

|                                       |   |                            |
|---------------------------------------|---|----------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE   | * | BEFORE THE                 |
| N/S First Avenue, 101.88' E           |   |                            |
| of NEC of First and Baltimore Avenues | * | DEPUTY ZONING COMMISSIONER |
| 13th Election District                |   |                            |
| 1st Councilmanic District             | * | OF BALTIMORE COUNTY        |
| (104 First Avenue)                    |   |                            |
|                                       | * | CASE NO. 01-095-A          |
| John F. Morningstar                   |   |                            |
| 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, John F. Morningstar. The variance request is for property located at 104 First Avenue in the Arbutus area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing detached accessory structure (carport) to have a property line setback of 0.5 ft. and to be located in the side yard in lieu of the 2.5 ft. and rear yard respectively. 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 that comply with the

9/19/00  
By: R. Jensen

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.

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.

TMK:raj

9/19/00  
R. J. Preston  
RECEIVED



Baltimore County  
Zoning Commissioner

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

September 19, 2000

Mr. John F. Morningstar  
104 First Avenue  
Arbutus, Maryland 21227

Re: Petition for Administrative Variance  
Case No. 01-095-A  
Property: 104 First Avenue

Dear Mr. Morningstar:

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

c: Mr. John Mellena Surveyors  
5409 East Drive  
Arbutus, MD 21227

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](http://www.co.ba.md.us)



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 104 FIRST AVE

which is presently zoned D.R.S.S.

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) TO PERMIT AN EXISTING

DETACHED ACCESSORY STRUCTURE (CAR PORT) TO HAVE A PROPERTY  
LINE SETBACK OF 0.5 FEET AND TO BE LOCATED IN SIDYARD  
IN LIEU OF THE 2.5 FEET AND REAR YARD RESPECTFULLY

SECTION 400.1 BCZR

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

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, 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 LTM

Date 8/25/00

Estimated Posting Date

9/3/00

CASE NO. 01-095-A

REV 9/15/98

ORDER RECEIVED FOR FILING  
9/1/00

# 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 FIRST AVE  
Address  
BALTIMORE MD 21227  
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 owners of 102 First Avenue ( The Heineremann's) would like to change the property line between them and # 104 First Avenue (The Morningstar's) The Heineremann's have some existing landscaping which is over the division line between them and the Morningstar's which they would like to keep and maintain. The two families have agreed to a new location for the property line which would satisfy both thier needs. The existing carport was approximately 2.5 feet from the property line and this change would reduce the distance to 0.5, feet therefore requiring the need for a side building setback variance

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

Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

John F. Morningstar  
Signature  
JOHN F. MORNINGSTAR  
Name - Type or Print

Honored  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John F. Morningstar  
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

August 15, 2000  
Date

Sandra Maria Shetterly  
Notary Public

My Commission Expires 8/1/02

# 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 First Ave.  
Address  
Baltimore MD 21227  
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 owners of 102 First Avenue ( The Heineremann's) would like to change the property line between them and # 104 First Avenue (The Morningstar's) The Heineremann's have some existing landscaping which is over the division line between them and the Morningstar's which they would like to keep and maintain. The two families have agreed to a new location for the property line which would satisfy both thier needs. The existing carport was approximately 2.5 feet from the property line and this change would reduce the distance to 0.5, feet therefore requiring the need for a side building setback variance

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

John F. Morningstar  
Signature  
JOHN F. MORNINGSTAR  
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF HOWARD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 15th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John F. Morningstar  
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 knowledge and belief

AS WITNESS my hand and Notarial Seal

August 15, 2000  
Date

Sandra Maria Shetterly  
Notary Public  
My Commission Expires 12/31/02



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 104 FIRST AVE

which is presently zoned D.R. S. S.

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) TO PERMIT AN EXISTING

DETACHED ACCESSORY STRUCTURE (CAR PORT) TO HAVE A PROPERLY  
LINE SETBACK OF 0.5 FEET AND TO BE LOCATED IN SIDYARD  
IN LIEU OF THE 2.5 FEET AND REAR YARD RESPECTFULLY

SECTION 400.1 BCZR

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 \_\_\_\_\_

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.

## Legal Owner(s):

JOHN F MORNINGSTAR

Name - Type or Print

Signature

Name - Type or Print

Signature

104 FIRST AVE 410-242-0545

Address

Telephone No.

Balto MD 21227

City

State

Zip Code

## Representative to be Contacted:

John Mellem Surveyors

Name

5409 EAST DRIVE (410) 247-7486

Address

Telephone No.

Arbutus MD 21227

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01-095-A

Reviewed By CTM Date 8/25/00

Estimated Posting Date 9/3/00



*John C. Mellema, P.C. Inc.*

5409 East Drive

Baltimore, MD 21227

(410) 247-7488 Fax (410) 247-2507

August 14, 2000

ZONING DESCRIPTION # 104 FIRST AVE.

Beginning for the same at a point on the Northern side of First Avenue at a distance of 101.88 feet East of the Northeast corner of First and Baltimore Avenue, said point being 1.88 feet East of the Southeast corner of lot 202 running thence Easterly 97.77 feet to the division line between lot 208 and lot 209, thence running Northerly binding on said division line 119.82 feet thence Westerly 97.84 feet, thence Southerly 116.11 feet to the place of beginning containing 11,533.21 square feet more or less.

Being part of lot 205, and all of lot 206, 207, and 208 on a Plat of Lansdowne recorded in Baltimore County, Maryland in plat book J.W.S. No.1 folio 49

01-095-A

095

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 85287

DATE

5/15/00

ACCOUNT

601 6150

AMOUNT \$

50.00

RECEIVED  
FROM:

LITTON, MARK

FOR:

715 VANDERLICE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
5/25/2000 5/25/2000 11:07:34

REG. NO. CASHIER KNOWN KAM DRAWER  
Dept. 5 FOR ZONING VERIFICATION  
Receipt # 019340  
CR NO. 095287

Receipt Tot 50.00  
50.00 OK .00 OK  
Baltimore County, Maryland

01-095-A

CASHIER'S VALIDATION

01-095-A

# CERTIFICATE OF POSTING

RE: Case No.: 01-095-A

Petitioner/Developer: \_\_\_\_\_

MORNING STAR

Date of Hearing/Closing: 9-18-00

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 FIRST AVE.

The sign(s) were posted on SEPT. 2ND 2000  
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.

[illegible][illegible][illegible]

- 5 2000

## PERMITS AND T RANSLATION

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 01- 095 -A Address 104 FIRST AVE  
Contact Person: CLOYD T. MOXLEY Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 82500 Posting Date: 9/3/00 Closing Date: 9/18/00

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- 095 -A Address 104 FIRST AVE  
Petitioner's Name MORNING STAR Telephone (410) 242 0545  
Posting Date: 9/3/00 Closing Date: 9/18/00  
Wording for Sign: TO PERMIT AN EXISTING DETACHED ACCESSORY  
STRUCTURE (CARPORT) TO HAVE A PROPERTY LINE SETBACK  
OF 0.5 FEET AND TO BE LOCATED IN THE SIDEYARD  
IN LIEU OF THE 2.5 FEET AND REAR YARD RESPECTFULLY

**01-095-A**

WCR - Revised 6/28/00

I HAVE RECEIVED POSTING INFO 1322

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: \* 01095A

17 Petitioner: John F. Morningstar

Address or Location: 104 First Ave.

PLEASE FORWARD ADVERTISING BILL TO:

14 Name: Elizabeth N. Heiermann

Address: 102 First Ave.

Baltimore Md. 21227

Telephone Number: 410 - 242 - 2058

Revised 2/20/98 - SCJ

01-095-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: \_\_\_\_\_



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: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_



North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1"= \_\_\_\_\_

4-220-100



Baltimore County  
Department of Permits and  
Development Management

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

September 18, 2000

Mr. John F. Morningstar  
104 First Avenue  
Baltimore, MD 21227

Dear Mr. Morningstar:

RE: Case Number: 01-095-A, 104 First Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 25, 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.*  
GDZ

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Elizabeth N. Heinermann, 102 First Avenue Baltimore 21227  
John Mellenia Surveyors, 5409 East Drive, Arbutus 21227  
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](http://www.co.ba.md.us)

AV  
9/18

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 12, 2000

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

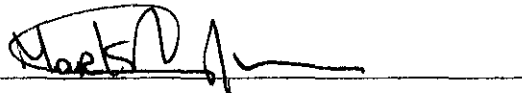
10/12

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 01-095, 01-100, and 01-104.

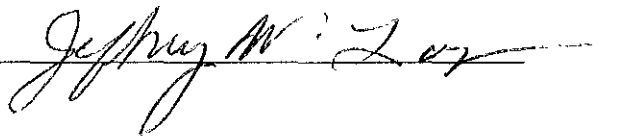
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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. 095

LTM

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

SW  
5-C  
1"=200'

095

ML-1M

01-095-10

B.80

WILLOW AVE.

RD.

HAMMONDS

BR

BL

SECOND

FIRST

CLYDE

HAZEL

JOSHUA

LAVERNE

ELIZABETH

WASHINGTON

AVE.

D.R. 5.5

D.R. 16

RD.

AVE.

D.R. 5.5

AVE.

THIRD



SITE

LANDSOWNE  
CHRISTIAN  
CHURCH  
N.W.S.  
B.O.L.P.C.



LANSD

AVE.



01-095-A

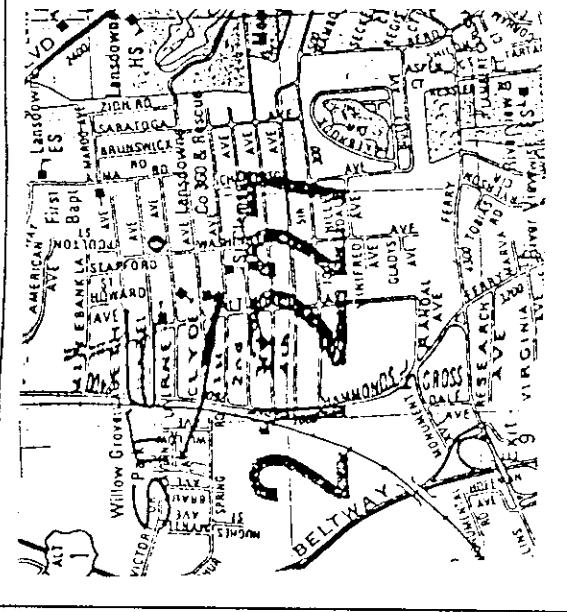


01-095-A

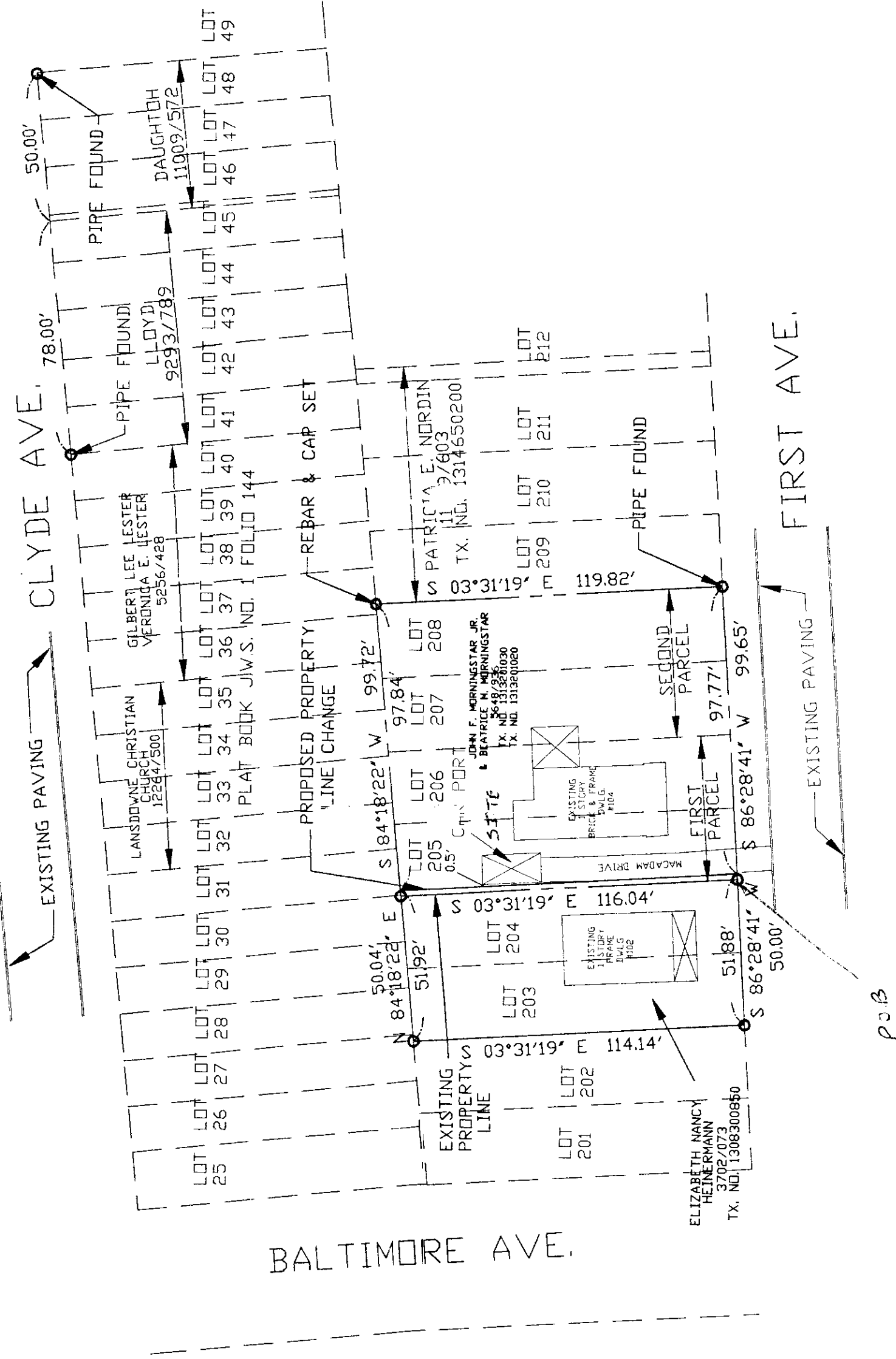
NOTE: COURSES AND COORDINATES SHOWN HEREIN ARE BASED ON BALTO. CO. CONTROL STATIONS X-9933-A AND 17390



PLAT TO ACCOMPANY ZONING ☒ ADMINISTRATIVE VARIANCE ☐ SPECIAL HEARING



VICINITY MAP  
SCALE: 1"=2000'



LOCATION INFORMATION

COUNCILMANIC DIST.: 1  
ELECTION DIST.: 13  
ZONING: DR.S.5

SEWER ☒ YES ☐ NO  
WATER ☒ YES ☐ NO  
CHESAPEAKE BAY ☐ YES ☒ NO  
CRITICAL AREA: ☐ YES ☒ NO

SUBDIVISION NAME:  
PLAT OF LANSDOWNE  
PLAT BOOK J.W.S. NO.1 FOLIO 49  
11,533 SQ. FT.

DEED REFERENCES:  
5648/936 MORNINGSTAR  
3702/073 HEINERMANN

TAX NO.  
1313201030 & 1313201020  
1308300850

DATE: AUGUST, 2000  
SCALE: 1"=40'

ZONING OFFICE USE ONLY

REVIEWED BY: CTM  
ITEM# 095  
CASE# 01-095A

PRIOR ZONING: NONE

PREPARED BY:  
JOHN C. MELLEMA SR., INC.  
LAND SURVEYORS  
5409 EAST DR. BALTO. CO. MD. 21227  
PH: 410-247-7488 FAX: 410-247-2507

NOTE: THE CARPORT IS CURRENTLY 25' FROM THE EXISTING PROPERTY LINE AND AS RESULT OF A PROPOSED PROPERTY LINE CHANGE THE CARPORT WOULD BE 0.5' FROM THE PROPERTY LINE

#102 & #104 FIRST AVE.  
LOTS 203 THRU 208  
PLAT OF LANSDOWNE  
PLAT BOOK J.W.S. NO. 1 FOLIO 49  
DEED REF.: 5648/936  
3702/073  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=40' DATE: AUGUST, 2000

01-095-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP