IN RE: PETITION FOR VARIANCE S/S Townsend Road, 850' SE of the c/l Riverside Road (331 Townsend Road) 15th Election District 5th Council District Joseph Adamczyk Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 02-578-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Joseph Adamczyk. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single family dwelling to be constructed on a 50-foot wide lot in lieu of the required 55 feet and to approve same as an undersized lot. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Joseph Adamczyk, property owner, and Vincent J. Moskunas, on behalf of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, 50 feet wide by 200 feet deep, located on the south side of Townsend Road, not far from Mace Avenue in Essex. The property contains a gross area of 0.229 acres, more or less, zoned D.R.5.5 and is presently unimproved. The Petitioner is desirous of developing the lot with a single family dwelling, 28' x 42' in dimension. The proposed dwelling will be similar in style and character to other dwellings in the neighborhood and meet all setback requirements. However, due to the narrow width of the lot, the requested variance relief is necessary in order to proceed. Testimony indicated that the property is part of an older subdivision, known as Back River Highlands, which was laid out prior to the enactment of the zoning regulations. Thus, many of the lots in the subdivision are 50-feet wide and lack sufficient area to comply with today's standards.

ORDER RECEIVED FOR FILING
Date 8/21/02
By

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As noted above, the property is located within an older subdivision that was laid out many years ago. To require strict compliance with current zoning regulations would be unreasonable and prevent use of the property for an intended purpose. The proposed dwelling will be compatible with other dwellings in the neighborhood and meets all setback requirements. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency, and no one appeared in opposition to the request. Moreover, building elevation drawings of the proposed dwelling were reviewed and approved by the Office of Planning on July 10, 2002. Thus, it is clear that relief can be granted without detriment to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August, 2002 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single family dwelling to be constructed on a 50-foot wide lot in lieu of the required 55 feet and to approve same as an undersized lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioner may apply for his 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The proposed dwelling will be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning on July 10, 2002.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/21/02
By

Baltimore County
Zoning Commissioner

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

August 21, 2002

Mr. Joseph Adamczyk
105 S. Stuart Street
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Townsend Road, 850' SE of the c/l Riverside Road
(331 Townsend Road)
15th Election District – 5th Council District
Joseph Adamczyk - Petitioner
Case No. 02-578-A

Dear Mr. Adamczyk:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Vincent Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286
Office of Planning; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 331 Townsend Road

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 (BCZR)

TO PERMIT A SINGLE FAMILY DWELLING TO BE CONSTRUCTED ON A LOT HAVING A WIDTH OF 50' IN LIEU OF THE REQUIRED 55' AND TO APPROVE AN UNDERSIZED LOT,

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

1. Lot of record on plat recorded in 1911, all lots along Townsend Road have a 50' street front, which was the standard lot width at the time approved.
2. Relief required will not cause injury to the public health, safety or general welfare and meets the spirit and intent of BCZR.
3. Strict compliance with zoning regulations would unreasonably prevent the use of the property for the permitted purpose.

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):

JOSEPH ADAMCZYK

Name - Type or Print

(X) Joseph Adamczyk

Signature

Name - Type or Print

Signature

105 S. Stuart Street — 410 337-8294

Address — Telephone No.

Baltimore, MD 21221

City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc

Name

200 E. Joppa Road Room 101 (410) 828-9060

Address — Telephone No.

Towson MD 21286

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM **Date** 6/25/02

ORDER RECEIVED FOR FILING

Date 8/21/02

By RZO 9/15/98

Case No. 02-578-A

ZONING DESCRIPTION FOR #331 TOWNSEND ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE OF TOWNSEND ROAD WHICH IS 50 FEET WIDE AT THE DISTANCE OF 850 FEET SOUTHEAST OF THE CENTERLINE OF RIVERSIDE ROAD WHICH IS 50 FEET WIDE. BEING LOT #27, BLOCK "F" IN THE SUBDIVISION OF "BACK RIVER HIGHLANDS" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 4, FOLIO # 64, CONTAINING 10,000 SQUARE FEET. ALSO KNOWN AS #331 TOWNSEND ROAD AND LOCATED IN THE 15TH. ELECTION DISTRICT, 5TH. COUNCILMANIC DISTRICT.

STATE OF MARYLAND
J. TILGHMAN DOWNEY
No. 114
REGISTERED
PROPERTY LINE SURVEYOR

J. TILGHMAN DOWNEY, JR.

02-578-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14364

DATE 6/25/02 ACCOUNT R001-006-6150

AMOUNT $ 100.00

RECEIVED FROM: CAMPCHITRY VENTURED HOME

FOR: CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE PAID REQUESTED
6/25/2002 6/25/2002 11:23:52
RECEIPT H 094063 6/25/2002 OFLH
5 520 ZONING VERIFICATION
CR 014364
Recpt Tot $100.00
50.00 CK 50.00 CA

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #02-578-A
331 Townsend Road
S/side Townsend Road 850 feet southeast of centerline Riverside Road
15th Election District
5th Councilmanic District
Legal Owner(s): Joseph Adamczyk

Variance: to permit a single family dwelling on a lot having a width of 50 feet in lieu of the required 55 feet and to approve an undersize lot.

Hearing: Monday, August 12, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/232 July 25 C552164

CERTIFICATE OF PUBLICATION

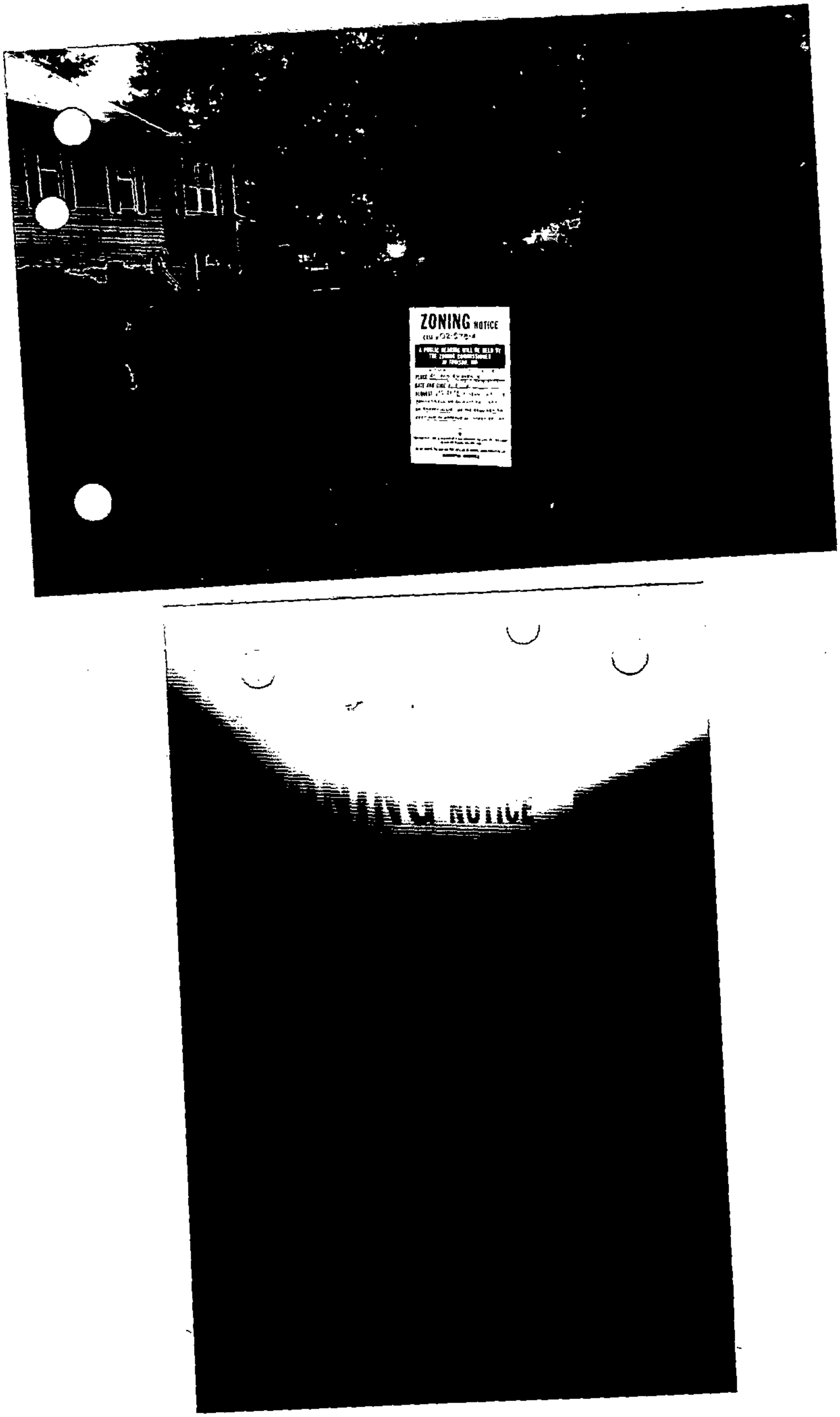
7/26/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/25/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING


ZONING NOTICE

CERTIFICATE OF POSTING

RE: Case No.: 02-578-A

Petitioner/Developer:

JOSEPH ADAMCZYK

Date of Hearing/Closing: 8-12-02

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

#331 TOWNSEND ROAD

The sign(s) were posted on JULY 26, 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)

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: 02-578-A

Petitioner: Joe Adamczyk

Address or Location: 331 Townsend Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joe Adamczyk

Address: 105 S. Stuart Street
Balto. MD 21221

Telephone Number: (410) 337-8294 (W)

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 25, 2002 Issue – Jeffersonian

Please forward billing to:
Joseph Adamczyk
105 S. Stuart Street
Baltimore, MD 21221

410-337-8294

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-578-A
331 Townsend Road
S/side Townsend Road 850 feet southeast of centerline Riverside Road
15th Election District – 5th Councilmanic District
Legal Owner: Joseph Adamczyk

Variance to permit a single family dwelling on a lot having a width of 50 feet in lieu of the required 55 feet and to approve an undersize lot.

HEARING: Monday, August 12, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 8, 2002

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-578-A
331 Townsend Road
S/side Townsend Road 850 feet southeast of centerline Riverside Road
15th Election District – 5th Councilmanic District
Legal Owner: Joseph Adamczyk

Variance to permit a single family dwelling on a lot having a width of 50 feet in lieu of the required 55 feet and to approve an undersize lot.

HEARING: Monday, August 12, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Joseph Adamczyk, 105 S. Stuart Street, Baltimore 21221

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 27, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 9, 2002

Joseph Adamczyk
105 S Stuart Street
Baltimore MD 21221

Dear Mr. Adamczyk:

RE: Case Number: 02-578-A, 331 Townsend Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 25, 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.

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

WCR: gdz

Enclosures

c: Site Rite Surveying Inc, 200 E Joppa Road, Room 101, Towson 21286
People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

July 2,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 8, 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:

578

575-582

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

cc: File

RECEIVED
JUL
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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on Recycled Paper

LD
8/12

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2002

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

RWB

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 2002
Item Nos. 575, 576, 577, 578, 579, 580,
581, and 582

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

RWB:CEN:jrb

cc: File

ZAC-7-15-2002-NO COMMENT ITEMS-852002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 11, 2002

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

JUL 15 2002

SUBJECT: 331 Towsend Road

INFORMATION:

Item Number: 02-578

Petitioner: Joseph Adamczyk

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow a lot width of 50 feet in lieu of the minimum required 55 feet, and to approve an undersized lot.

Prepared by: Mark A Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC:

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7·3·02

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

RE: Baltimore County
Item No. 578 LTM

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

RE:	PETITION FOR VARIANCE S/side Townsend Road 850 ft S/E centerline Riverside Road 15th Election District, 5th Councilmanic District	* * * *	BEFORE THE ZONING COMMISSIONER FOR
	Legal Owner: Joseph Adamczyk	*	BALTIMORE COUNTY
	Petitioner	*	02-578-A

* * * * * * * * * * * * *

ENTRY OF APPEARACE

Please enter the appearance of People's Counsel in the above-captioned matter.m Notice sent of any hearing dates of other proceedings in this matter and the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Joseph Adamczyk, 105 S. Stuart Street ,Baltimore, Maryland 21221 : Petitioner

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

7/11/02

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Permit or Case No. 02-578-A

O: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Residential Processing Fee Paid ($50.00)
Accepted by CTM
Date 06/25/02

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

!E: Undersized Lots

'ursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from ıe Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION: Bernadette Moskunas 410 828-9060

Site Rite Surveying Inc. 200 E. Joppa Road Room 101 Towson, MD 21286
Print Name of Applicant — Address — Telephone Number

Lot Address 331 Townsend Road Election District 15 Councilmanic District 7 Square Feet 10,000

.ot Location: N E S W side/corner of Townsend Road (street), 850 feet from N E S W corner of Riversial Road (street) Southeast

.and Owner: Joseph Adamczyk Tax Account Number 2400001196

Address: 105 S. Stuart Street Balto. MD 21221 Telephone Number (410) 337-8294

CHECKLIST OF MATERIALS-. (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED? YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application		✓
3. Site Plan Property (3 copies)	✓	
4. Building Elevation Drawings	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings	✓	
Surrounding Neighborhood	✓	

6. Current Zoning Classification: D.R. 5.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☑ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the follow

Signed by: Lynn Lanham
for the Director, Office of Planning and Community Conservation

RECEIVED JUN 27 2002 OFFICE OF PLANNING

Date: 7/10/02

Revised 2/05/02

Post-it® Fax Note 7671
To Lloyd Moxley
Co./Dept. Zoning
Phone #
Fax # 2824
Date 7/11 # of pages ▶ 1
From Lynn Lanham
Co.
Phone # 3480
Fax #

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Case Number 02-578-A

PLEASE *PRINT* LEGIBLY

PETITIONER'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
JOSEPH ADAMCZYK	105 S. STUART ST.	BALTO.	21221
SITE RITE SURVEYING, INC. VINCENT J. MOSKUNAS	200 E. JOPPA Rd.	TOWSON	MD 21286

Revised 4/17/00

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	60	FT.
B	60	FT.
C	66	FT.
D	50	FT.
E	45	FT.
F	55	FT.

TOTAL (336) ÷ (6) = 56

\# of dwellings — REQUIRED FRONT SETBACK (averaged)

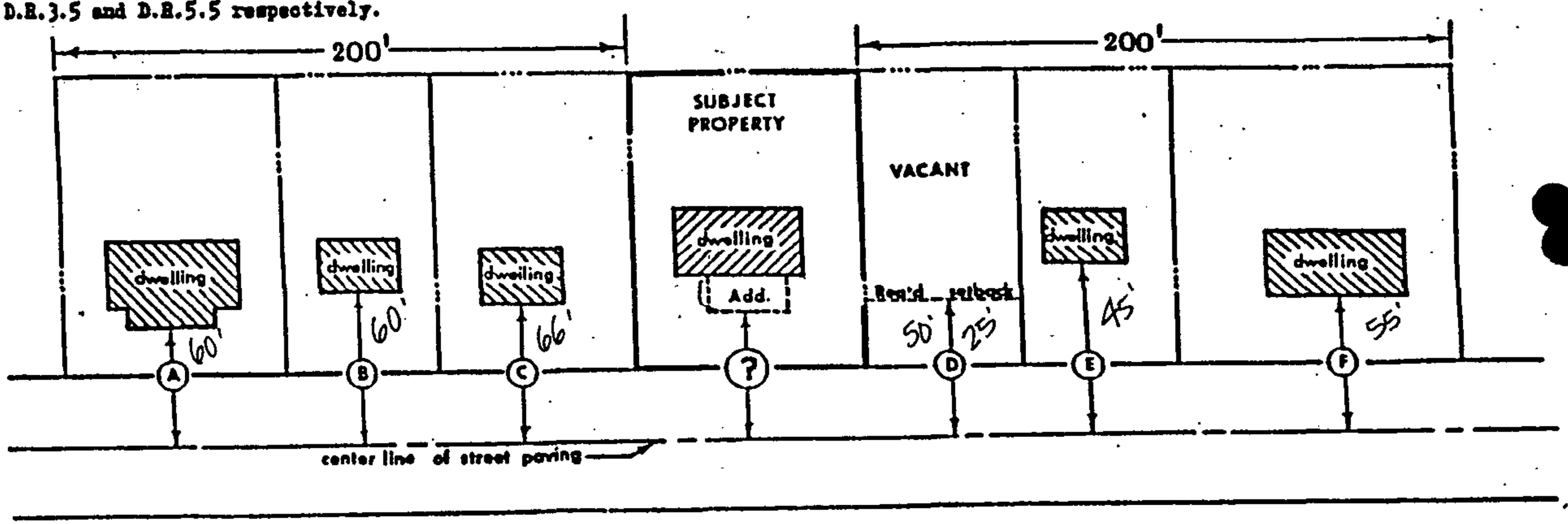
56 - ½ ROW (25) = 31 AVG FRONT SETBACK

Joe Adamczyk
applicant's name

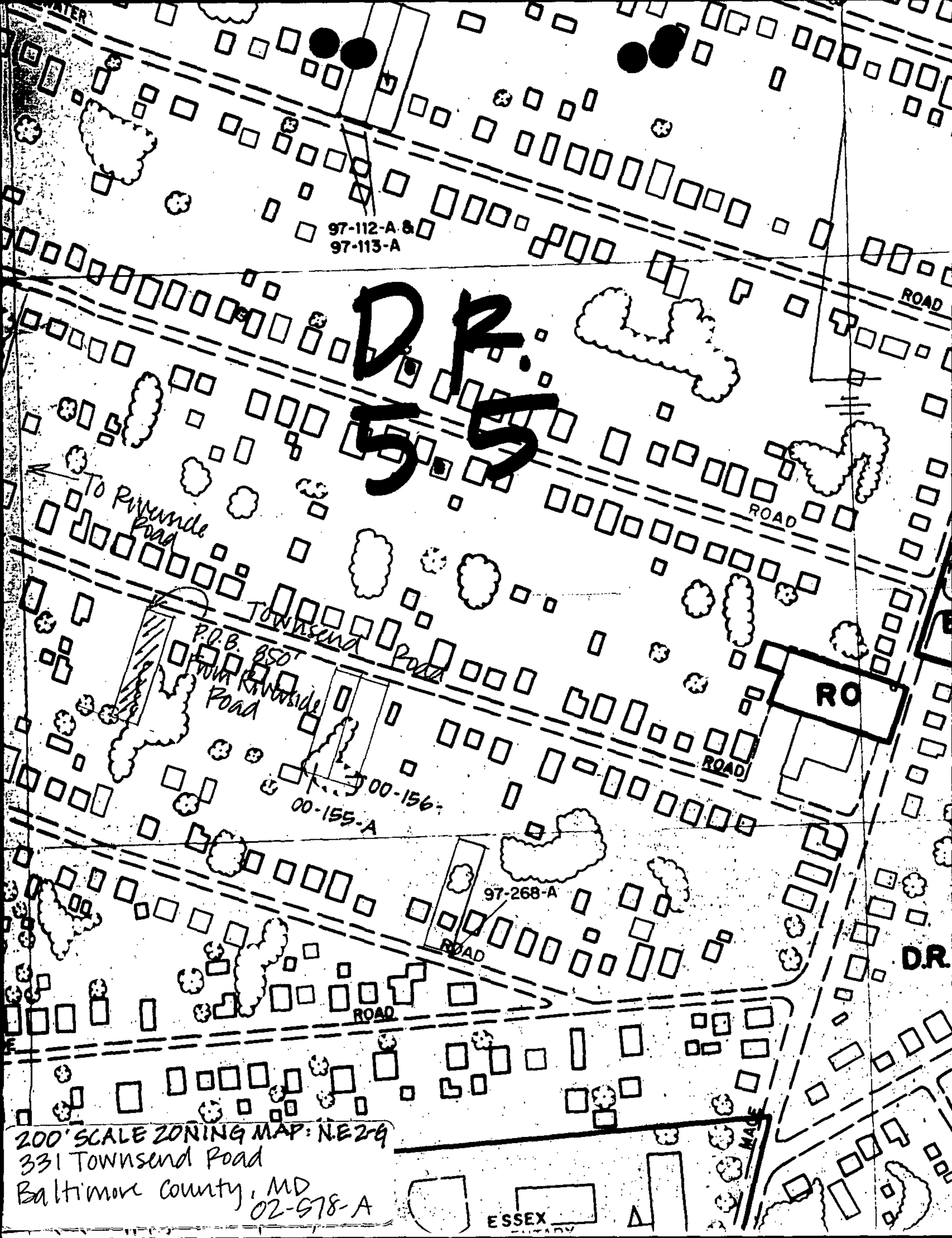
331 Townsend Road
building address

June 11, 2002
date

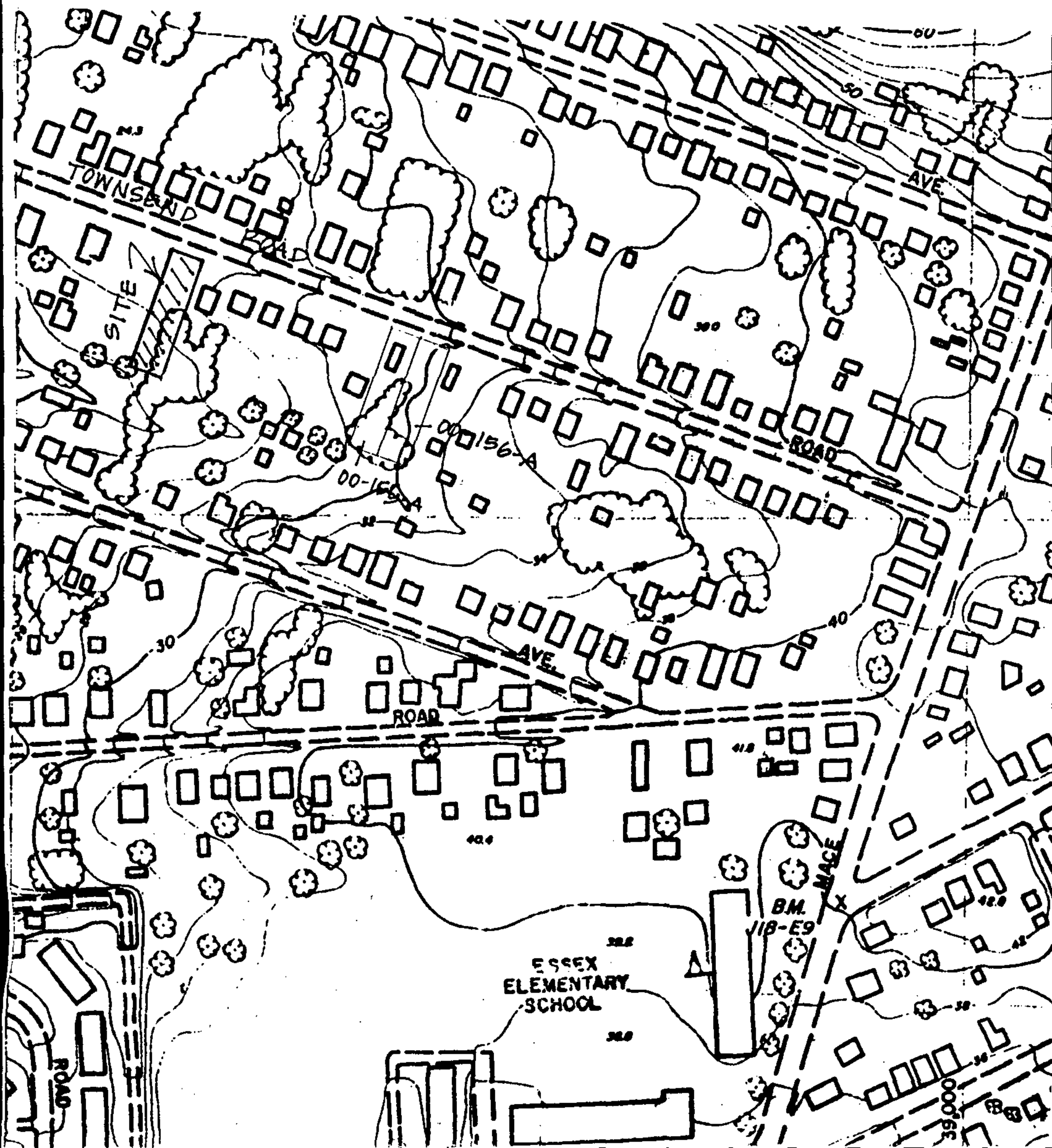
NORMAL REQUIRED SETBACKS
D.R.2 - 65 ft.
D.R.3.5 - 55 ft.
D.R.5.5 - 50 ft.

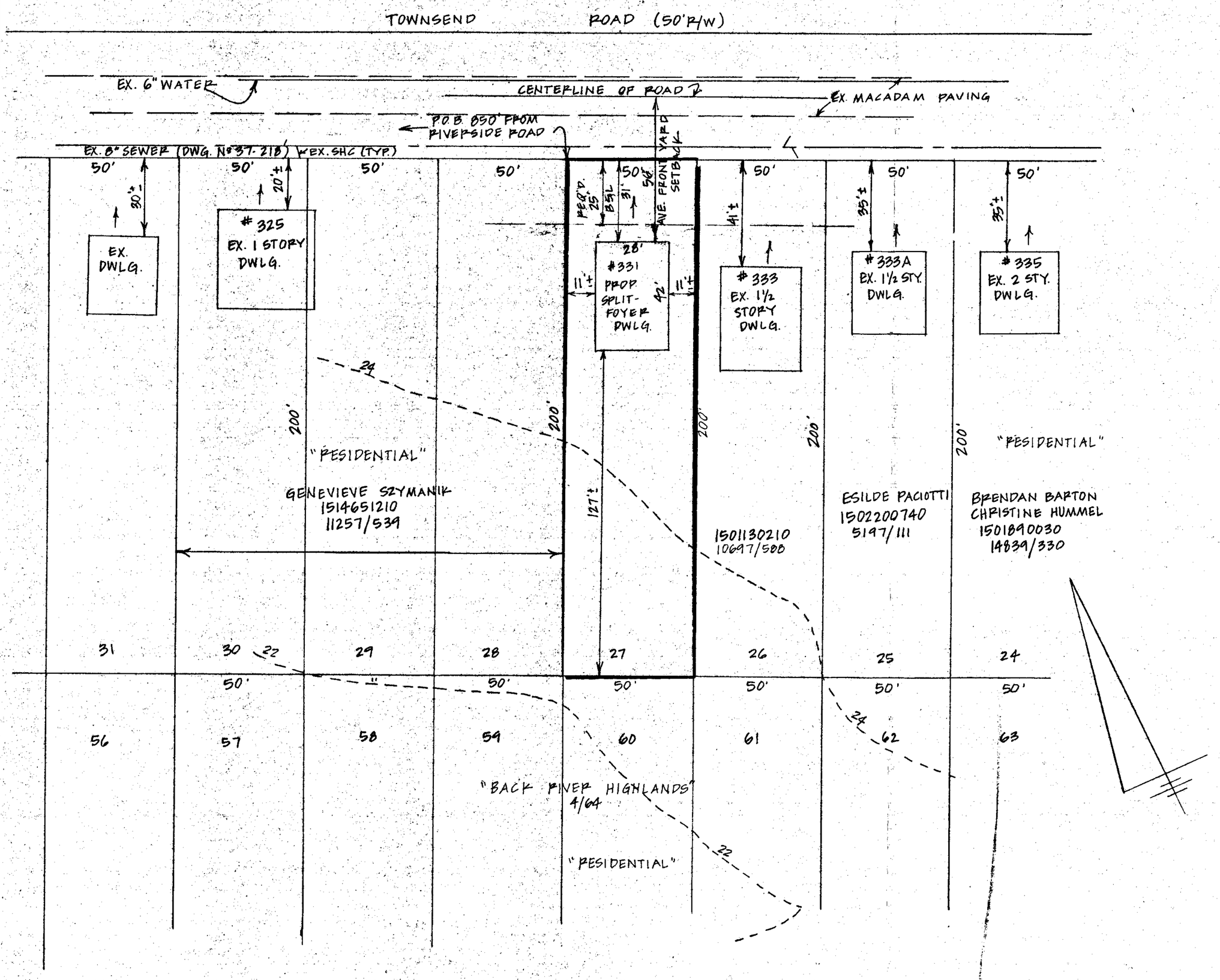


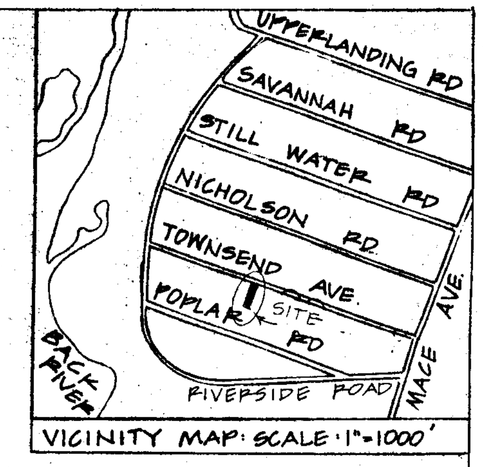
02-578-A


97-112-A &
97-113-A
D.R.
55
To Riverside Road
Townsend Road
P.O.B. 850'
from Riverside Road
00-156
00-155-A
97-268-A
RO
ROAD
D.R.
200' SCALE ZONING MAP: N.E 2-9
331 Townsend Road
Baltimore County, MD
02-578-A
ESSEX

200' SCALE TOPO. MAP N.E.2-G
LOT 27 "BACK RIVER HIGHLANDS"
4/64
TOWNSEND ROAD
02-578-A







VICINITY MAP: SCALE 1"=1000'

GENERAL NOTES
1. LOT SIZE: 10,000 S.F. OR 0.229 AC.+/-
2. EXISTING ZONING: D.R. 5.5
3. 200' SCALE MAP: N.E. 2-G
4. NOT LOCATED IN A FLOODPLAIN AREA
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NOT LOCATED IN A HISTORIC AREA
7. FLOOD INSURANCE RATE MAP: 240010 0440C ZONE: "C"
8. EXISTING USE: VACANT
9. PROPOSED USE: SINGLE FAMILY DWELLING
10. NO PRIOR ZONING HEARING
11. PUBLIC WATER AND SEWER
12. COUNCILMANIC DISTRICT NO. 5

Pet No 1

PLAT TO ACCOMPANY A PETITION FOR VARIANCE AND
PLAN TO ACCOMPANY UNDERSIZE LOT APPLICATION
#331 TOWNSEND ROAD
LOT 27 BLOCK "F"
"BACK RIVER HIGHLANDS"
(4/64)
ELECTION DISTRICT NO. 15 C5
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
JOB NO. 8259
MAY 30,2002

STATE OF MARYLAND
TIGHMAN DOWNEY
REGISTERED PROPERTY LINE SURVEYOR

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

OWNER: JOSEPH W. ADAMCZYK
105 S. STUART STREET
BALTIMORE, MD 21221
(410)387-8294
TAX MAP: 97 GRID: 1 PARCEL: 364
TAX ACCT. NO.: 2400001196
DEED REF.: 16520/453

02-578-A