

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Carolstowne Road, 506' S
centerline of Pidco Road
4th Election District
3rd Councilmanic District
(143 Carolstowne Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-459-A

Christopher and Elizabeth Coyle
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Christopher and Elizabeth Coyle, property owners, for that property known as 143 Carolstowne Road in the Reisterstown area of Baltimore County. The Petitioners herein seek a variance from Sections 1B01.2.C.1.c and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 14 ft. in lieu of the required 22.5 ft. for an open projection (deck) and to amend the final development plan of "Reisterstown Village" (Lot 30). 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.

DATE RECORDED FOR FILING
6/17/00
J.P. Spawton

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 7th day of June, 2000, that a variance from Sections 1B01.2.C.1.c and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 14 ft. in lieu of the required 22.5 ft. for an open projection (deck) and to amend the final development plan of "Reisterstown Village" (Lot 30), 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

ORDER RECEIVED FOR FILING

DATE 6/7/00

BY 



Baltimore County
Zoning Commissioner

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

June 7, 2000

Mr. & Mrs. Christopher Coyle
143 Carolstowne Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 00-459-A
Property: 143 Carolstowne Road

Dear Mr. & Mrs. Coyle:

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 that reads "Timothy M. 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 143 Carolstowne Road
which is presently zoned DR 10.5

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) 1 B01.2C1c and 301.1

to allow a rear setback of 14 feet for an open projection deck in lieu of the required 22.5 feet and to amend the final development plan of Keisters town Village. (Lot 30)

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):

Christopher Coyle
Name - Type or Print _____
[Signature]
Signature _____
Elizabeth Coyle
Name - Type or Print _____
Elizabeth Coyle
Signature _____
143 Carolstowne Road 410-526-0592
Address _____ Telephone No. _____
Keisters town MD 21136
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. 00-459-A

Reviewed By tg/JF Date 5-5-00

Estimated Posting Date 5-14-00

ORDER RECEIVED FOR FILING
MAY 17 2000
R. Coyle

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 143 Carolstowne Road
Address
Reisterstown MD 21136
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):

The requested variance would allow for a safe and secure recreation area away from the sloping grade of the rear yard. The new construction would also allow for more living area for our growing family.

The open projection will be an area where our family will be able to be supervised.

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]
Signature
Christopher Coyle
Name - Type or Print

[Signature]
Signature
Elizabeth A. Coyle
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5TH day of MAY, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CHRISTOPHER COYLE AND ELIZABETH A. COYLE
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

MAY 5, 2000
Date

[Signature]
Notary Public
My Commission Expires OCTOBER 4, 2001

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.

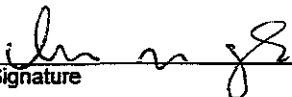
That the Affiant(s) does/do presently reside at

143 Carobtowne Road
Address
Reisterstown MD 21136
City State Zip Code

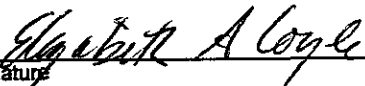
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The requested variance would allow for a safe and secure recreation area away from the sloping grade of the rear yard. The new construction would also allow for more living area for our growing family. The open projection will be an area where our family will be able to be supervised.

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

Christopher Coyle
Name - Type or Print


Signature

Elizabeth A. Coyle
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5TH day of MAY, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CHRISTOPHER COYLE AND ELIZABETH A. COYLE
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

MAY 5, 2000
Date

 STELLA RUTH LOWERY
Notary Public

My Commission Expires DECEMBER 4, 2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 143 Carolstowne Road
which is presently zoned DR 10.5

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)

1501.2C1c and 301.4
setback of 14 feet for an open projection deck in lieu of the required 22.5 feet and to amend the final development plan for Reisterstown Village (Lot 30).

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):

Christopher Coyle
Name - Type or Print _____
[Signature]
Signature _____
Elizabeth Coyle
Name - Type or Print _____
[Signature]
Signature _____
143 Carolstowne Road 410-526-0596
Address _____ Telephone No. _____
Reisterstown MD 21136
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. 00459A

Reviewed By JG/JF Date 5-5-00

RE 9/15/98

Estimated Posting Date 5-14-00

going description for 143 Carolstowne Rd

Beginning at a point on the south side of Carolstowne Road which is 70 feet wide at the distance of 505 feet \pm west/south of the centerline of the nearest improved intersecting street Pidco Road which is 50 feet wide. Being lot # 30 section C in the subdivision of Reisterstown Village as recorded in Baltimore County Plat Book # 70, Folio # 115 containing 1700 square feet. Also known as 143 Carolstowne Road and located in the 4th election district and 3rd Councilmanic district

459

00-459-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081313

DATE 5-5-00 ACCOUNT R-001-6150

AMOUNT \$ 100.00

RECEIVED FROM:

COYLE
143 Carlisle Rd. ITEM # 459

FOR: 01 Variance / OS SPH Taken by: JPHG

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

00-459-A

PAID RECEIPT

PAYMENT 603100 720
DATE/2000 5/05/2000 11:03:40
REQ NO/02 CASHIER DRG DRG DISMISF
Dept 5 528 ZONING DEPARTMENT
Receipt # 154986 0114
CR NO. 001313

Receipt Tot 100.00
100.00 (2)
BALTIMORE COUNTY, Maryland

CERTIFICATE OF POSTING

**RE: CASE # 00-459-A
PETITIONER/DEVELOPER
(Christopher Coyle)
DATE OF Closing
(5-29-00)**

**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**

143 Carolstowne Road Baltimore, Maryland 21136_____

THE SIGN(S) WERE POSTED ON _____ 5-12-00 _____
(MONTH, DAY, YEAR)

SINCERELY,

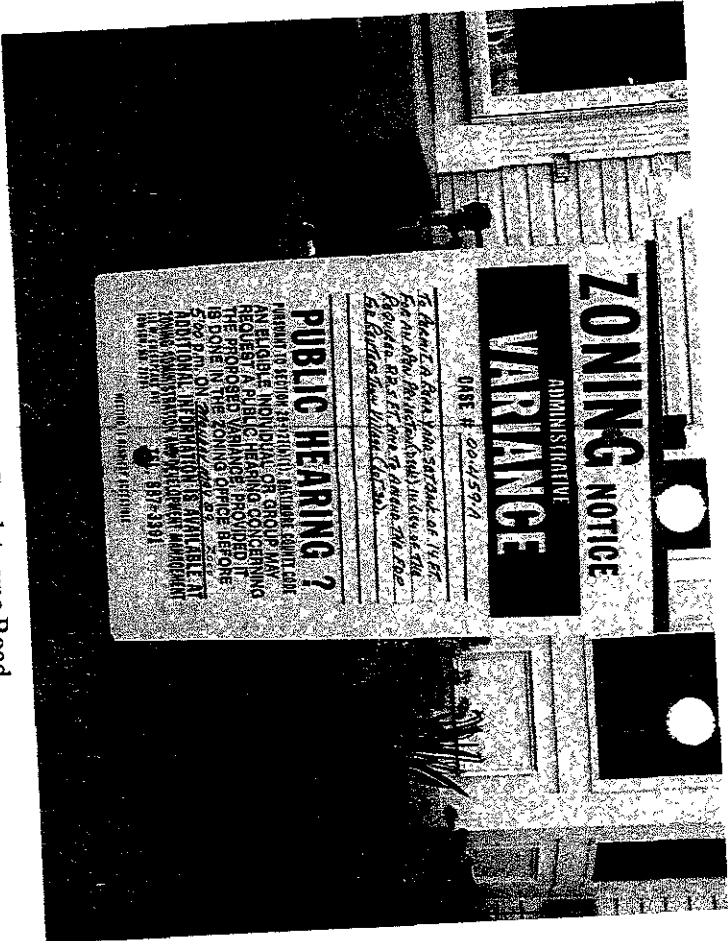

(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



Posted at 143 Carolstowne Road

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 459 -A Address 143 Carolstowne Road

Contact Person: Terry Gibson / Jun Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/5/00 Posting Date: 5/14/00 Closing Date: 5/29/00

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

- 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- 459 -A Address 143 Carolstowne Road

Petitioner's Name Christopher and Elizabeth Coyle Telephone 410.526.0596

Posting Date: 5-14-00 Closing Date: 5-29-00

Wording for Sign: To Permit a rear yard setback of 14 feet for an open projection deck in lieu of the required 22.5 feet and to amend the final development plan for Peistersstown Village (Lot 30).

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: 459
Petitioner: Christopher Coyle and Elizabeth Coyle
Address or Location: 143 Carolstowne Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christopher Coyle
Address: 143 Carolstowne Rd.
Reisterstown, MD. 21136
Telephone Number: 410 526 0596

Revised 2/20/98 - SCJ

00-459-A

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: public private

WATER: yes no

Chesapeake Bay Critical Area:

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

A-224-00



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

June 2, 2000

Mr. & Mrs. Christopher Coyle
143 Carolstone Road
Reisterstown MD 21136

Dear Mr. & Mrs. Coyle:

RE: Case Number 00-459-A , 143 Carolstowne Road

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

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

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

May 16, 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 May 15, 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:

447, 449, 450, 451, 452, 454, 455, 456, 459, 460, 461, 446

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2000
Item Nos. 446, 447, 448, 449, 450, 451,
452, 453, 456, 457, 459, 460, 461

and

Case #99-320-SPHXA

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
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
5/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 18, 2000

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

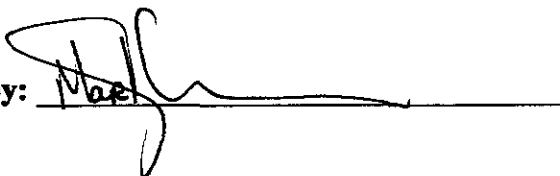
MAY 18

SUBJECT: Zoning Advisory Petition(s): **Case 459**

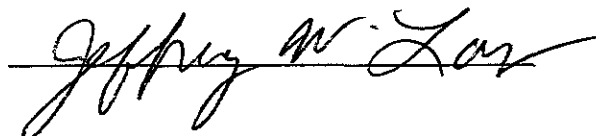
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: *5-15-00*

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

RE: Baltimore County
Item No. *459*

JF/TA

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,

A handwritten signature in cursive script, appearing to read 'K. J. McDonald'.

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

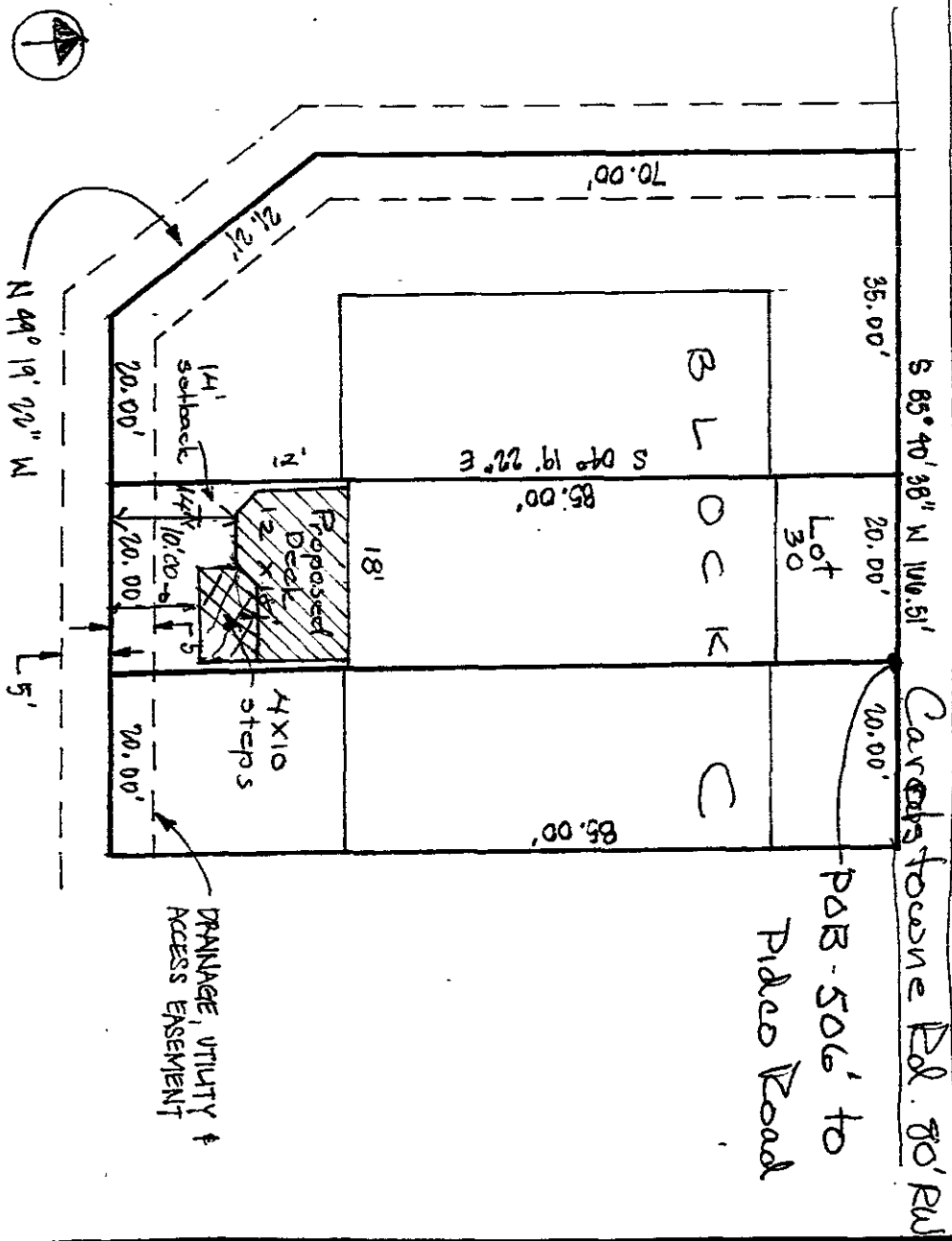
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 143 Carolstown Road see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Reisterstown Village

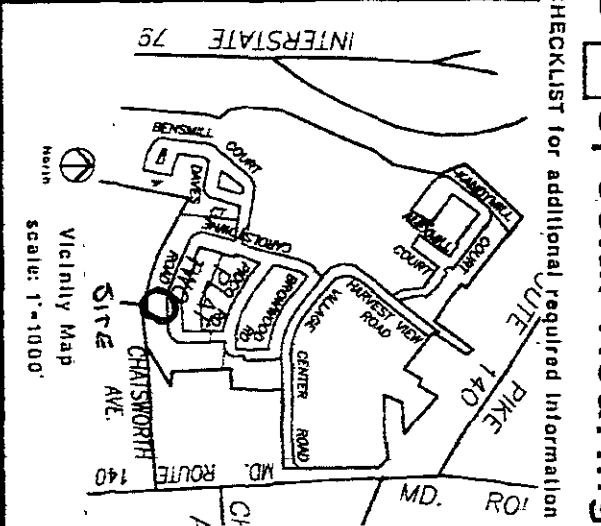
plat book # 70, lot # 115, lot # 30, section # C

OWNER: Christopher + Elizabeth Coyle



North
date: 5/5/00
prepared by: CWC

Scale of Drawing: 1" = 20'



