

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Dovefield Road, 220' E
centerline of Likens Road
11th Election District
5th Councilmanic District
(29 Dovefield Road)

Patricia & Paul Janowiak
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-130-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Patricia and Paul Janowiak, legal owners of that property known as 29 Dovefield Road in the Perry Hall area of Baltimore County. The Petitioners herein seek relief from Sections 1B01.2.c.1.b and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 16 ft. in lieu of the required 30 ft. for an open projection (deck) and to amend the second amended Final Development Plan. 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.

ORDER REVOKED FOR FILING
C.C. 11/2/01
R. Janowiak

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.

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

Received &
1974 2302



Baltimore County
Zoning Commissioner

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

November 7, 2001

Mr. & Mrs. Paul Janowiak
29 Dovefield Road
Perry Hall, Maryland 21128

Re: Petition for Administrative Variance
Case No. 02-130-A
Property: 29 Dovefield Road

Dear Mr. & Mrs. Janowiak:

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 black ink, 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 29 Dovefield Road
which is presently zoned DR 5-5

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 B O l . 2 . C . 1 . 6 and 3 0 1 . 1 A to

permit a rear yard setback of 16 ft. in lieu of the required 30 ft.
for an open projection (deck) and to amend the second amended
Final Development Plan.

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):

Patricia Janowiak

Name - Type or Print

Patricia Janowiak

Signature

Paul Janowiak

Name - Type or Print

Paul Janowiak 410-598-4363 ext 410

Signature

29 Dovefield Road 248-2128 sup.

Address

Balto MD

City

State

Zip Code

21128

Representative to be Contacted:

Name

Address

City

Telephone No.

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 posted.

Zoning Commissioner of Baltimore County

CASE NO. 02-130-A

Reviewed By BR Date 9/25/01

Estimated Posting Date 10/7/01

REV 9/15/98

ORDER RECEIVED FOR FILING
DATE
BY

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

29 Dovefield Road
Address Baltimore Maryland 21128
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):

It is our desire to construct a 12' x 28' deck at the rear of our newly constructed home. Our intention is to use this deck as another "living area" of our home. We have a very large family and do an extensive amount of entertaining, year round. It is our plan to keep our grill (large) and patio table and chairs on the deck. If we were confined to building a 7' x 28' deck we would not have the ability to store our furniture and grill, nor would we have the ability to entertain in the way we are accustomed to.

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.

Patricia Janowski
Signature
Patricia Janowski
Name - Type or Print

Paul Janowski
Signature
Paul Janowski
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patricia Janowski and Paul Janowski
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

9/1/01
Date

James Taylor
Notary Public
My Commission Expires 11/1/03

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

29 Dovefield Road
Address
Baltimore Maryland 21128
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):

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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.

Patricia Janowiak
Signature
Patricia Janowiak
Name - Type or Print

Paul Janowiak
Signature
Paul Janowiak
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patricia Janowiak and Paul Janowiak
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

9/11/01
Date

James Ingram
Notary Public
My Commission Expires 11/1/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 29 Dovefield Road
which is presently zoned OR 5.5

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) 1B01.2.C.1.1.6 and 301.1A to

permit a rear yard setback of 16 ft. in lieu of the required 30 ft. for an open projection (deck) and to amend the second amended Final Development Plan.

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

Signature

Name - Type or Print

Signature

Address Telephone No.

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 02 day of February, 2002, 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. 02-130-A

Reviewed By BK Date 9/25/01

REV 9/15/98

Estimated Posting Date 10/7/01

Zoning Description

Zoning Description For 29 Dovefield Road.
Beginning at a point on the south side of
Dovefield Rd. which is 50 ft. wide at a distance
of 220 ft. East of the centerline of the
nearest improved intersecting street Likens Road
which is 50 ft. wide. Being Lot #5 in the
subdivision of Dovefield as recorded in Baltimore
County Plat Book #72, Folio #112, containing
6,159 square ft. Also known as 29
Dovefield Rd. and located in the 11th Election
District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5684

DATE 9/30/01 ACCOUNT K 001 006-6150

AMOUNT \$ 100.00

RECEIVED FROM: 11 January

FOR: 2001 January 9 FDP amount

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 130

PAID RECEIPT

PAYMENT ACTING FOR

02/26/2001 02/26/2001 09:18:04

PAID TO: CASHIER DNN DNN DNN 2

RECEIVED BY: 02/26/02 02/26/02

PAID TO: 02/26/02 02/26/02

PAID TO: 02/26/02

PAID TO: 02/26/02 100.00

100.00 CR 100.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-130-A

Petitioner/Developer: _____

PAUL JANOWIAK

Date of Hearing/Closing: 10/22/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

