

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Rosehill Court, 625' S of  
c/1 Klausmier Road  
11th Election District  
5th Councilmanic District  
(34 Rosehill Court)

William F. & Mary Kay Oberle  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-265-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by William F. & Mary Kay Oberle, property owners, for that property known as 34 Rosehill Court in the Perry Hall area of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.B, 301, V.B.5.a and V.B.5.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing dwelling with an addition to have a window to tract boundary setback of 21.5 ft. and a building to tract boundary setback of 20 ft. in lieu of the required 35 ft. and 30 ft. respectively and to have an open projection (deck) to have a setback of 18 ft. in lieu of the required 26.25 ft. and to amend the final development plan. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 1/21/2000  
By J. J. 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.

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 21<sup>st</sup> day of January, 2000, that a variance from Sections 1B02.3.B, 301, V.B.5.a and V.B.5.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing dwelling with an addition to have a window to tract boundary setback of 21.5 ft. and a building to tract boundary setback of 20 ft. in lieu of the required 35 ft. and 30 ft. respectively and to have an open projection (deck) to have a setback of 18 ft. in lieu of the required 26.25 ft. and to amend the final development plan, be and is hereby GRANTED, subject, however, to the following restriction which is 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.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

DATE 1/21/2000  
BY [Signature]



Baltimore County  
Zoning Commissioner

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

January 21, 2000

Mr. & Mrs. William F. Oberle, III  
34 Rosehill Court  
Baltimore, Maryland 21236

Re: Petition for Administrative Variance  
Case No. 00-265-A  
Property: 34 Rosehill Court

Dear Mr. & Mrs. Oberle:

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 Department of Permits and Development Management. 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](http://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 34 Roschell Ct.  
which is presently zoned DR5.5

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) 1B02.3.B, 301, V.B.5.2, V.B.5.6

TO ALLOW AN EXISTING DWELLING WITH AN ADDITION TO HAVE A WINDOW TO TRACT BOUNDARY SETBACK OF 21.5 AND A BUILDING TO TRACT BOUNDARY SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 35 FEET AND 30 FEET RESPECTIVELY AND TO HAVE AN OPEN PROJECTION (DECK) TO HAVE A SETBACK OF 18' IN LIEU OF THE REQUIRED 26.25 FEET, AND TO AMEND THE F.D.P.

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):

William F. Oberle III  
Name - Type or Print \_\_\_\_\_  
William F. Oberle III  
Signature \_\_\_\_\_  
MARY KAY OBERLE  
Name - Type or Print \_\_\_\_\_  
Mary Kay Oberle  
Signature \_\_\_\_\_  
34 Roschell Ct. (40) 529-9329  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore, MD 21236  
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. 00-265-A

Reviewed By CTM Date 12/2/99

R20 9/15/98

Estimated Posting Date 1/2/2000

# Affidavit in Support of Administrative Variance

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

34 Roschill Ct.  
Address

Baltimore  
City

MD  
State

21236  
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):

- ① Unusual property line, back property lines are at an angle, making the property different from surrounding properties.
- ② Potential of parent care with parent residing in home.
- ③ Room addition will replace existing deck.

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.

William F. Oberle III  
Signature

William F. Oberle III  
Name - Type or Print

Mary Kay Oberle  
Signature

MARY KAY OBERLE  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3<sup>rd</sup> day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Oberle III + Mary Kay Oberle

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

12-3-99  
Date

Brinda Rust  
Notary Public

My Commission Expires Sept. 14, 2002

# Affidavit in Support of Administrative Variance

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

34 Roschell Ct.

Address

Baltimore  
City

MD  
State

21236  
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):

- ① Unusual property line, back property lines are at an angle, making the property different from surrounding properties
- ② Potential of parent care with parent residing in house.
- ③ Room addition will replace existing deck.

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.

William F. Oberle III  
Signature

William F. Oberle III  
Name - Type or Print

Mary Kay Oberle  
Signature

MARY KAY OBERLE  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Oberle III & Mary Kay Oberle  
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

12-3-99  
Date

Arada Rust  
Notary Public

My Commission Expires Sept. 14, 2002



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 34 Roschill Ct.  
which is presently zoned DRS-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.B, V.B.5.a, V.B.5.b, 301,

- \* TO ALLOW AN EXISTING DWELLING WITH AN ADDITION TO HAVE A WINDOW TO TRACT BOUNDARY SETBACK OF 21.5 FEET AND BUILDING TO TRACT BOUNDARY SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 35 FEET AND 30 FEET RESPECTIVELY AND TO HAVE AN OPEN PROJECTION (DECK) TO HAVE A SETBACK OF 18' IN LIEU OF THE REQUIRED 26.25 FEET. AND TO AMEND THE F.D.P.

