

IN RE: PETITION FOR VARIANCE
S/S Kenwood Avenue, 15' E
centerline of Dale Avenue
8th Election District
6th Councilmanic District
(4601 Kenwood Avenue)

Melissa Lynn Ripley
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-245

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Melissa Lynn Ripley. The variance request involves property located at 4601 Kenwood Avenue. The variance is to permit the storage of a commercial vehicle with a weight of 11,500 lbs. in lieu of the permitted 10,000 lbs.

Appearing at the hearing on behalf of the variance request were Melissa Lynn Ripley and her husband, Rafael Feran. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.204 acres, more or less, zoned D.R.5.5. The property is improved with a single-family residential dwelling and a detached garage. The property is bounded on three sides by Dale Avenue, Kenwood Avenue and Glenmore Avenue in the Overlea area of Baltimore County. Testimony revealed that Mr. Feran brings his work vehicle home with him in the evenings. The commercial vehicle in question is shown in the photographs submitted into evidence in the file. Mr. Feran has been driving this vehicle home for the past year without any prior complaints. However, recently a complaint was lodged with the Code Enforcement Division of Baltimore County which resulted in the filing of this variance request. Mr. Feran would like to continue to bring his work vehicle home with him and be able to park it on the property in the area shown on the site plan submitted into evidence. As stated previously, no one

1/16/03
R. Ripley

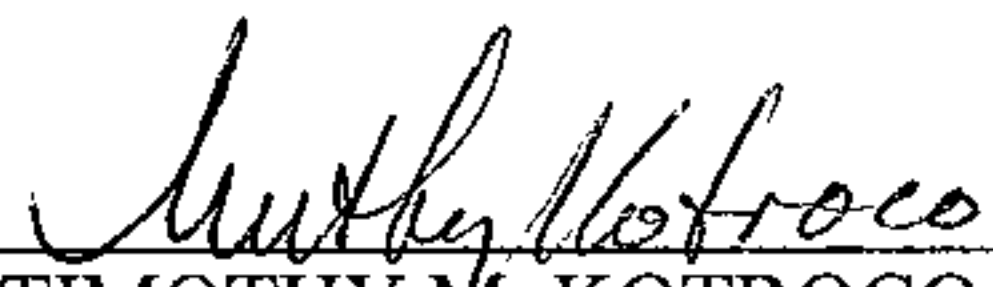
appeared in opposition to the Petitioner's request. After considering the testimony and evidence, I believe it is appropriate to allow Mr. Feran to continue to bring his work vehicle home with him and park it on the subject property. Accordingly, the variance request to allow a commercial vehicle with the weight of 11,500 lbs. in lieu of the permitted 10,000 lbs. shall be approved.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 16th day of January, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 431.A, B of the Baltimore County Zoning Regulations, be and is hereby APPROVED, subject, however, to the following conditions and restrictions:

1. The granting of the variance herein shall be for Mr. Rafael Feran, Jr. only. In the event Mr. Feran no longer resides at the subject property, then the variance granted herein shall cease and terminate.
2. The granting of the variance herein shall pertain to the commercial vehicle depicted in the photographs submitted into evidence. No other commercial vehicles shall be permitted to be stored or parked on the property.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

January 16, 2003

Ms. Melissa Lynn Ripley
4601 Kenwood Avenue
Baltimore, Maryland 21206

Re: Petition for Variance
Case No. 03-245-A
Property: 4601 Kenwood Avenue

Dear Ms. Ripley:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 Variance

to the Zoning Commissioner of Baltimore County
for the property located at 4601 Kenwood Avenue
which is presently zoned Residential R55

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) 431. A, B. To allow a commercial
vehicle with a weight of 11,500 lbs. on a lot (not owned by the lot
owner) in lieu of the maximum 10,000 lbs. and required lot
owner respectively.

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

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 11-19-02
WCR

Case No. 03-245-A

ZONING DESCRIPTION FOR 4601 KENWOOD AVENUE

Beginning at a point on the South side of Kenwood Avenue which is 24 foot wide at the distance of 15 feet east of the centerline of the nearest improved intersecting street Dale Avenue which is 30 feet wide. Being Lot #1, Section #D in the subdivision of Plat of Kenwood as recorded in Baltimore County Plat Book # WPC4, Folio # 36, containing 8,881 square feet. Also known as 4601 Kenwood Avenue and located in the 8th Election District, 6th Councilmanic District.

245

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: #03-245-A

4601 Kenwood Avenue

N/west Corner of Cranbrook Road and Ridgeland Road

14th Election District-6th Councilmanic District

Legal Owner(s): Melissa Lynn Ripley

Variance: to permit a commercial vehicle (not owned by the lot owner) with a weight of 11,500 lbs. on a lot in lieu of the maximum 10,000 lbs. and required lot owner respectively

Hearing: Tuesday, January 14, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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.

JT 12/841 Dec. 31

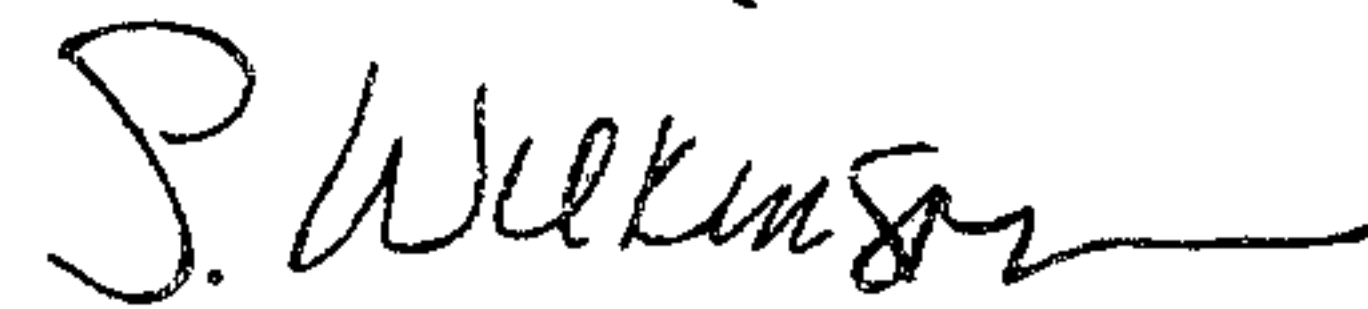
C580557

CERTIFICATE OF PUBLICATION

1/2/, 2003

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 12/31/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. **14340**

03-245-~~377~~A

DATE 11-19-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Ms Melissa R. Pley

FOR: Resident Virginia Filing fee
at 4601 Kenwood Ave. (21226)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIPT
FILED RECEIPT

BUSINESS ACTUAL TIME

11/19/2002 11/19/2002 10:24:46

REG #504 WALKIN DOOL DMD DRAWER 2

>>RECEIPT # 203157 11/19/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 014340

Receipt Tot \$50.00

50.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-245-A
 Petitioner/Developer: Ripley
ETAL
 Date of Hearing/Closing: Jan. 14, 2003

1" brand fax transmittal memo 7671 # of pages > 1	From: O'KEEFE	Phone: 512-4621	Fax: 666-0929
To: BECKY HART	Co: ZONTAG - COMM	Dept:	Fax: 410-887-3468

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

ATTENTION: BECKY HART-887-5708

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 4601 Kenwood Ave.

The sign(s) were posted on December 31, 2002
 (Month, Day, Year)

Sincerely,

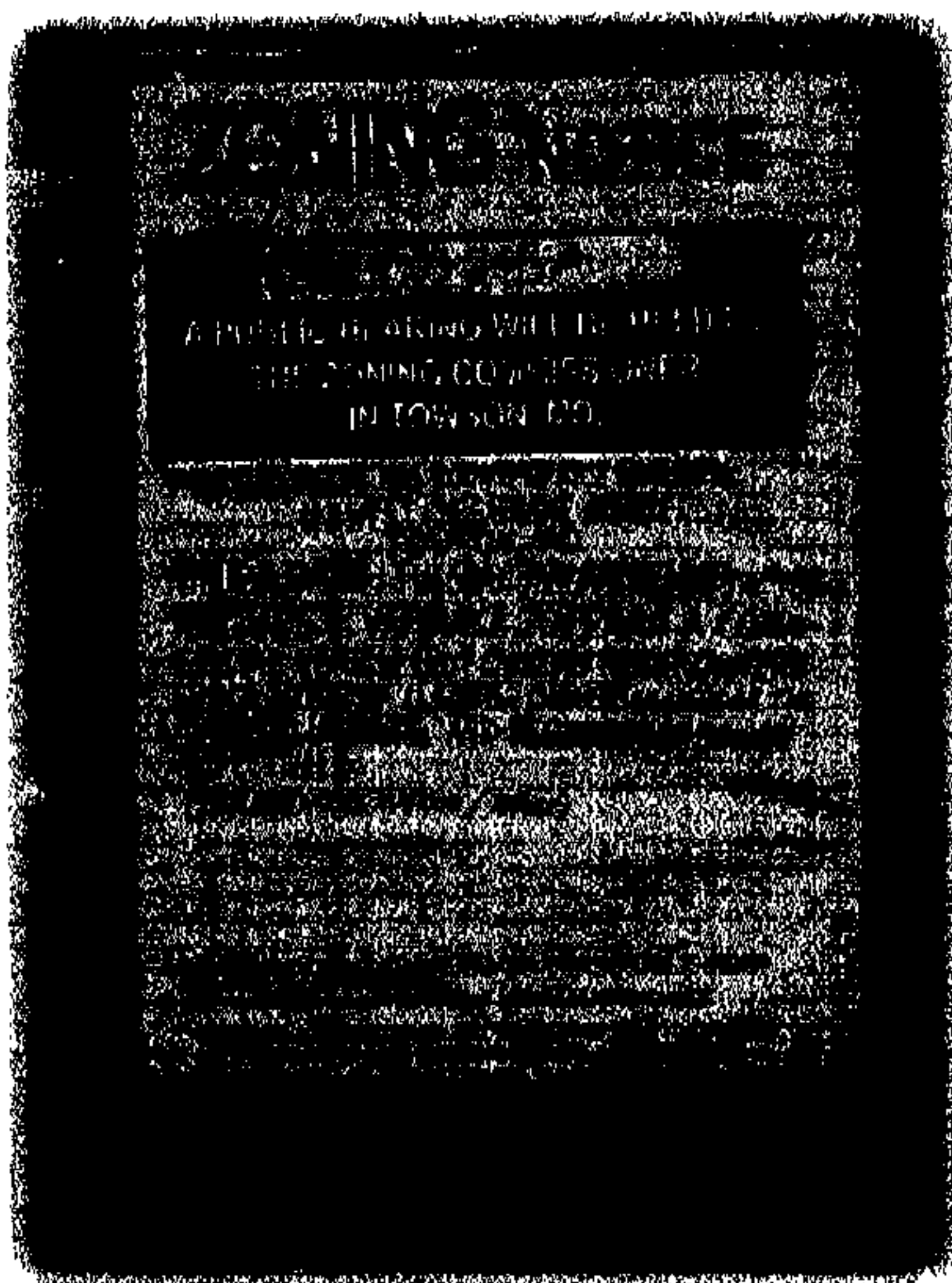
Patrick M O'Keefe 12/31/02
 (Signature of Sign Poster and Date)

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)





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

December 18, 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: 03-245-A

4601 Kenwood Avenue
N/west Corner of Cranbrook Road and Ridgeland Road
14th Election District – 6th Councilmanic District
Legal Owner: Melissa Lynn Ripley

Variance to permit a commercial vehicle (not owned by the lot owner) with a weight of 11,500 lbs. on a lot in lieu of the maximum 10,000 lbs. and required lot owner respectively.

Hearings: Tuesday, January 14, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Melissa Lynn Ripley, 4601 Kenwood Avenue, Baltimore 21206

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 31, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 31, 2002 Issue - Jeffersonian

Please forward billing to:

Melissa Ripley
4601 Kenwood Avenue
Baltimore, MD 21206

410-882-0499

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: 03-245-A

4601 Kenwood Avenue
N/west Corner of Cranbrook Road and Ridgeland Road
14th Election District – 6th Councilmanic District
Legal Owner: Melissa Lynn Ripley

Variance to permit a commercial vehicle (not owned by the lot owner) with a weight of 11,500 lbs. on a lot in lieu of the maximum 10,000 lbs. and required lot owner respectively.

Hearings: Tuesday, January 14, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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.

**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: 03-245-A

Petitioner: Melissa Ripley

Address or Location: 4601 Kenwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melissa Ripley

Address: 4601 Kenwood Avenue

Baltimore, MD 21206

Telephone Number: 410-882-0499

Revised 2/20/98 - SCJ



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

January 10, 2003

Melissa Lynn Ripley
4601 Kenwood Avenue
Baltimore, MD 21206

Dear Ms. Ripley:

RE: Case Number: 03-245-A, 4601 Kenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 19, 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





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.17.02

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

RE: Baltimore County
Item No. 245 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,

1- 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



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

December 19, 2002

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

Property Owner:

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:

245
242-249, 251-269

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 16, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

248
241-248, 251, 252, 256, 259

Sevi
1/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 16, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-241, 03-245, 03-293, & 03-297

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:

Arnold F. Keller, III

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 23, 2002
Item Nos. 241, 243, 244, 245, 246, 248,
249, 250, 251, 252, 253, 254, 255, 256,
and 269

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
4601 Kenwood Avenue, Sside Kenwood Ave *
15 ft E ctrline Dale Avenue * ZONING COMMISSIONER
14th Election District *
6th Councilmanic District * FOR
Legal Owner(s): Melissa Lynn Ripley *
Petitioner(s) * BALTIMORE COUNTY
* 03-245-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Melissa L. Ripley, 4601 Kenwood Avenue, Baltimore, MD 21206, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 20, 2002

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

Re: Zoning Advisory Committee Agenda, 12/23/02 re: case numbers 03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. 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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone 410-282-7940
Cell 410-499-7940
Pager 410-373-9662
Work 410-288-3284

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd
Suite 100, 320 E. Towsontown Boulevard
Towson, MD 21286

Telephone 410-823-4470
Fax 410-823-4473

Stacy Gardner
Shannon-Baum Signs, Inc
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone 410-781-4000
Toll Free 800-368-2295
Fax 410-781-4673

Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson MD 21204

Telephone 410-296-3668
Fax 410-296-5326

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone 410-879-3122

Linda M. Jones
Daft-McCune Walker, Inc
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone 410-296-3333
Fax 410-296-4705

Garland E. Moore
3225 Ryerson Circle
Baltimore MD 21227

Telephone 410-242-4263
Mobile 410-382-4470

Patrick M. O'Keefe, Sr
523 Penny Lane
Hunt Valley, MD 21030

Telephone 410-666-5366
Cell 410-905-8571
Fax 410-628-2574 666-0929
410-882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS. NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

245

11/19

Becky/Rose,

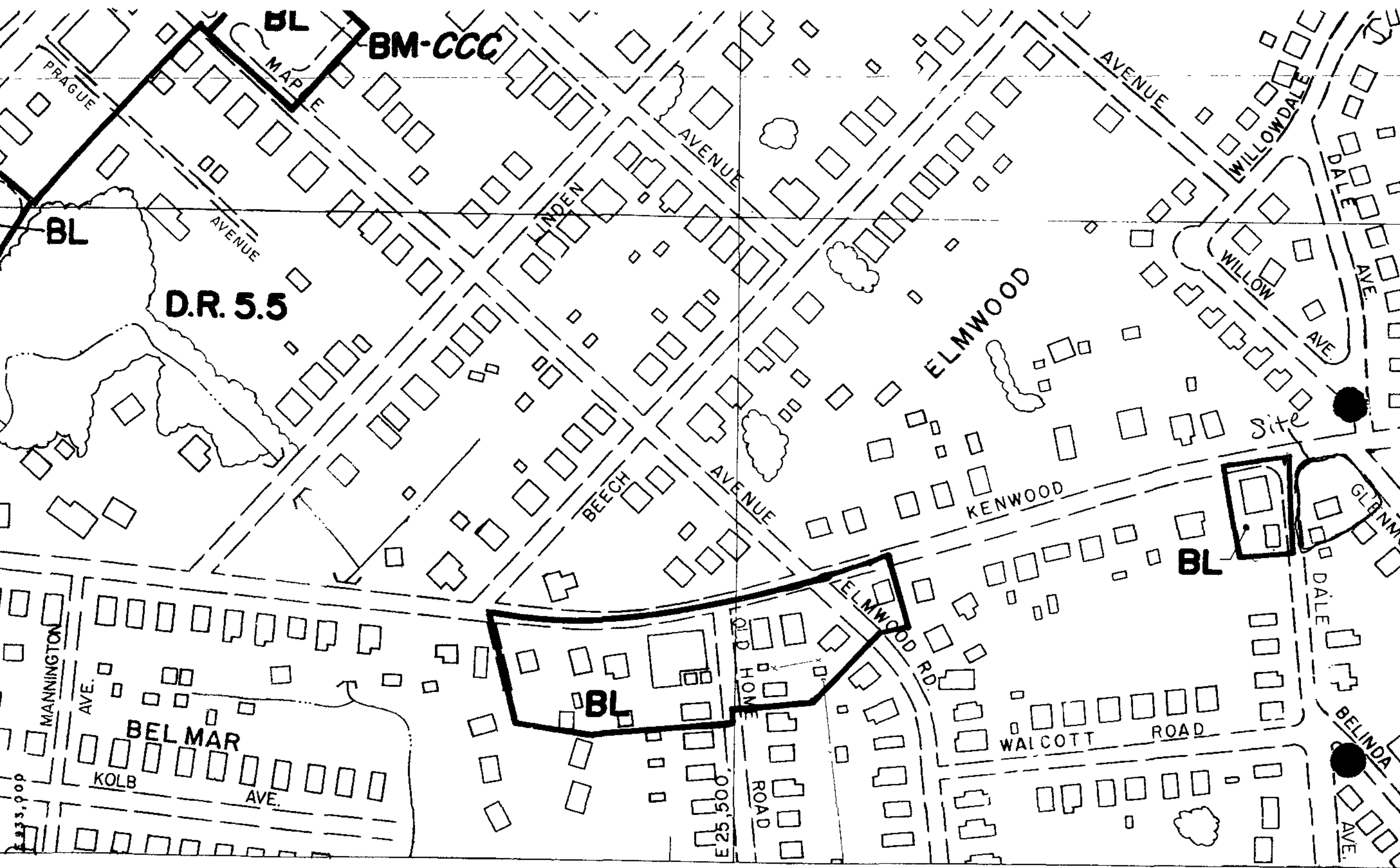
Please mail

this Sign poster form

When you send your Hearing

info! Thanks!

John S.



#245

NE 6 E

BA
OFFICE C
OFFIC

ADJUSTED IN SELECTED AREAS.
BY PHOTOGRAMMETRIC METHODS

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

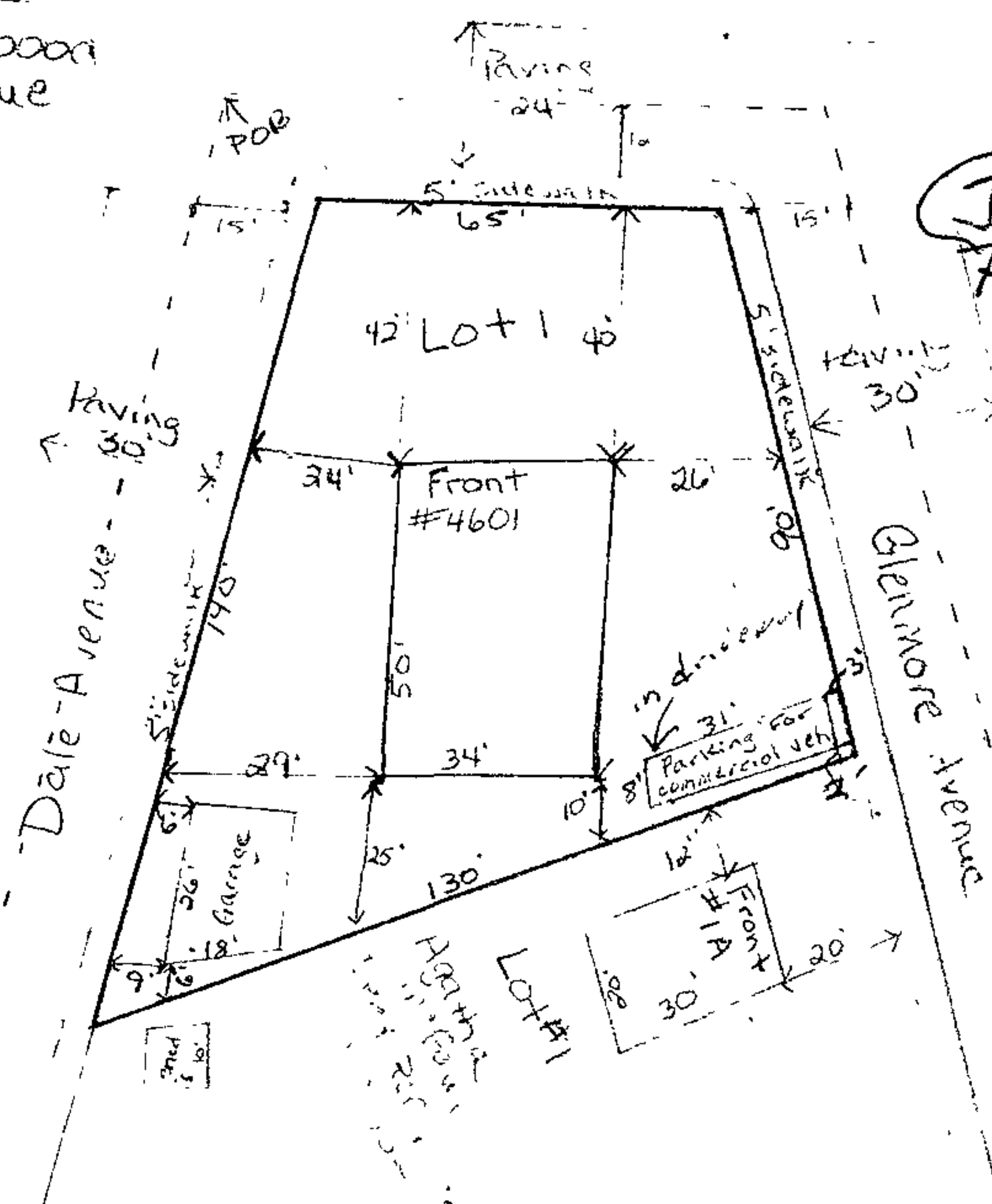
PROPERTY ADDRESS 4601 Kenwood Avenue SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Plat of Kenwood

PLAT BOOK # 4 FOLIO # 36 LOT # 1, 2, 3 SECTION # D

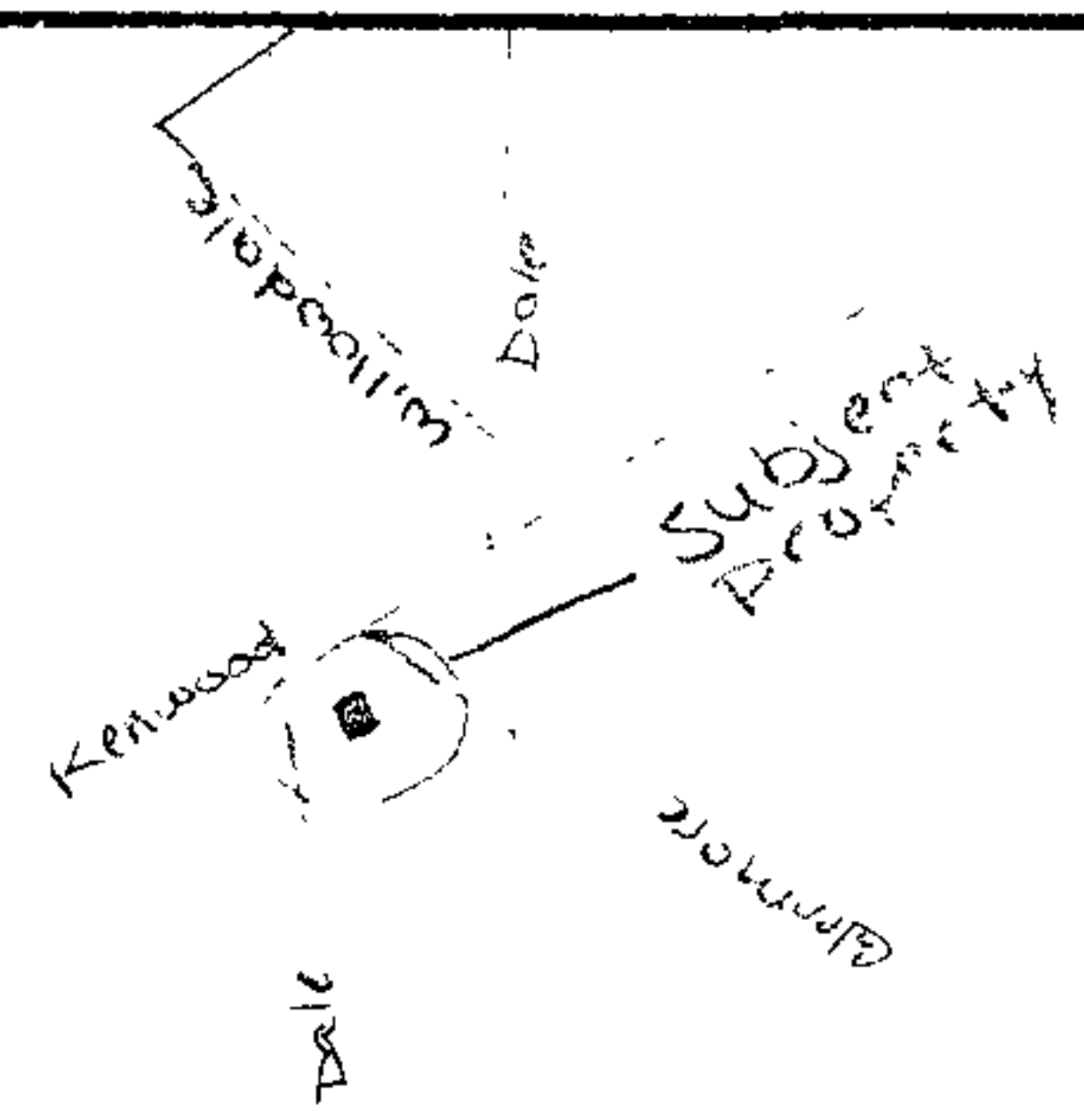
OWNER Melissa Ripley

Kenwood Avenue



Joan Gebhardt
Agatha McFaul
410-668-8392

do not want a stockade fence



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 14th
COUNCILMANIC DISTRICT 6
1" = 200' SCALE MAP # NE 6 E
ZONING DR-5.5
LOT SIZE 0.204 8,881
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING



NORTH

PREPARED BY _____

SCALE OF DRAWING: 1" = 40'

ZONING OFFICE USE ONLY
REVIEWED BY per ITEM # 245 CASE #
WCR

03-245-15-



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Printed on 4/5-2015

