

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
N/S Grummore Circle, 175' +/- * DEPUTY ZONING COMMISSIONER
E of centerline Tristarm Lane *
2nd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
(8904 Grummore Circle) * CASE NO. 00-092-SPHA

Larry R. & Diane Seegull *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Larry and Diane Seegull. The Petitioners are requesting approval of an in-law apartment on an undersized lot and a variance to allow an apartment on a lot with an area of 8,352 sq. ft. with a width of 87 ft. in lieu of the minimum required 12,500 sq. ft. and 90 ft. respectively.

Appearing at the hearing on behalf of the special hearing and variance request were Larry and Diane Seegull, the property owners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 0.19 acres, more or less, zoned D.R.3.5. The subject property is improved with a two-story stone and stucco single-family dwelling, wherein the Petitioners reside. At the present time, Mrs. Seegull's mother is residing with the applicants. As a result of the growth of the Petitioners' family, the Petitioners are desirous of constructing an in-law apartment in the unfinished basement within this dwelling. The in-law apartment will be utilized by Ms. Vivian Cohen, who, as stated previously, is Mrs. Seegull's mother. Ms. Cohen is unable to reside on her own and is desirous of living with her daughter and son-in-law. In order to proceed with the construction of an in-law apartment in the basement of their dwelling a special hearing and variance request is necessary.

ORDER RECEIVED FOR FILING

10/25/99

1:40

By J.R. Jameson

The Petitioners testified that they have spoken with their neighbors concerning the construction of this in-law apartment in their basement and no one had any objections to their plans. Furthermore, no one appeared in opposition to their request at the hearing.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the

ORIGINAL FILED FOR FILING

10/25/99

R. J. Johnson

relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing and variance request should be granted.

THEREFORE, IT IS ORDERED this 25th day of October, 1999, by this Deputy Zoning Commissioner, that the Petitioners' Special Hearing Request for approval of an in-law apartment on an undersized lot and a Variance to allow an apartment on a lot with an area of 8,352 sq. ft. with a width of 87 ft. in lieu of the minimum required 12,500 sq. ft. and 90 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The in-law apartment constructed in the basement of the property located at 8904 Grummore Circle shall be utilized by Ms. Vivian Cohen, the mother of Mrs. Diane Seegull, the Petitioner herein. In the event Ms. Cohen ceases to reside within the in-law apartment, then the property shall be reconverted to a single family dwelling.
- 3) In the event Mr. & Mrs. Seegull, the Petitioners herein, ever sell their property, then the special hearing and variance relief to approve this in-law apartment shall cease and terminate. The permission granted herein to construct this in-law apartment shall not be transferable to any future purchaser or transferee of the property. In the event of the sale of the property, the Petitioners shall reconvert the property to a single-family dwelling.

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10/25/99

By R. Seegull

- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 10/25/99

By R. J. Johnson



Baltimore County
Zoning Commissioner

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

October 22⁵, 1999

Mr. & Mrs. Larry R. Seegull
8904 Grummore Circle
Pikesville, Maryland 21208

Re: Petition for Special Hearing & Variance
Case No. 00-092-SPHA
Property: 8904 Grummore Circle

Dear Mr. & Mrs. Seegull:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing and Variance have been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over a horizontal line.

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



AND VARIANCE Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8904 GRUMMORE CIRCLE 21208
which is presently zoned DR-3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an in-law apartment on

~~(The finishing of the aforementioned property's basement with a full bath, bedroom and small cooking area. Please see attached letter for further details.)~~
~~and reason for petition~~ an undersized lot and a Variance to allow an apartment on a lot with an area of 8352 sq ft. and a width of 87 ft. in lieu of the minimum required 12,500 sq ft. and 90 ft. respectively.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

LARRY ROBERT SEE GULL
Name - Type or Print

Signature

DIANE SEE GULL
Name - Type or Print

Signature

8904 GRUMMORE CIRCLE 410-602-8475
Address Telephone No.

PIKESVILLE, MARYLAND 21208
City State Zip Code

Representative to be Contacted:

LARRY ROBERT SEE GULL
Name

8904 GRUMMORE CIRCLE 410-576-7321
Address Telephone No.

PIKESVILLE, MARYLAND 21208
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 8-31-99

Case No. 00-92-sphA

Attachment to Petition for Special Hearing

For the improvement of property at 8904 Grummore Circle, Pikesville, Maryland 21208

Dear Sir/Madam,

We are respectfully seeking approval for the finishing of our basement so that my mother-in-law, Vivian Cohen, can live with us now that she is recently divorced. Vivian is currently unable to live by herself because of a financial hardship. Although she works full time as a cashier at Bibelot book store, she makes less than \$15,000 per year. On her budget she is simply unable to afford even a \$350 monthly payment towards an apartment or a condo.

Vivian has been living with us in our home in a second floor bedroom for some time now. The improvement we are contemplating will allow Vivian to retain some of her privacy even though she will continue to share our home. Moreover, allowing Vivian to "have her own space" will give me and my immediate family some privacy as well.

In particular, we would like to build Vivian a small bedroom, a small living room, a full bathroom with a shower, and a small cooking area. Importantly, none of these changes will require any modifications to the exterior structure of the house. All of the improvements will take place to the interior basement of the existing house.

Please note, we do not plan on giving Vivian a full kitchen. We expect that Vivian will prepare and eat many of her meals in the first floor kitchen with us. Indeed, that is one of the benefits of having Vivian live with us. As our family grows, we expect that Vivian will be an active participant in the cooking of the meals for the family. A small cooking area in the basement, however, will allow Vivian some independence, which she so desperately wants and needs. For instance, if approved, Vivian will be able to make a casserole dish or make soup for herself, without the fear of bothering us or the hassle of leaving her room.

If requested, we are more than willing to tear down any portion of the improvement when we sell the house or make any modification of our plan to accommodate any concerns the County may have. In short, this improvement will greatly benefit our family and my mother-in-law.

Please contact me if I can answer any questions on this matter or be of any further assistance. I can be reached during the day at 410-576-2381. I thank you in advance for your consideration of this request.

Respectfully submitted,


Larry R. Seegull

ZONING DESCRIPTION FOR 8904 Grummore Circle, Pikesville, Maryland 21208

Beginning at a point on the North the side of Grummore Circle which is 50 feet wide at the distance of 175 feet East of the centerline of the nearest improved intersecting street, Tristram Lane, which is 50 feet wide. Being Lot # 39, as shown on plat entitled, "Plat C, Resubdivision of Avalon East, (being a Resubdivision of a portion of Avalon East)", which plat is recorded among the Land Records of Baltimore County in Plat Book S.M. # 70, Folio # 19. The improvements thereon being known as No. 8904 Grummore Circle and located in the 3rd Election District, 2nd Councilmanic District.

92
00-092-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. ⁹² 069865

DATE 8-31-99 ACCOUNT R-201-6150

AMOUNT \$ 100.⁰⁰

RECEIVED FROM: MS. Seequill

FOR: Residential Special Hearing and Variance
Filing Fee, #8904 Grummore Cir

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
8/31/1999	8/31/1999	09:36:31
REG 0903	CASHIER PUES PEM	DRAWER
Dept 5	520 ZONING OFFICE	LOCATION
Receipt #	096954	DATE
CR NO. 069865		
Receipt Tot	100.00	
100.00	OK	.00 00
Baltimore County, Maryland		

00-092-SPHA

CASHIER'S VALIDATION

00-092-SPHA

CERTIFICATE OF POSTING

RE Case No 00-92-SPHA
Petitioner/Developer SEEGULL, ETAL

Date of Hearing Closing 10/20/99

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 #8904 GRUMMORE RD.

The sign(s) were posted on 10/4/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/10/99
(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

CASE # 00-92-SPHA
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE SIGN HERE
TIME & DATE
SPECIAL NOTICE TO APPLICANT
IF YOU ARE NOT PRESENT AT THE HEARING
YOUR APPLICATION WILL BE DENIED
AND YOU WILL BE REQUIRED TO PAY
THE APPLICABLE FEE TO RE-OPEN THE
CASE.

00-092-SPHA
SEEGULL 410-205-0287
H-OCT. 20 @ 900 8904 GRUMMORE
H-OCT. 20 @ 900 0704 GRUMMORE

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: 00-092-SPHA

8904 Grummore Circle

N/S Grummore Circle, 175' +/- E of centerline Tristram Lane

2nd Election District - 3rd Councilmanic District

Legal Owner: Diane Seegull & Larry Robert Seegull

Special Hearing: to approve an in-law apartment and an under-sized lot. **Variance:** to allow an apartment on a lot with an area of 8,362 square feet and with a width of 87 feet in lieu of the minimum required 12,500 square feet and 90 feet, respectively.

Hearing: Wednesday, October 20, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

JTU/10/615 October 5

C343843

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/8/, 1999

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 TUES 10/5/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING



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 22, 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: 00-092-SPHA
8904 Grummore Circle
N/S Grummore Circle, 175' +/- E of centerline Tristram Lane
2nd Election District – 3rd Councilmanic District
Legal Owner: Diane Seegull & Larry Robert Seegull

Special Hearing to approve an in-law apartment and an undersized lot. Variance to allow an apartment on a lot with an area of 8,362 square feet and with a width of 87 feet in lieu of the minimum required 12,500 square feet and 90 feet, respectively.

HEARING: Wednesday, October 20, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

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

Arnold Jablon
Director

c: Diane & Larry Seegull, 8904 Grummore Circle, Pikesville 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 5, 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
Tuesday, October 5, 1999 Issue – Jeffersonian

Please forward billing to:

Larry & Diane Seegull
8904 Grummore Circle
Baltimore, MD 21208

410-576-2381 OR 410-602-8475

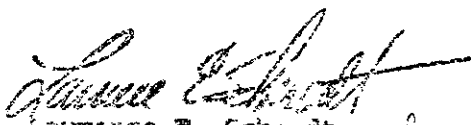
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N/S Grummore Circle, 175' +/- E of centerline Tristram Lane
2nd Election District – 3rd Councilmanic District
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Lawrence E. Schmidt 509

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/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: 00-92-SPHA

Petitioner: Larry & Diane Seegull

Address or Location: 8904 Grummore Cir

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sam E

Address:

Balto, Md. 21208

Telephone Number: (410) 576-2381 OR (410) 602-8475



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 15, 1999

Mr. Larry Seegull
8904 Grummore Circle
Pikesville, MD 21208

Dear Mr. Seegull:

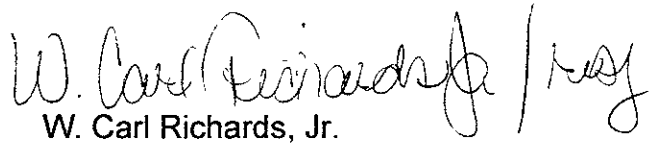
RE: 00-092-SPHA , 8904 Grummore Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
085, 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

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


RWB:HJO:jrb

cc: File



**Maryland Department of Transportation
State Highway Administration**

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

Date: 5.13.99

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

RE: Baltimore County
Item No. 092 JJS

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,

for

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

Jim
10/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: September 27, 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): 092

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
8904 Grummore Circle, N/S Grummore Cir.,
175' +/- E of c/l Tristram Ln
2nd Election District, 3rd Councilmanic

Legal Owner: Larry R. and Diane Seegull
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-92-SPHA

* * * * *

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
People's Counsel for Baltimore County


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 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Larry R. and Diane Seegull, 8904 Grummore Circle, Baltimore, MD 21208, Petitioners.


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

LARRY SEEBULL

DIANE SEEBULL

} 8904 Grimmer Circle
Pikesville, MD 21208



Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

PROPERTY ADDRESS: 8904 GRUMMORE CIRCLE

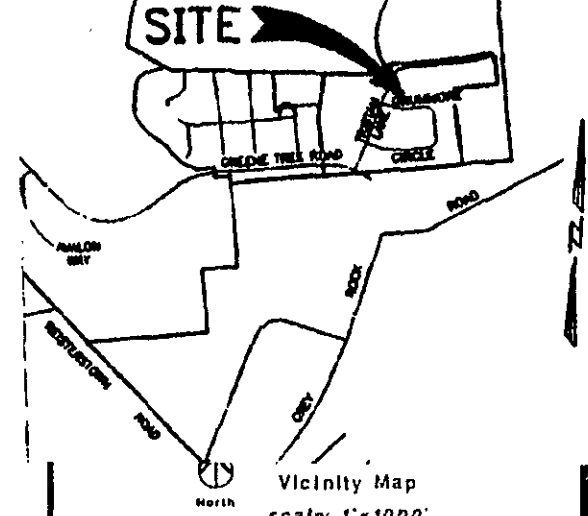
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: AVALON EAST

plat book # 70, folio # 19, lot # 39, section #

OWNER: LARRY and DIANE SEEGULL

SITE



LOCATION INFORMATION

Election District: 02

Councilmanic District: 03

1"=200' scale map #: NW 9-10F

Zoning: D.R. 3.5

Lot size: .19 8352
acres square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JH ITEM #: 92 CASE #:

ARLENE FISHER BLACKOT
8910 GRUMMORE CIRCLE
2300001678

(42) BACK

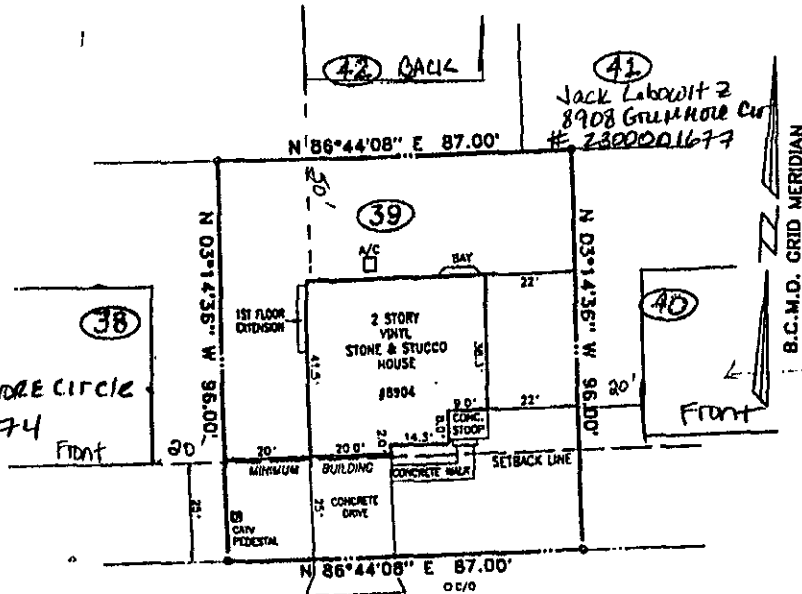
(41)

JACK LABOWITZ
8908 GRUMMORE CIR
2300001677

(39)

(40)

ALBERT & JANICE
BLACKWELL
8902 GRUMMORE CIRCLE
2300001674



← 175' to E of Tristram LA.

GRUMMORE CIRCLE

SAMUEL & RIFKA
KOUPELSTEIN
8906 GRUMMORE
CIRCLE
2300001676



North

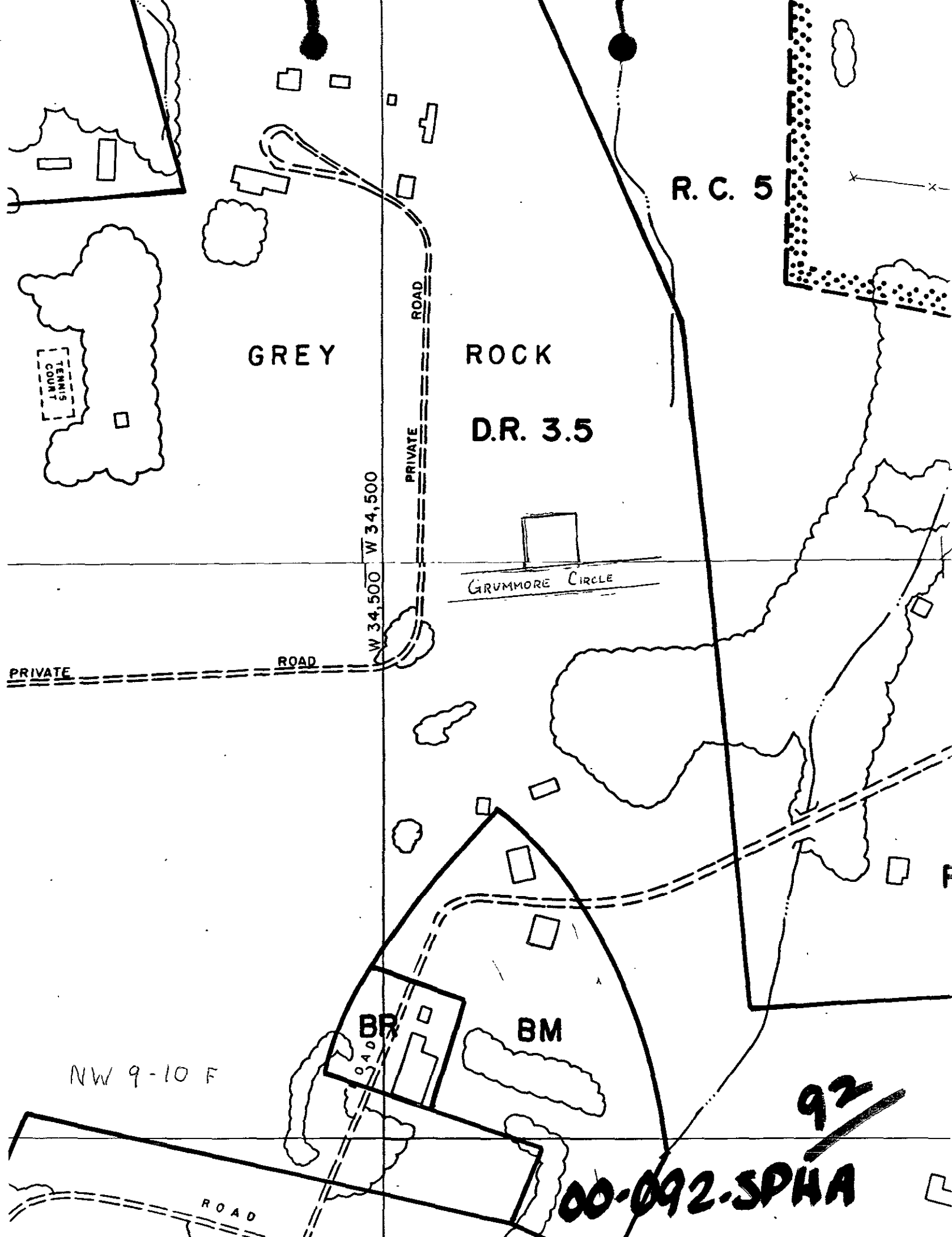
date:

prepared by: DS

Scale of Drawing: 1"= 50'

