

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Carolstowne Road, 506' WS		
centerline intersecting Pidco Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(141 Carolstowne Road)		
	*	CASE NO. 02-112-A
Jan & Joseph Rhine		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Jan and Joseph Rhine, legal owners of that property known as 141 Carolstowne Road in the Reisterstown area of Baltimore County. The Petitioners herein seek relief from Sections 1B01.2.C.1.c and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 15 ft. rear setback for an open projection (deck) in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. In addition, this office has checked with the most affected neighbor and they are not opposed to this addition.

ORDER RECEIVED FOR FILING

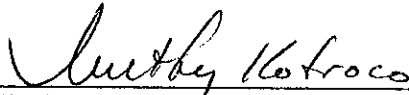
Date 10/18/01

BY [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 18th day of October, 2001, that a variance from Sections 1B01.2.C.1.c and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 15 ft. rear setback for an open projection (deck) in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 10/18/01
BY R. JAMESON



Baltimore County
Zoning Commissioner

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

October 18, 2001

Mr. & Mrs. Joseph Rhine
141 Carolstowne Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 02-112-A
Property: 141 Carolstowne Road

Dear Mr. & Mrs. Rhine:

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 141 Carolstowne Road
which is presently zoned _____

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)

1801.2.C1c + 301.1 BC2R. To permit a 15' Rear Setback for
an open projection deck in lieu of the required 25'

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 _____

Name - Type or Print Joseph David Rhine

Signature _____

Signature [Signature]

Address _____ Telephone No. _____

Name - Type or Print Jan M. Rhine

City _____ State _____ Zip Code _____

Signature Jan M. Rhine

Attorney For Petitioner:

Address 141 Carolstowne Rd Telephone No. (410) 727-5050

Name - Type or Print _____

Address Reisterstown Maryland Telephone No. (410) 526-1099

Signature _____

City Reisterstown State Maryland Zip Code 21136

Company _____

City _____ State _____ Zip Code _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

Name SEE ABOVE

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, 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

Reviewed By 5001 Date 09-14-01

Estimated Posting Date 09-23-01

CASE NO. 02-112-A

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 10/15/01
By [Signature]

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 141 Carlstane Road
Address
Reisterstown MD 21136
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):

The reason for this particular Variance is to Access the unuseable Space from the sloping backyard, the other reason is to increase living space and offset the small back yard, with the variance we also could Access the 2nd floor exit/entrance.

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.

Jan M. Rhine
Signature
Jan M. Rhine
Name - Type or Print

Joseph Donald Rhine
Signature
Joseph Donald Rhine
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jan M Rhine and Joseph Donald Rhine
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

September 14, 2001
Date

REB 09/15/98

Ronald L Hatfield
Notary Public
My Commission Expires July 1, 2002

RONALD L. HATFIELD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2002

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 141 Carolstowne Road
Address
Reisterstown Maryland 21134
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):

The reason for this particular variance is to Access the unuseable space from the sloping backyard, the other reason is to increase living space and offset the small back yard. With the variance we also could Access the 2nd floor exit/entrance.

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.

Jan M. Rhine
Signature
Jan M. Rhine
Name - Type or Print

Jose F. Donald Rhine
Signature
Jose F. Donald Rhine
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jan M Rhine and Josef Donald Rhine
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

September 14, 2001
Date

Ronald L Hatfield
Notary Public
My Commission Expires July 1, 2002

REV 09/15/98

RONALD L. HATFIELD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 141 Carolstowne Road
which is presently zoned _____

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)

1801.2.C1c + 301.BCZR. To permit a 15' Rear Setback for
an open projection deck in lieu of the required 25'

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):

Name - Type or Print Josef Donato Rhine

Signature [Signature]

Name - Type or Print Jan M. Rhine

Signature [Signature] Work (410) 727-5050

Address 141 Carolstowne Road Home (410) 526-1099

City Reisterstown State Maryland Zip Code 21136

Representative to be Contacted:

Name See Above

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. 02-112-A

Reviewed By [Signature] Date 09-14-01

Estimated Posting Date 09-23-01

REV 9/15/98

Zoning Description for 141 Carolstowne Road

Beginning at a point on the southside of Carolstowne Road which is 80 feet wide at the distance of 506 feet west/south of centerline of the nearest improved intersecting street Pidco Road which is 50 feet wide. Being Lot #29 block c in the subdivision of Reisterstown Village as recorded in Baltimore County Plat Book #70, Folio #115 containing 1700 square feet. Also known as 141 Carolstowne Road and located in the 4th election district and 3rd councilmanic district.

02-112-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

C2-15-4

No.

5648

DATE 07-14-11 ACCOUNT P. COI-CC661C
AMOUNT \$ 50

RECEIVED FROM: JOE SAN RUING.
FOR: POS. HONOLULU, HI
TOTAL. 50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

50.00

PAID RECEIPT

PAYMENT DATE TIME
07/14/2011 15:34:37
BY CASHIER NAME AND NUMBER 6
CHECK # 0000000000 OFLN
DEPT. 0000000000
FOL. 0000000000
50.00
50.00
Baltimore County Maryland .00 CA

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-112-A

TO PERMIT A 15 FOOT REAR
SETBACK FOR A DECK, IN LIEU
OF THE REQUIRED 25 FEET

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 OCTOBER 15, 2001

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

WE ARE REQUESTING THAT YOU AND YOUR GROUP, AFTER APPLYING, PROVIDE A COPY OF THIS NOTICE BOTH TO TADM, RM. 104
MEETING IS HANDICAP ACCESSIBLE

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 02-112-A
TO PERMIT A 15 FOOT REAR
SETBACK FOR A DECK, IN LIEU
OF THE REQUIRED 25 FEET

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WE ARE REQUESTING THAT YOU AND YOUR GROUP, AFTER APPLYING, PROVIDE A COPY OF THIS NOTICE BOTH TO TADM, RM. 104
MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 02-112-A

Petitioner/Developer: _____

MR. JOE RHINE

Date of Hearing/Closing: OCT. 15, 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 _____

141 CAROLSTOWNE ROAD

The sign(s) were posted on SEPT. 21, 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 - 112 - A.

Petitioner: JOE & JAN RHINE

Address or Location: 141 CAROLSTOWNE RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jan and Josef Rhine

Address: 141 Carolstowne Road

Reisterstown, Maryland 21136

Telephone Number: 410-526-1099

Revised 2/20/98 - SCJ

02-112-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 112 -A Address 141 CAROLSTOWN RD.
Contact Person: SOUD R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 09-14-01 Posting Date: 09-23-01 Closing Date: 10-15-01

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- 112 -A Address 141 CAROLSTOWN RD.
Petitioner's Name R. HINE Telephone 410-526 1099
Posting Date: 09-23-01 Closing Date: 10-15-01
Wording for Sign: To Permit A 15 FOOT REAR SETBACK FOR A DECK
IN LIEU OF THE REQUIRED 25 FT.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 15, 2001

Jan M & Josef D Rhine
141 Carolstowne Road
Reisterstown MD 21136

Dear Mr. & Mrs. Rhine:

RE: Case Number: 02-112-A, 141 Carolstowne Road

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



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



AY
10/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 15, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-101, 02-107, 02-110, 02-112, 02-113,**
and 02-119

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

15

Section Chief: Jeffrey M. Z...

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.5.01

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

RE: Baltimore County
Item No. 112

JRA

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,

K.A. 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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 141 Carolstowne Road

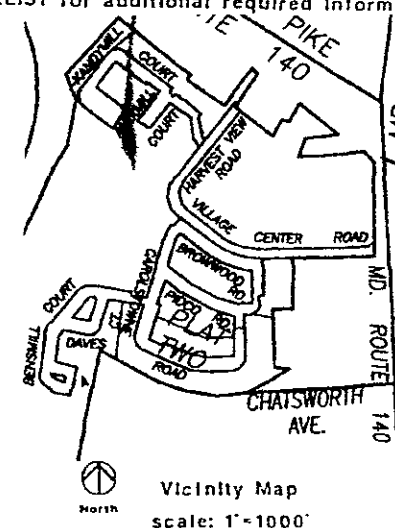
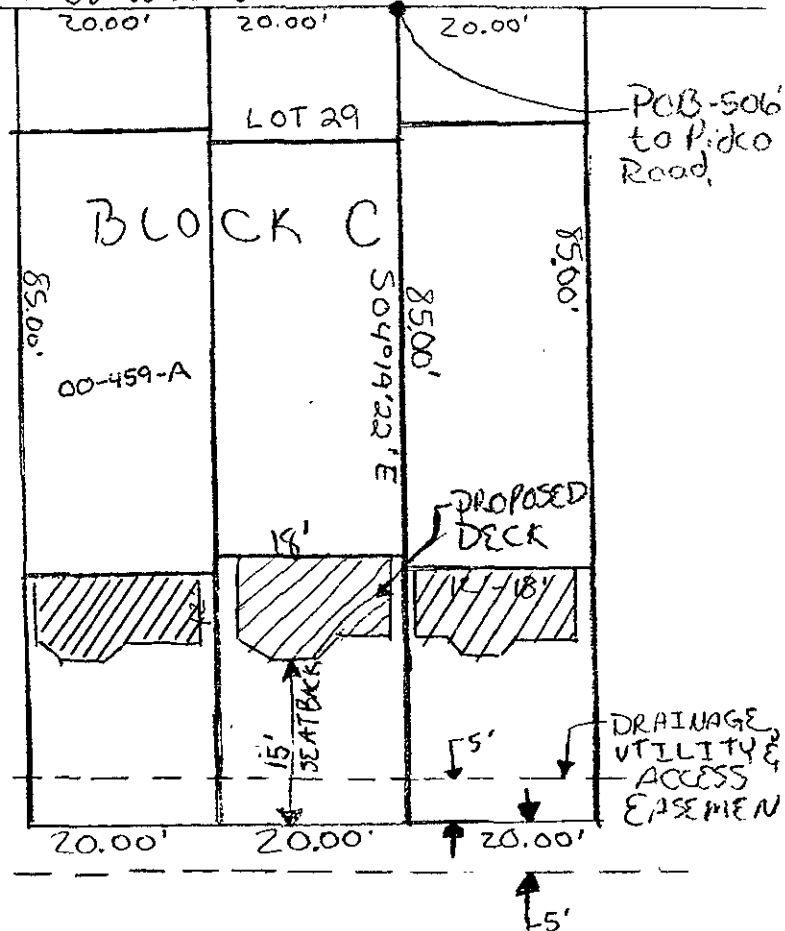
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Reisterstown Village

plat book # 70, folio # 115, lot # 29, section # C

OWNER: Josef + Jan Rhine

58°40'38" W 166.51' Carolstowne Road 80' RW



LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1" = 200' scale map #: NW 16K

Zoning: DR 10.5

Lot size: 0.04 acreage 1700 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JMR ITEM #: 02-112-A CASE #: 02-112-A



North

date: 8/25/01

prepared by: JMR

Scale of Drawing: 1" = 20'



D.R. 10.5

M.L.R.

D.R. 3.5

D.R. 3.5

D.R. 16

D.R. 3.5

141 CAROLSTOWNE RD
NW 16 K
4TH DIST

Item # 112

FRANKLIN FLEM

BL

BL

RO BL

REISTERSTOWN
NR. MD

BECKLEY
HOUSE

LUTHERAN
CEMETERY

BL

CHATS WORTH

CHATS WORTH

FRANKLIN
MIDDLE SCHOOL

ATHLETIC FIELDS

ATHLETIC FIELD

ATHLETIC FIELDS

REISTERSTOWN

CHA

ROAD

D

C

A

B

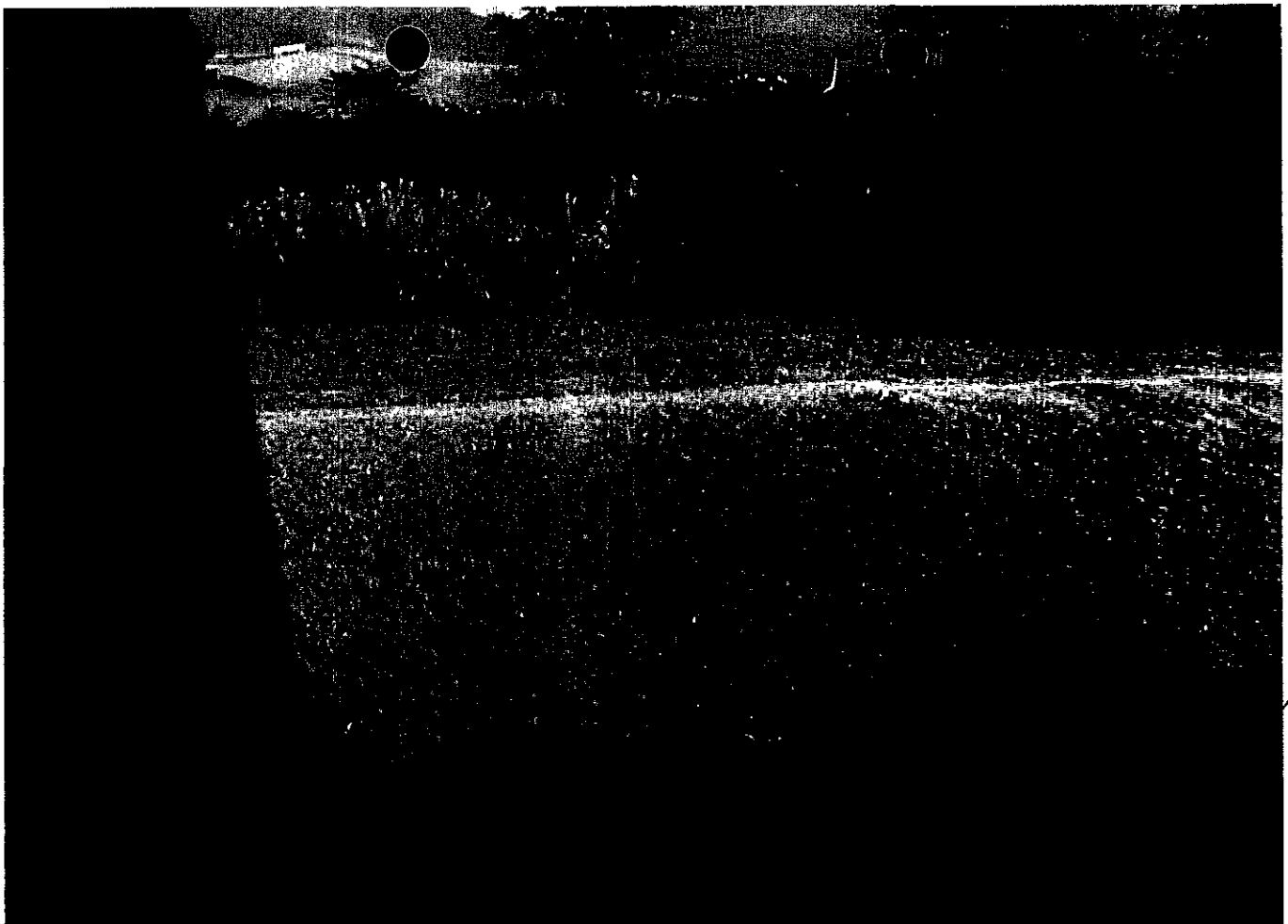
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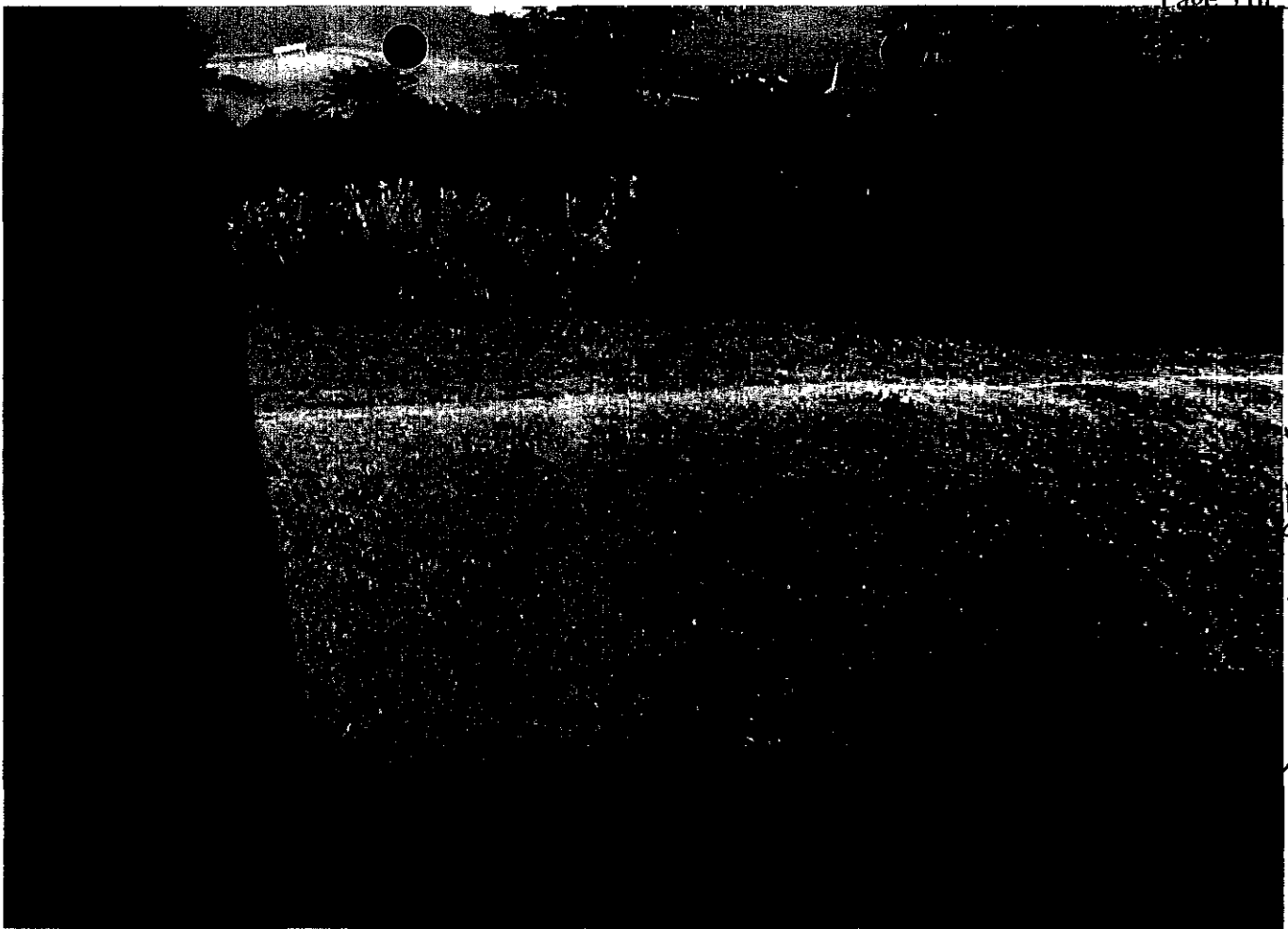


VIEW
FROM
Sideglass
Doors



view where Deck ATTACH

02-112-A



VIEW
FROM
Sideglass
Doors



02-112-0

View where Deck going to be.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

02-112-A

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		REISTERSTOWN 1	N.W. 16-K