

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Lance Avenue, 90' E of
Centerline of Tibsen Avenue
15th Election District
7th Councilmanic District
(944 Lance Avenue)

Jewel L. McElwee & Violet McElwee
Petitioners

*

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*

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BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 00-116-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for administrative variance filed by the legal owners of the subject property, Jewel L. McElwee & Violet McElwee. The variance request is for property located at 944 Lance Avenue, located in the Essex area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage addition) with a height of 18 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

Date

By

10/15/99

R. Jameson

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of October, 1999 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage addition) with a height of 18 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are a condition 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) Compliance with any recommendations made by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.
- 3) The Petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

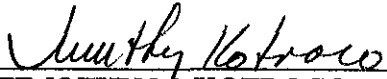
Date

10/15/99

By

R. J. [Signature]

- 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

10/15/99

By





Baltimore County
Zoning Commissioner

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

October 15, 1999

Ms. Jewel L. McElwee
Ms. Violet McElwee
HC 73, Box 33
Valley Head, West Virginia 26294

Re: Petition for Administrative Variance
Case No. 00-116-A
Property: 944 Lance Avenue

Dear Ladies:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has 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 cursive script, reading "Timothy Kotroco".

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 944 LANCE AVE
which is presently zoned DR-5.5

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 Variance from Section(s) 400.1 to allow an accessory

structure (detached garage addition) with a height of 18 feet in lieu of the maximum permitted 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/15/99 day of October, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-116-A

REV 9/15/98

Reviewed By JGS/RDD Date 9-16-99

Estimated Posting Date 9-26-99

Affidavit in Support of Administrative Variance

20-116-A
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

944 Lane Ave
Address
Baltimore MD 21221
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 extended our garage 6' 8" and to keep the design- consistent we extended the roof past the 15' permitted height.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Violet M. Elwee
Signature
Violet M. Elwee
Name - Type or Print

Violet M. Elwee
Signature
Violet M. Elwee
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of June, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jewel McElwee, Violet McElwee, Geneva Jacobs
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

June 8, 1998
Date

Rachel L. Gray
Notary Public

My Commission Expires 10/26/02

Affidavit in Support of Administrative Variance

00-116-A
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

944 LANCE AVENUE
Address
Baltimore Md 21221
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 extended our garage 6' 8" and to keep design consistent we extended the roof past the 15' permitted height.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Violet M. Elwee
Signature

Violet M. Elwee
Name - Type or Print

Violet M. Elwee
Signature

Violet M. Elwee
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of June, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jewel M. Elwee, Violet M. Elwee, Geneva Jacobs
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

June 8, 1999
Date

Rachel L. Gray
Notary Public

My Commission Expires 10/26/02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 944 Lance Ave.
which is presently zoned PR-55

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) 400.1 to allow an accessory structure (detached garage addition) with a height of 18 feet in lieu of the maximum permitted 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 _____

Attorney For Petitioner:

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

Legal Owner(s):

Jewel L. McElwee
Name - Type or Print _____
Jewel L. McElwee
Signature _____
Violet McElwee
Name - Type or Print _____
Violet McElwee
Signature _____
HC 73 Box 33 304
Address _____ Telephone No. 572-2285
Valley Head W.V. 26294
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-116-A

REV 9/15/98

Reviewed By JES/RDD Date 9-16-99
Estimated Posting Date 9-26-99

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 944 LANCE AVENUE

Beginning on the north side of Lance Avenue at the distance of 90 feet east of the centerline of the nearest improved intersecting street Tibsen Avenue. Being Lot #3, Plat 2 in the subdivision of Marlyn Manor as recorded in Baltimore County Plat Book #19, Folio #103 containing 5400 square feet. Also known as 944 Lance Avenue and located in the 15th Election District, 7th Counselimanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-116A

Case No. 072150

DATE 9-16-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Geneva Jacobs

FOR: Residential Variance Filing Fee
at 944 Lance Ave.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/16/1999 9/16/1999 09:39:53

REG #001 CASHIER JRIC JHR DRAWER 1

DEPT 5 528 ZONING VERIFICATION

Receipt # 117163

CR NO. 072150

OFLN

Recpt Tot 50.00

.00 CK 60.00 CA

10.00 CG

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 00-116-A
PETITIONER/DEVELOPER:
{Jewell McElwee}
DATE OF Closing
{Oct. 11, 1999}

