

IN RE: PETITION FOR ADMIN. VARIANCE

200 ft. S Melrose Avenue,
E/S of Egges Lane
1st Election District
1st Councilmanic District
(10 Egges Lane)

Margaret & Matthew Christian
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-168-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Margaret and Matthew Christian, legal owners, of that property known as 10 Egges Lane in the Catonsville area of Baltimore County. The Petitioners herein seek relief from Sections 232.2, 302, 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. in lieu of the required 7.5 ft. for an open projection (deck). 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.

ORDER RECORDED FOR FILING

Date

11/12/02

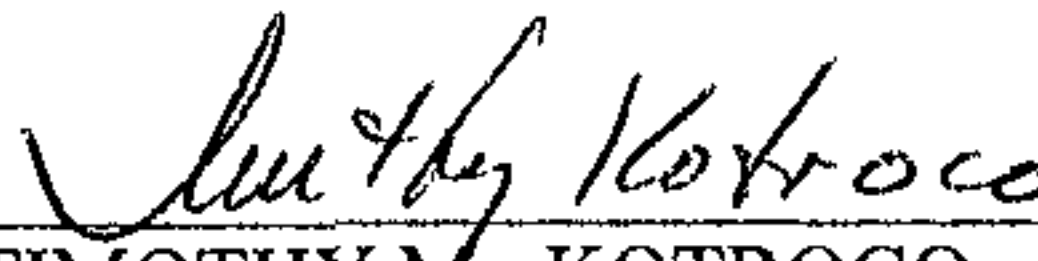
By

R. J. Gannon

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 12th day of November, 2002, that a variance from Sections 232.2, 302, 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. in lieu of the required 7.5 ft. for an open projection (deck), 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

11/12/02
J.R. Johnson



Baltimore County
Zoning Commissioner

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

November 12, 2002

Mr. & Mrs. Matthew Christian
10 Egges Lane
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 03-168-A
Property: 10 Egges Lane

Dear Mr. & Mrs. Christian:

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 that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Margaret Christian
5 Magruder Avenue
Catonsville, MD 21228

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 10 EGGES LANE

which is presently zoned BL

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) 232.2 & 302.1 B02, 3c1 ETTAVT.

& 301.1 TO PERMIT A SIDE YARD SETBACK OF 4 FEET IN LIEU OF THE REQUIRED 7.5 FT. FOR AN OPEN PROJECTION (DECK).

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 N/A

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print N/A

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print MATTHEW DAVID CHRISTIAN

Signature _____

Name - Type or Print MARGARET CHRISTIAN & DAVID CHRISTIAN

Signature _____

Address 10 Egges Lane Telephone No. 410-719-8952

City Catonsville md. State 21228 Zip Code _____

Representative to be Contacted:

Name Margaret Christian

Address 5 Magnuder Ave Telephone No. 410-746-8166

City Catonsville md. State 21228 Zip Code _____

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. 03-168-A

REV 10/25/01

Reviewed By [Signature] Date 10-03-02

Estimated Posting Date 10-14-02

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 10 Egges Lane
Address
Catonsville Maryland 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Currently, the house, built in 1884, only has one access to the backyard. As we are starting our family, we feel that it is imperative that we have additional access to the yard. Further, as a first time home buyer in a community revitalization area, we would like to include certain improvements that are necessary in today's times. The home is in serious need of repair and renovation, we are investing in the house, and need to bring it up to current standards. By the time we are finished with the renovations, we will have spent over \$40,000 to improve this home. The deck attachment is, in our minds, one of the improvements that will make the house complete. This investment will increase the value of the homes and increase stability in the neighborhood and is not detrimental to the community. Without the proposed improvements, our home revitalization effort will not have the full positive impact on the community.

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.

Margaret F. Christian
Signature

Margaret F. Christian
Name - Type or Print

Matthew D. Christian
Signature

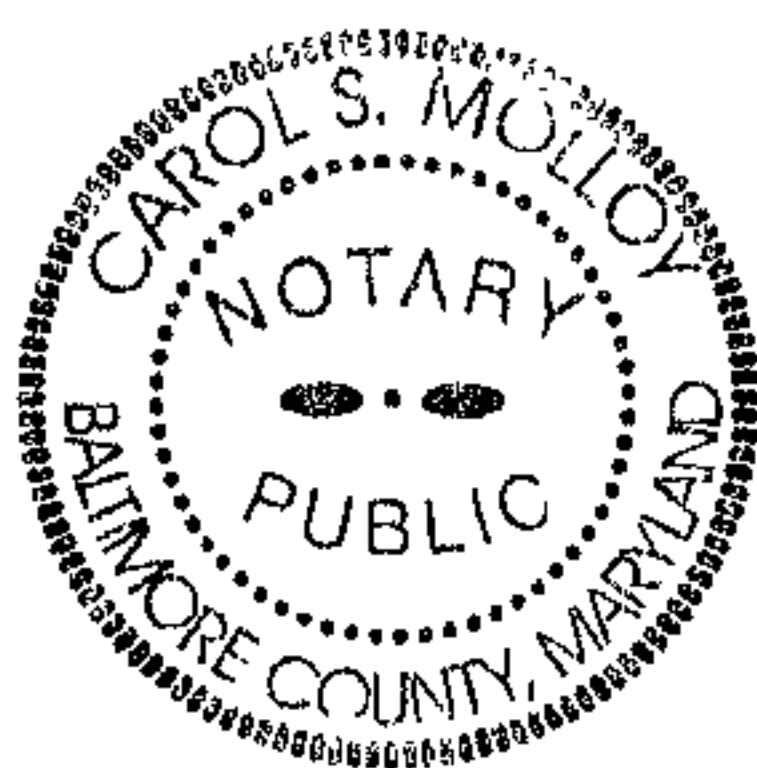
Matthew D. Christian
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of SEPTEMBER, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARGARET F. CHRISTIAN & MATTHEW D. CHRISTIAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Carol S. Molloy
Notary Public

My Commission Expires 9/1/06

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

Address 10 Egges Lane
City Catonsville State md. Zip Code 21228

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):

Currently, the house, built in 1884, only has one access to the backyard. As we are starting our family, we feel that it is imperative that we have additional access to the yard. Further, as a first time home buyer in a community revitalization area, we would like to include certain improvements that are necessary in today's times. The home is in serious need of repair and renovation, we are investing in the house, and need to bring it up to current standards. By the time we are finished with the renovations, we will have spent over \$40,000 to improve this home. The deck attachment is, in our minds, one of the improvements that will make the house complete. This investment will increase the value of the homes and increase stability in the neighborhood and is not detrimental to the community. Without the proposed improvements, our home revitalization effort will not have the full positive impact on the community.

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.

Margaret F. Christian
Signature

Margaret F. Christian
Name - Type or Print

Matthew D. Christian
Signature

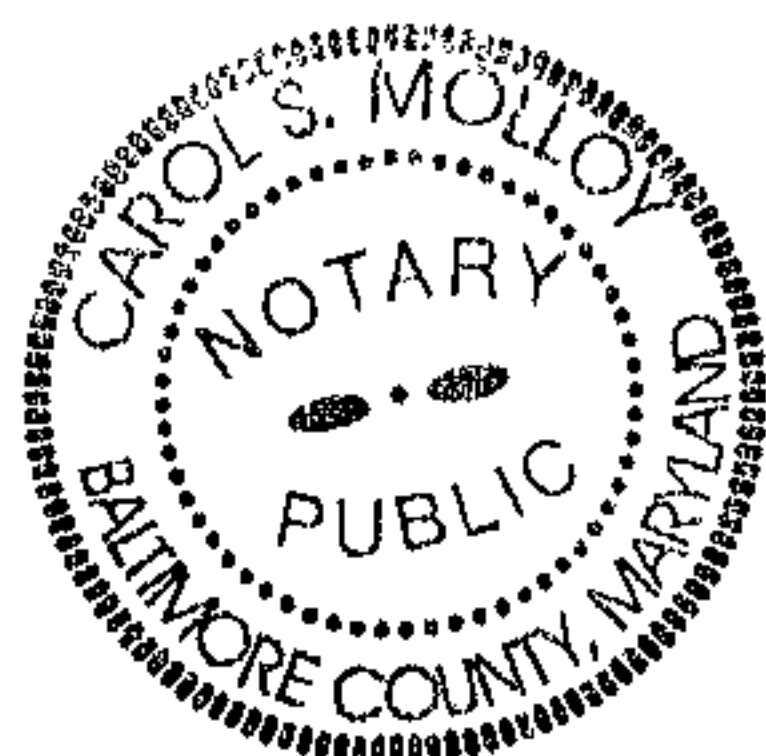
Matthew D. Christian
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of SEPTEMBER 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARGARET F. CHRISTIAN & MATTHEW D. CHRISTIAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Carol S. Molloy
Notary Public

My Commission Expires 9/1/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10 Egges Lane
which is presently zoned BL - CCC

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) 237.2 & 302. [BOZ. 3c] OUTROUT.
& 301.1 to Permit a Side Yard Setback of 4 Feet. in Lieu of the
Required 7.5 Ft. For an Open Protection (Deck.)

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 N/A

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Matthew D. Christian

Signature _____

Name - Type or Print Margaret F. Christian

Signature Marg F. Christ

Address 10 Egges Lane ⁴¹⁰ 719-8932

City Catonsville State Md. Zip Code 21228

Representative to be Contacted:

Name Margaret Christian

Address 5 Magnuder Ave ⁴¹⁰ 746-8166

City Catonsville State Md. Zip Code 21228

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. 03-168-F

Reviewed By SPOZ Date 10-03-02

REV 10/25/01

Estimated Posting Date 10-14-02

Record
w/ 2 ADD

This Deed, MADE THIS 16th day of August in the year Two Thousand Two by and between Alice C.

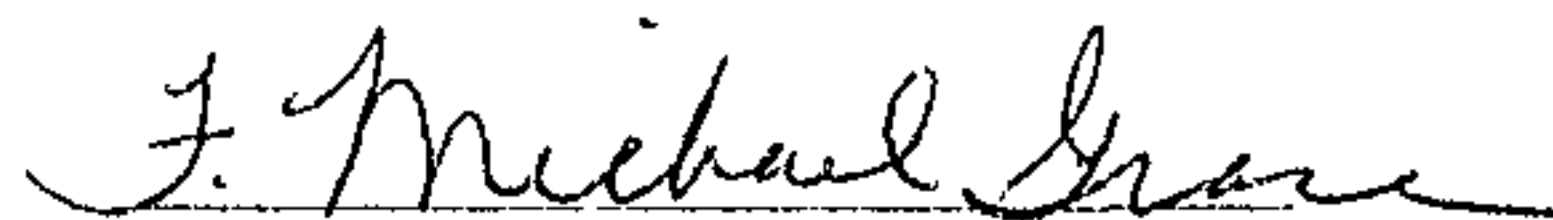
Scott, by Janet C. Shelton, her Attorney-in-Fact, acting pursuant to a Power of Attorney dated August 4, 1989 and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto, party of the first part, and Margaret F. Christian, David C. Christian and Matthew D. Christian, parties of the second part.

Witnesseth, That in consideration of the sum of One Hundred Six Thousand Five Hundred Dollars and NO Cents (\$106,500.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as joint tenants and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the northeast side of Egges Lane at the end of the first line described in a Deed dated August 24, 1920, which was granted and conveyed by Louis Morsberger and wife to William B. Hayworth and wife and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 529, folio 582, thence leaving the Northeastly side of Egges Lane and binding on the second line of the above mentioned conveyance and the last line reversely in a Deed from Morsberger to the County Commissioners of Baltimore County and recorded in Liber R.J.S. No. 1415, folio 517 and along a fence there situate North 64 degrees 31 minutes East 110.56 feet to an iron pipe, thence leaving the above mentioned last line and binding on part of the third line mentioned of the above described Deed from Morsberger to Hayworth North 25 degrees 31 minutes West 27.53 feet to an iron pipe, thence leaving the above mentioned third line and running for a new line of division (1948) and passing through the center line of the partition wall between the houses Nos. 10 and 12 Egges Lane South 64 degrees 47 minutes West 110.39 East to an iron pipe set in the Easterly line of Egges Lane and intersecting the first line of the above mentioned conveyance from Morsberger to Hayworth, thence binding on the Easterly line of Egges Lane and the above mentioned first line South 25 degrees 13 minutes East 28.03 feet to the place of beginning. Said property known and designated as No. 10 Egges Lane.

BEING the same parcel of ground which by deed dated July 11, 1985 and recorded among the Land Records of Baltimore County, Maryland in Liber No 6954, folio 118 was granted and conveyed by Alice C. Scott unto Alice C. Scott, for life with full powers. This Deed is being executed pursuant to those powers.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.



F. Michael Grace

03-168-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

03-168-A

No. 17886

DATE 10-07-02 ACCOUNT RECLLOC-CLC

AMOUNT \$ 50.00

RECEIVED FROM: MANAGEMENT & DAVID CHRISTIAN

FOR: RES UAL (ADDITION)

TOTAL 50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

PAID RECEIPT

BUSINESS ACTUAL TIME

10/04/2002 10/03/2002 14:15:41

REC W305 MAIL REOS LRD DRAWER 5

RECEIPT # 296154 9/30/2002 OFLN

DEPT 5 528 ZONING VERIFICATION

CR NO. 017886

Receipt Tot. \$50.00

50.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-168-A

Petitioner/Developer: MATTHEW
D. CHRISTIAN

Date of Hearing/Closing: 10/27/02

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 10 EGGES LANE

The sign(s) were posted on 10/12/02
(Month, Day, Year)

Sincerely,

[Signature] 10/12/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

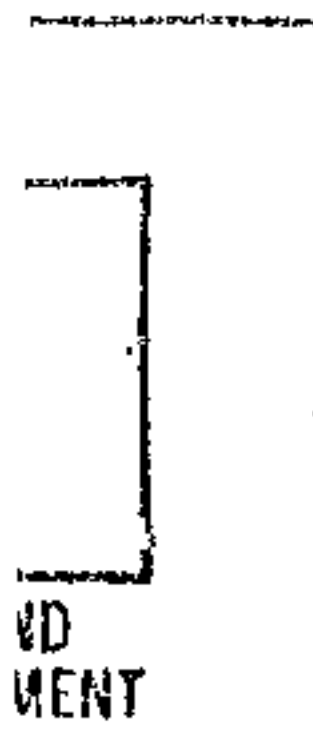
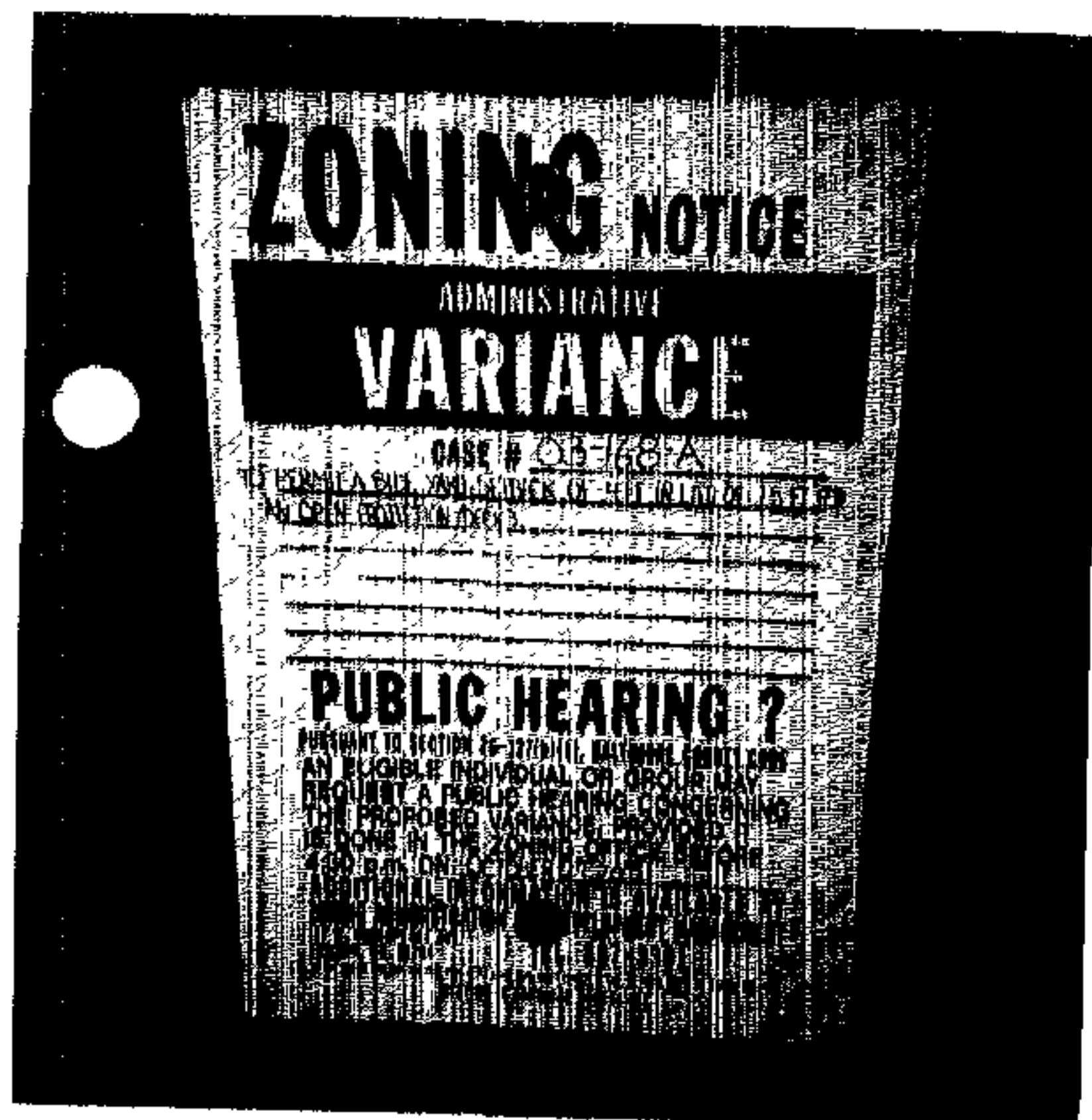
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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: 03-168-A
Petitioner: Margaret David and Matthew Christian
Address or Location: 10 Egges Lane Catonsville Md
21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret Christian
Address: 5 Magnuder Ave
Catonsville Md. 21228
Telephone Number: 410 746-8166

Revised 2/20/98 - SCJ

03-168-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 168 -A Address 10 EGGES LANE
Contact Person: SONIA R. HENDERSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-03-07 Posting Date: 10-14-07 Closing Date: 10-29-07

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- 168 -A Address 10 EGGES LANE
Petitioner's Name CHRISTIAN Telephone 410-719-8952
Posting Date: 10-14-07 Closing Date: 10-29-07
Wording for Sign: To Permit A SIDE YARD SETBACK OF 4 FT. LULLING OF
7.5 FT. FOR AN OPEN "PROTECTION" (DECK).



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 28, 2002

Matthew David Christian
David Christian
Margaret Christian
10 Egges Lane
Catonsville, MD 21228

Dear Messrs. Christian and Ms. Christian:

RE: Case Number: 03-168-A, 10 Egges Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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
Margaret Christian, 5 Magruder Avenue, Catonsville, MD 21228





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

168

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

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:

168

160, 162-165, 167-172

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

INTER-OFFICE CORRESPONDENCE

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

DATE: October 15, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-166 & 03-168

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: 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. 168

JRA

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



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

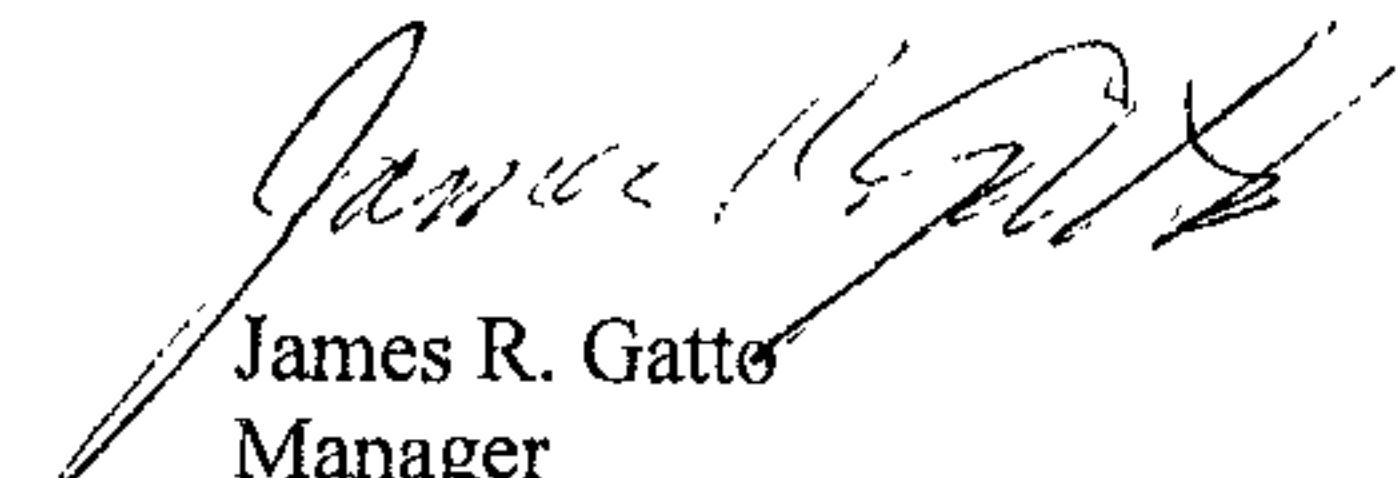
Re: Zoning Advisory Committee Agenda, 10/21/02 re: case numbers 03-159-SPHA, 03-160-SPH, 03-161-SPH, 03-162-A, 03-163-A, 03-164-A, 03-165-A, 03-166-A, 03-167-A, 03-168-A, 03-169-A, 03-170-A, 03-172-A

Dear Mr. Zahner:

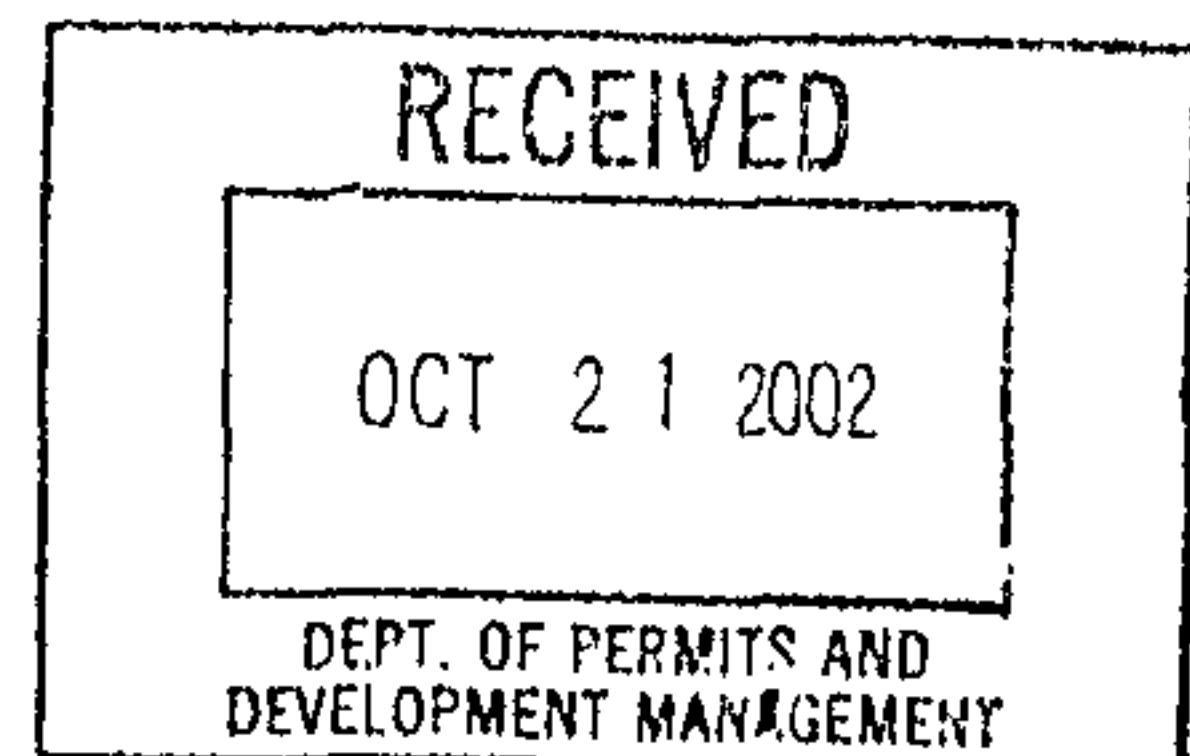
The Maryland Department of Planning has received the above-referenced information on 10/15/02. The information has been submitted to Mr. Mike Nortrup.

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

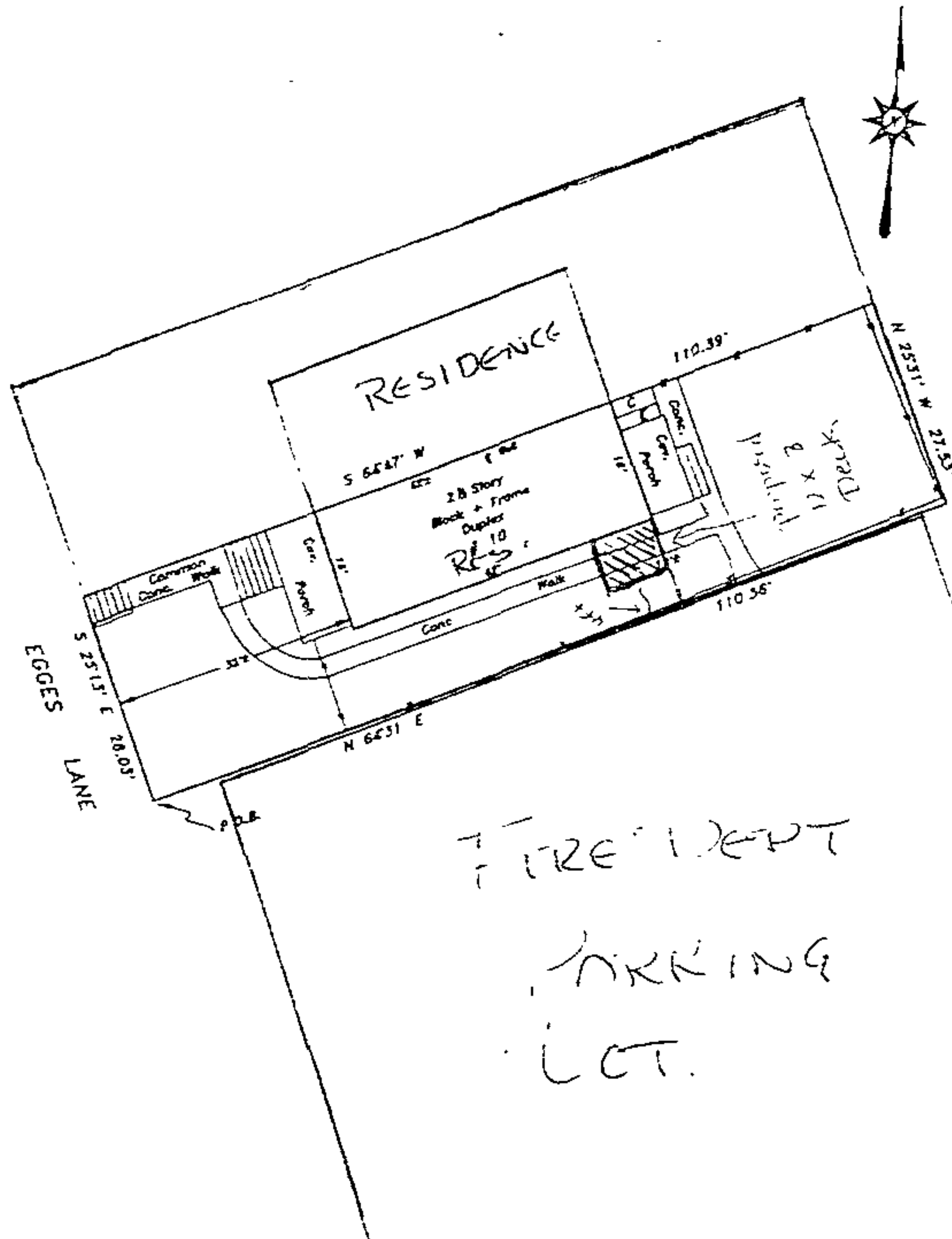
PROPERTY ADDRESS 10 EGGES LN.

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

SUBDIVISION NAME EGGES PROPERTY

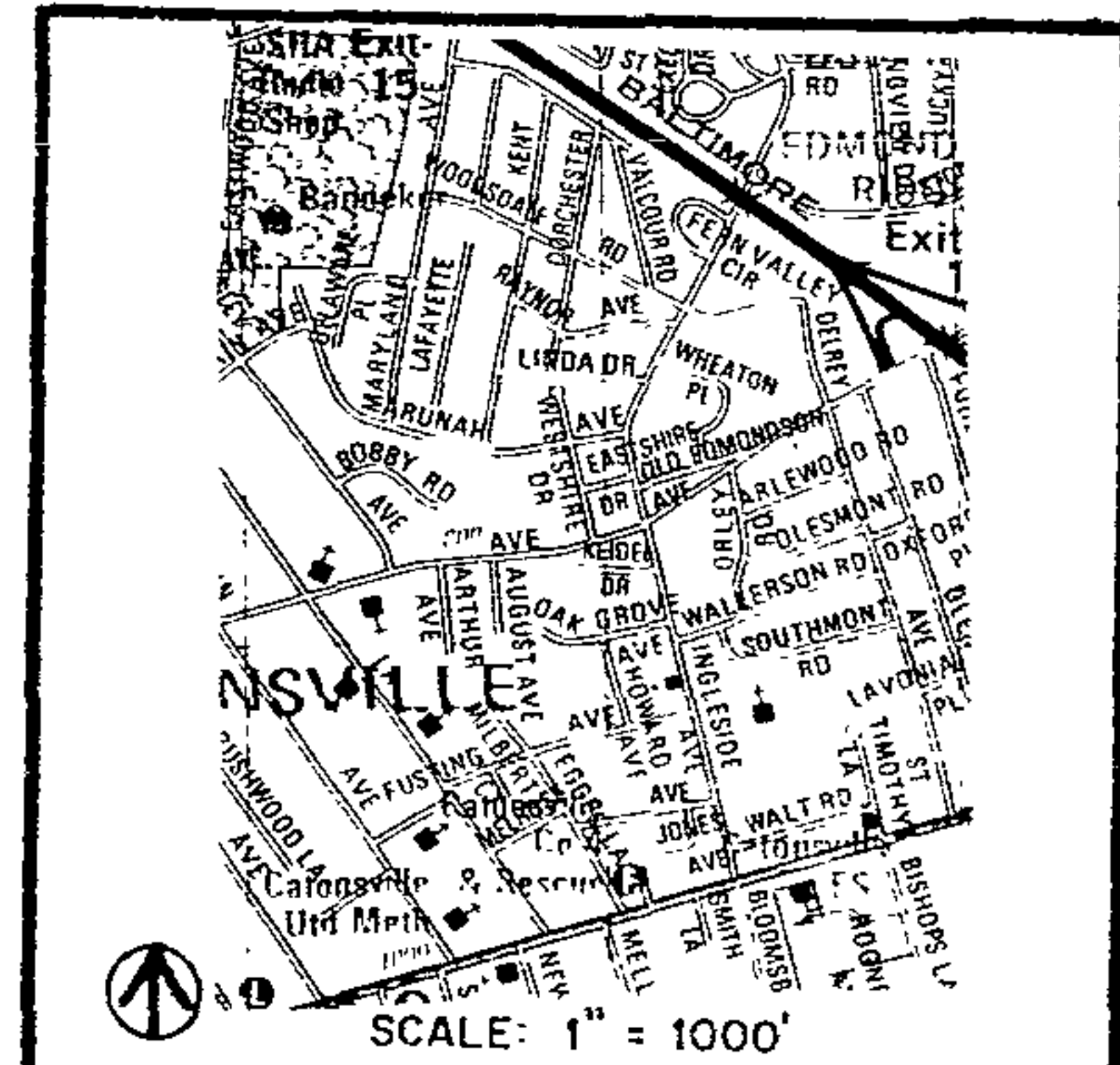
PLAT BOOK # FOLIO # LOT # SECTION #

OWNER MATHEW, MARGARITA & DAVID CHRISTIAN.



PREPARED BY

SCALE OF DRAWING: 1" = 30 FT



LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 1ST.

1" = 200' SCALE MAP # SW 3F

ZONING BL-CCC

LOT SIZE 3065
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

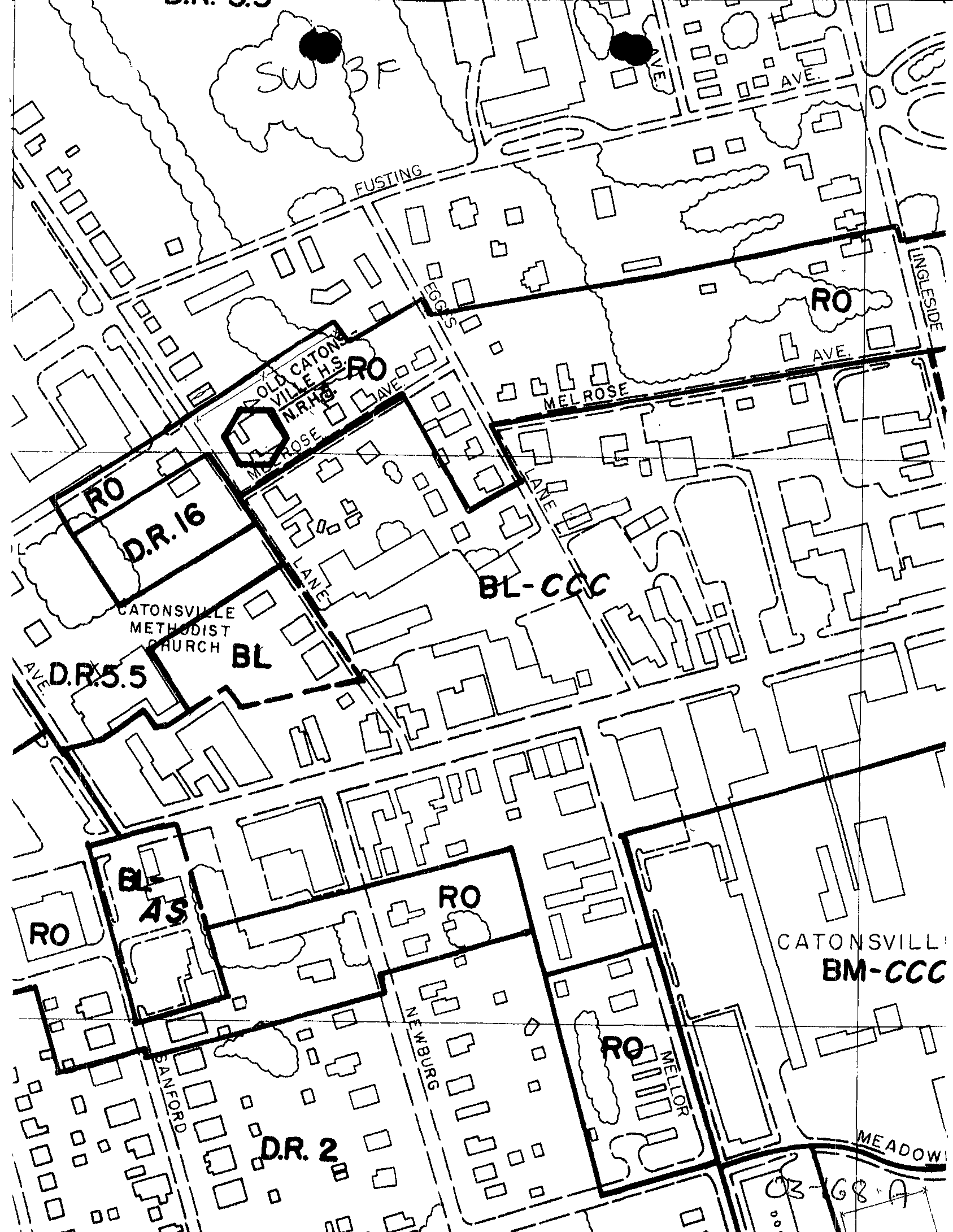
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JMA

03-168-12

Rel. E. #1



SW 3F

FUSTING

AVE.

RO

AVE.

OLD CATONSVILLE H.S.
NR.HS.

RO

MELROSE

RO

D.R. 16

BL-CCC

CATONSVILLE
METHODIST
CHURCH

BL

D.R. 5.5

BL-4S

RO

RO

CATONSVILLE
BM-CCC

RO

MELLOR

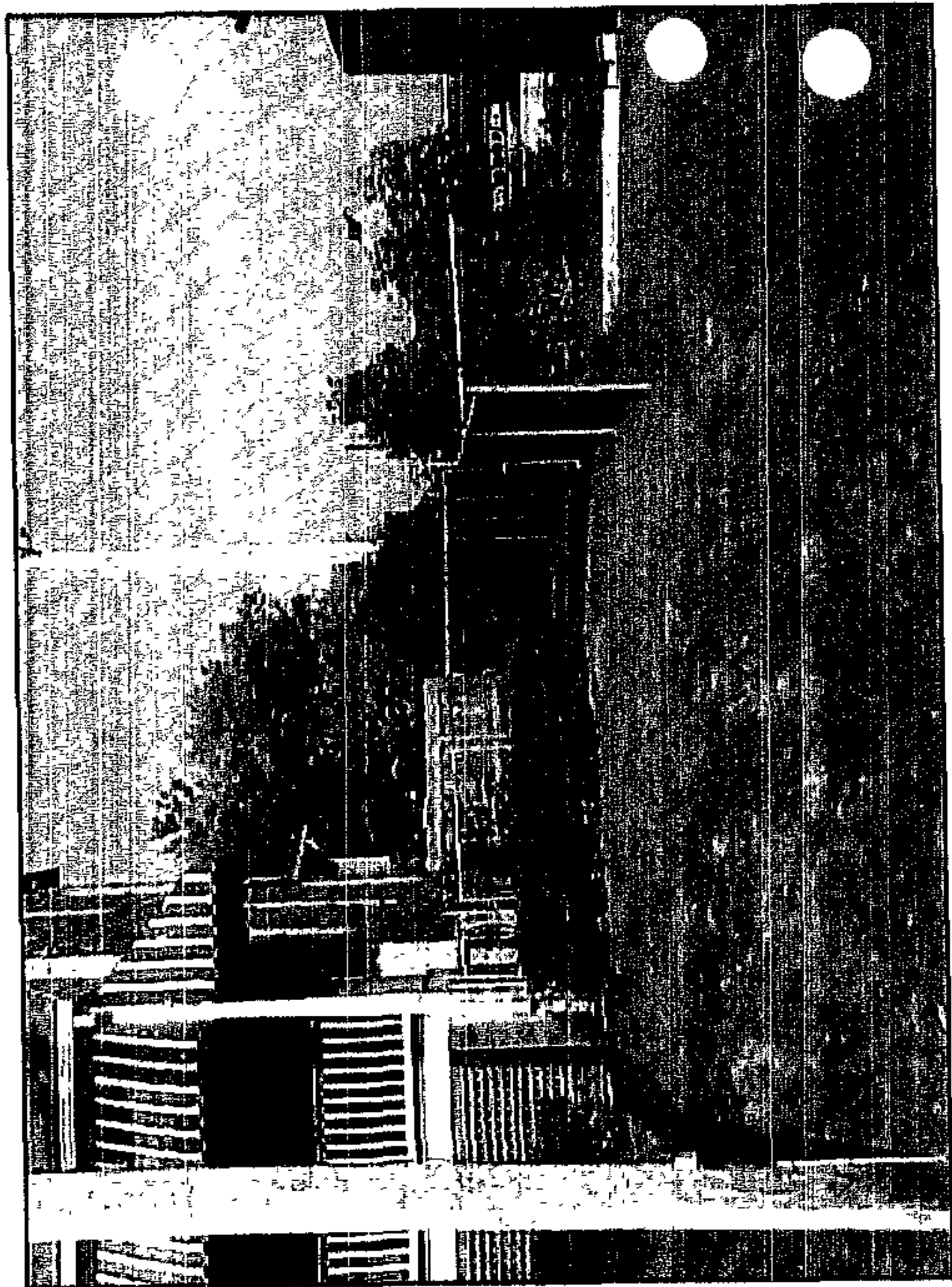
D.R. 2

NEWBURG

SANFORD

MEADOW

OS-68-A



03-168-17 + 50 < 5



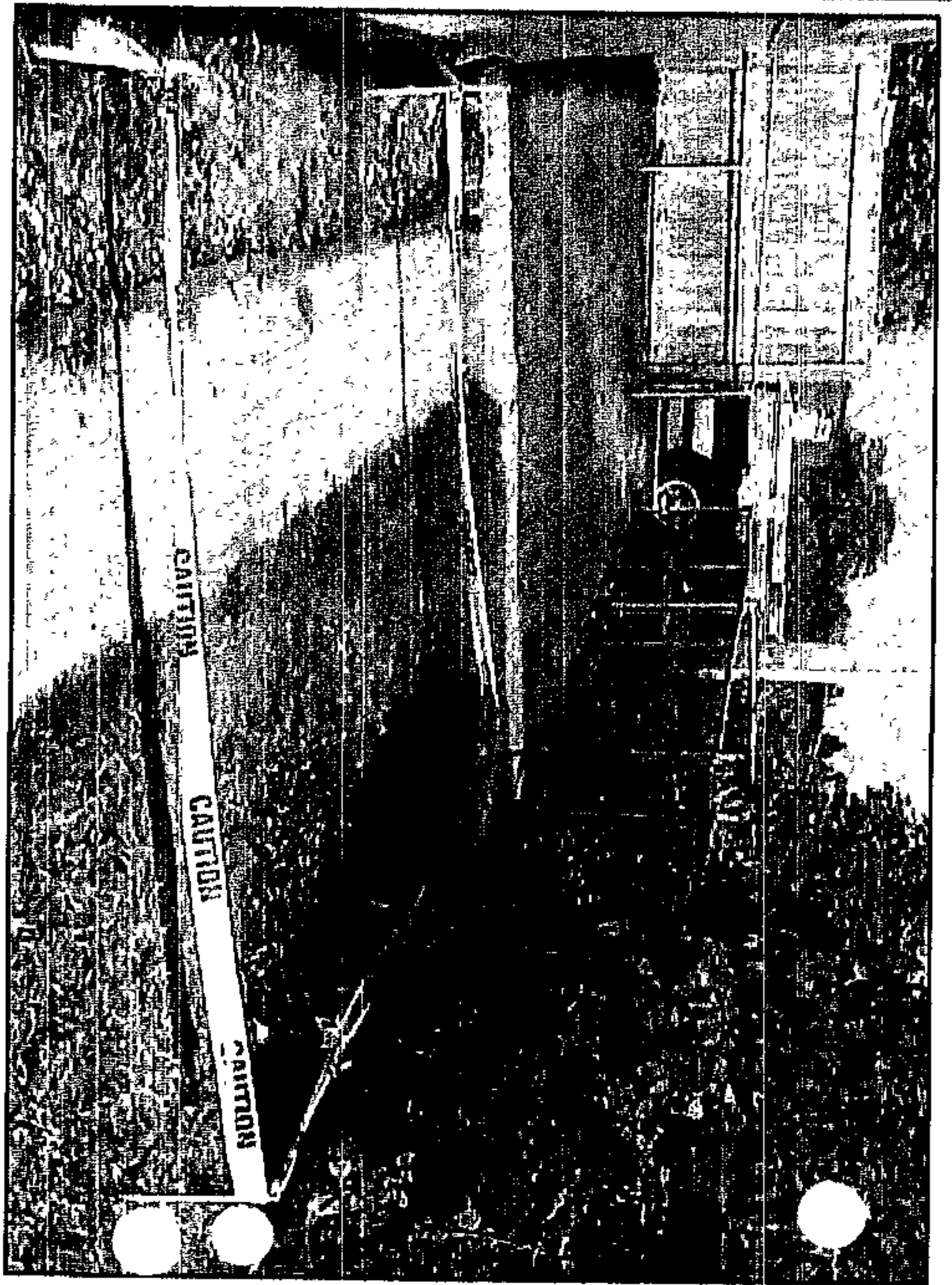
03-168-17 + 50 < 5

03-168-A 50-2 7000

03-168-A 50-2 00-0

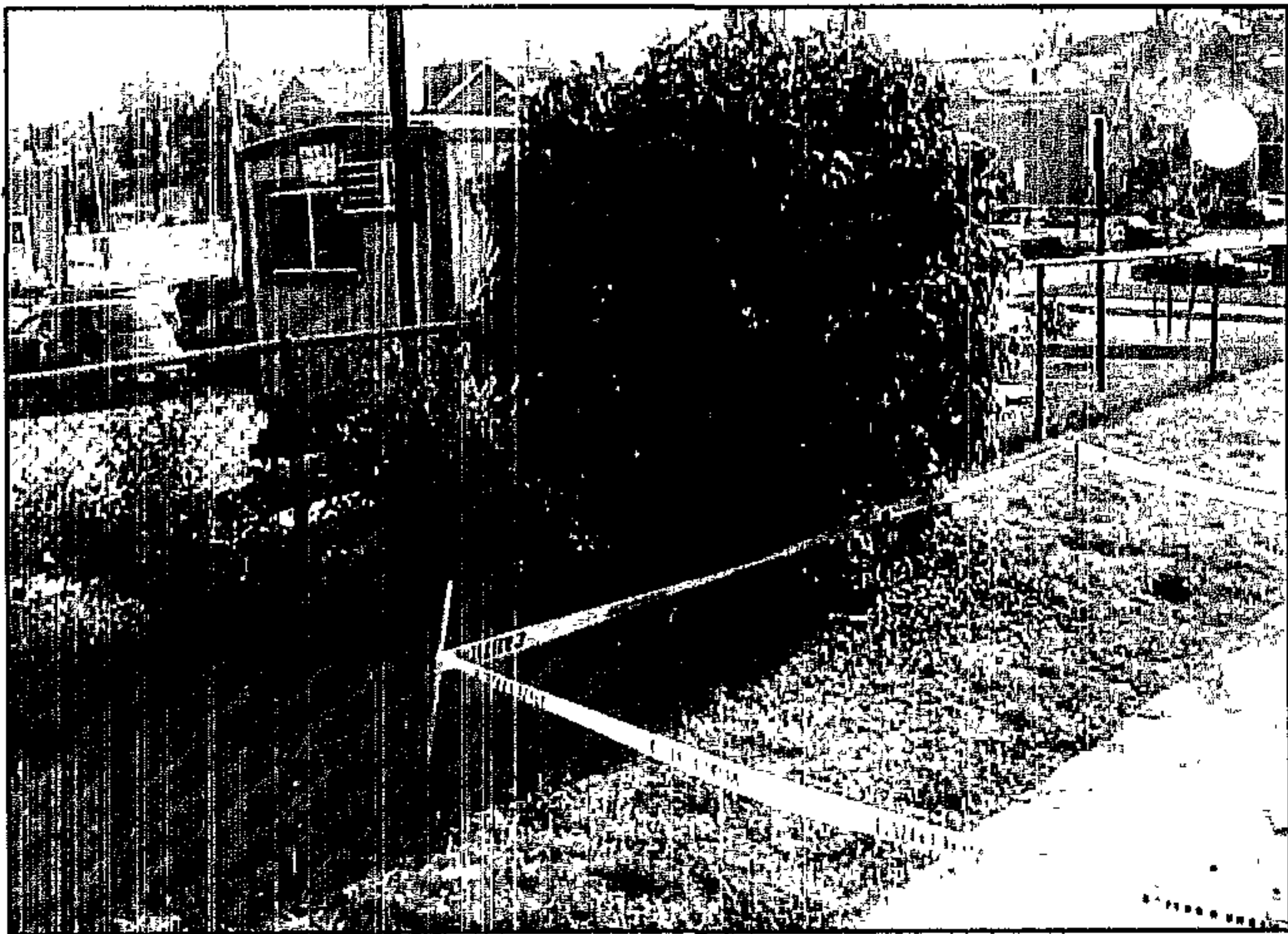


SS



FS

V
C
W
of
fire
house
Lot
from
house
03-168-A



FS