

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Windsor Road, 320' W
centerline of Sudbrook Road
4th Election District
2nd Councilmanic District
(1017 Windsor Road)

Jeff and Ellen Spokes
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-358-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Jeff and Ellen Spokes, legal owners of that property known as 1017 Windsor Road in the Pikesville area of Baltimore County. The Petitioners herein seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 30 ft. in lieu of the required 50 ft. for an addition. 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

ORDER RECEIVED FOR FILING

Date

By

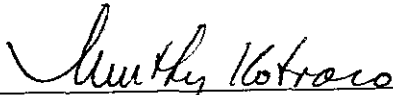
11/22/01
H. J. Gannon

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 Deputy Zoning Commissioner for Baltimore County this 12th day of April, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 30 ft. in lieu of the required 50 ft. for an addition, 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

COURT RECEIVED FOR FILING

Date 4/12/01
by R. J. J. J.



Baltimore County
Zoning Commissioner

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

April 12, 2001

Mr. & Mrs. Jeff Spokes
1017 Windsor Road
Baltimore, Maryland 21208

Re: Petition for Administrative Variance
Case No. 01-358-A
Property: 1017 Windsor Road

Dear Mr. & Mrs. Spokes:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1017 Windsor Road

which is presently zoned DR-1

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)

*Bo2.3.C.1; BC2R, To Permit
a rear yard setback of 30 feet for an addition in
lieu of the required 50 feet.*

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):

Jeff Spokes

Name - Type or Print

Signature

Ellen Spokes

Name - Type or Print

Signature

1017 Windsor Road

Address

410-486-1625

Telephone No.

Baltimore, MD 21208

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 11/13/95 day of November, 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.

S

Zoning Commissioner of Baltimore County

CASE NO. 01-358-A

Reviewed By *JCM*

Date

3-13-01

Estimated Posting Date

3-25-01

REC'D 9/15/95

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 1017 Windsor Road
Address
Baltimore, MD 21208
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):

Due to the needs of our growing family, we have been forced to pursue adding a family room to the rear of our home. The age of our home is approximately 100 years old, which does not accommodate a floor plan that is conducive to raising children. We have obtained all necessary approvals from our neighborhood association. Our home is situated to the right and rear of our lot (shown on the site plan submitted). Due to the location of our home we would need a variance for the rear property setback to construct our family room addition.

It is our hope that given the large sizes of lots in our subdivision, the relief we are requesting will not hamper neighbors views or impact them in any negative fashion. We have gone to great lengths to architectually blend the new structure with the existing by hiring the services of an architectural firm. We would greatly appreciate your consideration of our hardship and will grant us a variance of 30' setback in lue of the required 50' as outlined in the DR-1 Baltimore County Zoning Regulations.

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.

X Jeff Spokes
Signature
Jeff Spokes
Name - Type or Print

X Ellen Spokes
Signature
Ellen Spokes
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeff & Ellen Spokes

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

3/8/01
Date

[Signature]
Notary Public
My Commission Expires 5/4/04

Affidavit in Support of Administrative Variance

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X Jeff Spokes
Signature

Jeff Spokes
Name - Type or Print

X Ellen Spokes
Signature

Ellen Spokes
Name - Type or Print

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Jeff & Ellen Spokes

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AS WITNESS my hand and Notarial Seal

3/8/01
Date

[Signature]
Notary Public

My Commission Expires 5/4/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1017 Windsor Road

which is presently zoned DR-1

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) BO2.3.C.1; BC22, TO PERMIT

A REAR YARD SETBACK OF 30ft. FEET FOR AN ADDITION
IN LIEU OF THE REQUIRED 50ft.

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):

Jeff Spokes

Name - Type or Print

Signature

Ellen Spokes

Name - Type or Print

Signature

Address 1017 Windsor Road

410-486-1625

Address

Telephone No.

City Baltimore, MD

21208

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. 01-358A

Reviewed By JCM

Date

3.13.01

Estimated Posting Date

3-25-01

Zoning Description:

Zoning Description for 1017 Windsor Road

Beginning at a point on the SOUTH SIDE side of
~~Center Line~~
(North, South, East, West)

Windsor Road which is 30 Feet +/- of the
(number of feet of right of way width)

wide at the distance of 320 Feet West of the
(number of feet) (North, South, East, West)

centerline of the nearest improved intersecting street Sudbrook Road
(name of street)

which is 30 Feet +/- wide. *Being Lot# X Tax Map 78
(number of feet of right of way width) Grid 8 Parcel 169

Block _____, Section # _____ in the subdivision of Sudbrook

as recorded in Baltimore County Plat Book # 9, Folio # 7,

containing 0.604 Acres Also known as 1017 Windsor Road

and located in the 3rd Election District, _____ Councilman District.

Described in Liber 11779 Folio 560

Among the land records of Baltimore County, Maryland (Copy Attached)

358



Real Property
Information

Maryland Department of Assessments and
Taxation

Real Property System

[\[Go Back\]](#)
[\[Start Over\]](#)

BALTIMORE COUNTY

DISTRICT: 03 ACCT NO: 0302048840

Owner Information

Owner Name: SPOKES JEFFREY D
 SPOKES ELINOR KOTZEN
 Use: RESIDENTIAL
 Mailing Address: 1017 WINDSOR RD
 BALTIMORE MD 21208-4763
 Principal Residence: YES
 Transferred
 From: KLEIN JOSEPH,3RD
 Date: 09/04/1996 Price: \$215,000
 Deed Reference: 1)/11779/ 559
 2) Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address: 1017 WINDSOR RD
 Zoning: Legal Description:
 .604 AC SS WINDSOR R
 1017 WINDSOR RD
 411 W SUDBROOK ROAD
 Map Grid Parcel Subdiv Sect Block Lot Group Plat No:
 78 8 169 X 81 Plat Ref:

Special Tax Areas

Town:
 Ad Valorem:
 Tax Class:

Primary Structure Data

Year Built: 1895
 Enclosed Area: 3,634 SF
 Property Land Area: 26,560.00 SF
 County Use: 04

Value Information

Base Value	Current Value	Phase-In Value	Phase-in Assessments	
	As Of	As Of	As Of	As Of
	01/01/1999	07/01/2001	07/01/2000	07/01/2001
Land:	33,640	33,640		
Impts:	149,620	173,240		
Total:	183,260	206,880	206,880	206,880
Pref Land:	0	0	0	0

Partial Exempt Assessments

	Code	07/01/2000	07/01/2001
County	000	0	0
State	000	0	0
Municipal	000	0	0

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

356 No. 93026

DATE 3.8.01 ACCOUNT 001-006-6132

AMOUNT \$ 50.00

RECEIVED FROM: J Spikes 1017 WINDSOR B

FOR: (010) Ad. VAR

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

CASHIER'S VALIDATION

PAID TO BALTIMORE COUNTY
FOR THE DEPARTMENT OF
PUBLIC WORKS
ON 3/8/01
BY 09304
50.00 OF
BALTIMORE COUNTY'S FUND 001

CERTIFICATE OF POSTING

RE: Case No.: 01-358-A

Petitioner/Developer: Jeff Spokes

Date of Hearing/Closing: 4-9-01

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 1017 Windsor Rd.

Pikesville, MD 21208

The sign(s) were posted on March 23, 2001

(Month, Day, Year)

Sincerely,

Stacy Gardner 3/26/01
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.

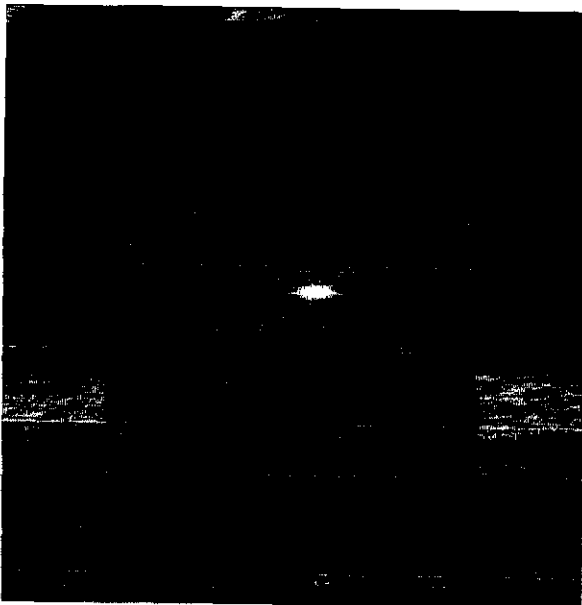
105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(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: 358

✓ Petitioner: Jeff Spokes

✓ Address or Location: 1017 Windsor Rd, BALTO, Md. 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

✓ Telephone Number: 410-486-1625

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 358 -A Address 1017 WINDSOR RD.
Contact Person: J. Menn Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3.13.01 Posting Date: 3.25 Closing Date: 4.9

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- 358 -A Address 1017 WINDSOR RD.
Petitioner's Name Jeff Spikes Telephone (410) 488-1625
Posting Date: 3-25-01 Closing Date: 4-9-01
Wording for Sign: A VARIANCE
TO PERMIT A REAR YARD SETBACK of 30ft.
FOR AN ADDITION IN LIEU of THE REQUIRED 50ft.

