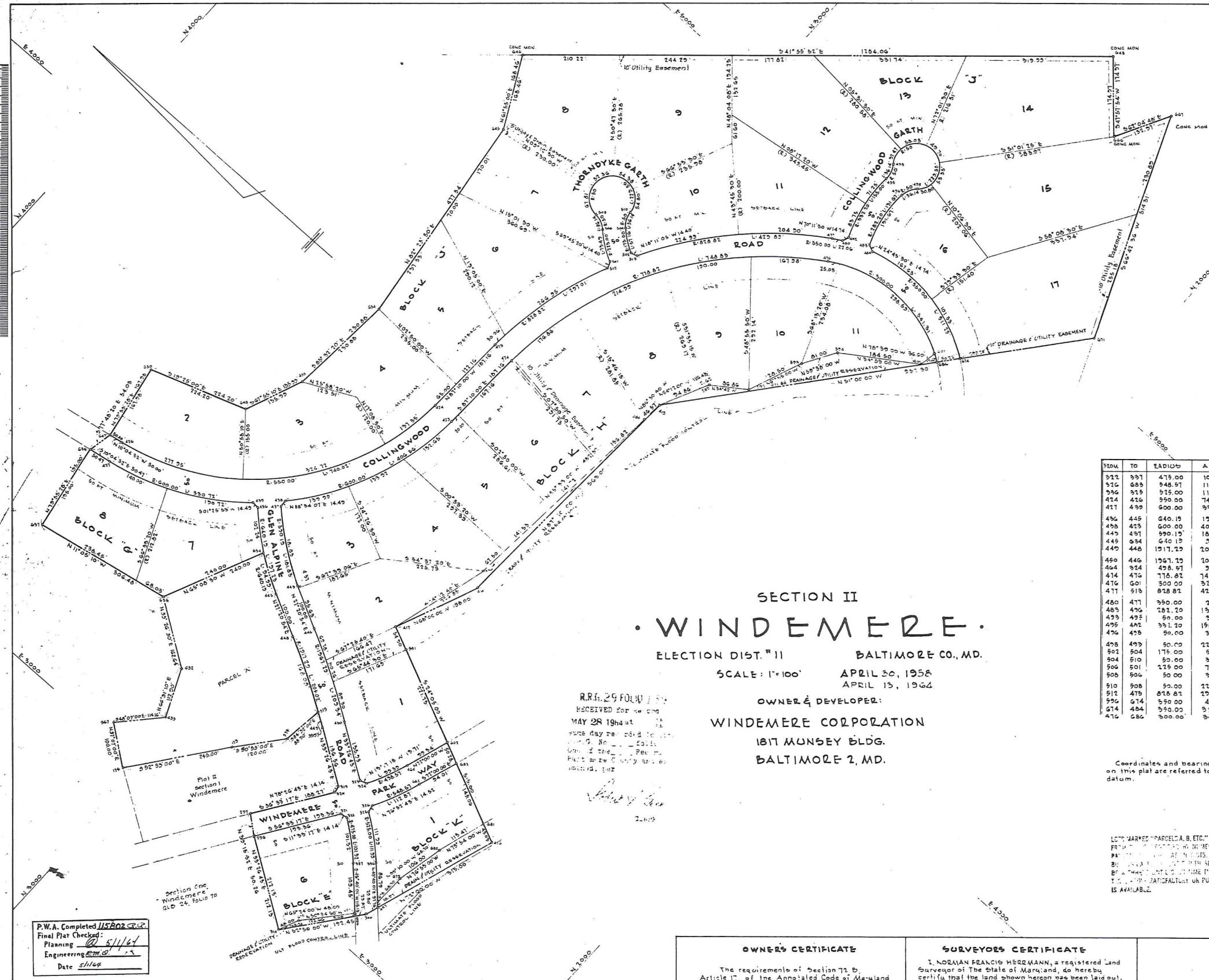
B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.

