

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Academy Avenue, 200' E
Timber Grove
4th Election District
2nd Councilmanic District
(404 Academy Avenue)

Helen & Milton Richardson
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-025-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, Helen and Milton Richardson. The variance request is for property located at 404 Academy Avenue, in the Owings Mills area of Baltimore County. The variance request is from Sections 1B02.3.B and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sun room and open projection deck) with a rear yard setback of 20 ft. in lieu of the required setbacks of 30 ft. and 22.5 ft. respectively and to amend the Final Development Plan of Timber Grove, Section 2, Lot 5-E. 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

ORDER RECD. 02-025-A

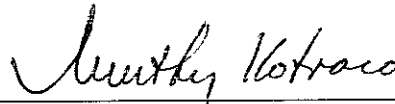
Date 8/2/01
By [Signature]

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.

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 21st day of August, 2000, that a variance from Sections 1B02.3.B and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sun room and open projection deck) with a rear yard setback of 20 ft. in lieu of the required setbacks of 30 ft. and 22.5 ft. respectively and to amend the Final Development Plan of Timber Grove, Section 2, Lot 5-E, 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

8/21/01
By [Signature]
[Signature]



Baltimore County
Zoning Commissioner

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

August 21, 2001

Mr. & Mrs. Milton Richardson
404 Academy Avenue
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 02-025-A
Property: 404 Academy Avenue

Dear Mr. & Mrs. Richardson:

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

c: Mr. Gregory Falter
c/o Patio Enclosures
224 8th Avenue, N.W.
Glen Burnie, MD 21061





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 404 ACADEMY AVE.

which is presently zoned D.R 3.5

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) 1302.3.B and 301 BC2R

TO PERMIT AN ADDITION (SUN ROOM AND OPEN PROJECTION DECK) WITH A REAR YARD, SETBACK OF 20' IN LEIU OF THE REQUIRED SETBACKS OF 30' AND 22.5', RESPECTIVLY AND TO AMEND THE FDP OF TIMBER GROVE SECTION 2 LOT 5-E

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for thereasons 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 8/21/01 day of August, 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)

MILTON RICHARDSON

Name - Type or Print

Signature

HELEN RICHARDSON

Name - Type or Print

Signature

404 ACADEMY AVE.

410-363-1689

Address

Telephone No.

OWINGS MILLS ME 21117

City

State

Zip Code

Representative to be Contacted:

PATIO ENCLOSURES INC (G.A. FALTER /AGENT)

Name

224 8TH AVE NW

410-760-9322 X25

Address

Telephone No.

GLEN BURNIE MD 21061

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JRF

Date 7/16/01

Estimated Posting Date

7-27-01

CASE NO. 02-025-A

Date 9/19/98

By [Signature]

ORDER RECEIVED FOR FILING

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 404 academy ave

Address

Owings Mills, MD, 21117

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. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

X Milton Richardson Jr
Signature

MILTON RICHARDSON

Name Type or Print

X Helen Richardson
Signature

HELEN RICHARDSON

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Milton Richardson Jr.

Helen Richardson

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

JUNE 25, 2001
Date

[Signature]
Notary Public

My Commission Expires

11/1/01

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 404 academy ave

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X Milton Richardson, Jr.
Signature

MILTON RICHARDSON

Name Type or Print

X Helen Richardson
Signature

HELEN RICHARDSON

Name - Type or Print

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I HEREBY CERTIFY, this 25 day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Milton Richardson Jr.

Helen Richardson

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

JUNE 25, 2001
Date

[Signature]
Notary Public

My Commission Expires

11/1/01



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 404 ACADEMY AVE.

which is presently zoned D.R 3.5

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 BOZ. 3.B AND 301 BLZR.

TO PERMIT AN ADDITION (SUN ROOM AND OPEN PROJECTION DECK) WITH A REAR YARD SETBACK OF 20' IN LIEU OF THE REQUIRED SETBACKS 30' AND 22.5', RESPECTIVELY. AND TO AMEND THE FDP OF TIMBER GROVE SECTION 2, LOT 5-E

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)

MILTON RICHARDSON

Name - Type or Print

Signature

HELEN RICHARDSON

Name - Type or Print

Signature

404 ACADEMY AVE.

410-363-1689

Address

Telephone No.

OWINGS MILLS ME 21117

City

State

Zip Code

Representative to be Contacted:

PATIO ENCLOSURES INC (G.A. FALTER /AGENT)

Name

224 8TH AVE NW

410-760-9322 X25

Address

Telephone No.

GLEN BURNIE MD 21061

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. 02-025-A

Reviewed By JRF

Date 7/16/01

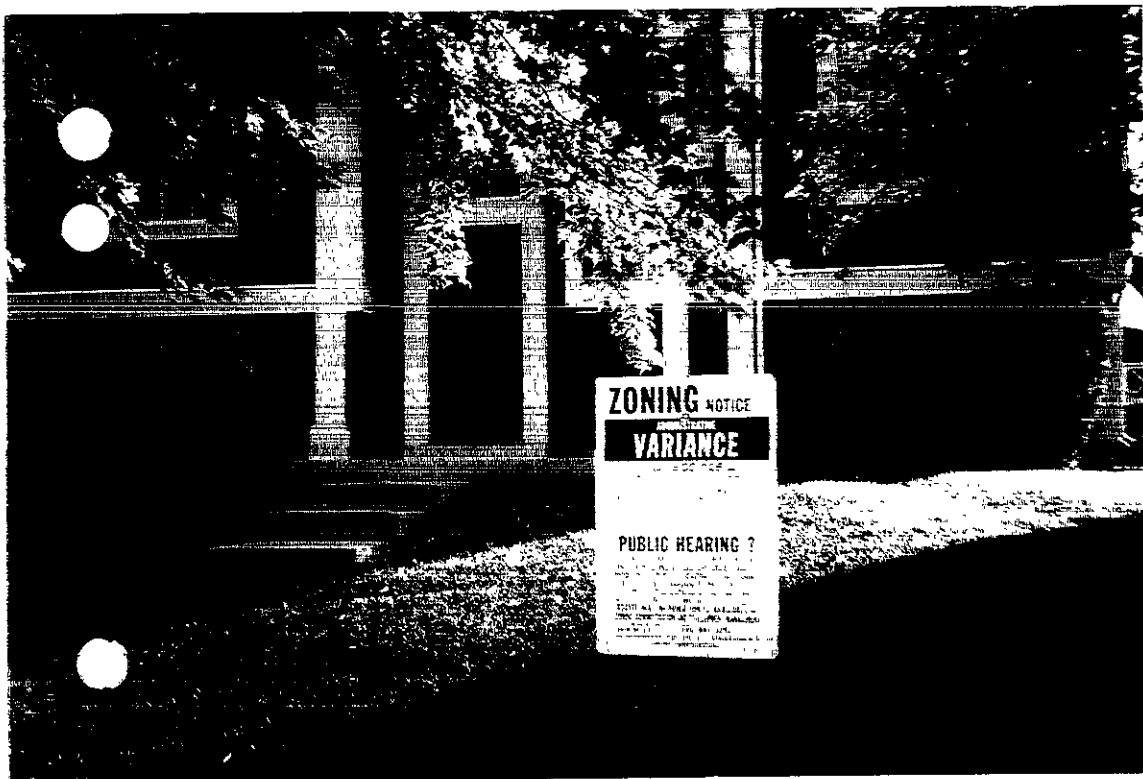
Estimated Posting Date 7-29-01

RD 9/15/98

ZONING DESCRIPTION FOR 404 ACADEMY AVE.

***BEGINNING AT A POINT ON THE NORTH SIDE OF ACADEMY AVE.
WHICH IS 40' WIDE AT THE DISTANCE OF 200' EAST OF THE
NEAREST IMPROVED INTERSECTING STREET **TIMBER GROVE**
WHICH IS 34' WIDE. BEING LOT #5E BLOCK --- SECTION 2 IN THE
SUBDIVISION OF **TIMBER GROVE** AS RECORDED IN COUNTY PLAT
BOOK # 44, FOLIO # 61, CONTAINING 7500 SQ'. ALSO KNOWN AS
404 ACADEMY AVE LOCATED IN THE 04th ELECTION DISTRICT,
3rd COUNCILMANIC DISTRICT.***

25



BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4052

PAID RECEIPT

DATE 7-16-01 ACCOUNT 001-006-6150

AMOUNT \$ 100.00

RECEIVED FROM: Ratio Enclosures

404 Academy Ave

FOR: 01 -- VARIANCE

ITEM # 025

TAKEN BY: JRF

PAYMENT ACTUAL TIME
7/17/2001 7/16/2001 11:02:59
REN WS06 CASHIER KNEW KXH DRAWER 4
>> RECEIPT # 033232 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 004052

Recpt Tot 100.00
100.00 OK .00 CA
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 02-025

TO PERMIT AN ADDITIONAL 5' FOOTING
TO EXIST WITH A DEPTH OF 5'
IN CASE OF THE REQUIRED SET BACK
30 FEET AND TO EXIST 20 FEET
TO AMEND FDP OF TIMBER
SECTION 2, LOT 5E

PUBLIC HEARING ?

PURSUANT TO SECTION 2A-221(1)(1), 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 FR AUGUST 13, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND DEVELOPMENT MANAGEMENT
DIVISION, 2000
TELEPHONE: 301-331-3301

CERTIFICATE OF POSTING

RE: Case No.: 02-025-A

Petitioner/Developer: MILTON & HELEN RICHARDSON
PATIO ENCLOSURES, INC.

Date of Hearing/Closing: 8-13-01

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 _____

404 ACADEMY AVE.

The sign(s) were posted on JULY 27, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: - 02 - 025 - A

Petitioner: - RICHARD AND HELEN MILTON

Address or Location: 404 ACADEMY AVE, OWINGS MILLS MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: - PATIO ENCLOSURES INC.

Address: - 224 8th AVE NW GLEN BURNIE MD 21061

Telephone Number: - 410-760-9322 X25

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 025 -A Address 404 Academy Ave.

Contact Person: Jun R. Fernando ; Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-16-01 Posting Date: 7-29-01 Closing Date: 8-13-01

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 02- 025 -A Address 404 Academy Ave.

Petitioner's Name Milton & Helen Richardson Telephone 410-363-1689

Posting Date: 7-29-01 Closing Date: 8-13-01

Wording for Sign: To Permit an addition (sun room and open projection deck)
with a rear yard setback of 20' in lieu of the required
setbacks of 30' and 22.5', respectively. And to amend the
FDP of Timber Grove Section 2, Lot 5E.



Baltimore County
Department of Permits and
Development Management

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

August 15, 2001

Helen & Milton Richardson
404 Academy Avenue
Owings Mills MD 21117

Dear Mr. & Mrs. Richardson:

RE: Case Number: 02-025-A, 404 Academy Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 16, 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: Patio Enclosures Inc, G. A. Falter/Agent, 224 8th Ave NW, Glen Burnie 21061
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2001
Item Nos. 018, 019, 021, 022, 023, ~~025~~⁰²⁴,
026, 028, 029, 030, 031, 032, 033,
035, and 057

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

~~August~~ 14, 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 August 6, 2001

Item No.:

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.

The Fire Marshal's Office has no comments regarding the item numbers:

018, 022, 023, 025, 026, 028, 029, 030, 033, 034, and 035

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

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



AY
8/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 14, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-017, 02-025, 02-028, 02-029 & 02-030

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.

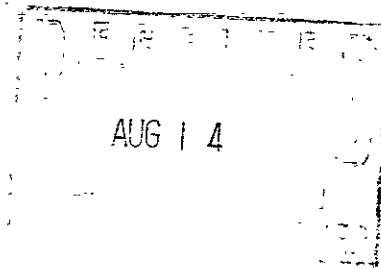
Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Z

AFK/JL:MAC





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-16-61

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

RE: Baltimore County
Item No. 025 JRF

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,

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

See Pages 5 & 6 of the CHECKLIST for additional required information.

TIMBER GROVE

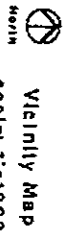
Play book 44

OWNER:

02 ACADEMY AVE



Scale of Drawing: 1" = 30'



Election District: 04

Councilmanic District: 02

1:200' scale map: NW T-14

Lot size: 17 1,500

decorative **square foot**

☒	Yes	☒	Public
☒	No	☐	Private

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

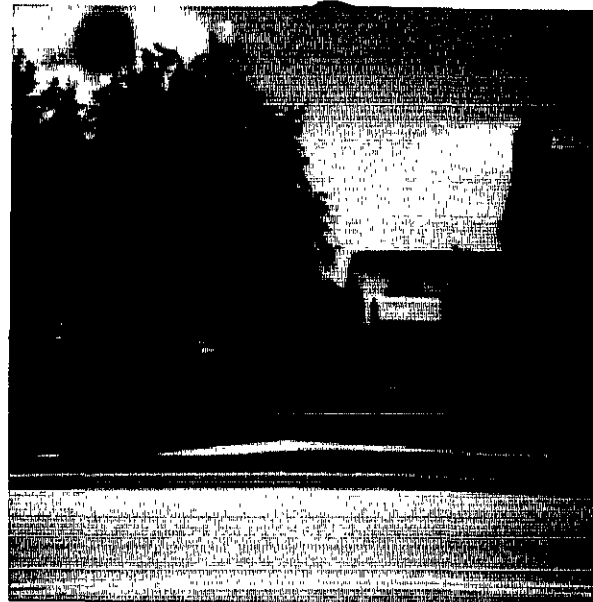
077

025

Petitioner's Exhibit #1



LEFT SIDE YARD.

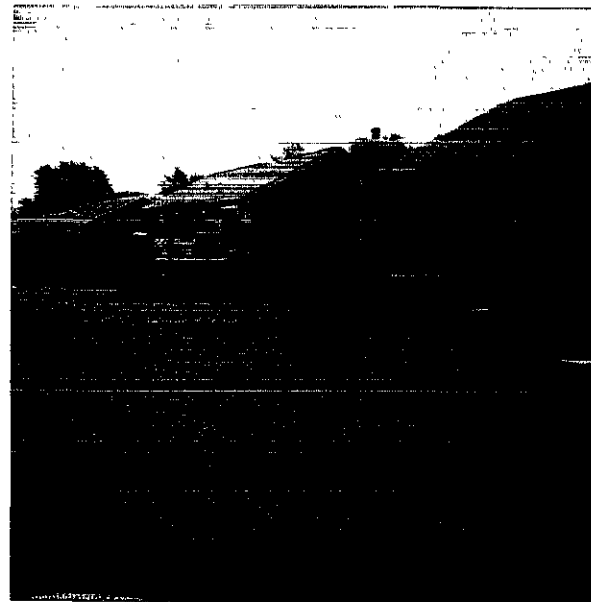


RIGHT SIDE YARD

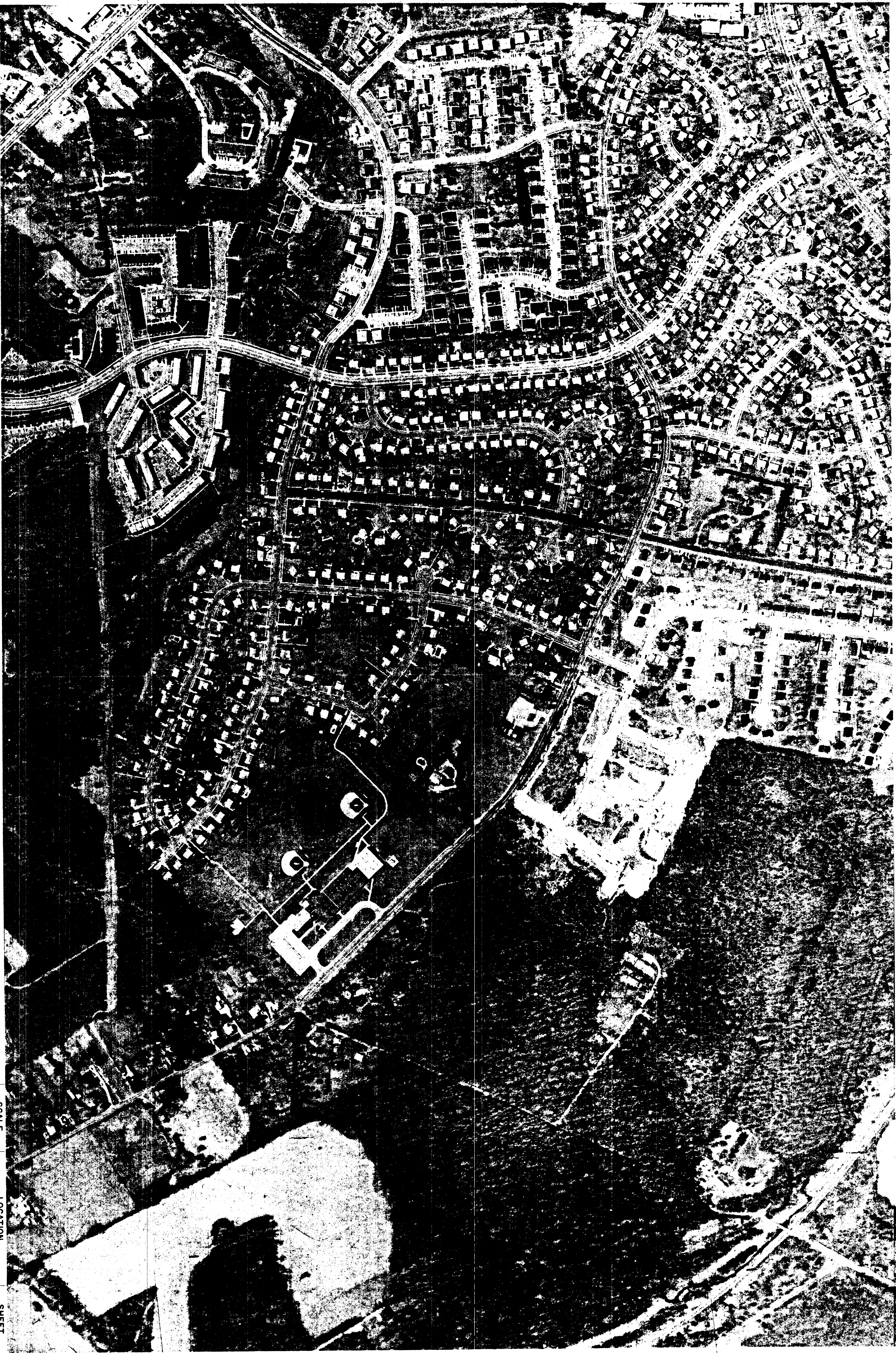
025



REAR RIGHT CORNER



REAR LEFT CORNER



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DELIGHT GWYNNBROOK	N.W. 14-1
DATE OF PHOTOGRAPHY JANUARY 1986		