

IN RE: PETITION FOR VARIANCE
SE/Corner Charlesmont Road and
Wallford Drive
(3432 Wallford Drive)
12th Election District
7th Councilmanic District

James C. Braun, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-061-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, James C. and Thyra J. Braun. The Petitioners seek relief from Section 1B02.3.B of the 1955 Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a side yard setback of 0 feet and a rear yard setback of 26 feet in lieu of the required 11.25 feet and 37.5 feet, respectively. Additionally, in open hearing, the applicants requested that variance relief be permitted to allow an existing fence, 6 feet in height, to remain on the property. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite hearing were James and Thyra Braun, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a corner lot, located adjacent to the intersection of Wallford Drive and Charlesmont Road in Dundalk. The property consists of a gross area of 5,511 sq.ft., zoned D.R.10.5 and is improved with an end-of-group townhouse dwelling. Mr. & Mrs. Braun have owned the property for approximately 19 years. The subject of the Petition relates to an existing deck which is attached to the rear and side of the dwelling. Mr. Braun indicated that he constructed the deck himself, without benefit of a

ORDER RECEIVED FOR FILING
Date 9/30/09
By [Signature]

building permit. Although a permit was not obtained, photographs of the property show that the structure is attractive and appears appropriate for the house and the neighborhood. The deck wraps around the rear and side of the house, thereby necessitating the instant variance relief. As noted above, a side yard setback of 0 feet is maintained in lieu of the required 11.5 feet. This side yard represents the property line between the Petitioners' property and the next row of townhouses. Those townhouses front Charlesmont Road, whereas the Petitioners' unit bears a Wallford Drive address. A reduced rear yard setback is also required.

When questioned at the hearing, Mr. Braun indicated that the need for a permit and variance was originally brought to his attention following a complaint by an individual who resides in the neighborhood. Apparently, a dispute arose between Mr. & Mrs. Braun and this neighbor regarding parking. As is typically the case in townhouse communities, street parking is at a premium and a complaint was made to the County regarding potential building code violations following the parking dispute. An inspector was subsequently dispatched to the site by the County and a citation was issued requiring the Petitioner to obtain variance relief for the deck and acquire the requisite permit.

Also at the hearing it was indicated that the Petitioner has constructed a fence with a height of 6 feet. This fence is needed because of the change in grade of the property and the existence of a retaining wall on the side of the site. Mr. Braun indicated that the fence is similar to others in the community and is not inappropriate for the locale.

Based upon the testimony and evidence presented, I am persuaded to grant the variance relief. The existing improvements, including both the fence and deck, appear appropriate for this property and the neighborhood. As noted above, there were no Protestants present. Moreover, there were no adverse comments from any Baltimore County reviewing agency. I am persuaded

ORDER RECEIVED FOR FILING
DNO
BY

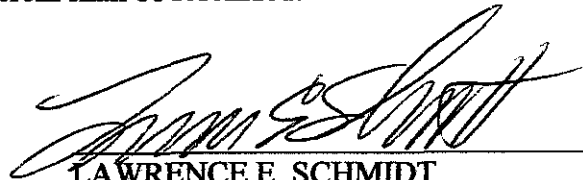
that the uniqueness of the property arises from its configuration and grade of the property and that the relief requested complies with the provisions of Section 307 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of September, 1999 that the Petition for Variance seeking relief Section 1B02.3.B of the 1955 Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a side yard setback of 0 feet and a rear yard setback of 26 feet in lieu of the required 11.25 feet and 37.5 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit an existing fence, 6 feet in height, to remain on the property 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 9/30/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 30, 1999

Mr. & Mrs. James C. Braun
3432 Wallford Drive
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
SE/Corner Charlesmont Road and Wallford Drive
(3432 Wallford Drive)
12th Election District – 7th Councilmanic District
James C. Braun, et ux - Petitioners
Case No. 00-061-A

Dear Mr. & Mrs. Braun:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Code Enforcement Division, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3432 WALLFORD DR.

which is presently zoned DR 10.5
RG (1955)

This Petition shall be filed with the Department of Permits and 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) 1802.3.B (1955 BCZR) TO PERMIT AN OPEN PROJECTION (DECK) WITH A SIDE YARD SETBACK OF 0 FEET AND REAR YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 11.25 FEET AND 37.5 FEET RESPECTIVELY.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) WANT ACCESS TO SIDE FROM FRONT AND REAR TO PROPOSED OPEN DECK

REAR

ADDITIONAL HARDSHIPS TO BE DISCUSSED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Legal Owner(s):

JAMES CRAIG BRAUN
Name - Type or Print
[Signature]
Signature
THYRA JEAN BRAUN
Name - Type or Print
[Signature]
Signature
3432 WALLFORD DR. 410-457-4527
Address Telephone No.
BALTO. MD. 21222
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Representative to be Contacted:

JAMES C. BRAUN
Name
3432 WALLFORD DR 410-457-4527
Address Telephone No.
BALTO. MD. 21222
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING
Reviewed By CTM/JRF Date 8/11/98

Case No. 00-61-A

ORDER RECEIVED FOR FILING

Date 8/11/98
By [Signature]

ZONING DESCRIPTION

Zoning description for 3432 Wallford Drive

Beginning at a point on the North side of Wallford Drive which is 60 feet wide at the Northwest Corner of the intersection of Wallford Drive and Charlesmont Road, which is 60 feet wide.

*Being Lot # 31, Block B, in the subdivision of Charlesmont as recorded in Baltimore County Plat Book # 23, Folio 130, containing 5511 square feet. Also known as 3432 Wallford Drive and located in the 12th Election District, 7th Councilmanic District.

00-061-A

61

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069833

DATE 8-11-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: James Craig Brown
3432 Wallford Dr. Item # G1
FOR: Old Variance Taken by: LTM / JRP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-061-A

CASHIER'S VALIDATION

PAYD RECEIPT

NO.	DATE	ACTUAL	TIME
REC 8303	8/11/1999	10:26:42	
DEPT 5	528 ZONING VERIFICATION		
Receipt #	0926949		
IR N.L.	069833		
Receipt Tot	50.00		
	50.00 OK		
	.00 BA		

Baltimore County, Maryland

00-061-A

CERTIFICATE OF POSTING

RE: CASE #00-061-A
PETITIONER/DEVELOPER:
{James Braun}
DATE OF Hearing
{Sept. 24, 1999}

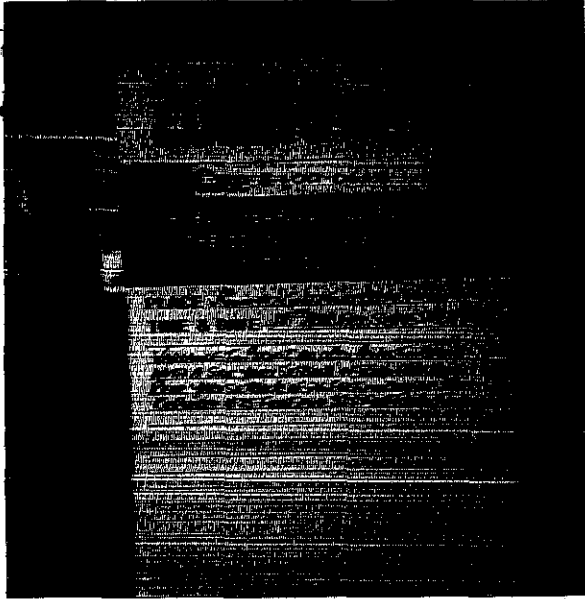
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
3432 Wallford Drive Baltimore, Maryland 21222_____

The sign(s) were posted on _____ 9-8-99 _____
[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]

ANNOUNCEMENT

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: #00-001-A,
3432 Walford Drive and Char-
lesment Road
12th Election District
7th Councilmanic District
Legal Owner(s): Thyra Jean
Braun & James Craig Braun

Variance: to permit an open
projection (deck) with a side
yard setback of zero feet and
rear yard setback of 28 feet in
lieu of the required 11.25 feet
and 37.5 feet respectively.
Hearing: Friday, September
24, 1989 at 1:00 p.m. in
Room 407 County Courts
Building, 401 Bostley Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Contact the Zoning
Commissioners' Office at
(410) 887-4388.
(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3381.

9/118 \$691.9

CS89043

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/9/, 1989

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 9/9/, 1989.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
3432 Wallford Drive, NWC Wallford Dr
and Charlesmont Rd
12th Election District, 7th Councilmanic

Legal Owner: James C. and Thyra J. Braun
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-61-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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to James C. and Thyra J. Braun, 3432 Wallford Drive, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 1, 1999

NOTICE OF ZONING 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: 00-061-A
3432 Wallford Drive
NWC Wallford Drive and Charlesmont Road
12th Election District – 7th Councilmanic District
Legal Owner: Thyra Jean Braun & James Craig Braun

Variance to permit an open projection (deck) with a side yard setback of zero feet and rear yard setback of 26 feet in lieu of the required 11.25 feet and 37.5 feet respectively.

HEARING: Friday, September 24, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon". There is a circled "DC" written below the signature.

Arnold Jablon
Director

c: Thyra & James Braun, 3432 Wallford Drive, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 9, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 9, 1999 Issue – Jeffersonian

Please forward billing to:

James C. Braun 410-477-4567
3432 Wallford Drive
Baltimore, MD 21222

NOTICE OF ZONING 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: 00-061-A
3432 Wallford Drive
NWC Wallford Drive and Charlesmont Road
12th Election District – 7th Councilmanic District
Legal Owner: Thyra Jean Braun & James Craig Braun

Variance to permit an open projection (deck) with a side yard setback of zero feet and rear yard setback of 26 feet in lieu of the required 11.25 feet and 37.5 feet respectively.

HEARING: Friday, September 24, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



rcf

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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/neighborhood 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: 00-61-A
Petitioner: JAMES C. BRAUN
Address or Location: 3432 WALLFORD DR. BALTO. MD.
21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES C. BRAUN
Address: 3432 WALLFORD DR.
BALTO. MD. 21222
Telephone Number: 410-477-4567

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____


OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____

 Vicinity Map
North
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" - 200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER:
WATER:
Chesapeake Bay Critical Area:

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 2, 1999

FROM: *pub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for August 30, 1999
Item Nos. 049, 051, 052, 053, 054,
055, 056, 058, 059, 061, 062, 063,
064, 065, 067, 068

and

Case Number 99-297-SPH
(18414 Vernon Road)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: August 19, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - RR
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 061
PETITIONER: Thyra Jean Braun and James Craig Braun

VIOLATION CASE NO.: 99-3654

LOCATION OF VIOLATION: NWC Wallford Drive and Charlesmont Road
(3432 Wallford Drive)

DEFENDANT(S): Thyra Jean Braun and James Craig Braun

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/rr/lmh

00-061-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: 8/26/1999

TO: Larry Schmidt
Zoning Commissioner

FROM: John M. Altmeyer / RR
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 061

PETITIONER: Thyra Jean Braun & James Craig Braun

VIOLATION CASE NO.: 99-3654

LOCATION OF VIOLATION: 3432 Wallford Drive

DEFENDANTS: Thyra Jean Braun & James Craig Braun

Please be advised that the aforementioned petition is the subject of an active Violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JMA/RR/klh

00-061-A



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Beake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No. 112499
Case No. 99-3654

Election District 12 Permit No. N/A
Name(s) George A. Hornblower James
Address 3432 WAILFORD DR BEAUN
Location of Violation (if different than address) _____
Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- County Code: _____
- §§ _____
- §§ _____
- Building Code (BOCA): _____
- §§ _____
- §§ _____
- Investment Property Act (7-66): _____
- §§ _____
- Plumbing Code (NSPC): _____
- §§ _____
- Other: §§ _____
- Zoning Regulations: _____
- §§ _____
- §§ _____
- Livability Code (18-66): _____
- §§ _____
- §§ _____
- Electrical Code (NEC): _____
- §§ _____
- Dwelling (CABO): _____
- §§ M-1

COMMENTS OR OTHER VIOLATIONS:

BUILDING PERMITS REQUIRED
FOR FENCE-DECK-PORCH
ON REAR OF HOUSE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.
DATE ISSUED: _____ INSPECTOR: _____

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: 6-10-99
DATE ISSUED: 6-10-99 INSPECTOR: 160413
IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
DEFENDANT

file
9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: August 24, 1999

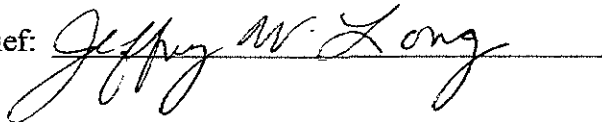
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 016 and 061

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 9.9.99

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

RE: Baltimore County
Item No. 061

JRF/LTM

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

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

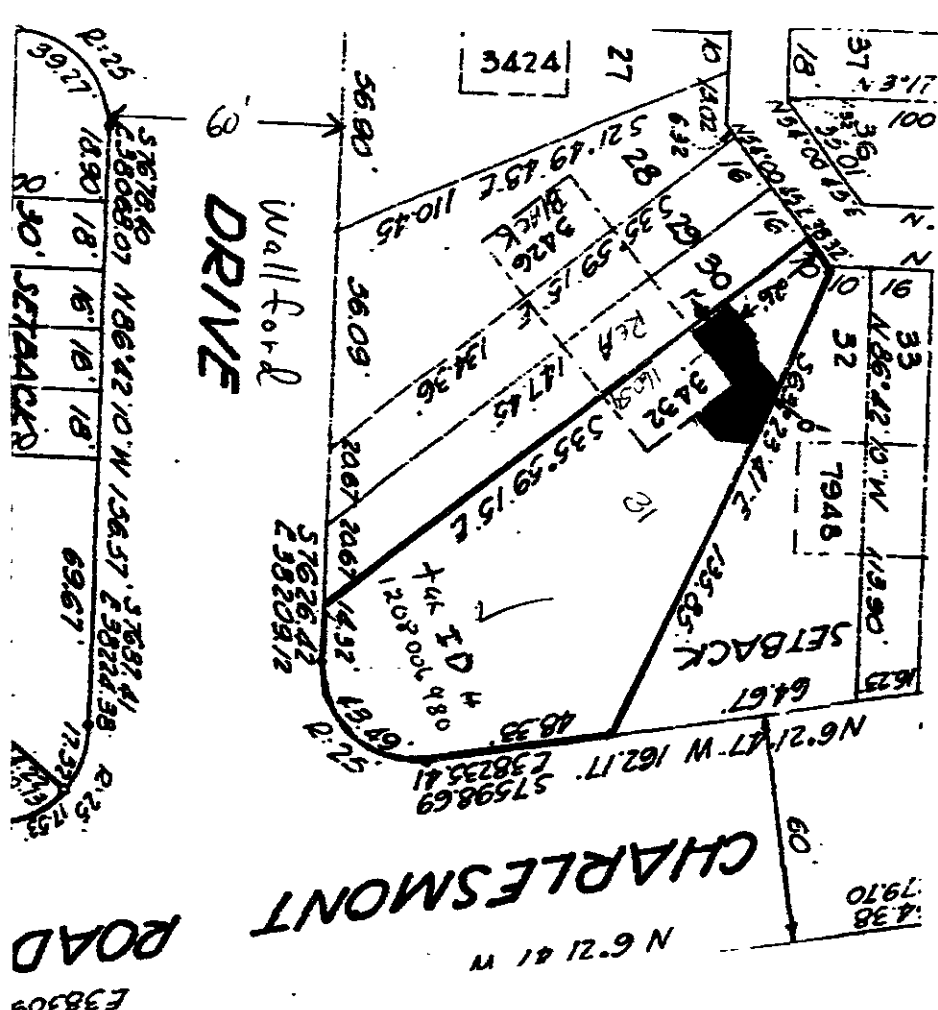
Plat to accompany Petition for Zoning Variance Variance Special Hearing

PROPERTY ADDRESS: 3432 Wallford Dr. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Charlesmont

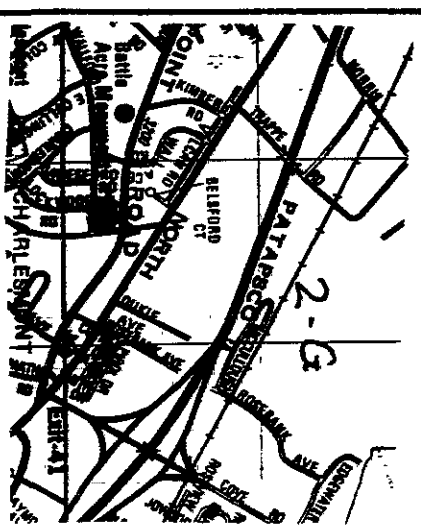
plat book # 23, folio # 130, lot # 31, section #

OWNER: James & Thya Prack



North
date: 8/1/10
prepared by: [Signature]

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 12th
 Councilmanic District: 7th
 1"=200' scale map: S. E. R. C
 Zoning: D.R. - 10.5
 Lot size: 0.186 5511
 acreage square feet

- Public Utilities
- SEWER:
 - WATER:
 - Chesapeake Bay Critical Area:
 - Prior Zoning Hearings: None

Violation: 112499 - Rules

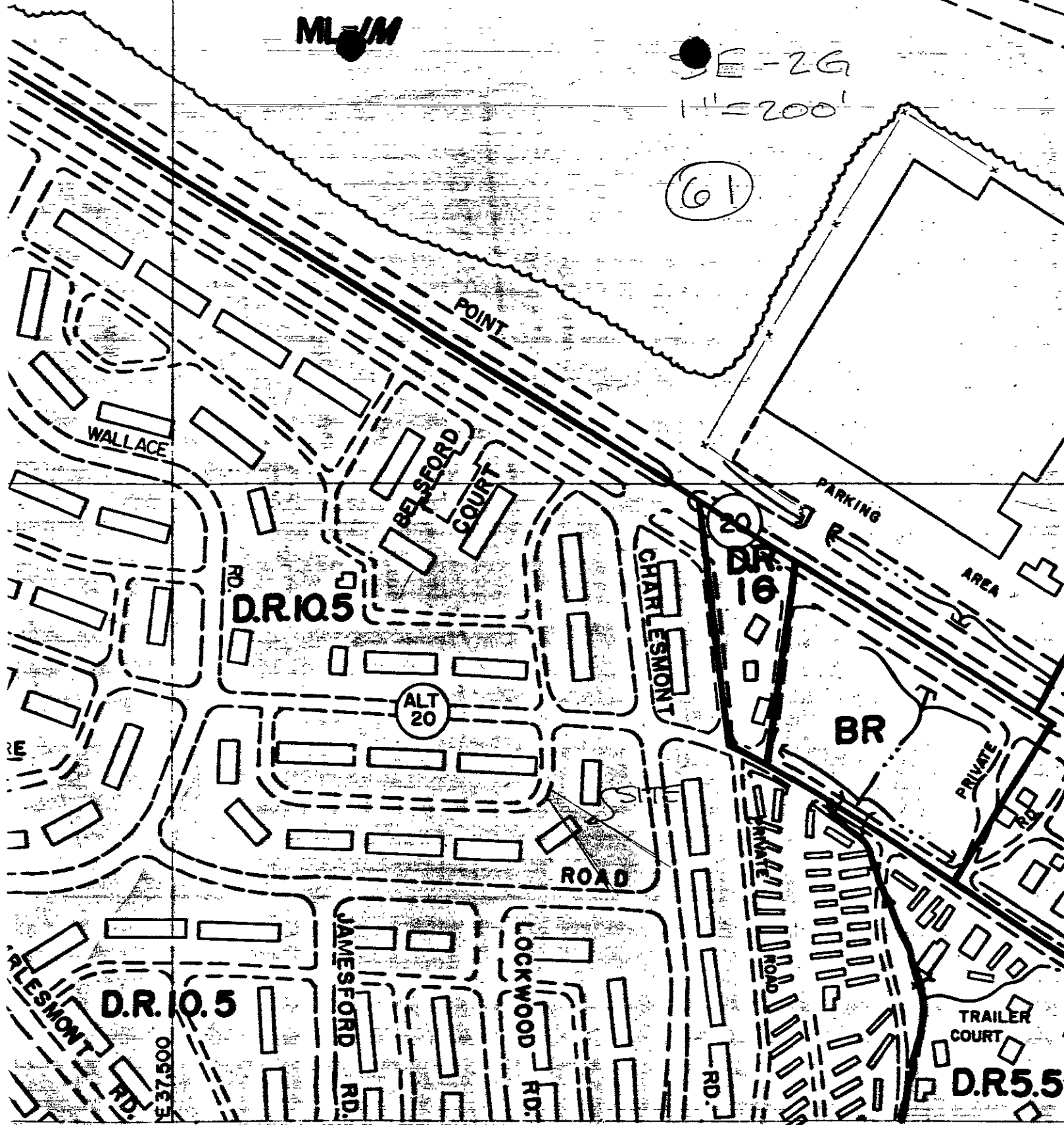
Zoning Office USE ONLY
 reviewed by: LTA ITEM #: CASE#:
JRF C1 00-61-A

ML/JM

SE-26

1"=200'

61



COMPREHENSIVE ZONING MAP

ADOPTED by BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

30-96, 131-96, 132-96, 133-96, 134-96, 135-96

in Kamenev
Chairman, County Council

00-061-A

BALTIMORE
OFFICE OF PLANNING
OFFICIAL

photograph

00-061-A

