

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
 ZONING VARIANCE * ZONING COMMISSIONER
 S/S Gardenview Road, 350 ft. W * OF BALTIMORE COUNTY
 of c/l Gardenview Court *
 3605 Gardenview Road * Case No. 98-137-A
 3rd Election District *
 2nd Councilmanic District *
 Dennis M. Frock, et ux, Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Dennis M. Frock and Iris M. Frock, his wife, for that property known as 3605 Gardenview Road in the Stevenson Park subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.B. and 202.3 & 4 of the Baltimore County Zoning Regulations (BCZR) to allow a side setback of 10 ft., in lieu of 20 ft., with a sum of sides of 30 ft., in lieu of 50 ft., and a rear yard setback of 30 ft., in lieu of 50 ft., for an attached garage, in an R.C.5. zone. The property and relief sought are more particularly described on Petitioners' Exh. No. 1, the plat to accompany the Petition.

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

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

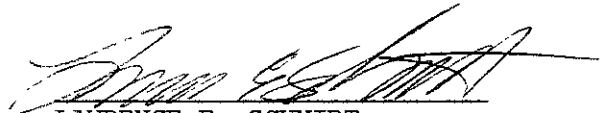
DATE 11/14/97
 BY M. Frock

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR 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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November 1997, that the Petition for a Residential Variance from Sections 1B02.3.B. and 202.3 & 4 of the Baltimore County Zoning Regulations (BCZR) to allow a side setback of 10 ft., in lieu of 20 ft., with a sum of sides of 30 ft., in lieu of 50 ft., and a rear yard setback of 30 ft., in lieu of 50 ft., for an attached garage, in an R.C.5. zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

11/14/97
M. Spork



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 13, 1997

Mr. and Mrs. Dennis M. Frock
3605 Gardenview Road
Baltimore, Maryland 21208

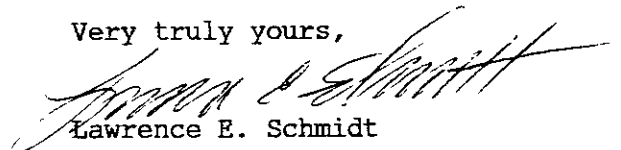
RE: Petition for Administrative Variance
Case No. 98-137-A
Property: 3605 Gardenview Road

Dear Mr. and Mrs. Frock:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, 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 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3605 Gardenview Road Baltimore, Maryland 21208

which is presently zoned Residential RC-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) 202.3 AND 4 (1955 BCZR)

1802.3.B
 TO PERMIT A SIDE SETBACK OF 10 FT. IN LIEU OF 20 FT. WITH A SUM OF SIDES OF 30 FT. IN LIEU OF 50 FT. AND A REAR SETBACK OF 30 FT. IN LIEU OF 50 FT.

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

SEE AFFIDAVIT (on reverse side)

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).

Dennis M. Frock

(Type or Print Name)

Signature

Iris M. Frock

(Type or Print Name)

Signature

3605 Gardenview Road (410)486-7929
 Address Phone No

Baltimore, Maryland 21208
 City State Zipcode
 Name Address and phone number of representative to be contacted

Dennis M. or Iris M. Frock
 Name
3605 Gardenview Road (410)486-7929
 Address Phone No

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: SLY/DA

DATE: 10-9-97

ESTIMATED POSTING DATE: 10-19-97



Printed with Soybean Ink on Recycled Paper

ITEM #: 137

98-137-A

Affidavit in support of Administrative Variance

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

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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 3605 Gardenview Road
address
Baltimore, Maryland 21208
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)

Do To the percentage of wooded area, and location of The septic area the only practical location for a garage is on the West side of our house.

The trees are 50 feet plus Tall oaks and other Nut bearing Types. Debris and Nuts fall on our vehicles causing dents that ruin their value. Most importantly, I'm permanently disabled from injury and arthritis and can no longer navigate snow or icy conditions to get to my vehicles. We need this variance to build a garage to keep our vehicles from being damaged and lessen the risk of further injury for me.

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.

