

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Berkwood Road, 245' NW
of Berkfield Road
15th Election District
7th Councilmanic District
(918 Orems Road)

Gerald W. Hoskins
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-061-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 owner of the subject property, Gerald W. Hoskins. The variance request is for property located at 1223 Berkwood Road, in the Rosedale area of Baltimore County. The variance request is from Section 211.3 of the 1955 Baltimore County Zoning Regulations, to permit a sum of side yard setbacks of 18 ft. in lieu of the required 20 ft. for a proposed addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 Petitioner.

ORDER RECEIVED FOR FILING

Date

By

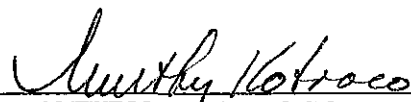
9/20/01

R. J. J. J.

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 20th day of September, 2001, that a variance from Section 211.3 of the 1955 Baltimore County Zoning Regulations, to permit a sum of side yard setbacks of 18 ft. in lieu of the required 20 ft. for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at this 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 Petitioner 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 RECEIVED FOR FILING

Date

9/20/01

By





Baltimore County
Zoning Commissioner

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

September 20, 2001

Mr. Gerald W. Hoskins
1223 Berkwood Road
Baltimore, Maryland 21237-2936

Re: Petition for Administrative Variance
Case No. 02-061-A
Property: 1223 Berkwood Road

Dear Mr. Hoskins:

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

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1223 BERKWOOD ROAD
which is presently zoned DR5.5

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) 211.3 (1955 BCZ) TO PERMIT
A SUM OF SIDEYARDS OF 18 FT. IN LIEU OF THE REQUIRED 20 FT.
(FOR A PROPOSED 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 8/15/01 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):

GERALD WAYNE HOSKINS
Name - Type or Print

Gerald Wayne Hoskins
Signature

Name - Type or Print

Signature

1223 BERKWOOD ROAD 410-391-6942
Address Telephone No.

BALTIMORE MD 21237-2936
City State Zip Code

Representative to be Contacted:

GERALD W. HOSKINS
Name

1223 BERKWOOD ROAD 410-391-6942
Address Telephone No.

BALTIMORE MD 21237-2936
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 02 061 A

Reviewed By JL Date 8/07/01

Estimated Posting Date 8/19/01

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 1223 BERKWOOD ROAD
Address
BALTIMORE MD 21237-2936
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):

Due to varying widths of lots, in this development, some people in the neighborhood have been able to build sun porches, carports or other additions. It is 25 feet from my house to my neighbors house. It is fifteen feet from my house to the property line. It is another ten feet to the neighbors house.

I desire to build a sun porch seven foot wide, anything less is impractical. Your rules that I can build only to a width of five feet in such a space. This is a practical difficulty and economically unfeasible. I am therefore requesting a variance of two feet which still leaves a distance of eighteen feet instead of the twenty feet that is required. The two feet extra makes the difference between this improvement to my property in this neighborhood of all brick homes and not being able to improve my 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.

Gerald W. Hoskins
Signature
GERALD W. HOSKINS
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gerald Hoskins
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

8/6/2001
Date

Hugh M. Arnold
Notary Public

My Commission Expires



Hugh M. Arnold, Notary Public
City of Baltimore
State of Maryland
My Commission Expires July 1, 2003

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 1223 BERKWOOD ROAD
Address
BALTIMORE MD 21237-2936
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):

Due to varying widths of lots, in this development, some people in the neighborhood have been able to build sun porches, carports or other additions. It is 25 feet from my house to my neighbors house. It is fifteen feet from my house to the property line. It is another ten feet to the neighbors house.

I desire to build a sun porch seven foot wide, anything less is impractical. Your rules that I can build only to a width of five feet in such a space. This is a practical difficulty and economically unfeasible. I am therefore requesting a variance of two feet which still leaves a distance of eighteen feet instead of the twenty feet that is required. The two feet extra makes the difference between this improvement to my property in this neighborhood of all brick homes and not being able to improve my 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.

