

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S of Luiss Deane Drive, 476' E		
centerline of Old Harford Road	*	DEPUTY ZONING COMMISSIONER
9th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(2614 Luiss Deane Drive)		
	*	CASE NO. 02-546-A
Werner & Margaret Schock, <i>Legal Owners</i>		
and Jeffrey W. Schock, <i>Contract Purchaser</i>		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Werner & Margaret Schock and Jeffrey Schock, Contract Purchaser. The variance request is for property located at 2614 Luiss Deane Drive in the eastern area of Baltimore County. The variance request is from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 6 ft. high fence to be 6 inches from each side property line (adjoining side yards) in lieu of the minimum required distance of 30 ft. each. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

Date

7/2/02

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 Deputy Zoning Commissioner for Baltimore County this 9th day of July, 2002, that a variance from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 6 ft. high fence to be 6 inches from each side property line (adjoining side yards) in lieu of the minimum required distance of 30 ft. each, 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 7/9/02
By R. J. [Signature]



Baltimore County
Zoning Commissioner

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

July 9, 2002

Mr. & Mrs. Werner Schock
8820 Walther Boulevard
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 02-546-A
Property: 2614 Luiss Deane Drive

Dear Mr. & Mrs. Schock:

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, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Jeffrey W. Schock
2614 Luiss Deane Drive
Baltimore, MD 21234

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 2614 LUISS DEANE DR.
which is presently zoned DR-55

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) 427.B To allow a 6ft. high fence to be 6 inches from the rear property line (adjoining a front-side property) and 6 inches from each side property line (adjoining side yards) in lieu of the minimum required distance of 30ft. each.

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:

Jeffrey W. Schock
Name - Type or Print

JWSchock
Signature

2614 LUISS DEANE DR.
Address

Baltimore MD 21234
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City State Zip Code

Legal Owner(s):

Werner Schock
Name - Type or Print

Werner Schock
Signature

Margaret Schock
Name - Type or Print

Margaret Schock, Werner Schock P. of H.
Signature

8820 Walther Blvd.
Address

Baltimore MD 21234
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 _____ 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. 02-546-A

Reviewed By [Signature] Date 6-4-02

Estimated Posting Date 6-17-02

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 2614 LUISS DEANE DR.
Address
Baltimore MD 21234
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):

Due To The lack of any Type of privacy in my backyard, as indicated by the street and Homes Located behind my Home, I would like a variance to build a fence along my property line, 6 FT. in height.

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.

W Schock
Signature
JEFFREY W. SCHOCK
Name - Type or Print

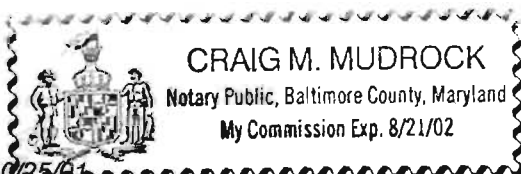
Werner Schock
Signature
WERNER SCHOCK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of May 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

C M M
Notary Public
My Commission Expires 8-21-02

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 2614 LUISS DEANE DR.
Address
Baltimore MD 21234
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):

Due To The Lack of any Type of privacy in my backyard, as indicated by the location of the street and Homes, behind my Home, I would like a variance To build a Fence along my property lines, 6 FT. in height.

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.

JSchock
Signature
JEFFREY W. SCHOCK
Name - Type or Print

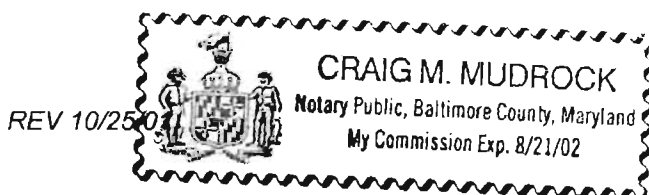
Werner Schock
Signature
WERNER SCHOCK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of May 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Cy H. H. H.
Notary Public
My Commission Expires 8-21-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2614 LUISS DEANE DR.
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) 427, B. To allow a 6 ft. high fence to be 6 inches from rear property line (adjoining a front/side yard) and 6 inches from the side property lines (adjoining side yards) in lieu of the minimum required distance of 30 ft. each.

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:

Jeffrey W. Schock
Name - Type or Print
JW Schock
Signature
2614 LUISS DEANE DR.
Address
Baltimore MD 21234
City State Zip Code
410-385-1709(W)
Telephone No.

Legal Owner(s):

Werner Schock
Name - Type or Print
Werner Schock
Signature
Margaret Schock
Name - Type or Print
Margaret Schock, Werner Schock P. & A
Signature
APT. # 2008
8820 WATTHEY BLVD.
Address
Baltimore MD 21234
City State Zip Code
410-665-0950
Telephone No.

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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. 02-546-9

Reviewed By [Signature] Date 6-4-02

REV 10/25/01

Estimated Posting Date 6-17-02

ZONING DESCRIPTION FOR 2614 Luiss Deane Drive

Beginning at a point on the north side of Luiss Deane Drive which is 40ft. wide at the distance of 476ft. east of the centerline of the nearest improved intersecting street Old Harford Rd. which is 60ft. wide. Being Lot #8, in the subdivision of Pine Grove as recorded in Baltimore County Plat Book #0068, Folio #0124, containg 5,000 square feet. Also known as 2614 Luiss Deane Drive and located in the 9th Election District, 6th Councilmanic District.

546

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 14307
02 546-A

DATE 6-04-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. ~~John~~ Jeff Shuff

FOR: Residential Variance Filing Fee
for 2614 Luiss Deane Dr.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE	AMOUNT	TIME
6/04/2002	50.00	02:00 PM
REG 1502 BHD NEW JEE LINDEN		
>> RECEIPT # 204943 6/04/2002 DELH		
Dep 5 528 ZONING VERIFICATION		
PR 13. 014301		
Part Tot	50.00	
Sub Tot	50.00	CR
BALANCE FWD 50.00		

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-546-A
PETITIONER/DEVELOPER:
Werner Shock
DATE OF CLOSING:
July 2, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: 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



POSTED ON: June 14, 2002

LOCATION:
2614 Luiss Deane Drive

DATE:
June 18, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 02-546-A

A VARIANCE TO PERMIT A 6 FT. HIGH FENCE TO BE 6 INCHES FROM THE REAR PROPERTY LINE (ADJOINING A FRONT YARD) & 6 INCHES FROM EACH SIDE PROPERTY LINE (ADJOINING SIDE YARDS) IN LIEU OF THE REQUIRED MINIMUM OF 30 FT. FOR EACH.

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
4:30 p.m. ON JULY 2, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE
TOWSON, MD 21204

TEL. 410-887-3391

HEARINGS ARE HANDICAPPED 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- 546- A

Petitioner: Mr. + Mrs. Werner Shock

Address or Location: 2614 Luis's Deane DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey W. Shock (Contract Purchaser)

Address: Same

Telephone Number: 410-665-0950

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 546 -A Address 2614 Luiss Deane DR.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-04-02 Posting Date: 6-17-02 Closing Date: 7-02-02

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- 546 -A Address 2614 Luiss Deane DR.

Petitioner's Name Werner Shock Telephone 410-665-0950

Posting Date: 6-17-02 Closing Date: 7-02-02

Wording for Sign: To Permit a 6 ft. high fence to be 6 inches from the
rear property line (adjoining a front yard) & 6 inches from each side
property line (adjoining side yards) in lieu of the minimum
required 30' distance for each.



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

July 2, 2002

Mr. & Mrs. Werner Schock
8820 Walther Boulevard
Baltimore MD 21234

Dear Mr. & Mrs. Schock:

RE: Case Number: 02-546-A, 2614 Luiss Deane Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 02, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Jeffrey W Schock, 2614 Luiss Deane Drive, Baltimore 21234
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

June 11, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 10, 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:

546

535-549

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2002
Item No. 546

The Bureau of Development Plans Review has reviewed the subject zoning item.

An existing overland drainage swale is located in the 10 foot-wide drainage and utility easement at the rear property of lot 8. This swale carries storm water down to a yard inlet at the back property line of lots 9 and 10. *See record drawing no. 96-1193.*

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement. Since we don't know what type of fence (*privacy, chain link, etc.*) will be constructed, we recommend building it outside our easement.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/RT*

DATE: July 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of June 10, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

535-537, 539, 540, 546, 547, 549

AY
7/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 19, 2002

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

SUBJECT: 2614 Luis Dean Drive

INFORMATION:

Item Number: 02-546

Petitioner: Jeffery Schock

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit a 6-foot high fence. However, this office will support the construction of a fence not to exceed 4 feet in height.

Prepared by: Mark A. Cunniff

Section Chief: Lynne L. Larkin

AFK/LL:MAC:

JUN 24 2002



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.17.02

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

RE: Baltimore County
Item No. 546 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,

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 2614 LUISS DEANE DR.

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

SUBDIVISION NAME PINE GROVE

PLAT BOOK # 68 FOLIO # 124 LOT # 8 SECTION #

OWNER WERNER + MARGARET SCHOCK

6 ROBIN RIDGE CT.

TIM PHAM

CHRISTY NGUYEN

REBAR & CAP SET S 37° 04' 47" E 62.50' Success Fee

DRAINAGE & UTILITY EASEMENT

REBAR & CAP SET

PROPOSED FENCE

6" from rear & side prop. lines

MARK + MARY CARTER

JUNG HO + EUN HYUN CHOI

2 STORY HSE

FRONT

DRAINAGE, ACCESS & UTILITY EASEMENT

* CUT SET IN CONC. WALK

* CUT SET IN CONC. WALK

LUISS DEANE DR.

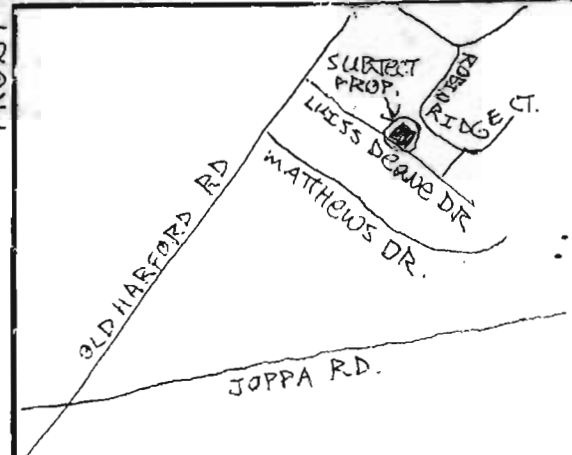


NORTH

DEVELOPMENT ENGINEERING

PREPARED BY CONSULTANTS INC.

SCALE OF DRAWINGS: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE, 10-E

ZONING D.R.S.5

LOT SIZE .11 ACRES 5000 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 546 CASE #



View from 2014 Quiss Deane Dr.
Looking North onto Robn Ridge Court

Photos taken from petitioner's
back yard # 546

