

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Sherwood Road, 371.92' E of
Tyrie Avenue
(213 Sherwood Road)
8th Election District
3rd Councilmanic District

Kurt J. Huppert, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-166-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Kurt J. and Alison W. Huppert, owners of the subject property. The Petitioners seek relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (28' x 30' garage) to be located in the front yard, and to permit a height for said accessory structure of 24 feet in lieu of the maximum permitted 15 feet. 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 facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date 11/24/97

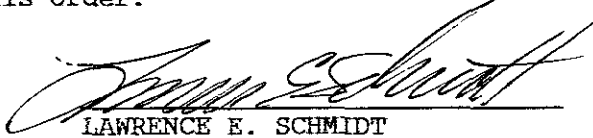
By [Signature]

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 20th day of November, 1997 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (28' x 30' garage) to be located in the front yard, and to permit a height for said accessory structure of 24 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) 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:bjs

ORDER RECEIVED FOR FILING

Date 11/20/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

November 20, 1997

Mr. & Mrs. Kurt J. Huppert
213 Sherwood Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Sherwood Road, 371.92' E of Tyrie Avenue
(213 Sherwood Road)
8th Election District - 3rd Councilmanic District
Kurt J. Huppert, et ux - Petitioners
Case No. 98-166-A

Dear Mr. & Mrs. Huppert:

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 a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

98-166A



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 213 Sherwood Road

which is presently zoned DR-2

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 to permit an accessory structure (garage) in the front yard, and from Section 400.3 to permit an accessory structure height of 24 feet in lieu of the maximum permitted 15 feet.

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

SEE ATTACHED PAGE

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:

N/A

(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):

Kurt J. Huppert

(Type or Print Name)

Signature

Alison W. Huppert

(Type or Print Name)

Signature

213 Sherwood Road

(410) 683-0464

Address

Phone No.

Cockeysville, MD 21030

City

State

Zipcode

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

Name

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: CAM

DATE

24 Oct 97

ESTIMATED POSTING DATE

2 Nov 97



Printed with Soybean Ink on Recycled Paper

ITEM #:

166

ORDER RECEIVED FOR FILING

Date

By

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 213 Sherwood Road
address
Cockeysville, MD 21030
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)

SEE ATTACHED PAGE

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)

Kurt J. Huppert

(type or print name)




(signature)

Alison W. Huppert

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KURT J. & ALISON W. Huppert

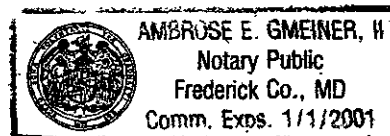
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

24th October 97
date


NOTARY PUBLIC

My Commission Expires:





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 213 Sherwood Road

which is presently zoned DR-2

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 to permit an accessory structure (garage) in the front yard, and from Section 400.3 to permit an accessory structure height of 24 feet in lieu of the maximum permitted 15 feet.

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

SEE ATTACHED PAGE

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:

N/A

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

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.

Legal Owner(s):

Kurt J. Huppert

(Type or Print Name)

Signature

Alison W. Huppert

(Type or Print Name)

Signature

213 Sherwood Road (410) 683-0464

Address Phone No.

Cockeysville, MD 21030

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

Name

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: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 166

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 213 Sherwood Road
address
Cockeysville, MD 21030
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)

SEE ATTACHED PAGE

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.

Kurt J. Huppert
(signature)
Kurt J. Huppert
(type or print name)



Alison W. Huppert
(signature)
Alison W. Huppert
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kurt J. & Alison W. Huppert

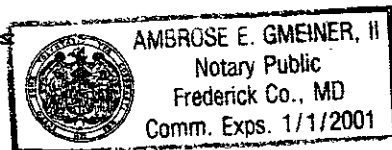
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

24th October 97
date

Ambrose E. Gmeiner II
NOTARY PUBLIC

My Commission Expires



98-166-A

Attachment to Petition for Administrative Zoning Variance Request

213 Sherwood Road
Huppert Property
8Th Election District
3rd Councilmanic District

The petitioners are requesting relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations for the following reasons:

1. The petitioners are desirous of constructing a garage in which they can store their vehicles. Currently the vehicles are parked in the open, some distance from the existing dwelling. In an effort to help protect their vehicles from possible future crime or vandalism, a garage is necessary.

2. Topographically, there is no practical way to attach a garage to the dwelling.

3. Topographically, there is no practical way to provide an unattached structure within the side or rear yard of the existing dwelling. The topography also restricts the ability to construct a driveway to these areas.

4. The rear yard of the lot is encumbered by a septic reserve area. DEPRM restricts any construction of permanent structures over the septic area.

5. The petitioners are interested in preserving the wooded character of the lot.

6. The additional height of the structure (24 feet total) would allow for storage above the area where the vehicles would be parked. The existing dwelling has a unique architectural design which limited the amount of storage and closet space available. (There is no attic or crawl space open for storage). The petitioners growing family pose a storage problem and the garage would alleviate that.

7. The lot is peculiar to others in the neighborhood due to its topographic features and the orientation of the existing dwelling. The newer homes in the area have been built with garages as part of the house, and the remaining residences have either added garages or have areas in which they could be built within the regulations.

ORDER RECEIVED FOR FILING

Date

By

166

98-166-A

ZONING DESCRIPTION

213 SHERWOOD ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point in the center of Sherwood Road, 340 feet easterly from the centerline of Tyrie Avenue, then running S 25° 40' E 371.92 feet; then N 57° E 105 feet; then N 25° 40' W 371.92 feet to the center of Sherwood Road; then running in the center of Sherwood Road southwesterly 105 feet to the point of beginning.

Containing 42471 square feet or 0.975 acres of land, more or less.

Being all that land described in deed SM 9014, page 020.

Being known as 213 Sherwood Road, lying in the 8th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 04445

DATE 24 Oct 97

ACCOUNT R-001-6152

CAH
AMOUNT \$ 50.00

RECEIVED FROM:

Hopwood

FOR:

213 Hopwood Rd

Adm.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-166-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESSED
10/26/97 10:26:19 AM
5 MILETOWN GREEN RECEIPT
Report # 027462
CR NO. 06452
10/30/97
Baltimore County, Maryland

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 2 Nov 97.

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-166-A

Variance to Allow An Accessory structure
A height of 24' in lieu of the Maximum 15' and
to be located in the front yard in lieu of
the Required Rear yard

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**

17 Nov 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

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 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 assessed 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.: 166 Petitioner: Kurt J. Huppert, Alison W. Huppert
Location: 213 Sherwood Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kurt J. Huppert

ADDRESS: 213 Sherwood Road

Cockeysville, MD 21030

PHONE NUMBER: 410 - 683 - 0464



Baltimore County
Department of Permits and
Development Management

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

October 31, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-166-A
213 Sherwood Road
centerline Sherwood Road, 371.92' E Tyrie Avenue
8th Election District - 3rd Councilmanic District
Legal Owner: Kurt J. Huppert & Alison W. Huppert
Post by Date: 11/2/97
Closing Date: 11/17/97

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 cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Kurt & Alison Huppert





Baltimore County
Department of Permits and
Development Management

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

November 12, 1997

Mr. and Mrs. Kurt Huppert
213 Sherwood Road
Cockeysville, MD 21030

RE: Item No.: 166
Case No.: 98-166-A
Petitioner: Kurt Huppert, et ux

Dear Mr. and Mrs. Huppert:

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 24, 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 black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

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 11-3-97
Item No. 166 Cam

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

INTER-OFFICE CORRESPONDENCE

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

DATE: November 5, 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. 164, 165, 166, 169, 170, 174, and 176

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:

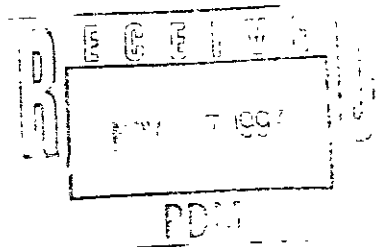
Gary L. Kerns

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880



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 November 3, 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.

2. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

156, 157, 158, 159, 161, 165, 166, and 167

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



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

TO: PDM

DATE: Nov. 5, 97

FROM: R. Bruce Seeley RBS/98
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov 3, 1997

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

Item #'s: 158
159
161
164
(165)
167
168

RBS:sp

BRUCE2/DEPRM/TXTSBP

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: November 10, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 10, 1997
 Item No. 166

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Sherwood Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

RWB:HJO:jrb

cc: File

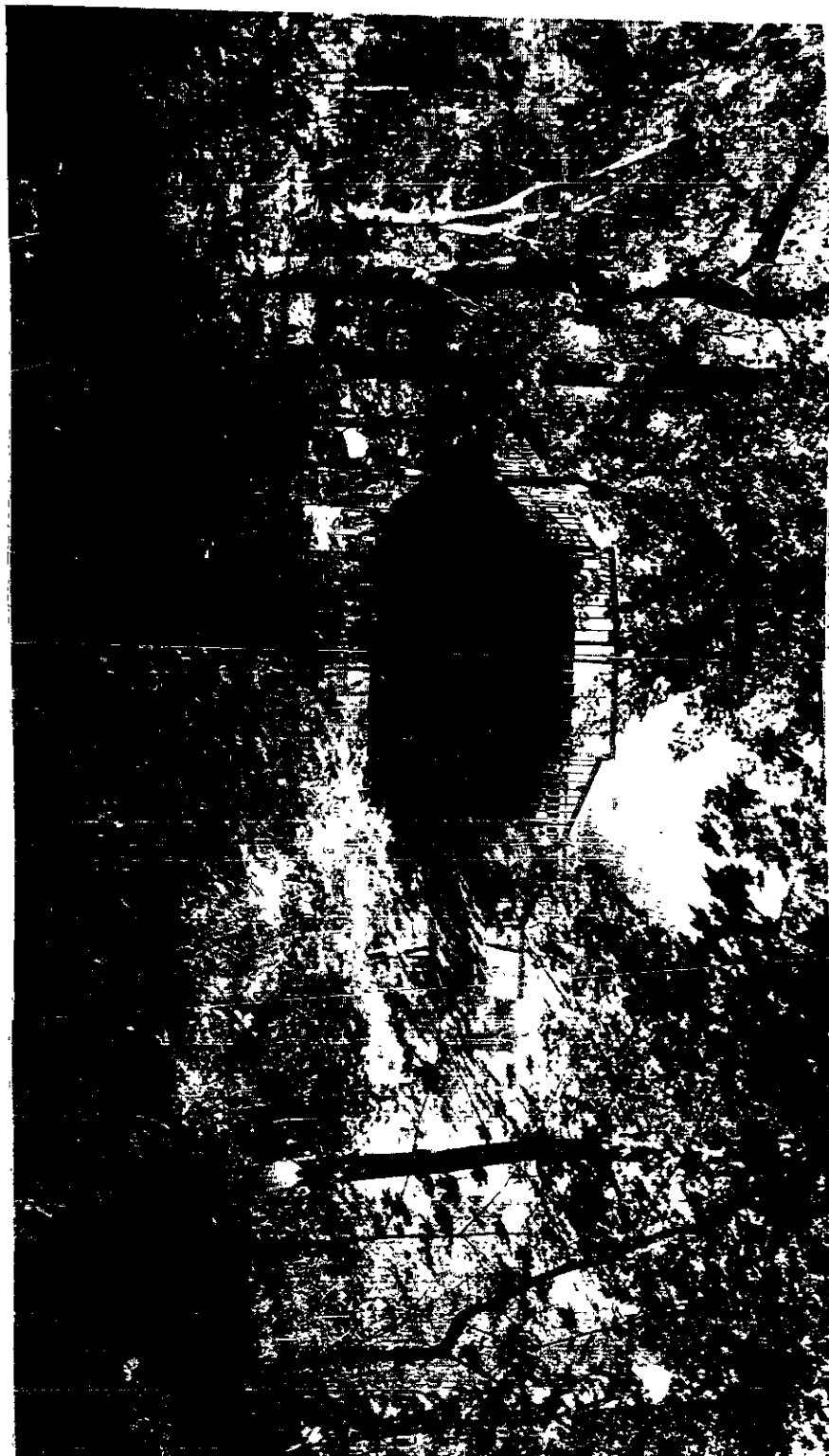
ZONE 1110.166



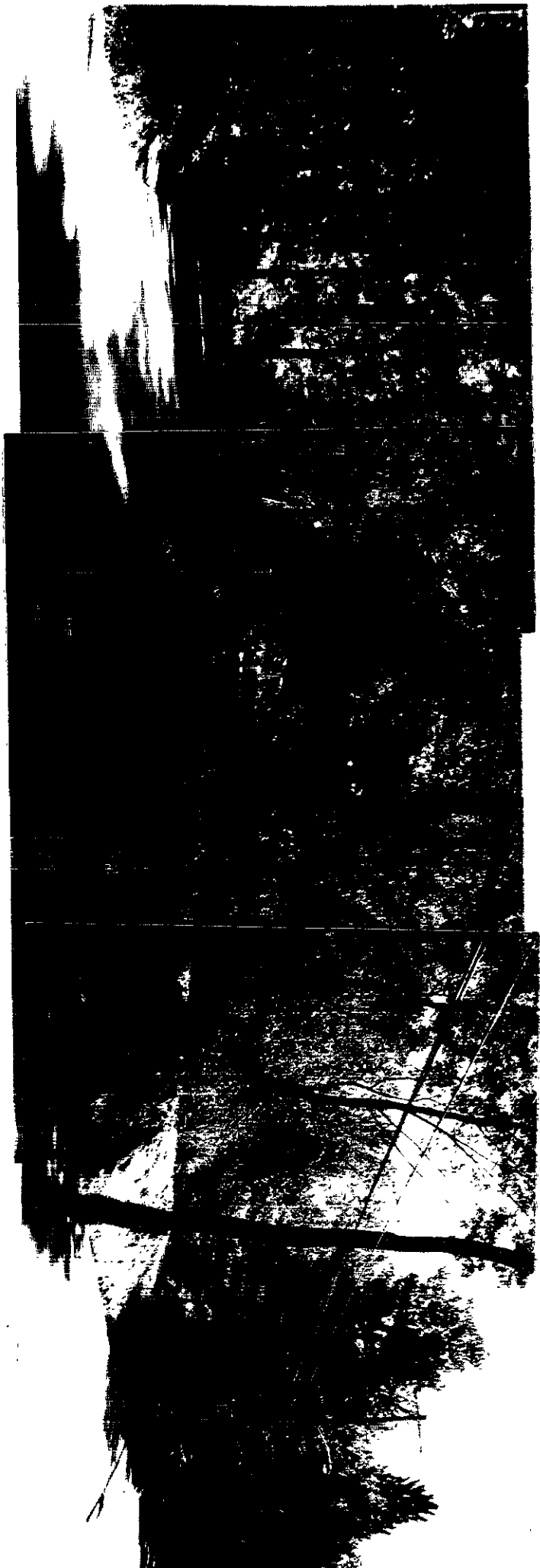
TOPOGRAPHY OF EAST SIDE OF DWELLING



TOPOGRAPHY OF WEST SIDE OF DWELLING



AT REAR PROPERTY LINE (APPROX) - TOWARDS EXISTING DWELLING



OPPOSITE EXISTING DRIVE - TOWARDS PROPOSED GARAGE
(NOTE: THE VEHICLES ARE PARKED AT THE FRONT
ENTRY OF THE PROPOSED GARAGE)



STANDING AT EXISTING DRIVE-
TOWARDS EXISTING DWELLINGS
ON THE NORTH SIDE OF SHERWOOD
ROAD

FROM LOCATION OF PROPOSED GARAGE:



TOWARDS GEORGE RUTHER RESIDENCE



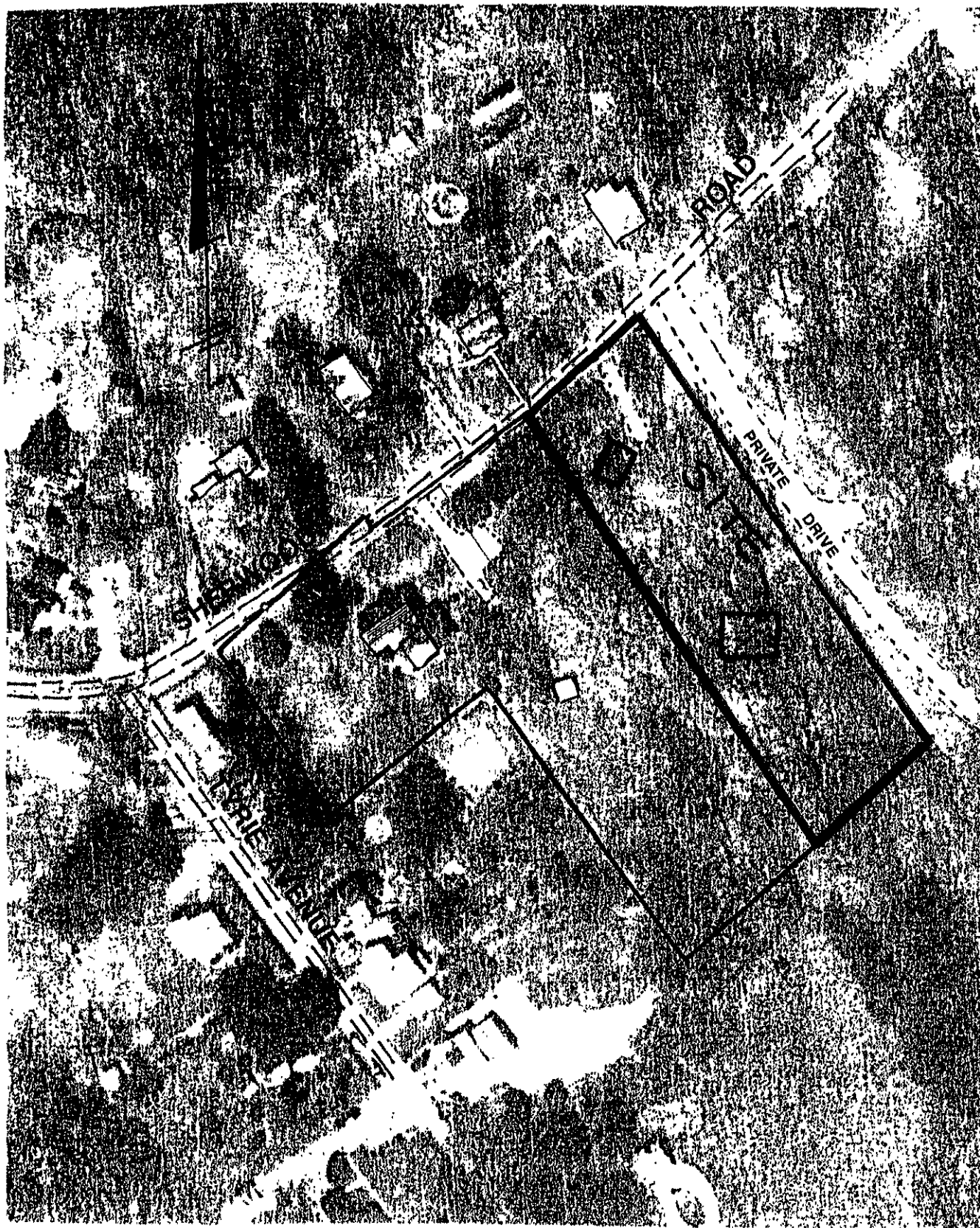
TOWARD ZYGMUNT WAPINSKI RESIDENCE

FROM LOCATION OF PROPOSED GARAGE:

98-166-A

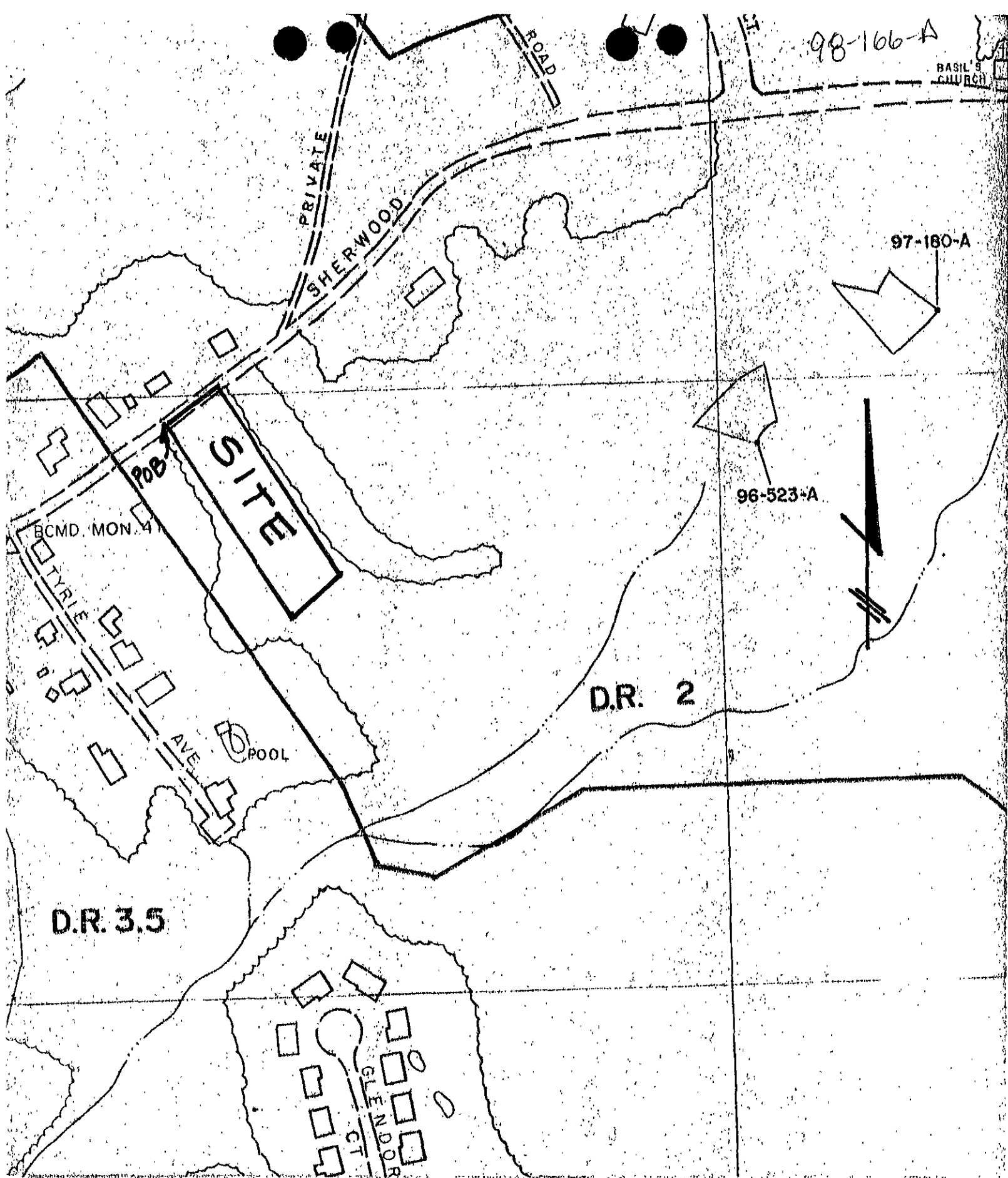


TOWARDS BENJAMIN TURNAGE RESIDENCE



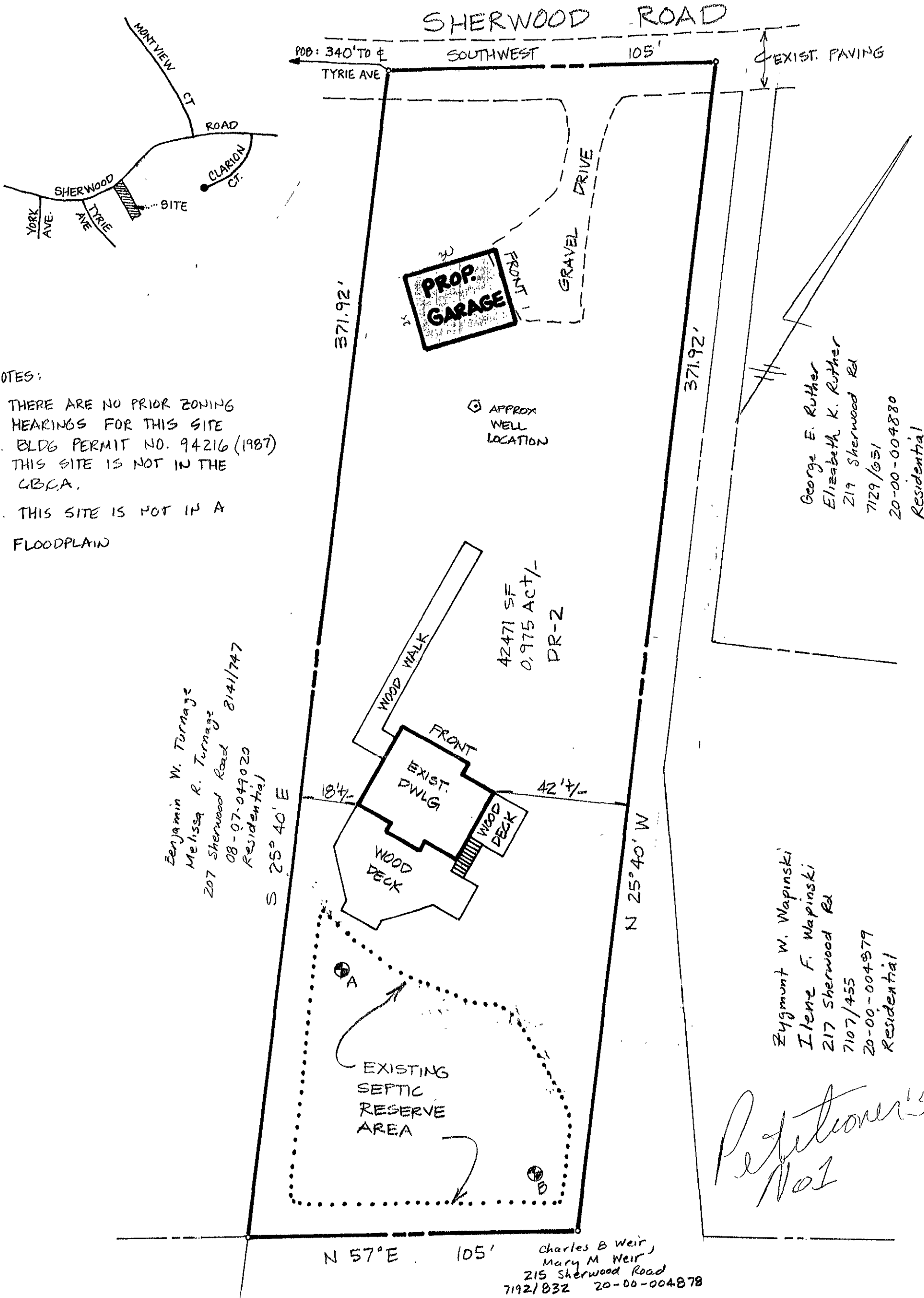
AERIAL VIEW
HUPPERT PROPERTY
213 SHERWOOD RD

DECEMBER 1996
SCALE: 1" = 100'±



PORTION OF 200 SCALE
ZONING MAP NW 17A

213 SHERWOOD RD



NOTES:

1. THERE ARE NO PRIOR ZONING HEARINGS FOR THIS SITE
2. BLDG PERMIT NO. 94216 (1987)
3. THIS SITE IS NOT IN THE GBFA.
4. THIS SITE IS NOT IN A FLOODPLAIN

LEGAL OWNERS

KURT J. HUPPERT
 ALISON W. HUPPERT
 213 SHERWOOD ROAD
 COCKEYSVILLE, MD 21030
 410-683-0464

PLAT TO ACCOMPANY PETITION
 FOR ADMINISTRATIVE VARIANCE
 # 213 SHERWOOD ROAD
 ELECT. DIST 863 BALTO. CO., MD
 SCALE: 1"=30' OCT. 22, 1997

DEED REF.: 9014/20 ACCT NO.: 08-07-049021

EXISTING ZONING = DR2