

IN RE: PETITION FOR VARIANCE
N/S Private drive,
450' E of Lynbrook Road
15th Election District
5th Councilmanic District
(Lot opposite 21 Lynbrook Road)

Edwina L. & Carroll W. Reid, Sr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-349-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Carroll and Edwina Reid. The Petitioners are requesting a variance for property located at lot opposite 21 Lynbrook Road, which property is zoned DR 16. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling with a front yard setback of 10 ft. in lieu of the required 25 ft. and to permit a setback from a private road of 15 ft. in lieu of the required 25 ft. and to allow the dwelling to be situated on a lot of less than 20,000 sq. ft. with no direct access to a 30 ft. right-of-way.

Appearing at the hearing on behalf of the variance request were the owners of the property and G. Scott Barhight, their attorney. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.30 acres, more or less, zoned DR 16. The subject property is a waterfront lot situated on Frog Mortar Creek in Middle River. The subject property is vacant at this time. The owners of the property are desirous of having a single-family dwelling constructed on this lot for their son. The location of the house to be constructed is more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted at the hearing. Due to the irregular shape of

ORDER RECEIVED FOR FILING

01/01/01
By *[Signature]*

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 19th day of April, 2001, by this Deputy Zoning

- 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 Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3



Baltimore County
Zoning Commissioner

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

April 19, 2001

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Flr.
Towson, Maryland 21204

Re: Petition for Variance
Case No. 01-349-A
Property: Lot opposite 21 Lynbrook Court

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Carroll W. Reid, Sr.
21 Lynbrook Road
Baltimore, MD 21220





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at ^{Lot Opposite} 21 Lynbrook Road

which is presently zoned D.R. 16

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)

See attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be provided at hearing

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:

G. Scott Barhight

Name - Type or Print

Signature

Whiteford, Taylor & Preston (410) 832-2000

Company

210 W. Pennsylvania Ave, 4th Floor

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Carroll W. Reid, Sr.

Name - Type or Print

Signature

Edwina L. Reid

Name - Type or Print

Edwina L. Reid

Signature

21 Lynbrook Road

Address

410-687-1719

Telephone No.

Baltimore

City

MD

State

21220

Zip Code

Representative to be Contacted:

G. Scott Barhight

Name

(410) 832-2000

210 W. Pennsylvania Ave, 4th Floor

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP

Date 3/6/01

Case No. 01-349-A

9/15/98

NOTED & RECORDED FOR FILING

ATTACHMENT

PETITION FOR VARIANCE

Lot Opposite
21 Lynbrook Road

Owner: Carroll W. Reid, Sr. and Edwina L. Reid

a proposed single-family dwelling with
1801.2.C.1.b to permit a front yard setback of 10 feet in lieu of the required 25 feet
and to permit a setback from private road paving of 15 feet in lieu of the required
25 feet, respectively, And 102.4 to permit a proposed dwelling on a lot of less
than 20,000 square feet with no direct access to a 30 feet right-of-way.

Zoning Description

Zoning description for lot opposite 21 Lynbrook Road, beginning at a point on the north side of private drive running west to east approximately 450' from Lynbrook Road, an improved road connecting to 2900 Block Eastern Boulevard. Private Drive 20 feet R/W. Being property #15-16-9091, Map 91 parcel 271, Lot 65870; locate in the 15th Election District, 5th Councilman District.

Metes and Bounds as recorded:

Being for the same at the end of the first line of the parcel of land which by Deed dated July 18, 1953, and recorded among the Land Records of Baltimore County in Liber GLB NO. 2328, folio 23 was conveyed by Romeo F. Hawkins and wife to Joseph A.

Krausman and wife, running thence binding on the second and part of the third lines of said parcel described in said Deed north 14 degrees 53 minutes west 100 feet and south 80 degrees 18 minutes west 118.2 feet running thence for a line of division now established south 5 degrees 30 minutes east 87.2 feet to an iron pin the end of the first line of the parcel of land described in a Deed recorded among the Land Records of Baltimore Counts from Krausman to Reibold, and running thence and binding on the first line of the parcel described in the first mentioned deed from Hawkins to Krausman, north 85 degrees 54 minutes east 133.97 feet to the place of beginning.

