| | | |
|---|---|---|
| IN RE: PETITION FOR ADMIN. VARIANCE<br>E/S Thackery Avenue, 100' S<br>centerline of Halley Road<br>1st Election District<br>1st Councilmanic District<br>(405 Thackery Avenue)<br><br>Linda A. Blackert & Lawrence J. Beyer<br>Petitioners | * | BEFORE THE<br><br>DEPUTY ZONING COMMISSIONER<br><br>OF BALTIMORE COUNTY<br><br>CASE NO. 02-176-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 owners of the subject property, Linda A. Blackert & Lawrence J. Beyer. The variance request is for property located at 405 Thackery Avenue, in the Catonsville area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations, to permit an addition to an existing dwelling to have a front yard setback of 32 ft. In lieu of the required front yard average of 37.5 ft. and side yard setbacks of 8 ft. with a sum of 24 ft. in lieu of the required 15 ft. with a sum of 40 ft., respectively. 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

ORDER RECEIVED FOR FILING
Date 11/30/01
By P. Jerome

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.

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 30th day of November, 2001, that a variance from Section 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations, to permit an addition to an existing dwelling to have a front yard setback of 32 ft. In lieu of the required front yard average of 37.5 ft. and side yard setbacks of 8 ft. with a sum of 24 ft. in lieu of the required 15 ft. with a sum of 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 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 11/30/01
By R. Jamison

Baltimore County
Zoning Commissioner

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

November 30, 2001

Ms. Linda A. Blackert
Mr. Lawrence J. Beyer
405 Thackery Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-176-A
Property: 405 Thackery Avenue

Dear Ms. Blackert & Mr. Beyer:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Michael Birner
3205 Corporate Court
Ellicott City, MD 21042



Printed with Soybean Ink on Recycled Paper

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 405 THACKERY AVE.

which is presently zoned D.R.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) 1B02.3.C.1 and 303.1 - to permit an addition to an existing dwelling to have a front yard setback of 32 feet in lieu of the required front yard average of 37½ feet, and side yard setbacks of 8 feet with a sum of 24 feet in lieu of the required 15 feet with a sum of 40 feet, 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):**

LAWRENCE J. BEYER
Name - Type or Print

Lawrence J Beyer
Signature

LINDA A. BLACKERT
Name - Type or Print

Linda A. Blackert
Signature

405 THACKERY AVE 4107889102
Address Telephone No.

CATONSVILLE MD 21228
City State Zip Code

**Representative to be Contacted:**

MICHAEL BIRNER
Name

3205 Corporate Ct. 4104616700
Address Telephone No.

Ellicott City MD 21042
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. 02-176-A

Reviewed By RJD Date 10-31-01

Estimated Posting Date 11-11-01

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 11/30/01
By D. Grundy

# 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 405 THACKERY AVE.
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):

THE VARIANCE REQUEST IS TO PERMIT A FRONT SETBACK OF 32' IN LIEU OF THE REQUIRED 40' FOR AN ADDITION. ALSO REQUESTED IS TO PERMIT A COMBINED SETBACK OF BOTH SIDES OF 24' INSTEAD OF THE REQUIRED 40' FOR AN ADDITION. ALSO REQUESTED IS TO PERMIT THE ADDITION TO EXCEED 25% OF THE GROUND FLOOR AREA OF THE EXISTING HOUSE.

WITHOUT THIS VARIANCE IT WOULD NOT BE POSSIBLE TO ATTAIN THE SQUARE FOOTAGE NECESSARY TOWARDS THE CONSTRUCTION OF AN ADDITIONAL BEDROOM & BATH WHICH IS REQUIRED BECAUSE OF CURRENT SPACE LIMITATIONS AND FAMILY SIZE.

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.

