

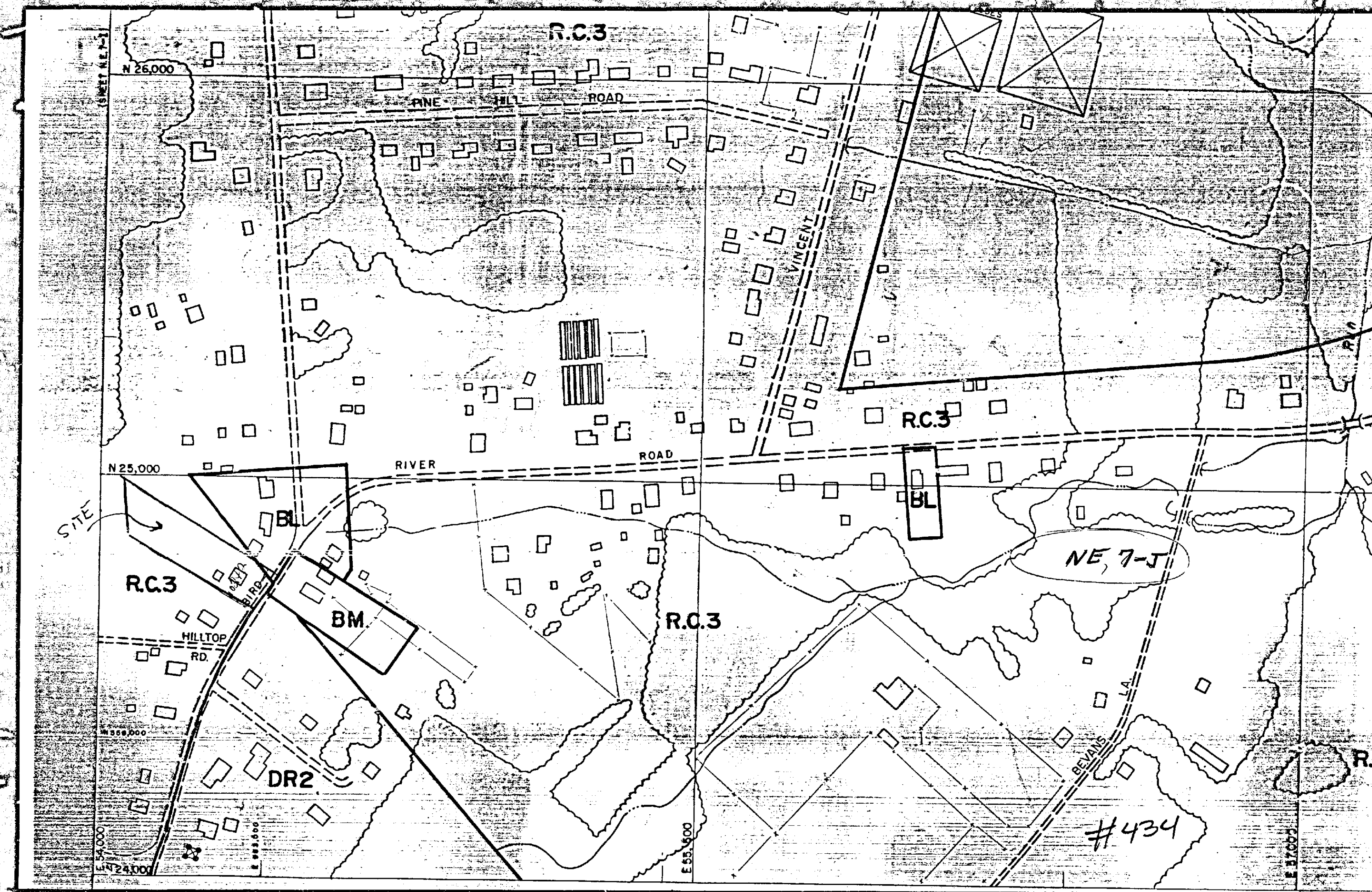
SITE



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

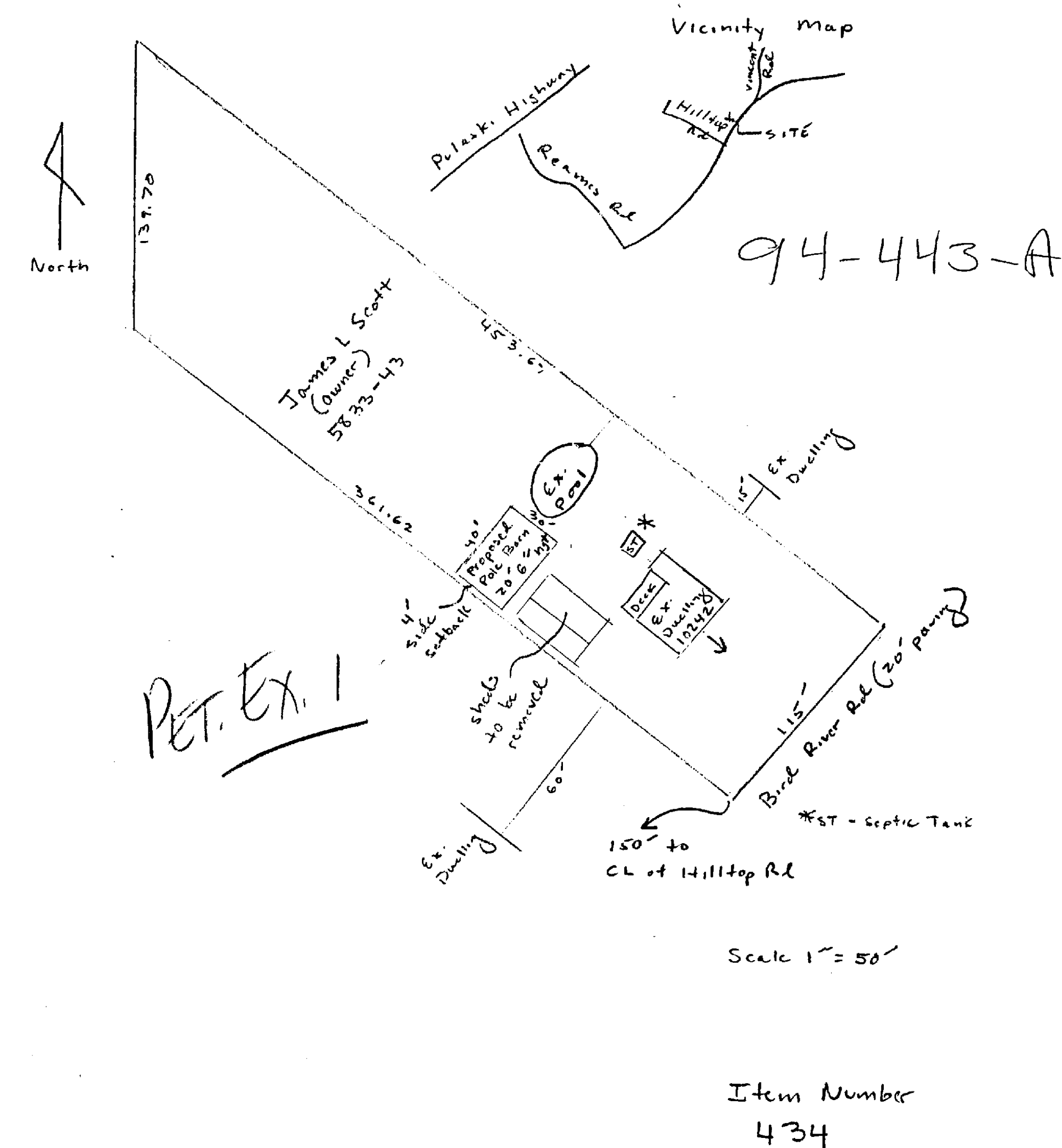
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'±	COWENTON	NE
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	7-J
		#434



Plat for Zoning Variance
for 10242 Bird River Road

1. Zoning - RC3
2. 15th Election District
3. 5th Councilmanic District
4. Site acreage - 1.19 ac.
5. 200 scale zoning map NE 7-J
6. Site is not within Critical Area
7. Site is served by well + septic
8. Petition is to permit a 20'6" pole building in lieu of 15'
9. Site is not within a recorded subdivision
10. There are no prior zoning hearings on site



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

To: James L. Scott and Margaret D. Scott
10242 Bird River Road
Baltimore, Maryland 21220

Re: CASE NUMBER: 94-443-A (Item 434)
10242 Bird River Road
845/5 Bird River Road, 150' NE of c/s Milltop Road
15th Election District - 5th Councilmanic

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) 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. They 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.
- In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be posted 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).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Schar
Arnold Johnson
Director

#434

LIBER 5833 PAGE 43

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS 27th day of November, 1994, in the year one thousand nine hundred and seventy-seven - - - - - by and between DAVID E. JONES, - - - - -

of Baltimore County, State of Maryland, - - - - - of the first part, and hereinafter referred to as Grantor, and JAMES L. SCOTT and MARGARET D. SCOTT, his wife, of said County and State, - - - - -

of the second part, and hereinafter referred to as Grantees.

WITNESSETH, That in consideration of the sum of five dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, - - - - -

the said Grantor - - - - -

do hereby grant and convey to the said Grantees, as tenants by the entireties, their assigns, and to the survivor of them and his or her heirs - - - - -

XXXXXXXXXXXXXXXXXXXX and assigns - - - - - in fee simple, all that - - - - - lot of ground situate in the Fifteenth Election District of Baltimore County, State of Maryland, - - - - - and does hereby set forth as follows, that is to say:

BEGINNING for the same at a point on and 387-7/10 feet from the end of the South 1/2 degree West 02 perch (the second line) the land described in a Deed dated July 20, 1934 from Bernard Schepers and Angela Schepers, his wife, to Kate J. Naylor and Augustus R. Naylor, her husband and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 938, folio 130, and running thence by a part of said second line South 2 degrees 30 minutes West 139-7/10 feet, thence for a line of division from a remaining part of the land of Kate Naylor South 51 degrees 10 minutes East 362 feet to the center of the Bird River Road, thence by the center of the road North 42 degrees 40 minutes East 115 feet, thence for another line of division from a remaining part of the land of Kate Naylor North 51 degrees 10 minutes West 462 feet to the beginning. Containing 1 acre, more or less, as surveyed on September 14, 1939 by E. L. Smith.

320 ACRES 2 525.00 AC

MUSSER & ASSOCIATES, INC.

FETTERVILLE

SALES

"The Pole Building Specialists"

STEEL ROOFING & SIDING

Rt. 322 & Fetterville Road
(717) 354-7561
FAX (717) 355-9181

1-800-331-1875
245 Fetterville Road
East Earl, PA 17519

DATE: April 29, 1994

NAME: Jim Scott
10422 Bird River Rd.
Baltimore, MD 21220

Dear Jim,

Thank you for the inquiry on a new building to be built. Below are listed the specifications on which the price is based:

30' x 40' x 14' inside height
30' trusses @ 48" o.c. 4/12 pitch 25 - 5 - 2 loading
6 x 6 timbers @ 8'0" - 60 CCA Treated
2 x 6 treated at ground line .40 CCA Treated
2 x 4 side girts @ 24" o.c. #2 spruce
2 x 4 roof purlins @ 24" o.c. #2 spruce
Galvalume Roof
Painted Sides
3 Framed Openings for 10' x 12' Overhead Door
1-3' x 6'8" Solid Service Door
12" boxed overhang 2-sides
3" Insulation Roof and Walls

This building erected on your level site is \$ 10,750.00 .

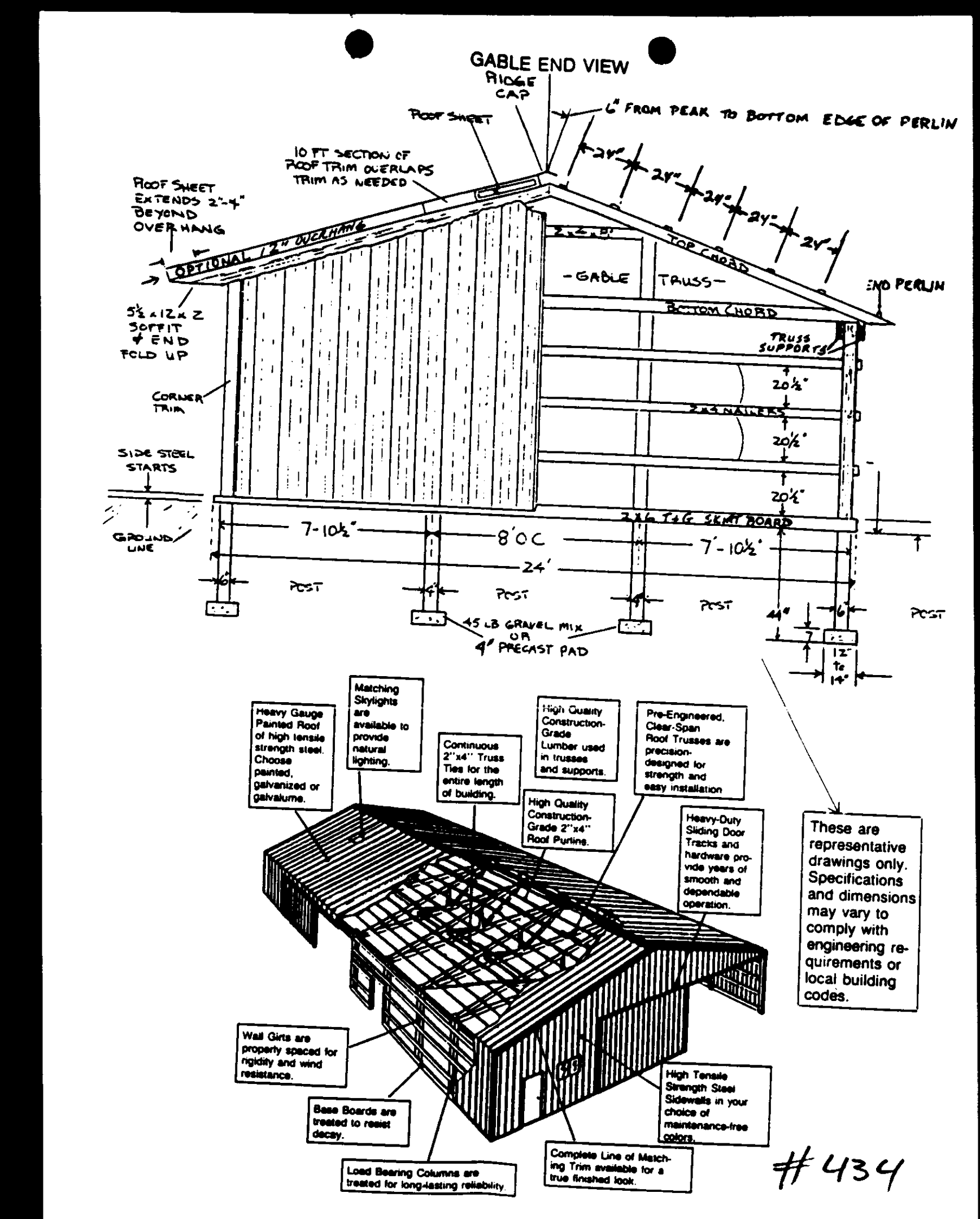
This price is good for 30 days from date of letter.

Thank you and if I can be of any further help, please call.

Yours truly,
Dick Anderson
Dick Anderson
Fetterville Sales

Please see attached floor plan

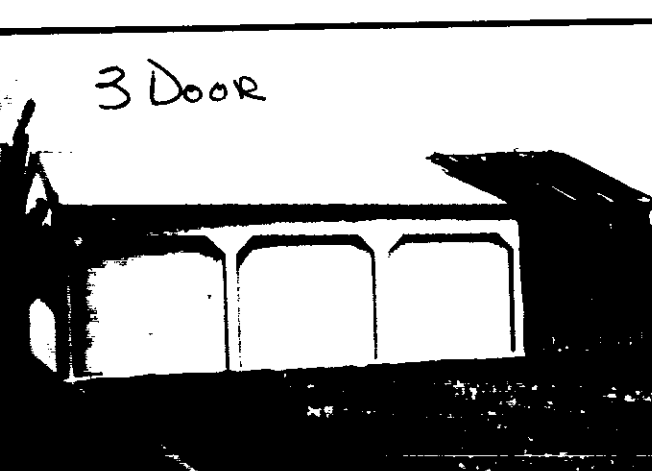
#434

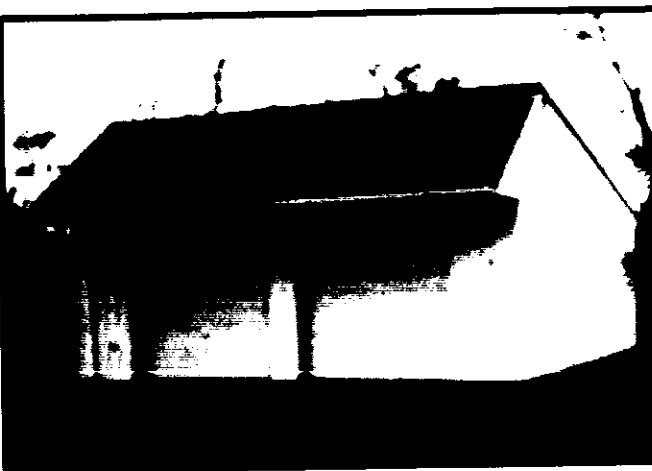
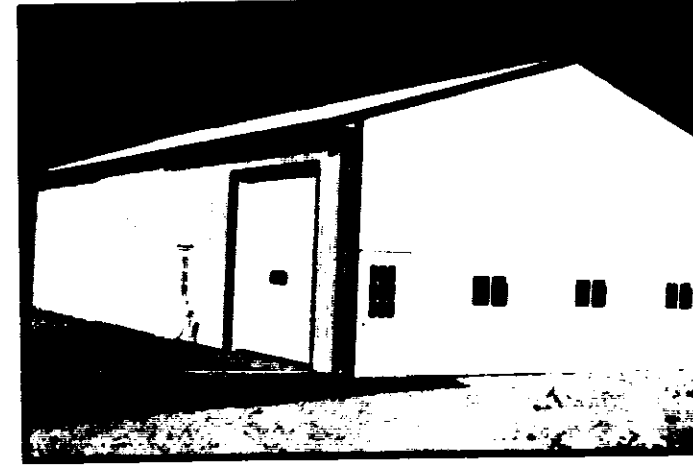


MUSSER & ASSOCIATES, INC.

FETTERVILLE

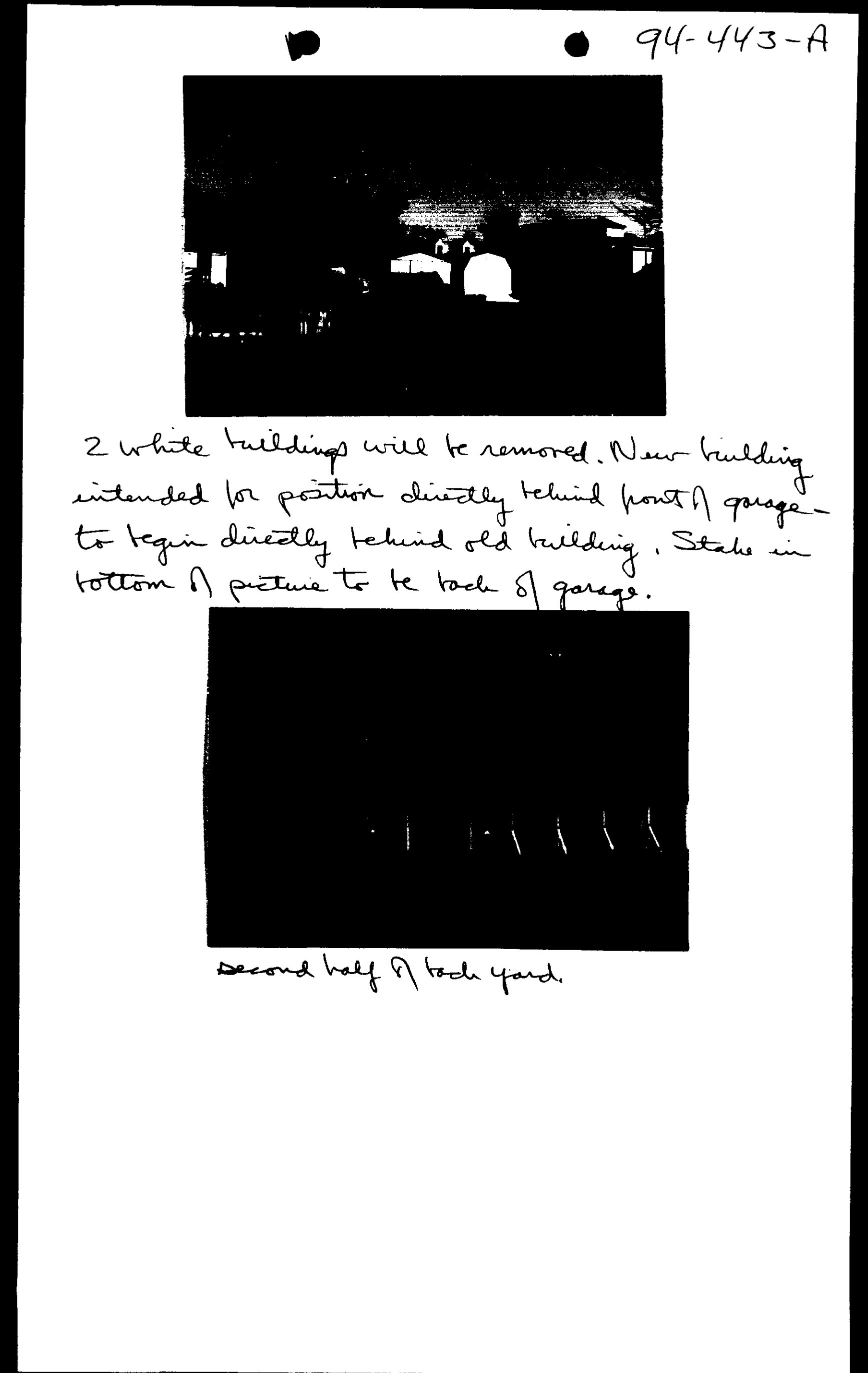
