STANDARD APPLICATION

Harford County Board of Appeals

Bel Air, Maryland 21014

JUN 2 3 2006

Case No. 5551

Date Filed 6/19/06

Hearing Date

Receipt

Fee $450.00

Shaded Areas for Office Use Only

Type of Application

- ____ Administrative Decision/Interpretation
- ____ Special Exception
- ____ Use Variance
- ____ Change/Extension of Non-Conforming Use
- ____ Minor Area Variance
- ____ Area Variance
- ____ Variance from Requirements of the Code
- ____ Zoning Map/Drafting Correction
- ____ _____

Nature of Request and Section(s) of Code

CASE 5554 **MAP** 56 **TYPE** Variance **ELECTION DISTRICT** 01

LOCATION 703 Scottish Isle Drive, Abingdon 21009

BY Matthew and Alison Stangle

Appealed because a variance pursuant to Sec. 267-36(B) Table VI of the Harford County Code to permit an addition to encroach the 30' rear yard setback (22.5' setback proposed) in the R3/COS District, requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Matthew & Alison Stangle Phone Number 443-512-0682

Address 703 Scottish Isle Drive Abingdon MD 21009

Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____

Address _____

Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____

Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____

Street Number Street City State Zip Code

Land Description

Address and Location of Property 703 Scottish Isle Drive Abingdon, MD 21009

Subdivision Monmouth Meadows I Lot Number 40

Acreage/Lot Size 6882 sqft. Election District Abingdon 01 Zoning R3

Tax Map No. 0056 Grid No. 0004C Parcel 0587 Water/Sewer: Private [ ] Public [X]

List ALL structures on property and current use: Single Family Home - Residential

Estimated time required to present case: —

If this Appeal is in reference to a Building Permit, state number n/a

Would approval of this petition violate the covenants and restrictions for your property? No - approval has been granted

Is this property located within the County's Chesapeake Bay Critical Area? Yes [ ] No [X]

If so, what is the Critical Area Land Use designations: n/a

Is this request the result of a zoning enforcement investigation? Yes [ ] No [X]

Is this request within one (1) mile of any incorporated town limits? Yes [ ] No [X] not to my knowledge

