

IN RE: PETITION FOR VARIANCE  
S/S Townsend Road, 850' NW  
Centerline Mace Avenue  
15<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
(343 Townsend Road)

Mark Fuchslager  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-156-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 subject property is located at 343 Townsend Road in the Essex area of Baltimore County and is zoned D.R.5.5. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a lot width of 50 ft. in lieu of the required 55 ft. and to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft. In addition, the Petitioner is requesting approval of an undersized lot per Section 304 of the Baltimore County Zoning Regulations. 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 Moskunas, 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 an unimproved lot comprising a front width of 50 ft. and a depth of 200 ft. The subject property is located at 343 Townsend Road. It is also known as Lot No. 19 of the subdivision known as Back River Highlands. Mr. Fuchslager is interested in constructing a new single family dwelling on the subject property. In order to proceed with the construction of a new home on the property, a variance request is necessary. Mr. Fuchslager indicated that he has

DATE 12/2/99  
BY [Signature]  
CITY OF BALTIMORE

talked with the neighbors in the area about his plans to construct a dwelling on the property. All the neighbors support him in his request to build this new house and are happy to see a new home coming to the community. Furthermore, all of the homes located along Townsend Road are constructed on lots that are 50 ft. wide, which was the standard lot width at the time this subdivision was approved.

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.

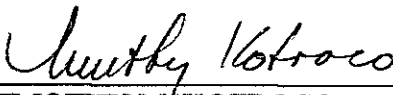
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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 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 2<sup>nd</sup> 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 allow a lot width of 50 ft. in lieu of the required 55 ft. and to permit a front yard setback of 30 ft. in lieu of the required front yard average of 40 ft., and the request for approval of an undersized lot pursuant to Section 304 of the Baltimore County Zoning Regulations, 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

TMK:raj

COPIES RECEIVED FOR FILING  
Date 12/2/99  
By JP. Johnson



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. 00-156-A  
Property: 343 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](http://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 #343 Townsend Road

which is presently zoned D.R.S.S

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

Telephone No.

Baltimore MD 21221

City

State

Zip Code

## Representative to be Contacted:

M&H DEVELOPMENT % Bernadette  
ENGINEERS, INC. Moskunas

Name 200 E. JOPPA ROAD

ENR.  
410 574-0008

Address ROOM 101

Telephone No.

TOWSON, MD 21286

City (410) 828-9060

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

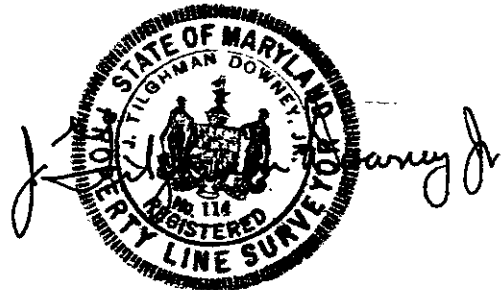
Reviewed By BR

Date 10/18/99

Case No. 00-156-A

*ZONING DESCRIPTION FOR #343 TOWNSEND ROAD*

*Beginning at a point on the south side of Townsend Road which is 50 feet wide at the distance of 850 feet northwest of Mace Avenue which is 50 feet wide. Being Lot #19, 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 #343 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**

00156-A

# 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 HEARINGS

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: #00-156-A

343 Townsend Road

S/S Townsend Road, 850' 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 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/11/674 Nov. 9

C352336

*J. Wilkinson*  
THE JEFFERSONIAN,

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **073223**

**PAID RECEIPT**

DATE 10/18/99 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Fuchslager

FOR: code 010 zoning variance  
& undersized lot

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

*Item #156*

PROCESS ACTUAL TIME  
10/18/1999 10/18/1999 09:29:05  
REG #303 CASHIER PUES FEW DRAWER 3  
Dept 5 528 ZONING VERIFICATION  
Receipt # 102722 OFLN  
CR NO. 073223

Receipt Tot 50.00  
100.00 OK .00 OK  
Baltimore County, Maryland

**CASHIER'S VALIDATION**



CERTIFICATE OF POSTING

RE: CASE # 00-156-A  
PETITIONER/DEVELOPER  
[Mark Fuchslager]  
DATE OF Hearing  
[Dec. 1, 1999]

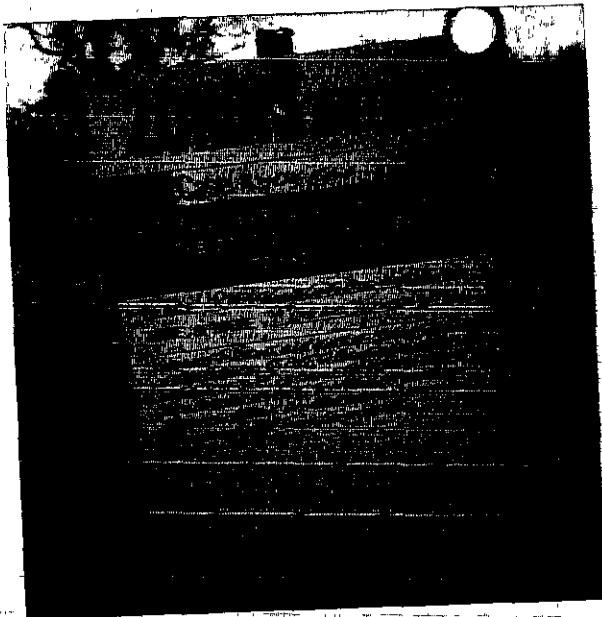
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

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  
343 Townsend Road Baltimore, Maryland 21221\_\_

The sign[s] were posted on\_\_ 11-15-99 \_\_  
[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]

**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: 00-156-A  
Petitioner: Mark Fuchslager  
Address or Location: #343 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  
343 Townsend Road, S/S Townsend Rd,  
850' 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. 00-156-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 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*

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: 00-156-A  
343 Townsend Road  
S/S Townsend Road, 850' 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: 00-156-A

343 Townsend Road

S/S Townsend Road, 850' 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:

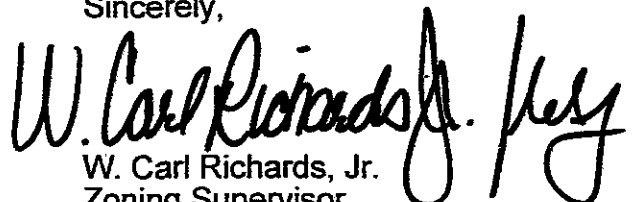
RE: 00-156-A , 343 Townsend Road

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

FROM: *RWB* 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

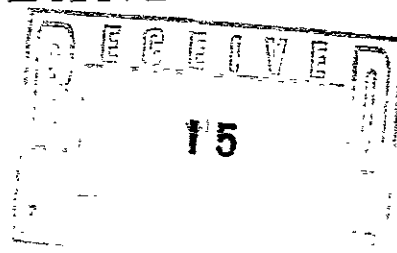
cc: File

ZAC11089.NOC

Jim 12/1

# 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:

A handwritten signature in dark ink, appearing to read "Jeffrey W. Long", is written over a solid horizontal line. The signature is fluid and cursive.

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 # 00-156-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.

(410) 828-9060

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ M&H Development Eng. Inc. 200 E. Joppa Road Room 101 Towson MD 21286  
Print Name of Applicant Address Telephone Number

☐ Lot Address #343 Townsend Road Election District 15 Council District 5 Square Feet 20,000

Lot Location: N E W / side / corner of Townsend Road 850 feet from N E W corner of Mace Avenue  
(street) (street)

Land Owner William Viola Griffin Tax Account Number 1507581340

Address 344 Montrose 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)                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Permit Application                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Site Plan                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Property (3 copies)                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Topo Map (available in Rm 206 C.O.B.) (2 copies)<br>(please label site clearly) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Building Elevation Drawings                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Photographs (please label all photos clearly)                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Adjoining Buildings                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Surrounding Neighborhood                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Residential Processing Fee Paid  
Codes 030 & 080 (\$35)  
Accepted by SR  
ZAM  
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:

## DEPARTMENT OF PERMITS &amp; 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 \_\_\_\_\_

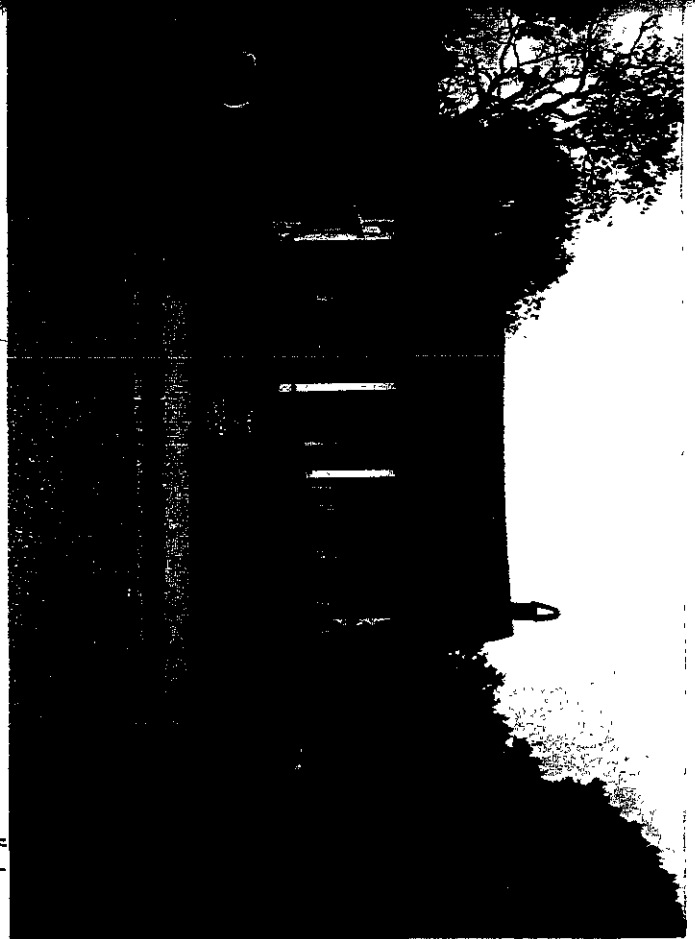
Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