LOCATION INFORMATION

Election District: 4
Councilmanic District: 3

1"-200" scale map#: NUS 161K

Zoning: DE 10.5

Lot size: 1700 square feet

- SEWER: public private
WATER: public private

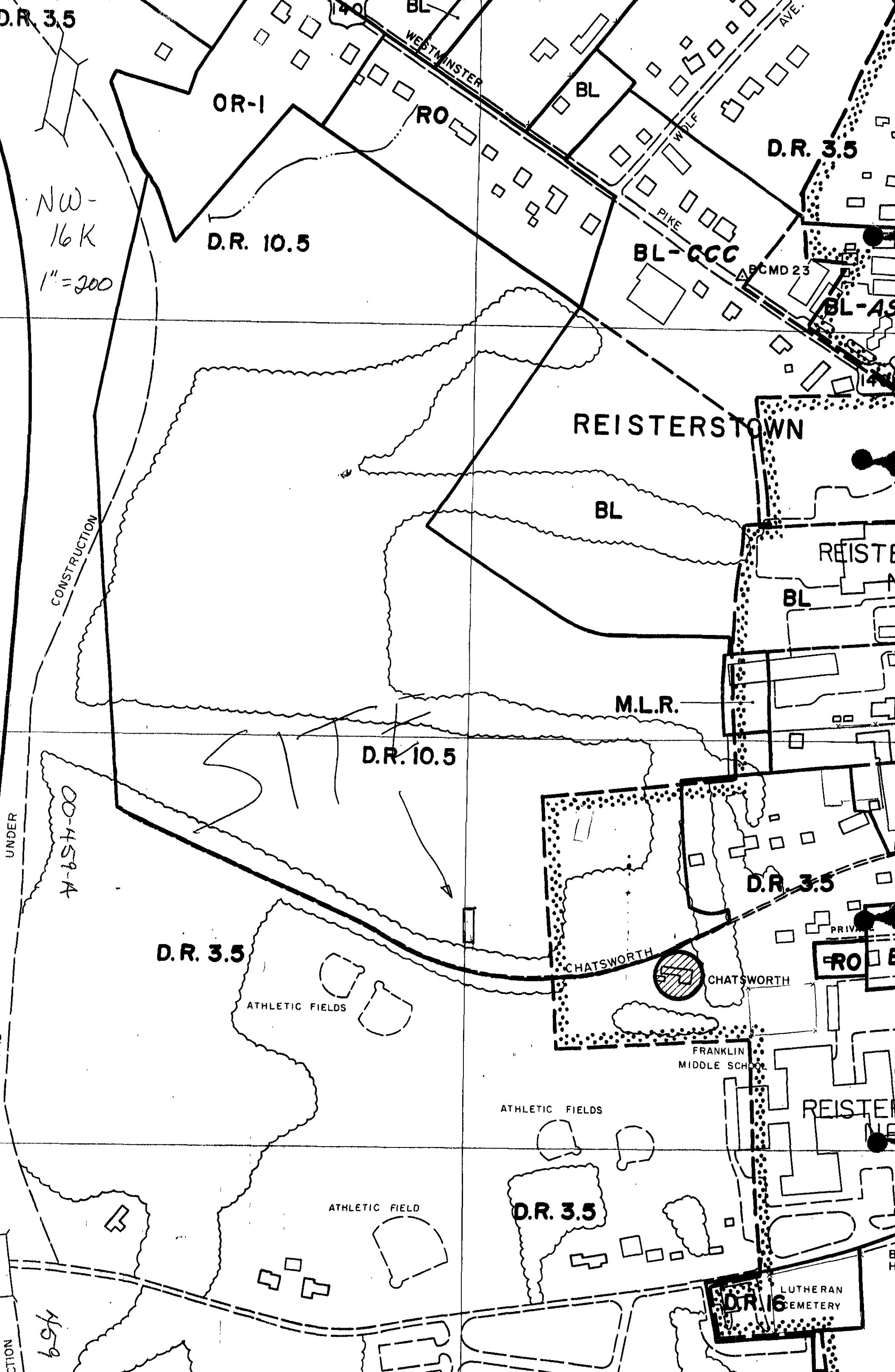
Chesapeake Bay Critical Area: no yes
Prior Zoning Hearings: 93-118-A

Zoning Office USE ONLY!

reviewed by: JF ITEM #: 459 CASE #:
FTG

Ret. Ex. #1

00-459-A



D.R. 3.5

OR-1

WESTMINSTER

RO

BL

D.R. 3.5

NW-16K
1"=200

D.R. 10.5

BL-CCC

PCMD 23

BL-AS

REISTERSTOWN

BL

REISTER

BL

M.L.R.

D.R. 10.5

D.R. 3.5

D.R. 3.5

ATHLETIC FIELDS

CHATSWORTH

CHATSWORTH

FRANKLIN
MIDDLE SCHOOL

ATHLETIC FIELDS

REISTER

ATHLETIC FIELD

D.R. 3.5

LUTHERAN
CEMETERY

D.R. 16

CONSTRUCTION

UNDER

00-459-A

CONSTRUCTION

659

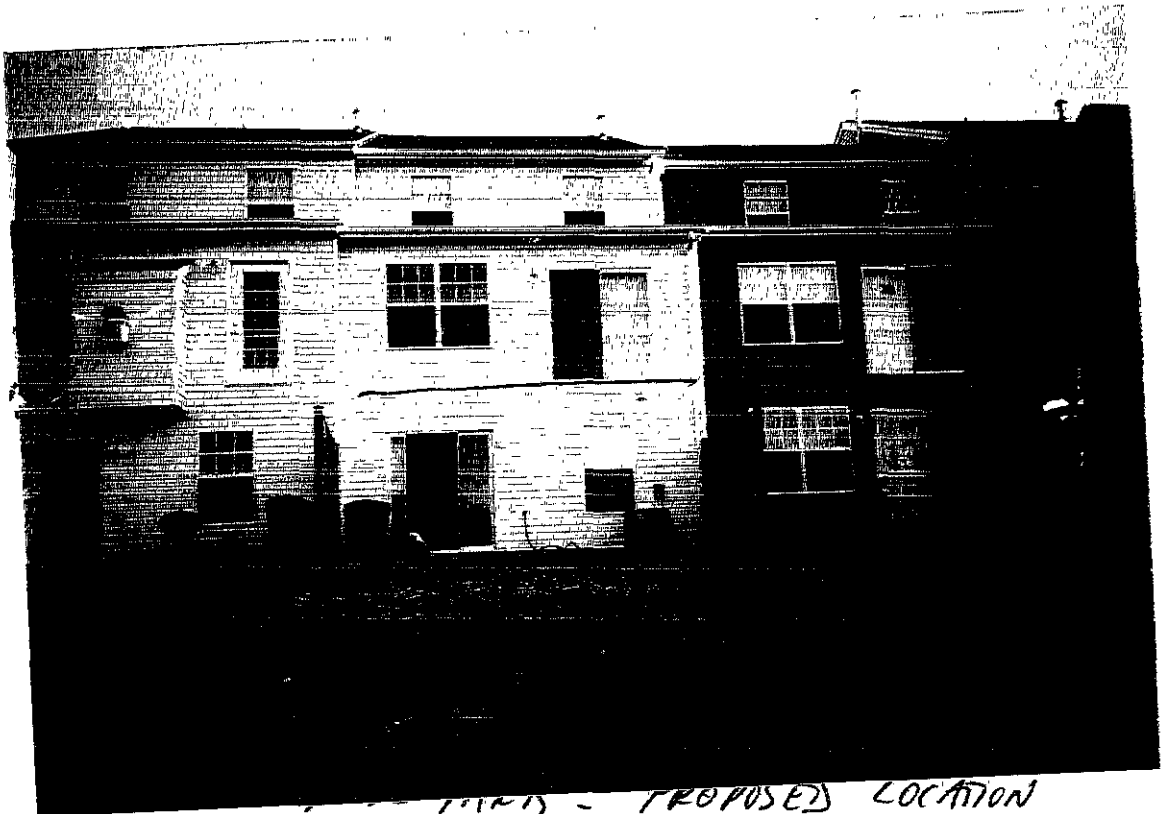


REAL YARD - PROPOSED LOCATION OF
DECK STAYING OPEN
LOT IN REAR OF HOUSE





147 Carolstowne Road (Neighbor's House)
Same size ~~of~~ our proposed deck.



PROPOSED LOCATION
OF DECK



SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
REISTERSTOWN

SHEET
N.W.
16-K

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25101

459

00-459-A