C. Development standards for small lots or tracts.

1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	—	30

2020-0292-A



COORDINATES

No.	EAST	NORTH	No.	EAST	NORTH
115	1 307.19	1 716.30	506	4 545.43	2 044.65
116	1 048.53	1 716.85	507	4 557.70	2 071.00
117	1 080.33	1 755.76	510	4 611.13	2 074.49
118	1 291.67	1 755.84	511	4 481.81	1 979.54
119	1 251.34	1 694.85	512	4 550.85	1 942.33
120	1 291.42	1 692.00	513	4 670.45	1 722.11
121	1 202.33	1 610.28	514	4 815.05	1 734.68
122	1 273.41	1 617.80	515	4 445.45	1 643.71
123	1 206.56	1 614.45	516	4 211.60	1 705.53
124	1 254.80	1 763.94	517	4 434.37	1 971.30
125	1 268.24	1 912.64	518	4 614.05	1 973.25
126	1 183.30	1 482.62	519	4 683.54	1 483.04
127	1 143.36	1 518.45	520	4 189.45	2 291.03
128	1 534.77	1 736.41	521	4 815.34	1 974.42
129	1 340.66	1 624.41	522	3 346.19	1 725.25
130	1 010.67	3 006.10	523	3 481.88	1 745.50
131	1 019.14	3 050.04	524	3 525.46	1 114.33
132	1 428.81	3 500.15	525	3 401.63	1 215.22
133	1 443.58	3 500.40	526	3 440.75	1 590.09
134	1 521.68	3 192.08	527	3 825.57	1 905.50
135	1 521.04	3 155.71	528	3 215.07	2 072.91
136	1 641.52	3 157.02	529	3 463.50	1 474.70
137	1 521.04	3 206.57	530	4 111.45	1 490.00
138	1 510.14	3 010.55	531	4 423.56	1 998.65
139	1 479.79	3 093.30	532	3 799.45	1 998.01
140	1 474.20	2 971.70	533	3 114.21	2 024.25
141	1 443.67	2 944.67	534	3 588.25	1 968.07
142	1 316.60	1 768.76	535	4 085.68	1 987.54
143	1 368.53	1 741.12	536	3 925.50	1 995.50
144	1 387.41	1 574.55	537	3 429.34	1 397.97
145	1 200.07	3 046.75	538	3 971.05	1 295.21
146	1 157.60	1 726.85	539	3 884.63	2 051.56
147	1 157.05	2 692.98	540	4 855.15	1 277.78
148	1 432.79	2 544.67	541	4 753.13	1 519.80
149	1 611.91	2 640.08	542	3 070.07	1 441.91
150	1 886.37	1 629.03	543	3 121.12	1 412.04
151	1 905.70	1 588.00	544	3 183.91	1 421.04
152	1 699.59	1 575.53	545	3 275.15	1 396.28
153	1 011.73	1 670.75	546	3 401.17	1 365.52
154	1 297.73	1 650.50	547	3 461.51	1 427.25
155	1 344.44	1 510.21	548	4 294.18	2 627.24
156	1 094.56	1 925.44	549	3 770.55	1 712.24
157	1 501.32	1 764.82	550	4 810.14	1 909.30
158	1 546.34	1 563.07	551	3 113.97	1 414.97
159	1 571.10	1 300.60	552	3 066.01	1 428.00
160	1 164.94	2 885.16	553	3 085.05	1 423.58
161	1 200.18	3 051.00	554	3 984.67	1 976.14

