

14-141-7 **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 petitions for a Variance from Section 1802-38 (1111 C.F. 1985 Regulations) To permit a frontyard setback of 18 feet instead of the required 25 feet.

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

Our 9' x 9' kitchen is located in the front of the house and we have no separate dining room. The only way to enlarge the kitchen is to extend forward.

Three people live in our home and my daughter is retarded. We do not wish to expand for luxury, only for a little much needed convenience.

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):

Crystal M. Isaacs

(Type or Print Name)

Signature

Address

City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Crystal Isaacs

Name

8212 Watersedge Rd. 285-6706

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of October, 1983, 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 7th day of December, 1983, at 10:00 o'clock A.M.

Carl J. Jablon
 Zoning Commissioner of Baltimore County.

(over)

No. Crystal M. Isaacs
 8212 Watersedge Road
 Baltimore, Md. 21222

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 4th day of October, 1983

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

Petitioner Crystal M. Isaacs
 Petitioner's Attorney

Received by *Nicholas B. Commodari*
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S Watersedge Rd., 250' E of
 the Centerline of Peach Orchard
 Rd., 12th District : OF BALTIMORE COUNTY

CRYSTAL M. ISAACS, Petitioner : Case No. 84-148-A

ORDER TO ENTER APPEARANCE

Me, 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 *John W. Hession, III*
 Peter Max Zimmerman John W. Hession, III
 Deputy People's Counsel People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 18th day of November, 1983, a copy of the foregoing Order was mailed to Crystal M. Isaacs, 8212 Watersedge Road, Baltimore, MD 21222, Petitioner.

John W. Hession, III
 John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
 Zoning Commissioner Date: November 15, 1983

FROM: Norman E. Gerber, Director
 Office of Planning and Zoning

SUBJECT: Crystal M. Isaacs
 8212 Watersedge Rd.

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

Norman E. Gerber per Pittwell
 Norman E. Gerber
 Director of Planning and Zoning

NEG:JCH:cav

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 28, 1983

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

ooo
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Ms. Crystal M. Isaacs
 8212 Watersedge Road
 Baltimore, Md. 21222

RE: Item No. 81 - Case No. 84-148-A
 Petitioner - Crystal M. Isaacs
 Variance Petition

Dear Ms. Isaacs:

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
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
 DIRECTOR

November 3, 1983

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

RE: Item 81 (1983-1984)
 Property Owner: Crystal M. Isaacs
 N/S Watersedge Rd. 360' E. from centerline
 Peach Orchard Road
 Acres: 55 X 100 District: 12th

Dear Mr. Jablon:

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.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

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

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 81 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

E-SW Key Sheet
 20 SE 32 Top. Sheet
 SE 5 F Topo
 110 Tax Map

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

STEPHEN E. COLLINS
 DIRECTOR

November 10, 1983

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 79, 80, 81, 82, 84
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

ZAC- Meeting of October 4, 1983

Acres:
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 79, 80, 81, 82, and 84.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineering Assoc. II

MSF/ccm

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 not 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 not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning
FROM: Ian J. Forrest
DATE: October 21, 1983
SUBJECT: Zoning Variance Items - Meeting of October 4, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding the items.

Item #81 - Crystal M. Isaacs
Item #84 - Albert L. Benahan, et ux

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/rth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
474-4500

Paul H. Renck
CHIEF

November 29, 1983

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: Crystal M. Isaacs

Location: N/S Watersedge Road 360' E. from centerline Peach Orchard Road

Item No.: 81 Zoning Agenda: Meeting of October 4, 1983

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 intervals of _____ 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.

REVIEWER: *[Signature]* Planning Group
[Signature] Special Inspection Division
[Signature] Fire Prevention Bureau

/mb

12/10
54-146-4

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
474-4500

Paul H. Renck
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #81 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crystal M. Isaacs
Location: N/W Watersedge Road 360' E. from centerline Peach Orchard Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a front yard setback of 18 1/2' in lieu of the required 25'.

Area: 55 x 100
District: 12th.

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-85 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 1/4" not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. 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.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer 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 401.

I. 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 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: September 30, 1983

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

Z.A.C. Meeting of: October 4, 1983

RE: Item No: 79, 80, 81, 82, 83, & 84
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

NVP/bp

IN RE: PETITION ZONING VARIANCE
N/S of Watersedge Road, 360' E
of the centerline of Peach
Orchard Road - 12th Election
District
Crystal M. Isaacs,
Petitioner
OF BALTIMORE COUNTY
Case No. 84-148-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a front yard setback of 18.5 feet instead of the required 25 feet. The purpose of the request is to permit expansion of the kitchen, which is located in the front of the house, onto a portion of an existing front porch, said portion being enclosed, as more fully described on Petitioner's Exhibit 1.

The Petitioner appeared and testified on her behalf. Also testifying were Mr. and Mrs. Joseph Ewing, neighbors who were not Protestants but were interested parties. They testified in support of the variance request. No Protestants appeared.

Testimony indicated that the Petitioner owns a single-family dwelling in a D.R. 5-5 Zone. The current kitchen is approximately 9.5' x 10'. There is a need for a larger kitchen, which will benefit the entire family, including the Petitioner's handicapped daughter. The Petitioner will remove the wall separating the kitchen from the porch area and expand the kitchen 6.5' x 10' into that area. The remainder of the porch will not be enclosed, but a roof will be added for protection from the elements. The Petitioner cannot expand elsewhere inasmuch as a variance would also be required to expand to the side as well as take up the space now utilized as a patio and driveway. Additionally, the steps to the basement and a door leading to the patio would have to be removed if the addition were to be constructed to the side of the house.

ORDER RECEIVED FOR FILING
DATE *[Signature]*

The Petitioner seeks relief from Section 1802.3.B. (III.C.2., 1945), pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were to be granted, such use as proposed would not be contrary to the spirit of the regulations and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not to be granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

ORDER RECEIVED FOR FILING
DATE *[Signature]*

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of December, 1983, that the Petition for Variance to permit a front yard setback of 18.5 feet instead of the required 25 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE *[Signature]*

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance
 LOCATION: North side of Watersedge Road, 360 ft. East of the centerline of Peach Orchard Road
 DATE & TIME: Wednesday, December 7, 1983 at 10:00 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 a front yard setback of 18.5 ft. instead of the required 25 ft.

The Zoning Regulation to be excepted as follows:
 Section 1B02.3B (III.C.2 - 1945 Regulations) - front yard setback in D.R. 5.5 zone

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

Being the property of Crystal M. Isaacs, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

December 9, 1983

Mrs. Crystal M. Isaacs
 8212 Watersedge Road
 Baltimore, Maryland 21222

RE: Petition Zoning Variance
 N/S of Watersedge Road, 360' E of
 the centerline of Peach Orchard
 Road - 12th Election District
 Crystal M. Isaacs, Petitioner
 Case No. 84-148-A

Dear Mrs. Isaacs:

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

Sincerely,

ARNOLD JABLON
 Zoning Commissioner

AJ/srl

Attachments

cc: Mr. & Mrs. Joseph Ewing
 8245 Peach Orchard Road
 Baltimore, Maryland 21222

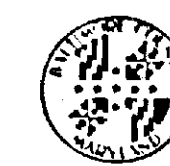
John W. Hession, III, Esquire
 People's Counsel

Zoning Description

Beginning on the north side of Watersedge Road 50 feet wide, at the distance of 360' east of the center line of Peach Orchard Road. Being Lot 7, Block 3, as shown on the plat of Murray Point, Section C, which is recorded among the land records of Baltimore County in Plat Book G. L. B. No. 17, Folio 26-27. The improvements thereon being known as No. 8212 Watersedge Road in the 12th Election District.

Being the same lot of ground as described in a deed dated July 12, 1973, and recorded among the land records of Baltimore County in Liber E. H. K. Jr. No. 5377, Folio 774, was granted and conveyed by John H. Hubbard and Charlotte M. Hubbard, his wife, to the grantors herein.

Crystal Isaacs
 8212 Watersedge Road
 Dundalk, Maryland 21222



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

November 22, 1983

Mrs. Crystal M. Isaacs
 8212 Watersedge Road
 Baltimore, Maryland 21222

Re: N/S of Watersedge Rd., 360' E of the
 c/l of Peach Orchard Road
 Petition for Variance
 Crystal M. Isaacs - Petitioner
 Case No. 84-148-A

Dear Mrs. Isaacs:

This is to advise you that \$70.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

ARNOLD JABLON
 Zoning Commissioner

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

No. 124021

DATE 12/2/83 ACCOUNT R-01-615-000

AMOUNT \$70.95

RECEIVED FROM Crystal M. Isaacs

FOR Advertising & Posting Case #84-148-A

6 017*****709516 F054A

VALIDATION OR SIGNATURE OF CASHIER

November 1983

Mrs. Crystal M. Isaacs
 8212 Watersedge Road
 Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
 N/S of Watersedge Road, 360' E of the
 c/l of Peach Orchard Road
 Crystal M. Isaacs - Petitioner
 Case No. 84-148-A

TIME: 10:00 A.M.

DATE: Wednesday, December 7, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BY ORDER OF
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 17, 1983

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 the 17th day of November, 1983, the first publication appearing on the 17th day of November, 1983.

THE JEFFERSONIAN
 S. L. Lankford
 Manager

Cost of Advertisement, \$22.35

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 11/29/83

Posted for Petitioner for Variance

Petitioner: Crystal M. Isaacs

Location of property: N/S of Watersedge Rd., 360' E of

c/l of Peach Orchard Rd.

Location of Signs: front of property (H. 9.2.2.2. Notes)

Remarks: none

Posted by Brian J. Adams Date of return 11/25/83

Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
 Dundalk Eagle

38 N. Dundalk Ave. November 17, 1983
 Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #50074 - REQ. #154583.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 18th day of November 1983; that is to say, the same was inserted in the issues of Nov. 17, 1983

Kimbel Publication, Inc.
 per Publisher.

By K. E. Nelson

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

No. 121939

DATE 9-20-83 ACCOUNT R-01-615-110

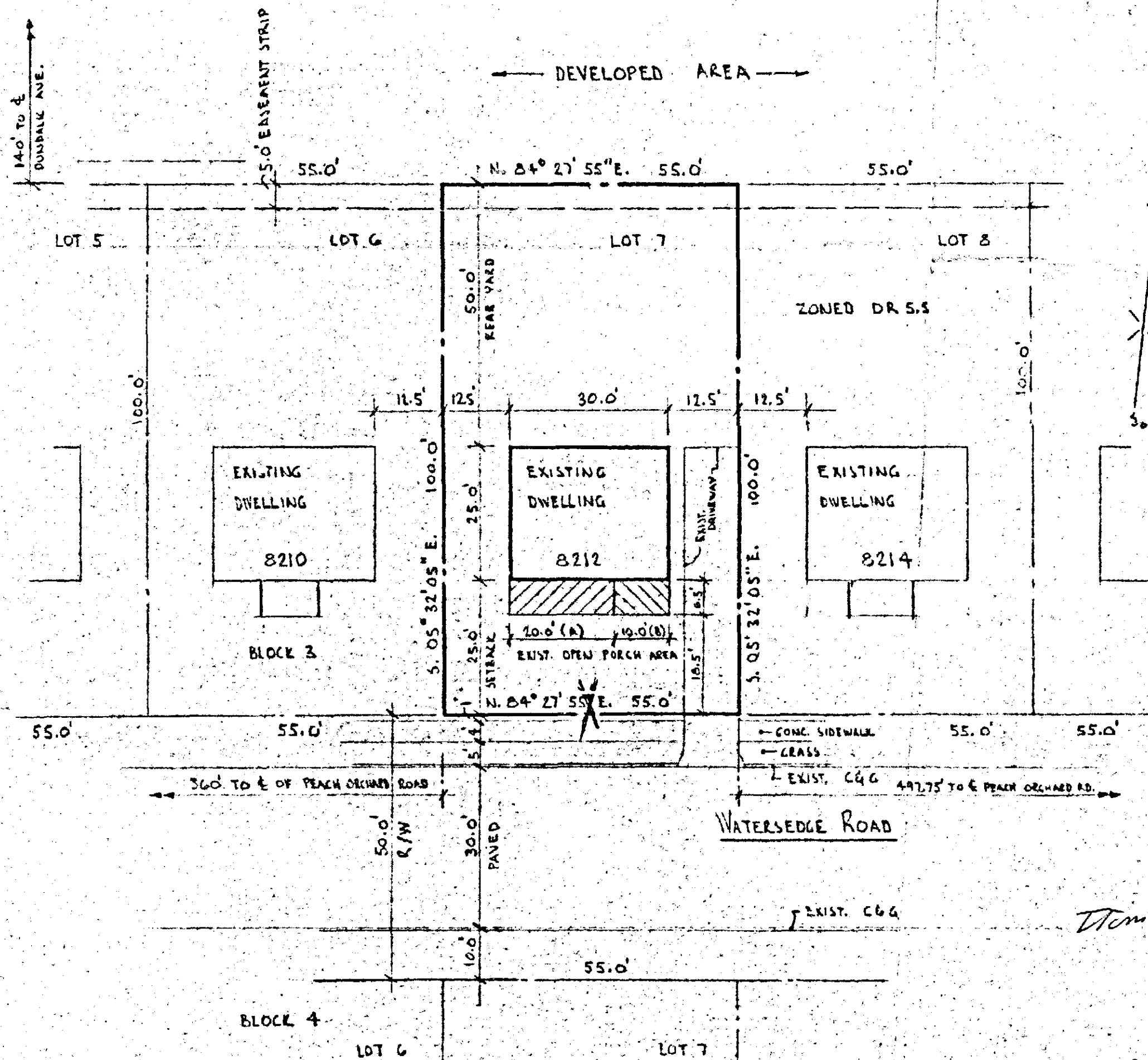
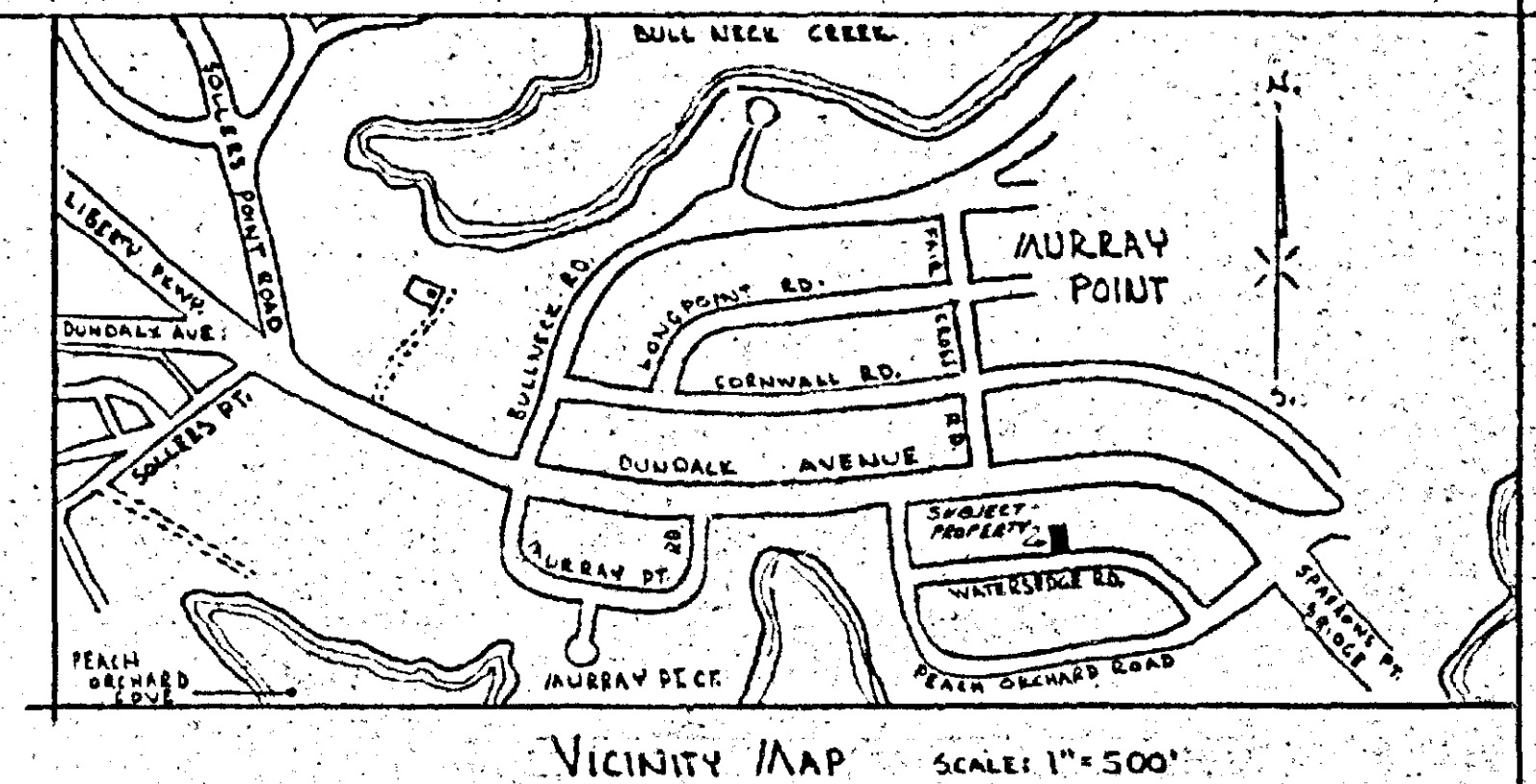
AMOUNT 25.00

RECEIVED FROM H. J. Adams

FOR 51.00 to 81 75.00

6 031*****250010 0214A

VALIDATION OR SIGNATURE OF CASHIER



- (A) INDICATES EXIST. OPEN PORCH AREA (6.5' x 20.0') TO HAVE ROOF INSTALLED OVER IT. 130.0 SQ. FT.
- (B) INDICATES EXIST. OPEN PORCH AREA (6.5' x 10.0') TO BE ENCLOSED AND BECOME AN EXTENSION TO THE EXISTING KITCHEN AREA 65.0 SQ. FT.

PETITIONER'S EXHIBIT 1

PLAT FOR ZONING VARIANCE

OWNER CRYSTAL ISAACS

8212 WATERSEDGE ROAD

BALTIMORE COUNTY, MARYLAND 21222

ELECTION DISTRICT - 12 ZONED - DR 5.5

MURRAY POINT, SECTION C LOT NO. 7 BLOCK 3

PLAT BOOK G.L.B. NO. 17, FOLIO 26-27

LIEB E.H.V. JR. NO. 5377, FOLIO 774, 7-12-73

LIEB G540 PAGE 398, 5-27-83

5,500 SQ. FT.

Application No.