

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/S Burke Road, 1050 ft. W
 of c/l Bowleys Quarters Road * ZONING COMMISSIONER
 1342 Burke Road
 15th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District
 Ronald J. Chartier, et ux * Case No. 97-104-A
 Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1342 Burke Road in Bowleys Quarters. The Petition is filed by Ronald J. Chartier and Angela P. Chartier, his wife, property owners. Variance relief is requested from Sections 1A04.3.B.3, 1A04.3.B.4 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit lot line setbacks of 7.5 ft., a street centerline setback of 35 ft. and 25% building coverage of the lot, in lieu of 50 ft., 75 ft. and 15%, respectively. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Ronald J. Chartier, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered was that the subject property is approximately .187 acres in area (8150 sq. ft.) zoned R.C.5. This is a waterfront property located adjacent to Galloway Creek in the Bowleys Quarters section of Baltimore County. Vehicular access to the property is by Burke Road. The Petitioner indicated that he and his wife have owned the property for approximately 3 months. He described the site as rectangular in shape, containing 50 ft. in width and approximately 160 ft. in depth. Presently, the property is improved with an existing single family dwelling which is in a state of disrepair. A detached garage is also

ORDER RECEIVED FOR FILING
 Date 10/21/96
 By [Signature]

MICROFILMED

located on the property and it is likewise in need of repair. Photographs were submitted of the site and the structures thereon depicting the location and condition of these buildings.

The Petitioner proposes razing the existing structures, and in their place, a single family dwelling will be constructed. The dwelling will contain an attached garage. Floor plans and elevation drawings of the proposed structures, which have been reviewed and approved by the Office of Planning, were submitted at the hearing. It is clear that the proposed buildings will be a significant improvement over the existing structures.

The subject lot is narrow, only 50 ft. in width; thus, compliance with the setback regulation is not possible. The proposed dwelling is 35 ft. in width leaving 15 ft. for the side yards. The plan shows that this dimension will be split equally so that each side yard will be 7.5 ft.

Variance relief is also requested for the setback to the street centerline. As noted above, the proposed garage will be attached and is, thus, part of the principal building. Moreover, for environmental reasons, the Petitioner does not want to construct the house any closer to Galloway Creek. Thus, a 35 ft. setback from the street centerline is requested in lieu of the required 75 ft.

Lastly, relief is requested as it relates to the area of the lot to be covered by the building. As noted in the Petition, 25% of the lot will be so covered. This is consistent with the coverage by the existing buildings.

All of the variances requested are driven by the fact that the property is zoned R.C.5. The small area of the lot makes compliance with the R.C.5 setback and area requirements impossible.

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Date 10/21/96
By M. Hawk

MICROFILMED

Based upon the testimony and evidence presented, it is clear that the Petitioner has satisfied the requirements of Section 307 of the BCZR. Thus, the variances will be granted.

Notwithstanding the granting of the variances, I will impose several conditions to safeguard the surrounding locale. In this regard, Zoning Plans Advisory Committee (ZAC) comments were issued by both Development Plans Review Division and the Department of Environmental Protection and Resource Management. Obviously, the property is environmentally sensitive by virtue of its location on Galloway Creek. The Petitioners' proposed construction shall be in accordance with the recommendations by those agencies.

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 21st day of October, 1996 that a variance from Sections 1A04.3.B.3, 1A04.3.B.4 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit lot line setbacks of 7.5 ft., a street centerline setback of 35 ft., and 25% building coverage of the lot, in lieu of 50 ft., 75 ft. and 15%, respectively, be and is hereby GRANTED, subject, however, to the following restrictions:

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. Compliance with the ZAC comments submitted by the Development Plans Review Division dated September 23, 1996, (attached hereto) are adopted in their entirety and made a part of this Order.

ORDER RECEIVED FOR FILING

Date

10/21/96

By

M. P. Pook

RECORDED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 18, 1996

Mr. and Mrs. Ronald J. Chartier
1342 Burke Road
Baltimore, Maryland 21220

RE: Case No. 97-104-A
Petition for Zoning Variance
Property: 1342 Burke Road

Dear Mr. and Mr. Chartier:

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 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1342 BURKE ROAD

97-104-A

which is presently zoned R.C. 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(s)

1 A04.3.B.3, 1 A04.3.B.4, and 304 to permit lot line setbacks of 7.5'; a street centerline setback of 35'; and a 25% building coverage in lieu of 50'; 75'; and 15%; respectively, and approve an undersized lot.

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

Existing lot 50' wide to be determined at hearing

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

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

JAMES
MR. RONALD ~~ANGELA~~ CHARTIER

Signature

SAME MRS. ANGELA P. CHARTIER

Signature

1342 BURKE ROAD 410 391-8977

BALTIMORE MD 21220

Name, Address and phone number of representative to be contacted.

RONALD J. CHARTIER

1342 BURKE ROAD 410 391-8977

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2 hr

the following dates _____ Next Two Months

ALL OTHER _____

REVIEWED BY: [Signature] DATE 9/4/46



Printed with Soybean Ink on Recycled Paper

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ZONING DESCRIPTION

97-104-A

ZONING DESCRIPTION FOR 1342 BURKE ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF
BURKE ROAD WHICH IS 20'

WIDE AT THE DISTANCE OF ^{1050'}~~350'~~, NORTH OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET
BOWLEYS QUARTERS ROAD WHICH IS 50' WIDE.

BEING LOT # 143, BLOCK 1, SECTION # 3-104(F)
IN THE SUBDIVISION OF BOWLEYS QUARTERS CO.

AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 7,
FOLIO # 12, CONTAINING 8150 SQ. FT. ALSO
KNOWN AS 304 BOWLEYS ROAD AND LOCATED
IN THE 15TH ELECTION DISTRICT, 5 COUNCIL-
MANIC DISTRICT.

RECORDED

104

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-104-A

District _____ Date of Posting 9/24/96

Posted for: Oct. 9, 1996 Hearing

Petitioner: Chartier

Location of property: 1342 Burke Rd

Location of Signs: Front of Property

Remarks: _____

Posted by Wade Taylor Date of return: _____
Signature

Number of Signs: _____

MICROFILMED



NOTICE OF HEARING

The Zoning Commission 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: #97-104-A
(Item 104)
1342 Burke Road
NW/S Burke Road, 1050 W of
c/1 Bowleys Quarters Road
15th Election District
5th Councilmanic

Legal Owner(s):
Ronald James Chartier and
Angela P. Chartier

Variance: to permit lot line setbacks of 7.5 feet, a street centerline setback of 35 feet, and 25% building coverage in lieu of 50 feet, 75 feet, and 15%, respectively, and approve an undersized lot.

Hearing: Wednesday, October 9, 1996 at 10:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3393.
(2) For information concerning the File and/or Hearing Please Call 887-3391.

9/201 Sept. 19

C83679

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-19, 1996

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 9-19, 1996.

THE JEFFERSONIAN,

A. Henriksen
LEGAL AD. - TOWSON

MICROFILMED

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

No. **024832**

97-104

DATE 9-4-96 ACCOUNT 01-615

Items 104

By: mk

AMOUNT \$ 85.00

RECEIVED FROM: Chartier, Ronald - 1342 Burke Rd.

010- Res Var. - \$50.00

050- 1 sign postng - \$35.00

\$85.00

FOR: **RV + SIGN**

03A91#0074MICHRC \$85.00

BA 0010:45AM09 04 96

VALIDATION OR SIGNATURE OF CASHIER

DISPOSITION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 104 Petitioner: Ronald James Chartier

Location: 1342 Burke Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald James Chartier

ADDRESS: 1342 Burke Road

Baltimore MD 21220

PHONE NUMBER: (410) 391-8977

MICROFILMED

97-104-A

TO: PUTUXENT PUBLISHING COMPANY
September 19, 1996 Issue - Jeffersonian

Please forward billing to:

Ronald James Chartier
1342 Burke Road
Baltimore, MD 21220
391-8977

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: 97-104-A (Item 104)
1342 Burke Road
NW/S Burke Road, 1050' W of c/l Bowleys Quarters Road
15th Election District - 5th Councilmanic
Legal Owner(s): Ronald James Chartier and Angela P. Chartier

Variance to permit lot line setbacks of 7.5 feet, a street centerline setback of 35 feet, and 25% building coverage in lieu of 50 feet, 75 feet, and 15%, respectively; and approve an undersized lot.

HEARING: WEDNESDAY, OCTOBER 9, 1996 at 10:00 a.m in Room 106 County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1996

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: 97-104-A (Item 104)
1342 Burke Road
NW/S Burke Road, 1050' W of c/l Bowleys Quarters Road
15th Election District - 5th Councilmanic
Legal Owner(s): Ronald James Chartier and Angela P. Chartier

Variance to permit lot line setbacks of 7.5 feet, a street centerline setback of 35 feet, and 25% building coverage in lieu of 50 feet, 75 feet, and 15%, respectively; and approve an undersized lot.

HEARING: WEDNESDAY, OCTOBER 9, 1996 at 10:00 a.m in Room 106 County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Ronald and Angela Chartier

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

97-104-A

RECEIVED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 2, 1996

Mr. and Mrs. Ronald James Chartier
1342 Burke Road
Baltimore, MD 21220

RE: Item No.: 104
Case No.: 97-104-A
Petitioner: Ronald Chartier, et ux

Dear Mr. and Mrs. Chartier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 4, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

151



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: September 23, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 September 24, 1996
 Item No. 104

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

Burke Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE27A

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 25, 1996

FROM: Robert A. Wirth *RAW/gg*
DEPRM

SUBJECT: Zoning Item #104 - Chartier Property
1342 Burke Road
Zoning Advisory Committee Meeting of September 16, 1996

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

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The property appears to be in a Chesapeake Bay Critical Area mapped Buffer Management Area based upon an office review and will require compliance with the Buffer Management Area Plan.

Ground Water Management

An evaluation of the sewage disposal system must be conducted. Contact Rob Powell of Ground Water Management at 887-2762.

RAW:SA:sp

c: Ronald & Angela Chartier

CHARTIER/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

9-18-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 104 (MSK)

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 09/19/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS (104), 105, 106, 107, 108 & 109.

1013

Handwritten signature

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Roslyn Eubanks
 PDM

DATE: September 19, 1996

FROM: Jeffrey Long
 Planning Office

J.L.

SUBJECT: ZAC

Please be advised that more time is needed to review the following petitions:

Item Nos. 103 & 104

Contact me on 887-3495 if you have any questions.

c: Gary Kerns
 JL

ZAC1/PZONE/TXTJWL

20 083

MICROFILMED

BALTIMORE COUNTY PERSONNEL
RULES AND REGULATIONS

RULE 7 PROBATIONARY PERIOD

REGULATION 7.01

All appointments to the jobs in the Classified Service shall be for a probationary period of three (3) months. Subject to the approval of the Director of Personnel, the department or office head may grant one (1) additional three (3) month extension of the probationary period; provided, however, that the probationary period of entrance level deputy sheriff and correctional officer shall be for a period of one (1) year. (Bill No. 72, 1977, Bill No. 27, 1983, Bill No. 17, 1990)

REGULATION 7.02

During the probationary period, an employee may be dismissed from his job at any time without right of appeal or hearing before the Personnel and Salary Advisory Board.

REGULATION 7.03

In any dismissal action involving an employee serving a probationary period, the appointing authority shall give the employee reasonable notice of the dismissal action and shall forward a copy of such notice to the Director of Personnel.

REGULATION 7.04

An employee who is reinstated in the same job in the department in which he had previously served a satisfactory probation shall not be subject to a new probationary period.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 19, 1996

FROM: Pat Keller, Director
Planning Office

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 104, 105, 106, 107, and 108

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 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kern

PK/JL

PETITION PROBLEMS

#104 --- MJK

1. Where is undersized lot package that gets sent to OPCC?

#108 --- CAM

1. No section number or wording on petition form.
2. Where is use permit that is referred to on the folder?

9/9/96

97-104-A

SEP 12 1996

BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

ROUGH WIRING

All switches, receptacles, and lights to be counted as outlets:

1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof - \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service	\$44.00
Not over 200 amp. service	\$52.00
Over 200 amp. service	\$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional
6 or more - \$17.00 per apartment, Service Additional

ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . .	\$17.00 -- \$5.00	Secondary Fee
1 HP to 40 HP, KW or KVA	\$17.00 -- \$5.00	
Over 40 HP to 75 HP, KW or KVA	\$17.00 -- \$6.00	
Over 75 HP, KW or KVA	\$17.00 -- \$7.00	

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps	\$17.00
Over 400, not over 800 amps	\$25.00
Over 800 amps	\$43.00

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA	\$19.00
Over 200 to 500 KVA	\$21.00
Over 500 KVA	\$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (Use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,
minimum fee. \$17.00
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each \$17.00
Single unit, non-automatic, Over 20 HP: apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES
1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW	\$17.00
11 to 25 KW	\$21.00
26 to 50 KW	\$28.00
Over 50 KW	\$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00
Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate . . . \$ 3.00
PRE-PURCHASE AND USE POSTWARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

8 W/O
Permit Number

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: **Undersized Lots**
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION: *Charter*

Ronald S. Charter 381-8977
Print Name of Applicant Address Telephone Number

Lot Address 1342 Burke Rd Election District 15 Council District 5 Square Feet 8100

Lot Location: N E S W side corner of Burke Rd, 1000 feet from N E S W corner of Bowleys Quarter
(street) (street)

Land Owner Ronald S. Charter Tax Account Number _____

Address 126 Bowersdale Rd Telephone Number 381-8977
Burke 21221

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning) PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application (<i>not filed yet</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan		
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)
Accepted by WJK
ZADM
Date 9/4/96

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the permit to conform with the following recommendations:

97-104-A

Signed by: Ervin McDaniel
for the Director, Office of Planning & Zoning

Date: 9/9/96

RE: PETITION FOR VARIANCE
1342 Burke Road, NW/S Burke Road, 1050'
W of c/l Bowleys Quarters Road
15th Election District, 5th Councilmanic

Ronald and Angela Chartier
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-104-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Ronald and Angela Chartier, 1342 Burke Road, Baltimore, MD 21220, Petitioners.

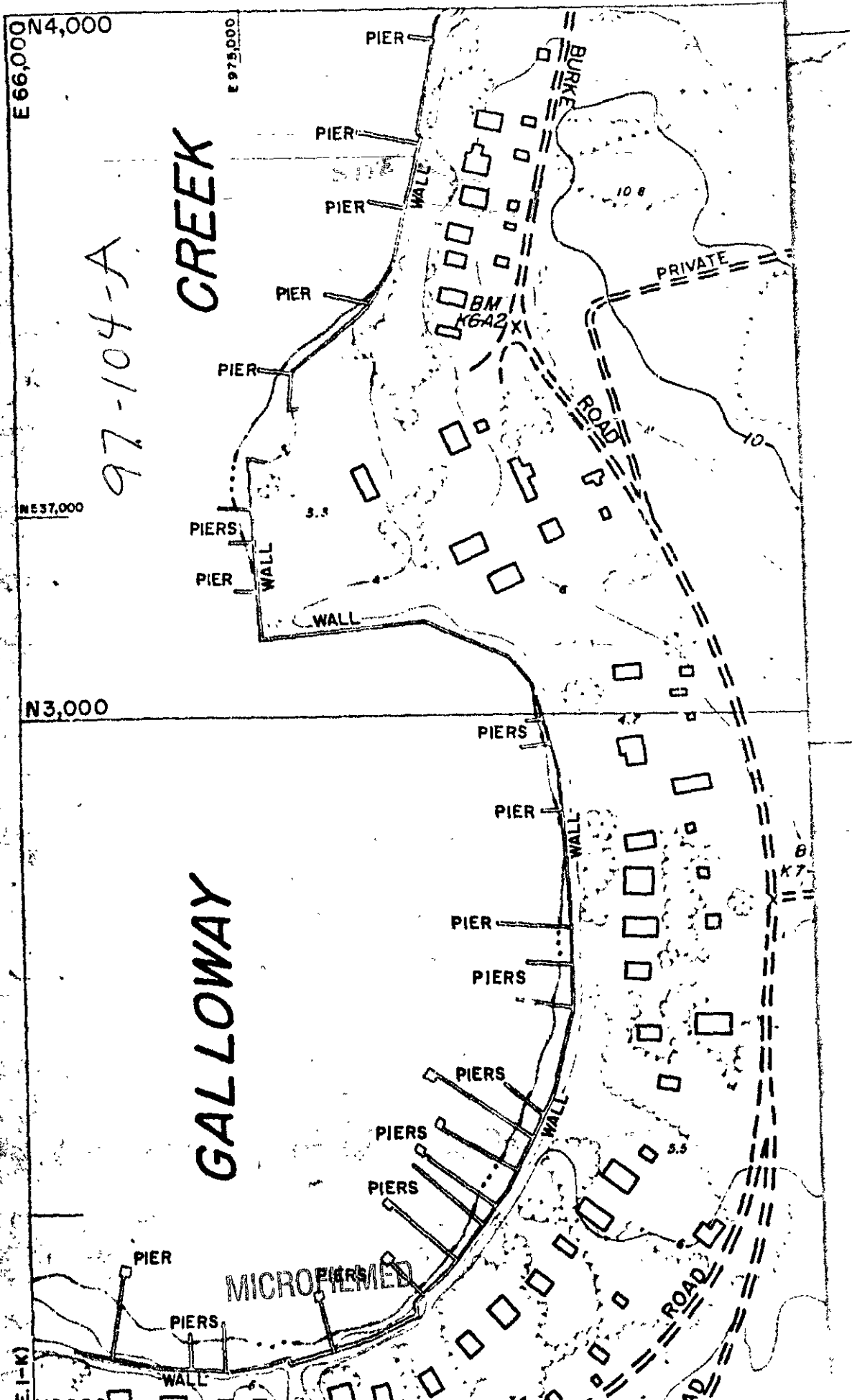
Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

8

3.5"

11"



Plat to accompany Petition for Zoning Variance Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

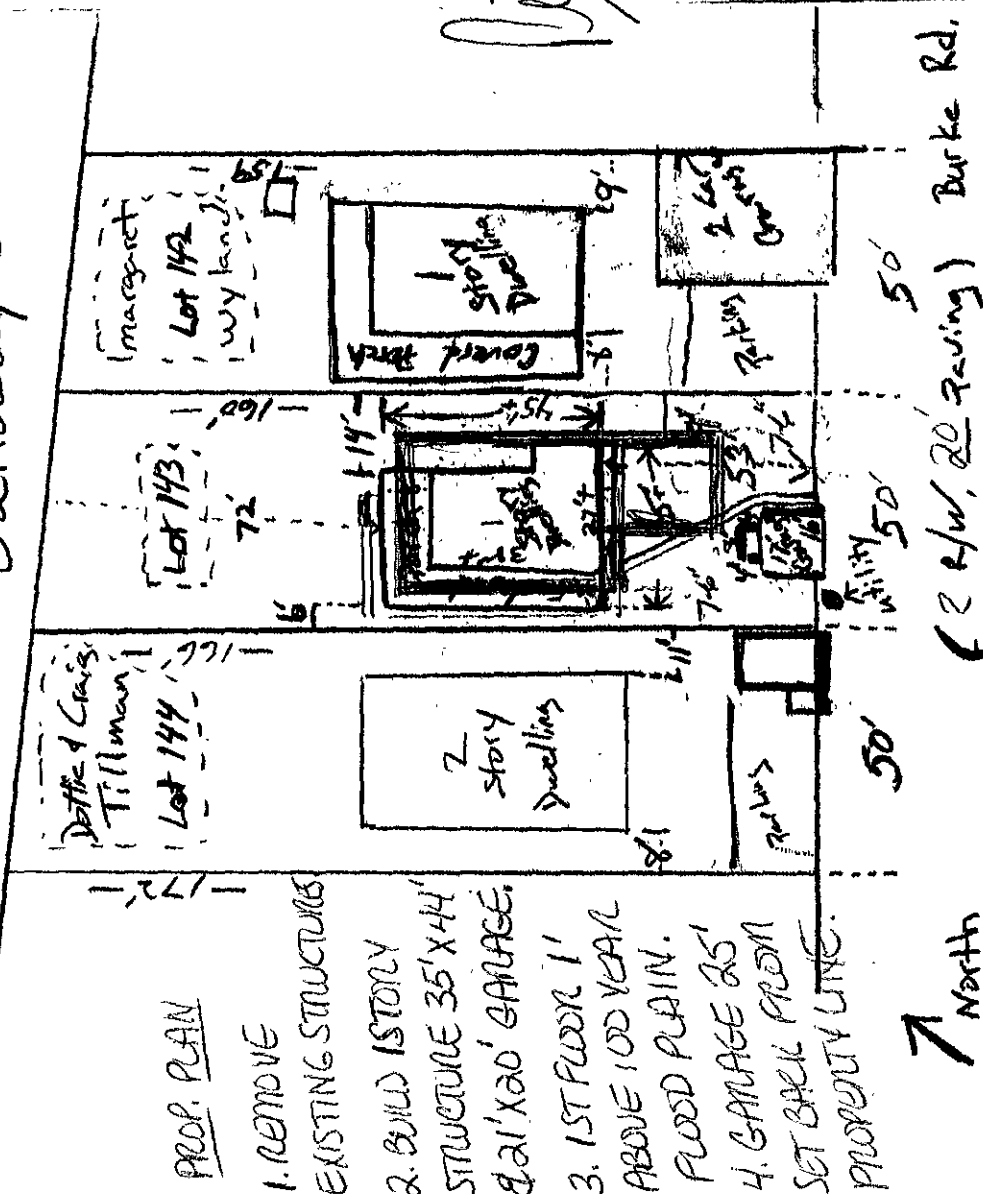
PROPERTY ADDRESS: 1342 Burke Rd. 21220

Subdivision name: Bowleys Quarters 97-104-A

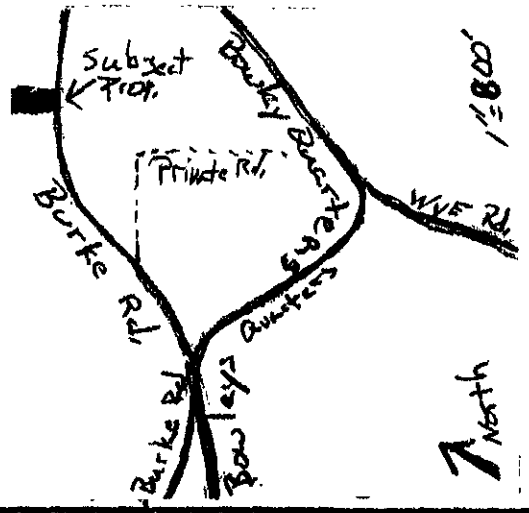
plat book # 7, folio # 12, lot # 143, section # 3-104(F)

OWNER: Ron & Angela Charter

Galloway Creek



North
date: 8/23/06
prepared by: Ron Charter Scale of Drawing: 1" = 40'



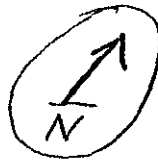
LOCATION INFORMATION

Election District: 15
Councilmanic District: 5
1" = 200' scale map #: R.C.15
Zoning: 0.187 8/60
Lot size: 0.187 acreage 8160 square feet

SEWER: public private
WATER: public private
Chesapeake Bay Critical Area: No
Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: MM ITEM #: 104 CASE#:

MICROFILMED



N20°42'E

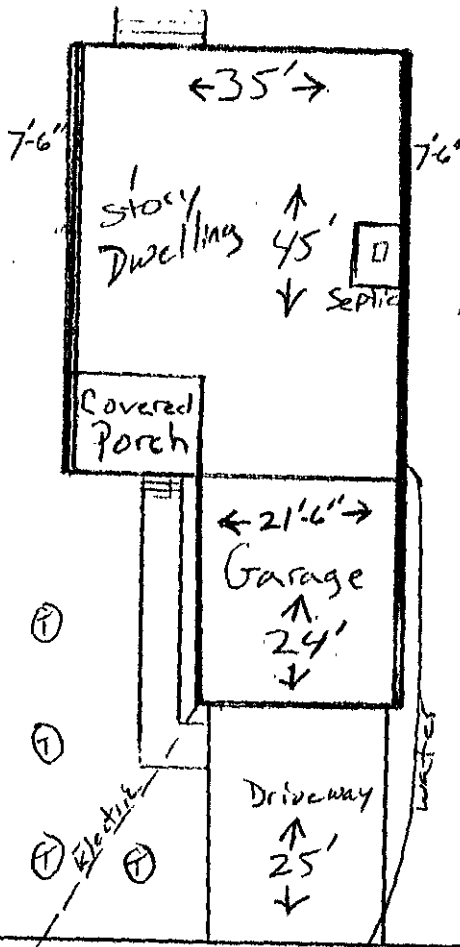
Lot # 144
Tillman

← 50' →
Lot # 143
Chartier

Lot # 142
Wyland

↑ 65'
↓
Existing Tree

166' N 69° 18' W



160'

⊕ = Proposed Trees

Scale: 1" = 20'

← 50' →

1342 Burke Rd,
21220

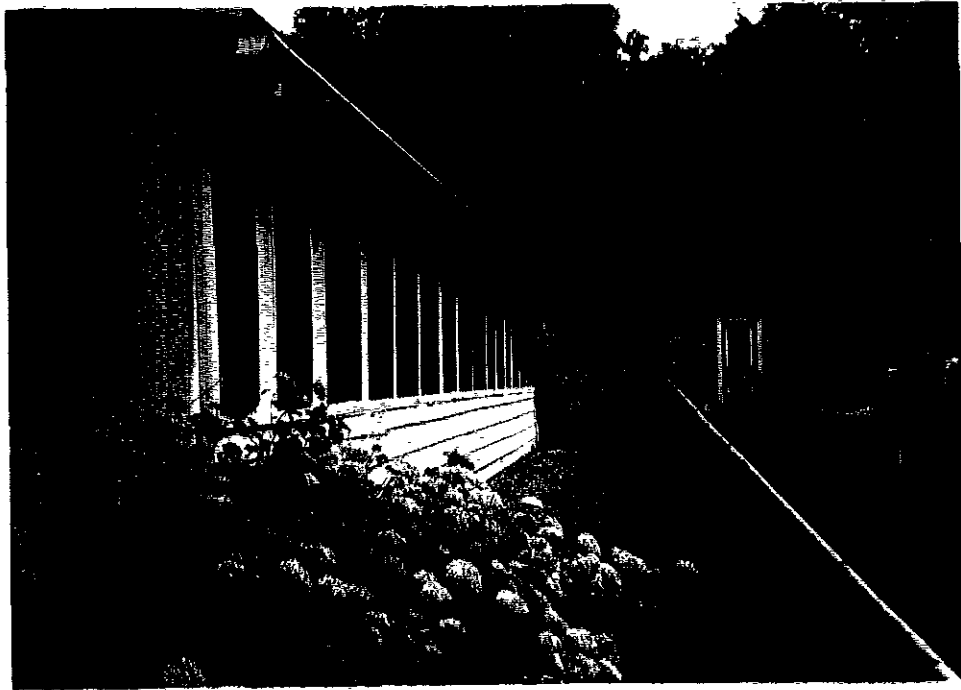
MICROFILMED



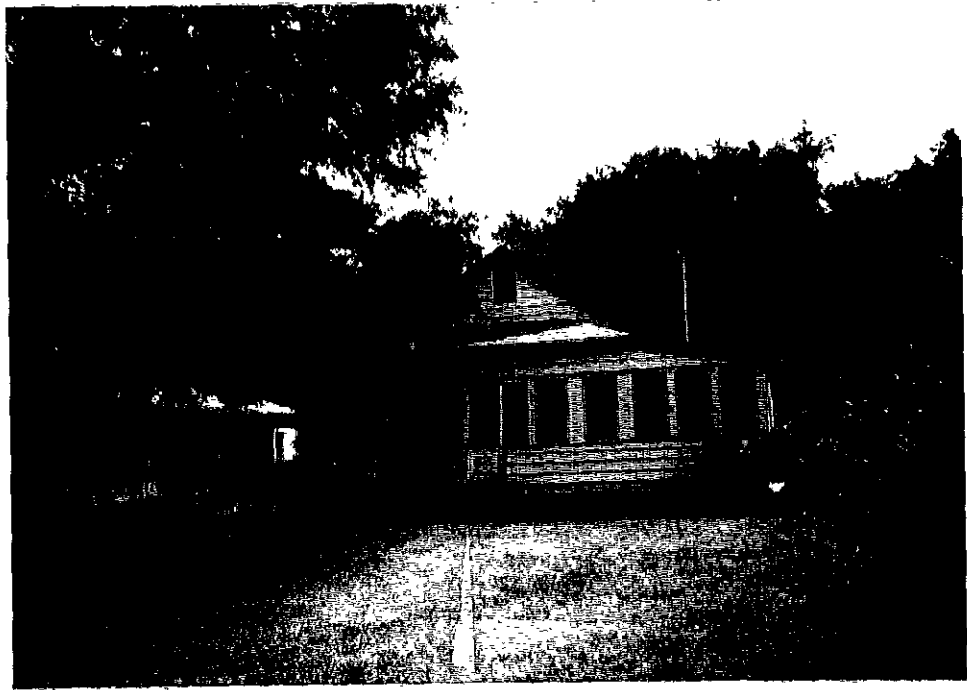
Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

MICROFILMED

104
Undersized lot pictures







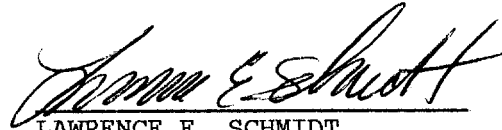




3. Compliance with the ZAC comments submitted by DEPRM dated September 25, 1996, (attached hereto) are adopted in their entirety and made a part of this Order.

4. The house and attached garage will be substantially in accordance with the elevation drawings.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

10/21/96

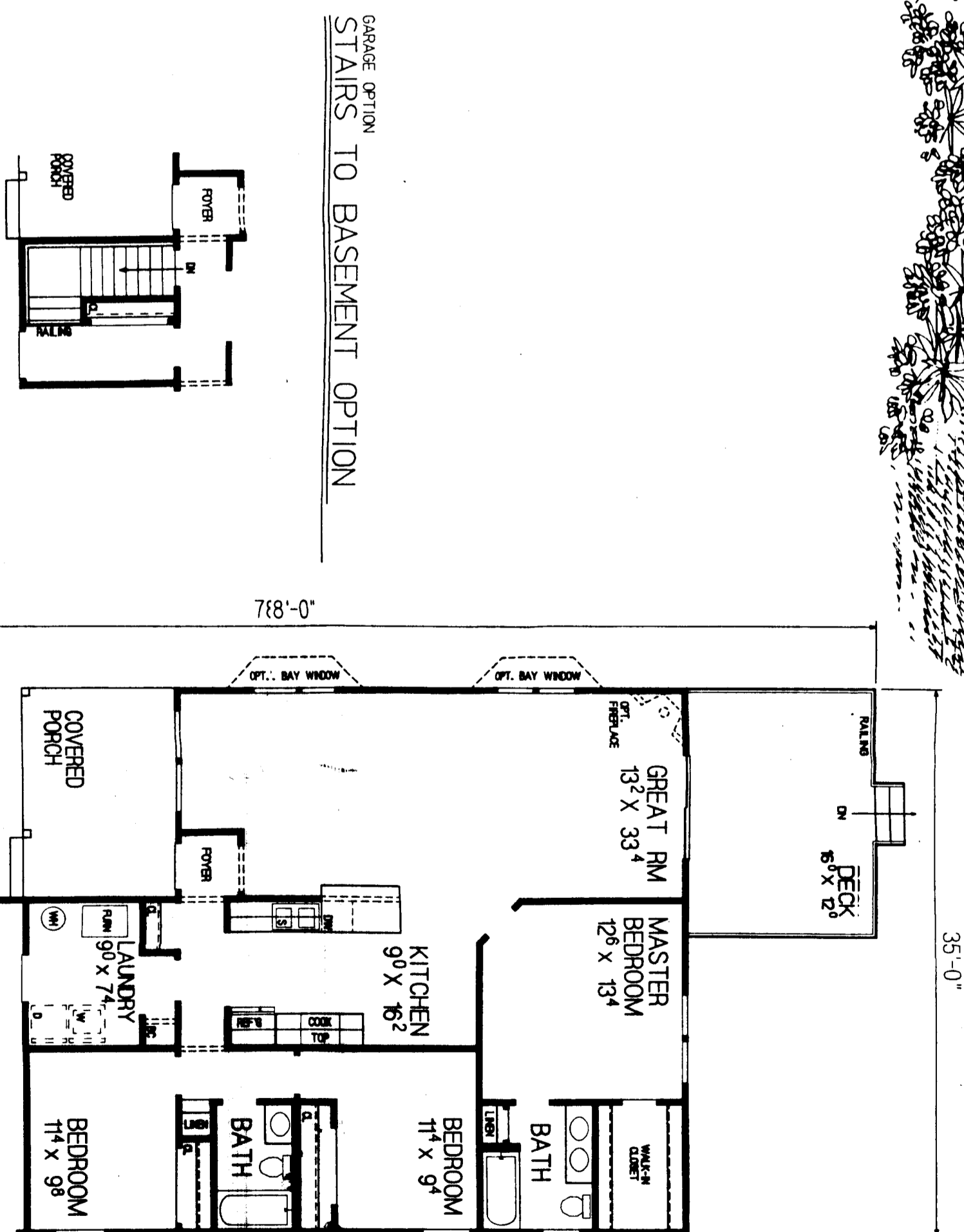
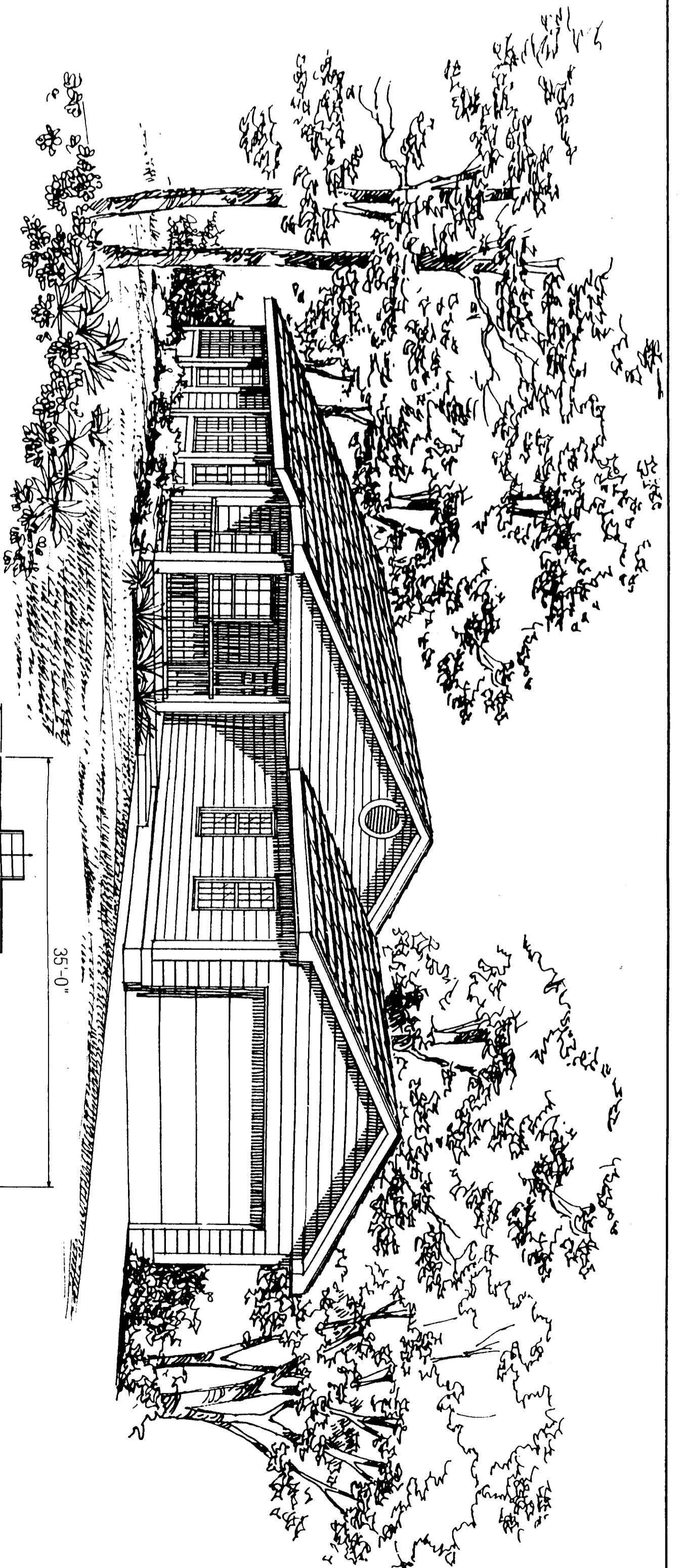
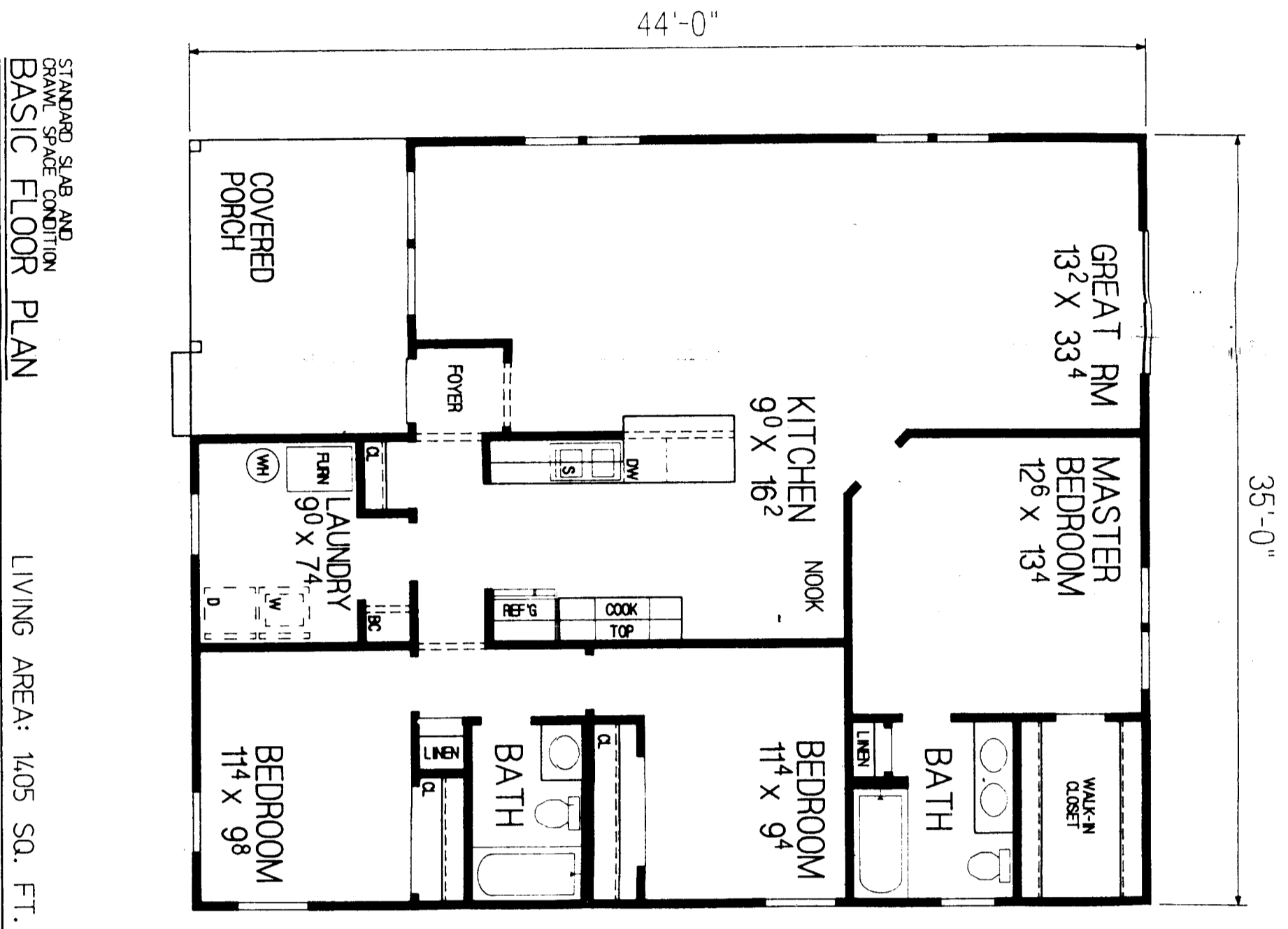
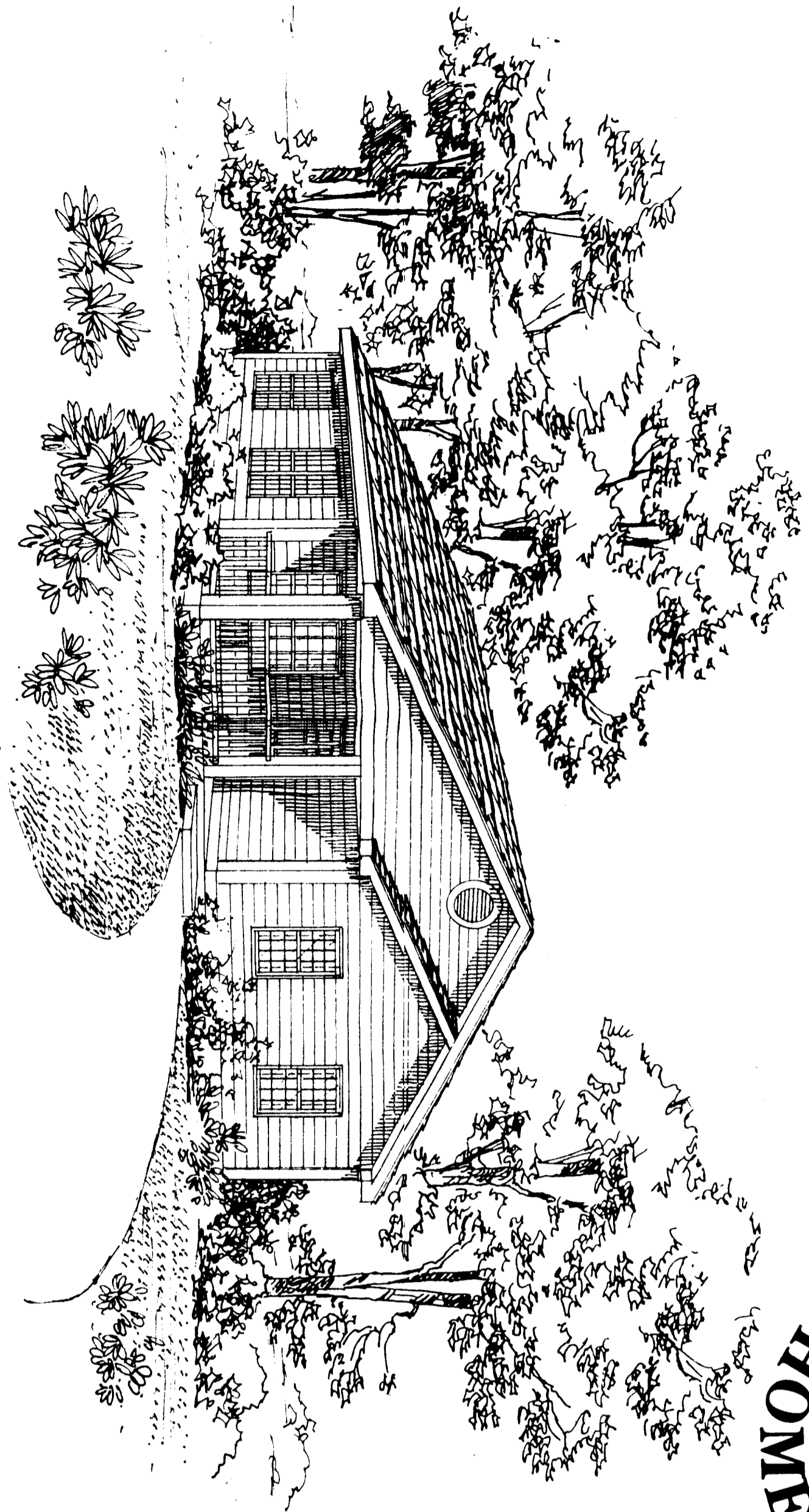
By

M. Hark

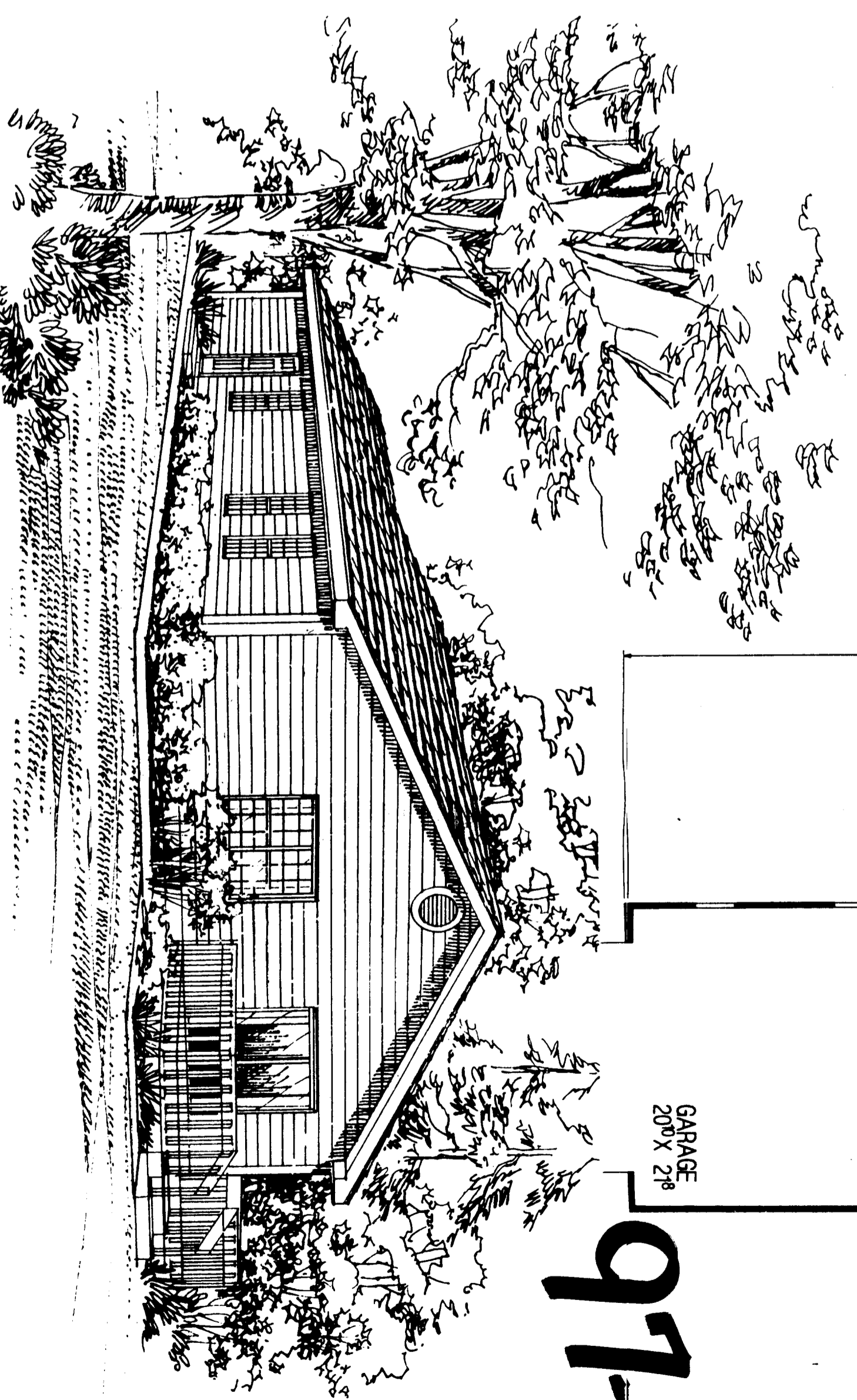
MICROFILMED

8418S

LEXINGTON



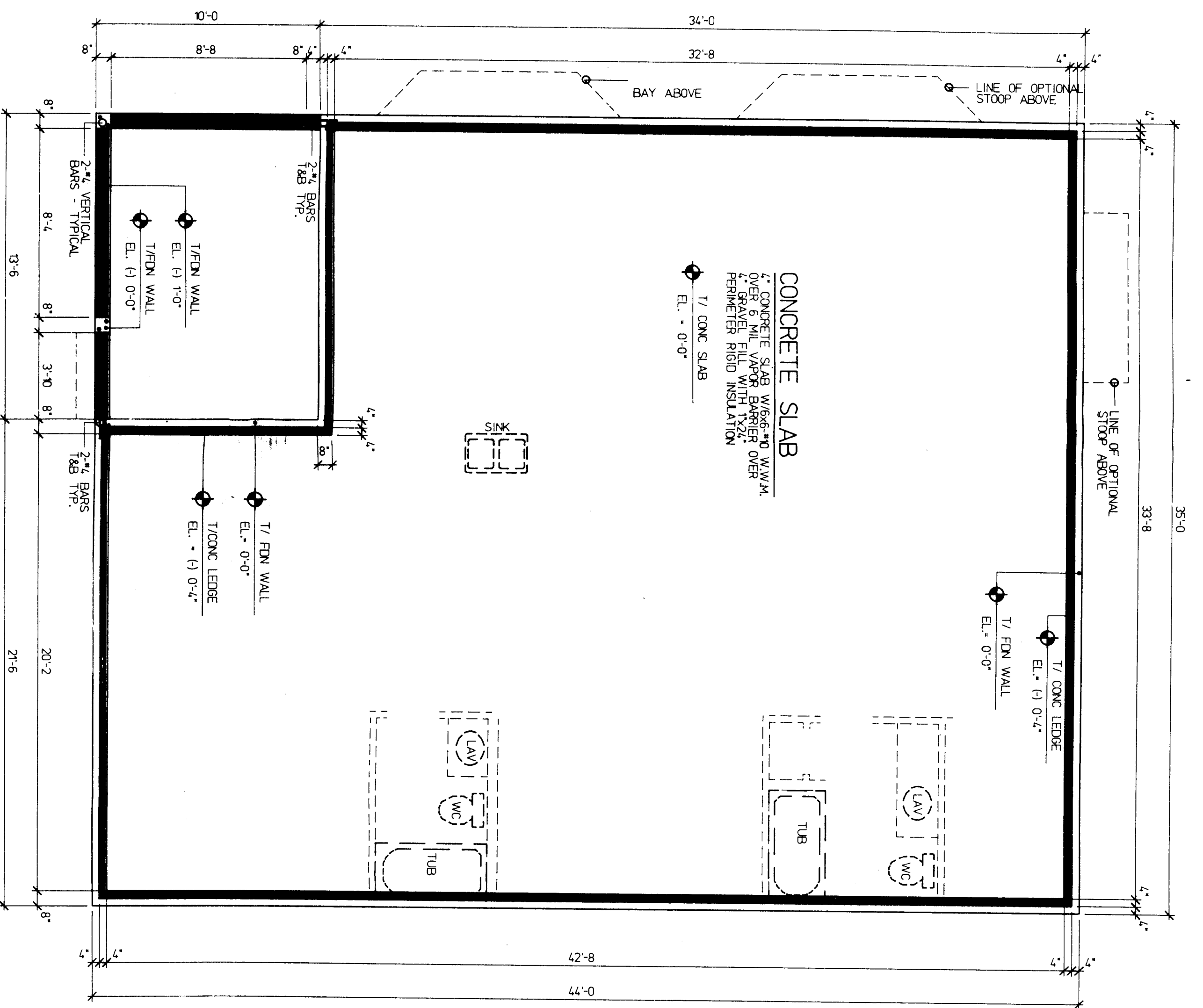
97-104-A



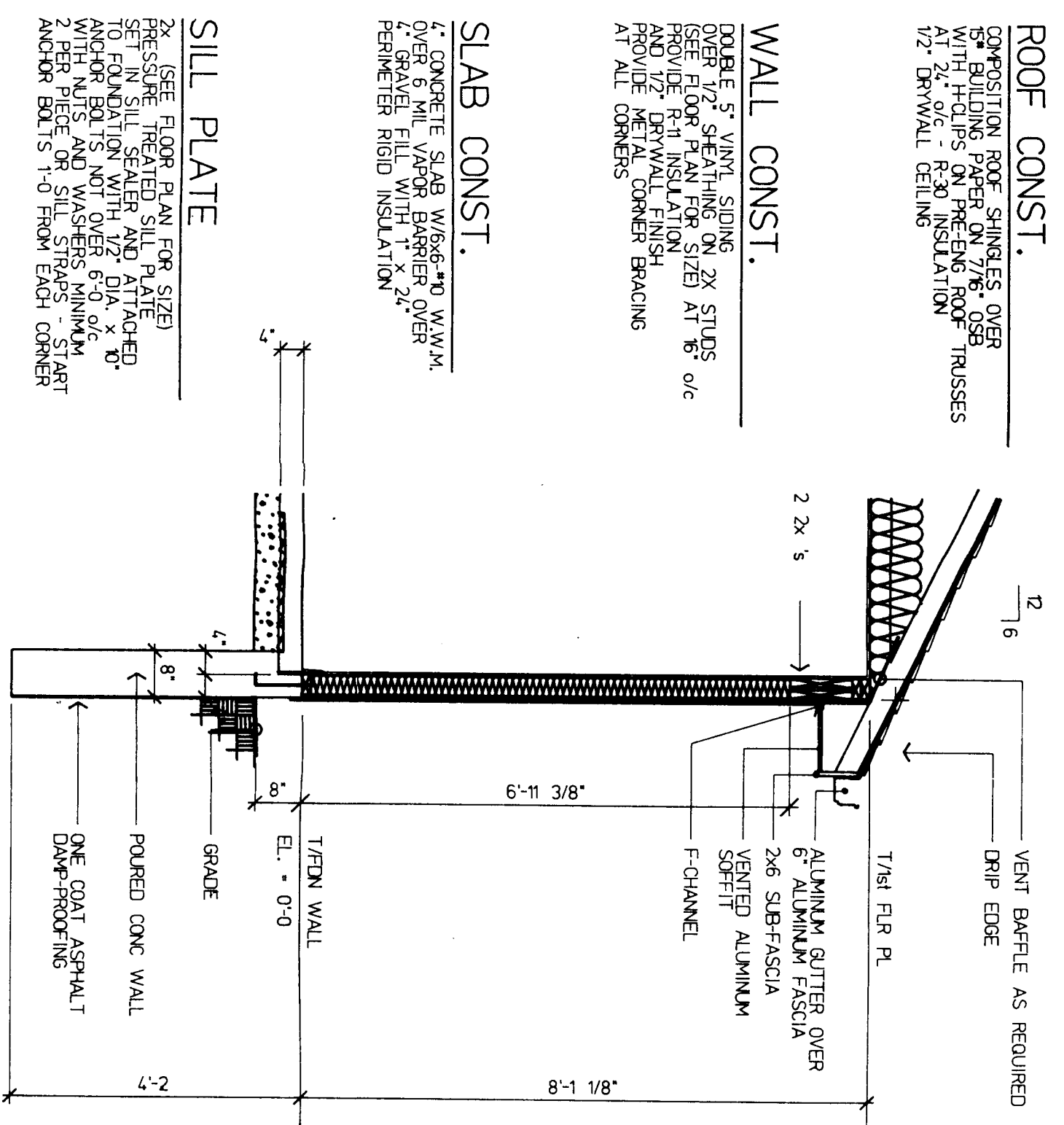
MICROFILMED

LEXINGTON

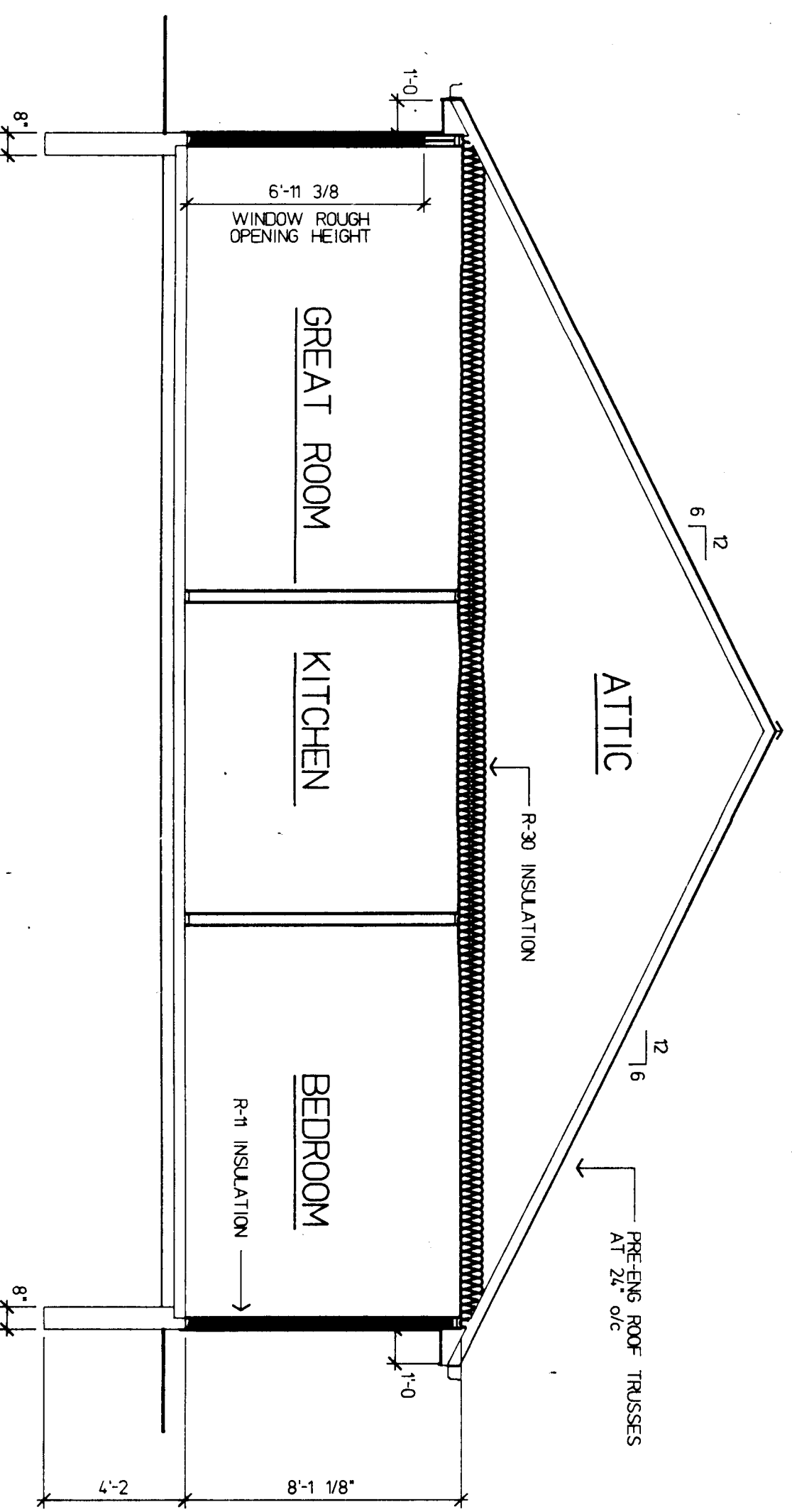
84 LUMBER



STANDARD SLAB CONDITION
FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



STANDARD SLAB CONDITION
FRAME WALL - CONCRETE FOUNDATION
WALL SECTION
SCALE: 1/2" = 1'-0"



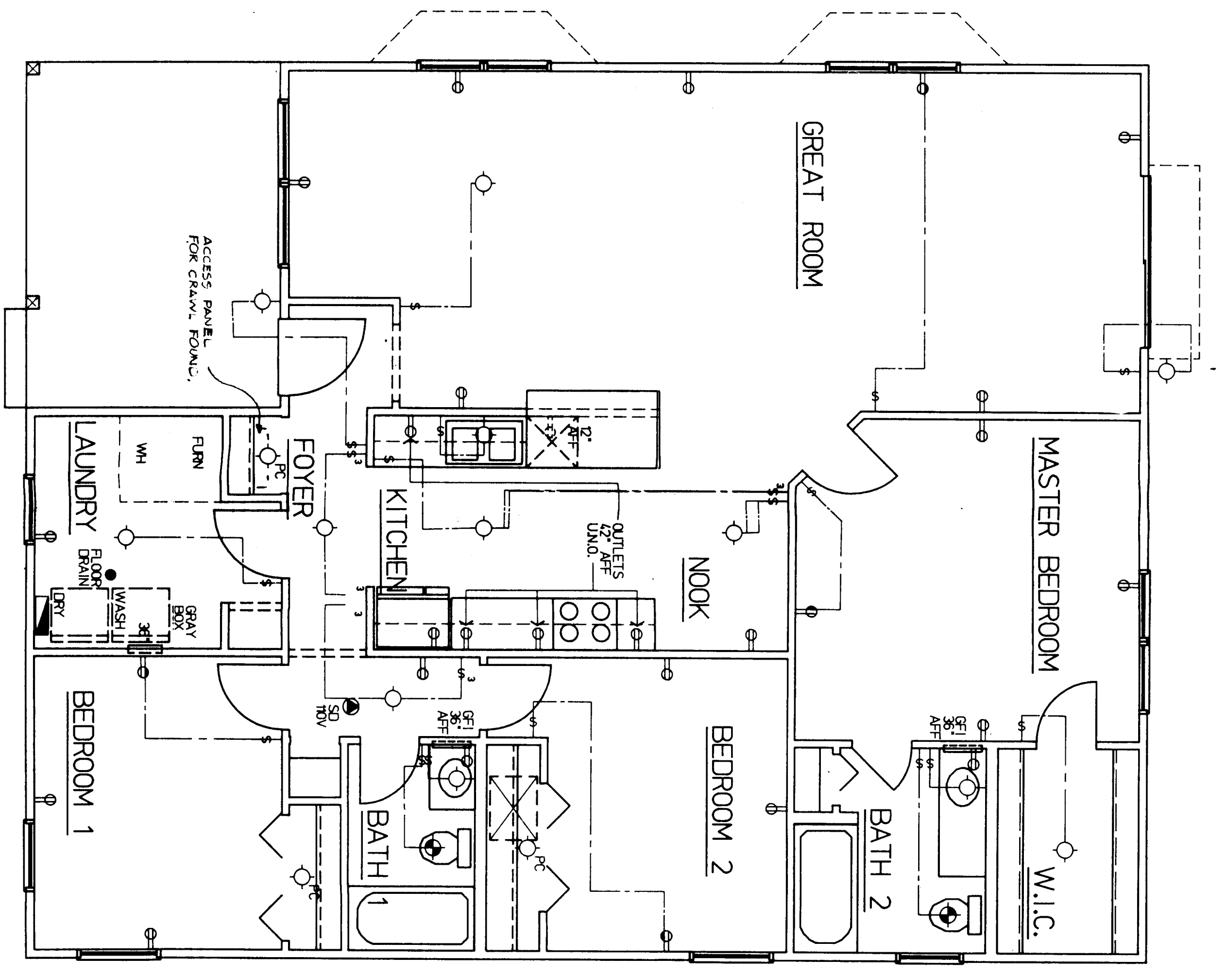
STANDARD SLAB CONDITION
BUILDING SECTION
SCALE: 1/2" = 1'-0"

97-104-A

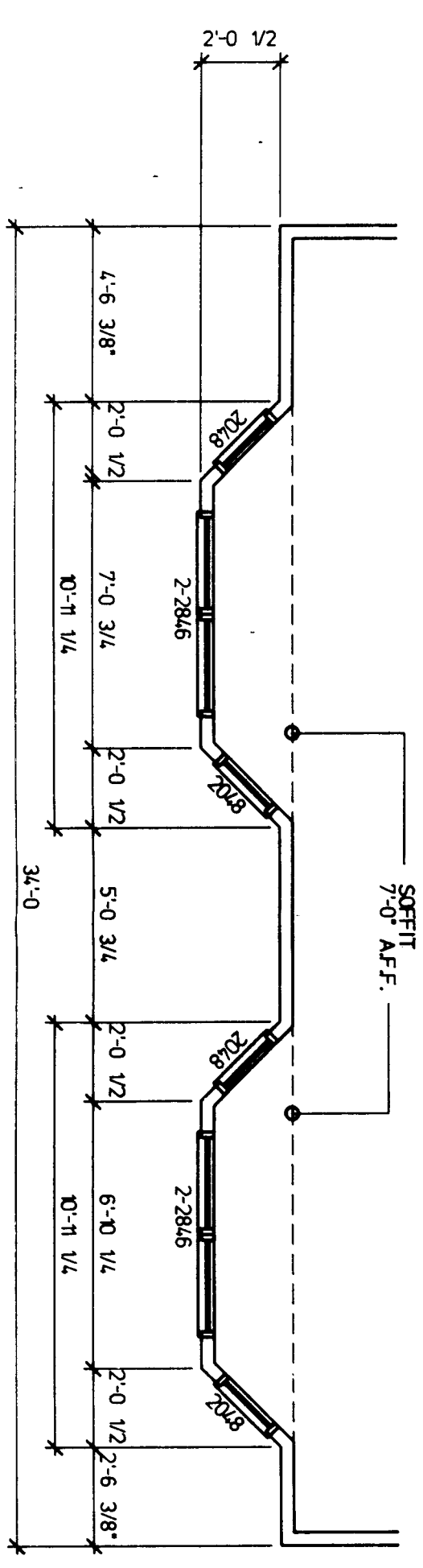
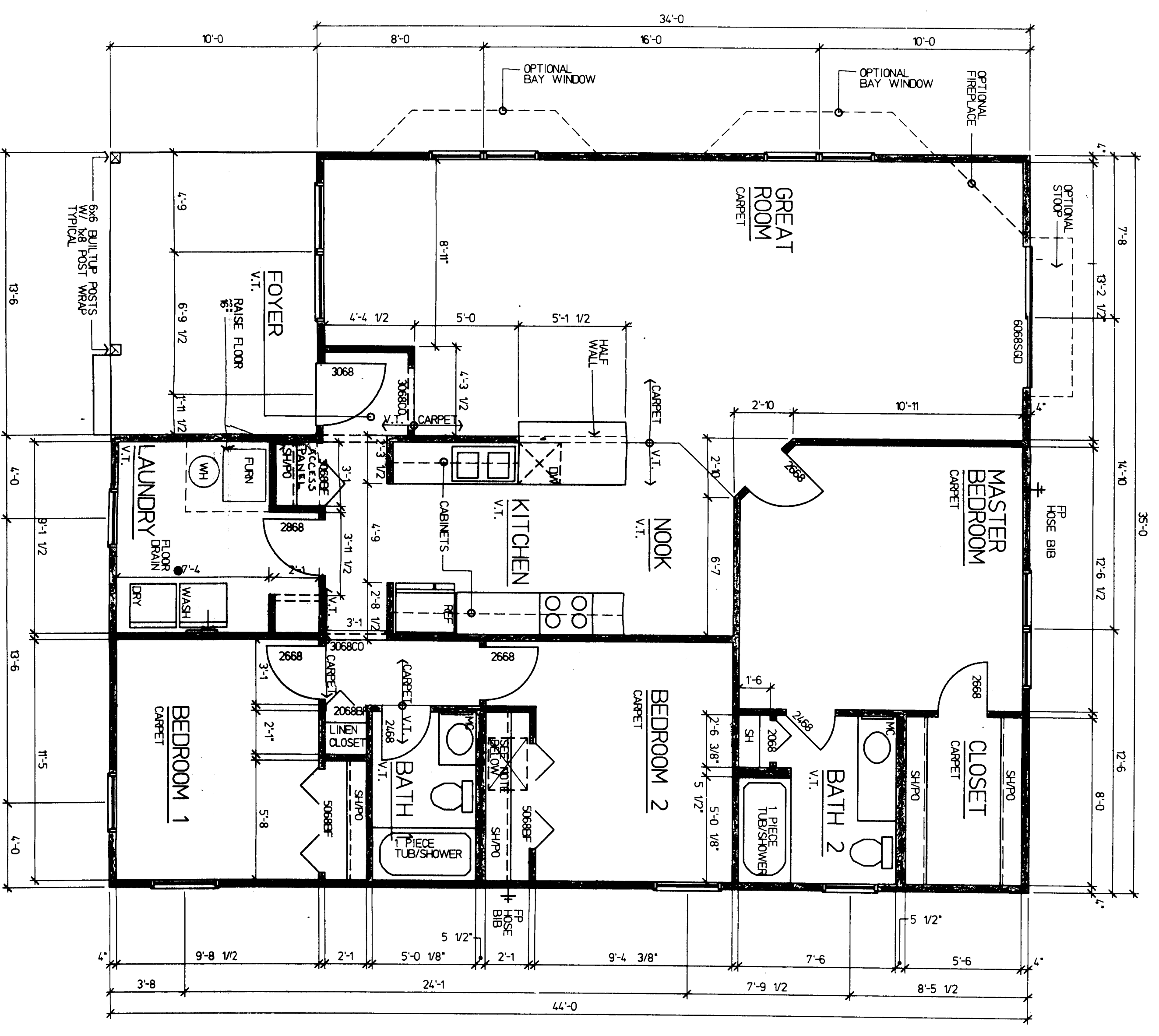
DESIGN LOADS	ROOFS	FLOORS	WALLS
WIND	WIND	WIND	WIND
SNOW	SNOW	SNOW	SNOW
SEMI	SEMI	SEMI	SEMI
ICE	ICE	ICE	ICE
TEMP	TEMP	TEMP	TEMP

NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR THE DESIGN OF THE BUILDING AND THE INSTALLATION OF THESE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

84 LUMBER COMPANY
4121 WASHINGTON RD.
MCMURRAY, PENN 15317



VENTILATION SCHEDULE					
ROOM NAME	AREA	LIGHT		VENT	
		REQ.	ACT.	REQ.	ACT.
GREAT ROOM	421	33.7	51.4	6.9	26.1
KITCHEN/NOOK	52	12.2	9.0	6.1	0.5
BEDROOM 1	112	8.9	21.6	4.5	11.8
BEDROOM 2	87	8.6	10.8	4.3	3.9
MASTER BEDROOM	64	12.3	21.6	6.2	11.8
BATH 1	40	ARTIFICIAL	26.8	9.0	
BATH 2	60		6.3	4.2	9.0



DESIGN LOADS	ROOF		FLOOR		BALCONY	
	WOOD OR SHINGLES	ASPH/FLT	WOOD OR GFR	CREAMIC OR STONE	WOOD OR GFR	CREAMIC OR STONE
DEAD	20	20	20	20	20	20
WIND	15	15	15	15	15	15
SEISMIC	0	0	0	0	0	0
TOTAL	20	20	20	20	20	20

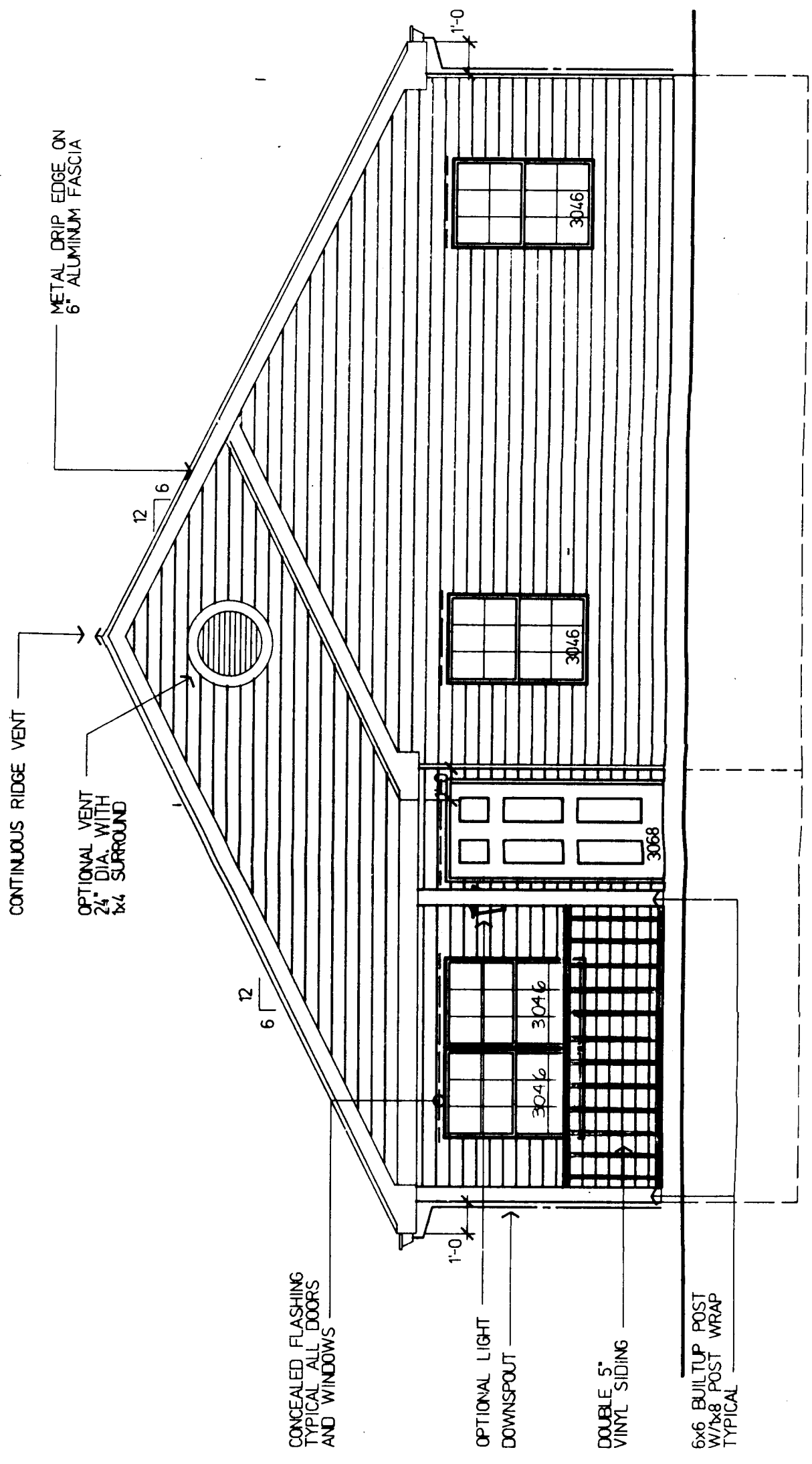
NOTE: GREAT ROOM AND ENTRY ARE COVERED BY THE ROOFING OF THE PORCH AND TERRACE. THE ROOFING OF THE PORCH AND TERRACE IS NOT SHOWN. THE ROOFING OF THE PORCH AND TERRACE IS NOT SHOWN. THE ROOFING OF THE PORCH AND TERRACE IS NOT SHOWN.

DESIGN CRITERIA	YARD LUMBER	STRUCTURAL LAMINATED WOOD BEAMS
MINIMUM SOIL BEARING PRESSURE = 2000 PSF	F _y : 1400 PSI E : 1400000 PSI	F _y : 2000 PSI E : 1500000 PSI
NOTE: SHOULD SOIL AND/OR WEATHER CONDITIONS (IE: HURRICANE, EARTHQUAKE, SNOW, ETC) CAUSE LOADS OTHER THAN INDICATED, IT IS RECOMMENDED THAT A LOCAL ARCHITECT OR STRUCTURAL ENGINEER BE CONSULTED.		

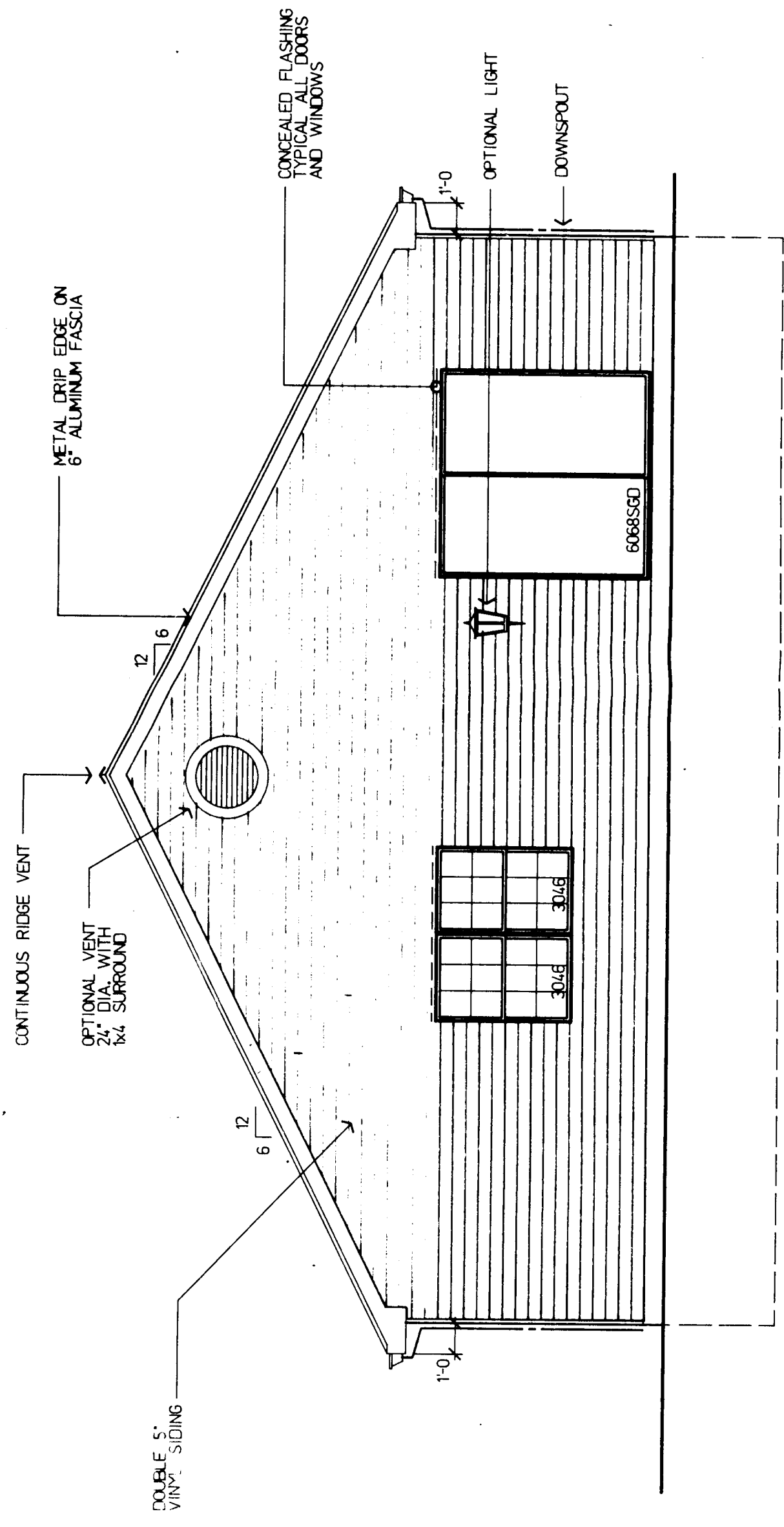
WINDOW/DOOR HEADER SCHEDULE	IF YOU ARE CONSTRUCTING YOUR HOUSE USING 2 X 4 STUDS FOR THE EXTERIOR WALLS, PLEASE USE STEEL LATHING OUT YOUR WALLS.
HEADER	MAX. SPAN
2 - 2 X 6	3'-0"
2 - 2 X 8	5'-0"
2 - 2 X 10	8'-0"

84 LUMBER COMPANY
4121 WASHINGTON RD.
MCHEMERY, PENN. 15317

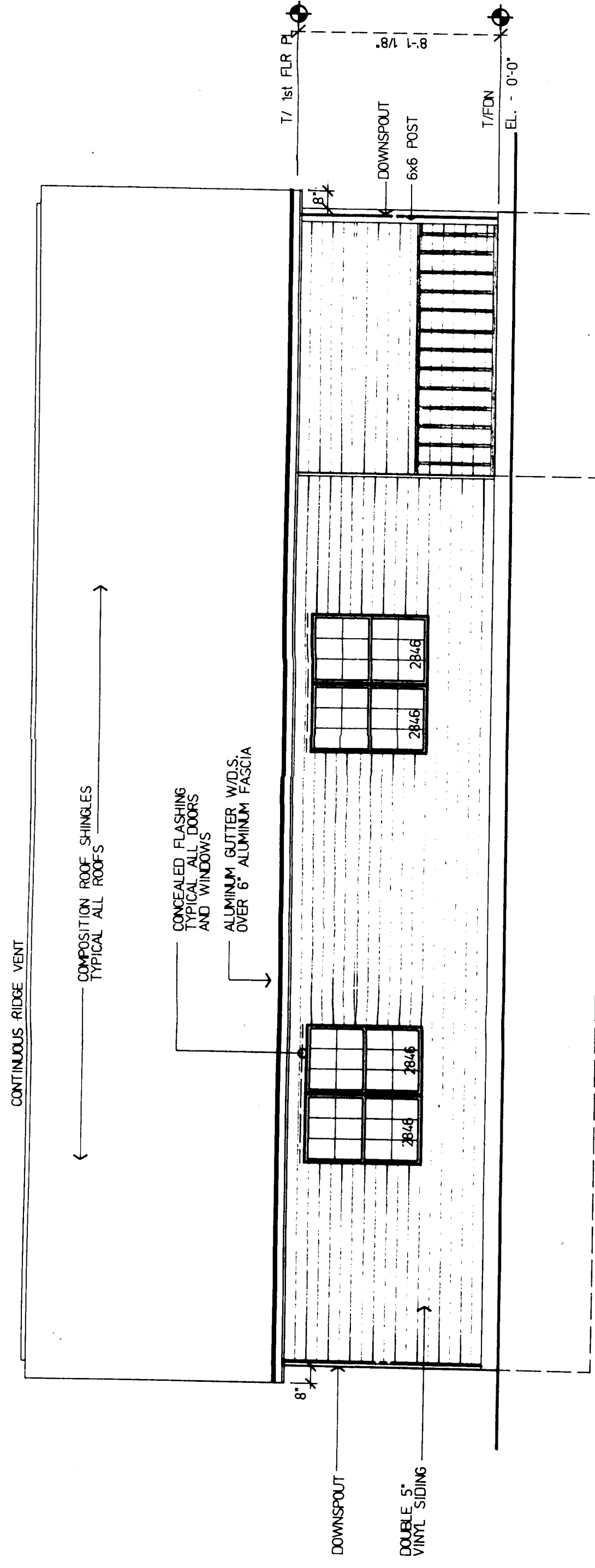




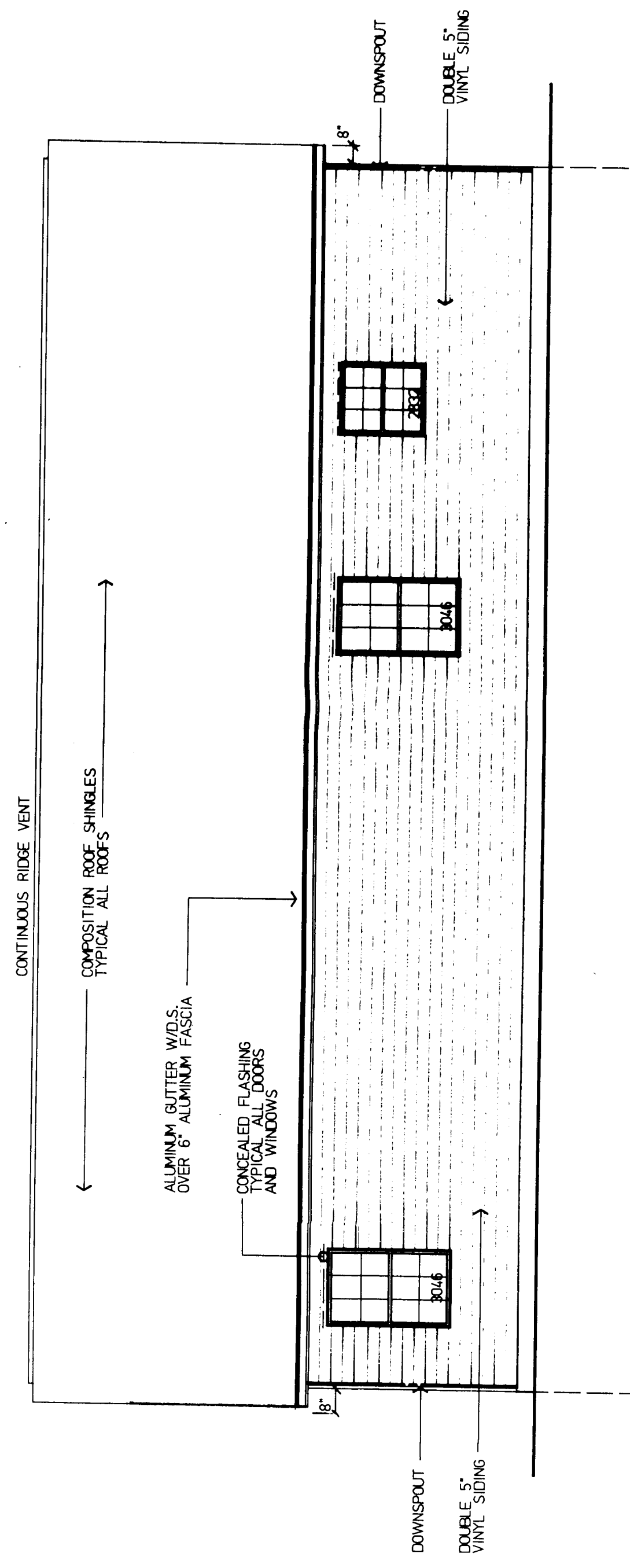
STANDARD SLAB CONDITION
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



STANDARD SLAB CONDITION
BACK ELEVATION
 SCALE: 1/4" = 1'-0"



STANDARD SLAB CONDITION
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



STANDARD SLAB CONDITION
RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

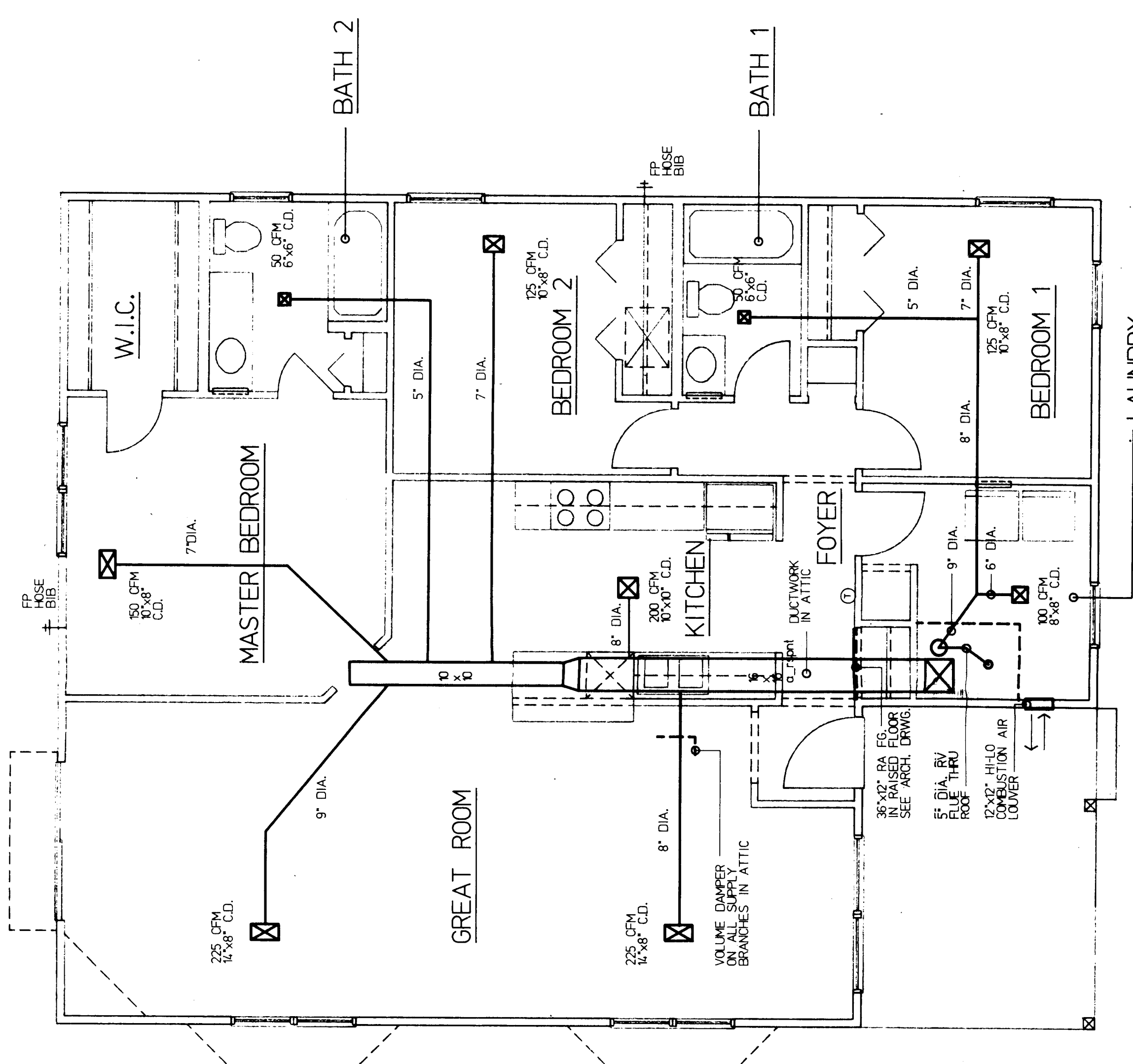
DESIGN LOADS	ROOFS		FLOORS		BALCONIES	
	WOOD OR SHINGLES	MISSION TILE	WOOD OR CERAMIC OR PORT.	CERAMIC OR STONE	BRICK	DECK
DEAD LOAD	12	22	15	15	15	15
LIVE LOAD	12	15	15	15	15	15
TOTAL	24	37	30	30	30	30

NOTE: ARCHITECT HAS REVIEWED THIS DESIGN TO VERIFY THAT THE DESIGNER HAS PROVIDED THE NECESSARY INFORMATION TO PERMIT THE ARCHITECT TO PREPARE THE PERMITS AND TO OBTAIN THE CITY PERMITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGNER'S OMISSIONS OR FOR THE DESIGNER'S FAILURE TO PROVIDE THE NECESSARY INFORMATION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PREPARATION OF THE PERMITS AND TO THE ARCHITECT'S NEGLIGENCE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGNER'S OMISSIONS OR FOR THE DESIGNER'S FAILURE TO PROVIDE THE NECESSARY INFORMATION.

84 LUMBER COMPANY
 4121 WASHINGTON RD.
 McMURRAY, PENN. 15317

DESIGN NO. 8418S
 SHEET 3 OF 4

97-104-A



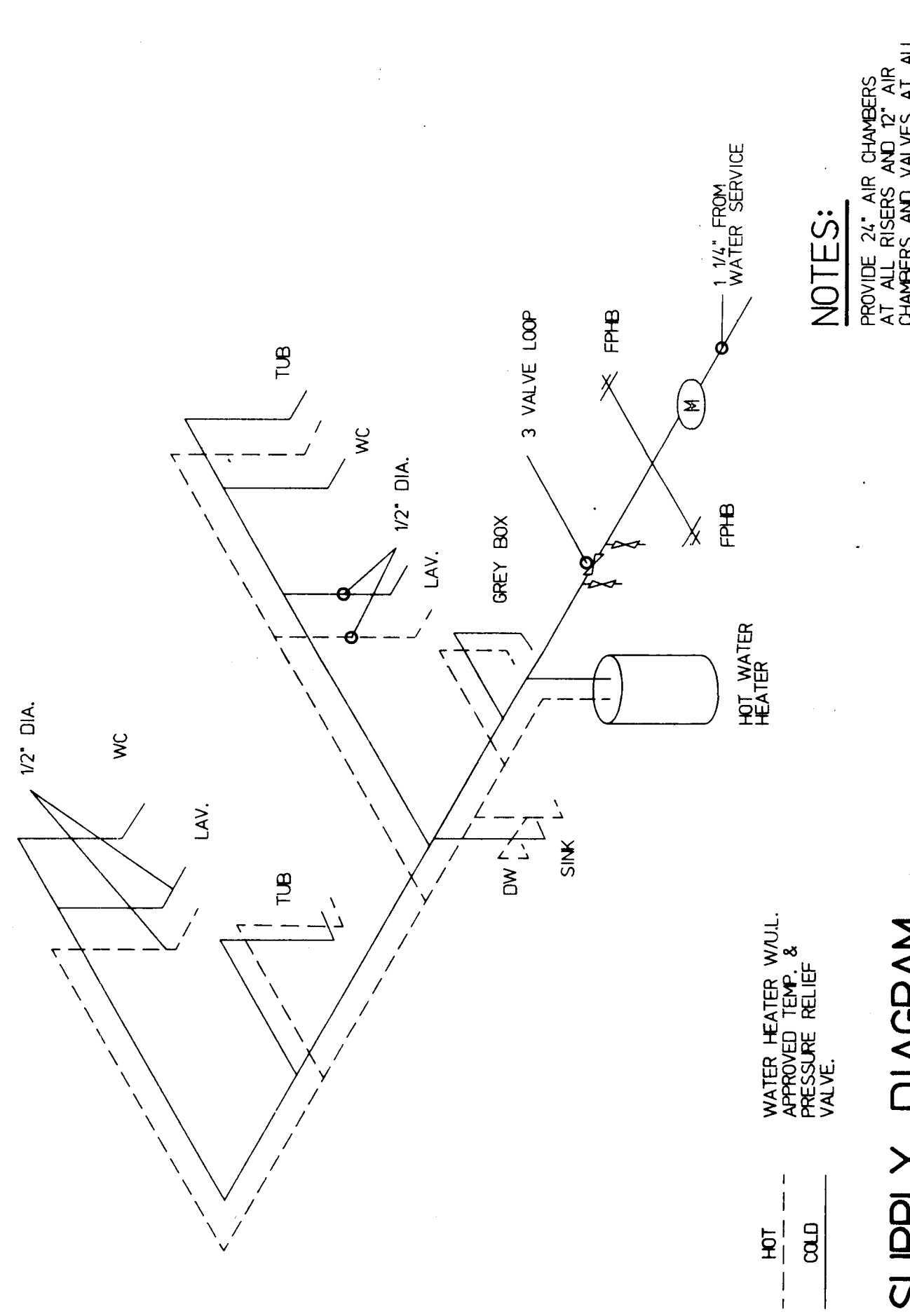
STANDARD SLAB & CRAWL SPACE CONDITION
MECHANICAL PLAN
 SCALE: 1/2" = 1'-0"

GENERAL NOTES:

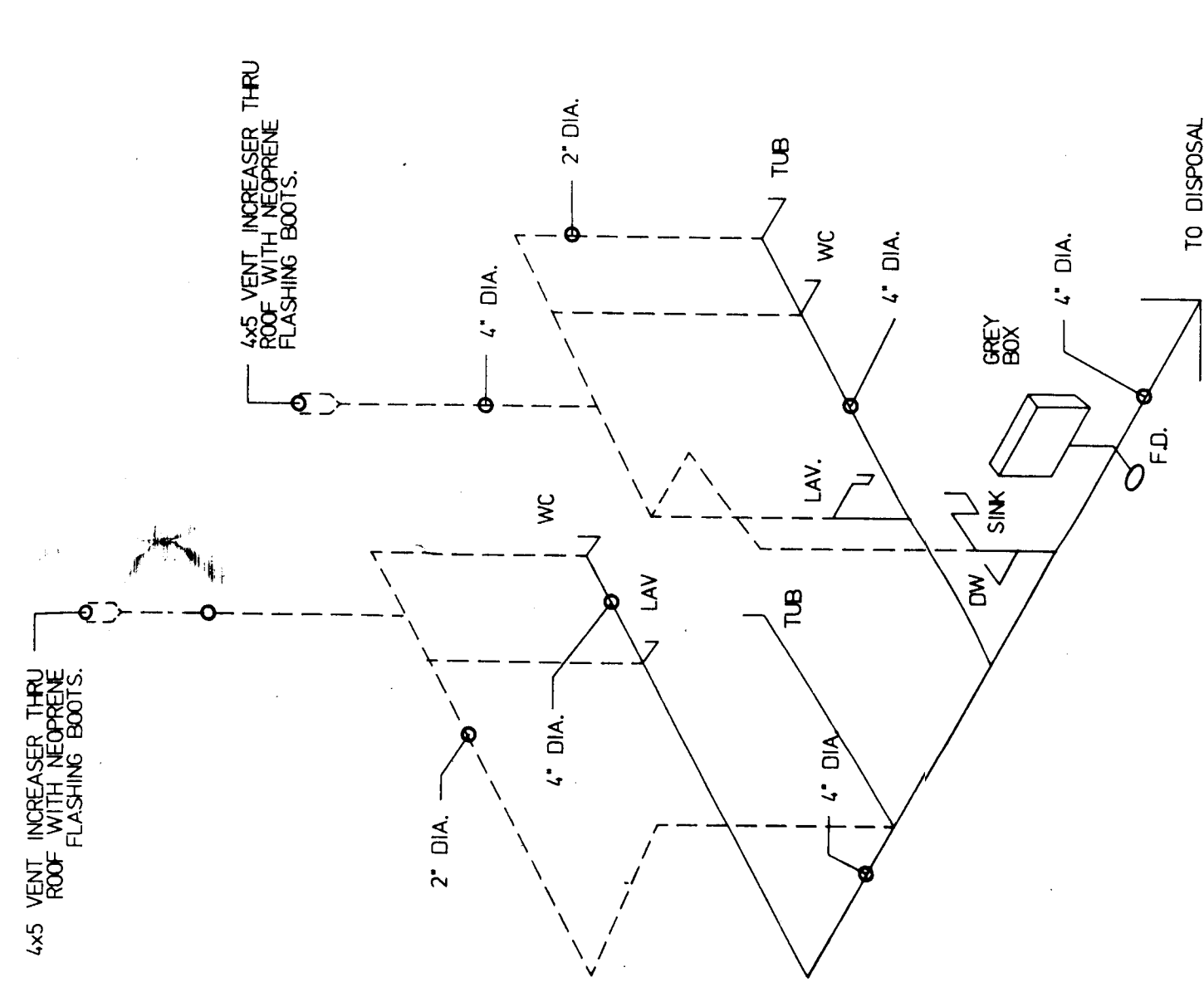
1. DUCTWORK TO BE 28 GA. GALVANIZED
2. ALL DUCT JOINTS TO BE SEALED WITH DUCT TAPE.
3. DUCTWORK TO BE WRAPPED WITH 2" FIBERGLASS INSULATION (ATTIC DUCTS ONLY).
4. FLOOR REGISTERS, SUPPLY REGISTERS, CEILING AIR GRILLES TO HAVE 1" FILTER IN FRAME. ALL OUTLETS TO BE STEEL WITH PRANED WHITE FINISH.
5. DOWNER HEATER AND EXHAUST VENTS TO BE 1/2" DIA. VENT TO BE 1/2" DIA. VENT TO BE 1/2" DIA. COUNTER FLASHING AND FACTORY MADE TOP. DUCT CONNECTION INSTALLED.
6. SUPPLY DISCHARGE ON FURNACE TO HAVE RELX
7. THIS SYSTEM HAS BEEN SIZED FOR A FUTURE ADDITION OF IN THE LOWER LEVELS. SYSTEM IS A FUTURE COOLING SYSTEM IN THE FUTURE. A REFRIGERANT COIL SINGLE STAGE LEAKING THERMOSTAT AND INITIAL INSTALLATION FOR FUTURE AIR CONDITIONING.
8. MECHANICAL PLAN LAYOUT AND NOTES SHALL BE VERIFIED TO ASSURE MECHANICAL CONTRACTOR AND BUILDING OFFICIAL TO ASSURE COMPLIANCE WITH ALL APPLICABLE CODES PRIOR TO INSTALLATION.

EQUIPMENT:

GAS FURNACE TO BE 80,000 BTU PLUS GAS FURNACE MADE BY KNOX-HEALEY OR EQUAL 80,000 BTU INPUT



SUPPLY DIAGRAM
 NO SCALE



WASTE DIAGRAM
 NO SCALE

NOTES:
 DUCTWORK TO BE 28 GA. GALVANIZED
 BUILDING TO BE 28 GA. GALVANIZED
 WITH BANDED CONNECTION BETWEEN
 CAST IRON AND ANVIT.

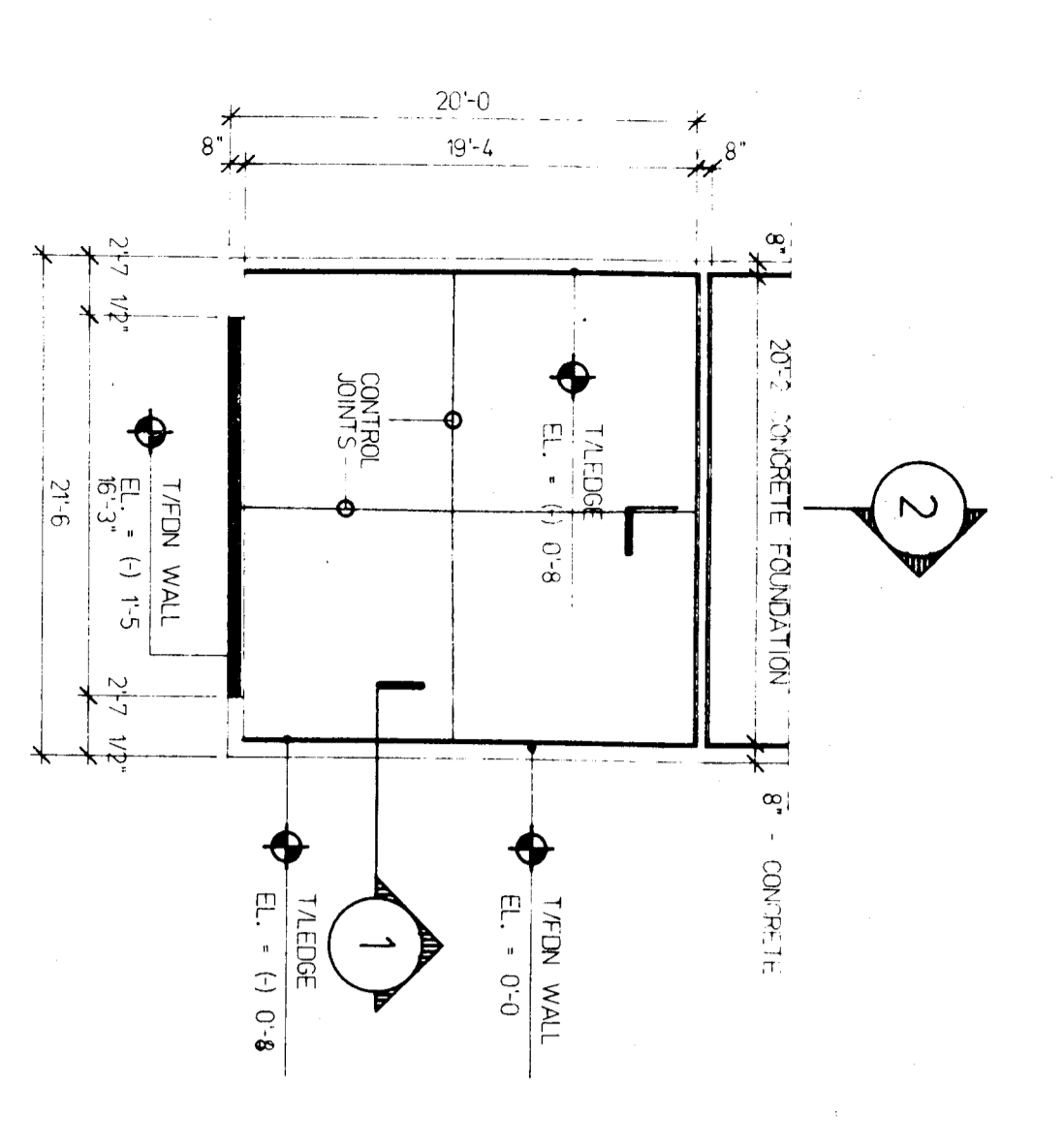
DESIGN LOADS		ROOF		FLOOR		WALLS	
DEAD LOAD (PSF)	15	WOOD OR METAL SHINGLES	15	WOOD OR TILE	15	WOOD OR METAL SHINGLES	15
LIVE LOAD (PSF)	20	BUILT-UP	10	CERAMIC OR BRICK ON STONE	20	CERAMIC OR BRICK ON STONE	20
TOTAL	35	42	20	35	35	35	35

DESIGN NO.	84 185
SHEET NO.	4
OF	4

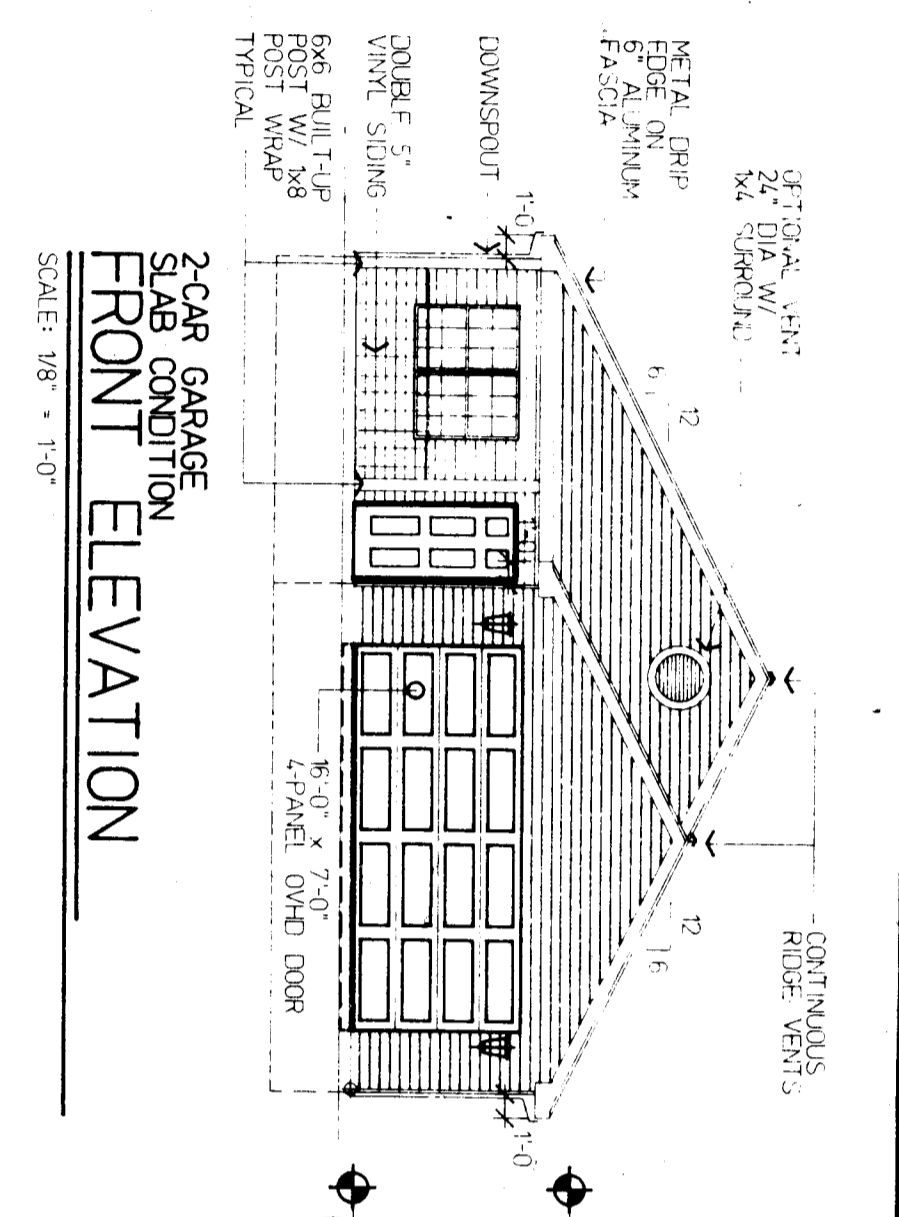
84 LUMBER COMPANY
 4121 WASHINGTON RD.
 McMURRAY, PENN. 15317

NOTE: THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THIS PLAN OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

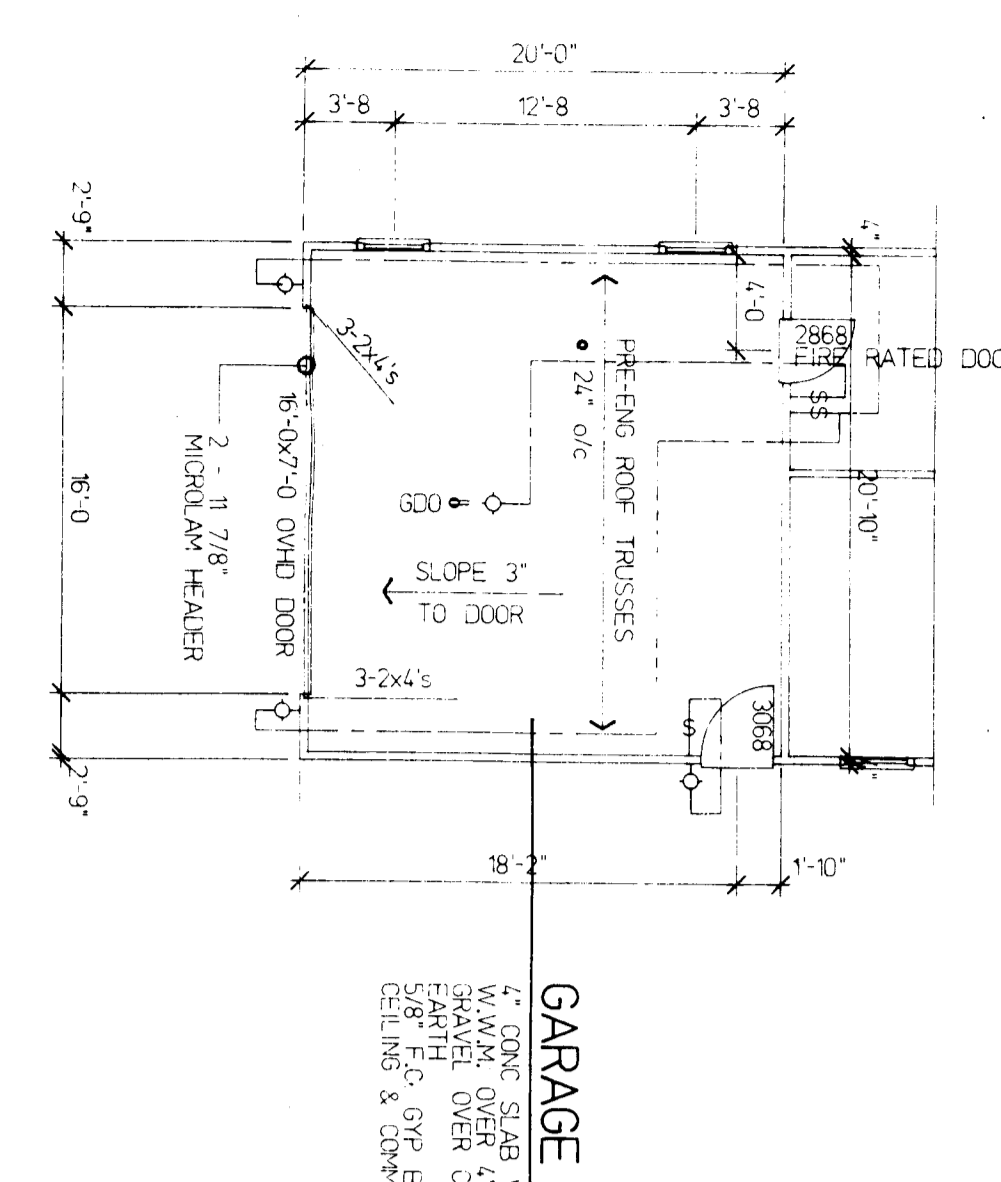
97-104-A



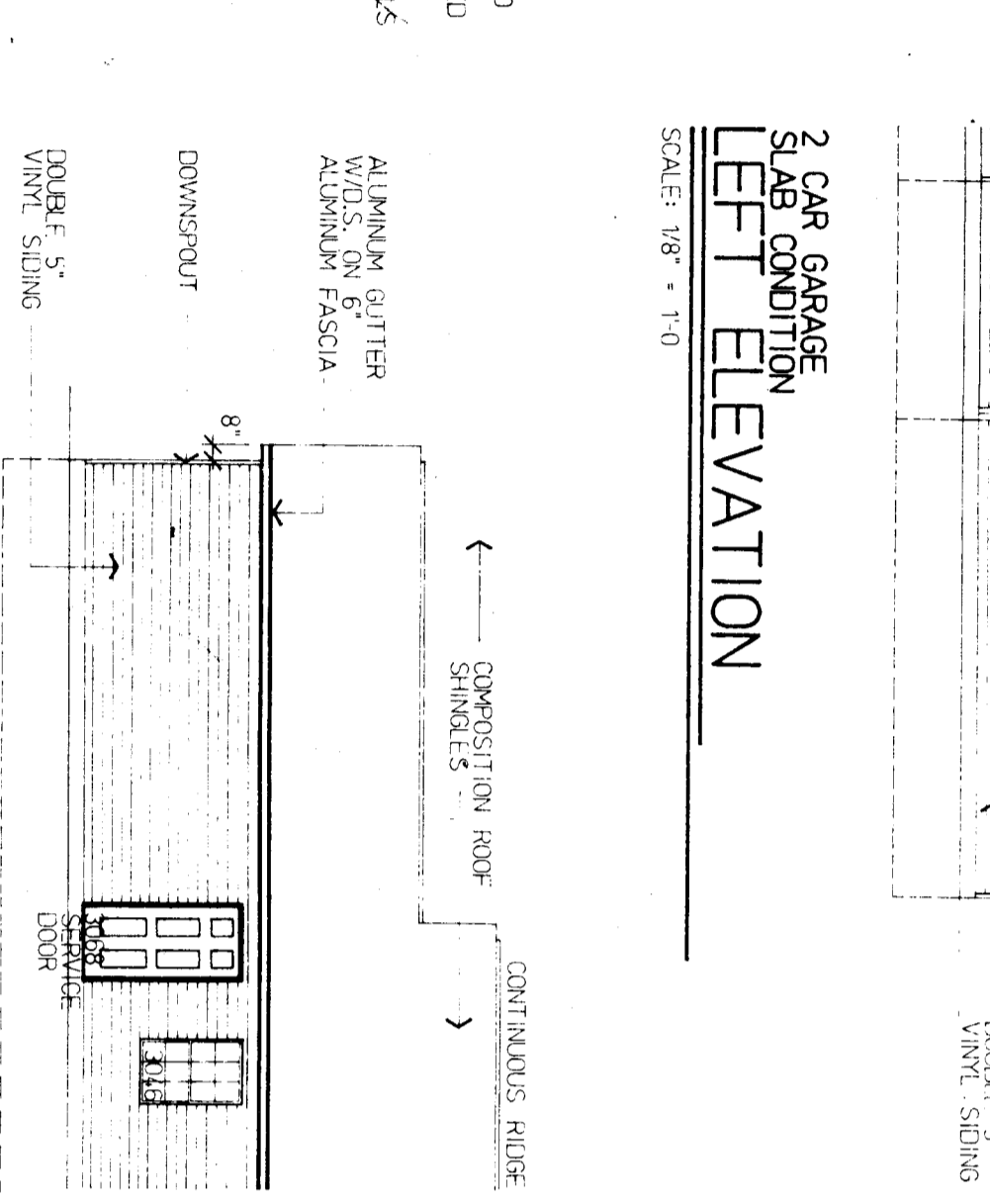
2-CAR GARAGE - STANDARD SLAB CONDITION
PARTIAL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2-CAR GARAGE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

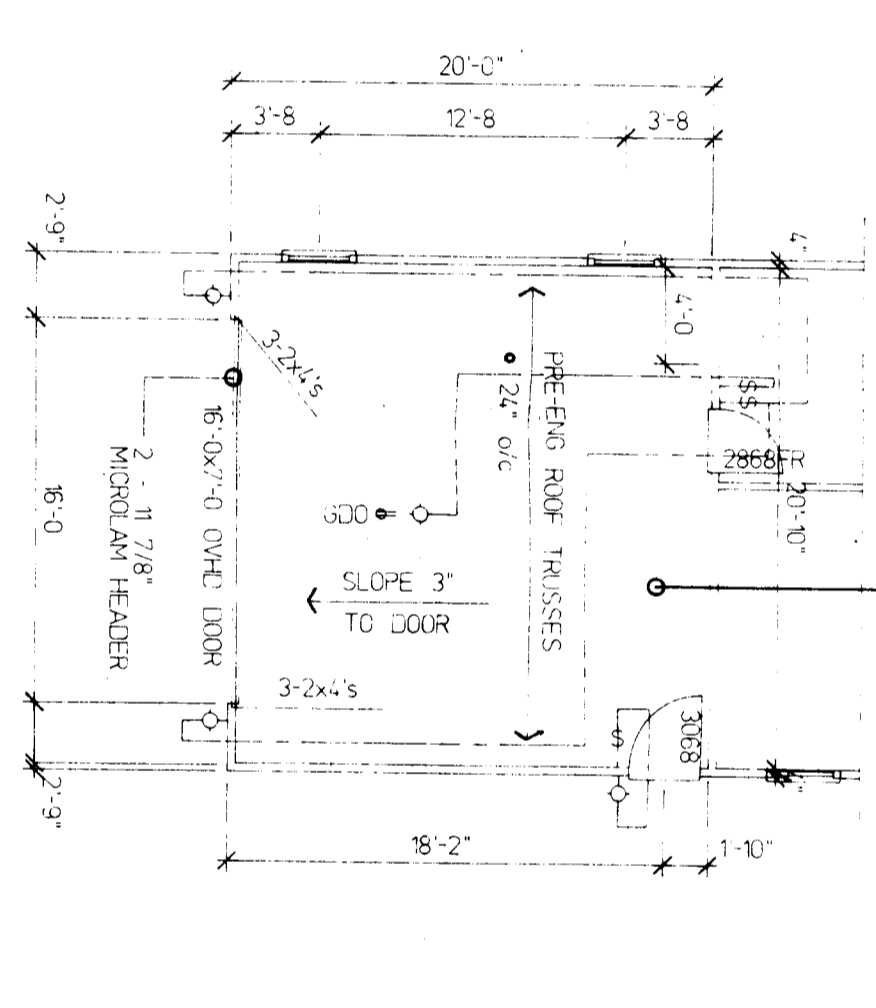


2-CAR GARAGE STANDARD SLAB CONDITION
PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

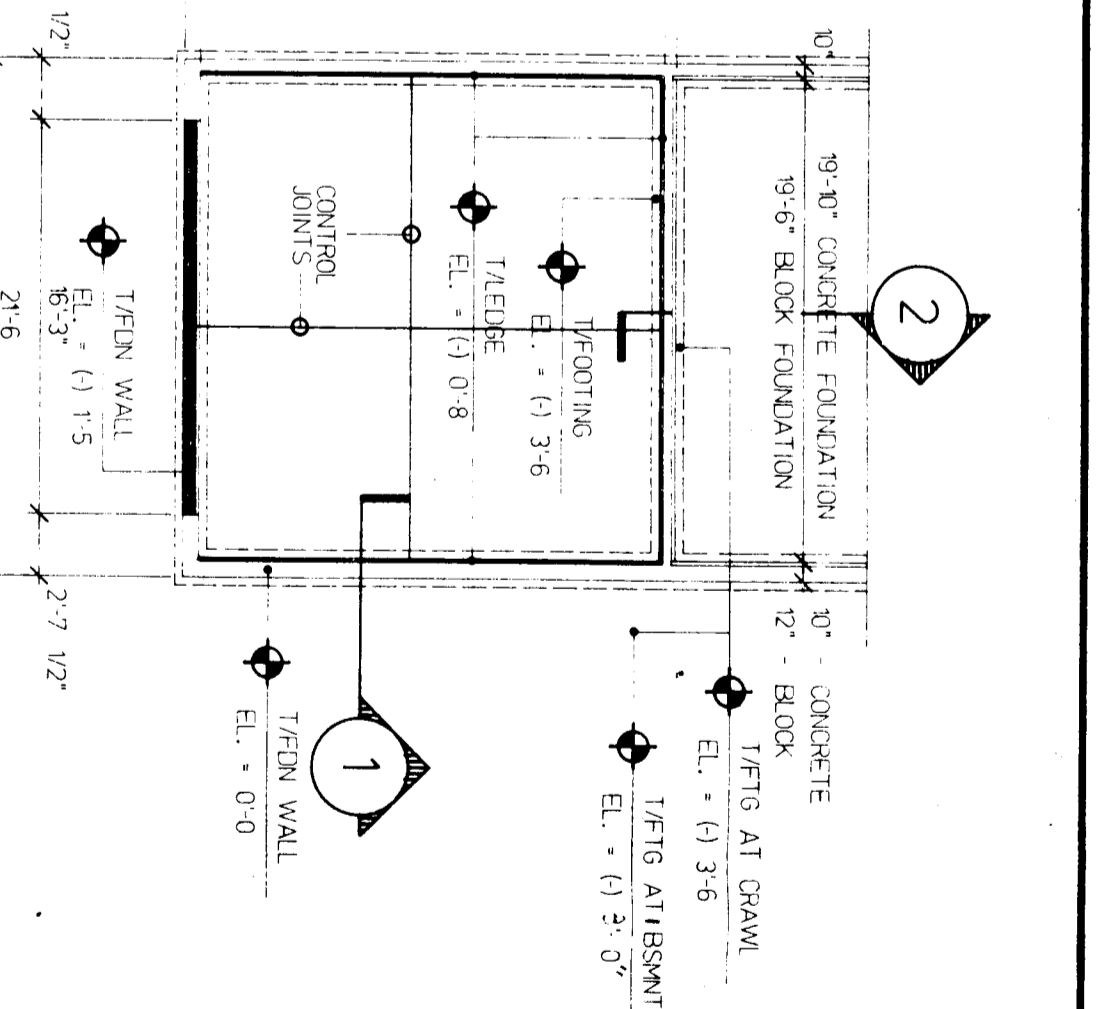


3-CAR GARAGE LEFT ELEVATION
SCALE: 1/8" = 1'-0"

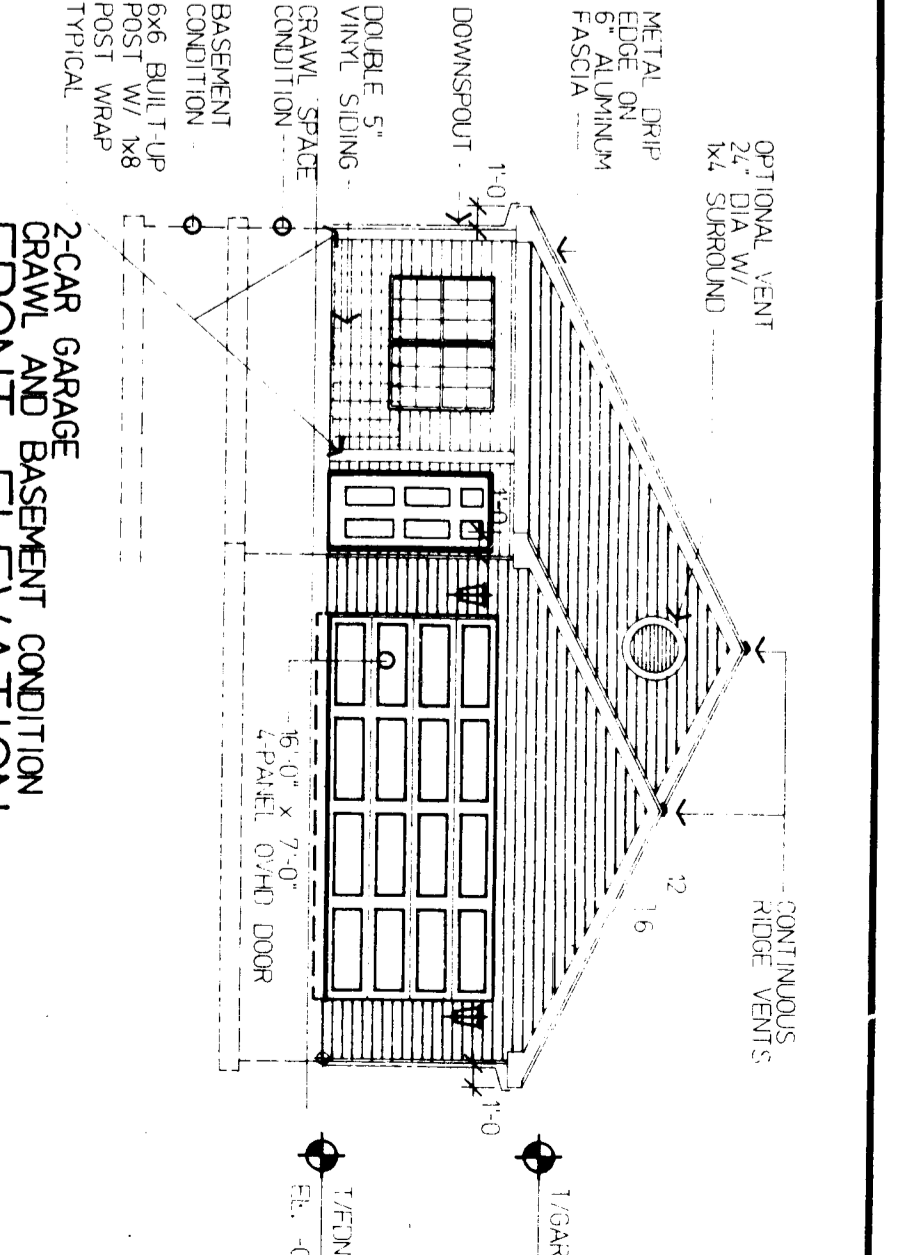
2-CAR GARAGE STANDARD SLAB CONDITION
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



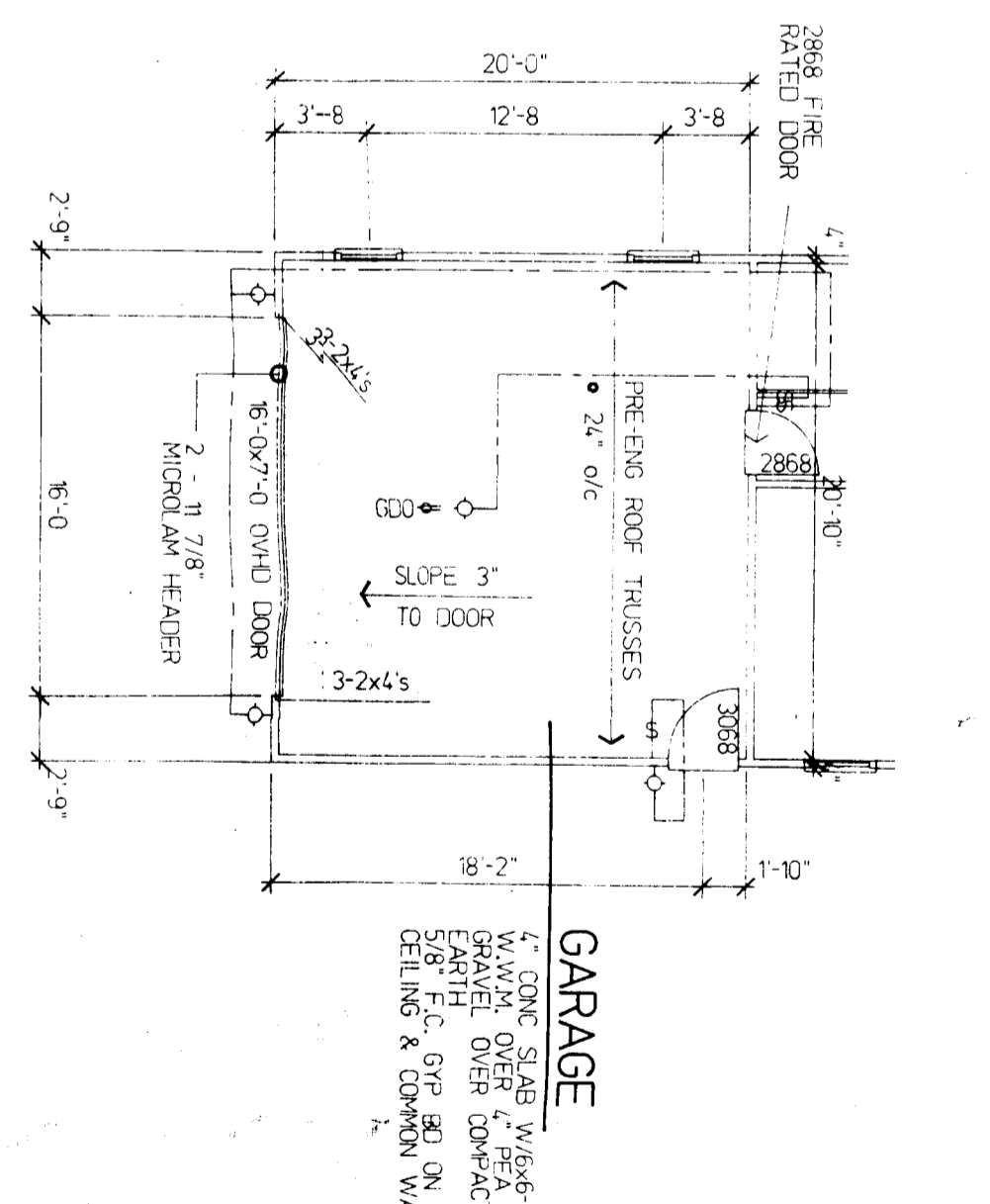
2-CAR GARAGE STANDARD GRAWL SPACE CONDITION
PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



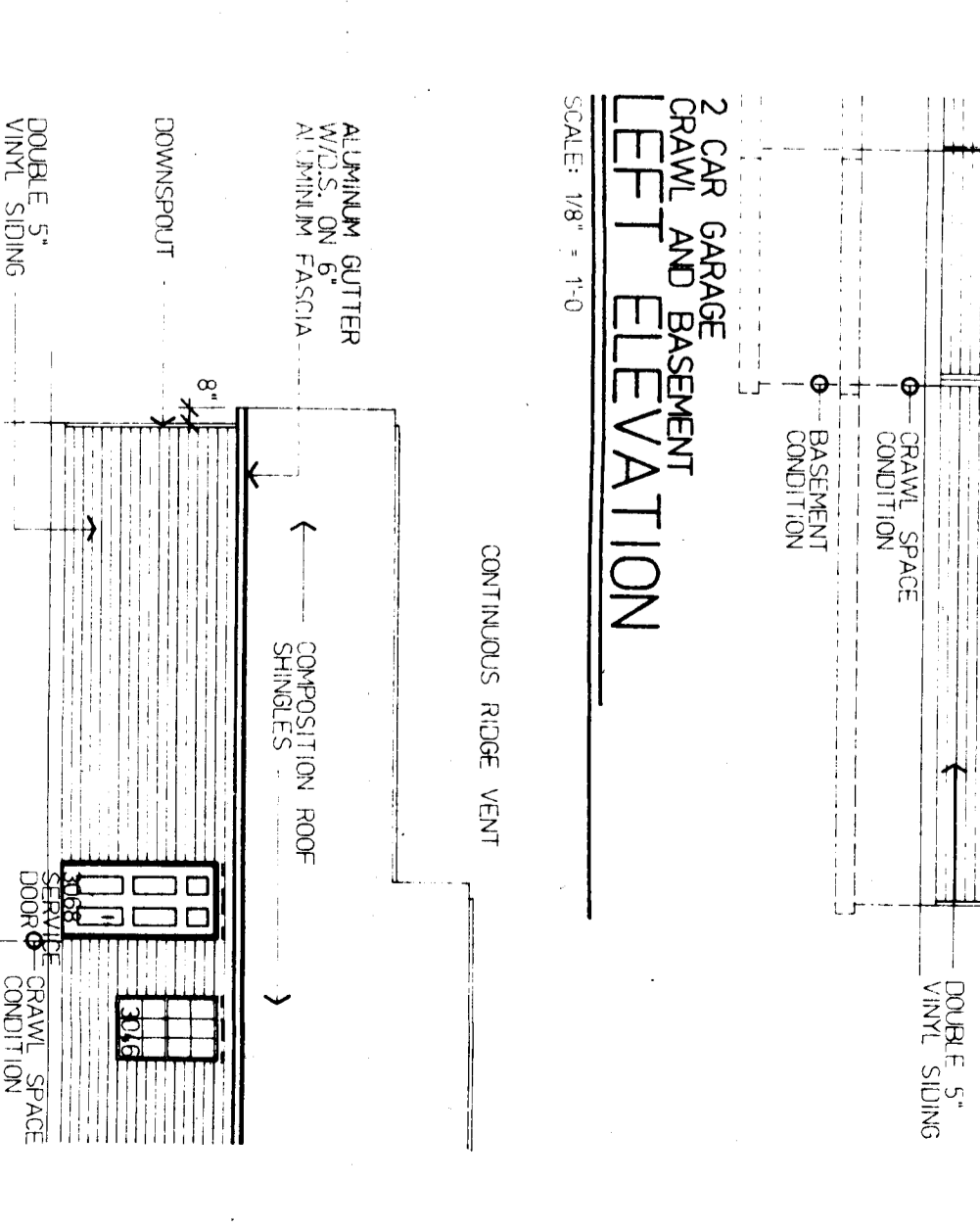
2-CAR GARAGE - GRAWL SPACE AND BASEMENT
PARTIAL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2-CAR GARAGE GRAWL AND BASEMENT FRONT ELEVATION
SCALE: 1/8" = 1'-0"

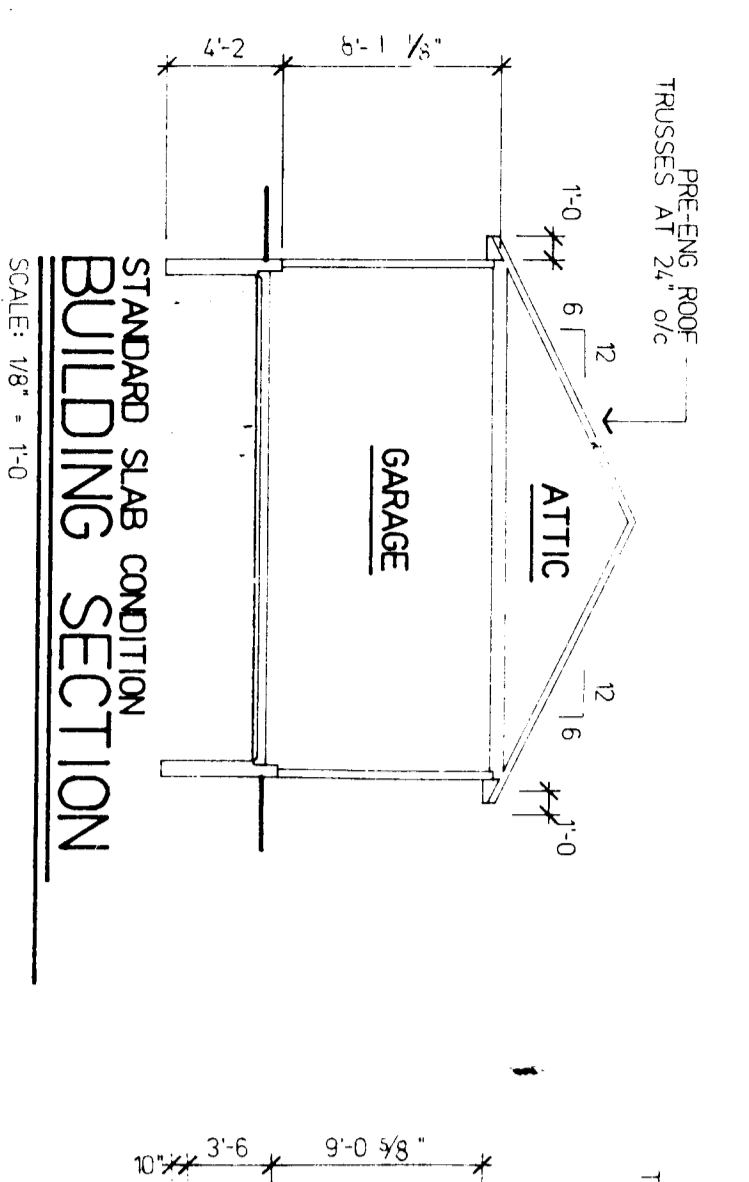


2-CAR GARAGE - GRAWL SPACE CONDITION
PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

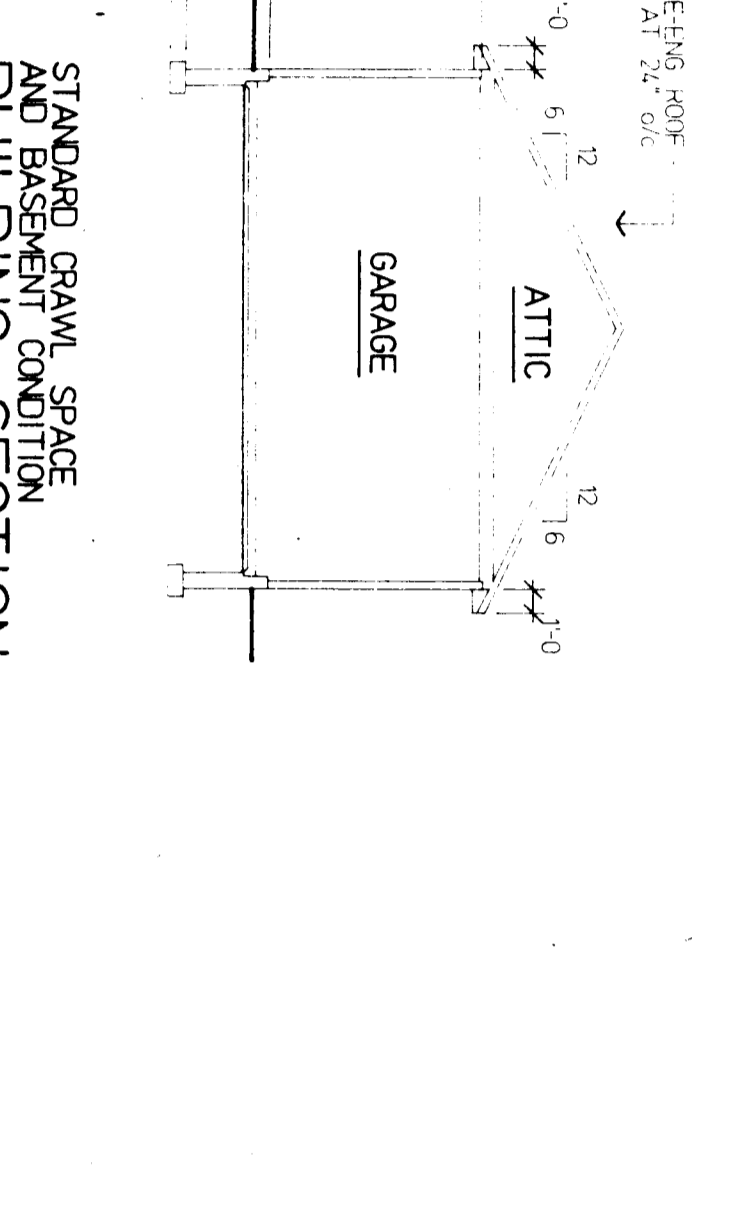


2-CAR GARAGE GRAWL AND BASEMENT LEFT ELEVATION
SCALE: 1/8" = 1'-0"

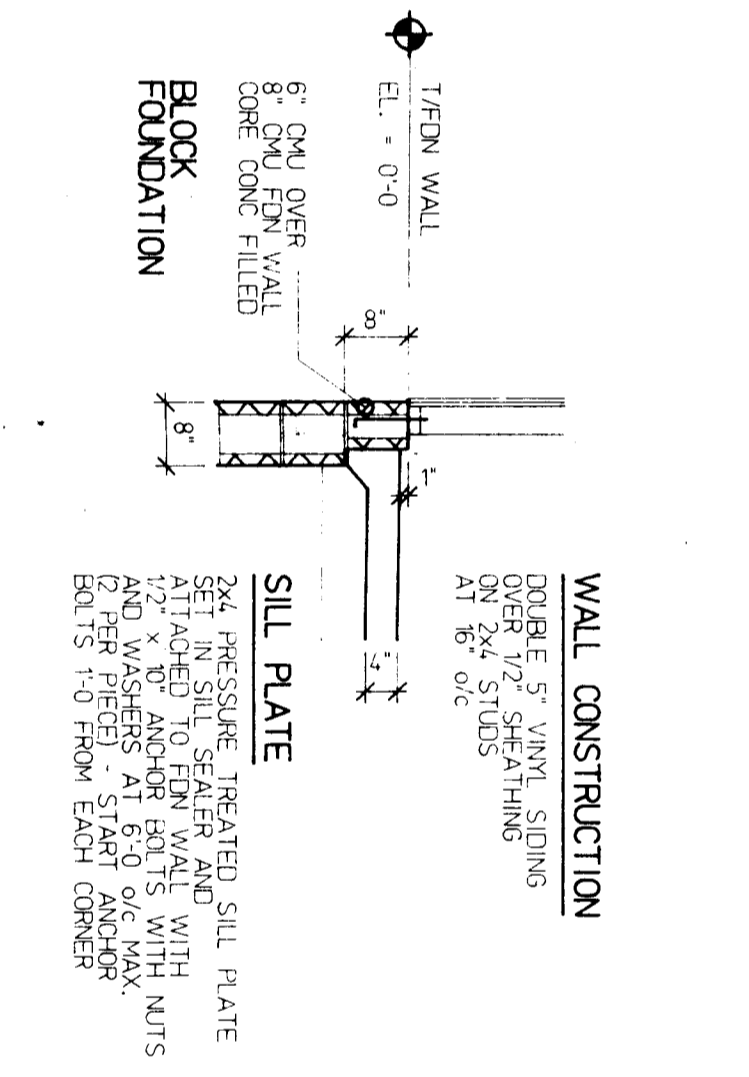
2-CAR GARAGE GRAWL AND BASEMENT RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



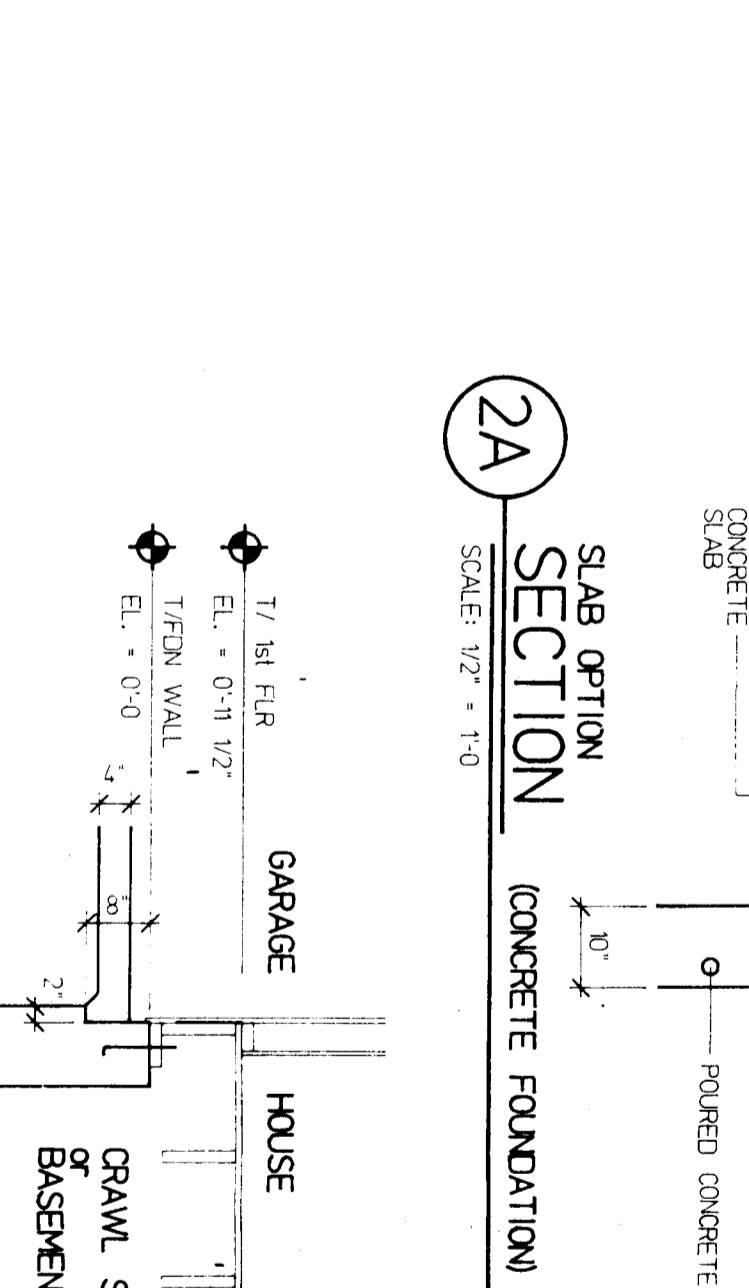
STANDARD SLAB CONDITION BUILDING SECTION
SCALE: 1/8" = 1'-0"



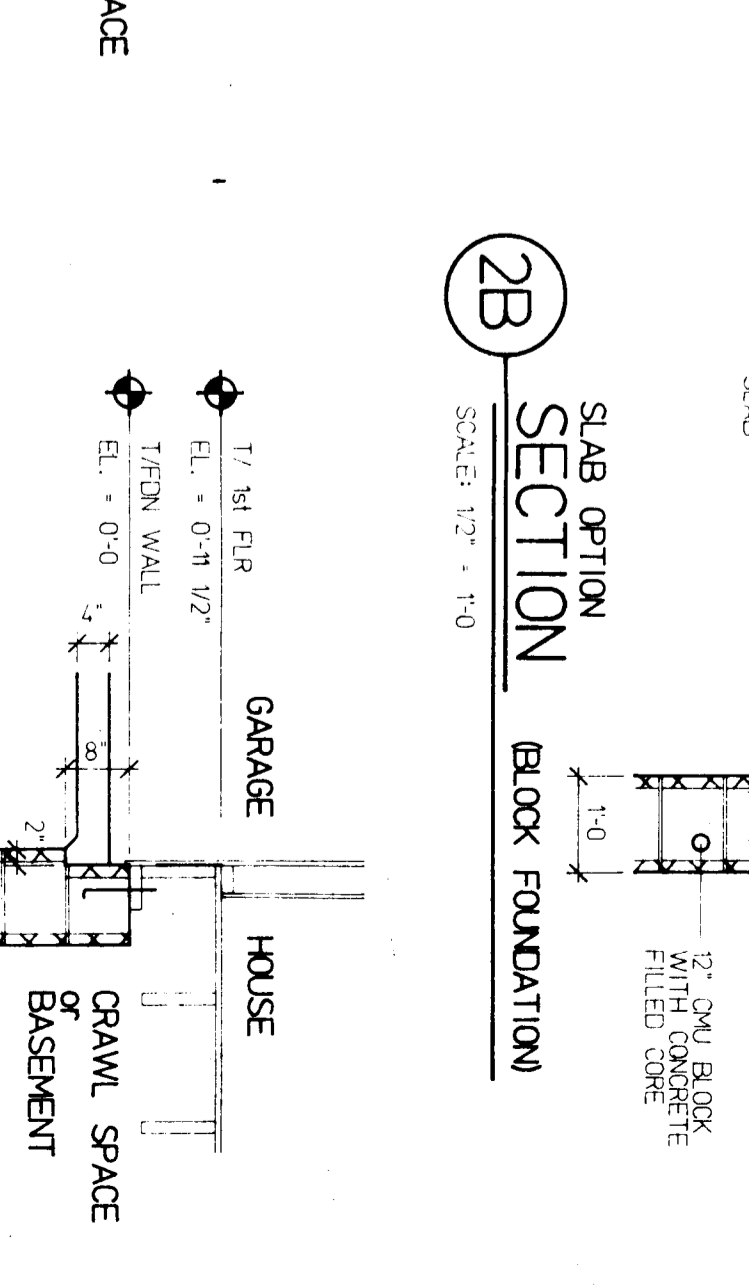
STANDARD GRAWL SPACE AND BASEMENT BUILDING SECTION
SCALE: 1/8" = 1'-0"



SLAB SPACE AND BASEMENT SECTION
SCALE: 1/2" = 1'-0"



SLAB OPTION SECTION (CONCRETE FOUNDATION)
SCALE: 1/2" = 1'-0"



SLAB OPTION SECTION (BLOCK FOUNDATION)
SCALE: 1/2" = 1'-0"

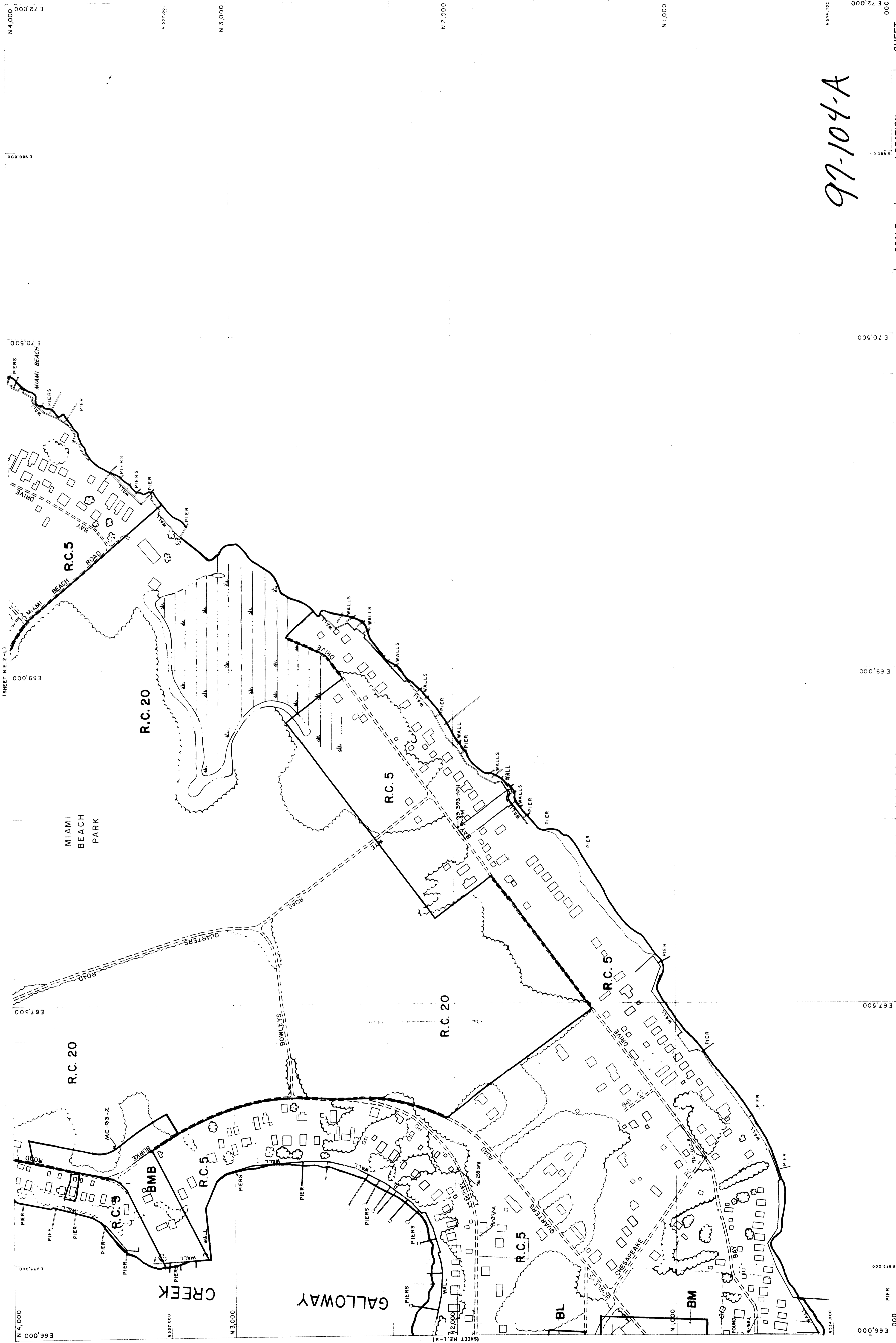
DESIGN	LOADS	ROOF	FLOORS	FASCIA
WOOD ON SHIMMERS	5	5	5	7
CONCRETE ON STIFF	5	5	5	7
TOTAL	5	5	5	7

DESIGN	LOADS	ROOF	FLOORS	FASCIA
WOOD ON SHIMMERS	5	5	5	7
CONCRETE ON STIFF	5	5	5	7
TOTAL	5	5	5	7

NOTE: GREAT LANE AND TERRACE HAVE DONE THE DESIGN OF THE SEASONS AND SUPPORTING OF THE SLAB AND BASEMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF THE SEASONS AND SUPPORTING OF THE SLAB AND BASEMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF THE SEASONS AND SUPPORTING OF THE SLAB AND BASEMENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF THE SEASONS AND SUPPORTING OF THE SLAB AND BASEMENT.

84 LUMBER COMPANY
4121 WASHINGTON RD.
MC MURRY, PENN. 15317

97-109-A
8418 2G
SHEET 1 OF 1



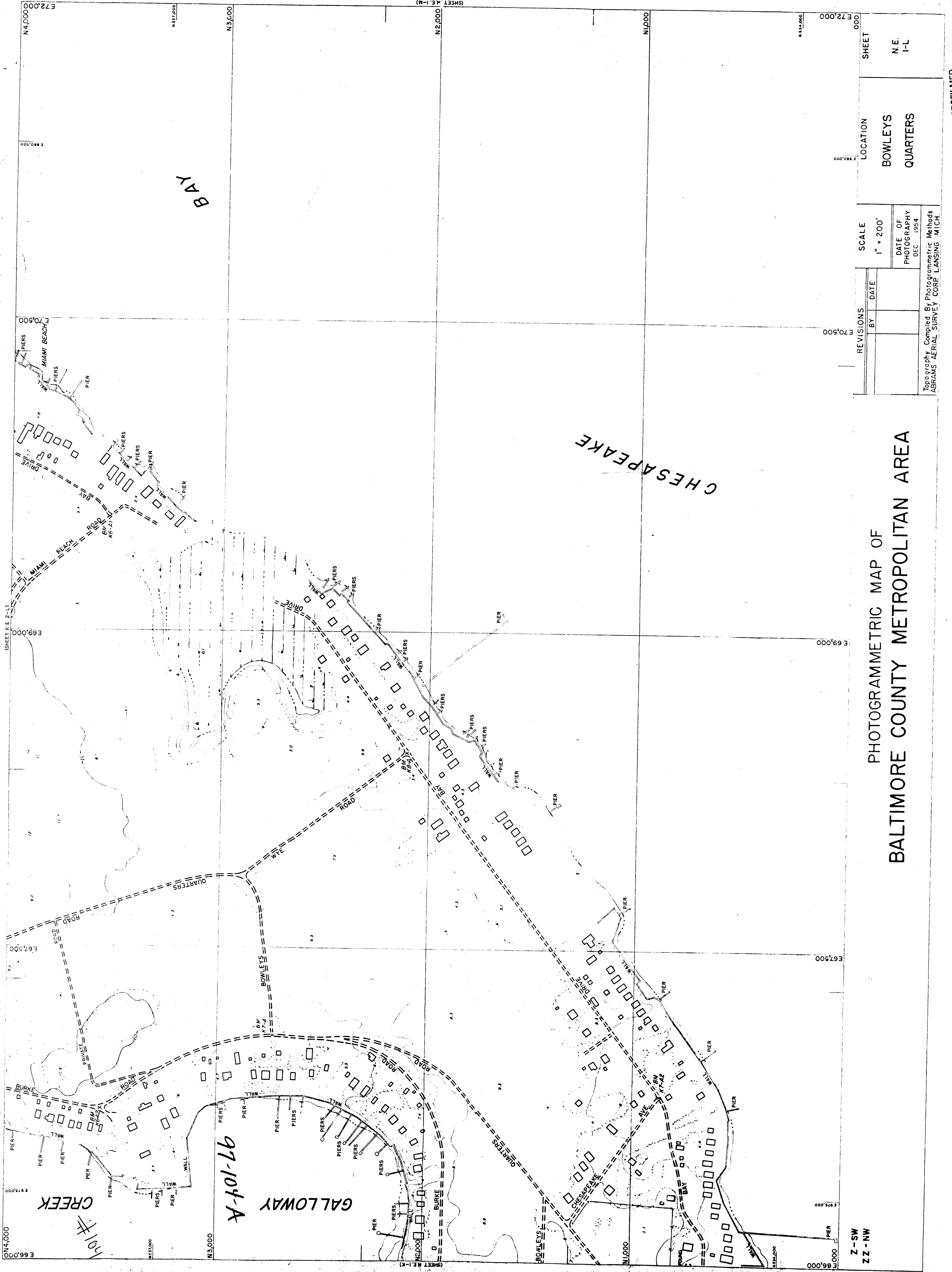
97-104-A

1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92	SCALE 1" = 200' ±	LOCATION BOWLEYS QUARTERS	SHEET NE I-L # 104
	DATE OF PHOTOGRAPHY JANUARY 1986	Chairman, County Council <i>William A. Howard</i>	

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

MICROFILMED



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

Z-SW
ZZ-NW

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	BOWLEYS QUARTERS	N.E. I-L
		DATE OF PHOTOGRAPHY DEC. 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING MICH.

MICROFILMED

(SHEET A-E 1-M)

(SHEET A-E 2-1)

8.5 11 17 22

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/8 Burke Road, 1050 Ft. W * ZONING COMMISSIONER
 of c/1 Bowleys Quarters Road * 1342 Burke Road * OF BALTIMORE COUNTY
 15th Election District *
 5th Councilmanic District * Case No. 97-104-A
 Ronald J. Chartier, et ux *
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1342 Burke Road in Bowleys Quarters. The Petition is filed by Ronald J. Chartier and Angela P. Chartier, his wife, property owners. Variance relief is requested from Sections 1A04.3.B.3, 1A04.3.B.4 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit lot line setbacks of 7.5 ft., a street centerline setback of 35 ft. and 25% building coverage of the lot, in lieu of 50 ft., 75 ft. and 15%, respectively. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Ronald J. Chartier, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered was that the subject property is approximately .187 acres in area (8150 sq. ft.) zoned R.C.5. This is a waterfront property located adjacent to Galloway Creek in the Bowleys Quarters section of Baltimore County. Vehicular access to the property is by Burke Road. The Petitioner indicated that he and his wife have owned the property for approximately 3 months. He described the site as rectangular in shape, containing 50 ft. in width and approximately 160 ft. in depth. Presently, the property is improved with an existing single family dwelling which is in a state of disrepair. A detached garage is also

located on the property and it is likewise in need of repair. Photographs were submitted of the site and the structures thereon depicting the location and condition of these buildings.

The Petitioner proposes razing the existing structures, and in their place, a single family dwelling will be constructed. The dwelling will contain an attached garage. Floor plans and elevation drawings of the proposed structures, which have been reviewed and approved by the Office of Planning, were submitted at the hearing. It is clear that the proposed buildings will be a significant improvement over the existing structures.

The subject lot is narrow, only 50 ft. in width; thus, compliance with the setback regulation is not possible. The proposed dwelling is 35 ft. in width leaving 15 ft. for the side yards. The plan shows that this dimension will be split equally so that each side yard will be 7.5 ft.

Variance relief is also requested for the setback to the street centerline. As noted above, the proposed garage will be attached and is, thus, part of the principal building. Moreover, for environmental reasons, the Petitioner does not want to construct the house any closer to Galloway Creek. Thus, a 35 ft. setback from the street centerline is requested in lieu of the required 75 ft.

Lastly, relief is requested as it relates to the area of the lot to be covered by the building. As noted in the Petition, 25% of the lot will be so covered. This is consistent with the coverage by the existing buildings.

All of the variances requested are driven by the fact that the property is zoned R.C.5. The small area of the lot makes compliance with the R.C.5 setback and area requirements impossible.

ORDER RECEIVED FOR FILING
 Date 9/24/96
 By [Signature]

Based upon the testimony and evidence presented, it is clear that the Petitioner has satisfied the requirements of Section 307 of the BCZR. Thus, the variances will be granted.

Notwithstanding the granting of the variances, I will impose several conditions to safeguard the surrounding locale. In this regard, Zoning Plans Advisory Committee (ZAC) comments were issued by both Development Plans Review Division and the Department of Environmental Protection and Resource Management. Obviously, the property is environmentally sensitive by virtue of its location on Galloway Creek. The Petitioners' proposed construction shall be in accordance with the recommendations by those agencies.

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 21st day of October, 1996 that a variance from Sections 1A04.3.B.3, 1A04.3.B.4 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit lot line setbacks of 7.5 ft., a street centerline setback of 35 ft., and 25% building coverage of the lot, in lieu of 50 ft., 75 ft. and 15%, respectively, be and is hereby GRANTED, subject, however, to the following restrictions:

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. Compliance with the ZAC comments submitted by the Development Plans Review Division dated September 23, 1996, (attached hereto) are adopted in their entirety and made a part of this Order.

ORDER RECEIVED FOR FILING
 Date 9/24/96
 By [Signature]

3. Compliance with the ZAC comments submitted by DEPRM dated September 25, 1996, (attached hereto) are adopted in their entirety and made a part of this Order.

4. The house and attached garage will be substantially in accordance with the elevation drawings.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

[Signature]
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
 Date 9/24/96
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning
 Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21284 (410) 887-4386

October 18, 1996

Mr. and Mrs. Ronald J. Chartier
 1342 Burke Road
 Baltimore, Maryland 21220

RE: Case No. 97-104-A
 Petition for Zoning Variance
 Property: 1342 Burke Road

Dear Mr. and Mr. Chartier:

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 887-3353.

Very truly yours,

[Signature]
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmm
 att.

Petition for Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 1342 BURKE ROAD
97-104-A which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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(s) 1A04.3.B.3, 1A04.3.B.4, and 304 in part to permit lot line setbacks of 7.5 ft., a street centerline setback of 35 ft. and a 25% building coverage in lieu of 50 ft., 75 ft. and 15%, respectively, and approve an undersized lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
 Existing lot 50' wide
 to be determined at hearing

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/Lessee: _____
 Type of Petitioner: _____
 Signature: _____
 Address: _____
 City: _____ State: _____ Zipcode: _____
 Attorney for Petitioner: _____
 Type of Petitioner: _____
 Signature: _____
 Address: _____
 City: _____ State: _____ Zipcode: _____
 Signature: _____
 Address: _____
 City: _____ State: _____ Zipcode: _____

ESTIMATED LENGTH OF HEARING: 1-2 hr
 the following date: _____
 ALL OTHER _____
 REVIEWED BY: [Signature] DATE: 9/1/96

ZONING DESCRIPTION
97-104-A

ZONING DESCRIPTION FOR 1342 BURKE ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF BURKE ROAD WHICH IS 20' WIDE AT THE DISTANCE OF 350', NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET BOWLEYS QUARTERS ROAD WHICH IS 50' WIDE. BEING LOT # 143, BLOCK 1, SECTION # 3-104(f) IN THE SUBDIVISION OF BOWLEYS QUARTERS CO. AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 7, FOLIO # 12, CONTAINING 8150 SQ.FT. ALSO KNOWN AS 304 BOWLEYS ROAD AND LOCATED IN THE 15TH ELECTION DISTRICT, 5 COUNCIL-MANIC DISTRICT.

#104

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: _____ Date of Posting: 9/24/96
 Posted for: Oct 9, 1996 Hearing
 Petitioner: Chartier
 Location of property: 1342 Burke Rd
 Location of Sign: Front of Property

Remarks: _____
 Posted by: Wade Taylor Date of return: _____
 Number of Signs: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-19, 1996

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 9-19, 1996

THE JEFFERSONIAN,
 A. Henricson
 LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 104 Petitioner: Ronald James Chartier

Location: 1342 Burke Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald James Chartier

ADDRESS: 1342 Burke Road

Burke MD 21220

PHONE NUMBER: (410) 381-8977

97-104-A

TO: PUDNEY PUBLISHING COMPANY
September 19, 1996 Issue - Jeffersonian
Please forward billing to:
Ronald James Chartier
1342 Burke Road
Baltimore, MD 21220
381-8977

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: 97-104-A (Item 104)

1342 Burke Road
NW/S Burke Road, 1050' W of c/l Rowleys Quarters Road
15th Election District - 5th Councilmanic
Legal Owner(s): Ronald James Chartier and Angela P. Chartier

Variance to permit lot line setbacks of 7.5 feet, a street centerline setback of 35 feet, and 25' building coverage in lieu of 50 feet, 75 feet, and 15', respectively; and approve an undersized lot.

HEARING: WEDNESDAY, OCTOBER 9, 1996 at 10:00 a.m. in Room 106 County Office Building.

LAWRENCE S. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1996

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: 97-104-A (Item 104)

1342 Burke Road
NW/S Burke Road, 1050' W of c/l Rowleys Quarters Road
15th Election District - 5th Councilmanic
Legal Owner(s): Ronald James Chartier and Angela P. Chartier

Variance to permit lot line setbacks of 7.5 feet, a street centerline setback of 35 feet, and 25' building coverage in lieu of 50 feet, 75 feet, and 15', respectively; and approve an undersized lot.

HEARING: WEDNESDAY, OCTOBER 9, 1996 at 10:00 a.m. in Room 106 County Office Building.

Arnold Jablon
Director

cc: Ronald and Angela Chartier

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

97-104-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 2, 1996

Mr. and Mrs. Ronald James Chartier
1342 Burke Road
Baltimore, MD 21220

RE: Item No.: 104
Case No.: 97-104-A
Petitioner: Ronald Chartier, et ux

Dear Mr. and Mrs. Chartier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 4, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Department of Permits & Development
Management Date: September 23, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
September 24, 1996
Item No. 104

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to Tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

Burke Road is an existing road which shall ultimately be improved as a 20-foot street cross section on a 40-foot right-of-way.

RWB:HJD:lrh

cc: File

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management September 25, 1996

FROM: Robert A. Wirth
DEPRM

SUBJECT: Zoning Item #104 - Chartier Property
1342 Burke Road
Zoning Advisory Committee Meeting of September 16, 1996

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

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The property appears to be in a Chesapeake Bay Critical Area mapped Buffer Management Area based upon an office review and will require compliance with the Buffer Management Area Plan.

Ground Water Management

An evaluation of the sewage disposal system must be conducted. Contact Rob Powell of Ground Water Management at 887-2762.

RAW:SA:sp

cc: Ronald & Angela Chartier

CHARTIER/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 104 (MJK)

9-28-96

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5561 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 09/19/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 16, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 104, 105, 106, 107, 108 & 109.

REVIEWER: LT. ROBERT P. SAUERHALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Roslyn Eubanks PDM DATE: September 19, 1996
FROM: Jeffrey Long Planning Office
SUBJECT: ZAC

Please be advised that more time is needed to review the following petitions:

Item Nos. 103 & 104
Contact me on 887-3495 if you have any questions.

c: Gary Kerns
JL

ZAC1/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Permits and Development Management DATE: September 19, 1996
FROM: Pat Keller, Director Planning Office
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 104, 105, 106, 107, and 108

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 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kerns

PK/JL

ITEM104/PZONE/ZAC1

PETITION PROBLEMS

#104 --- MJK

- Where is undersized lot package that gets sent to OPCC?

#108 --- CAM

- No section number or wording on petition form.
- Where is use permit that is referred to on the folder?

9/9/96

97-104-A

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bowley Av
Towson, MD 21204
FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION: Chartier

1. Name of Applicant: Ronald S. Chartier Permit Number: 381-8977

2. Lot Address: 1342 Burke Rd. Election District: 15 Council District: 7 Square Feet: 8160

3. Lot Location: E & W 21st / corner of Burke Rd. 100' feet from E & W corner of Bowley Ave

4. Lead Owner: Ronald S. Chartier, Per Account Number

5. Address: 1342 Burke Rd. Telephone Number: 381-8977

6. CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

PROVIDED?	YES	NO
1. This Recommendation Form (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application (Not filed yet)	<input type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in the GIS C&G) (2 copies) General site survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (taken from all street corners) Adjoining Buildings Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:
 Approval Disapproval Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
Director, Office of Planning & Zoning

Date: 9/9/96

97-104-A

RE: PETITION FOR VARIANCE
1342 Burke Road, NW/S Burke Road, 1050'
W of c/l Bowleys Quarters Road
15th Election District, 5th Councilmanic
Ronald and Angela Chartier
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-104-A

ENTRY OF APPEARANCE

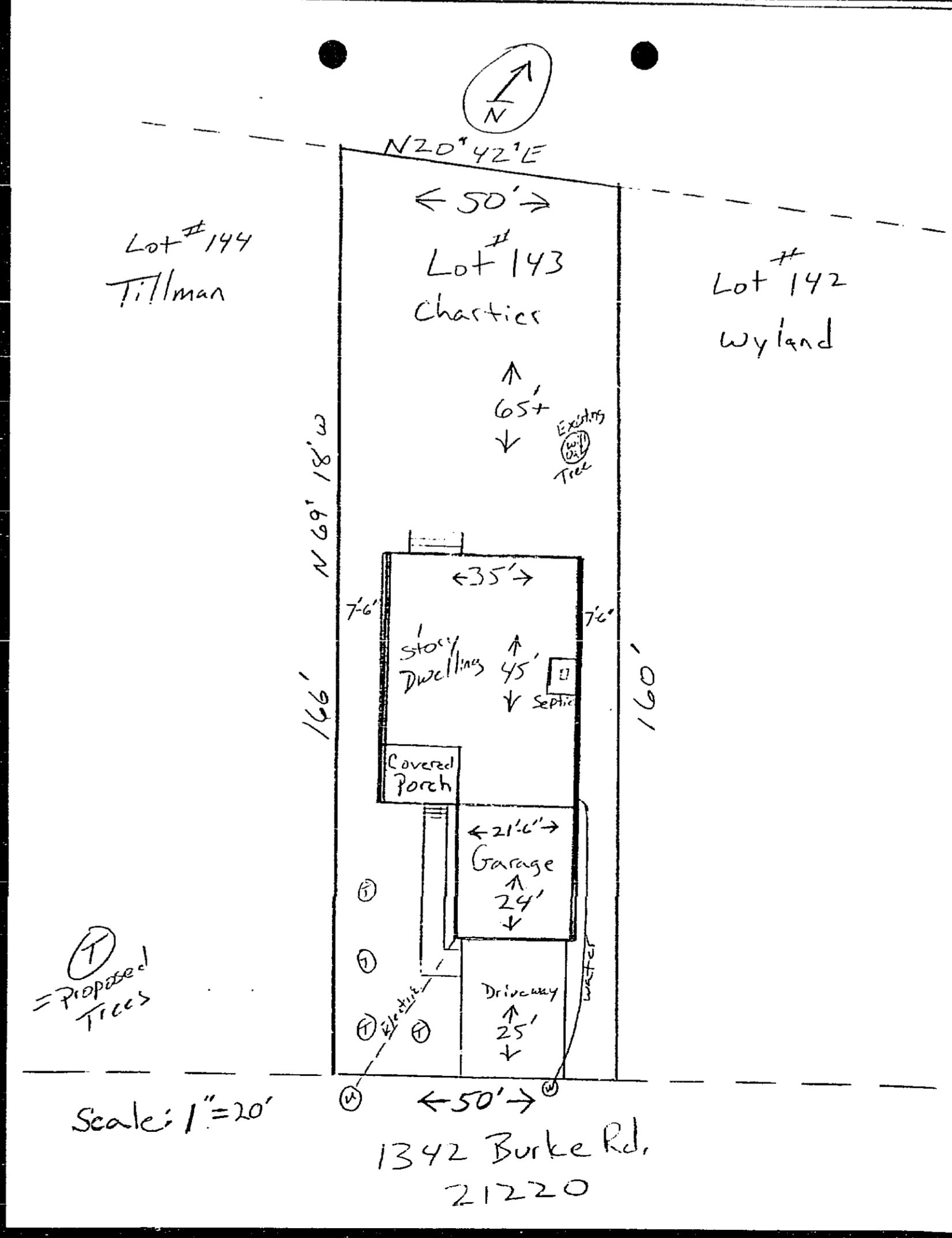
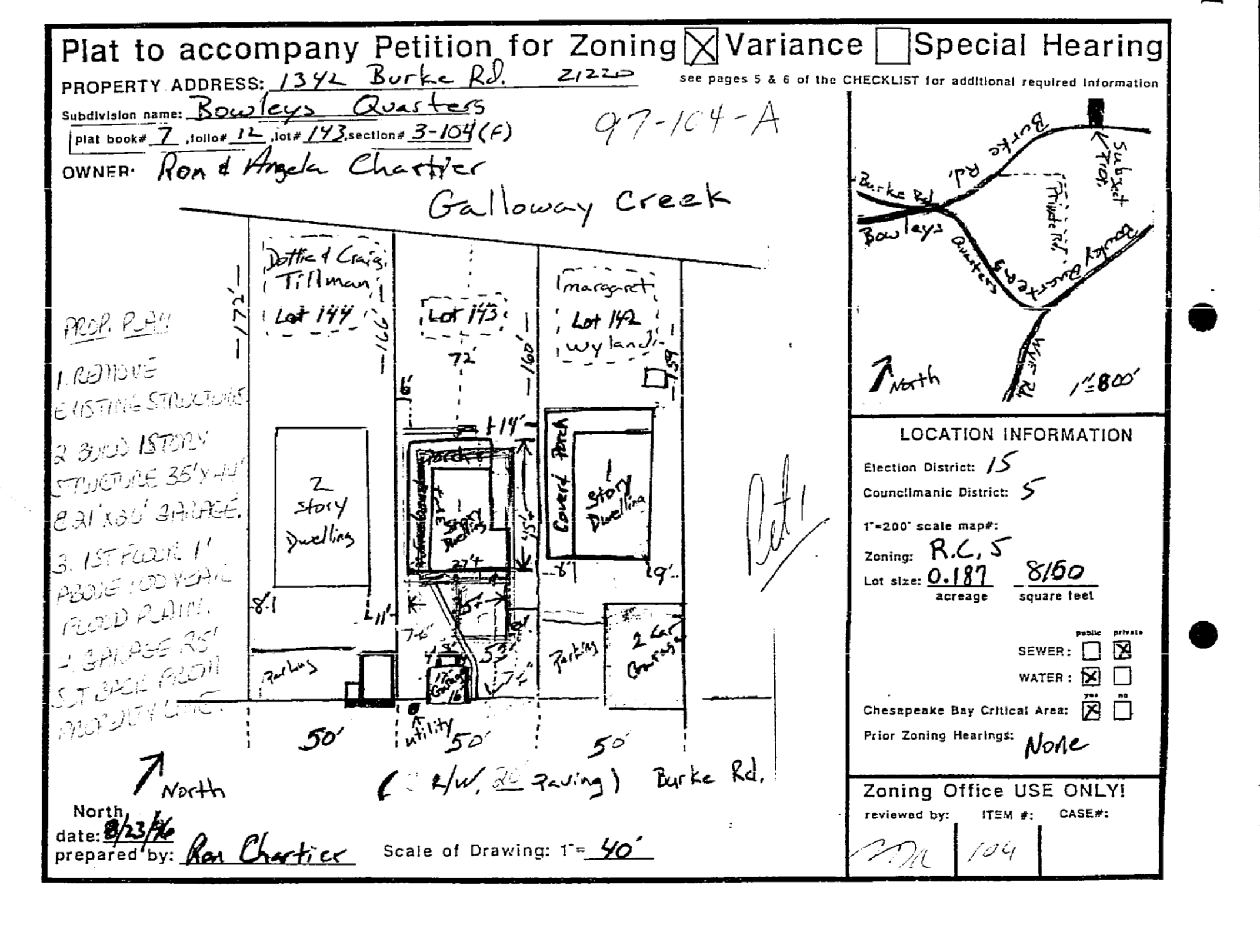
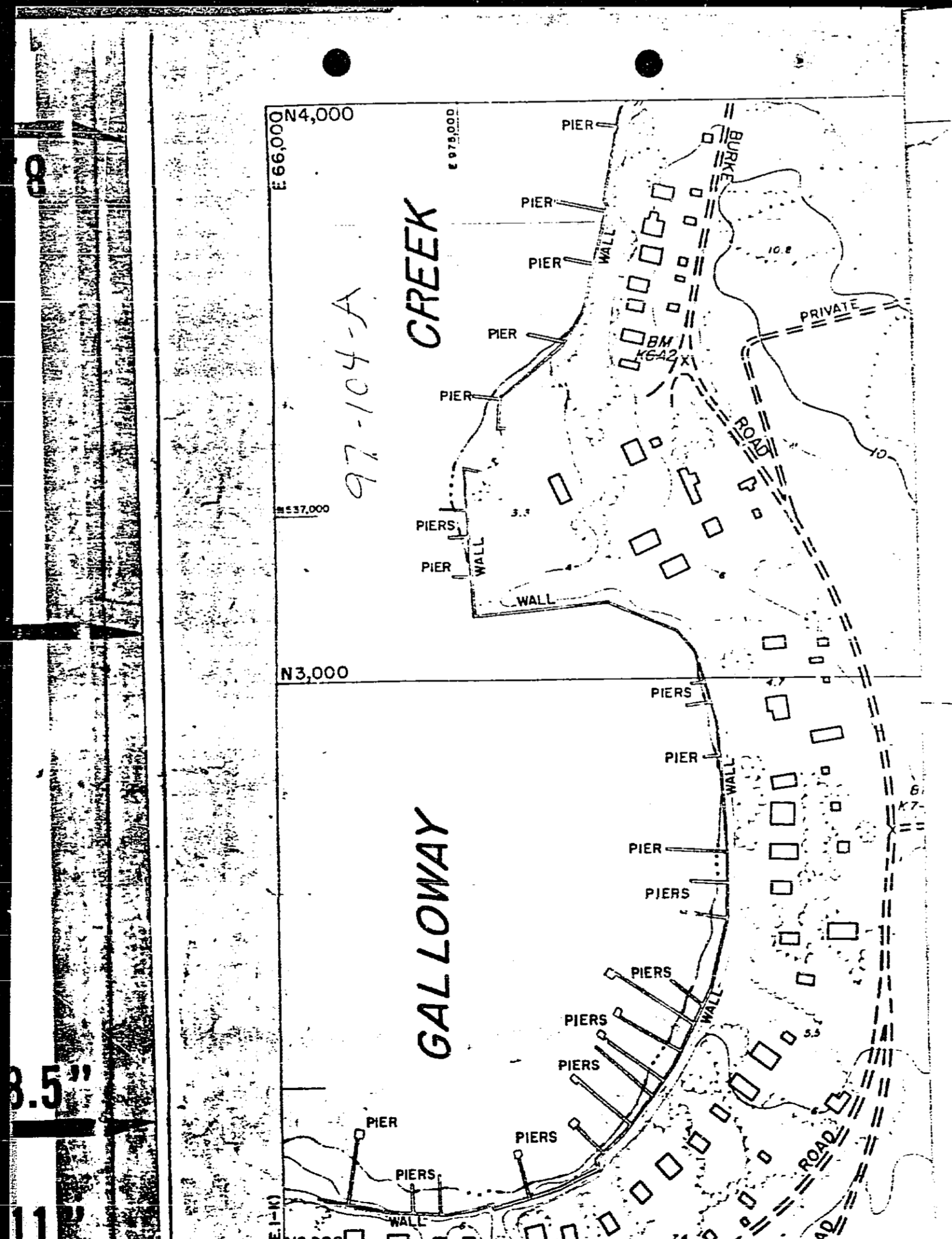
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

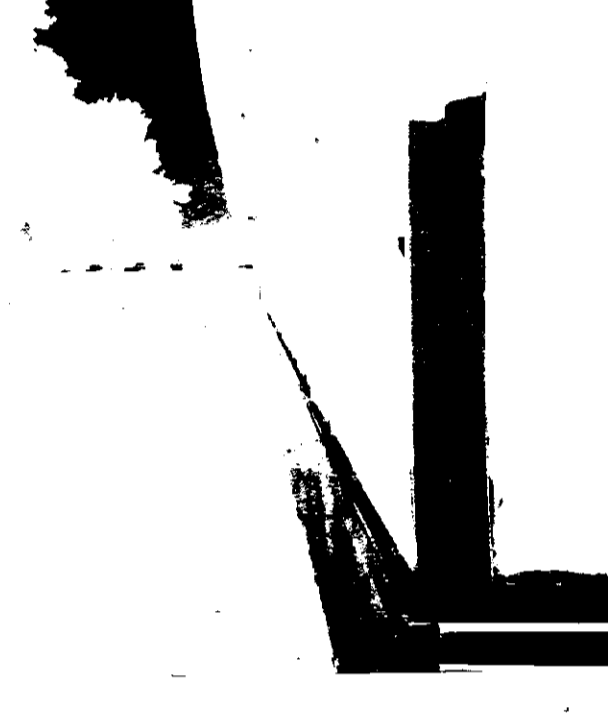
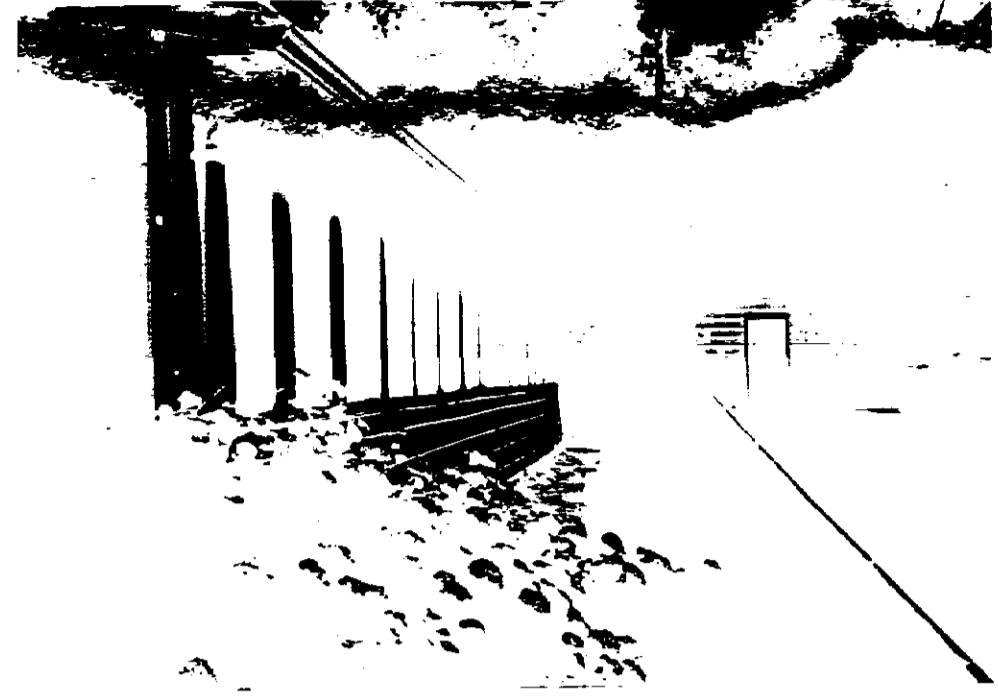
I HEREBY CERTIFY that on this 7th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Ronald and Angela Chartier, 1342 Burke Road, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



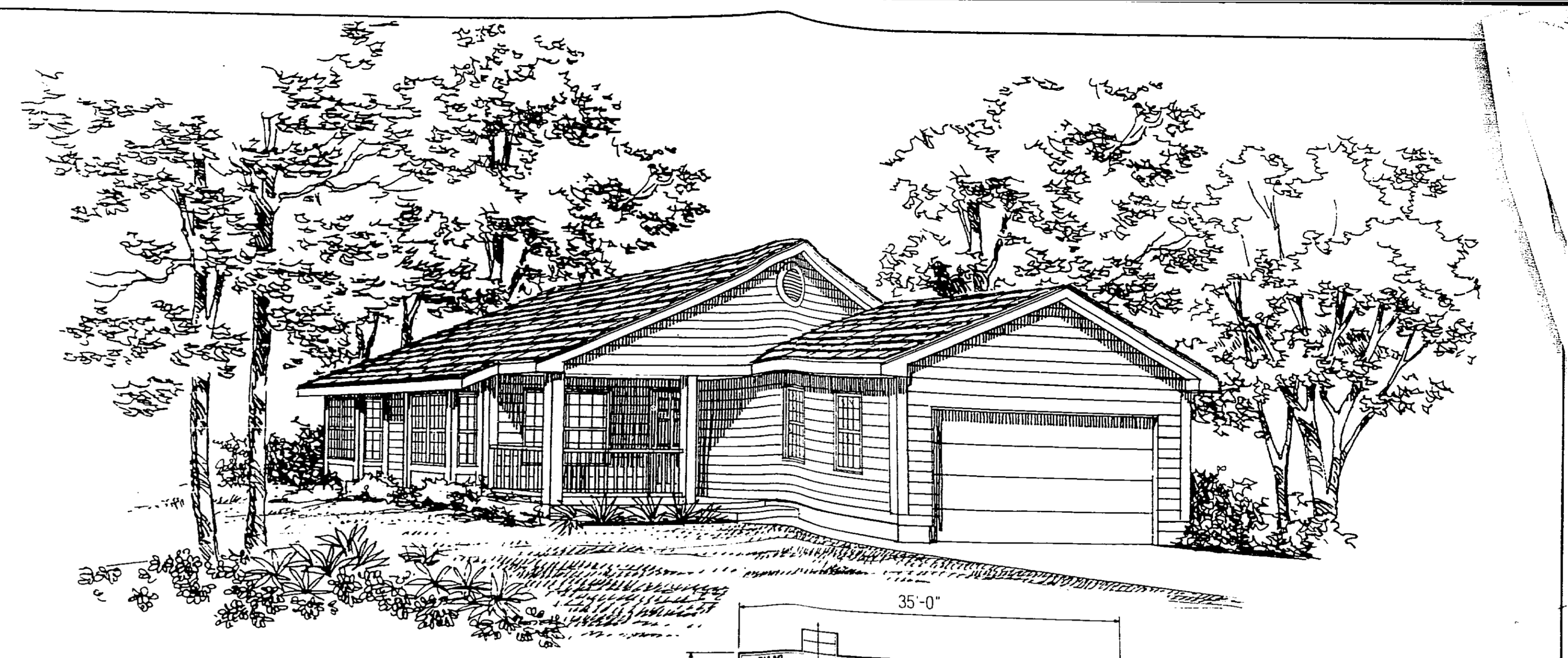
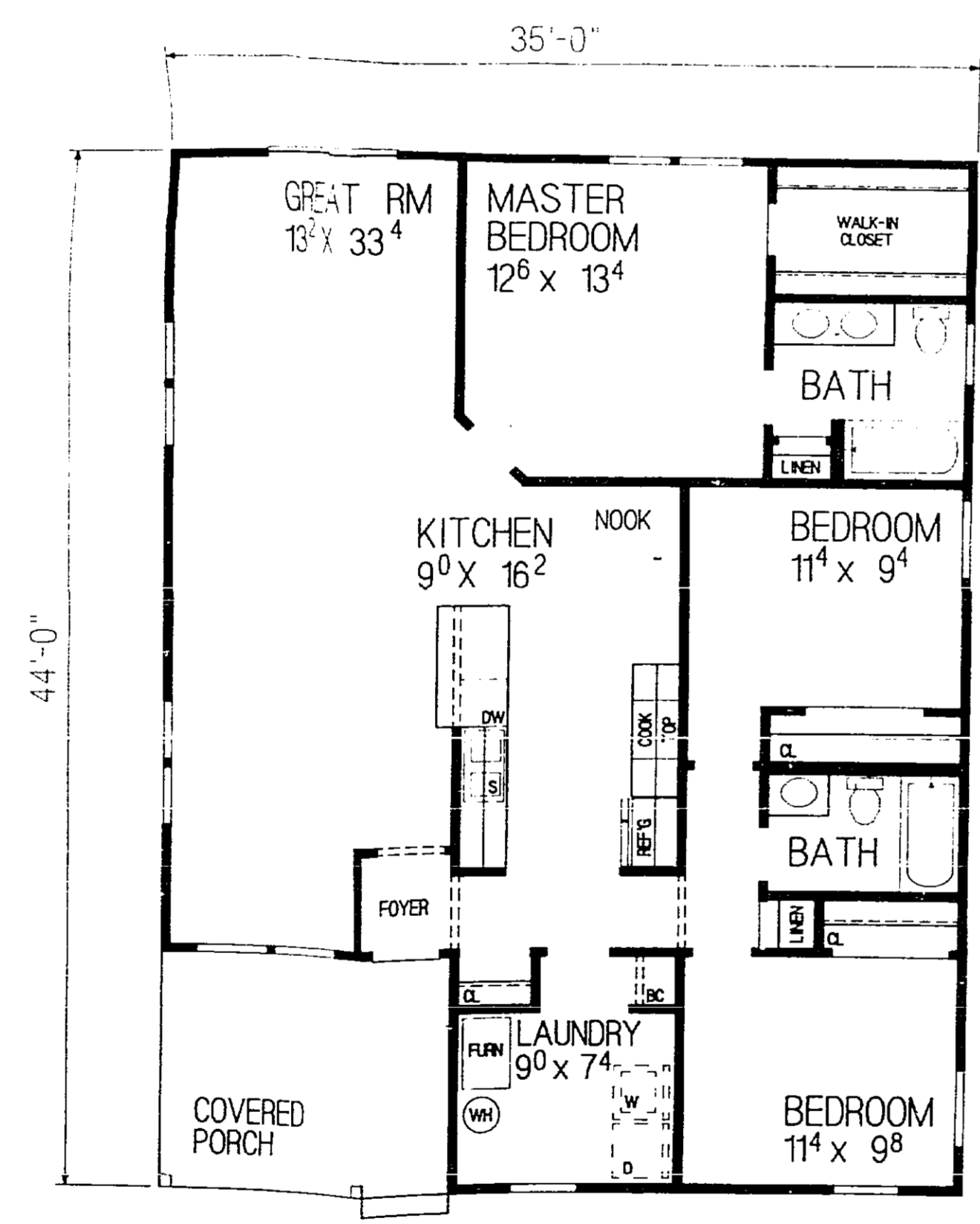
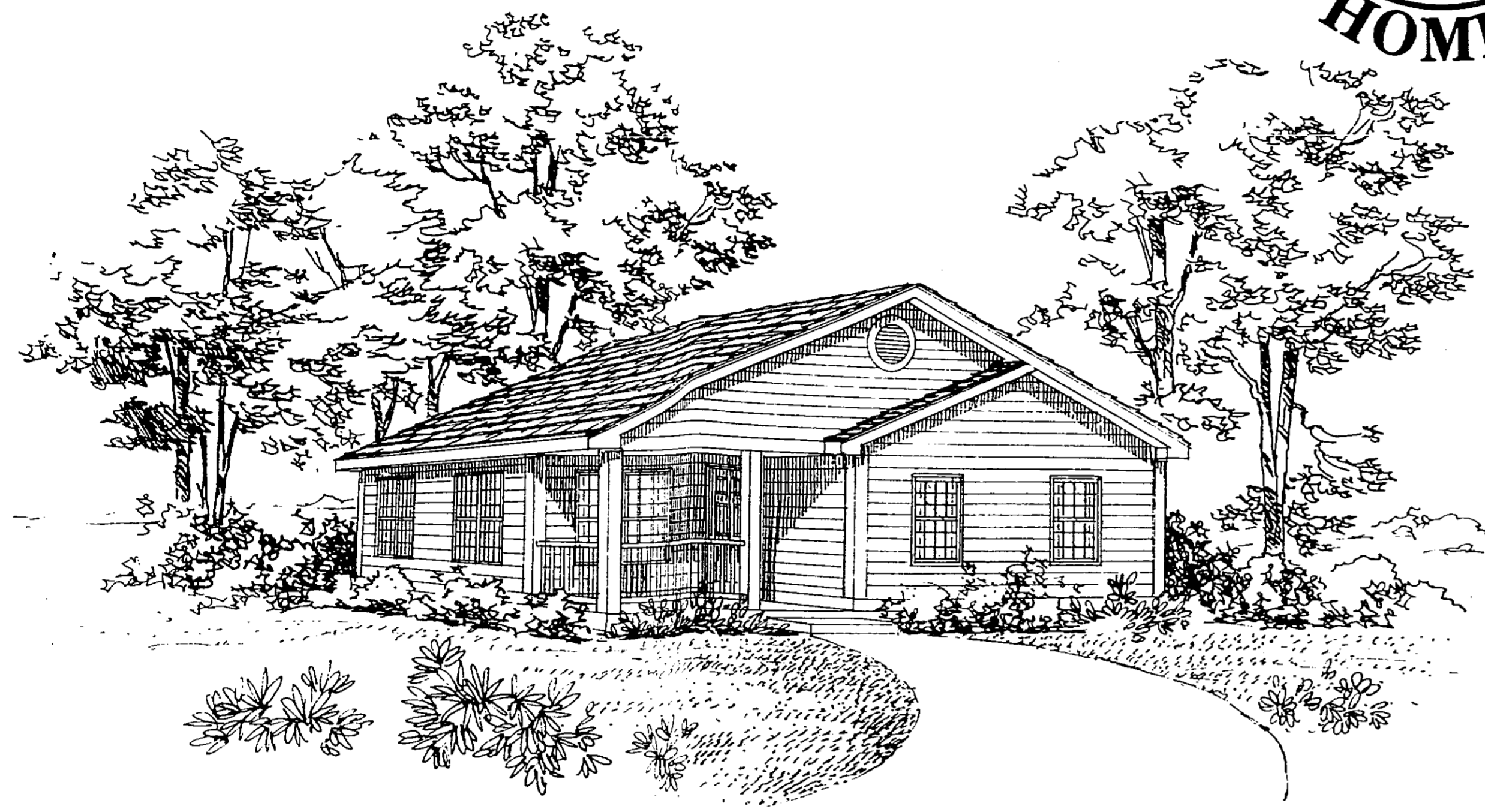
Highway County
Department of Permits and
Development Management
11 West Chestnut Street
Harrison, MO 64643
Phone: 660-335-1234
Fax: 660-335-1235
www.hwycounty.com

104
Crestwood 11 photos

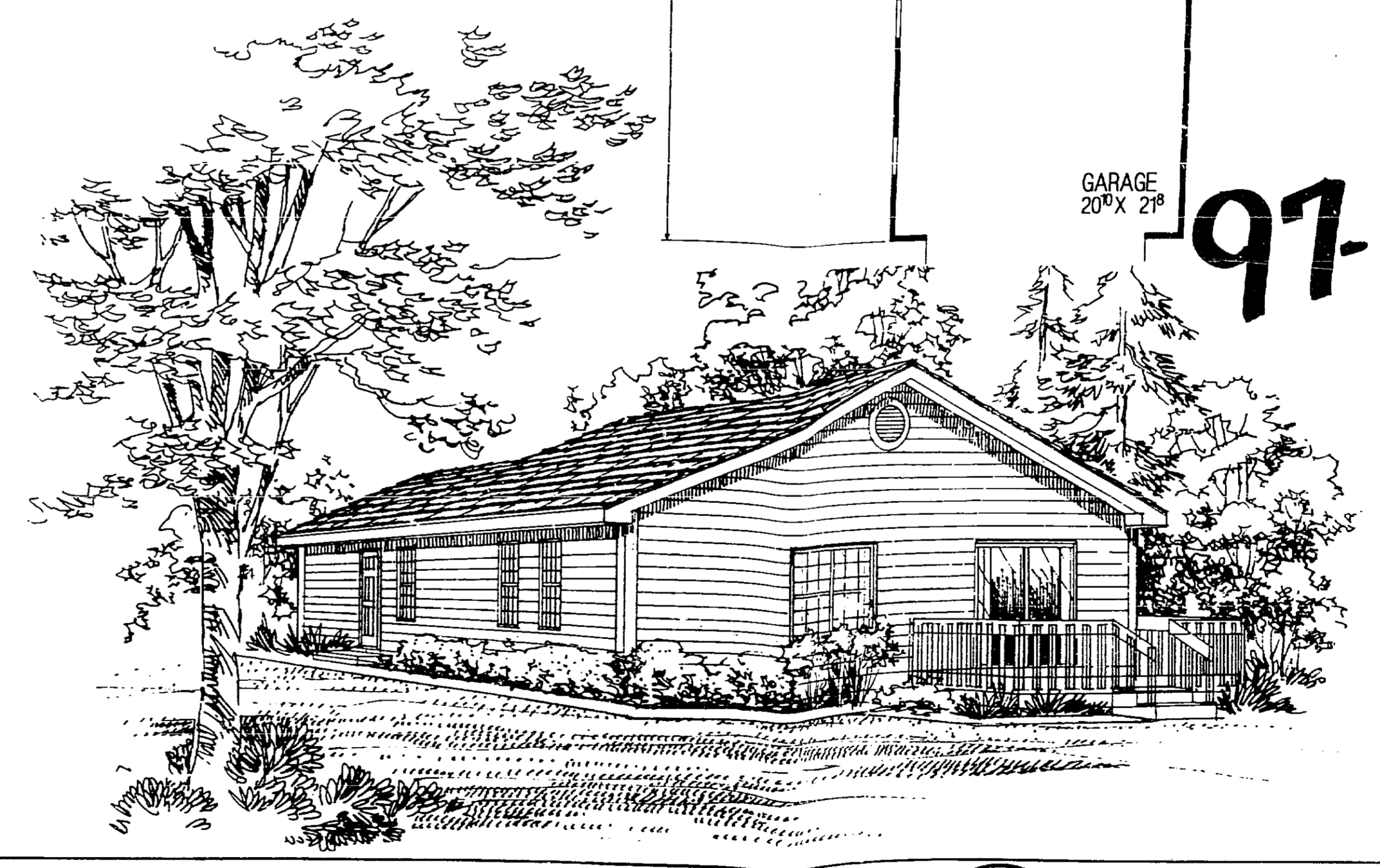
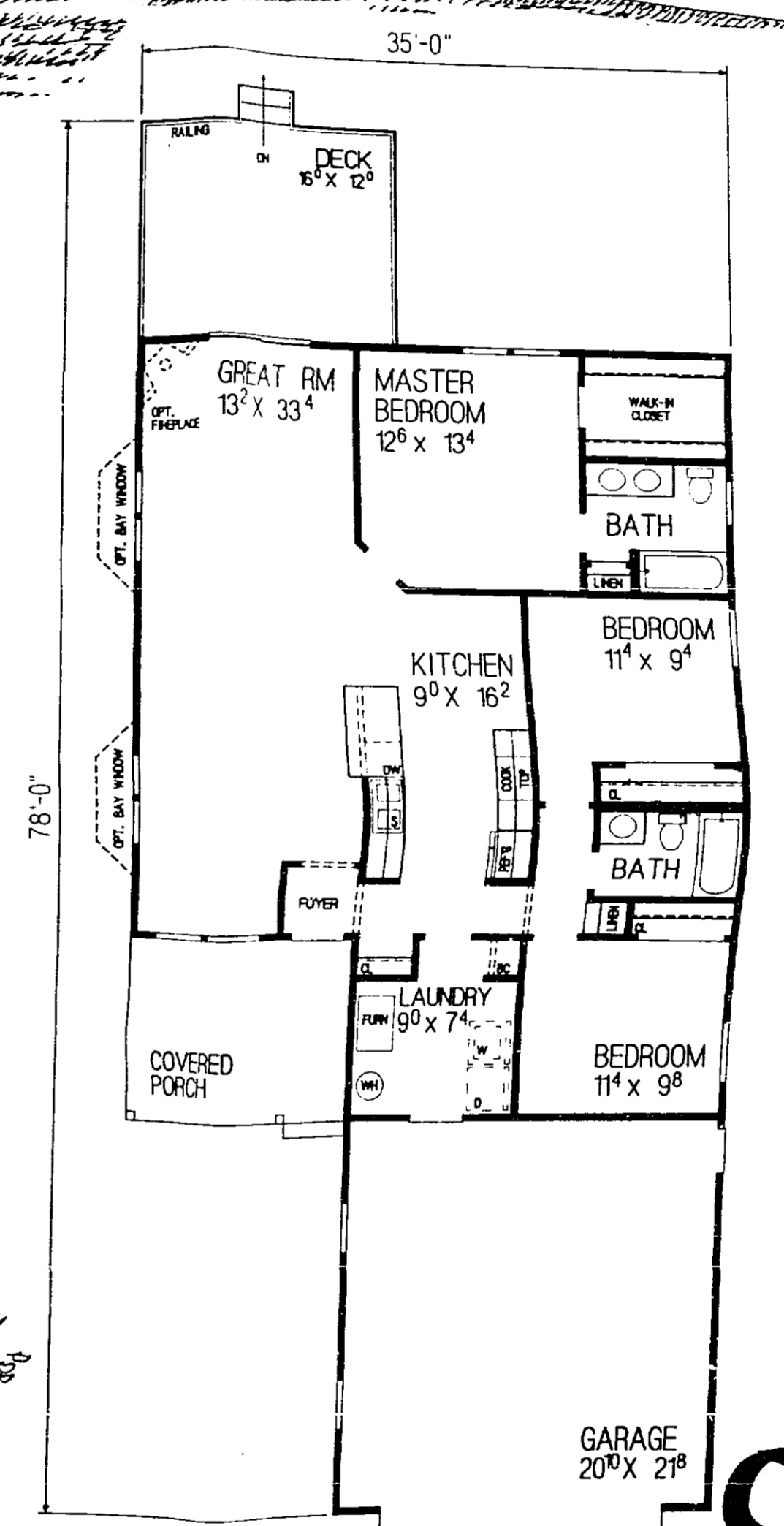
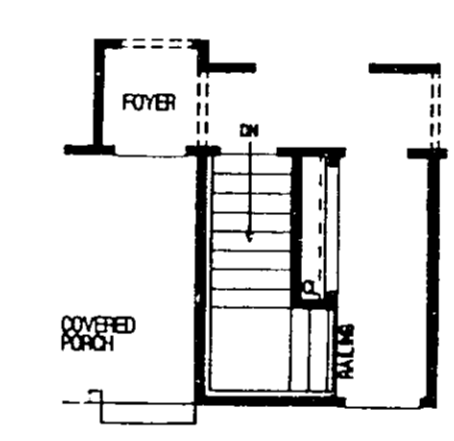


LEXINGTON

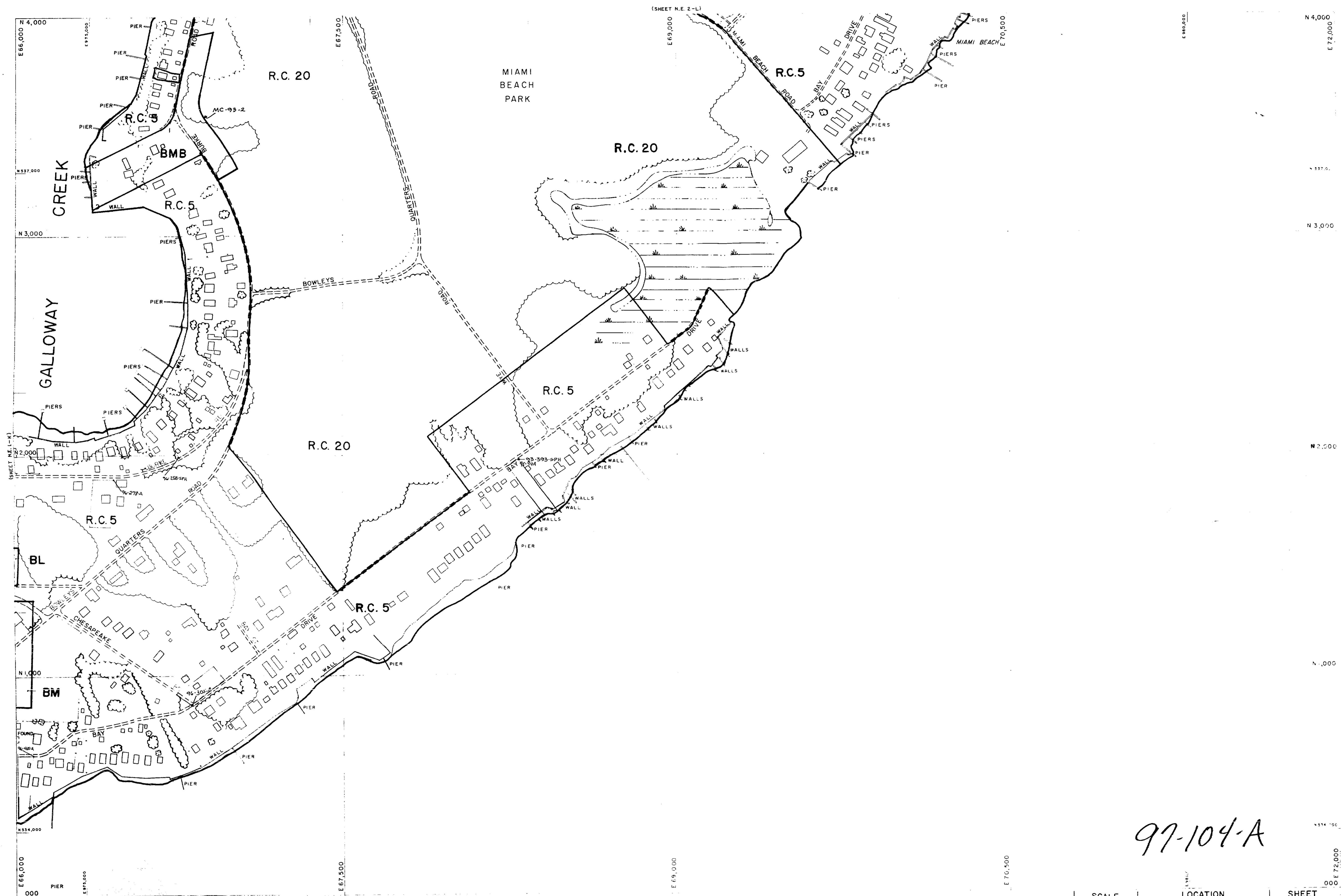
8418S



GARAGE OPTION
STAIRS TO BASEMENT OPTION



97-104-A



97-104-A

Z -SW
ZZ -NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

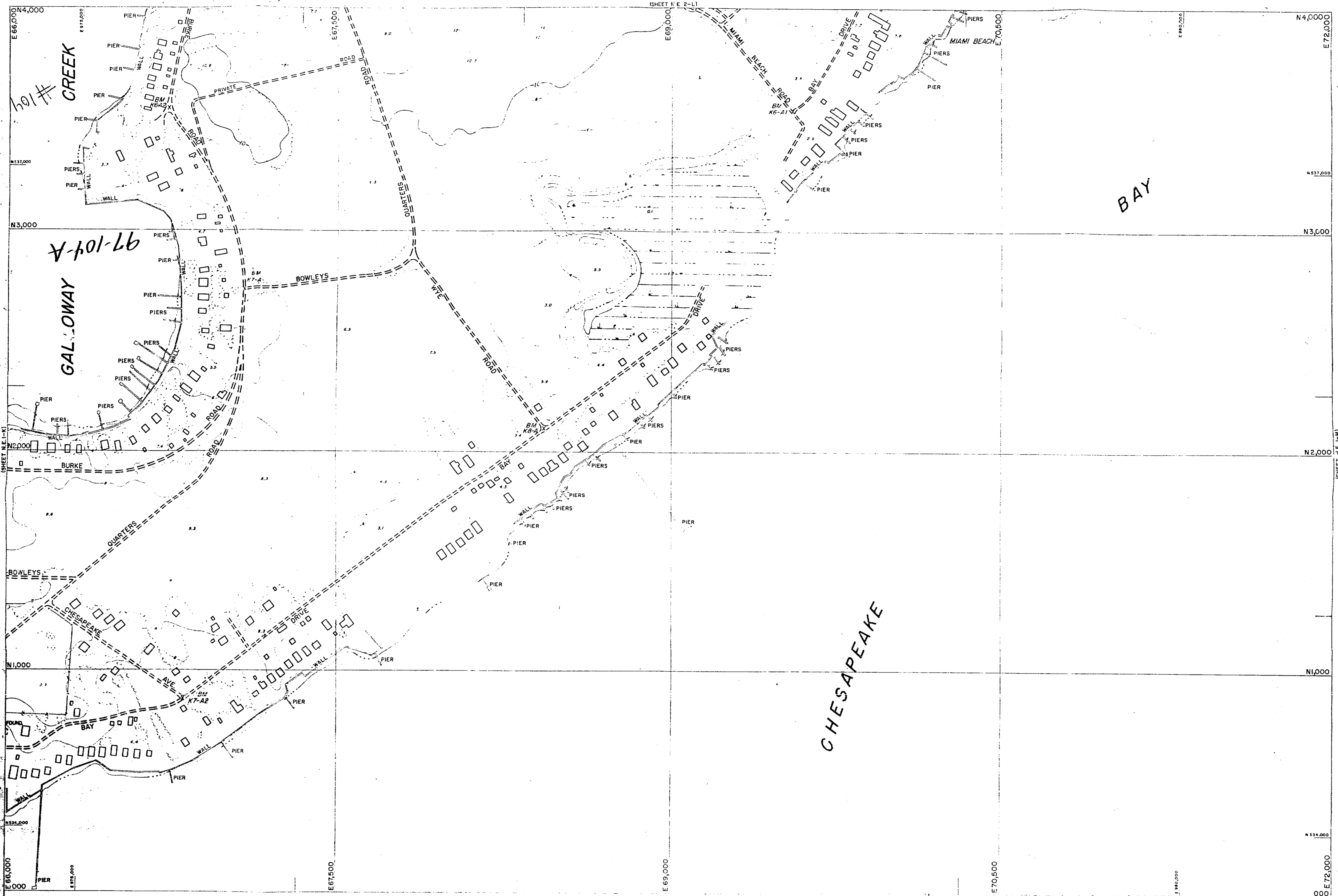
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William Howard IV
Chairman, County Council

SCALE 1" = 200'	LOCATION BOWLEYS QUARTERS	SHEET NE I-L # 104
DATE OF PHOTOGRAPHY JANUARY 1986		



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION BOWLEYS QUARTERS	SHEET N.E. I-L
BY	DATE			
		DATE OF PHOTOGRAPHY DEC 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP LANSING MICH.

Z-SW
ZZ-NW