

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S River Drive Road, 240 ft. \* ZONING COMMISSIONER  
SE of c/l Grace Road \*  
7111 River Drive Road \* OF BALTIMORE COUNTY  
15th Election District \*  
7th Councilmanic \* Case No. 93-328-A  
Jorge C. Camacho, et ux \*  
Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 7111 River Drive Road in the Lynch Point Subdivision of Baltimore County. The Petition is filed by Jorge C. Camacho and Margaret Camacho, his wife, property owners. Relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft. and a rear yard setback of 25 ft. (for an enclosed addition) in lieu of the minimum required 10 ft. and 30 ft., respectively. The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

It should be noted that this matter was originally filed as an Administrative Variance which does not always require a public hearing. However, the matter was set in for public hearing in view of the interest in the Petition by Mary Tawney, a neighbor at 7207 River Drive Road. Further, the matter was set for public hearing in that the Petition was silent as to the reasons why the variance was requested, as well as potential environmental concerns.

Appearing at the public hearing was Jorge C. Camacho and his wife, Margaret Camacho. Mrs. Tawney did not appear. Further, there were no other interested persons or Protestants present, notwithstanding the advertising and posting of the public hearing for this Petition.

Testimony and evidence presented at the hearing was that Mr. and Mrs. Camacho own and occupy the property. Presently the site is improved with an existing dwelling, driveway and carport. Presently the carport extends towards the east of the property. A distance of 3 ft. is maintained from the edge of the carport toward the side property line and 25 ft. is maintained from the end of the carport to the rear of the property line. Mr. and Mrs. Camacho noted that their dwelling contains no basement and that the structure has little storage area. Due to increased storage needs, they propose to enclose the carport so as to convert same to a garage. The garage will then be used to store household and similar items. The Petitioners also noted that a three car garage exists on the neighboring property closest to the existing carport. The Petitioners further confirmed that, to their knowledge, none of their neighbors object to the proposed variance.

Based upon the uncontradicted testimony and evidence presented, I am persuaded that the Petitioners have satisfied their burden at law. Clearly, they have produced sufficient evidence to support a finding that they will suffer practical difficulty if the variance is denied. It has been established that special circumstances exist which are unique to this parcel and the structure thereon which justifies the variance. Further, no adverse effect will result upon the surrounding community if the variance is granted.

Notwithstanding the granting of this variance, it is to be noted that the property lies within the Chesapeake Bay Critical Area. By interoffice correspondence dated April 21, 1993, the Department of Environmental Protection and Resource Management (D.E.P.R.M.) has requested an extension to complete their evaluation of the critical area findings plan to be submitted by the Petitioners.

ted by the Petitioner. Thus, the relief requested herein will be granted, subject to the Petitioners' compliance with D.E.P.R.M. findings, when concluded.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition 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 8th day of June, 1993 that a variance from Section 1B02.3.C.1 to allow a side yard setback of 3 ft., and a rear yard setback of 25 ft. (for an enclosed addition), in lieu of the minimum required 10 ft. and 30 ft., respectively, be and is hereby GRANTED, all subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The 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.

2. The granting of the variance is conditioned upon the Petitioners obtaining confirmation that the subject Petition complies with the Chesapeake Bay Critical Area regulations and obtains approval from the Department of Environmental Protection and Resource Management (D.E.P.R.M.).

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mnn

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 7, 1993

Mr. and Mrs. Jorge C. Camacho  
7111 River Drive Road  
Edgemere, Maryland 21219

RE: Case No. 93-328-A  
Petition for Variance  
7111 River Drive Road

Dear Mr. and Mrs. Camacho:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has 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 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mnn  
att.

cc: Mrs. Mary Tawney, 7207 River Drive Rd., Edgemere

**CRITICAL**

**Petition for Administrative Variance**  
93-328-A  
to the Zoning Commissioner of Baltimore County  
for the property located at 7111 RIVER DRIVE RD BALT MD 21219  
which is presently zoned S-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 1B02.3.C.1 to allow a side yard setback of 3 ft. and a rear yard setback of 25 ft. (for an enclosed addition) in lieu of the minimum required 10 ft. and 30 ft. respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)  
Enclosed car port and the Southwest corner wall is 2ft away from the fence that divide the two properties.

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.

Correct Purchaser/Leasee  
Type or Print Name  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
Type or Print Name  
Signature  
Address  
City State Zipcode  
Phone No.

Legal Owner:  
JORGE CEDENO CAMACHO  
MARGARET CAMACHO  
Margaret Camacho  
7111 River Drive Rd 410-477-2491  
Edgemere Maryland 21219

RECEIVED  
DATE 4-1-93  
ESTIMATED FILING DATE: 4-19-93  
ITEM # 346

**Affidavit in support of Administrative Variance**

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe(s) to be true and correct to the best of his/her knowledge and belief.  
That the Affiant(s) do(es) not presently reside at 7111 RIVER DRIVE RD BALTIMORE MARYLAND 21219

That based upon personal knowledge, the following are the facts upon which I have based the request for an Administrative Variance at the above address: to allow a side yard setback of 3 ft. and a rear yard setback of 25 ft. (for an enclosed addition) in lieu of the minimum required 10 ft. and 30 ft. respectively.  
I can lose my carport and the Southwest corner wall is 2ft away from the fence that separate the two properties.

The Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a requesting and advertising fee and may be required to provide additional information.

Jorge Cedeno Camacho  
Margaret Camacho  
MARGARET CAMACHO

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:  
I, BERNARD CHERRY, of the County of Baltimore, do hereby certify, as and for the County Clerk, that the above named Affiant(s) is/are a true and correct copy of the original as filed in the Office of Zoning Administration & Development Management.

AS WITNESSED my hand and Notarial Seal.  
3/22/93  
Notary Seal

93-328-A

ZONING DESCRIPTION FOR 7111 RIVER DRIVE RD BALT MD 21219  
Election District 15th Councilmanic District 7th

Beginning at a point on the South side of RIVER -  
VALE RD (street on which property fronts) which is 15 FT.  
(number of feet of right-of-way width)  
wide at a distance of 240 FT Southeast of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Grace Rd.  
(name of street)  
which is 15 FT. wide. "Being lot 6, 7,  
(number of feet of right-of-way width)  
Block ---, Section --- in the subdivision of  
Lynch Point  
(name of subdivision)  
Book 8, Folio 038, containing  
15,000 sq. ft.  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-328-A  
Towson, Maryland

District: 15th Date of Posting: 4/17/93  
Posted for: Variance  
Petitioner: Jorge Cedeno & Margaret Camacho  
Location of property: 7111 River Drive Rd, 240' Side Yard  
Location of Sign: Facing road, as per plat to be reviewed  
Remarks:  
Posted by: M. Cherry Date of return: 4/18/93  
Number of Signs: 1

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-328-A  
Towson, Maryland

District: 10th Date of Posting: 3/11/93  
Posted for: Variance  
Petitioner: Jorge & Margaret Camacho  
Location of property: 7111 River Drive Rd, 240' Side Yard  
Location of Sign: Facing road, as per plat to be reviewed  
Remarks:  
Posted by: M. Cherry Date of return: 3/11/93  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 13, 1993
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 July 13, 1992

THE JEFFERSONIAN

S. Zeke Orlov
Publisher

Baltimore County Government
Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
MAY 6, 1993
(410) 887-3353

Jorge and Margaret Camacho
7111 Riverdrive Road
Edgemere, Maryland 21219

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation.

Posting charges in the amount of \$ 35 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Owen Stephens at 887-3391.

Arnold Jablon, Director

ARNOLD JABLON, DIRECTOR
AJ:ggg

Baltimore County Government
Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
MAY 6, 1993
(410) 887-3353

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-328-A (Item 346)
7111 Riverdrive Road
S/S Riverdrive Road, 240' SE of c/1 Grace Road
15th Election District - 7th Councilmanic
Petitioner(s): Jorge Cedeno Camacho and Margaret Camacho
HEARING: FRIDAY, JUNE 4, 1993 at 9:00 a.m. in Rm. 106, County Office Building.

Variance to allow a side yard setback of 3 feet and a rear yard of 25 feet (for an enclosed addition) in lieu of the minimum required 10 feet and 30 feet respectively.

Arnold Jablon, Director

cc: Jorge and Margaret Camacho

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

TO: FUTURE PUBLISHING COMPANY
Please forward billing to:
Jorge and Margaret Camacho
7111 Riverdrive Road
Edgemere, Maryland 21219
(410) 477-2481

COPY

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Lawrence E. Schmidt, Zoning Commissioner

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

93-328-A receipt
Date 4-1-93
Mr. & Mrs. Jorge C. Camacho
7111 River Drive Rd. (21219)
Residential Variance Filing fee \$50.00
Sign & posting - 35.00
Total - \$85.00

Baltimore County Government
Office of Zoning Administration and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
MAY 28, 1993
(410) 887-3353
Dear Mr. and Mrs. Camacho:
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 indicate the appropriateness of the zoning action requested, but 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.

Maryland Department of Transportation
State Highway Administration
O. James Lighthizer
Secretary
Hal Kassoff
Administrator
4-8-93
HELENE KEHRING
Ms. Jolanta Winiarski
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
RE: Case No. 93-328-A, Item No. 346
Petitioner: Jorge Cedeno Camacho, et ux
Petition for Administrative Variance
Dear Ms. Winiarski:
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.
Please contact Bob Small at 410-333-1350 if you have any questions.
Thank you for the opportunity to review this item.
Very truly yours,
for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division
My telephone number is 410-333-1350
Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: April 14, 1993
FROM: Pat Kellar, Deputy Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee
The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 320, 340, 341, 346, 349, and 350.
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 887-3480.
Prepared by: Jeffrey M. Long
Division Chief: Camyl Kenna
PK/JL:lw
320.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Zoning Advisory Committee
DATE: April 16, 1993
FROM: Jerry L. Pfeifer, Captain
Fire Department
SUBJECT: Zoning Petitions
#325 No comments
#327 No comments
#332 No comments
#340 No comments
#341 No comments
#342 No comments
#343 No comments
#344 No comments
#345 No comments
#346 No comments
#347 No comments
#348 No comments
#349 No comments
#350 No comments
#351 The building shall be built in compliance with the applicable provisions of the Life Safety Code and the County Fire Code.
#352 No comments
JLP/dal
cc: File
RECEIVED
APR 20 1993
ZADM

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

April 21, 1993

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

FROM: J. Lawrence Pilson, DEPRM  
Development Coordinator

SUBJECT: Zoning Item #346  
Camacho Property; 7111 River Drive Road  
Zoning Advisory Committee Meeting of April 12, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:jbm

CAMACHO/TXTRMP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

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

DATE: June 30, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 346  
Camacho Property  
Chesapeake Bay Critical Area Findings

RECEIVED  
JUL 8 1993  
ZADM  
43-328-A

SITE LOCATION

The subject property is located at 7111 River Drive Road. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Jorge Cedeno Camacho

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit "a side yard setback of 3 ft. and a rear yard setback of 25 ft. (for an enclosed addition) in lieu of the minimum required 10 ft. and 30 ft. respectively."

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:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- 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.G>

Mr. Arnold E. Jablon  
June 30, 1993  
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)>.

Finding: This project does not propose any additional impervious surfaces. Therefore, in order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into drywells or seepage pits (see attached information). 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."

Applicants are also encouraged to plant additional native plants. The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation.

Shrub and small tree list: 2 items - ball and burlap or 2 gallon container size

Tree list: 1 items - ball and burlap  
1 - 1.5 inch caliper

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 phosphorous associated with them.

Mr. Arnold E. Jablon  
June 30, 1993  
Page 3

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 887-3980.

J. James Dieter, Director  
Department of Environmental Protection  
and Resource Management

JJD:NSP:tm

cc: Mr. and Mrs. Camacho

CAMACHO/WQBCA



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards  
Zoning Coordinator

DATE: April 1, 1993

FROM: James H. Thompson -LJM  
Zoning Enforcement Coordinator

RE: Item No. 346  
Petitioner: Mr. & Mrs. Camacho

VIOLATION CASE # C-93-1038

LOCATION OF VIOLATION 7111 RIVER DRIVE ROAD

DEFENDANT SAME AS ABOVE

ADDRESS SAME AS ABOVE

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

MARY TAMNEY  
7207 RIVER DRIVE ROAD  
BALTIMORE, MD. 21219

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

April 9, 1993

(410) 887-3353

Jorge and Margaret Camacho  
7111 Riverdrive Road  
Edgewater, Maryland 21229

Re: CASE NUMBER: 93-328-A (Item 346)  
7111 Riverdrive Road  
240' SE of Grace Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Jorge Cedeno Camacho and Margaret Camacho

Dear Petitioner(s):

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reference regarding the administrative process.

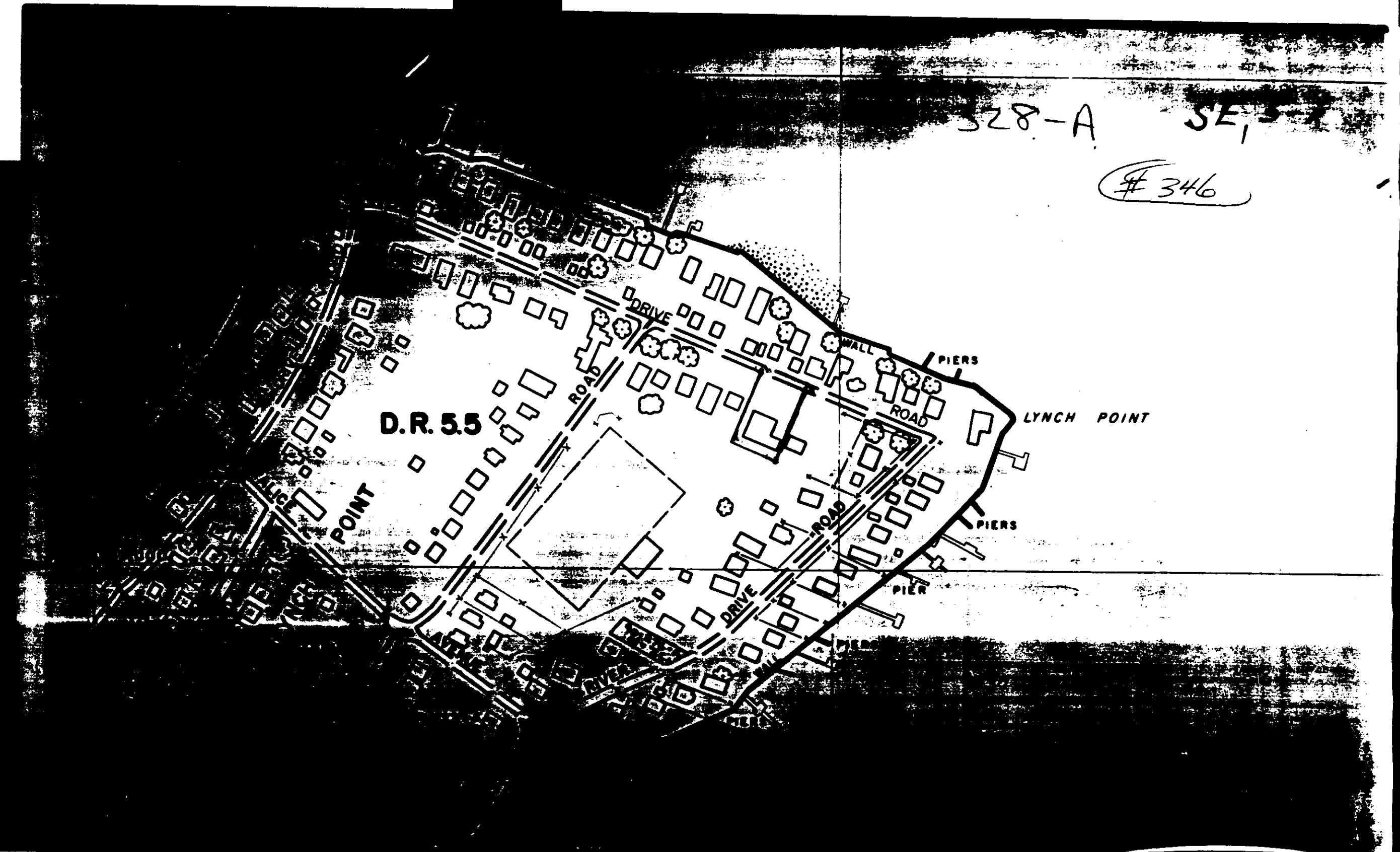
1) Your property will be posted on or before April 18, 1993. The closing date (May 3, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the signs and post to this office. They may be returned after the closing date. Failure to return the signs and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Carl W. Richards  
Director



12 Copies

93-328-A

Plat to accompany Petition for Zoning Variance  Special Hearing

PROPERTY ADDRESS: 7111 Riverdrive Rd., Baltimore, Md. 21229

Subdivision name: Lynch Point

OWNER: Jorge, Margaret Camacho

NOTE: EXISTING CAR PORT

2. PROPOSED DWELLING - EXISTENTIAL CAR PORT

LYNCH POINT OPEN FIELD

1x 11-27-1

3/8 acre

240' to E of Grace Rd.

Scale of Drawing: 1" = 50'

North arrow

date: \_\_\_\_\_ prepared by: \_\_\_\_\_

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 7th

1"=200' scale map: SE, 5-1

Zoning: D.R. 55

Lot size: 15,000.00 square feet

SEWER:  WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearing: None

Zoning Office USE ONLY!

reviewed by: ITEM # 346