Lawrence J Beyer
Signature

LAWRENCE J. BEYER
Name - Type or Print

Linda A. Blackert
Signature

LINDA A. BLACKERT
Name - Type or Print

---

**STATE OF MARYLAND, COUNTY OF BALTIMORE,** to wit:

**I HEREBY CERTIFY,** this 30th day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Lawrence J Beyer & Linda A. Blackert 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

10/30/2001
Date

Leo Hecht
Notary Public

My Commission Expires 11/1/02

REV 09/15/98

# 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 405 THACKERY AVE.
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):

THE VARIANCE REQUEST IS TO PERMIT A FRONT SETBACK OF 32' IN LIEU OF THE REQUIRED 40' FOR AN ADDITION. ALSO REQUESTED IS TO PERMIT A COMBINED SETBACK OF BOTH SIDES OF 24' INSTEAD OF THE REQUIRED 40' FOR AN ADDITION. ALSO REQUESTED IS TO PERMIT THE ADDITION TO EXCEED 25% OF THE GROUND FLOOR AREA OF THE EXISTING HOUSE.

WITHOUT THIS VARIANCE IT WOULD NOT BE POSSIBLE TO ATTAIN THE SQUARE FOOTAGE NECESSARY TOWARDS THE CONSTRUCTION OF AN ADDITIONAL BEDROOM & BATH WHICH IS REQUIRED BECAUSE OF CURRENT SPACE LIMITATIONS AND FAMILY SIZE.

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.

Lawrence J Beyer
Signature

LAWRENCE J. BEYER
Name - Type or Print

Linda A. Blackert
Signature

LINDA A. BLACKERT
Name - Type or Print

---

**STATE OF MARYLAND, COUNTY OF BALTIMORE,** to wit:

**I HEREBY CERTIFY,** this 30th day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lawrence J Beyer & Linda A. Blackert

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

10/30/2001
Date

Teo Scott
Notary Public

My Commission Expires 11/1/02

REV 09/15/98

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 405 THACKERY AVE.

which is presently zoned D.R.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) 1B02.3.C.1 and 303.1 - to permit an addition to an existing dwelling to have a front yard setback of 32 feet in lieu of the required front yard average of 37 1/2 feet, and side yard setbacks of 8 feet with a sum of 24 feet in lieu of the required 15 feet with a sum of 40 feet, 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):***

LAWRENCE J. BEYER
Name - Type or Print

Lawrence J Beyer
Signature

LINDA A. BLACKERT
Name - Type or Print

Linda A. Blackert
Signature

405 THACKERY AVE 410 788 9102
Address Telephone No.

CATONSVILLE MD 21228
City State Zip Code

***Representative to be Contacted:***

MICHAEL BIRNER
Name

3205 Corporate Ct. 410 461 6700
Address Telephone No.

Ellicott City MD 21042
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. 02-176-A

Reviewed By R D Date 10-31-01

Estimated Posting Date 11/11/01

REV 9/15/98

# ZONING DESCRIPTION FOR 405 Thackery Avenue

Beginning at a point on the East side of Thackery Avenue which is 40 feet wide at the distance of 100 feet south of the centerline of the nearest improved intersecting street Tredegar Avenue which is 40 feet wide. As recorded in Baltimore County Plat Book #5, Folio # 90, containing 11,250 square feet. Also known as 405 Thackery Avenue and located in the 1st Election District, 1st Councilmanic District.

Typical metes and bounds: N. 75.0 ft., E. 150.0 ft., S. 75.0 ft., W. 150.0 ft. to the place of beginning.

