IN RE: PETITION FOR ADMIN. VARIANCE N/S of Dixie Drive, 104.81' W centerline of Alabama Road 9th Election District 4th Councilmanic District (328 Dixie Drive) Robert N. and Lillian S. McQuay Petitioners	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 00-351-A

* * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Robert and Lillian McQuay, property owners, for that property known as 328 Dixie Drive in the Towson area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a rear yard setback of as close as 2 ft. and a side yard setback of 3 ft. for a proposed one-story addition in lieu of the required 30 ft. and 10 ft. respectively. 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 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 21st day of March, 2000, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a rear yard setback of as close as 2 ft. and a side yard setback of 3 ft. for a proposed one-story addition in lieu of the required 30 ft. and 10 ft. respectively, 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 3/21/2000
By R. Jamison

Baltimore County
Zoning Commissioner

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

March 22, 2000

Mr. & Mrs. Robert N. McQuay
328 Dixie Drive
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-351-A
Property: 328 Dixie Drive

Dear Mr. & Mrs. McQuay:

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,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 328 Dixie Drive, Towson, MD 21204

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) 1B02.3.C.1 BCZR.

TO PERMIT A REAR SETBACK OF AS CLOSE AS 2FT. AND A SIDE SETBACK 3FT. FOR A PROPOSED 1STORY ADDITION IN LIEU OF THE REQUIRED 30FT. AND 10.FT. RESPECTIVELY.

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):

Robert N. McQuay
Name - Type or Print
Robert N McQuay
Signature

Lillian S. McQuay
Name - Type or Print
Lillian S. McQuay
Signature

328 Dixie Drive — 410-828-6097
Address — Telephone No.

Towson — Maryland — 21204
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

ORDER RECEIVED FOR FILING
Date 3/21/2000

CASE NO. 00-351-A

Reviewed By MK Date 2/24/00

Estimated Posting Date 3/5/00

RZV 9/15/98

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

Address		
328 Dixie Drive		
Towson	Maryland	21204
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):

To provide for additional living space on first floor for advancing age of home owners, as well as for an aged parent.

SEE ATTACHED

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.

Robert N McQuay	Lillian S. McQuay
Signature	Signature
Robert N. McQuay	Lillian S. McQuay
Name - Type or Print	Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this x22 day of xFebruary, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

xRobert McQuay & xLillian McQuay

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

February 25, 2000
Date

Ronald B Schwartz
Notary Public

My Commission Expires June 02, 2002

RZV 09/15/98

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

Address		
328 Dixie Drive		
Towson	Maryland	21204
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):

To provide for additional living space on first floor for advancing age of home owners, as well as for an aged parent.

SEE ATTACHED

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.

Robert N McQuay	Lillian S. McQuay
Signature	Signature
Robert N. McQuay	Lillian S. McQuay
Name - Type or Print	Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert McQuay & Lillian McQuay

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

February 15, 2000
Date

Ronald B. Schwartz
Notary Public

My Commission Expires June 02, 2002

RZU 09/15/98

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 328 Dixie Drive, Towson, MD 21204

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) 1B02.3.C.1 B.C.Z.R. to permit a rear setback of as close as 2 feet and a side setback of 3 feet for a proposed 1 story addition in lieu of the required 30 feet and 10 feet, respectively.

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):

Robert N. McQuay
Name - Type or Print
Robert N McQuay
Signature

Lillian S. McQuay
Name - Type or Print
Lillian S. McQuay
Signature

328 Dixie Drive — 410-828-6097
Address — Telephone No.

Towson — Maryland — 21204
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. 00-351-A

Reviewed By MTL Date 2/24/00

Estimated Posting Date 3/5/00

REV 9/15/98

AFFIDAVIT (continued)

hardship and practical difficultly.....

In addition to the physical hardships previously noted there is a problem with Mrs. McQuay's knees making negotiation of the stairway to the second floor very difficult.

There are also some practical difficulties with the condition of Lot 11. The unusual shape of the lot affords no set back space without a variance. There is no buildable areas on the South and West (Garage) sides of the property and the North side is prone to flooding.

Zoning Description

ZONING DESCRIPTION FOR 328 Dixie Drive.

Beginning at a point on the North side of Dixie Drive which is 50 feet wide at distance of 104.81 feet West of the centerline of the nearest improved intersecting street Alabama Road which is 50 feet wide. Being Lot # 11, Block N/A, Section # 6 in the subdivision of Southland Hills as recorded in Baltimore County Plat Book # 12, Folio # 30, containing 1,875 square feet. Also known as 328 Dixie Drive, and located in the ~~4th~~ 9 Election District, ~~9th~~ 4 Councilmanic District.

00-351-A

Item # 351

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076742

DATE 2/19/00 ACCOUNT 001-6150

AMOUNT $ 50.

RECEIVED FROM: Robert A. Hoan McGuy

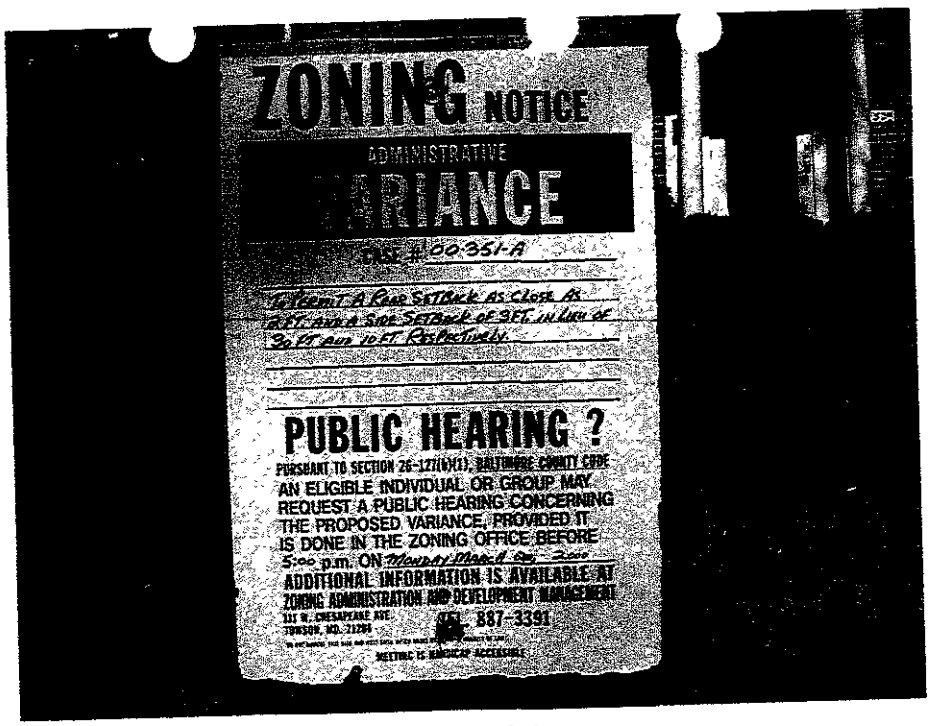
FOR: Occ - Rev Vac — 338 Dixie Drive

00-351-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTION TIME
02/07/2000 02/24/2000 [illegible]
[illegible]
Rec'd [illegible]
Receipt # 152400 Acct
CR Amt. 076742
Rec'd for [illegible]
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



328 Dixie Drive

CERTIFICATE OF POSTING

RE: CASE # 00-351-A
PETITIONER/DEVELOPER
(Robert N. McQuay)
DATE OF Closing
(3-20-00)

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 SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

328 Dixie Drive Baltimore, Maryland 21204_____

_____

THE SIGN(S) WERE POSTED ON_____ 3-3-00 _____
(MONTH, DAY,YEAR)

SINCERELY,

Thomas P. Ogle Sr 3/3/00
(SIGNATURE OF SIGN POSTER & DATE)

_____THOMAS P. OGLE SR._____

_____325 NICHOLSON ROAD_____

_____BALTIMORE, MARYLAND 21221____

_____410-687-8405_____
(TELEPHONE NUMBER)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00-351 -A Address 328 Dixie Drive

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/24/00 **Posting Date:** 3/5/00 **Closing Date:** 3/20/00

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 00-351 -A Address 328 Dixie Drive