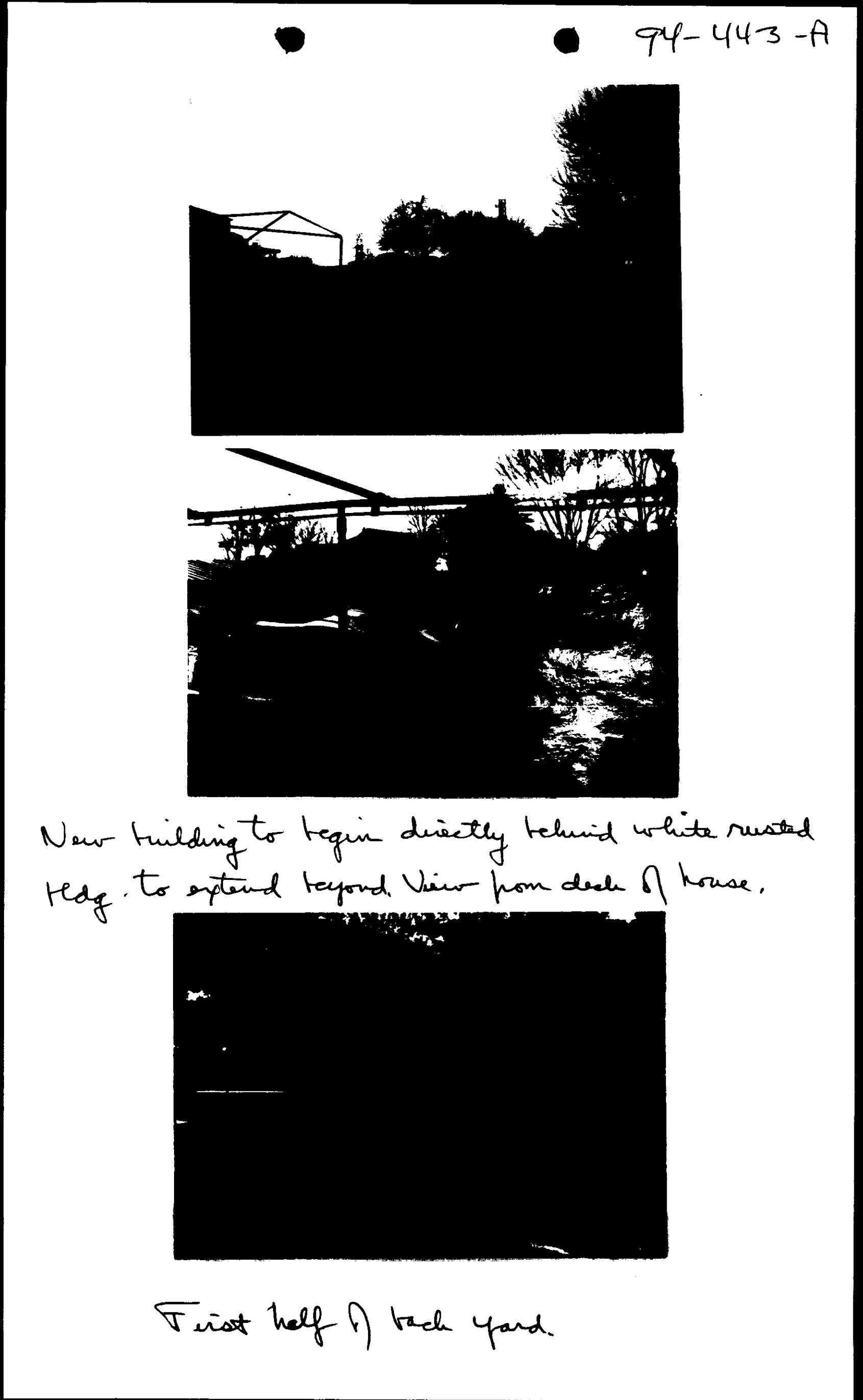
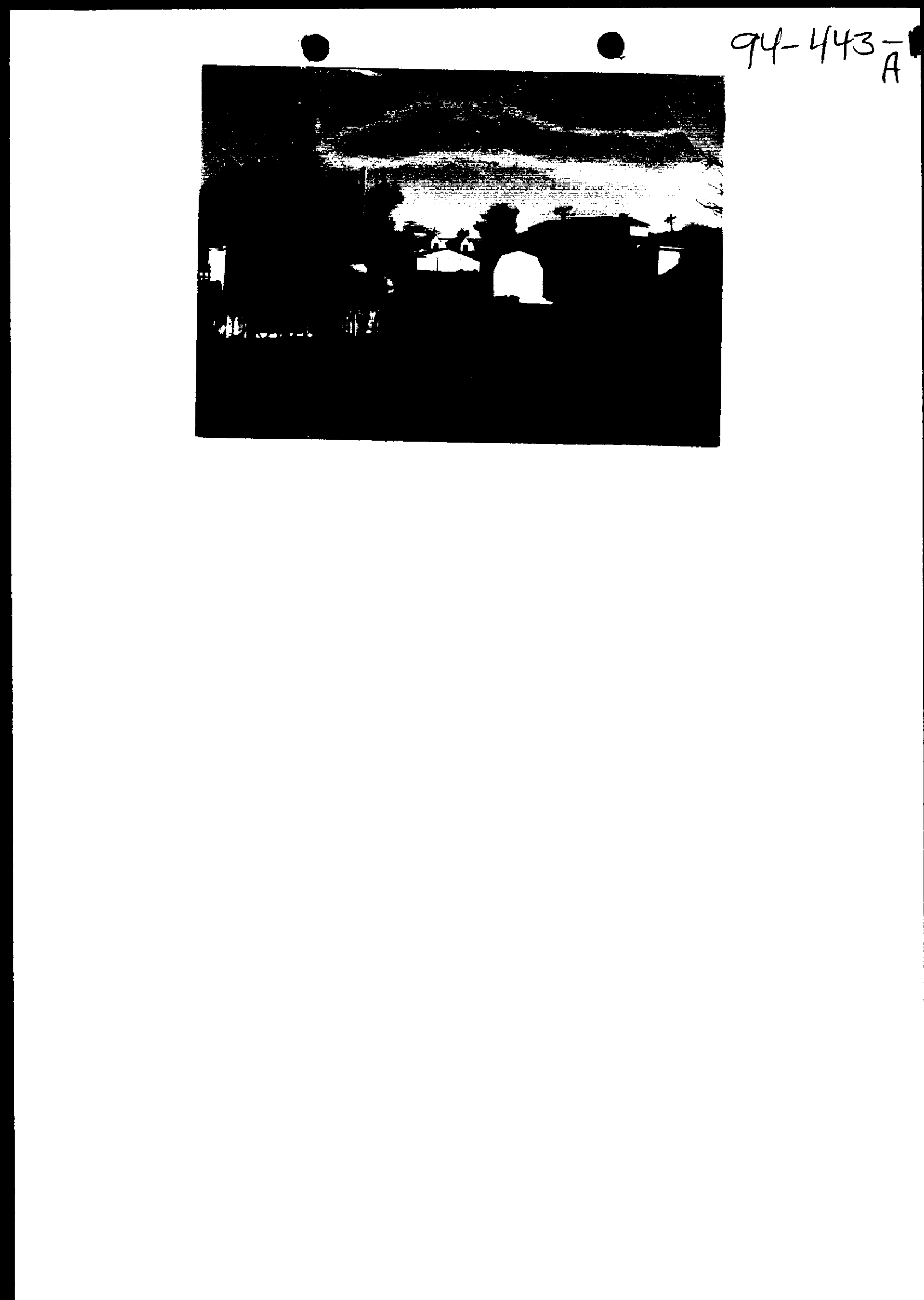
SALES





