

IN RE: PETITION FOR VARIANCE
S/S Townsend Road, 900' NW
Centerline Mace Avenue
15th Election District
5th Councilmanic District
(341 Townsend Road)

Mark Fuchslager
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-155-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Mark Fuchslager. The variance request is for property located at 341 Townsend Road located in the Essex area of Baltimore County and the property is zoned D.R.5.5. The petition for variance is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 ft. in lieu of the required 55 ft.; to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft.; to approve an undersized lot; and to approve any other variances deemed necessary. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence at Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the variance request were Mark Fuchslager, property owner and Vince Moskunus, professional engineer with M & H Development Engineers, Inc. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is known as Lot No. 20 of Back River Highlands. The subject property is currently improved with a small single family residential dwelling. Mr. Fuchslager has recently purchased the subject property and is desirous of tearing down the old dwelling which has been on the property for approximately 70 years. The dwelling is very small and is in need of extensive renovation in order to be livable. Therefore, Mr. Fuchslager would like to tear down the old

ORDER RECEIVED FOR FILING

Date

12/2/99

By

R. Moskunus

dwelling and construct a new single family dwelling in its place. He submitted into evidence elevation drawings of the house he intends to build on the property. Furthermore, he intends to reside in the house with his family once it is completed. In order to proceed with his plans a variance request is necessary. The front yard setback variance is generated by virtue of the house that is situated adjacent to the subject property, having a street address of 339 Townsend Road. For whatever reason, that particular house is situated 87 feet off of Townsend Road thereby causing a larger than normal front yard set back requirement. All the other houses situated along Townsend Road are located approximately 30 feet from the street right-of-way. Therefore, the house that Mr. Fuchslager intends to build will be in line with all the other houses along Townsend Road, except for his adjacent neighbor. He has spoken with the neighbors around him, all of whom support him in his request to construct a house on this property.

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

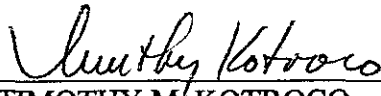
COPIES RECEIVED FOR FILING
DATE 12/12/99
BY J. R. JAMES

is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the 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 Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 2nd day of December, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 ft. in lieu of the required 55 ft.; to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft.; to approve an undersized lot; and to approve any other variances deemed necessary, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER IS COUNTY FOR FILING
Date 12/2/99
BY J.P. G...
TMK:raj



Baltimore County
Zoning Commissioner

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

December 2, 1999

Mr. Mark Fuchslager
2118 Riverview Road
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 00-155-A
Property: 341 Townsend Road

Dear Mr. Fuchslager:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Vince Moskunus
M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

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 #341 Townsend Road
which is presently zoned D.R.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) 1802.3.c.1 to permit a lot width of 50 ft. in lieu of the required 55 ft.; Section 303.1 to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft.; to approve an undersized lot per Section 304, and to approve any other variances deemed necessary by the Zoning Commissioner, of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Lot size exists on recorded plat book no. 4, folio 64 dating back to 1913.
2. Contiguous ownership of only 100 feet width.
3. Zoning allows two (2) lots for area of property.

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):

Mark Fuchslager

Name - Type or Print

Signature

Name - Type or Print

Signature

2118 Riverview Road (410) 574-0008

Address

Baltimore MD 21221

City

State

Zip Code

Representative to be Contacted:

M&H DEVELOPMENT % Bernadette
ENGINEERS, INC. MOSKUNAS

Name 200 E. JOPPA ROAD

Address ROOM 101

TOWSON, MD 21286

City (410) 828-9060

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR

Date 10/18/99

Case No. 00-155-A

REC 9/15/98

ORDER RECEIVED FOR FILING

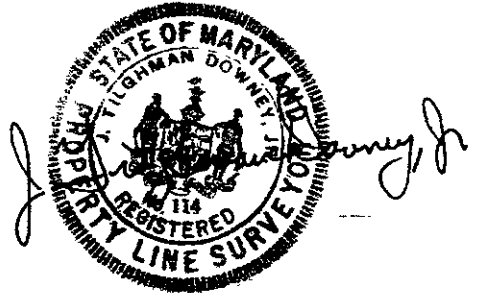
Date 10/21/99

BY

00-155-A

ZONING DESCRIPTION FOR #341 TOWNSEND ROAD

Beginning at a point on the south side of Townsend Road which is 50 feet wide at the distance of 900 feet northwest of Mace Avenue which is 50 feet wide. Being Lot #20, Block "F" in the subdivision of "Back River Highlands" as recorded in Baltimore County Plat Book #4, folio 64, containing 20,000 S.F. Also known as #341 Townsend Road and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

