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6LENTON S. SMITH
ALICIA SMITH
4211 HERRERA COURT
DEED REF. 02261/248
TAX ACCT. #2300007814

BRUCE A. GIBSON JR.
DEBORAH H. GIBSON
4201 HERRERA COURT
DEED REF. 14840/354
TAX ACCT. #2300007815

CHARLES JAMES
4201 HERRERA COURT
DEED REF. 25059/36
TAX ACCT. #2300007812

JENNIFER A. SHEPPARD
4205 HERRERA COURT
DEED REF. 14934/133
TAX ACCT. #2300007811

BRYANT ROBINSON
COILE ROBINSON
4203 HERRERA COURT
DEED REF. 20630/172
TAX ACCT. #2300007810

JEFFREY S. PUGH
KENDAL WYLLIE-PUGH
4301 TRAVANCORE CT
DEED REF. 10146/89
TAX ACCT. #2200020141

HARVEY T. RHAMES
DORIS G. RHAMES
4301 TRAVANCORE CT
DEED REF. 11670/364
TAX ACCT. #2200020140

22 MARKS MANOR CT.
WAYNE & GERALDINE HOLLAND
DEED REF. 15042/10
TAX ACCT. #2200020143

10406 HARRIOTTSVILLE RD
CATHERINE B. DIGHAN
DEED REF. 21661/200
TAX ACCT. #020485140

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DEED REF. 21661/200
TAX ACCT. #020485140

DARION A. JACKSON
DENA C. JACKSON
4215 HERRERA COURT
DEED REF. #5210/568
TAX ACCT. #2300007816

CHRISTOPHER G. MASABERG
CARLY E. MASABERG
10221 LIBERTY ROAD
DEED REF. #1112/575
TAX ACCT. #2300008655

MITEE A. MILAZIM
TYE S. MILAZIM
4315 WINDY HILL ROAD
DEED REF. 11861/577
TAX ACCT. #0218940030

WINDY HILL LLC
4321 WINDY HILL RD
TAX #2500006412

WINDY HILL LLC
4311 WINDY HILL RD
TAX #2500006413

WINDY HILL LLC
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WINDY HILL LLC
4311 WINDY HILL RD
TAX #2500006413

ASHIN PANOTA
4406 WINDY HILL RD
DEED REF. 21071/001
TAX #020410040

LISA SPEALMAN
4400 WINDY HILL RD
DEED REF. 21281/004
TAX #020610004

RYAN MELKNER
4404 WINDY HILL RD
DEED REF. 28054/414
TAX #020610004

ESSE ENGRAM
4402 WINDY HILL RD
DEED REF. #907/160
TAX #020710000

DONALD E. JONES SR.
4310 WINDY HILL RD.
DEED REF. 21918/9
TAX ACCT. #2000004402

DOROTHY L. MILLER
4300 WINDY HILL ROAD
DEED REF. 23442/234
TAX ACCT. #0218350420

THOMAS LINDSAY
WINDY HILL RD
DEED REF. 50701/611
TAX #1600000071

WINDY HILL LLC
4321 WINDY HILL RD
TAX #2500006412

WINDY HILL LLC
4311 WINDY HILL RD
TAX #2500006413

WINDY HILL LLC
4311 WINDY HILL RD
TAX #2500006413

WINDY HILL LLC
4311 WINDY HILL RD
TAX #2500006413

WINDY HILL LLC
4311 WINDY HILL RD
TAX #2500006413

LOT 5
(SEE DENSITY NOTE)
#4300

LOT 1
#4301

LOT 4
#4303

LOT 3
#4303A

LOT 2
#4303B

LOT 2
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ZONING CASE NO. 2010-0227-5PH