Iris Frock
(signature)
Iris Frock
(type or print name)



Dennis M. Frock
(signature)
Dennis M. Frock
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Iris M. Frock and Dennis M. Frock

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

10/9/97
date

Sandra Howell
NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 1, 1999



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3605 Gardenview Road Baltimore, Maryland 21208-1571
which is presently zoned ~~Residential~~ RC-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) 1802.3.3 (202.3) and 4 (1955 BCZR)
To permit a side setback of 10ft. in lieu of 20 ft with a sum of sides of 30 ft. in lieu of 50 ft and a Rear setback of 30 ft. in lieu of 50'

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

SEE AFFIDAVIT (on back side)

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)

Dennis M. Frock

(Type or Print Name)

Signature

[Handwritten Signature]

Signature

Address

Iris M. Frock

(Type or Print Name)

City State Zipcode

[Handwritten Signature]

Signature

Attorney for Petitioner

3605 Gardenview Road (410)486-7929
Address Phone No

(Type or Print Name)

Baltimore, Maryland 21208
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Address Phone No

Dennis M. or Iris M. Frock
Name
3605 Gardenview Road (410)486-7929
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 SLY/AD DATE: 10-9-97
ESTIMATED POSTING DATE 10-19-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 137

98-137-A

Affidavit in support of Administrative Variance

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

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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 3605 Gardenview Road
address
Baltimore, Maryland 21208-1511
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)

*Do to the percentage of wooded area, and location of the
 apt area the only practical location for a garage is
 on the west side of our house
 the trees are 50 feet plus tall oaks and other nut bearing
 types. Debris and nuts fall on our vehicles causing dents that ruin
 their value. Most importantly, I'm permanently disabled from driving
 and arthritis and can no longer navigate snow or icy conditions to
 get to my vehicles. We need this variance to build a space to keep our vehicle from
 being damaged and lessen the risk of further injury to me.*

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.

Iris Frock
(signature)
Iris Frock
(type or print name)



Dennis M. Frock
(signature)
Dennis M. Frock
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Iris M. Frock and Dennis M. Frock

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

AS WITNESS my hand and Notarial Seal.

10/9/97
date

Landra Howell
(signature)
 NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 1, 1999

#137

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3605 Gardenview Road
(address)

Beginning at a point on the South side of
(north, south, east, or west)

Gardenview Road which is 50 feet
(name of street on which property fronts) (number of feet of right of way width)

wide at the distance of 350 feet WEST of the
(number of feet) (north, south, east, or west)

centerline of the nearest improved intersecting street Gardenview Court
(name of street)

which is 50 feet wide. Being Lot # 10
(number of feet of right of way width)

Block A (78:39), Section # N / A in the subdivision of Stevenson Park
(name of subdivision)

as recorded in Baltimore County Plat Book # 28, Folio # 39 ~~110815/390~~

containing 36,302 square feet. Also known as 3605 Gardenview Road
(square feet or acres) (property address)

and located in the 3rd Election District, 2nd Councilmanic District.

98-137-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 137
~~044433~~

DATE 10-9-97 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr & Mrs. FROCK

FOR: Filing fee Administrative zoning variance... 3605 Bordenview Rd.

WHITE - TITON
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION TIME

10/09/1997 10/09/1997 09:33:11

REF MS02 CASHIER JRIC JMR DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 017561

CR NO. 044433

50.00 (\$40)

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VARIANCE

Copy

RE: Case No.: 98-137-A

Petitioner/Developer: DENNIS FROCK, ETAL.

Date of Hearing/Closing: 11/3/97

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 # 3605 GARDENVIEW RD.

The sign(s) were posted on 10/19/97
(Month, Day, Year)

FIXED & REPAIRED
SIGN 10/27

Sincerely,

Patrick M. O'Keefe 10/27/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

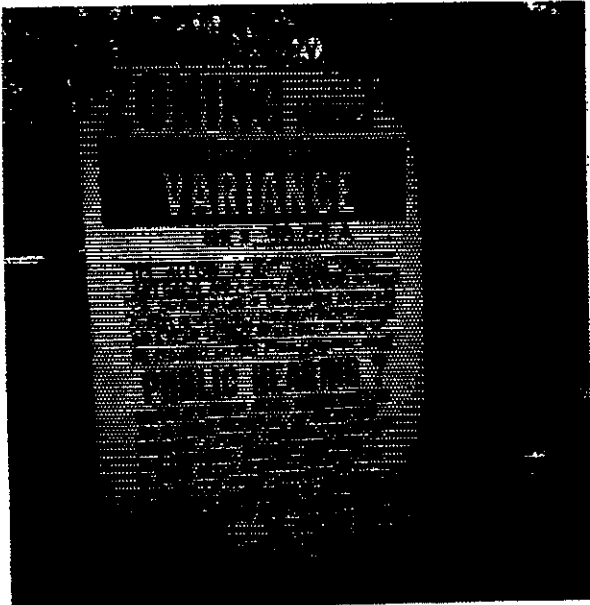
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 905-8571



DENNIS 98-137-A
FROCK #3605 GARDENVIEW RD

10/19/97

CL: 11/3/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10-19-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-137-A

Petition for a zoning variance to allow a side yard setback of 10 ft. and a sum of side yard setbacks of 30 ft. in lieu of the minimum required 30 ft. and 50 ft. respectively for an attached garage, and a rear yard setback of 25' in lieu of minimum required 50 ft.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

11-3-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

October 30, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-137-A
3605 Gardenview Road
S/S Gardenview Road, 350' W of centerline Gardenview Court
3rd Election District - 2nd Councilmanic District
Legal Owner: Dennis M. Frock & Iris M. Frock
Post by Date: 10/26/97
Closing Date: 11/10/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. 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 a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Dennis & Iris Frock





Baltimore County
Department of Permits and
Development Management

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

October 29, 1997

Mr. and Mrs. Dennis Frock
3605 Gardenview Road
Baltimore, MD 21208

RE: Item No.: 137
Case No.: 98-137-A
Petitioner: Dennis Frock, et ux

Dear Mr. and Mrs. Frock:

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 October 9, 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 (410-887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





**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 10-28-97
Item No. 137 JJS

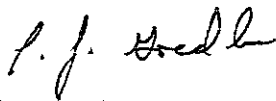
Dear Ms. Eubanks:

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**

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct, 27, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

137	153
143	162
147	
148	
152	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 27, 1997

FROM: Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for October 27, 1997
Item Nos. 137 & 143

No plans were received for the above-referenced items.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 27, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 135, 137, 142, 145, 148, 153, 154, and 162

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W Long

Division Chief: Gary L. Kerns

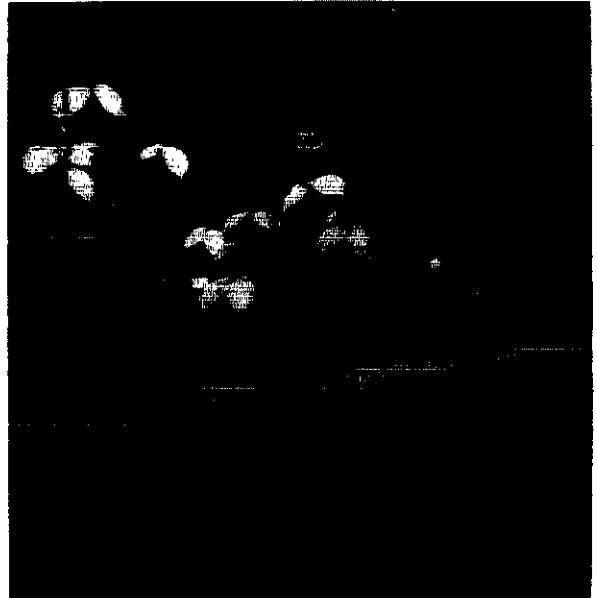
AFK/JL

D. Frock



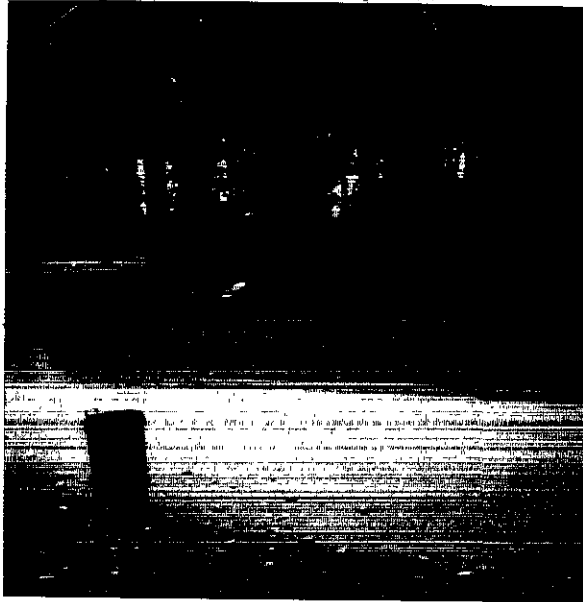
East side of 3605 Gardenview Rd.
Showing House and neighbor.

D. Frock



West side Front of 3605 Gardenview
Showing Distance from neighbor on
right to West side of ~~Our~~ House.

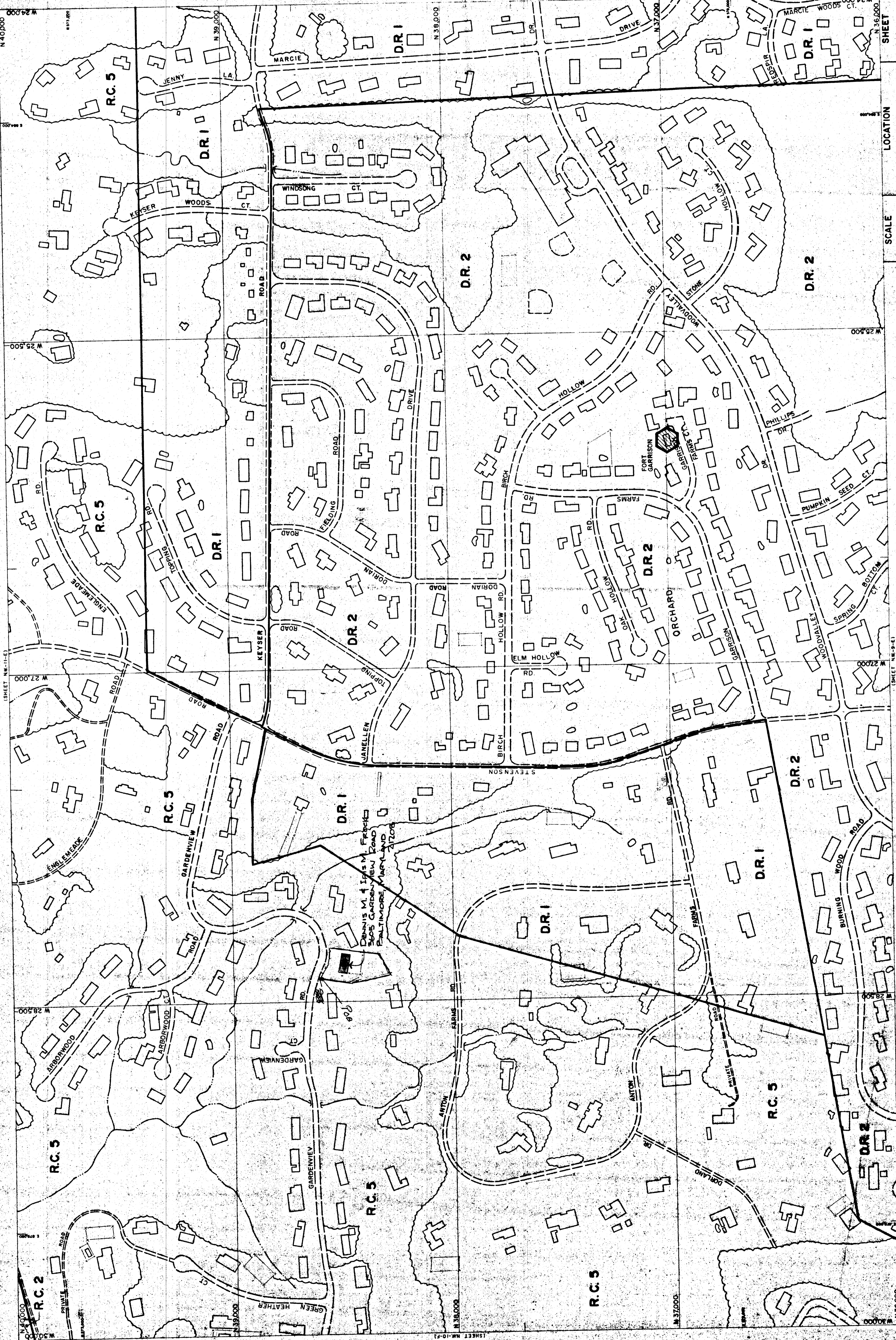
D Frock



Another view of west side 3605 Gardenview.
Showing relationship with impacted
Neighboring Property. + Trees.

98-137-A

#137



SCALE 1" = 200' ±	LOCATION STEVENSON	N.W. 10-E
	DATE OF PHOTOGRAPHY JANUARY 1988	

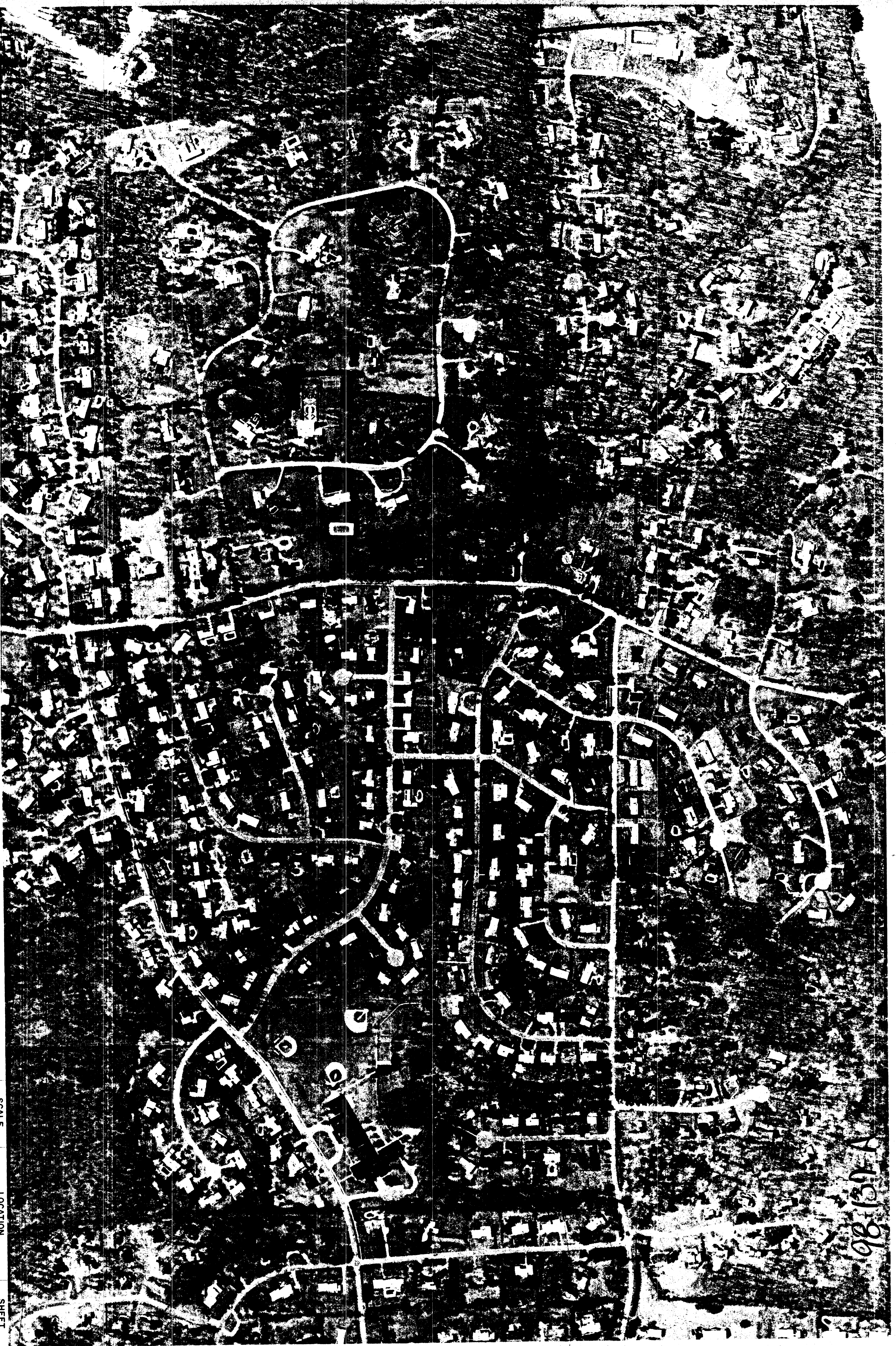
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

19% COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1976
 BILL Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev
 Chairman, County Council

THE MAP HAS BEEN REVISED IN SELECTED AREAS
 TO CORRECT METRIC METHODS
 BY BUCHART-PACON, INC., BALTIMORE, MD. 21210

98-137-A



08130-A

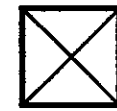
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±	LOCATION	STEVENSON	SHEET	N.W. 10-E
DATE OF PHOTOGRAPHY	JANUARY 1986				

PREPARED BY AIR PHOTOGRAPHICS, INC.
MANTHSBURG, W. V. 25801

40x-37-1412D
#137
500 300 500
200 ft

Plat to accompany Petition for Zoning



Variance



Special Hearing

PROPERTY ADDRESS : 3605 Gardenview Road

Subdivision Name : Stevenson Park

Plat Book # 28 / 39 , Folio # 10815 / 390 , Lot # 10 , Section # N/A

OWNER : Dennis M. and Iris M. Frock

KOLODNER, WILLIAM G. & SUSAN M.
3621 ANTON FARMS ROAD
BALTIMORE, MARYLAND 21208
DEED : 5981 / 664 R
TAX ACCOUNT NO. : 3 - 030752680
GARRISON FARMS

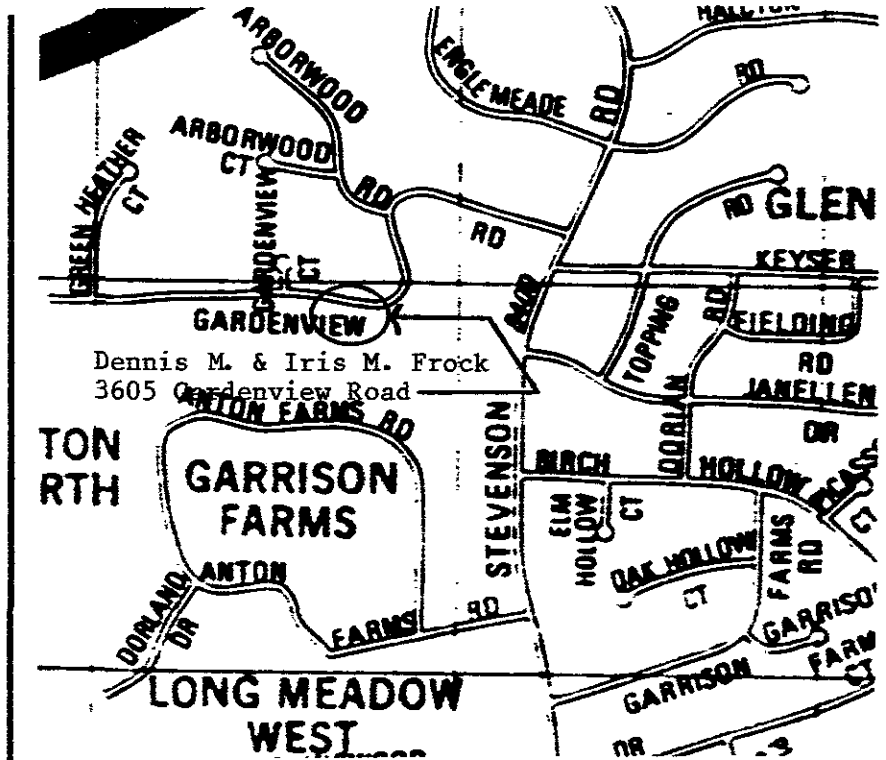
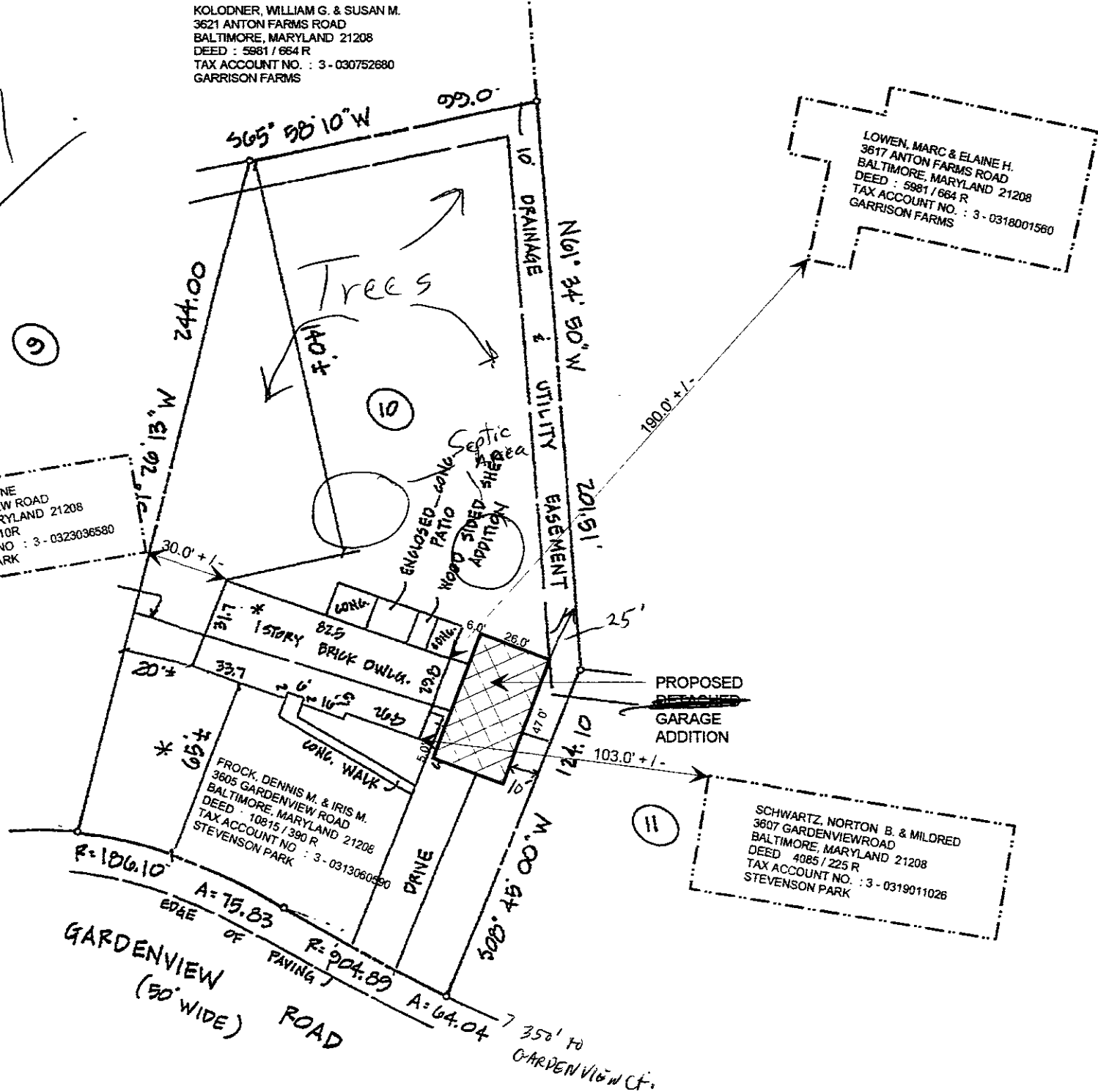
LOWEN, MARC & ELAINE H.
3617 ANTON FARMS ROAD
BALTIMORE, MARYLAND 21208
DEED : 5981 / 664 R
TAX ACCOUNT NO. : 3 - 0318001560
GARRISON FARMS

EICHNER, MARLENE
3603 GARDENVIEW ROAD
BALTIMORE, MARYLAND 21208
DEED : 9330 / 710R
TAX ACCOUNT NO. : 3 - 0323036580
STEVENS PARK

FROCK, DENNIS M. & IRIS M.
3605 GARDENVIEW ROAD
BALTIMORE, MARYLAND 21208
DEED : 10815 / 390 R
TAX ACCOUNT NO. : 3 - 0313060490
STEVENS PARK

SCHWARTZ, NORTON B. & MILDRED
3607 GARDENVIEW ROAD
BALTIMORE, MARYLAND 21208
DEED : 4085 / 225 R
TAX ACCOUNT NO. : 3 - 0319011026
STEVENS PARK

Handwritten signature



Vicinity Map
scale : 1" = 1000'

Enlarged from 23rd Edition of ADC's
Baltimore City and County Map; Site
Location found on page 25, G6

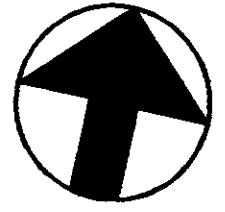
LOCATION INFORMATION

Election District : 3rd
Councilmanic District : 2nd
1" = 200' scale map # : NW 10 - E
Zoning : Residential
Lot size : 0.833 +/- acreage 36,302 +/- square feet

	public	private
SEWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area :	yes <input type="checkbox"/>	no <input checked="" type="checkbox"/>

Prior Zoning Hearings : NONE

98-137-A



NORTH

date : 09 / 30 / 97

prepared by : T.S.M.

Scale of Drawing : 1" = 50' - 0"

Zoning Office USE ONLY !

reviewed by : JLL / JPA ITEM # : 137 CASE # :