Together with the use in common with others entitled thereto of a 20 foot road binding on the south side of the first line of the above description and continuing in a westerly direction to the east side of Lynbrook Road, a public driveway.

Being the second lot thereof in a Deed dated June 29, 1963, and recorded among the Land Record of Baltimore county in Liber 4167 Folio 156 as conveyed by Lee Ernest Chalk and Catherine Marie Chalk, his wife, unto Edwin R Purcell and Lucille M. Purcell, his wife.

01-349-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93019

DATE 3/6/01 ACCOUNT R-001-006-6150

RECEIVED FROM: Whiteford Taylor & Payne, For AMOUNT \$ 50.00

Carroll W. Reid, Sr. & Edwina L. Reid

FOR: Lot Opposite
Unimco - 21 Lynbrook Road

01-349-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/06/2001 3/06/2001 14:50:17
REC NO 03 CASHIER LAIL LOW DRAWER 3
RECEIPT N 17275 UFLN
REF 5 524 74116 VERIFICATION
CASH. 013019

Amount Tol 50.00
Paid 50.00
Baltimore County, Maryland

CASHIER'S VALIDATION

01-349-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-349-A

21 Lynbrook Road

N/S Private drive, 450' E of Lynbrook Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Carroll W. & Edwina L. Reid

Variance: to permit a proposed single family dwelling with a front yard setback of 10 feet in lieu of the required 25 feet; to permit a setback from private road paving of 15 feet in lieu of the required 25 feet, and to permit a proposed dwelling on a lot of less than 20,000 square feet with no direct access to a 30 feet right-of-way.

Hearing: Thursday, April 19, 2001 at 10:00 a.m. in Room 407, County Courts Building, 491 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
4/10 April 5 C460393

CERTIFICATE OF PUBLICATION

4/5, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/5, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-349-A

Petitioner/Developer: Carroll AND
EDWINA L. REID

Date of Hearing/Closing: APRIL 19, 2001

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 21 LYNBROOK RD

The sign(s) were posted on APRIL 4, 2001
(Month, Day, Year)

Sincerely,

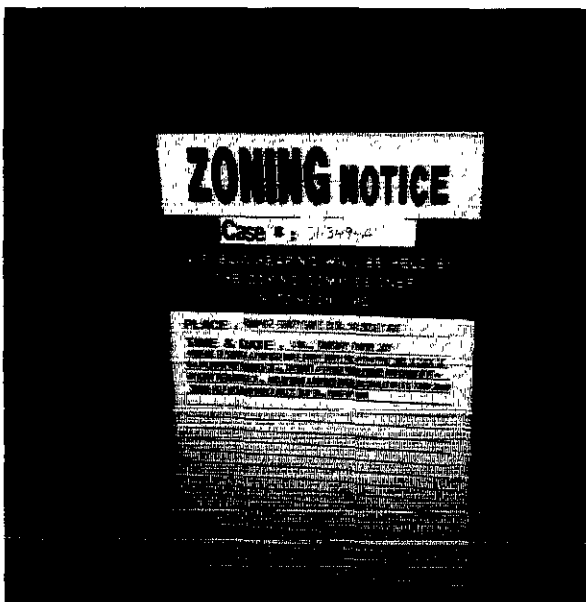
SS. [Signature] 4/3/01
(Signature of Sign Poster and Date)

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)



**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: 01-349-A
Petitioner: Carroll W. Reid, Sr. & Edwin L. Reid
Address or Location: Lot Opposite Lynbrook Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: G. Scott Berhight / Whiteford Taylor + Preston
Address: 210 West Pennsylvania Avenue
Towson, MD 21204
Telephone Number: 410-321-8599

Revised 2/20/98 - SCJ

01-349-A



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 20, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-349-A
21 Lynbrook Road
N/S Private drive, 450' E of Lynbrook Road
15th Election District – 5th Councilmanic District
Legal Owners: Carroll W & Edwina L Reid

Variance to permit a proposed single family dwelling with a front yard setback of 10 feet in lieu of the required 25 feet; to permit a setback from private road paving of 15 feet in lieu of the required 25 feet, and to permit a proposed dwelling on a lot of less than 20,000 square feet with no direct access to a 30 feet right-of-way.

HEARING: Thursday, April 19, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: G Scott Barhight, Whiteford Taylor & Preston, 210 W Pennsylvania Ave 4th Floor,
Towson 21204
Carroll & Edwina Reid, 21 Lynbrook Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 4, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 5, 2001 Issue – Jeffersonian

Please forward billing to:

G Scott Barhight
Whiteford Taylor & Preston
210 W Pennsylvania Avenue
Towson MD 21204

410 321-8599

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-349-A

21 Lynbrook Road

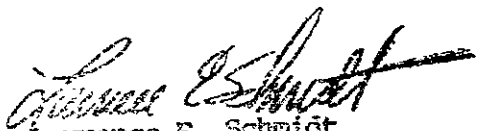
N/S Private drive, 450' E of Lynbrook Road

15th Election District – 5th Councilmanic District

Legal Owners: Carroll W & Edwina L Reid

Variance to permit a proposed single family dwelling with a front yard setback of 10 feet in lieu of the required 25 feet; to permit a setback from private road paving of 15 feet in lieu of the required 25 feet, and to permit a proposed dwelling on a lot of less than 20,000 square feet with no direct access to a 30 feet right-of-way.

HEARING: Thursday, April 19, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
G D Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

April 13, 2001

Edwina L & Carroll W Reid Sr
21 Lynbrook Road
Baltimore MD 21220

Dear Mr. & Mrs. Reid:

RE: Case Number: 01-349-A, 21 Lynbrook Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 6, 2001.

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: G Scott Barhight, Whiteford Taylor & Preston, 210 W Pennsylvania Avenue,
4th Floor, Towson 21204
People's Counsel





Baltimore County
Fire Department

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

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 March 19, 2001

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:

346, 347, 348, 349, 351, 352, 353, 354, 355, 356, and 01-322-SPHA

REVIEWER: LIEUTENANT JIM MEZICK, 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
INTEROFFICE CORRESPONDENCE

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

DATE: March 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2001
Item No. 349

The Bureau of Development Plans Review has reviewed the subject zoning item.

Lot is located in flood plains "A" and "B".

Flood protection elevation for this site is 11 feet.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1-foot freeboard. See Plate D19 in the Baltimore County Design Manual.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.15.01

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

RE: Baltimore County
Item No. 349 JNP

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mb/RS*

DATE: March 21, 2001

SUBJECT: Zoning Item #349
21 Lynbrook Road

Zoning Advisory Committee Meeting of March 19, 2001

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: March 21, 2001

Ink
4/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 27, 2001

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

SUBJECT: 21 Lynbrook Court

INFORMATION:

Item Number: 01-349

Petitioner: Carroll W. Reid, Sr.

Zoning: DR 16

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a front yard setback of 10 feet in lieu of the required 25 feet, and to permit a dwelling on a lot of less than 20,00 square feet.

Prepared by: *Mark A. Cunniff*

Section Chief: *Jeffrey W. Long*
AFK:MAC:

248 1 0

RE: PETITION FOR VARIANCE
Lot opposite 21 Lynbrook Road,
N/S Private Drive, 450' E of Lynbrook Rd
15th Election District, 5th Councilmanic

Legal Owner: Carroll W. & Edwina L. Reid, Sr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-349-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

March 6, 2001

To: Hearing File (01-349-A)

From: Jeff Perlow, Planner II
Zoning Review Office

RE: Lot Opposite 21 Lynbrook Road (01-349-A)

Baltimore County 200-scale topography map indicated elevations of less than 10 feet at the proposed building location. The applicant's attorney represented that the proposed building site is located in flood zone B. The FEMA/FIRM maps appear to reflect applicant's site plan. Due to the discrepancy, recommended to applicant's attorney that it would be prudent to also file for a special hearing for waiver to construct in a flood plain. Applicant's attorney chose not to file for the special hearing. Applicant's attorney was advised that this may become an issue at time of building permit application.

01-349-A

NE 4 J

BOUNDARY

BLVD.

(APPROXIMATE)

STEVENS

BR

BL

D.R. 16

-IM

LYNBROOK

SITE

I-IM

D.R. 16

ROAD

E 58,500

01-349-A

SCA

PROPERTY ADDRESS: 216 Yorkbeck Rd

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

plab book # _____, folio # _____, lot # _____, section # _____, TAY ASS head

OWNER: Charles J. Reid 10-0001

Deed/Ref
5874-285

Eastern Blvd

Lynbrook RD
301 RJA
Ct way
Subject Property

North

Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1"=200' scale map: NE 45

Zoning: DR 16

Lot size: 30 13,155

1001 1947-48

Public Private

SEWER:

WATER

☒ Chesapeake Bay Critical Area:

☒ Yes

☐ No

✓ r Zoning Hearings: F/ood zone B & A-10
Point None

3g Office USE ONLY

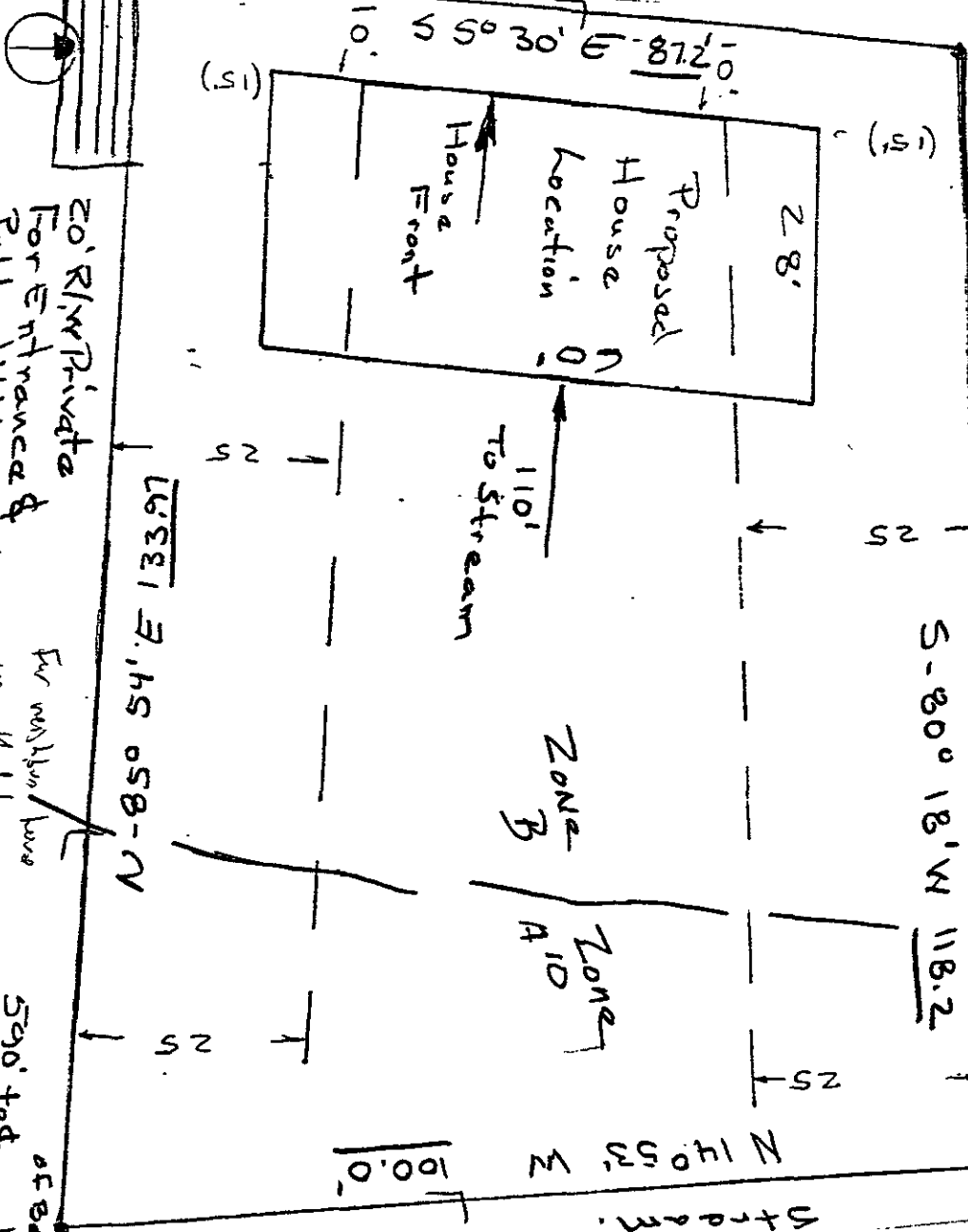
ITEM #: CASE#:

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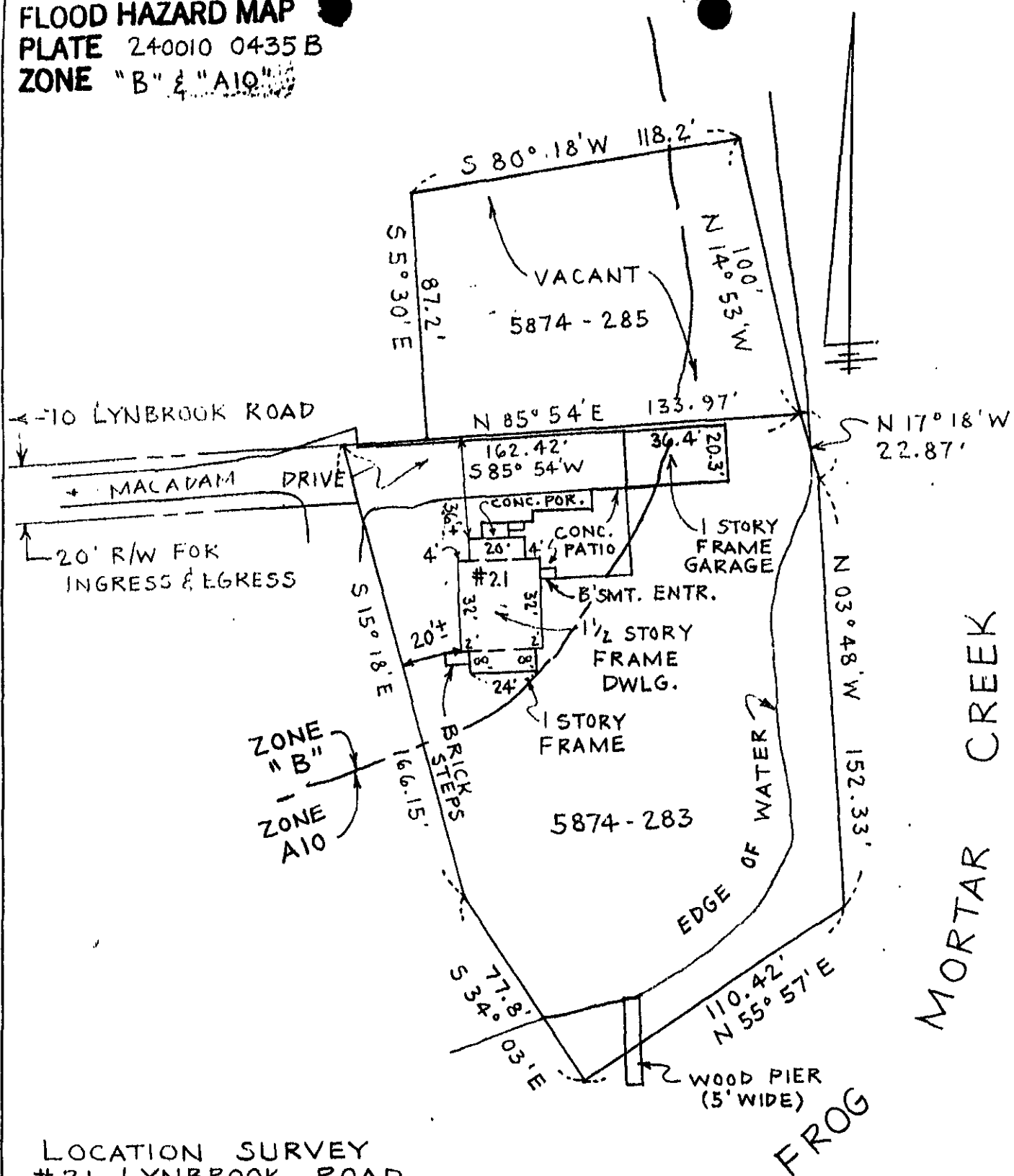
date: 02-21-07
prepared by: CLR