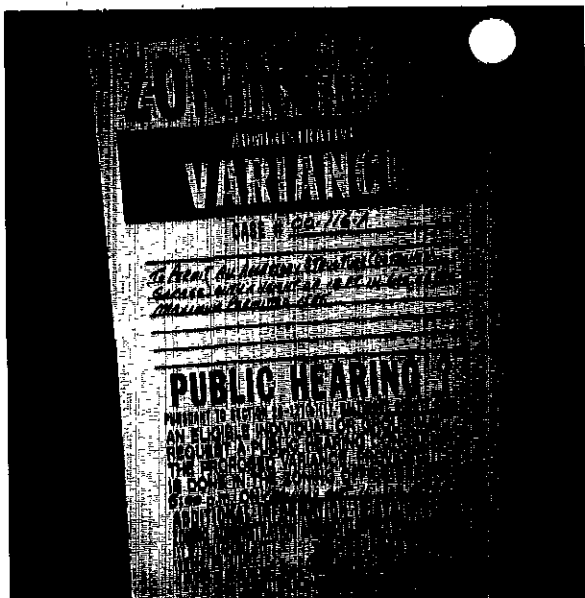
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
944 Lance Ave. Baltimore, Maryland 21221_____

The sign(s) were posted on_____ 9-24-99 _____
(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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 116 -A Address 944 Lance Ave

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-16-99 Posting Date: 9-26-99 Closing Date: 10-11-99

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 00- 116 -A Address 944 Lance Ave
Petitioner's Name Jewell McElwre Telephone (301) 572-2285
Posting Date: 9-26-99 Closing Date: 10-11-99
Wording for Sign: To Permit an Accessory Structure (detached garage addition) with a height of 18 ft in lieu of the maximum permitted 15 ft.

**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/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 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: DD-116-A

Petitioner: Jewel McElwee

Address or Location: 944 Lance Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GENEVA Jacobs

Address: 944 LANCE AVE

BALTIMORE MD 21221

Telephone Number: (410) 687-7857

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: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

Zoning Office USE ONLY!

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



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 12, 1999

Mr. Jewel McElwee
HC 73 Box 33
Valley Head, W.V. 26294

Dear Mr. McElwee:

RE: 00-116-A , 944 Lance Avenue

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 20, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chosapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

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

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 287-4881, MS-1102F

cc: File:

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MB*
DATE: October 22, 1999
SUBJECT: Zoning Item #116
944 Lance Avenue

Zoning Advisory Committee Meeting of October 12, 1999

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

10/11 AV

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: October 7, 1999

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

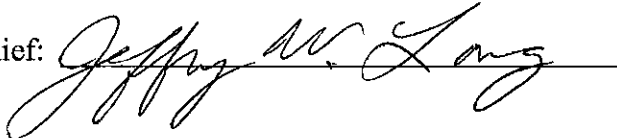
SUBJECT: Zoning Advisory Petitions

ITEM NO. 116

The Office of Planning supports the applicant's request subject to the following condition: The petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

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: 8.25.99

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

RE: Baltimore County
Item No. 116 JJS/DD

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

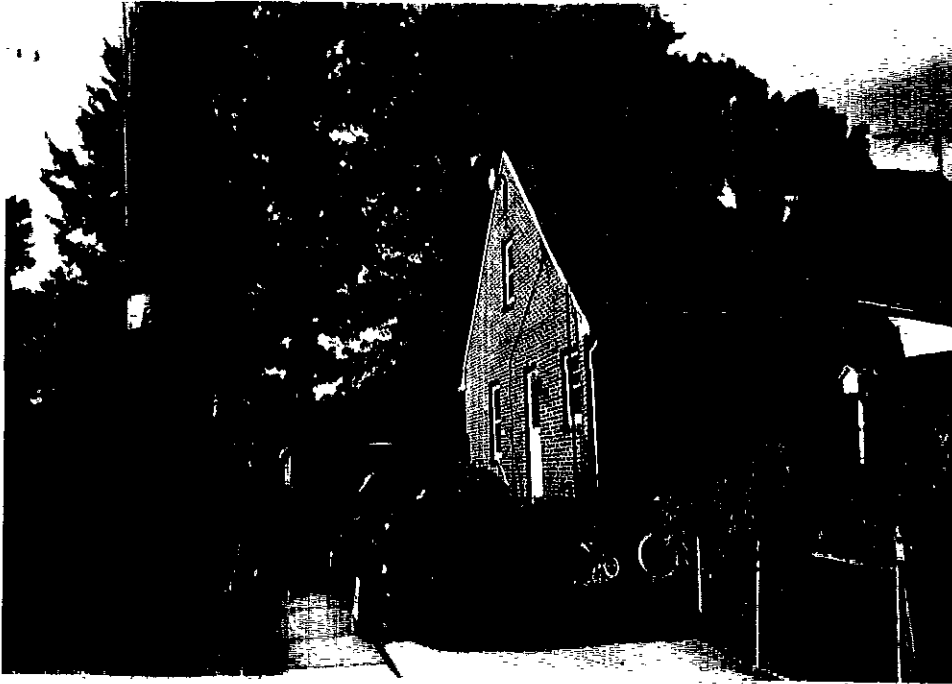
for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

