

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Testimony and evidence presented by the Petitioner was that the subject property is comprised of two lots, known as lots 162A and 162B of the

As to the Protestants, testimony was received from Mr. Nordeck, who resides at 223 Mount DeSales Road immediately next door. He stated that an underground spring is present on lot No. 162B. He believes that construction of the proposed dwelling may be difficult due to the existence of

In evaluating the requested variance, in accordance with that criteria, I am unpersuaded that a grant of the relief requested and proposed

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of April, 1994 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two lot widths of 52.9 ft., in lieu of the required 55 ft., and two side yard setbacks of 7 ft. and 9 ft., in lieu of the required 10 ft., be and is hereby DENIED; and

LES/100

LES:mmn
encl.
cc: Ms. Catherine Taylor
Mr. and Mrs. Edwin J. Edwards
Mr. Richard B. Nordeck

[illegible]

Being lot # 162A in the subdivision of "Mercedale Farm" as recorded in Baltimore County Plat Book #6, Folio 76, containing 8407 square feet or 0.19 acres.

In reference to Case Number 94-328A (Item 329), the undersigned are in opposition to granting the requested zoning variance to the property commonly known as 227-229 Mount DeSales Road, 190' NE and 145' NE of Academy Road, located in the 1st Election District - 1 at Councilmanic.

[illegible]

Name	Address
George J. Edwards	226 Mt. De Sales Rd.
Dorothy D. Edwards	226 Mt. De Sales Rd.
Ray C. Rich	2422 Chambers Hwy
Robert P. Fisher	100 Mt. De Sales Rd.
Charles L. Rich	100 Mt. De Sales Rd.
Samuel Edwards	98 Mt. De Sales Rd.
James E. Edwards	98 Mt. De Sales Rd.
Ernest Moore	653 Chambers Rd.
John Edwards	651 Chambers Rd.
Ed Rich	214 Mt. De Sales Rd.
Carol Rich	214 Mt. De Sales Rd.
John A. Rich	220 Mt. De Sales Rd.
James B. Rich	220 Mt. De Sales Rd.
John Edwards	228 Mt. De Sales Rd.
Sharon Edwards	228 Mt. De Sales Rd.
Phil Edwards	228 Mt. De Sales Rd.
Paul E. Edwards	219 Mt. De Sales Rd.

Plat to accompany Petition for Zoning Variance

☐ Special Hearing

PROPERTY ADDRESS: 227 - 229 MOUNT DESALES ROAD
Subdivision name: MERIDIAN FARM
plot book: G, sheet 76, page 688
OWNER: RUBY F. SEAR

(see pages 2 & 3 of the CHECKLIST for additional required information)

1"=100'
ST. 40
100' HIGHWAY
1000' HIGHWAY
SITE
Vicinity Map
scale: 1"=100'

LOCATION INFORMATION
Electon District: 1
Counsimile District: 1
1"=500' scale map: S.W. 2E
Zoning: DR-5.5
Lot size: 0.17 **Acres:** 0.27
Lot area: 6407 **Sq. Ft.:** 0.19
SEWER: ☒ **WATER:** ☒
Chesapeake Bay Critical Area: None
Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: ITEM #: 329
case#: 329

