

IN RE: PETITION FOR VARIANCE
N/S Church Road, 200' E of the c/l
Black Forest Road
(528 Church Road)
4th Election District
3rd Councilmanic District

Malcolm Williams, et ux, Owners;
Wendy Early, Contract Purchaser

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-414-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Malcolm and Betty Williams, and the Contract Purchaser, Wendy Early. In fact, subsequent to the filing of the instant Petition and prior to the hearing, Ms. Early settled on and acquired the property. Variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 23 feet in lieu of the maximum allowed 15 feet for a proposed 25' x 41' garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Wendy Early, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Church Road, just east of Black Forest Road in Reisterstown. The property contains a gross area of 1.14 acres, more or less, zoned R.C.5 and is improved with a single family dwelling, known as 528 Church Road. Other improvements on the site include a macadam-paved driveway, which runs through the property from Church Road to the rear property line. Apparently, a neighbor to the rear of the property uses that driveway/easement for access to his property.

ORDER RECEIVED FOR FILING

Date

By

The Petitioner is desirous of constructing a 25' x 41' garage with a height of 23 feet. Ms. Early testified that she owns an antique automobile, a photograph of which was displayed at the hearing. She also indicated that her boyfriend, who lives with her on the property, owns several motorcycles. Testimony indicated that the proposed garage is necessary to provide secure storage space for all of these vehicles. In addition, the second floor of the proposed garage will contain a workshop and provide additional storage space for personal items. Ms. Early indicated she understood and agreed that the garage could not be used for business/commercial purposes, nor used as a second dwelling.

Based upon the testimony and evidence presented, I am persuaded to grant the variance. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. as construed by the case law. There was no opposition to the request and the Petitioner did produce a letter in support of her request from the adjoining property owners, Philip and Carol Falkenklous, who would be the most impacted neighbors. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Thus, it appears that the relief requested can be granted and will not cause any detrimental impact to the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of June, 2000 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 23 feet in lieu of the maximum allowed 15 feet for a proposed 25' x 41' garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

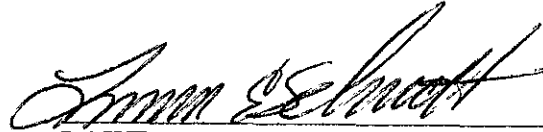
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING

Date

By

- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) The proposed garage cannot be used for commercial or business purposes.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
DATE 6/2/00
BY [Signature]



Baltimore County
Zoning Commissioner

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

June 1, 2000

Ms. Wendy Early
528 Church Road
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
N/S Church Road, 200' E of the c/l Black Forest Road
(528 Church Road)
4th Election District - 3rd Councilmanic District
Case No. 00-414-A

Dear Ms. Early:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 528 CHURCH ROAD

which is presently zoned RCS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.2 (B.C.Z.12.) to permit a height of 23 feet in lieu of the required 15 feet for an accessory structure.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Roof peak will be greater than 15 feet to accommodate 2ND Floor workshop/Storage Area.

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:

WENDI EARLY
Name - Type or Print
Wendy Early
Signature
3315 4519 WILMSLOW RD 235-0111-W
Address Telephone No.
BALTO MD 21210
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 00-414-A

REV 9/15/98

Legal Owner(s):

MALCOLM WILLIAMS
Name - Type or Print
Malcolm Williams
Signature
BETTY WILLIAMS
Name - Type or Print
Betty Williams
Signature
528 CHURCH ROAD
Address Telephone No.
REISTERTOWN MD 21136
City State Zip Code

Representative to be Contacted:

WENDY EARLY
Name
4519 WILMSLOW RD 235-0111-W
Address Telephone No.
BALTO MD 21210
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By CTM/RD Date 4/5/00

ORDER RECEIVED FOR FILING

Date
By

ZONING DESCRIPTION

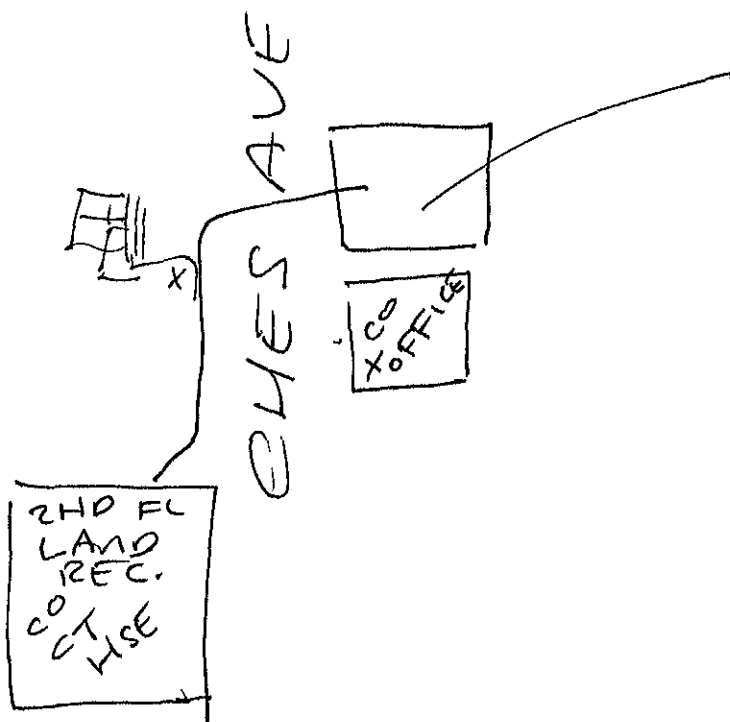
ZONING DESCRIPTION FOR 528 CHURCH ROAD

Beginning at a point on the north side of Church Road which is
^{25'}
~~1000'~~ wide at the distance of 200 +/- east centerline of the nearest
improved intersecting street Black Forest Road which is 35' wide.

This property is 1.14 acres and contains 49,658 square feet. Also
known as 528 Church Road and located in the 4th Election

District, 3rd Councilmatic District. *Liber # 7749, Folio # 808.*

00-414-A



JEFFERSON BLDG
2ND FL MD TAX
ASSES.

LOCATE PROPERTY ON
TAX MAP

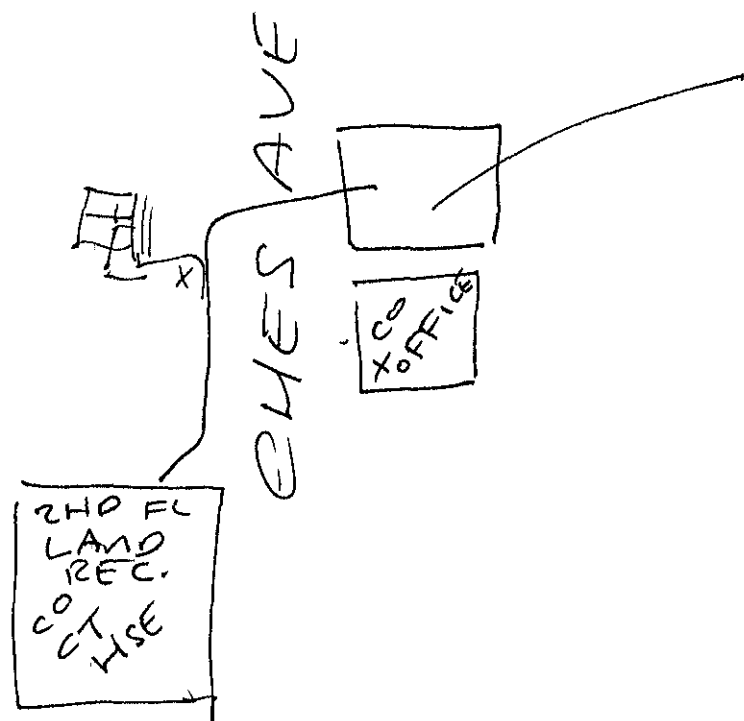
GET TM # , P #

ASK FOR PROP.
INFO PRINTOUT

HAVE THEM CIRCLE

L . X F . Y

GO TO LAND
RECORDS



JEFFERSON BLDG
ZHD FL MD TAX
ASSES.

LOCATE PROPERTY ON
TAX MAP

GET TM # , P #

ASK FOR PROP.
INFO PRINTOUT

HAVE THEM CIRCLE

L. X F. Y

GO TO LAND
RECORDS

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080486

DATE 07/15/00 ACCOUNT 100-1-0000
AMOUNT \$ 100.00

RECEIVED FROM: WILLIAM C. BRY

FOR: OFFICE OF BUDGET & FINANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

00-414-A

CASHIER'S VALIDATION

**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: # 00-414-A
528 Church Road
N/S Church Road, 200' E of
centerline Black Forest Road
4th Election District
3rd Councilmanic District
Legal Owner(s):
Betty & Malcolm Williams
Contract Purchaser:
Wendy Early

Variance: to permit a
height of 23 feet in lieu of
the permitted 15 feet for an
accessory structure.

**Hearing: Wednesday, May
24, 2000 at 9:00 a.m. in
Room 106, County Office
Building, 111 West Chesapeake
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/5/630 May 9 C388576

CERTIFICATE OF PUBLICATION

TOWSON, MD, 5/11, 2000

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 5/9, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 00-414-A

Petitioner/Developer: Wendy Early

Date of Hearing/Closing: 5-24-00

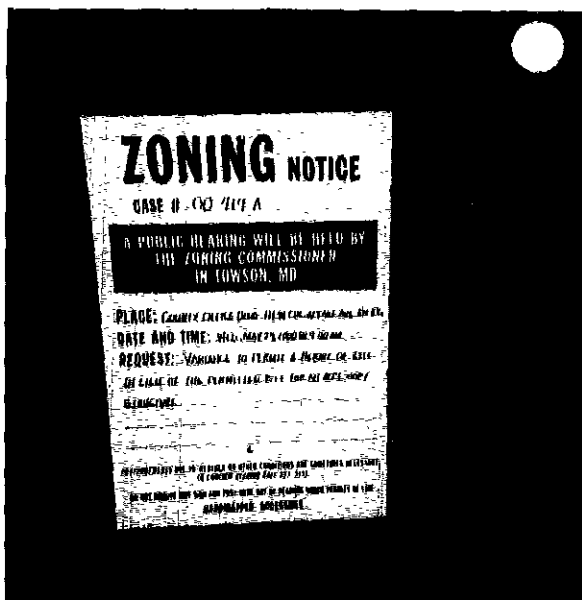
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 528 Church Rd.
Reisterstown, MD 21136

The sign(s) were posted on May 9, 2000
(Month, Day, Year)



Sincerely,

Stacy Gardner 5/11/00
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

APPROVED FOR SIGNATURE
AND DATE
MAY 16, 2000

RECEIVED
MAY 16 2000
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

RE: PETITION FOR VARIANCE
528 Church Road, N/S Church Rd,
200' E of c/l Black Forest Rd
4th Election District, 3rd Councilmanic

Legal Owner: Malcolm & Betty Williams
Contract Purchaser: Wendy Early
Petitioner(s)

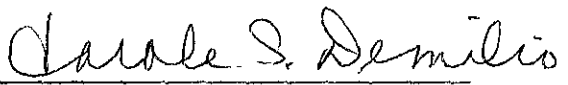
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-414-A

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 26th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Malcolm and Betty Williams, 528 Church Road, Reisterstown, MD 21136, and to Contract Purchaser Wendy Earl, 4519 Wilmslow Road, Baltimore, MD 21210, Petitioners.


PETER MAX ZIMMERMAN



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

April 27, 2000

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: 00-414-A

528 Church Road

N/S Church Road, 200' E of centerline Black Forest Road

4th Election District – 3rd Councilmanic District

Legal Owner: Betty & Malcolm Williams

Contract Purchaser: Wendy Early

Variance to permit a height of 23 feet in lieu of the permitted 15 feet for an accessory structure.

HEARING: Wednesday, May 24, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a faint circular stamp.

Arnold Jablon
Director

C: Betty & Malcolm Williams; 528 Church Road, Reisterstown 21136
Wendy Early, 4519 Wilmslow Road, Baltimore 21210

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 9, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
111 West Chesapeake Avenue
Towson, Maryland 21204

Return Service Requested

ROOM 111 ZONING REVIEW

SNGLP 5/2/00

BETTY WILLIAMS
MALCOLM WILLIAMS
528 CHURCH ROAD
REISTERSTOWN MD 21136

WILLIAMS TO SENDER 2133040 1400 14 05/04/00
RETERSTOWN MD 21136
RETERSTOWN MD 21136

Census 2000



SNGLP

21136-610 & 1204/4633



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 9, 2000 Issue – Jeffersonian

Please forward billing to:

Wendy Early
2315 Maryland Avenue
Baltimore, MD 21218

410-235-0111 (work)

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: 00-414-A

528 Church Road

N/S Church Road, 200' E of centerline Black Forest Road

4th Election District – 3rd Councilmanic District

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Contract Purchaser: Wendy Early

Variance to permit a height of 23 feet in lieu of the permitted 15 feet for an accessory structure.

HEARING: Wednesday, May 24, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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,

**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: 00-414-A
Petitioner: WENDY EARLY
Address or Location: 528 CHURCH ROAD, BALTO MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: WENDY EARLY
Address: 2315 MARYLAND AVE
BALTO MD 21218
Telephone Number: 410-235-0111 WORK

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

May 19, 2000

Ms. Wendy Early
4519 Wilmslow Road
Baltimore MD 21210

Dear Ms. Early:

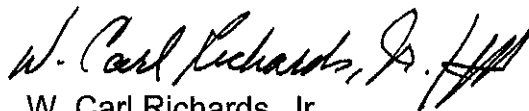
RE: Case Number 00-414-A , 528 Church Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 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.

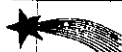
If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Baltimore County
Fire Department

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

April 18, 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 **APRIL 17, 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:

411, 412, 413, (414) 417, 418, 419, 420, 422, 425, 426, and 427

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: May 12, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 17, 2000

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
411	23 Mansez Drive
412	7046 Eastern Avenue
413	1633 Freeland Road
414	528 Church Road
415	3607 East Joppa Road
417	8204 Rider Avenue
419	12 Hunter Horn Court
420	13411 Fork Road
421	East Joppa Road
422	2802 Tennessee Avenue
424	8511 Liberty Road
425	8551 Philadelphia Road
426	419 Samantha Court
427	9011 Moonstone Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2000

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

SUBJECT: Zoning Advisory Petitions Case 411, 414, and 419

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.17.00

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

RE: Baltimore County
Item No. 414

LTM/R

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,

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

WENDY EARLY
528 CHURCH ROAD
REISTERSTOWN, MD 21136

5/3/00
WEP
8

May 2, 2000

RE: CASE # 00-414-A

Dear Mr. Jablon,

I am in receipt of the NOTICE OF ZONING HEARING. I was under contract to purchase the property of 528 CHURCH ROAD, at the time of variance petition application. I am now the owner of this property, I settled on April 28, 2000. I thought your office should be informed of this change.

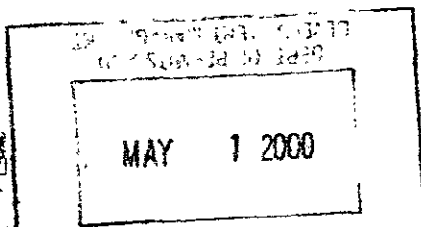
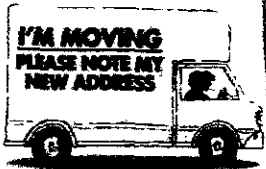
Very truly yours,

Wendy Early

Wendy Early

Rec'd 5/3/00
#00-1163

00-414-A



Place
Stamp
Here

Mail this postcard to businesses and people who send you mail.

ZONING REVIEW
DEPT OF PERMITS & DEV. MGMT

Name

111 W. CHESAPEAKE AVE

If Applicable, Name of Business

ROOM 111

Complete Street Address or PO Box or Rural Route and RR Box

TOWSON

City or Post Office

MD

State

21204

ZIP or ZIP+4 Code

Mail this postcard to businesses and people who send you mail.

Please send mail to new address beginning: **050500**

Month Day Year

EARLY, WENDY - CASE # 00414 A

My Name (Last name, first name, middle initial)

4519 WILMSLOW ROAD

OLD Complete Street Address or PO Box or Rural Route and RR Box

Apt./Suite #

BALTIMORE

MD

State

21210

ZIP or ZIP+4 Code

City or Post Office

528 CHURCH ROAD

NEW Complete Street Address or PO Box or Rural Route and RR Box

Apt./Suite #

REISTERSTOWN

MD

State

21136

ZIP or ZIP+4 Code

City or Post Office

410-517-1705

NEW Telephone Number (Optional)

CASE # 414 A

Account Number (If applicable)

Wendy Early

Signature

10/4/28/90

Day's Date: Month Day Year

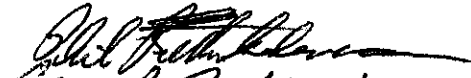
May 19, 2000

Philip & Carol Falkenklaus
534 Church Road
Reisterstown, MD 21136

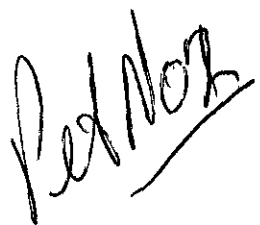
To Whom it may concern,

I am the next door neighbor of Wendy Early, of 528 Church Road. I have no objections to her building a structure that exceeds 15 feet in height. I furthermore support her in doing so.

Sincerely yours,



Philip & Carol Falkenklaus



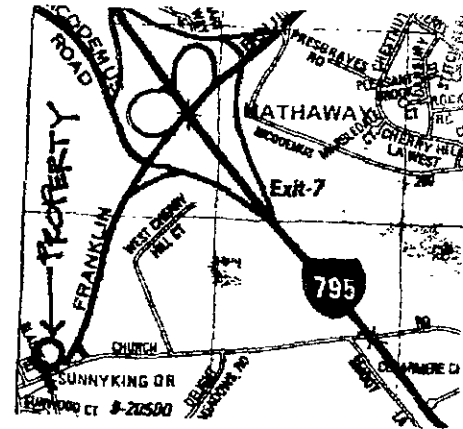
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 528 CHURCH ROAD

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

Subdivision name: _____
 LIBER 7749 808
 plat-book# _____, folio# _____, lot# _____, section# _____

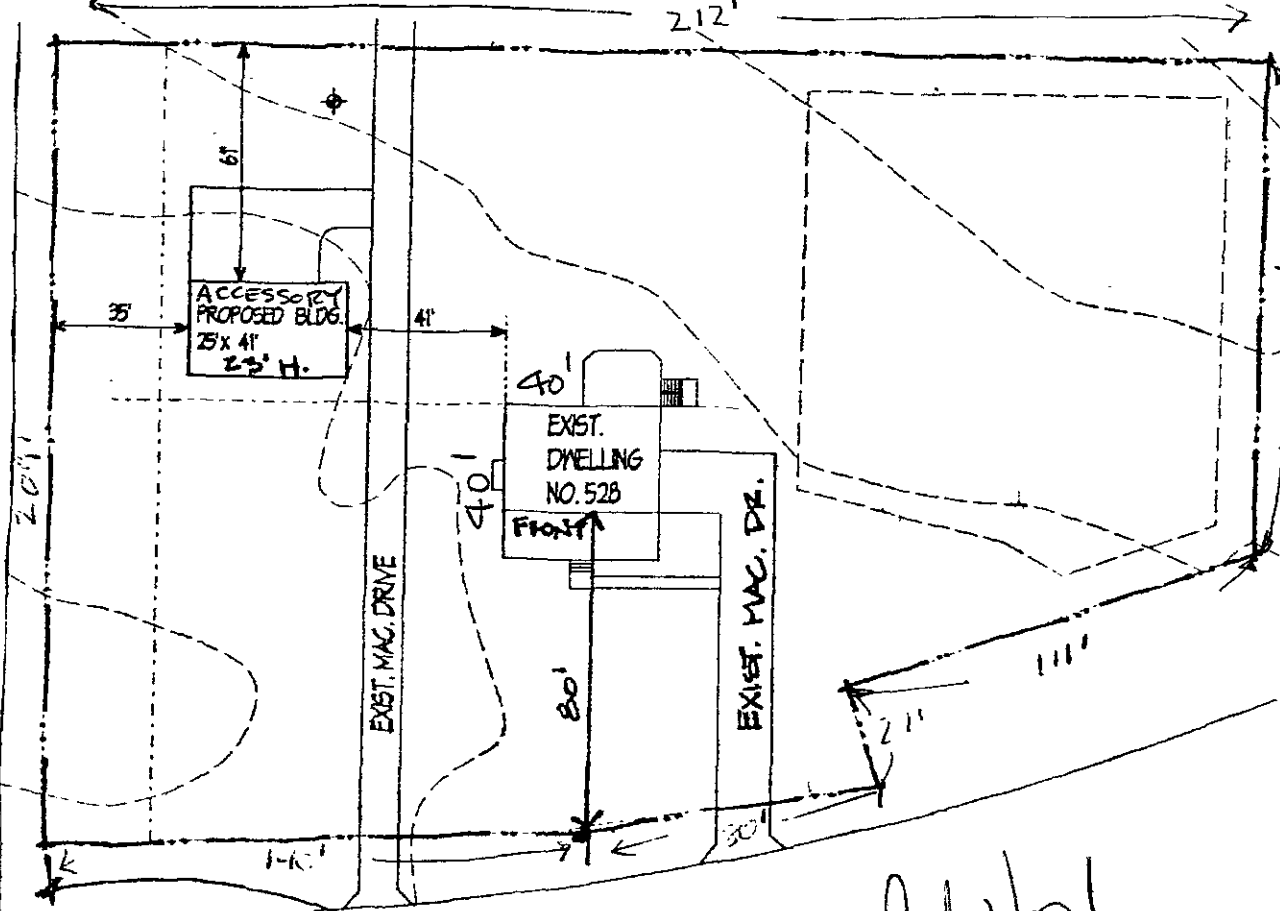
OWNER: WENDY EARLY (PURCHASER)



Vicinity Map
 scale: 1"=1000'

LOCATION INFORMATION

Election District: 4th
 Councilmanic District: 3rd
 1"=200' scale map#: NW-13K, 13J
 Zoning:
 Lot size: 1.14 49,650
 acreage square feet
 Sewer: ☐ Public ☒ Private
 Water: ☐ Public ☒ Private
 Chesapeake Bay Critical Area: ☐ Yes ☒ No
 Prior Zoning Hearings: NONE



200' +/- TO
 BLACK FOREST RD

North
 date: 3-17-00
 prepared by: ABX

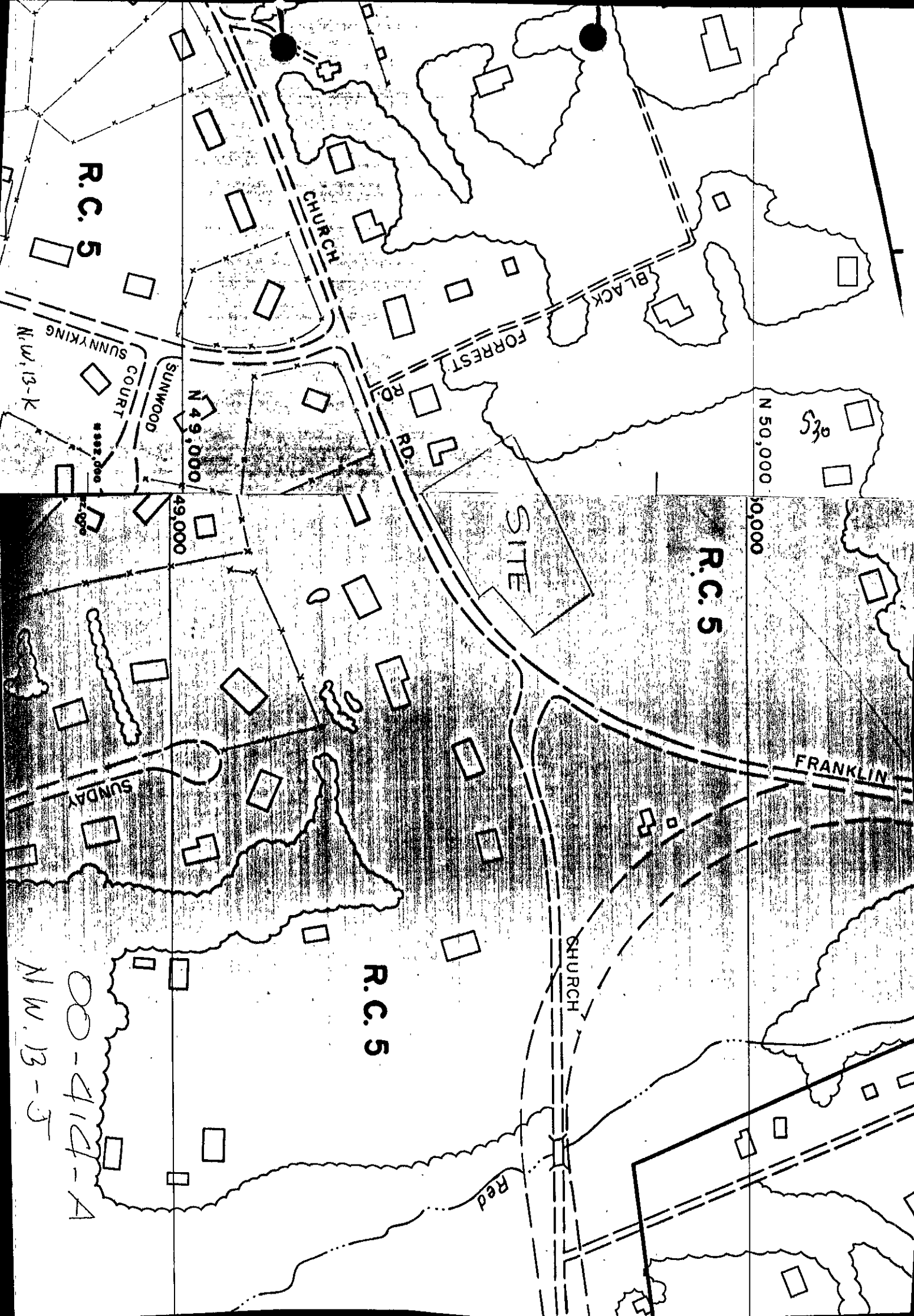
Scale of Drawing: 1"= 50'

Ref No 1

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____
CTM 414 00
RD 414 A

BR



R.C. 5

CHURCH

BLACK FOREST

RD.

RD.

SUNWOOD COURT

N 49,000

N 50,000

SITE

R.C. 5

FRANKLIN

CHURCH

R.C. 5

Red

00-414-A
NW 13-5