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):

William F. Oberle III  
Name - Type or Print \_\_\_\_\_  
William F. Oberle III  
Signature \_\_\_\_\_  
MARY KAY OBERLE  
Name - Type or Print \_\_\_\_\_  
Mary Kay Oberle  
Signature \_\_\_\_\_

34 Roschill Ct.  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Balto. MD 410 529 4344  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

(w) 410 278 6200  
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. 00-265-A

REN 9/15/98

Reviewed By LTN Date 12/20/99

Estimated Posting Date 1/2/2000

**ZONING DESCRIPTION FOR 34 ROSEHILL COURT**

Beginning at a point on the East side of Rosehill Court which is <sup>50</sup>~~60~~ Feet wide at the distance of 625 Feet South of the centerline of the nearest improved intersecting street Klausmier Road which is 40 Feet wide. Being Lot # 16 as recorded in Baltimore County Plat Book # 54, Folio # 14, containing 1,849 square feet. Also known as 34 Rosehill Court and located in the 11th Election District, 5th Councilmanic District.

00-265-A

# 265

71

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 076680

DATE 12/20/99 ACCOUNT 2001 0150

AMOUNT \$ 111.00

RECEIVED FROM: MIDSITE CONSTRUCTION

FOR: 711 COPIES, 010 VARIANCE

640 ADMIN PDP

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTION TIME  
12/21/1999 12/20/1999 15:42:02  
M/G 0002 CASHIER DOD AND DODMER  
Dept 5 520 ZODING VERIFICATION  
Receipt # 119384  
CR NO. 076680

Receipt Tot 111.00  
111.00 CR 50 GR  
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-265-A  
PETITIONER/DEVELOPER  
(William Oberle III)  
DATE OF Closing  
(Jan 17, 2000)

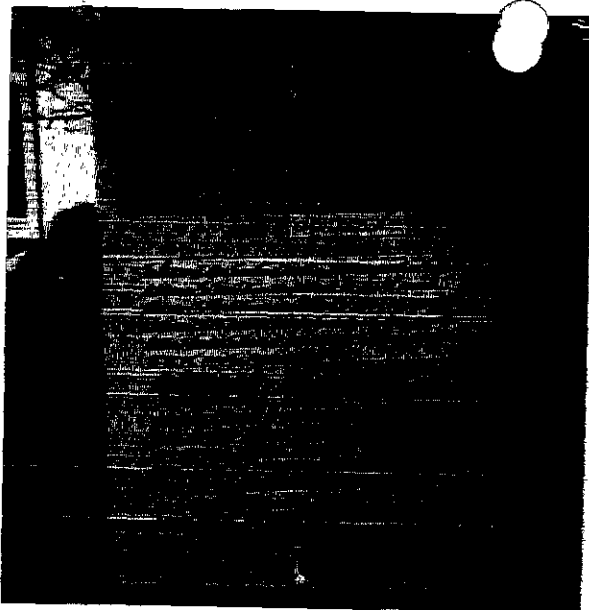
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

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  
34 Rosehill Court Baltimore, Maryland 21236

The sign(s) were posted on 12-30-99  
(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- 265 -A Address 34 ROSEHILL CT  
Contact Person: LLOYD MOXLEY Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 12/20/99 Posting Date: 1/2/2000 Closing Date: 1/17/2000

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 265 -A Address 34 ROSEHILL CT  
Petitioner's Name WILLIAM F OBERLE III Telephone 410 529 4329  
Posting Date: 1/2/2000 Closing Date: 1/17/2000  
Wording for Sign: To Permit AN EXISTING DWELLING WITH AN ADDITION TO  
HAVE A WINDOW TO TRACT BOUNDARY SETBACK OF 21.5 FEET AND  
A BUILDING TO TRACT BOUNDARY SETBACK OF 20 FEET IN LIEU OF THE REQUIRE  
35 FEET AND 30 FEET RESPECTIVELY AND TO HAVE AN OPEN PROJECTION (DECK)  
TO HAVE A SETBACK OF 18 FEET IN LIEU OF THE REQUIRED  
26.25 FEET . AND TO AMEND THE F.D.P.

I HAVE RECEIVED SIGN POSTERS INFO

**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.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: 00-265-A

Petitioner: MR & MRS BILL OBERLE

Address or Location: 34 ROSEHILL COURT  
Baltimore, MD 21236

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: MR & MRS BILL OBERLE

Address: 34 ROSEHILL COURT  
Baltimore, MD 21236

Telephone Number: (410) ~~256~~ 529-4329



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

January 14, 2000

Mr. & Mrs. William F. Oberle, III  
34 Rosehill Court  
Baltimore MD 21236

Dear Mr. & Mrs. Oberle, III:

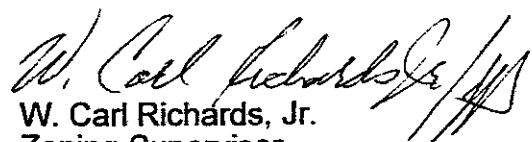
RE: Case Number 00-265-A , 34 Rosehill Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 1999.

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:ggs

Enclosures



*Closing 1/17/00*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 20, 2000

RECEIVED JAN 24 2000

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

SUBJECT: Zoning Advisory Committee Meeting  
for January 17, 2000  
Item No. 265

The Bureau of Development Plans Review has reviewed the subject zoning item.

No Plan

RWB:HJO:cab

cc: File

ZAC01170.265

AV  
1/17

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**Date:** January 12, 2000

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

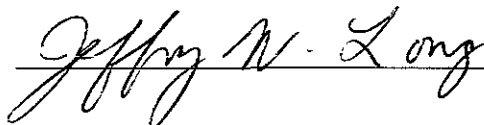
**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 265 and 267

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: 1.6.00

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

RE: Baltimore County

Item No. 265 LTM

RECEIVED JAN 10 2000

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., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

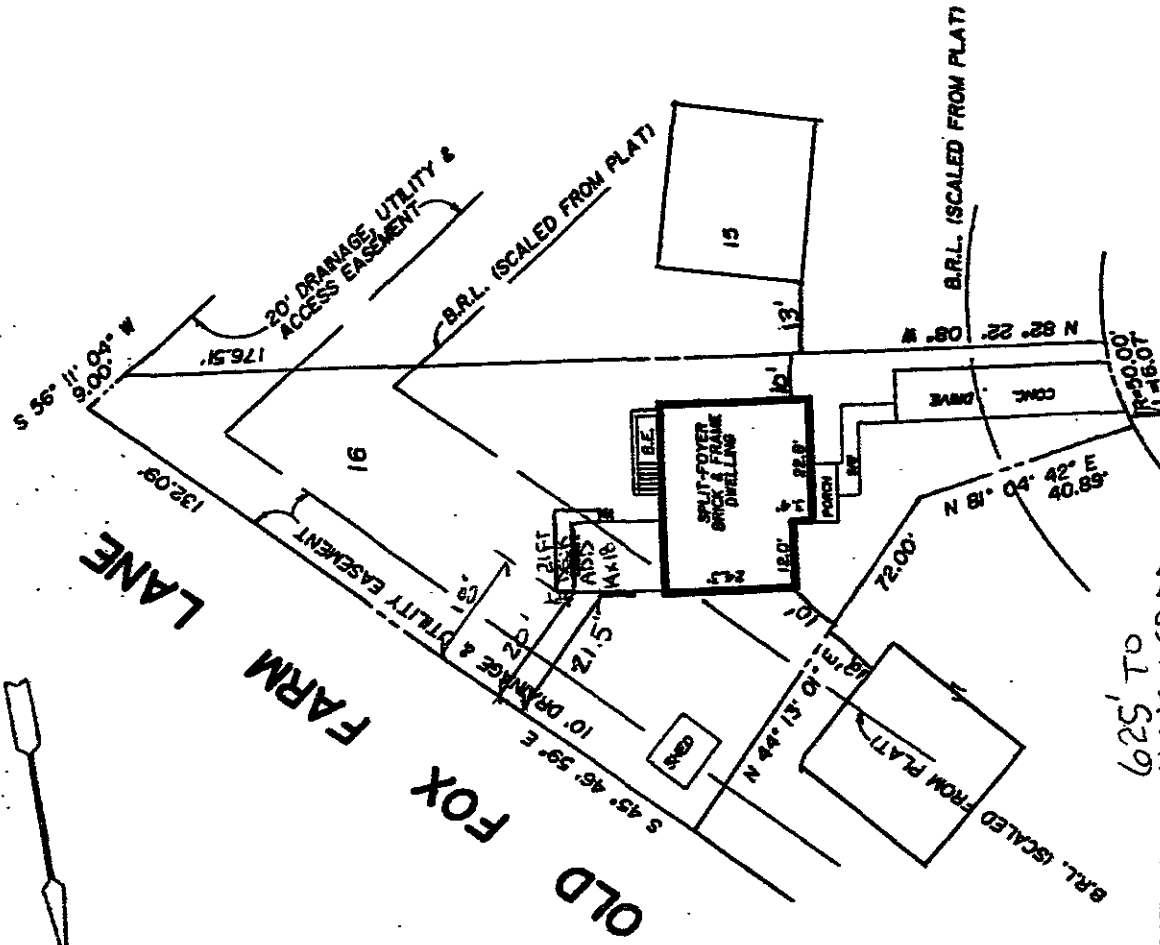
PROPERTY ADDRESS: 34 ROSEHILL COURT

Subdivision name: DAWNDALE WEST

(plat book # 5A, folio # 1A, lot # 16, section # 16)

OWNER: MR & MRS BILL OBERLE

00-265-A



PET. EX. #1

LOCATION MAP

LOCATION INFORMATION

Election District: 11th

Councilmanic District: 5th

1"-200' scale map: NE 116

Zoning: DR 5.5

Lot size: 1802 square feet

SEWER: ☒ WATER: ☒ Chesapeake Bay Critical Area: ☒ Prior Zoning Hearings: NONE

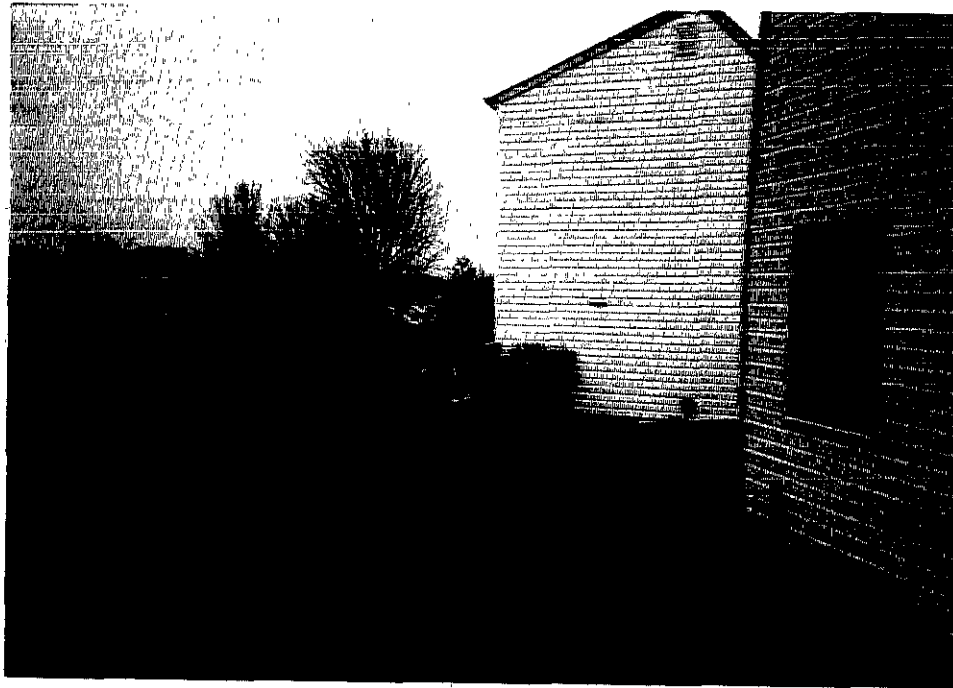
Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 265 CASE #: 00-265

prepared by: LANDTECH date: 12-7-99

Scale of Drawing: 1" = 30'





**00-265-A**

PICTURE OF HOUSE TO THE LEFT.  
PICTURE WAS TAKEN IN APPROX. AREA  
OF ONLY DOOR (DAYLIGHT) ON THE LEFT  
SIDE OF ADDITION. NO WINDOWS ON  
LEFT SIDE OF ADDITION.

#265



**00-265-A**

PICTURE OF HOUSE ON RIGHT SIDE.  
PICTURE WAS TAKEN IN APPROX. AREA OF  
ONLY WINDOWS (DAYLIGHT) ON RIGHT SIDE  
OF ADDITION.

#265



PICTURE OF EXISTING DECK.  
DECK TO BE REMOVED AND  
ADDITION TO BE BUILT IN PLACE  
OF DECK

#205

OLD FOX FARM LANE



00-265-A

OLD FOX FARM LANE



#205



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

| SCALE                                        | LOCATION   | SHEET      |
|----------------------------------------------|------------|------------|
| 1" = 200' ±                                  | PERRY HALL | NE<br>II-G |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1966 |            |            |