

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Hal Circle, 115' E of the
c/l of Shelrick Place
(2511 Hal Circle)
3rd Election District
2nd Councilmanic District

Erik J. Roskes, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-344-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Erik J. and Ellen M. Roskes. The Petitioners seek relief from Section 211.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1955 Regulations) to permit a side yard setback of 3 and 1/2 feet in lieu of the minimum required 8 feet, and a sum of the side yards of 13 and 1/2 feet in lieu of the required 20 feet, for a proposed 12' x 40' addition. 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

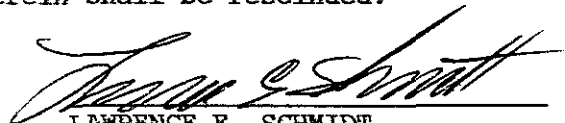
By

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 April, 1998 that the Petition for Administrative Variance seeking relief from Section 211.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1955 Regulations) to permit a side yard setback of 3 and 1/2 feet in lieu of the minimum required 8 feet, and a sum of the side yards of 13 and 1/2 feet in lieu of the required 20 feet, for a proposed 12' x 40' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
DATE 4/29/98
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 20, 1998

Mr. & Mrs. Erik J. Roskes
2511 Hal Circle
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Hal Circle, 115' E of the c/l of Shelrick Place
(2511 Hal Circle)
3rd Election District - 2nd Councilmanic District
Erik J. Roskes, et ux - Petitioners
Case No. 98-344-A

Dear Mr. & Mrs. Roskes:

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 cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2511 Hal Circle

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) 211.3 BCZR (1955 REGS) TO PERMIT

A SIDE YARD SETBACK OF $3\frac{1}{2}$ FT. AND A SUM OF SIDE YARDS OF $13\frac{1}{2}$ FT. IN LIEU OF THE REQUIRED 8 FT. AND 20 FT. RESPECTIVELY

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

SEE AFFIDAVIT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

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

Address

Phone No

Name

City

State

Zipcode

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

JL

DATE

3/19/98

ESTIMATED POSTING DATE

3/29/98



Printed with Soybean Ink
on Recycled Paper

ITEM #

344

98-344-A

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 2511 Hal Circle
address
Baltimore MD 21209
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)

We need to extend our kitchen, and it is on the side of our house. Overall, the house is not large and our space is not adequate. An extended kitchen would allow our family to eat together at one time. It would also allow the children to a small play area so they can be watched during dinner preparation. There is no where else to put this addition except on the side of the house.

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.

E. J. Roskes
(signature)
ERIK J. ROSKES
(type or print name)



Ellen M Roskes
(signature)
Ellen M. Roskes
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of SEPTEMBER, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ERIK J. ROSKES AND ELLEN M. ROSKES

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.

9-25-97
date

Blaine J. Seale
NOTARY PUBLIC

My Commission Expires: OCTOBER 1, 2000

A-445-90

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 2511 Hal Circle
address
Baltimore MD 21209
City State Zip Code

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of our house. Overall the house is not large and our
space is not adequate. An extended kitchen would allow
our family to eat together at one time. It would
also allow the children a small play area so they
can be watched during dinner preparation. There is no
where else to put this addition except on the side
of the house.

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.

Erik J. Roskes
(signature)
ERIK J. ROSKES
(type or print name)



Ellen M Roskes
(signature)
Ellen M. Roskes
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25TH day of SEPTEMBER, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ERIK J. ROSKES AND ELLEN M. ROSKES

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

9-25-97
date

Blaire L. Acker
NOTARY PUBLIC

My Commission Expires: OCTOBER 1, 2000

A. W. F. M.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2511 Hal Circle
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) 211.3 BCZR (1955, regs to permit)

A side Yard setback of 3 1/2 ft. and A sum of side yards of 13 1/2 ft
in lieu of the Required 8 ft. and 20 ft. respectively

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

SEE AFFIDAVIT

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)

Erik J Roskes
(Type or Print Name)

Signature

Ellen M. Roskes
(Type or Print Name)

Ellen M Roskes
Signature

2511 Hal Circle 410-484-3079
Address Phone No

Baltimore MD 21209
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 soy ink
on Recycled paper

ITEM #:

344

98-344-A

Zoning Description for 2511 Hal Circle.

