

IN RE: PETITION FOR ADMIN. VARIANCE

S corner of Central Avenue
and Hunting Horn Circle
4th Election District
3rd Councilmanic District
(418 Central Avenue)

Debora A. and Larry S. Love
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-404-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Debora A. and Larry S. Love. The variance request is for property located at 418 Central Avenue in the Reisterstown area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (shed) in a side 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 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

5/8/01

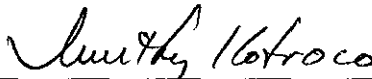
By

R. R. [Signature]

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 8th day of May 2001, that a variance from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (shed) in a side 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES RECEIVED FOR FILING
DATE 5/8/01
BY J. J. Gorman



Baltimore County
Zoning Commissioner

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

May 8, 2001

Mr. & Mrs. Larry S. Love
418 Central Avenue
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 01-404-A
Property: 418 Central Avenue

Dear Mr. & Mrs. Love:

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 418 Central Avenue, 21136

which is presently zoned DR 2

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) 400.1 to permit a DETACHED ACCESSORY STRUCTURE IN A SIDE YARD.

relating to having a shed type structure on the side of a dwelling.

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:

Larry S. Love

Name - Type or Print

Signature

Company

D 410-631-3110

418 Central Avenue E 410-517-2133

Address

Telephone No

Reisterstown, Maryland 21136

City

State

Zip Code

Legal Owner(s):

Larry S. Love

Name - Type or Print

Signature

Debora A. Furman-Love

Name - Type or Print

Signature

418 Central Avenue

Address

410-517-2133

Telephone No.

Reisterstown, Maryland 21136

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Telephone No.

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. 01-404-A

Reviewed By ETM

Date 04-04-01

Estimated Posting Date

04-15-01

REV 9/15/98

Affidavit in Support of Administrative Variance

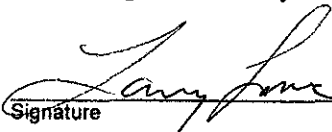
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

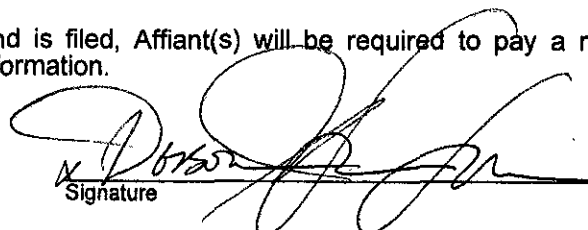
That the Affiant(s) does/do presently reside at 418 Central Avenue
Address
Reisterstown, Maryland 21136
City State Zip Code

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
Larry S. Love
Name - Type or Print


Signature
Debora A. Furman-Love
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Larry S. Love and Debora A. Furman-Love

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

March 9, 2001
Date


Notary Public
My Commission Expires _____

REV 09/15/98

JERRY P. WARNER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 29, 2003

Petitioner/Owner: Larry S. Love
Property: 418 Central Avenue, 21136
Contact: Day 410-631-3110, Evening 410-517-2133

ZONING PETITION ATTACHMENT

Property: 418 Central Avenue, 21136

The Petitioner/property owners do hereby petition the Zoning Commissioner to grant a Zoning Variance and allow the construction of a storage shed on the South East side of the property which will allow housing of equipment, required to maintain the property under County Law. The general proscription against the structure sought creates a practical difficulty in use of this particular property.

The property at issue is a corner lot that is subject to considerable land use restrictions due to building set back limitations and a large drainage and utility easement. Building in the area behind and on the North West Side of the property, but in front of the adjacent house facing Hunting Horn Circle is limited by set back rules. Also, placing a shed in this area would be obtrusive and prove blight to the front of the adjacent house. Taken together, factors arising from County regulation and from the lay of the land create an undue hardship, as compared to properties inside the block or those without a large drainage easement.

This large drainage easement substantially reduces the build-able area of this lot, as does its sloping landscape. The slope of the drainage easement is not centered, thus; during heavy rains water often exceeds the drainage area, further limiting build-able ground beyond the easement. Also, due to the sloping terrain, a structure in this area would need to be elevated to level it off.

Equally important, this house was designed to have a deck attached to the back of the house which will consume at least 12 linear feet into the back yard area over the length of the house. Between the large drainage easement and (future) deck there would be very little space for a shed with sufficient space for walkways and/or access.

At the same time, substantial relief may be granted by building the structure on the South East Side of the property, as proposed. This locale is unobtrusive and would be well hidden by the house and the existing 6-foot fence. This site is large enough to accommodate the proposed shed with an approximate 2-foot space from the house and about 8-feet of space between the fence and shed, allowing adequate egress. An existing concrete pad and walkway at this site will receive good use and make this shed an enhancement to the property value. Thus, public safety and welfare will be secure and substantial relief granted the Petitioners by granting this Petition.

Zoning Description

Zoning Description for 418 Central Avenue, Reisterstown, Maryland 21136.

Beginning at a point on the South corner of Central Avenue which is which ~~about~~ 50 feet wide at the distance of ~~40~~ ^{From} feet the centerline of the nearest improved intersecting street, Hunting Horn Circle which is 50 feet wide.

BEING KNOWN AND DESIGNATED as Lot No. 2, as shown on the Plat entitled "SAGAMORE VILLAGE ADDITION", which plat is recorded among the Land Records of Baltimore County in Plat Book No. 69, folio 117, containing ~~about 9,000 square feet~~ ^{272 ac.}

Also known as 418 Central Avenue and located in the 4th Election District, 3rd Councilmatic District.

01-404-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

01-404-17-92811
No.

DATE 04 04 01 ACCOUNT R-001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: LARRY LOVE -
FOR: Mrs. VAN (Admin.) \$50
TOTAL \$50

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
4/05/2001 4/04/2001 15:33:11
REL 0805 CASHIER MSTE MES DRAWER 5
RECEIPT # 207690 OFLH
Debit 5 528 ZIMING VERIFICATION
CR NO. 092811
Recpt Tot 50.00
50.00 CK 1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE. Case No

01-404-A

Petitioner/Developer

O'KEEFE, ETAL

Date of Hearing/Closing

4/30/01

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 # 418 - CENTRAL AVE

The sign(s) were posted on

4/13/01

(Month, Day, Year)

Sincerely,

 4/20/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

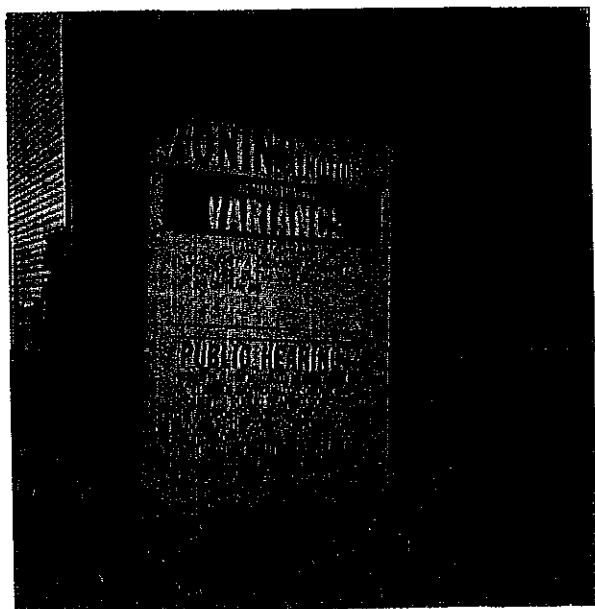
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



2/1/01
1185 3577 - 1185 3577
4/13/01

RE: Case No. 01-404-A

Petitioner/Developer LOVE, ETAL

Date of Hearing/Closing 4/30/01

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 # 418 CENTRAL AVE

The sign(s) were posted on 4/15/01
(Month, Day, Year)

Sincerely,

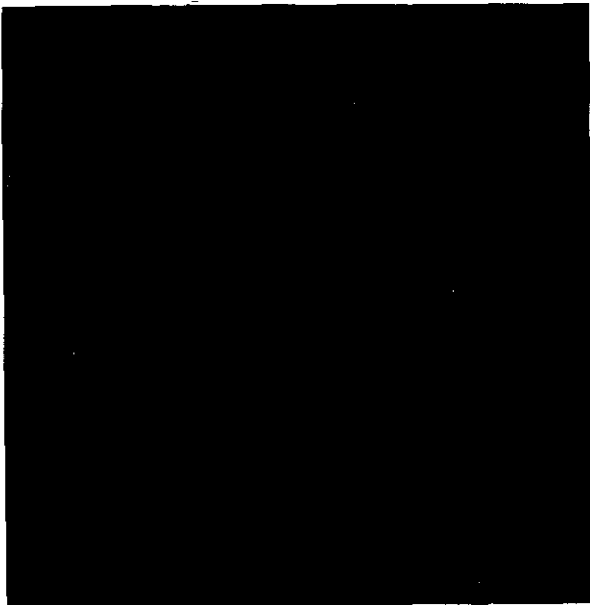
Patrick M. O'Keefe, SR 4/18/01
(Signature of Sign Poster and Date)

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)



01-404-A
418 Central
4/30

**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 - 404. A.

Petitioner: Larry S. Love + Debra A.F. Love / owners

Address or Location: 418 Central Avenue, Reisterstown, Md 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Larry S. Love

Address: 418 Central Avenue
Reisterstown, Maryland 21136

Telephone Number: 410-631-3110 (day), (410) 517-2133 (evening)

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 404 -A Address 418 Central Ave
Contact Person: Sonia R Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 04-04-01 Posting Date: 04-15-01 Closing Date: 4-30-01

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- 404 -A Address 418 Central Ave
Petitioner's Name LARRY LOVE Telephone 410-517-2133
410-631-3110
Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A DETACHED Accessory Structure
IN THE SIDE YARD

01-404-A



Baltimore County
Department of Permits and
Development Management

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

April 30, 2001

Debora A & Larry S Love
418 Central Avenue
Reisterstown MD 21136

Dear Mr. & Mrs. Love:

RE: Case Number: 01-404-A, 418 Central Avenue

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

WCR: gdz

Enclosures

c: People's Counsel



AV
4/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 7, 2001

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

MAY - 4

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-404

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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. Z

AFK/JL:MAC



Baltimore County
Fire Department

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

April 17, 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 April 16, 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:

379, 383, 395, 396, 397, 398, 399, 400, 402, 404, 405, 406, 407,
409, and 411

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.01

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

RE: Baltimore County
Item No. 404 JRA

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

4/30/01 AV

Larry S. Love

418 Central Avenue, Reisterstown, Maryland 21136-1854
Telephone (410) 517-2133

June 7, 2001

JUN 11

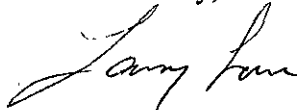
Mr. Timmothy M. Kotroco
Deputy Zoning Commissioner
Suite 405 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Finality of Order
Case No. 01-404-A

Dear Mr. Kotroco:

While the above referenced Petition for Variance was Granted May 8, 2001, I am writing to determine if any appeal has been filed during the 30 day post Order period. I am preparing to begin the project and wanted to determine if it is safe to proceed. Thank you for your cooperation and assistance in this matter.

Sincerely,

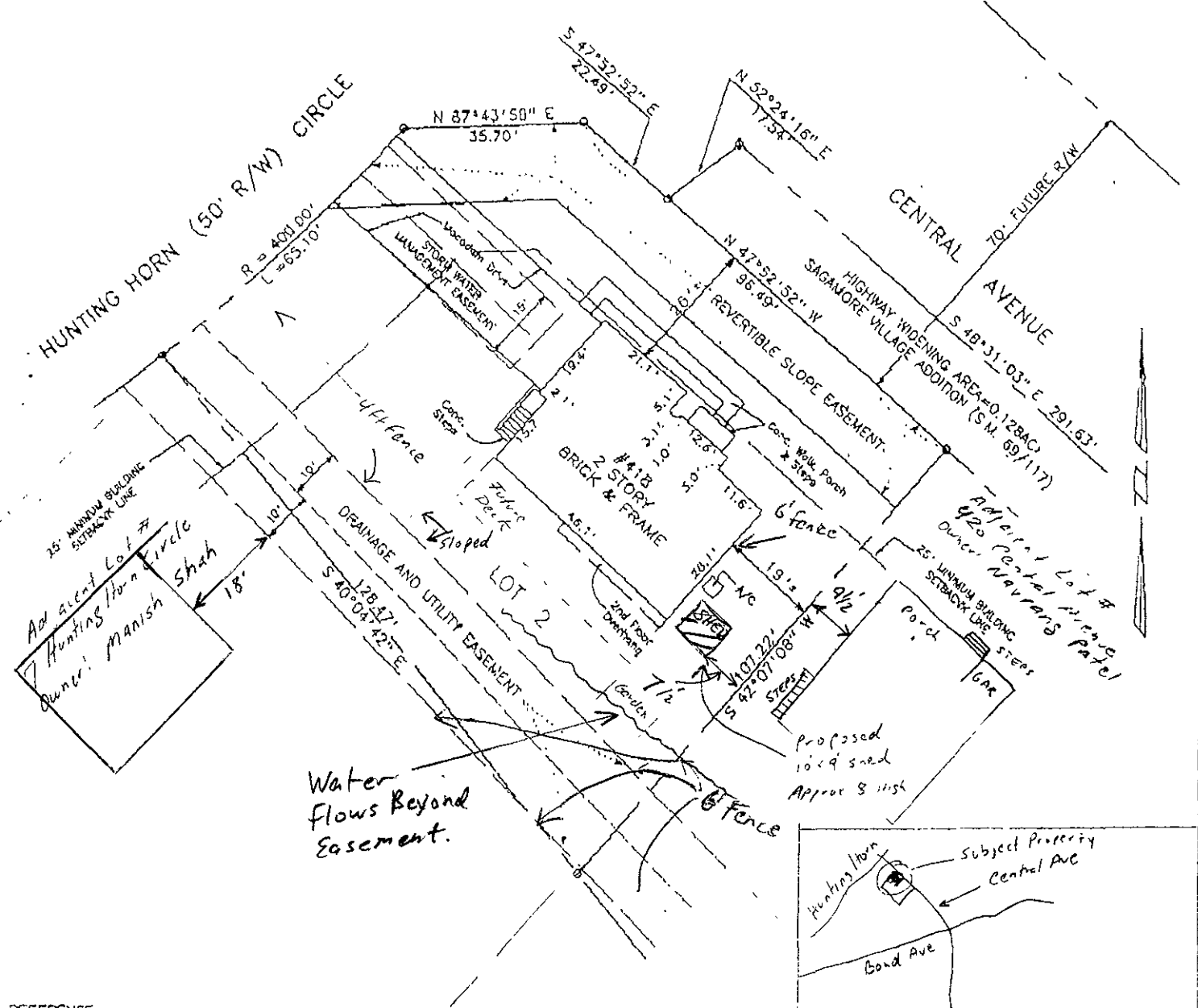


Larry / petitioner

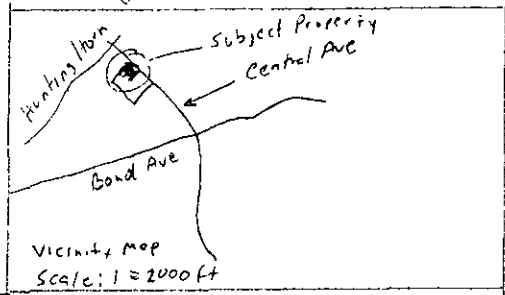
Called 6/11/01 (12:15 P.M.).
No appeal filed - -
Safe to proceed. RJ

Petitioner/Owner: Larry S. Love
 Property: 418 Central Avenue
 Contact: O 410-631-3110
 E 410-517-2133

NOTE:
 The property shown hereon does not lie within any 100 year Flood Boundary, shown on National Flood Insurance Program Flood Insurance Rate Map for Baltimore County, Maryland, Community Panel Number 240010 0210 8, effective date March 2, 1981, but does lie within Zone C (area of minimal flooding), shown on said map.



REFERENCE:
 Plat dated April 3, 1997 entitled "PLAT OF SAGAMORE VILLAGE ADDITION", recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 69 folio 117.



	Public	Private
SEWER	☒	☐
WATER	☒	☐
Chesapeake Bay Critical	☐	☒
Prior Zoning	None	None

LOCATION INFORMATION	
Councilmatic District	3
Election District	4
1"-200' scale map	NW-6-5
Zoning	DR-2
Lot size	~13,000
Average	53 ft

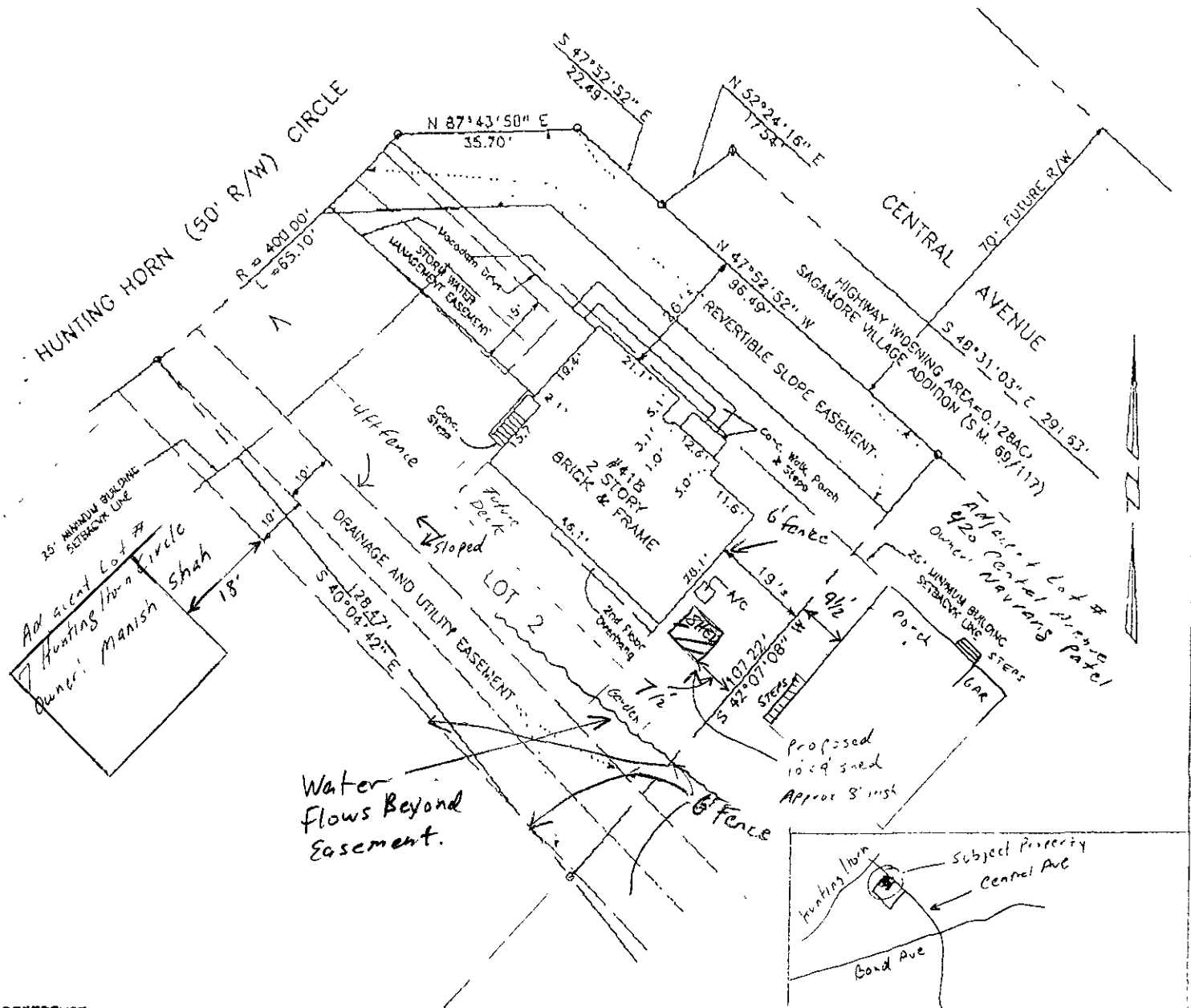
LOCATION DRAWING
 # 418 CENTRAL AVENUE
 LOT 2
 "SAGAMORE VILLAGE ADDITION"

Plat Ex. #1

Petitioner/Owner: Larry S. Love
 Property: 418 Central Avenue
 Contact: O 410-631-3110
 E 410-517-2133

NOTE:

The property shown hereon does not lie within any 100 year Flood Boundary, shown on National Flood Insurance Program Flood Insurance Rate Map for Baltimore County, Maryland, Community Panel Number 240010 0210 B, effective date March 2, 1991, but does lie within Zone C (area of minimal flooding), shown on said map.



REFERENCE:

Plat dated April 3, 1997 entitled "PLAT OF SAGAMORE VILLAGE ADDITION", recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 69 folio 117

	Public	Private
SEWER	☒	☐
WATER	☒	☐
Chesapeake Bay, Conn. or	☐	☒
Prior Zoning: none	yes	no
	☐	☐

Vicinity map
 Scale: 1" = 2000 ft

LOCATION INFORMATION:
 Councilmatic District: 3
 Elect in 2000: 4
 1'-200' scale map: NW-16-3
 Zoning: 2 DR-2
 Lot size: .3 ~13,000
 acreage: .59 A

LOCATION DRAWING
 # 418 CENTRAL AVENUE
 LOT 2
 "SAGAMORE VILLAGE ADDITION"

Rel. Ex. #1

BALTIMORE CO., MD.
 SCALE: 1"=30'

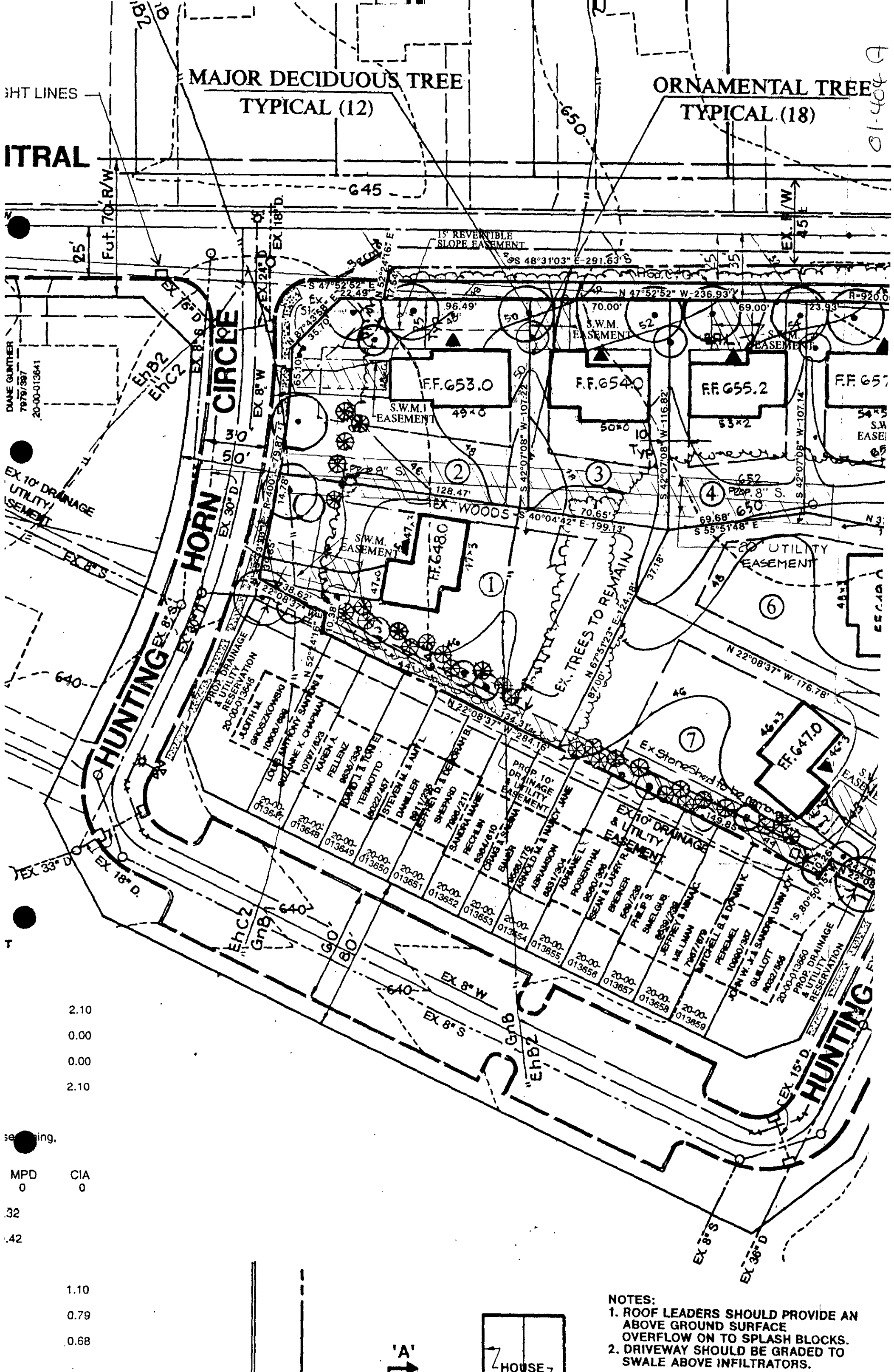
ELECT. DIST. No. 4
 DATE: AUGUST 14, 1998

01-404-A

ITRAL

ORNAMENTAL TREE
TYPICAL (18)

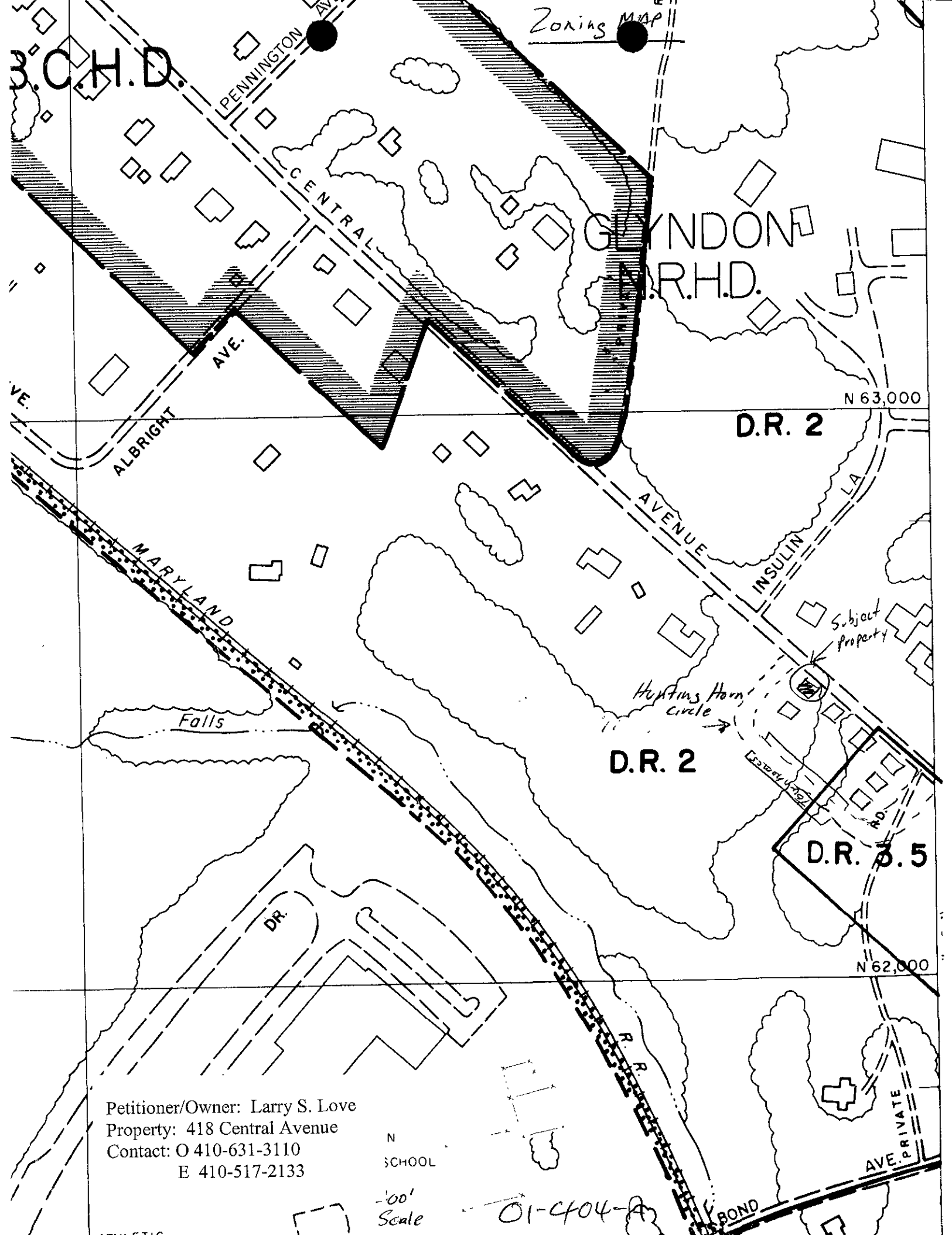
01-404-E
D



NOTES:

- 1. ROOF LEADERS SHOULD PROVIDE AN ABOVE GROUND SURFACE OVERFLOW ON TO SPLASH BLOCKS.**
- 2. DRIVEWAY SHOULD BE GRADED TO SWALE ABOVE INFILTRATORS.**

HOUSE 7



Zoning Map

3.C.H.D.

PENNINGTON AVE.

CENTRAL AVE.

ALBRIGHT AVE.

MARYLAND AVE.

GLAYNDON R.H.D.

D.R. 2

N 63,000

D.R. 2

D.R. 3.5

N 62,000

Subject Property

HUNTING HORN CIRCLE

Falls

DR.

SCHOOL

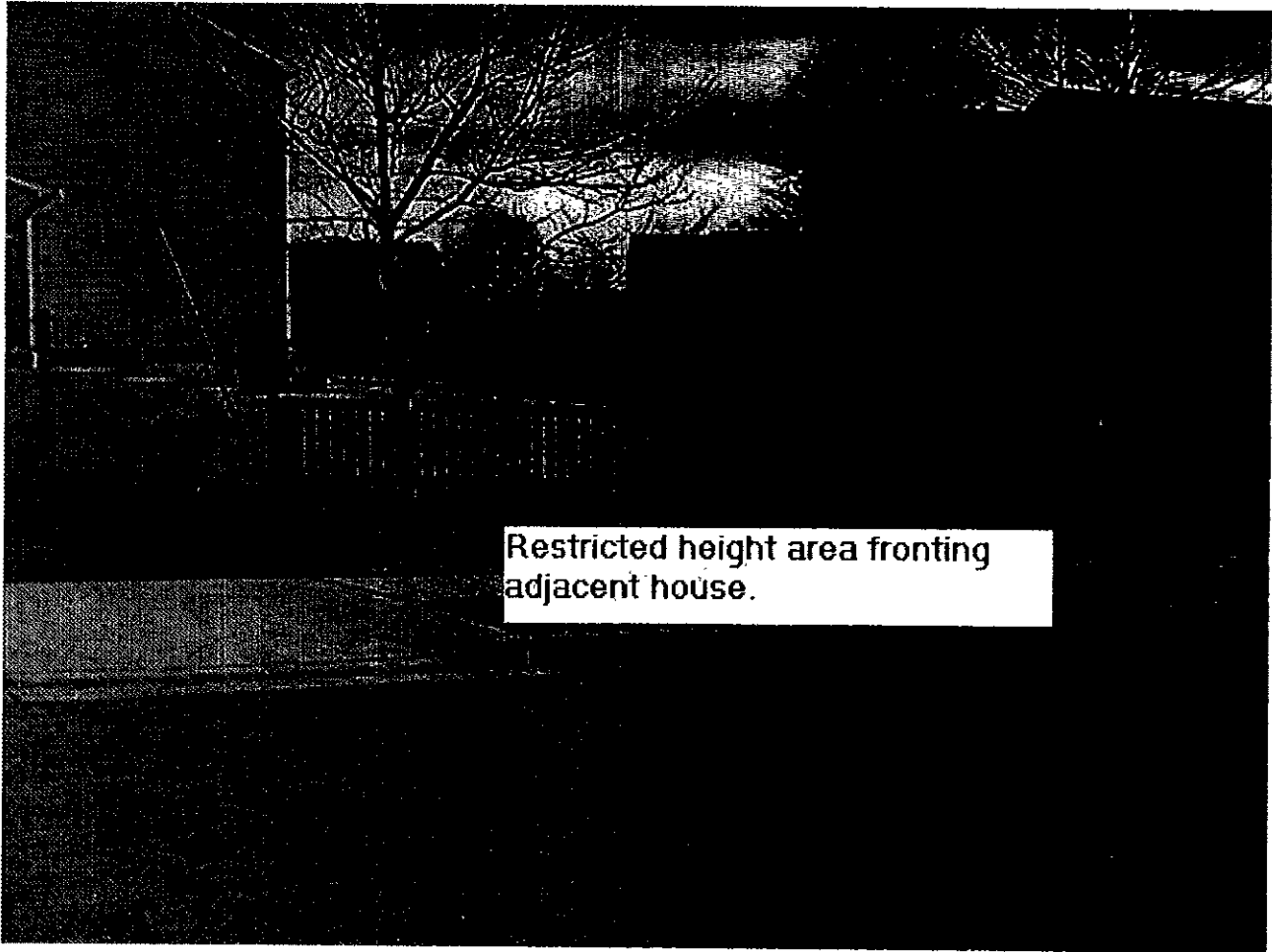
PRIVATE AVE.

BOND

Petitioner/Owner: Larry S. Love
Property: 418 Central Avenue
Contact: O 410-631-3110
E 410-517-2133

1"=100' Scale

01-404-A



Restricted height area fronting
adjacent house.

(over)

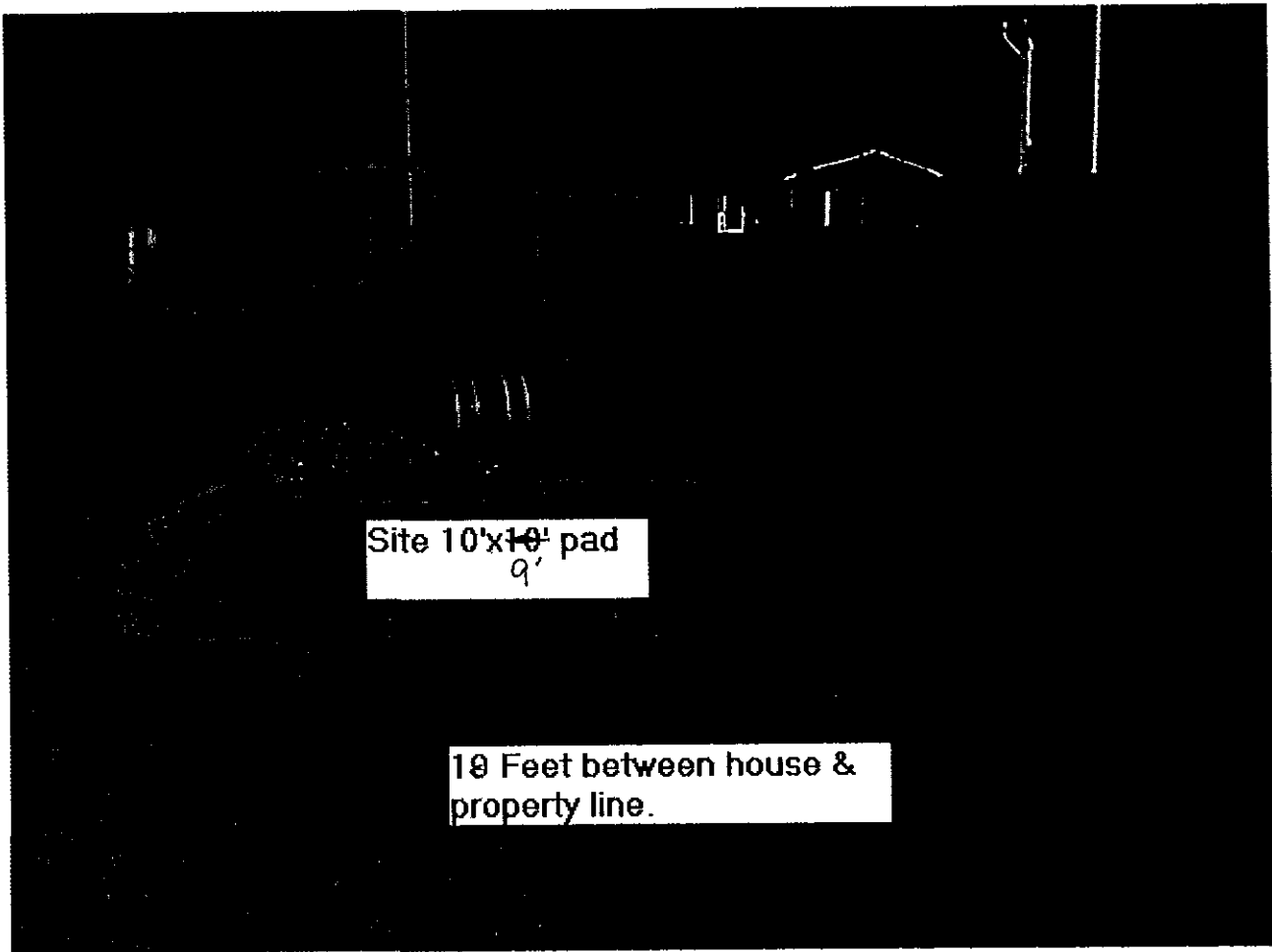
Petitioner/Owner: Larry S. Love
Property: 418 Central Avenue
Contact: O 410-631-3110
E 410-517-2133

This shows the restrictions on a corner lot
for detached accessory structures.



*Pink line shows area beyond the
easement that floods during heavy
rain.*

Petitioner/Owner: Larry S. Love
Property: 418 Central Avenue
Contact: O 410-631-3110
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