

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/S Sanford Avenue, 179.27' SE  
of the c/l of Newburg Avenue  
(207 Sanford Avenue)  
1st Election District  
1st Councilmanic District  
  
Edward B. Connelly, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-433-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Edward B. and Karen E. Connelly, owners of the subject property, located at 207 Sanford Avenue in Catonsville. The Petitioners seek relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed 16' x 18' deck with screened porch addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed 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 Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the


ORDER RECEIVED FOR FILING  
Date 6/14/98  
By [Signature]

B.C.Z.R. 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 Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of June, 1998 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed 16' x 18' deck with screened porch addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 6/11/98  




Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

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

June 11, 1998

Mr. & Mrs. Edward B. Connelly  
207 Sanford Avenue  
Catonsville, Maryland 21228

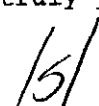
RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/S Sanford Avenue, 179.27' SE of the c/l of Newburg Avenue  
(207 Sanford Avenue)  
1st Election District - 1st Councilmanic District  
Edward B. Connelly, et ux - Petitioners  
Case No. 98-433-A

Dear Mr. & Mrs. Connelly:

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,

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ file





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 207 Sanford Avenue Catonsville, MD 21228  
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)

Section 1301.2.C.1.a to allow a rear yard setback of 17' 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)

The difficulty with meeting the zoning provisions results from the shape of the lot and placement of the home on the lot. These circumstances do not allow adequate rear setback space for a deck of the size available to the other 14 property owners on our cul-de-sac. Therefore, we cannot build a deck that extends from the rear of the home by more than six feet without a variance. The subject property is the only one on the cul-de-sac restricted so tightly by the zoning provisions. We respectfully request a variance affording a deck size available to other area property owners.

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

Edward B. Connelly  
Karen E. Connelly  
207 Sanford Avenue (301) 620-1046 W  
Address Phone No (410) 744-3478 H

Catonsville MD 21228  
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: BR

DATE: 5/13/98

ESTIMATED POSTING DATE:

5/24/98



Printed on Recycled Paper

# 98-433-A

ITEM #: 433

ORDER RECEIVED FOR FILING  
Date 5/13/98  
BY [Signature]

# 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 207 Sanford Avenue  
address  
Catonsville MD 21228  
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)

The difficulty with meeting the zoning provisions results from the shape of the lot and placement of the home on the lot. These circumstances do not allow adequate rear setback space for a deck of the size available to the other 14 property owners on our cul-de-sac. Therefore, we cannot build a deck that extends from the rear of the home by more than six feet without a variance. The subject property is the only one on the cul-de-sac restricted so tightly by the zoning provisions. We respectfully request a variance affording a deck size available to other area property owners.

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.

Edward B. Connelly  
(signature)  
Edward B. Connelly  
(type or print name)



Karen E. Connelly  
(signature)  
Karen E. Connelly  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12<sup>th</sup> day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

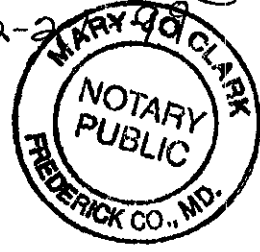
Edward B. Connelly and Karen E. Connelly

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.  
5-12-98  
date

Mary Jo Clark  
NOTARY PUBLIC

My Commission Expires: 2-2



A-EEU-89

# 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 207 Sanford Avenue  
address  
Catonsville MD 21228  
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)

The difficulty with meeting the zoning provisions results from the shape of the lot and placement of the home on the lot. These circumstances do not allow adequate rear setback space for a deck of the size available to the other 14 property owners on our cul-de-sac. Therefore, we cannot build a deck that extends from the rear of the home by more than six feet without a variance. The subject property is the only one on the cul-de-sac restricted so tightly by the zoning provisions. We respectfully request a variance affording a deck size available to other area property owners.

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.

Edward B. Connelly  
(signature)  
Edward B. Connelly  
(type or print name)



Karen E. Connelly  
(signature)  
Karen E. Connelly  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12<sup>th</sup> day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward B. Connelly and Karen E. Connelly

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.