245 Fetterville Road • East Earl, PA 17519
717-354-7561 1-800-331-1875 FAX 717-355-9181
#434



IN RE: PETITION FOR ADMIN. VARIANCE
NW/4 Bird River Road, 150' NE of
the c/l of Hilltop Road
(10242 Bird River Road)
15th Election District
5th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-443-A

James L. Scott, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 10242 Bird River Road, located in the vicinity of Cowenton in southeastern Baltimore County. The Petition was filed by the owners of the property, James L. and Margaret D. Scott. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building height of 20 feet, 6 inches in lieu of the permitted 15 feet for a proposed pole barn in accordance with the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements

of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building height of 20 feet, 6 inches in lieu of the maximum permitted 15 feet for a proposed pole barn, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The proposed pole barn shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) The two existing sheds shall be removed from the property prior to the issuance of any use and occupancy permits for the proposed pole barn.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 8, 1994

(410) 887-4386

Mr. & Mrs. James L. Scott
10242 Bird River Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/4 Bird River Road, 150' NE of the c/l of Hilltop Road
(10242 Bird River Road)
15th Election District - 5th Councilmanic District
James L. Scott, et ux - Petitioners
Case No. 94-443-A

Dear Mr. & Mrs. Scott:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10242 Bird River Road
which is presently zoned RC-3

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(s) 400.3 to permit
a height of 20' 6" in lieu of 15' for an accessory building

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

1. RV to Trail
2. Storage purposes
3. To prevent previous vandalism

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.

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Contact Person(s):
Legal Owner(s):
Type of Petitioner:
Signature:
Address:
City: State: Zip Code:
Attorney for Petitioner:
Type of Petitioner:
Signature:
Address:
City: State: Zip Code:
Name: Address and phone number of representative to be contacted:
Name: Address: Phone No:

James L. Scott
James L. Scott

Margaret D. Scott
Margaret D. Scott

Margaret D. Scott
Margaret D. Scott

Margaret D. Scott
Margaret D. Scott

Margaret D. Scott
Margaret D. Scott

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Margaret D. Scott

Margaret D. Scott
Margaret D. Scott

Margaret D. Scott
Margaret D. Scott

ORDER RECEIVED FOR FILING
Date: 5/11/94
By: [Signature]

REVIEWED BY: TMK DATE: 5/11/94
ESTIMATED POSTING DATE: 5/22/94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 434

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) were competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at: 10242 Bird River Road

Address: Baltimore Maryland 21220

City: State: Zip Code:

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Storage of RV and small boat to prevent from
past vandalism

#434
94-443-A
Beginning on the northwest side of
Bird River Road, 20 feet wide paving, 150
feet northeast the centerline of Hilltop Road.
Having a deed reference of Liber 5833,
Page 043 which is not in a recorded
subdivision. Also known as 10242
Bird River Road containing 1.19 acres
in the 15th Election District

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 15th Date of Posting: 5/11/94
Posted for: Administrative
Petitioner: James L. & Margaret D. Scott
Location of property: 10242 Bird River Rd, NW/4
Location of Sign: Existing shed, on property being removed
Remarks: None
Posted by: TMK Date of return: 5/12/94
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
94-443-A
Account: 8-401-6180
Number:
Item Number: 434
Taken in by: TMK

Date: 5/11/94
Scott, James - 10242 Bird River Rd
010 - Admin Zoning Variance - \$ 50.00
080 - 1 sign posting - \$ 35.00
Total - \$ 85.00

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: June 2, 1994

SUBJECT: 10242 Bird River Road

INFORMATION:

Item Number: 434

Petitioner: Scott Property

Property Size:

Zoning: R.C. 3

Requested Action:

Hearing Date:

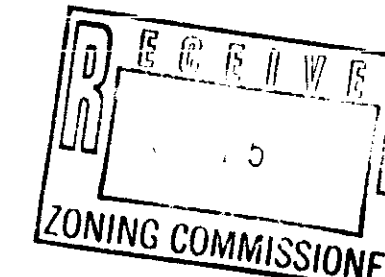
SUMMARY OF RECOMMENDATIONS:

Elevation drawings for the proposed structure reveal a very large building that could provide an opportunity for many non-residential uses, such as service garage activity. Therefore, should the applicant's request be granted, use of the building should be limited to storage purposes only.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol Kern*

PK/JL:lw



SITE



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'±	COWENTON	NE
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	7-J
		#434

second half of back yard.

