

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Oakland Road, approx. 3,000' W of
Deer Park Road
(1730 Oakland Road)
2nd Election District
1st Council District

David P. Walston, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-465-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, David P. and Nancy M. Walston. The Petitioners request relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard, with a height of 26 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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

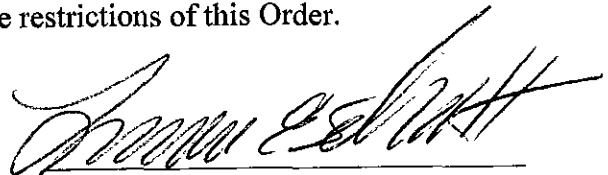
Date

By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of June, 2001 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard with a height of 26 feet in lieu of the required rear yard location and maximum height of 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/1/01
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 31, 2001

Mr. & Mrs. David P. Walston
1730 Oakland Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Oakland Road, approximately 3,000' W of Deer Park Road
(1730 Oakland Road)
2nd Election District – 1st Council District
David P. Walston, et ux - Petitioners
Case No. 01-465-A

Dear Mr. & Mrs. Walston:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

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 1730 OAKLAND RD
which is presently zoned RC-4

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 AND 400.3 TO

PERMIT A DETACHED ACCESSORY STRUCTURE TO BE BUILT
IN THE SIDE YARD IN LIEU OF THE REAR YARD AND TO BE
26 FT HIGH IN LIEU OF 15 FT. HIGH.

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):

DAVID P. WALSTON
Name - Type or Print

David P. Walston
Signature

NANCY M. WALSTON
Name - Type or Print

Nancy M. Walston
Signature

1730 OAKLAND RD 410-833-7033
Address Telephone No.

REISTERSTOWN MD. 21136
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. 01-465-A

Reviewed By CTM Date 5/2/01

Estimated Posting Date 5/13/01

ORDER RECEIVED FOR FILING

DATE 5/2/01

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

Address 1730 OAKLAND Rd.
City REISTERSTOWN State MD. Zip Code 21136

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):

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.

David P. Walston
Signature

DAVID P. WALSTON
Name - Type or Print

Nancy M. Walston
Signature

NANCY M. WALSTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nancy & David Walston

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

April 21, 2001
Date

Stephanie Renee Brown
Notary Public

My Commission Expires 10/20/2004

Affidavit in Support of Administrative Variance

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1730 OAKLAND Rd.
Address
REISTERSTOWN MD. 21136
City State Zip Code

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David P. Walston
Signature

DAVID P. WALSTON
Name - Type or Print

Nancy M. Walston
Signature

NANCY M. WALSTON
Name - Type or Print

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Nancy & David Walston

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April 21, 2001
Date

Stephanie Renee Brown
Notary Public

My Commission Expires 10/20/2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1730 OAKLAND Rd

which is presently zoned RC-4

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 AND 400.3 To

PERMIT A DETACHED ACCESSORY STRUCTURE TO BE BUILT IN THE
SIDE YARD IN LIEU OF THE REAR YARD AND TO BE 26 FT. HIGH
IN LIEU OF 15 FT. HIGH.

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):

DAVID P. WALSTON

Name - Type or Print

David P. Walston

Signature

NANCY M. WALSTON

Name - Type or Print

Nancy M. Walston

Signature

1730 OAKLAND Rd.

Address

410-833-7033

Telephone No.

REISTERSTOWN

City

MD.

State

21136

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. 01-465-A

Reviewed By CTM

Date

5/2/01

Estimated Posting Date

5/13/01

REV 9/15/98

ATTACHMENT "A"

1. We are requesting a location variance in order to place the garage in the side yard. The proposed location is the only level area close enough to the house. Other areas within a practical distance to the house would require removal of large trees and involve steep terrain. Moving the proposed garage further north, into the back yard, would interfere with our existing septic system. Also, the proposed location allows us to utilize the existing paved driveway and parking space. The garage will be used to keep our automobiles and farm equipment, needed to maintain our property, out of the elements when not in use.
2. We are also requesting a building height variance in order to create a second floor storage area. We are unable to modify our existing home to provide additional storage because of the layout of the house and its location on the property.

ZONING Description FOR : 1730 OAKLAND Rd
REISTERSTOWN, MD 21136

BEGINNING for the same at an iron pin set in the center of the Oakland Road, on the ninth line of the land described in a deed from Irving W. Gosnell, widower, to the Mayor and City Council of Baltimore, Dated April 29, 1949 and recorded in the Land Records of Baltimore County in Liber T.B.S. No. 1747, folio 130, etc. thence running and binding on a part of said ninth line in a reverse direction, North 03 degrees 06 minutes 30 seconds West 27.7 feet to a concrete monument heretofore set at the beginning point of said ninth line, thence running and binding reversely on the eighth line of said deed, North 25 degrees 33 minutes West 737.65 feet to a monument heretofore set; thence running and binding reversely on a part of the North 86 degrees 22 minutes West 965.4 foot line of the land described in a deed from John C. Fitzpatrick, widower, to Jennie B. Gray, dated October 16, 1936 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 985, folio 378, etc. North 84 degrees 20 minutes 30 seconds East 486.78 feet to the beginning point of said line, thence running and binding reversely on the North 89 degrees West 30.4 perch line of the land described in a deed from Paul Shipley and wife to Jennie B. Gray, dated September 25, 1941 and recorded in the Land Records of Baltimore County in Liber C.H.K. No. 1186, folio 491, etc. and on a prolongation thereof North 84 degrees 20 minutes 30 seconds East 570.0 feet to the center of the Oakland Road, thence running along and binding on the center of the Oakland Road, for the following seven lines of division now made, South 68 degrees 50 minutes West 100 feet, South 49 degrees 57 minutes West 100 feet, South 44 degrees 36 minutes West 100 feet, South 38 degrees 06 minutes West 100 feet, South 25 degrees 49 minutes West 260.2 feet, South 35 degrees 32 minutes West 100 feet, and South 48 degrees 34 minutes West 349.42 feet to the point of beginning. Containing 8.65 of an acres, more or less.

THE improvements thereon being known as No. 1730 Oakland Road.

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92867

DATE 5/2/01 ACCOUNT 2001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: DAVID WALSTON

FOR: VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

FOR DEPOSIT ONLY

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

5/2/2001 15:01 AC 4360 TIME 43602

DOC ID: 2001045402/2001 09:39:12

REG ID: 01 CASHIER JRIC JNR DRAWER 501

RECEIPT NO. 92867 BAL

Dep: 520 ZONING VERIFICATION

OR NO. 92867

Receipt Tot 50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-465-A

Petitioner/Developer: _____

David & Nancy Walston

Date of Hearing/Closing: 5.28.01

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 1730 Oakland Road
Reisterstown, MD 21136

The sign(s) were posted on May 5th, 2001
(Month, Day, Year)

Sincerely,

Stacy Gardner 5/4/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410.781.4000
(City, State, Zip Code)

(Telephone Number)

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE #

ALL APPLICANTS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. THE VARIANCE MUST BE REQUESTED IN WRITING TO THE ZONING ADMINISTRATOR.
2. THE VARIANCE MUST BE REQUESTED AT LEAST 30 DAYS BEFORE THE PROPOSED ACTION.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-122(a) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON May 28, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204
TEL: 887-3391

REPLY TO: ZONING ADMINISTRATOR

**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: 01-465-A

Petitioner: DAVID ; HANCY WALSTON

Address or Location: 1730 OAKLAND RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID WALSTON

Address: 1730 OAKLAND RD

REGISTERSTOWN MD 21136

Telephone Number: 410-833-7033

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 465 -A Address 1730 OAKLAND RD

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/2/01 Posting Date: 5/13/01 Closing Date: 5/28/01

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- 465 -A Address 1730 OAKLAND RD
Petitioner's Name DAVID & NANCY WALSTON Telephone 410 833-7033
Posting Date: 5/13/01 Closing Date: 5/28/01

Wording for Sign: TO PERMIT A DETACHED ACCESSORY STRUCTURE
TO BE BUILT IN THE SIDE YARD IN LIEU OF THE REAR YARD
AND TO BE 26' HIGH IN LIEU OF 15' HIGH.



Baltimore County
Department of Permits and
Development Management

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

May 29, 2001

Nancy M & David P Walston
1730 Oakland Road
Reisterstown MD 21136

Dear Mr. & Mrs. Walston:

RE: Case Number: 01-465-A, 1730 Oakland Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 2, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

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

INTER-OFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 91-465 & 456

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

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

June 5, 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 May 21, 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:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting.
For May 29, 2001
Item Nos. 461, 463, 464, 465, 466, 467,
469, 470, 472, 473, 474, 475, 478, 480,
483, and 006

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

RWB:HJO:jrb

cc: File

Plot to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

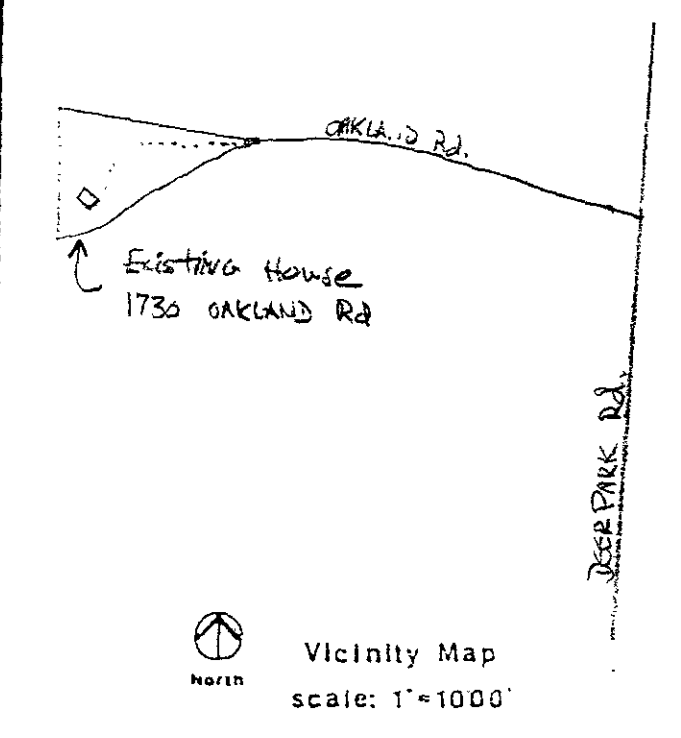
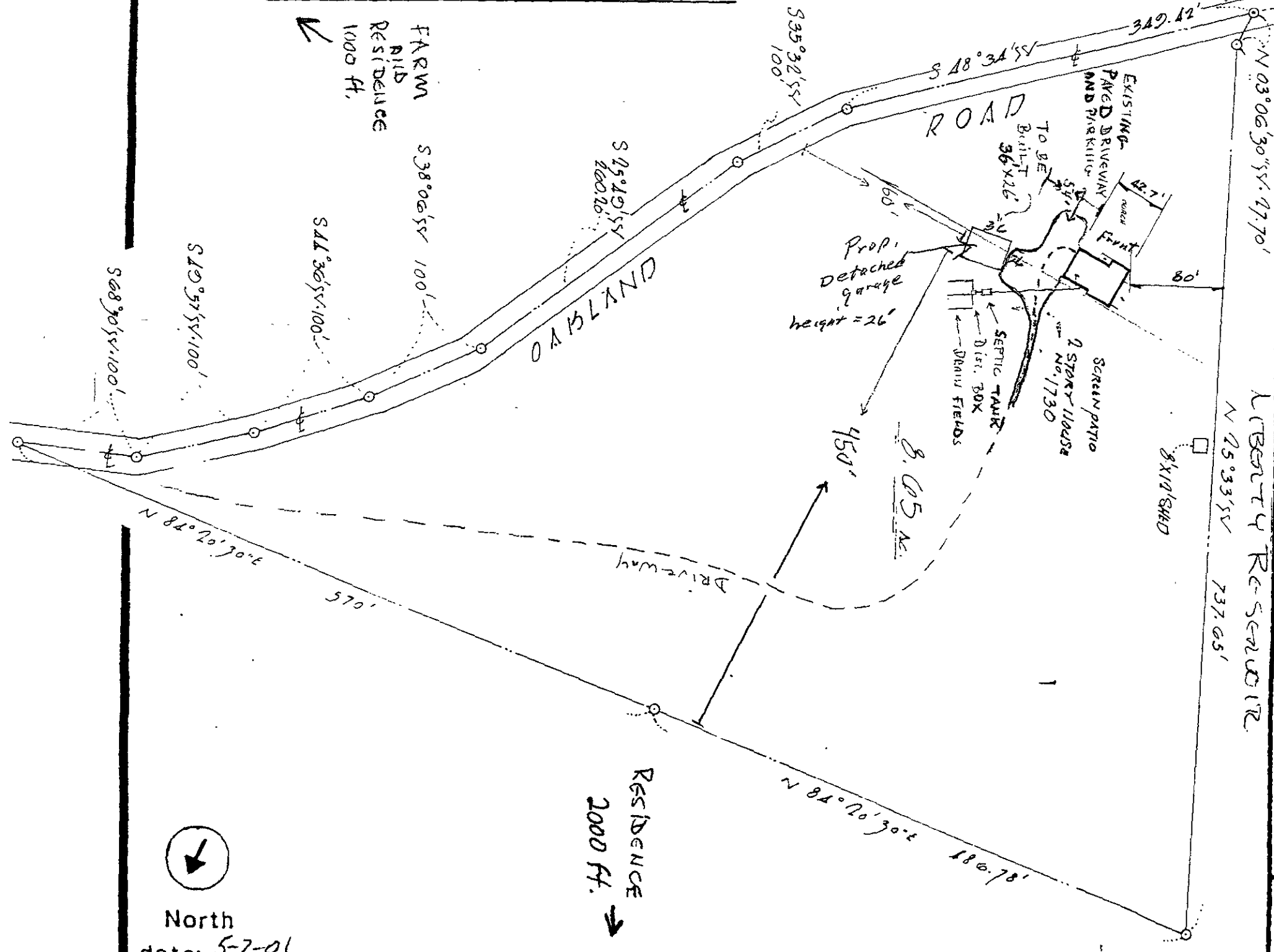
PROPERTY ADDRESS: 1730 OAKLAND Rd.

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

Subdivision name: _____

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

OWNER: DAVID AND NANCY WALSTON



LOCATION INFORMATION

Election District: 2

Councilmanic District: 1

1"=200' scale map#:

Zoning: RC 4

Lot size: 8.65 acreage square feet

	public	private
SEWER:	☐	☒
WATER:	☐	☒

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

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

<u>LTN</u>	<u>465</u>	<u>01 465 A</u>
------------	------------	-----------------



North

date: 5-2-01

prepared by: DPW

Scale of Drawing: 1"= 100'







BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		TYLER	N.W. 12-L 465

NW 12 L

465



2000 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 13, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00, <i>Joseph Battaglia</i> Chairman, County Council		SCALE 1" = 200' ± DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION TYLER	SHEET N. W. 12-L
---	--	---	-------------------	------------------------

Y - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210