5-12-98  
date

Mary Jo Clark  
NOTARY PUBLIC

My Commission Expires: 2-27-99

A-EEU-89



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 207 Sanford Avenue Catonsville, MD 21228  
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) Section 1801.2.c.1.a to allow a rear yard setback of 17' 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)

The difficulty with meeting the zoning provisions results from the shape of the lot and placement of the home on the lot. These circumstances do not allow adequate rear setback space for a deck of the size available to the other 14 property owners on our cul-de-sac. Therefore, we cannot build a deck that extends from the rear of the home by more than six feet without a variance. The subject property is the only one on the cul-de-sac restricted so tightly by the zoning provisions. We respectfully request a variance affording a deck size available to other area property owners.

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)

Edward B. Connelly  
(Type or Print Name)

Edward B. Connelly  
Signature

Karen E. Connelly  
(Type or Print Name)

Karen E. Connelly  
Signature

(301) 620-1046 W  
207 Sanford Avenue (410) 744-3478 H  
Address Phone No

Catonsville MD 21228  
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: BR DATE: 5/13/98  
ESTIMATED POSTING DATE: 5/24/98



Printed on Soybased Ink  
Recycled Paper  
**98-433-A**

ITEM #: 433

## Zoning Description

BEGINNING for the same at a point on the northeast side of Sanford Avenue at the distance of South 47 degrees 47 minutes 40 seconds East 179.27 feet from the intersection of the southeast side of Newburg Avenue and the northeast side of Sanford avenue as both laid out 50 feet wide. Said intersection being shown on the Highway Right of Way plat #HRW 59-098 recorded among the Land Records of Baltimore County in Liber 3514, folio 248. Running thence from said place of beginning and binding on the northeast side of Sanford Avenue, (1) South 47 degrees 47 minutes 40 seconds East 88.73 feet to the northwest limit of Plat No. 1, Section 'C', OAK SPRINGS, which Plat is recorded among the Land Records in Plat Book W.J.R. 26, folio 43. Thence leaving the northeast side of Sanford Avenue and binding on the northwest limit of said plat, (2) North 42 degrees 12 minutes 20 seconds East, 151.709 feet. Running thence on a part of the northeast line of the whole parcel of which this description is a part, (3) North 48 degrees 09 minutes 20 seconds West 27.00 feet. Running thence for four new lines of division, (4) South 42 degrees 12 minutes 20 seconds West 61.53 feet, (5) North 47 degrees 47 minutes 40 seconds West 51.73 feet, (6) South 87 degrees 12 minutes 20 seconds West 14.14 feet and, (7) South 42 degrees 12 minutes 20 seconds West 80.00 feet to the northeast side of Sanford avenue and to the place of beginning. Containing 9,599.2 square feet of land, more or less.

BEING ALSO known and designated as Lot No. 2 on the minor subdivision Plat entitled "MINOR SUBDIVISION OF #141 NEWBURG AVENUE" which Plat is recorded among the Land Records of Baltimore County in Liber 10784, folio 85.

The improvements thereon being know as 207 Sanford Avenue.

98.433-A

#433



BALTIMORE COUNTY, MD  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 98735

DATE

5/17/98

ACCOUNT

2001-6150

AMOUNT \$

50.00

RECEIVED FROM:

F. J. Connelly

FOR:

010 Admin. Expense

98-433-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

T From #433

CASHIER'S VALIDATION

PAID RECEIPT  
DATE 5/17/98 AMOUNT 50.00  
RECEIVED BY F. J. CONNELLY  
5 MISCELLANEOUS RECEIPT  
FORM 00701  
BALTIMORE COUNTY, MARYLAND  
50.00  
5/17/98

# CERTIFICATE OF POSTING

RE: Case No.: 98-433-A

Petitioner/Developer: Ed Connelly

Date of Hearing/Closing: 6/8/98

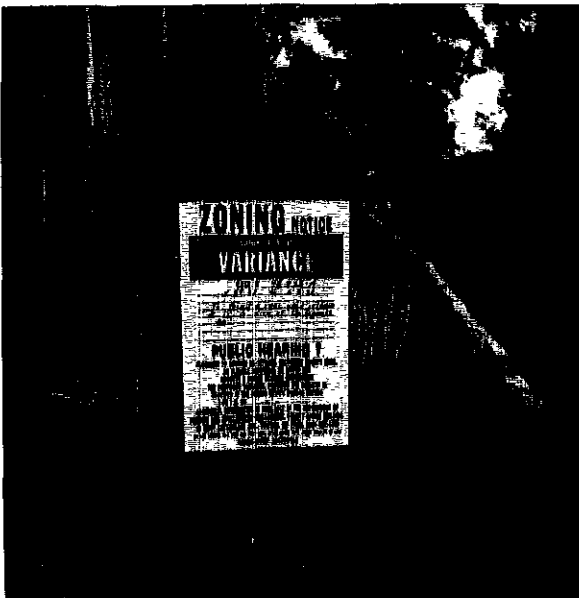
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

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 207 Sanford Ave.  
Catonsville, MD 21228

The sign(s) were posted on May 22, 1998  
(Month, Day, Year)



Sincerely,

Stacy Gardner 5/22/98  
(Signature of Sign Poster and Date)

STACY GARDNER  
(Printed Name)

SHANNON-BAUM SIGNS INC.  
(Address)  
105 COMPETITIVE GOALS DR.  
ELDERSBURG, MD 21784  
(City, State, Zip Code)

(Telephone Number)



Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Ave  
 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.: 433

Petitioner: Edward B. and Karen E. Connelly

Location: 207 Sanford Avenue Catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Edward B. and Karen E. Connelly

ADDRESS: 207 Sanford Avenue Catonsville MD 21228

PHONE NUMBER: H (410) 744-3478  
W (301) 620-1046

AJ: ggs

(Revised 09/24/96)

**98-433-A**

#433 -16-

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 98- 433 -A Address 207 Sanford Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 5/13/98 Posting Date: 5/24/98 Closing Date: 6/8/98

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

- 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.
- 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.
- 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.
- 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- 433 -A Address 207 Sanford Ave.

Posting Date: 5/24/98 Closing Date: 6/8/98

Wording for Sign: To Permit a rear yard setback of 17' in lieu of the required 30'.



Baltimore County  
Department of Permits and  
Development Management

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

June 2, 1998

Mr. & Mrs. Edward Connelly  
207 Sanford Avenue  
Catonsville, MD 21228

RE: Item No.: 433  
Case No.: 98-433-A  
Petitioner: Edward and  
Karen Connelly  
Location: 207 Sanford  
Avenue

Dear Mr. & Mrs. Connelly:

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 May 24, 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 black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)





Baltimore County  
Fire Department

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

May 27, 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 MAY 26, 1998

Item No.: 427, 428, 429, 433, 434  
435, 436, 437, 438, 439  
440

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:

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

cc: File

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

TO: PDM  
FROM: R. Bruce Seeley. RBS/98  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: 5/26/98

DATE: 5/29/98

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

Item #'s:

428	433
430	437
431	438
432	440

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation  
State Highway Administration**

**Parris N. Glendening**  
Governor

**David L. Winstead**  
Secretary

**Parker F. Williams**  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5.22.98  
Item No. 433 BR

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. J. Burns'.

10 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

MAY 27 1998

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

DATE: May 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. 417, 427, 428, 431, 433, 435, and 440

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:

*Jeffrey W. Long for Gary Kerne*

AFK/JL



98-433-A



98-433-A



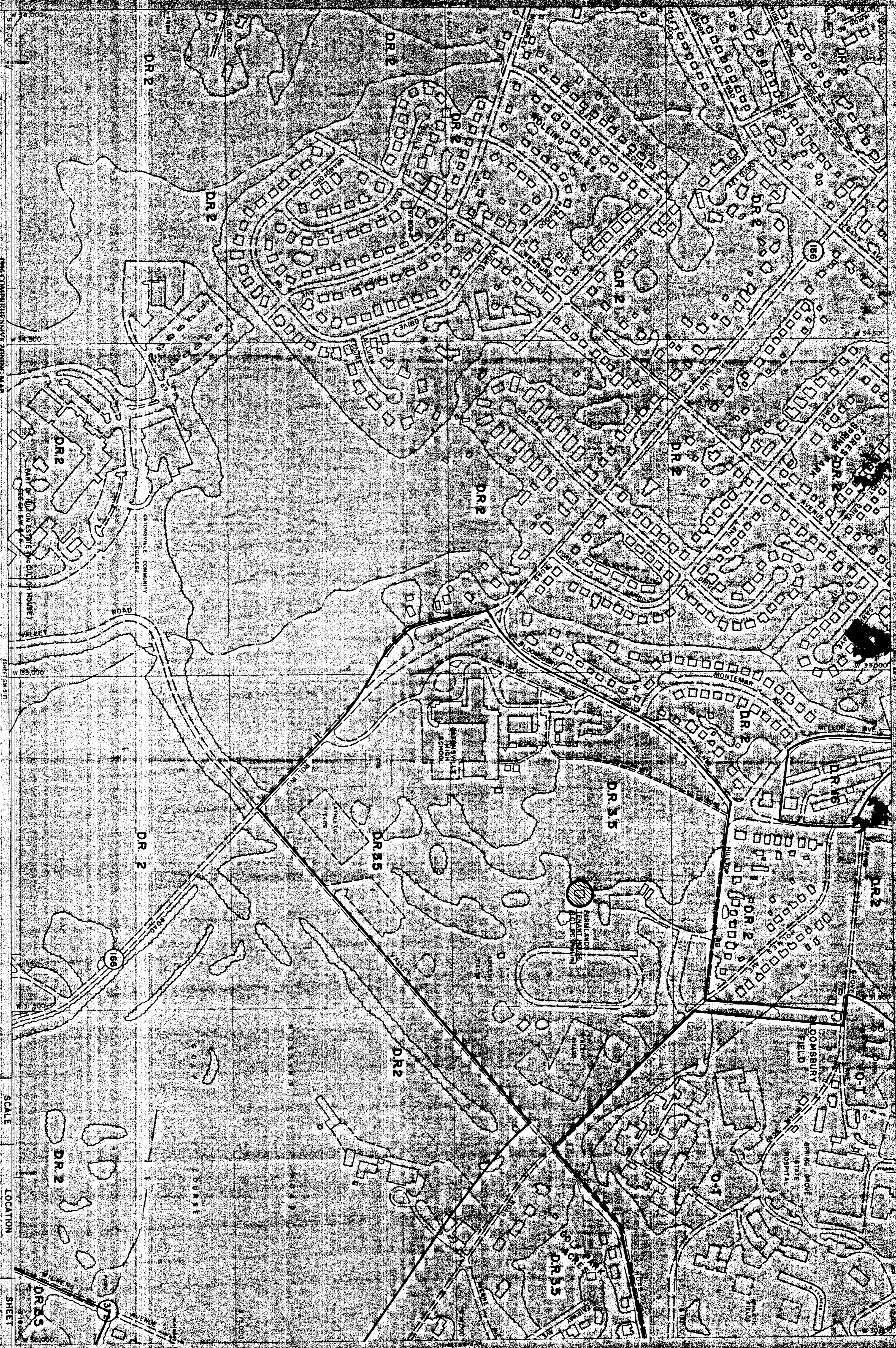
98-433-A



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

98-433-A  
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	CATONSVILLE	S.W. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986		



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY OBTAINED BY PHOTOGRAMMETRIC METHODS.  
 PHOTOGRAPHY FROM THE BALTIMORE AND PHOENIX

1956 COMPREHENSIVE ZONING MAP  
 ADOPTED BY THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 2, 1956  
 REVISIONS: 1958, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