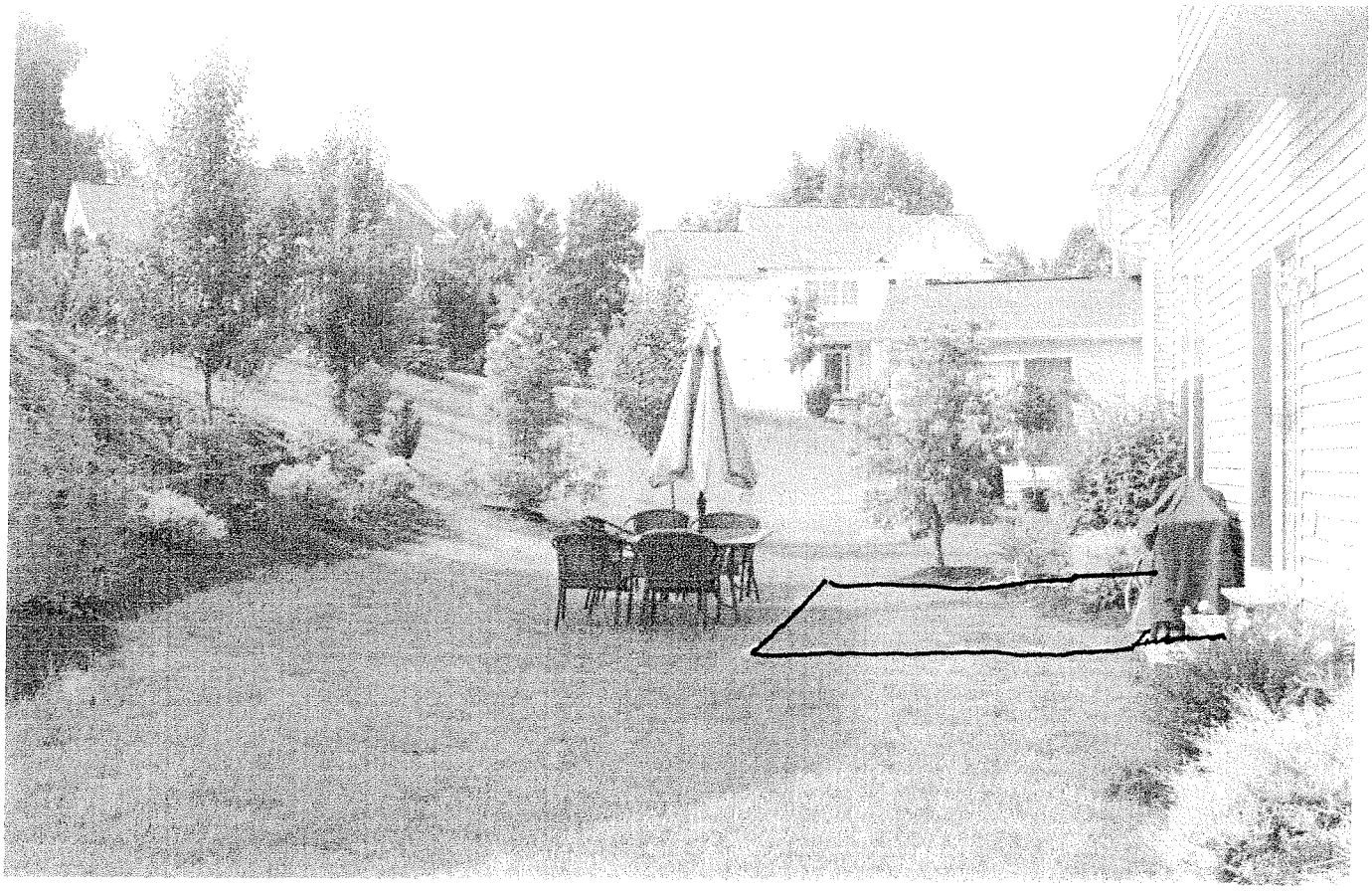
Request

Request For a rear variance in order to build an addition to our home. The addition is very similar to the "sunroom option" that was available when we built the house in 2001. Many of the homes in this subdivision do have these sunrooms.

