

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
S/S Grace Road, 95 ft. E of c/l * ZONING COMMISSIONER
of Ella Road
3219 Grace Road * OF BALTIMORE COUNTY
15th Election District
7th Councilmanic District * Case No. 98-195-A
George Wisniewski, et ux, Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George Wisniewski and Barbara Wisniewski, his wife, property owners, for that property known as 3219 Grace Road in the Lynch Point subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 301.1.A and 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow an addition (open projection) with a front yard average setback of 20 ft. in lieu of the required 30 ft. The property and relief sought are more particularly described on Petitioners' Exhibit 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 Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER: GRANTED
Date 12/18/97
By [Signature]

upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

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 18th day of December 1997 that the Petition for a Zoning Variance from Sections 301.1.A and 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow an addition (open projection) with a front yard average setback of 20 ft., in lieu of the required 30 ft., in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

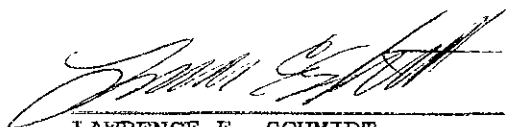
1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), dated December 10, 1997, are adopted in their entirety and made a part of this Order, (copy attached).

ORDER RECEIVED FOR FILING

Date

By

LES:mmm


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

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

DATE: December 10, 1997

To: Arnold L. Jablon
From: Bruce Seeley *BS/9P*
Subject: Zoning Item #195

Wisniewski Property - 3219 Grace Road

Zoning Advisory Committee Meeting of December 1, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Baltimore County
Zoning Commissioner
Office of Planning

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

December 17, 1997

Mr. and Mrs. George Wisniewski
3219 Grace Road
Edgemere, Maryland 21219

RE: Petition for Administrative Variance
Case No. 98-195-A
Property: 3219 Grace Road

Dear Mr. and Mrs. Wisniewski:

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

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

3219 Knave Road / Edgemont
which is presently zoned DRS-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) 301.1A & 303.1

To allow an open projection addition with a front yard average setback of 20' in lieu of the required 30'.

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

To include front porch and steps to gain easy access to living room area.

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)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

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 JRF

DATE: 11/20/97

ESTIMATED POSTING DATE:

11-30-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 195

98-195-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

address 3219 Grace road
Edgemere, Md 21219
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)

To include front porch and
steps to gain easy access to
living room area

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.

Barbara Wisniewski
(signature)
Barbara Wisniewski
(type or print name)



George Wisniewski
(signature)
George Wisniewski
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of NOVEMBER, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BARBARA AND GEORGE WISNIEWSKI

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

November 3, 1997
date

Francis J. Levin
NOTARY PUBLIC

My Commission Expires: August 1, 2001

A-291-88

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 389 Grace Road
address
Edgemere MD 21219
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)

To include front porch and steps to gain
easy access to living room area.

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.

Barbara Wisniewski
(signature)
Barbara Wisniewski
(type or print name)



George Wisniewski
(signature)
George Wisniewski
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of November, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BARBARA AND GEORGE WISNIEWSKI

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

November 3, 1997
date

Francis J. Davis
NOTARY PUBLIC

My Commission Expires: August 1, 2001

A 389 GR



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3219 Grace Rd Edgemere, 21219
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1A & 303.1

To allow an open projection addition with a front yard average setback of 20' in lieu of the required 30'.

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

To include front porch and steps to gain easy access to living room area.

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).

Barbara Wisniewski
(Type or Print Name)

Barbara Wisniewski
Signature

George Wisniewski
(Type or Print Name)

George Wisniewski
Signature

3219 Grace Rd 410-477-3371
Address Phone No

Edgemere MD 21219
City State Zipcode

Name, Address and phone number of representative to be contacted

George Wisniewski
Name

3219 Grace Road 410-477-3371
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: JRF

DATE: 11/20/97

ESTIMATED POSTING DATE:

11-30-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 195

98-195-A

18

ZONING DISCRPTION FOR: 3219 GRACE RD. 21219
BEGINNING AT A POINT ON THE ^{SOUTH} ~~NORTH~~ SIDE OF
GRACE RD. WHICH IS. 40' WIDE AT THE
DISTANCE OF 95 FT. EAST OF THE CENTRAL LINE
OF THE NEAREST IMPROVED INTERSECTING
STREET. ELLA WHICH IS. 40' WIDE,
BEING LOT # 8, 9, 10. BLOCK T, SECTION
IN THE SUBDIVISION OF LYNCH POINT. AS
RECORDED IN BALTO. CO. PLAT BOOK # 8. FOLIO # 38
CONTAINING 15,000 SQ FT. ALSO KNOWN AS:
3219 GRACE RD 21219. AND LOCATED IN THE
15th ELECTION DISTRICT, 9 COUNCILMANIC DISTRICT.

195

98-195-A

A-291-89

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046764

DATE 11/20/97 ACCOUNT R-001-015-000

AMOUNT \$ 50.00

RECEIVED FROM: George Wisniowski

3219 Grace Rd. ITEM: 195
FOR: 01 Variance Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
11/20/1997 11/20/1997 10:11:18

REG 0302 CASHIER JRIC JMR DRAWER 2

5 MISCELLANEOUS CASH RECEIPT

Receipt # 022709 OFLN

CH NO. 046764

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-195-A

Petitioner/Developer:

(George Wisniewski)

Date of Hearing/Closing:

(Dec. 15, 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 _____**

____ 3219 Grace Road Baltimore, Maryland 21219 _____

**The sign(s) were posted on _____ Nov. 28, 1997 _____
(Month, Day, Year)**

Sincerely,

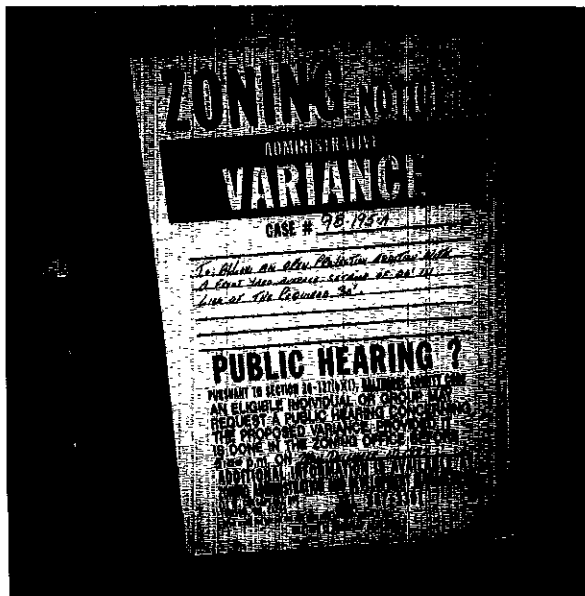
Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

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



98-195-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11-30-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-195-A

Administrative Variance - To allow an open projection
addition with a front yard average setback of
20' in lieu of the required 30'.

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**

12-15-97

**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

* Section 301.1A & 303.1



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/neighbor 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.: 195

Petitioner: GEORGE & BARBARA WISNIEWSKI

Location: 3219 GMALE RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE & BARBARA WISNIEWSKI

ADDRESS: 3219 GMALE RD

EDDMON, MD 21219

PHONE NUMBER: 410 477-3371

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 26, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-195-A
3219 Grace Road
S/S Grace Road, 95' E of centerline Ella Road
15th Election District - 7th Councilmanic District
Legal Owner: Barbara & George Wisniewski
Post by Date: November 30, 1997
Closing Date: December 15, 1998

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.

Arnold Jablon
Director

c: Barbara & George Wisniewski





Baltimore County
Department of Permits and
Development Management

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

December 12, 1997

Mr. and Mrs. George Wisniewski
3219 Grace Road
Edgemere, MD 21219

RE: Item No.: 195
Case No.: 98-195-A
Petitioner: George Wisniewski, et ux

Dear Mr. and Mrs. Wisniewski:

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 20, 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." The signature is written in a cursive, flowing style.

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. 195 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 2, 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. 191, 192, 195, 197, and 200

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

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

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.

B. 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

::: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3219 GRACE RD

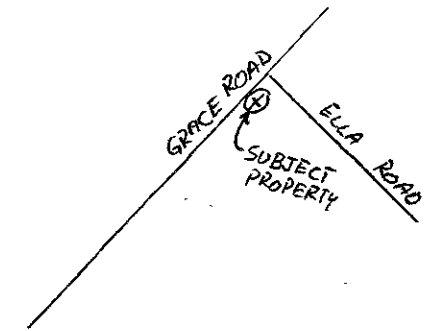
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LYNCH POINT

plat book# 8, folio# 38, lot# 8, 9, 10, section#

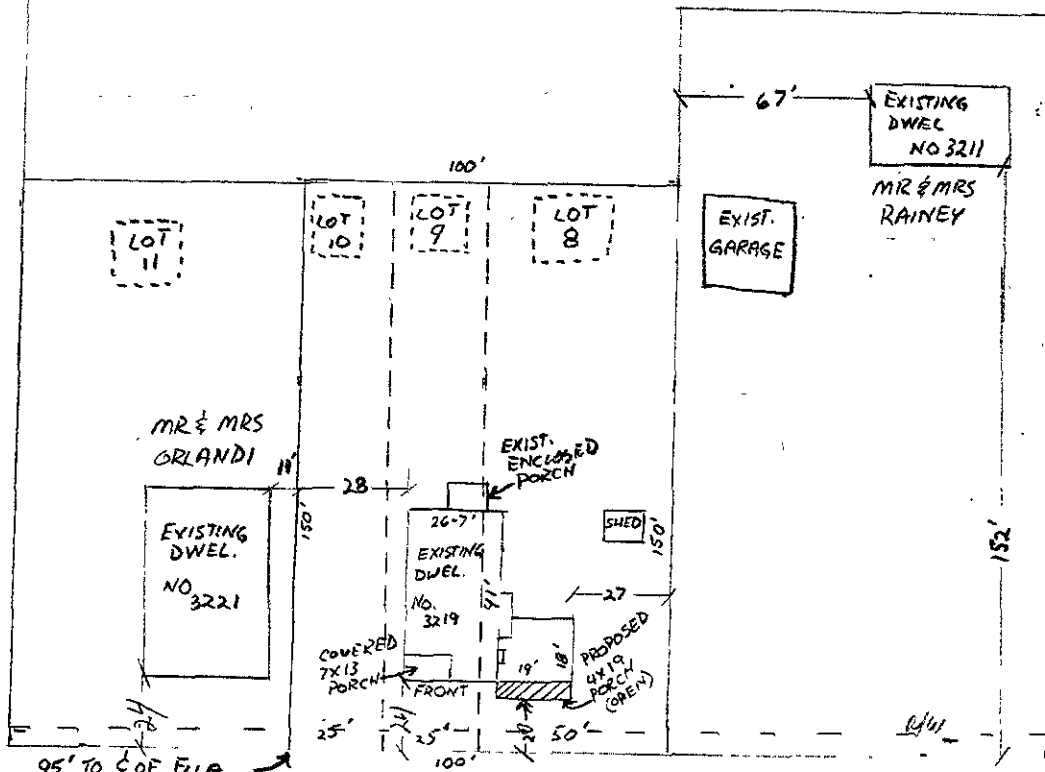
OWNER: GEORGE & BARBARA WISNIEWSKI

Lot No 1



Vicinity Map
scale: 1"=1000'

ELLA ROAD



North

GRACE ROAD (40' R/W, 30' PAVING)

date: 11-3-97

prepared by: BUT-WEED

Scale of Drawing: 1"= 50'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 04.5

1"=200' scale map#: SE 5 - I

Zoning: OR-5.5

Lot size: 0.100, 00 x 0.150, 00
acreage square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐
Chesapeake Bay Critical Area:	☒	☐

Prior Zoning Hearings:

None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JRF

195

98-195-A -15-



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.: _____

Petitioner: GEORGE & BARBARA WISNIEWSKI

Location: 3219 GRACE RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE & BARBARA WISNIEWSKI

ADDRESS: 3219 GRACE RD

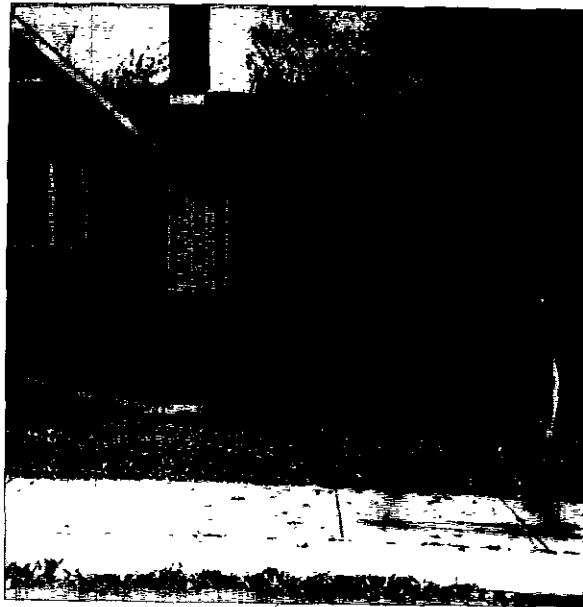
EDDMONT, MD 21219

PHONE NUMBER: 410 477-3371

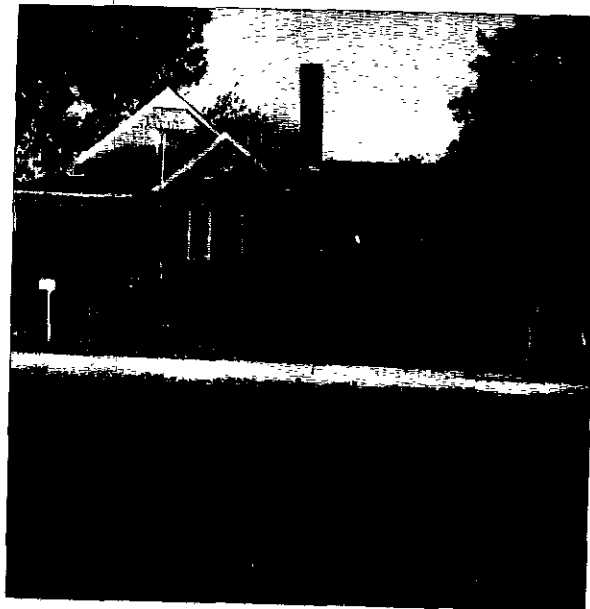
AJ:ggs

(Revised 09/24/96)

A-271-89



P



98-195-A



195

98-195-A

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200' ±

LOCATION

EDGE MERE

SHEET

S.E.
5-1

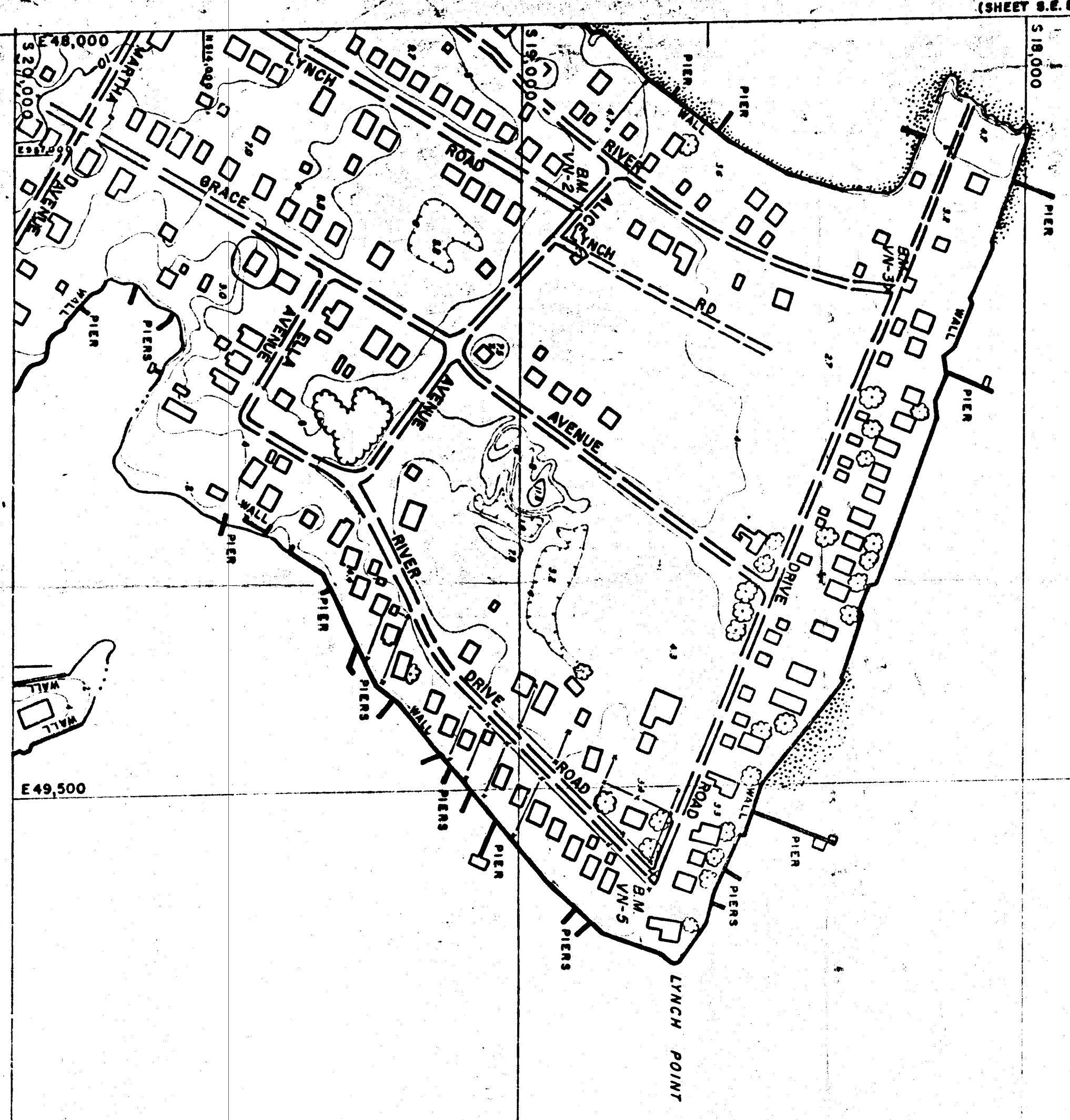
DATE
OF
PHOTOGRAPHY
JANUARY
1986

22" 17" 11" 8.5" 11" 17" 22"

