

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner Rockwell Avenue and
Westside Boulevard
(2405 Rockwell Avenue)
11th Election District
1st Councilmanic District

Bonnie L. Crawford
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-539-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 2405 Rockwell Avenue, located in the vicinity of Westchester Avenue in Catonsville. The Petition was filed by the owner of the property, Bonnie L. Crawford. The Petitioner seeks relief from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing fence located in the rear and side yard of a lot which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum permitted 42 inches. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient

ORDER RECEIVED FOR FILING

Date

By

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

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of June, 1997 that the Petition for Administrative Variance seeking relief from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing fence located in the rear and side yard of a lot which adjoins the front yard of another lot, to have a height of 6 feet in lieu of the maximum permitted 42 inches, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the requisite thirty (30) day appeal period which commences from the date of this Order. If for any reason an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
6/27/97
[Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

June 27, 1997

Ms. Bonnie L. Crawford
2405 Rockwell Avenue
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/Corner Rockwell Avenue and Westside Boulevard
(2405 Rockwell Avenue)
13th Election District - 1st Councilmanic District
Bonnie L. Crawford - Petitioner
Case No. 97-539-A

Dear Ms. Crawford:

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

2405 Rockwell Avenue, Catonsville, MD, 21228

which is presently zoned DR 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) 427

To allow an existing fence with a height of 6 ft. in lieu of the required 42 ins. erected in the rear and side yard of a lot which adjoins the front yard of another lot.

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

6' lattice fence, built according to approved permit,
would be cost prohibitive to reconfigure at 42"

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

Legal Owner(s)

(Type or Print Name)

Bonnie L. Crawford

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

2495 Rockwell Avenue

410-455-9116 (H)

410-290-5760 (W)

(Type or Print Name)

Address

Phone No

Catonsville,

MD

21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

Name

Address

Phone No.

Address

Phone No

City

State

Zipcode

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY JRF DATE 5-30-97

ESTIMATED POSTING DATE

6-8-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 539

ORDER RECEIVED FOR FILING

Date By

Affidavit in support of 97-539-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2405 Rockwell Avenue,
address
Catonsville MD 21228
City State Zip Code

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

1. At the time of filing for a permit, all pertinent information as requested was reviewed by the Baltimore County Dept. of Permits & Licenses.
2. There was no attempt on the Affiant's part to disguise or omit any conditions at the property that would have prevented a permit being issued for this fence.
3. A permit was issued, and the fence was constructed according to specifications.
4. The fence has been in place for one year, and to the Affiant's knowledge, no objections have been raised by any neighbors (see attached documents signed by neighbors).
5. It would be cost prohibitive to reconfigure this fence to a 42" height
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

Bonnie L. Crawford
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bonnie L. Crawford

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

AS WITNESS my hand and Notarial Seal.

May 23, 1997
date

Sharon E. Jurg
NOTARY PUBLIC

My Commission Expires January 23, 1999

ZONING DESCRIPTION

97-539-A

ZONING DESCRIPTION FOR 2405 Rockwell Avenue

Beginning at a point on the south side of
 Rockwell Avenue which is 60 feet
wide at the distance of 70 feet east of the
centerline of the nearest improved intersecting street Westside Boulevard
which is 40 feet wide. Being Lot # 14 ,
Block — , Section — in the subdivision of Ridgewell Manor
as recorded in Baltimore County Plat Book # O.T.G. 30 , Folio # 145 ,
containing .20 acres (8,840.SF) . Also known as 2405 Rockwell Avenue
and located in the 11th Election District, 1ST Councilmanic District.

539

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

036037

DATE 5-30-97

ACCOUNT E-001-615-000

AMOUNT \$ 50.00

RECEIVED FROM:

BONNIE CLAWFORD
01 - VARIANCE

FOR: 2405 Rockwell Ave. Item # 539
Taken by wife

CONTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

05/30/97 05:29 PM E 10120
Met 5 513 ZIMMERMAN OFFICE
12:40. 036037

\$50.00 OK P-4 E-0
Baltimore County Maryland
Office of Budget & Finance

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 97-539-A

Petitioner/Developer: _____

BONNIE L CRAWFORD

Date of Hearing/Closing: 6-23-97

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 _____

2405 ROCKWELL AVE.

CATONSVILLE MD. 21228

The sign(s) were posted on 6-7-97
(Month, Day, Year)

Sincerely,

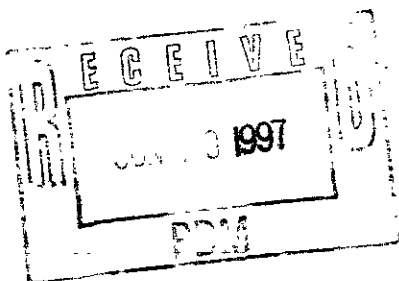
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ZONING NOTICE

VARIANCE

Case # 97-539-A

ADMINISTRATIVE VARIANCE TO
ALLOW SIGNAGE TO BE PLACED WITHIN
A HEIGHT OF 6' IN THE REAR OF THE
REAR AND SIDE YARD OF A LOT
WHICH ADJACENTS TO THE FRONT YARD

PUBLIC HEARING?

