

IN RE: PETITION FOR VARIANCE
N/S Hunting Tweed Drive, 1860' W of
Park Heights Avenue
(3214 Hunting Tweed Drive)
4th Election District
2nd Council District

Andrew M. Snyder, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-268-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 owners of the subject property, Andrew M. Snyder and his wife, Cheryl Snyder. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R. to allow a rear yard setback of 34 feet in lieu of the required 50 feet, a side yard setback of 44 feet in lieu of the required 50 feet for a proposed dwelling, and to amend the Final Development plan for Huntington, accordingly. 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 Andrew M. Snyder, property owner, Geoffrey C. Schultz, a representative of McKee & Associates, Inc., the consultants who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Hunting Tweed Drive, west of Park Heights Avenue in the subdivision known as Huntington in Owings Mills. The property contains a gross area of 1.582 acres, more or less, zoned R.C.5 and is presently unimproved. The Petitioners are desirous of developing the parcel with a single-family dwelling; however, due to the unique configuration of the lot, the requested variance relief is necessary in order to proceed. As shown on the site plan,

FILED
2/28/13
[Signature]

the property has a narrow fee strip, approximately 20 feet wide, which abuts the right-of-way for Hunting Tweed Drive. The main body of the property is located approximately 100 feet beyond that narrow strip to the rear of the parcel. In addition to the unusual shape, additional site constraints are associated with the property, including a 100-year floodplain easement to the rear of the parcel and a previously approved septic reserve area.

As noted above, the Petitioners are desirous of developing the property with a single-family dwelling. Due to the unique configuration of the property and site constraints as outlined above, the proposed dwelling must be located near the front portion of the lot and slightly outside the building envelope. As shown on the site plan, a reduced side yard setback of 44 feet in lieu of the required 50 feet is requested, as is a rear yard setback of 34 feet in lieu of the required 50 feet. It was indicated at the hearing that the unique characteristics of the lot justify the variance requests and that the proposed dwelling will be consistent with the character and size of other dwellings in the neighborhood. Mr. Snyder also indicated that he advised adjacent property owners of his proposal and that none were opposed.

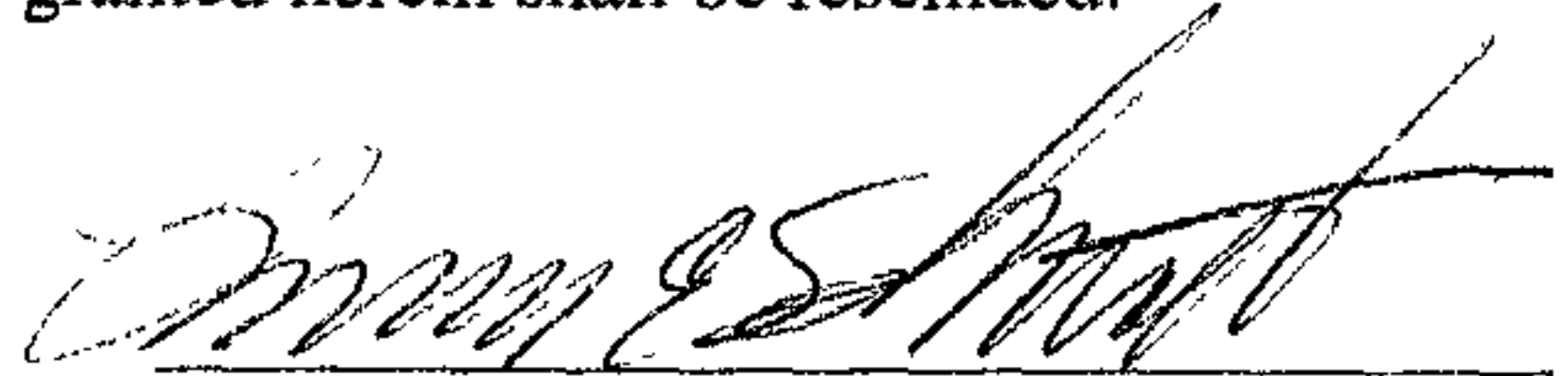
Based upon the testimony and evidence presented, I am easily persuaded that the relief requested should be granted. Testimony and evidence presented was persuasive to a finding that the property is unique given its unusual shape and the existence of the floodplain and previously approved septic reserve area. Moreover, strict compliance with the regulations would result in a practical difficulty upon the Petitioners. Finally, relief can be granted so as to not be detrimental to adjacent properties.

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 28th day of February, 2003 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R. to allow a rear yard setback of 34 feet in lieu of the required 50 feet, a side yard setback of 44 feet in lieu of the required 50 feet

for a proposed dwelling, and to amend the Final Development plan for Huntington, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

RECEIVED
ZONING
2/28/13
[Signature]



Baltimore County
Zoning Commissioner

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

February 20, 2003

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Hunting Tweed Drive, 1860' W of the c/l Park Heights Avenue
(3214 Hunting Tweed Drive)
4th Election District – 2nd Council District
Andrew M. Snyder, et ux - Petitioners
Case No. 03-268-A

Dear Mr. Alderman:

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,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Andrew M. Snyder
11 Cotswold Court, Owings Mills, Md. 21117
Mr. Geoffrey Schultz, McKee & Assoc., Inc.
5 Shawan Road, Hunt Valley, Md. 21030
People's Counsel; Case File

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 3214 Hunting Tweed Drive
which is presently zoned RC-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) 1A04.3B.2. to allow a rear-yard setback of 34 feet in-lieu-of the minimum required 50 feet, a sideyard setback of 44 feet in-lieu-of the minimum required 50 feet and to amend the Final Development Plan.

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

- 1) Irregular shape of lot; 2) Existing environmental constraints; and
- 3) For such further reasons as will be presented at the time of the hearing.

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:

Howard L. Alderton, Jr.
Name - Type or Print _____ City _____
Signature _____
Levin and Gann, P.A.
Company Nottingham Centre, 8th Floor
502 Washington Avenue (410) 321-0600
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Andrew M. Snyder
Name - Type or Print _____
Signature _____
Cheryl Snyder
Name - Type or Print _____
Signature _____
11 Cotswold Court (410) 363-3685
Address _____ Telephone No. _____
Owings Mills, Maryland 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON Date 12/4/02

Case No. 03-268-A

REV 9/15/98

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

December 4, 2002

ZONING DESCRIPTION

3214 HUNTING TWEED DRIVE

4TH ELECTION DISTRICT

2ND COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the north side of Hunting Tweed Drive (50-foot wide right-of-way) said point lying 1860 feet west of the west side of Park Heights Avenue (80-foot wide right-of-way) and being known as Lot 23 of Section Two "Huntington" recorded in Plat Book 55, folio 13.

CONTAINING 1.582 acres of land, more or less as recorded in Deed Liber 16871, folio 420.



12/4/02

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: #03-268-A

3214 Hunting Tweed Drive
N/Side Hunting Tweed Drive 1,860 feet west side Park Height Avenue

4th Election District - 2nd Councilmanic District

Legal Owner(s): Andrew and Cheryl Snyder

Variance: to permit a rear yard setback of 34 feet in lieu of the minimum required 50 feet, a side yard setback of 44 feet in lieu of the minimum required 50 feet and to amend the Final Development Plan of Huntington.

Hearing: Monday, February 10, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bostley 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.

1/30 Jan. 23

0583551

CERTIFICATE OF PUBLICATION

1/24/, 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 1/23/, 2003.

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

S. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20144

DATE 12/4/02 ACCOUNT 0010066150

AMOUNT \$ 100.00

RECEIVED
FROM: SNYDER

FOR: ITEM # 208 08-208-A 4 AMEND FDP

3214 HUNTING TWEED DR. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAY TO ORDER OF
BUSINESS ACTUAL TIME
12/04/2002 12/04/2002 11:05:44
PER WORK WALKIN DMG DMG NUMBER 2
> RECEIPT # 205155 12/04/2002
DATE 5 528 ZONING VERIFICATION
CR NO. 000144
Receipt Tot \$100.00
100.00 IX .00 IN
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-268-A

Petitioner/Developer: _____

Andrew & Cheryl Snyder

Date of Hearing/Closing: 2-10-03

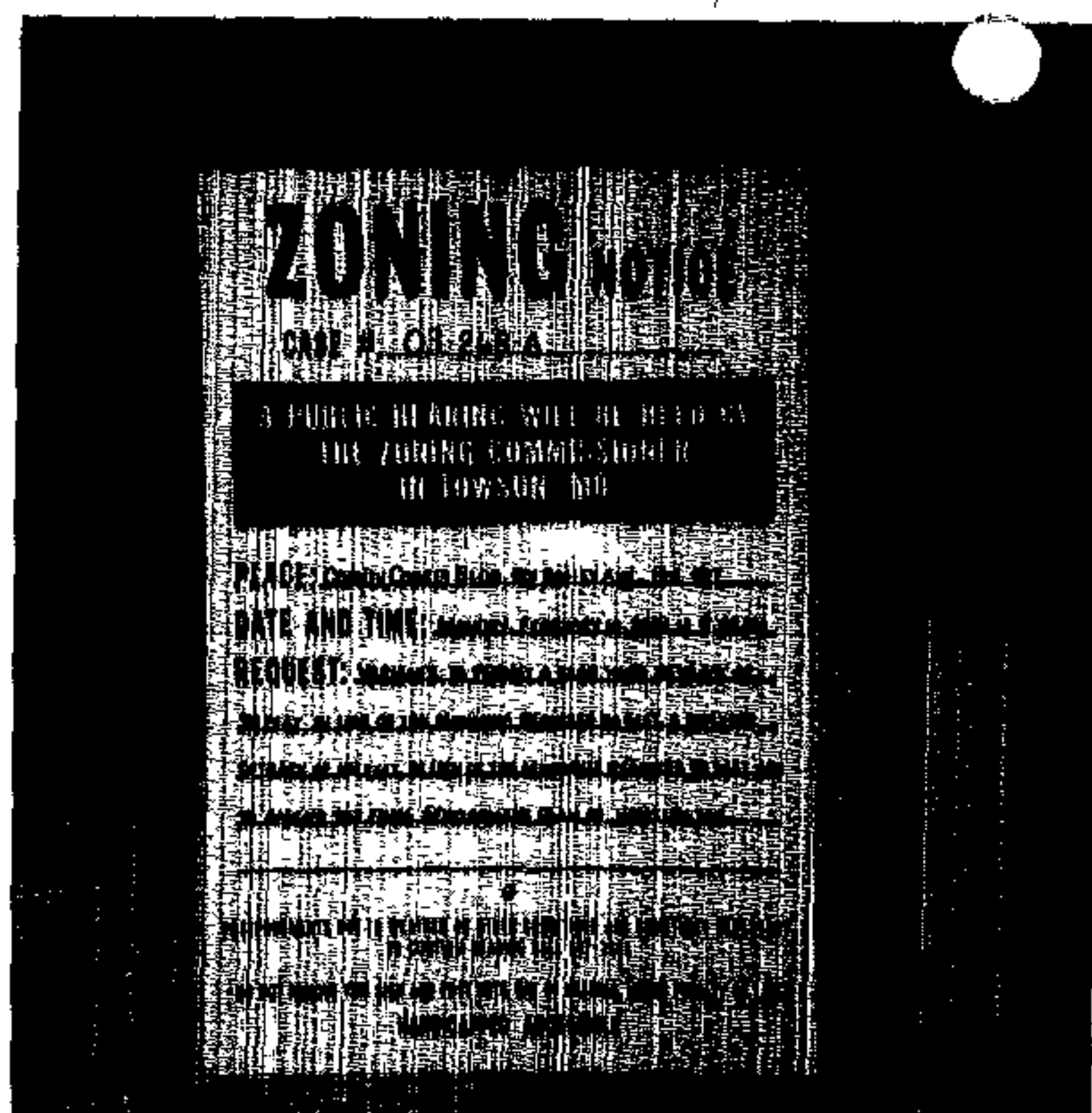
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 3214 Hunting Tweed Drive
Owings Mills, MD 21117

The sign(s) were posted on January 17, 2003
(Month, Day, Year)



Sincerely,

Stacy Gardner 1-17-03
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(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 31, 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: 03-268-A

3214 Hunting Tweed Drive

N/side Hunting Tweed Drive 1,860 feet west side Park Height Avenue

4th Election District – 2nd Councilmanic District

Legal Owner: Andrew and Cheryl Snyder

Variance to permit a rear yard setback of 34 feet in lieu of the minimum required 50 feet, a side yard setback of 44 feet in lieu of the minimum required 50 feet and to amend the Final Development Plan of Huntington.

Hearings: Monday, February 10, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Howard L. Alderman, Levin & Gann, 502 Washington Ave., 8th Floor, Towson 21204
Andrew and Cheryl Snyder, 11 Cotswold Court, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 24, 2003.**
(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.

Post-it® Fax Note	7671	Date	1/7	# of pages	1
To	Doffrey Schultz				
Co (Dept.)	Co				
Phone #	Phone #				
Fax #	410-527-1563				



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 23, 2003 Issue - Jeffersonian

Please forward billing to:

Andrew Snyder
11 Cotswold Court
Owings Mills, MD 21117

410-363-3685

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: 03-268-A

3214 Hunting Tweed Drive

N/side Hunting Tweed Drive 1,860 feet west side Park Height Avenue

4th Election District – 2nd Councilmanic District

Legal Owner: Andrew and Cheryl Snyder

Variance to permit a rear yard setback of 34 feet in lieu of the minimum required 50 feet, a side yard setback of 44 feet in lieu of the minimum required 50 feet and to amend the Final Development Plan of Huntington.

Hearings: Monday, February 10, 2003 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.

**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: 03-268-A

Petitioner: Andrew Snyder

Address or Location: 3214 Hunting Tweed Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Andrew Snyder

Address: 11 COTSWOLD COURT

Quincy Hills Md 21117

Telephone Number: 410-363-3685

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

February 7, 2003

Howard L. Alderman, Jr.
Levin & Gann
502 Washington Ave., 8th Floor
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 03-268-A, 3214 Hunting Tweed Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 4, 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
Mr. and Mrs. Andrew Snyder, 11 Cotswold Court, Owings Mills 21117

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: 12-30-82

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

RE: Baltimore County
Item No. 248 DT

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,

K.A. 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 Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

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:

257-290

268

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

cc: File





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:

268
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

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-258, 03-268, & 03-282

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:

Lynna L. L. L.

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, ~~260~~, 261, 262,
263, 264, 265, 266, 267, ~~(268)~~ 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

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

RWB:CEN:jrb

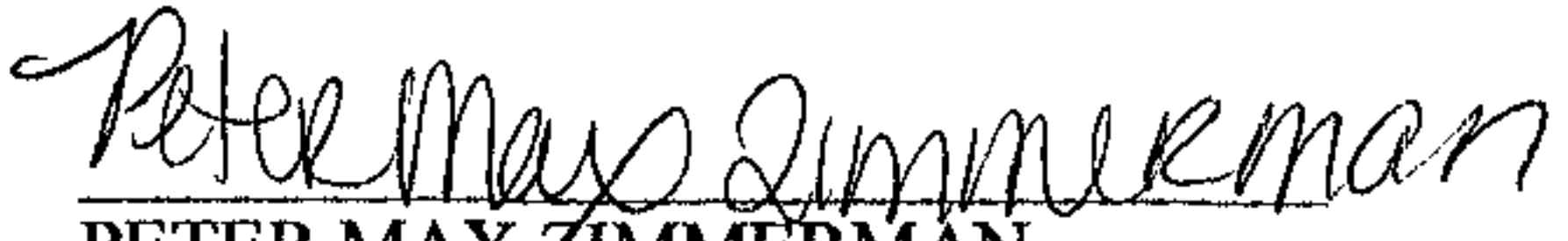
cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
3214 Hunting Tweed Drive; Nside Hunting *
Tweed Dr, 1860ft Wside Park Heights Ave * ZONING COMMISSIONER
4th Election District *
2nd Councilmanic District * FOR
Legal Owner(s): Andrew M. & Cheryl Snyder *
BALTIMORE COUNTY
* 03-268-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
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 20th day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Howard L. Alderman, Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).


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 27, 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, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

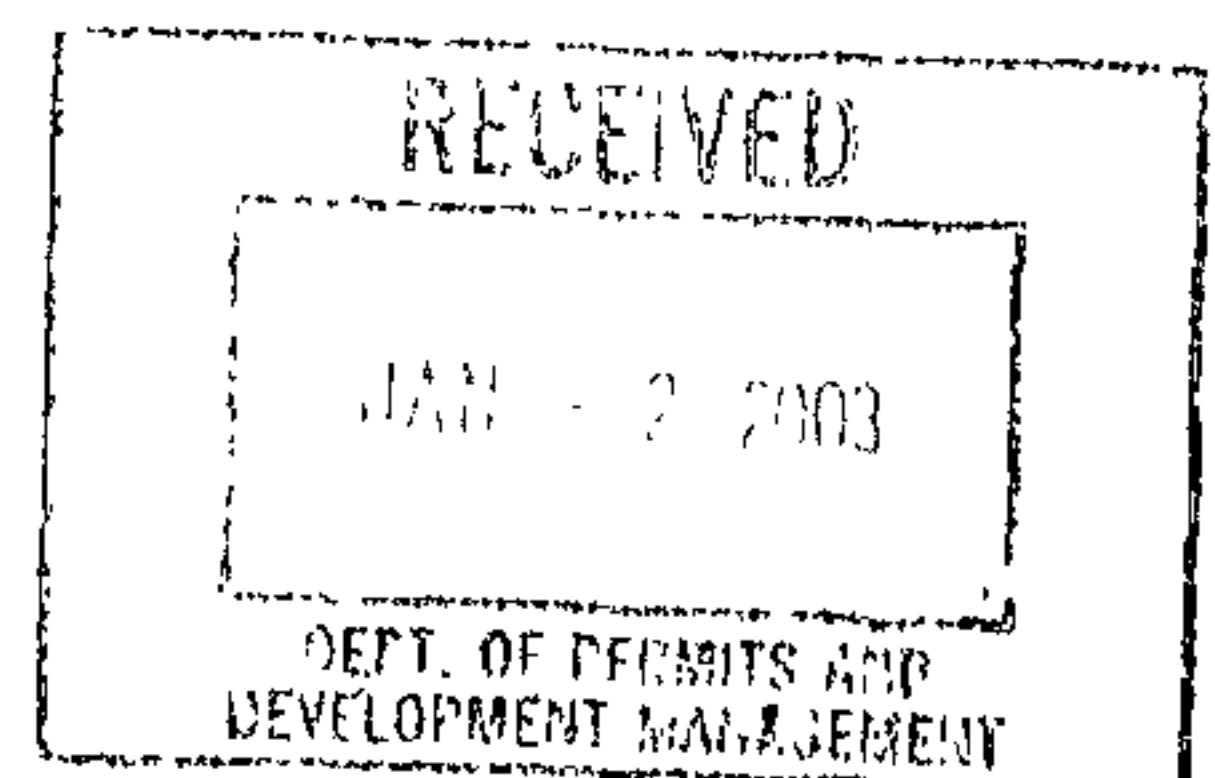
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

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

Sincerely,

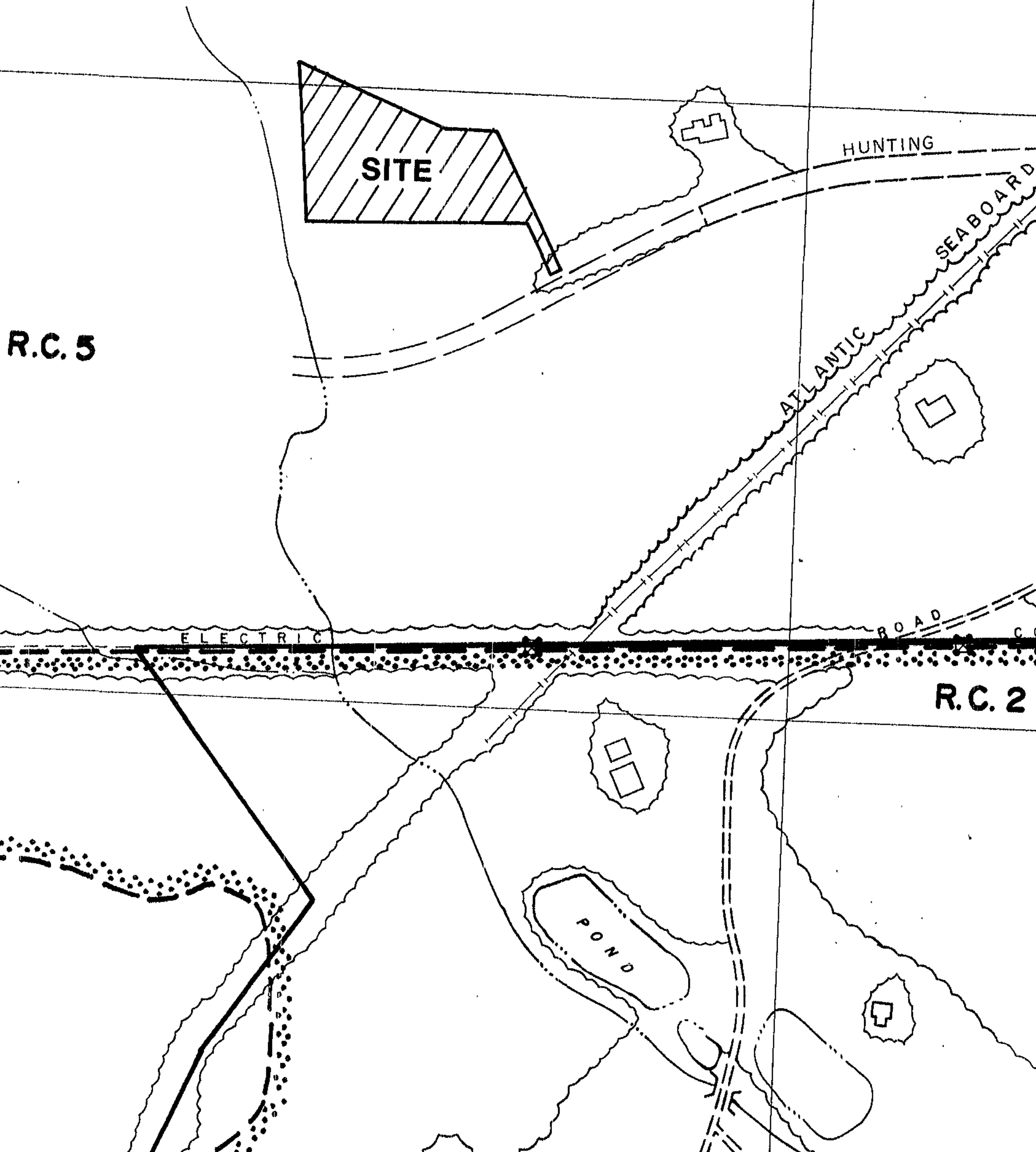
James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



AS NYDEN @ KITCHENS AVE

200 SCALE ZONING MAP
3214 HUNTING TWEED DRIVE
MAP NO. NW 14-G



PROPERTY ADDRESS: 3214 HUNTING TWEED DRIVE

Subdivision name: HUNTINGTON

plat book# 55 ,folio# 15 ,lot# 23 ,section# TWO

ANDREW M. & CHERYL SNYDER

OWNER: DEED: 16871/420 ACCT. NO. 20-00-009514

VALLEY CREST FARMS
Δ 62/127

BRIAN S. KOVENS
7 VALLEYS CREST CT.
10827 / 523
22-00-005848
RC-5

JAY A. RADDY
3212 HUNTING TWISS DR.
3012/826
20-00-009516
RC-5

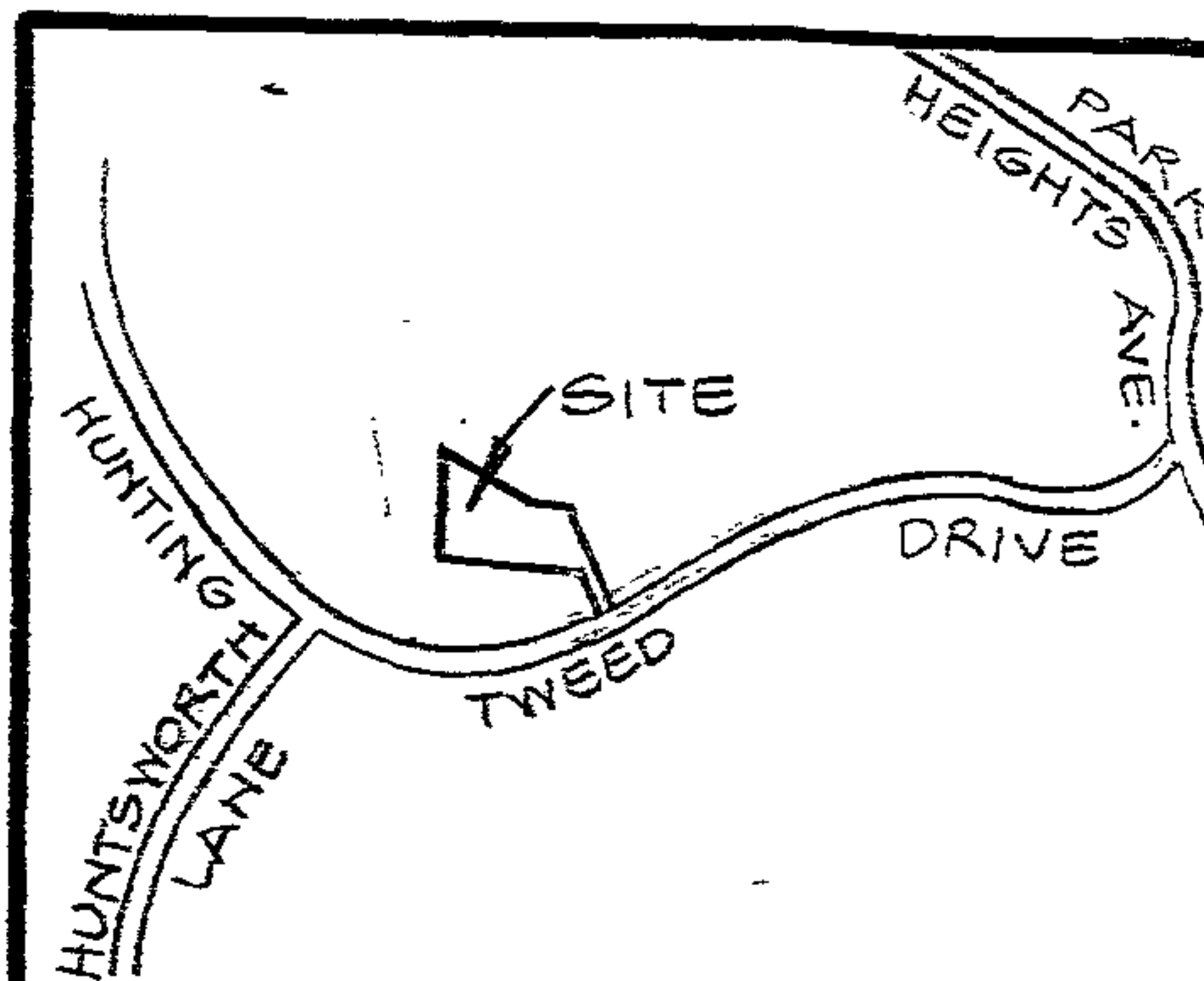
BARUCH FRIEDMAN
3216 HUNTING TWEEDE DR.
11000 / 220
20-00-009515
RC-5

McKEE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555

Scale of Drawing: 1" = 50'

Date : 12.03.02



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 2ND

Election District: 4TH

1"=200' scale map#: NW 14-G

Zoning: RC-5

Lot size: 1.582 68,912
acres square feet

SEWER: ☐ public ☒ private

WATER: ☐ ☒

Chesapeake Bay Critical Area:

Prior Zoning Hearings: NONE

HISTORIC: NO
FLOOD PLAIN: YES

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

D. THOMPSON

268

03-268-A