**M&H DEVELOPMENT
ENGINEERS, INC.
200 E. JOPPA ROAD
ROOM 101
TOWSON, MD 21286
(410)828-9060**

#155

CERTIFICATE OF PUBLICATION

TOWSON, MD,

11/12

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 11/9, 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: #00-155-A

341 Townsend Road

S/S Townsend Road, 900' NW centerline Mace Ave

15th Election District - 5th Councilmanic District

Legal Owner(s): Mark Fuchslager

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet; to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft.; to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, December 1, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley 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.

JT/11/675 Nov 9

C352337

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

LTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073222

DATE 10/18/99 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Fuchs Lager

FOR: 100 # 010 Zwing Variants
- undersized lot

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 155

PAID RECEIPT

PROCESS ACTUAL TIME
10/18/1999 10/18/1999 09:29:12
REG 6603 CASHIER PMS PFW DRAWER
Dept 5 528 ZONING VERIFICATION
Receipt # 102723
CR NO. 073222

Reset Tot
100.00 OK
Baltimore County

CAS.

CERTIFICATE OF POSTING

RE: CASE # 00-155-A
PETITIONER/DEVELOPER
[Mark Fuchslager]
DATE OF Hearing
[Dec. 1, 1999]

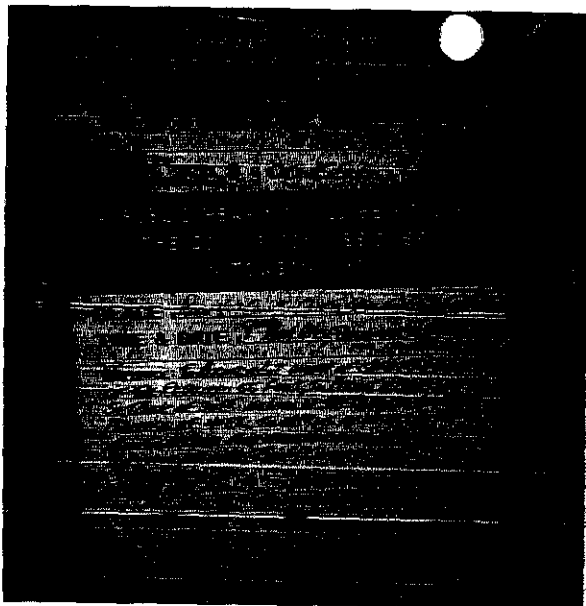
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

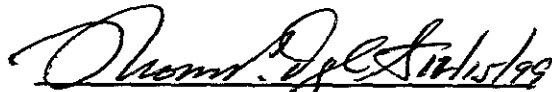
LADIES AND GENTLEMEN:

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
341 Townsend Road Baltimore, Maryland 21221__

The sign(s) were posted on _____ 11-15-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ [410]-687-8405 ____
[Telephone Number]

**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: 00-155-A

Petitioner: Mark Fuchslager

Address or Location: #341 Townsend Road.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mark Fuchslager

Address: 2118 Riverview Road
Baltimore, MD 21221

Telephone Number: 410 574-0008

RE: PETITION FOR VARIANCE
341 Townsend Road, S/S Townsend Rd,
900' NW c/I Mace Ave
15th Election District, 5th Councilmanic

Legal Owner: Mark Fuchslager
Petitioner(s)

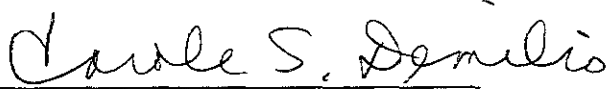
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-155-A

