

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Woodlawn Avenue, 1250' N
of Arbutus Avenue
1st Election District
1st Councilmanic District
(126 Woodlawn Avenue)

Natalie A. McIntyre & H. Richard Piet
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-465-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Natalie A. McIntyre and H. Richard Piet, the legal owners of the subject property. The variance request is for property located at 126 Woodlawn Avenue in the Woodlawn area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the front/side yard in lieu of the required rear yard. 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

ORDER RECEIVED FOR FILING

Date 5/22/02
By H. C. Johnson

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 22nd day of May, 2002, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the front/side yard in lieu of the required rear yard, 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 M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 5/22/02

By PC Johnson



Baltimore County
Zoning Commissioner

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

May 22, 2002

Natalie A. McIntyre
H. Richard Piet
126 Woodlawn Avenue
Baltimore, Maryland 21207

Re: Petition for Administrative Variance
Case No. 02-465-A
Property: 126 Woodlawn Avenue

Dear Ms. McIntyre & Mr. Piet:

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

c: Patrick C. Richardson, Jr.
730 W. Padonia Road
Cockeysville, MD 21030

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 126 WOODLAWN AVE
which is presently zoned DR-3.5

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 allow an accessory structure (~~detached garage~~) to be located in the front/side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 day of April 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. 02-465-A

Reviewed By [Signature] Date 4-23-02

Estimated Posting Date 5-06-02

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 5/2/02
By [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

126 WOODLAWN AVENUE
Address
BALTIMORE 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 FRONT DOOR FACES THE SIDE AND THE GARAGE LOCATION MEETS
WITH THE EXISTING DRIVEWAY. THE EXISTING TREES AND TOPOGRAPHY
ALSO MAKE THIS THE BEST LOCATION

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.

H. Richard Piet
Signature

H. RICHARD PIET
Name - Type or Print

Natalie A. McIntyre
Signature

NATALIE A. MCINTYRE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12TH day of APRIL, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

H. RICHARD PIET & NATALIE A. MCINTYRE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Nancy G. Volpitta
Notary Public NANCY G. VOLPITTA
My Commission Expires 9/1/04

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 126 WOODLAWN AVE
Address
BALTIMORE 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 FRONT DOOR FACES THE SIDE AND THE GARAGE LOCATION MEETS WITH THE EXISTING DRIVEWAY. THE EXISTING TREES AND TOPOGRAPHY ALSO MAKE THIS THE BEST LOCATION

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
H. Richard Piet
Name - Type or Print

Natalie A. McIntyre
Signature
NATALIE A. MCINTYRE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12TH day of APRIL, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

H. RICHARD PIET & NATALIE A. MCINTYRE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Nancy G. Volpitta
Notary Public NANCY G. VOLPITTA
My Commission Expires 9/1/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 126 WOODLAWN AVE
which is presently zoned DR-3.5

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 allow an

accessory structure (detached garage) to be located in the
front/side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 02 day of April, 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. 02-465-A

REV 10/25/01

Reviewed By [Signature]

Date

4-23-02

Estimated Posting Date

5-06-02

**ZONING DESCRIPTION
H. RICHARD PIET AND NATALIE A. MCINTYRE PROPERTY
126 WOODLAWN AVENUE
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point in the rear line of the Lots 250 feet deep which front on the Easterly side of Arbutus Avenue, said point of beginning being distant Northerly 139.5 feet from the stone which marks the Northeasterly corner of the now or former E.H. Welbourne residence lot and also distant Southerly 15 feet from the Westerly end of the division line between lots J and K as shown on the Plat hereinafter mentioned, thence running parallel to the said division line North 81 degrees 00 minutes 00 seconds East 259.20 feet, to a point in the Southwesterly line of Woodlawn Avenue and continuing the same course 21.80 feet to the center of said avenue; and thence along the center line of Woodlawn Avenue by a curve to the right with a radius of 500 feet a distance of 116.93 feet, having a chord of South 25 degrees 15 minutes 15 seconds East 116.66 feet; thence leaving said centerline and running for a course of South 81 degrees 00 minutes 00 seconds West 20.29 feet to the west side of Woodlawn Avenue; thence continuing along the same course a distance of 293.39 feet on the Westernmost line of Lot I as shown on the Plat hereinafter mentioned; thence binding on the said westernmost line of lots I and J North 9 degrees 00 minutes 00 seconds East 112.00 feet to the place of beginning.

Being the Northernmost 52 feet of Lot I and the Southernmost 60 feet of Lot J as shown on the Plat entitled "Eden Terrace Woodlawn Avenue Revised" dated December 26, 1926, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 71.

Containing 0.7168 acres of land, more or less.

465

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13311

DATE 4-23-02 ACCOUNT R-001-06-6150
AMOUNT \$ 50.00

RECEIVED FROM: Richard Richardson

FOR: R.C. Van. #1, 700 (Leland)
126 WOODLAWN AVE.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/23/2002 4/23/2002 09:41:21

REG MS02 WALKIN JEVA JEE DROWER 2
RECEIPT # 198452 4/23/2002 OFLM
Dep: 5 528 ZONING VERIFICATION
CR NO. 013311

Recpt Tot. \$50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADM.
RE: Case No.: 02-465-A
Petitioner/Developer: PIET
P. RICHARDSON
Date of Hearing/Closing: 5/21/02

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

Attention: ~~Ms. Gwendolyn Stephens~~ GEORGE ZAHNER

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 #126-WOODLAWN AVE

The sign(s) were posted on 5/2/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/2/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

Post-it® Fax Note	7671	Date	# of pages
To		From	P. O'KEEFE
Co./Dept.	ZONING COMM	Co.	
Phone #		Phone #	512-4621
Fax #	887-3468	Fax #	3468



02-465-A
#126-WOODLAWN AVE (PIET)
5/21/02

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: 02-465-A

Petitioner: Richard Piet

Address or Location: 126 Woodlawn Ave. (BALTO 21207)

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Patricia~~ Richard Piet

Address: SAME

Telephone Number: 410-747-6600

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 465 -A Address 126 Woodlawn Ave.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-23-02 Posting Date: 5-06-02 Closing Date: 5-21-02

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

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- 465 -A Address 126 Woodlawn Ave.
Petitioner's Name H. Richard Pict Telephone 410-747-6600
Posting Date: 5-06-02 Closing Date: 5-21-02
Wording for Sign: To Permit an accessory structure (detached garage)
to be located in the front/side yard in lieu of the required
rear yard.

WCR - Revised 6/28/00



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

May 20, 2002

Mr. H. Richard Piet
Ms. Natalie A. McIntire
126 Woodlawn Avenue
Baltimore, MD 21207

Dear Mr. Piet and Ms. McIntire:

RE: Case Number: 02-465-A, 126 Woodlawn Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 23, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: Patrick C. Richardson, Jr.
730 W. Padonia Ave.
Cockeysville, MD 21030

People's Counsel

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





Baltimore County
Fire Department

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

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

May 7, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: Distribution Meeting of May 6, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

465

460-462, 464-468, 470 & 471

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

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for May 6, 2002
Item No. 460, 461, 462, 463, 464, 465, 466, 467, 468, 469
and 471.

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

RWB:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS / TGT*

DATE: June 6, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of May 6, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

460,462,465-469,471

AM
5/20

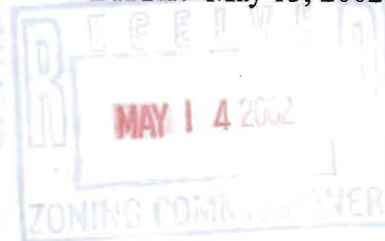
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 13, 2002

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 02-465, 02-467, and 02-468

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:

Arnold F. Keller, III

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.2.01

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

RE: Baltimore County
Item No. 465 JJS

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

MILITARY

D.R. 3.5

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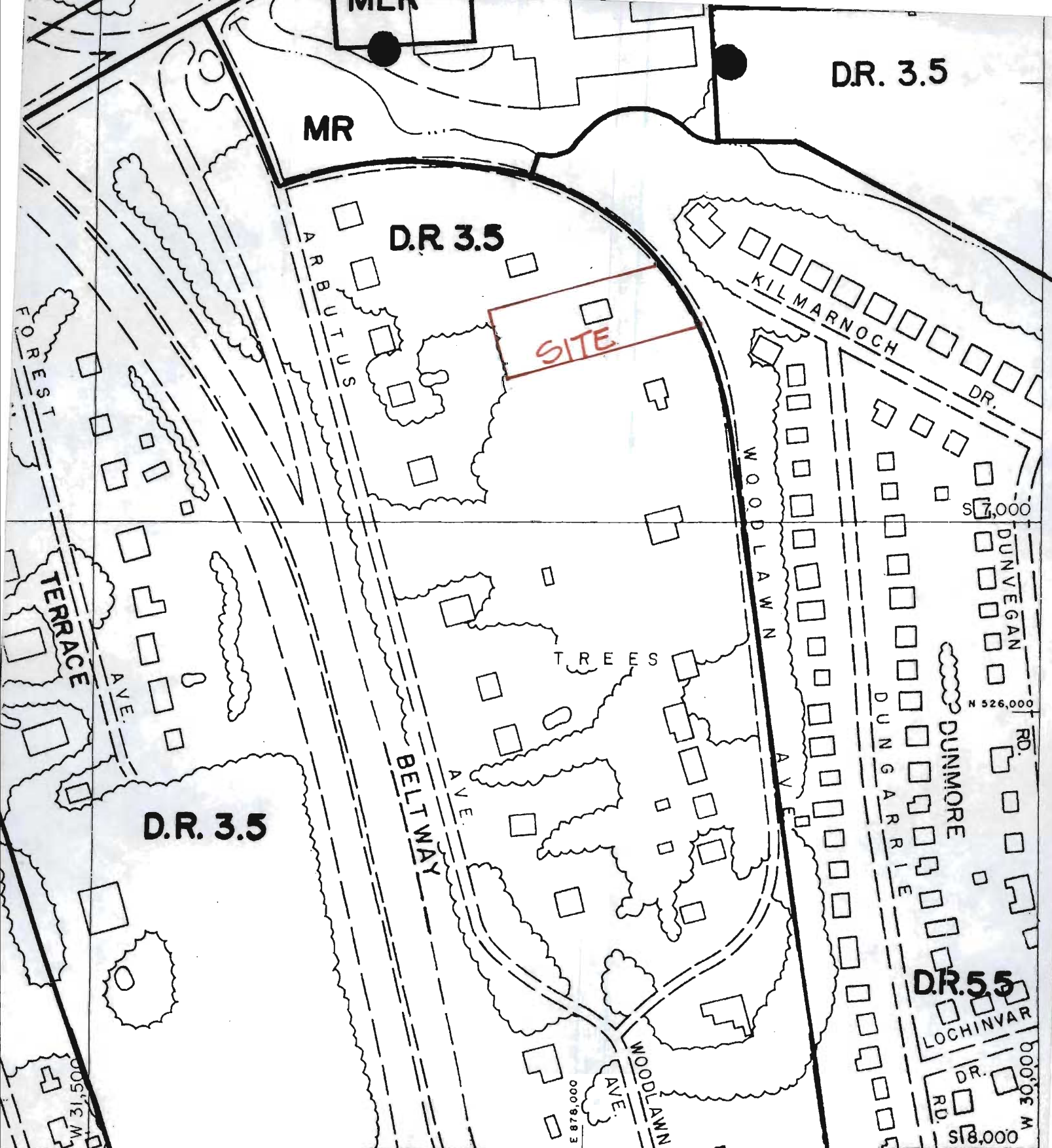
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W 30,000

SHEET

S.W.

2-F



Proposed
garage



Photo taken - Looking West

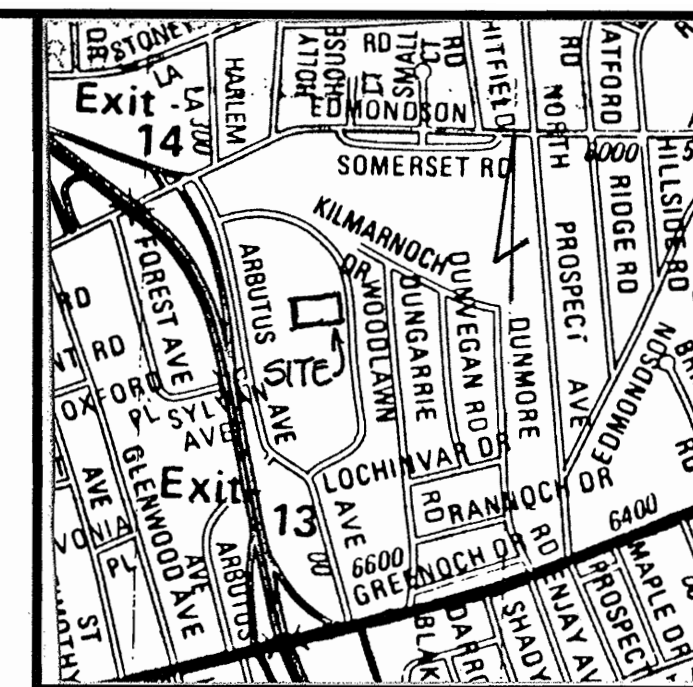
465

Proposed
garage



Photo Taken - Looking North.

465

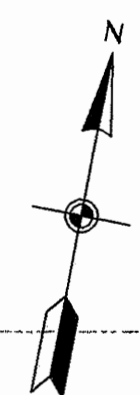


VICINITY MAP
SCALE: 1" = 1000'

WOODLAWN AVENUE
EX. 40' R.M.

CHD = S25°15'E
116.66'
L = 116.93'
EX 8" N
BC 56-194
M 0.00'00"00" E
20.29'

EX 12" S
BC 45-715
R-500'

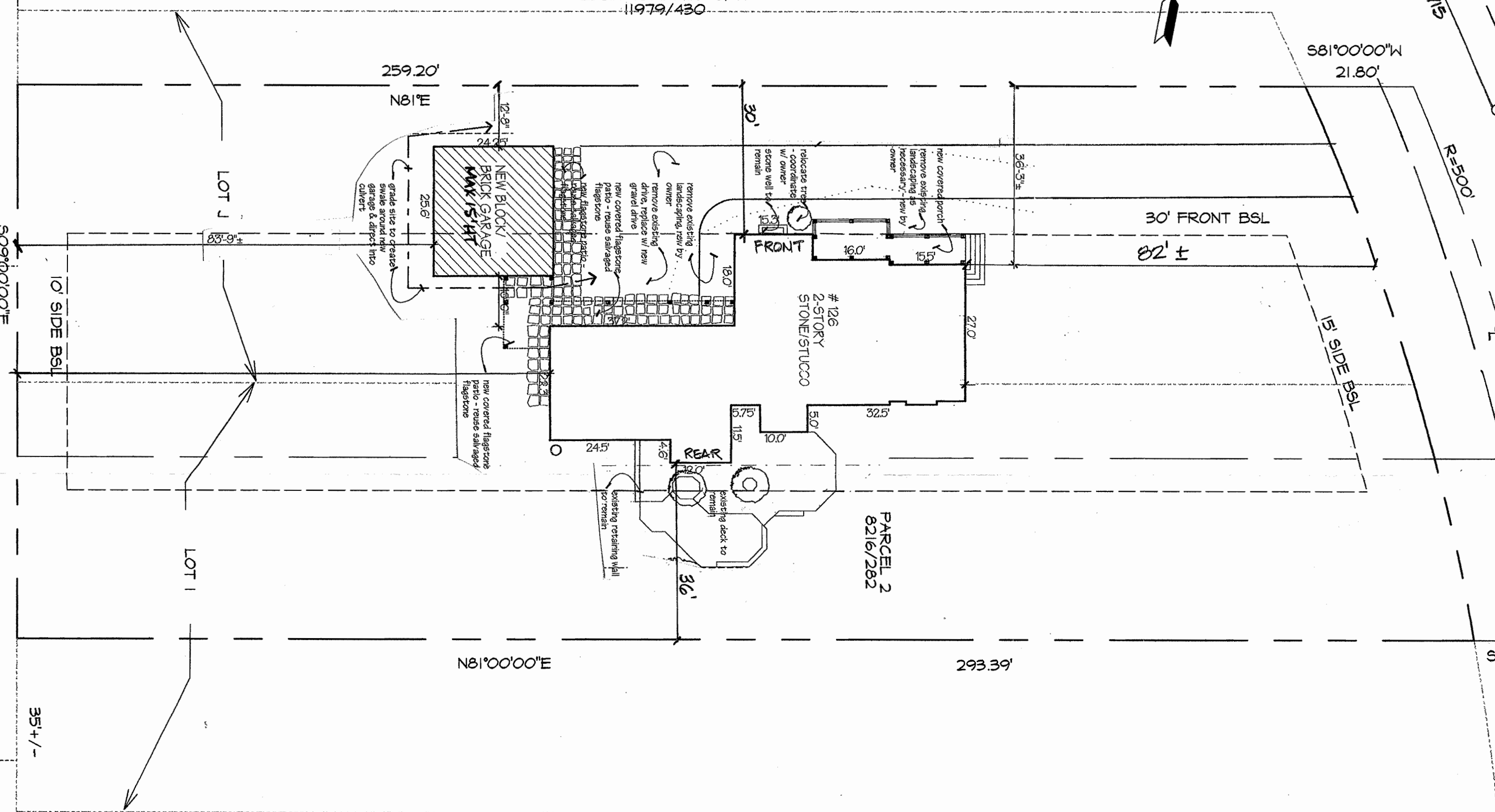


MARGARET & CAROLYN SENER
128 WOODLAWN AVENUE
01-01187220560
PT. LOT J & LOT K
EDEN TERRACE 8/71
11979/430

GEORGE & MARISUE MATTIS
122 WOODLAWN AVENUE
01-0113202442
PT. LOT H & I
EDEN TERRACE 8/71
14183/118

NANCY McDONALD
01-0113065720
LOT 32
EDEN TERRACE 1/82
8780/578

ROBERT & TRACY COLON
01-0116000711
LOT 30
EDEN TERRACE 1/82
11319/309



- NOTES:
1. AREA : 31225 SF
OR 0.7168 AC +/-
 2. NO PRIOR ZONING HEARINGS ON FILE FOR THIS SITE
 3. EXISTING ZONING: D.R. 3.5
 4. ZONING MAP # SW 2F
 5. OWNER:
H. RICHARD PIET & NATALIE A. McINTYRE
126 WOODLAWN AVENUE
PT. LOTS I & J
EDEN TERRACE 8/71
 6. EXISTING PUBLIC WATER AND SEWER SERVICE

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY APPLICATION
FOR VARIANCE

126 WOODLAWN AVENUE

1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' DATE: APRIL 2002 RENG JOB NO.: 02030

Det. B. #1

Det. B. #1