

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C1 To permit lot widths of 67' in lieu of the required 70' for Lots 9 and 10.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Existing lots, previously recorded, are only 67' in width.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do 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 Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of November, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 13th day of January, 1983, at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Shady Spring Ave., 568' : OF BALTIMORE COUNTY
NE of Kenwood Ave., 14th Dist. :
KAYE DONALD NUTTER, : Case No. 83-156-A
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

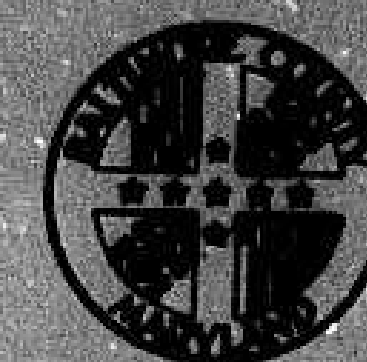
I HEREBY CERTIFY that on this 27th day of December, 1982, a copy of the foregoing Order was mailed to Kaye Donald Nutter, 1827 Berrywood Road, Baltimore, Maryland 21234, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Date: December 20, 1982
SUBJECT: Zoning Petition No. 83-156-A
Kaye Donald Nutter

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH/slc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1982

Ms. Kaye Donald Nutter
1827 Perrywood Road
Baltimore, Maryland 21234

RE: Item No. 100 - Case No. 83-156-A
Petitioner - Kaye D. Nutter
Variance Petition

Dear Ms. Nutter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bdc

Enclosures

cc: McKee & Associates, Inc.
1717 York Road
Lutherville, Md. 21093

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-2188
NORMAN E. GERBER
DIRECTOR

December 21, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100 - Zoning Advisory Committee Meeting November 30, 1982, are as follows:

Property Owner: Kaye D. Nutter
Location: E/S Shady Spring Ave. 568' N/E from centerline of Fenwood Avenue
Acres: .134 X .341
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items
Date: December 21, 1982

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 74 - John Zerous
- Item # 75 - Raymond & Alva Hinchliffe
- Item # 77 - David C. & Carol A. Hopkins
- Item # 78 - Henry Knott
- Item # 80 - Henry & Lila Cook
- Item # 81 - Kenneth Deinlein
- Item # 85 - Terry & Joyce Riggelman
- Item # 86 - Michael P. & Mary J. Elder
- Item # 93 - McCormick Properties, Inc.
- Item # 97 - Neil H. & Christy A. Whaley
- Item # 98 - El-Jer, Incorporated
- Item # 99 - George B. P. Ward
- Item # 100 - Kaye D. Nutter
- Item # 101 - Andrew & Courtney Suggs
- Item # 103 - Clyde Woodard
- Item # 104 - Joel Brown
- Item # 105 - Stanley I. Panitz, Inc.
- Item # 106 - Wesco Realty

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
923-7310

PAUL H. REED
CHIEF

December 20, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Kaye D. Nutter

Location: E/S Shady Spring Avenue 568' N/E from centerline of Kenwood Avenue

Item No. 100

Zoning Agenda Meeting of November 30, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at 10' intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

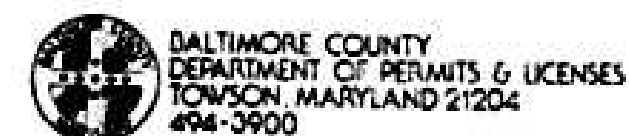
REVIEWED BY: Ian J. Forrest, Director
Planning Group
Special Inspection Division
Noted and Approved: George M. McGehee
Fire Prevention Bureau

JK/mb/cm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of January, 1983, that the herein Petition for Variance(s) to permit lot widths of 67 feet in lieu of the required 70 feet for Lot Nos. 9 and 10, in accordance with the site plan prepared by McKee & Associates, Inc., dated November 7, 1982, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3500

TED ZALESKI, JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comment on Item #100 Zoning Advisory Committee Meeting
see as follows:

Property Owner: Kaye D. Nutter
Location: E/S Shady Spring Avenue, 560' N/E from centerline of Kenwood Avenue
Building Number: 14th, 3-5
Proposed Zoning: Variance to permit a lot width of 67' in lieu of the required 70'.

Acres: 13.4 X 34.1
Mileage: 14th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Ordinance 1111-81 State of Maryland Code for the Building and Code and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot line. A fire-wall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 102.
- Proposed variance conflicts with the Baltimore County Building Code, Section 101.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered Professional Engineer or Architect, certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #127 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burham
Charles E. Burham, Chief
Plans Review

CMB:rrj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

ROBERT M. DUBO, Superintendent

Towson, Maryland - 21204

Date: November 29, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 30, 1982

RE: Item No: 97, 98, 99, 100, 101, 102, 103, 104, 105, 106
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

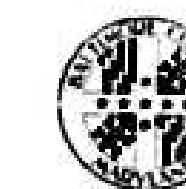
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 5, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ZAC Meeting of November 30, 1982
Item Nos. 97, 98, 99, 100, 101, 102, 103, 104, 105, and 106.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 97, 98, 99, 100, 101, 102, 103, 104, 105, and 106.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 10, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #100 (1982-1983)
Property Owner: Kaye D. Nutter
E/S Shady Spring Avenue 560' N/E from
centerline of Kenwood Avenue
Acres: 13.4 X 34.1
District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Shady Spring Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a 10-inch public water main and 8-inch public sanitary sewerage in Shady Spring Avenue.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RMW:EAM:FWR:ss



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3550

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 14, 1983

Ms. Kaye Donald Nutter
1827 Berrywood Road
Baltimore, Maryland 21234

RE: Petition for Variances
E/S of Shady Spring Ave., 560'
NE of Kenwood Ave. - 14th Election
District
Kaye Donald Nutter - Petitioner
NO. 83-156-A (Item No. 100)

Dear Ms. Nutter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner
DEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 30, 1982

Ms. Kaye Donald Nutter
1827 Berrywood Road
Baltimore, Maryland 21234

Re: Petition for Variance
E/S of Shady Spring Ave., 560' NE of Kenwood
Avenue
Kaye Donald Nutter - Petitioner
Case #83-156-A

Dear Ms. Nutter:

This is to advise you that \$50.00 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

Mr. William E. Hammond
Zoning Commissioner
Room 107, County Office Building
Towson, Maryland 21204

RE: Case No. 83-156-A #100
Building Permit Application No.
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

Kaye Donald Nutter

WEH:dec

04-98, 11/83

December 14, 1982

Mr. Kaye Donald Nutter
1827 Berrywood Road
Baltimore, Maryland 21234

NOTICE OF HEARING

Re: Petition for Variance
E/S of Shady Spring Ave., 568' NE of
Kenwood Avenue
Case #83-156-A

TIME: 9:30 a.m.

DATE: Thursday, January 13, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

MCKEE, & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

1717 YORK RD.

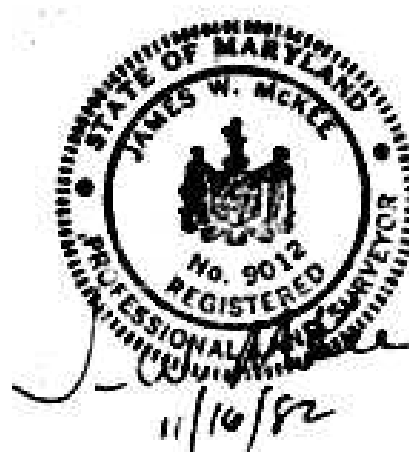
LUTHERVILLE, MARYLAND 21093

Telephone: (301) 252-5820

November 16, 1982

DESCRIPTION TO ACCOMPANY VARIANCE PETITION AT
6006 AND 6004 SHADY SPRING AVENUE

Beginning for the same at a point on the East side of Shady Spring Avenue said point being 568 feet Northeast of the intersection of Kenwood Avenue and Shady Spring Avenue and being known and designated as lots 9 and 10, Block 'A', as shown on a plat dated December 4, 1923, and recorded among the Plat Book records of Baltimore County in Plat Book W.P.C. No. 7, Part 2, folio 112, and known as "East Kenwood Park".



PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance
LOCATION: East side of Shady Spring Avenue, 568 ft. Northeast of Kenwood Avenue
DATE & TIME: Thursday, January 13, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 67 ft. in lieu of the required 70 ft., for Lots 9 and 10

The Zoning Regulation to be excepted as follows:
Section 1802.3.C.1 - lot widths for D.R. 3.5 zone

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Kaye Donald Nutter, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 13, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 12/27/82
Posted for: Petition for Variance
Petitioner: Kaye Donald Nutter
Location of property: E/S Shady Spring Ave., 568' NE of Kenwood Ave.
Location of Sign: Front of Property (Facing Shady Spring Rd.)
Remarks: Plan 2, 1/1/83
Posted by: [Signature] Date of return: 1/7/83
Number of Signs: 1

The Times

Middle River, Md., Nov 23 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 2 successive weeks before the 23rd day of November, 1982.
[Signature] Publisher.

Petition for Variance
14th Election District
ZONING: Petition for Variance
LOCATION: East side of Shady Spring Avenue, 568 ft. Northeast of Kenwood Avenue
DATE & TIME: Thursday, January 13, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit lot widths of 67 ft. in lieu of the required 70 ft., for Lots 9 and 10, Block 'A', as shown on a plat dated December 4, 1923, and recorded among the Plat Book records of Baltimore County in Plat Book W.P.C. No. 7, Part 2, folio 112, and known as "East Kenwood Park".
Being the property of Kaye Donald Nutter, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, January 13, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
William E. Hammond
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD December 23, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 13th day of January, 1983, the last publication appearing on the 23rd day of December, 1982.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
14th Election District
ZONING: Petition for Variance
LOCATION: East side of Shady Spring Avenue, 568 ft. Northeast of Kenwood Avenue
DATE & TIME: Thursday, January 13, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit lot widths of 67 ft. in lieu of the required 70 ft., for Lots 9 and 10, Block 'A', as shown on a plat dated December 4, 1923, and recorded among the Plat Book records of Baltimore County in Plat Book W.P.C. No. 7, Part 2, folio 112, and known as "East Kenwood Park".
Being the property of Kaye Donald Nutter, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, January 13, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
William E. Hammond
Zoning Commissioner
of Baltimore County

Mr. Kaye Donald Nutter
1827 Berrywood Road
Baltimore, Md. 21234

Mckee & Associates, Inc.
1717 York Road
Lutherville, Md. 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of November, 1982.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Kaye D. Nutter

Petitioner's Attorney:

Reviewed by: [Signature]
Nicholas S. Conover
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11/16/82 ACCOUNT: R-01-615-7000 AMOUNT: \$250.00

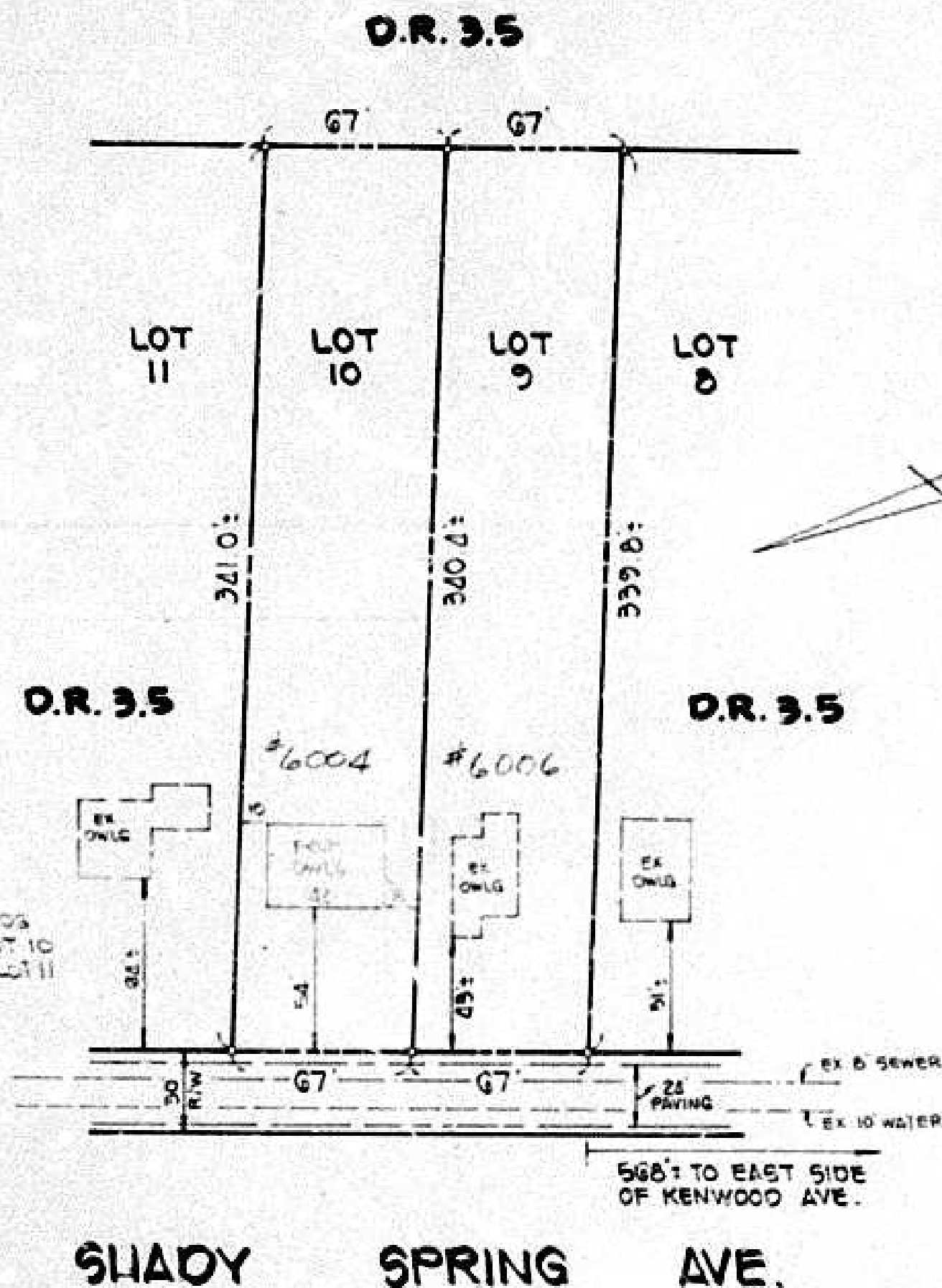
RECEIVED BY: [Signature] FOR: Kaye Donald Nutter

DATE: 1/16/83 ACCOUNT: R-01-615-7000 AMOUNT: \$250.71

RECEIVED BY: [Signature] FOR: Kaye Donald Nutter

DATE: 1/16/83 ACCOUNT: R-01-615-7000 AMOUNT: \$250.71

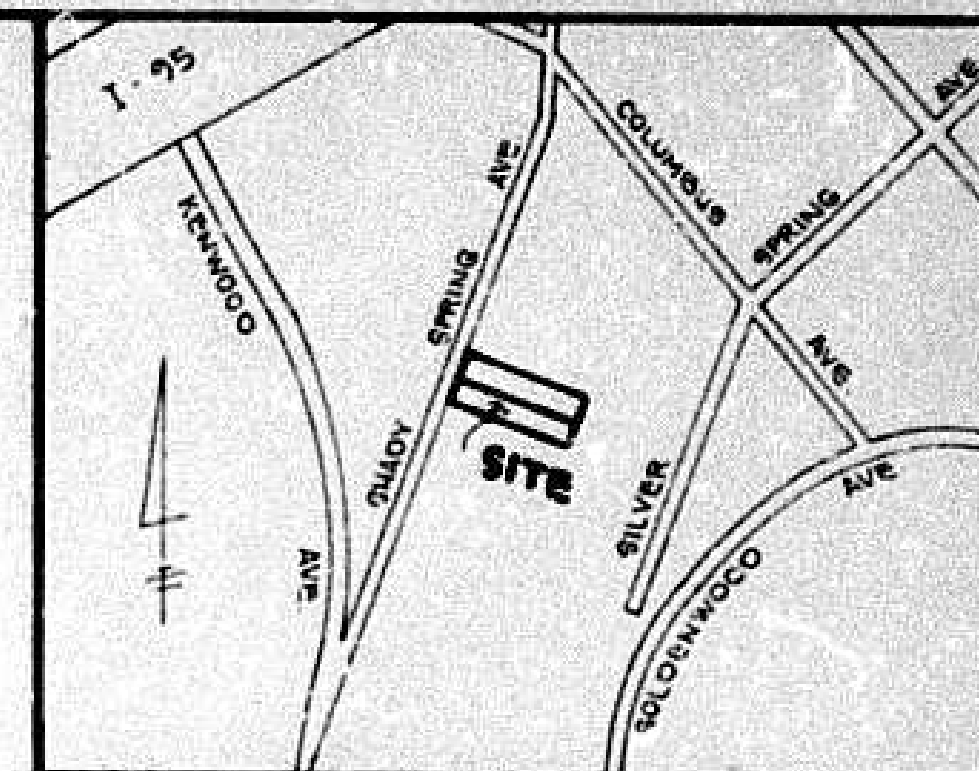
RECEIVED BY: [Signature] FOR: Kaye Donald Nutter



NOTE FRONT 3.00'
SETBACK FOR LOT 10
IS AVERAGE OF LOT 11
& LOT 9

McKEE & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LUTHERVILLE, MD. 21093



VICINITY MAP
SCALE: 1" = 600'

1. EXISTING ZONING - D.R. 3.5
2. PROPOSED USE - RESIDENTIAL WITH A VARIANCE TO SECTION 1902.301 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A LOT WIDTH OF 67' IN LIEU OF THE REQUIRED 70' FOR LOTS 9 & 10.

DATE	4/13
SECTION	1035
DISTRICT	14
D.T.	1278
PREPARED BY	A
BY	MB
FINAL	MB

27m 4/10

PLAT TO ACCOMPANY
PETITION FOR
VARIANCE TO ZONING
AT

LOTS 9 & 10 - BLOCK A
EAST KENWOOD PARK

14TH. ELECT. DIST.
SCALE: 1" = 60'

BALTO. CO., MD.
NOV. 9, 1982

PLAT REFERENCE: Δ 7:112 1/2