

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S of Meylston Drive, 335' N		
of Broadway Road	*	ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(11809 Meylston Drive)		
	*	CASE NO. 01-204-A
Gregory and Anita French		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Gregory and Anita French. The variance request is for property located at 11809 Meylston Drive in the Lutherville area of Baltimore County. The Petitioners herein seek a variance from Sections 1A04.3.B.2 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing side yard setback of 48 ft. in lieu of the required 50 ft. for an addition to the house and an existing detached accessory structure in the side yard in lieu of the rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning

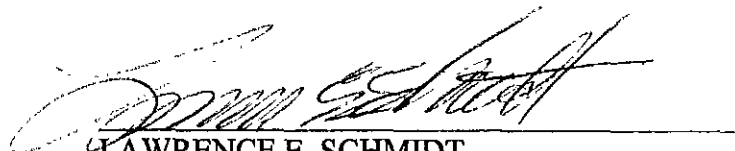
ORDER OF FILING
 DATE 12/13/00
 BY R. Spencer

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.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of December, 2000, that a variance from Sections 1A04.3.B.2 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing side yard setback of 48 ft. in lieu of the required 50 ft. for an addition to the house and an existing detached accessory structure in the side yard in lieu of the rear yard, 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

12/13/00
R. Johnson



Baltimore County
Zoning Commissioner

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

December 13, 2000

Mr. & Mrs. Gregory A. French
11809 Meylston Drive
Lutherville, Maryland 21093

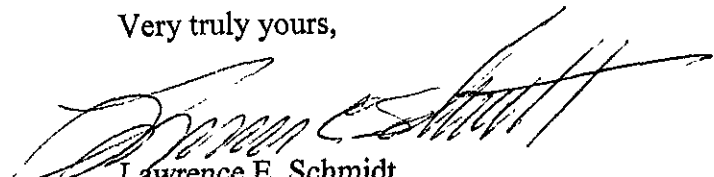
Re: Petition for Administrative Variance
Case No. 01-204-A
Property: 11809 Meylston Drive

Dear Mr. & Mrs. French:

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

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

Very truly yours,



Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11809 MEYLSTON DRIVE
LUTHERVILLE MD 21093
which is presently zoned RC5

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) 1A04.3B.2 AND 400.1

~~TO PERMIT AN EXISTING SIDE SETBACK OF 48 FT. IN LIEU OF~~
* 50 FT. FROM THE HOUSE, AND AN EXISTING DETACHED ACCESSORY STRUCTURE
IN THE SIDE YARD IN LIEU OF THE REAR YARD.

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): ✓

GREGORY A. FRENCH
Name - Type or Print

[Signature]
Signature

ANITA C. FRENCH
Name - Type or Print

Anita C. French
Signature

11809 MEYLSTON Drive (H) 410 252 6692
Address Telephone No.

Lutherville MD 21093
City State Zip Code

Representative to be Contacted: ✓

ANITA C. FRENCH
Name

11809 MEYLSTON Drive (H) 410 252 6692
Address Telephone No.

LUTHERVILLE MD 21093
City State Zip Code

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

CASE NO. 01-204-A

Reviewed By [Signature] Date 11-15-00

Estimated Posting Date 11-26-00

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 11809 MEYLSTON DRIVE
Address
LUTHERVILLE MD 21093
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):

SEE ATTACHED

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
GREGORY A. FRENCH
Name - Type or Print

[Signature]
Signature
ANITA C. FRENCH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

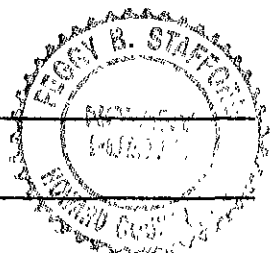
I HEREBY CERTIFY, this 15 day of NOVEMBER, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory A. French & Anita C. French
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 11/15/00

[Signature]
Notary Public
My Commission Expires 11/12/01



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 11809 MEYLSTON DRIVE
City LUTHERVILLE 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):

SEE ATTACHED

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
GREGORY A. FRENCH
Name - Type or Print

[Signature]
Signature
ANITA C. FRENCH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Gregory A. French & Anita C. French
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

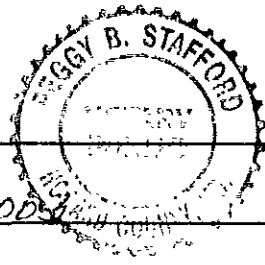
Date

11/15/00

Notary Public

My Commission Expires

1/1/2003





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11809 MEYLSTON DR. LUTHERVILLE
which is presently zoned RC5 MD 21093

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) 1A04.38.2 AND 400.1 to Permit

AN EXISTING SIDE SETBACK OF 48 FT. IN L&W OF 50 FT FOR
THE HOUSE, AND AN EXISTING DETACHED ACCESSORY SHED.
WRE IN THE SIDE YARD IN L&W OF THE REAR YARD.