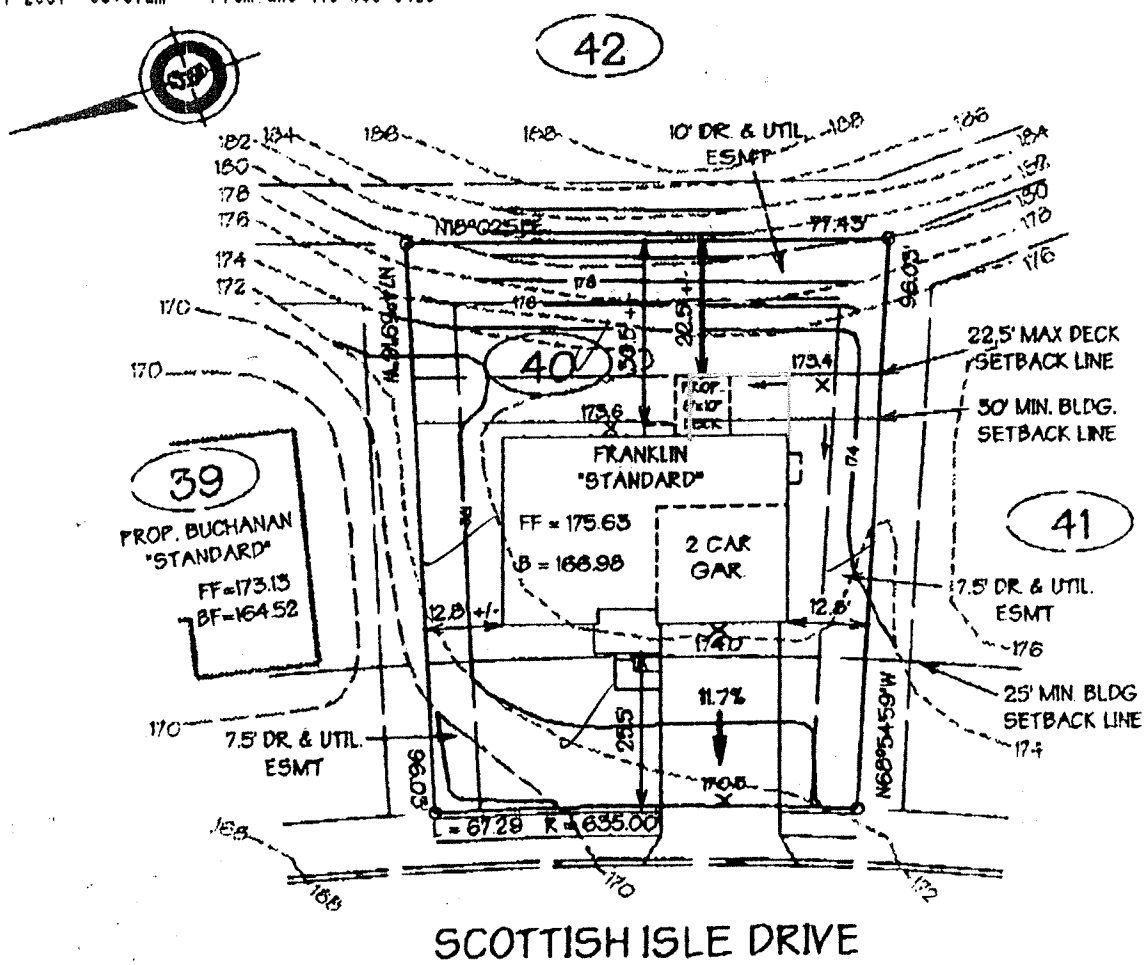
Justification

Our home was built five feet back from the front yard set back. Had it been built on the front yard set back we would only need a 5½ foot variance for this addition.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)



Proposed Addition



HARFORD COUNTY, MD. ZONING R3-COS.	
FRONT	25'
SIDE	8' tot. 20'
REAR	30'

NOTE: BUILDER TO VERIFY FOUNDATION DIMENSIONS AND OPTIONS BEFORE STAKE-OUT.

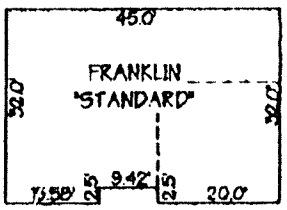
FOUNDATION

- [x] FULL FOUNDATION
- [ ] SPLIT FOYER HOUSE
- [ ] ENGLISH BASEMENT
- [ ] MULTI-LEVEL HOUSE

0 10 30 60

SEWER INV. @ P.L. = 160.21

NOTE: 1. FINAL GRADES SUBJECT TO STAKE-OUT PHASE VERIFICATION OF EXISTING CONDITIONS.
2. PROPOSED FINE GRADING BASED ON APPROVED FINE GRADING STUDY PREPARED BY G.W. STEPHENS.



FOUNDATION PLAN
SCALE: 1" = 30'

GWS

George William Stephens, Jr.
And Associates, Inc.
Consulting Engineers

PHONE: (410)879-1500
203 East Broadway
Bel Air, Maryland 21014

#703 SCOTTISH ISLE DRIVE LOT 40

UNIVERSAL HOUSING CORP.

MONMOUTH MEADOWS

WORKSHEET

SCALE: 1" = 30' SEPTEMBER 28, 2001

F.N 206772-2

TRENTON PROPERTY SERVICES, INC.

Monmouth Meadows Homeowners Association, Inc.
ARCHITECTURAL MODIFICATION REQUEST
June 5, 2006

REQUEST FROM: Matthew & Allison Stangle
703 Scottish Isle Dr.
Abingdon, MD 21009

REQUEST FOR: addition

Plans as submitted are:

____ Disapproved __X__ Approved, subject to the following guidelines

GUIDELINES

1. Any damage to Common Elements or Unit during / post construction, and all cost incurred in their repair, will be the unit owner's responsibility.
2. The approval is only valid for what was in the original request; any further additions or modifications are subject for further approval.
3. Maintenance of all additions are the responsibility of the unit owner and not the Homeowners Association or Board of Directors.
4. Homeowners must apply for a county building permit and meet county code. A scale drawing with footings must be submitted for approval by the Board of Directors.
5. A picture or drawing of the addition must be submitted.

BY: _____
John Strauss, Property Manager
Per the BOD / Architectural Committee

cc: unit file

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