

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Kingston Road, 400' SE		
centerline of Left Way	*	DEPUTY ZONING COMMISSIONER
15 th Election District		
5 th Councilmanic District	*	OF BALTIMORE COUNTY
(711 Kingston Road)		
	*	CASE NO. 00-428-A
Stanley J. Kastal		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Stanley Kastal. The variance request is for property located at 711 Kingston Road, located in the Middle River area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 3 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date

5/10/00

By

[Signature]

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 Petitioner.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by the Department of Environmental Protection and Resource Management upon completion of their review.

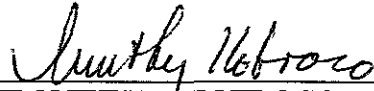
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons given above, the requested administrative variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of May, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 3 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.

CHESAPEAKE BAY CRITICAL AREAS
5/10/00
R. J. [Signature]

- 2) Compliance with any recommendations made by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

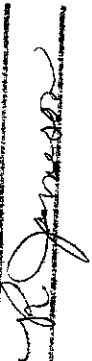
TMK:raj

ORDER RECEIVED FOR FILING

Date

5/10/00

By





Baltimore County
Zoning Commissioner

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

May ¹⁰/₁₁, 2000

Mr. Stanley Kastal
711 Kingston Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 00-428-A
Property: 711 Kingston Road

Dear Mr. Kastal:

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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: HJ & R Contractors
P. O. Box 15453
Baltimore, Maryland 21220

Come visit the County's Website at 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 711 KINGSTON ROAD

which is presently zoned DR10.5

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 to permit an

addition with a sideyard setback in lieu of the required 15 feet.

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

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

STANLEY J. KASTAL

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

H J & R CONTRACTORS INC.

Name

P.O. BOX 15453

Address

BALTIMORE,

MD

City

State

Zip Code

410/391-6811

Telephone No.

21220

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. 00-428-A

Reviewed By JRF/TAG Date 4-10-00

Estimated Posting Date 4-23-00

REC 9/15/98

ORDER RECEIVED FOR FILING
Date
By

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 711 KINGSTON ROAD
Address
BALTIMORE, MD 21220
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):

CAN NOT BUILD A ROOM ON SIDE OF HOUSE WITH 15 FOOT SIDE SET BACK.

REQUEST A CHANGE TO 3 FOOT SIDE SET BACK. *Due To Growing Family.*

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.

Signature

Name - Type or Print

Signature

STANLEY J. KASTAL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared HARTFORD

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

Date

Notary Public

My Commission Expires

4/3/00

Becky L. Goodridge

Becky L. Goodridge, Notary Public
Harford County
State of Maryland
My Commission Expires Nov 22, 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 711 KINGSTON ROAD
Address
BALTIMORE, MD 21220
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):

CAN NOT BUILD A ROOM ON SIDE OF HOUSE WITH 15 FOOT SIDE SET BACK.

REQUEST A CHANGE TO 3 FOOT SIDE SET BACK. DUE TO GROWING FAMILY.

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.

Signature

Name - Type or Print

Stanley J. Kastal
Signature
STANLEY J. KASTAL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of APRIL, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared STANLEY J. KASTAL
HARFORD

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

4/3/00
Date

Becky L. Goodridge
Notary Public
My Commission Expires 11-22-2000

REV 09/15/98

Becky L. Goodridge, Notary Public
Harford County
State of Maryland
My Commission Expires Nov. 22, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 711 KINGSTON ROAD

which is presently zoned DR10.5

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 to permit an

addition with a side yard setback of 3 feet in lieu of the required 15 feet.

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):

STANLEY J. KASTAL

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

711 KINGSTON RD 410-682-4448

Telephone No.

BALTIMORE

MD

21220

City

State

Zip Code

Representative to be Contacted:

HJ & R CONTRACTORS INC.

Name

P.O. BOX 15453

410/391-6811

Address

Telephone No.

BALTIMORE,

MD

21220

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. 00-427-A

Reviewed By JRF /TAG Date 4-10-00

REV 9/15/98

Estimated Posting Date 4-23-00

ZONING DESCRIPTION FOR 711 Kingston Road

Beginning at a point on the north side of Kingston Road which is 80 feet wide at the distance of 400 feet south east of the centerline of the nearest improved intersecting street Left Way which is 30 feet wide. Being Lot # 36, Block 25, Section # 6 in the subdivision of Kingston Park as recorded in Baltimore County Plat Book # 34, Folio # 110 containing 4785 Square feet. Also known as 711 Kingston Road and located in the 15th Election District, ⁵~~15~~th Councilmanic District.