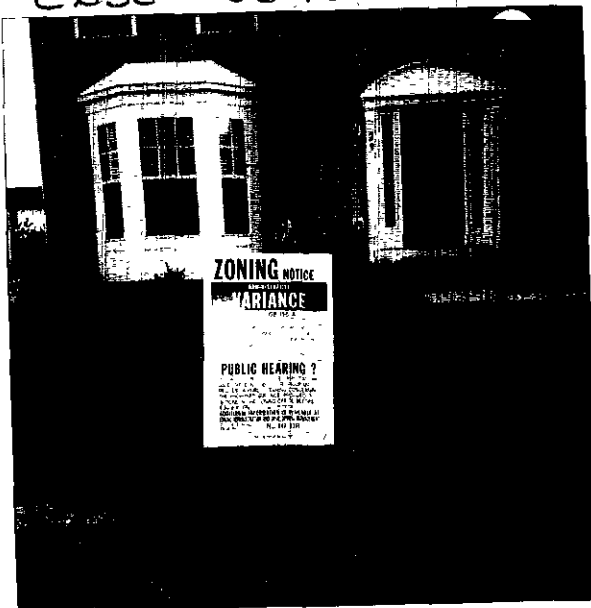
Ladies and Gentlemen:

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 _____

29 DOVEFIELD RD.

The sign(s) were posted on 10/7/01
(Month, Day, Year)

CASE # 02-130-A



Sincerely,

Richard E. Hoffman 10/7/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

29 DOVEFIELD RD.

POSTED 10/7/01

Richard E. Hoffman 10/7/01

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: 02-130-A
Petitioner: PAUL JANOWIAK
Address or Location: 29 DOWFIELD ROAD BALTO. MD 21128

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL JANOWIAK
Address: 29 DOWFIELD ROAD
BALTO. MD 21128
Telephone Number: 410-248-2128

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 130 -AAddress 29 Dovefield Rd.Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/26/01Posting Date: 10/7/01Closing Date: 10/22/01

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- 130 -AAddress 29 Dovefield Rd.Petitioner's Name Pat & Paul JanowiakTelephone 410 - 598 - 4363Posting Date: 10/7/01Closing Date: 10/22/01Wording for Sign: To Permit a rear yard setback of 16 ft. in lieu of the
required 30 ft. for an open projection (deck), and to amend the
second amended Final Development Plan.

WCR - Revised 6/28/00

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 26, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2001
Item Nos. 121, 123, 124, 125, 126, 127,
128, 129, ~~130~~, 131, 133, 134, 135, 162,
and 163

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 30, 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 29, 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:

121, 122, 123, 124, 125, 126, 127, 128, 130,
133, 134, 135, and 163

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



AN
10/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2001

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

- 5

SUBJECT: 29 Dovefield Road

INFORMATION:

Item Number: 02-130

Petitioner: Patricia Janowiak

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the subject request. However, this office is of the opinion that the Zoning Commissioner should be aware of the fact that the petitioner's rear yard faces a panhandle lot. Potentially the neighbor's bedroom could be right next to the proposed deck. Taking into consideration the petitioner's statement regarding entertaining guests (see petitioner's comments), the neighbor's peaceful enjoyment of his property could be impacted.

Prepared by: Maeda A. Cunniff

Section Chief: Jeffrey W. Long
AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.27.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 1307 BR

Dear Mr. Zahner:

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

To Whom It May Concern:

Paul and Patricia Janowiak, who reside at 29 Dovefield Rd., are applying for a variance to build a deck 12 ft. by 28 ft. I do not have any objections to the construction of this deck.

Signature: George Janowiak

Address: 29 Dovefield Rd.
Kingstoll MA 01128

To Whom It May Concern:

Paul and Patricia Janowiak, who reside at 29 Dovefield Rd., are applying for a variance to build a deck 12 ft. by 28 ft. I do not have any objections to the construction of this deck.

Signature: 
Address: 31 DOVEFIELD ROAD.
PERRY HALL, MD. 21128

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

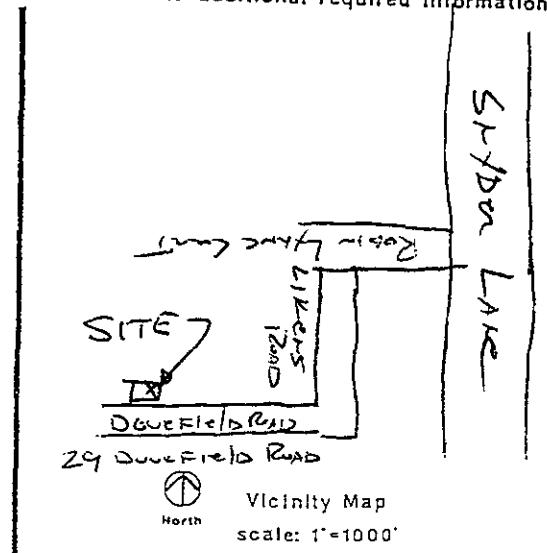
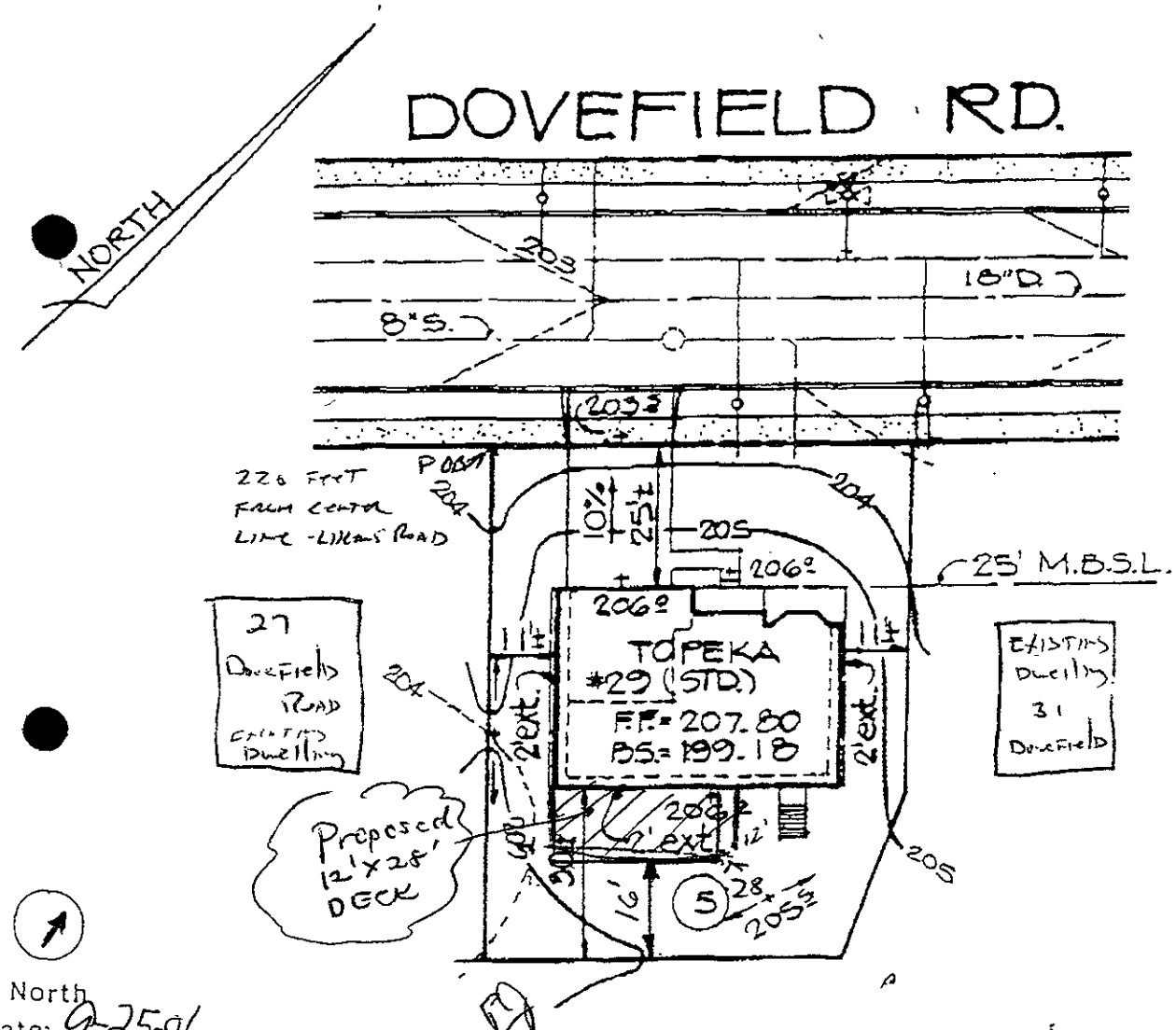
PROPERTY ADDRESS: 29 DOVEFIELD ROAD

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

Subdivision name: DOVEFIELD LIKENS PROPERTY

plat book # 72, folio # 112, lot # 5, section #

OWNER: PAUL JAKOWIAK



LOCATION INFORMATION

Election District: 11
 Councilmanic District: 5
 1"=200' scale map#: NE 10 H
 Zoning: DR S.5
 Lot size: .141 acreage 6,159 square feet
 Sewer: ☒ public ☐ private
 Water: ☒ yes ☐ no
 Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NO 01-328-A

Zoning Office USE ONLY!

