

IN RE: PETITION FOR ADMIN. VARIANCE

E/S of Longfield Drive, 1,050' N
centerline of Belair Road
9th Election District
4th Councilmanic District
(104 Green Ridge Road)

Mark & Wilma Hagan
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-046-A

*

* * * * *

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 owners of the subject property, Mark and Wilma Hagan. The variance request is for property located at 104 Green Ridge Road, in the Lutherville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 7 ft. side yard setback in lieu of the required 10 ft. in order to enclose an existing covered wood porch for a sunroom. 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.

ORDER RECEIVED FOR FILING

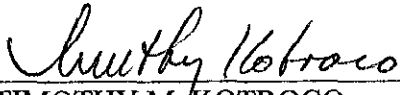
Date 9/5/00

By J. J. Emerson

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 5th day of September, 2000, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 7 ft. side yard setback in lieu of the required 10 ft. in order to enclose an existing covered wood porch for a sunroom, 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 9/5/00
By R. Jameson



Baltimore County
Zoning Commissioner

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

September 5, 2000

Mr. & Mrs. J. Mark Hagan
104 Green Ridge Road
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 01-046-A
Property: 104 Green Ridge Road

Dear Mr. & Mrs. Hagan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 104 GREEN RIDGE RD.
which is presently zoned RQ-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)

1302.3 C.1 to permit a 7-ft side setback in lieu of 10 ft

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

104 GREEN RIDGE RD 410-337-7242
Address Telephone No.

Name - Type or Print

Address

Signature

City State Zip Code

Company

City State Zip Code

Address Telephone No.

Representative to be Contacted:

City State Zip Code

Name

If 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

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01-046-A

Reviewed By MA Date 7/31/02

Estimated Posting Date 8/13/02

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

Address 104 GREEN RIDGE ROAD
City TOWSON State MD. Zip Code 21093

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):

We wish to enclose the existing covered wood porch for a sunroom, which requires the installation of framing walls and windows. Most of our neighbors have done likewise and we have provided some photos for your review. We appreciate your approval of our request for a zoning variance to the side yard minimum requirement. Thank you.

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]
Name - Type or Print J. MARK HAGAN

Signature [Signature]
Name - Type or Print WILMA HAGAN

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

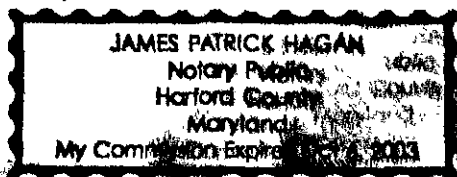
J. Mark Hagan & Wilma Hagan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 7/31/00

Notary Public [Signature]
My Commission Expires 10/6/2003

REV 09/15/98



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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

104 GREEN RIDGE ROAD
Address
TOWSON MD 21093
City State Zip Code

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

We wish to enclose the existing covered wood porch for a sunroom, which requires the installation of framing walls and windows. Most of our neighbors have done likewise and we have provided some photos for your review. We appreciate your approval of our request for a zoning variance to the side yard minimum requirement. Thank you.

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]
Name - Type or Print J. MARK HAGAN

Signature [Signature]
Name - Type or Print WILMA HAGAN

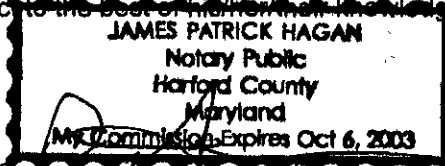
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Mark Hagan & Wilma Hagan
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 their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 7/31/00



Notary Public

My Commission Expires

10/6/2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 104 GREEN RIDGE RD
which is presently zoned DR5.5

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

1B02.3.C.1 to permit a 7-ft side setback in lieu of 10 ft.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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. 01-046-A

REC 9/15/98

Reviewed By MRK Date 7/31/00

Estimated Posting Date 8/13/00

Zoning Description

Zoning description for 104 Green Ridge Road.

Beginning at a point on the center line of Green Ridge Road, 30 foot wide right of way, at the distance of 1421 feet, more or less, from the center line of York Road, thence leaving said place of beginning and running and binding on the centerline of Green Ridge Road the following two courses and distances, (1) N 74 Degrees 56 minutes E 33.67 feet and N 73 Degrees 25 minutes E 24.84 feet, and thence leaving the centerline of Green Ridge Road the three following courses and distances, (3) N 15 degrees 04 minutes W 325.00 and (4) S 74 Degrees 56 minutes W 58.50' and thence (5) S 15 Degrees 04 minutes E 325.00' to the place of beginning. This lot is recorded among the Land Records of Baltimore County in Liber 12757 Folio 170, and contains 0.436 acres, more or less. Also known as No. 104 Green Ridge Road and is located in the 9th Election District, 4th Councilmanic District.

01-046-A

046

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

No. 083510

DATE 7/31/00 ACCOUNT 001-6150

By 004 AMOUNT \$ 50.00

RECEIVED FROM: John Hagan - 114 Greenidge Rd

FOR: 010-Res Ver - \$50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUED	ACTUAL	TIME
7/31/2000	7/31/2000	14:00:00
001	5	020 JOURNAL VERIFICATION
Receipt #	156000	001
OR NO.	083510	

Receipt for \$50.00
\$50.00 OK
Baltimore County, Maryland

01-046-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.

01-046-A

Petitioner/Developer:

HAGAN, ETAL

Date of Hearing/Closing

8/28/00

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 #104 GREENEDGE RD

The sign(s) were posted on

8/10/00
(Month/Day/Year)

Sincerely,

Patrick M. O'Keefe 8/12/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

CASE # 01-046-A

TO PERMIT A SIDE YARD SETBACK OF 7.0
FEET IN LIEU OF THE REQUIRED 10 FEET
(#104 GREENEDGE RD.)

PUBLIC HEARING ?

PURSUANT TO SECTION 20-122(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL 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 AUGUST 28, 2000
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 847-3301

IF YOU REQUEST THIS AND THE PERMITS OFFICE DETERMINES THAT A PUBLIC HEARING IS REQUIRED, YOU WILL BE NOTIFIED BY MAIL.
MEETING IS AGRAND ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 046 -A Address 104 Green Ridge Rd.

Contact Person: Jeff Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/31/05 Posting Date: 8/13/05 Closing Date: 8/25/05

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 01- 046 -A Address 104 Green Ridge Rd.

Petitioner's Name Mark Hagen Telephone 410-337-2242

Posting Date: 8/13/05 Closing Date: 8/25/05

Wording for Sign: To Permit a 7-ft side yard setback
in lieu of 10 ft

01-046-A

WCR - Revised 6/28/00

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: 01-046-A
Petitioner: Mark Hagan
Address or Location: 104 Green Ridge Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Mark Hagan~~ Mark Hagan
Address: 104 Green Ridge Rd.
Towson, MD 21093
Telephone Number: 410-337-2242

Revised 2/20/98 - SCJ

01-046-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 25, 2000

J. Mark & Wilma Hagan
104 Green Ridge Road
Towson, MD 21093

Dear Mr. & Mrs. Hagan:

RE: Case Number: 01-046-A, 104 Green Ridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

GDZ

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 30, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2000
Item Nos. 046, 049, 052, 054, 055,
and 056

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 22, 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 AUGUST 14, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM #'S.

046, 048, 049, 050, 052, 053, 055, 056

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *m/rbs*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of August 14, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
046	104 Glen Ridge Road
047	19807 York Road
050	34 Dovefield Road
051	200 Detroit Avenue
052	326 South Wind Road
053	4467 Spring Avenue
056	435 Main Street
550 Revised	Phillips Purchase

AV
8/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 23, 2000

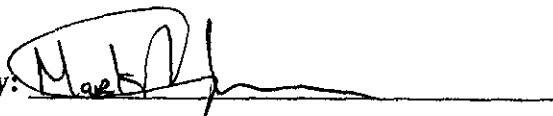
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-037, 01-046, & 01-052

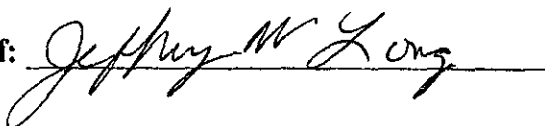
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

AUG 23



Maryland Department of Transportation
State Highway Administration

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

Date: 8.16.00

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

RE: Baltimore County
Item No. 046 : MJK

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,

Kr 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

Hagan

2419 Boston Street
Baltimore, Maryland 21224

8/15/00
B
to Jeff-
for file

August 15, 2000

Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

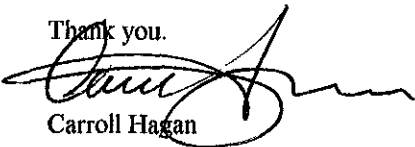
Re: Administrative Variance #01-046-A
Filed July 31, 2000
104 Greenridge Road
Lutherville, MD. 21093

Dear Sir/Madam,

This is to advise that I inadvertently misspelled the road name on the variance plat submitted on July 31, 2000. This error was brought to my attention today and I called Jeff Perlow of your office, and he suggested that I send this letter to formally advise you of the mistake. All other documents filed therewith, including the location map on the variance plat have the correctly spelled road name.

I trust this does not cause any inconvenience to you or your staff.

Thank you.


Carroll Hagan

copy: Administrative Hearing File.
Jeff Perlow

Hagan

2419 Boston Street
Baltimore, Maryland 21224

8/20/00

August 15, 2000

Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

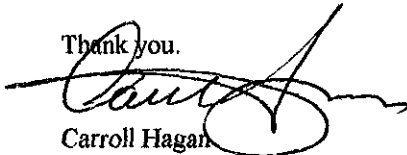
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Filed July 31, 2000
104 Greenridge Road
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I trust this does *not* cause any inconvenience to you or your staff.

Thank you.



Carroll Hagan

copy: Administrative Hearing File.
Jeff Perlow

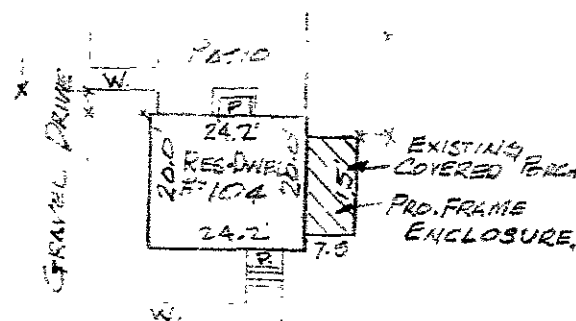
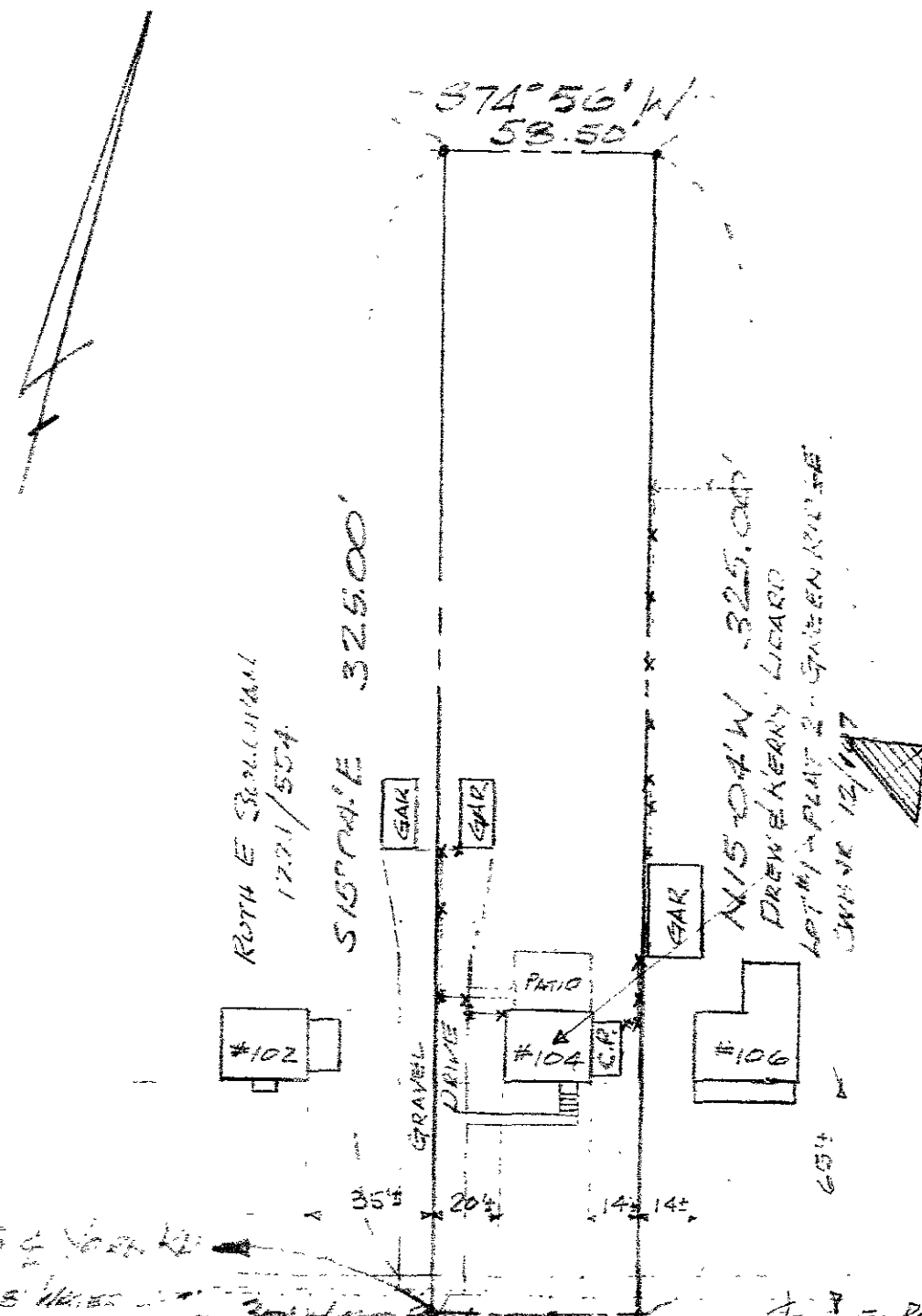
TO: File

FROM: Jeff Perlow, Planner II
PDM

RE: Incorrect Street Name on Site Plan for Variance
(Hearing # 01-046-A)

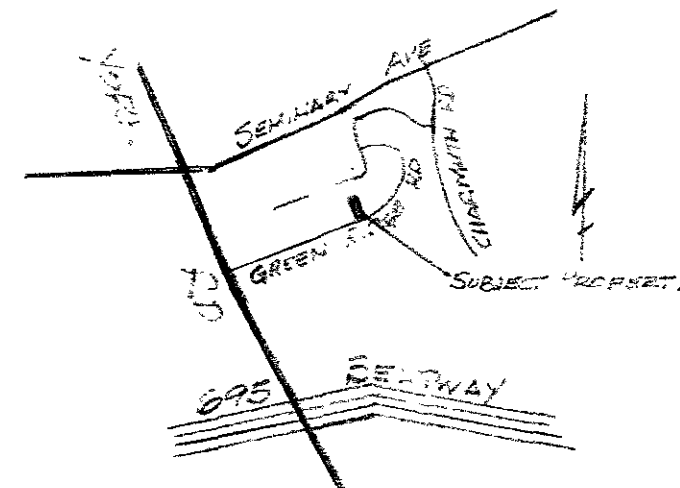
Per Conversation with Mark Hagen regarding the ^{submitted} site plan for this variance, the plan incorrectly stated the street name as "Glen Ridge Road" instead of the correct name of "Green Ridge Road". I advised Mr. Hagen to send in a letter addressed to Zoning Commissioner/File stating the above inadvertent error as soon as possible, so that the Zoning Commissioner will be aware of incorrect street name prior to his review of variance. Mr. Hagen indicated that he would send in letter as soon as possible.

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE



SCALE: 1" = 30'

Ret. #1



VICINITY MAP 1" = 2000'

LOCATION INFORMATION:

COUNCILMAN'S DISTRICT: 4
 ELECTION DISTRICT: 9
 1" = 200' SCALE MAP: NE 12-4
 ZONING: DR 5.5
 LOT AREA: 0.436 AC.
 19,012.6 sq ft

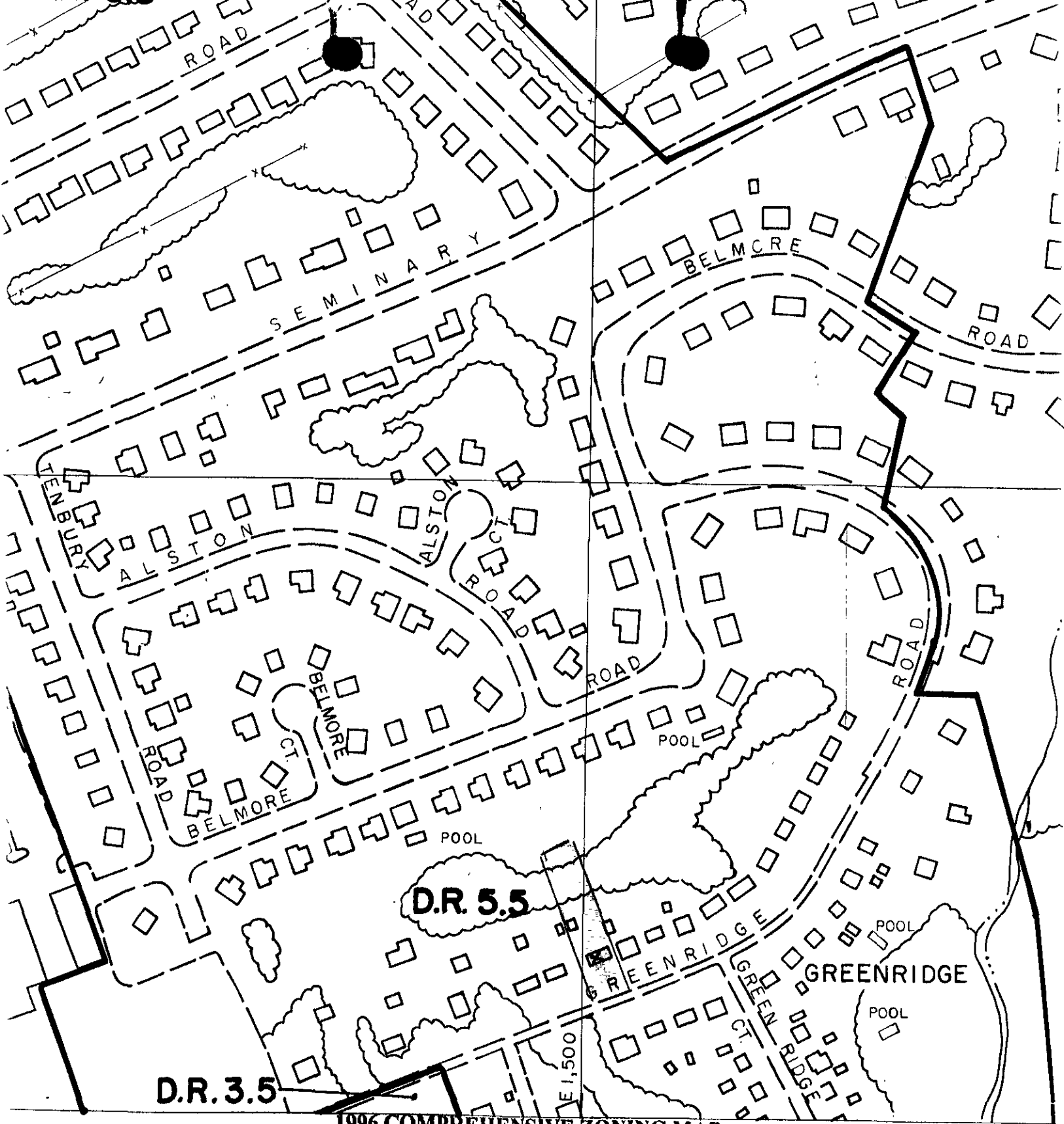
PUBLIC SEWER - YES
 PUBLIC WATER - YES
 CHESAPEAKE BAY CRITICAL AREA - NO
 PRIOR ZONING HEARINGS - NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
MTA	046	01-046-A

OWNER: MARK & MELBA HAGAN		
SCALE: AS SHOWN	APPROVED BY: J.M. H.A.	DRAWN BY: J.M. H.A.
DATE: 7-30-00		
GREEN RIDGE ROAD		
DATE: 12/31/10		DRAWING NUMBER: 104

01-046-A



1996 COMPREHENSIVE ZONING MAP

ADOPTED by
THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev

Chairman, County Council

NE 12 A

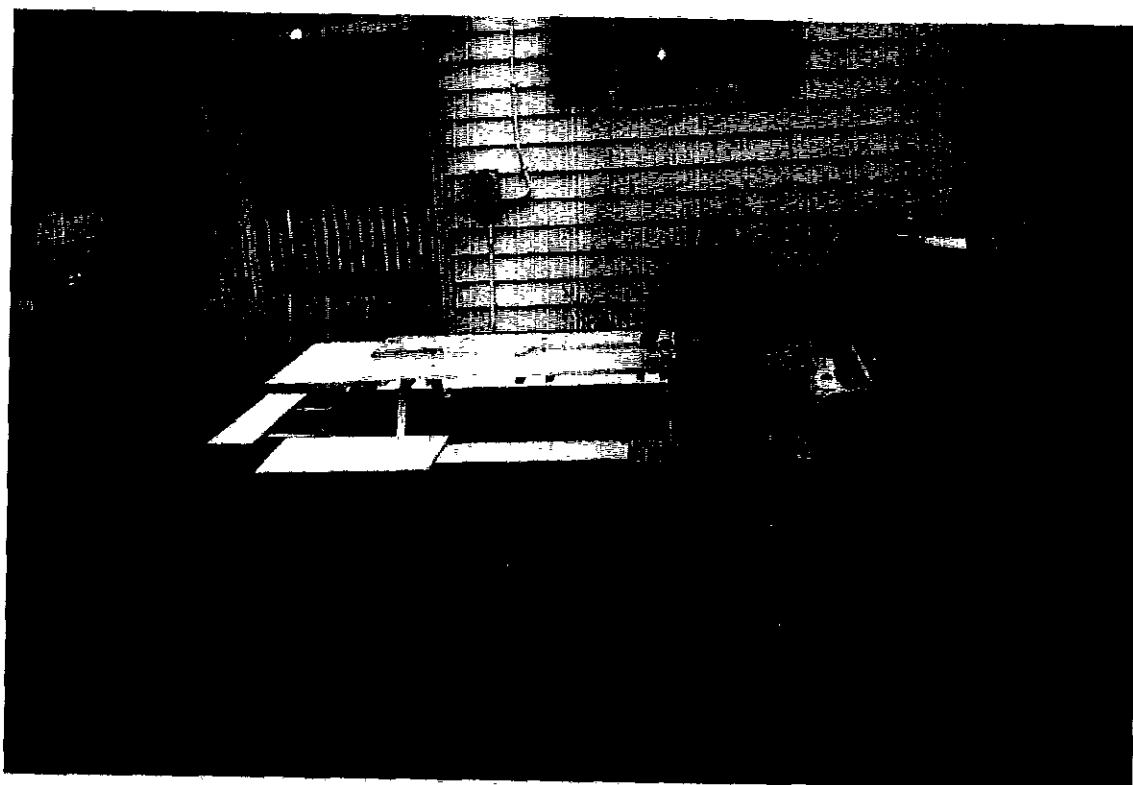
OFF

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#046

01-046-A

ED AREAS.
MMETRIC METHODS
J. 21210



01-046-A



01-046-A



01-046-A



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