00-116-A



Martin Spatafore
9806 Forge Park Road
Perry Hall, MD 21128

Al Thompson
9028 Fieldchat Road
Baltimore, MD 21236

John Kuton
5132 East Joppa Road
Perry Hall, MD 21128

Mary Schott
9264 Chapel Road
Perry Hall, MD 21128

Marvin Gyr, Jr.
4235 Four Mill Road
Baltimore, MD 21236

Jeff Griffin
14 Forge Haven Dr.
Perry Hall, MD 21128

Dave Akehurst
11509 Cedar Lane
Kingsville, MD 21087

Clay Stambaugh, III
462 Forge Acre
Perry Hall, MD 21128

Warren & Stennis Bierman
5103 New Gerst Lane
Perry Hall, MD 21128

Sharon Hall
3219 Forge Road
Perry Hall, MD 21128

Renee Webster
5201 E Joppa Road
Perry Hall, MD 21128

Ray Appell
4838 E. Joppa Road
Perry Hall, MD 21128

Faye Warehime
5005 E. Joppa Road
Perry Hall, MD 21128

Fran & Fred Myers
5323 E. Joppa Road
Perry Hall, MD 21128

John Pyle
5136 E. Joppa Road
Perry Hall, MD 21128

Don Bollhorst
9638A Belair Road
Perry Hall, MD 21128

Barb Martin
9429 Kilbride Court
Perry Hall, MD 21128

Ralph E. Rexroad
7005 Rexroad Dr.
Kingsville, MD 21087

Lena Ward
5001 Forge Road
Perry Hall, MD 21128

Rick and Denise Uhrin
5129 New Gerst Lane
Perry Hall, MD 21128

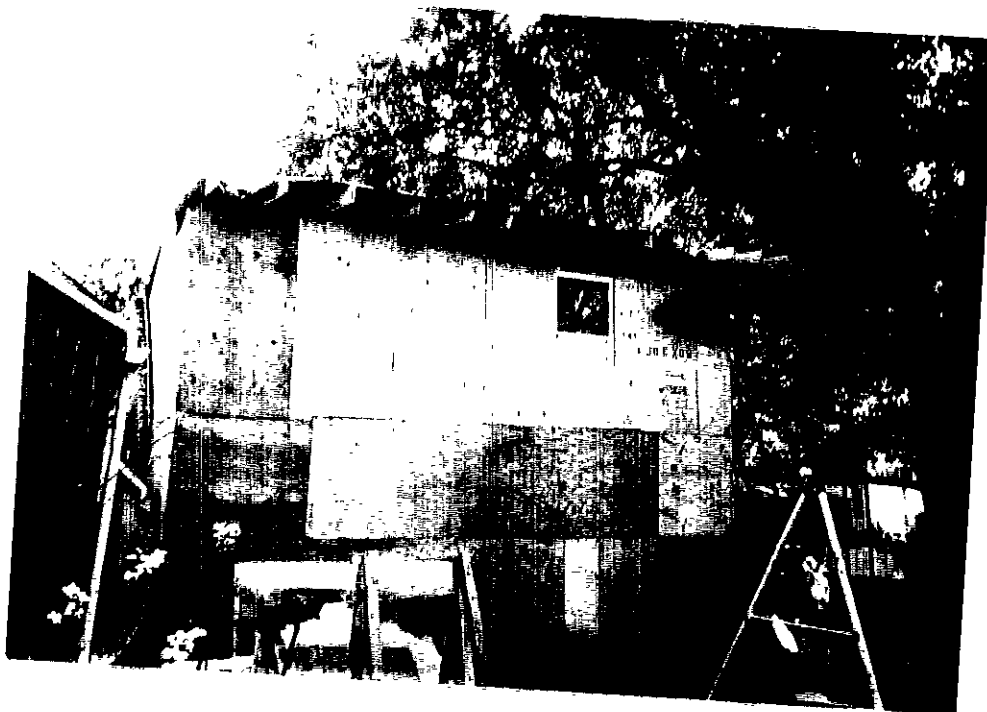
Residents
9710 Perry Farms Drive
Perry Hall, MD 21128