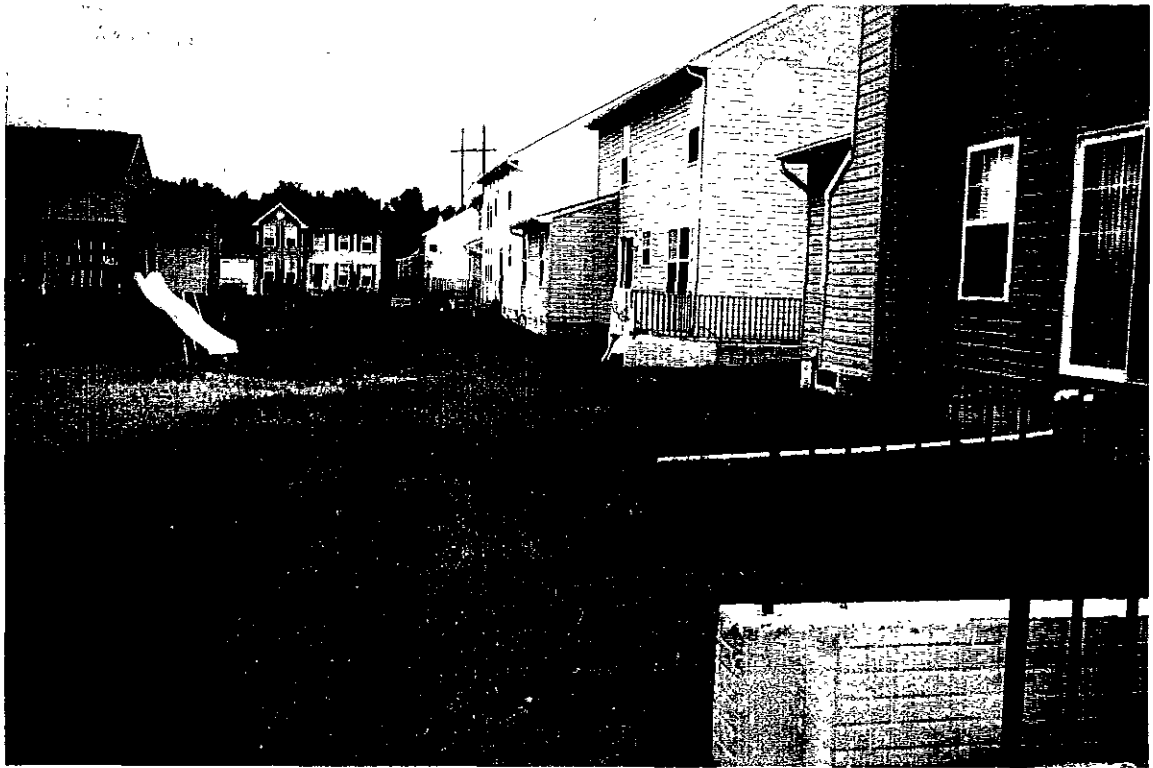
reviewed by: BR ITEM #: 130 CASE #: 02-130-A

North
 date: 9-25-01
 prepared by: PT

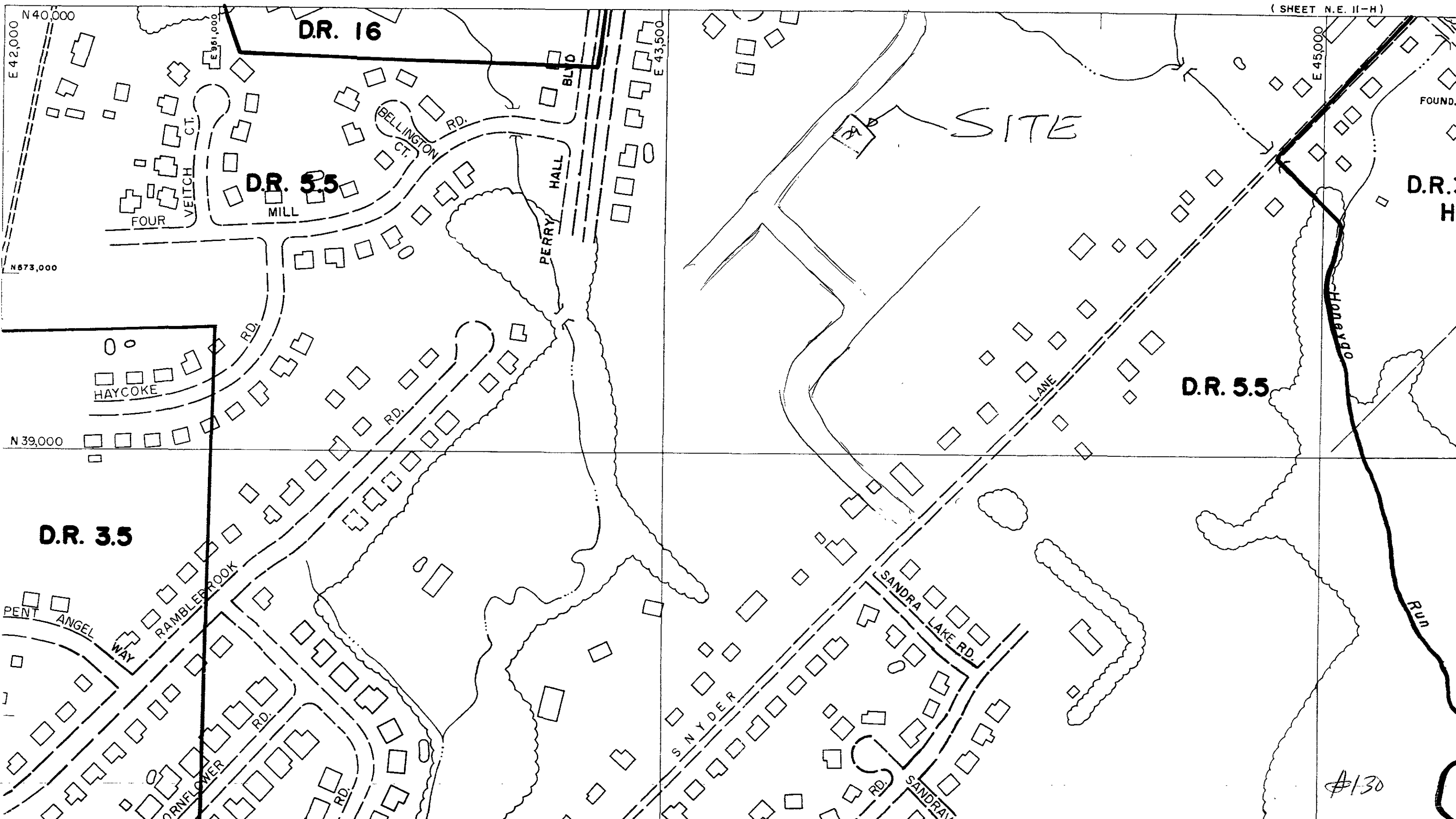
Scale of Drawing: 1" = 30 FT.

-15-
 Pet. Ex. #1

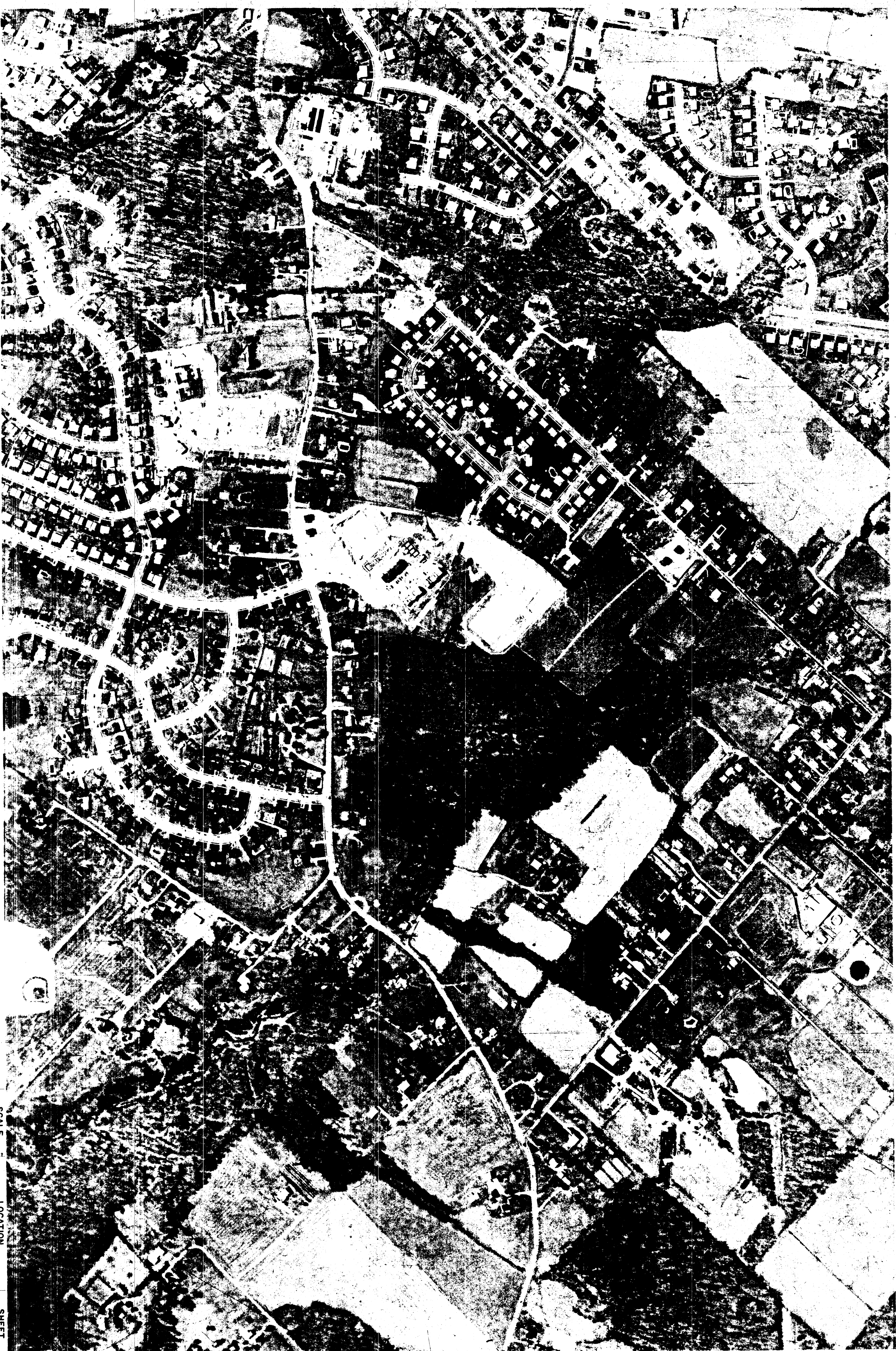




NE 10 H
1" = 200'

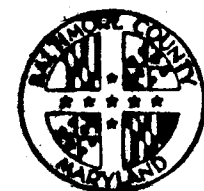


2314



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL VICINITY	NE 10-H
DATE OF PHOTOGRAPHY JANUARY 1986		



Baltimore County
Zoning Commission

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

June 19, 2000

Mr. Thomas Church
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

RE: DEVELOPMENT PLAN HEARING
(Likens Property)
11th Election District - 5th Council District
Case No. XI-799

Dear Mr. Church:

This letter is to follow-up our meeting this date concerning the above-captioned matter and the issue of whether variance relief for any of the lots in this development can be requested.

Based upon my review of the file, the approved development plan, and my Opinion and Order dated January 22, 1999, I agree that the note on the plan stating that no variances are permitted is erroneous. It was not my intent to preclude the ability of the property owner or its successors in title to Petition for variance relief. Indeed, my Order does not provide for any such prohibition. Rather, variance requests will be considered on a case-by-case, or lot-by-lot basis, as they are presented. In my judgment, the present note on the plan should be deleted.

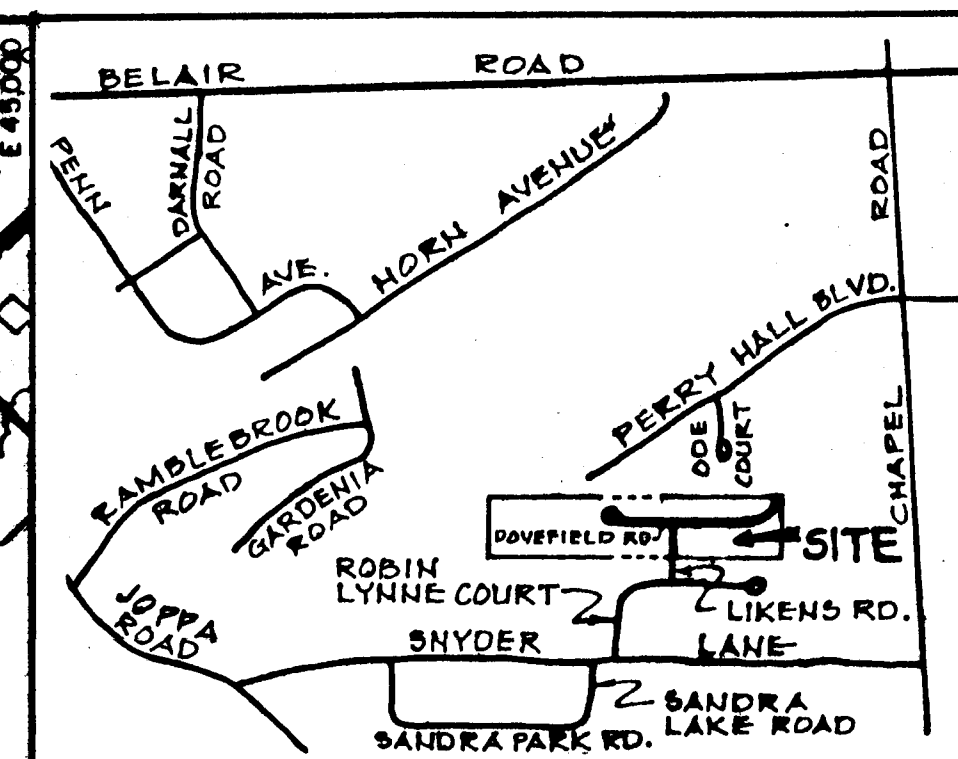
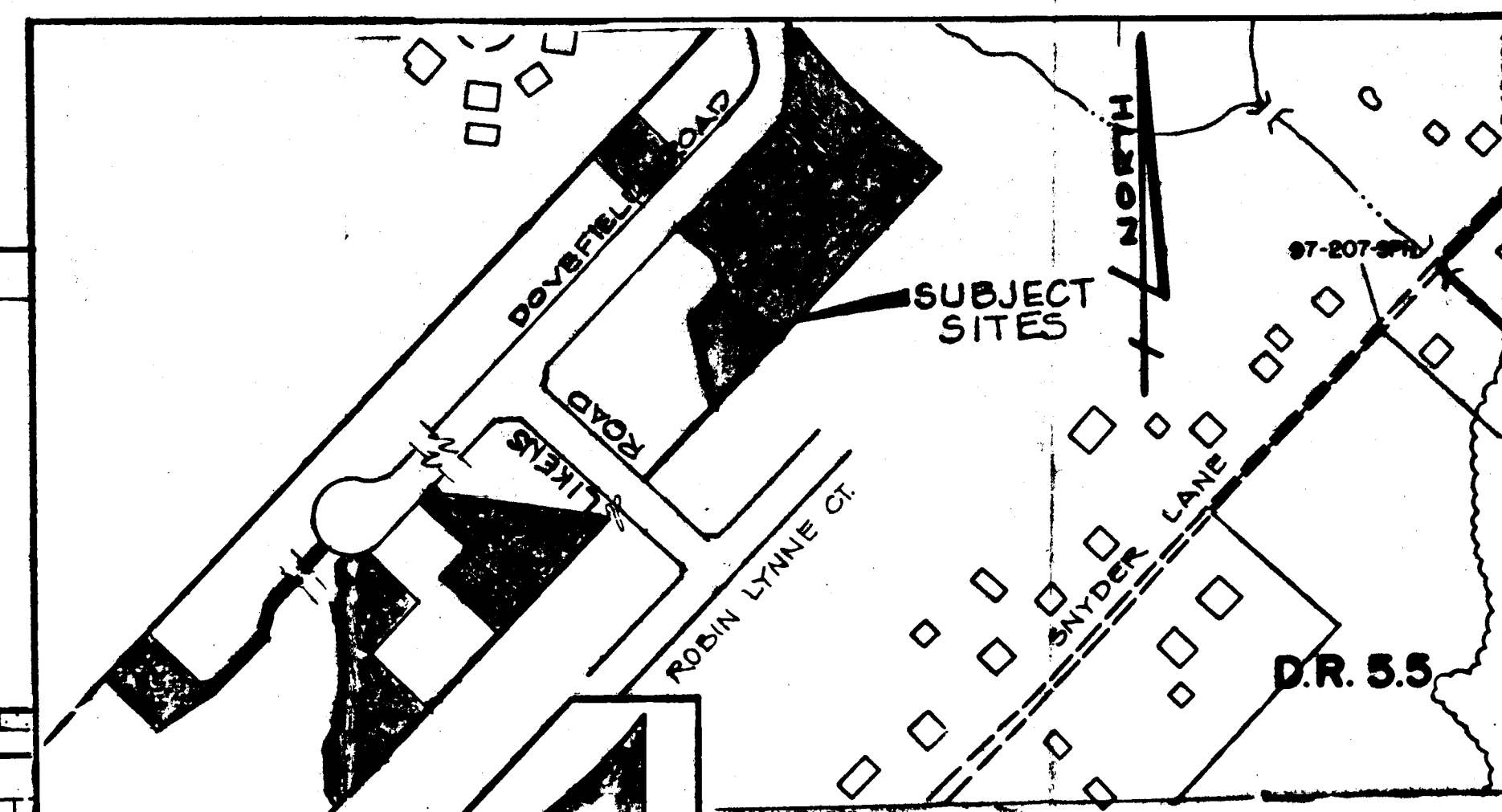
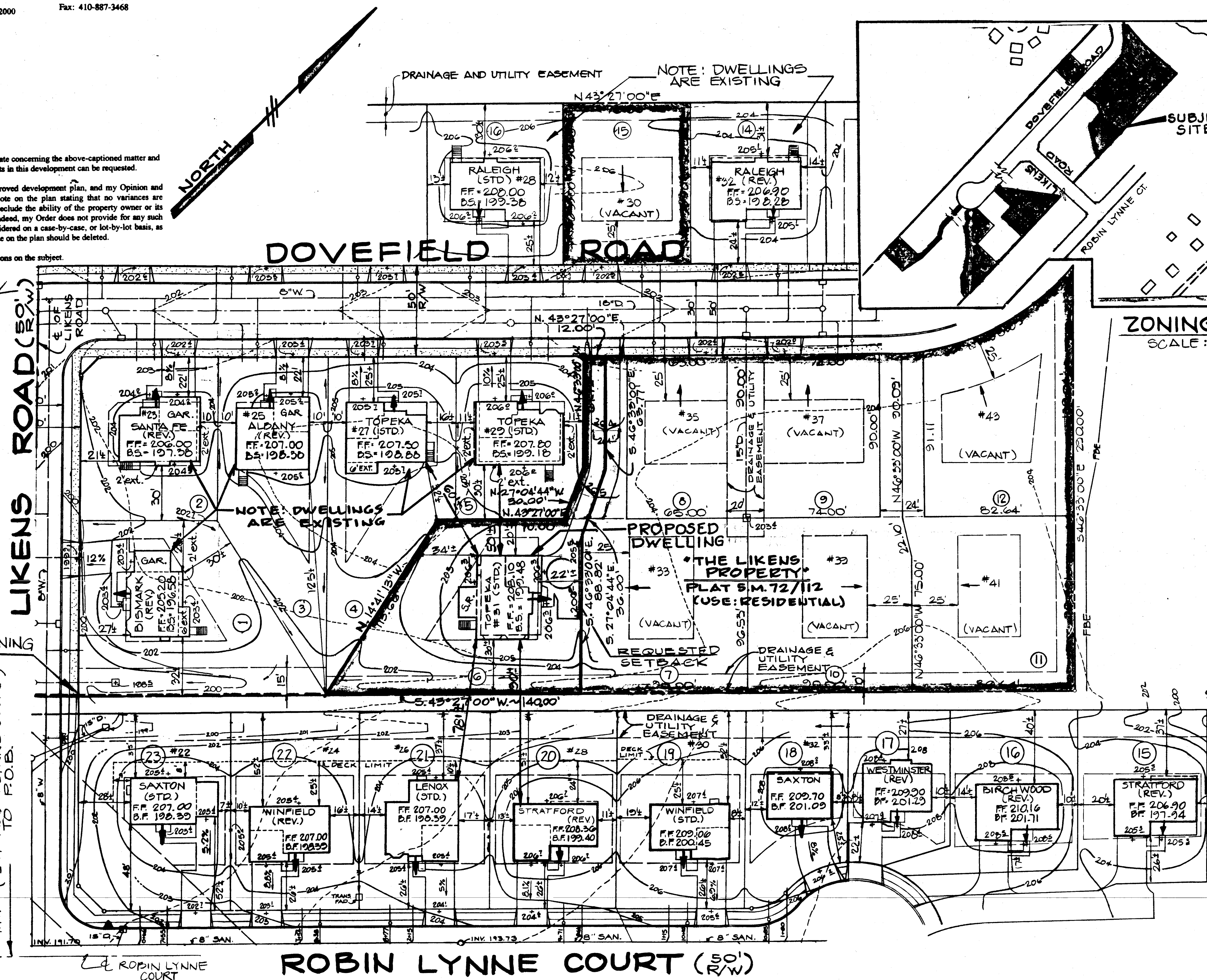
Please call me if you have any further questions on the subject.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bj

PLAT TO ACCOMPANY PETITION FOR ZONING: ☒ VARIANCE, ☐ SPECIAL HEARING



VICINITY MAP
SCALE: 1"=1000'
NORTH

LOCATION INFORMATION

ELECTION DISTRICT #: 11
COUNCILMANIC DISTRICT #: 5
1"=200' SCALE MAP #: NE 10 H
ZONING: DR-5.5
LOT SIZE: 524,810 ft², 12.048 acres

PUBLIC PRIVATE
SEWER: ☒ ☐
WATER: ☒ ☐
YES NO
CHESAPEAKE BAY CRITICAL AREA ☐ ☒
PRIOR ZONING HEARINGS: NONE
FOR SUBJECT SITE

ZONING OFFICE USE ONLY

REVIEWED BY: ITEM #: CASE #

THERE IS NO 100 YEAR
FLOODPLAIN WHICH
AFFECTS THE SUBJECT
SITE.

OWNER INFORMATION:
LIKENS BROTHERS, L.L.C.
4250 CHAPEL ROAD
PERRY HALL, MD, 21128
410-256-6472

DEED REFERENCE:
S.M. 13896/518

PLAT REFERENCE:
S.M. 72/112

01-328-A

PDM#
XI-799

Drafting: T.L.B.	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212	PLAT TO ACCOMPANY PETITION FOR VARIANCE #4, #11, #15, #17, #30, #31, #33, #35, #37, #39, #41, #43 DOVEFIELD ROAD LIKENS PROPERTY ELECTION DISTRICT NO. 11 BALTIMORE COUNTY, MD.	SHEET 1 OF 2	DATE FEB. 13, 2001 SCALE 1"=30'	CONTRACT NUMBER 97-121
Check: T.A.C.					
Design: 2/4/01	ADD ALL VACANT LOTS TO VARIANCE				
Check: DATE:	REVISIONS				