

IN RE: PETITION FOR ZONING VARIANCE
3225 Lynch Road, 50 ft. 11.
58 of Alice Avenue
1225 Lynch Road
15th Election District
7th Councilmanic District
John C. Connolly, et al
Petitioners

REPLY THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-319-A

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STATEMENT OF FACT AND CONCLUSIONS OF LAW

The above cases come before the Zoning Commissioner as a consolidated matter involving adjacent properties known as 3223 Lynch Road and 3225 Lynch Road. The property known as 3223 Lynch Road is owned by Martin J. Connolly and B. Kathryn Connolly. The neighboring property known as 3225 Lynch Road is owned by John C. Connolly and Beverly R. Connolly, the parents of Martin J. Connolly.

A public hearing was held for these cases and all of the property owners appeared at that time. There were no contestants or other interested persons present.

Testimony and evidence offered at the public hearing disclosed that the Mr. and Mrs. John C. Connolly purchased both properties approximately 35 years ago. The properties are located in the Lynch Point subdivision

of Baltimore County near Back River. This community has been in existence for many years. When Mr. and Mrs. John C. Connolly originally purchased the property in the community, they bought four (4) 25 ft. wide lots. Upon two (2) of the lots a dwelling was constructed, known as 3225 Lynch Road, in which they have lived since their purchase.

Recently, Mr. and Mrs. John C. Connolly sold the adjacent two (2) 25 ft. lots to their son and his wife, Martin J. and B. Kathryn Connolly. Upon this 50 ft. wide parcel, Mr. and Mrs. Martin J. Connolly propose to construct a dwelling and live thereon.

As to the relief requested, Mr. and Mrs. John C. Connolly seek a variance from Section 1802.3.C.1 to allow for a buildable lot with an existing house 50 ft. wide, in lieu of the required 55 ft. Also, a variance is requested from the side yard setback requirement of 10 ft. The existing house, which is improved with an attached garage, sits within 2 ft. of the property line.

As to case No. 92-319-A, Mr. and Mrs. Martin J. Connolly also request a variance from Section 1802.3.C.1 of the B.C.Z.R. They desire permission to construct a dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft.

Testimony and evidence offered was uncontested, that this is an old subdivision which was originally laid out as 50 ft. lots. In fact, the plats to accompany the Petitions for Zoning Variance, which is marked Petitioner's Exhibit No. 1 for 3223 Lynch Road, and Petitioner's Exhibit No. 2 for 3225 Lynch Road, show that all of the neighboring properties are 50 ft. lots. Mr. John Connolly was one of the few purchasers in the community who purchased an extra two lots.

In support of the variances, to permit dwelling on 50 ft. lots, the owners of both properties argue that the properties would be undevelopable if strict adherence to the 55 ft. standard was required. Therefore, it is asserted that the property owners would suffer real practical difficulty if the variances were denied. As to the setback requirement, none is needed for the proposed dwelling at 3225, however, because of the attached garage, a two foot variance is required at 3225. If that variance was denied, removal of the garage would be required.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioners and his property. Melton v. Boring, 770 Md. 206 (1977). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) 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
- 3) 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 variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result

by, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of April, 1992 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow for a buildable lot (with an existing house) 50 ft. wide, in lieu of the required 55 ft., and a variance from the side yard setback requirement of 2 ft. (for an attached garage), in lieu of the minimum required 10 ft., in accordance with Petitioners' Exhibit No. 2 for that property known as 3225 Lynch Road, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.C.1 of the B.C.Z.R. to construct a dwelling on a lot with a width of 50 ft., in lieu of the minimum required 55 ft., in accordance with Petitioners' Exhibit No. 1, for that property known as 3223 Lynch Road, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The petitioners may apply for their building permit and be granted same upon receipt of this Order; however, petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Petitioners shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated April 8, 1992, attached hereto and made a part hereof.