Gerald W Hoskins
Signature

Signature

GERALD W HOSKINS
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of AUGUST, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GERALD HOSKINS
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

8/6/2001
Date

Hugh M. Arnold
Notary Public

My Commission Expires July 1, 2003
Hugh M. Arnold, Notary Public
City of Baltimore
State of Maryland
My Commission Expires July 1, 2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1223 BERKWOOD ROAD
which is presently zoned DR5.5

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) 211.3 (1985 BZC) TO PERMIT A SUM OF SIDE YARDS OF 18 FT IN LIEU OF THE REQUIRED 20 FT. FOR A PROPOSED 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):

GERALD WAYNE HOSKINS
Name - Type or Print

Gerald Wayne Hoskins
Signature

Name - Type or Print _____

Signature _____

1223 BERKWOOD ROAD 391-6942
Address

BALTIMORE MD 21237-2936
City State Zip Code

Representative to be Contacted:

GERALD W. HOSKINS
Name

1223 BERKWOOD RD 410-391-6942
Address Telephone No.

BALTIMORE MD 21237-2936
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. 02 061 A

Reviewed By JL Date 8/07/01

Estimated Posting Date 8/19/01

061

Zoning Description

ZONING DESCRIPTION FOR *1223 BERKWOOD ROAD*

Beginning at a point on the *North* Side of
Berkwood Road which is *50 feet*
wide at the distance of *245 feet Northwest* of the
centerline of the nearest improved intersecting street *Berkfield Road*
which is *50 feet* Wide. * Being lot # 5
Block --- Section *4* In the subdivision of *Berkfield*
as recorded in Baltimore County Plat Book # *26* Folio # *51*
containing *7,700 square feet*. Also known as *1223 Berkwood Road*
and located in the *7TH* election district, *15TH* Councilmanic District *7*

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

DATE 8/07/01 ^{JL} ACCOUNT 001 086 6150 No. 4027AMOUNT \$ 50.00

RECEIVED

FROM: G. HOSKINSFOR: RV FILING.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
8/08/2001	8/07/2001	14:34:40
4804	CASHIER DRUG LTD	DRYER 2
RECEIPT # 151605		OFLN
4	5	520 ZONING VERIFICATION
15	00	004027

Receipt for	50.00
100.00	CA
50.00	CG

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-061-A

Petitioner/Developer: GERALD

HOSKINS

Date of Hearing/Closing: 9/3/01

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 1223 BERKWOOD Rd

The sign(s) were posted on 8/19/01
(Month, Day, Year)

Sincerely,

[Signature] 8/19/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

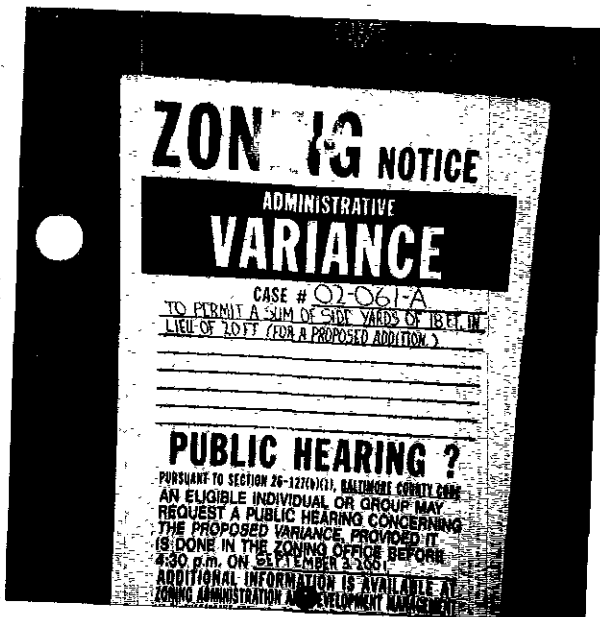
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 02 061 A
Petitioner: GERALD W. HOSKINS
Address or Location: 1223 BERKWOOD ROAD
ROSEDALE, MD 21237 - 293C

PLEASE FORWARD ADVERTISING BILL TO:

Name: GERALD W. HOSKINS
Address: 1223 BERKWOOD ROAD
ROSEDALE, MD 21237 - 293C
Telephone Number: 410 - 391 - 6942
FAX 410 - 238 - 0409

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 061 -A Address 1223 BERKWOOD RD.
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/07/01 Posting Date: 8/19/01 Closing Date: 9/03/01

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- 061 -A Address 1223 BERKWOOD RD.
Petitioner's Name GERALD HOSKINS Telephone 410-238-6942
Posting Date: 8/19/01 Closing Date: 9/03/01
Wording for Sign: To Permit A SUM OF SIDEYARDS OF 18 FT. IN LIEU OF 20 FT.
(FOR A PROPOSED ADDITION)



Baltimore County
Department of Permits and
Development Management

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

September 13, 2001

Gerald W Hoskins
1223 Berkwood Road
Baltimore MD 21237

Dear Mr. Hoskins:

RE: Case Number: 02-061-A, 1223 Berkwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 7, 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: October 15, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2001
Item Nos. 027, 056, 058, 060, 061,
062, 063, 064, 065, 068

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

September 4, 2001

RECEIVED SEP 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 August 27, 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:

021, 056, 058, 060, 061, 062, 065, 068, 069

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

AV
9/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 19, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-027, 02-061, 02-065, & 02-068

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

SEP 19

Section Chief:

Jeffrey W. Y

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.5.01

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

RE: Baltimore County
Item No. 061

JL

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

ADJOINING SUBDIVISION
ROW IS ON BERKWOOD ROAD LOTS

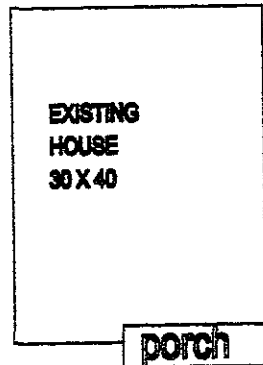
56+/-

10' UTILITY ROW

SHED

EXISTING
FENCERETAINING WALL

SUBJECT PROPERTY



135+/-

8

39

PROPOSED 286 SQ FEET
INCLOSED PORCH

11

5

7

15

12

25

proposed
new deck

10

EXISTING HOUSE
30 X 40
1166 SQ FEET

porch

front
↓

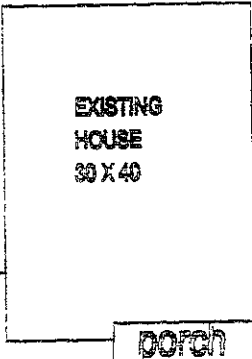
26.5

1223

145+/-

15

10



CONCRETE WALK

CONCRETE WALK

CONCRETE WALK

9.5

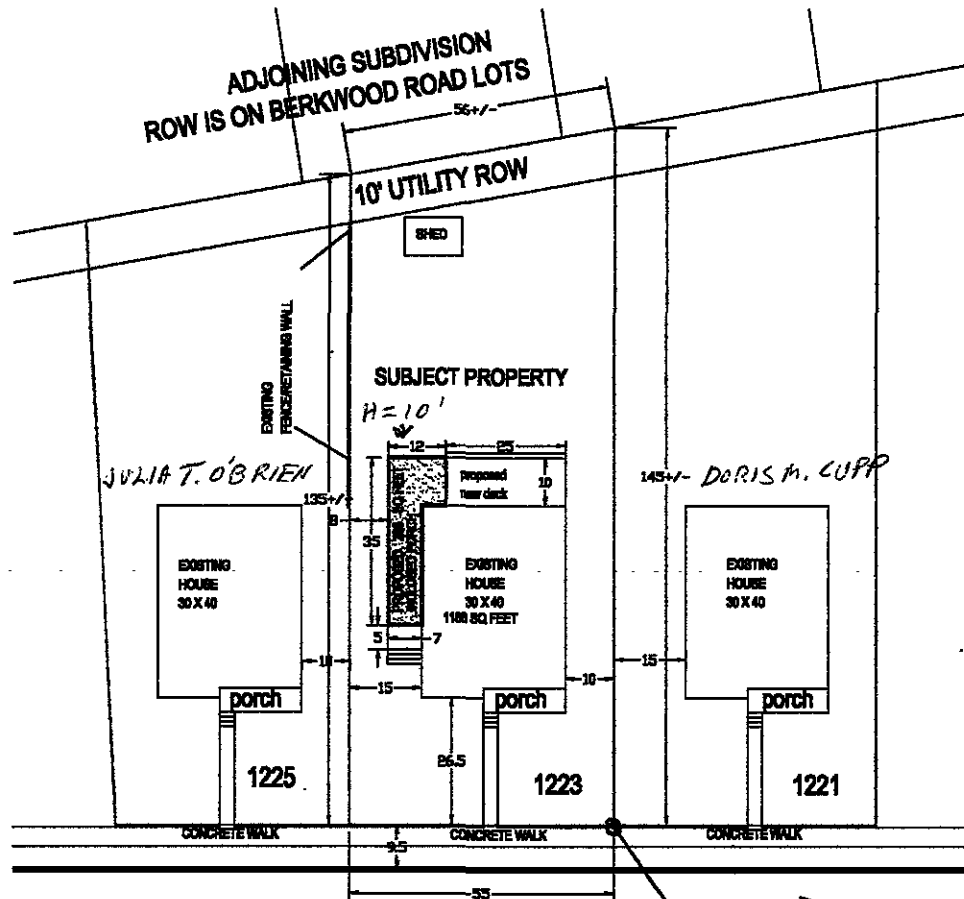
55

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

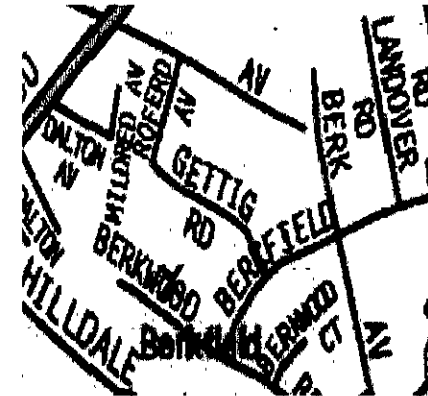
PROPERTY ADDRESS: 1223 BERKWOOD ROAD

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

Subdivision name: BERKFELD
 plat book # 26, folio # 51, lot # 5, section # 4
 OWNER: GERALD W. HOSKINS



BERKWOOD ROAD 245' TO BERKFIELD RD
 30' ROAD ON 50' ROW with curb and gutters



Vicinity Map
 scale: 1"=1000'

LOCATION INFORMATION

Election District: 7
 Councilmanic District: 15
 1"=200' scale map #: NE 3F
 Zoning: DR 5.5
 Lot size: 7,700 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NA

Zoning Office USE ONLY!

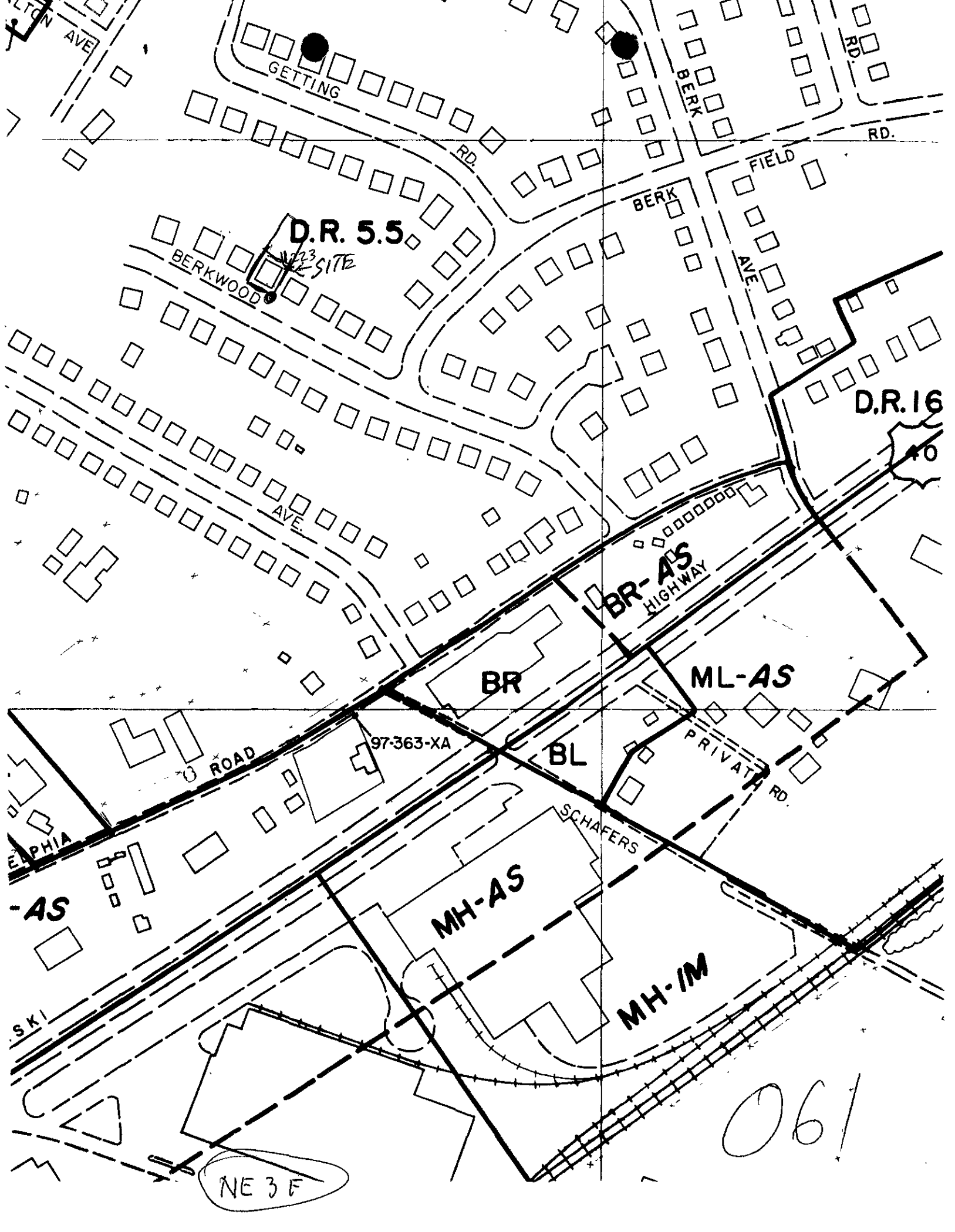
reviewed by: ITEM #: CASE #:



North

date: 8/1/2001
 prepared by: Hugh M. Arnold

Scale of Drawing: 1"= 40'



**Looking from front to back
on subject property where
proposed inclosed porch
will be put.**

**Note that pine tree will not
be disturbed since
proposed inclosed porch
will not go beyond it.**



**Looking from back to front of
house in same area as above.**

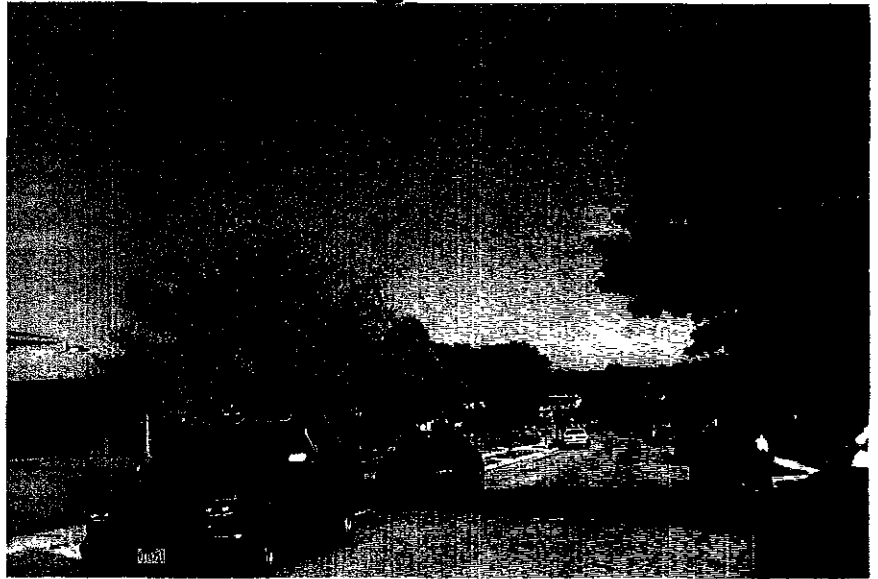
*PINE TREE WILL NOT BE
DISTURBED*



**Looking from back of back yard
towards subject house, showing
area where proposed inclosed
porch and new deck will be
located.**



Looking southeast down the street from 1225. The first house you see on the left is 1221.



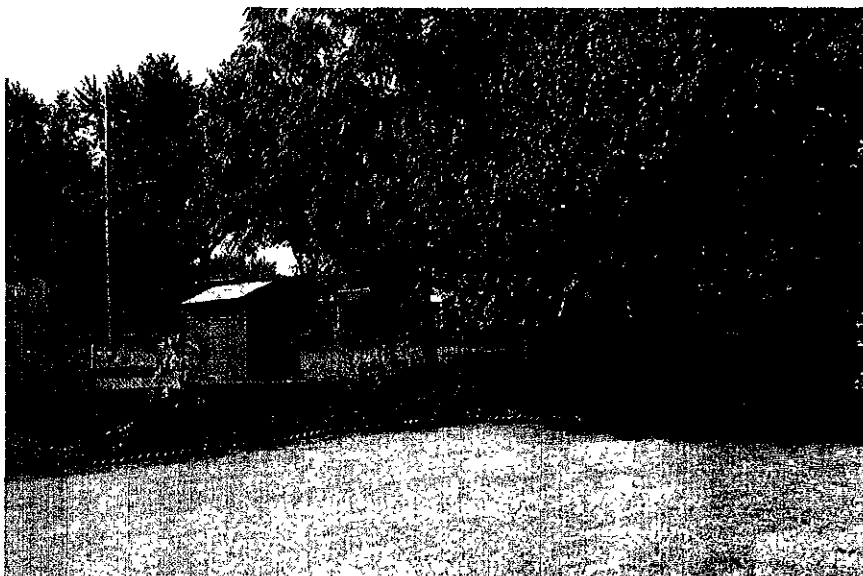
Looking at the subject property, 1223 Berkwood Road from the street, in front of 1221.



Looking from center of the street in front of 1225 Berkwood Road, towards the subject property, 1223 Berkwood Road.



Looking from the street towards
the back between 1221 and
1223 Berkwood Road.