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):

GREGORY A. FRENCH

Name - Type or Print _____

Signature _____

ANITA C. FRENCH

Name - Type or Print _____

Anita C. French

Signature _____

11809 MEYLSTON DRIVE

Address _____

LUTHERVILLE MD 21093

City _____

State (cell) Zip Code 410 917-7585

Representative to be Contacted:

Anita C. French

Name _____

11809 MEYLSTON DR H) 410 252 6692

Address _____

LUTHERVILLE MD 21093 cell 410 917 7585

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. 01-204-A

Reviewed By SPH Date 11-15-00

R2U 9/15/98

Estimated Posting Date 11-26-00

● See Exhibit A ●

GREGORY A + Anita C. French are requesting an Adm. variance to be relieved from the zoning restriction of having the swimming pool in the rear of the house, due to practical difficulty. Due to the proposed addition of adding a front entrance to our home facing Meylston Drive, the current pool would then be oriented to the side of the new structure. Movement of the pool would be impractical and cause unnecessary burden

In addition, due to our 3 growing children, we desire more bedroom space and additional playing space/toy storage space. The proposed structure would provide us with a more formal front door-hallway entrance instead of a back door only entrance through the current kitchen. This would be more appropriate and in-line with existing homes on our street which face Meylston Drive. Also, the lay out of the house would not practically allow us to put the addition anywhere else. 01-204-H

CONTINUATION DESCRIPTION

11809 MEYLSTON DR.

BEGINNING AT A POINT ON THE EAST SIDE OF MEYLSTON
PRIVE 335 FT. N. OF BROADWAY RD. THEN THE FOLLOWING
COURSES AND DISTANCES. NORTHERLY ALONG MEYLSTON DR.
272 FT. THEN EASTERLY 295 FT. THEN SOUTHERLY 310 FT.
THEN WESTERLY 265 FT. BACK TO THE POINT OF BEGINNING.
BEING 1.806 AC. IN THE 8TH E, D.

01-204-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

01-204-A

No.

8676

DATE 11-15-00 ACCOUNT P. C. C.

AMOUNT \$ 1.00

RECEIVED FROM: ANTHONY FRENCH

FOR: WILLIAM KESLAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

8007

PAID RECEIPT

PAYMENT METHOD TIME
11/15/2000 11/15/2000 10:50:10

REF NO. 00000000000000000000

DATE 5 508 COMING VERIFICATION

Receipt # 021221

UP NO. 006763

UPIN

Receipt Tot

53.90

01/01/01

10/0

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.

ADMIN
01-204-A

Petitioner/Developer

Date of Hearing/Closing

12/11/00

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 #11809 MEYLSTON DR.

The sign(s) were posted on

11/25/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/25/00
(Signature of Sign Poster and Date)

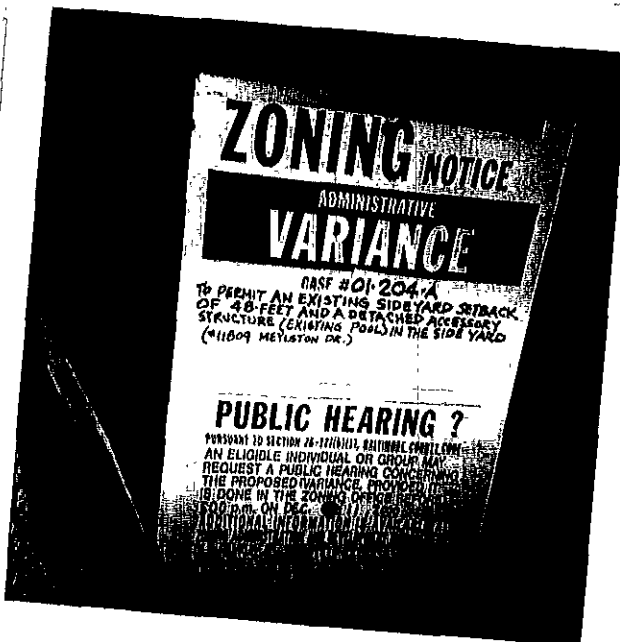
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



01-204-A
#11809-MEYLSTON DR.

12/11/2000

**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: 01-204-A
Petitioner: ANITA French
Address or Location: 11809 Maylston Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Anita French
Address: 11809 Maylston Dr
Lutherville MD 21093
Telephone Number: 410 252-6692

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 204 -A Address 11809 MEYLSTON DR.
Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-15-00 Posting Date: 11-26-00 Closing Date: 12-11-00

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- 204 -A Address 11809 MEYLSTON DR.
Petitioner's Name ANITA FRENCH Telephone 410 252-6697
Posting Date: 11-26-00 Closing Date: 12-11-00

Wording for Sign: To Permit AN EXISTING SIDE YARD SETBACK OF 48 FT. ?
A DETACHED ACCESSORY STRUCTURE (EXISTING POOL) IN
THE SIDE YARD.

01-204-A



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

December 11, 2000

Anita C. & Gregory A. French
11809 Meylston Drive
Lutherville, MD 21093

Dear Mr. & Mrs. French:

RE: Case Number: 01-204-A, 11809 Meylston Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 15, 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. G D Z
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: December 4, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For December 4, 2000
Item Nos. 204, 206, 207, 208, & 210

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

November 30, 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 November 27, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

204, 205, 206, 207, and 210

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *m/rbs*

DATE: December 5, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 27, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
204	11809 Meylston Drive
205	9534 Cross Road
206	8816 Howard Forest Lane
207	8818 Howard Forest Lane
208	6824 & 6826 Dogwood Road
210	1500 Maywood Avenue

12/11 AN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 28, 2000

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

28

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-181, 01-184, 01-185, 01-186, 01-192,
01-194, and 01-204.

