

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Old Frederick Road, 60' W
of Ludwell Road
1st Election District
1st Councilmanic District
(1930 Old Frederick Road)

Stacy Meffen
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-296-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 owner of the subject property, Stacy Meffen. The variance request is for property located at 1930 Old Frederick Road in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. to enclose an existing deck. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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.

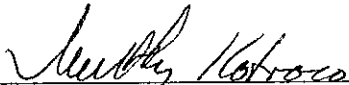
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

COPIES RETURNED FOR FILES
2/25/02
H. Johnson

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 25th day of February, 2002, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. to enclose an existing deck, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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

REC'D
2/25/02
R. Gimeson



Baltimore County
Zoning Commissioner

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

February 25, 2002

Ms. Stacy Meffen
1930 Old Frederick Road
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-296-A
Property: 1930 Old Frederick Road

Dear Ms. Meffen:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

Come visit the County's Website at www.co.ba.md.us





Petition for Administrative Variance to the Zoning Commissioner Baltimore County

for the property located at 1930 OLD FREDERICK RD.
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)

*1302.3.c1 (CUPAD) to PERMIT
A REAR YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED
30 FT. TO ENCLOSE AN EXISTING DECK.*

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 _____

Legal Owner(s):

STACY
~~STACEY~~ MEFFEN
Signature *[Signature]*
Name - Type or Print _____
Signature _____
1930 OLD FREDERICK RD 410-719-2678
Address Telephone No.
CATONSVILLE MD 21228
State Zip Code

Attorney For Petitioner:

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

Representative to be Contacted:

PATIO ENCLOSURES INC.
Name
224 8TH AVE NW 410-760-1919
Address Telephone No.
GLEN BURNIE MD 21061
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. 02-296-A

Reviewed By *[Signature]*

Date 01-11-02

Estimated Posting Date 01-20-02

REV 9/15/98
2/15/02
[Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at - 1930 OLD FREDERICK RD
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):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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.

X Stacy Meffen _____
Signature
STACY
STACEY MEFFEN
Name - Type or Print

Signature

Name - Type or Print

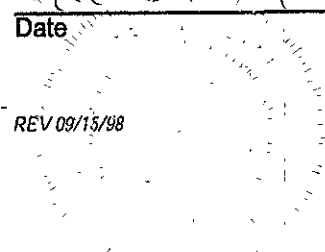
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18TH day of DECEMBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STACY MEFFEN
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

DECEMBER 18, 2001
Date



REV 09/15/98

[Signature]
Notary Public
My Commission Expires 11/1/05

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 1930 OLD FREDERICK RD
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):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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.

[Signature] _____ Signature _____
Name - Type or Print Name - Type or Print
STACY MEFFEN

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18TH day of DECEMBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STACY MEFFEN
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

DECEMBER 18, 2001
Date

[Signature]
Notary Public
My Commission Expires 11/1/2005



Petition for Administrative Variance

to the Zoning Commissioner Baltimore County

for the property located at 1930 OLD FREDERICK RD.
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) 1B02.3.C.1 (CHART).

TO PERMIT A REAR YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 30 FT. TO ENCLOSE AN EXISTING DECK.

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 _____

Legal Owner(s):

STACY
STACEY MEFFEN
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print _____

Attorney For Petitioner:

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

Signature _____
1930 OLD FREDERICK RD 410-719-2678
Address Telephone No.
CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

PATIO ENCLOSURES INC.
Name _____
224 8TH AVE NW 410-760-1919
Address Telephone No.
GLEN BURNIE MD 21061
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. 02-296-A Reviewed By [Signature] Date 01-11-02

Estimated Posting Date 01-20-02

**ZONING DESCRIPTION FOR
1930 OLD FREDERICK RD**

**BEGINNING AT A POINT ON THE NORTH SIDE OF OLD FREDERICK
RD. WHICH IS 50' WIDE AT THE DISTANCE OF 60' WEST OF THE
NEAREST IMPROVED INTERSECTING STREET LUDWELL RD WHICH
IS 30' WIDE. BEING LOT # 1 BLOCK ___, SECTION ___ IN THE
SUBDIVISION OF 1000 FT W ROLLING RD. AS RECORDED IN
COUNTY PLAT BOOK # ___, FOLIO # ___, CONTAINING 9,735 SQ'. ALSO
KNOWN AS 1930 OLD FREDERICK RD. LOCATED IN THE 1ST
ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT.**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

02-298-A
No. 08842

DATE 01-11-02 ACCOUNT R001-006-6150

AMOUNT \$ 50

RECEIVED FROM: PAYEE ENCLOSURES -
FOR: RES. VAR. (PDM) \$50
TOTAL \$50

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JTA

PAID RECEIPT

PAYMENT ACTUAL TIME
1/14/2002 1/11/2002 14:50:36
REI 4804 CASHIER DIAL DND DRAWER 2
>> RECEIPT # 171582 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 008842

Receipt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-296-A

TO PERMIT A 20 FOOT REAR SETBACK
IN LIEU OF THE REQUIRED 30 FEET
TO ENCLOSE AN EXISTING DECK

PUBLIC HEARING ?

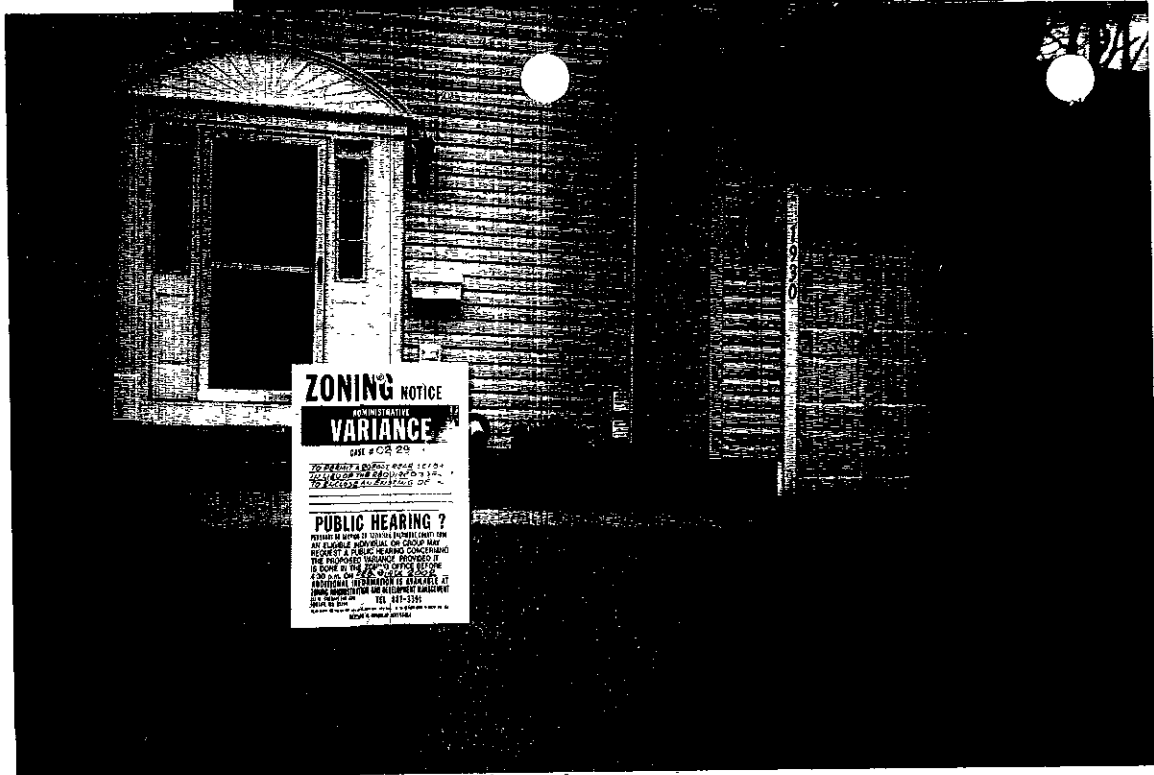
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:00 p.m. ON FEBRUARY 20, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

301 E. CALDWELL AV.
BETHESDA, MD 20814

TEL: 447-3391

PLEASE PRINT OR USE AN INK COPY AND MAIL TO THE OFFICE OF THE ZONING OFFICER, 301 E. CALDWELL AV., BETHESDA, MD 20814. PRINTING IS NOT NECESSARILY NECESSARY.



CERTIFICATE OF POSTING

2/4/02

RE: Case No.: 02-296-A

Petitioner/Developer: _____

STACY MEEFFEN

Date of Hearing/Closing: FEB. 4, 2002

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 _____

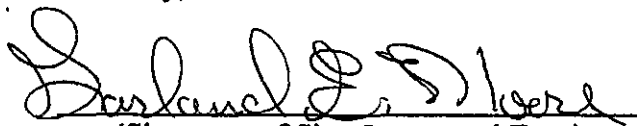
1930 OLD FREDERICK ROAD

The sign(s) were posted on _____

JAN. 17, 2002

(Month, Day, Year)

Sincerely,



(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)

JAN 30

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: 02-296-A
Petitioner: STACEY MEFFEN
Address or Location: 1930 OLD FREDERICK RD, CATONSVILLE MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES INC.
Address: 1930 OLD FREDERICK RD
CATONSVILLE MD 21228
Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

02-296.A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 296 -A Address 1930 OLD FREDERICK RD.
Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01-11-02 Posting Date: 01-20-02 Closing Date: 02-04-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 296 -A Address 1930 OLD FREDERICK RD.
Petitioner's Name STACY NEFFEN Telephone 410-760-1919
Posting Date: 01-20-02 Closing Date: 02-04-02
Wording for Sign: To Permit 20 FEET SETBACK IN LIEU OF REQUIRED 30 FT.
TO ENCLOSE AN EXISTING DECK.



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

February 12, 2002

Stacy Meffen
1930 Old Frederick Road
Catonsville MD 21228

Dear Ms. Meffen:

RE: Case Number: 02-296-A, 1930 Old Frederick Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 11, 2002.

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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor, Zoning

Review

WCR: gdz

Enclosures

c: Patio Enclosure Inc, 224 8th Avenue NW, Glen Burnie 21061
People's Counsel

Come visit the County's Website at www.co.ba.md.us




Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for February 19, 2002
Item Nos. 293, 294, 295, (296) 297, 298,
299, 300, 301, 304, 305, 306, 308,
310 and 311

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

RWB:HJO:cab

cc: File

AV
2/4



Baltimore County
Fire Department

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

February 13, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

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:

- 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 506,
- 307, 308, 309, 311, 312,

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor ^{T6T}

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

285, 293, 294, 295, (296), 297, 305, 308, 309, 310, 311,

EIR is still reviewing Zoning Item: 312

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

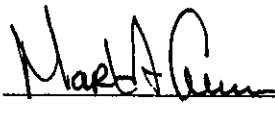
DATE: February 22, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-277,02-294, 02-295, 02-296

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:



Section Chief:



AFK/LL:MAC

FEB 23



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.12.02

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

RE: Baltimore County
Item No. 296 JRA

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 black ink, appearing to read 'K. A. McDonald Jr.', written in a cursive style.

Handwritten initials 'lu' in black ink, positioned to the left of the typed name.

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

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning Variance Special Hearing

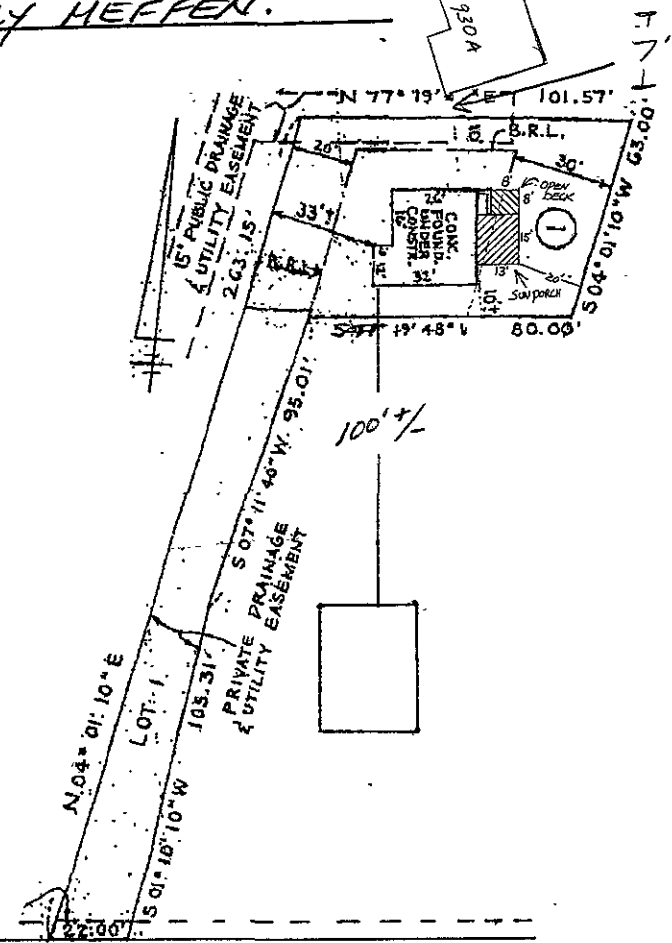
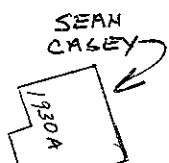
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1930 OLD FREDERICK RD.

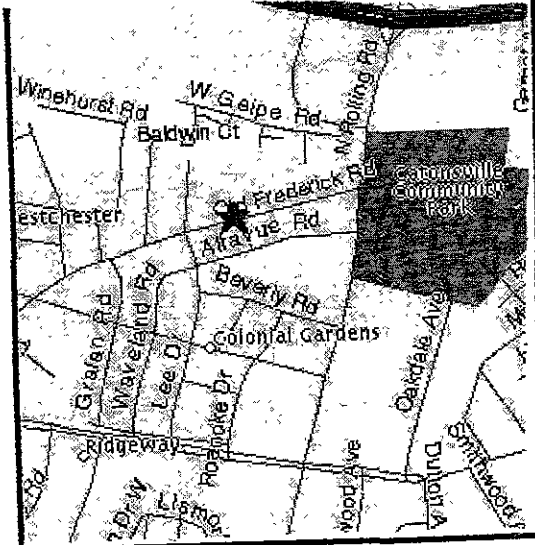
Subdivision name: 1000' WEST ROLLING RD.

plat book# _____, folio# _____, lot# 1, section# _____

OWNER: STACY HEFFEN.



WOODS



LOCATION INFORMATION

Election District: 1st.

Councilmanic District: 1st.

1"=200' scale map#: S.W G-2

Zoning: DR 55.

Lot size: .22 acreage 9,735 square feet

SEWER: public private

WATER: public private

Chesapeake Bay Critical Area: yes no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: _____ CASE#: 02-2967

R.B.C. #1

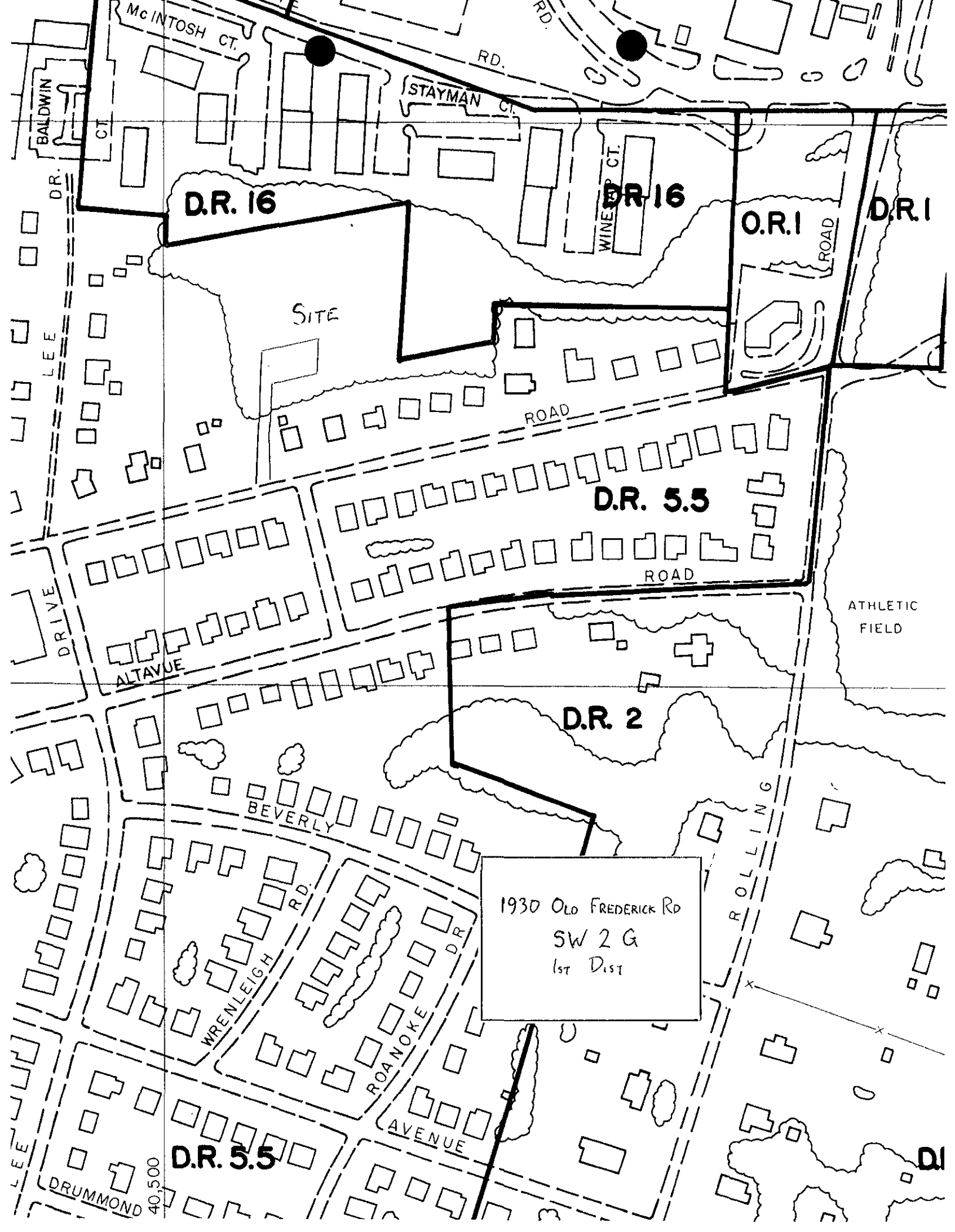


North

date: 12/18/01

prepared by: GREGORY A. FALTER.

Scale of Drawing: 1" = 60'



D.R. 16

D.R. 16

O.R. 1

D.R. 1

SITE

D.R. 5.5

D.R. 2

D.R. 5.5

1930 Old Frederick Rd
SW 2 G
1st Dist

ATHLETIC
FIELD

McINTOSH CT.

STAYMAN CT.

WINE CT.

BALDWIN CT.

DR.

LEE DRIVE

ALTAVUE

BEVERLY

WRENLEIGH RD.

ROANOKE DR.

AVENUE

ROLLING

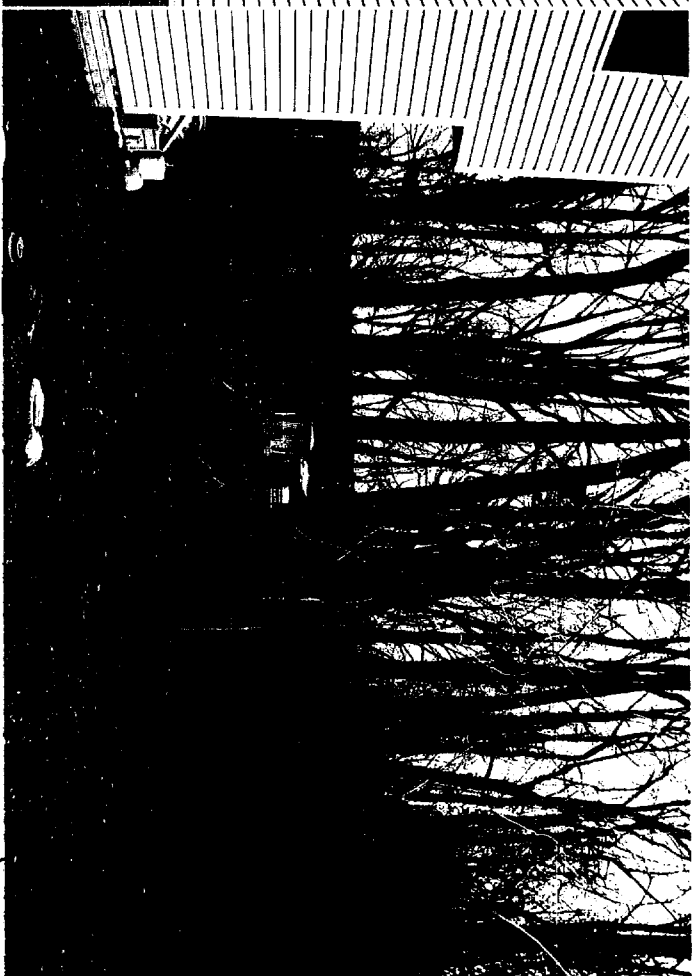
DRUMMOND

40,500

D.R.

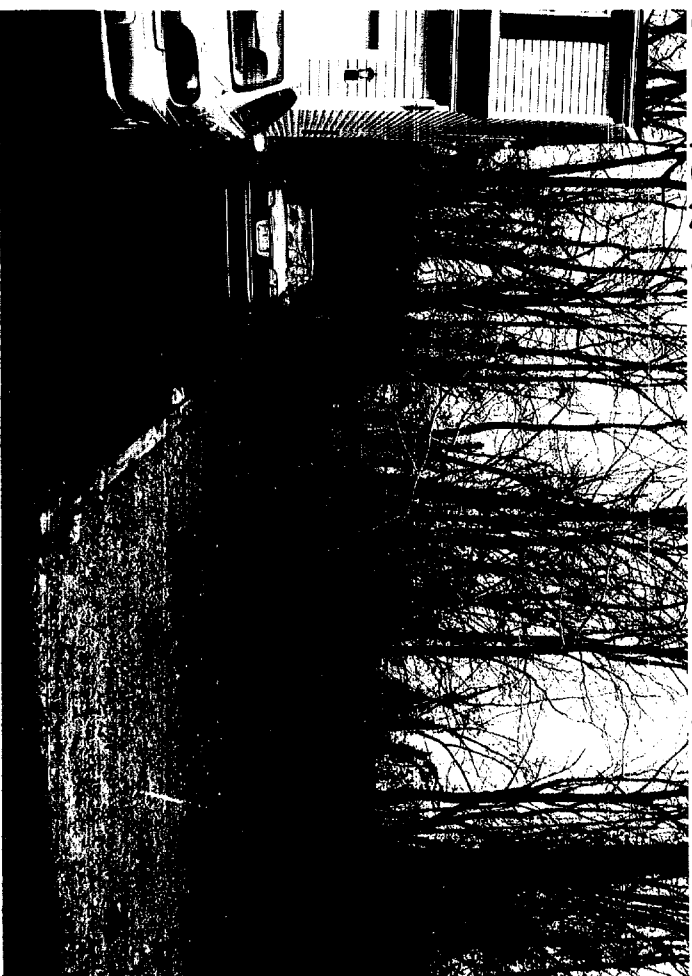


REAR OF PROPERTY AS SEEN FROM THE LEFT SIDE YARD.



RIGHT REAR OF THE PROPERTY AS SEEN FROM THE RT. SIDE YARD. WICK GROUSE EXISTING DECK.

PHOTOS FOR THE VARIANCE OF
STACY MEFFEN 1930 OLD FREDERICK RD.



Right side of property as seen from front

OR 296-A.