Michael O'Neil



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 9, 2001

Ellen & Jeff Spokes
1017 Windsor Road
Baltimore MD 21208

Dear Mr. & Mrs. Spokes:

RE: Case Number: 01-358-A, 1916 Windsor Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 13, 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: People's Counsel



AY
4/9

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: April 12, 2001

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

SUBJECT: No. 1017 Windsor Road

APR 12

INFORMATION

Item Number: 01-358-SPH
Petitioner: Jeffrey Spokes (owner)
Zoning: D.R. 1
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

At its February 8, 2001 meeting, the LPC reviewed the proposed addition and unanimously agreed to recommend a finding to the hearing officer that the addition was consistent with Section 26-278, must be preserved.

Prepared By: Mark A. Cunniff

Section Chief: Jeffrey W. Long

AFK:KA:kra



Baltimore County
Fire Department

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

March 22, 2001

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 26, 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:

357, 358, 359, 361, 362, 363

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: April 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 2, 2001
Item Nos. 357, 358, 361, 362, and 363

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

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: 3-26-01

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

RE: Baltimore County
Item No. 358-

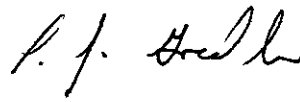
JCM

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,


Per 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

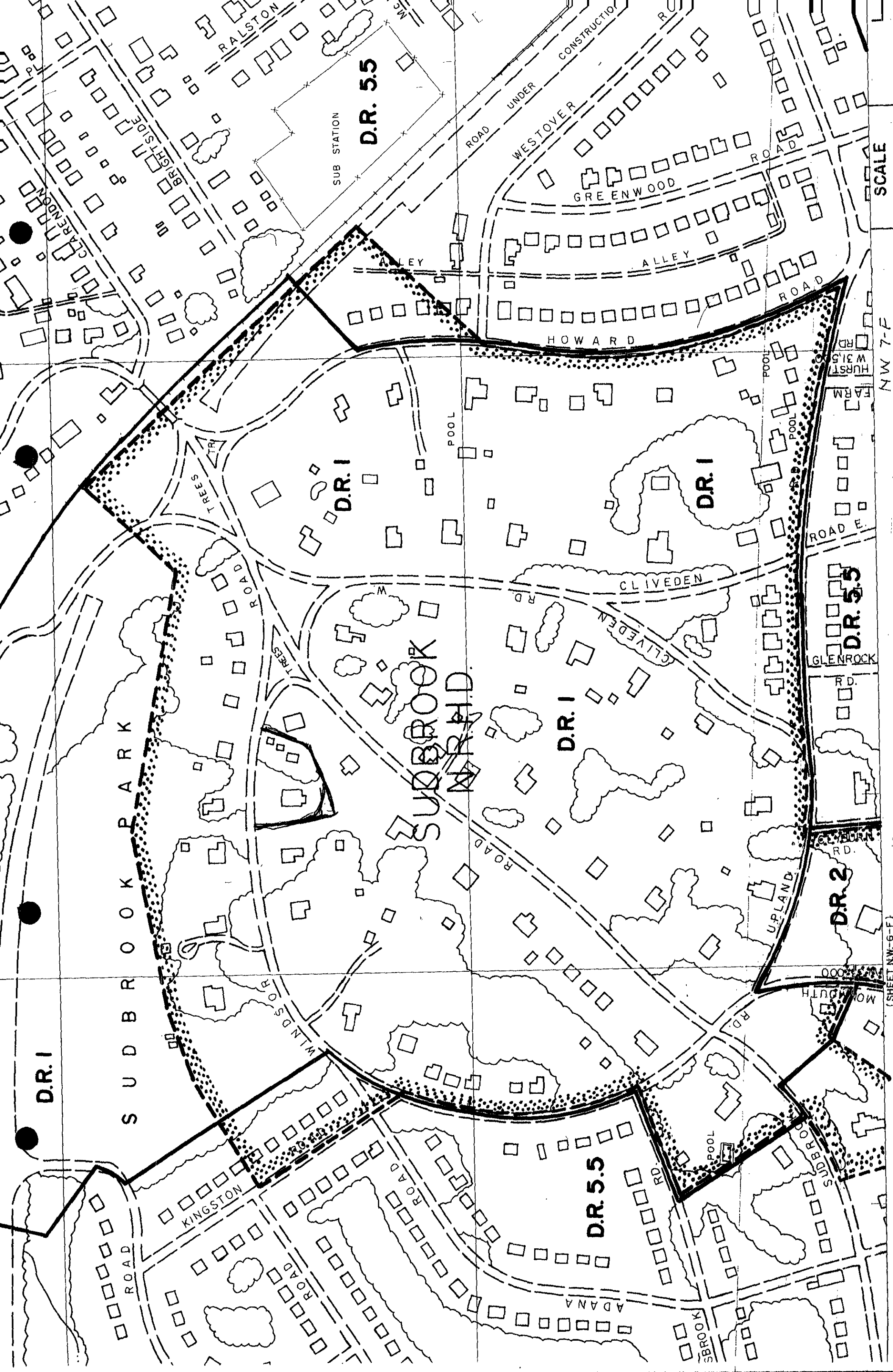
FROM: R. Bruce Seeley *RBS*

DATE: March 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 26, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
357	8 Turk Garth
358	1017 Windsor Road
360	Rossville Boulevard and Pulaski Highway
361	2910 Ridge Road
363	405 Crisfield Road



D.R. 1

S U D B R O O K P A R K

D.R. 1

S U B B R O O K
N O R T H

D.R. 1

D.R. 1

D.R. 2

D.R. 5.5

D.R. 5.5

D.R. 5.5

SUB STATION

(SHEET NW-6-F)

