

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/S Old Court Road, 575 ft. SE
of c/l Rorus Road * ZONING COMMISSIONER
4618 Old Court Road
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Charles M. Glanzer, et ux * Case No. 98-194-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance for the property located at 4618 Old Court Road in Baltimore County. The Petition was filed by Charles M. Glanzer and Linda R. Glanzer, property owners. Variance relief is requested from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback as small as 3 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Linda Glanzer, property owner/co-Petitioner. Also present was J. Scott Dallas, the surveyor who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the Petitioners own the subject property known as 4618 Old Court Road. The subject property is approximately .93 acres in area zoned D.R.5.5. The property is roughly rectangular in shape, with narrow frontage on Old Court Road. However, the property extends for a significant depth to the rear.

The Petitioners propose subdividing the property so as to create three single family dwelling lots. Lot No. 1 will be located towards the front of the property and will contain the existing dwelling known as 4618 Old Court Road. Lot No. 2 will be accessed by a panhandle driveway and a

COPIES
11/17/98
By M. Glanzer

proposed building envelope for that lot is shown on the site plan. Lot #3 is located to the extreme rear of the property and vehicular access will also be by way of a panhandle driveway. A proposed building envelope for that lot is also shown on the plan.

Mr. Dallas indicated at the hearing that the subdivision has been approved by the D.R.C. He further testified that when that approval was obtained, the Petitioner requested a modification of the Public Works Standards to narrow the width of the panhandle driveways which serve lots 2 and 3. However, this request for a waiver was denied. In view of this denial, the panhandle driveways will be built according to Code and will reduce the area of the side yard of the existing house. Furthermore, that house is cantilevered so that side yard setbacks for each side are not uniform. As a result of these factors, variance relief is requested to allow a 3 ft. side yard setback. It is to be noted that this setback distance is being measured from the side of the dwelling to the edge of the panhandle driveway. That is, there will be more than sufficient setback distance from the nearest dwelling and to the tract boundary.

There were no Protestants present at the hearing, and a review of the site plan shows that the subject proposal is consistent with development in the area. It appears that there has been a number of minor subdivisions in the vicinity and lots which are served by panhandle driveways.

A Zoning Plans Advisory Committee (ZAC) comment was received from the Office of Planning requesting that the Petitioner show the orientations of the proposed dwelling on lots 2 and 3. An amended plan submitted at the hearing shows those orientations. Additionally, the Office of Planning requests a fence or some type of screening to buffer those proposed dwellings from the rear and side yards of dwellings on adjacent tracts. In my judgment, some means of buffering is appropriate. However, in lieu of the

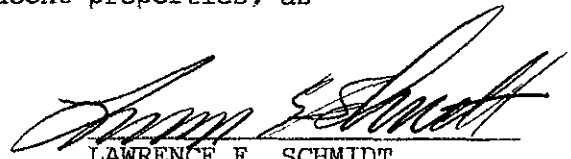
fence, a screen of evergreen trees is more appropriate. Thus, as a condition precedent to the approval of the variance, I shall require that the Petitioner submit a landscape plan to the Office of Planning (Jeffrey Long) for review and approval. That plan should show screening of the rear and side property lines to the extent necessary to screen the proposed dwellings on lots 2 and 3 from the side and rear yards of the dwellings on the adjacent properties.

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 7th day of January 1998 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback as small as 3 ft., in lieu of the required 10 ft., 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 his 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 Petitioners shall submit, for review and approval by the Office of Planning, a landscape plan to buffer the proposed residences on lots 2 and 3 from the side and rear yards of adjacent properties, as more fully set forth above.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmh



Baltimore County
Zoning Commissioner
Office of Planning

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

January 6, 1998

J. Scott Dallas
13523 Long Green Pike
P.O. Box 26
Baldwin, Maryland 21013

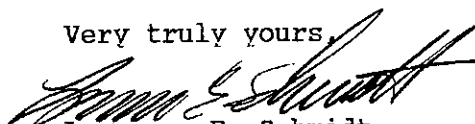
RE: Petition for Variance
Case No. 98-194-A
Property Location: 4618 Old Court Road (Proposed Lot 1)

Dear Mr. Dallas:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, 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:mmn
encl.

c: Mr. and Mrs. Charles M. Glanzer
2350 Old New Windsor Road
New Windsor, Maryland 21776





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4618 Old Court Road (Proposed Lot 1)

which is presently zoned D.R. 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) 1 BO 1 - 2C.1.b.

to allow a minimum side yard setback as small as three feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Widest available access to developable portion of site is only 27 feet, resulting in a 3 foot sideyard along panhandles. 3 lot density proposed although 5 lots allowed. Setback area in question adjacent to panhandles is next to undeveloped "Open Space." Dwelling at # 4618 is existing. Panhandle lots are immediately adjacent to east and west of site.

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:

Surveyor:

J. Scott Dallas

(Type or Print Name)

Signature

13523 Long Green Pike

P. O. Box 26

(410-817-4600)

Address

Phone No.

Baldwin, MD 21013

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):

Linda R. Glanzer

(Type or Print Name)

Signature

Charles M. Glanzer

(Type or Print Name)

Signature

2350 Old New Windsor Road

Address

(410 875-0951)

Phone No

New Windsor

MD

21776

City

State

Zipcode

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

J. Scott Dallas

Name

P.O. Box 26

Baldwin, MD 21013

(410-817-4600)

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY: SCD

DATE

11-19-97

194



Printed with Soybean Ink
on Recycled Paper

98-194-A

Zoning Administration

Development Management

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

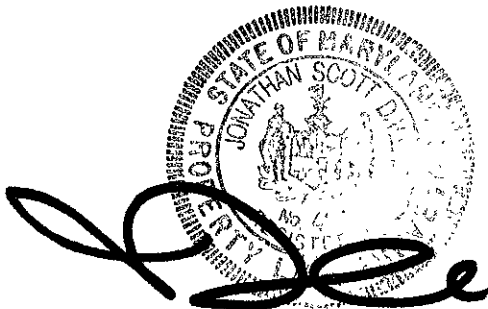
FAX (410) 817-4602

ZONING DESCRIPTION FOR PROPOSED LOT 1
GLANZER PROPERTY
4618 OLD COURT ROAD

BEGINNING for the same at a point on the northwest side of Old Court Road which is 60 feet wide at the distance of 575 feet, more or less southeasterly from the centerline of Rolling Road which is 60 feet wide per B.C.B.E. 66-1268 thence running with and binding along the northwest side of said Old Court Road (1) northeasterly 81 feet, more or less thence leaving said Road and running for new lines of division the two following courses and distances: (2) North 36 degrees 29 minutes 17 seconds West 225 feet, more or less to intersect the southeast side of a 15 foot easement as shown on B.C.B.E. 89-1172 thence running with and binding on said easement (3) Southwesterly 78 feet more or less thence (4) South 36 degrees 29 minutes 17 seconds East 206 feet, more or less to the place of beginning.

CONTAINING 16,340 square feet of land, more or less.

ALSO KNOWN AS # 4618 Old Court Road and located in the 2nd Election District, 2nd Councilmanic District.



98-194-A

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 #38-194-A

4618 Old Court Road
NW/SE Old Court Road, 575
SE of Caroline Road
2nd Election District
2nd Councilmanic District

Legal Owner(s):

Linda R. Glanzer & Charles M. Glanzer

Variance: to allow a minimum side yard setback as small as 3 feet in lieu of the required 10 feet.

Hearing: Monday, December 29, 1997 at 11:00 a.m., 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.

12/055 Dec. 11 C194658

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/11, 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 12/11, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MAP AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046762

DATE 11-19-97 ACCOUNT R001-C150

AMOUNT \$ 50.00

RECEIVED
FROM:

J. S. Dallas Inc.

FOR:

010 RES URM - 750
TOTAL 50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

194

PAID RECEIPT

PROCESS ACTUAL TIME

11/20/1997 11/19/1997 15:23:05

REG 0502 CASHIER JRIC JMR DRAMEP

5 MISCELLANEOUS CASH RECEIPT

Receipt # 022650

0711

CF NO. 046762

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-194A

Petitioner/Developer: GLANZER, ETAL
DALLAS

Date of Hearing/Closing: 12/29/97

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 #4618 Old COURT RD.

The sign(s) were posted on 12/11/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/12/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

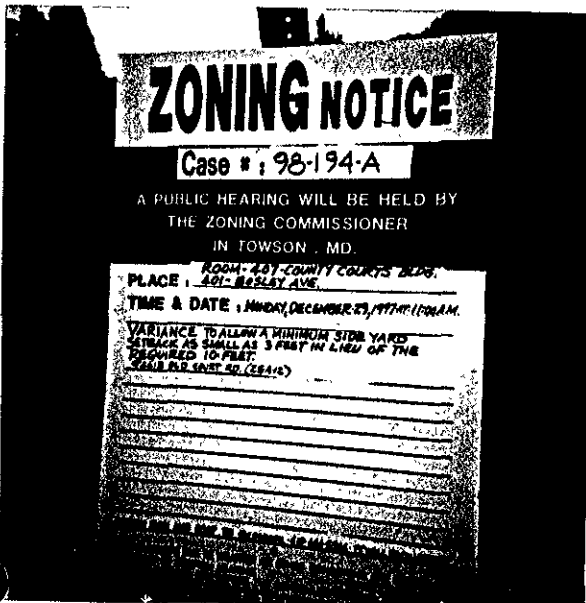
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-6571
Pager (410) ~~410-893~~



98-194-A
#4618 OLD COURT RD. - C.M. GLANZER, ETAL

J.S. DALLAS c 11:00 AM
KH-407-cc # 12/29/97

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.: 98-194-A.

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

PLACE: _____

DATE AND TIME: _____

REQUEST: 3 FT. SIDE YARD SETBACK IN LIEU OF 10 FT.

FROM A PROPOSED PANHANDLE DRIVE.

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

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.: 194.

Petitioner: LINDA GLANZER.

Location: 4618 OLD COURT RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Linda Glanzer

ADDRESS: 2350 Old New Windsor Road
New Windsor Md. 21776

PHONE NUMBER: (410) 875-0951

AJ:ggs

194

(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 26, 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: 98-194-A
4618 Old Court Road
NW/S Old Court Road, 575' SE of centerline Rorue Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Linda R. Glanzer & Charles M. Glanzer

Variance to allow a minimum side yard setback as small as 3 feet in lieu of the required 10 feet.

HEARING: Monday, December 29, 1997 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SLS" written below it.

Arnold Jablon
Director

c: Linda & Charles Glanzer
J. Scott Dallas

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 14, 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
December 11, 1997 Issue - Jeffersonian

Please forward billing to:

Linda Glanzer 410-875-0951
2350 Old New Windsor Road
New Windsor, MD 21776

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: 98-194-A
4618 Old Court Road
NW/S Old Court Road, 575' SE of centerline Rorue Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Linda R. Glanzer & Charles M. Glanzer

Variance to allow a minimum side yard setback as small as 3 feet in lieu of the required 10 feet.

HEARING: Monday, December 29, 1997 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.



Law

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
Department of Permits and
Development Management

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

December 18, 1997

J. Scott Dallas, Esquire
13523 Long Green Pike
P.O. Box 26
Baldwin, MD 21013

RE: Item No.: 194
Case No.: 98-194-A
Petitioner: Charles Glanzer, et ux

Dear Mr. Dallas:

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 19, 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, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

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 11/28/97
Item No. 194 JRA

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: Dec 9, 1997

FROM: R. Bruce Seeley *RBS/90*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 1, 1997

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

Item #'s:	191	198
	192	199
	193	200
	194	

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

December 10, 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 December 1, 1997

Item No.: See below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

.190, 194, 195, 197, 198, and 200

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

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: December 8, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 8, 1997
 Item Nos. 191, 194, 195, 196, 198,
 and 200

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

RWB:HJO:jrb

cc: File

ZONE1208.NOC

LH
12/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 12, 1997

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

SUBJECT: 4618 Old Court Road

INFORMATION

Item Number: 194
Petitioner: Linda Glanzer
Zoning: DR 5.5
Requested Action: Variance

Summary of Recommendations:

Based upon the information provided and analysis conducted, staff finds that granting a Petition for Variance in conjunction with the proposed panhandle/minor subdivision could create undesirable house orientations. Lots 2 and 3 will have front yards facing the rear yards of existing lots on Panacea Road.

Should the request be granted, staff recommends that the plan accompanying the subject request be amended to 1) show the orientation of lots 2 and 3; 2) show a 6 foot-privacy fence along the northern and eastern property lines to mitigate the loss of privacy currently enjoyed by the residents at 4615-4621 Panacea Road; and show the paved area for the proposed panhandle drive, holding a minimum of at least eight feet of distance to the property line in order to provide adequate screening and fencing.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE
4618 Old Court Road, NW/S Old Court Rd,
575' SE of centerline Rorue Road
2nd Election District, 2nd Councilmanic

Charles M. and Linda R. Glanzer
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-194-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

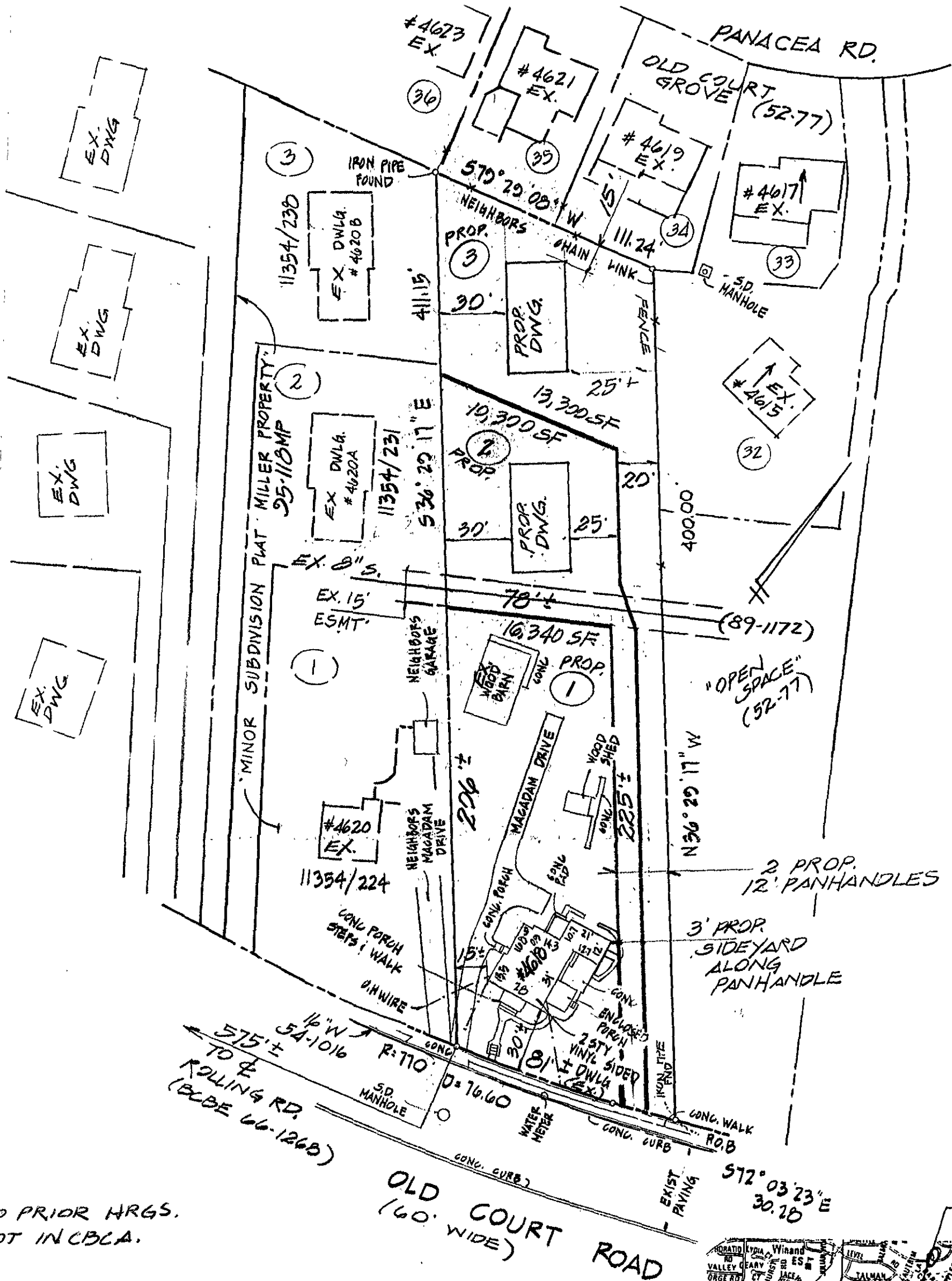
Linda Glanzer

2350 Old New Windsor Pk.
New Windsor, MD 21776

J Scott Peller

13523 Long Green
Pole P.O. Box 26
Baldwin 21013

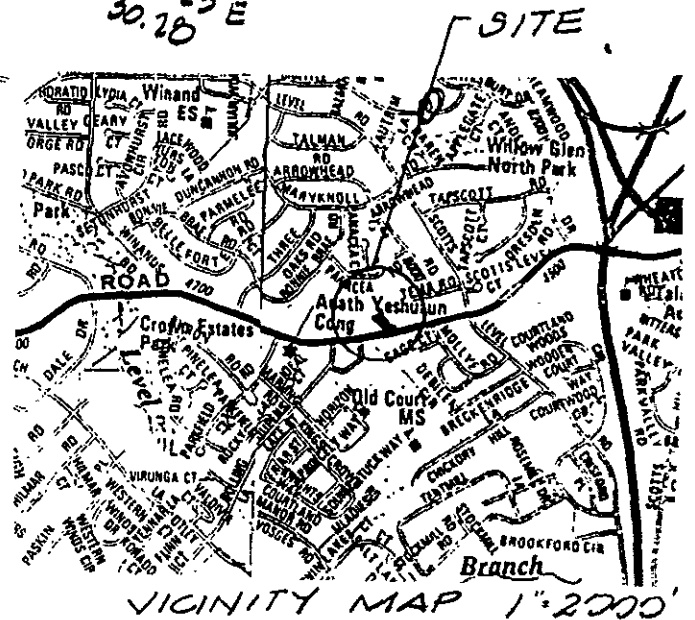




NO PRIOR HRGS.
NOT IN CBCLA.

NOTES

1. EX. ZONING D.R.5.5 (NW 7-G)
2. TOTAL TRACT AREA = 0.93 AC. + PROP LOT 1 AREA = 16,340 SF +
3. TOTAL LOTS ALLOWED $(.93 \times 5.5) = 5$ LOTS
4. TOTAL LOTS PROPOSED = 3
5. PROPOSED VARIANCE FOR PROPOSED LOT 1 ONLY FOR SIDEYARD SETBACK AS SMALL AS 3' IN LIEU OF REQUIRED 10'.
6. OWNER LINDA R. GLANZER
CHARLES M. GLANZER
DEED REFERENCE: 9596/578



PLAN TO ACCOMPANY ZONING VARIANCE REQUEST

4618 OLD COURT ROAD

2ND ELECT.DIST. 2ND COUNC.DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 50'

JULY 21, 1997

J.S. DALLAS, INC.

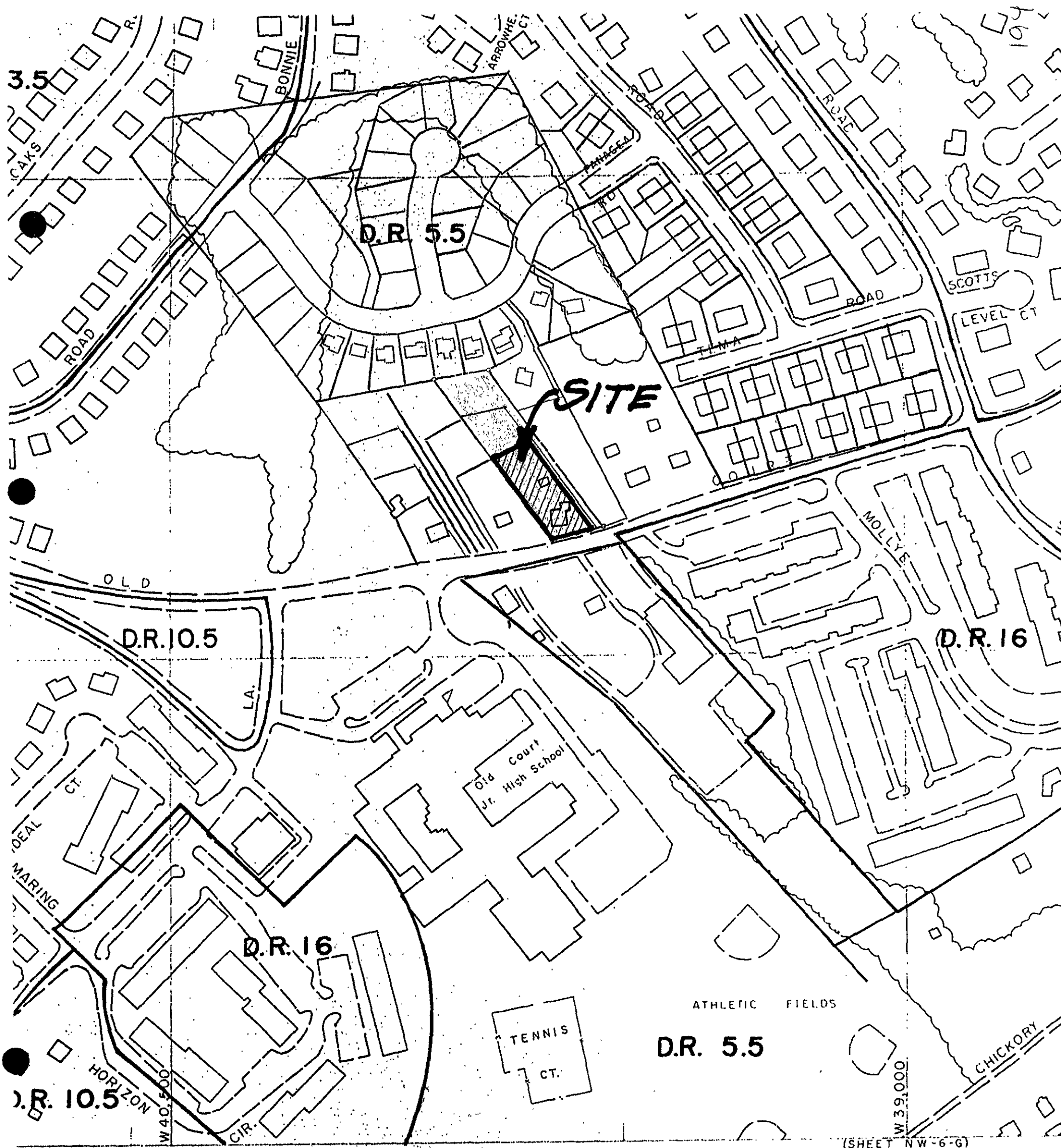
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600



98-194-A

j.o. # 97-727

194



COMPREHENSIVE ZONING MAP
 ADOPTED by
 BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996
 6, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

BALTIMORE COUNTY OFFICE OF PLANNING AND OFFICIAL ZONING

William Kammerer
 Chairman, County Council

**PORTION OF O.P.Z. N.W. 7-G
 W/ SITE & SURROUNDING PROPERTIES
 1" = 200' ±**

#4618 OLD COURT RD.

98-194-A