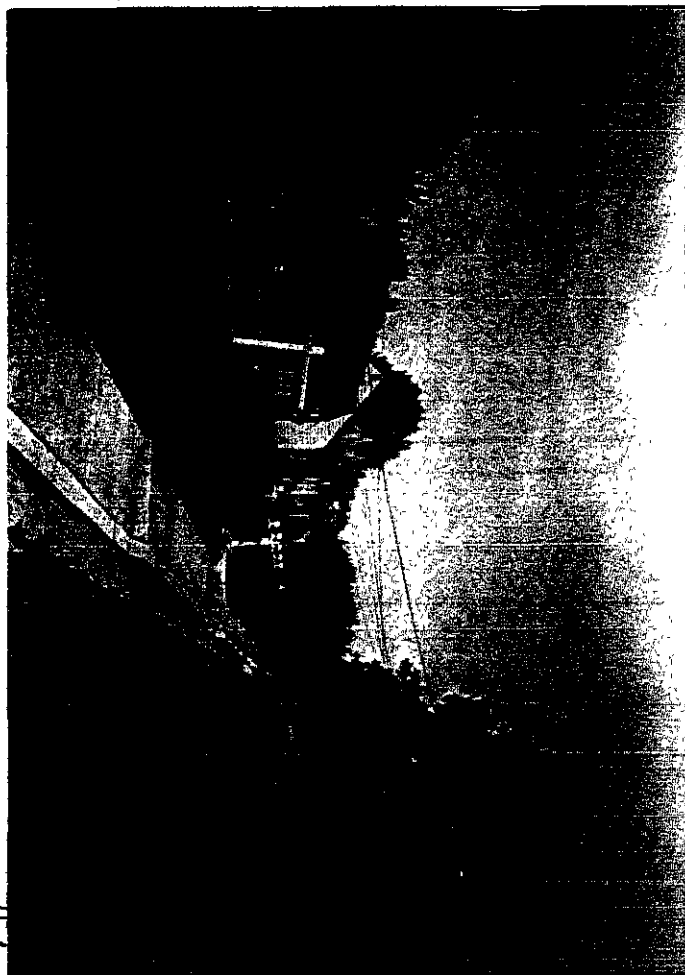
Number of Signs: \_\_\_\_\_



#3



#1



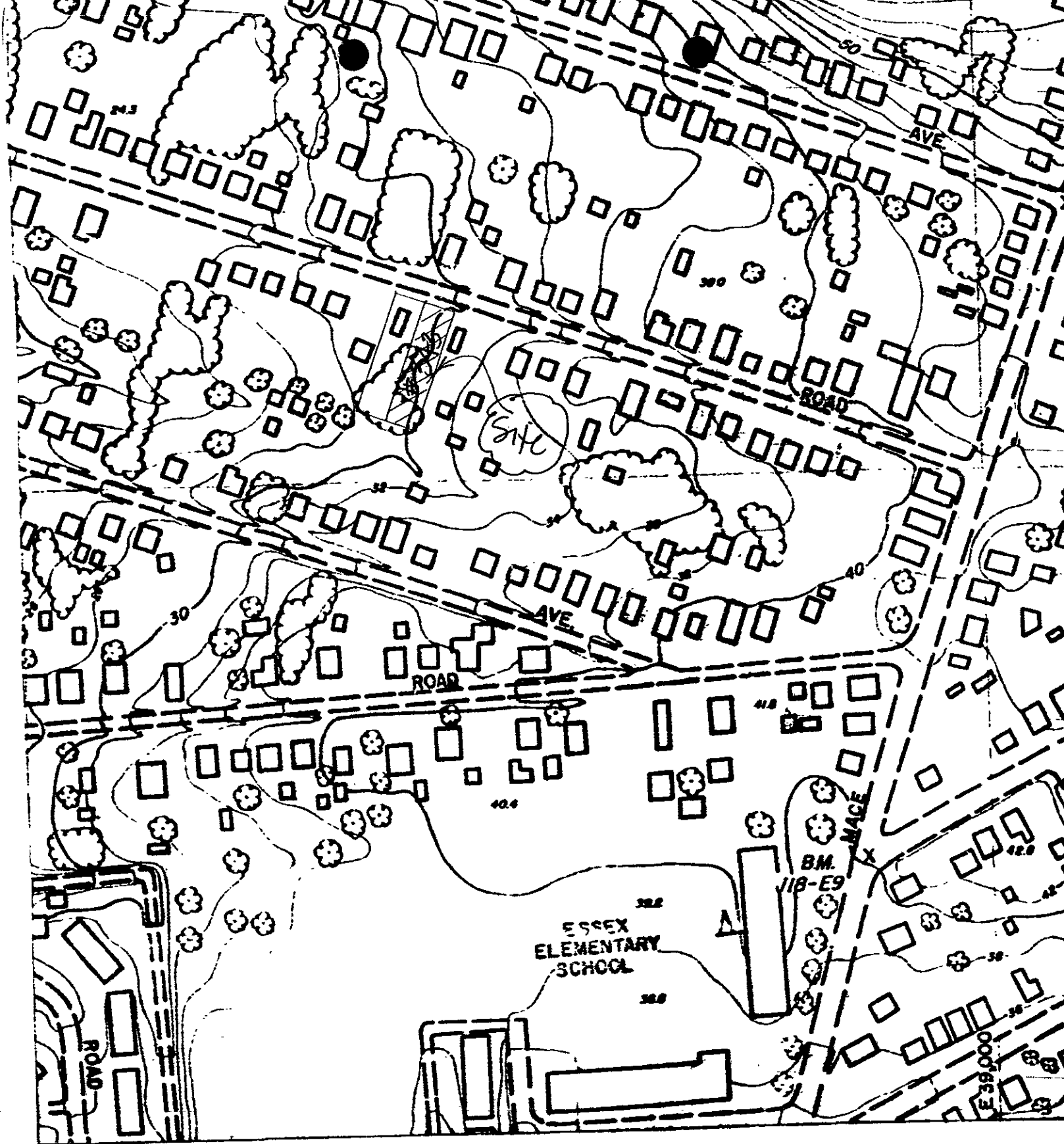
#4



#2

#343 Townsend Road

#156



Topography Map:  
 Scale: 1" = 200'  
 #343 Townsend Road  
 Undersize lot application

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

00156-A

97-112-A &  
97-113-A

SLWATER

NICHOLSON

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

TOWNSEND

SITE #1

SITE #2

D.R. 5.5

97-268-A

RO

DR

POPULAR

RIVERSIDE

ESSEX  
ELEMENTARY  
SCHOOL

D.R. 10.5

DO 156-A

ROAD

ROAD



Baltimore County Zoning Commissioner  
Office of Planning  
Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204

*Photographs*  
*#00-156-A*