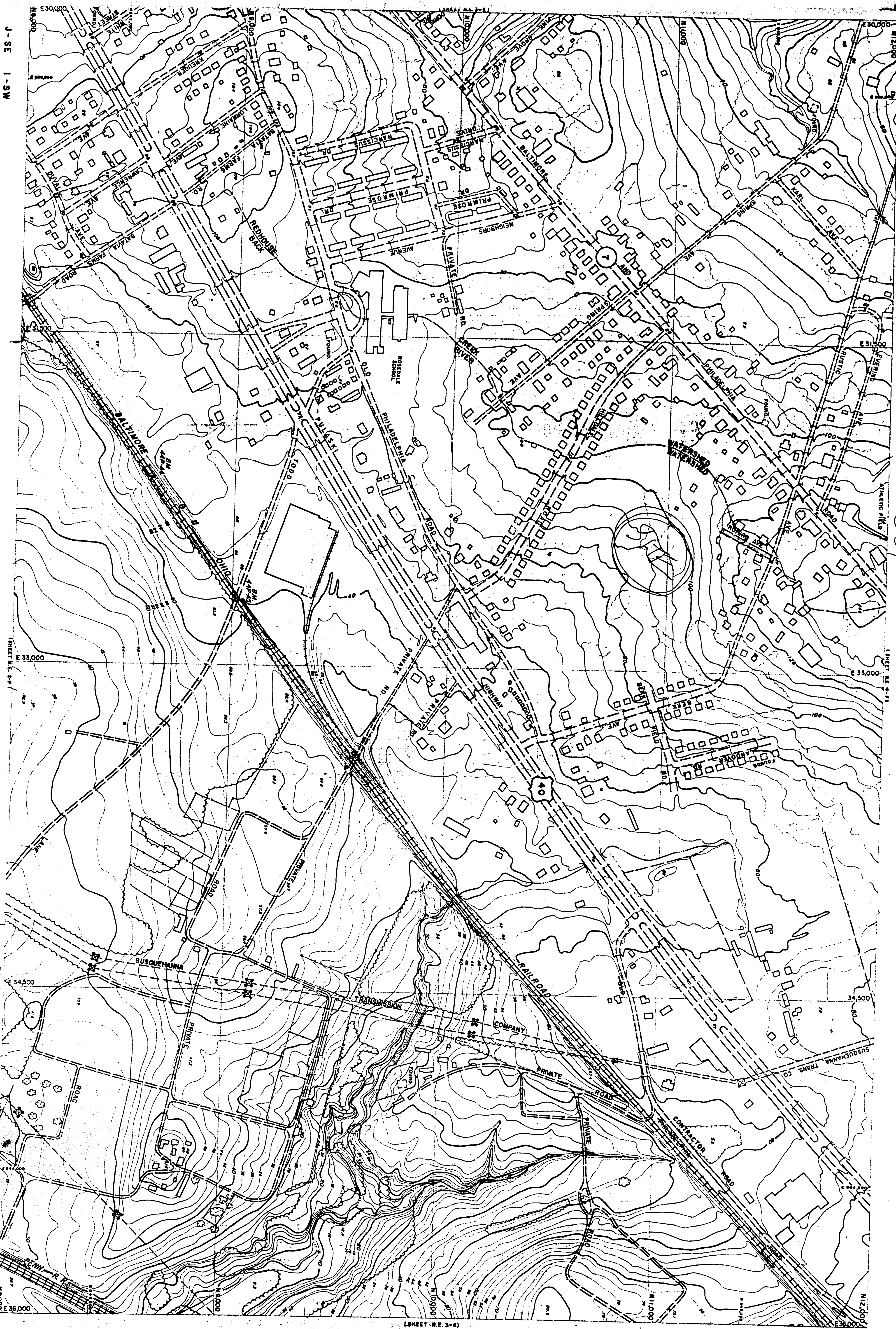


Looking from the back yard of
the subject property, 1223
Berkwood Road to the back yard
of 1225 Berkwood Road,
showing the fence/retaining wall
which is almost exactly centered
on the property line.

It should be noted that the
proposed inclosed porch will be
8 feet from this structure.

Standing in unitily ROW behind
1225 looking towards 1223,
showing the back end of the
fence/retaining wall. This shows
the height and construction.

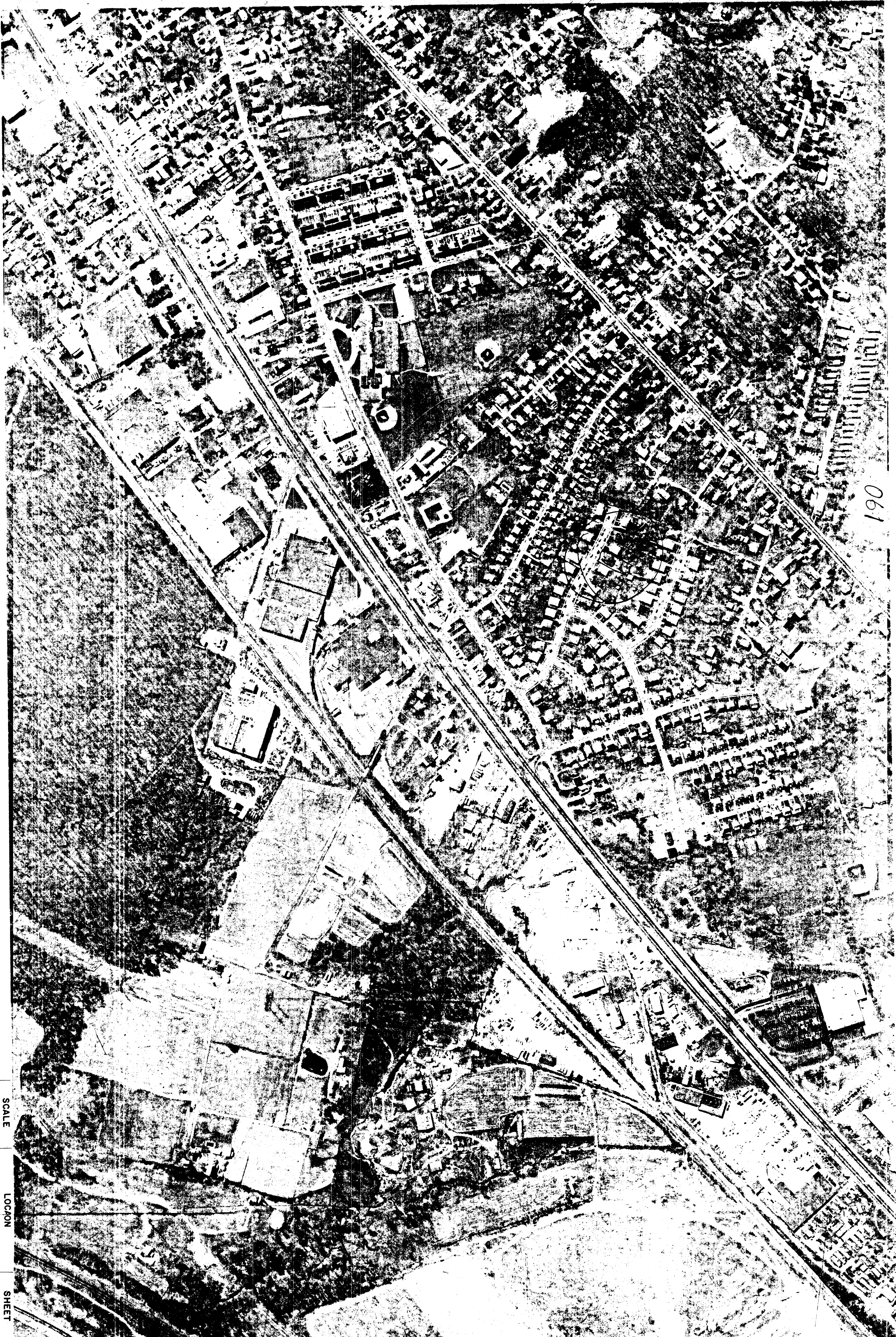




PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

J-SE 1-SW
J-NE 1-NW

REVISIONS		SCALE 1" = 200'	LOCATION ROSEDALE	SHEET M 8000
BY <i>ELG</i>	DATE <i>9-18-54</i>			
DATE OF PHOTOGRAPHY APRIL 1953				
Topography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986	ROSELIE		N.E. 3-F