98-195-A

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

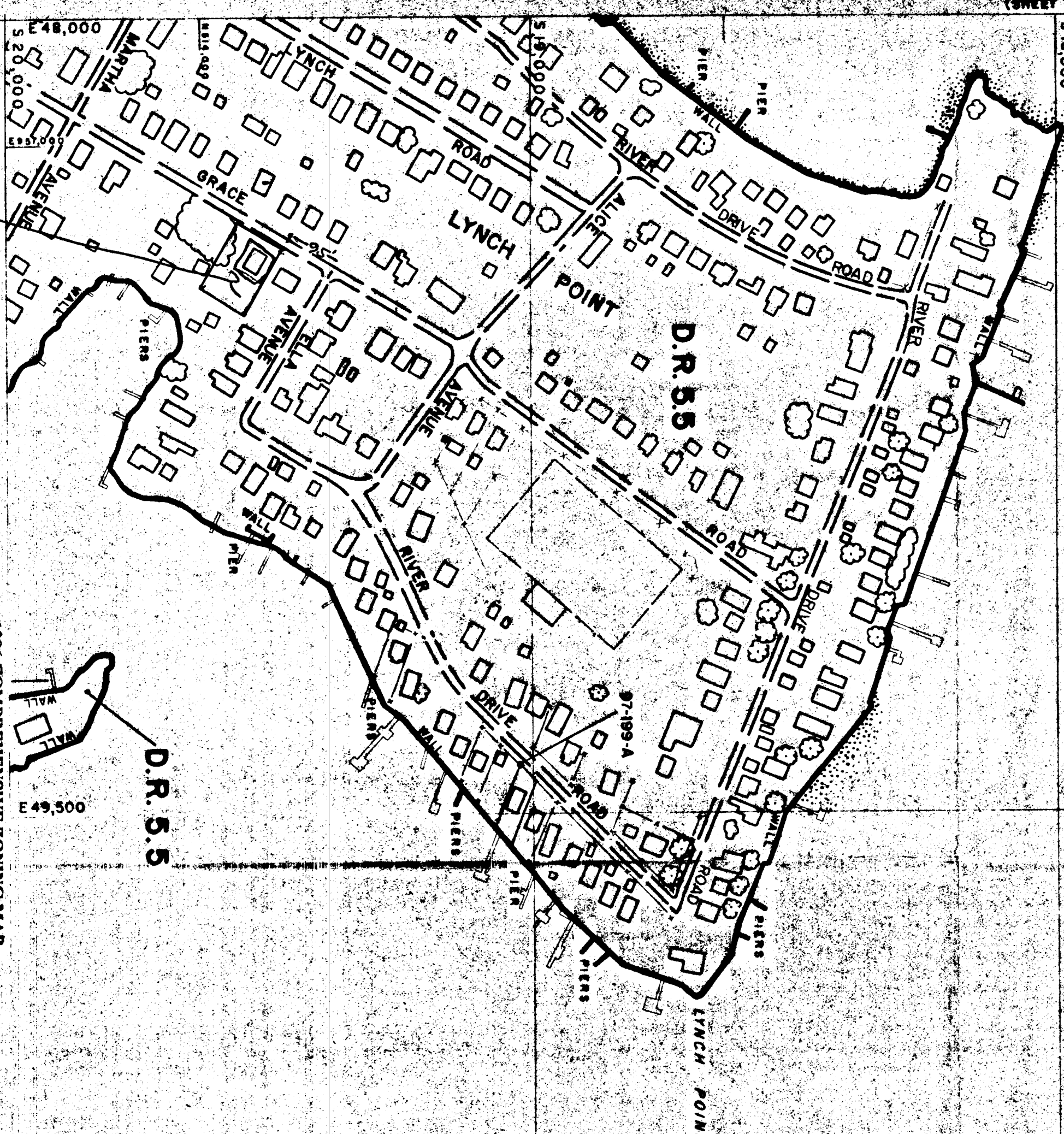
E-SE
A-NE #195



D.R. 3.5
1000 POINT

BACK

RIVER



E-SE
A-ME

1965
SITE

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

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

Kenn Lamoreaux
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200'

LOCATION

SHEET
S.E.
5-1

DATE
OF
PHOTOGRAPHY
JANUARY
1986

EDGEWIRE

98-195-A