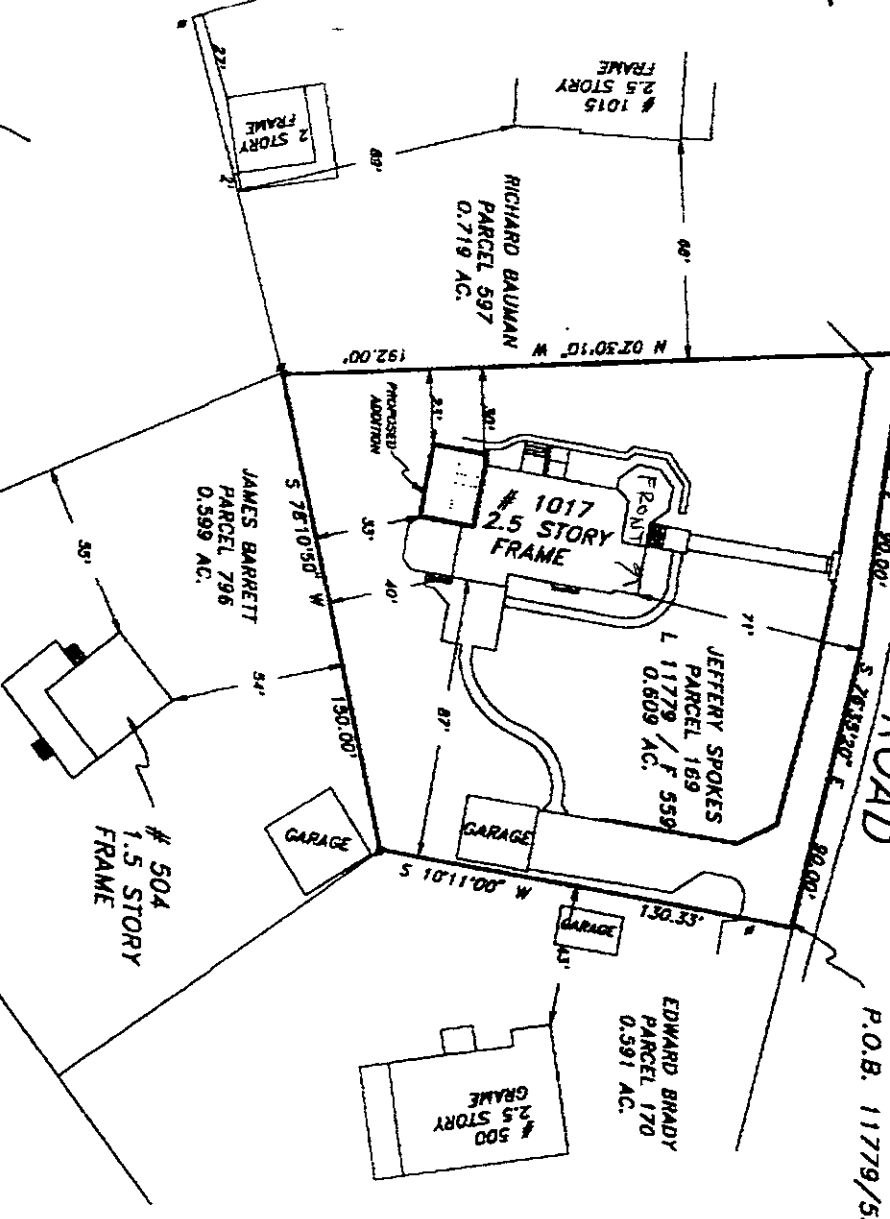
SCALE

NW 7-F



SUDBROOK ROAD

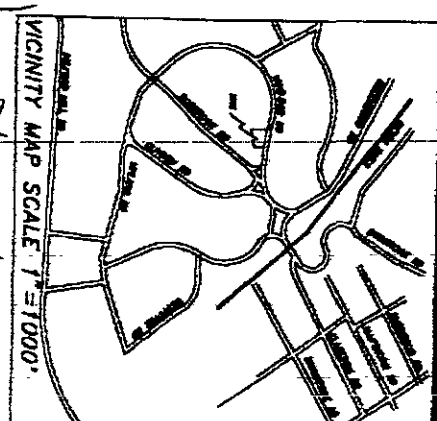
WINDSOR ROAD



P.O.B. 11779/559

Ret. Ex. #1

Site Plan to accompany Petition



LOCATION INFORMATION
 ELECTION DISTRICT 4
 COUNCILMAN DISTRICT 2