Beginning at a point on the south side of Hal Circle, which is 50 ft wide at the distance of 115 ft east of the centerline of the nearest improved intersecting street Shelrick Pl which is 50 ft wide

Being lot # 34 Block A Section 3 in the subdivision of Meadowood as recorded in Baltimore County Plat Book # 24 Folio # 121 containing .171 ac also known as 2511 Hal Circle and located in the 3rd election District 2nd councilmanic District.

98-344-A

73

151740

344

112

BALTIMORE COUNTY, MARYL.
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 3/19/98 ACCOUNT 00016050 AMOUNT \$ 50.00

RECEIVED FROM: MSA CONTRACTORS

FOR: RV ADMIN.

98-344-A

PAID RECEIPT
PROCESSED 3/19/98 11:48:15
3/19/98 3/19/98 11:48:15
RECEIVED BY CASHIER WILLIAM DROMER
5 HUSBANDS CASH RECEIPT
048844
Receipt # 051740
OR NO. 051740
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

YELLOW - CUSTOMER

PINK - AGENCY

WHITE - CASHIER

CERTIFICATE OF POSTING

AD. MIN. VAR.

RE Case No. 98-344-A

Petitioner/Developer ROSKE, ETAL
% P. O'KEEFE

Date of Hearing/Closing 4/13/98
5:00 PM

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 #2511 HAL CIRCLE

The sign(s) were posted on 3/23/98
 (Month, Day, Year)

Sincerely,

Patrick M O'Keefe 3/30/98
 (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 ; CELL-410-905-8571
 (Telephone Number)

ZONING NOTICE
ADMINISTRATIVE VARIANCE
 CASE # 98-344-A

TO PERMIT A 3.5 FOOT SIDEYARD SETBACK AND A
 SUM OF SIDEYARDS OF 13.5 FEET IN LIEU OF THE REQUIRED
 8 FEET AND 20 FEET RESPECTIVELY
 (#2511 HAL CIRCLE) ROSKES

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 IT
 IS DONE IN THE ZONING OFFICE BEFORE
 5:00 P.M. ON MON. APRIL 13, 1998
 ADDITIONAL INFORMATION IS AVAILABLE AT
 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
 111 W. CHESAPEAKE AVE. TEL. 887-3391
 TOWSON, MD. 21204
 HEARING IS MANDATORY IN SOME CASES. SEE SECTION 26-127(b)(2) FOR DETAILS.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 344 -A Address 2511 Hal Circle

Contact Person: J. Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/19/98 Posting Date: 3/29/98 Closing Date: 4/13/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 344 -A Address 2511 Hal Circle

Posting Date: 3/29/98 Closing Date: 4/13/98

Wording for Sign: To Permit A 3 1/2 FT. SIDE SETBACK AND A SUM OF SIDE YARDS OF 13 1/2 FT. IN LIEU OF THE REQUIRED 8 FT. AND 20 FT. RESPECTIVELY

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 344

Petitioner: Erik & Ellen Roskes

Address or Location: 2511 Hal Circle Balto. MD. 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: Erik & Ellen Roskes

Address: 2511 Hal Circle Balto. Md. 21209

Telephone Number: (410) ~~486~~ 484-3079

Revised 2/20/98 - SCJ

98-344-A



Baltimore County
Department of Permits and
Development Management

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

April 8, 1998

Erik and Ellen Roskes
2511 Hal Circle
Baltimore, MD 21209

RE:

Item No.: 344
Case No.: 98-344-A
Petitioner: Erik and Ellen Roskes
Location: 2511 Hal Circle

Dear Mr. & Mrs. Roskes:

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 March 19, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
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 3/25/98 JLL
Item No. 344

Enik Roskos

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

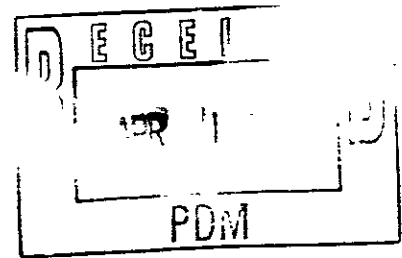
INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 1998

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

SUBJECT: Zoning Advisory Petitions



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

Item No. 337, 339, 340, 341, 343, 344, 345, and 346

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Daryl L. Kerns

AFK/JL

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

TO: PDM

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

DATE: *3/30/98*

SUBJECT: Zoning Advisory Committee
Meeting Date: *March 30, 98*

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

Item #'s:

337

338

339

341

342

443

344

345

347

RBS:sp

BRUCE2/DEPRM/TXTS8P

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: April 8, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 6, 1998
 Item Nos. 339, 340, 341, 342, 343,
 ③44, 345, and 346

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

April 13, 1998

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 MARCH 30, 1998

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

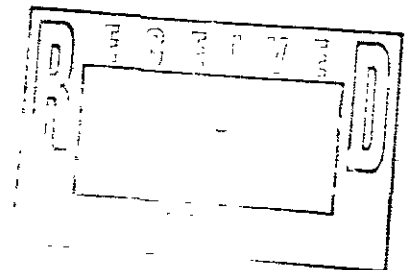
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

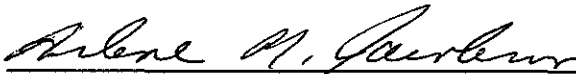
339, 340, 341, 342, 343, 344, 345, AND 346

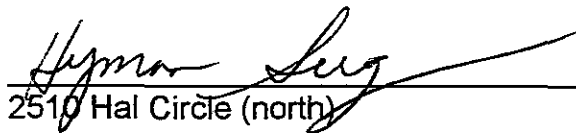
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



The undersigned are immediate neighbors to the north, south, east and west of Erik and Ellen Roskes, 2511 Hal Circle, Baltimore County, MD 21209. They are aware that Erik and Ellen Roskes are planning an addition, approximately 12x40 feet along the west side of the dwelling at 2511 Hal Circle. Their signatures below indicate that they have no objections to the construction or permanent existence of this addition.

 (Jacobson)
2509 Hal Circle (east)

 (Sugar)
2510 Hal Circle (north)

 (Eisenberg)
2513 Hal Circle (west)

 (Caplan)
2502 Willowglen Drive (south)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3511 Hal Circle

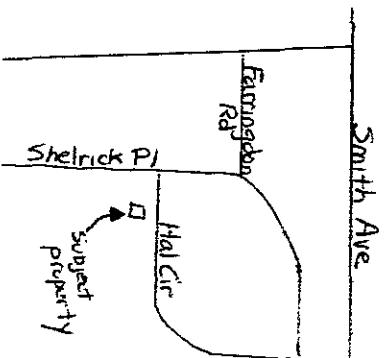
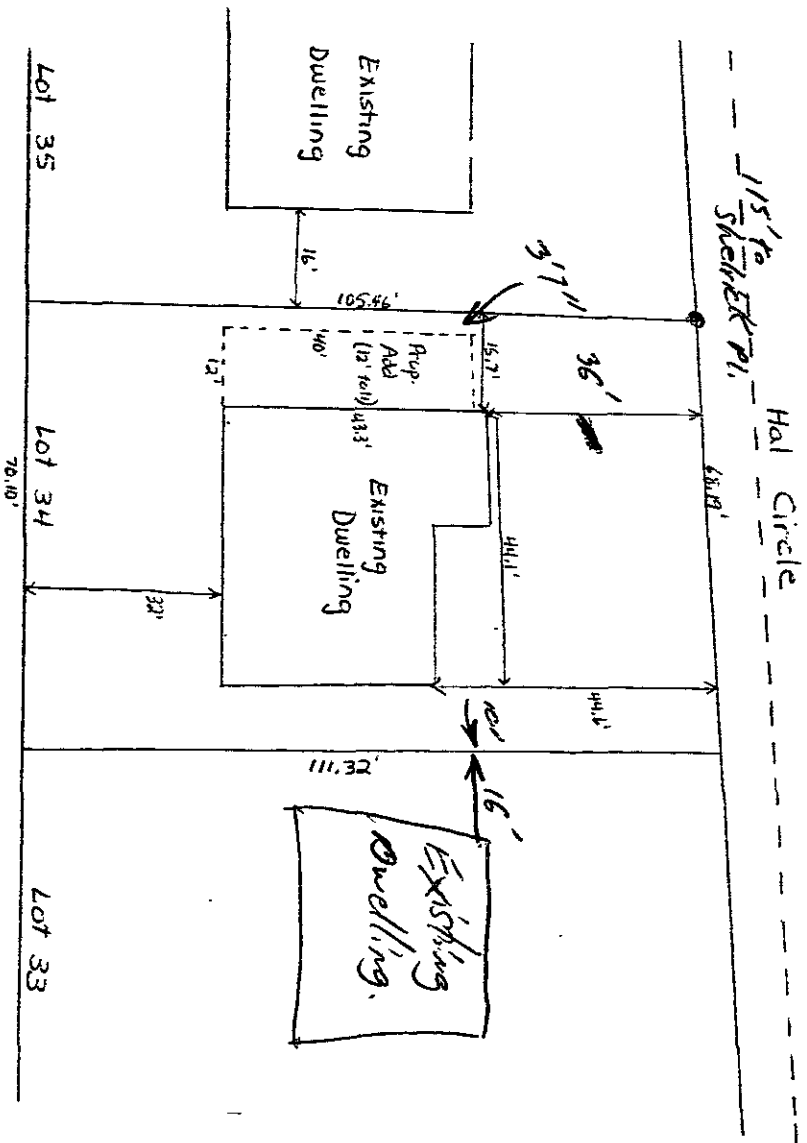
Subdivision name: Meadowood

plat book # 34, folio # 121, lot # 34, section # C3

OWNER: Eck and Ellen Roskes

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

121 No



North
Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 3

Councilmanic District: 2

1"=200' scale map #: NW 70

Zoning: DR S.S

Lot size: .171 acreage 7452 square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

None

Zoning Office USE ONLY!

reviewed by: JL ITEM #: 344 CASE #:

North

date: 10.5.97

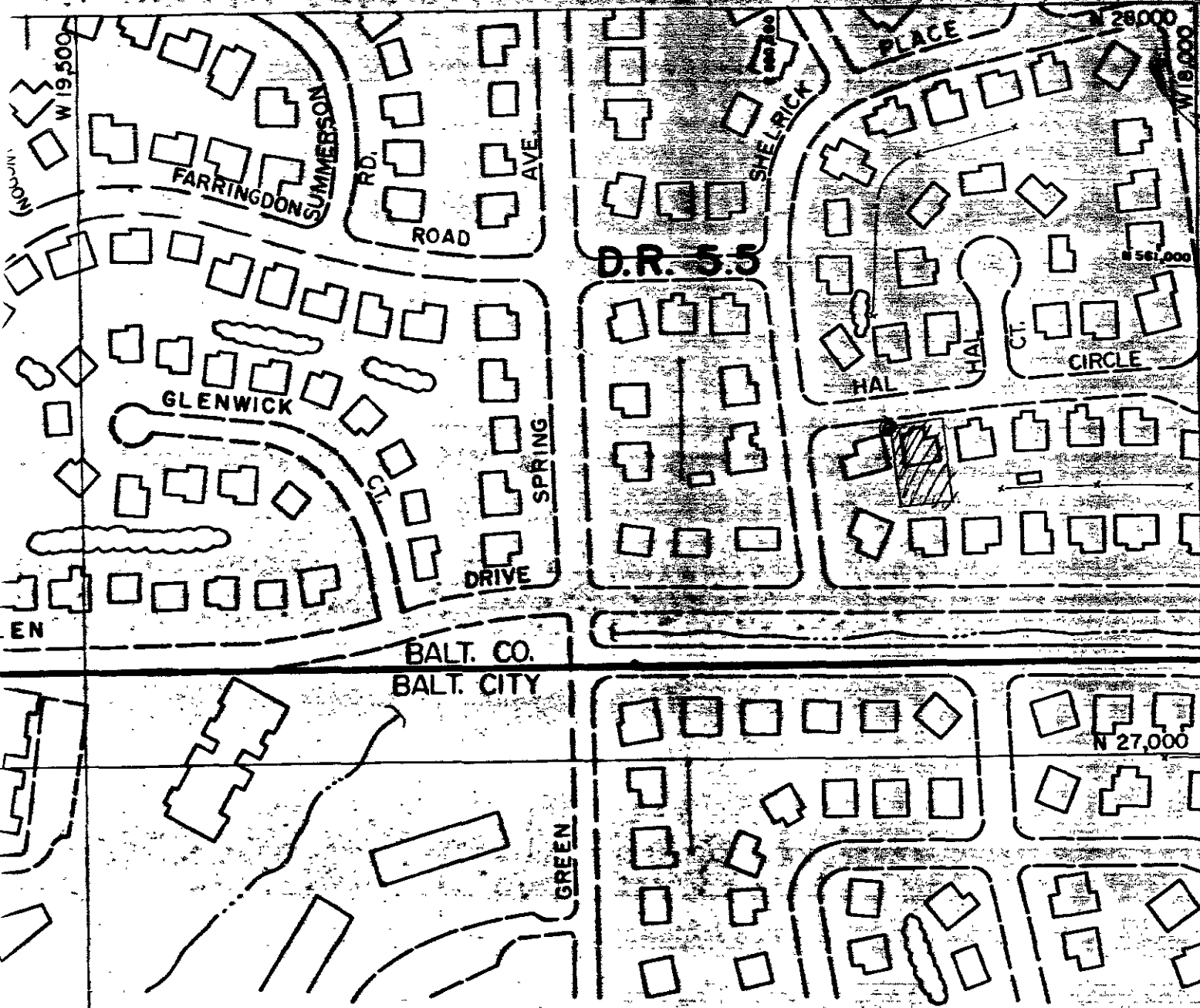
prepared by: _____

Scale of Drawing: 1"= 30'

98-344-A

NW 7D

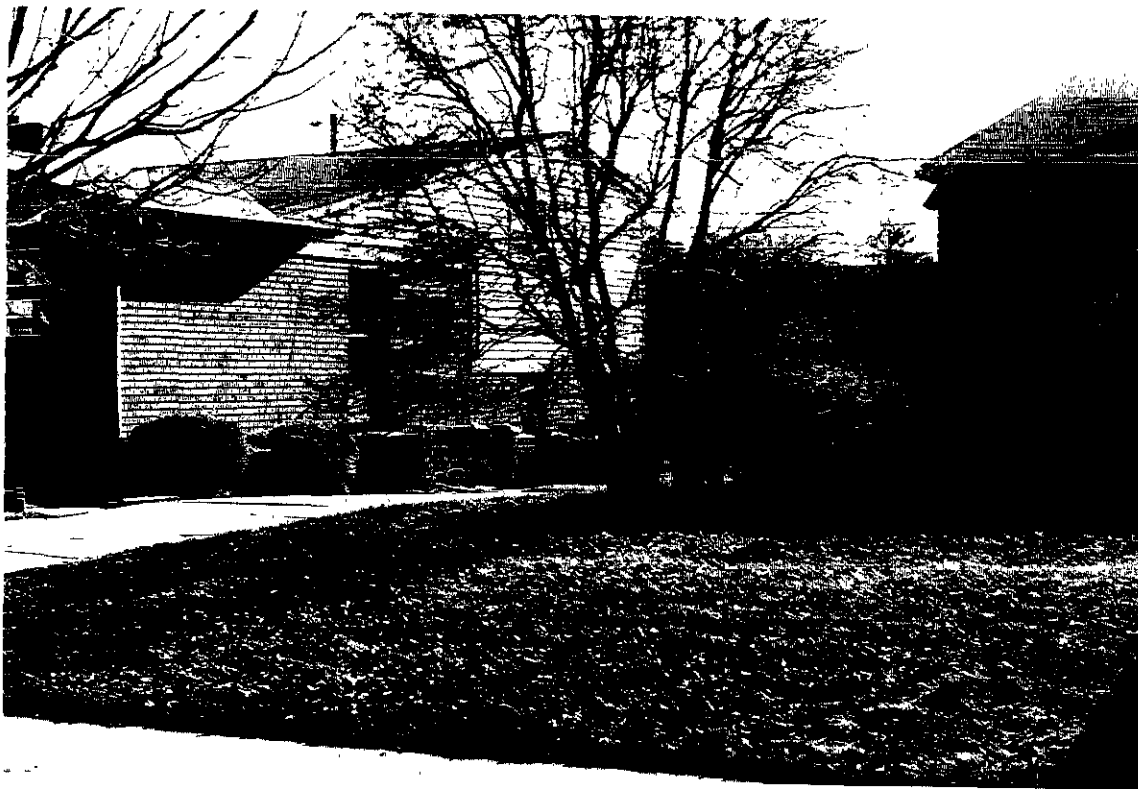
3A



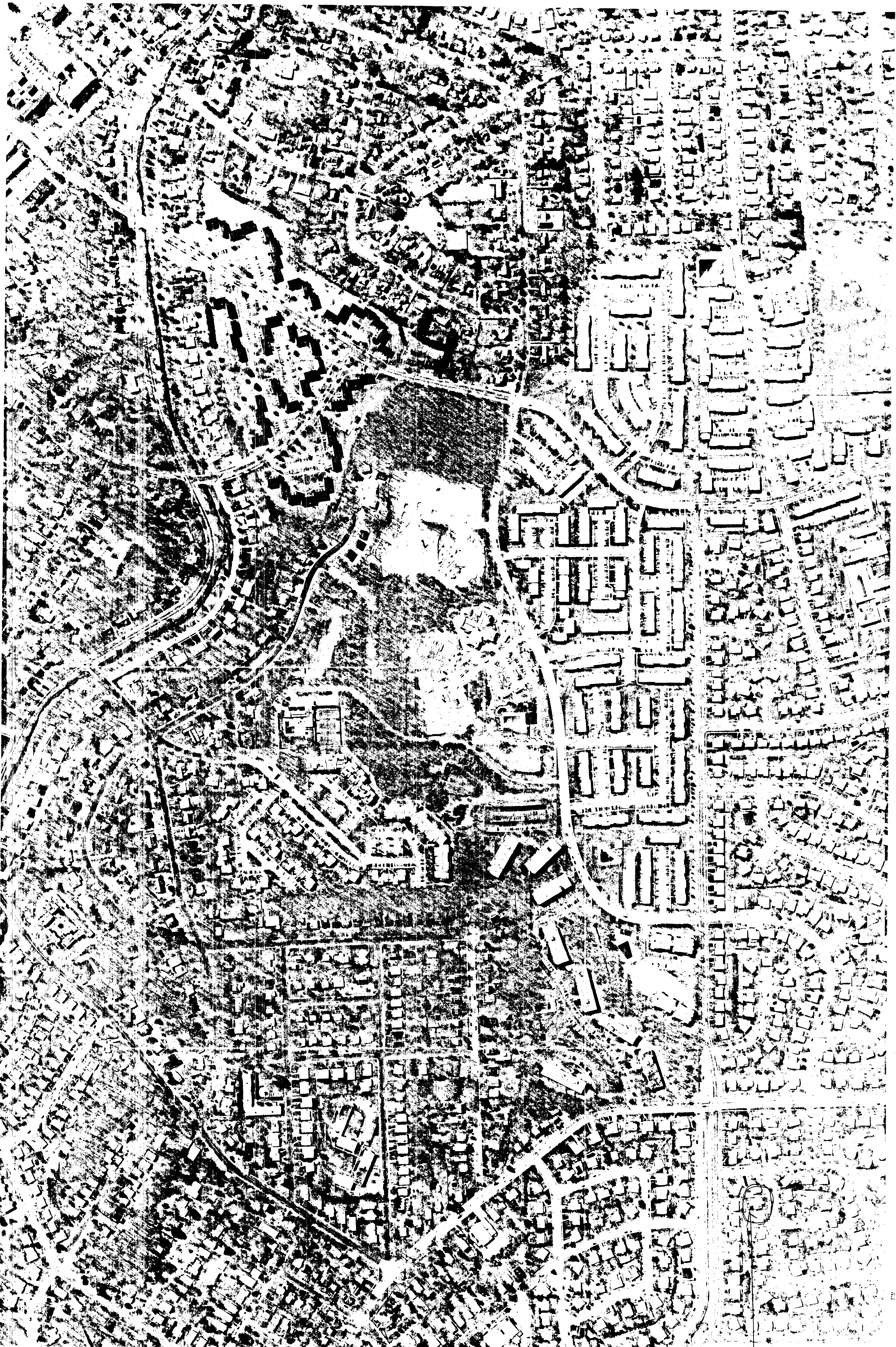
98.344.A



98-344-A



48-344-A



94X
SITE

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET	
1" = 200' ±		PIKESVILLE		NW	
DATE OF PHOTOGRAPHY JANUARY 1986		AREA		7-D	
		98.344-A			