

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Summit Avenue, 23' W		
Centerline of Wyndcrest	*	DEPUTY ZONING COMMISSIONER
1st Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(1301 Summit Avenue)		
	*	CASE NO. 02-157-A
Cathy M. Sideowski & E. Thomas Mace		
Petitioners	*	
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Cathy M. Sideowski and E. Thomas Mace, the legal owners of the subject property. The variance request is for property located at 1301 Summit Avenue in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side yard and to have a height of 25 ft. in lieu of the required 15 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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

UNDER RECEPTION FOR FILING

Date 12/3/01

By R. J. [Signature]

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of December, 2001, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side yard and to have a height of 25 ft. in lieu of the required 15 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
DATE 12/13/01
BY R. Emerson



Baltimore County
Zoning Commissioner

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

December 3, 2001

Ms. Cathy M. Sideowski
Mr. E. Thomas Mace
1301 Summit Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-157-A
Property: 1301 Summit Avenue

Dear Ms. Sideowski & Mr. Mace:

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 dark ink, appearing to read "Timothy 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 1301 SUMMIT 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) 400.1, 400.3 BCZR

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDEYARD AND TO HAVE
A HEIGHT OF 25' IN LIEU OF THE REQUIRED
REARYARD AND IS' 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. NO ACCESS DUE TO SWIMMING POOL (EXISTING)

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):

E. THOMAS MACE

Name - Type or Print

Signature

CATHY M SIDCOWSKI

Name - Type or Print

Signature

1301 SUMMIT AVE 410-744-2133

Address

Telephone No.

BALTIMORE

City

MD

State

21228

Zip Code

Representative to be Contacted:

SAME

Name

AS

Address

ABOVE

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 10/18/01 day of OCTOBER 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. 02-157-A

Reviewed By LTM Date 10/18/01

REV 9/15/98

Estimated Posting Date 10/28/01

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

Address 1301 SUMMIT AVE
City BALTIMORE State MD Zip Code 21228

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):

One Loc DUE TO THE CONTOUR OF THE PROPERTY AND THE LOCATION OF THE POOL THERE WOULD BE NO VEHICULAR ACCESS TO THE GARAGE.

One Lot REQUESTED FOR 25' REQUIRED TO MATCH PITCH AND MATERIAL STYLE OF EXISTING HOUSE. (100 yr old Victorian)

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.

E. Thomas Mace
Signature

E. THOMAS MACE
Name - Type or Print

Cathy M. Sidlowski
Signature

CATHY M SIDLOWSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

E. Thomas Mace and Cathy M. Sidlowski
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

11 October 2001
Date

Michele Mandell
Notary Public

My Commission Expires 1 Feb 2002

REV 09/15/98

MICHELE MANDELL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 1, 2002

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E Thomas Mace
Signature
E. THOMAS MACE
Name - Type or Print

Cathy M. Sidlowski
Signature
CATHY M SIDLOWSKI
Name - Type or Print

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E. Thomas Mace and Cathy M. Sidlowski
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AS WITNESS my hand and Notarial Seal

11 October 2001
Date

Michele Mandell
Notary Public
My Commission Expires 1 Feb 2002

R20 09/15/98

MICHELE MANDELL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 1, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1301 SUMMIT AVE
which is presently zoned DR 2

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TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDEYARD AND TO HAVE
A HEIGHT OF 25' IN LIEU OF THE REQUIRED
REARYARD AND 15' 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 NO ACCESS DUE TO SWIMMING POOL (EXISTING)

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 _____
City _____ State _____ Zip Code _____
Telephone No. _____

Attorney For Petitioner:

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

Legal Owner(s):

E. THOMAS MACE
Name - Type or Print _____
Signature _____
CATHY M SINDOWSKI
Name - Type or Print _____

Signature _____
1301 SUMMIT AVE 410-744-2133
Address _____ Telephone No. _____
BALTIMORE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____
AS
Address _____ Telephone No. _____
ABOVE
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

Reviewed By LTM Date 10/18/01
Estimated Posting Date 10/28/01

CASE NO. 02-157-A

ORDER RECEIVED
DATE 9/15/98
BY _____

**ZONING DESCRIPTION FOR
1301 SUMMIT AVENUE**

**BEGINNING AT A POINT ON THE SOUTH SIDE OF SUMMIT AVENUE
WHICH IS 30 FEET WIDE AT THE DISTANCE OF 23 FEET WEST OF THE
CENTER LINK OF THE NEAREST IMPROVED INTERSECTING STREET,
WYNDCREST WHICH IS 20 FEET WIDE.**

**BEING PARCEL #1519 GROUP #80 AS SHOWN ON MAP #101 GRID #7
CONTAINING 21,978 SQ. FT. ALSO KNOWN AS 1301 SUMMIT AVENUE, AND
LOCATED IN THE 1ST ELECTION DISTRICT AND 1ST COUNCILMANIC
DISTRICT.**

BEGINNING FOR THE SAME at a point in the center line of Summit Avenue (30 feet wide) at the end of the first or north 73 1/2 degrees east 11 foot line of the parcel of land conveyed by deed from John Huber and wife to Lilia K. Soper, dated October 23, 1896 and recorded among the Land Records of Baltimore County, in Liber LMB No. 225, folio 412; thence running along the second line of the deed aforesaid as surveyed in 1934 south 28 degrees 13 minutes east 194.35 feet to a point; thence by a new division line (1945) South 71 degrees 34 minutes west, which crosses the parcel of land aforesaid and also crosses the original lot of land conveyed to Lilia K. Soper by deed from John Huber and wife dated March 6, 1893 and recorded among the aforesaid Land Records in Liber LMB No. 196, folio 385, at a distance in all of 111.15 feet to a point in the third line of the last mentioned deed at the distance of 57 feet northwesterly from the beginning thereof and thence along said third line as per survey of 1934, north 27 degrees 54 minutes west 202 - 1/4 feet to the end of said line in the center line of Summit Avenue; thence along the fourth line of said deed and on the center line of Summit Avenue, north 75 degrees 40 minutes east 111 feet to the place of beginning.

THE improvements thereon being known as No. 1301 Summit Avenue.

#157

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0660

DATE 10/15/01 ACCOUNT 1001 000 000

AMOUNT \$ 50.00

RECEIVED FROM: RUC PLACE

FOR: THE UNIVERSITY

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 10/15/01 TIME 11:18
BY CASHIER JOHN DOE
FOR THE UNIVERSITY
AMOUNT \$ 50.00
TOTAL \$ 50.00

PAID TO RUC PLACE
FOR THE UNIVERSITY
TOTAL \$ 50.00

CASHIER'S VALIDATION



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-157-A
TO PERMIT AN ACCESSORY
STRUCTURE (GARAGE) TO BE LOCATED
IN THE SIDE YARD AND TO HAVE A
HEIGHT OF 25 FEET IN LIEU OF THE
REQUIRED REAR YARD AND 15 FEET
RESPECTIVELY

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 NOV. 12, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT
 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

125 N. GREENPARK AVE.
 TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST HERE UPON HEARING DATE, HEARING DATES TO ZONING, MD. 26A

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 02-157-A

Petitioner/Developer: _____

MACE/SIDLOWSKI

Date of Hearing/Closing: Nov. 12, 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 1301 SUMMIT AVE.

The sign(s) were posted on OCT. 26, 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: OZ-157-A
Petitioner: E. THOMAS MACE : CATHERINE SIDCOWSKI
Address or Location: 1301 SUMMIT AVE BALTO MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: E. THOMAS MACE
Address: 1301 SUMMIT AVE
BALTIMORE MD 21228
Telephone Number: 410 - 744 - 2133

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 157 -AAddress 1301 SUMMIT AVEContact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/18/01Posting Date: 10/28/01Closing Date: 11/12/01

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 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- 157 -AAddress 1301 SUMMIT AVEPetitioner's Name WACE/SIDLOWSKITelephone 410 744 2133Posting Date: 10/28/01Closing Date: 11/12/01

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE SIDEYARD AND TO HAVE A HEIGHT
OF 25' IN LIEU OF THE REQUIRED REARYARD AND
15' RESPECTIVELY

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** December 20, 2001
Department of Permits & Development Mgmt.

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

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2001
Item Nos.* 151, 152, 155, ~~157~~ 161, 164,
165, 167, 168, 170, 171, 172, 173, 174,
and 175

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

*Items number 153 and 154 were not designated.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

December 10, 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 November 26, 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:

151, 152, 155, 156, ~~157~~, 159, 161, 164, 165, 166, 167, 168, 169,
170, 171, 172, 173, 174, and 175

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



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on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.3.01

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

RE: Baltimore County
Item No. [REDACTED]

LTM

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,

1

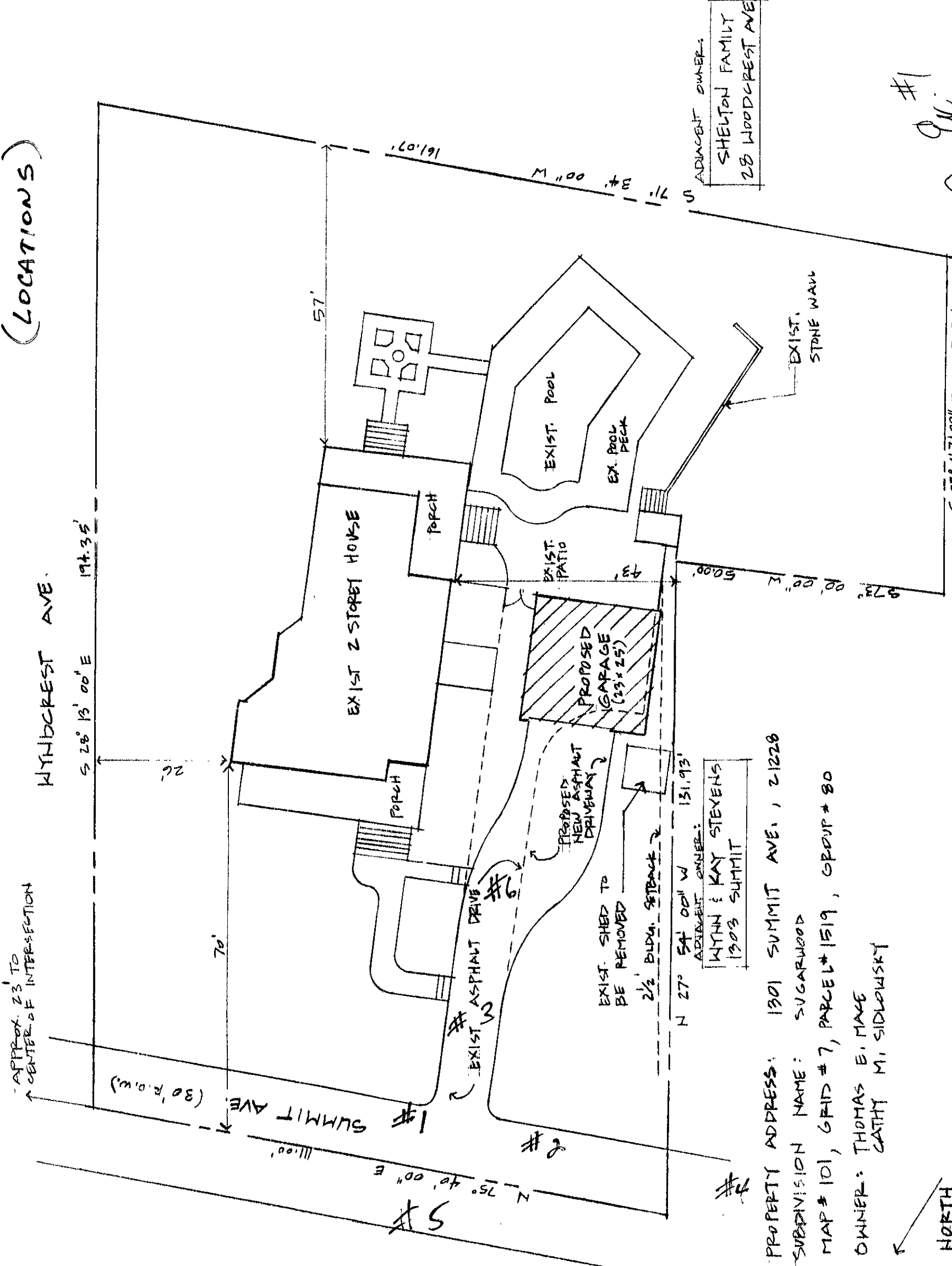
Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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 ADMINISTRATIVE VARIANCE PHOTO LEGEND (LOCATIONS)



ADJACENT OWNER:
SHELTON FAMILY
28 WOODCREST AVE

ADJACENT OWNER:
JACK & CATHY BENZING
8 N. BEECHWOOD

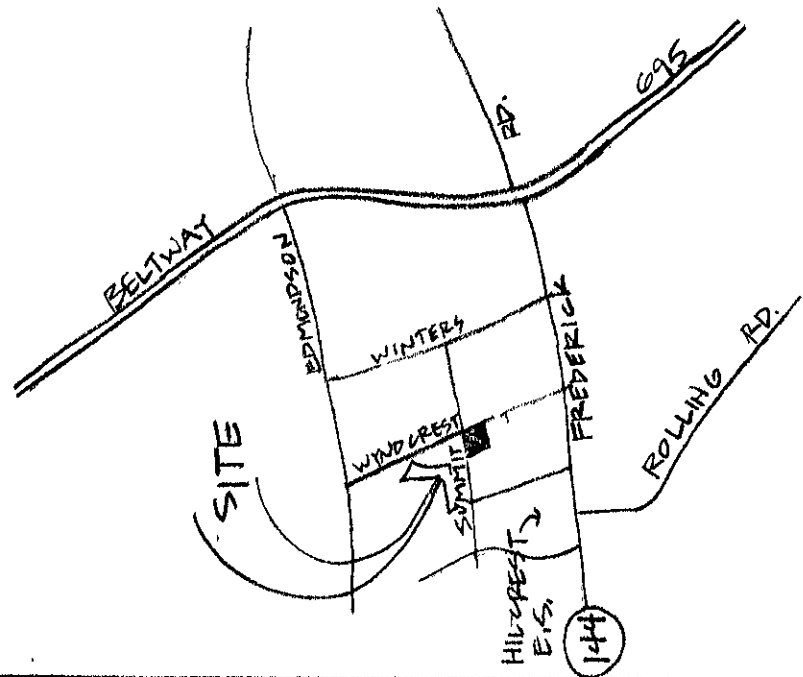
ADJACENT OWNER:
WYNN & KAY STEVENS
1303 SUMMIT

PROPERTY ADDRESS: 1301 SUMMIT AVE., 21228
SUBDIVISION NAME: SUGARWOOD
MAP # 101, GRID # 7, PARCEL # 1519, GROUP # 80
OWNER: THOMAS E. MACE
CATHY M. SIDLOWSKY

SCALE: 1"=20'

NORTH

7-5-2001



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1

ELECTION DISTRICT: 1

1"=200' SCALE MAP:

ZONING:

LOT SIZE: .50 AC 21,978 SF

SEWER: PUBLIC

WATER: PUBLIC

CHESAPEAKE BAY CRITICAL AREA: HD

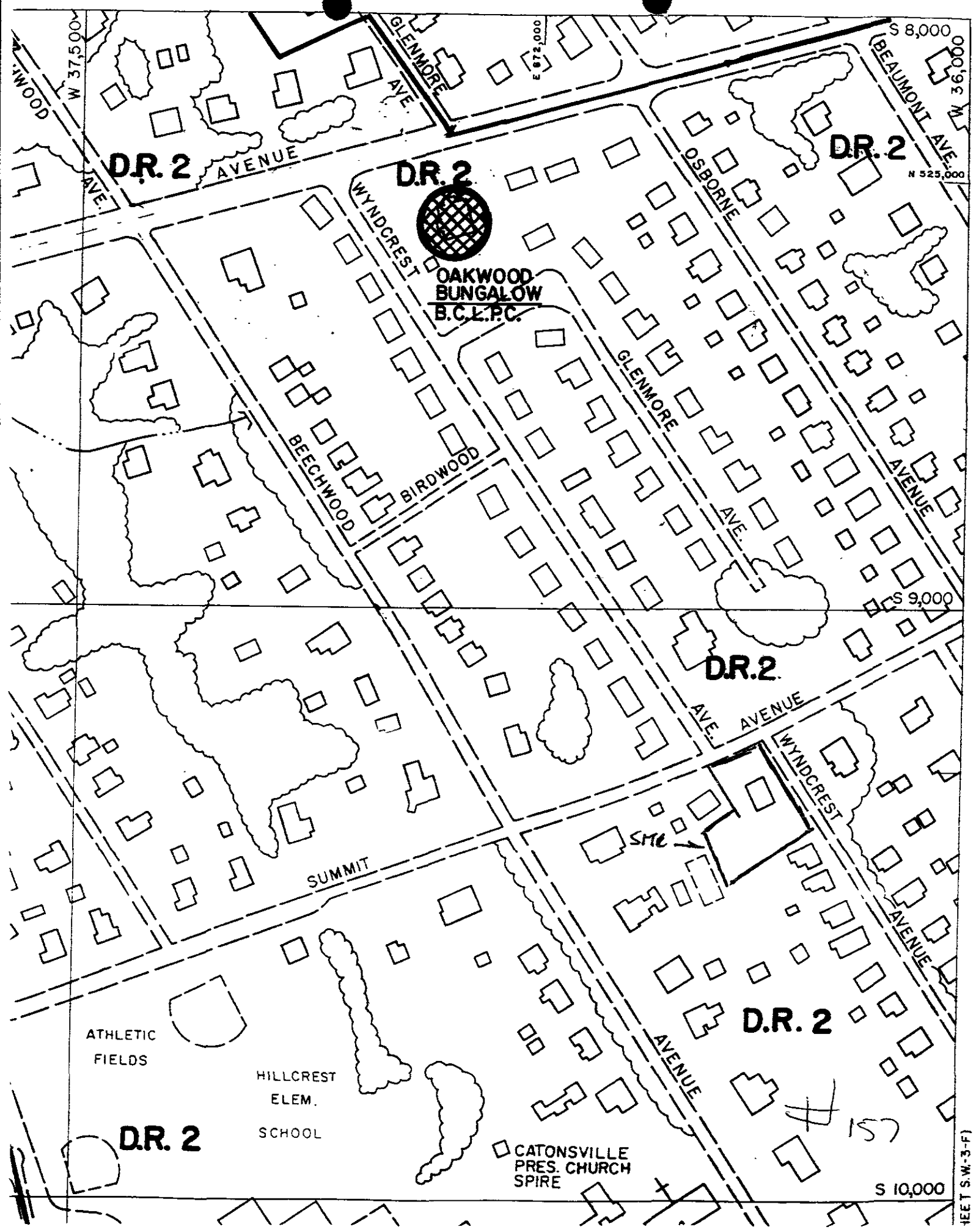
PRICE ZONING HEARINGS:

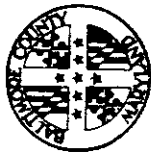
ZONING OFFICE USE ONLY

REVIEWED BY: ITEM #

CASE #

SW G3 1" = 200'





Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
01-157-A



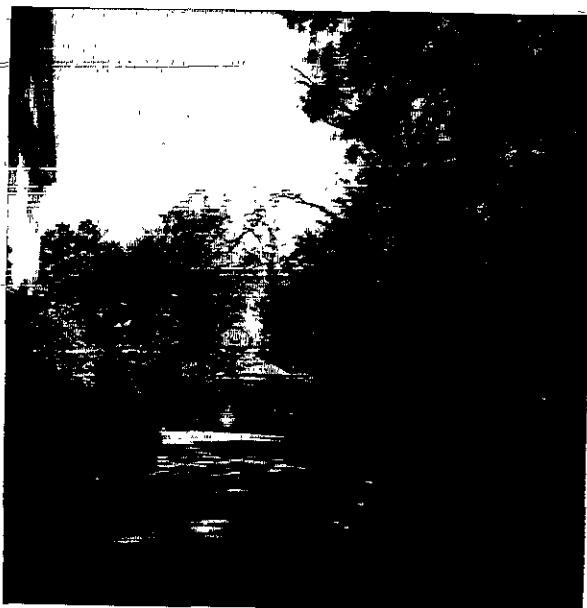
#1

#157



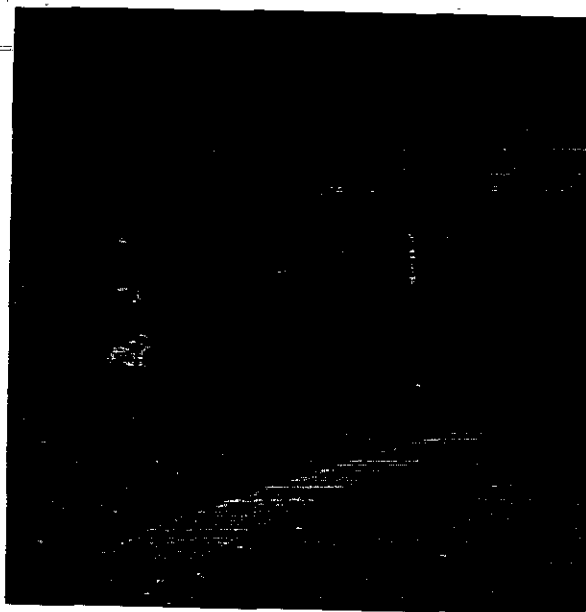
#2

#157



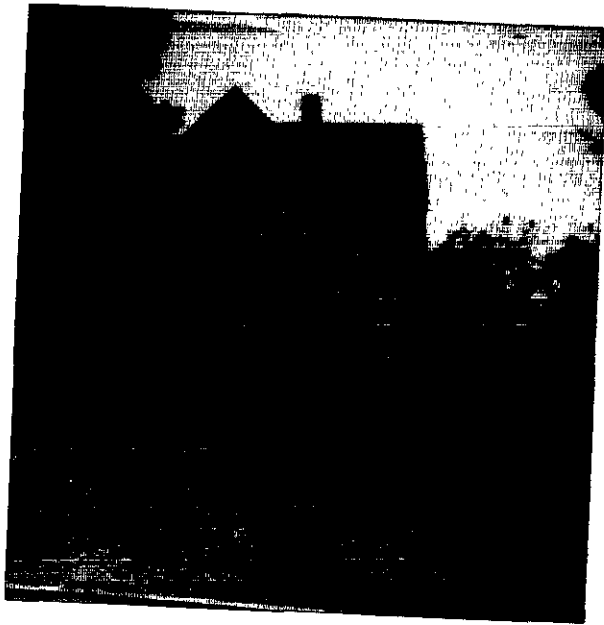
#3

#157



#4

#157



#5

#157

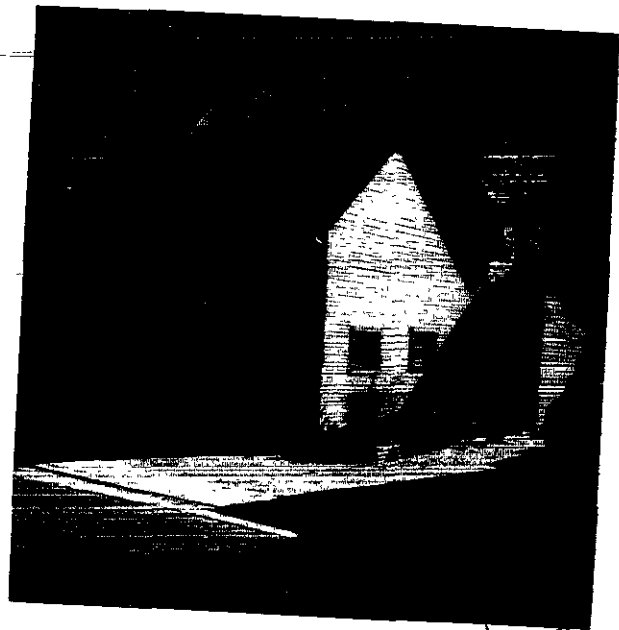


#6

#157



style of proposed garage #157



style of proposed garage #157