Petitioner's Name Robert N. McQuay Telephone 410-828-6097

Posting Date: 3/5/00 **Closing Date:** 3/20/00

Wording for Sign: To Permit a rear setback as close as 2 ft and a side setback of 3 ft in lieu of 30 ft and 10 ft respectively.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner Shannon-Baum Signs, Inc. 105 Competitive Goals Drive Eldersburg, MD 21784	Telephone: Toll Free: Fax:	410-781-4000 800-368-2295 410-781-4673
Richard Hoffman 904 Dellwood Drive Fallston, MD 21047	Telephone:	410-879-3122
Garland E. Moore 3225 Ryerson Circle Baltimore, MD 21227	Telephone: Mobile:	410-242-4263 410-382-4470
Tom Ogle 325 Nicholson Road Baltimore, MD 21221	Telephone: Mobile: Fax:	410-687-8405 410-262-8163 410-687-4381
Patrick M. O'Keefe, Sr. 523 Penny Lane Hunt Valley, MD 21030	Telephone: Cell: Fax:	410-666-5366 410-905-8571 410-628-2574 410-882-2469
Linda M. Jones Daft-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, MD 21286	Telephone: Fax:	410-296-3333 410-296-4705
Staff Sergeant Robert A. Black 1508 Leslie Road Dundalk, MD 21222	Telephone: Cell: Pager: Work:	410-282-7940 410-499-7940 410-373-9662 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR – Revised 11/17/99

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-351-A

Petitioner: Robert N. McQuay

Address or Location: 328 Dixie Drive Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert N. McQuay

Address: 328 Dixie Drive
Towson, Maryland #21204

Telephone Number: (410) 828-6097

Revised 2/20/98 - SCJ

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

March 20, 2000

Mr. & Mrs. Robert N. McQuay
32 Dixie Drive
Towson MD 21204

Dear Mr. & Mrs. McQuay:

RE: Case Number 00-351-A , 328 Dixie Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 24, 2000.

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. /gs

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 21, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 5, 2000

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.

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

348, 349, 351, 352

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley /RBS

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 5, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
348	143 Back River Neck Road
350	Stonegate at Patapsco Johnnycake Road/Old Stone Road
351	328 Dixie Drive
352	105 Oak Drive

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: June 6, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of May 15, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
447	6505 Gardenwick Road
448	321 York Road
449	2416 Ellis Road
451	315 Stonewall Road
452	2001 Bluemont Road
453	10910 Reisterstown Road
456	11341-11347 Holter Road
457	9709 Beaver Dam Road
458	6902 Holabird Avenue
459	143 Carolstowne Road

AV
3/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: March 8, 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): 330, 336, 342, and 351
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: Jeffrey W. Long

AFK/JL

C:\JEFF_L\330.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3·6·00

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

RE: Baltimore County
Item No. 351 MTK

RECEIVED MAR 0 7 2000

Dear. Ms. Jackson:

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,

L. J. Gredlein

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

SOUTHLAND HILLS IMPROVEMENT ASSOCIATION, INC.
VINCENT P. NESLINE, PRESIDENT
406 ALABAMA ROAD
TOWSON, MARYLAND 21204
410-821-0873

February 4, 2000

Baltimore County Zoning Review
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Robert and Lillian McQuay
328 Dixie Drive
Towson, MD 21204

Dear Zoning Review:

I am the president of the Southland Hills Improvement Association, Inc The Association represents the homeowners of Southland Hills, which is a community of single family homes and townhouses located in Towson. Robert and Lillian McQuay's residence is within Southland Hills.

This letter is to acknowledge our awareness that the McQuays plan to enclose the existing patio area attached to the east side of their home. The Association feels that this will be a welcome improvement to our neighborhood. We are happy to report that similar improvements have recently been made in this area of Towson.

There fore, we recommend that an Administrative Variance be granted in this case.

Very truly yours,

Vincent P. Nesline

Vincent P. Nesline, President
Southland Hills Improvement Association, Inc.

Cc Robert and Lillian McQuay

00-351-A

Item # 351

330 Dixie Drive
Towson, Md 21204
February, 2000

Baltimore County Zoning Review
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Dear Zoning Review:

This letter is to acknowledge our awareness that Robert and Lillian McQuay of 328 Dixie Drive, Towson, MD are planning to enclose the patio area attached to their home adjacent to our property. As their next door neighbor and Vice-President of the Southland Hills Improvement Association, it is our feeling that this will be a welcome addition to the neighborhood. It should be noted that ours, as well as several other homes in this area of West Towson have been improved with similar enclosures.

Therefore, we recommend that an Administrative Variance be granted in this case.

Very Truly Yours,
Cynthia Breiner
Cynthia Breiner

00-351-A
Item # 351

326 Dixie Drive
Towson, MD 21204
January, 2000

Baltimore County Zoning Review
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Dear Zoning Review:

This letter is to acknowledge our awareness that Robert & Lillian McQuay of 328 Dixie Drive, Towson, Maryland are planning to enclose the patio area attached to their home on the East side of their property. As their next door neighbor, it is our feeling that this will be a welcome addition to the neighborhood. It should be noted that recently, several similar additions to homes have been constructed in this area of West Towson.

Therefore, we recommend that an Administrative Variance be granted in this case.

Very Truly Yours,

Paul LePage
Mary K. LePage

Paul & Mary LePage.

00-351-A

Item # 351

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

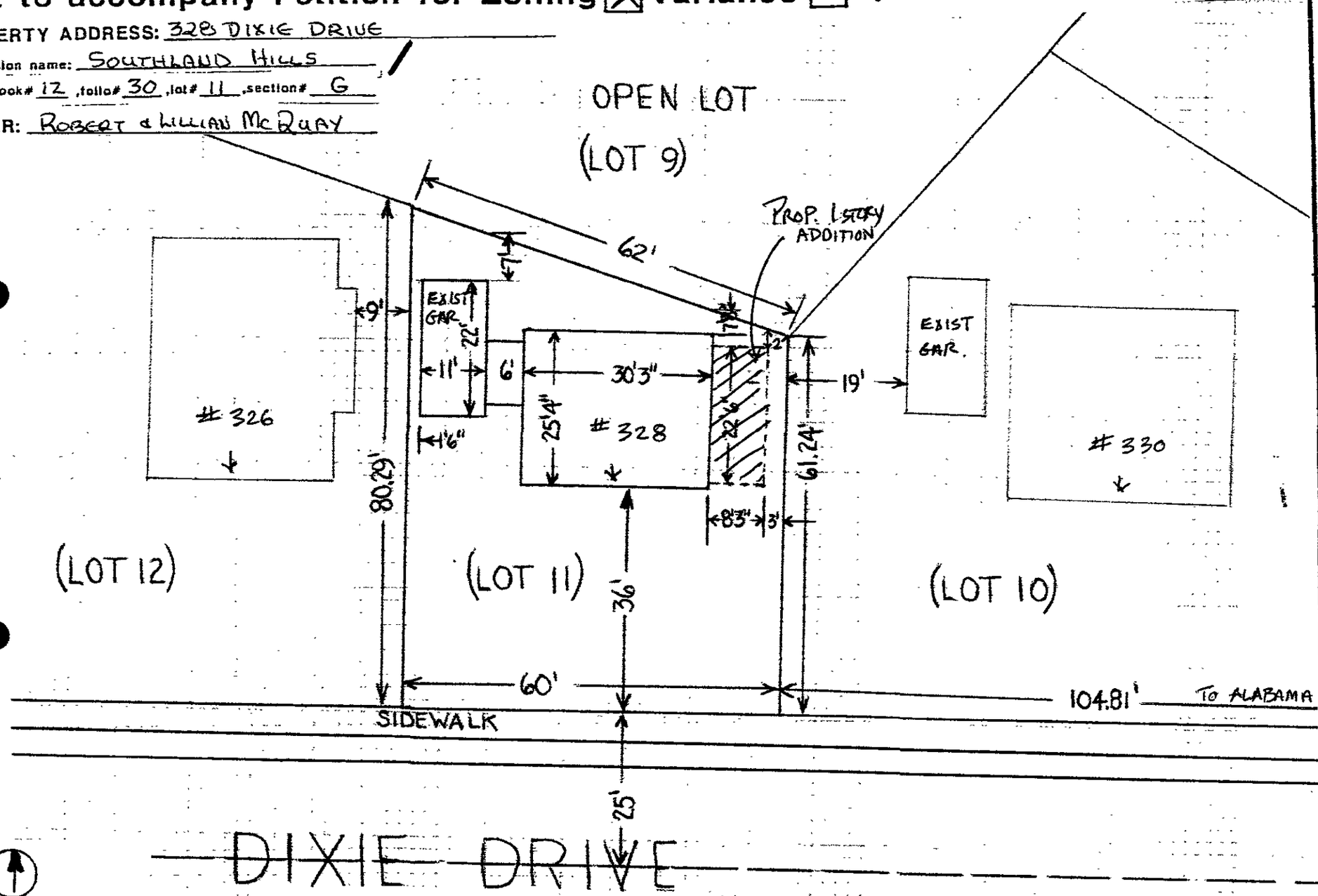
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