* * * * *

ENTRY OF APPEARANCE

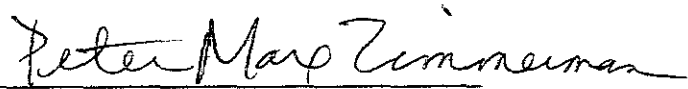
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
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 9th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
November 9, 1999 Issue - Jeffersonian

Please forward billing to:

Mr. Mark Fuchslager
2118 Riverview Road
Baltimore, MD 21221
410-574-0008

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: 00-155-A
341 Townsend Road
S/S Townsend Road, 900' NW centerline Mace Avenue
15th Election District - 5th Councilmanic District
Legal Owner(s): Mark Fuchslager

VARIANCE: to permit a lot width of 50 feet in lieu of the required 55 feet; to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft.; to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

HEARING: WEDNESDAY, DECEMBER 1, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY 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.



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

November 3, 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: 00-155-A
341 Townsend Road
S/S Townsend Road, 900' NW centerline Mace Avenue
15th Election District - 5th Councilmanic District
Legal Owner(s): Mark Fuchslager

VARIANCE: to permit a lot width of 50 feet in lieu of the required 55 feet; to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft.; to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

HEARING: WEDNESDAY, DECEMBER 1, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Mark Fuchslager
M & H Development

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 16, 1999.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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.





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

November 30, 1999

Ms. Bernadette Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road, Rm 101
Towson, MD 21286

Dear Ms. Moskunas:

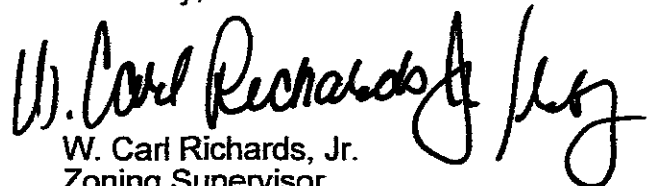
RE: 00-155-A , 341 Townsend Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/18/99.

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.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Mark Fuchslager



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: November 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 8, 1999
 Item Nos. 155, 156, 157, 158, 159,
 160, 161, 162, 163, 164, 165, 166,
 167, 168, 169 & 170

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

RWB:HJO:cab

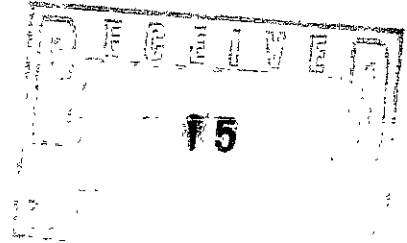
cc: File

ZAC11089.NOC

Sim 12/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: November 12, 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): 155, 156, 160, and 179

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

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B Permit Number

Case # 00-155-A

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

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ M & H Development Eng. Inc. 200 E Joppa Rd. Room 101 Towson MD 21286
Print Name of Applicant Address Telephone Number (410) 828-9060

☐ Lot Address # 341 Townsend Road Election District 15 Council District 5 Square Feet 20,000 SF

Lot Location: N E S W / side / corner of Townsend Road .900 feet from N E S W corner of Mace Avenue
(street) (street)

Land Owner Lillian Viola Griffin Tax Account Number 1507581340

Address 344 Marthuse Ave Telephone Number 410 828-9060
Baltimore, MD 21221

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies)	☒	☐
(please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by BR
ZADM

Date 10/18/99

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date:

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

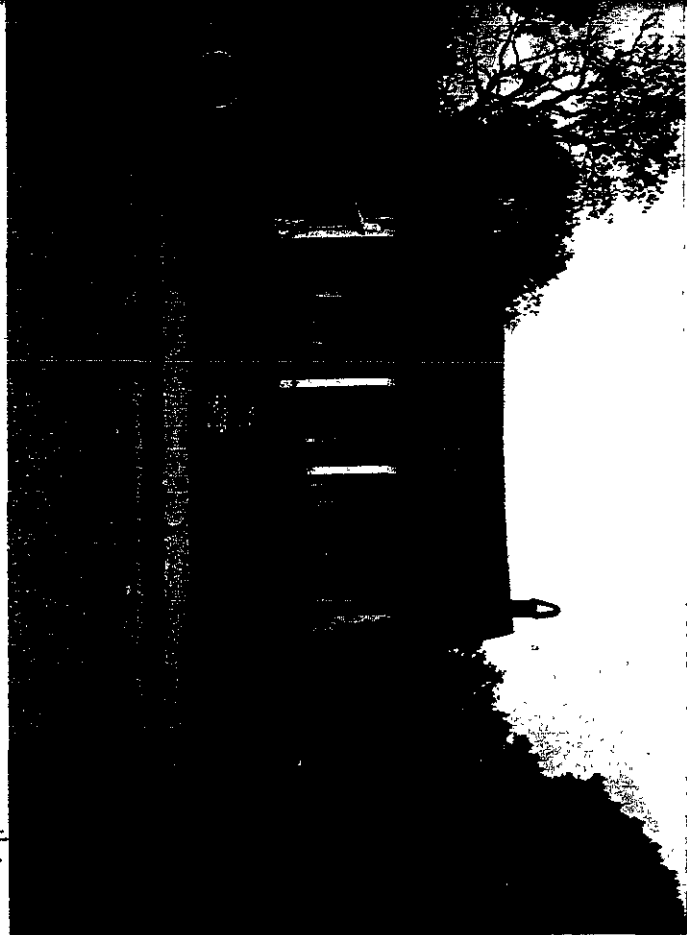
Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

#3



#1



#4



#2



#341 Townsend Road 00-155-A

#155

97-112-A &
97-113-A

STILLWATER
ROAD

NICHOLSON
ROAD

200' SCALE ZONING MAP N.E. 2-G
#341 TOWNSEND ROAD
BALTIMORE CO, MD
"ESSEX"

TOWNSEND
ROAD

SITE #1

SITE #2

D.R. 5.5

97-268-A

ROAD

POPULAR
ROAD

RIVERSIDE
ROAD

ROAD

RO
LAVE

D.R.

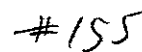
ESSEX
ELEMENTARY
SCHOOL

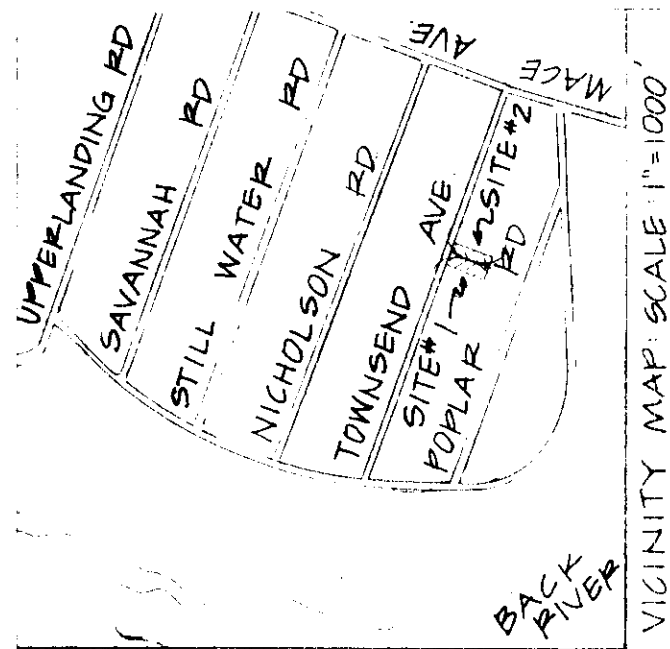
D.R. 10.5

N.E. 2-G

#155

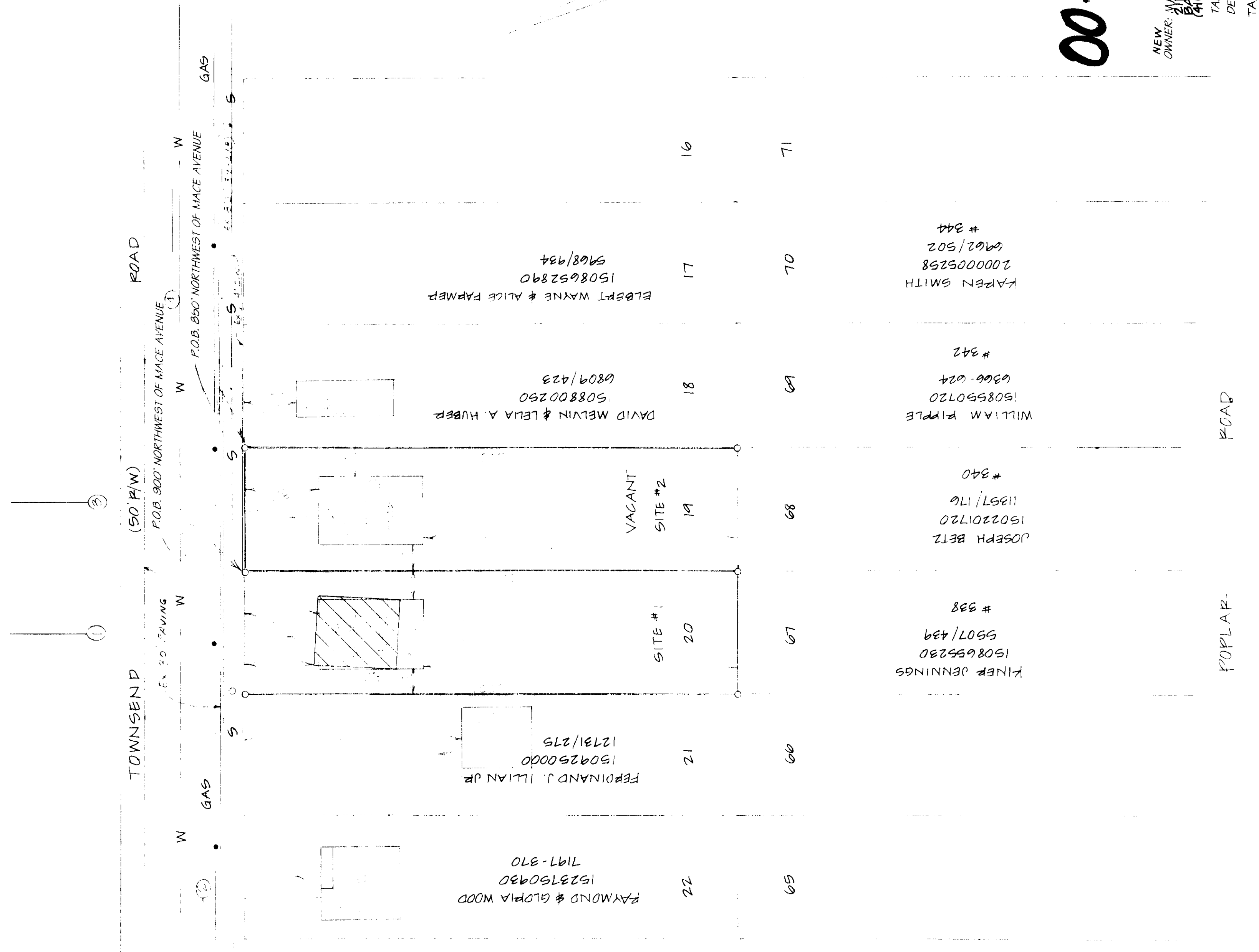
BLUCCC





GENERAL NOTES:

1. LOT SIZE: SITE #1: 20,000S.F./0.229 AC.+/- SITE #2: 20,000S.F./0.229 AC.+/-
2. EXISTING ZONING: D.R. 5.5
3. 200' SCALE MAP: N.E. 2-G
4. NOT LOCATED IN A FLOODPLAIN AREA
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 240010 0440C
7. EXISTING HOUSE #341 TOWNSEND ROAD TO BE RAZED
8. PROPOSED USE FOR EACH SITE: SINGLE FAMILY DWELLING
9. NO PRIOR ZONING HEARINGS
10. PUBLIC WATER AND SEWER SERVICE
11. COUNCILMANIC DISTRICT NO. 5
12. VARIANCE FOR CONTIGUOUS OWNERSHIP



PLAN TO ACCOMPANY PETITION FOR A VARIANCE

AND

PLAN TO ACCOMPANY APPLICATION FOR UNDERSIZE LOT FOR

SITE #1: #341 TOWNSEND ROAD LOT 20, BLOCK "F"

SITE #2: #343 TOWNSEND ROAD LOT 19, BLOCK "F"

"BACK RIVER HIGHLANDS" (4/64) ELECTION DISTRICT NO. 15

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=30'

JOB NO. 99-8259

OCTOBER 4, 1999

NEW OWNER: MAX K. ECHSLAGER
215 KINER ROAD
BALTIMORE, MD 21226
(410) 514-8088

TAX MAP: 97 GRID: 1 PARCEL: 364
DEED REFERENCE: OLD DEED REF. G/38/43
TAX ACCT NO: 1507581340

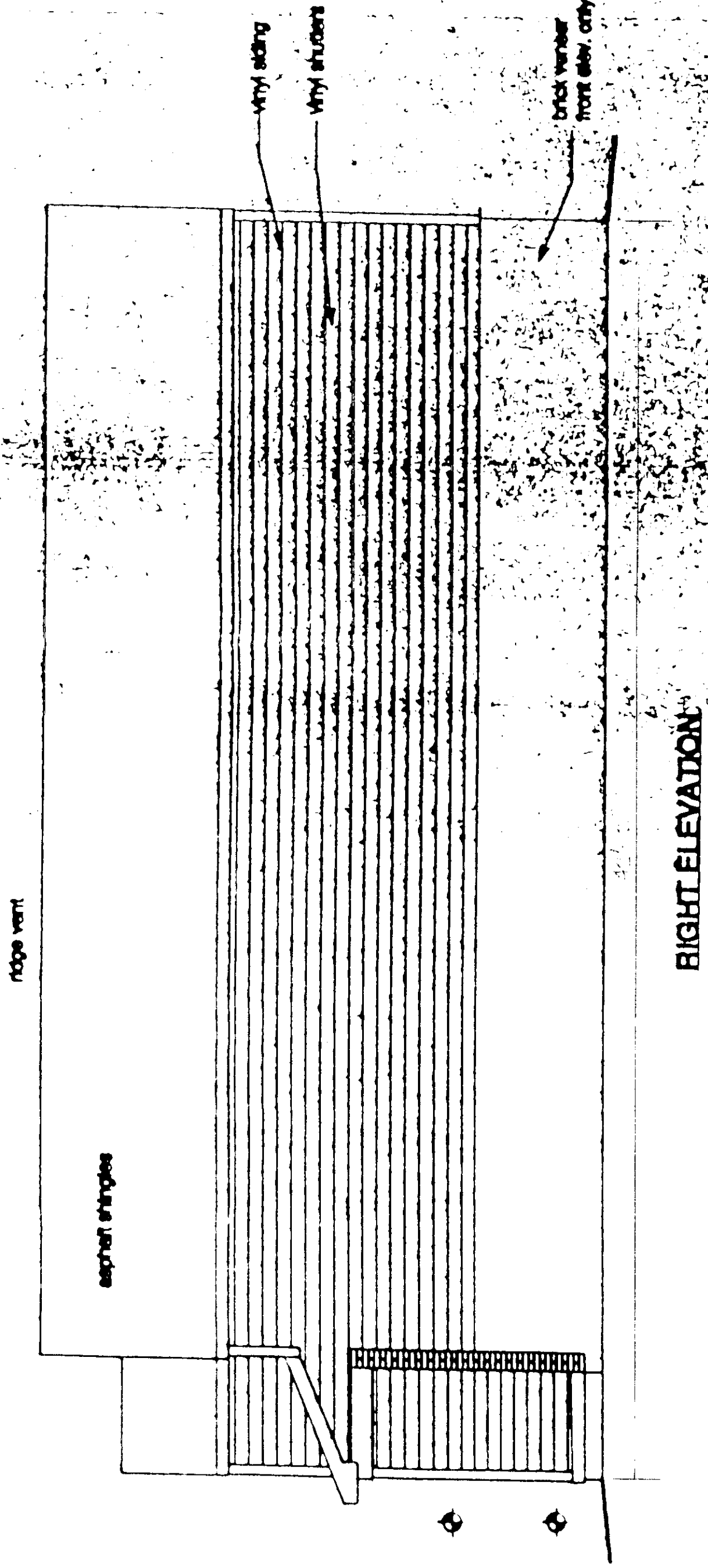
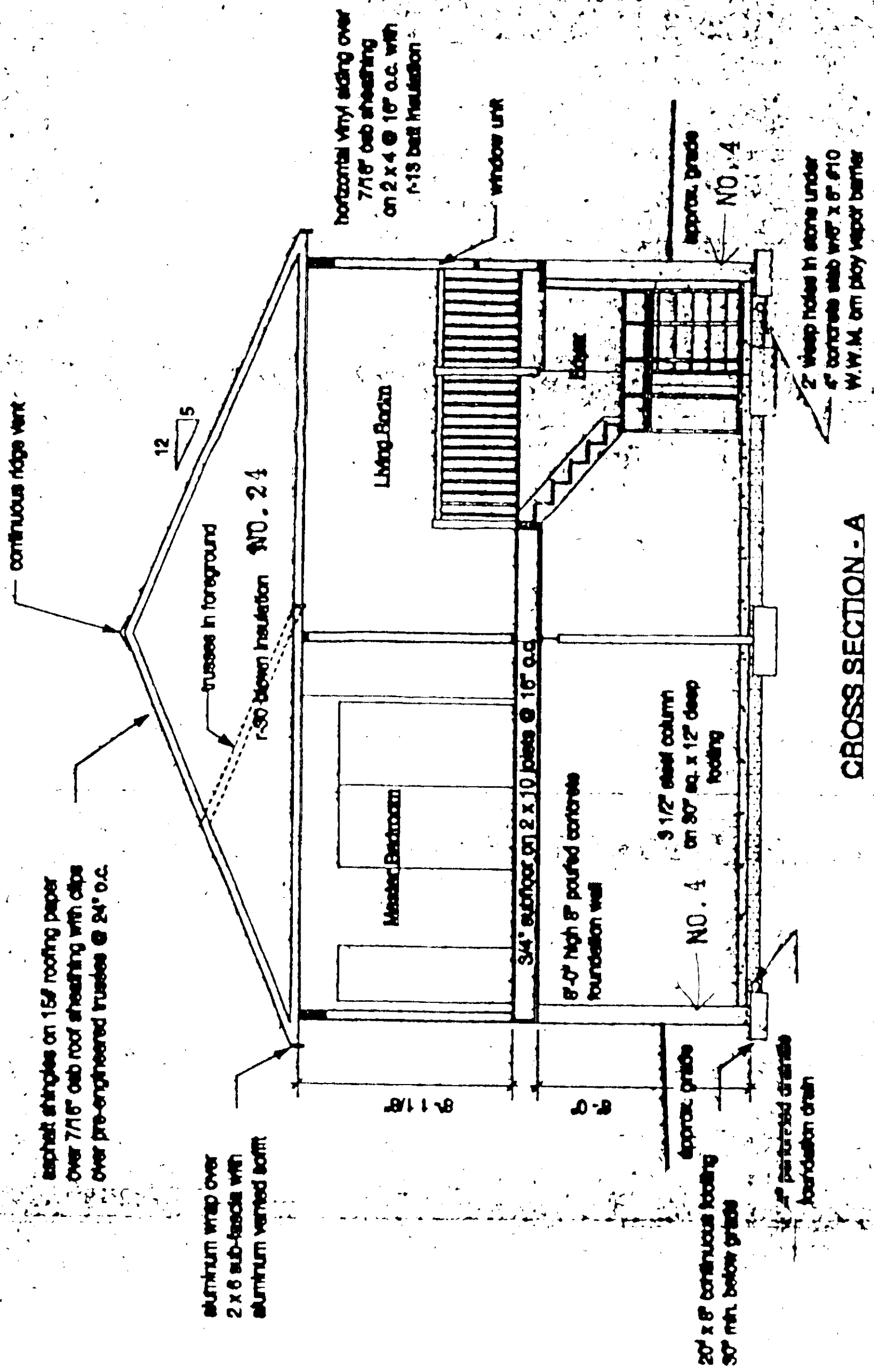
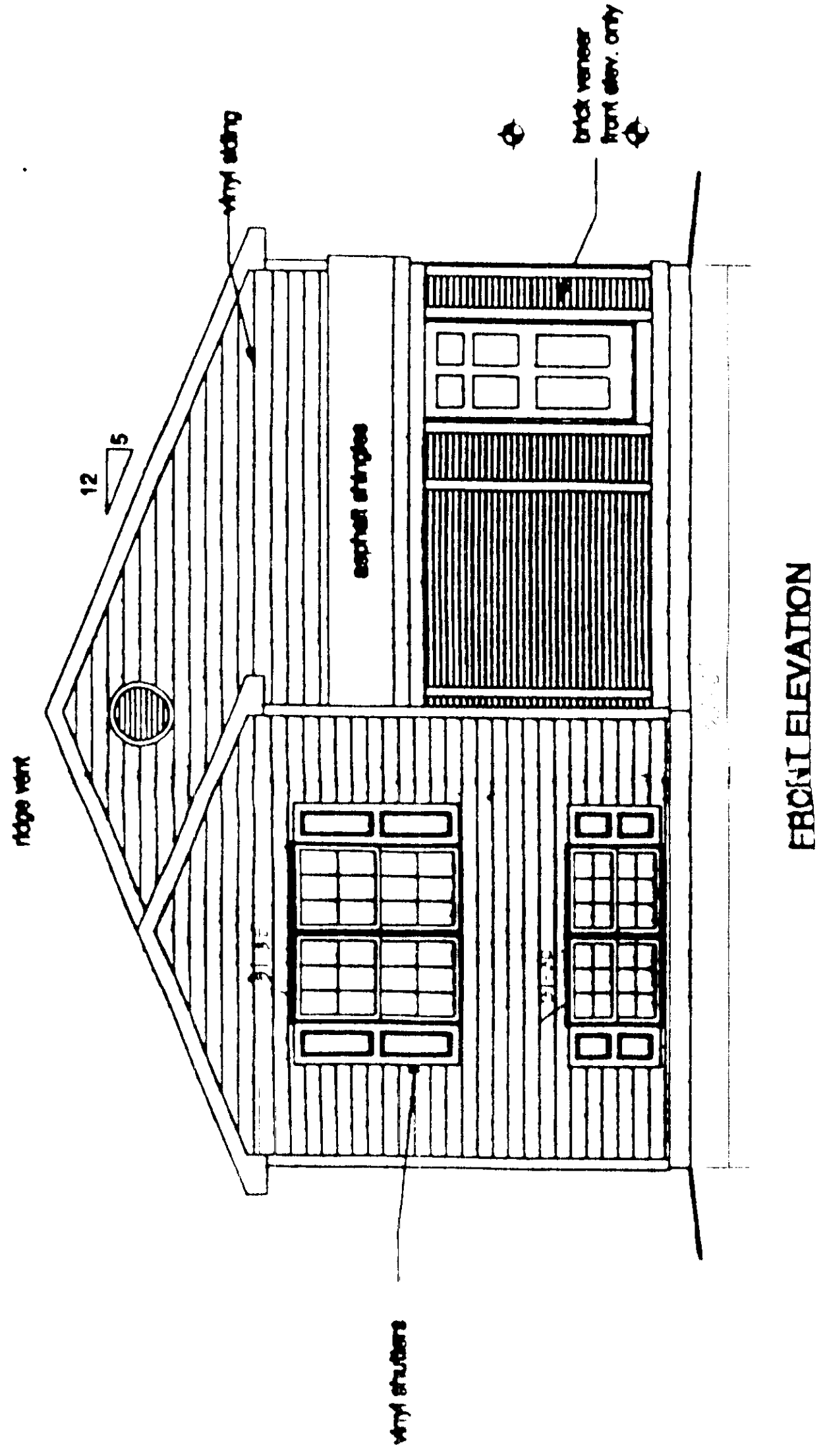
PET. EX. 1

ZONING OFFICE USE ONLY
REV. BY: ITEM #:

CASE #:

MMH DEVELOPMENT
ENGINEERS, INC.
200 E. JOPPA ROAD
ROOM 101
TOWSON, MD 21286
(410) 828-9060

155 10-155-A



Carpentry Unlimited Inc.
2842 Gable-front split foyer

Scale
1/4" = 1'0"

Sheet

13 AUG 97

00-155-A