Subdivision name: Oak Forest

Item # 176

**BALTIMORE COUNTY, MARYLAND**
**OFFICE OF BUDGET & FINANCE**
**MISCELLANEOUS RECEIPT**

**No.** 07713

DATE 10-5-01 ACCOUNT 001-006-6150

AMOUNT $ 50.00

RECEIVED
FROM: _____

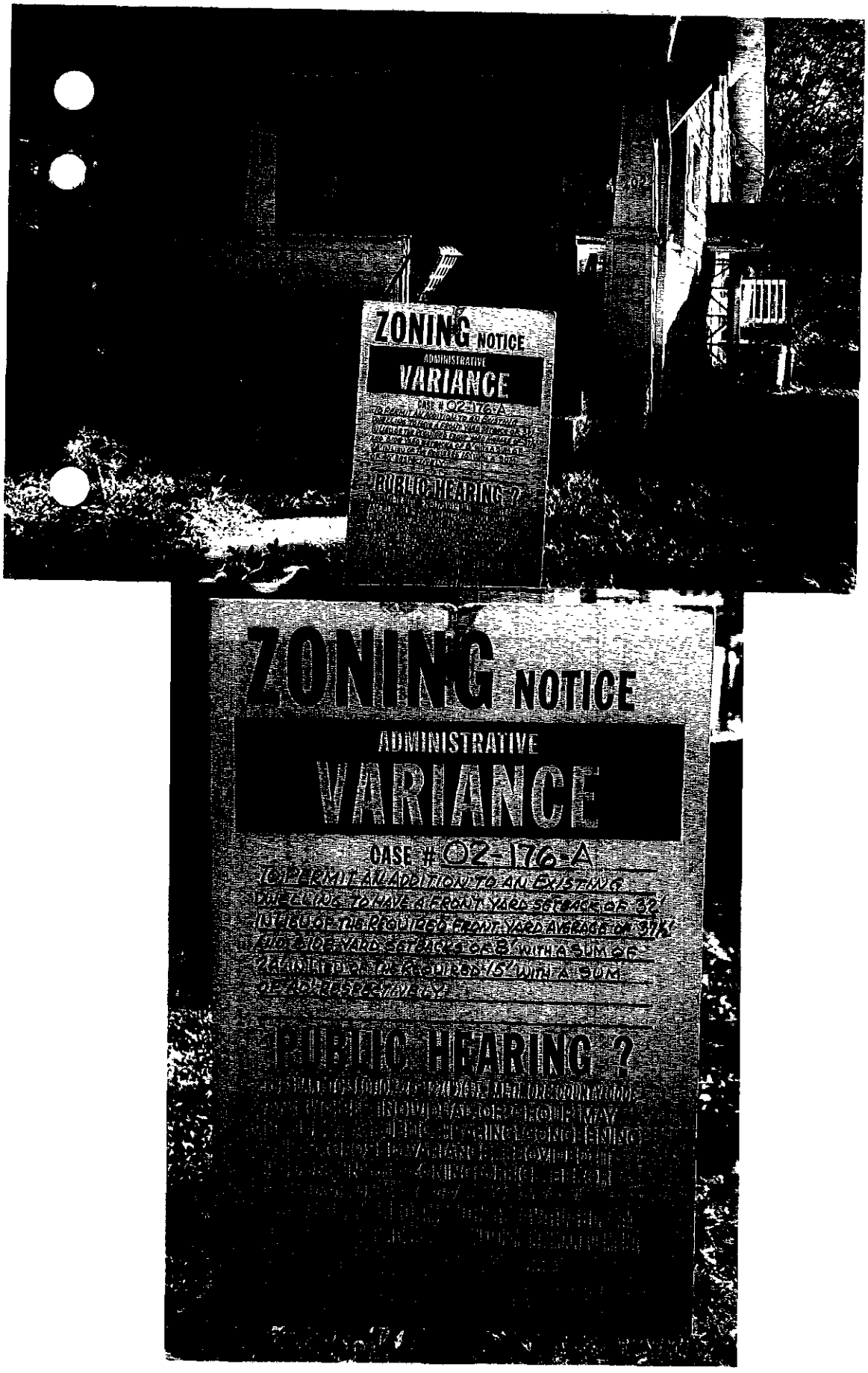
FOR: Alice Co. 02-176-A

_____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S VALIDATION**

PAID RECEIPT
PAYMENT ACTUAL TIME
10/31/2001 10/31/2001 11:55:12
REG WS03 CASHIER ROOS LRB DRAWER 3
RECEIPT # 220059 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 007713
Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
PUBLIC HEARING ?
ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 02-176-A
PUBLIC HEARING ?

# CERTIFICATE OF POSTING

RE: Case No.: 02-176-A

Petitioner/Developer:

LAWRENCE BEYER

Date of Hearing/Closing: 11-26-01

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 405 THACKERY AVE.