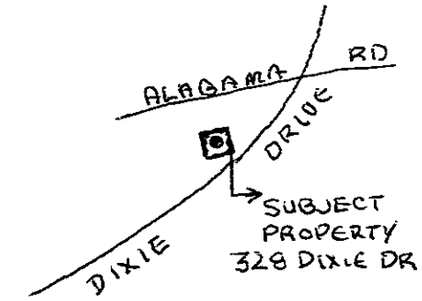
PROPERTY ADDRESS: 328 DIXIE DRIVE

Subdivision name: SOUTHLAND HILLS

plat book# 12 ,folio# 30 ,lot# 11 ,section# G

OWNER: ROBERT & LILLIAN McQUAY





Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 4

Councilmanic District: 9

1"=200' scale map#: NE 10-A

Zoning: D.R. 5.5

Lot size: _____ acreage / 1,875 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
MJK 00	351	00-351-A

SCALE
1"=20'
ZONE 5.5

North

date: 2-15-2000

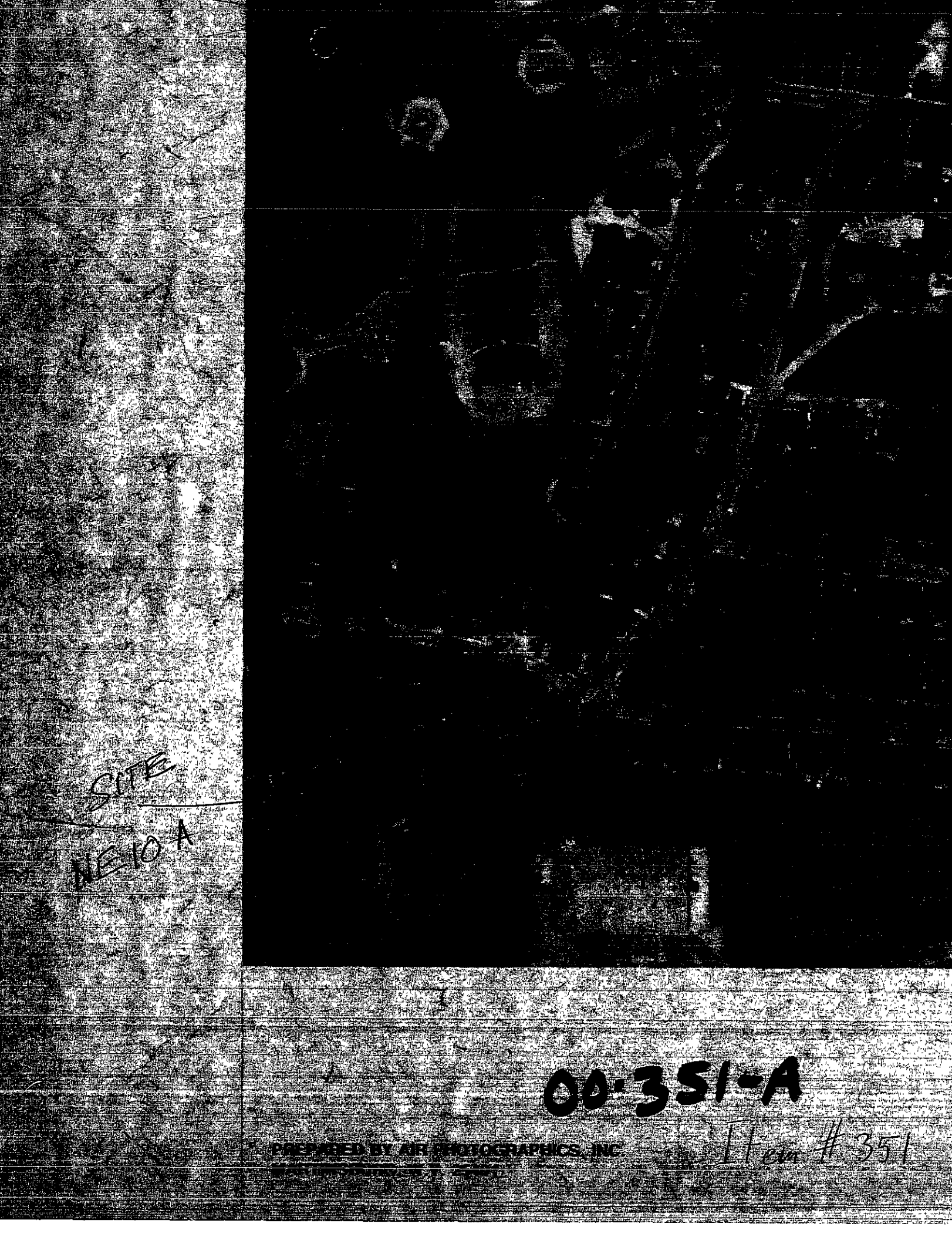
prepared by: ROBERT McQUAY

SECTION OF SOUTHLAND HILLS
FILE 8/56 OR 10/11

Item #351

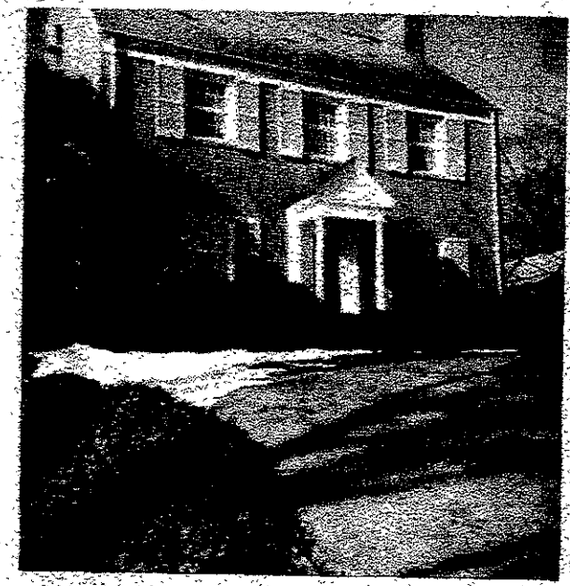
Item # 351

96-351-A


SITE
NE 10 A
00-351-A
PREPARED BY AIR PHOTOGRAPHICS, INC.
Item # 351

1

2



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VIEWS OF LOT #11 (328)

1. Driveway on west side of Lot 11 with view of Lot 12 With existing residence
2. Front of Lot 11 with Existing residence
3. East side of exist. Res. With Patio area to be enclosed
4. East side of Lot 11 With exist patio structure for awning Facing Lt 10 (330) with exist. Garage and Res.
5. Area to be enclosed facing North
6. Area to be enclosed From East side property line
7. Area to be enclosed facing South

Item #351

VIEWS OF LOT 11 (# 328)

1. DRIVEWAY ON WEST SIDE OF "LOT 11" WITH VIEW OF LOT 12 WITH EXISTING RESIDENCE
2. FRONT OF LOT 11 WITH EXISTING RESIDENCE
3. EAST SIDE OF EXISTING RESIDENCE WITH PATIO AREA TO BE ENCLOSED
4. EAST SIDE WITH EXISTING STRUCTURE FOR FOINING OVER PATIO TO BE ENCLOSED FACING LOT 10 (# 330) WITH EXISTING GARAGE AND RESIDENCE
5. PATIO AREA TO BE ENCLOSED FACING NORTH
6. VIEW OF PATIO AREA TO BE ENCLOSED FROM EAST SIDE PROPERTY LINE
7. VIEW OF PATIO AREA TO BE ENCLOSED FACING SOUTH

Item # 351