

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Lennings Lane, 1315' E
centerline of Hospital Drive
14th Election District
6th Councilmanic District
(9131 Lennings Lane)

Jennifer & Stan Lynch
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-272-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Jennifer and Stan Lynch, the legal owners of the subject property. The variance request is for property located at 9131 Lennings Lane in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. and a sum of side yards of 22 ft. in lieu of the required 10 ft. and 25 ft. respectively for a proposed garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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

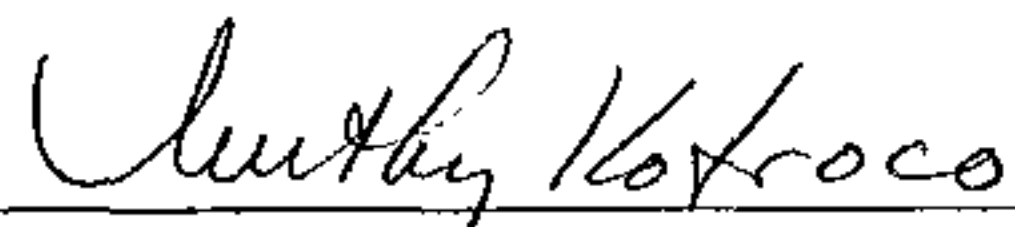
1/21/03
[Signature]

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 21st day of January, 2003, that a variance from Section 1B02.3.B of the B.C.Z.R., to permit a side yard setback of 5 ft. and a sum of side yards of 22 ft. in lieu of the required 10 ft. and 25 ft. respectively for a proposed garage, 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

4/21/03
R. J. G. [signature]



Baltimore County
Zoning Commissioner

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

January 21, 2003

Mr. & Mrs. Stan Lynch
9131 Lennings Lane
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 03-272-A
Property: 9131 Lennings Lane

Dear Mr. & Mrs. Lynch:

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

c: Buck Jones
500 Vogts Lane
Baltimore, MD 21221

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 9131 LENNING LANE
which is presently zoned DR 3.5

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. B to permit a side yard
setback of 5 ft. and a sum of side yards of 22 ft. in lieu of the
required 10 ft. and 25 ft. respectively,

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 day of December, 2002, 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):

STAN LYNCH

Name - Type or Print

Signature

JENNIFER LYNCH

Name - Type or Print

Signature

9131 LENNINGS LANE

410-207-7144

Address

Telephone No.

BALTIMORE, MD 21237

City

State

Zip Code

Representative to be Contacted:

BUCK JONES

Name

500 VOGTS LANE

410-574-9337

Address

Telephone No.

BALTIMORE, MD 21221

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-272-A

Reviewed By BR Date 12/9/02

Estimated Posting Date 12/23/02

REV 9/15/98

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.

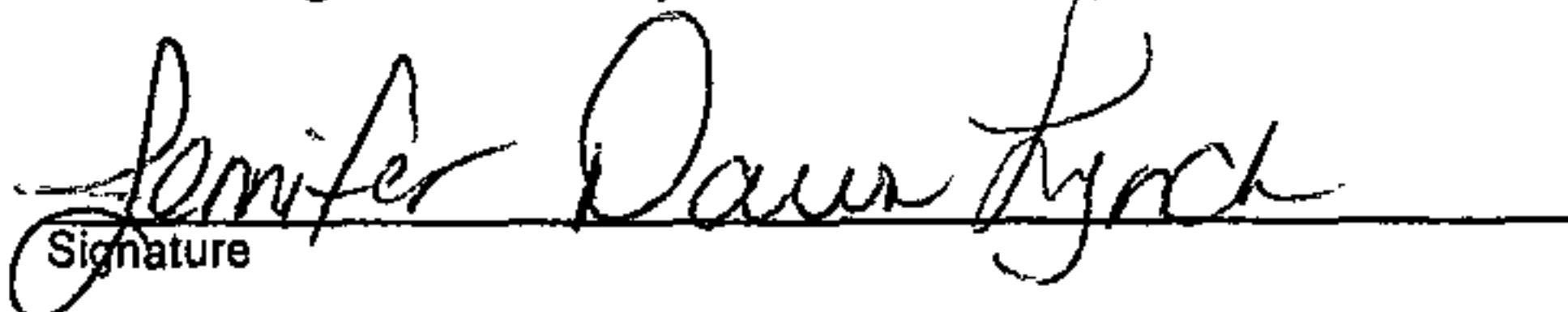
That the Affiant(s) does/do presently reside at

9131 LENNINGS LANE
Address BALTIMORE MD 21237
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):

I WISH TO CONSTRUCT A GARAGE ON THE WEST SIDE OF MY PROPERTY IN ORDER TO HAVE A PLACE TO NOT ONLY STORE THINGS THAT ARE IMPORTANT TO MY FAMILY AND I, BUT TO ALSO PARK OUR VEHICLES IN. I FEEL IT MAKES MORE ESTATED SENCE TO HAVE THE GARAGE ATTACHED AND EVEN MORE PRACTICAL, THEN TO PUT IT 3' OFF THE REAR AND SIDE YARD, WHICH WOULD BE MY SECOND OPTION. BY INSTALLING AGAINST THE EXISTING HOUSE I WILL MAINTAIN A USEABLE REAR YARD FOR MY FAMILY.

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.


Signature

JENNIFER LYNCH

Name - Type or Print


Signature

STAN LYNCH

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stan Lynch & Jennifer Lynch
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal


12-9-02


Notary Public
My Commission Expires November 12, 2003

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

9131 LENNINGS LANE
Address
BALTIMORE MD 21237
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):

I WISH TO CONSTRUCT A GARAGE ON THE WEST SIDE OF MY PROPERTY IN ORDER TO HAVE A PLACE TO NOT ONLY STORE THINGS THAT ARE IMPORTANT TO MY FAMILY AND I, BUT TO ALSO PARK OUR VEHICLES IN. I FEEL IT MAKES MORE ESTATED SENCE TO HAVE THE GARAGE ATTACHED AND EVEN MORE PRACTICAL, THEN TO PUT IT 3' OFF THE REAR AND SIDE YARD, WHICH WOULD BE MY SECOND OPTION. BY INSTALLING AGAINST THE EXISTING HOUSE I WILL MAINTAIN A USEABLE REAR YARD FOR MY FAMILY.

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.

Jennifer Dawn Lynch
Signature

JENNIFER LYNCH

Name - Type or Print

Stan Lynch
Signature

STAN LYNCH

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stan Lynch + Jennifer Lynch
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

NOTARY

12-9-02
Date

Deborah J. Martin
Notary Public
My Commission Expires November 12, 2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9131 LENNING LANE
which is presently zoned DR 3.5

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-B. to permit a side yard of 5 ft. and a sum of side yards of 22 ft. in lieu of the required 10 ft. and 25 ft. respectively.

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):

STAN LYNCH

Name - Type or Print

Signature

JENNIFER LYNCH

Name - Type or Print

Signature

9131 LENNINGS LANE

Address

BALTIMORE, MD 21237

City

State

Zip Code

410-207-7144

Telephone No.

Representative to be Contacted:

BUCK JONES

Name

500 VOGTS LANE

410-574-9337

Address

Telephone No.

City

BALTIMORE, MD 21221

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. 03-272-A

Reviewed By BK Date 12/9/03

REV 9/15/98

Estimated Posting Date 12/23/03

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 9131 LENNINGS LANE.

BEGINNING AT A POINT ON THE SOUTH SIDE OF LENNINGS LANE WHICH IS 60 (SIXTY) FEET WIDE AT THE DISTANCE OF 1315 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET HOSPITAL DRIVE WHICH IS 60 (SIXTY) FEET WIDE. *BEING LOT #3, IN THE SUBDIVISION OF WALBECK ACRES AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 53, FOILIO # 126, CONTAINING 10,240 SQUARE FEET .24 ACRES. ALSO KNOWN AS 9131 LENNINGS LANE AND LOCATED IN THE 14 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20150

DATE 12/9/02 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Buck Jones

FOR: Administrative Services

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
12/09/2002 12/09/2002 10:22:11

REC NO. 006 WALKIN RICH KIM BROWER 4

RECEIPT # 118761 12/09/2002 OFLN

Dep: B 528 ZONING VERIFICATION

CR NO. 020150

Receipt Tot: \$50.00

.00 CR 50.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

 RE: Case No. 03-272-A

 Petitioner Developer: Lynch
FREESTATE / BUCK JONES

 Date of Hearing/Closing: 1/7/03

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

Attention: Ms. Gwendolyn Stephens /
MR. GEORGE ZAHNER

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 #9/31 - LENNINGS LANE

The sign(s) were posted on 12/20/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE ^{1/24/03}

(Printed Name)

523 PENNY LANE

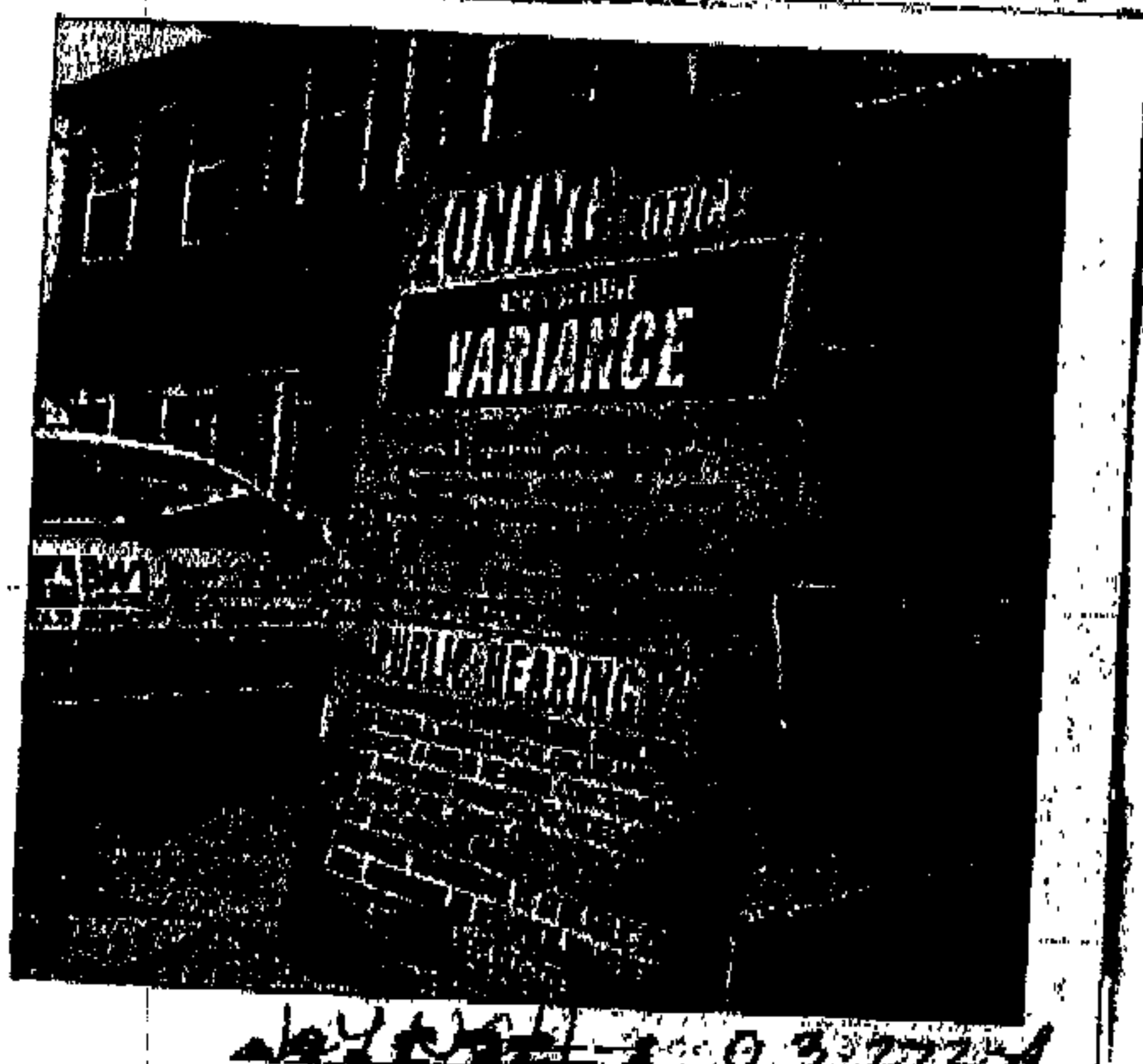
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



03-272-A

1/7/03

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 272 -A

Address 9131 Lenning Lane

Contact Person: _____
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/9/02

Posting Date: 12/23/02

Closing Date: 1/7/03

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- 272 -A

Address 9131 Lenning Lane

Petitioner's Name Stan & Jennifer Lynch

Telephone 410-207-7144

Posting Date: 12/23/02

Closing Date: 1/7/02

Wording for Sign: To Permit a side yard setback of 5 ft. in lieu of the
required 10 ft. and a total sum of side yard of 22 ft. in
lieu of the required 25 ft. for an addition (attached garage).

WCR - Revised 6/28/00

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: 03-272-A
Petitioner: STAN & JENIFER LYNCH
Address or Location: 9131 LENNINGS LANE 21237

PLEASE FORWARD ADVERTISING BILL TO

Name: STAN LYNCH
Address: 9131 LENNINGS LANE
BALT. MD. 21237
Telephone Number: 410-207-7144



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 6, 2003

Mr. and Mrs. Stan Lynch
9131 Lennings Lane
Baltimore, MD 21237

Dear Mr. and Mrs. Lynch:

RE: Case Number: 03-272-A, 9131 Lennings Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 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, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Buck Jones, 500 Vogts Lane, Baltimore 21221

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: *12.30.02*

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

RE: Baltimore County
Item No. *272 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

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

278

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

cc: File



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

03-272 / 03

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-272, & 03-304
Administrative Variance

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:

[Signature]

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



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kientz
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:

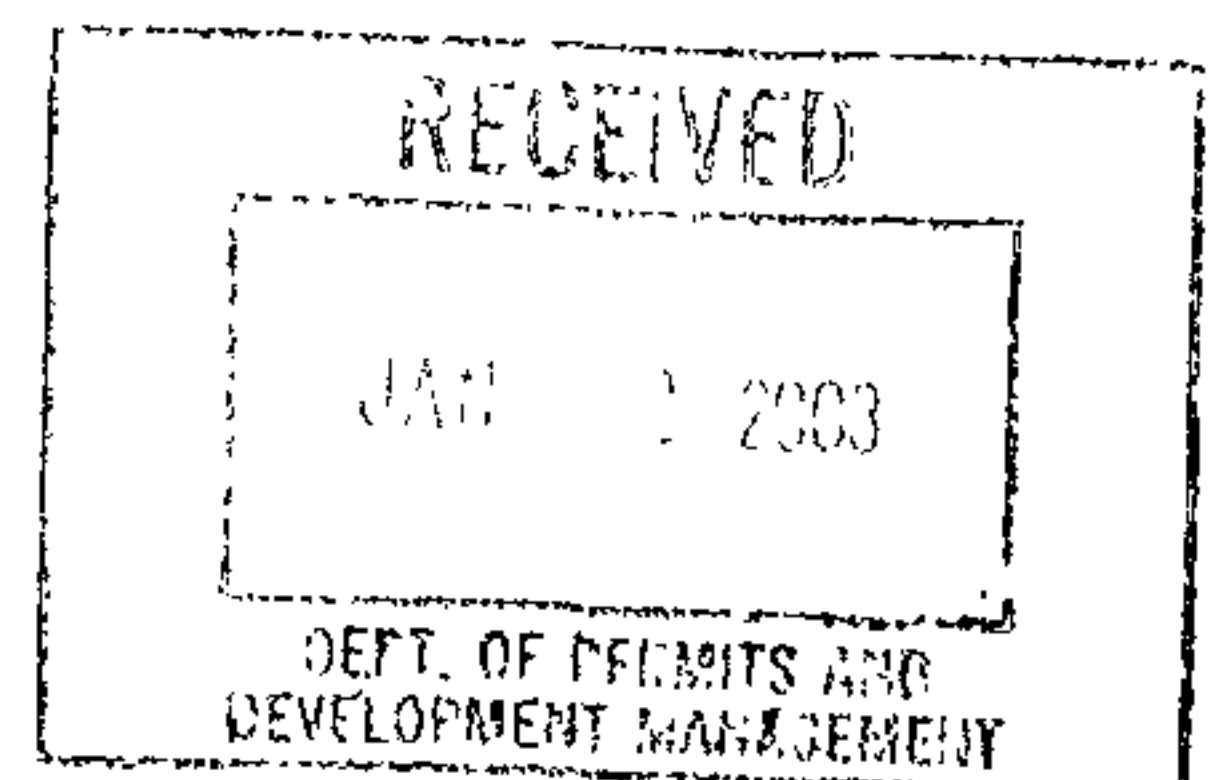
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

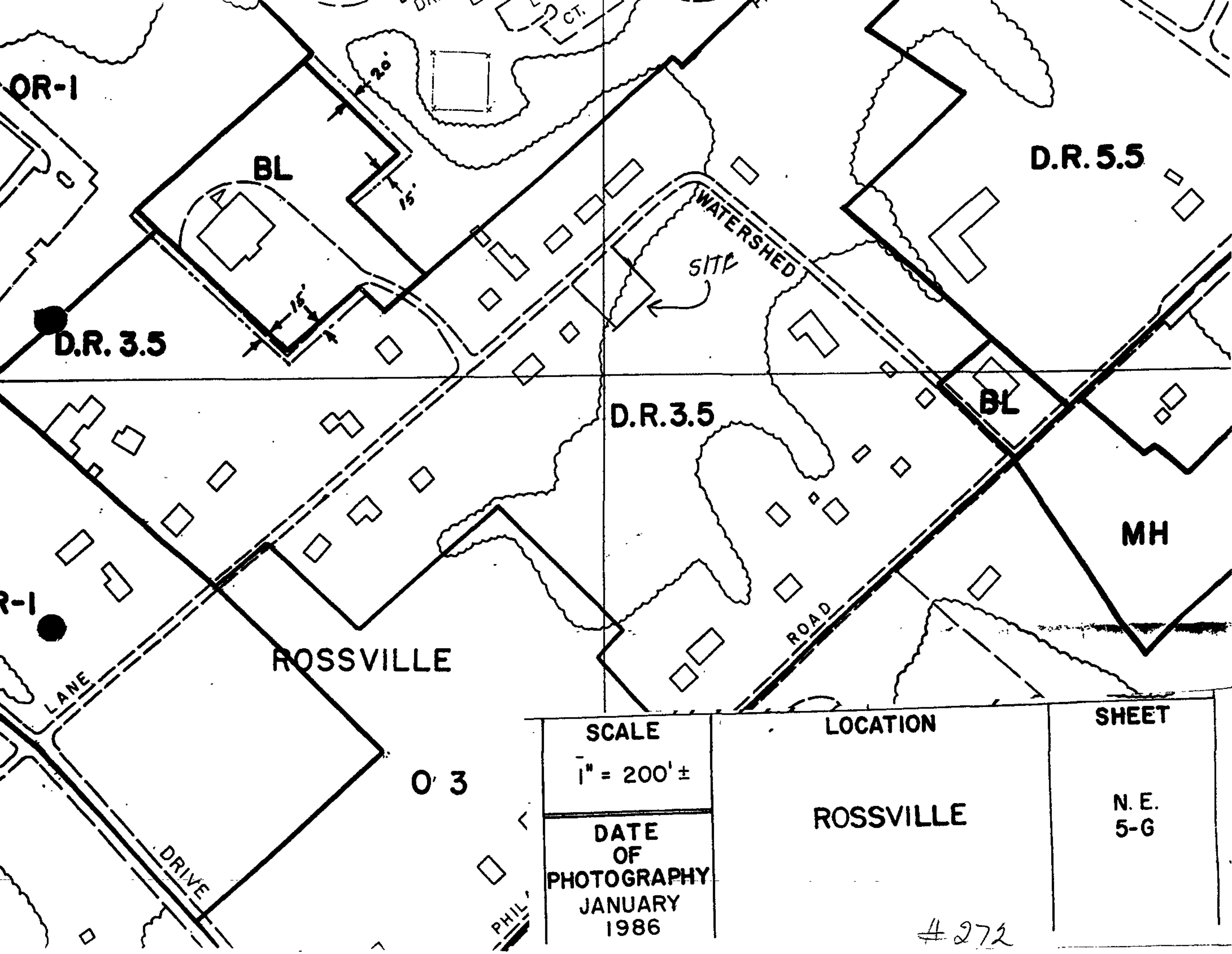
Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup





OR-1

BL

D.R. 5.5

D.R. 3.5

D.R. 3.5

BL

MH

R-1

ROSSVILLE

0 3

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

ROSSVILLE

SHEET

N. E.
5-G

#272

二

see pages 5 & 6 of the CHECKLIST for additional required information

JOHN & CATHERINE
TORRE

2000004836

60' R/W
36' Paved

8" S 50,77-0383
LENNING'S LANE
8" W 50 81-0423

← 1315 TO 1401
HOSPITAL DR.

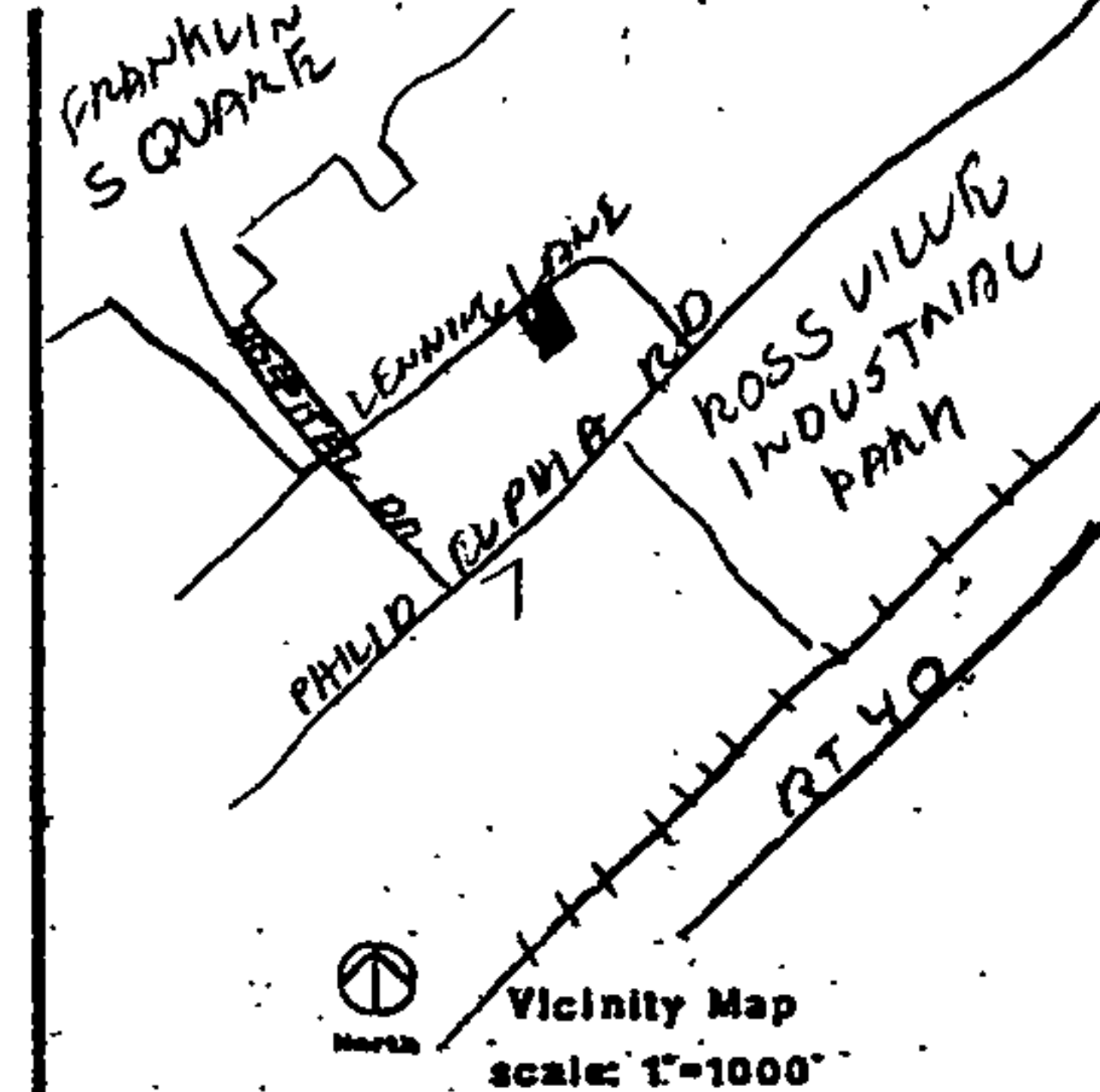
date: 11-29-02

prepared by: BUCK JONES

Scale of Drawing: 1" = 30'

ELI ZABETH
WALBECK

21000r0109



Election District: 14

Councilmanic District: 6

1"=200' scale map#: NE 5-6

Zoning: DR 3.5c

Lot size: 1.24 10,260
acres Square FEET.

SEWER ☒ PUBLIC ☐ PRIVATE

WATER : ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: **NONE**

FLOOD ZONE: C

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

BK	272	03-272-A
----	-----	----------



LOOKING SOUTH WEST AT NEIGHBORS PROPERTY.



LOOKING NORTH ACROSS STREET FROM HOUSE WITH PROPOSED
GARAGE.



LOOKING SOUTH, HOUSE IS TO THE LEFT OF PICTURE.
THIS IS THE SIDE OF PROPOSED GARAGE.