

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Customs Road, 14.53' N of
c/l Sagamore Road * ZONING COMMISSIONER
1527 Customs Road
14th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
Michael D. Gentle, et ux * Case No. 98-184-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for the property located at 1527 Customs Road in Rose-dale. The Petition was filed by Michael D. Gentle and Nicole M. Gentle, his wife, property owners. Variance relief is requested from Section 427 of the Baltimore County Zoning Regulations (BCZR) to allow a fence with a height of 6 ft. in lieu of the required 42 inches. 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 were Michael and Nicole Gentle, property owners/Petitioners. There were no Protestants or other interested persons present, however, correspondence was received in opposition to the request from several neighbors.

Testimony and evidence presented at the hearing was that the subject property is approximately 8316 sq. ft. in area, zoned D.R.5.5. This is a corner lot, located at the intersection of Customs Road and Sagamore Road. The property is improved with a single family dwelling which fronts Customs Road and is known as 1527 Customs Road. The rear yard abuts the side yard of an adjacent property owned by Mr. and Mrs. Charles Reed, known as 8308 Sagamore Road.

Mr. and Mrs. Gentle testified at the hearing that they have owned the property for approximately 5 years. They reside thereon with their two children. The house is approximately 28 years old. Apparently, shortly

FILED
1998
Date
By

after they acquired the property, the subject fence was constructed. The fence is 6 ft. in height and attached to the side/rear of the Petitioners' dwelling. The fence does not extend fully into the side yard of the Petitioners' property, in that there is some open yard area between the sidewalk on Sagamore Road and the fence. However, the fence does abut Mr. and Mrs. Reed's property, hence, the need for the variance.

My consideration of this variance is governed by Section 307 of the BCZR. That section requires that the Zoning Commissioner determine that three conditions are satisfied in order for variance relief to be granted. First, the Petitioners must establish that there exists unique characteristics relative to the property. Second, it must be shown that the Petitioners would suffer a practical difficulty or unreasonable hardship if the relief were not granted. Third, it must be established that relief can be granted without detrimental impact to the neighborhood.

As to the uniqueness factor, the Petitioners noted the fact that their property is on a corner and that the house fronts two public streets, Custom Road and Sagamore Road. Mrs. Gentle noted that it appeared that the house should have been constructed to front Sagamore Road. Such a different orientation would obviously change the location of the back yard. In fact, I visited the site and it does appear that an orientation of the dwelling towards Sagamore Road would have been more appropriate. However, I must consider this case under the circumstances which actually exist and the location of the rear yard abutting the Reed property.

As to the practical difficulty/unreasonable hardship test, Mrs. Gentle indicated that she baby sits children in the house. In addition to her own two small children, she also sits for three other children. Thus, she noted that the fence was necessary in order to provide a secure envi-

ronment for the children. Lastly, it was observed that the Petitioners own a dog, which is capable of jumping a 42 inch fence. A fence of 60 inches in height cannot be jumped by the animal.

The third test relates to detrimental impact on the surrounding neighborhood. This was the most difficult issue in this case and caused my site visit. As noted above, it is indeed fortunate that the fence is not located immediately adjacent to the side walk or right of way line for Sagamore Road. The fence is set back from the side property line and there appears to be no detrimental impact on visibility or sight distance as one exits Customs Road onto Sagamore Road. This setback also diminishes the visual effect of the fence.

Furthermore, it is noted that the fence, itself, is permitted at this location. Apparently, there are no covenants for this property which prohibit the fence and the Baltimore County Zoning Regulations permit the structure. The variance is not as to the location and existence of the fence, but only its height. If variance relief were denied, the fence could remain where situated, but would have to be 18 inches shorter. This fact is significant in my decision. I do not believe that the increased height causes any detrimental impact to the neighborhood, over and above the impact associated with a fence which would be permitted by right. That is, the negative effects associated with the fence are no different, in my judgment, if the fence is 60 inches in height or 42 inches in height. Moreover, the objections to the height are outweighed by the need to address the security of the children and contain the animal.

For these reasons, I am persuaded to grant the Petition for Variance. It is to be noted that relief is approved only for the existing fence at its current location. Any modification to same would require another hearing.

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 9th day of January 1998 that a variance from Section 427 of the Baltimore County Zoning Regulations (BCZR) to allow a fence with a height of 6 ft., in lieu of the required 42 inches, 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. The variance relief granted herein is only for the existing fence at its present location.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm



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.: 184

Petitioner: Michael Gentle

Location: 1527 Customs Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL GENTLE

ADDRESS: 1527 Customs Road

BALTIMORE, MD 21237

PHONE NUMBER: 410-866-4264

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

November 14, 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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-184-A
1527 Customs Road
N/S Customs Road, 14.53' N of centerline Sagamore Road
14th Election District - 7th Councilmanic District
Legal Owner: Michael David Gentle & Nicole Michelle Gentle

Variance to allow a fence with a height of 6 feet in lieu of the required 42 inches.

HEARING: Friday, December 12, 1997 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

c: Nicole & Michael Gentle

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 26, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 26, 1997 Issue - Jeffersonian

Please forward billing to:

Dr. Craig W. Stone

410-655-2151

8919 Liberty Road

Randallstown, MD 21133

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-184-A

1527 Customs Road

N/S Customs Road, 14.53' N of centerline Sagamore Road

14th Election District - 7th Councilmanic District

Legal Owner: Michael David Gentle & Nicole Michelle Gentle

Variance to allow a fence with a height of 6 feet in lieu of the required 42 inches.

HEARING: Friday, December 12, 1997 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Zoning Commissioner
Office of Planning

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

January 7, 1998

Mr. and Mrs. Michael D. Gentle
1527 Customs Road
Baltimore, Maryland 21237

RE: Petition for Variance
Case No. 98-184-A
Property: 1527 Customs Road

Dear Mr. and Mrs. Gentle:

Enclosed please find the decision rendered in the above captioned case. The Petition for 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. and Mrs. John P. Murphy
8307 Sagamore Road, 21237
Mr. and Mrs. Charles Reed
8308 Sagamore Road, 21237





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1527 Customs RD
which is presently zoned 21237

This Petition shall be filed with the Department of Permits & 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, BCZR

To allow a fence with a height of 6 ft. in lieu of the required 42 ins.

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

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

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):

Michael David Gentle
(Type or Print Name)

Michael David Gentle
Signature

Nicole Michelle Gentle
(Type or Print Name)

Nicole Michelle Gentle
Signature

1527 Customs RD 866-4264
Address Phone No

BALD MD 21237
City State Zipcode
Name, Address and phone number of representative to be contacted.

Nicole Gentle
Name

1527 Customs RD 866-4264
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRP DATE 11-7-97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

#184

Petition for Administrative Variance

Reasons for applying for the variance are as follows:

I own an operate child daycare for my home , and the fence was put up for the children's safety

The neighboring property is several feet higher than our property and we are not blocking his view in any way, the fence is not extended to the sidewalk.

If we were to cut the fence down to 42" :

The children's safety would be a concern

Our 120lb rottweiler would be able to jump the fence

If we were to move the fence over we would have very little yard to work with.

98-184-A

Zoning Description for 1527 Customs Road

Election District 14 Councilmanic District 7

Customs Road which begins on the north side , which is 50ft r/w wide at he distance of the 14.53ft. north of the centerline of Sagramore Road , the nearest intersecting street which is 50ft r/w.

Lot #30, Block "H", Section #9, In the subdivision of Rosedale as recorded in Baltimore County Plat Book # OTG31, Folio # 138.. Also known as 1527 Customs Road.

184

CERTIFICATE OF PUBLICATION

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 in Towson, Maryland on the property identified herein as follows:

Case: #98-184-A
1627 Customs Road
N/S Customs Road, 14.53' N
of centerline Sagamore Road
14th Election District
7th Councilmanic District
Legal Owner(s):

Michael David Gentle & Nicole Michelle Gentle

Variance: to allow a fence with a height of 6 feet in lieu of the required 42 inches

Hearing: Friday, December 12, 1997 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

11/09/97 Nov. 27 C192435

TOWSON, MD., November 27, 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 Nov. 27, 1997.

THE JEFFERSONIAN.

A. Henickson

LEGAL AD. - TOWSON

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **044366**

DATE 11-7-97 ACCOUNT P-001-615-000
AMOUNT \$ 50.00

RECEIVED FROM: Gentle
1527 Customs Rd Taken by: JRF
FOR: 01 Variance ITEM # 184

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAID TO: 044366 ON 11/07/97 FOR 50.00

RECEIVED BY: CASHIER DATE: 11/07/97

\$ 50.00 MISCELLANEOUS CASH RECEIPT

Receipt # 029436

REF. # 044366

50.00 L.S.P.

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-184-A
Petitioner/Developer:
(Nicole Gentile)
Date of Hearing/Closing:
(Dec. 12, 1997)

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

Attention : Ms. Gwendolyn Stephens

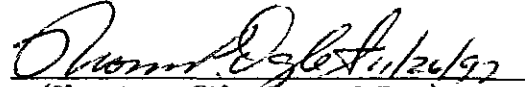
Ladies and Gentleman:

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 _____

____1527 Customs Road Baltimore, Maryland 21237_____

The sign(s) were posted on _____ Nov. 26, 1997 _____
(Month, Day, Year)

Sincerely,

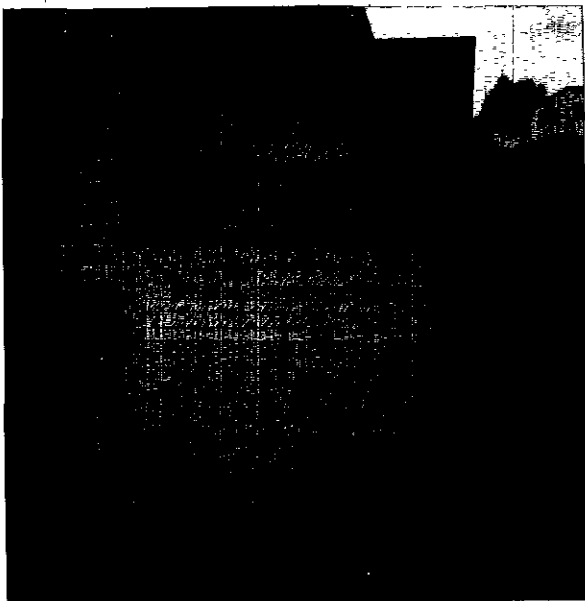

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



98-184-A

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.: 98-184-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - TO ALLOW A FENCE WITH A
HEIGHT OF 6 FT. IN LIEU OF THE REQUIRED 42".

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



Baltimore County
Department of Permits and
Development Management

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

December 3, 1997

Mr. and Mrs. Michael Gentle
1527 Customs Road
Baltimore, MD 21237

RE: Item No.: 184
Case No.: 98-184-A
Petitioner: Michael Gentle, et ux

Dear Mr. and Mrs. Gentle:

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 November 7, 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 dark ink, appearing to read "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 11/14/97
Item No. 184 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



Baltimore County
Fire Department

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

NOVEMBER 19, 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 NOVEMBER 17, 1997

Item No.: SEE BELOW

Zoning Agenda:

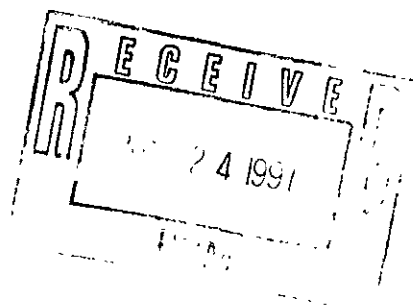
Gentlemen:

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.

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

175, 177, 179, 180 182, 183, AND 184

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

INTEROFFICE CORRESPONDENCE

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

Date: November 24, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 24, 1997
 Item Nos. 175, 179, 180, 181, 183,
 and 184

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1124.NOC

Kashyn
As. fir

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: November 19, 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. 179, 180, 181, 182, 183, and 184

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:

Carol L. Kerns

AFK/JL

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

TO: POM

DATE: 11/21/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov 17, 97

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

Item #'s:

173	181
177	183
178	(184)
179	
180	

RBS:sp

BRUCE2/DEPRM/TXTS8P

RE: PETITION FOR VARIANCE
1527 Customs Road, N/S Customs Road,
14.53' N of centerline Sagamore Road
14th Election District, 7th Councilmanic

Michael D. & Nicole M. Gentle
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-184-A

* * * * *

ENTRY OF APPEARANCE

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



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 15th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Michael D. & Nicole M. Gentle, 1527 Customs Road, Baltimore, MD 21237, Petitioners.