LES/mm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Suite 113 Conference
400 Washington Avenue
Towson, MD 21204

(410) 867-1386

April 13, 1992

Mr. and Mrs. John C. Connolly
Mr. and Mrs. Martin J. Connolly
3225 Lynch Road
Baltimore, Maryland 21219

RE: Petitions for Zoning Variance
Case No. 92-318-A - 3225 Lynch Road
Case No. 92-319-A - 3223 Lynch Road

Dear Mr. and Mrs. Connolly:

Enclosed please find the decision rendered in the above captioned cases. The Petitions for Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 867-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mm

enc.

Petition for Variance

to the Zoning Commissioner of Baltimore County 92-319-A
The undersigned, legal owner(s) of the property situated 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 1802.3.C.1... to allow a buildable lot within width of... 50 ft. in lieu of the minimum required 55 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (state hardship or practical difficulty) It would be a financial hardship to lose the lot at 3223 Lynch Rd. as a building lot. We have already signed a contract with a builder. It would be impossible for us to obtain another lot, as the bank is allowing us to use the equity in this lot as the down payment for our home. It would also be an emotional hardship to lose it. We want to be next door to our parents in their senior years. This would allow us to care for them and their property, as they may remain in the family home as long as possible. 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/Lessee:

Signature: Martin J. Connolly
Address: 3225 Lynch Road
City and State: Baltimore, MD 21219

Attorney for Petitioner:

Signature: Lawrence E. Schmidt
Address: 400 Washington Avenue
City and State: Towson, MD 21204

Attorney's Telephone No.:

ESTIMATED LENGTH OF HEARING: -1/2HR. -1HR. -1 1/2HR. -2HR. -3HR. -4HR. -5HR. -6HR. -7HR. -8HR. -9HR. -10HR. -11HR. -12HR. -13HR. -14HR. -15HR. -16HR. -17HR. -18HR. -19HR. -20HR. -21HR. -22HR. -23HR. -24HR. -25HR. -26HR. -27HR. -28HR. -29HR. -30HR. -31HR. -32HR. -33HR. -34HR. -35HR. -36HR. -37HR. -38HR. -39HR. -40HR. -41HR. -42HR. -43HR. -44HR. -45HR. -46HR. -47HR. -48HR. -49HR. -50HR. -51HR. -52HR. -53HR. -54HR. -55HR. -56HR. -57HR. -58HR. -59HR. -60HR. -61HR. -62HR. -63HR. -64HR. -65HR. -66HR. -67HR. -68HR. -69HR. -70HR. -71HR. -72HR. -73HR. -74HR. -75HR. -76HR. -77HR. -78HR. -79HR. -80HR. -81HR. -82HR. -83HR. -84HR. -85HR. -86HR. -87HR. -88HR. -89HR. -90HR. -91HR. -92HR. -93HR. -94HR. -95HR. -96HR. -97HR. -98HR. -99HR. -100HR. -101HR. -102HR. -103HR. -104HR. -105HR. -106HR. -107HR. -108HR. -109HR. -110HR. -111HR. -112HR. -113HR. -114HR. -115HR. -116HR. -117HR. -118HR. -119HR. -120HR. -121HR. -122HR. -123HR. -124HR. -125HR. -126HR. -127HR. -128HR. -129HR. -130HR. -131HR. -132HR. 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J.S. DALLAS, INC.
Surveying & Engineering
4932 Roadwood Avenue
Baltimore, MD 21206
(410) 866-2001
FAX (410) 866-2003

331
92-319-A

ZONING DESCRIPTION FOR 3223 LYNCH ROAD

BEGINNING at a point on the southeast side of Lynch Road which is 40 feet wide at the distance of 308.49 feet ± southwest of Alice Avenue which is 40 feet wide.

BEING Lots 46 and 47 Block "M" in the subdivision of Lynch Point as recorded in Baltimore County Plat Book # 8, folio # 38, containing 7500 S.F. ± = 0.172 AC. ±. To be known as 3223 Lynch Road and located in the 15th Election District.

CERTIFICATE OF PUBLICATION
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Filing: 3/12/92

Placed for: variance

Petitioner: Martin J. Connolly

Location of property: 3223 Lynch Road, Baltimore County, Maryland

Location of sign: 3223 Lynch Road

Remarks: _____

Printed by: M. J. Connolly Date of return: 3/12/92

Number of Signs: _____

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 12, 1992.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson
Publisher

92-319-A
\$65.64

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 12, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 12, 1992.

THE JEFFERSONIAN

S. Zeke Olson
Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21206

Account: R 001 6150
Number: _____

Date: 3-21-92
Martin J. Connolly
Mr. Connolly

ITEM #331

92-319-A
\$65.64

3225 Lynch Rd.
Residential Variance
Filing Fee \$ 35.00

Please Make Check Payable To: Baltimore County
BA 031716P02-21-92 \$35.00

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21206

Account: R 001 6150
Number: _____

Date: _____

PUBLIC HEARING: _____ CITY PRICE: _____

NO. OF ZONING VARIANCE: _____ \$ 6 \$25.00

LAST NAME OF OWNER: _____ TOTAL: \$25.00

PAID PER HAND WRITTEN RECEIPT DATED 3/31/92

Please Make Check Payable To: Baltimore County

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21206

Account: R 001 6150
Number: _____

Date: _____

92-311

Please Make Check Payable To: Baltimore County
BA 031716P02-21-92 \$35.00

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21206 (410) 867-3353

Date: 3/17/92

Martin J. and S. Kathryn Connolly
3225 Lynch Road
Baltimore, Maryland 21206

RE: CASE NUMBER: 92-319-A
3225 Lynch Road, 308.49' SW of Alice Avenue
3223 Lynch Road
15th Election District - 7th Councilmanic
Petitioner(s): Martin J. and S. Kathryn Connolly

Dear Petitioner(s):

Please be advised that \$70.64 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST NOTICES MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST NOTICES FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 111, Towson, Maryland 21204. It should have your name under postal address, and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl J. Zeke
NANCY J. ZEKE
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21206 (410) 867-3353

MARCH 5, 1992

NOTICE OF HEARING:

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 40 Maryland Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-319-A
3225 Lynch Road, 308.49' SW of Alice Avenue
3223 Lynch Road
15th Election District - 7th Councilmanic
Petitioner(s): Martin J. and S. Kathryn Connolly
HEARING: MONDAY, APRIL 1, 1992 at 2:30 p.m.

Variance to allow a buildable lot with a width of 50 feet in lieu of the minimum required 75 feet.

Lawrence E. Schwab
Lawrence E. Schwab

Zoning Commissioner of Baltimore County

cc: Martin J. and S. Kathryn Connolly

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21206 (410) 867-3353

March 26, 1992

Mr. & Mrs. Martin Connolly
3225 Lynch Road
Baltimore, MD 21209

RE: Item No. 331, Case No. 92-319-A
Petitioner: Martin J. Connolly, et ux
Petition for Variance

Dear Mr. & Mrs. Connolly:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, my 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21206 (410) 867-3353

Your petition has been received and accepted for filing this 24th day of February, 1992.

Carl J. Zeke
NANCY J. ZEKE
DIRECTOR

Received By:
W. Carl Rebeck Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Martin J. Connolly, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 10, 1992

FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning

SUBJECT: Connolly Property, Item No. 331
Connolly Property, Item 330
Wagandt Property, Item 345
Wilson Property, Item 344
Dieter Property, Item 342
Levenson Property, Item 337
Blalok Property, Item 340
O'Neill Property, Item 324

In reference to the applicant's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

GLK/JL:rdn
ITEM331/TXTRO2

RECEIVED
MAR 10 1992
ZONING OFFICE

Baltimore County Government
Fire Department
700 East Joyce Road Suite 901
Towson, MD 21204-5500
(410) 887-4500

MARCH 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARTIN J. CONNOLLY AND D. PATRICK CONNOLLY
Location: 43243 LYNCH ROAD
Item No.: 333 Zoning Agenda: FEBRUARY 3, 1992

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and
Approved: [Signature] Fire Prevention Bureau
Planning Group
Special Inspection Division

JP/REK

RECEIVED
MAR 5 1992
ZONING OFFICE

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director
Economic Development Commission

DATE: March 3, 1992

RE: Zoning Advisory Comments for Meeting of March 3, 1992

This office has no comment for Items 328, 329, 330, 331, 332, 333, and 334.

cc: Ken Nohr

RECEIVED
MAR 5 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: March 16, 1992

FROM: Robert M. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 3, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 117 (Case No. 92-108-X), 329, 330, 331, 333 and 334.

For Item 316, the previous minor subdivision comments still apply.

For Item 298 (Case No. 92-296-XA), and Item 332, the sites must be submitted through the new subdivision process for review and comments.

For Item 328, the site must be submitted through the minor subdivision process for review and comments.

Robert M. Bowling
ROBERT M. BOWLING, P.E., Chief
Developers Engineering Division

RMB:s

RECEIVED
MAR 17 1992
ZONING OFFICE

DIVISION OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: March 26, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Robert J. Famlik

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 3, 1992

This office has no comments for item numbers 328, 329, 330 and 331.

Robert J. Famlik
Robert J. Famlik
Traffic Engineer II

RJT/vld

RECEIVED
MAR 26 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: April 8, 1992

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 331
Martin J. Connolly Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 3223 Lynch Road. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. and Mrs. Martin J. Connolly

APPLICANT PROPOSAL

The applicant is proposing a new single family dwelling. The applicant has requested a variance from section 1002.25.1 of the Baltimore County Zoning Regulations to permit "a buildable lot with a width of 50 feet in lieu of the minimum required 95 feet."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat;
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

RECEIVED
APR 10 1992
ZONING COMMISSION

Memo to Mr. Arnold Jablon
April 8, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment." Baltimore County Code Section 26-452(a).

Findings: In order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into a drainwell. This will encourage maximum infiltration of stormwater and will bring this property into compliance with the 10% rule. Infiltration of stormwater is a recommended Best Management Practice in a "Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area."

In addition, trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorus associated with them. Therefore, the following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

- Shrub and small tree list: 3 Items - ball and burlap or 2 gallon container size
- Tree list: 1 Item - ball and burlap
1 - 1.5 inch collar

2. Regulation: "Before the issuance of any Use and Occupancy permit within the Critical Area by the Department of Permits and Licenses, the Director of the Department of Environmental Protection and Resource Management, or his designee, shall determine that the development is in compliance with the Findings and Findings Plan as determined by the approving authority. The Use and Occupancy permit shall not be issued unless and until the Director of Environmental Protection and Resource Management, or his designee, certifies to the Director of Permits and Licenses that such development is in compliance with said Findings and Findings Plan" Baltimore County Code, Section 26-455.

Memo to Mr. Arnold Jablon
April 8, 1992
Page 2

Findings: The Chesapeake Bay Critical Area Program will protect the property prior to the issuance of the Use and Occupancy Permit. The Permit will not be issued until the property is in compliance with the Chesapeake Bay Critical Area Regulations.

CONCLUSION

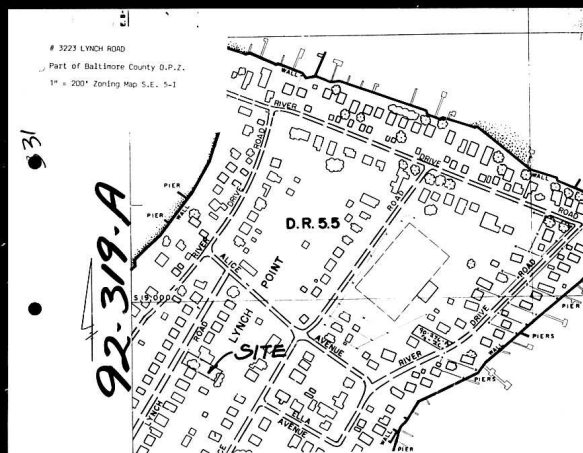
The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter, Director

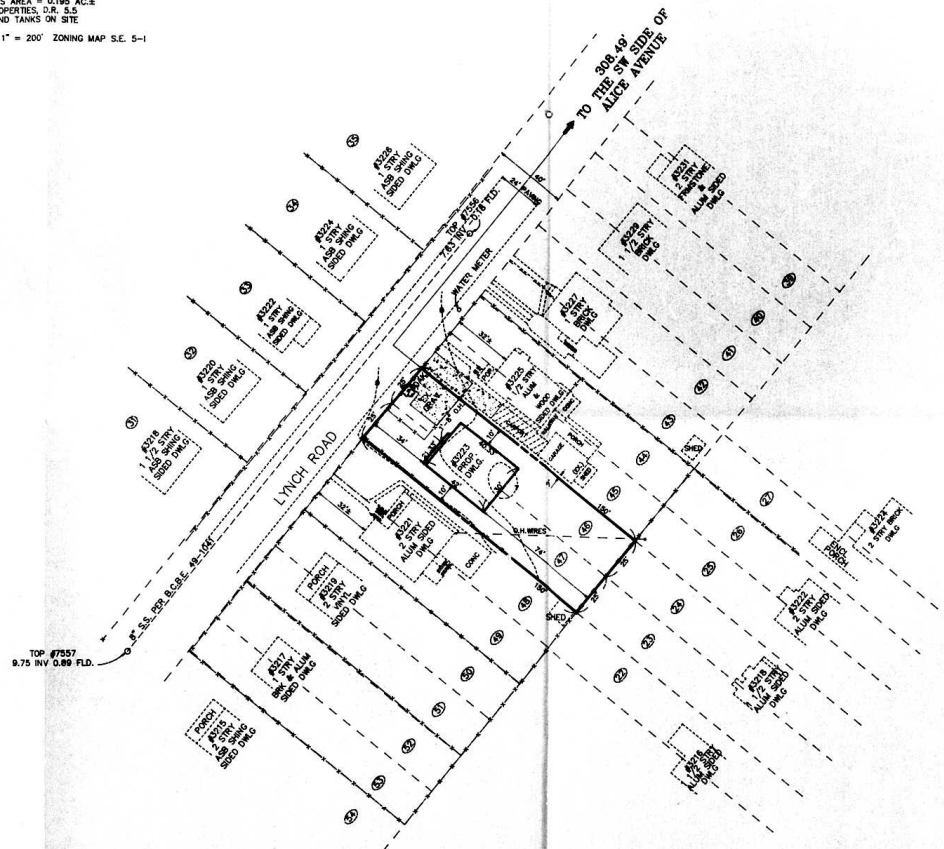
JJD:NDP:du
Attachment

cc: Mr. and Mrs. Martin Connolly

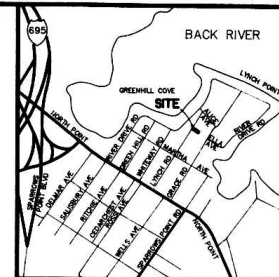
CONNOLLY/TXTTNS



-



VARIANCE FROM SECTION 1B02.3C.1. TO ALLOW A BUILDABLE LOT WITH
A WIDTH OF 50 FEET IN LIEU OF THE MINIMUM REQUIRED 55 FEET.



LOCATION MAP
SCALE: 1" = 1000'

92-319-A

[illegible]

#3223 LYNCH ROAD

SCALE: 1" = 30' 02-12-92

DEED REFERENCE: (NEW)
TAX ACCOUNT #: 15-03-471681



J.S. DALLAS, INC.

Surveying & Engineering
4932 Hazelwood Avenue
Baltimore, Maryland 21206
Telephone: (301) 896-2001