Pct. Ex #1

00-092-SPHA



R.C. 5

GREY

ROCK

D.R. 3.5

PRIVATE ROAD

W 34,500

GRUMMORE CIRCLE

ROAD

PRIVATE

BR

BM

NW 9-10 F

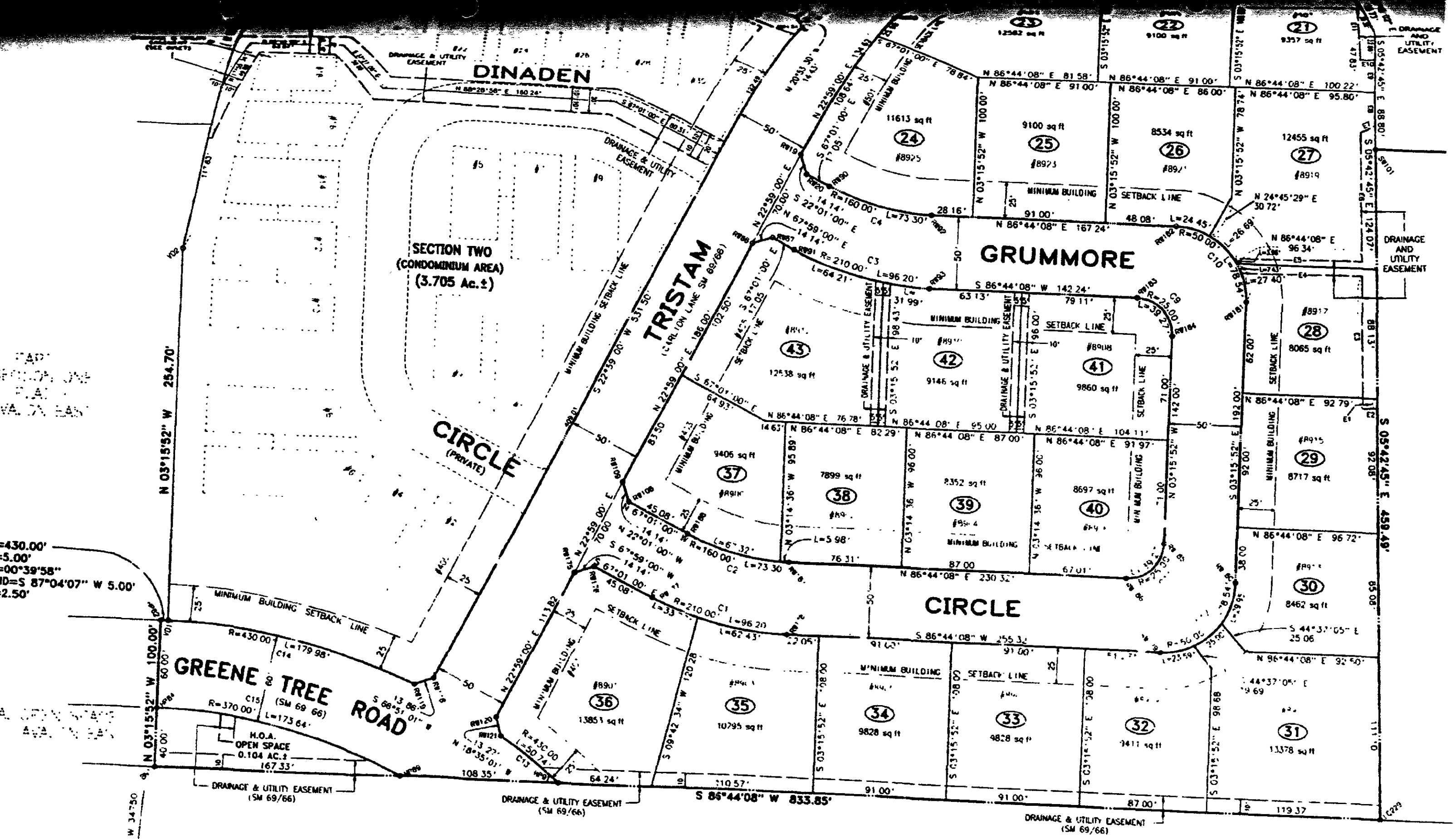
92

00-092.SPHA

ROAD

MAP
RECORD ONE
PLAN
VALLEY

=430.00'
=5.00'
=00°39'58"
=S 87°04'07" W 5.00'
=2.50'



00-092-SPHA

92