CURVES

FROM	TO	RADIUS	A.R.C.	CENTRAL ANGLE	TAN. DIST.	CHORD
322	397	475.00	101.52	12° 15' 18"	50.85	5 50° 35' 22" W 151.15
326	683	548.97	111.87	11° 47' 20"	56.64	N 66° 06' 20" W 111.67
336	375	575.00	111.20	11° 15' 18"	56.21	N 35° 35' 22" E 111.70
424	416	350.00	740.07	77° 05' 25"	438.20	N 48° 31' 16" W 688.45
436	445	640.19	131.23	11° 35' 06"	107.68	S 25° 37' 59" E 216.55
438	423	600.00	131.23	11° 35' 06"	93.40	S 56° 10' 21" W 196.49
443	491	590.12	181.89	30° 49' 25"	211.43	S 27° 45' 17" E 320.82
445	634	640.19	24.23	05° 30' 05"	51.64	N 30° 10' 17" E 181.11
449	448	1317.23	204.02	06° 05' 49"	47.58	N 51° 55' 57" E 24.37
450	446	1567.23	205.34	06° 05' 49"	104.77	N 30° 25' 48" E 203.26
454	424	498.81	25.30	11° 25' 17"	43.86	N 66° 17' 21" W 39.32
476	601	300.00	323.62	59° 05' 29"	490.20	S 39° 31' 18" E 791.50
477	513	828.82	429.83	61° 48' 13"	173.57	S 01° 10' 15" E 566.37
480	477	350.00	22.06	05° 36' 36"	219.30	N 40° 56' 05" W 423.30
483	476	282.20	131.67	26° 44' 00"	11.05	N 30° 16' 16" E 72.05
485	497	50.00	26.14	41° 24' 34"	67.06	N 80° 30' 00" E 130.48
486	485	351.20	159.00	26° 44' 00"	18.20	S 73° 17' 49" W 55.36
487	478	50.00	36.14	41° 24' 34"	78.94	S 60° 30' 00" W 156.30
488	493	50.00	223.35	162° 49' 08"	18.90	S 65° 17' 49" E 56.56
502	504	175.00	57.16	18° 42' 55"	26.84	N 59° 08' 35" E 50.51
504	510	50.00	36.14	41° 24' 34"	16.20	N 65° 12' 17" E 89.30
506	501	125.00	73.45	18° 42' 55"	97.08	S 59° 08' 35" W 78.17
508	506	50.00	36.14	41° 24' 34"	18.20	S 13° 47' 49" W 35.36
510	508	50.00	223.35	162° 49' 08"	150.11	N 76° 54' 02" W 195.42
512	478	218.82	297.01	20° 31' 59"	11.17	S 30° 15' 28" E 42.27
516	614	350.00	41.23	06° 55' 25"	166.77	N 08° 28' 54" E 301.90
674	484	350.00	311.25	50° 37' 11"	101.80	N 00° 30' 50" E 313.30
676	686	300.00	341.31	65° 11' 07"		

SECTION II
WINDEMERE
 ELECTION DIST. # 11 BALTIMORE CO., MD.
 SCALE: 1"=100' APRIL 30, 1958
 APRIL 13, 1964
 OWNER & DEVELOPER:
WINDEMERE CORPORATION
 1817 MUNSEY BLDG.
 BALTIMORE 2, MD.

R.R. 29 FOLIO 134
 RECEIVED for record
 MAY 28 1964
 DEPT. OF RECORDS & ADMINISTRATION
 BALTIMORE COUNTY

The streets and/or roads shown herein and mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved to the grantors of the deed to which this plat is attached; their heirs and assigns.

LOTS MARKED "PARCELS A, B, ETC." DISTINGUISHED FROM OTHERS BY INITIALS HAVE NOT BEEN RECORDED IN THE PUBLIC RECORDS. APPROVAL OF THIS PLAT BY THE BALTIMORE COUNTY BOARD OF PUBLIC WORKS DOES NOT IMPLY THAT ADDITIONAL TITLES OR PARTICIPATION IN PUBLIC UTILITIES IS AVAILABLE.

P.W.A. Completed 115802-CP
 Final Plat Checked: 5/11/64
 Engineering: [Signature]
 Date: 5/11/64

APPROVED: [Signature] Deputy State & County Health Officer
 Date: 5/11/64
 APPROVED: [Signature] Chairman of Planning Board
 Date: 5/11/64
 APPROVED: [Signature] Civil Engineer
 Date: 5/11/64

OWNERS CERTIFICATE
 The requirements of Section 72 B, Article 17, of the Annotated Code of Maryland (Black 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
 WINDEMERE CORP. BY [Signature] Owner
 Date: 5-14-58

SURVEYORS CERTIFICATE
 I, NORMAN FRANCIS HERRMANN, a registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein was been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 459, Chapter 1016 of the Acts of 1949, and subsequent acts amendatory thereof.
 Norman Francis Herrmann Registered Land Surveyor #2828
 Date: 5-13-58

MATZ, CHILDS & ASSOCIATE
 2129 N. CHARLES ST.
 BALTIMORE, MD.

MSASSU 1336-3236

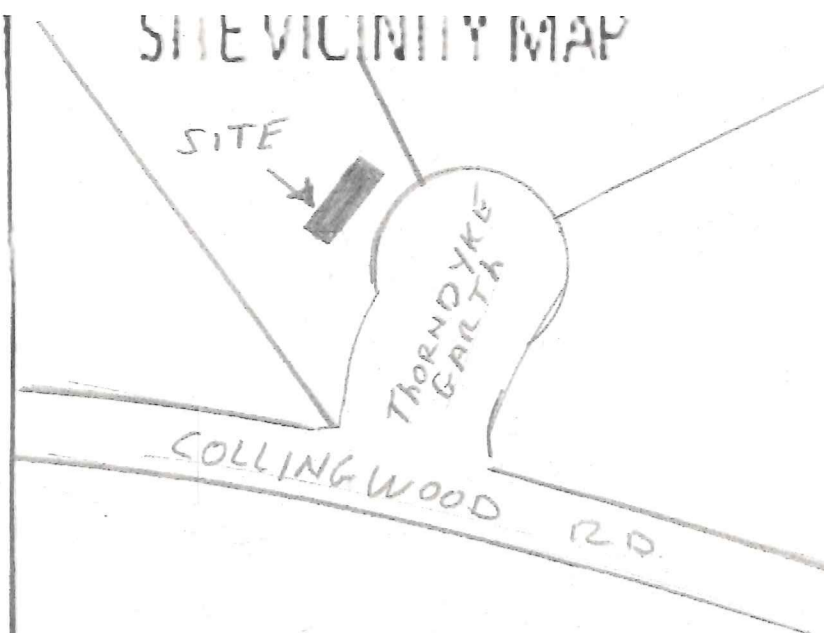
2020-0292-A

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

ADDRESS 2 THORNDYKE GARTH OWNER(S) NAME(S) Guy White + CLARE White

SUBDIVISION NAME WINDEMERE LOT # 7 BLOCK # J SECTION # 2

PLAT BOOK # 0029 FOLIO # 0139 10 DIGIT TAX # 1113024480 DEED REF. # 35719/00422



N

 MAP IS NOT TO SCALE

ZONING MAP# 053-A1
 SITE ZONED RC6
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 0.96 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ___ PRIVATE X
 SEWER IS:
 PUBLIC ___ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLETION CASE INFO:



PLAN DRAWN BY Guy White DATE 11/18/2020 SCALE: 1 INCH = 30 FEET

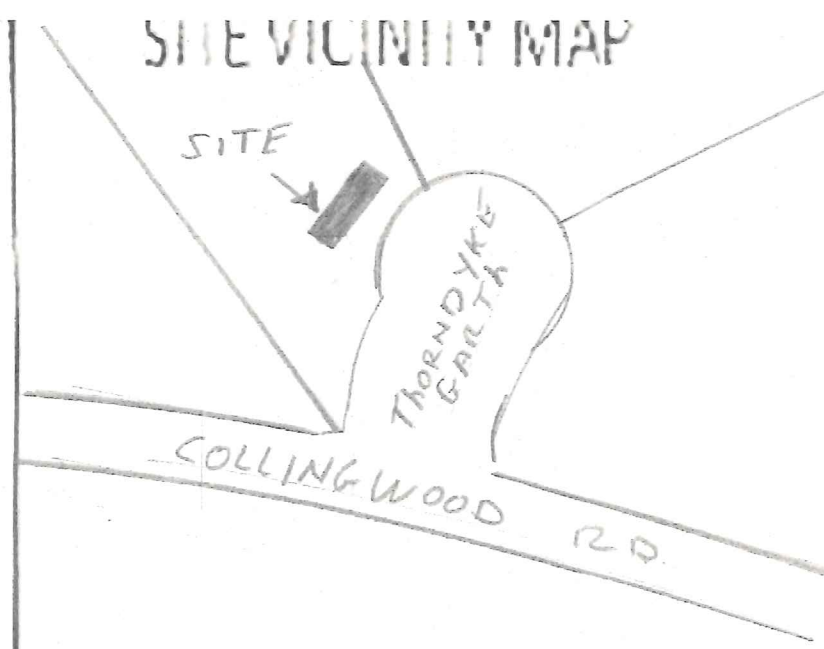
2020-0292-A

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

ADDRESS 2 THORNDYKE GARTH OWNER(S) NAME(S) Guy White + CLARE White

SUBDIVISION NAME WINDMERE LOT # 7 BLOCK # J SECTION # 2

PLAT BOOK # 0029 FOLIO # 0139 10 DIGIT TAX # 1113024480 DEED REF. # 35719/00422

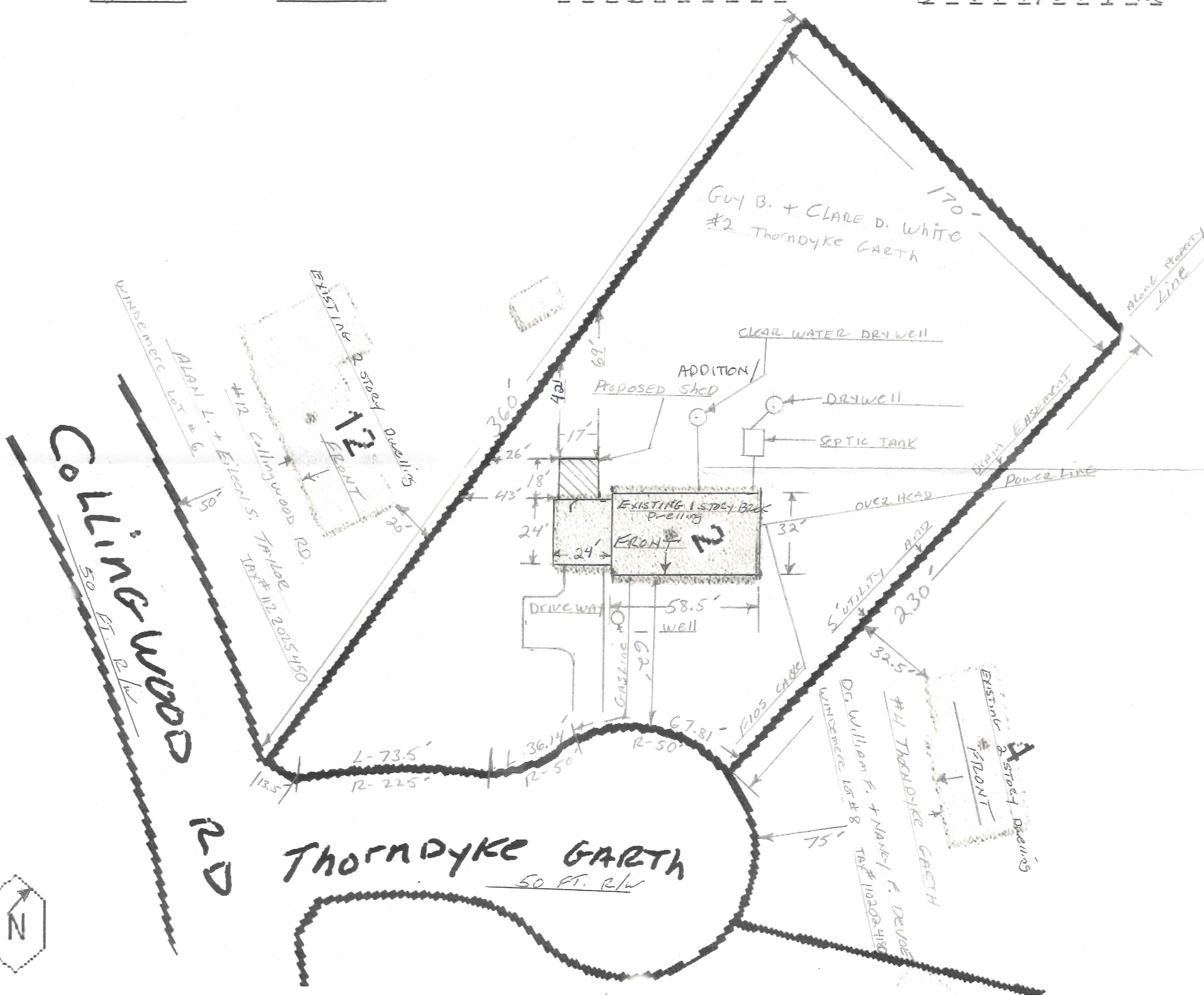


N

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ZONING MAP# 053-A1
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 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .96 AC
 OR SQUARE FEET _____
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 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
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 PUBLIC ___ PRIVATE X
 SEWER IS:
 PUBLIC ___ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Guy White DATE 11/18/2020 SCALE: 1 INCH = 30 FEET

2020-0292-A