

IN RE: PETITION FOR VARIANCE  
W/S Melbourne Road, 100' S  
centerline of Dogwood Drive  
12th Election District  
7th Councilmanic District  
(1518 North Rolling Road)

Abby & William James  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-188-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Abby and William James. The Petitioners are requesting variance relief for property they own at 1748 Melbourne Road. Specifically, the variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and involves a shed with a 0 ft. side yard setback and a carport with a 1 ft. 11 in. setback, both of which are located in their rear yard.

Appearing at the hearing on behalf of the variance request were William and Abby James, owners of the property. There were no Protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 3,795 sq. ft., zoned D.R.10.5. The subject property is an end-of-group townhouse dwelling. The Petitioners recently purchased the subject dwelling and have made a tremendous amount of improvements to same. In the rear yard they have constructed a carport and storage shed for their purposes. The rear of the property is serviced by a concrete alleyway which allows them access to park their vehicles under the carport. In order to keep and maintain the structures in their present location, the variance request is necessary. The Petitioners

2002 11/06/02  
R. J. [Signature]

submitted into evidence a petition signed by their neighbors, all of whom support them in their variance request.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

FILED  
2023 1/10/23  
B. R. Spaworth

THEREFORE, IT IS ORDERED this 10<sup>th</sup> day of January, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an existing shed with a 0 ft. side yard setback and an existing carport with a 1 ft. 11 in. setback, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

SEARCHED  
SERIALIZED  
INDEXED  
FILED  
1/10/02  
R. J. [unclear]



Baltimore County  
Zoning Commissioner

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

January 10, 2002

Mr. & Mrs. William James, Sr.  
1748 Melbourne Road  
Dundalk, MD 21222

Re: Petition for Variance  
Case No. 02-188-A  
Property: 1748 Melbourne Road

Dear Mr. & Mrs. James:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1748 Melhourne Rd.

which is presently zoned D.R. 10.5

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) 400.1 to permit side yard setback

for two accessory structures (shed and carport) of 0ft. and 1ft. 11 inches respectively in lieu of the required 2 1/2 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

We would like to build a car port to keep elements off our cars. The birds sit on wires that run across our parking lot and leave their dropping on our cars. Also we are covering the concrete pad which was there.

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

Case No. 02-188-A

### Legal Owner(s):

William & Abby James Sr.  
Name - Type or Print

William T. James Sr.  
Signature

Abby Smith-James  
Name - Type or Print

Abby Smith / James  
Signature

1748 Melhourne Rd 410-284-483  
Address Telephone No.

Dundalk MD 21222  
City State Zip Code

### Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING  
Reviewed By BR Date 11/07/91

ORDER RECEIVED FOR FILING

Date 1/10/92

By [Signature]

REV 9/15/98

ZONING DESCRIPTION FOR 1748 MELBOURNE

Beginning at a point on the West side of Melbourne Rd which is 60 ft.  
wide at the distance of 100 feet South of the centerline of the nearest  
improved intersecting street Dogwood Dr. which is 60 ft wide.

Being Lot # 79, Block C Section #      in the subdivision of  
Eastcrest as recorded in Baltimore County Plat Book # 23, Folio # 113  
containing 3,795.00 square feet. Also known as 1748 Melbourne Rd  
and located in the 12 Election District, 7 Councilmanic District.

#188

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson Maryland on the property identified herein as follows:

Case: #02-188-A  
1748 Melbourne Road  
W/S Melbourne Road, 100  
S centerline Dogwood Drive  
12th Election District,  
7th Councilmanic District  
Legal Owner(s): Abby Smith  
& William Abby James, Sr.  
Variance: to permit side  
yard setbacks for two access-  
ory structures (shed  
and carport) of zero feet  
and 1 foot 11 inches re-  
spectively in lieu of the re-  
quired 2½ feet.

Hearing: Wednesday, Janu-  
ary 9, 2002 at 2:00 p.m. in  
Room 407, County Courts  
Building, 401 Bosley Ave.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Contact the Zoning  
Commissioner's Office at  
(410) 887-4386.

(2) For information concern-  
ing the file and/or  
hearing, contact the Zoning  
Review Office at (410) 887-  
3391.

JT/12/742 Dec. 25 C512610

# CERTIFICATE OF PUBLICATION

12/27, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/25, 2001.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News



LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-188-A

Petitioner/Developer: ABBY SMITH

JAMES & WILLIAM JAMES SR

Date of Hearing/Closing: 1/9/02

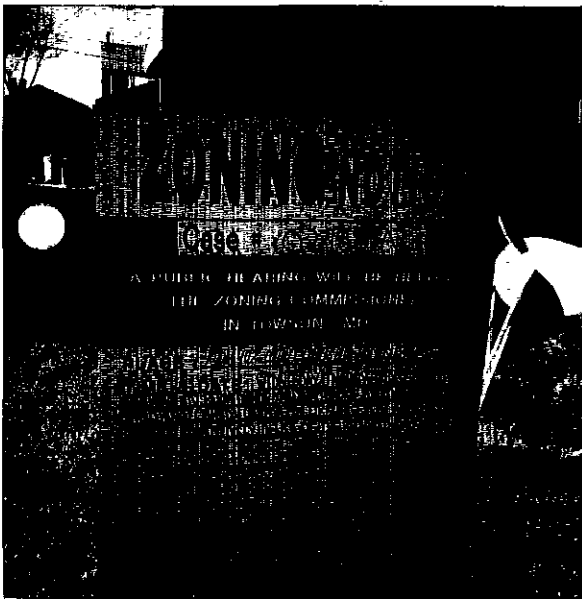
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

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 1748 MELBOURNE RD

The sign(s) were posted on 12/25/01  
(Month, Day, Year)



Sincerely,

[Signature] 12/25/01  
(Signature of Sign Poster and Date)

SSG ROBERT BLACK  
(Printed Name)

1508 Leslie Rd  
(Address)

Dundalk, Maryland 21222  
(City, State, Zip Code)

(410) 282-7940  
(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.

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**For Newspaper Advertising:**

Item Number or Case Number: 02-188-A  
Petitioner: William & Abby James Sr.  
Address or Location: 1748 Melbourne Rd Baltc. MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: William & Abby James Sr.  
Address: 1748 Melbourne Rd.  
Baltimore, MD 21222  
Telephone Number: 410-284-4831

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, December 25, 2001 Issue – Jeffersonian

Please forward billing to:  
William James Sr  
1748 Melbourne Road  
Baltimore MD 21222

410 284-4831

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-188-A  
1748 Melbourne Road  
WS Melbourne Road, 100' S centerline Dogwood Drive  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Abby Smith & William Abby James Sr

Variance to permit side yard setbacks for two accessory structures (shed and carport) of zero feet and 1 foot 11 inches respectively in lieu of the required 2 2/1 feet.

HEARING: Wednesday, January 9, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

December 13, 2001

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-188-A  
1748 Melbourne Road  
WS Melbourne Road, 100' S centerline Dogwood Drive  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Abby Smith-James & William James Sr

Variance to permit side yard setbacks for two accessory structures (shed and carport) of zero feet and 1 foot 11 inches respectively in lieu of the required 2 2/1 feet.

HEARING: Wednesday, January 9, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon 672  
Director

C: Abby S. & William James, Sr, 1748 Melbourne Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 25, 2001.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

January 4, 2002

William & Abby James Sr  
1748 Melbourne Road  
Dundalk MD 21222

Dear Mr. & Mrs. James:

RE: Case Number: 02-188-A, 1748 Melbourne Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 7, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



JK  
1/9

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** December 26, 2001

**FROM:** *RWB* 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



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

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: 1/07/02

SUBJECT: Zoning Item 188  
Address 1748 Melhoun Road

Zoning Advisory Committee Meeting of 12/3/01

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Kieth Kelley

Date: 12/17/01

Serial  
119

# 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) 02-188 & 02-191**

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. ~~188~~ 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,

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

*for* 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**

RE: PETITION FOR VARIANCE  
1748 Melbourne Road, W/S Melbourne Rd,  
100' S of c/l Dogwood Dr  
12th Election District, 7th Councilmanic

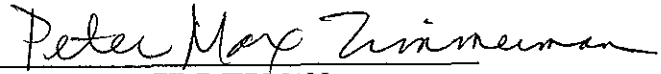
Legal Owner: William T. James, Sr. &  
Abby Smith-James  
Petitioner(s)

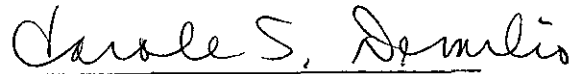
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-188-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

20th

I HEREBY CERTIFY that on this 20<sup>th</sup> day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to William T. James, Sr. & Abby Smith-James, 1748 Melbourne Road, Baltimore, MD 21222, Petitioners.

  
PETER MAX ZIMMERMAN

TO WHOM IT MAY CONCERN:

We, the neighbors of Mr. & Mrs. James, at 1748 Melbourne Road, Baltimore, Maryland 21222 approve of the porch cover and the carport under construction at this time. They have improved the appearance of the neighborhood in the short time they have owned the house.

BILL & ABBY JAMES

Name <u>Shirley Dzusinski</u>	Date <u>10-26-01</u>
Address <u>1748 Melbourne Road</u>	
Name <u>Joyce Robinson</u>	<u>10-26-01</u>
Address <u>1746 Melbourne Rd.</u>	
Name <u>Cam Pitt</u>	<u>10-26-00</u>
Address <u>1746 MELBOURNE RD</u>	
Name <u>Larry R. Wiley</u>	<u>10-29-01</u>
Address <u>1750 Melbourne Rd.</u>	
Name <u>Mary Wilson</u>	<u>10-29-01</u>
Address <u>1750 Melbourne Rd</u>	

3A

TO WHOM IT MAY CONCERN:

We, the neighbors of Mr. & Mrs. James, at 1748 Melbourne Road, Baltimore, Maryland 21222 approve of the porch cover and the carport under construction at this time. They have improved the appearance of the neighborhood in the short time they have owned the house.

BILL & ABBY JAMES

Name <u>Lisa K. Crawford</u>	Date <u>11/4/01</u>
Address <u>1751 INVERNESS AVE</u>	
Name <u>Edward Maans</u>	Date <u>11/4/01</u>
Address <u>1751 INVERNESS AVE</u>	
Name <u>Edmund L. Dietz</u>	Date <u>11/4/00</u>
Address <u>1749 Inverness Ave</u>	
Name _____	Date _____
Address _____	
Name _____	Date _____
Address _____	

3B

Plat to accompany Petition for Zoning  Variance  Special Hearing

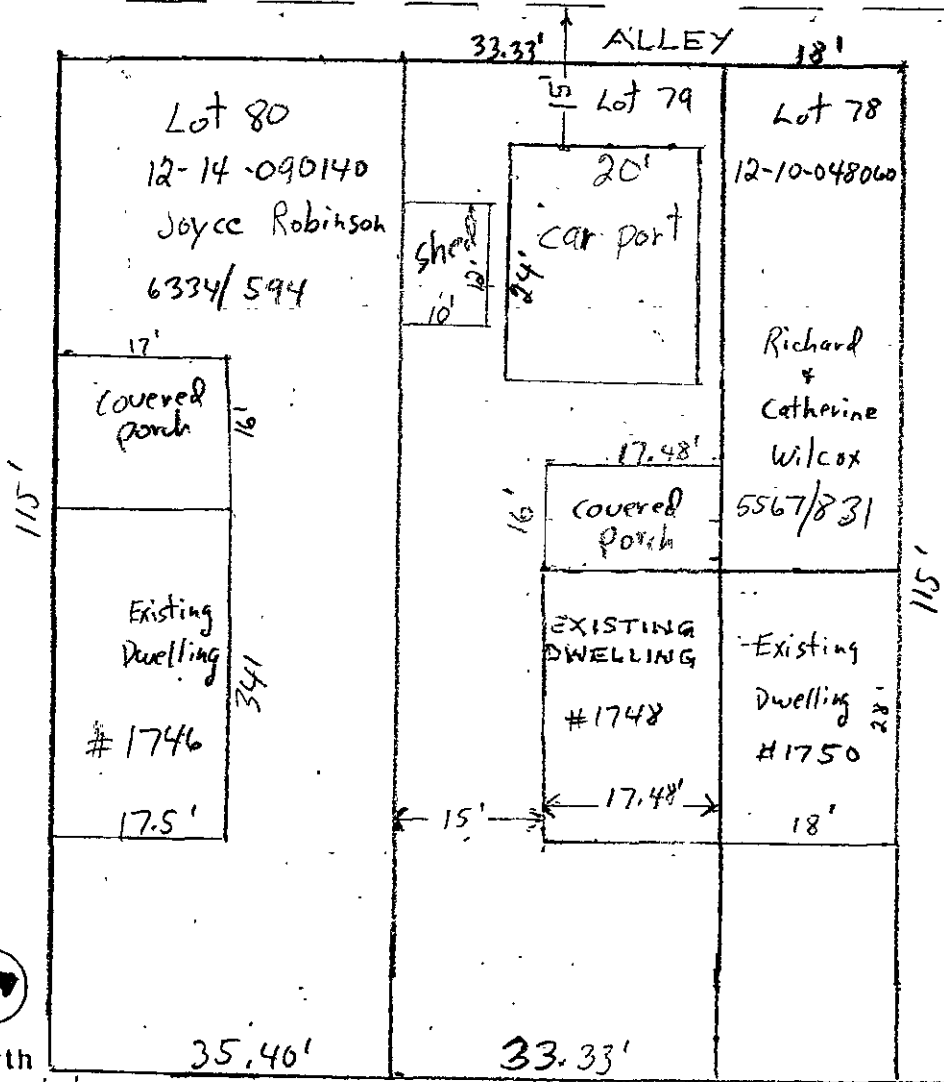
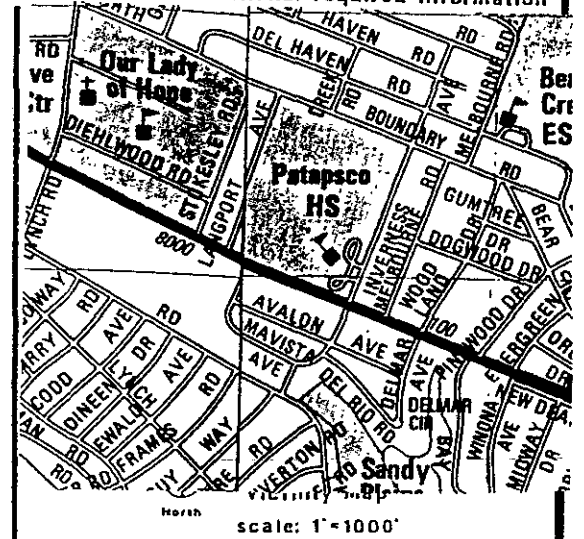
PROPERTY ADDRESS: 1748 MELBOURNE RD.

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

Subdivision name: EASTCREST

plat book # 23, folio # 113, lot # 79, section #

OWNER: WILLIAM & Abby James SR.



*Red. E. #1*

**LOCATION INFORMATION**

Election District: - 12  
 Councilmanic District: - 7  
 1" = 20' scale map#: SE 3 G  
 Zoning: DR 10.5  
 Lot size: 115' x 33.33' 3,795  
 acreage square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Zoning Hearings:		

Violation: 01-6802-Ecker

**Zoning Office USE ONLY!**

reviewed by: BR ITEM #: 188 CASE #: 02-188-A

date: 11/7/01  
 prepared by: AJP

Melbourne Road  
 Scale of Drawing: 1" = 20



281# E-NW  
 E-SW SE 36

2000 COMPREHENSIVE ZONING MAP  
 ADOPTED by  
 THE BALTIMORE COUNTY COUNCIL



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

*Printed  
# 02-18-A*