PETER MAX ZIMMERMAN

second -

full time day care
2 + 3 year olds

Antons Road -

House should have been built toward
Sagmore -

In Back ~~built~~ yard -
fence + well

Fence
will be 4 years old in Feb -
contract

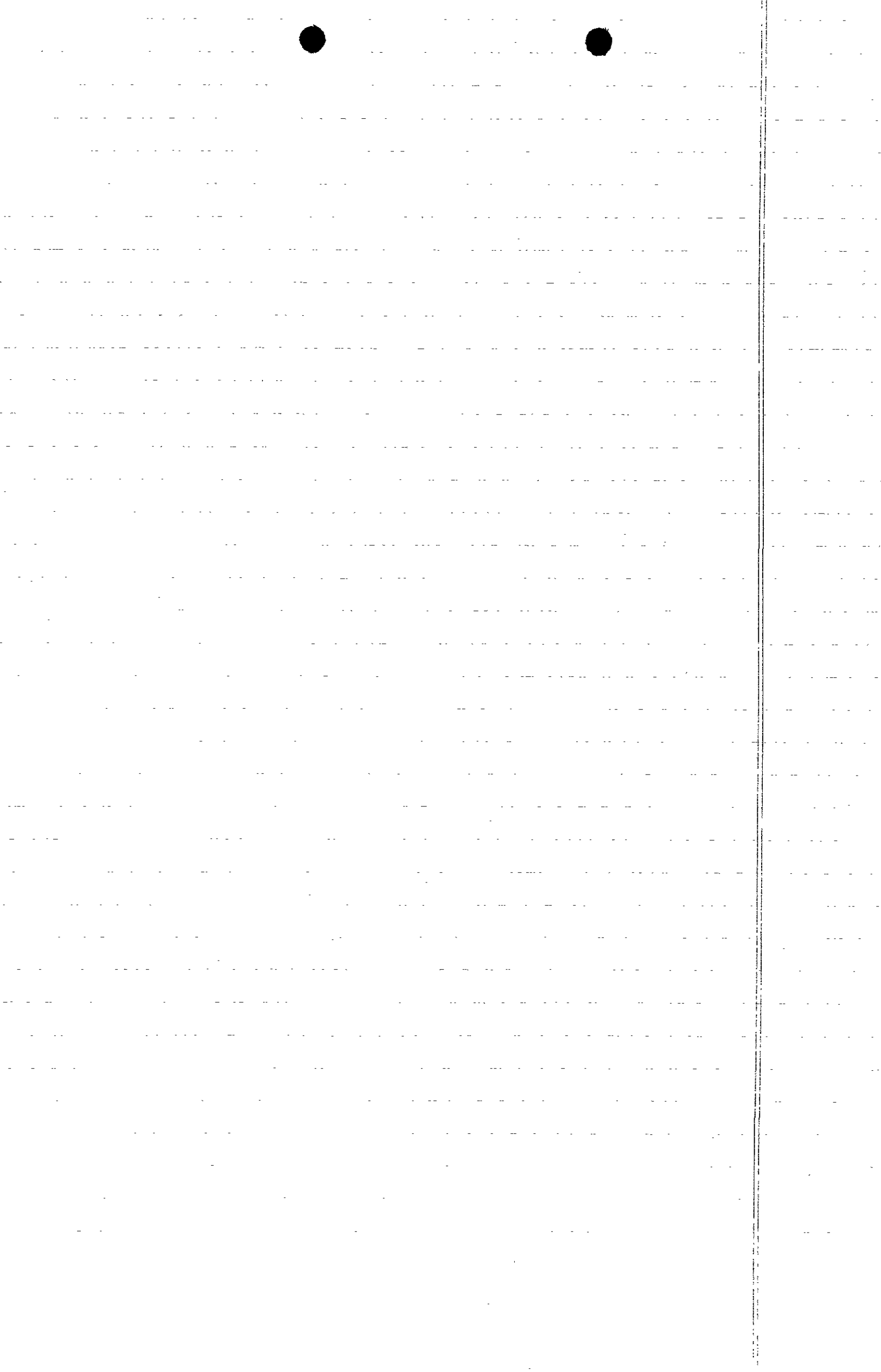
Wooden, Bd + Bd -

- Notwiler ^{con} ~~can~~ pump smaller fence
He ~~can~~ can pump -

Charles Road - 8308 -

Also for security to children -

- Nice young couple -
- Great -



Baltimore County Zoning Enforcement
Towson, Maryland 21204

Please be advised that the following property owners in the Rosedale area of Baltimore county, are totally opposed to any special exception request for rezoning of the current fence law as it applies to homeowners in zip code 21237.

The homeowner at the corner of Customs and Sagamore Roads has constructed a stockade type fence six feet in height, which extends 16 to 18 feet beyond the outer corners of the residence.

August 25, 1997

TO WHOM IT MAY CONCERN:

Complaint about a 6 ft. high wooden fence facing Sagamore Road. A home owner at Customs and Sagamore Road has erected a 6 ft. fence in his back yard. The side of this fence faces Sagamore Road, which is the front of the homes on Sagamore Road. This looks like a violation of the building or zone laws. It also looks terrible.

Sagamore Road is off of Wyburn Road in Rosedale. Customs is about two blocks off Wyburn on Sagamore Road.

PARTITION AGAINST
REZONING OF FENCE TO 6 FEET.
REQUEST LAW TO REMAIN (42") SAME.

Barbara S Murphy
8307 Sagramore Rd.

Eileen Mowds
8304 Sagramore Rd.

John P. Murphy
8307 Sagramore Rd.

Ed Mowds
8304 Sagramore Rd.

Ed Wojciechowski
8305 Sagramore Rd.

Charley Reed
Ruth C. Reed
8308 SAGRAMORE

Ellyzuhl
8305 SAGRAMORE ROAD

Dr & Mrs. Dennis Foster
8111 Gallo Lane
Balto Md. 21237

Jane Wojciechowski
8305 Sagramore Rd

H. Ralph Malin
8306 Sagramore Rd

Arvin & Anna Johnson
8303 Sagramore Rd
Rosedale Md. 21237

Arvin Johnson Jr
8303 Sagramore Rd.
Balto. Md. 21237

98-184-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

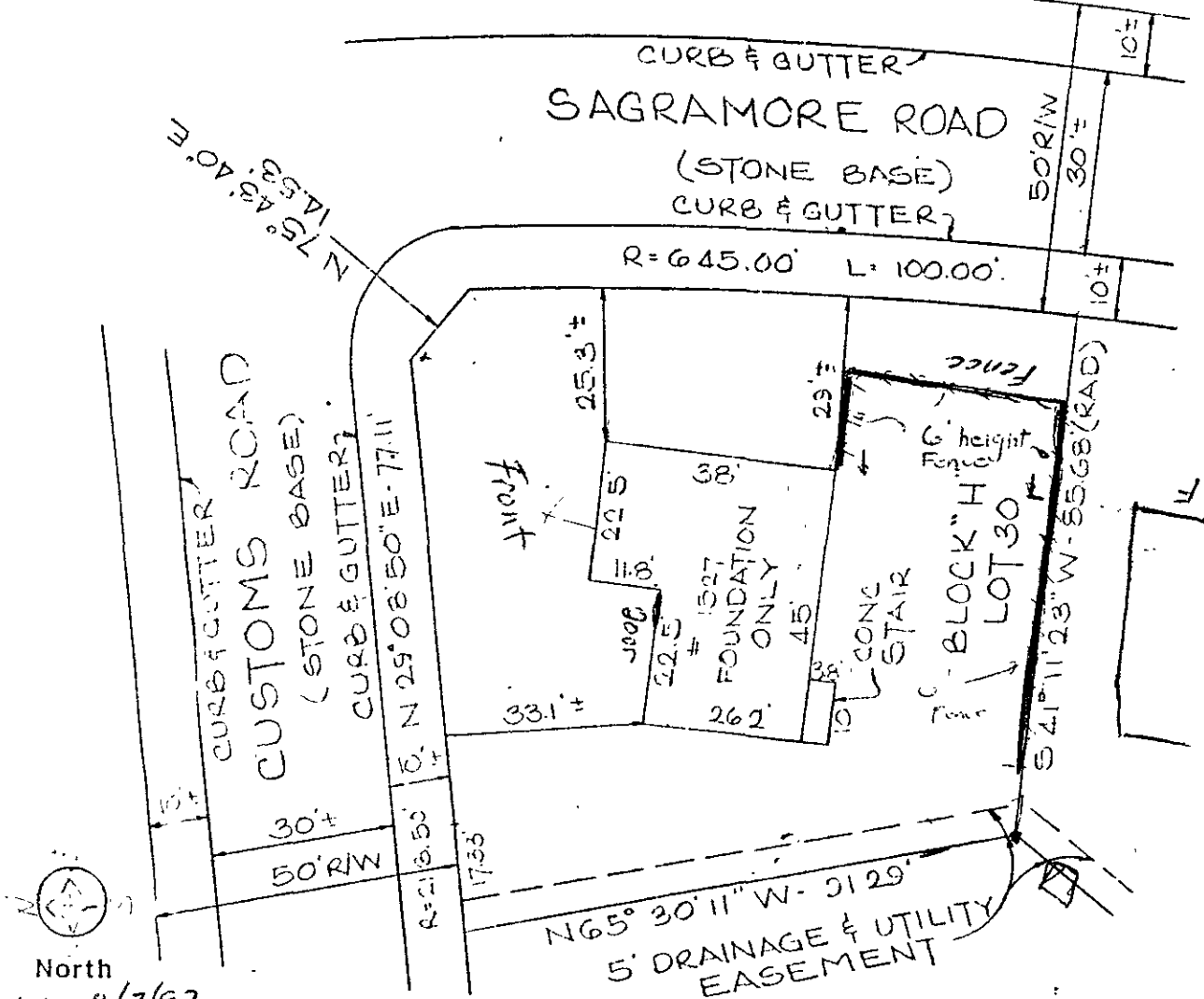
PROPERTY ADDRESS: 1527 Customs Road

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

Subdivision name: ROSEDALE

plat book # 31, folio # 138, lot # 30, section # 9

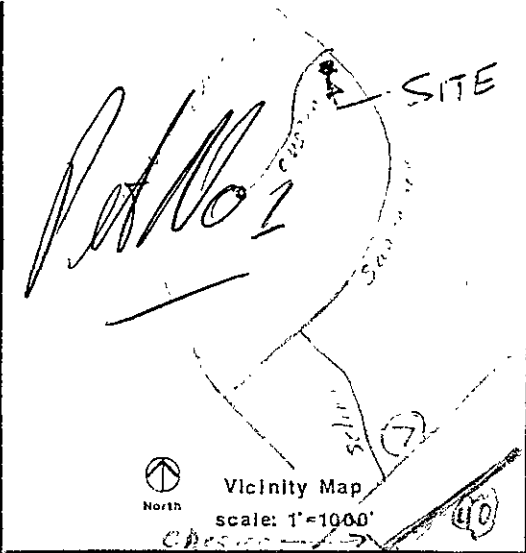
OWNER: MICHAEL & Nicole Gentle



date: 11/7/97

prepared by: MG

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 14

Councilmanic District: 7

1"=200' scale map#: NE 4-E

Zoning: DR 5.5

Lot size: 9,316 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

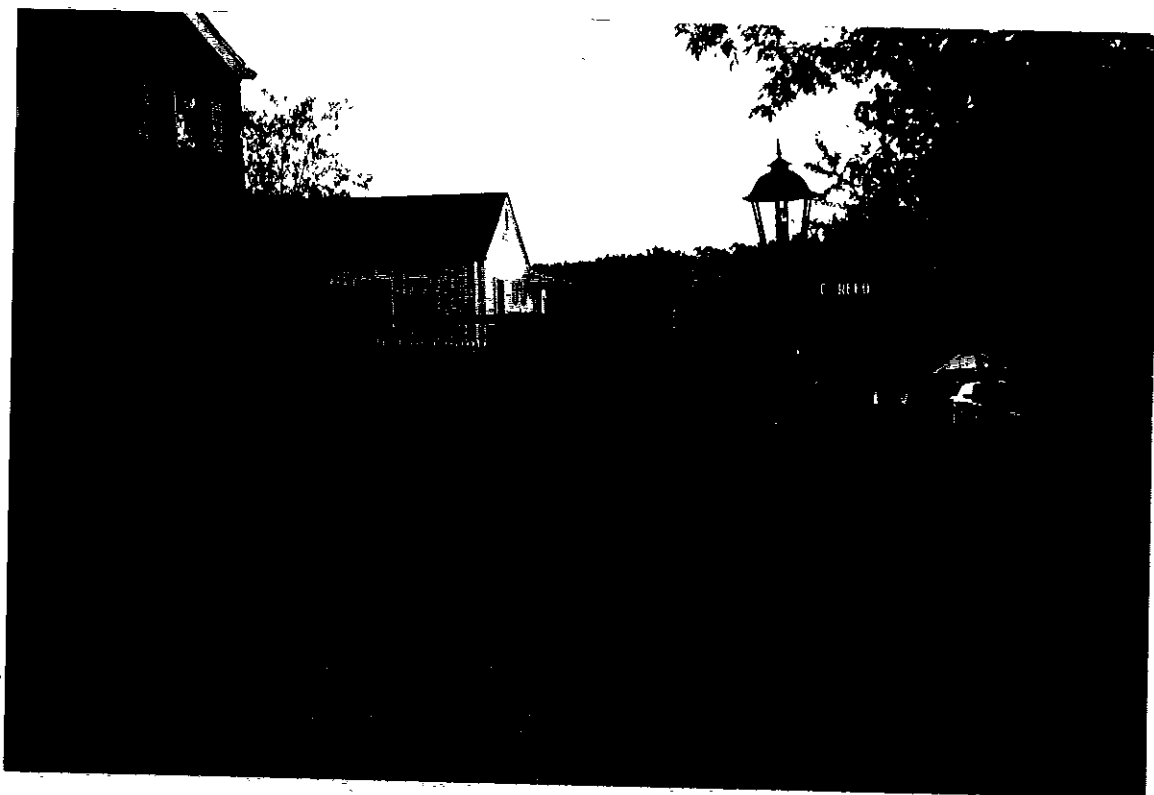
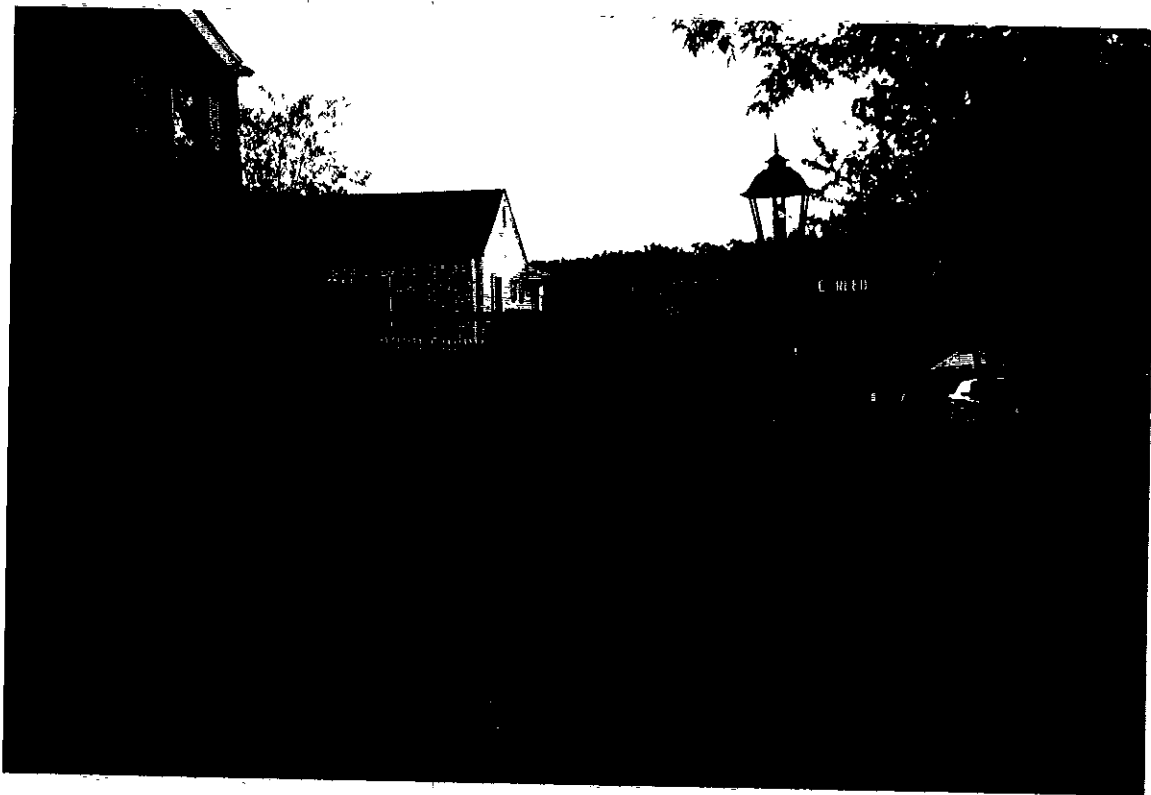
None

Zoning Office USE ONLY!

reviewed by: IRF ITEM #: 184 CASE#:



98-184-A



98-184-A



#2800 LINWOOD AVE.
BARRY KRAUS

pt 2A



#2800 LINWOOD AVE.
BARRY KRAUS

pt 2B



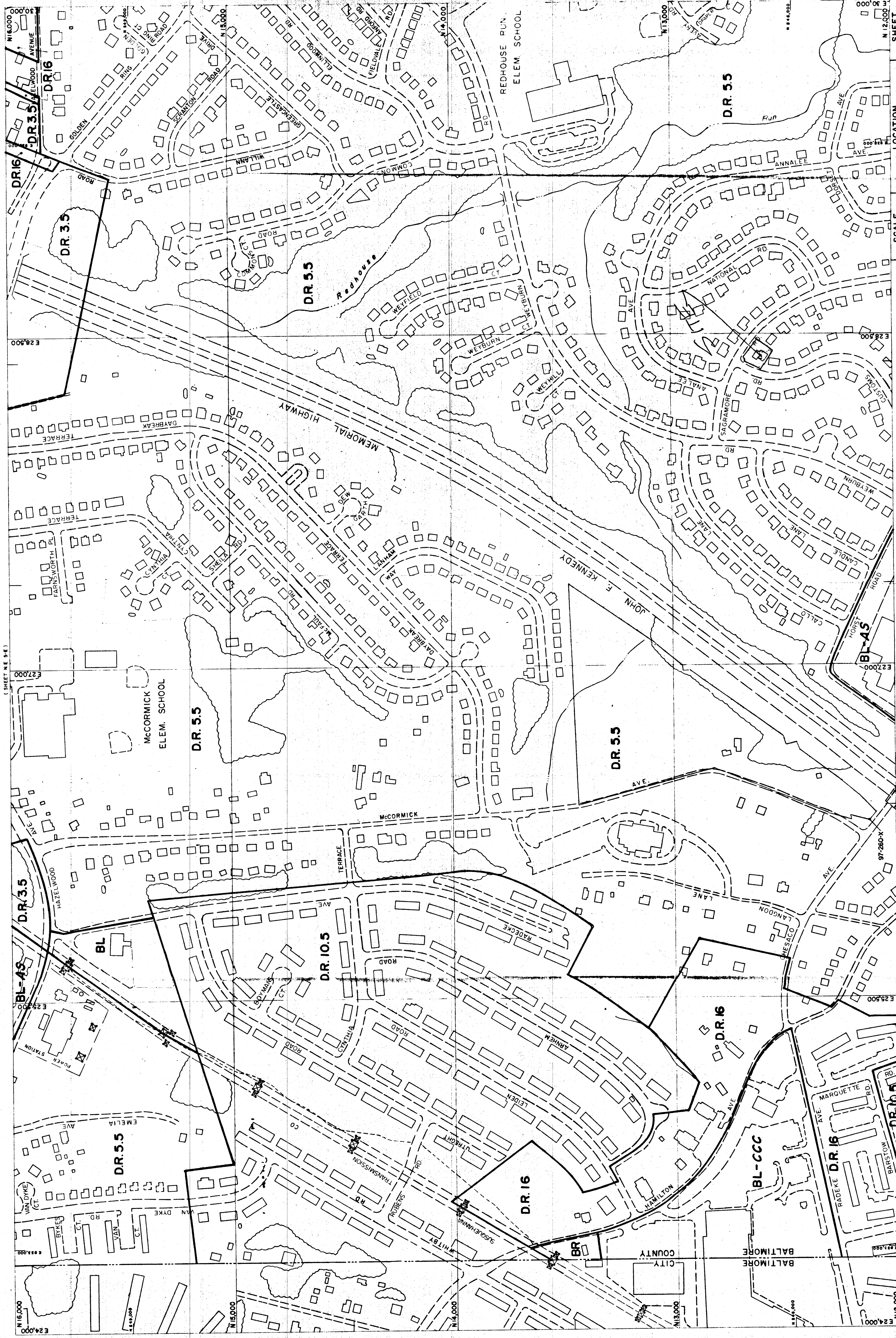
#2800 LINWOOD AVE.
BARRY KRAUS

let 2D



#2800 LINWOOD AVE.
BARRY KRAUS

let 2C



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 125-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kananev
Chairman, County Council

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

SCALE 1" = 200' ±	LOCATION ROSEDALE
DATE OF PHOTOGRAPHY JANUARY 1986	

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PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

#184

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

ROSEDALE

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