

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (DEPRM) has submitted recommendations (attached herewith) which describe what steps the Petitioners must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
1. Conserve fish, wildlife, and plant habitat; and
2. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

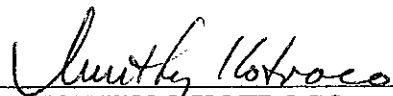
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management.

RECEIVED FOR FILE
DATE 5/14/01
BY R. J. [Signature]

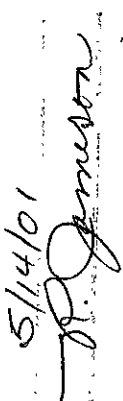
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of May, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a single-family dwelling with addition to have a street side yard setback of 10 ft. in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
- 2) Compliance with any recommendations made by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.
- 3) Compliance with the attached recommendations made by the Planning Office in their memo dated April 26, 2001.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj





Baltimore County
Zoning Commissioner

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

May 14, 2001

Mr. & Mrs. Stanley E. Kulikosky
2306 Oak Road
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 01-413-A
Property: 2306 Oak Road

Dear Mr. & Mrs. Kulikosky:

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





FLOODPLAIN CB CA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2306 Oak Road
which is presently zoned O.R.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, to allow a single

family dwelling with addition to have a street side setback of 10 feet in lieu of the required 25 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

2306 Oak Rd 410-477-0657
Address Telephone No.

Name - Type or Print

Beth MD 21219
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address

City State Zip Code

City

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5/14/01 day of May 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. 01-413-A

Reviewed By RDD Date 4/9/01

Estimated Posting Date 4/22/01

ORDER RECEIVED FOR FILING
5/14/01
RECEIVED
BY

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 2306 Oak Rd.
Address
Baltimore Maryland 21219
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):

- ① Unable to meet the zoning regulation for corner lot side set back.
- ② Limited access to back yard off of North Cove due to utility pole and support cable.
- ③ Interfering with other property structures (pool, shed).
- ④ House floor plan has side door with mud room which was designed for attached garage with access.

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.

Stanley E. Kulikowsky
Signature

Stanley E. Kulikowsky
Name - Type or Print

Margaret E. Kulikowsky
Signature

Margaret E. Kulikowsky
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

4/07/2001
Date

Linda Colman
Notary Public

My Commission Expires 02/01/2002

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 2306 Oak Rd
Address
Baltimore Maryland 21219
City State Zip Code

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Stanley E. Kulikowsky
Signature
Stanley E. Kulikowsky
Name - Type or Print

Margaret E. Kulikowsky
Signature
Margaret E. Kulikowsky
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

4/07/2001
Date

Linda Calmer
Notary Public

My Commission Expires 02/01/2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2306 Oak Road
which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.C.1, to allow a single family dwelling with addition to have a street side setback of 10 feet in lieu of the required 25 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):

Stanley E. Kulikowsky
Name - Type or Print

Stanley E. Kulikowsky
Signature

MARGARET KULIKOWSKY
Name - Type or Print

Margaret Kulikowsky
Signature

2306 Oak Rd 410-477-0657
Address Telephone No.

Balt. MD 21219
City State Zip Code

Representative to be Contacted:

Stanley E. Kulikowsky
Name

2306 Oak Rd WORK 301 776 7802
Address Home 410 477 0657
Telephone No.

Balt. MD 21219
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. 01-413-A

REV 9/15/98

Reviewed By RDD Date 4/9/01

Estimated Posting Date 4/22/01

March 27, 2001

Zoning Description for 2306 Oak Road.

At a point 320' +/- east of
Lodge Forest Rd

Beginning at the Southwest corner of North Cove & Oak Roads.

Being lot # 3010 and 3009 in the subdivision of Lodge Forest as

recorded in Baltimore County Plat book # 10, Folio # 76

containing 12848 square feet. Also known as 2306 Oak Road and

located in the 15th Election District, ~~12~~⁷th Councilmanic District.

Item # 413

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92814

DATE 4/9/01 ACCOUNT 001-006 6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Stanley Kulikosky

FOR:

Admin Var. Case #01-413-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/10/2001 4/09/2001 15:55:35

REG 4501 CASHIER JRIC JMR DRAWER 1
>>RECEIPT # 040599 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 092814

Recpt Tot 50.00
.00 CK 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-413-A

Petitioner/Developer: STANLEY
Kulikovsky

Date of Hearing/Closing: 5/7/01

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 2306 Oak Rd

The sign(s) were posted on APRIL 22, 2001
(Month, Day, Year)

Sincerely,

SSG Robert Black 4/22/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

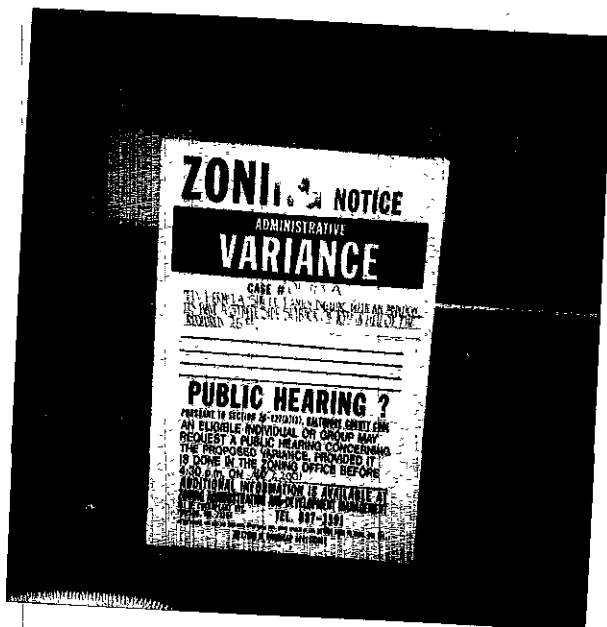
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 01-413-A

Petitioner/Developer: _____

CHARLES RICHTER

Date of Hearing/Closing: 5/7/01

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 _____

6215 EBENEZER RD

The sign(s) were posted on 4/22/01
(Month, Day, Year)

Sincerely,

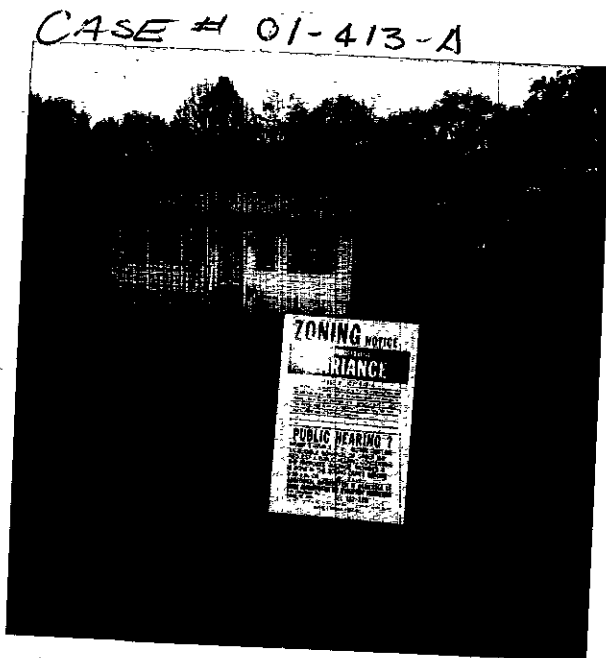
Richard E. Hoffman 4/22/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



6215 EBENEZER RD

POSTED 4/22/01

Richard E. Hoffman 4/22/01

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-413-A

Petitioner: Stanley E. Kulikowsky

Address or Location: 2306 Oak Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stanley E. Kulikowsky

Address: 2306 Oak Rd

Balt. MD 21219

Telephone Number: 410 - 477 - 0657

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 413 -A . Address 2306 Oak Rd
Contact Person: Stanley Kulikoski Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/9/01 Posting Date: 4/22/01 Closing Date: 5/7/01

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- 413 -A . Address 2306 Oak Rd
Petitioner's Name Stanley Kulikoski Telephone 410 477 0657
Posting Date: 4/22/01 Closing Date: 5/7/01
Wording for Sign: To Permit a single family dwelling with addition to
have a street side setback of 10 feet in lieu of the
required 25 feet



Baltimore County
Department of Permits and
Development Management

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

May 7, 2001

Margaret & Stanley E Kulikosky
2306 Oak Road
Baltimore MD 21219

Dear Mr. & Mrs. Kulikosky:

RE: Case Number: 01-413-A, 2306 Oak Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 9, 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



Ink
5/7 AV

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2001

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

SUBJECT: 2306 Oak Road

INFORMATION:

Item Number: 01-413

Petitioner: Stanley E. Kulikesky

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the request, however, the proposed addition should not block the line of sight from the intersection.

Prepared by: Marla A. Gump

Section Chief: Jeffrey W. Z...
AFK:MAC:

5/14/01
R. Gmerson

APR 30

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB*

DATE: April 30, 2001

SUBJECT: Zoning Item # 413
2306 Oak Road

Zoning Advisory Committee Meeting of April 23, 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.
- X 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).
- X 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

COPIES DESTROYED FOR NAME
DATE 5/14/01
BY *R. Jamison*



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 25, 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 23, 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:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

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

RWB:HJO:jrb

cc: File

Salisbury County, Maryland
Office of Budget & Finance
Customer Service Division
PAYMENT ACTUAL TIME
4/10/2001 4/10/2001 15:55:40
ATL 0001 CASHIER JRC 3MR DRAWER 1
RECEIPT # 040599 OFLN
MISCELLANEOUS CASH RECEIPT
CR NO. 092814
ZONING VERIFICATION
001-006-6150

	1	50.00
Receipt total		50.00
All receipts	1	50.00
CASH		50.00
Total remitted		50.00

Thank you for your payment.



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 2 5 . 0 1

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

RE: Baltimore County
Item No. 413 RDD

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

Adjacent Properties

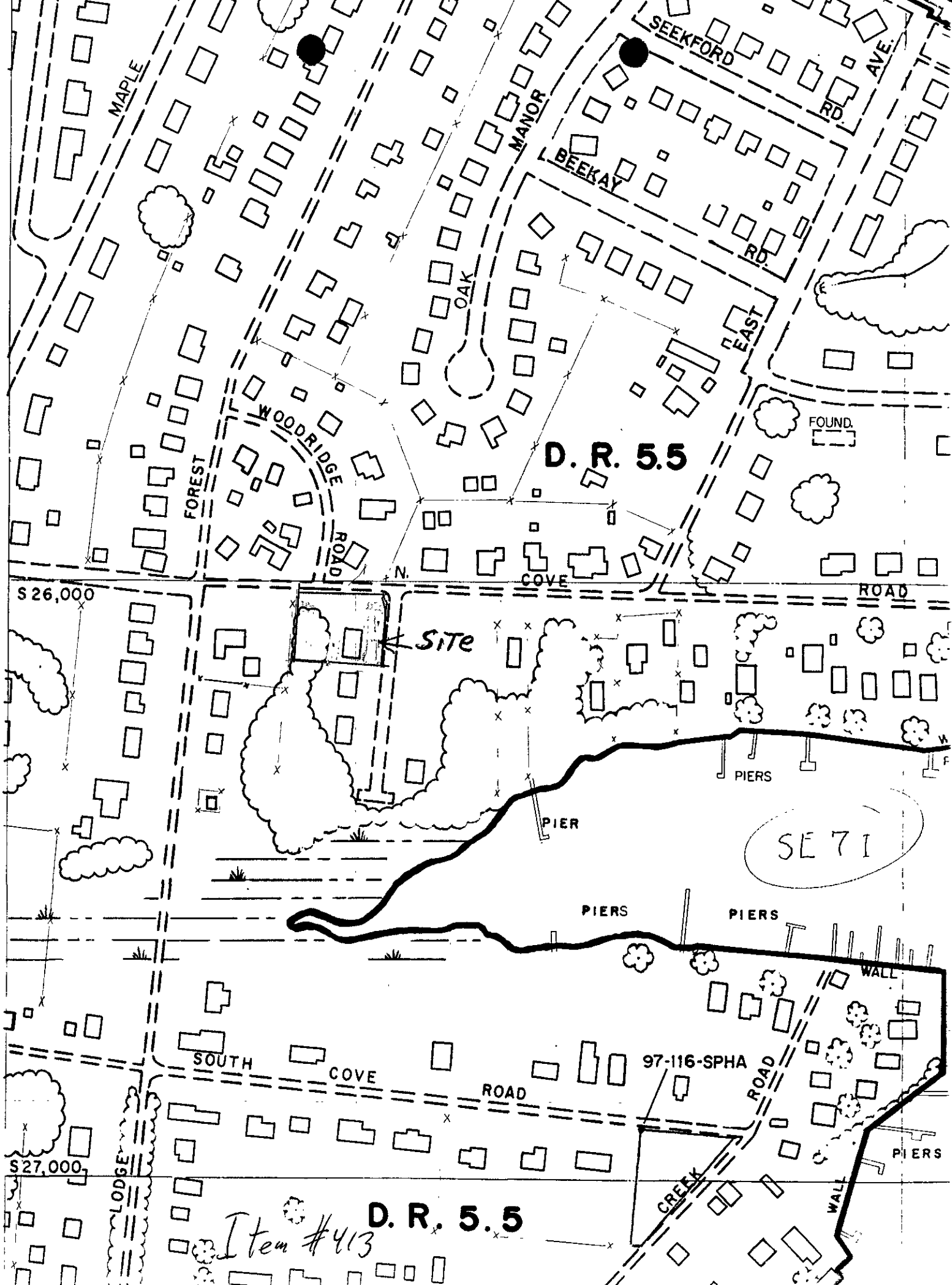
Michael & Joni Bochenick
2305 Oak Road
Lots 3011-3012
Lodge Forest
Acct. # 2000005262

Charles & Mary Harry
2304 Oak Road
Lot 3008
Lodge Forest
Acct. # 1800007851

Robert Yount Jr.
2401 Woodridge Road
Lot 21
Lodge Forest
Account # 04151502851070

Raymond & Loretta Watt
7705 North Cove Road
Lots 3000-3001
Account # 04151511150331

Item #413



D. R. 5.5

Site

SE 71

S 26,000

S 27,000

D. R. 5.5

Item #413

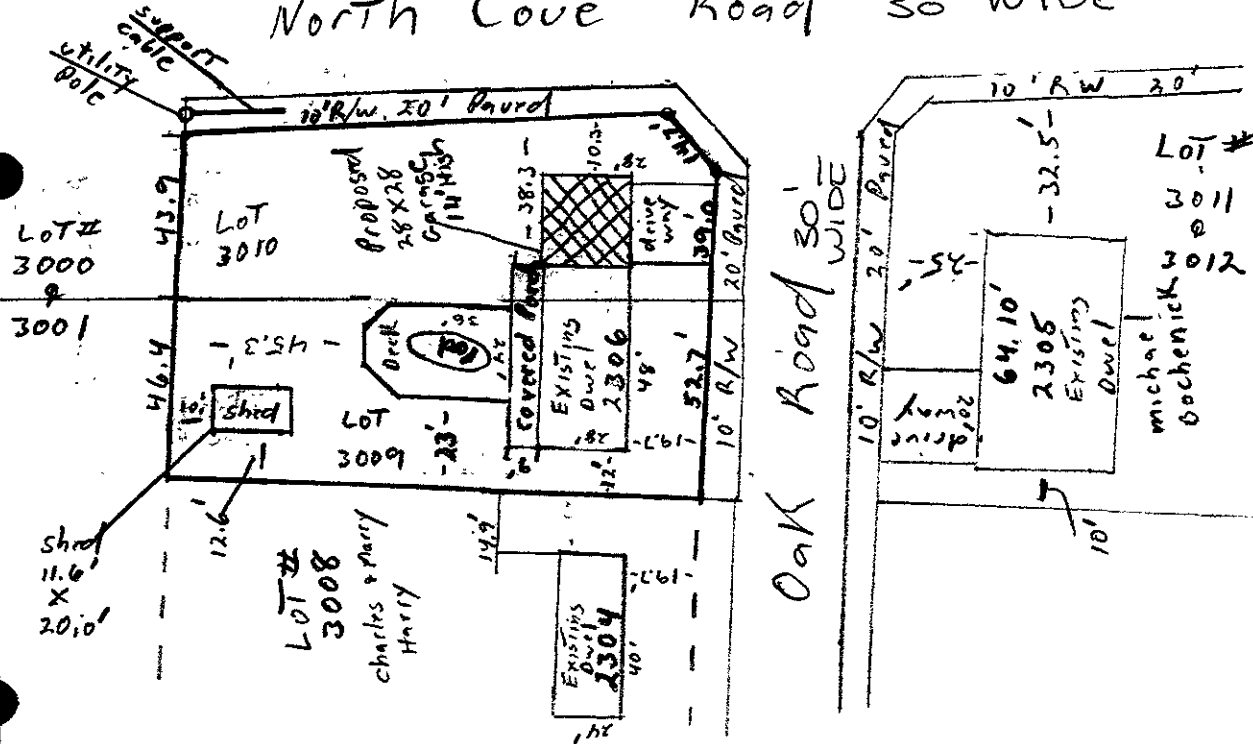
97-116-SPHA

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

Subdivision name: Lodge Forest
Emclm
 plat book# 10, folio# 76, lot# 3009, section# 3010

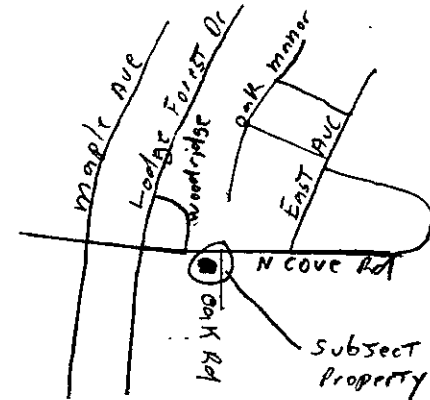
OWNER: Stanley & Margaret Kulikovsky

North Cove Road 30' WIDE



North
date: 3/25/01
prepared by: SEK

Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: ~~02~~ 7

1"=200' scale map#: SE7I

Zoning: *D.R. 5.5*

Lot size: $\frac{0.29}{\text{acreage}}$ $\frac{12848}{\text{square feet}}$

SEWER: ☒ public ☐ private

WATER : ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings:

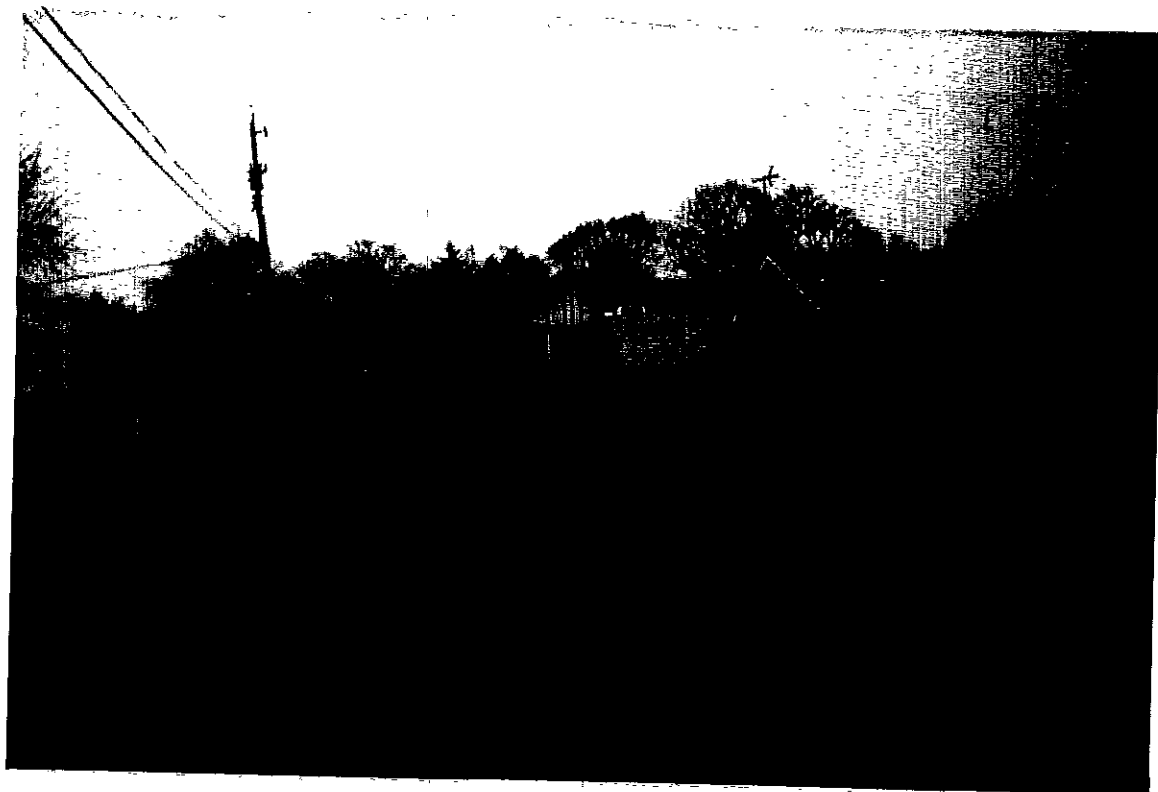
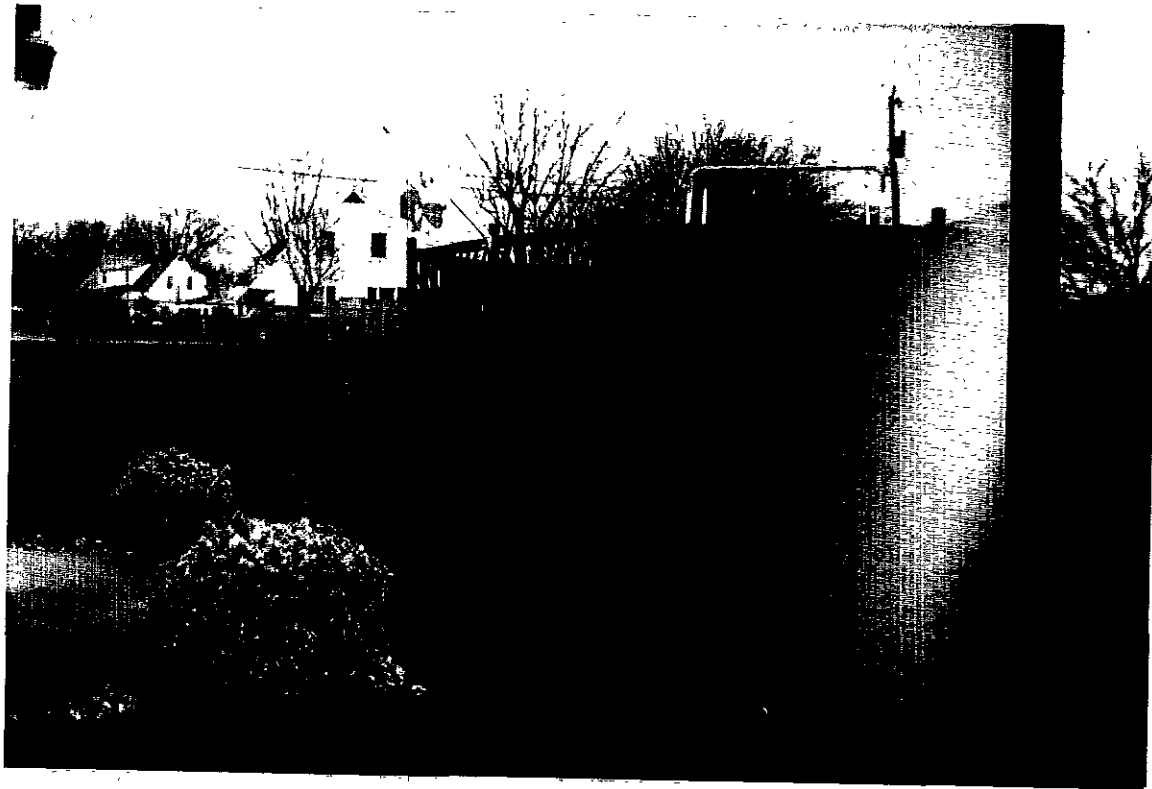
NOTE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

RTD	413	01-413-A
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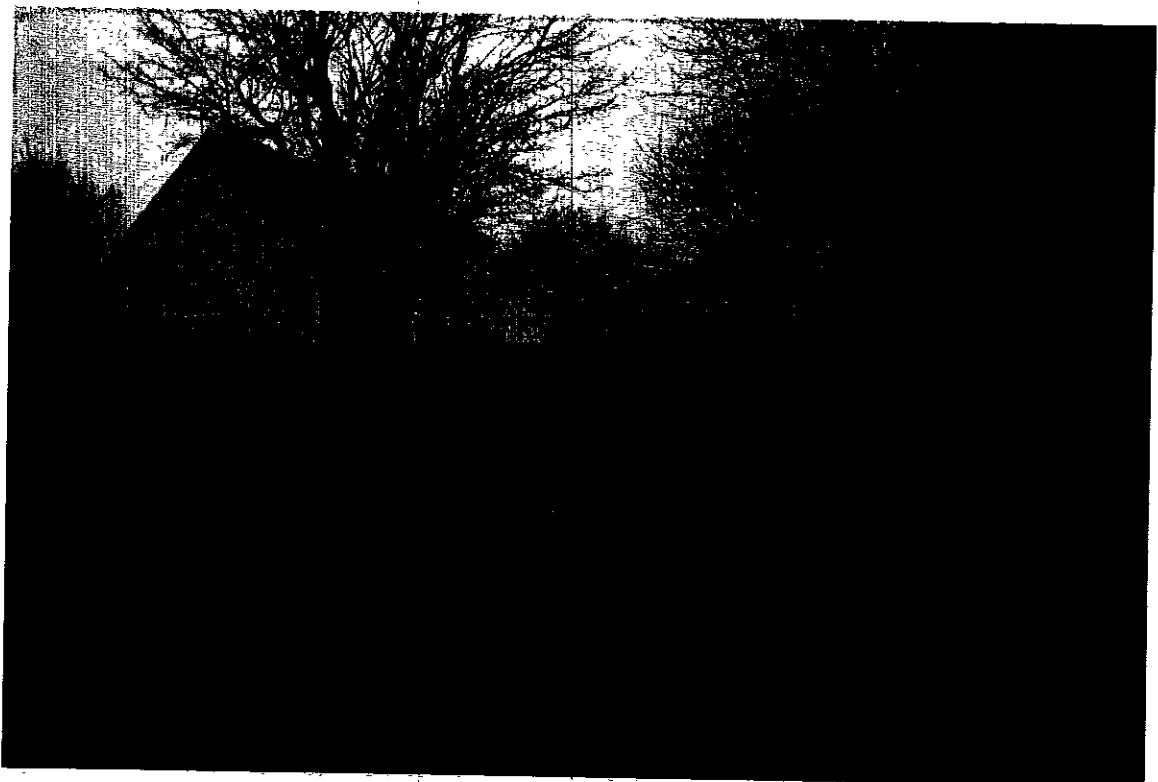
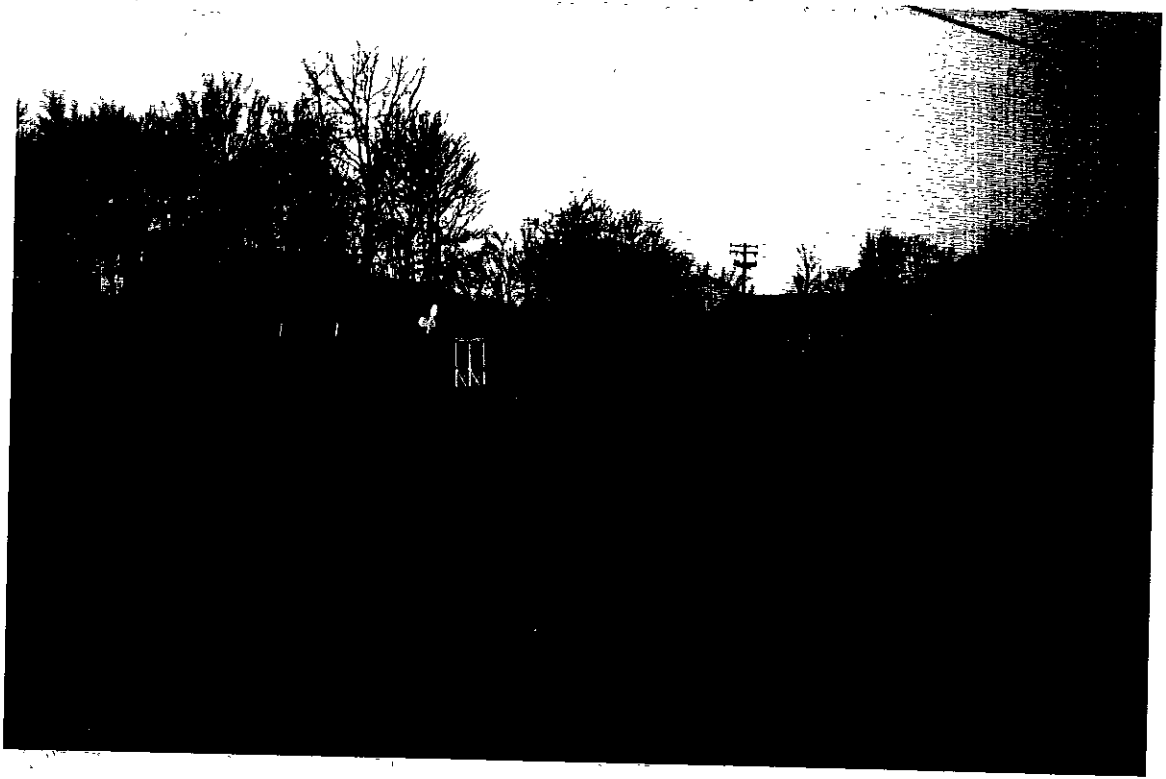
Ex. #1



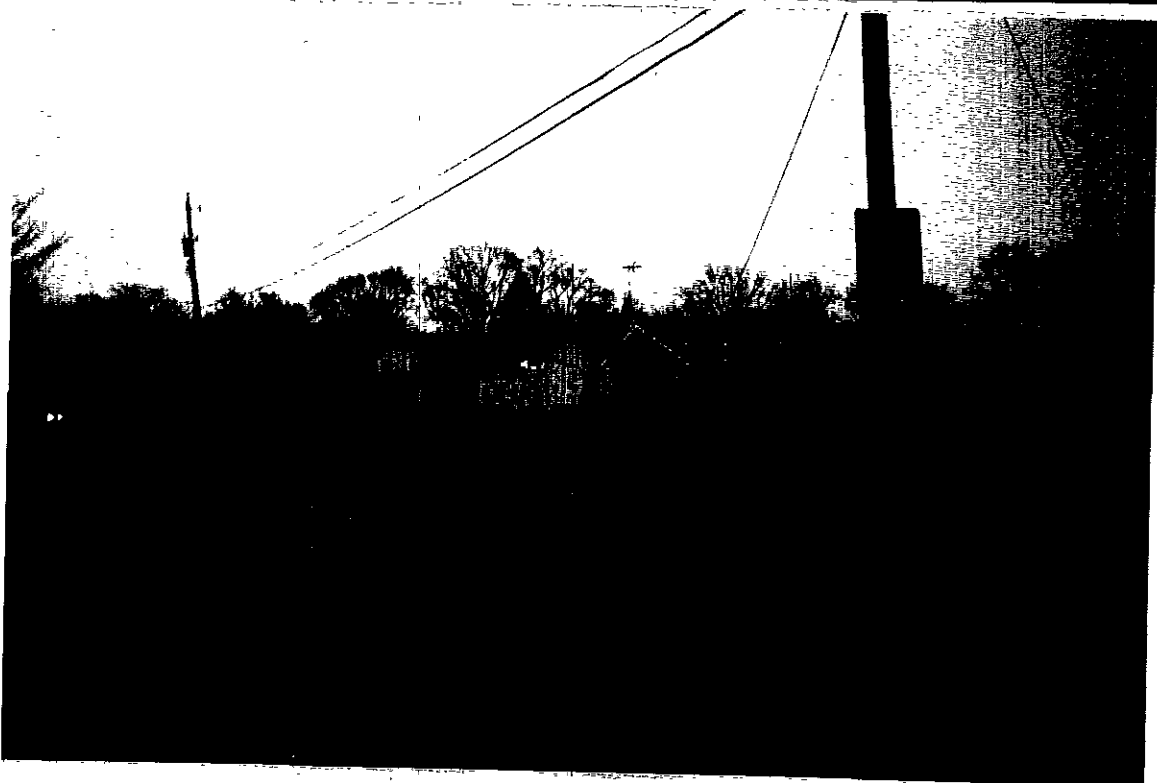
01-413-A



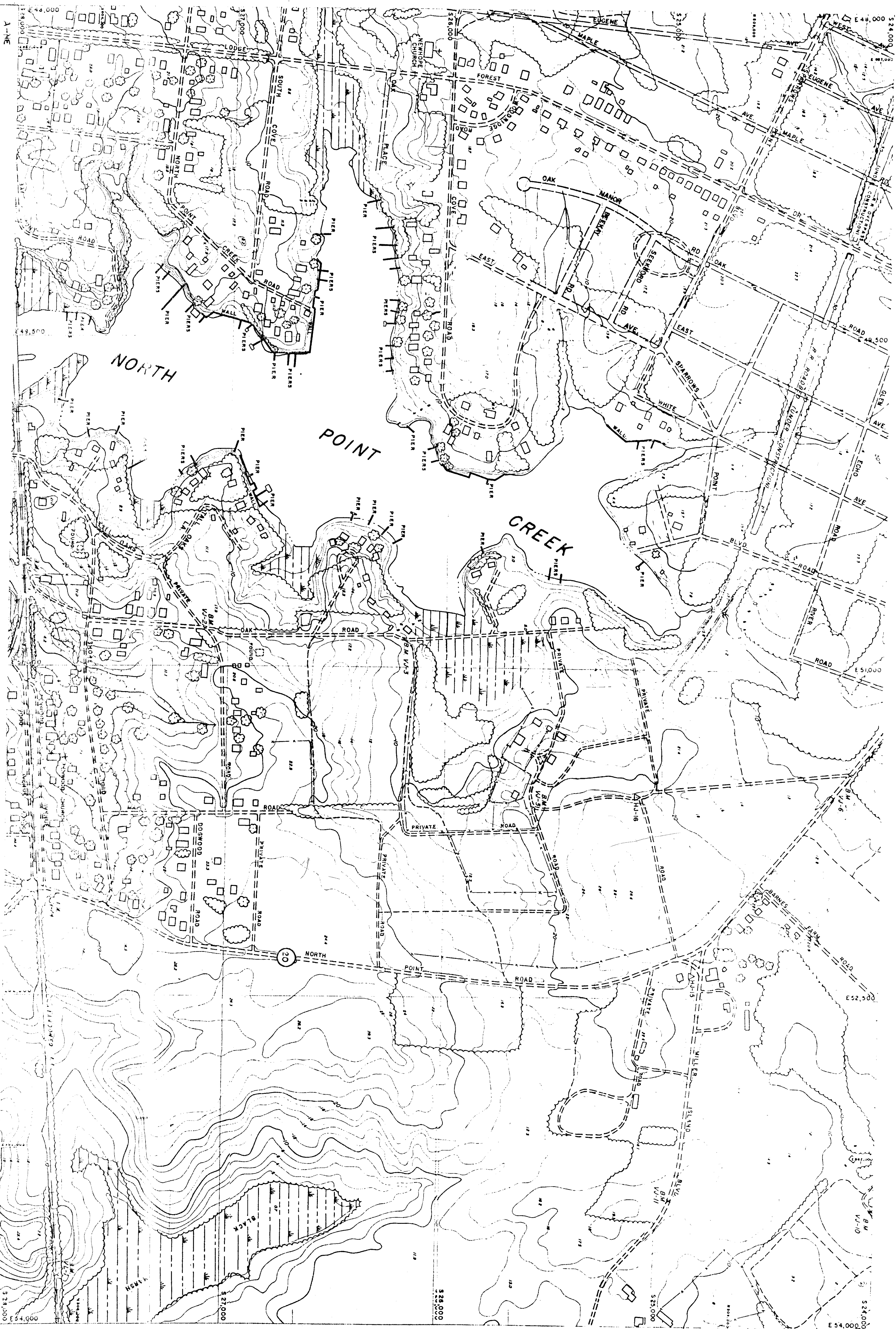
01-413-17



01-413-A



01-413-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	SCALE	LOCATION	SHEET
1. 1/2" = 1' 0"	1" = 100'	LODGE FOREST	3 E
2. 1/4" = 1' 0"	1" = 100'	NORTH POINT	7-1

1/4" = 1' 0"

It is #413

OLD PATAPSCO RIVER

BAI

LONG

COVE

CREEH

A horizontal ruler with markings from 0 to 15 cm. The markings are in centimeters, with millimeter increments. The numbers 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 are printed along the top edge.



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LODGE FOREST	S.E. 71

DATE
OF
PHOTOGRAPHY
JANUARY
1986

Item #
413