Ken & Mary Ana Plummer
11734 Hamilton Place
Perry Hall, MD 21128

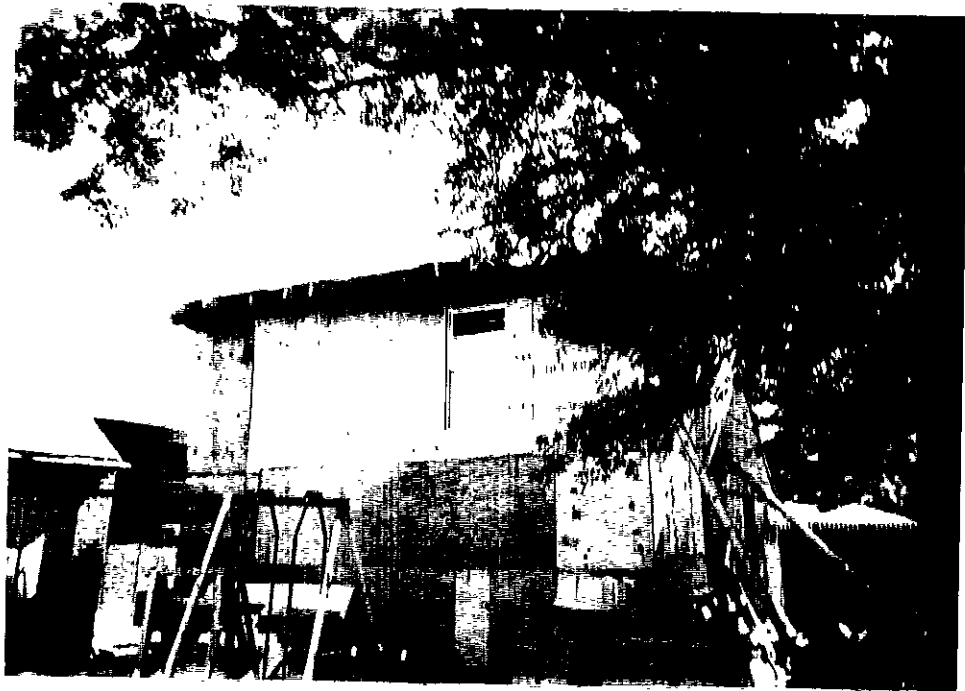
Vivian Anderson
11716 Hamilton Place
Perry Hall, MD 21128

Helen Fringo
9513A Horn Ave.
Baltimore, MD 21236 -1523

00-116-A



• 00-116-A •



Plat to accompany petition for zoning Variance Hearing.

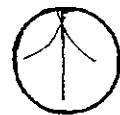
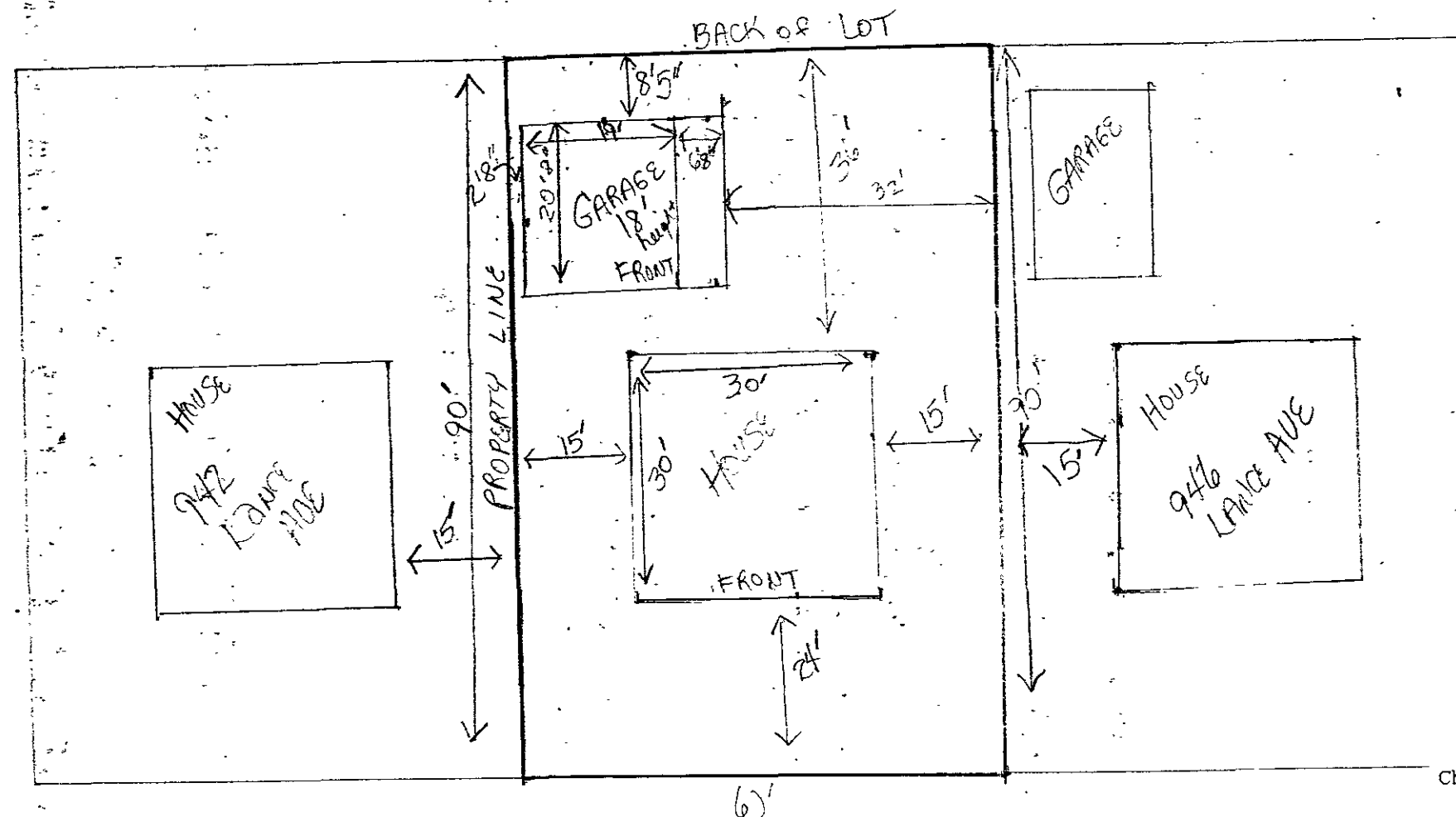
Property address 944 Lance Avenue.

Subdivision name: Marlyn Manor

plat book #19, folio #103, lot #3, plat 2

Owner: Jewel & Violet McElwee

00-116-A

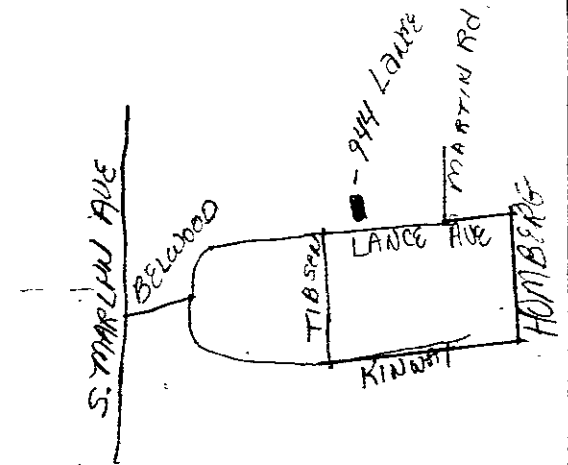


North

date: _____
prepared by: _____

PET. EX. #1

Scale of Drawing: 1" = 20'



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Councilmanic District: 7

Election District: 15th

1"-200' scale map: NE, 1-H

Zoning: DR.-5.5

Lot size: $\frac{0.12}{\text{acreage}}$ $\frac{5280}{\text{Square feet}}$

Sewer: ☒ Public ☐ Private

Water: ☒ ☐

Chesapeake Bay Critical Area: yes

Prior Zoning Hearings: none

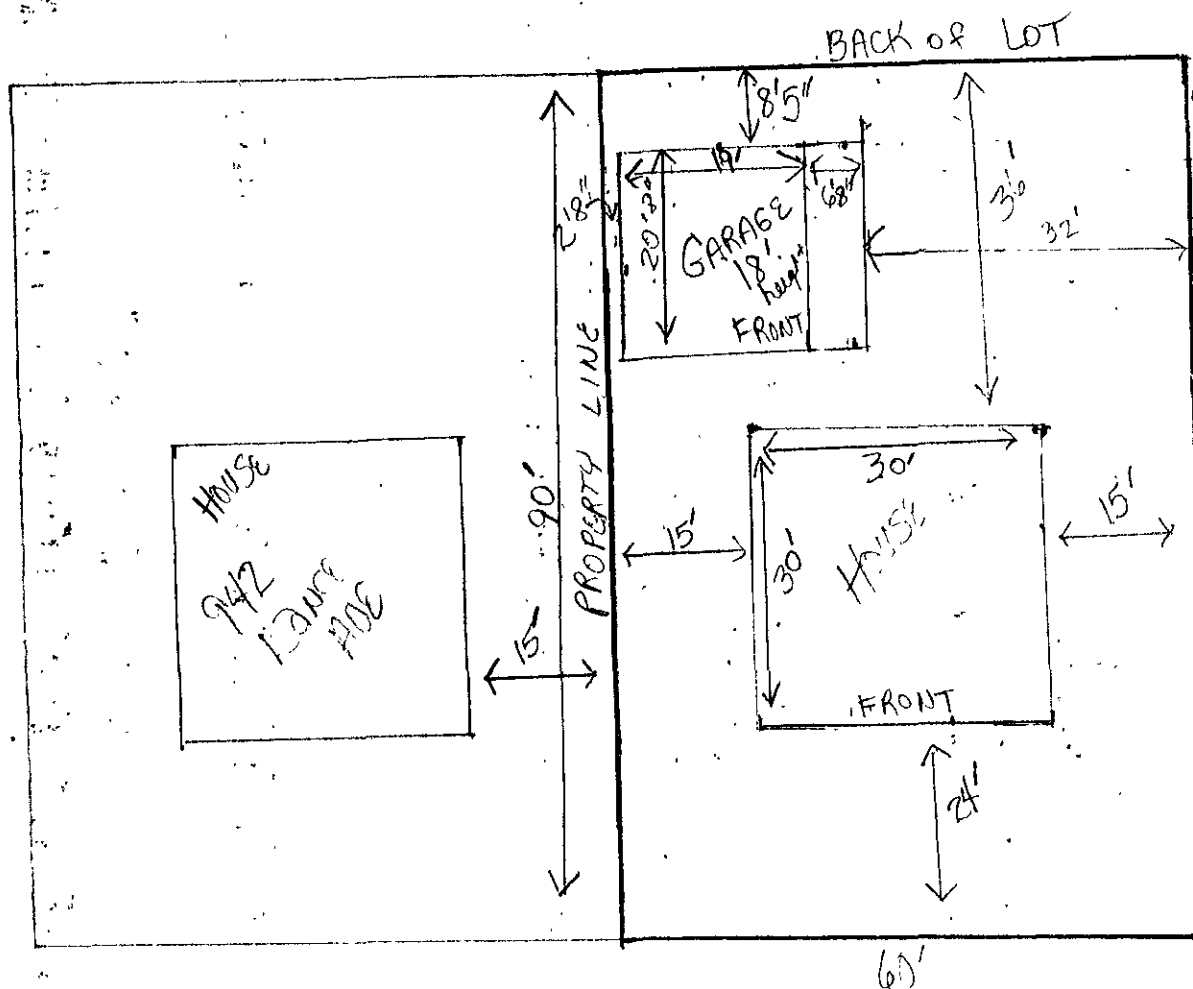
Zoning Office USE ONLY!

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

116

Plat to accompany petition for zoning
Property address 944 Lance Avenue
Subdivision name: Marlyn Manor
plat book #19, folio #103, lot #3
Owner: Jewel & Violet McElwee

00-116-A



North

PET. EX. #1

944 LANCE AVE

date: _____
prepared by: _____

Scale of Drawing: 1" =



ST.

AVE.

AVE.

HOMBERG

MARLYN

TERRACE

ROAD

MARTINDALE

ROAD

D.R. 5.5

AVE.

LANCE

TIBSEN

AVE.

AVE.

KINWAT

AVE.

HOMBERG

NE 1-H

1" = 200'

Item #116



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION 00-116-A	SHEET N E 1-H
DATE OF PHOTOGRAPH JANUARY 1966		Item # 116



1-SW 1-SE
E-NW E-NE

00-116-A

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
	10/11/83			

Photography Compiled By Photogrammetric Method
ABRAMS AERIAL SURVEY CORP. CANNING, MICH.

ES 324
11/1/83