The sign(s) were posted on NOV. 9TH 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)

RECEIVED
NOV 13 2001
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

# 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: 02-176-A

Petitioner: Lawrence Beyer & Linda Blackert

Address or Location: 405 Thackery Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence Beyer & Linda Blackert

Address: 405 Thackery Ave.
Catonsville, MD 21228

Telephone Number: 410 788 9102

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02-176-A Address 405 Thackery Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

**Filing Date:** 10-31-01 **Posting Date:** 11/11 **Closing Date:** 11/26

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 02-176-A Address 405 Thackery Ave

Petitioner's Name Lawrence Beyer Telephone 410 788 9102

**Posting Date:** 11/11/01 **Closing Date:** 11/26/01

Wording for Sign: To Permit an addition to an existing dwelling to have a front yard setback of 32 feet in lieu of the required front yard average of 37½ feet, and side yard setbacks of 8 feet with a sum of 24 feet in lieu of the required 15 feet with a sum of 40 feet, respectively

WCR - Revised 6/28/00

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** December 26, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting
For December 10, 2001
Item Nos. 176, 177, 178, 179, 181, 184, 185, 186, 187, 188, 189, 193, 190, 191, 193, 194, 195, 196, 197, 198, 199, and 223

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

RWB:HJO:jrb

cc: File

*ZAC-12-10-2001-NO COMMENT ITEMS-12262001*

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 12, 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 December 3, 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:

176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 190, 191, 192, 193, 195, 198, 199, 223

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

cc: File



Printed with Soybean Ink
on Recycled Paper

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 17, 2001

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 02-176**

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

**Maryland Department of Transportation**
*State Highway Administration*

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.11.01

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] RDD

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,

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

# Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

see pages 5 & 6 of the Ch

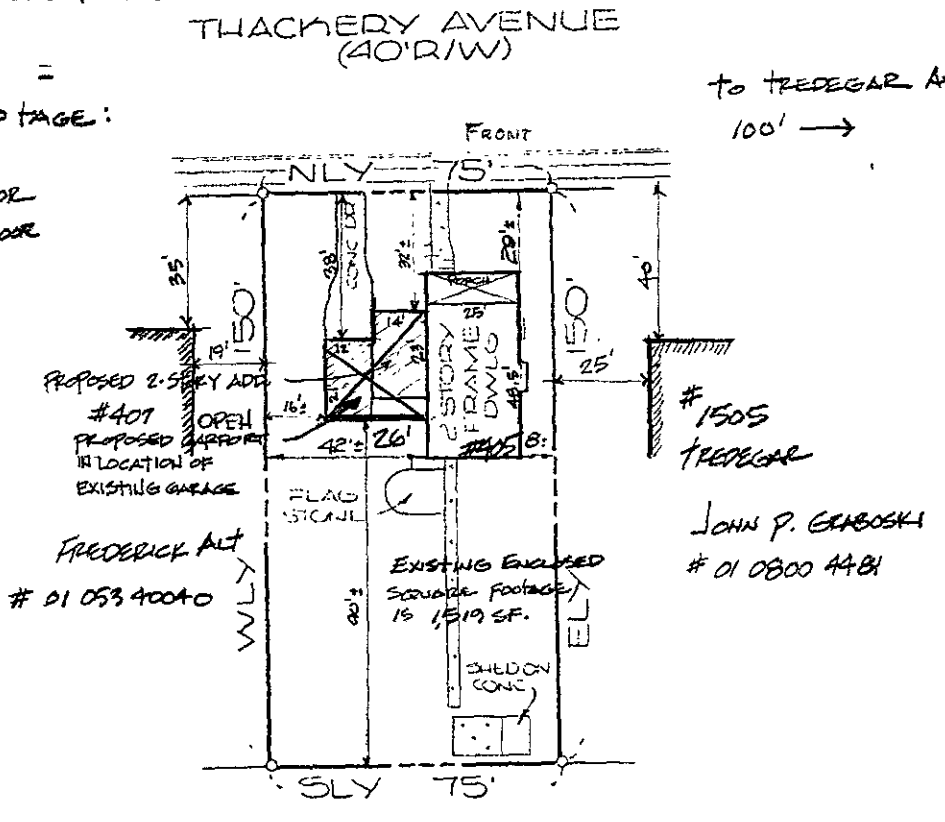
PROPERTY ADDRESS: 405 THACKERY AVENUE

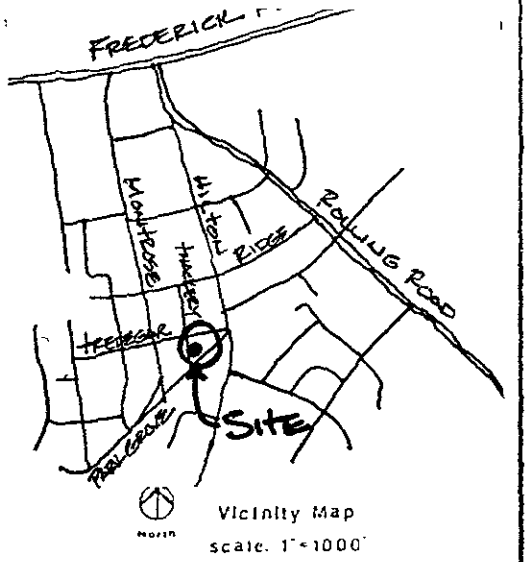
Subdivision name: OAK FOREST

plat book # 5 folio # 90 lot # 397 section #

OWNER: LAWRENCE BEYER & LINDA BLACKERT

EXISTING ENCLOSED SQUARE FOOTAGE
1,519 SF
=
PROPOSED SQUARE FOOTAGE:
2 STORY ADDITION -
322 SF FIRST FLOOR
350 SF SECOND FLOOR
CARPORT -
252 SF




## LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1"=200' scale map #: SW 4G

Zoning: D.R.2

Lot size: .26 acreage 11,250 square feet

| | public | private |
|---|---|---|
| SEWER: | X | |
| WATER: | X | |

| | yes | no |
|---|---|---|
| Chesapeake Bay Critical Area: | | X |

Prior Zoning Hearings: NONE

Not Historic

Ret. Ck. #1

North

date: 10/26/01

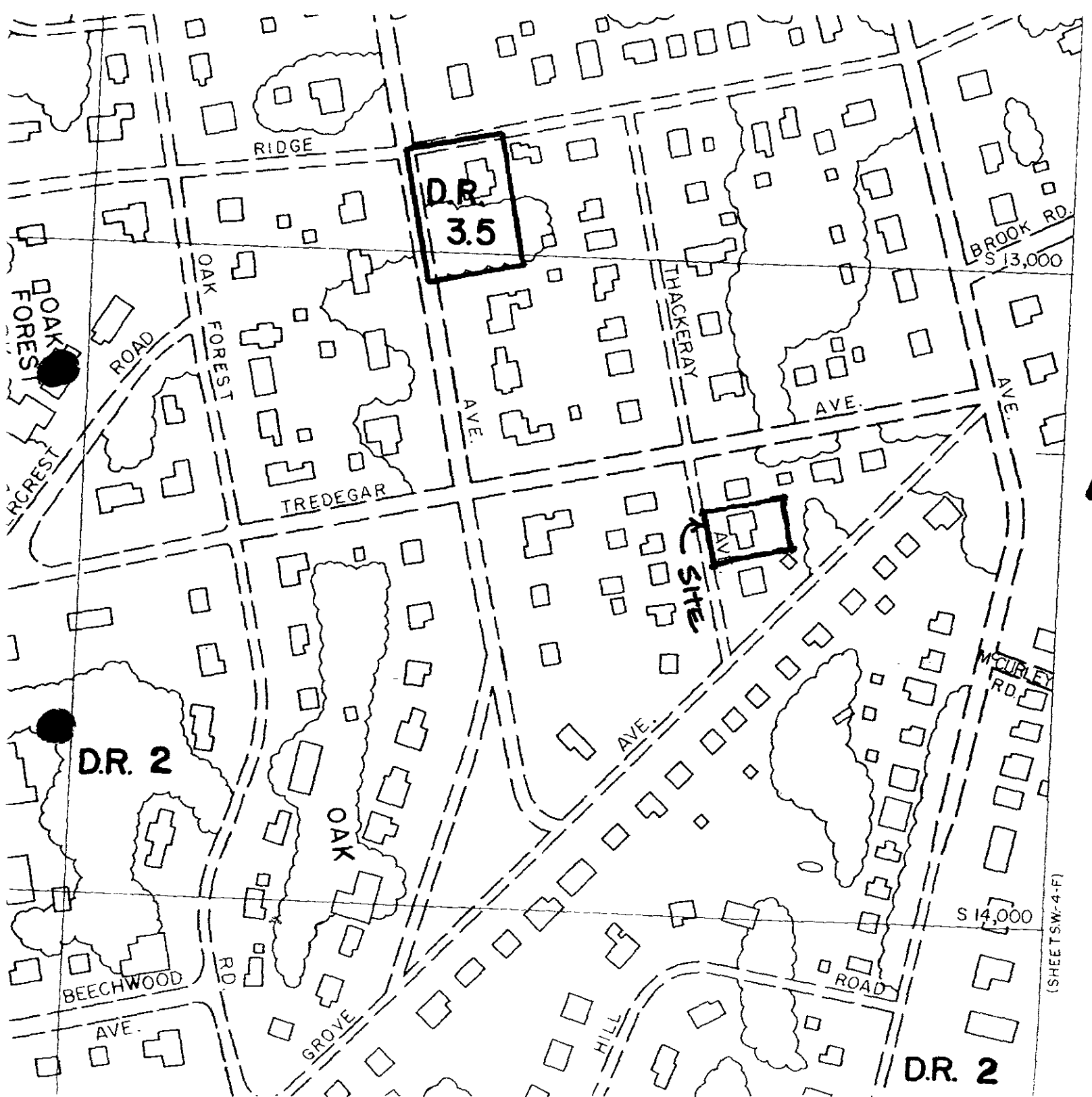
prepared by: MB

Scale of Drawing: 1" 50'

## Zoning Office USE ONLY!

| reviewed by: | ITEM #: | CASE #: |
|---|---|---|
| RJ | 176 | 02-176-A |

-15-

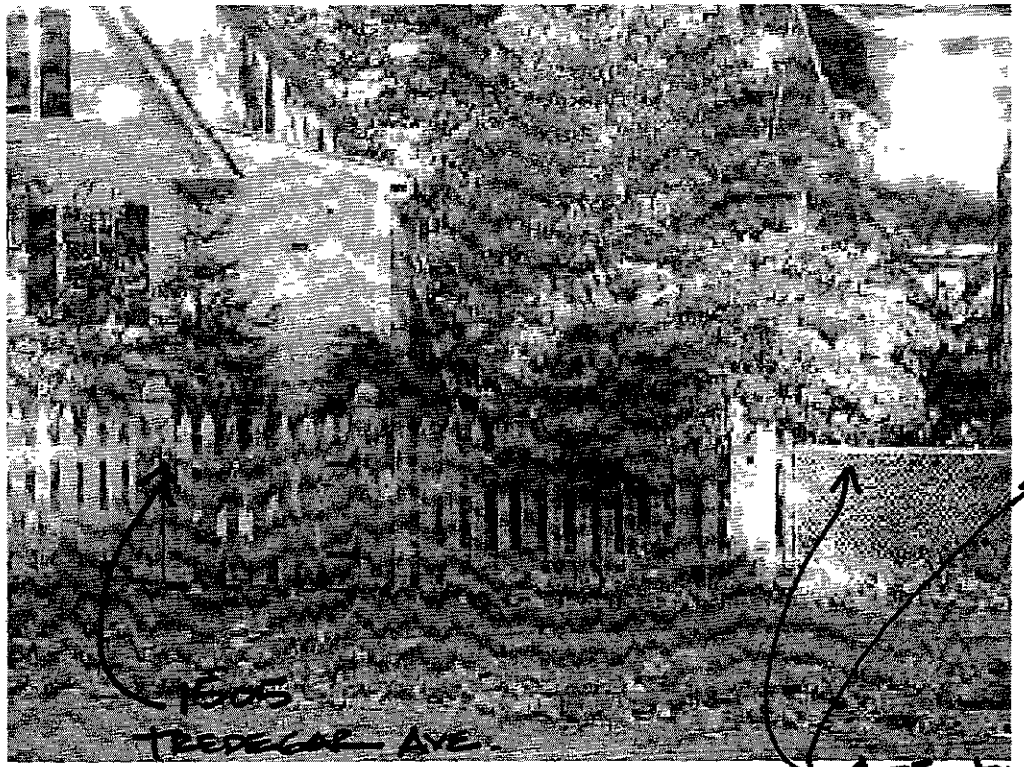


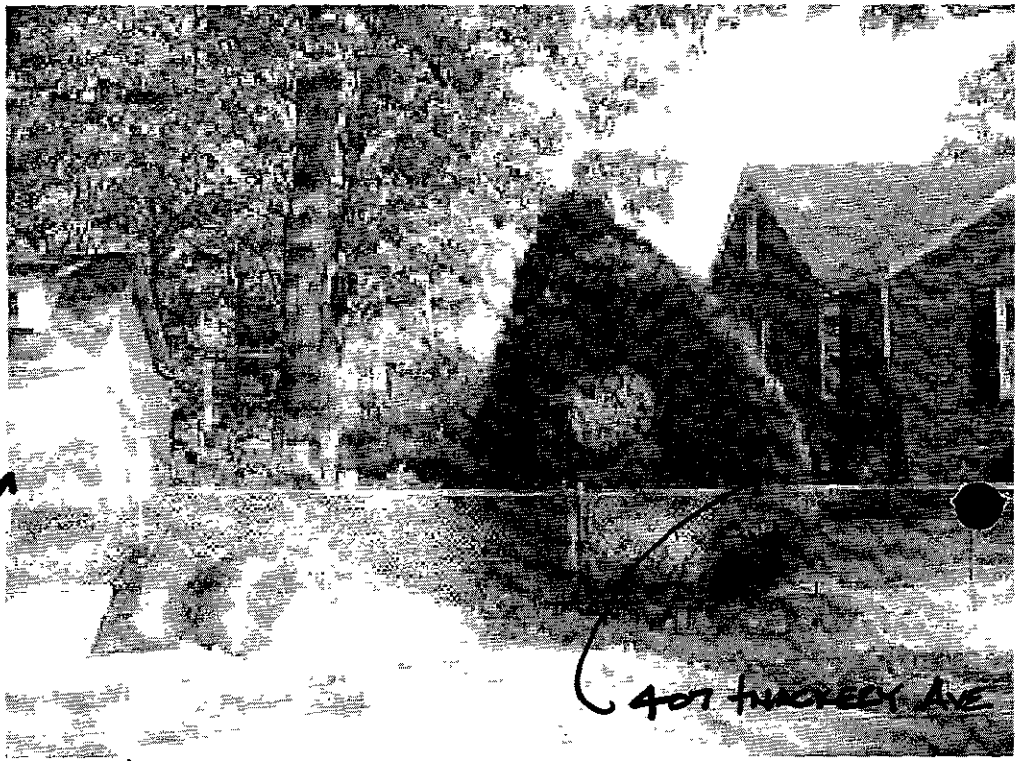

SW 4G

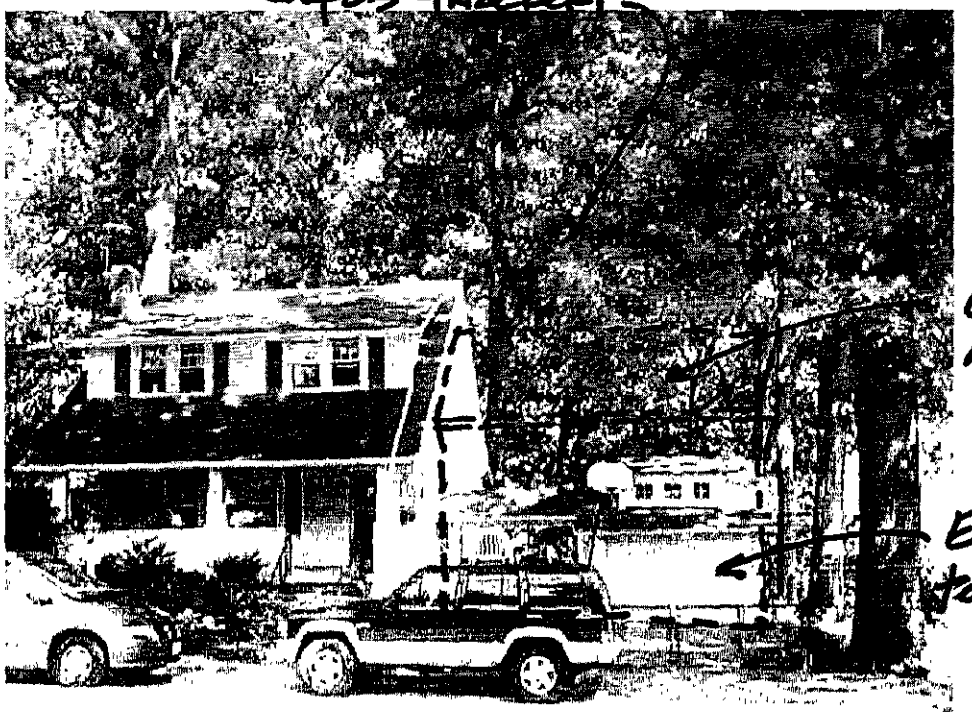
Location: Catonsville

Item # 176

1"=200'

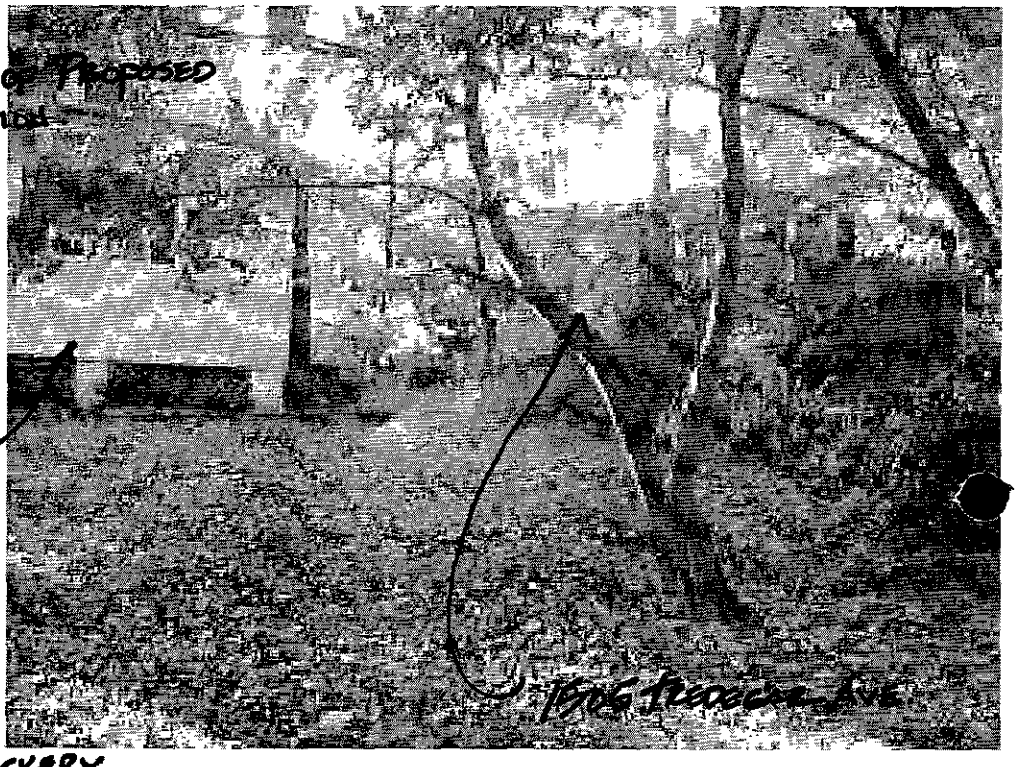



Front Views

Item #176



REAR VIEWS

Item #176