ZONING NOTICE

VARIANCE

Case # 97-539-A

PUBLIC HEARING?

ORDER TO SHOW IS TO BE MADE BY THE
PLANNING COMMISSION OR CITY COUNCIL
NEARBY A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE PUBLIC OFFICE BEFORE
A PUBLIC HEARING IS HELD.
CONSIDERATION OF THE VARIANCE IS
BASED ON THE FOLLOWING FACTORS:
1. THE VARIANCE IS NECESSARY TO
2. THE VARIANCE IS IN THE PUBLIC INTEREST
3. THE VARIANCE IS NOT CONTRARY TO THE
4. THE VARIANCE IS NOT CONTRARY TO THE
5. THE VARIANCE IS NOT CONTRARY TO THE
6. THE VARIANCE IS NOT CONTRARY TO THE
7. THE VARIANCE IS NOT CONTRARY TO THE
8. THE VARIANCE IS NOT CONTRARY TO THE
9. THE VARIANCE IS NOT CONTRARY TO THE
10. THE VARIANCE IS NOT CONTRARY TO THE
11. THE VARIANCE IS NOT CONTRARY TO THE
12. THE VARIANCE IS NOT CONTRARY TO THE
13. THE VARIANCE IS NOT CONTRARY TO THE
14. THE VARIANCE IS NOT CONTRARY TO THE
15. THE VARIANCE IS NOT CONTRARY TO THE
16. THE VARIANCE IS NOT CONTRARY TO THE
17. THE VARIANCE IS NOT CONTRARY TO THE
18. THE VARIANCE IS NOT CONTRARY TO THE
19. THE VARIANCE IS NOT CONTRARY TO THE
20. THE VARIANCE IS NOT CONTRARY TO THE
21. THE VARIANCE IS NOT CONTRARY TO THE
22. THE VARIANCE IS NOT CONTRARY TO THE
23. THE VARIANCE IS NOT CONTRARY TO THE
24. THE VARIANCE IS NOT CONTRARY TO THE
25. THE VARIANCE IS NOT CONTRARY TO THE
26. THE VARIANCE IS NOT CONTRARY TO THE
27. THE VARIANCE IS NOT CONTRARY TO THE
28. THE VARIANCE IS NOT CONTRARY TO THE
29. THE VARIANCE IS NOT CONTRARY TO THE
30. THE VARIANCE IS NOT CONTRARY TO THE
31. THE VARIANCE IS NOT CONTRARY TO THE
32. THE VARIANCE IS NOT CONTRARY TO THE
33. THE VARIANCE IS NOT CONTRARY TO THE
34. THE VARIANCE IS NOT CONTRARY TO THE
35. THE VARIANCE IS NOT CONTRARY TO THE
36. THE VARIANCE IS NOT CONTRARY TO THE
37. THE VARIANCE IS NOT CONTRARY TO THE
38. THE VARIANCE IS NOT CONTRARY TO THE
39. THE VARIANCE IS NOT CONTRARY TO THE
40. THE VARIANCE IS NOT CONTRARY TO THE
41. THE VARIANCE IS NOT CONTRARY TO THE
42. THE VARIANCE IS NOT CONTRARY TO THE
43. THE VARIANCE IS NOT CONTRARY TO THE
44. THE VARIANCE IS NOT CONTRARY TO THE
45. THE VARIANCE IS NOT CONTRARY TO THE
46. THE VARIANCE IS NOT CONTRARY TO THE
47. THE VARIANCE IS NOT CONTRARY TO THE
48. THE VARIANCE IS NOT CONTRARY TO THE
49. THE VARIANCE IS NOT CONTRARY TO THE
50. THE VARIANCE IS NOT CONTRARY TO THE
51. THE VARIANCE IS NOT CONTRARY TO THE
52. THE VARIANCE IS NOT CONTRARY TO THE
53. THE VARIANCE IS NOT CONTRARY TO THE
54. THE VARIANCE IS NOT CONTRARY TO THE
55. THE VARIANCE IS NOT CONTRARY TO THE
56. THE VARIANCE IS NOT CONTRARY TO THE
57. THE VARIANCE IS NOT CONTRARY TO THE
58. THE VARIANCE IS NOT CONTRARY TO THE
59. THE VARIANCE IS NOT CONTRARY TO THE
60. THE VARIANCE IS NOT CONTRARY TO THE
61. THE VARIANCE IS NOT CONTRARY TO THE
62. THE VARIANCE IS NOT CONTRARY TO THE
63. THE VARIANCE IS NOT CONTRARY TO THE
64. THE VARIANCE IS NOT CONTRARY TO THE
65. THE VARIANCE IS NOT CONTRARY TO THE
66. THE VARIANCE IS NOT CONTRARY TO THE
67. THE VARIANCE IS NOT CONTRARY TO THE
68. THE VARIANCE IS NOT CONTRARY TO THE
69. THE VARIANCE IS NOT CONTRARY TO THE
70. THE VARIANCE IS NOT CONTRARY TO THE
71. THE VARIANCE IS NOT CONTRARY TO THE
72. THE VARIANCE IS NOT CONTRARY TO THE
73. THE VARIANCE IS NOT CONTRARY TO THE
74. THE VARIANCE IS NOT CONTRARY TO THE
75. THE VARIANCE IS NOT CONTRARY TO THE
76. THE VARIANCE IS NOT CONTRARY TO THE
77. THE VARIANCE IS NOT CONTRARY TO THE
78. THE VARIANCE IS NOT CONTRARY TO THE
79. THE VARIANCE IS NOT CONTRARY TO THE
80. THE VARIANCE IS NOT CONTRARY TO THE
81. THE VARIANCE IS NOT CONTRARY TO THE
82. THE VARIANCE IS NOT CONTRARY TO THE
83. THE VARIANCE IS NOT CONTRARY TO THE
84. THE VARIANCE IS NOT CONTRARY TO THE
85. THE VARIANCE IS NOT CONTRARY TO THE
86. THE VARIANCE IS NOT CONTRARY TO THE
87. THE VARIANCE IS NOT CONTRARY TO THE
88. THE VARIANCE IS NOT CONTRARY TO THE
89. THE VARIANCE IS NOT CONTRARY TO THE
90. THE VARIANCE IS NOT CONTRARY TO THE
91. THE VARIANCE IS NOT CONTRARY TO THE
92. THE VARIANCE IS NOT CONTRARY TO THE
93. THE VARIANCE IS NOT CONTRARY TO THE
94. THE VARIANCE IS NOT CONTRARY TO THE
95. THE VARIANCE IS NOT CONTRARY TO THE
96. THE VARIANCE IS NOT CONTRARY TO THE
97. THE VARIANCE IS NOT CONTRARY TO THE
98. THE VARIANCE IS NOT CONTRARY TO THE
99. THE VARIANCE IS NOT CONTRARY TO THE
100. THE VARIANCE IS NOT CONTRARY TO THE

538

STV Incorporated

21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax: (410) 298-2794

ZONING DESCRIPTION EASTERN WASTE INDUSTRIES, INC. WEST SIDE OF HALETHORPE FARMS ROAD HALETHORPE, BALTIMORE COUNTY, MARYLAND

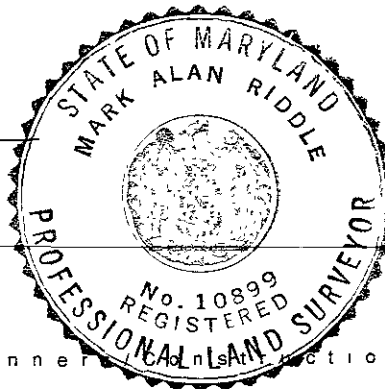
Beginning at a point along the west side of Halethorpe Farms Road, which is 40 feet wide, being distant South 09°31'04" West 747.0 feet from the centerline of Washington Boulevard, U.S. Route No. 1, which is 60 feet wide. Thence running with and binding on said west side of Halethorpe Farms Road as follows:

1. South 09°31'04" East 679.03 feet to a point thence,
2. South 80°28'56" West 10.05 feet to a point on said west side of Halethorpe Farms Road, which is a variable width right of way, thence along same, the two following courses and distances:
3. ~~By a curve to the right having a radius of 351.97 feet, an arc length of 97.54 feet, said curve being subtended by a chord bearing South 01°33'10" East 97.23 feet to a point thence,~~
4. South 06°10'30" West 41.21 feet to a point, thence leaving said Halethorpe Farms Road and running the three following courses and distances:
5. South 80°28'56" West 325.33 feet to a point thence,
6. North 09°31'04" West 815.00 feet to a point thence,
7. North 80°28'56" East 360.00 feet to the place of beginning as recorded in Deed Liber S.M. No. 7939, Folio 730.

Containing 290,410 square feet or 6.667 acres of land, also known as No. 1910 Halethorpe Farms Road, located in Halethorpe, Thirteenth (13th) Election District.

Mark A. Riddle

STV INCORPORATED
Mark A. Riddle
MD Professional Land Surveyor No. 10899



May 20, 1997



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/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.: 539

Petitioner: BONNIE L CRAWFORD

Location: 2405 ROCKWELL AVE CATONSVILLE MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BONNIE L. CRAWFORD

ADDRESS: 2405 ROCKWELL AVE
CATONSVILLE MD 21228

PHONE NUMBER: 410-455-9116

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____ prepared by: _____

Scale of Drawing: 1" = _____

 Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"-200' scale map: S.U. 2-H

Zoning: DR-5-S

Lot size: _____
acreage _____ square foot _____

public private
SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

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

June 6, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-539-A
2405 Rockwell Avenue
S/S Rockwell Avenue, 70' E of c/l Westside Boulevard
Election District - Councilmanic District
Legal Owner(s): Bonnie L. Crawford
Post by Date: 06/08/97
Closing Date: 06/23/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

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

Arnold Jablon
Director

cc: Bonnie Crawford



Dear Neighbor,

97-539-A

In approximately two weeks, you will see a Baltimore County Zoning Variance sign posted in my yard at 2405 Rockwell Avenue. This is because I was served with a Uniform Code Violation by a Baltimore County Zoning Inspector. The issue is the height of my fence at my rear property line. The citation states that the fence should not exceed 42" at my rear property line because it adjoins the front yard of my adjacent neighbor on Westside Avenue. I would like you to know that before the fence was constructed, I applied for, and was issued a permit to build a 6' high lattice fence, exactly where it was built. The posting of the sign is a required procedure when applying for a variance. This variance will allow me to retain my fence as built. I would appreciate it, if you would sign the statement below. I will be taking this to the Baltimore County Department of Zoning on Friday, May 30th for review.

Thank you for your assistance in this matter.

Bonnie Crawford

I understand the purpose of the Zoning Variance application at 2504 Rockwell Avenue, and I

have no objection.

Karen Naggs
Signature

5/24/97
Date

404 Westside Blvd.
Address

Comments (optional)

I live across the street from the Neighbor's house; the fence does not offend me.

539

Dear Neighbor,

97-539-A

In approximately two weeks, you will see a Baltimore County Zoning Variance sign posted in my yard at 2405 Rockwell Avenue. This is because I was served with a Uniform Code Violation by a Baltimore County Zoning Inspector. The issue is the height of my fence at my rear property line. The citation states that the fence should not exceed 42" at my rear property line because it adjoins the front yard of my adjacent neighbor on Westside Avenue. I would like you to know that before the fence was constructed, I applied for, and was issued a permit to build a 6' high lattice fence, exactly where it was built. The posting of the sign is a required procedure when applying for a variance. This variance will allow me to retain my fence as built. I would appreciate it, if you would sign the statement below. I will be taking this to the Baltimore County Department of Zoning on Friday, May 30th for review.

Thank you for your assistance in this matter.

Bonnie Crawford

I understand the purpose of the Zoning Variance application at 2504 Rockwell Avenue, and I

have no objection. Mark A. Connelly 5/27/97
Signature Date

402 Westside Blvd BALTO. Md. 21228
Address

Comments (optional) I have no problem with the fence

Dear Neighbor,

97-539-A

In approximately two weeks, you will see a Baltimore County Zoning Variance sign posted in my yard at 2405 Rockwell Avenue. This is because I was served with a Uniform Code Violation by a Baltimore County Zoning Inspector. The issue is the height of my fence at my rear property line. The citation states that the fence should not exceed 42" at my rear property line because it adjoins the front yard of my adjacent neighbor on Westside Avenue. I would like you to know that before the fence was constructed, I applied for, and was issued a permit to build a 6' high lattice fence, exactly where it was built. The posting of the sign is a required procedure when applying for a variance. This variance will allow me to retain my fence as built. I would appreciate it, if you would sign the statement below. I will be taking this to the Baltimore County Department of Zoning on Friday, May 30th for review.

Thank you for your assistance in this matter.

Bonnie Crawford

I understand the purpose of the Zoning Variance application at 2504 Rockwell Avenue, and I

have no objection.

Jan D. Walters
Signature

5/27/97
Date

400 WESTSIDE BLVD CATONSVILLE, MD
Address
21228

Comments (optional) FENCE DOESN'T BOTHER ME.