The Office of Planning has reviewed the above referenced case(s) 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: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 11.27.00

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

RE: Baltimore County
Item No. 204 (JEA)

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

GREG AND Anita French
11809 MEYLSTON DRIVE
LUTHERVILLE, MD 21093

November 17, 2000

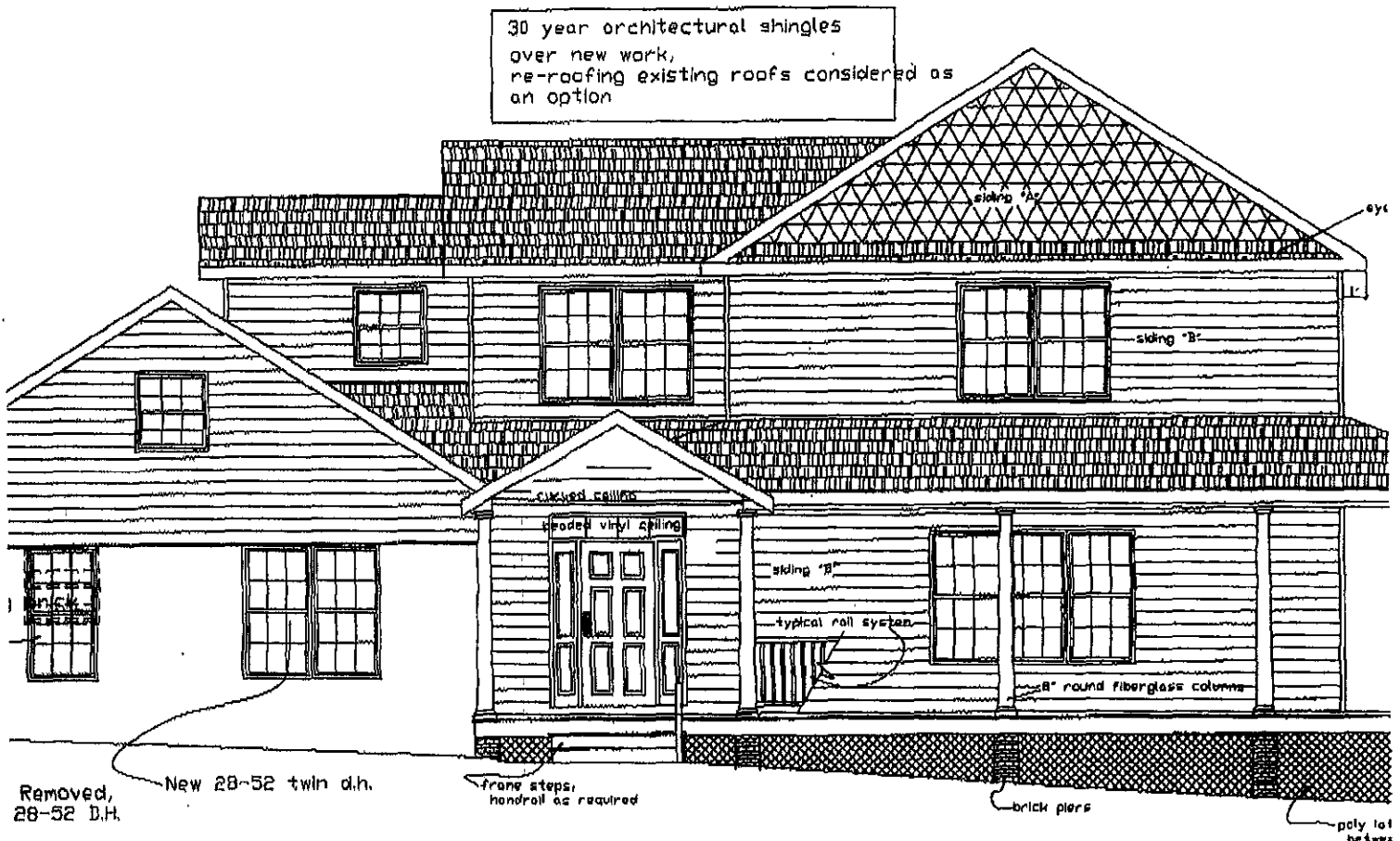
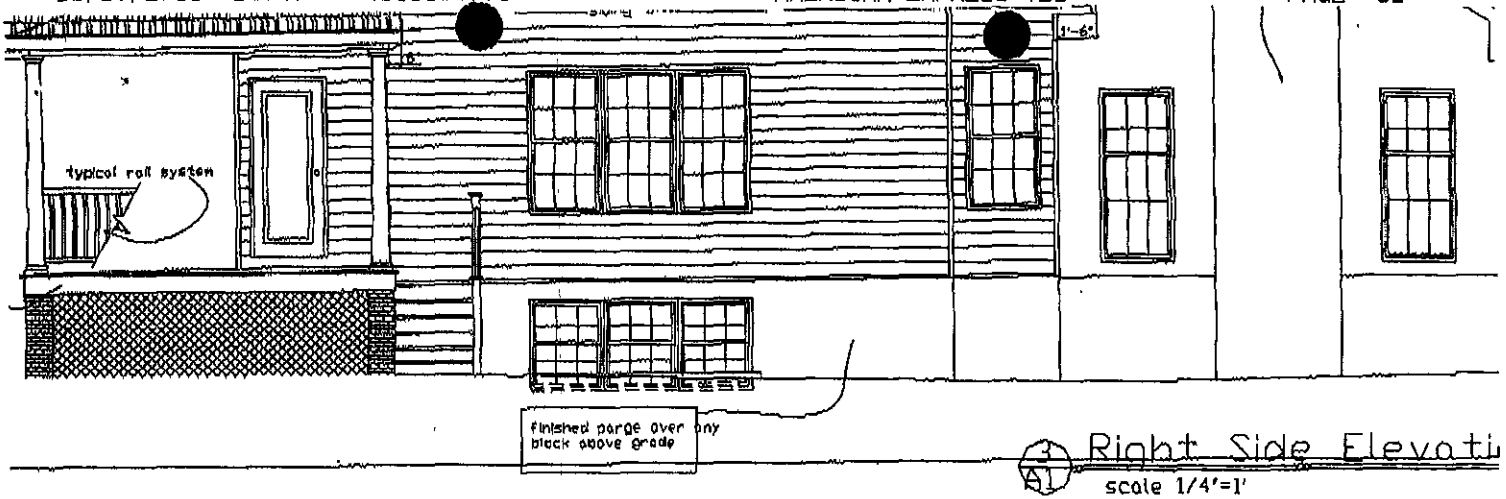
I am aware that the French's are planning to put an addition onto their home and I have no objections to the variance of relieving them from having the swimming pool in the backyard and from the 48' instead of 50' side property variance.

