

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Old Eastern Avenue, 230' E
centerline of Eyring Avenue
15th Election District
5th Councilmanic District
(1306 Old Eastern Avenue)

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-495-A

William and Julia Zajdel
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an Administrative Variance filed by William and Julia Zajdel, property owners, for that property known as 1306 Old Eastern Avenue in the Stemmers Run area of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 48.5 ft. in lieu of the permitted 55 ft. and a side yard of 5.5 ft. in lieu of the required 10 ft. in a DR 5.5 zone in order to resolve a property line dispute. 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 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.

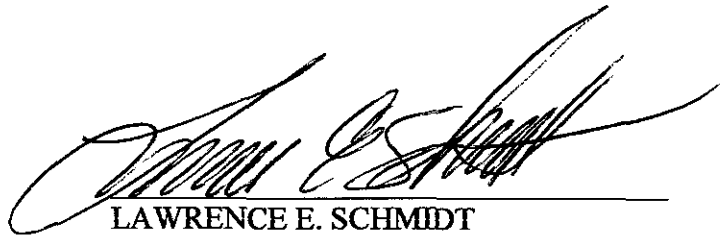
COPIES RECEIVED FOR FILING

Date 6/27/00
By R. J. [Signature]

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 Zoning Commissioner for Baltimore County this 27th day of June, 2000, that a variance from Sections 1B02.3.C and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 48.5 ft. in lieu of the permitted 55 ft. and a side yard of 5.5 ft. in lieu of the required 10 ft. in a DR 5.5 zone in order to resolve a property line dispute, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 6/27/00
By J. P. Gaudin



Baltimore County
Zoning Commissioner

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

June 27, 2000

John Gontrum, Esquire
P. O. Box 34019
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 00-495-A
Property: 1306 Old Eastern Avenue

Dear Mr. Gontrum:

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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Mr. & Mrs. William C. Zajdel
1306 Old Eastern Avenue
Baltimore, Maryland 21221



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 Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1306 Old Eastern Avenue
which is presently zoned DR 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)

^{304 and 1B02.3.C} to permit a lot width of 48.5' in lieu of the permitted 55' and a side yard of 5.5' in lieu of the required 10' in a DR 5.5 zone.

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:

Pearl B. Puchalski
Name - Type or Print

Signature

1304 Old Eastern Avenue 410 781-0645
Address Telephone No.

Baltimore, MD 21222
City State Zip Code

Attorney For Petitioner:

Timothy P. Knepp
Name - Type or Print

Signature

Company
P.O. Box 34019 410-686-5151
Address Telephone No.

Baltimore, MD 21221
City State Zip Code

Legal Owner(s):

William C. & Julia K. Zajdel
Name - Type or Print

Signature

Name - Type or Print

Signature

1306 Old Eastern Avenue 410-391-3145
Address Telephone No.

Baltimore, MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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. 00-495-A

Reviewed By BR

Date

5/24/00

Estimated Posting Date

6/4/00

REV 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 1306 Old Eastern Avenue

Address

Baltimore, MD 21221

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 dwellings on this and on the adjacent property are very old. A property line dispute has been resolved by readjusting the lot lines in accordance with the attached Order which creates a unique lot situation and thereby a practical difficulty in complying with the zoning regulations.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William C. Zajdel
Signature

Julia K. Zajdel
Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wm. Zajdel and Julia Zajdel
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

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Baltimore, MD 21221

City

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Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

* William C. Zaidel
Signature

* Julia K. Zaidel
Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY this 21st day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wm. Zaidel Julia Zaidel
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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1306 Old Eastern Avenue
which is presently zoned DR 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)

304 and 1B02.3.C to permit a lot width of 48.5' in lieu of the permitted 55' and a side yard of 5.5' in lieu of the required 10' in a DR 5.5 zone.

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Contract Purchaser/Lessee:

Pearl B. Puchalski
Name - Type or Print

Signature

1304 Old Eastern Avenue 410-781-0445
Address Telephone No.
Baltimore, MD 21222
City State Zip Code

Attorney For Petitioner:

Timothy P. Knepp
Name - Type or Print

Signature

P.O. Box 34019 410-686-5151
Address Telephone No.
Baltimore, MD 21221
City State Zip Code

Legal Owner(s):

William C. & Julia K. Zajdel
Name - Type or Print

Signature

Name - Type or Print

Signature

1306 Old Eastern Avenue 410-391-3445
Address Telephone No.
Baltimore, MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address

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. 00-495-A

REV 9/15/98

Reviewed By BH

Date 5/24/00

Estimated Posting Date

6/4/00

kjWellsInc
Land Surveying and Site Planning

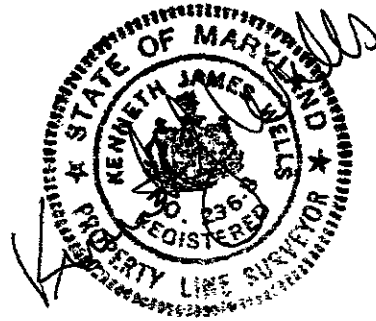
Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@men.com

7403 New Cut Road
Kingville, Md. 21087-1132

**ZONING DESCRIPTION FOR
1306 OLD EASTERN AVENUE
BALTIMORE COUNTY
MARYLAND**

15th Election District
5th Councilmanic District

Beginning at a point on the north side of old Eastern Avenue which is 80 feet wide at a distance of 230 feet east of the centerline of Eyring Avenue which is 40 feet wide, thence North 6 degrees 14 minutes West 145.00 feet; thence North 83 degrees 46 minutes East 50.00 feet; thence South 6 degrees 14 minutes East 145.00 feet; thence South 83 degrees 46 minutes West 50.00 feet to the place of beginning.



00-495-A

#495

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081403

DATE 5/24/00 ACCOUNT Root-6150

AMOUNT \$ 50.00

RECEIVED FROM: Middleton & McLaughlin

FOR: code 010 zoning Administrative
Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

1000 495

PAID RECEIPT

DATE 5/24/2000 5/24/2000 10:37:16
REG. NO. 001 CASHIER JRIC JMC DRAFTER 1.1
Dept 5 E23 ZONING VERIFICATION
Receipt # 147680
CR NO. 081403
Receipt Tot 50.00
50.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

00.00-24.00

CERTIFICATE OF POSTING

**RE: CASE #00-495-A
PETITIONER/DEVELOPER
(Pearl B. Puchalski)
DATE OF Closing
(6-28-00)**

**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**

1306 Old Eastern Ave. Baltimore, Maryland 21221_____

THE SIGN(S) WERE POSTED ON _____ 6-13-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ADMINISTRATIVE PROGRAM

To permit a 1st width of 44.5' in clear of the
 barrier ss' and a side path of 55' in clear
 the barrier is in a 20' of 20'.

AN ELOPÉE, HINDOU, OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 5:00 P.M. ON *Wednesday, Sept. 22, 5:00 p.m.*

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATOR AND PLANNING MANAGER.

TEL. 867-3381

RETURN TO MEMBER ADDRESS

Posted at 1306 Old Eastern Ave.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 495 -A Address 1306 Old Eastern Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/24/00 Posting Date: 6/4/00 Closing Date: 6/19/00

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- 495 -A Address 1306 Old Eastern Ave.
Petitioner's Name Puchalski Telephone 410-781-0445
Posting Date: 6/4/00 Closing Date: 6/19/00
Wording for Sign: To Permit a lot width of 48.5 ft and a side yard setback
of 5.5 ft. in lieu of the required 55 ft and 10 ft. respectively.

**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: 00-495-A
Petitioner: William and Julia Farde/
Address or Location: 1306 Old Eastern Ave.

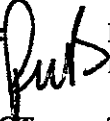
PLEASE FORWARD ADVERTISING BILL TO:

Name: John Gontrom
Address: 814 Eastern Blvd.
Belt, Md 21221
Telephone Number: 410-686-8274

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 12, 2000
Item Nos. 489, 490, 491, 492, 493, 494,
495, 497, 498, 499, 500, and 502

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: July 17, 2000

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

DEPRM has no comments for the following zoning petitions:

Item #	Address
489	1100 Sparks Road
491	3510 Loganview Drive
492	17441 Troyer Road
493	10 Marks Manor Court
494	1424 Armacost Road
495	1306 Old Eastern Avenue
496	610 Old North Point Boulevard
497	7373 Edsworth Road
498	7206 Denberg Road
499	230 Pidco Road
500	1009 Malvern Avenue
501	2205-2207 Frederick Road

PV
6/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 12, 2000

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

SUBJECT: 1306 Eastern Avenue

INFORMATION:

Item Number: 495

Petitioner: William C. and Julia K. Zajdel

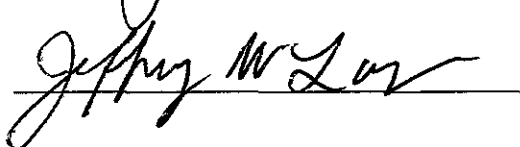
Zoning: D.R. 5.5

Requested Action: Variance

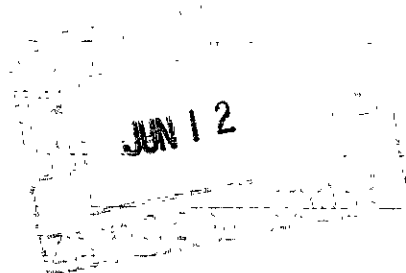
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a lot width of 48.5 feet in lieu of the required 55 feet and a side yard of 5.5 feet in lieu of required 10 feet.

Prepared by: 

Section Chief: 

AFK:MAC:





**Maryland Department of Transportation
State Highway Administration**

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

Date: 6.8.00

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

RE: Baltimore County
Item No. 495 BR

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

PEARL B. PUCHALSKI

Plaintiff

v.

JULIA K. ZAJDEL, et al.

Defendants

*

IN THE

*

CIRCUIT COURT

*

FOR

*

BALTIMORE COUNTY

*

CASE NO. 03-C-99-001616

* * * * *

CONSENT JUDGMENT

UPON CONSIDERATION of the Complaint for Declaratory Judgment and to Quiet Title heretofore filed by Pearl B. Puchalski Plaintiff in the above captioned case on or about February 22, 1999; the Answer filed thereto by Defendants; the hearing held on January 7, 2000, before the Honorable Robert E. Cahill, Sr.; and the agreement of the Parties,

IT IS ORDERED THIS ____ day of _____, 2000, that Plaintiff shall pay into the escrow account of Romadka, Gontrum & McLaughlin the sum of Five Thousand Dollars (\$5,000.00).

IT IS FURTHER ORDERED that the Five Thousand Dollars (\$5,000.00) deposited into the escrow account of Romadka, Gontrum & McLaughlin shall be held in trust for Timothy P. Knepp, Esquire, Julia K. Zajdel and William C. Zajdel Defendants as payment to Defendants for the transfer to Plaintiff of that portion of the driveway which encroaches upon the real property owned by Defendants known as 1306 Old Eastern Avenue, Baltimore County, Maryland.

IT IS FURTHER ORDERED that Plaintiff will cause to have another boundary survey performed on the real property owned by her known as 1304 Old Eastern Avenue, Baltimore County, Maryland which shall include the portion of the driveway which encroaches upon the real property owned by Defendants known as 1306 Old Eastern Avenue, Baltimore County, Maryland - the real property to be transferred by Defendants to Plaintiff.

IT IS FURTHER ORDERED that upon completion of the boundary survey, Plaintiff will cause to have a deed prepared, which deed shall transfer that portion of the driveway which encroaches upon the real property owned by Defendants known as 1306 Old Eastern Avenue, Baltimore County, Maryland to Plaintiff. The deed shall then be filed among the Land Records of Baltimore County.

00-495-A

495

CL1 COPY
FILE COPY

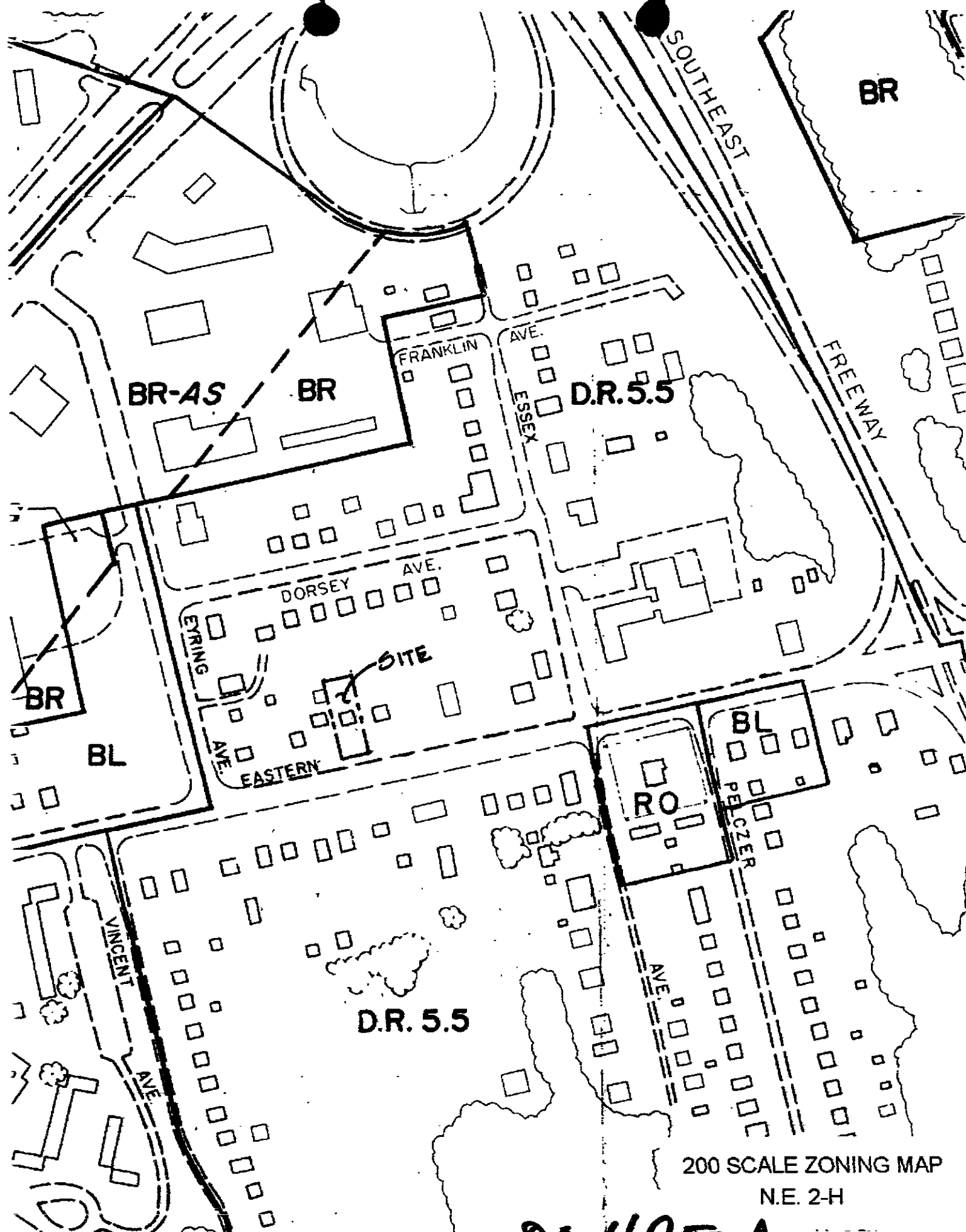
IT IS FURTHER ORDERED that the Five Thousand Dollars (\$5,000.00) deposited into the escrow account of Romadka, Gontrum & McLaughlin shall be transferred to Defendants at the time of the filing of the deed transferring that portion of the driveway which encroaches upon the real property owned by Defendants known as 1306 Old Eastern Avenue, Baltimore County, Maryland to Plaintiff.

JUDGE

APPROVED AS TO FORM AND CONTENT


J. Michael McLaughlin, Jr.
Attorney for Plaintiff


Timothy P. Knepp
Attorney for Defendants



00-495-A

#495

Reckalski Home



3

(2)

← Smutber
now Zaidel's

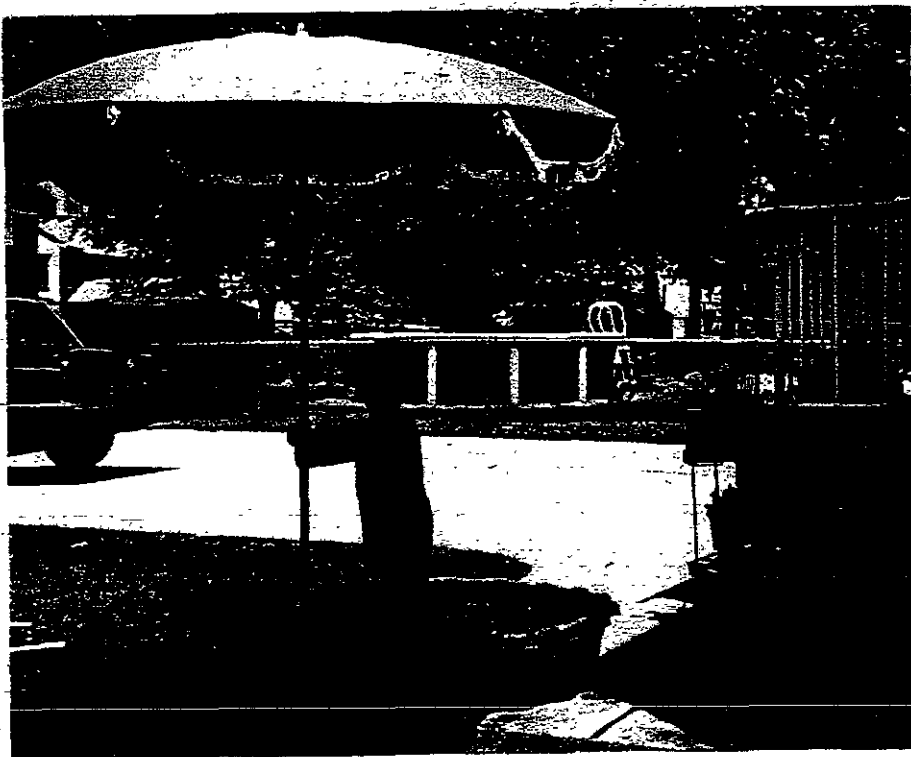
← 2nd Digging
to put remaining
pipe drain under
driveway for
Zaidel's

(notice improve
ment)

↓

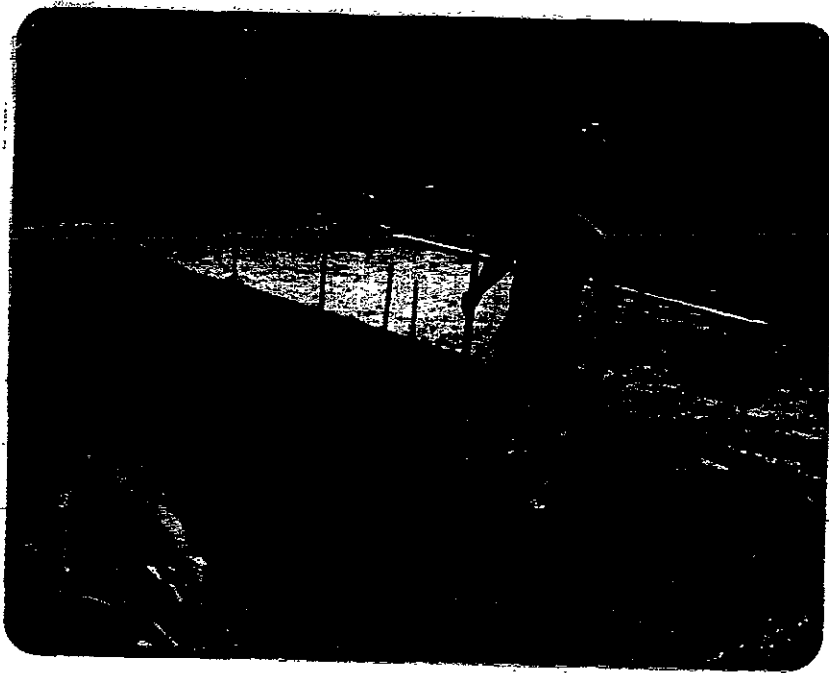
see 7, 1, +
2

notice
improvement



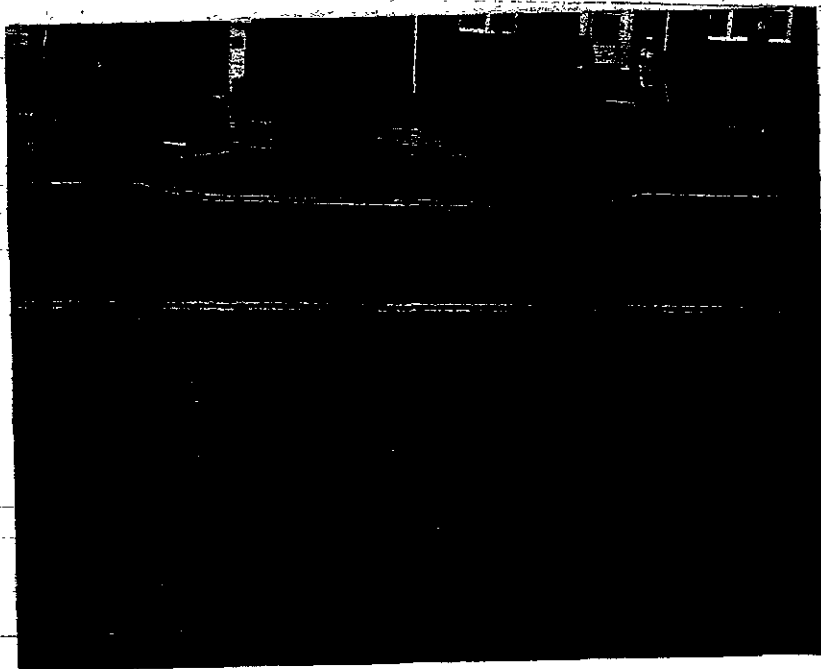
00-495-A

#495



NEW DRIVE
WAY

1.
concrete to cover
existing Asphalt
Drive Way (see new



2.
New concrete Drive
(991) person Mrs.
Snuffer

This picture was
for Gas + Electric
Co. Because they
broke up bottom
section for a
leak and repaired
it as was.

00-495-A

#495-



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

*Photographs
#00-495-A*

Census 2000

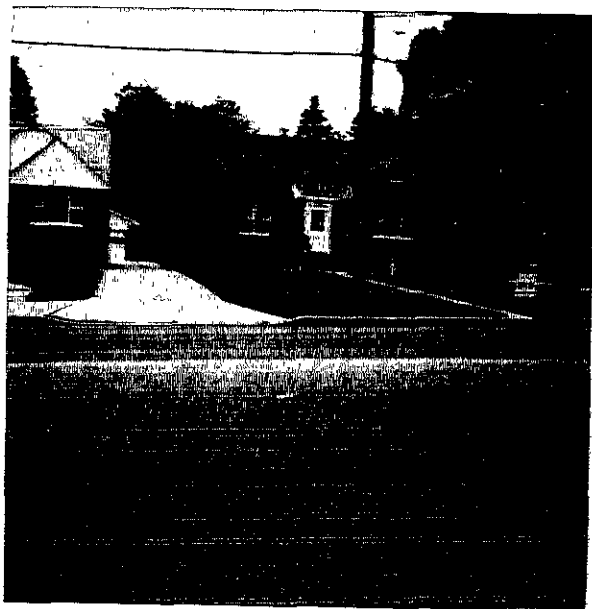




00-495-A



00-495-A



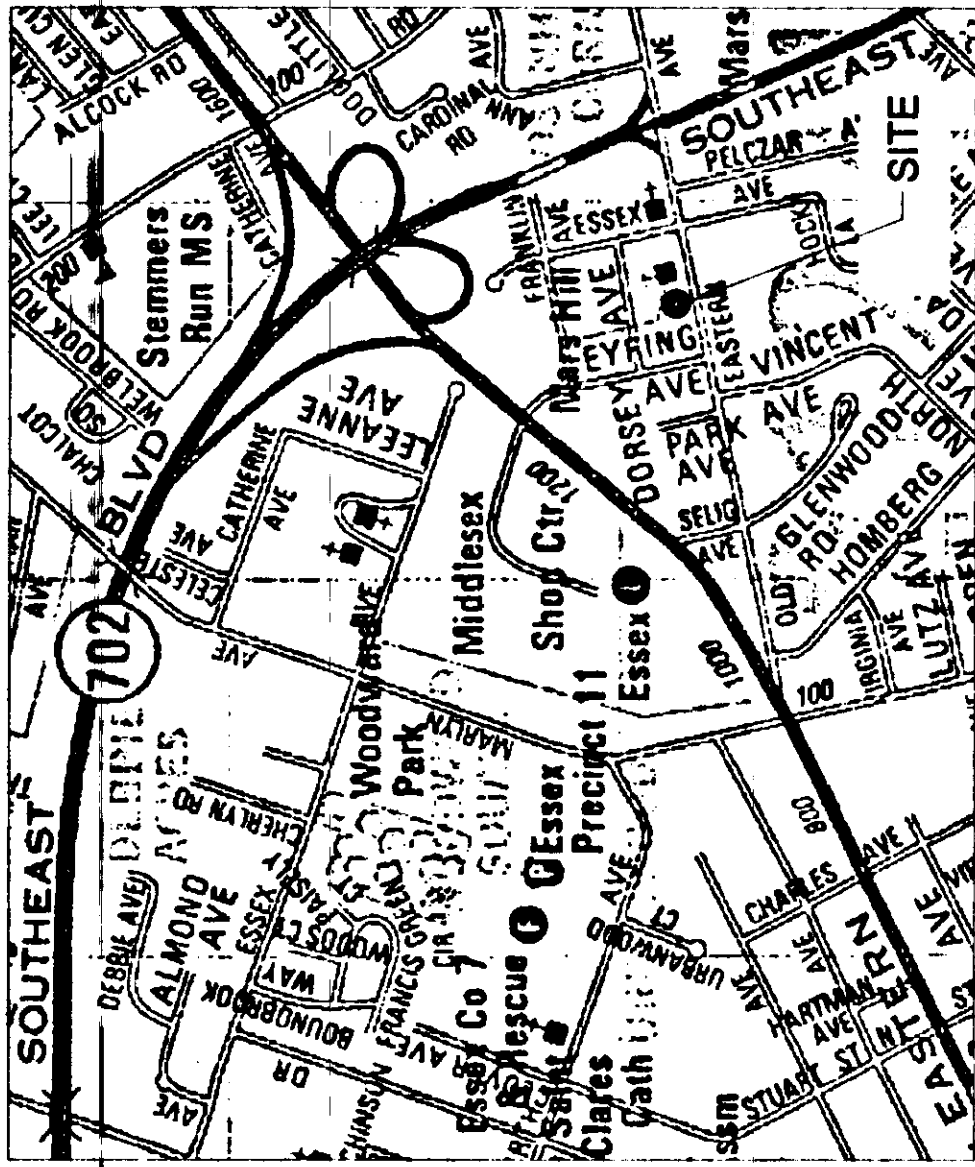
00-495-A



00-495-A

REQUEST

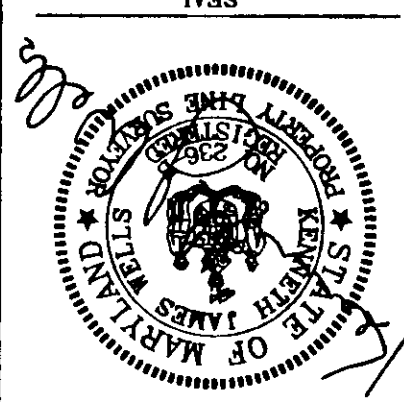
- 1) TO ALLOW A LOT WIDTH OF 48.5 FEET IN LIEU OF THE REQUIRED 55 FEET AS PER SECTION 1802.3.C.1.
- 2) TO ALLOW A SIDE YARD OF 5.8 FEET IN LIEU OF THE REQUIRED 10 FEET AS PER SECTION 1802.3.C.1.



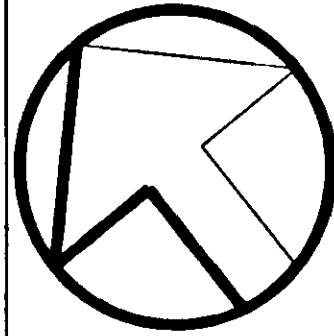
VICINITY MAP
SCALE: 1" = 1000'
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PERMITTED USE NO.: 20498561

kjwellsInc
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Land Surveying & Site Planning



PLAT TO ACCOMPANY
A PETITION FOR
ZONING VARIANCE
1306 OLD EASTERN AVENUE
BALTIMORE COUNTY
MARYLAND

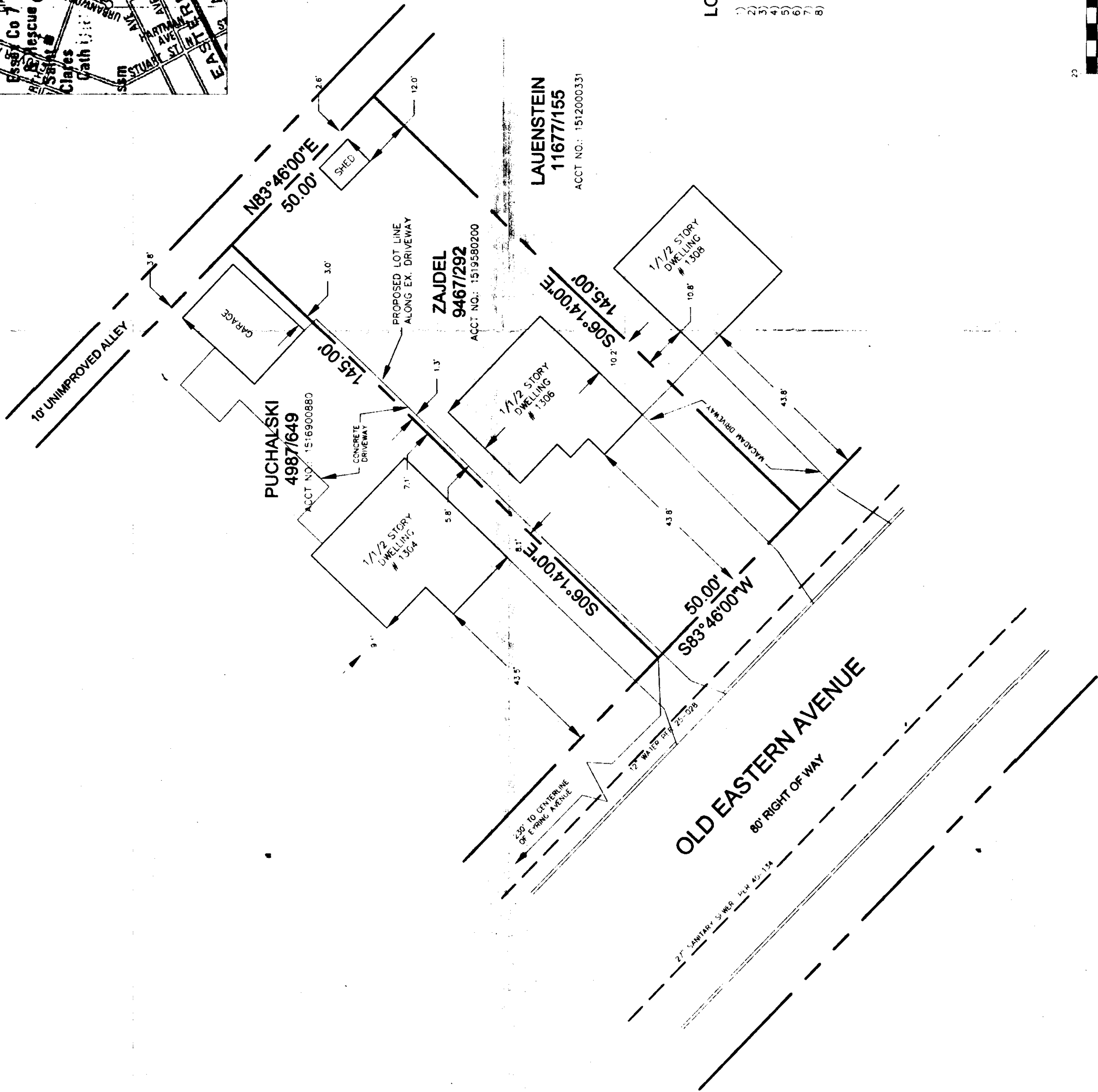


DRAWN BY: KJW
CHECKED BY: KJW
DATE: 7/03/98
PROJECT NO.: 98030
SHEET 1 OF 1

LOCATION INFORMATION:

- 1) COUNCLAND DISTRICT: 5TH
- 2) ELECTION DISTRICT: 15TH
- 3) ZONING MAP: NE 2-H
- 4) ZONING: DR 5.5
- 5) LOT SIZE: 7,250 SF / 0.16 AC
- 6) PUBLIC WATER AND SEWER
- 7) PROPOSED ZONING HEARINGS: NONE
- 8) NOT IN CHESAPEAKE BAY CRITICAL AREA.

GRAPHIC SCALE

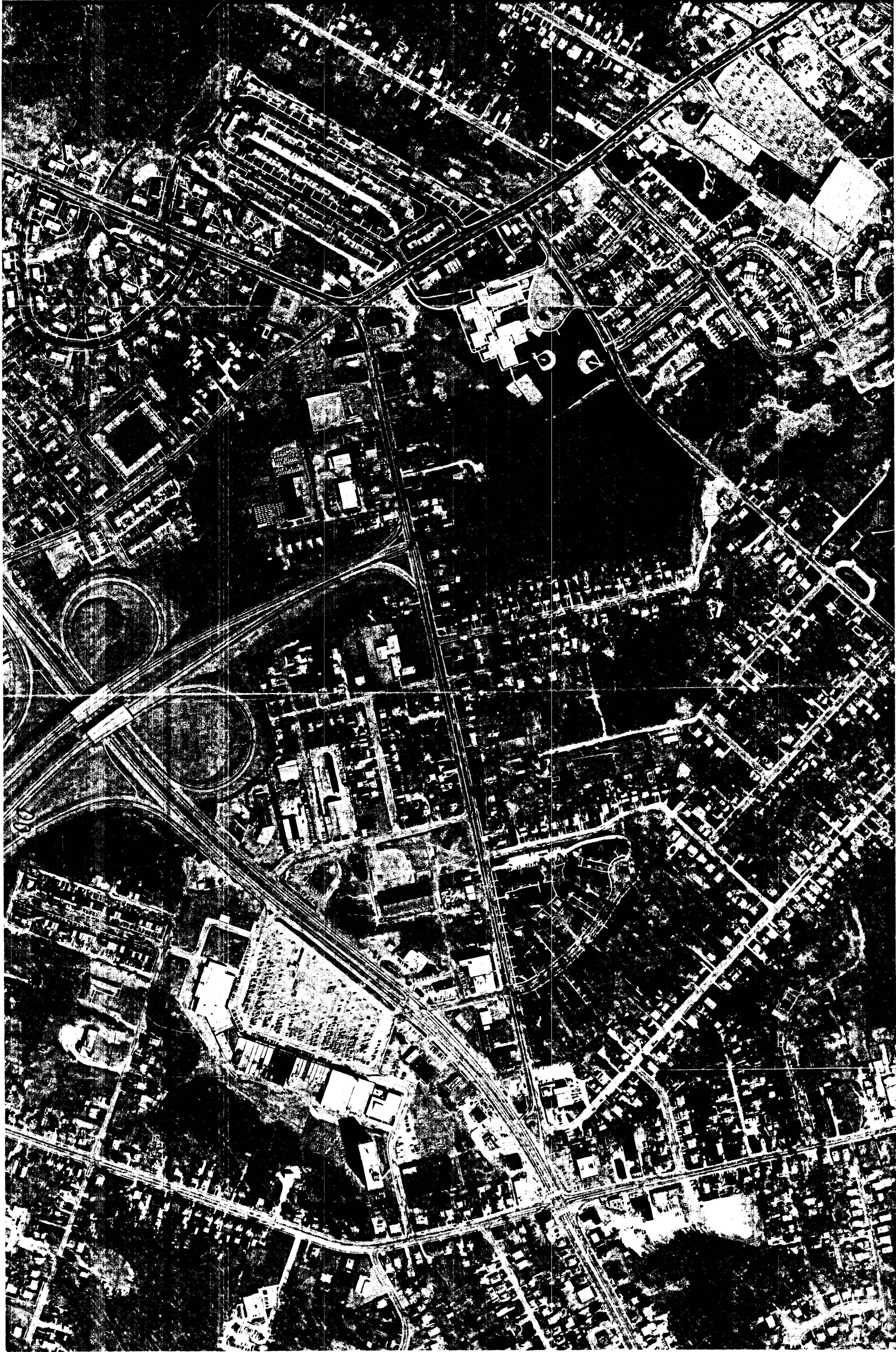


OLD EASTERN AVENUE
80' RIGHT OF WAY

LAUENSTEIN
11677/155
ACCT NO.: 1512000331

ZAJDEL
9467/292
ACCT NO.: 1519580200

PUCHALSKI
4987/649
ACCT NO.: 1516900880



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

#495

SCALE 1" = 200' ±	LOCATION STEMMERS RUN BACK RIVER NECK	SHEET N.E. 2-H
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401