

IN RE: PETITION FOR ADMIN. VARIANCE
N/W corner of Glyndon Watch Lane
and Watch Court
4th Election District
3rd Councilmanic District
(204 Glyndon Watch Lane)

Gloria Hill & John McKenny, Sr.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-510-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Gloria Hill and John McKenny, Sr. The variance request is for property located at 204 Glyndon Watch Lane in the Reisterstown area of Baltimore County. The variance request is from Sections 1B01.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (enclosed sun porch) with a rear yard setback of 18 ft. in lieu of the required 30 ft. and to permit an open projection addition (deck) with a rear yard setback of 18 ft. in lieu of the required 22.5 ft. and to amend the previously approved Final Development Plan of Glyndon Watch, Lot #24. 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING
Date 6/17/02
By R. G. [Signature]

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 Zoning Commissioner for Baltimore County, this 17th day of June, 2002, that a variance from Sections 1B01.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (enclosed sun porch) with a rear yard setback of 18 ft. in lieu of the required 30 ft. and to permit an open projection addition (deck) with a rear yard setback of 18 ft. in lieu of the required 22.5 ft. and to amend the previously approved Final Development Plan of Glyndon Watch, Lot #24, 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORD. 2 RECEIVED FOR FILING
Date 6/17/02
By [Signature]



Baltimore County
Zoning Commissioner

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

June 17, 2002

Ms. Gloria Hill
Mr. John McKenny, Sr.
204 Glyndon Watch Lane
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 02-510-A
Property: 204 Glyndon Watch Lane

Dear Ms. Hill & Mrs. McKenny:

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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Patio Enclosures, Inc.
c/o Gregory A. Falter
224 8th Ave. NW
Glen Burnie MD 21061

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 204 GLYNDON WATCH LN.
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) 1801.2.1-b AND 301.1 BCZR
To permit an addition Condensed sun porch) with a rear yard setback of 18'
in lieu of the required 30' and to permit an open projection addition (deck)
with a rear yard setback of 18' in lieu of the required 22.5'. And to
amend the previously approved Final Development Plan of Glyndon
Watch, Lot # 24.

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

John Mckenny sr.
Name - Type or Print _____
John Mckenny
Signature _____
Gloria Hill
Name - Type or Print _____
Gloria Hill
Signature _____
204 Glyndon Watch Ln. 410-526-4117
Address _____ Telephone No. _____
Riesterstown Md, 21136
State _____ Zip Code _____

Representative to be Contacted:

Patio Enclosures Inc.. (Gregory A. Falter)
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. 02-510-A Reviewed By JRF Date 5/14/02
Estimated Posting Date 5-27-02

ORDER RECEIVED FOR FILING
Date 6/17/02
By J.R. O'Connell
REV. 9/15/98

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 - 204 Glyndon Watch Ln.
Address
Riesterstown Md, 21136
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.

John McKenny Sr.
Signature
John McKenny Sr.
Name - Type or Print

Gloria Hill
Signature
Gloria Hill
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of May, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John McKenny & Gloria Hill
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

5/28/02
Date

[Signature]
Notary Public
My Commission Expires 1/2 2003



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 204 Glyndon Watch Ln.
Address
Riesterstown Md, 21136
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):

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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.

John McKenny
Signature
John McKenny Sr.
Name - Type or Print

Gloria Hill
Signature
Gloria Hill
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of May, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN MCKENNY + Gloria Hill
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

7/20/02
Date

[Signature]
Notary Public
My Commission Expires 1/2 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 204 GLYNDON WATCH LN.
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) 1301.C.1.6 AND 301.1 BCZR

To permit an addition (enclosed sun porch) with a rear yard setback of 18' in lieu of the required 30' and to permit an open projection addition (deck) with a rear yard setback of 18' in lieu of the required 22.5'.
And to amend the previously approved Final Development Plan of Glyndon Watch, Lot # 24.

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):

John Mckenny sr.
Name - Type or Print _____
Signature John Mckenny
Gloria Hill
Name - Type or Print _____
Signature Gloria Hill
204 Glyndon Watch Ln. 410-526-4117
Address _____ Telephone No. _____
Riesterstown Md, 21136
City _____ 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.. (Gregory A. Falter)
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. 02-510-A

Reviewed By JRF Date 5/14/02

REV 9/15/98

Estimated Posting Date 5-27-02

ZONING DESCRIPTION FOR 204 Glyndon Watch Ln.

**BEGINNING AT A POINT ON THE NORTH SIDE OF GLYNDON
WATCH LANE WHICH IS 30' WIDE AT THE DISTANCE OF 0' WEST
OF THE NEAREST IMPROVED INTERSECTING STREET WATCH
COURTWHICH IS 30' WIDE. BEING LOT # 24 BLOCK __, SECTION
__ IN THE SUBDIVISION OF GLYNDON WATCH AS RECORDED N
COUNTY PLAT BOOK # 71, FOLIO # 150, CONTAINING 8,925 SQ'.
ALSO KNOWN AS 204 GLYDON WATCH LN. LOCATED IN THE 4TH
ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT.**

#510

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

No. **13376**

DATE MAY 14, 2002 ACCOUNT 001-006-6150

AMOUNT \$ 100.00

RECEIVED FROM: John McKenny Sr / Pat's Enclosures Inc.

204 Stanton Water Co. FROM # 510

FOR: CI VARIANCE TAKEN BY: JRE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
5/15/2002	5/14/2002	14:27:40
REG. ROOM	WALKIN DDOL DMD	DRAWER 2
» RECEIPT # 182541		5/14/2002 OFLN
Dep: 5 528 ZONING VERIFICATION		
CR # 013376		

Receipt Tot \$100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-510-A

Petitioner/Developer: _____
JOHN MCKENNY SR. AND
GLORIA HILL

Date of Hearing/Closing: 6-11-02

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 _____

204 GLYDOR WATCH LANE

The sign(s) were posted on MAY 27, 2002
(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)



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-510-A

TO PERMIT AN ADDITION (ENCLOSED SUN PORCH) WITH A REAR YARD SETBACK OF 18' IN LIEU OF THE REQUIRED 30' AND TO PERMIT AN OPEN PROJECTION ADDITION (DECK) WITH A REAR YARD SETBACK OF 18' IN LIEU OF THE REQUIRED 22.5' AND TO AMEND THE PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN OF

PUBLIC HEARING ?

PURSUANT TO SECTION 26-12716(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON JUNE 11TH 2002

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

333 W. CRESAPLEAK AVE.
TOWSON, MD 21286

TEL. 887-3391

IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE CALL 887-3391 OR VISIT OUR WEBSITE AT WWW.ZONING.MD.GOV
MEETING IS HANDICAP ACCESSIBLE

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/neighborhood 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: 02-510-A

Petitioner: John McKenny Sr. & Gloria Hill

Address or Location: 204 GLYNDON WATCH LANE, RIESTERTOWN MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc...

Address: 224 8th Ave. NW Glen Burnie Md 21061

Telephone Number: 410-760-1919

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 510 -A Address 204 GLYNDON WATCH LN.
Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5-14-02 Posting Date: 5-27-02 Closing Date: 6-11-02

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- 510 -A Address 204 GLYNDON WATCH LN.
Petitioner's Name John McKenny Sr. & Gloria Hill Telephone 410-526-4117
Posting Date: 5-27-02 Closing Date: 6-11-02
Wording for Sign: To Permit an addition (enclosed sun porch) with a rear yard setback of 18' in lieu of the required 30' and to permit an open projection addition (deck) with a rear yard setback of 18' in lieu of the required 22.5'. And to amend the previously approved Final Development Plan of Glyndon Watch, Lot # 24.



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

June 10, 2002

Mr. John McKenny Sr.
Ms. Gloria Hill
204 Glyndon Watch Lane

Dear Mr. John McKenny Sr. & Ms. Hill:

RE: Case Number: 02-510-A, 204 Glyndon Watch Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 14, 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. 692
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Patio Enclosures Inc, Gregory A Falter, 224 8th Avenue NW, Glen Burnie 21061
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 22, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 28, 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:

491, 501-504, 506-510

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 Mgmt. DATE: July 8, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 3, 2002
Item Nos. 491, 502, 503, 504, 505,
506, 507, 508, 509, and 510

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

RWB:HJO:jrb

cc: File

Granted 6/17/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TBT*

9 2002

DATE: July 9, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of May 28, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

491,502, 505, 506, 507, 508, 509, 510

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAY 22 2002

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

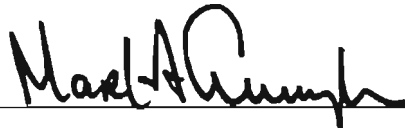
DATE: May 21, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-491, 02-504, & 02-510

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5.23.02

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

RE: Baltimore County
Item No. 510 JRF

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

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

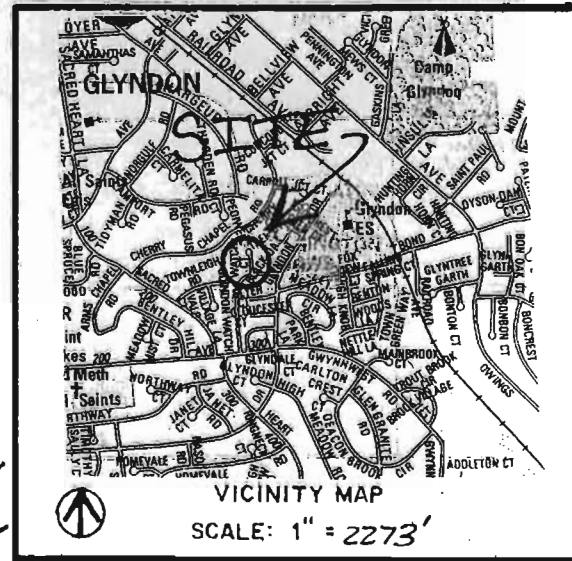
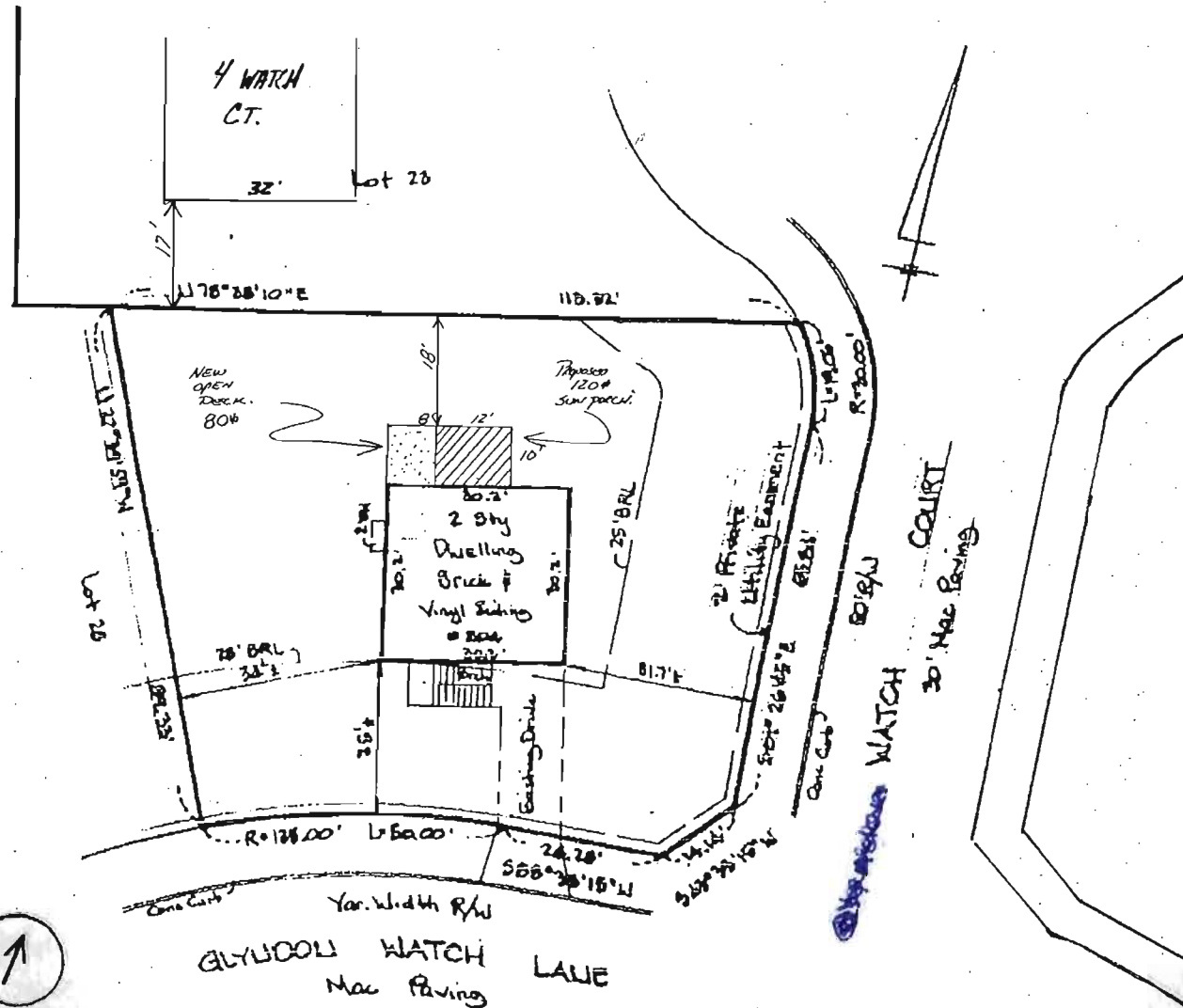
PROPERTY ADDRESS 204 GLYNDON WATCH LN.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GLYNDON WATCH.

PLAT BOOK # 71 FOLIO # 150 LOT # 24 SECTION #

OWNER JOHN MCKENNY SR. & GLORIA HILL.



LOCATION INFORMATION

ELECTION DISTRICT 04

COUNCILMANIC DISTRICT 03

1" = 200' SCALE MAP # NW 16-3

ZONING DR. 3.5

LOT SIZE	ACREAGE	SQUARE FEET
<u>.20</u>		<u>8,925 #</u>
	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<u>N/A.</u>	

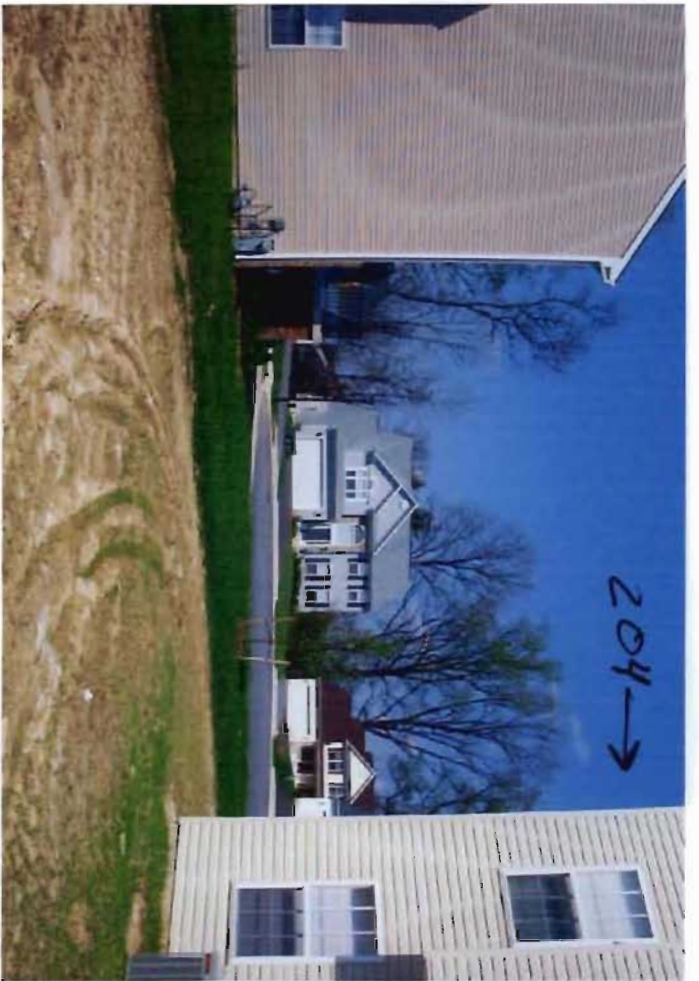
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>JRF</u>	<u>510</u>	

PREPARED BY GREGORY A. FALTER

SCALE OF DRAWING: 1" = 30'

Petition No 1



VIEW AS SEEN FROM LEFT SIDE



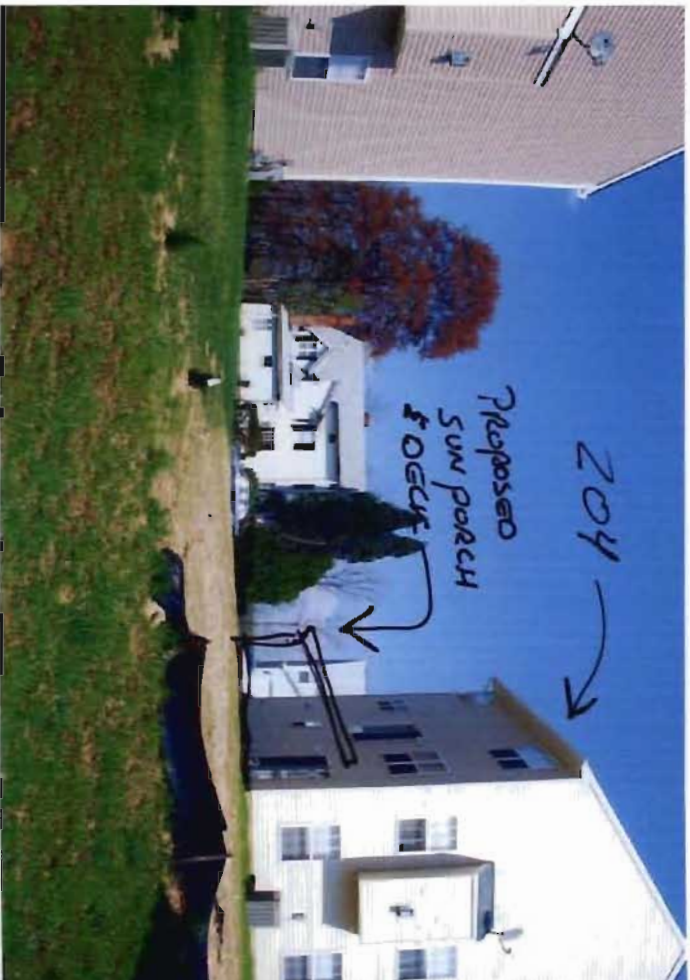
REAR AS SEEN FROM RT. SIDE

VARIANCE PHOTO'S FOR:

HILL / MCKENNA

204 Glynedd WATZ LN. # 510

RIESTERSTOWN MD 21136.



REAR AS SEEN FROM LEFT SIDE.