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

*Kenneth Kamenetzky*  
 Chairman, County Council

SCALE	1" = 200'
DATE	JANUARY 1956
PHOTOGRAPHY	JANUARY 1956
LOCATION	CATONSVILLE
SHEET	4-1

98-4333-A

4/33

Plat to accompany Petition for Zoning  Variance  Special Hearing

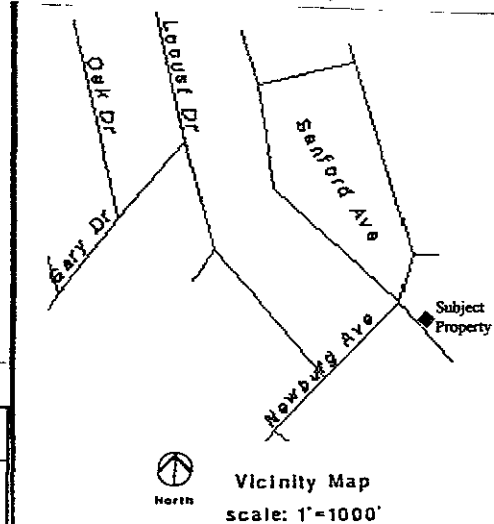
PROPERTY ADDRESS: 207 Sanford Avenue

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

Subdivision name: OAK SPRINGS

plat book # 26, folio # 43, lot # 2, section # \_\_\_\_\_

OWNER: Edward B. and Karen E. Connelly



LOCATION INFORMATION

Election District: 1  
 Councilmanic District: 1  
 1"-200' scale map #: S.W. 4-F  
 Zoning: D.R. 5.5  
 Lot size: 0.22 acreage 9,601 square feet

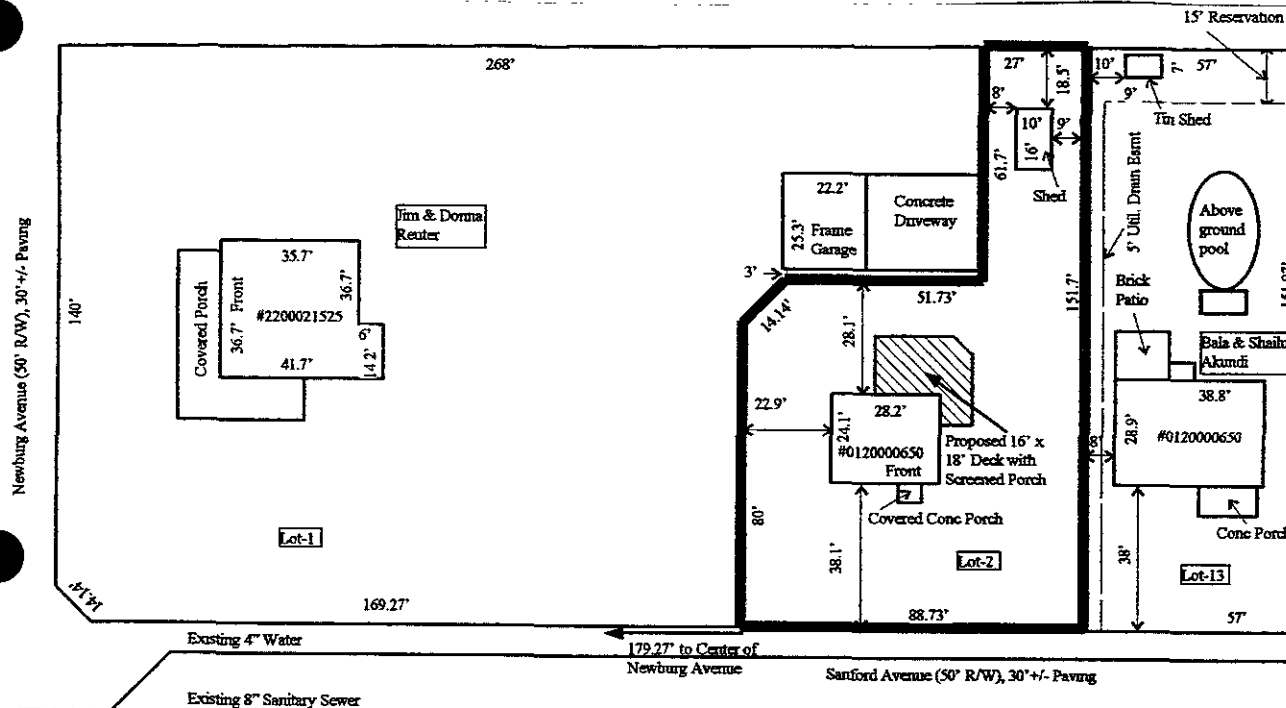
	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chesapeake Bay Critical Area:  yes  no  
 Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

BR | 433 | 98-433-A



North

date: 4-17-98

prepared by: EBC

Scale of Drawing: 1" = 50'

98-433-A