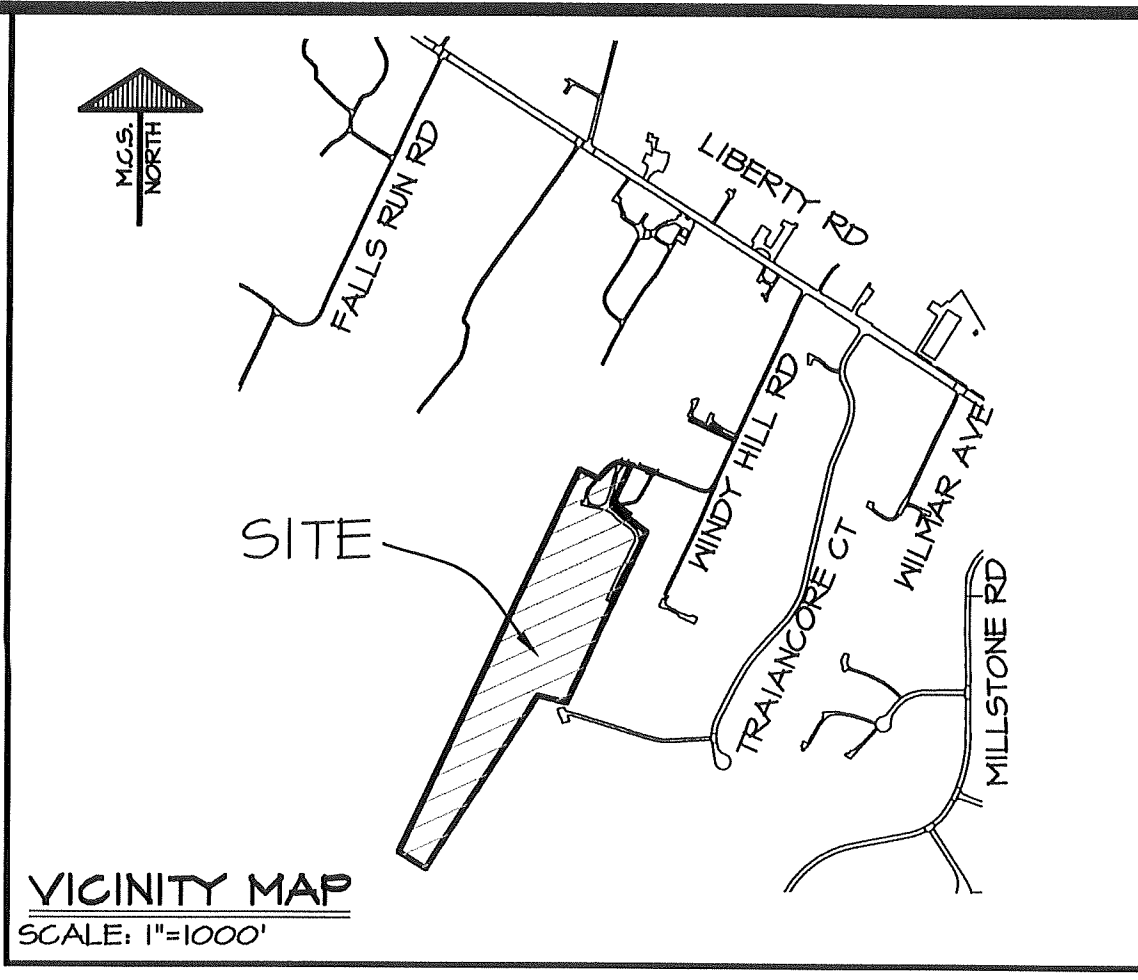
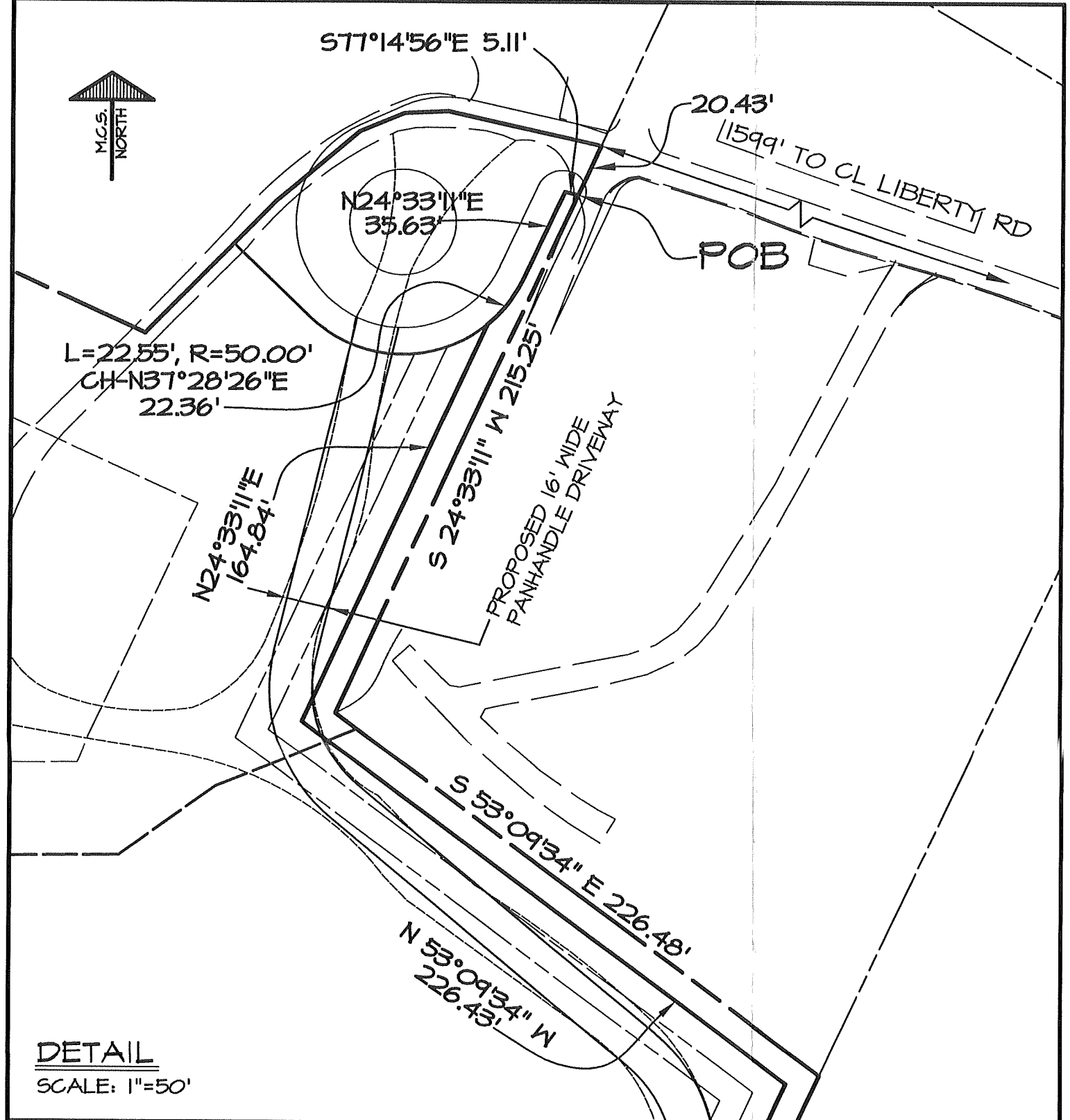
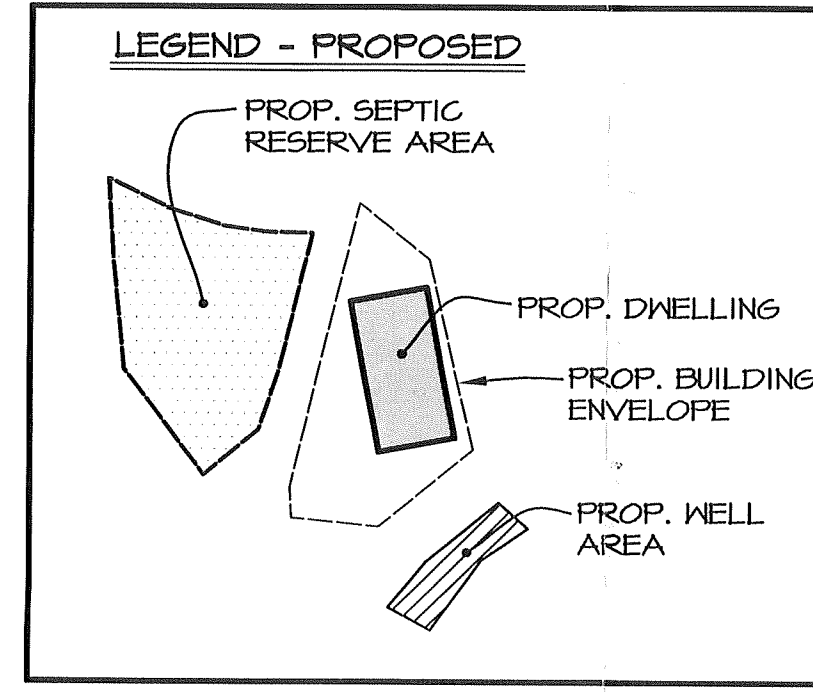
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 11th day of June 2010, that the Petition for Special Hearing seeking approval of a waiver pursuant to Sections 32-4-107 and 32-4-409 of the Baltimore County Code (B.C.C.) namely, the "General Design Standards and Requirements, specifically Section VIII.D.3 of the Baltimore County Department of Permits and Development Management, Bureau of Development Plans Review Policy Manual, (February 27, 2002) to permit the existing paving width of 12 feet to remain in Windy Hill Road in lieu of the required 16 feet, in accordance with Petitioners' Exhibit 5, be and is hereby GRANTED, subject to the following conditions:

1. Petitioner shall pave that portion of the Gardner property (5' wide x 125' long) that will widen the ingress and egress of Windy Hill Road allowing for free flow of traffic in this area.
2. The proposed cul-de-sac shown on the north side of Lot 1 at the terminus of Windy Hill Road will be constructed and dedicated to the County assuring the Bureau of Solid Waste Management, Fire Department and other users with a turnaround that meets the public works standards.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dhw

WILLIAM T. WISEMAN III
Zoning Commissioner
for Baltimore County



SITE DATA:
GROSS NET AREA:
4300 WINDY HILL RD = 1.11 AC.±
4301 WINDY HILL RD = 17.48 AC.±
4303B WINDY HILL RD (LOT 2) = 7.18 AC.±

DENSITY NOTE:
4300 WINDY HILL RD (SHOWN AS LOT 5) WAS SUBDIVIDED OUT OF THIS PROPERTY IN 1984. IT IS NOT PART OF THIS SUBDIVISION.

EXISTING ZONING - RC-5
ZONING MAP - 66B3 & 76B1

DEVELOPMENT HISTORY:
THIS SITE WAS THE SUBJECT OF A MINOR SUBDIVISION IN 1984. AT THAT TIME 4300 WINDY HILL ROAD WAS SUBDIVIDED OFF OF THE WHOLE PARCEL.

VARIANCES/WAIVERS GRANTED:
A SPECIAL HEARING FOR A WAIVER TO PUBLIC WORKS STANDARDS TO PERMIT THE EXISTING PAVING WIDTH OF 12' TO REMAIN IN WINDY HILL ROAD WAS GRANTED 06/11/10, CASE NO. 2010-0227-5PH (SEE ATTACHED ORDER).

HISTORIC NOTES:
THE SITE WAS THE SUBJECT OF A LANDMARKS PRESERVATION COMMISSION HEARING ON OCTOBER 16, 2008 WHEREIN THE COMMISSION APPROVED THE REQUEST FOR DEMOLITION OF THE "MATTERS HOUSE" FINAL LANDMARKS LIST #334. RAZING PERMIT #0645007. THE STRUCTURE HAS SINCE BEEN RAZED.

GENERAL NOTES:
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2. PROPERTY IS NOT IN PRIVATE WELL AND SEPTIC.
3. PROPERTY IS NOT IN ANY DEFICIENT AREAS ON THE CURRENT BASIC SERVICES MAPS.
4. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.

ZONING RELIEF REQUESTED:
A VARIANCE REQUEST TO ALLOW A PANHANDLE LENGTH OF 1200' IN LIEU OF THE PERMITTED 1000' PER SECTION 307 OF THE BCZR AND SECTION 32-4-409(e) OF THE BALTIMORE COUNTY CODE.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE ESTATES AT WINDY HILL AKA 4301 WINDY HILL RD. PDM #2-746

2nd ELECTION DISTRICT, 4th COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF, INC.
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-225-3887

SCALE: AS SHOWN
DATE: 08/11/10
JOB NO.: 0583-01
DESIGNED: T.J.H.
DRAWN: T.J.H.
CHECKED:
DRAWING NUMBER:
ZON-1
SHEET 1 OF 1

OWNER/DEVELOPER:
NANDI & SAIL INUOHA
c/o JLN CONSTRUCTION SERVICES, LLC
500 NORTH WARRICK AVENUE
PO BOX 20559
BALTIMORE, MD 21229
DEED REF. 22840/528
TAX: 02-02-851080

REVISIONS:
DRAWING NUMBER: