

IN RE: PETITION FOR ADMIN. VARIANCE

N/S West Geipe Road, 330' E
centerline of Windy Run Road
1st Election District
1st Councilmanic District
(2213 West Geipe Road)

Sadie I. & Walter H. Witz, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-100-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Sadie I. and Walter H. Witz, Jr., property owners, for that property known as 2213 West Geipe Road in the Westchester area of Baltimore County. The Petitioners herein seek a variance from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 18.8 ft. for an open projection (deck) in lieu of the minimum required 22.5 ft. 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.

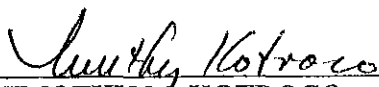
ORDER RECEIVED FOR FILING

Date 9/27/00
By R. J. Jernstrom

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 27th day of September, 2000, that a variance from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 18.8 ft. for an open projection (deck) in lieu of the minimum required 22.5 ft, 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

07001 0902 70 000 0100
9/27/00
R. Jensen



Baltimore County
Zoning Commissioner

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

September ²⁷/₂₆, 2000

Mr. & Mrs. Walter H. Witz, Jr.
2213 West Geipe Road
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 01-100-A
Property: 2213 West Geipe Road

Dear Mr. & Mrs. Witz:

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 2213 WEST GEIPE RD.
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) 1801.20.10 ^{301.1A} ~~TO ALLOW A REAR YARD~~

~~setback of 18 ft. 8 in for an open projection (deck) in lieu of the minimum required~~
~~22 1/2 ft~~ 301.1A. TO ALLOW A REAR YARD

~~IN LIEU OF THE MAXIMUM OF 25' OF THE MINIMUM~~
~~REQUIRED DEPTH OF A REAR YARD (25' x 35' x 7.5')~~

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):

WALTER H. WITZ, JR.
Name - Type or Print _____
Signature _____
SADIE I. WITZ
Name - Type or Print _____
Signature _____
2213 WEST GEIPE RD
Address _____ Telephone No. _____
BALTIMORE MD 21228
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 [Signature] Date 8-29-00
Estimated Posting Date 9-10-00

CASE NO. 01-100-A

REV 9/15/98

ORDER RECEIVED FOR FILING

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 2213 WEST GEIPE RD
Address
BALTIMORE, MD 21228
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 ALLOWED PROJECTION INTO THE REAR YARD
DOES NOT PROVIDE AN ADEQUATE DISTANCE
FROM THE REAR OF THE HOUSE CREATING
A NARROW AND DIFFICULT AREA TO UTILIZE.

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.

Walter H. Witz, Jr.
Signature
WALTER H. WITZ, JR.
Name - Type or Print

Sadie I. Witz
Signature
SADIE I. WITZ
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Walter H. Witz, Jr. and Sadie I. Witz
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 9, 2000
Date

Larry E. Wilhelm
Notary Public
My Commission Expires 6-1-03

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

2213 WEST GEIPE RD

Address

BALTIMORE

MD

21228

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 ALLOWED PROJECTION INTO THE REAR YARD
DOES NOT PROVIDE AN ADEQUATE DISTANCE
FROM THE REAR OF THE HOUSE CREATING
A NARROW AND DIFFICULT AREA TO UTILIZE.

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.

Walter H. Witz, Jr.

Signature

WALTER H. WITZ, JR.

Name - Type or Print

Sadie I. Witz

Signature

SADIE I. WITZ

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Walter H. Witz, Jr. and Sadie I. Witz
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 9, 2000

Date

Larry Wilhelms

Notary Public

My Commission Expires

6-1-03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2213 WEST GEIPE RD.
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) 1801.3.9.14 ^{301.1A} ~~TO allow a rear yard~~

~~setback of 18 ft. 8 in for an open projection (deck) in lieu of the minimum required~~
~~22 1/2 ft 301.1A. TO ALLOW A 11.5' PROJECTION INTO YARD~~
~~IN LIEU OF THE MAXIMUM OF 25' OF THE MINIMUM~~
~~REQUIRED DEPTH OF A REAR YARD (25' x 30' = 7.5')~~

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 _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

WALTER H. WITZ, JR.
Name - Type or Print _____
[Signature]
Signature _____
SADIE I. WITZ
Name - Type or Print _____
Sadie I. Witz (C)
Signature _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

2213 WEST GEIPE RD
Address _____ Telephone No. _____
BALTIMORE MD 21228
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. 01-100-A

Reviewed By [Signature] Date 8-29-00

REV 9/15/98

Estimated Posting Date 9-10-00

**ZONING DESCRIPTION
FOR
2213 WEST GEIPE ROAD**

*Election District: 1st
Councilmanic District: 1st*

Beginning at a point on the north side of West Geipe Road which is 60 foot wide at a distance of 30 feet east of the centerline of the nearest intersecting street known as Windy Run Road which is 50 feet wide.

Being Lot No. 2 in the subdivision of Caton Glen as recorded in Baltimore County Plat Book 67 folio 124 containing 5,445 square feet or 0.125 acres of land more or less.

100

01-100-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

25289

PAY No. 01-100-A

DATE 8-29-20 ACCOUNT 15-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: M. Witz

FOR: Residential Variance f.l.y. fee
2213 West Belvidere Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL 11.4
8/30/2000 8/29/2000 142454
PES MESS CASHIER NOTE PES 142454
DATE 8 528 ZONING VERIFICATION
RECEIPT # 17306 07
OR. NO. 095254
Receipt Date 8/29/2000
01-100-A
BALTIMORE COUNTY, MARYLAND

01-100-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-100-A

Petitioner/Developer: _____

MR. & MRS. WALT WITZ

Date of Hearing/Closing: 9-25-00

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 _____

2213 WEST GEIPE ROAD

The sign(s) were posted on SEPT. 9TH 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)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 01-100-A

TO PERMIT A REARYARD SETBACK
FOR AN OPEN PROJECTION/DECK
OF 16 FT. 8 IN. IN LIEU OF THE
REQUIRED 22 1/2 FEET.

PUBLIC HEARING ?

PROVIDING NO RECORD IS KEPT BY THE ZONING BOARD
AND NO RECORD IS KEPT BY THE ZONING BOARD
AND NO RECORD IS KEPT BY THE ZONING BOARD

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 01-100-A

TO PERMIT A REARYARD SETBACK
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PUBLIC HEARING ?

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AND NO RECORD IS KEPT BY THE ZONING BOARD
AND NO RECORD IS KEPT BY THE ZONING BOARD

MENT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 100 -AAddress 2213 West Geige Rd.Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-29-00Posting Date: 9-10-00Closing Date: 9-25-00

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- 100 -AAddress 2213 West Geige RdPetitioner's Name Mr. & Mrs. Witz

Telephone _____

Posting Date: 9-10-00Closing Date: 9-25-00Wording for Sign: To Permit a rear yard setback for an open projection
(deck) of 18 ft. 8 in. in lieu of the required 22 1/2 ft.**01-100-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/neighbor 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: 01-100-A

Petitioner: WALTER WITZ & SADIE WITZ

Address or Location: 2213 WEST GEIPE RD BALTO. MD. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: WALTER WITZ

Address: 2213 WEST GEIPE RD
BALTO. MD. 21228

Telephone Number: (410)-744-0089

Revised 2/20/98 - SCJ

01-100-A



Baltimore County
Department of Permits and
Development Management

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

September 25, 2000

Sadie I. & Walter H. Witz, Jr.
2213 West Geipe Road
Baltimore, MD 21228

Dear Mr. & Mrs. Witz, Jr.:

RE: Case Number: 01-100-A, 2213 West Geipe Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 29, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

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



Baltimore County
Fire Department

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

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

AV
9/25

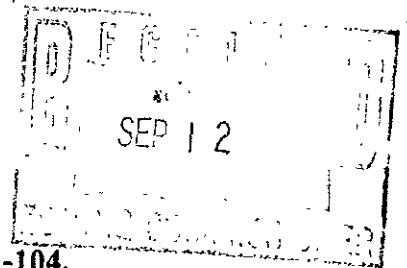
BALTIMORE COUNTY, MARYLAND

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



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. 100 JJS

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2213 WEST GEIPE ROAD

Subdivision name: CATON GLEN

plat book# 67, folio# 124, lot# 2, section#

OWNER: WALTER & SADIE WITZ

MAYOR & CITY COUNCIL
OF BALTIMORE
1947/158

S76°41'39"E

60.00

10' DRAINAGE & UTILITY EASEMENT

18'8"

30.3'

PROP. DECK

27.5'

14.3'

PROP. OPEN PORCH W/ROOF

WOOD DECK

#2211
2 STY
DWELLING

S13°18'20"W

90.01

10.0'

20.0'

28.0'

#2213
2 STY
DWELLING

SAY WINDOWS

CHIMNEY

OPEN PORCH

25.0'

700.00

60.09

WEST GEIPE ROAD

60' R/W 20' PAVING

Scale of Drawing: 1" = 20'

North

date: 7/15/2000

prepared by: k. Wellisinc

10.0'

19.5'

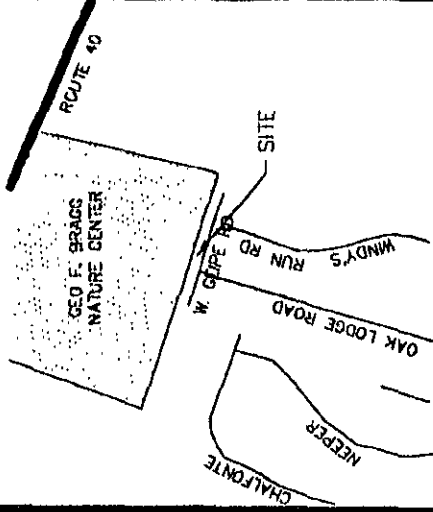
25.3'

25.3'

25.3'

25.3'

25.3'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 1st

Councilmanic District: 1st

1"-200" scale map#: SW 2-H

Zoning: DR 5.5

Lot size: 0.125 acres
square feet: 5,445

Public Sewer: ☒ Private: ☐
Water: ☒ Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

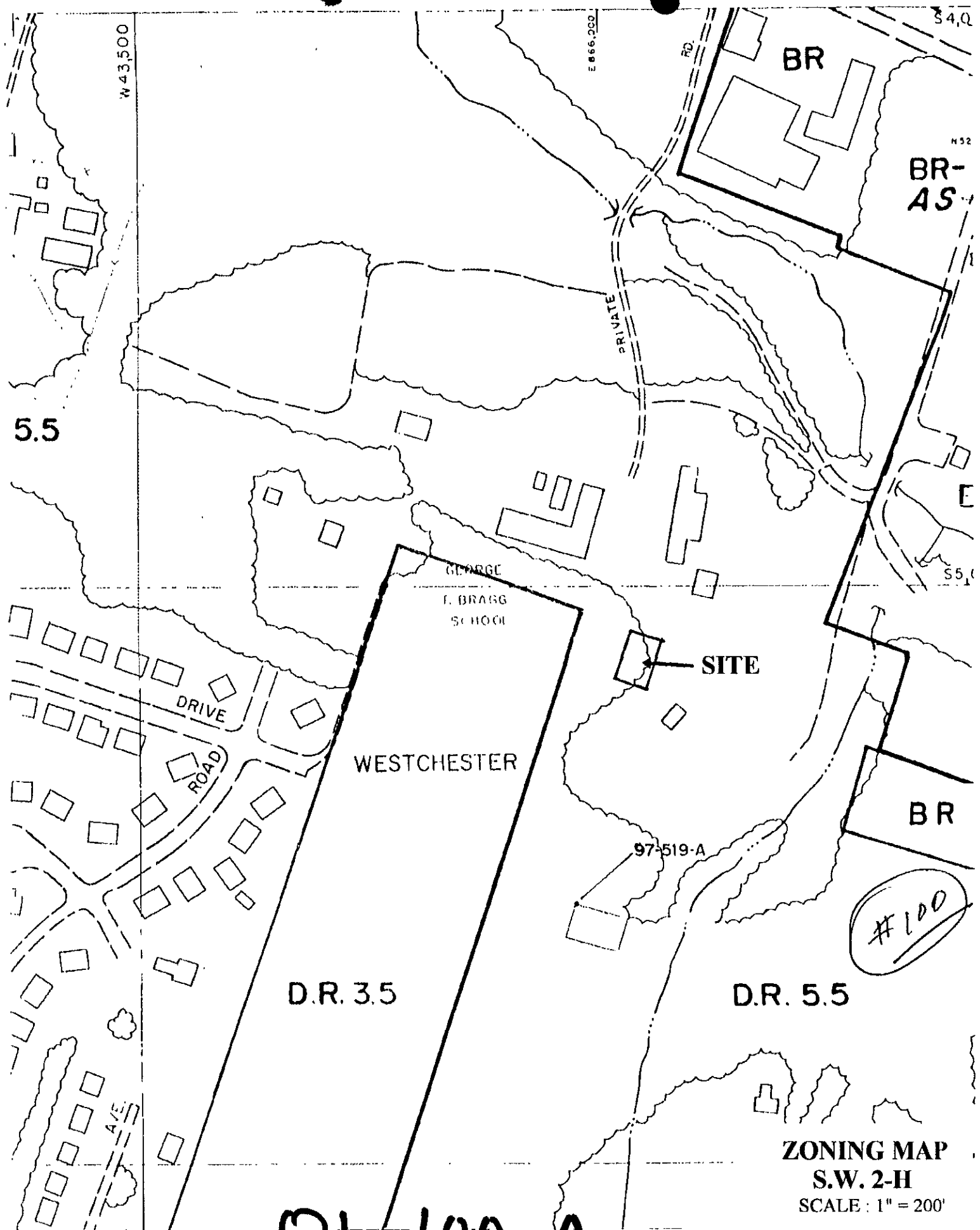
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

100 01-100-A

01-100-A

Plat. Ex. #1



01-100-A



100

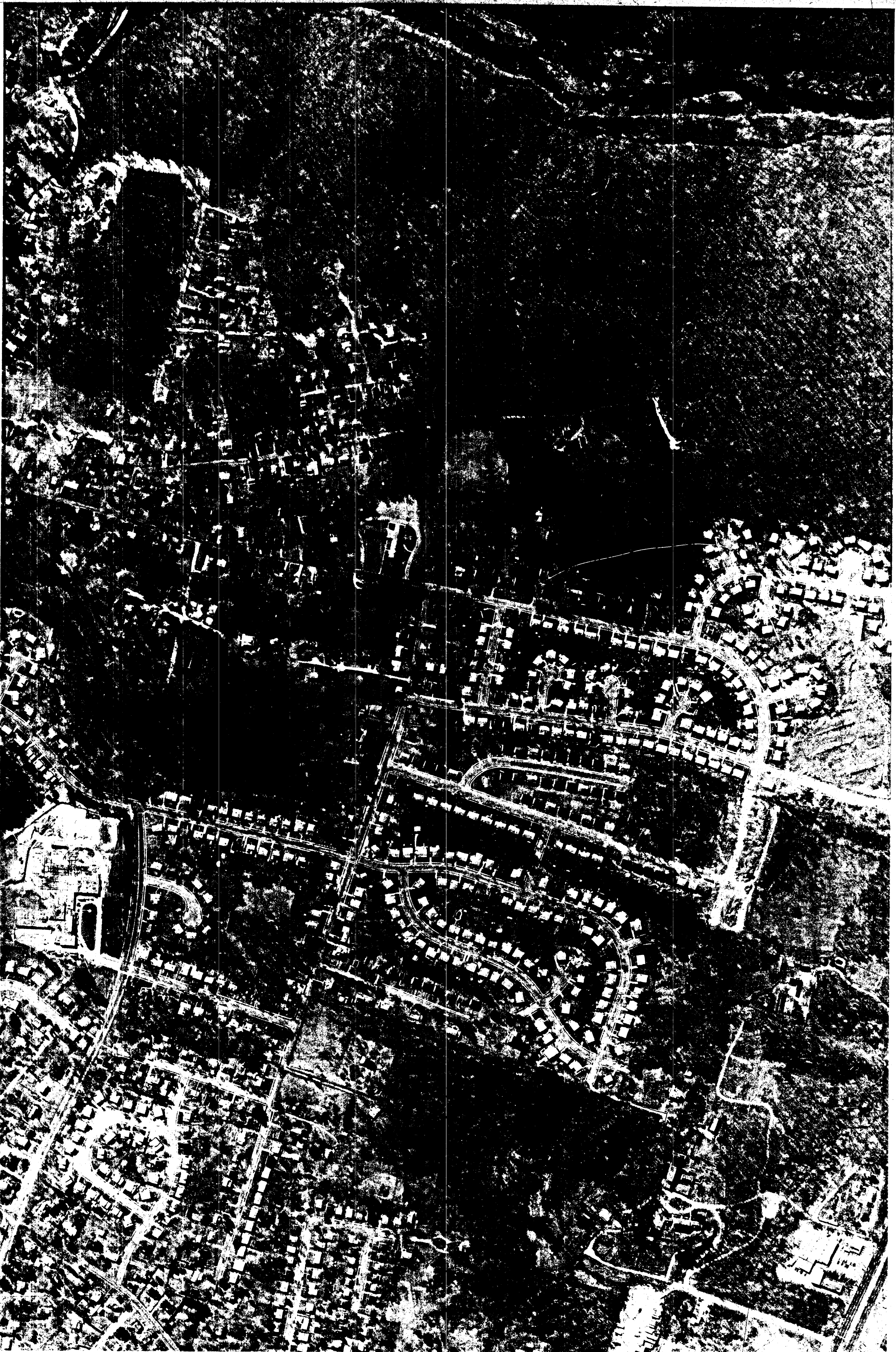
01-100-A



01-100-A



01-100-A



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986	WESTCHESTER 7	SW 2-H	

01-100-A

#100