

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Kitzbuhel Road, 1521 +/-		
1 ft. W Beetree Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(24 Kitzbuhel Road)		
	*	CASE NO. 01-082-A
Edward Coscia, Jr.		
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, Edward Coscia, Jr. The variance request is for property located at 24 Kitzbuhel Road in the Parkton area of Baltimore County. The Petitioner herein seeks a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 30 ft. for a proposed addition (attached garage) in lieu of the minimum required 50 ft. and to amend the development plan for Chalet de la Rance, Lot #49. 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 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 Petitioner has 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

ORDER RECEIVED FOR FILING

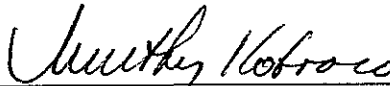
Date 9/13/00
By R. J. Jernigan

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.

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 13th day of September, 2000, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 30 ft. for a proposed addition (attached garage) in lieu of the minimum required 50 ft. and to amend the development plan for Chalet de la Rance, Lot #49, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date 9/13/00

By J.R. Garrison

TMK:raj



Baltimore County
Zoning Commissioner

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

September 13, 2000

Mr. Edward Coscia, Jr.
24 Kitzbuhel Road
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 01-082-A
Property: 24 Kitzbuhel Road

Dear Mr. Coscia:

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



FLOODPLAIN



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 24 Kitzbuhel Rd.
which is presently zoned RC-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)

1A04.3.B.2.

To allow a side yard setback of 30 Ft for a proposed addition (attached garage) in Lieu of the minimum required 50 Ft. and to amend the development Plan, for Chalet de la Rance, Lot #49

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):

Edward C. Coscia JR.
Name - Type or Print _____
Edward C. Coscia Jr.
Signature _____
Name - Type or Print _____
Signature _____
24 Kitzbuhel Rd. 410 329-6678
Address _____ Telephone No. _____
Parkton Md. 21120
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

Reviewed By TAG Date 8-18-00
Estimated Posting Date 8-27-00

CASE NO. 01-082A

ORDER RECEIVED FOR FILING
Date 9/13/00
By [Signature]

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 24 Kitzbuhel Rd.
Address
Parkton Md. 21120
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 garage cannot be built in the rear of home because of the Septic System Location and the Steep Slope of the ground.
- The garage cannot be built in the front of the home because, it will block all views from Living Room and other windows, Layout of house favors the proposed side.
- The garage cannot be built on the far side of the house because it would be the same setback problem if we were to extend the driveway.

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.

Edward C. Coscia Jr.
Signature

Signature

Edward C. Coscia JR.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward C. Coscia JR.
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 8/7/2000



Robin J. Davis
Notary Public

My Commission Expires 5-1-2004

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 24 Kitzbuhel Rd.
Address
Parkton Md. 21120
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 garage cannot be built in the rear of home because of the Septic System Location and the steep slope of the ground.
 - The garage cannot be built in the front of the home because it would block all views, from living room and other windows. Layout of the house favors the proposed side.
 - The garage cannot be built on the far side of the house because it would ^{be the same setback problem if we were,} ~~be the same setback problem if we were,~~ to extend the driveway.
- 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.

Edward C. Coscia Jr.
Signature

Signature

Edward C. Coscia Jr.
Name - Type or Print

Name - Type or Print

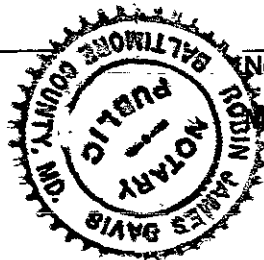
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of AUG, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward C. Coscia Jr.
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 8/7/2000



Robin J. Davis
Notary Public
My Commission Expires 5-1-2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at ✓ 24 Kitzbuhel Rd.
which is presently zoned ✓ RC-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)

1A04.3.B.2.

To allow a side yard setback of 30ft for a proposed addition (attached garage) in lieu of the minimum required 50ft, and to amend the Development Plan for Chalet de la Rance, Lot # 49

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):

Edward C. Coscia JR.
Name - Type or Print

Edward C. Coscia Jr.
Signature

Name - Type or Print

Signature

24 Kitzbuhel Rd. (410) 329-6678
Address Telephone No.

Parkton MD 21120
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. 01-082A

Reviewed By TAG Date 8-18-00

REV 9/15/98

Estimated Posting Date 8-27-00

ZONING DESCRIPTION FOR 24 KITZBUHEL ROAD

Beginning at a point on the north side of Kitzbuhel Road which is sixty (60) feet wide at the distance of 1521 +/- 1 feet west of the nearest improved intersecting street, Beetree Road which is fifty (50) feet wide. Being lot # 49, Section # 3 in the subdivision of Chalet De La Rance as recorded in Baltimore County Plat Book # 8, Folio # 127, containing 2.012 acres. Also known as 24 Kitzbuhel Road and located in the seventh (7th) Election District, fifth (5th) Councilman District.

01-082-A

01-082A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

85272

DATE 7-18-00

ACCOUNT 2001 6150

AMOUNT \$ 100.00

RECEIVED FROM:

Edward Lozada

FOR:

Variance + to Amend FDD
89 Kitzbulic k.d.

01-082A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAYD RECEIPT

PAYMENT 7/21/2000 ACTUAL 8/18/2000 14:25:57
REQ 0501 CASHIER JRIC TRK DRAGER
DEPT 5 528 ZONING VERIFICATION
Receipt # 133047
CR NO. 085272
Receipt Tot 100.00
100.00 CR
Baltimore County, Maryland .00 13

01-082-A

CASHIER'S VALIDATION

01-082-A

CERTIFICATE OF POSTING

ADMIN

RE: Case No. 01-082-A

Petitioner/Developer: COBCIA, ETAL

Date of Hearing/Closing: 9/11/00

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 # 24 KITZBOHEL RD.

The sign(s) were posted on

8/26/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/27/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

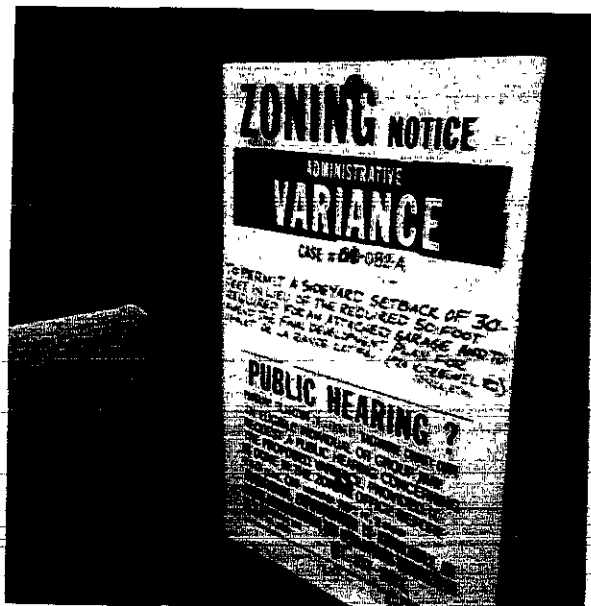
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 082 -A Address 24 Kitzbuhel Rd.
Contact Person: Terry Gibson Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8-18-00 Posting Date: 8-27-00 Closing Date: 9-11-00

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 01- 082A -A Address 24 Kitzbuhel Rd.
Petitioner's Name Edward Coscia Telephone 410-329-6678
Posting Date: 8-27-00 Closing Date: 9-11-00
Wording for Sign: To Permit a sideyard setback of 30' in lieu of the required 50' to allow an attached garage, and to amend the Final Development Plan for Chalet de la Rance Lot #49.

01-082-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: 01-082A
Petitioner: EDWARD C. COSCIA JR.
Address or Location: 24 KITZBUHEL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward C. Coscia JR.
Address: 24 Kitzbuhel Rd.
Parkton Md. 21120
Telephone Number: (410) 329-6678

Revised 2/20/98 - SCJ

01-082-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

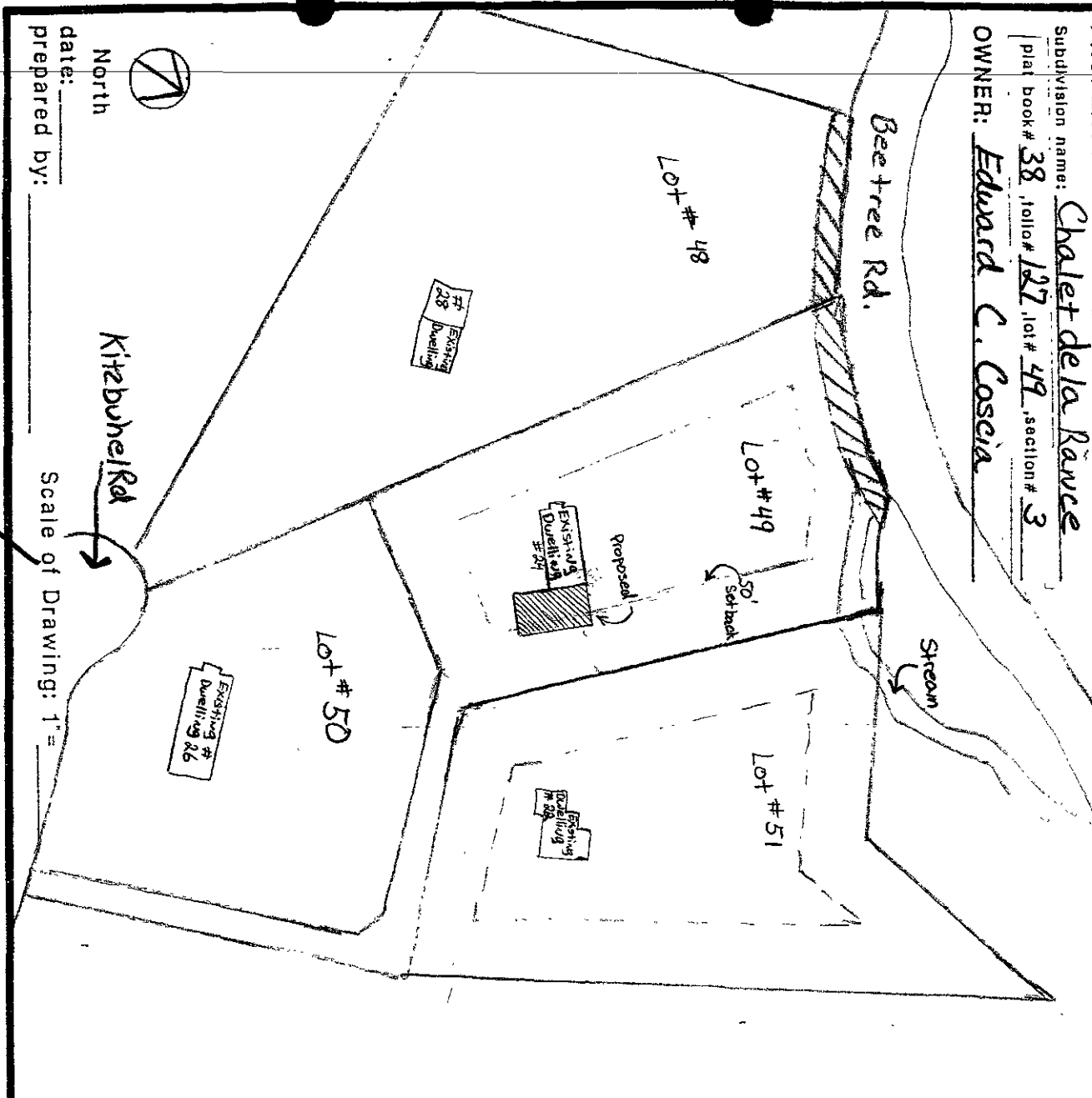
PROPERTY ADDRESS: 24 Kitzbuhel Rd.

Subdivision name: Chalet de la Rance

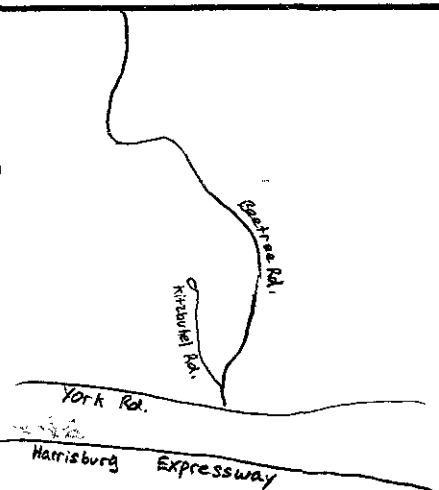
plat book # 38, folio # 127, lot # 49, section # 3

OWNER: Edward C. Coscia

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



Drawing = NOT to scale!



LOCATION INFORMATION

Election District: 7
Councilmanic District: 3

1"-200' scale map: NW 36-B

Zoning: R2-5

Lot size: 2.012 acreage 87,642.72 square feet

SEWER: ☐ public ☒ private
WATER: ☐ YES ☒ NO
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

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



Baltimore County
Department of Permits and
Development Management

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

September 11, 2000

Edward C. Coscia, Jr.
24 Kitzbuhel Road
Parkton, MD 21120

Dear Mr. Coscia, Jr:

RE: Case Number: 01-082-A, 24 Kitzbuhel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
GJZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104.

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

RWB:HJO:jrb

cc: File



September 19, 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 September 11, 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 REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

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

INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2000

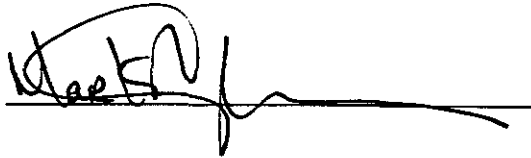
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-073, 01-074, 01-075, ~~01-082~~, 01-087,
and 01-103.

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: 10-2-00

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

RE: Baltimore County
Item No. 082 TAG

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).

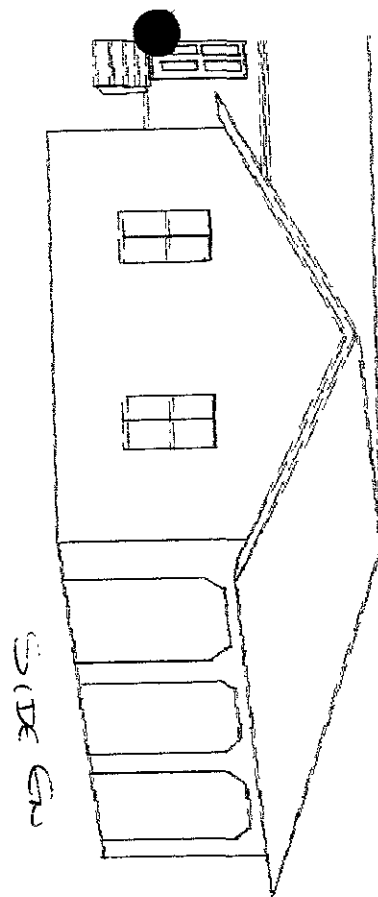
Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

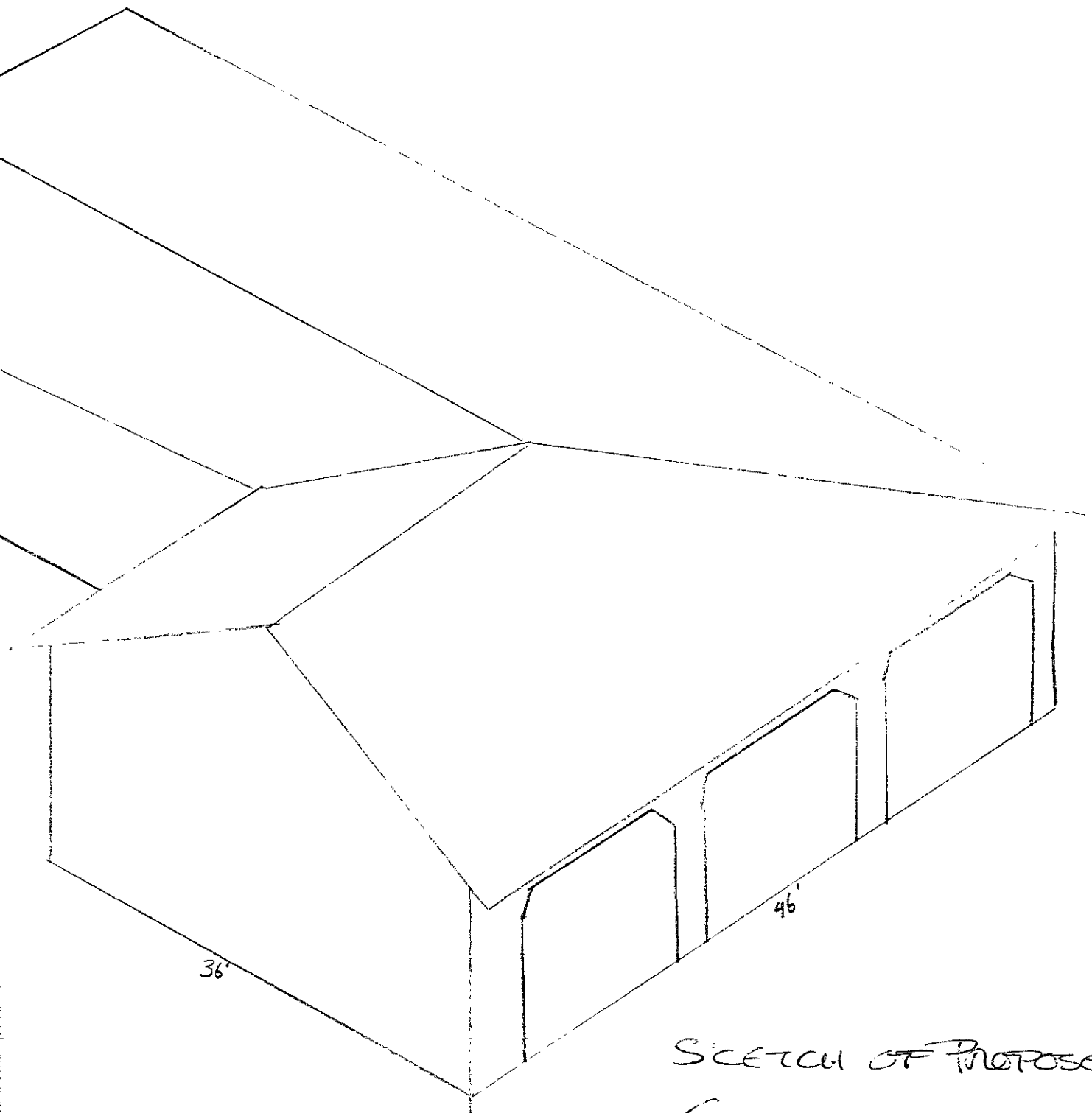
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



01-082-A

01-082A



SKETCH OF PROPOSED
GARAGE.

01-082-A

01-082A

to accompany Petition for Zoning ☒ Variance

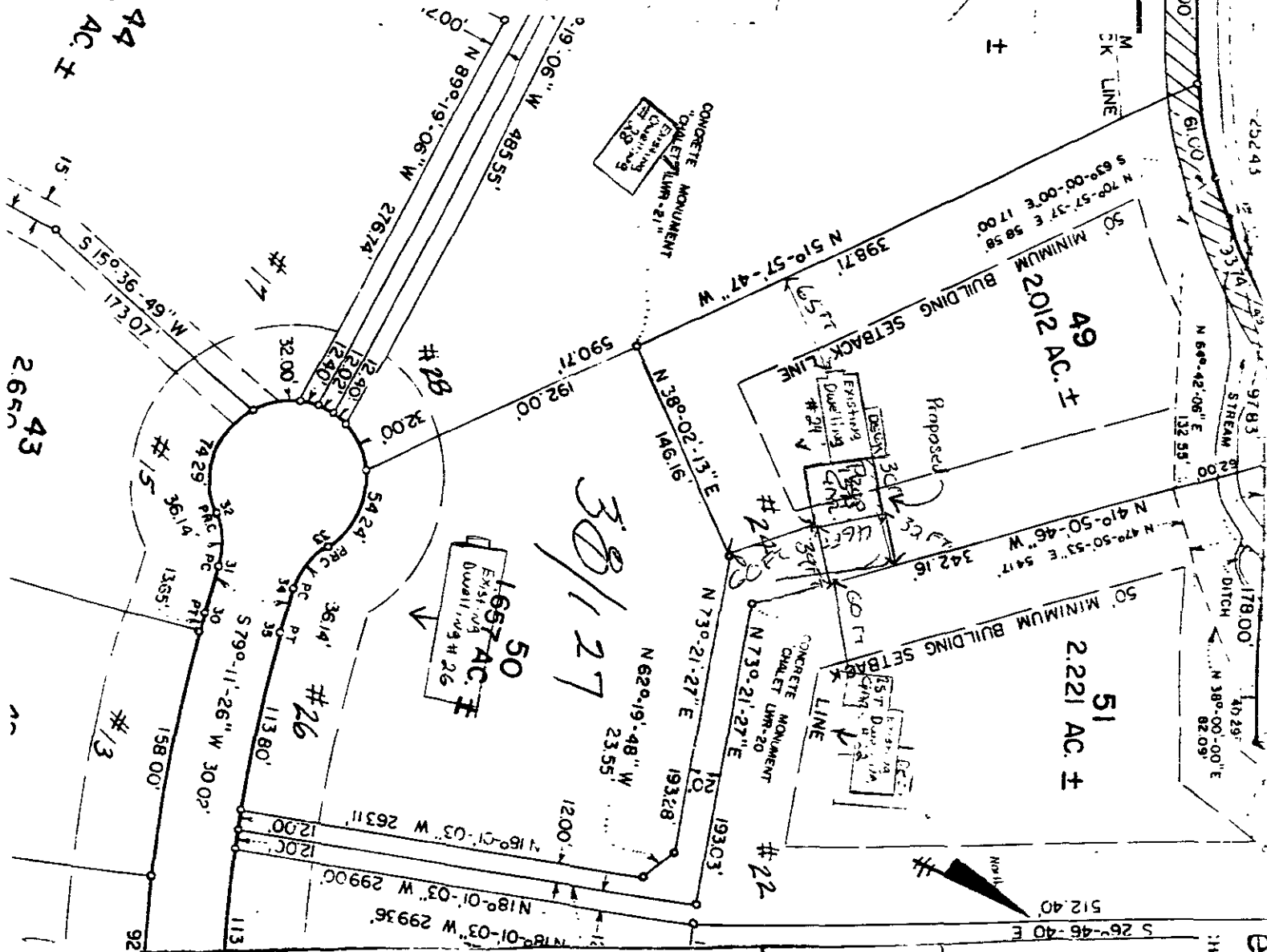
PROPERTY ADDRESS: 24 Kitzbuhel Rd.

- see pages 5 & 6 of the CH

Subdivision name: Chalet de la Rance

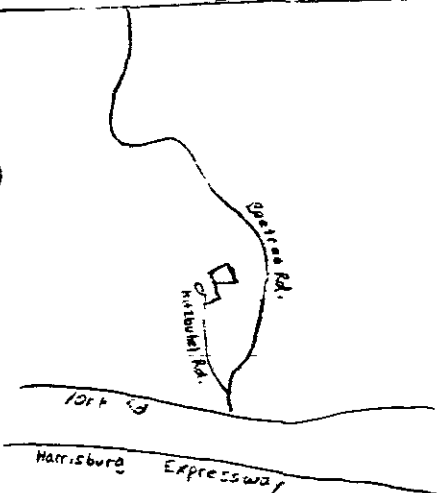
plat book # 38, folio # 127, lot # 49, section # 3

OWNER: Edward C. Coscia



☐ Special Meeting
CHECKLIST for additional required information

Vicinity Map
Scale: 1"=1000'



LOCATION INFORMATION

Election District: 7
Councilmanic District: 3

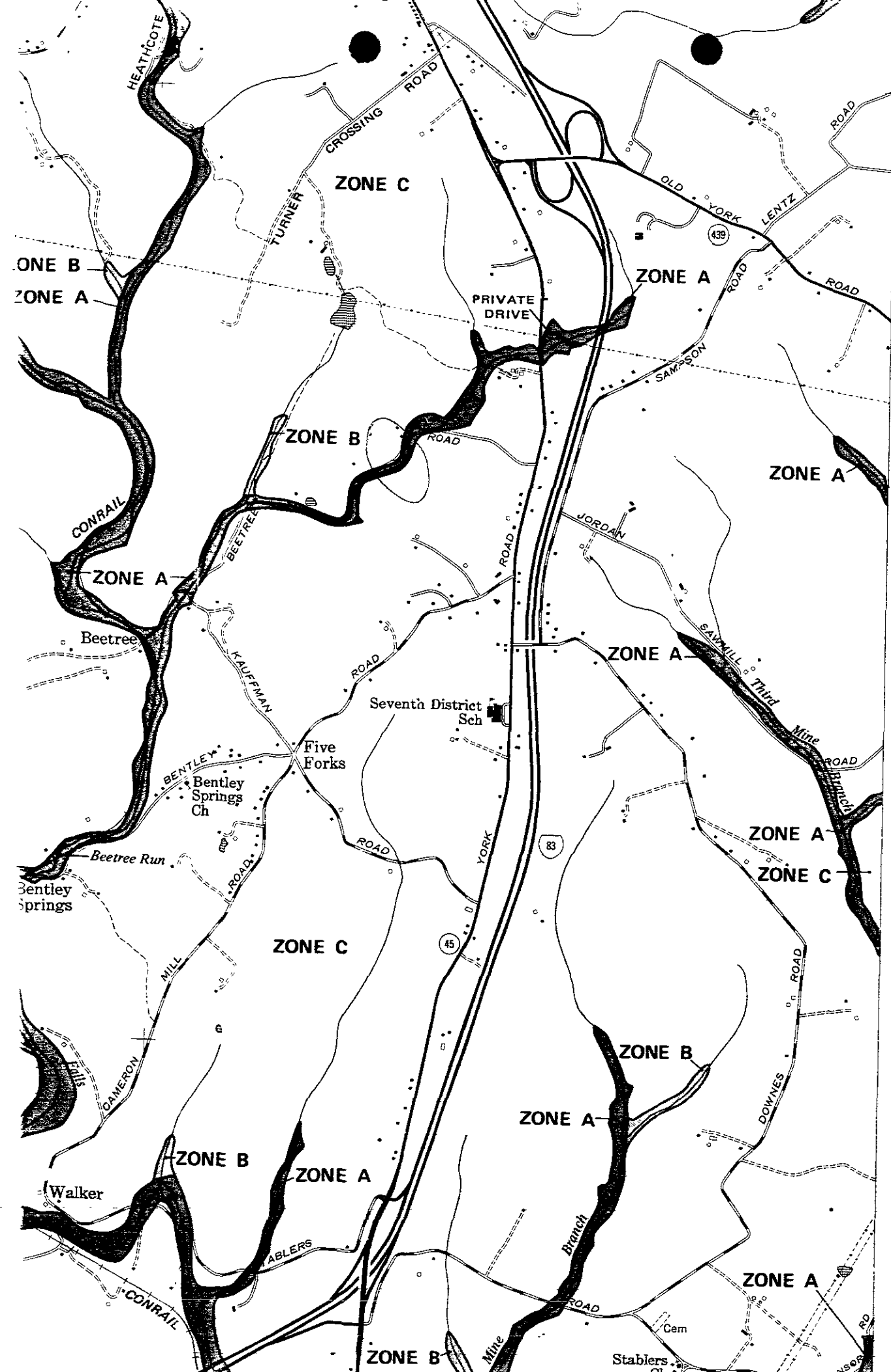
1"=200' scale map: NW 36-B
Zoning: RE-5
Lot size: 2.012 87,642.72
acreage square feet

Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE
SEWER: ☐ ☒
WATER: ☐ ☒

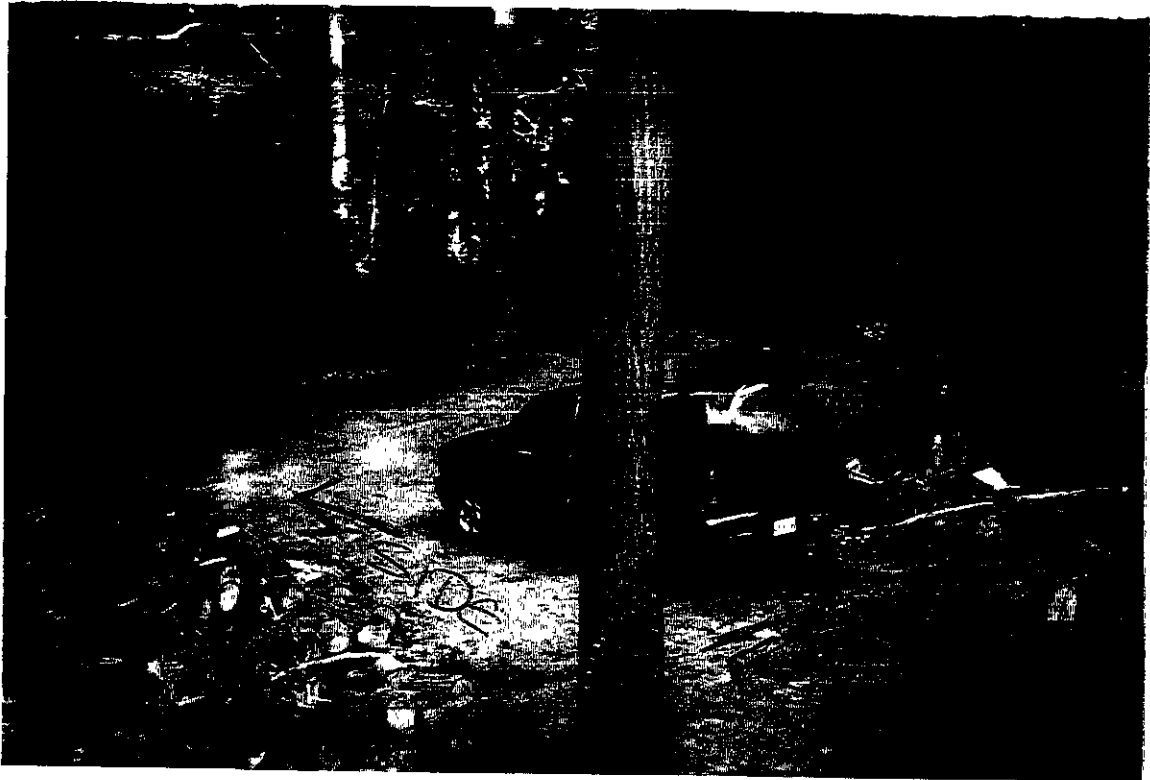
Zoning Office USE ONLY!
reviewed by: ITEM #: CASE #:

TAG 082 01-0824

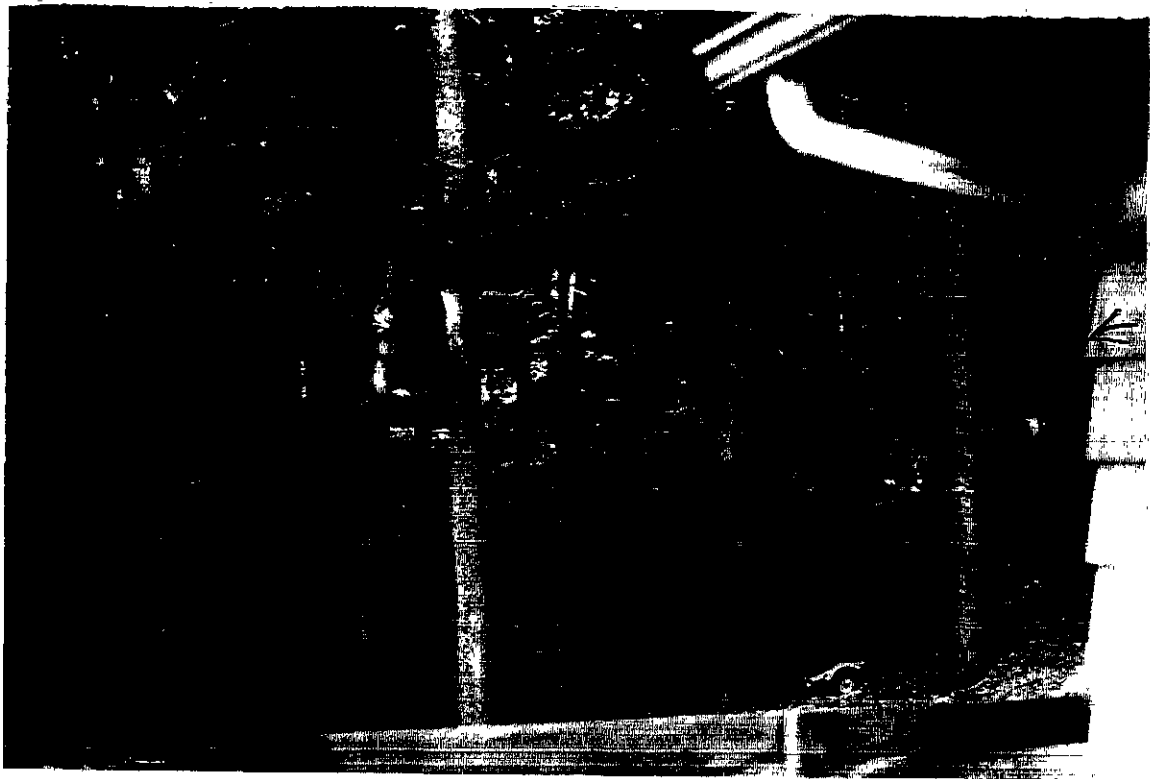
Pet. Ex. #



01-082-
A



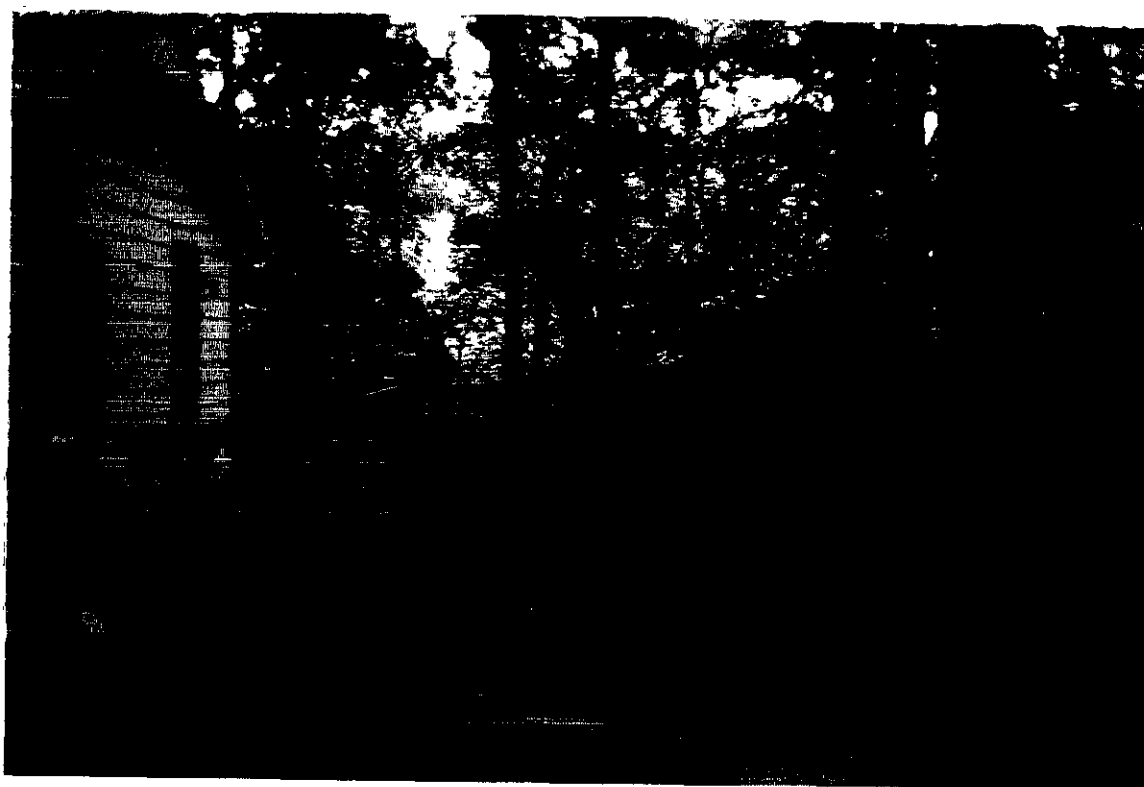
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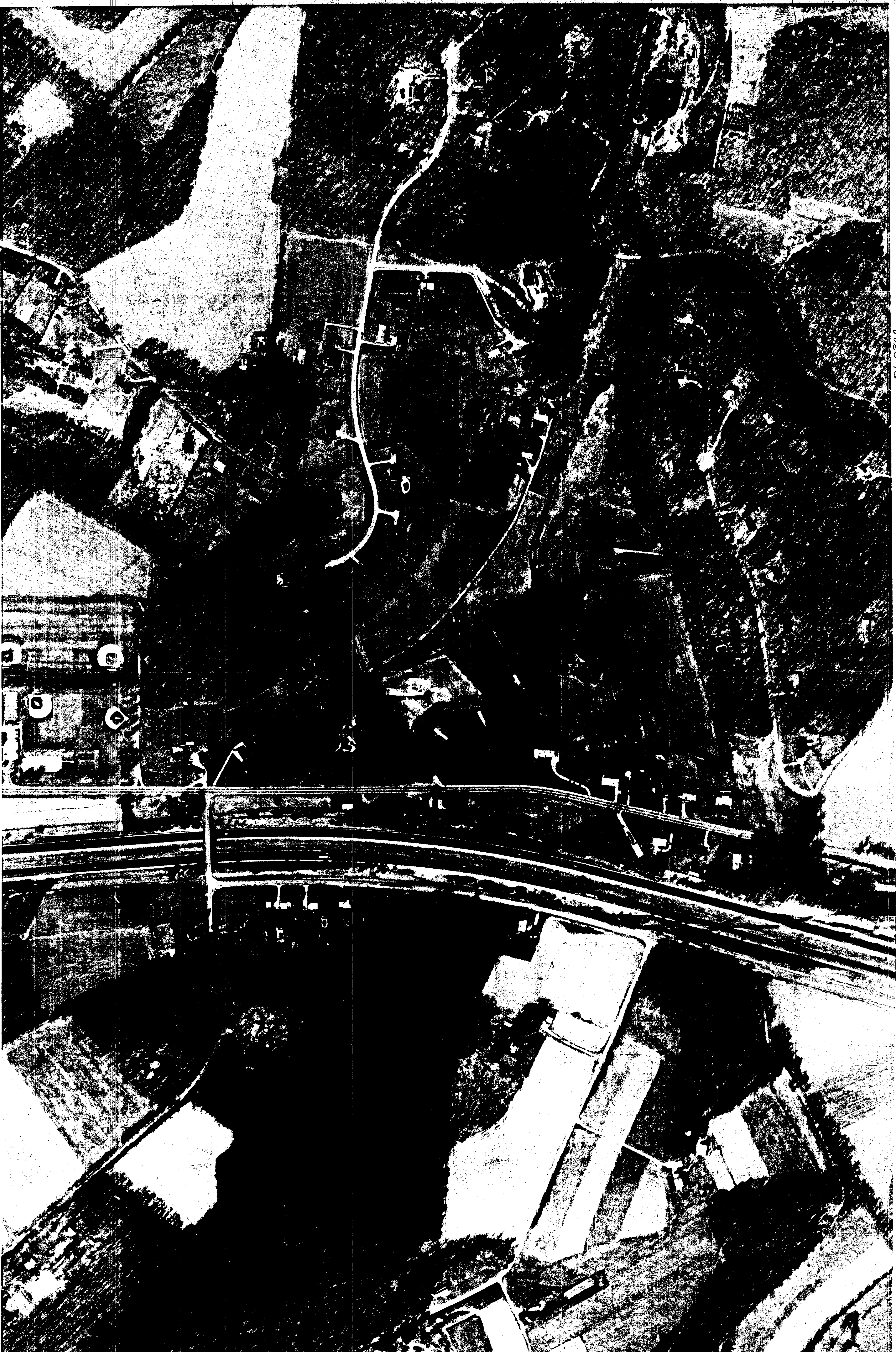


01-082-A



01-082-A

4220-10
01-0384



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	NORTH OF FIVE FORKS	N. W. 36-B