 1"=200' SCALE MAP# 11007F
 ZONING DRY
 LOT SIZE 0.609 AC. 26,560

SEWER _____
WATER _____
 CHESAPEAKE BAY *NO*
 PRIOR ZONING HEARINGS _____

#91-451-A

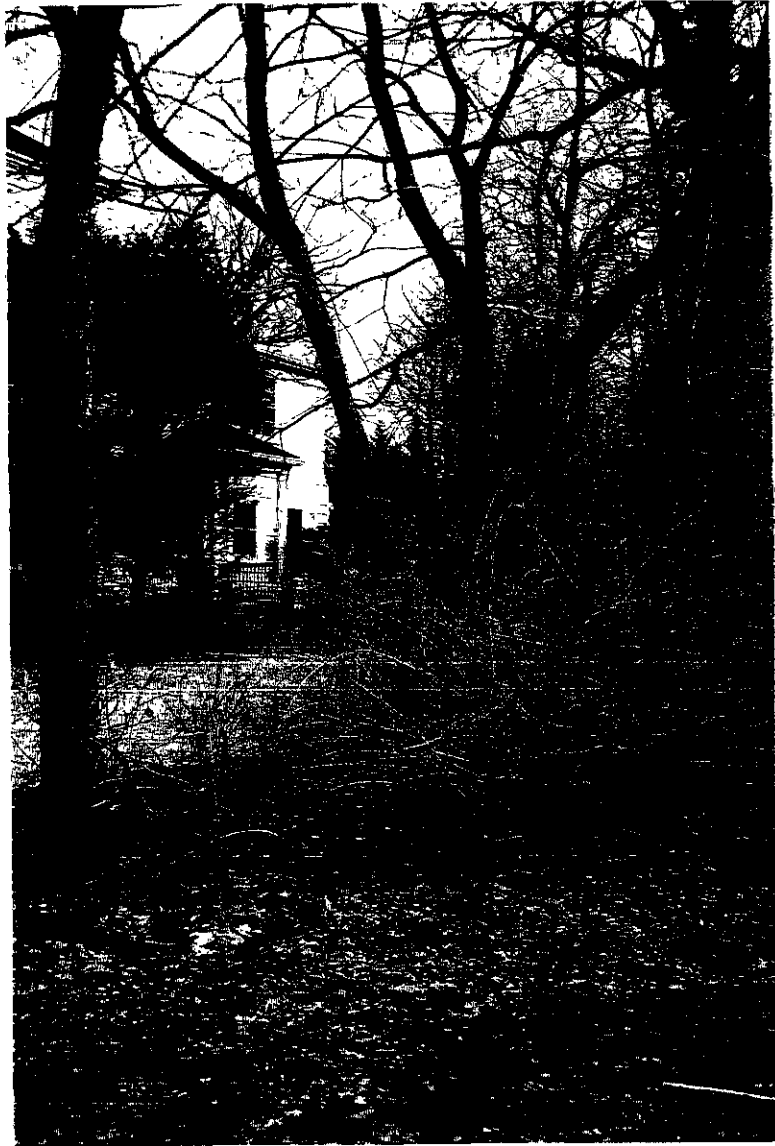
ZONING OFFICE USE ONLY
 REVIEWED BY *QW* ITEM # *358* CASE # _____

LOCATION SURVEY

1017 WINDSOR ROAD
 TAX MAP 78 GRID 8 PARCEL 169
 3RD ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Ph. (410)442-2031
 Fax No. (410)442-1315

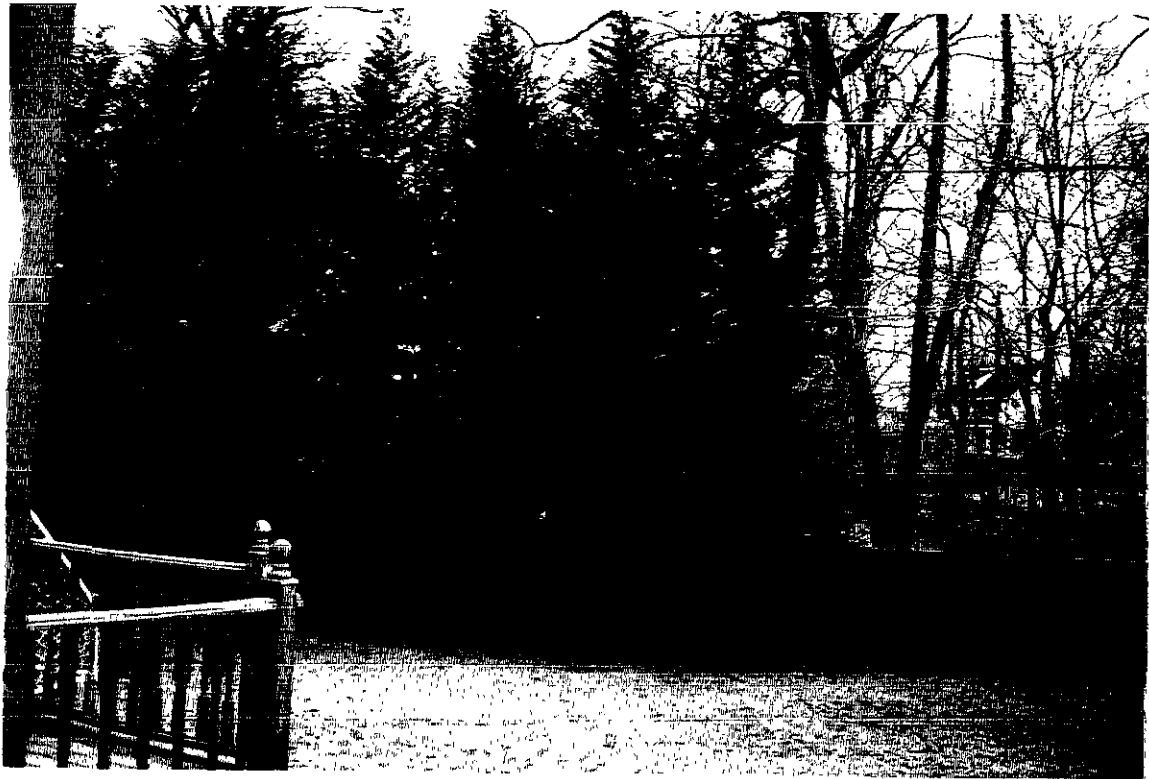
Scale: 1" = 60'
 Date: 3/9/01
 Field By: RIK
 Drawn By: RIK
 Drawing # MISC



35B

Mike Owings -
Photos of adjacent
Properties relative to
1017 Windsor Road

Views from rear
deck - site where
addition will be
built.







View of back
right corner of
house - backdoor
neighbor's house
barely visible

Proximity to neighbors
on right - most
affected by addition

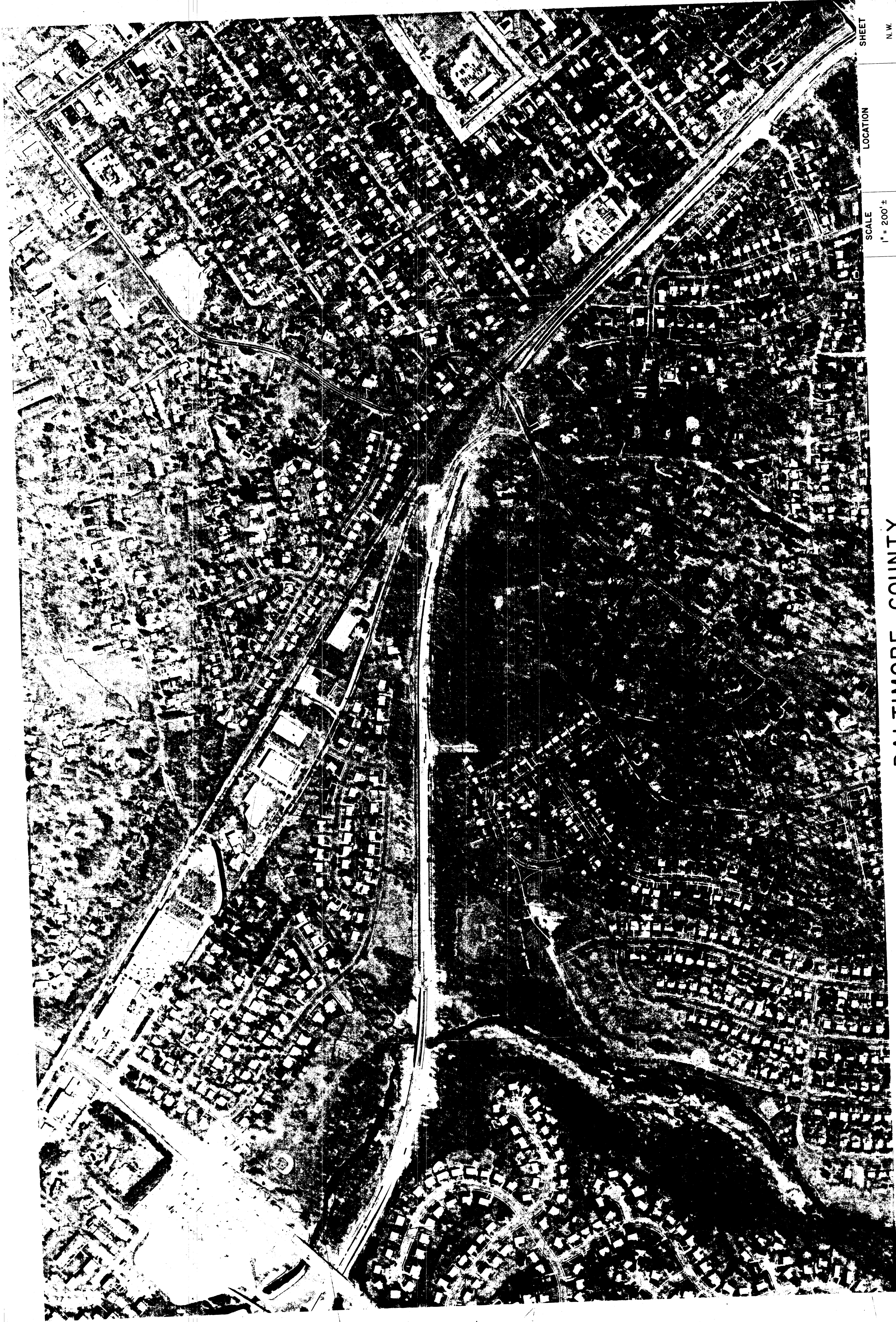


House rear -

backdoor
neighbor's house is
barely visible through
trees

View from rear
deck to neighbors
on right





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

N.W.
7-F

LOCATION

PIKESVILLE

SCALE

1" = 200'

DATE

OF
PHOTOGRAPHY
JANUARY
1986

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