

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Annadale Road, 171 ft. +/-
from c/l Tabasco Road * ZONING COMMISSIONER
3833 Annadale Road
15th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
John F. Gemma, et ux * Case No. 97-290-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property at 3833 Annadale Road and located adjacent to Bear Creek in eastern Baltimore County. The Petition is filed by Jonathan F. Gemma and Judy L. Gemma, property owners. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (shed) to be located in the front yard with a 0 ft. setback, in lieu of the required rear yard, and a minimum setback of 2-1/2 ft. 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 Jonathan F. Gemma, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered was that the subject property is approximately 7182 sq. ft. in area, zoned D.R.5.5. This is a rectangularly shaped lot, roughly 67 ft. in width by 115. ft. in depth. The property is improved with a single family dwelling which Mr. and Mrs. Gemma reside. This is a waterfront property on Bear Creek. The dwelling contains an attached deck which faces the water and a gravel driveway which leads from Annadale Road. The site also features an 8 ft. x 12 ft. shed, which is the subject of this hearing. As shown on the site plan and photographs submitted at the hearing, the shed is located on that part of the

ORDER FOR FILING
Date 2/26/97
By [Signature]

(MICROFILMED)

property between the house and the road. Under the BCZR, in most cases, that would be considered the front yard. However, owing to the uniqueness of waterfront properties, this part of the subject property should be considered the rear yard. It has been consistently held by this Zoning Commissioner that the front yard of waterfront lots is that portion of the property between the water and the house. This is so because most houses are directed towards the water. I find no reason to deviate from that accepted interpretation in this case, in that the house on the lot is clearly oriented towards the water. Thus, variance relief to permit the shed to be located in the front yard is unnecessary, in that I find that the shed is located in the rear yard.

However, variance relief must be obtained from the setback regulation. In this regard, photographs show that the shed immediately abuts the property line which separates the subject lot from the property known as 3835 Annadale Road. A letter was submitted at the hearing from Dennis Kotova, the owner of that lot, indicating that he has no objection to the shed's location.

Mr. Gemma testified that the shed was necessary to provide additional storage. He believes that the shed's location is most appropriate in that same causes little environmental impact and does not detract from his view of the water. Moreover, the location of the shed does not block the driveway or interfere with sight distance along Annadale Road.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the location of the shed as shown is most appropriate for the reasons set forth above.

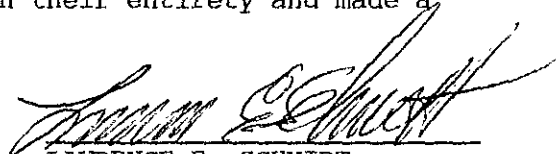
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of February 1997 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (shed) to be located in the front yard, in lieu of the rear yard, be and is hereby DISMISSED AS MOOT; and,

IT IS FURTHER ORDERED that a variance from Section 400.1 of the BCZR to allow an accessory structure (shed) with a 0 ft. setback, in lieu of the required setback of 2-1/2 ft., 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 DEPRM dated January 29, 1997, (attached hereto) are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmnn

ORDER RECEIVED FOR FILING
Date 2/26/97
By M. G. Gorch



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 25, 1997

Mr. and Mrs. Jonathan F. Gemma
3833 Annadale Road
Baltimore, Maryland 21222

RE: Case No. 97-290-A
Petition for Zoning Variance
Property: 3833 Annadale Road

Dear Mr. and Mrs. Gemma:

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, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3833 ANNADALE RD

97-290-A

which is presently zoned DE 5.5

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) 400.1, BCZR

To allow an accessory structure (shed) to be located in the front yard and zero foot setback in lieu of the required rear yard and minimum setback of 2-1/2 feet.

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

To be reviewed 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.

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

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

Legal Owner(s):

JONATHAN FRANCES GEMMA
(Type or Print Name)

Jonathan Frances Gemma
Signature

JUDY L. GEMMA
(Type or Print Name)

Judy L. Gemma
Signature

3833 ANNADALE RD. (410) 388 9788
Address Phone No

BALTIMORE, MD. 21222
City State Zipcode
Name, Address and phone number of representative to be contacted.

Judy Gemma
Name

388-9788-631-3400
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JBF DATE 1/13/97



Printed with Soybean Ink
on Recycled Paper



MICROFILMED # 290

ZONING DESCRIPTION

3 copies

ZONING DESCRIPTION FOR 3833 ANNADALE ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE side of
3833 ANNADALE RD which is 171.85 FEET
MEASURED EASTERLY FROM THE EAST SIDE OF TABASCO ROAD
wide AT THE distance of 20 FEET OF THE
centerline of the nearest improved intersecting street Annadale
which is ~~40 FEET~~ wide. Being LOT # 34

BLOCK 2, 8 SECTION # in the subdivision of Annadale
as recorded in BALTIMORE COUNTY PLAT BOOK # WPC 8, Folio # 34
containing 9,900 S.F. ALSO KNOWN AS 3833 ANNADALE RD
(SQUARE FEET OR ACRES)
and located in the 15th ELECTION DISTRICT 2th Council/Annadale
DIST.

97-290-A

290

NOTICE OF HEARINGS

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 West Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-290-A
(Item 290)
3833 Annandale Road
SS Annandale Road, 1714
from of Talasco Road
15th Election District
7th Councilmanic
Legal Owner(s):
Jonathan Francis Georgia
and Judy L. Genna

Variance: to allow an accessory structure (shed) to be located in the front yard and zero foot setback in lieu of the required rear yard and minimum setback of 2-1/2 feet.
Hearing: Thursday, February 20, 1997 at 9:00 a.m. in Rm. 118, Old Courthouse.

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.

1/881 Jan. 30 C115967

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 30, 1997

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 Jan 30, 1997

THE JEFFERSONIAN,

A. H. Henrichs
LEGAL AD. - TOWSON

RECORDED

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

No. 028092

97-290-A

DATE 1-13-97

ACCOUNT 2001-615000

AMOUNT \$ 50.00

RECEIVED FROM: GEMMA

3833 Annapole Rd.

01-- Variance

Item # 290, Taken by: JEF

03471#0121NICHRC \$50.00

SA 0011173402-13 02

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
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

97-290-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 290

Petitioner: Jonathan & Judy Gerhart

Location: 3833 Annadale Rd Balt. Md 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jonathan F. & Judy H. Gerhart

ADDRESS: 3833 Annadale Rd

Baltimore, Md. 21222

PHONE NUMBER: (410) 388-9788

AJ:ggs

MICROFILMED

(Revised 09/24/96)

CERTIFICATE OF POSTING

RE: Case No.: 97-290-A

Petitioner/Developer: _____

John Gemma

Date of Hearing/Closing: 2-20-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 3833 ANNADALE ROAD

BALTIMORE, MARYLAND 21222

The sign(s) were posted on FEB 4, 1997
(Month, Day, Year)

Sincerely,

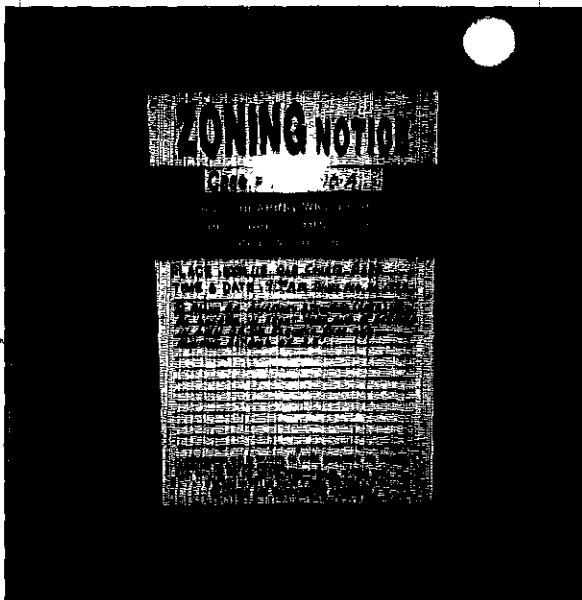
Thomas P. Ogle 2/4/97
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR.
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-290-A

NICHOLSON

Item # 290

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-290 -A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: To allow an accessory structure (shed)
to be located in the front yard and a ft.
setback in lieu of the required rear yard
and minimum setback of 2 1/2 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
January 30, 1997 Issue - Jeffersonian

Please forward billing to:

Jonathan and Judy Gemma
3833 Annadale Road
Baltimore, MD 21222
388-9788

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: 97-290-A (Item 290)
3833 Annadale Road
S/S Annadale Road, 171'+ from c/l Tabasco Road
15th Election District - 7th Councilmanic
Legal Owner(s): Joathan Frances Gemma and Judy L. Gemma

Variance to allow an accessory structure (shed) to be located in the front yard and zero foot setback in lieu of the required rear yard and minimum setback of 2-2/2 feet.

HEARING: THURSDAY, FEBRUARY 20, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

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.



Baltimore County
Department of Permits and
Development Management

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

January 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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HEARING: THURSDAY, FEBRUARY 20, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Jonathan and Judy Gemma
bcc: Joe Ernstberger

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEB. 5, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

February 18, 1997

Mr. and Mrs. Jonathon Gemma
3833 Annadale Road
Baltimore, MD 21222

RE: Item No.: 290
Case No.: 97-290-A
Petitioner: Jonathon Gemma, et ux

Dear Mr. and Mrs. Gemma:

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 January 13, 1997.

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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
January 29, 1997

FROM: R. Bruce Seeley
DEPRM

SUBJECT: Zoning Item #290 - Gemma Property
3833 Annadale Road
Zoning Advisory Committee Meeting of January 27, 1997

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 entire property is located in the 100 foot buffer to Bear Creek. A Critical Area Administrative Variance must be submitted and approved prior to building permit issuance; such a variance is approvable.

RBS:sp

c: Jonathan and Judy Gemma

GEMMA/DEPRM/TXTSBP

11/10/97
MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

January 27, 1997

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 JAN. 27, 1997.

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: 271, 287, 288,
289, 290, 292, 293, 294, 295 AND 297.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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: Arnold Jablon, Director
 Permits and Development
 Management

DATE: January 29, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 271, 287, 289, 290, 293, and 294

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

John Alexander

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: February 10, 1997

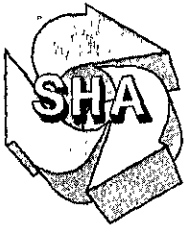
FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 3, 1997
 Item Nos. 271, 289, 290, & 293

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



**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 1.24.97
Item No. 220 (JRF)

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

W. 12/1/97

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

January 14, 1997

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. ~~97/1756~~ 290

VIOLATION CASE # C-97/1756
LOCATION OF VIOLATION 3833 ANNADALE RD
DEFENDANT JOHN & JUDY GEMMA
ADDRESS 3833 ANNADALE RD, 21222

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

NAME & ADDRESS

JOE ERNSTBERGER
3830 ANNADALE ROAD, 21222

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

RE: PETITION FOR VARIANCE
3833 Annadale Road, S/S Annadale Road,
171'+ from c/l Tabasco Road
15th Election District, 7th Councilmanic

Jonathan F. and Judy L. Gemma
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-290-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.

7/10/97. 2/20

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 20th day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Jonathan F. and Judy L. Gemma, 3833 Annadale Road, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED

97-290-A

(

#290

MICROFILMED

December 27, 1996

97-290-A

TO WHOM IT MAY CONCERN:

I, DENNIS KOTOVA, own, and reside at, the property located at 3835 Annadale Road, Baltimore, Maryland 21222.

In reference to the shed on the property owned by Jonathon and Judy Gemma located at 3833 Annadale Road, I hereby declare that I have no objection to the shed's present location on the Gemma's property and I understand that the shed is not located the suggested distance of two and one-half feet from my property line. I also declare that IF the shed is relocated on the Gemma property to a location between our two houses and setting against the house wall of 3833 Annadale Road, I again have no objection to the shed's proposed location and understand that the shed would be less than the suggested distance of two and one-half feet from my property line.

DENNIS KOTOVA
Printed Name

Dennis Kotova
Signature

12-29-96
Date

Notary
Jonathon Gemma

#290

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

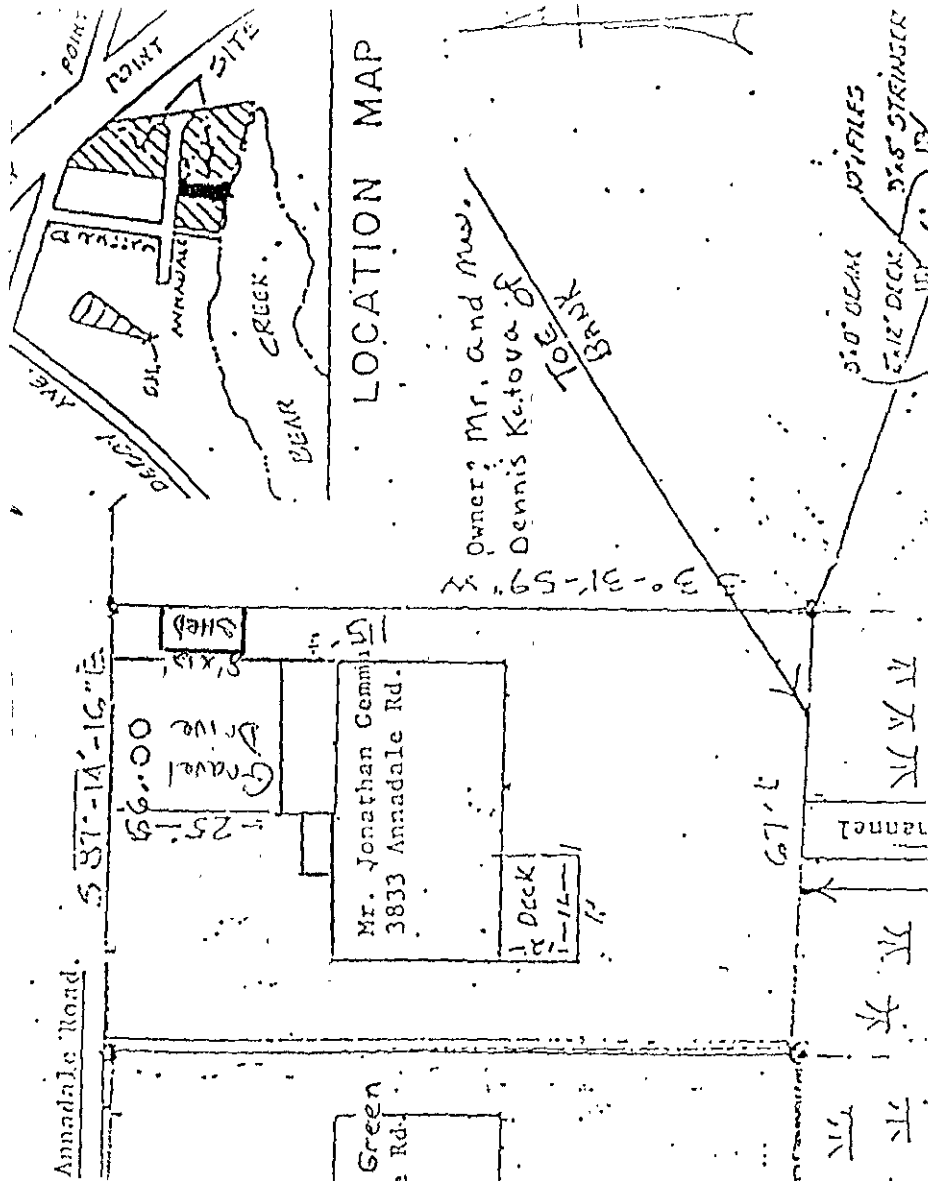
PROPERTY ADDRESS: 3833 GARDEN ADAMS ROAD
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name:

plat book#	folio#	lot#	section#
	34	34	

OWNER: JOANATHAN & JUDY BENYHA

OWNER: FORMATION 4 Jody CEMHA



North
Vicinity Map
scale: 1"=1000'

Mr. Jonathan Cemm
3873 Annadale Rd.

Owner: Mr. and Mrs.
Dennis Kestova of

342K
Total

3:00 PM 10:15 PM

2-12" DICK: 5'x5" STRIKING



North
date: 11
prepare

prepared by: *Dumas*

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Election District: 15th

Councilman District: 7th

$r = 200$ scale map: SE 36

Zoning: *UR S.S.*

Lot size: acres

Public	☒	Private	☐
SEWER:			
WATER:			
Local Area:			

RESULTS

cal Area:

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____
 item #: _____
 CASE#: _____

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MICROFILMED