539

Dear Neighbor,

97-539-A

In approximately two weeks, you will see a Baltimore County Zoning Variance sign posted in my yard at 2405 Rockwell Avenue. This is because I was served with a Uniform Code Violation by a Baltimore County Zoning Inspector. The issue is the height of my fence at my rear property line. The citation states that the fence should not exceed 42" at my rear property line because it adjoins the front yard of my adjacent neighbor on Westside Avenue. I would like you to know that before the fence was constructed, I applied for, and was issued a permit to build a 6' high lattice fence, exactly where it was built. The posting of the sign is a required procedure when applying for a variance. This variance will allow me to retain my fence as built. I would appreciate it, if you would sign the statement below. I will be taking this to the Baltimore County Department of Zoning on Friday, May 30th for review.

Thank you for your assistance in this matter.

Bonnie Crawford

I understand the purpose of the Zoning Variance application at 2504 Rockwell Avenue, and I

have no objection.

Wendy D. Parkhurst
Signature

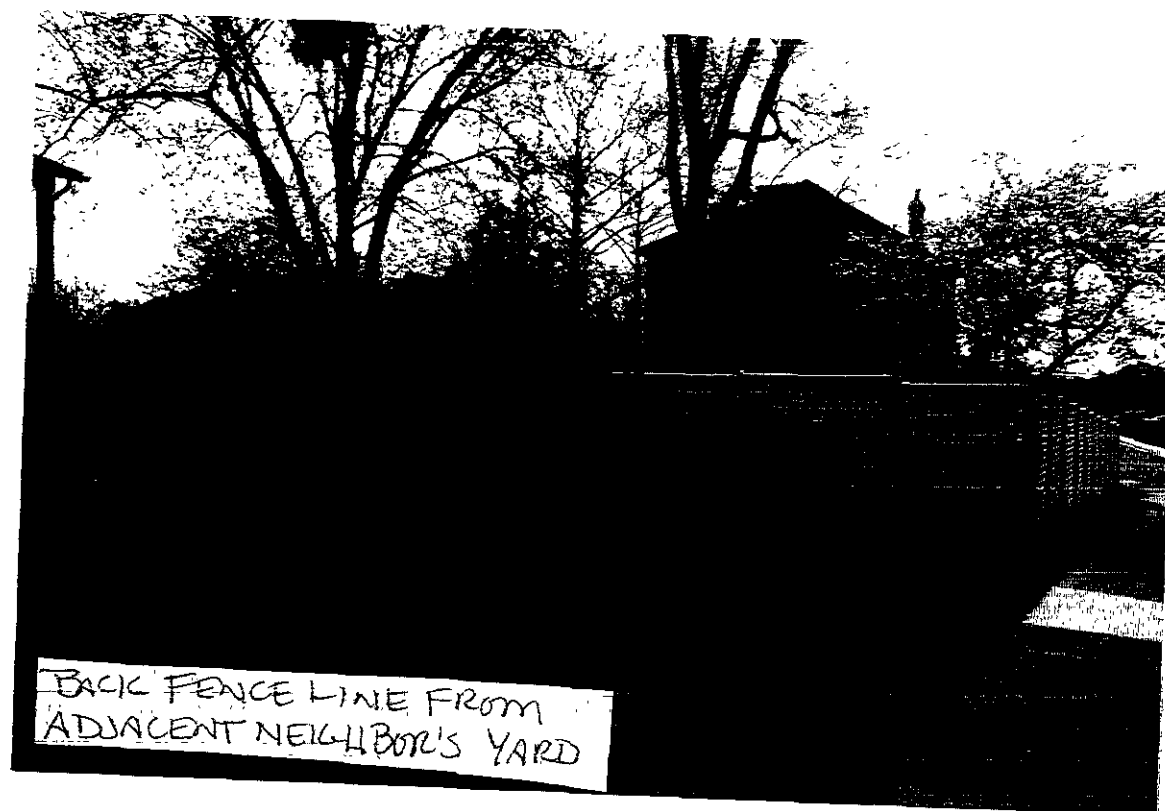
5/25/99
Date

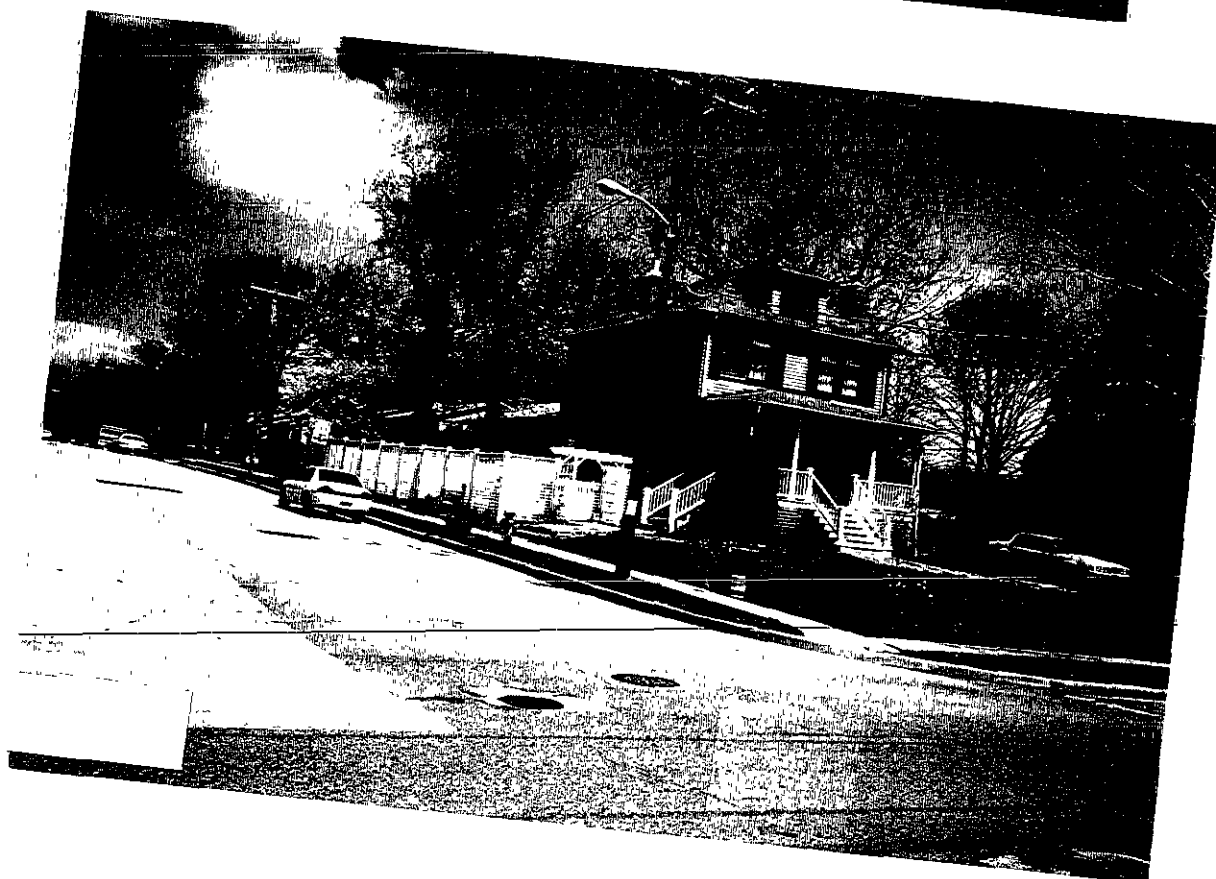
405 Westside Blvd
Address

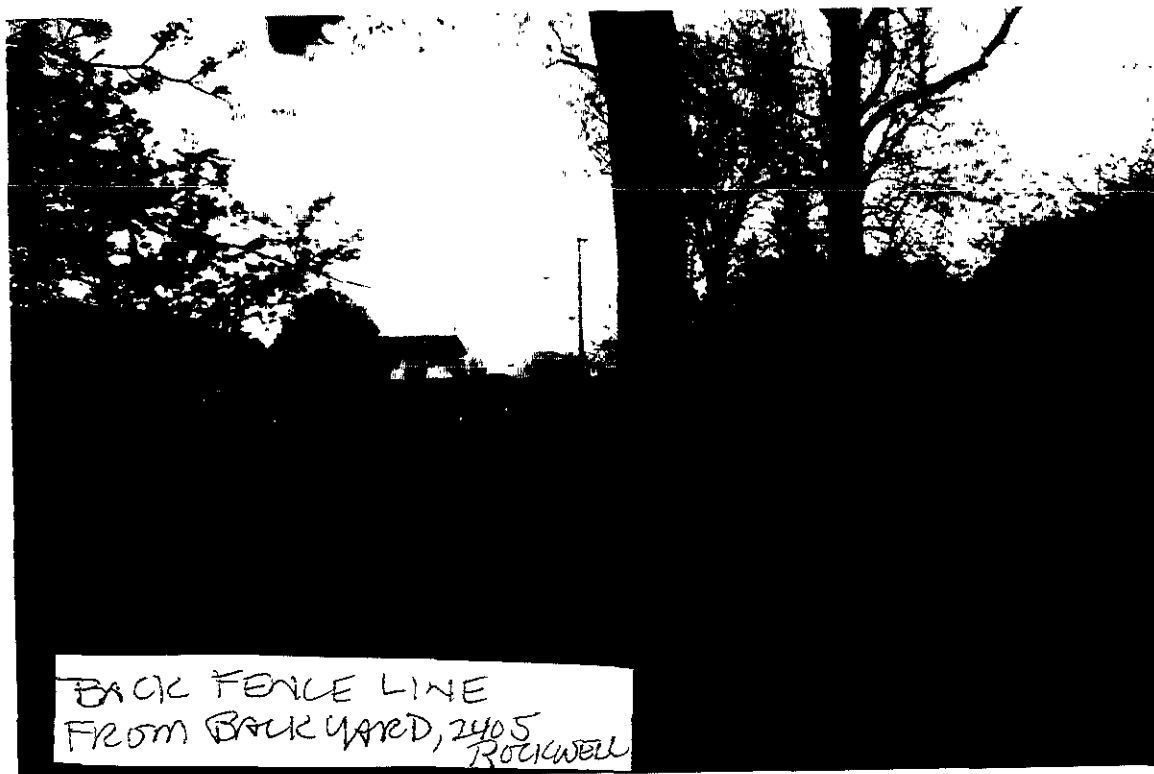
Comments (optional)

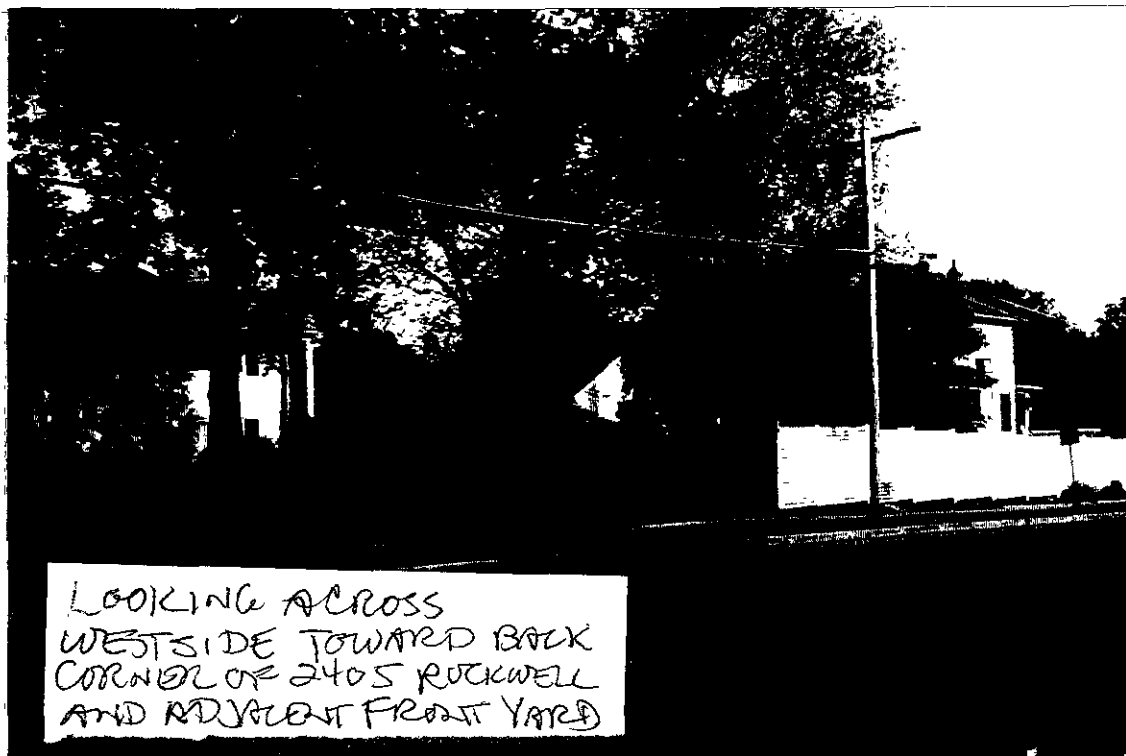
No objection

539









LOOKING ACROSS
WESTSIDE TOWARD BACK
CORNER OF 2405 ROCKWELL
AND ADJACENT FRONT YARD



LOOKING
ACROSS



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

ITEM # 530

PICTURES

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2405 ROCKWELL AVE

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

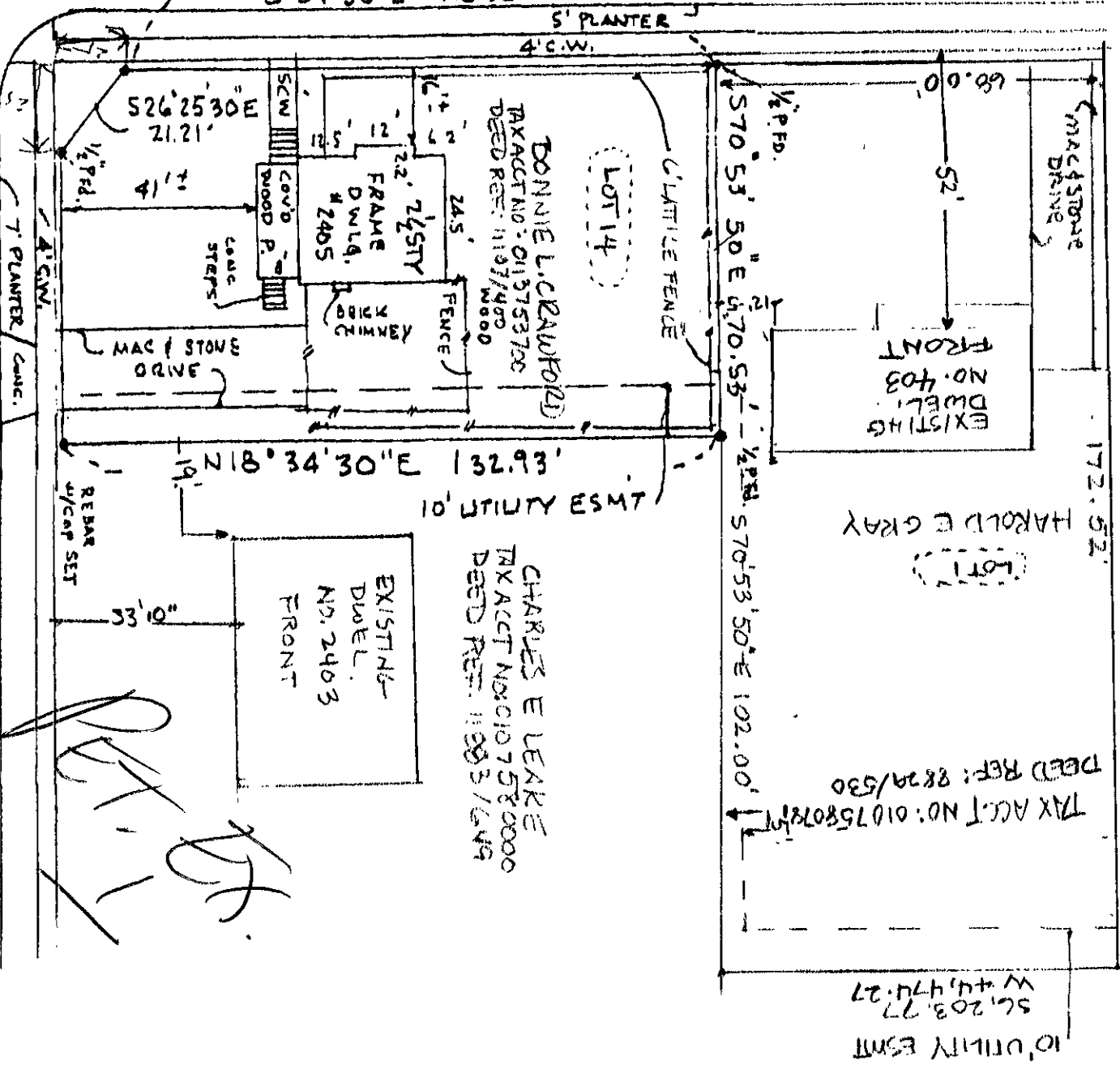
Subdivision name: RIDGEWELL MANOR

plat book # 30, folio # 145, lot # 14, section #

OWNER: BONNIE L. CRAWFORD

5710 25 30'E

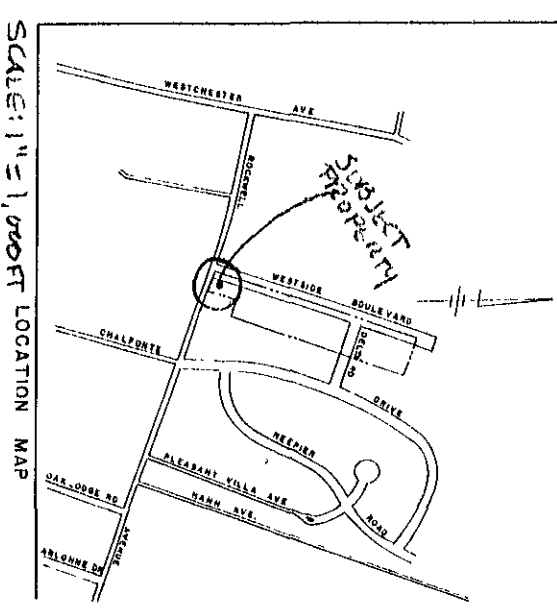
97.539-A



North

date: 5-27-91
prepared by: BLC

ROCKWELL AVENUE (60'R/W)
Scale of Drawing: 1" = 30'



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11th

Councilmanic District: 1st

1" = 200' scale map #: SLD 2-14

Zoning: DR. S.5.

Lot size: 8840.00
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: None.

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

JRF 539