IN RE: PETITION FOR ADMIN. VARIANCE
NW/4 Bird River Road, 150' NE of
the c/l of Hilltop Road
(10242 Bird River Road)
15th Election District
5th Councilmanic District
James L. Scott, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-443-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 10242 Bird River Road, located in the vicinity of Cowenton in southeastern Baltimore County. The Petition was filed by the owners of the property, James L. and Margaret D. Scott. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building height of 20 feet, 6 inches in lieu of the permitted 15 feet for a proposed pole barn in accordance with the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements

of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building height of 20 feet, 6 inches in lieu of the maximum permitted 15 feet for a proposed pole barn, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The proposed pole barn shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) The two existing sheds shall be removed from the property prior to the issuance of any use and occupancy permits for the proposed pole barn.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 8, 1994

(410) 887-4386

Mr. & Mrs. James L. Scott
10242 Bird River Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/4 Bird River Road, 150' NE of the c/l of Hilltop Road
(10242 Bird River Road)
15th Election District - 5th Councilmanic District
James L. Scott, et ux - Petitioners
Case No. 94-443-A

Dear Mr. & Mrs. Scott:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10242 Bird River Road
which is presently zoned RC-3

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(s) 400.3 to permit
a height of 20' 6" in lieu of 15' for an accessory building

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

1. RV to Trail
2. Storage purposes
3. To prevent previous vandalism

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.

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Contact Person(s):
Legal Owner(s):
Type of Petitioner:
Signature:
Address:
City: State: Zip Code:
Attorney for Petitioner:
Type of Petitioner:
Signature:
Address: Phone No.:
City: State: Zip Code:
Name: Address and phone number of representative to be contacted:
Name: Address: Phone No.:

ORDER RECEIVED FOR FILING
Date: 5/11/94
By: [Signature]

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this 10 day of May, 1994, that the subject matter of this petition be set for a public hearing, to be held at the Zoning Commission of Baltimore County, in the presence of the general population throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: TMK DATE: 5/11/94
ESTIMATED POSTING DATE: 5/22/94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 434

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) were competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at: 10242 Bird River Road
Address: Baltimore Maryland 21220
City: State: Zip Code:

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Storage of RV and small boat to prevent from
past vandalism

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

James L. Scott
James L. Scott
Margaret D. Scott
Margaret D. Scott
(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James L. Scott and Margaret D. Scott

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Date: 5/10/94

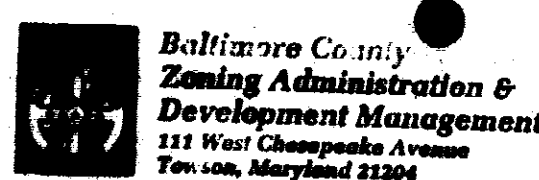
My Commission Expires: 10-1-96

#434
94-443-A

Beginning on the northwest side of
Bird River Road, 20 feet wide paving, 150
feet northeast the centerline of Hilltop Road.
Having a deed reference of Liber 5833,
Page 043 which is not in a recorded
subdivision. Also known as 10242
Bird River Road containing 1.19 acres
in the 15th Election District

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 15th Date of Posting: 5/11/94
Posted for: Administrative
Petitioner: James L. & Margaret D. Scott
Location of property: 10242 Bird River Rd, NW/4
Location of Sign: Facing the street, on property being varied
Remarks: None
Posted by: TMK Date of return: 5/12/94
Number of Signs: 1



Date: 5/11/94

Scott, James - 10242 Bird River Rd
010 - Admin Zoning Variance - \$ 50.00
080 - 1 sign posting - \$ 35.00
Total - \$ 85.00

receipt
94-443-A

Account: 8-401-6180
Number:
Item Number: 434
Taken In By: TMK

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: June 2, 1994

SUBJECT: 10242 Bird River Road

INFORMATION:

Item Number: 434
Petitioner: Scott Property
Property Size: _____
Zoning: R.C. 3
Requested Action: _____
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Elevation drawings for the proposed structure reveal a very large building that could provide an opportunity for many non-residential uses, such as service garage activity. Therefore, should the applicant's request be granted, use of the building should be limited to storage purposes only.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol Kern*

PK/JL:lw