NAME

ADDRESS

	Cindy Shipley	11903 Meylston Drive
WEST NEIGHBOR	Tom Runyan	11810 Meylston Dr.
	Snatchy Day	11812 Meylston Drive
	Chetm Shettr	11918 Meylston Drive
	Carol Wunder	11920 Meylston Drive
	Dona Jang	11919 Meylston Drive
	E. J. J. J.	11814 MEYLSTON DR.
	Charles H. Noble	11807 Meylston Dr.
East neighbor John Neighbor	M. J. J.	11811 Meylston Dr.

01-204-17.



GREG + ANITA French
11809 MEYLSTON DRIVE
LUTHERVILLE MD 21093

11/15/00

01-204-17

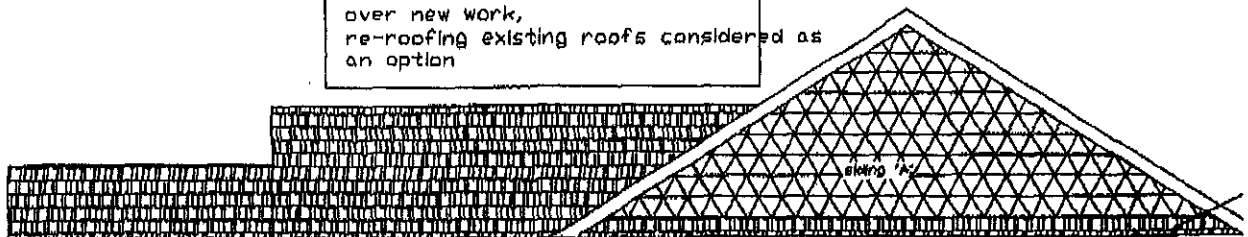
GREG + ANITA French
 11809 MEYLSTON DR.
 LUTHERVILLE, MD 21093
 11/15/00

Vinyl Siding,
 A- similar to certainteed "cedar impressions"
 B- similar to certainteed beaded clapboard



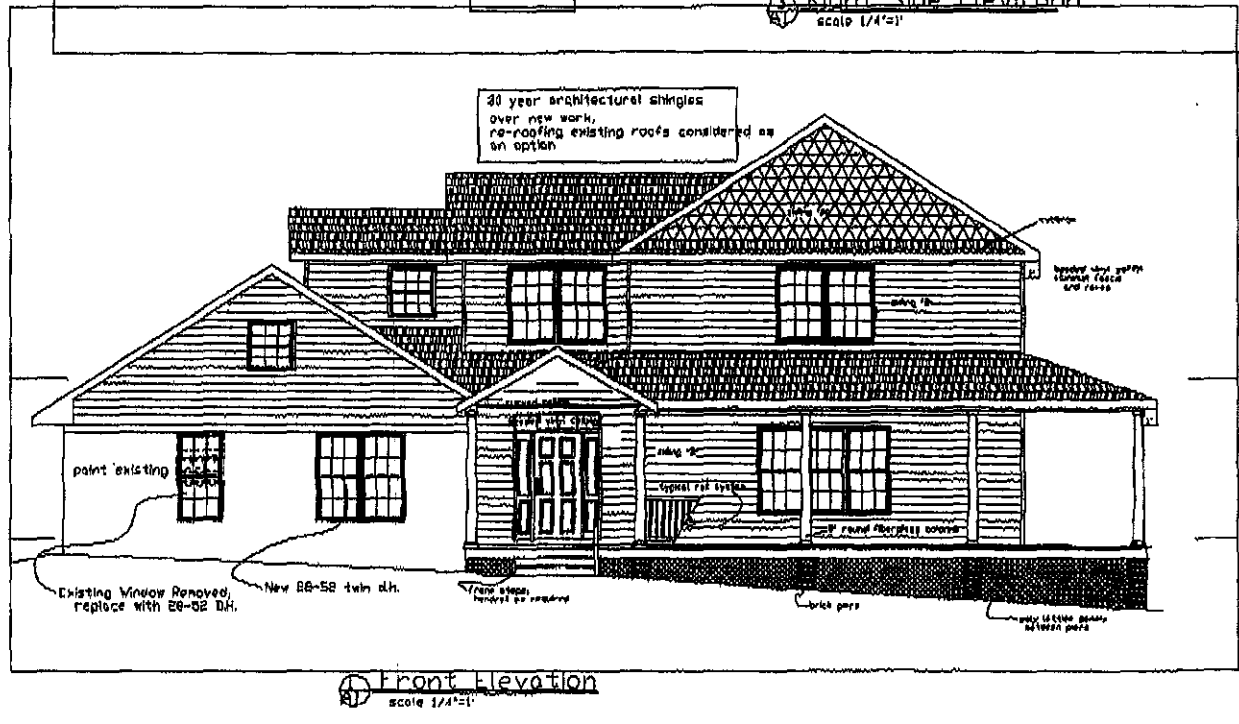
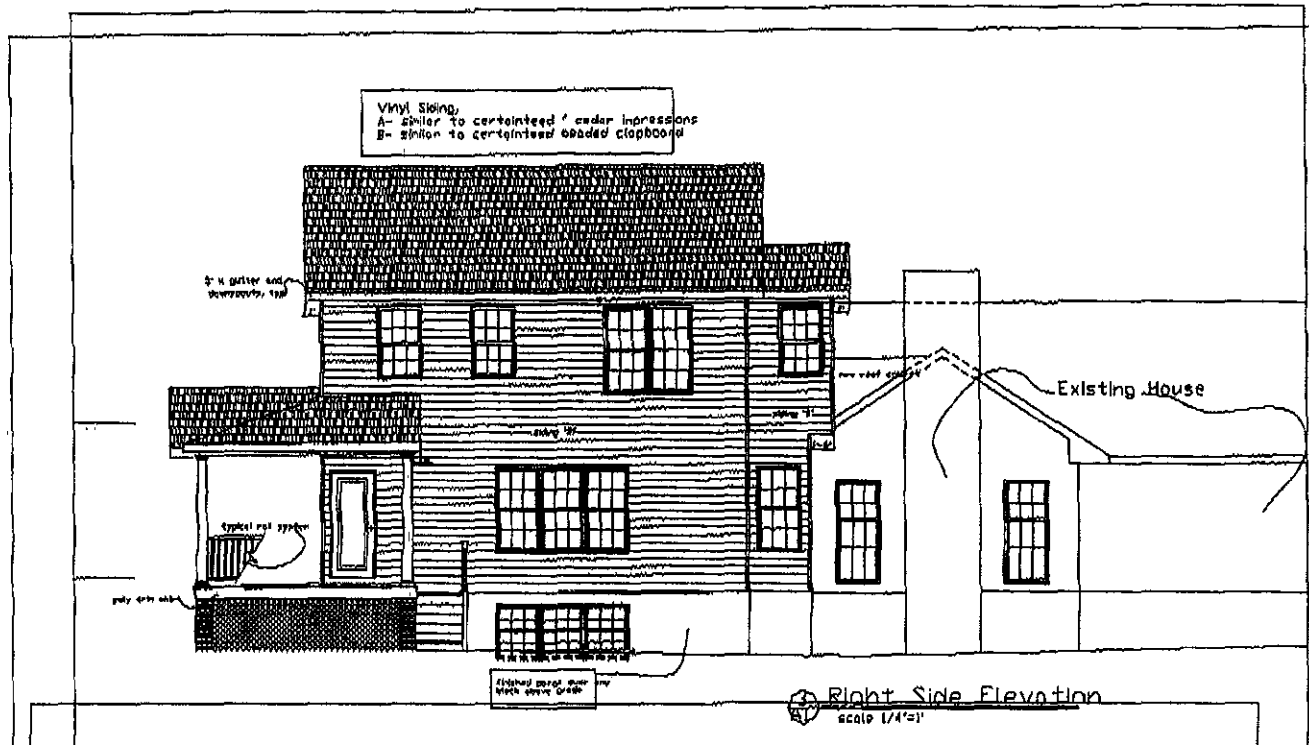
Right Side Elevation
 scale 1/4"=1'

30 year architectural shingles
 over new work,
 re-roofing existing roofs considered as
 an option



01-204-A

GREG + ANITA French
 11809 MEYLSTON DR
 LUTHERVILLE, MD 21093
 11/15/00



01-204-17

W-21,000

GREG & ANITA FRENCH
11309 NEYLSTON DRIVE
LUTHERVILLE MD 21093

R.C. 5

NEYLSTON

← SITE

DRIVE 335

ROAD

BROADWAY

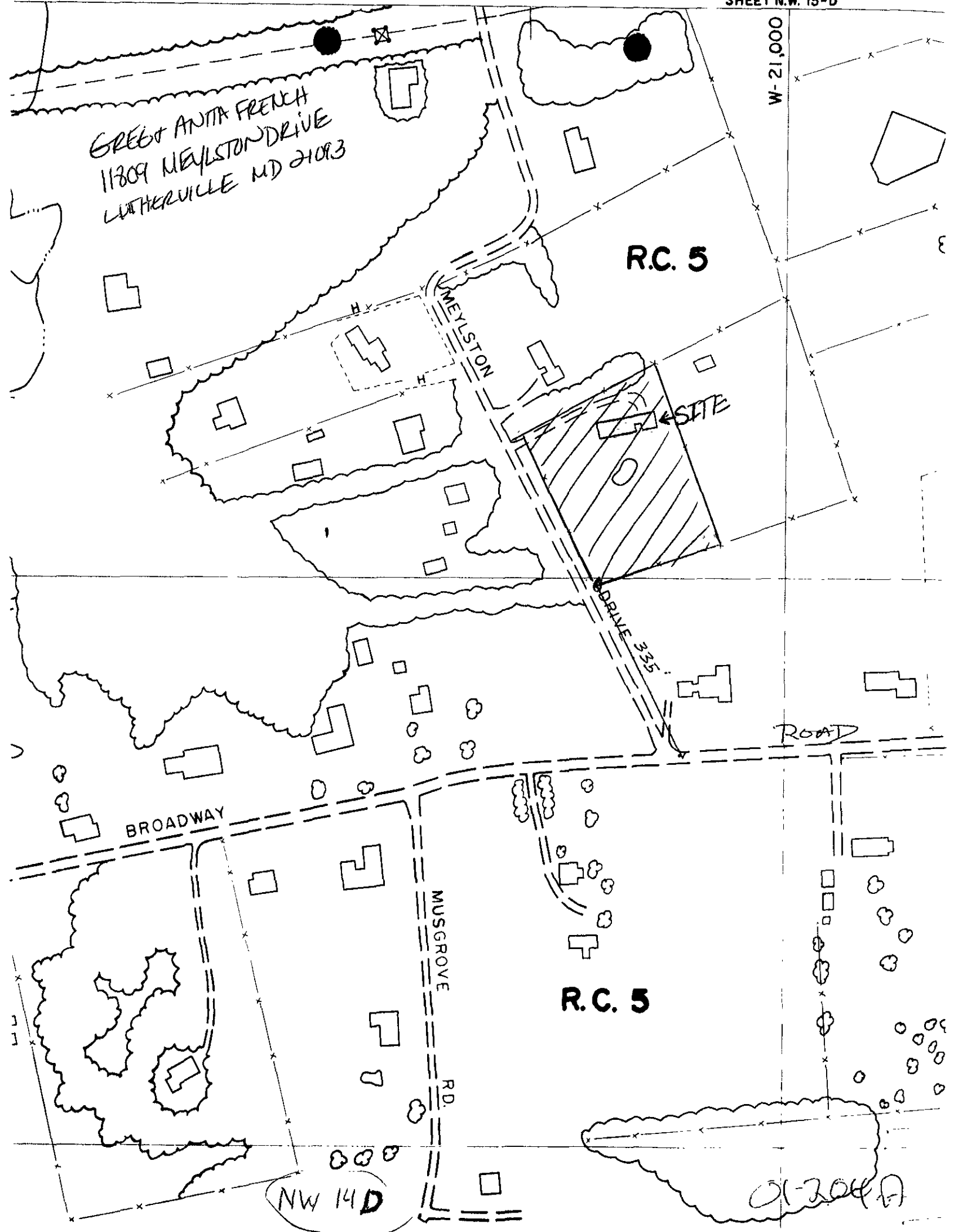
MUSGROVE

RD.

R.C. 5

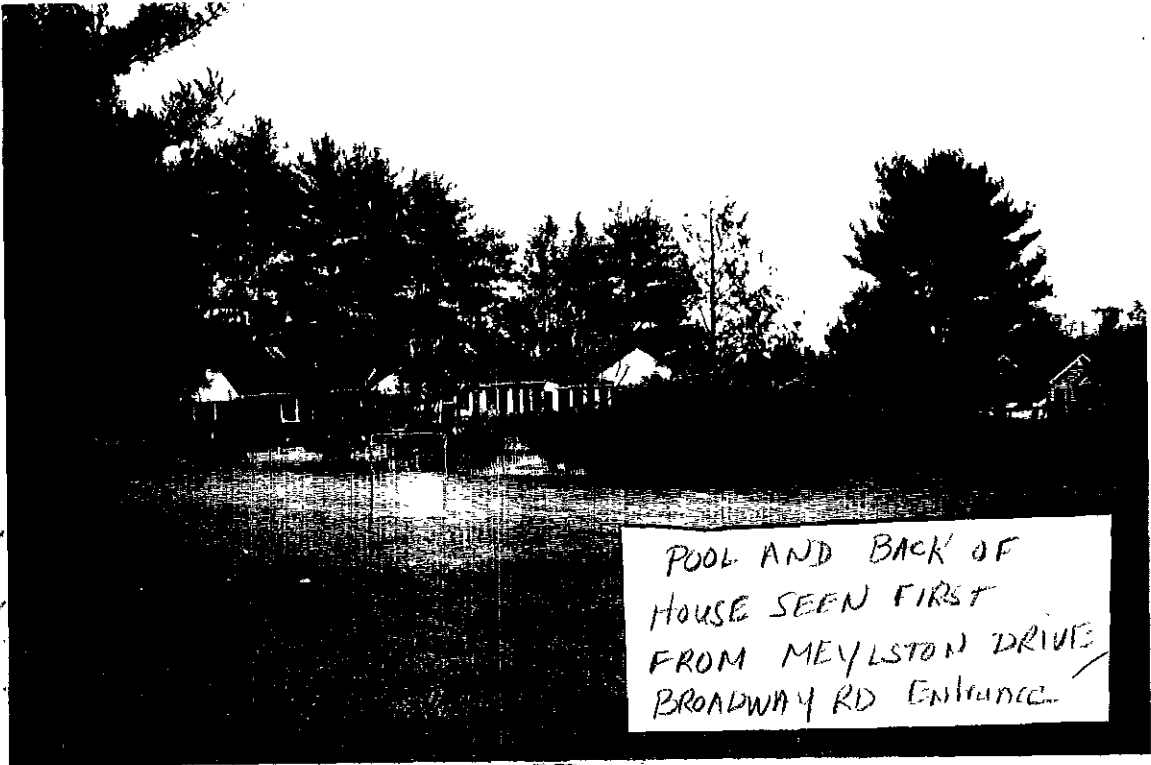
NW 14 D

01-204A



GREG AND ANITA FRENCH

11809 MEYLSTON DR, LUTHERVILLE, MD 21093



DRIVEWAY TO
11809 TO LEFT
OF HOUSE

DRIVEWAY TO 11809

MEYLSTON DRIVE

EXISTING



01-204 A

EXISTING BACK OF HOUSE



2 STORY

PROPOSED ADDITION / MARKED OFF

IN BLACK INK; CREATING APPROPRIATE

ENTRANCE-FOYER-HALLWAY AND GREATER APPEAL OF
HOUSE ORIENTATION TO MEYLSTON DRIVE.



01 204-A

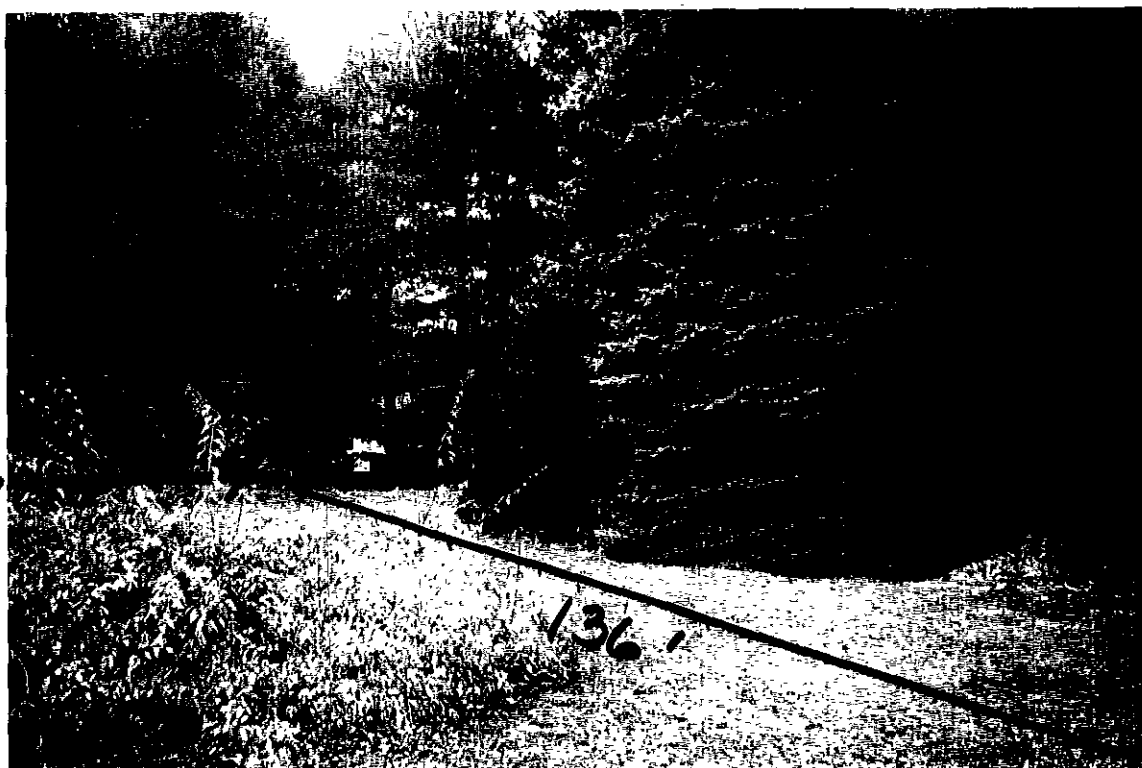
PROPOSED OUTLINED ADDITION WOULD
CHANGE POOL ORIENTATION FROM BACK TO
SIDE OR SIDE/BACK OF NEW HOUSE.

THIS SHOULD POSE NO THREAT TO PUBLIC SAFETY OR
^{AFFECT} WELFARE TO SELF, NEIGHBORS, ETC. TO CONFORM
TO CURRENT Restriction would be burdensome
because to move THE POOL WOULD BE IMPRACTICAL.
IN ACTUALITY ^{we believe} THE CREATION OF A NEW HOME
FRONT WILL BE AN APPEALING ASSET TO THE
STREET / COMMUNITY. REQUEST ADMINISTRATIVE VARIANCE
FOR Relief of pool in backyard restriction.



Pool House for
Neumans

01-204-A

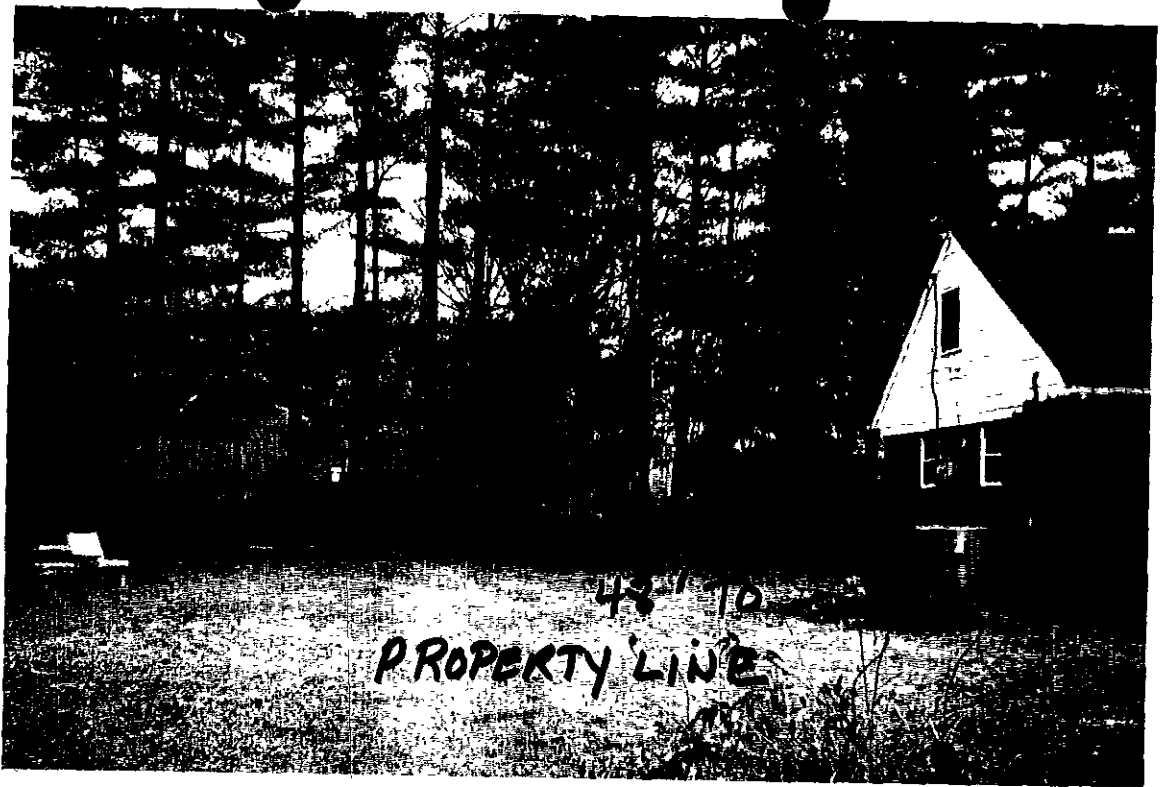


Meylston
DRIVE →

EDGE OF
HOUSE
01-204-A

11811

MEYLSTON DRIVE



↑ NORTH NEIGHBOR ↑

VIRGINIA MORATZ · 11811 Meylston Dr 410-561-5463

48' + at least another 48' to 11811 and her home is closer to street than edge of our existing home by about another approximate 50'.

↓ SOUTH NEIGHBOR ↓

Broadway Rd

Meylston

Dan...
1218 Broadway Rd
(corner of Broadway/Meylston)
410 561-6665

212' to edge of property
line + if...
another 212' to
1218 Broadway

212043

✓ EAST NEIGHBOR ✓



11807 MEYLSTON DRIVE

ABOUT 48' TO PROPERTY LINE + additional
approximate 50' to their home

01-204-A

Photo 10



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BALTIMORE COUNTY CLUB	N.W. 14-D
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED