

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Newburg Avenue, 130' SW
centerline of Locust Drive
1st Election District
1st Councilmanic District
(210 Newburg Avenue)

Andrew Bryan MacKay
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-111-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, Andrew Bryan MacKay. The variance request is for property located at 210 Newburg Avenue, in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 29 ft. in lieu of the required 40 ft. for a proposed addition and side yard setbacks of as close as 11 ft. with a sum of side yards of 34 ft. in lieu of 15 ft. and 40 ft. respectively. 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.

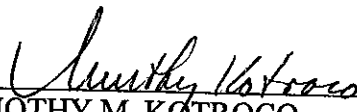
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

ORIGINAL RECEIVED FOR FILING
Date 10/12/01
By H. G. [Signature]

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of October, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 29 ft. in lieu of the required 40 ft. for a proposed addition and side yard setbacks of as close as 11 ft. with a sum of side yards of 34 ft. in lieu of 15 ft. and 40 ft. respectively, 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 10/12/01
By R. J. [Signature]



Baltimore County
Zoning Commissioner

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

October 12, 2001

Mr. Andrew Bryan MacKay
210 Newburg Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-111-A
Property: 210 Newburg Avenue

Dear Mr. MacKay:

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 that reads "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 210 Newburg Ave
which is presently zoned DR-2

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

a rear yard setback of 29 feet in lieu of the required 40 ft (for a proposed addition) and side yard setbacks of as close as 11 ft. with a sum of side yards of 34 ft. in lieu of 15 ft. and 40 ft. respectively.

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):

Andrew Bryan MacKay
Name - Type or Print

Andrew Bryan MacKay
Signature

Name - Type or Print

Signature 410 455 3278 W

210 Newburg Ave 410 747 7132 H
Address Telephone No.

Catonsville MD 21228
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. 02-111-A

Reviewed By JL Date 9/14/01

Estimated Posting Date 9/23/01

ORDER RECEIVED FOR FILING

10/12/01
Date
9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 210 Newburg Avenue
Address
Catonsville MD 21228
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/hardship: Under DR-2 zoning, the Baltimore County Zoning Office told me I must have 40 feet between my house and the back property line. That permits an addition to be a maximum of 5 feet wide! I request a variance to allow a ²⁹30 foot rear setback. This will allow me to add a family room and powder room to what is now a very small, 1100 square foot, one bathroom house. A first floor powder room is necessary as I look forward to my old age in this house. ✓ ABM

Uniqueness/differential impact: A substantial majority of my neighbors within a 100 yard radius have put on additions, sunrooms, etc. Yet I cannot, because my lot is too small. In fact, my lot is the smallest lot within at least a 300 yard radius. When the developer laid out these lots in 1947, it is unlikely he considered this aspect of zoning law. My ability to add to my house is adversely affected by a thoughtless decision more than a half century ago.

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.

Andrew Bryan Mackay
Signature
Andrew Bryan Mackay
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew Bryan Mackay
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

9/12/01
Date

Shua M. Cavanaugh
Notary Public

My Commission Expires October 7, 2001

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Catonsville MD 21228
City State Zip Code

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Uniqueness/differential impact: A substantial majority of my neighbors within a 100 yard radius have put on additions, sunrooms, etc. Yet I cannot, because my lot is too small. In fact, my lot is the smallest lot within at least a 300 yard radius. When the developer laid out these lots in 1947, it is unlikely he considered this aspect of zoning law. My ability to add to my house is adversely affected by a thoughtless decision more than a half century ago.

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Andrew Bryan Mackay
Signature
Andrew Bryan Mackay
Name - Type or Print

Signature

Name - Type or Print

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Andrew Bryan Mackay

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9/12/01
Date

Gene M. Cavanaugh
Notary Public

My Commission Expires October 7, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 210 Newburg Ave
 which is presently zoned DR-2

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

A REAR YARD SETBACK OF 29 FT. IN LIEU OF THE REQUIRED 40 FT. (FOR A PROPOSED ADDITION) AND SIDE YARD SETBACKS OF AS CLOSE AS 11 FT. WITH A SUM OF SIDE YARDS OF 34 FT. IN LIEU OF 15 FT. AND 40 FT. RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Andrew Bryan Mackay
 Name - Type or Print _____
Andrew Bryan Mackay
 Signature _____
 Name - Type or Print _____
 Signature _____
210 Newburg Ave 410 455 3278 W
 Address _____ Telephone No. _____
Catonsville MD 21228
 City _____ State _____ Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
 Signature _____
 Company _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

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. 02 -111-A

Reviewed By JL Date 9/14/01

REV 9/15/98

Estimated Posting Date 9/23/01

ZONING DESCRIPTION FOR 210 Newburg Avenue

|||

Beginning at a point on the northwest side of Newburg Avenue which is 50 feet wide at the distance of 110 feet southwest of Locust Drive which is 40 feet wide. As recorded in deed Liber 07 Folio 115 in the subdivision of Forest Spring Park, containing 5,000 square feet. Metes and bounds: S42 12' 20" west 50 feet; thence N48 09' 10" west 100 feet; thence N 42 12' 20" east 50 feet; and thence S48 09' 10" east 100 feet to the place of beginning. Also known as 210 Newburg Avenue and located in the 1st Election District and the 1st Councilmanic District. **AS RECORDED IN THE SUBDIVISION OF FOREST SPRING PARK AS ~~RECORDED~~ LOT 72 IN BOOK 7 FOLIO 115**

ABM

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3337

JL #111

DATE 9/14/01 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: J. MACKAY

FOR: RES VAR. FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
9/14/2001 9/14/2001 09:07:17
REC MS06 CASHIER ABRD REC TOWER 6
RECEIPT # 0-0901 DELH
DOLL 5 500 ZONING VERIFICATION
CR NO. 009777

Receipt Tot 50.00

J. MACKAY (9) 01
Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-111-A

TO PERMIT A REAR YARD SETBACK
OF 29 FEET IN LIEU OF 40 FEET AND
SIDE YARD SETBACKS AS CLOSE AS 11 FEET
WITH SUM OF SIDE YARDS OF 34 FEET IN
LIEU OF 15 FEET AND 40 FEET RESPECTIVELY
(FOR A PROPOSED ADDITION)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(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 OCT. 8, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 N. CHESAPEAKE AVE TEL. 887-3391
TOWSON, MD 21286

MEETING IS HANDICAP ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-111-A
TO PERMIT A REAR YARD SETBACK
OF 29 FEET IN LIEU OF 40 FEET AND
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111 N. CHESAPEAKE AVE TEL. 887-3391
TOWSON, MD 21286

CERTIFICATE OF POSTING

RE: Case No.: 02-111-A

Petitioner/Developer: _____

ANDREW BRYAN MACKAY

Date of Hearing/Closing: ~~SEPT.~~ OCT. 8, 2001

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 _____

210 NEWBURG AVENUE

The sign(s) were posted on SEPT. 21, 2001
(Month, Day, Year)

Sincerely,


(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: 02-111-A
Petitioner: Andrew Bryan Mackay
Address or Location: 210 Newburg Avenue Catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Andrew Bryan Mackay
Address: 210 Newburg Ave
Catonsville MD 21228
Telephone Number: 410 747 7132 (h) 410 455 3278 (w)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 111 -A Address 210 NEWBURG AVE.

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/14/01 Posting Date: 9/23/01 Closing Date: 10/8/01

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- 111 -A Address 210 NEWBURG AVE

Petitioner's Name ANDREW MACKAY Telephone 410 747 7132

Posting Date: 9/23/01 Closing Date: 10/8/01

Wording for Sign: To Permit A REAR YARD SETBACK OF 29 FT. IN LIEU OF 40 FT. AND SIDE YARD SETBACKS AS CLOSE AS 11 FT. WITH SUM OF SIDE YARDS OF 34 FT IN LIEU OF 15 FT. AND 40 FT. RESPECTIVELY (FOR A PROPOSED ADDITION)

(APP HAS LIST OF POSTERS)



Baltimore County
Department of Permits and
Development Management

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

October 11, 2001

Andrew Bryan MacKay
210 Newburg Avenue
Catonsville MD 21228

Dear Mr. MacKay:

RE: Case Number: 02-111-A, 210 Newburg Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 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>DZ
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 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2001
Item Nos. 082, 101, 104, 105, 107,
108, 110, 111, 112, 113, 114, 115,
116, 117, and 118

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

October 15, 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 October 1, 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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,
112, 113, 114, 115, 116, 117, and 118

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

cc: File

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-111, 02-115, & 02-116

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

10



Maryland Department of Transportation
State Highway Administration

Parris M. Glendening
Governor

John L. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.25.01

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

RE: Baltimore County
Item No 411 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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.', written in dark ink.

Handwritten initials 'KJ' in dark ink, positioned to the left of the typed name.

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

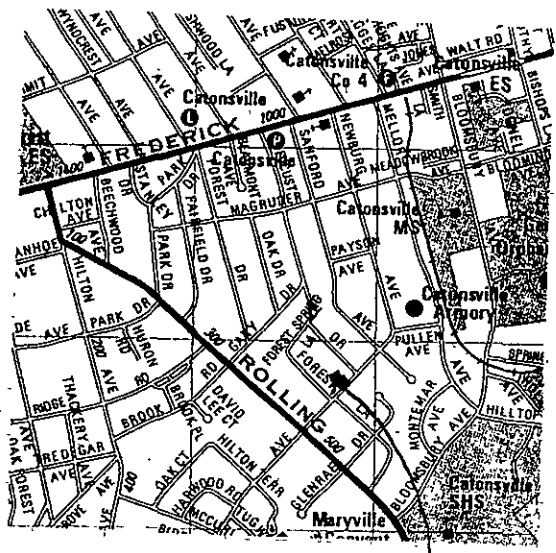
My telephone number is _____

Plat to accompany Petition for Zoning
 Property Address: 210 Newburg Ave
 Subdivision Name: Forest Spring Park

Variance Special Hearing

Owner: Andrew Bryan MacKay
 210 NEWBURG AVE
 CATONSVILLE MD 21228

#02-111-A
 Pet. #1

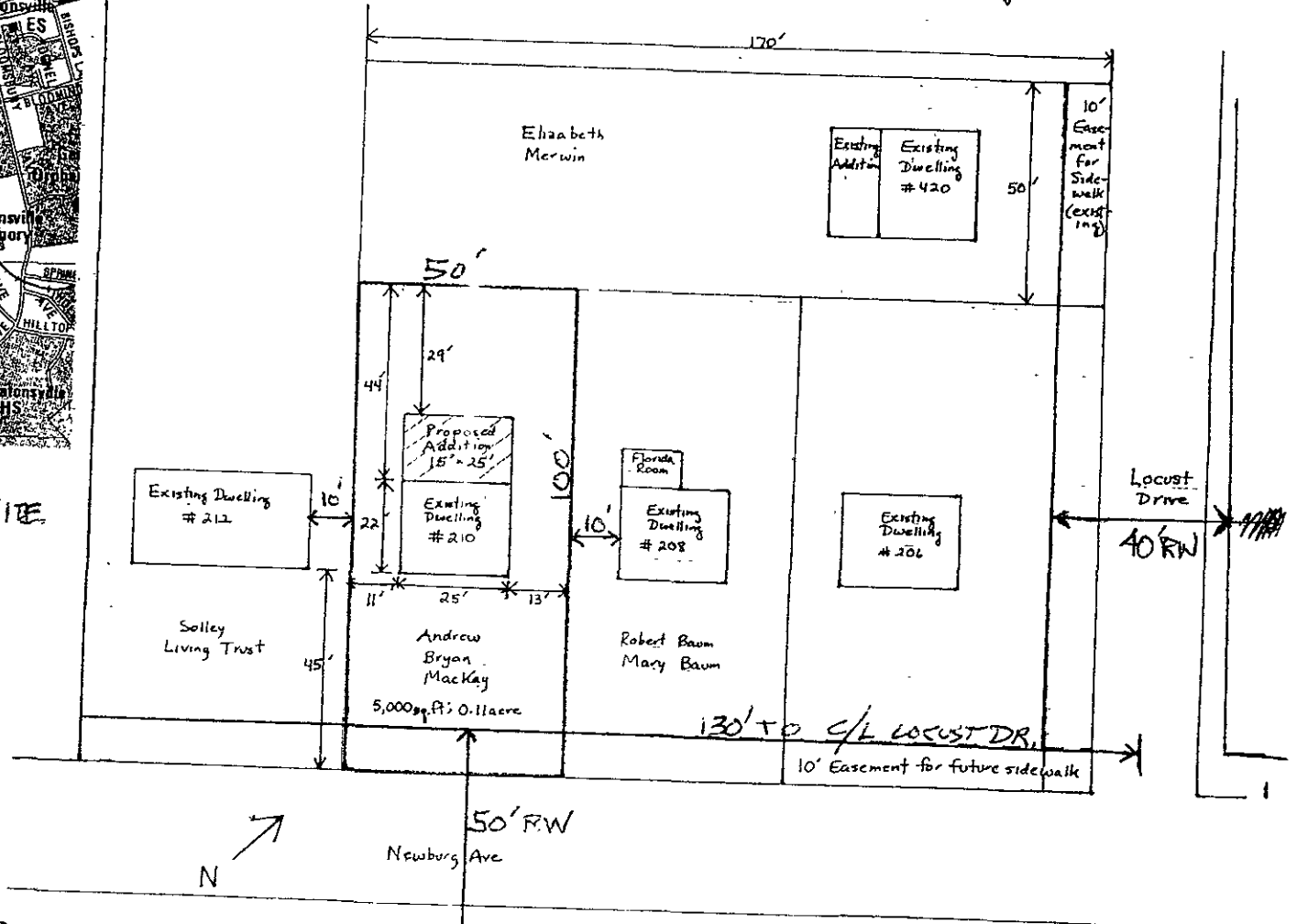


Vicinity Map
 scale: ~~1/4" = 100'~~
 NTS
 * = location of subject property

LOCATION INFORMATION

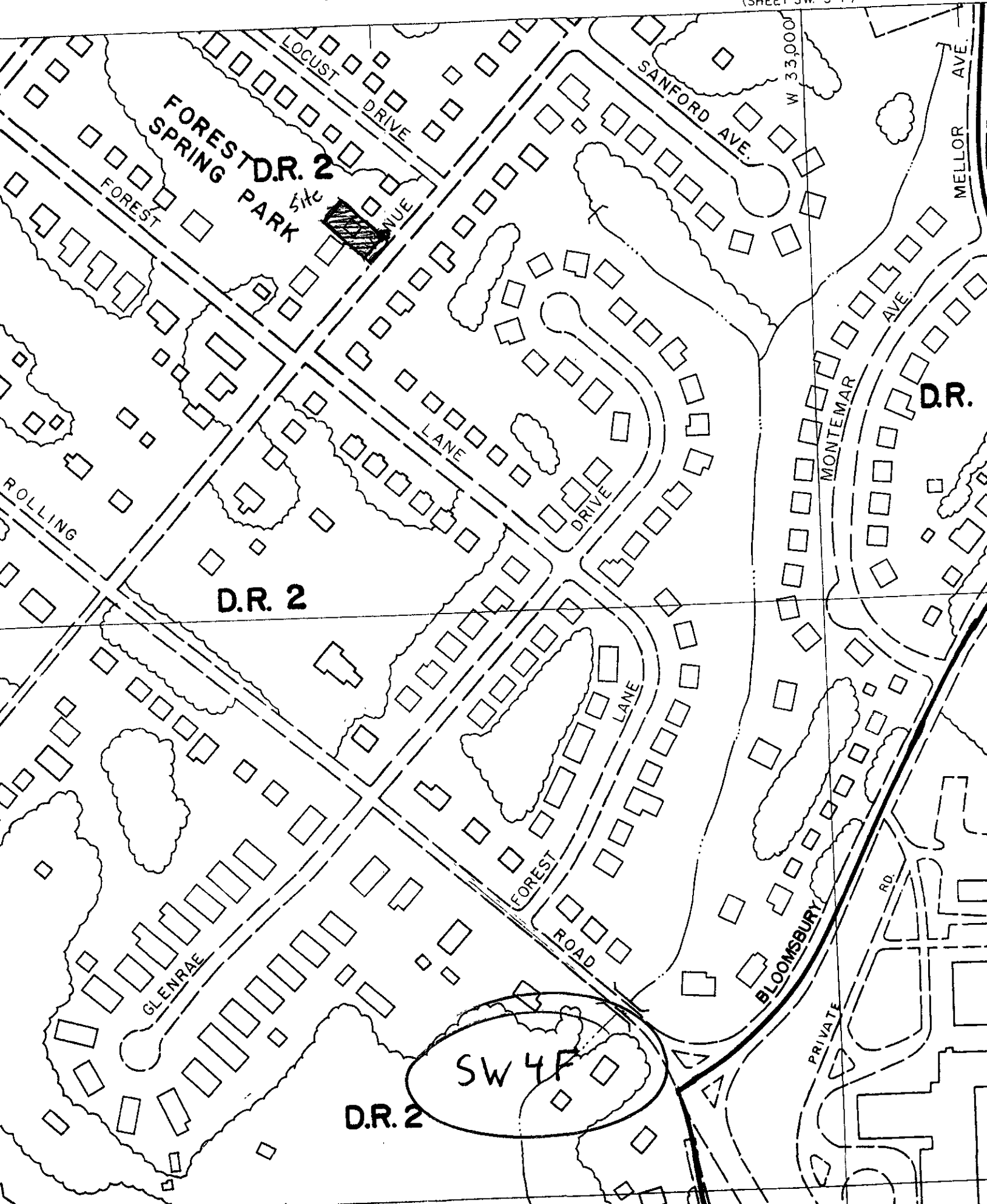
- Councilmanic District : 01
- Election District : 01
- Zoning : DR-2 SWAF
- Lot Size : 0.11 acre ; 5,000 sq. ft.
- Sewer : Yes ; public
- Water : Yes ; public
- Critical Area : No
- Prior Zoning Hearings : None
- Map : 101 Grid : 13 Parcel : 1204
- Plat : ~~Book 100 Folio 100~~ Lot : 72
- Book : ~~100~~ Folio : 115

SITE IS NOT IN 100YR. FLOOD PLAIN



Prepared by: Andrew Bryan MacKay
 9-5-01
 REVISED 9/14/01 ABM

Scale: 1" = 40'
~~1/4" = 100'~~



FOREST PARK
D.R. 2
SITE

D.R. 2

SW 4F

D.R. 2



210 Newburg Ave, front

#208 Newburg barely visible to
right. View shows distance
between houses.

///

208 Newburg

///



212 Newburg

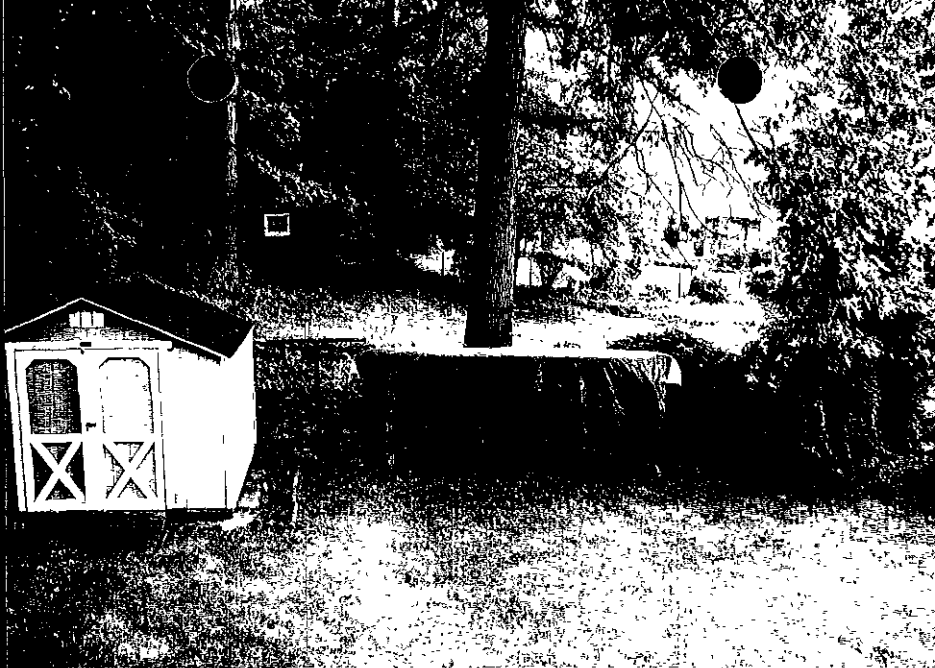


Back of house, 210 Newburg

Site of proposed addition

Addition will be width of house
(25') and extend toward you 15'
outward from existing house



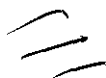


Backyard of 210 Newburg. Location
of proposed addition at bottom of
photo.

Looking forward backyard of 420
Locust Dr



View from 2nd floor, 210 Newburg
toward 420 Locust. Back yard
of 208 Newburg visible in right
of photo





Backyard of 212 Newburg

Photo taken from 2nd floor
window of 210 Newburg

Backyard of 210 Newburg,

looking over a portion of the
backyard of 208 Newburg,
with 420 Locust visible
in background

#111



Backyard of 208
Newburg.

420 Locust visible
in left center of photo

Taken from 2nd floor
window of 210 Newburg

111



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	CATONSVILLE	S.W. 4-F
DATE OF PHOTOGRAPHY		
JANUARY 1986		