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

No. **080826**

DATE **4-10-00**

ACCOUNT **R-001-6150**

AMOUNT **\$ 50.00**

RECEIVED FROM: **Stanley J. Kostel**

711 Kingston Rd.

ITEM # **428**

FOR: **01 Variance**

Taken by: **TG/LE**

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
4/10/2000	4/10/2000	11:15:29
641 0805	CASHIER LATE LATE DRAFTER	
Dept 5	528 ZONING VERIFICATION	
Receipt #	117307	
PR NO.	080826	

Receipt Tot **50.00**
 50.00 EA
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 00-428-A
PETITIONER/DEVELOPER
(Stanley Kastal)
DATE OF Closing
(5-8-00)**

**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**

711 Kingston Road Baltimore, Maryland 21220_____

THE SIGN(S) WERE POSTED ON_____ 4-21-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 00-428-A

To Permit An Addition With A Six Year SFR.
Date of 3rd Set in File of the Board
J. E. ELLIS

PUBLIC HEARING ?

PURSUANT TO SECTION 24-1210(D), ANYONE WHOSE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. THE PUBLIC HEARING
IS DONE IN THE ZONING OFFICE BEFORE
THE BOARD OF ZONING ADJUSTMENTS.

ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING ADMINISTRATION AND PLANNING DEPARTMENT
1000 N. 10TH ST.
SUITE 200
DENVER, CO 80202
TEL: 393-3301

Posted at 711 Kingston Rd.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 00- 428 -A Address 711 Kingston Rd.Contact Person: Terry / Jun Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 4-10-00 Posting Date: 4-23-00 Closing Date: 5-8-00

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- 428 -A Address 711 Kingston Rd.
Petitioner's Name Stanley Kasta Telephone 410-682-4441
Posting Date: 4-23-00 Closing Date: 5-8-00
Wording for Sign: To Permit an addition with a side yard setback of
3 feet in lieu of the required 15 feet.

**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: 428

Petitioner: STANLY J. KASTAL

Address or Location: 711 KINGSTON ROAD BALTIMORE MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: H J & R CONTRACTORS INC.

Address: P.O. Box 15453 BALTIMORE MD 21220

Telephone Number: 410-391-6811



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 8, 2000

Gentlemen
HJ&R Contractors
P.O. Box 15453
Baltimore MD 21220

Dear Gentlemen :

RE: Case Number 00-428-A , 711 Kingston Road

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

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

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

May 1, 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.: (428), 429 AND 430

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

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 *MB*

DATE: May 12, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 24, 2000

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
<u>428</u>	711 Kingston Road
430	5413 Forge Road
431	2401 Cleanleigh Drive

AV
5/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2000

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

SUBJECT: 711 Kingston Road

INFORMATION:

Item Number: 428

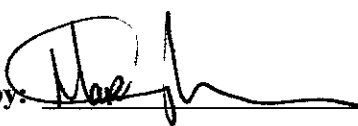
Petitioner: Stanley J. Kastal

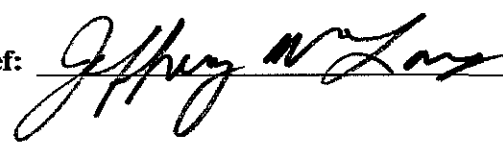
Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit an addition with a side yard setback of 3 feet in lieu of the required 15 feet.

Prepared by: 

Section Chief: 

AFK:MAC:

APR 28



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4-24-00

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

RE: Baltimore County
Item No. 428

JRF/TA

RECEIVED MAY 05 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,

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

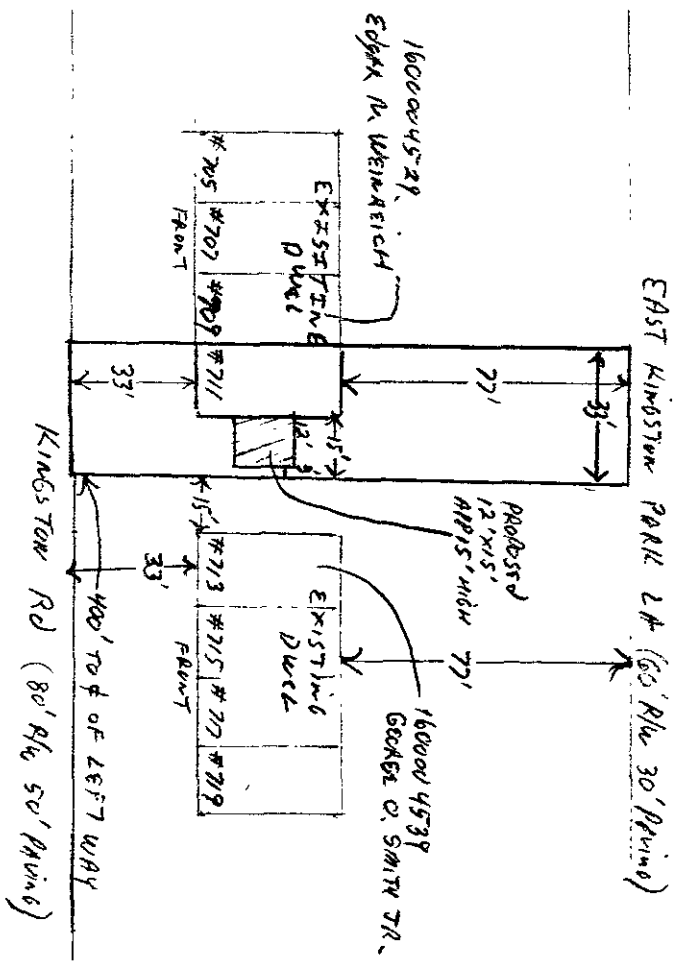
PROPERTY ADDRESS: 711 KINGSTON RD

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

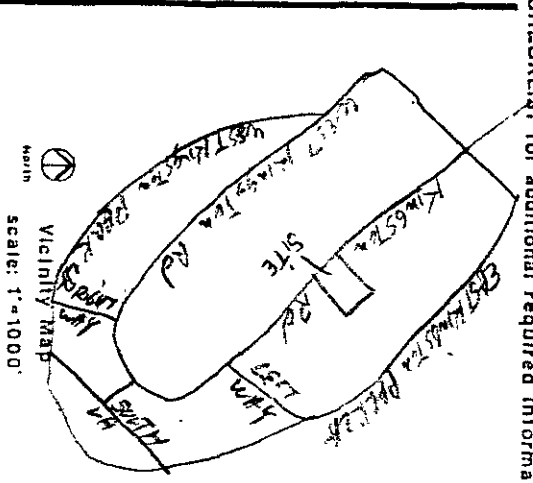
Subdivision name: KINGSTON PARK

plat book # 34, folio # 110, lot # 36, section # 6

OWNER: STANLEY J. KASTAL



North
date: 4/20/00
prepared by: H Bunnell
Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1"=200' scale map: NE-2-2

Zoning: O,R,10.5

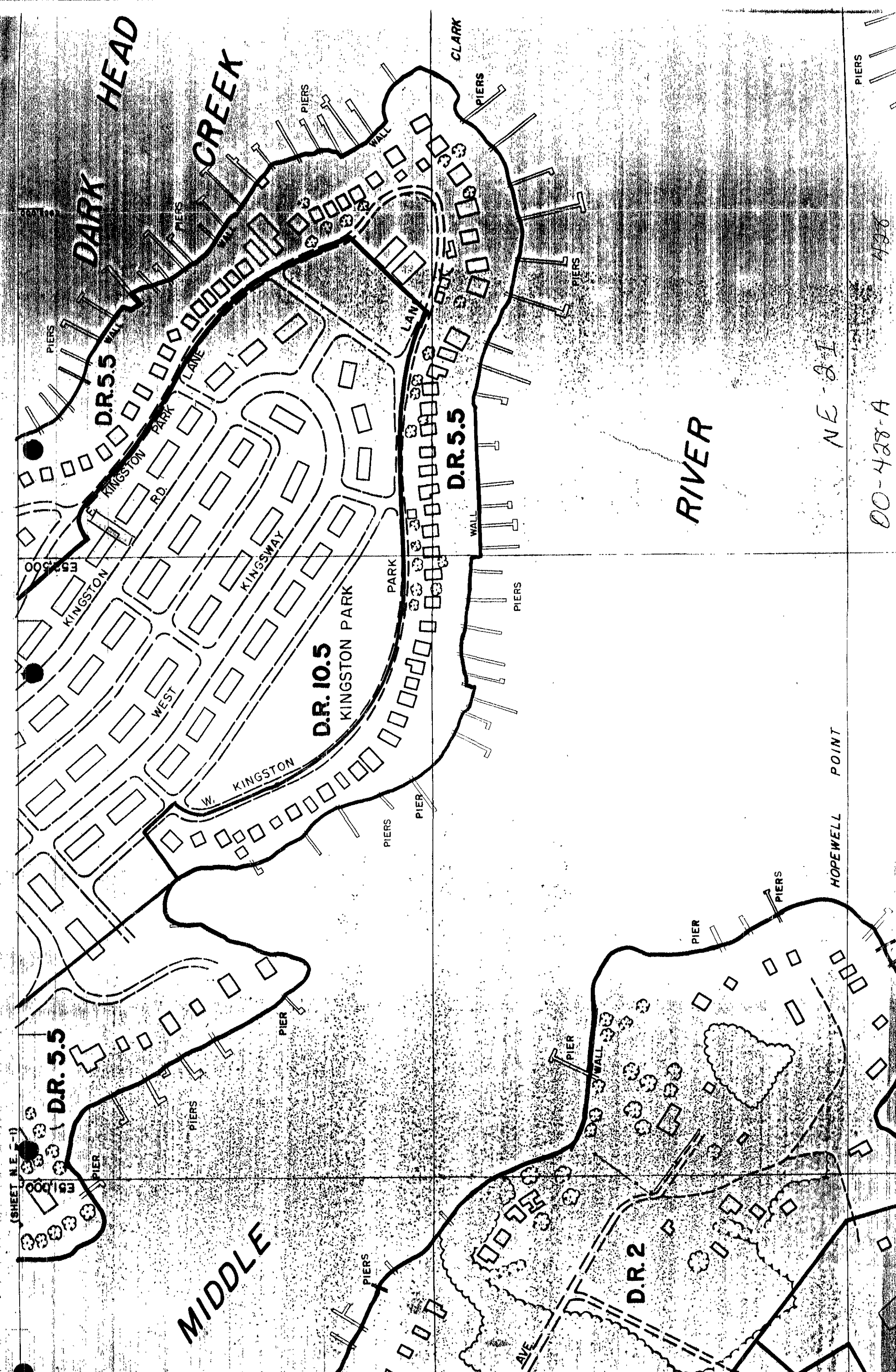
Lot size: .11 acreage 4785 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____
Tag JEF 428 00-428-A

