

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Broadway Road,		
450' W Kelly Avenue	*	DEPUTY ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(1905 Broadway Road)		
	*	CASE NO. 01-418-A
Maria E. and Brian J. Browne		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Maria E. and Brian J. Browne, legal owners of that property known as 1905 Broadway Road in the Lutherville area of Baltimore County. The Petitioners herein seek relief from Section 1A04.3.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 12 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date 5/14/01
By B. J. Gannon

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 1A04.3.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 12 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

ORDER RECORDED FOR FILING
DATE 5/14/01
BY [Signature]



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. Brian J. Browne
1905 Broadway Road
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 01-418-A
Property: 1905 Broadway Road

Dear Mr. & Mrs. Browne:

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

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1905 Broadway Rd Luth. 21093
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A 04.3.A.2; BC2R, to

Permit a side yard setback of 12 ft in lieu of the required 50 ft. for an addition

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 _____

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.

Legal Owner(s):

BRIAN J. BROWNE
Name - Type or Print _____

Brian J Browne
Signature _____

MARIA ELISA DELGADO
Name - Type or Print _____

Maria E. Delgado
Signature _____

1905 Broadway Rd 410 252 9448
Address _____ Telephone No. _____

Lutherville MD 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

S.A.M.E
Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 01-418A

Reviewed By JCM Date 4.11.01

Estimated Posting Date 4.22.01

REV 9/15/98
C D B

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

1905 Broadway Rd
Address
Lutherville City MD State 21093 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): Practical Difficulty

We are seeking a zoning variance for two reasons. First, the proposed addition is greater than 25% of the existing building. We purchased the property as newlyweds in 1988. The original house was relatively small. We have since started a family and now have three children who have outgrown the original space. The proposed addition will increase the size of the existing children's small bedrooms upstairs. It will provide for the creation of a study/library, as well as the expansion of the den on the first floor. Essential storage space will be added on both floors. This addition should meet the growing needs of our growing family. The addition will be in strict harmony with the spirit and intent of community standards for a single family home.

Second, in order to meet our current needs we need to build the addition 6 feet closer to the property line on the East side. The original house was built in the late 1940's only 18 feet from the East property line. This was built in compliance with the zoning regulations at that time not the current regulations. Without a zoning variance, therefore, it would be impossible to renovate and still conform to current zoning regulations when the original house does not even conform. It is necessary to build the addition in this location because it is where the existing rooms are that need expansion. This is the only location that also avoids any conflict with the existing well and septic tank and drainage field. It cannot be built on the West side because it defies the internal floorplan of the house and would not meet our needs. Under this unique and unusual circumstance beyond our control, strict compliance with the zoning regulations would unreasonably prevent us from improving our home and property.

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.

Brian J. Browne
Signature
BRIAN J. BROWNE
Name - Type or Print

Maria E. Delgado
Signature
Maria E. Delgado
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of APRIL, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRIAN J. BROWNE & MARIA ELISA DELGADO
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

4/5/01
Date

Susan G. Kamen
Notary Public
My Commission Expires _____

REU 09/15/98

SUSAN G. KAMEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 18, 2001

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

1905 BROADWAY RD
Address
Lutherville MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): *Practical Difficulty*

We are seeking a zoning variance for two reasons. **First**, the proposed addition is greater than 25% of the existing building. We purchased the property as newlyweds in 1988. The original house was relatively small. We have since started a family and now have three children who have outgrown the original space. The proposed addition will increase the size of the existing children's small bedrooms upstairs. It will provide for the creation of a study/library, as well as the expansion of the den on the first floor. Essential storage space will be added on both floors. This addition should meet the growing needs of our growing family. The addition will be in strict harmony with the spirit and intent of community standards for a single family home.

Second, in order to meet our current needs we need to build the addition 6 feet closer to the property line on the East side. The original house was built in the late 1940's only 18 feet from the East property line. This was built in compliance with the zoning regulations at that time not the current regulations. Without a zoning variance, therefore, it would be impossible to renovate and still conform to current zoning regulations when the original house does not even conform. It is necessary to build the addition in this location because it is where the existing rooms are that need expansion. This is the only location that also avoids any conflict with the existing well and septic tank and drainage field. It cannot be built on the West side because it defies the internal floorplan of the house and would not meet our needs. Under this unique and unusual circumstance beyond our control, strict compliance with the zoning regulations would unreasonably prevent us from improving our home and property.

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.

Brian Browne
Signature
BRIAN J. BROWNE
Name - Type or Print

Maria E. Delgado
Signature
Maria E. Delgado
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5TH day of APRIL, 2001 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRIAN J. BROWNE AND MARIA ELISA DELGADO
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

4/5/01
Date

Susan G. Kamen
Notary Public
SUSAN G. KAMEN
My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 18, 2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1905 Broadway Rd Luth 21093
which is presently zoned RC 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) 1A04.3, A.2; BCZR, TO PERMIT

A SIDE YARD SETBACK OF 12ft. IN LIEU OF THE REQUIRED
50ft. FEET FOR AN ADDITION.

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):

BRIAN J. BROWNE

Name - Type or Print

Signature

MARIA ELISA DELGADO

Name - Type or Print

Signature

1905 Broadway Rd 410 252 9448

Address

Telephone No.

Lutherville

MD

21093

City

State

Zip Code

Representative to be Contacted:

SAME

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. 01-418A

Reviewed By JCM Date 4.11.01

REV 9/15/98

Estimated Posting Date 4.22.01

Zoning Description to accompany Petition for Zoning Variance

Brian Browne and Maria Delgado
1905 Broadway Road
Lutherville, MD 21093
(410) 252-9448

ZONING DISCRIPTION FOR: 1905 Broadway Road,

This land is situated in BALTIMORE COUNTY, STATE OF MARYLAND

Beginning at a point on the Center of Broadway Road which is 20 feet wide at a distance of 374.9 feet West of the centerline of the nearest improvred intersecting street Kelley Avenue which is 16 feet wide –

South 89 degrees 58 minutes West 186 feet;

South 0 degrees 38 minutes West 467.53 feet;

South 87 degrees 5 minutes East 186 feet;

North 0 degrees 38 minutes East 470.10 feet to the place of beginning.

As recorded in Deed of Trust Liber # 9189, Folio # 147. Containing 2 acres or 87420 square feet more or less. Also known as 1905 Broadway Road and located in the 8th Election District, 3rd Councilmanic District.

418

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92823

DATE 4/11/01

ACCOUNT 001-006-6150

AMOUNT \$

50.00

RECEIVED
FROM:

B. Browne 1705 Broadway
Rd.

FOR:

(010) Ad. VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jim

PAID RECEIPT

PAYMENT ACTUAL TIME
4/11/2001 4/11/2001 11:33:17
REL W304 CASHIER DDJ DND DRAWER 2
>> RECEIPT # 137506 OFLN
Desc 5 528 ZONING VERIFICATION
CR NO. 092823

Receipt Tot. 50.00
50.00 CR .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.

ADMIN
01-418-A

Petitioner/Developer

BROWNE ET AL

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 #1905 BROADWAY RD.

The sign(s) were posted on

4/20/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/28/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

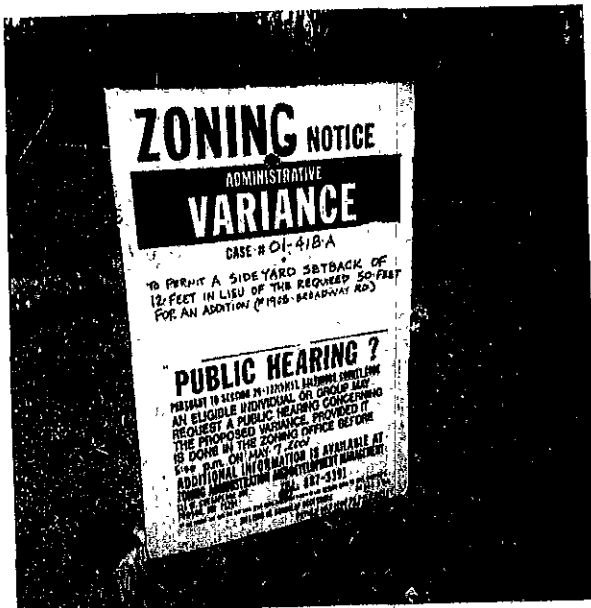
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-857

(Telephone Number)



BROWNE #01-418-A

5/7/01

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 418 -A Address 1905 BROADWAY RD.

Contact Person: J. Menn Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4.11.01 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- 418 -A Address 1905 BROADWAY RD.

Petitioner's Name BRIAN BROWNE Telephone (410) 252-9448

Posting Date: 4.22.01 Closing Date: 5.7.01

Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK of 12 ft.
IN LIEU of The REQUIRED 50 ft. for an
ADDITION.

Brian Browne

**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: 418
Petitioner: BRIANE BROWNE
Address or Location: 1905 BROADWAY RD., LUTHERVILLE, MD. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same

Telephone Number: (410) 252-9448



Baltimore County
Department of Permits and
Development Management

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

May 7, 2001

Maria E Delgado & Brian J Browne
1905 Broadway Road
Lutherville MD 21093

Dear Mr. Delgado & Mr. Browne:

RE: Case Number: 01-418-A, 1905 Broadway Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 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



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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 24, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-412, 01-415, 01-417, & 01-418**

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. Long

AFK/JL:MAC



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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.25.01

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

RE: Baltimore County
Item No. 418

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,

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 *RBS*

DATE: April 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 23, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
<u>412</u>	220 Glyndon Watch La.
<u>415</u>	27 Gray Squirrel Ct.
<u>416</u>	1947 Greenspring Dr.
<u>417</u>	217 Sacred Heart La.
<u>418</u>	1905 Broadwy Rd.
<u>419</u>	15233 Jarrettsville Pike
<u>420</u>	3804 Southern Cross Dr.
<u>424</u>	8111 Philadelphia Rd.
<u>426</u>	9301 Seven Courts Dr.

NW 14 E

R.C. 5

PRIVATE

P.L.

B. G. & E.

418

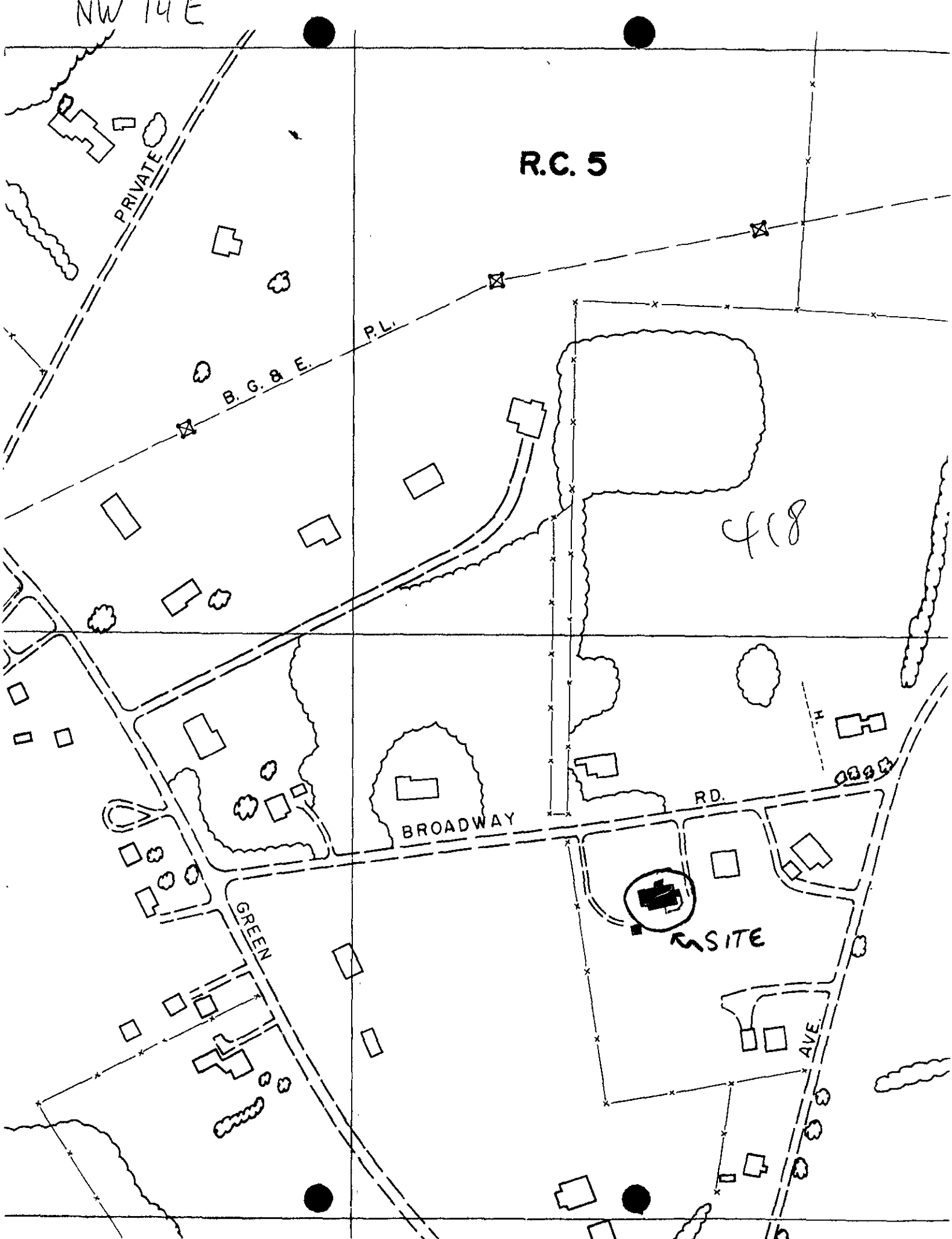
BROADWAY

RD.

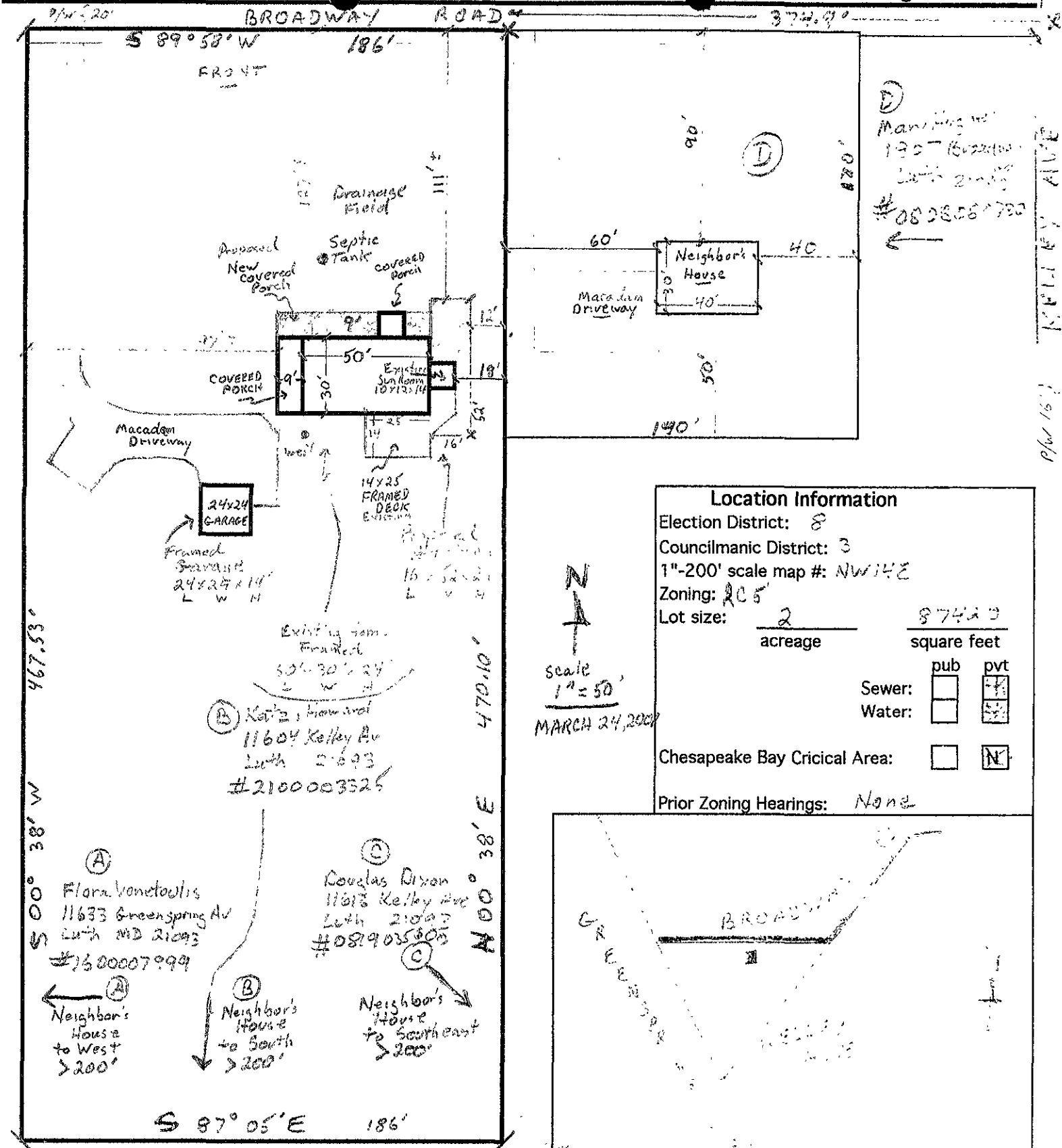
GREEN

RSITE

AVE.



Plat to Accompany Petition For Zoning ~~Variance~~ Special Hearing



Property Address: 1905 BROADWAY ROAD
 LUTHERVILLE MD 21092

Subdivision Name:

Owner: BRIAN BROWNE & MARIA DELBAC

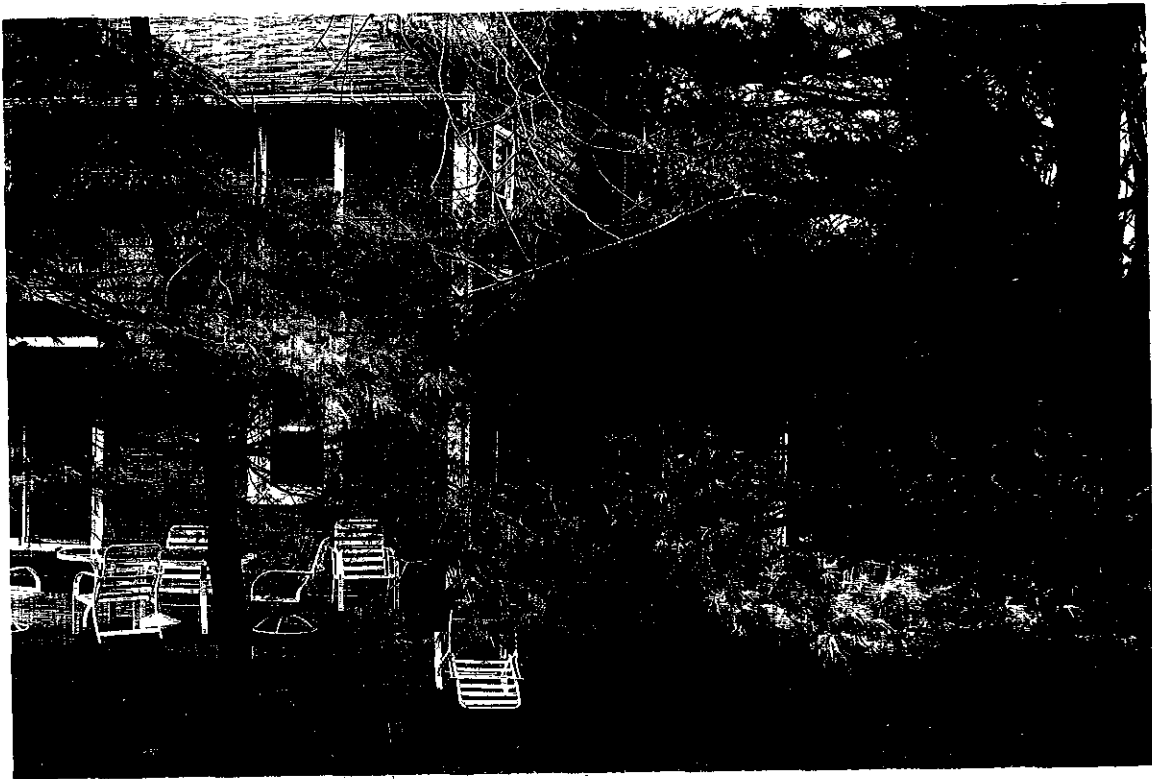
Plat Book #: MAP 59
 Folio #: Grid 3
 Lot #: Parcel 18
 Section #:

Zoning Office Use ONLY

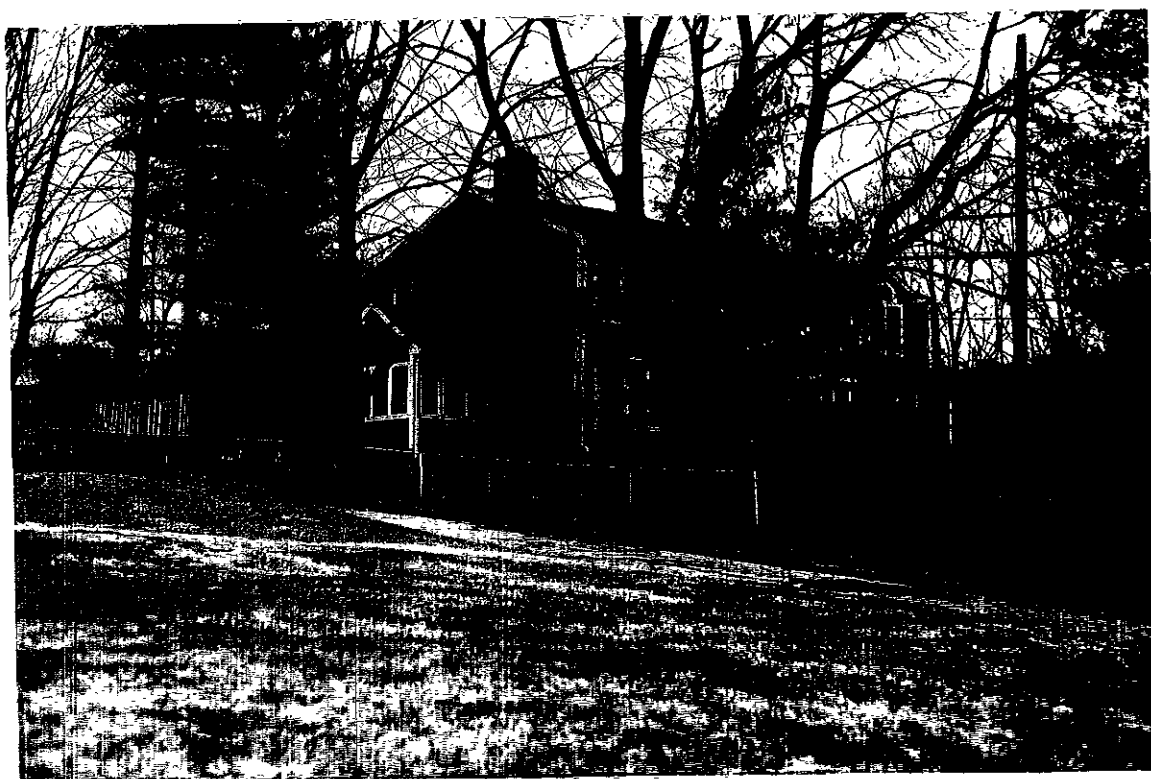
Reviewed by: DM Item #: 418 Case #

Acct # 08020806790

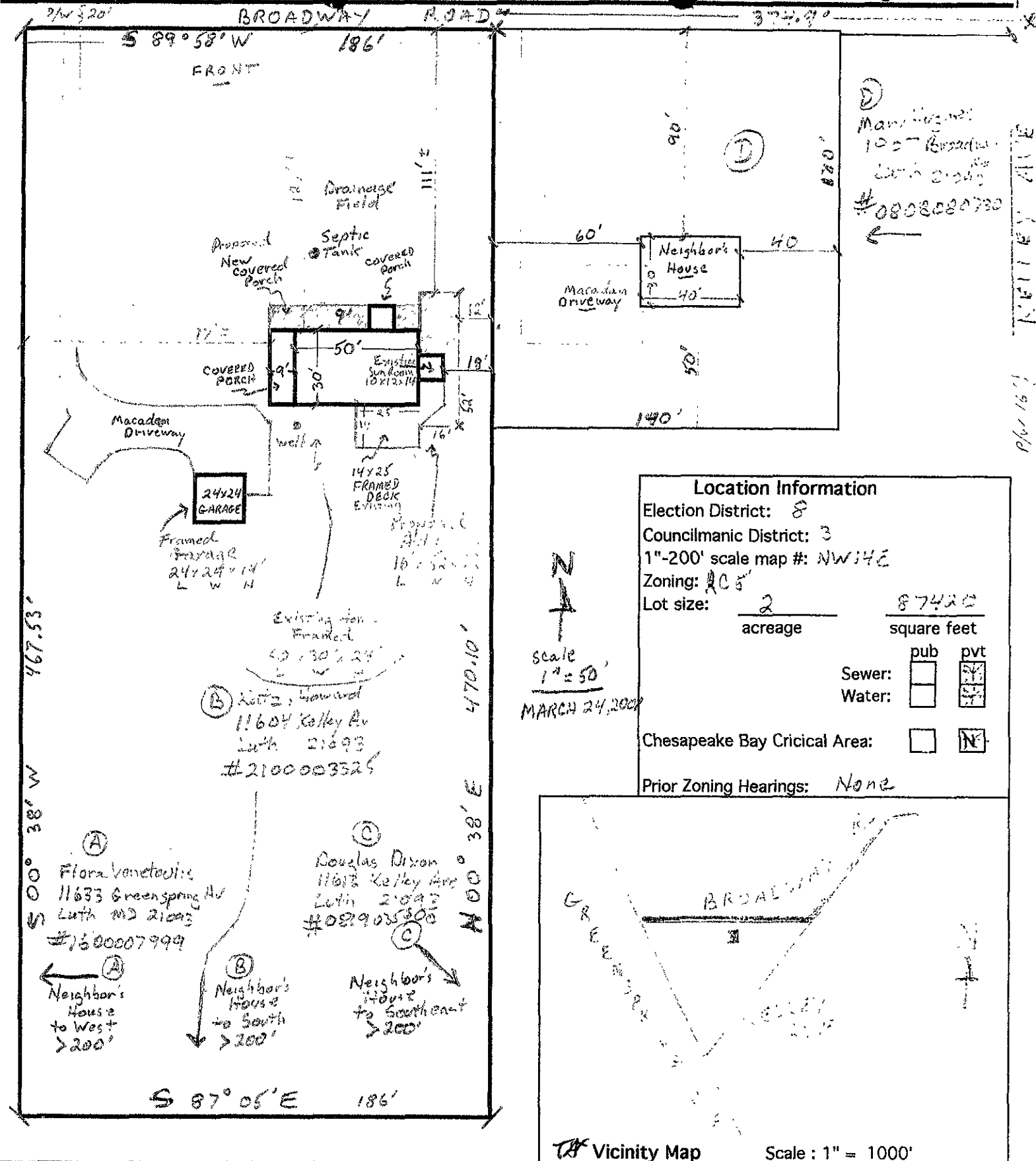
Det. Ex. #1



01-418-A



01-418-A

Plat to Accompany Petition For Zoning ~~Variance~~ Special Hearing

Property Address: 1905 BROADWAY ROAD
LUTHERVILLE MD 21092

Subdivision Name:

Owner: BRIAN BROWNE & MARIN BELLOMO

Plat Book #: MAE 59

Folio #: 641 3

Lot #: 249218

Section #:

Zoning Office Use ONLY

Reviewed by:

Item #

Case #

Acct # 0822 2814 SC

Ret. Ex. #1



SCALE
1" = 200' ±

LOCATION
CRONHARDT

SHEET
NW
14-E

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP