

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Overbrook Road, 125' E
centerline of Holly Lane
9th Election District
4th Councilmanic District
(605 Overbrook Road)

Colleen M. & Brian G. Phebus
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-162-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Colleen M. and Brian G. Phebus. The variance request is for property located at 605 Overbrook Road in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 ft. in lieu of the required 10 ft. for a new addition. 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.

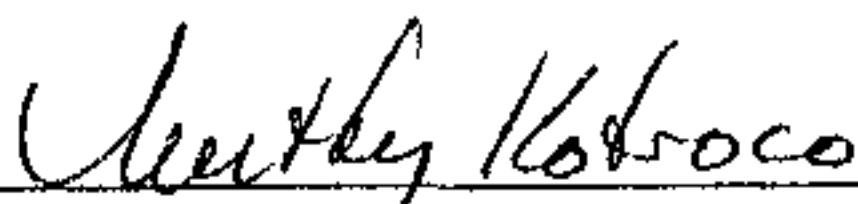
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 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.

10/30/02
R. J. [Signature]

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 30th day of October, 2002, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a side yard setback of 6 ft. in lieu of the required 10 ft. for a new addition, 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

10/30/02
J.R. O'Connell



Baltimore County
Zoning Commissioner

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

October 30, 2002

Mr. & Mrs. Brian G. Phebus
605 Overbrook Road
Baltimore, Maryland 21212

Re: Petition for Administrative Variance
Case No. 03-162-A
Property: 605 Overbrook Road

Dear Mr. & Mrs. Phebus:

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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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 605 Overbrook Rd.
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.C.1 to permit a side
yard setback of 6 ft. in lieu of the required 10 ft. for a
new addition.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/30/02 day of October, 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.

Legal Owner(s):

Brian G. Phibus
Name - Type or Print

Brian G. Phibus
Signature

Colleen M. Phibus
Name - Type or Print

Colleen M. Phibus
Signature

605 Overbrook Rd. 410-345-4362 W
Address Telephone No.

Baltimore, MD 21212
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-162-A

Reviewed By BR Date 9/30/02

Estimated Posting Date 10/14/02

REV 10/25/01

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

605 Overbrook Rd.
Address
Baltimore MD 21212
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):

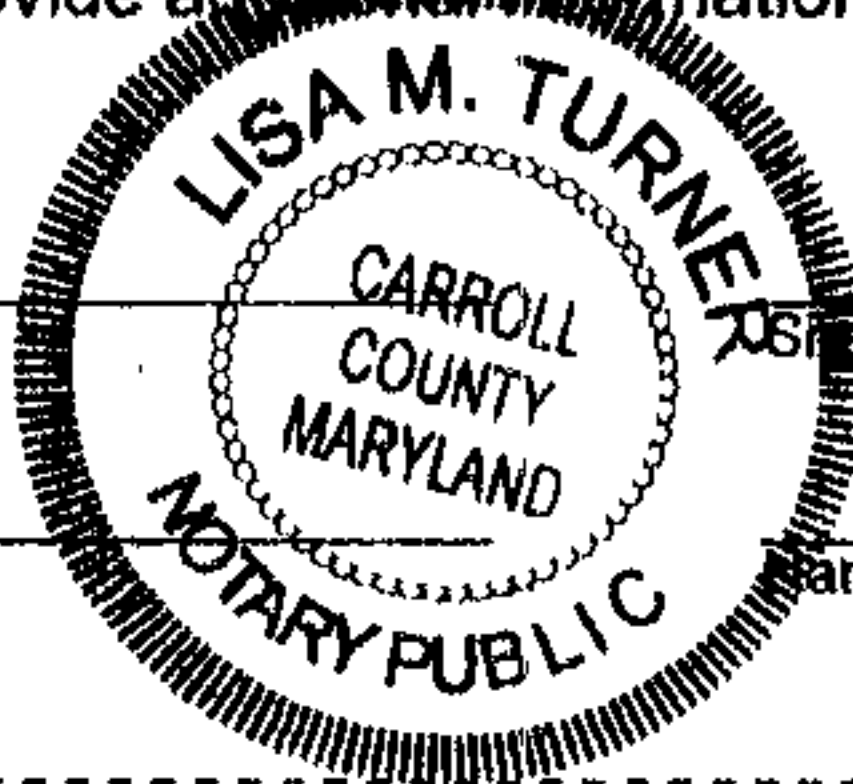
Practical Difficulty

It is our contention that strict compliance with this requirement is unreasonable in that the existing dwelling (built in 1955) has a 6-0' setback and the proposed addition would not encroach any further. Careful consideration was made in the design to make the proposed addition architecturally consistent with the existing dwelling and aesthetically pleasing. It is believed that granting full relief as requested complies with the spirit of the ordinance in that adequate space is provided between dwellings. There is currently, and will continue to be, a total of 24-0' between the side of this dwelling and the neighboring dwelling.

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.

Brian G. Phebus
Signature

Brian G. Phebus
Name - Type or Print



Colleen M. Phebus
Signature

Colleen M. Phebus
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

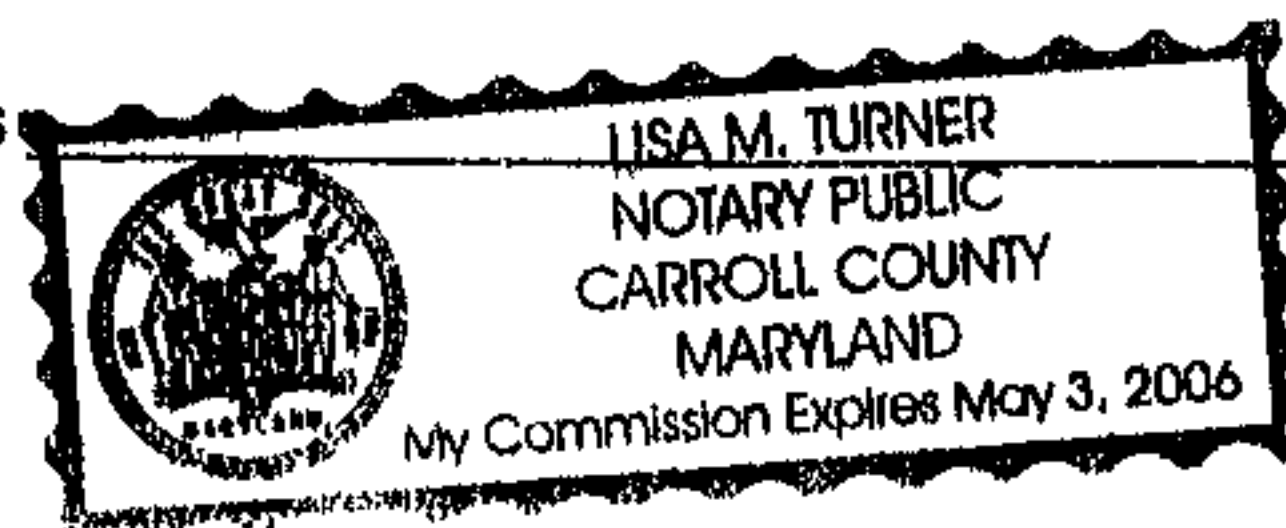
I HEREBY CERTIFY, this 24th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

identified

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

AS WITNESS my hand and Notarial Seal

Lisa M. Turner
Notary Public
My Commission Expires



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

605 Overbrook Rd.
Address
Baltimore MD 21212
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):

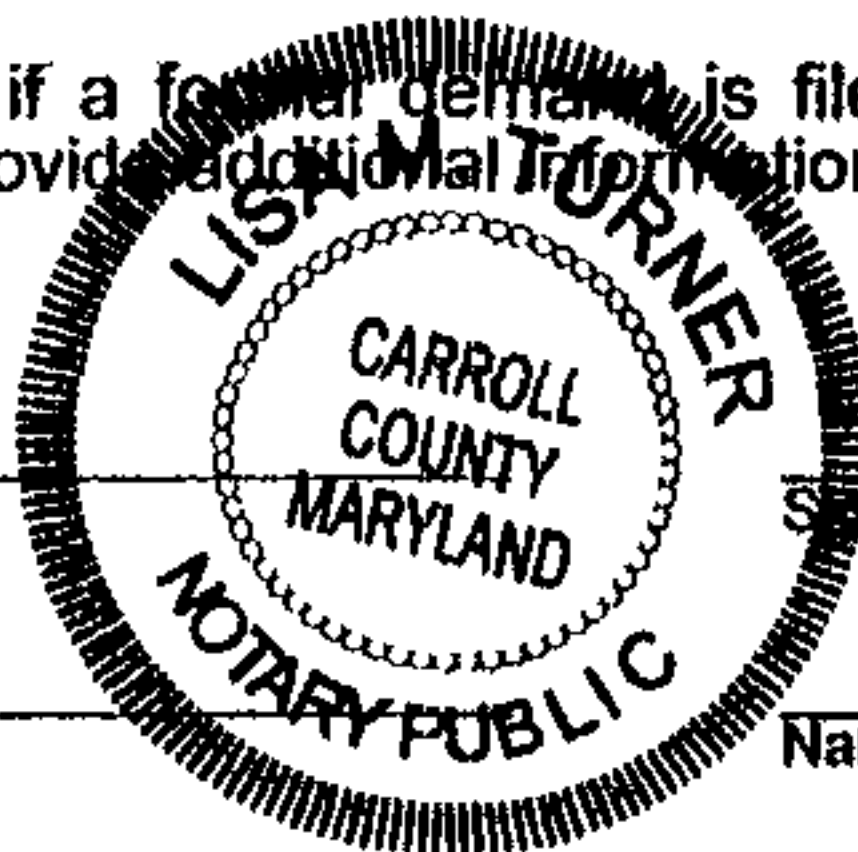
Practical Difficulty

It is our contention that strict compliance with this requirement is unreasonable in that the existing dwelling (built in 1955) has a 6-0' setback and the proposed addition would not encroach any further. Careful consideration was made in the design to make the proposed addition architecturally consistent with the existing dwelling and aesthetically pleasing. It is believed that granting full relief as requested complies with the spirit of the ordinance in that adequate space is provided between dwellings. There is currently, and will continue to be, a total of 24-0' between the side of this dwelling and the neighboring dwelling.

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.

Brian G. Phebus
Signature

Brian G. Phebus
Name - Type or Print



Colleen M. Phebus
Signature

Colleen M. Phebus
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

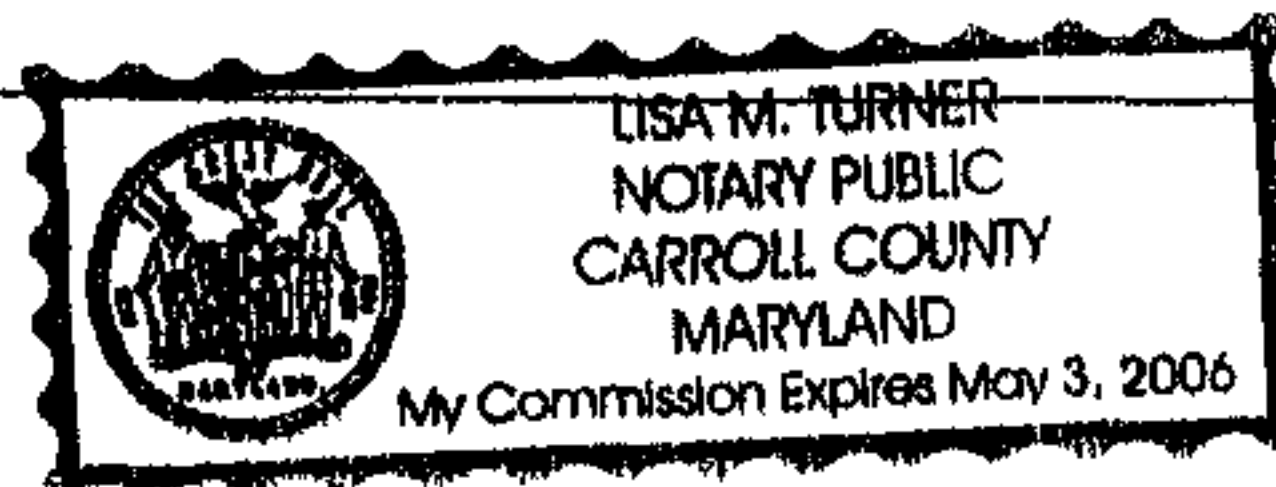
I HEREBY CERTIFY, this 24th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Lisa M. Turner
Notary Public

My Commission Expires





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 605 Overbrook Rd.
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

yard setback of 6 ft. in lieu of 1 B O 2.3.C.1 to permit a side addition.

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):

Brian G. Phibus
Name - Type or Print

B. G. Phibus
Signature

Colleen M. Phibus
Name - Type or Print

Colleen M. Phibus
Signature

605 Overbrook Rd. 410-345-4362 W
Address Telephone No.

Baltimore, MD 21212
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. 03-162-A

Reviewed By BR Date 9/30/02

REV 10/25/01

Estimated Posting Date 10/14/02

Zoning Description

605 Overbrook Road
Towson, Md. 21212

Beginning at the point on the south side of Overbrook Road, which is 50 feet wide at the distance of 125 feet east of the centerline of the nearest improved intersecting street, Holly Lane, which is 50 feet wide.

Being lot numbers 5 & 6, Block 5, in the subdivision of Anneslie as recorded in Baltimore County Plat Book W.P.C. #7, Folio 40, containing 6,250 square feet. Also known as 605 Overbrook Road, Towson, Maryland, and located in the 9th election district, 4th councilmanic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17829

DATE 9/3/02 ACCOUNT 0001-006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Dr. J. Phobus

FOR: Zoning Administrative Services

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item 11113

PAID RECEIPT

BUSINESS ACTION 11/1/02
9/30/2002 9/30/2002 10:57:52
PER US03 MATH PRS LRB DRIVER 5
RECEIPT # 250715 9/30/2002 0811
Dep 5 531 20000000000000000000
CR NO. 017829
Recd for \$50.00
50.00 00 00 CA
Haltom County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE Case No

03-162-A

Petitioner/Developer

PHEBUS, ETAL

Date of Hearing/Closing

10/29/02

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

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 #605-OVERBROOK RD

The sign(s) were posted on

10/12/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe Sr.

(Signature of Sign Poster and Date)

10/18/02

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

Address

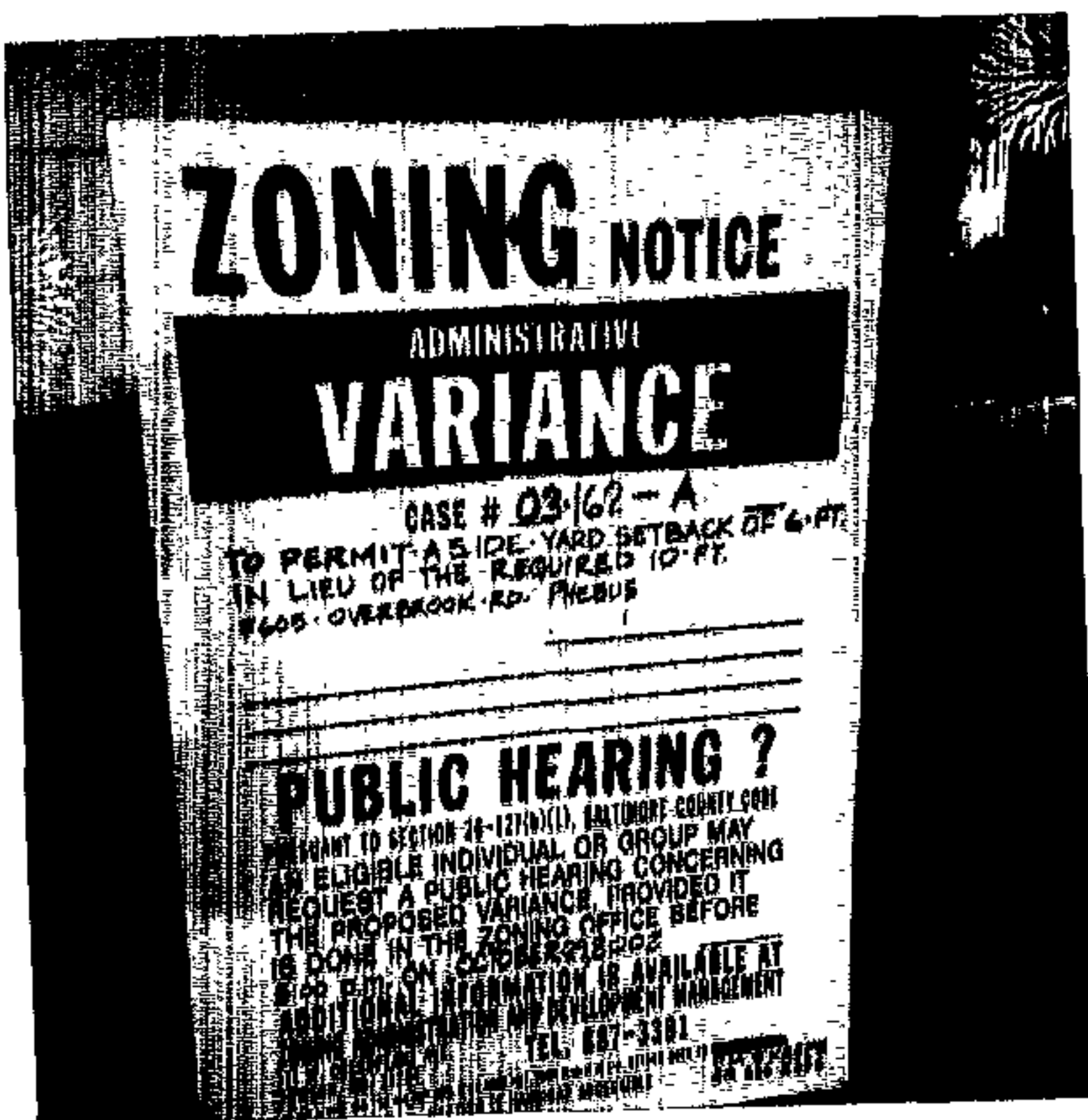
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)

# of pag	
To	From
BETTY & ROBIN	O'KEEFE
Co	Co
ZONING COMM	
Dept	Phone



03-162-A
605-OVERBROOK RD.
PHEBUS
10/29/02

CERTIFICATE OF POSTING

RE: Case No 03-162-A

Petitioner/Developer PHEBUS

Date of Hearing/Closing 10/29/02

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

Attention.

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 # 605 - OVERBROOK RD

The sign(s) were posted on

10/14/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe SR - 10/14/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

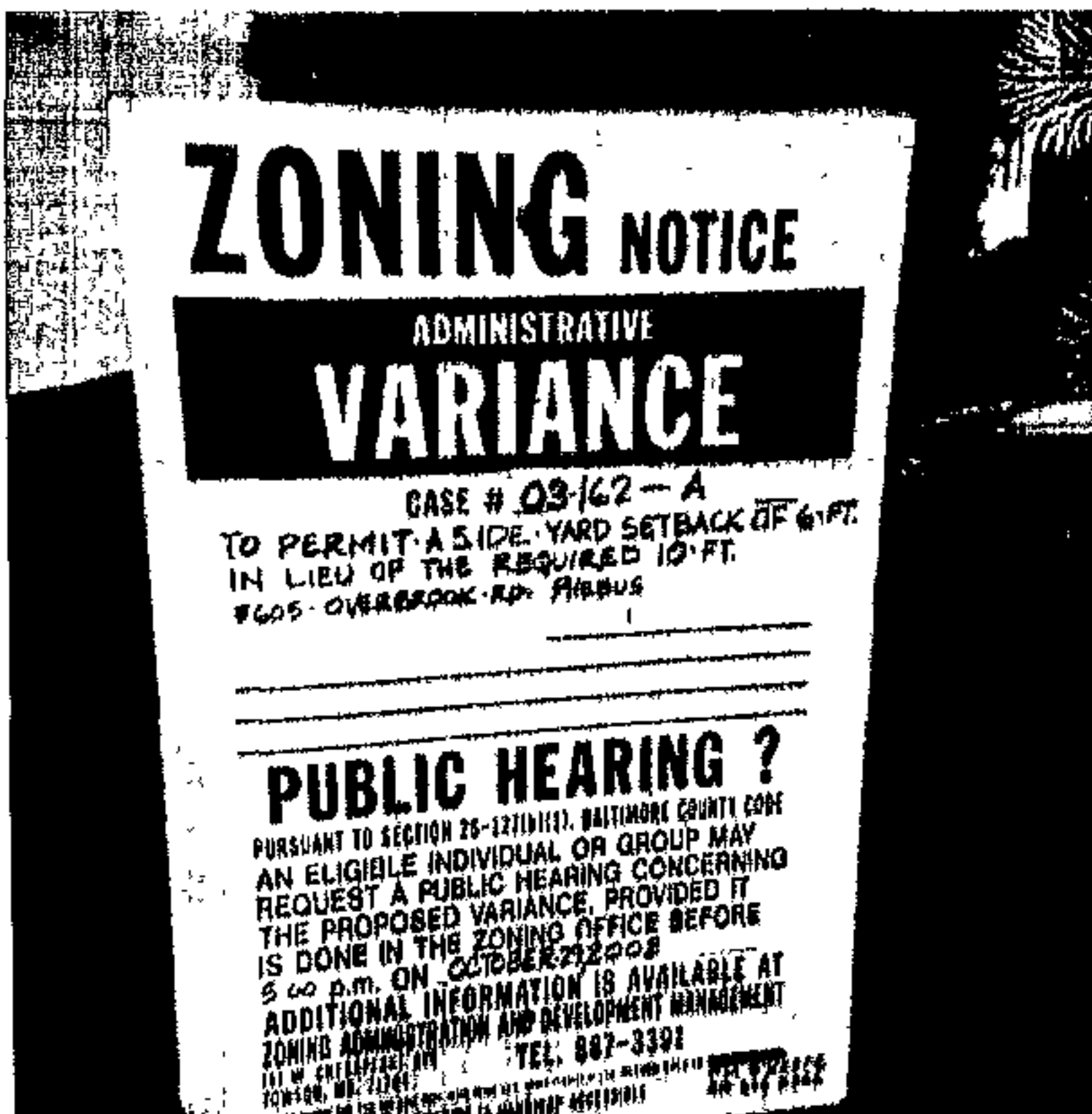
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)

4" brand fax transmittal memo 7671		# of pages 1
To	From	
BETTY or ROBIN	O'KEEFE	
Co	Co	
ZONING - COMM		
Depl.	Phone #	
	512 4621	
Fax #		
887-3468		



03-162-A
605 - OVERBROOK RD.
PHEBUS
10/29/02

**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: 03-162-A

Petitioner: Brian G Phelous

Address or Location: 605 Overbrook Road, Baltimore, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brian G Phelous

Address: 605 Overbrook Rd.

Baltimore, MD 21212

Telephone Number: 410-377-3318

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 162 -A Address 605 Overbrook Rd.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 9/30/02 Posting Date: 10/14/02 Closing Date: 10/29/02

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 03- 162 -A Address 605 Overbrook Rd.Petitioner's Name Brian & Colleen Phebus Telephone 410-377-3318Posting Date: 10/14/02 Closing Date: 10/29/02Wording for Sign: To Permit a side yard setback of 6 ft. in lieu of the
required 10 ft.

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

October 29, 2002

Brian G. Phebus
Colleen M. Phebus
605 Overbrook Road
Baltimore, MD 21212

Dear Mr. and Mrs. Phebus:

RE: Case Number: 03-162-A, 605 Overbrook Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 30, 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 black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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



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on Recycled Paper



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

October 15, 2002

ATTENTION: George Zahner

Distribution meeting: 10/15/02

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 159 & 160, 162-172

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 Management

DATE: October 30, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For October 21, 2002
Item No. 159, 160, 161, 162, 163, 164,
165, 166, 167, 168, 169, 170, and 172

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: November 6, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 15, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

160, *162*-165, 167-172

AV
10/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-160, 03-162, 03-182, & 03-184

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: Nyssa Hubbard

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.11.02

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

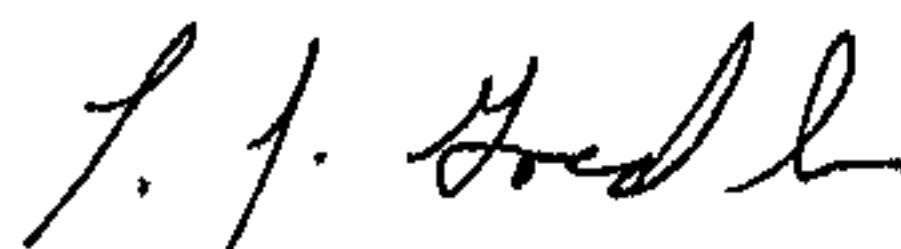
RE: Baltimore County
Item No. 162 BR

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



Maryland Department of Planning

*Parris N. Glendening
Governor*

*Kathleen Kennedy Townsend
Lt. Governor*

*Roy W. Kienitz
Secretary*

*Mary Abrams
Deputy Secretary*

October 16, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

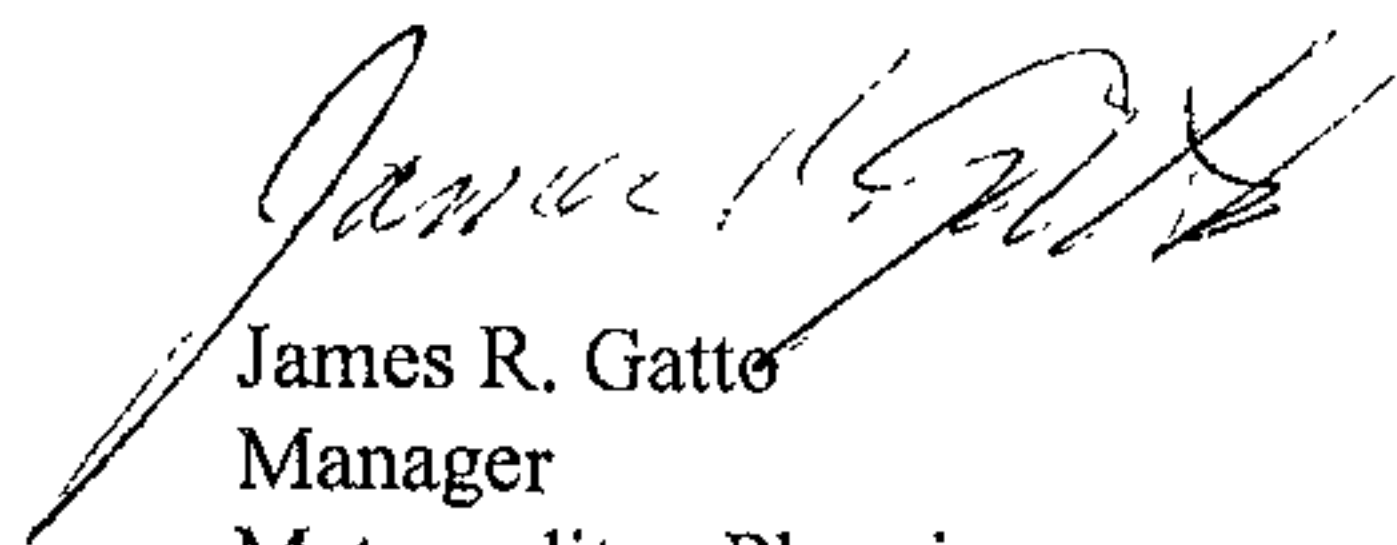
Re: Zoning Advisory Committee Agenda, 10/21/02 re: case numbers 03-159-SPHA, 03-160-SPH, 03-161-SPH, 03-162-A, 03-163-A, 03-164-A, 03-165-A, 03-166-A, 03-167-A, 03-168-A, 03-169-A, 03-170-A, 03-172-A

Dear Mr. Zahner:

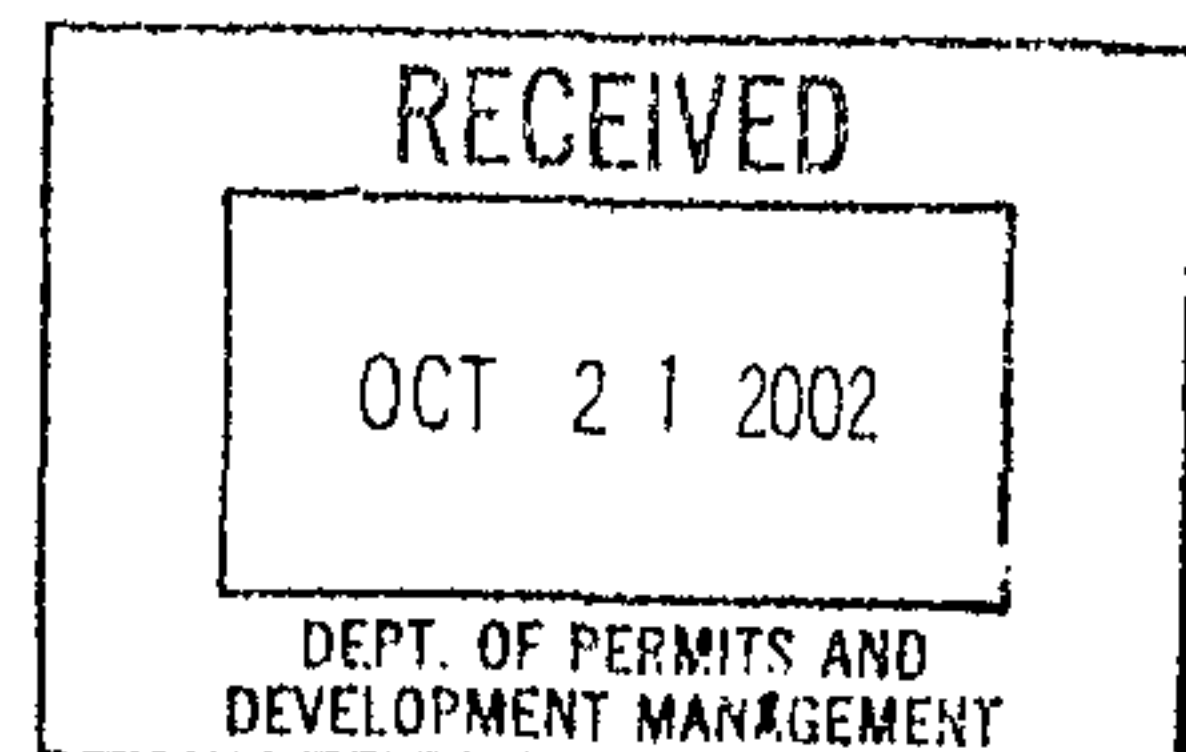
The Maryland Department of Planning has received the above-referenced information on 10/15/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,


James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



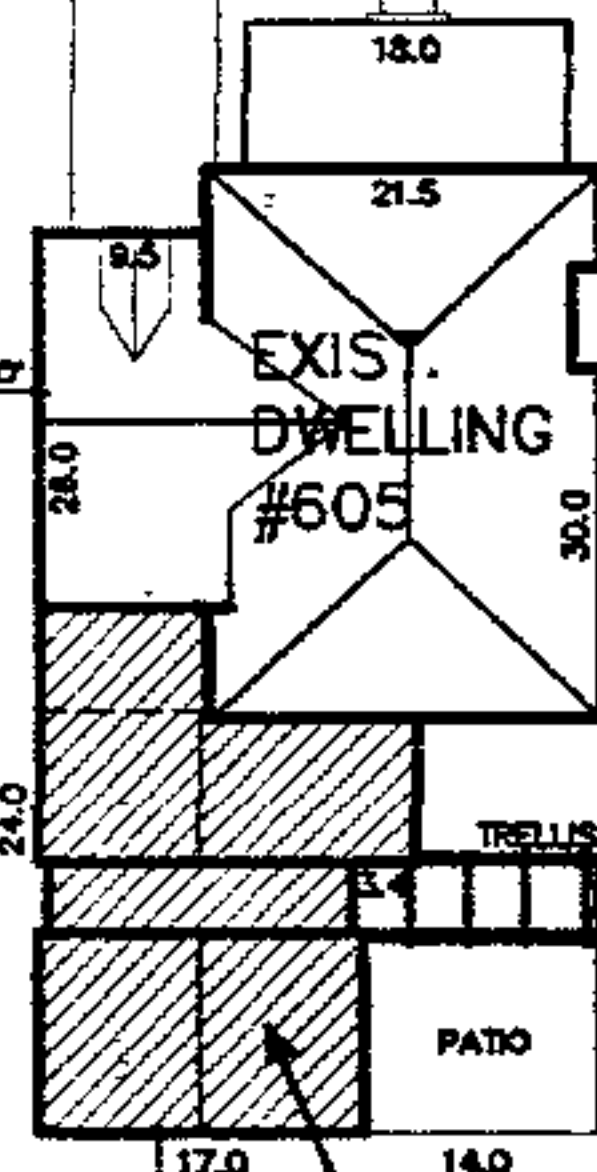
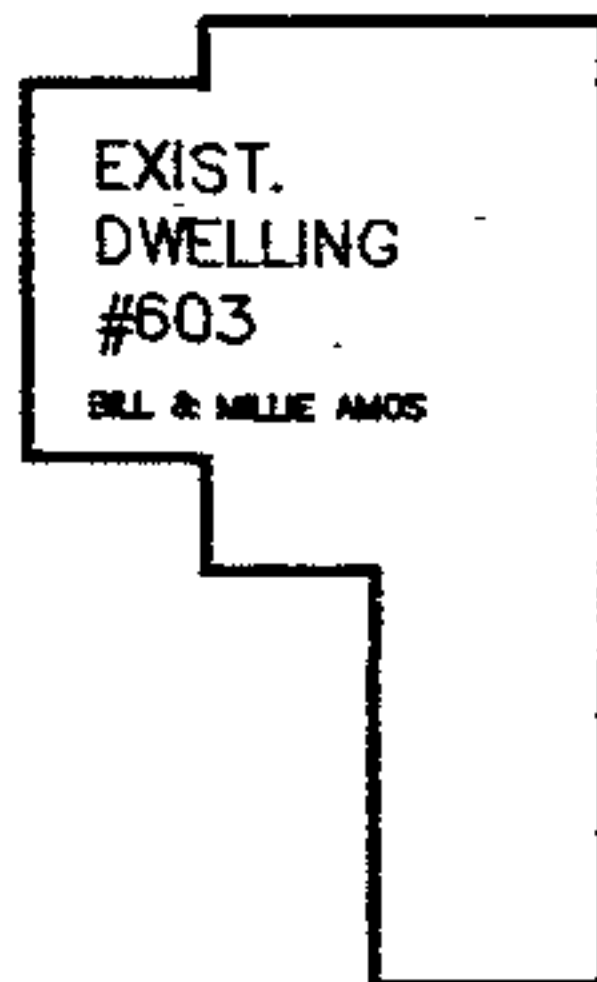
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 605 OVERBROOK ROAD
 SUBDIVISION ANNESLIE
 PLAT BOOK # 7 FOLIO # 40 LOT # 5&6
 OWNER BRIAN & COLLEEN PHEBUS

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

OVERBROOK ROAD (50' WIDE)

125' TO Q OF
HOLLY LANE

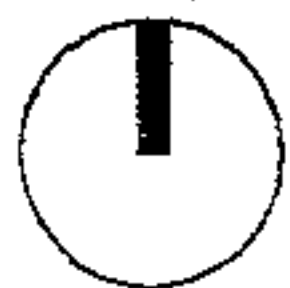


PROPOSED 1 STORY
ADDITION W/ NEW
PATIO & TRELLIS

LOT 4

LOT 5 & 6

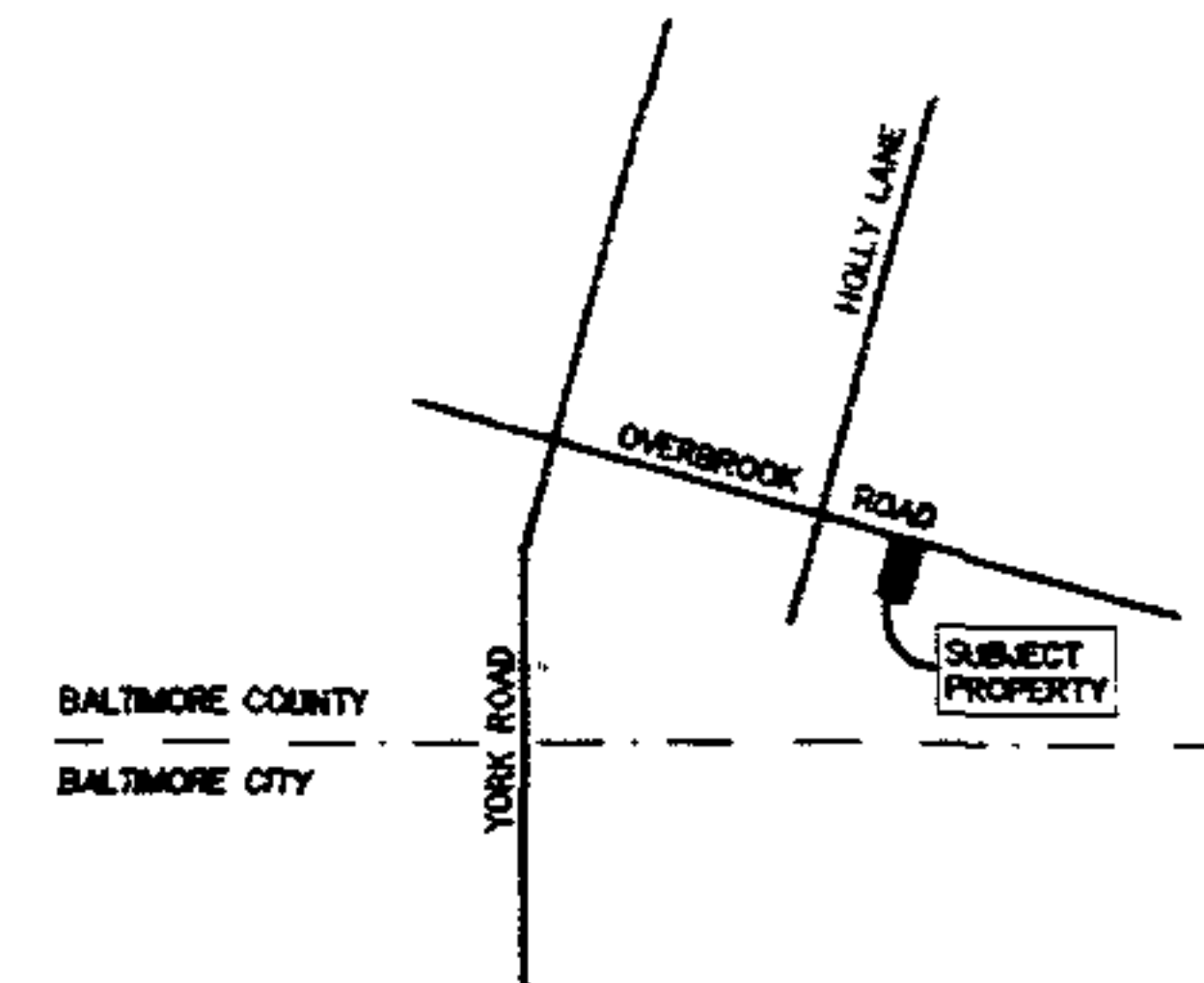
LOT 7



NORTH

PREPARED BY: 2FORTYONE ARCHITECTURE

SCALE OF DRAWING: 1" = 30'-0"



VICINITY MAP
NO SCALE

LOCATION INFORMATION

ELECTION DISTRICT: 9

COUNCILMANIC DISTRICT: 4

1" = 200' ZONING MAP # : NE - 7A

ZONING: DR 5.5

LOT SIZE: 0.14 6,250
ACREAGE SQUARE FEET

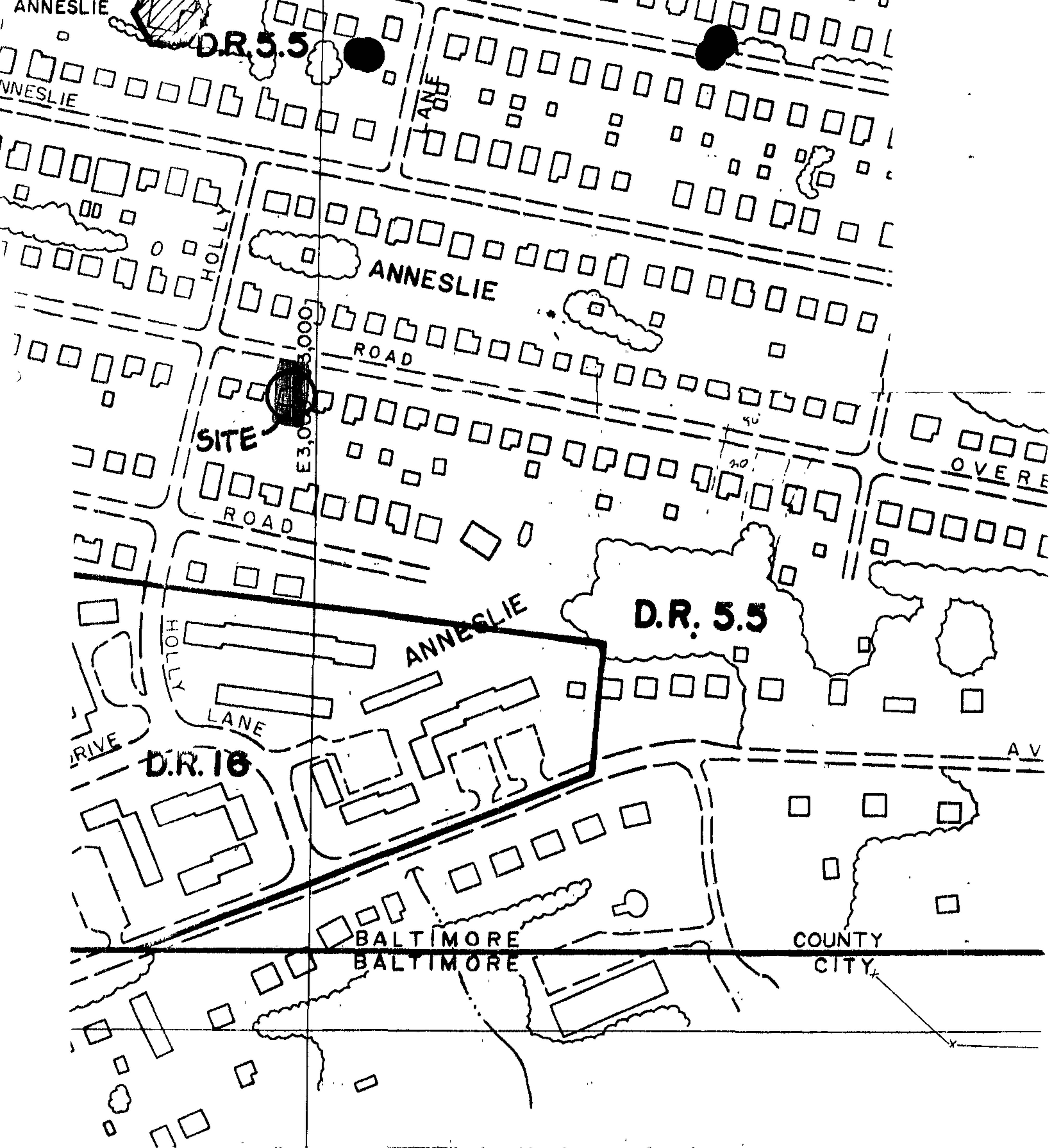
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY	☐	☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY BK ITEM # 162 CASE # 03-162-A



	SCALE 1" = 200'-0"	LOCATION ANNESLIE #162	SHEET N.E.-7A
	DATE OF PHOTOGRAPHY 1986		



605 Overbrook Rd.



Overbrook Street Elevation



Side Elevation
with porch to be removed
for new addition

#162



Rear Elevation:
location of addition



Rear Elevation:

East facade of 603 Overbrook Rd. (neighbor)



Rear Elevation
West facade of 607 Overbrook Rd. (neighbor)