Ret. Ex. #1



NE-21

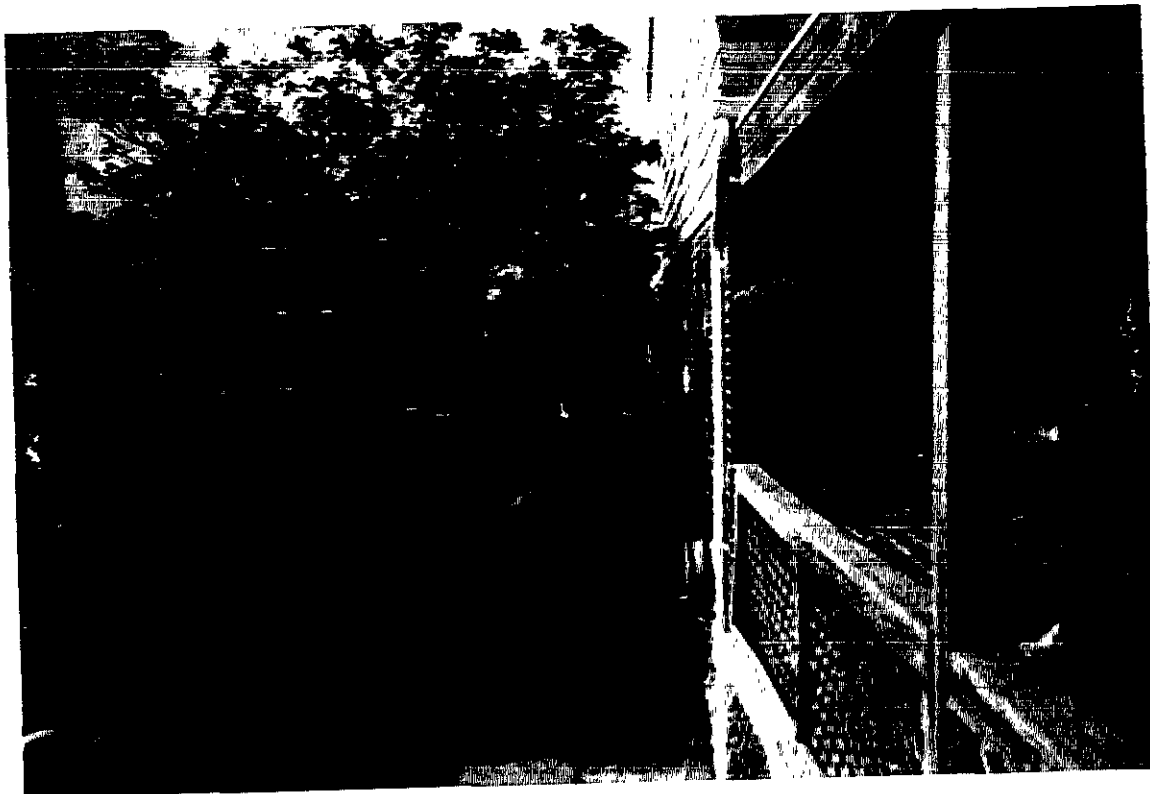
00-428-A

428

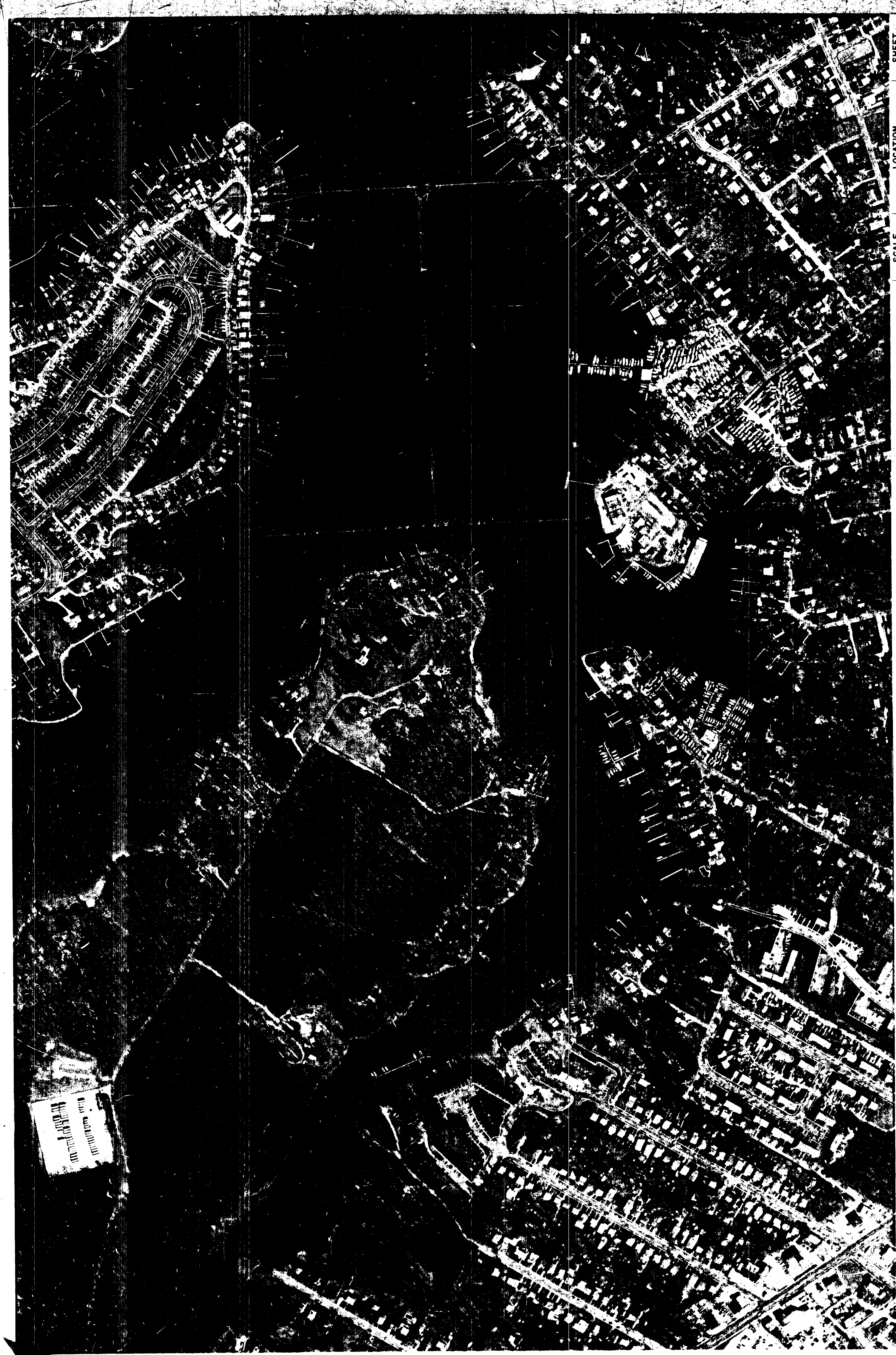


SIDE YARD OF PROPOSED ADDITION





REAR VIEW OF SIDE YARD OF PROPOSED ADDITION



PHOTOGRAPHIC MAP
OF BALTIMORE COUNTY
JANUARY 1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		MIDDLE RIVER	N. E. 2-1