Scale of Drawing: 1" = 20'

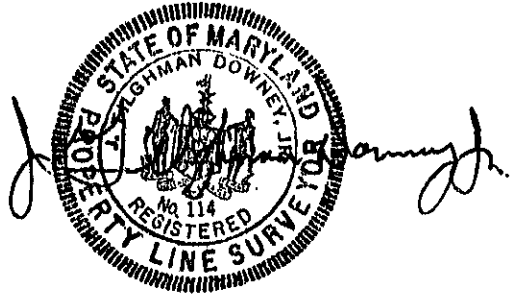
7NP 349 01-349-A



FLOOD HAZARD MAP
PLATE 240010 0435 B
ZONE "B" & "A10"



LOCATION SURVEY
#21 LYNBROOK ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
DEED: 5874 - 283
5874 - 285



The plat is a benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. I hereby certify that the lot shown hereby has been surveyed for the purpose of locating all improvements only.

M&H DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

DRAWN BY	SURVEYED BY	CHECKED BY	SCALE	DATE
L.B.	L.B.	V.J.M.	1" = 50'	7/31/96

01-349-A

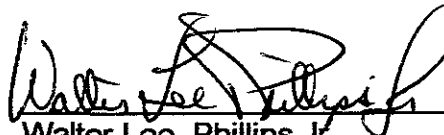
Walter L. Phillips, Jr.
Deborah E. Phillips
23 Lynbrook Road
Baltimore Maryland
21220

April 17, 2001

Baltimore County Zoning Board
Reference; Single Family Dwelling
Lynbrook Road
Baltimore Maryland

To whom it may concern,

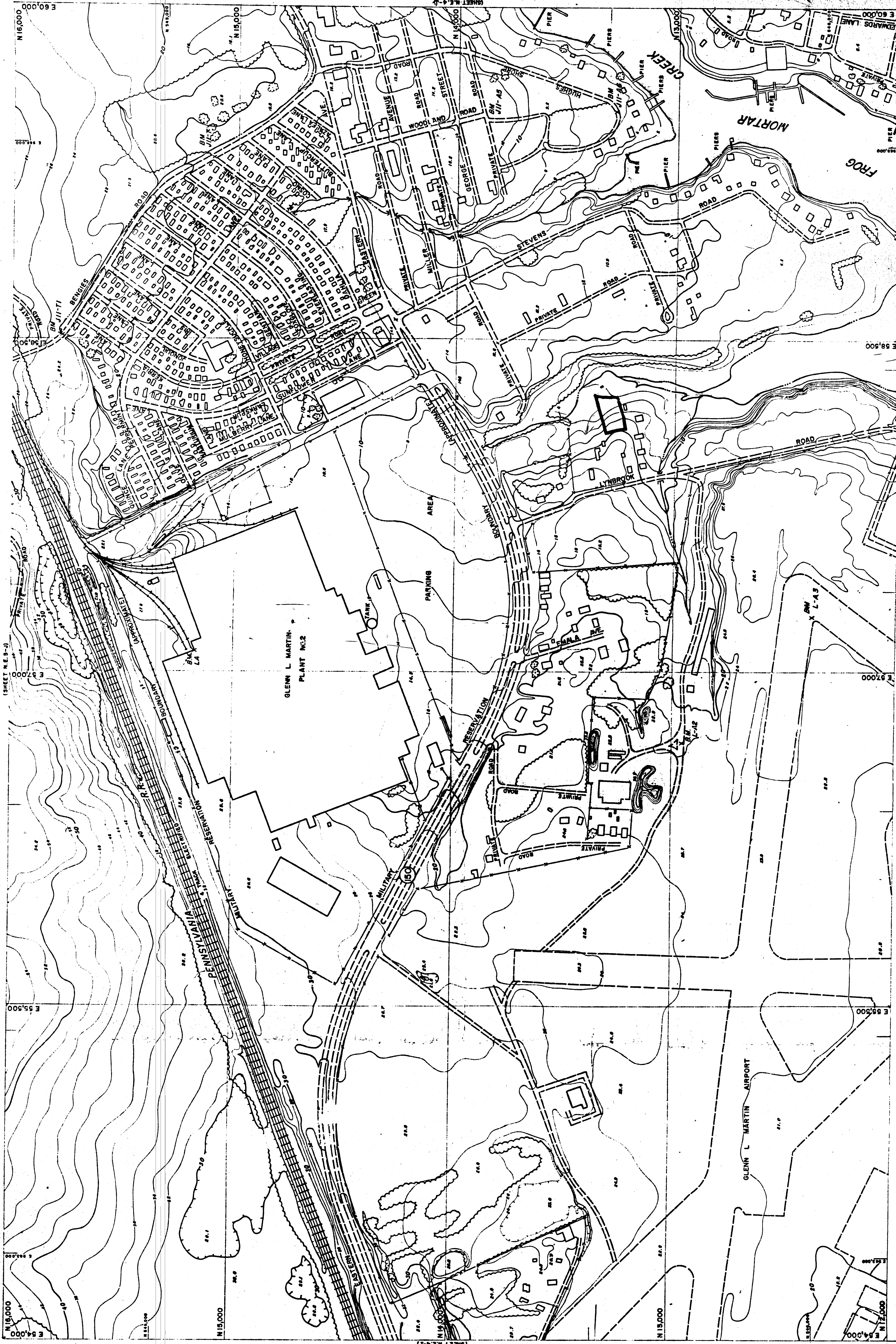
As adjoining property owners on Lynbrook Road, We **do not** object to Mr. and Mrs.
Carroll Reid Jr. erecting a single family residence on the proposed property as long as
they are granted a written right-a-way by all property owners now holding use of the
private right-a-way.


Walter Lee Phillips Jr. 4-17-01
Date


Deborah Ellen Phillips 4-17-01
Date

Cc; John Sibrea
210 Pennsylvania Ave.
Towson Maryland 21204

Ref Ex #2



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

SHEET

N.E.

4-J

LOCATION

GLENN L. MARTIN

AIRPORT

SCALE

1" = 200'

REVISIONS

BY DATE

DATE OF PHOTOGRAPHY

DEC 1954

Topography Compiled By Photogrammetric Methods
AERIAL SURVEY CORP. LANSING MICH

1-NE Z-NW