IN RE: PETITION FOR ADMIN. VARIANCE S/S of Boyce Avenue, 800' E of Greenwood Road 9th Election District

4th Councilmanic District (1013 Boyce Avenue)

Grace & Michael Kilchenstein Petitioners * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 03-280-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Grace and Michael Kilchenstein. The variance request is for property located at 1013 Boyce Avenue in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 9 ft. in lieu of the required 15 ft. and a sum of side yards of 36 ft. in lieu of the required 40 ft. all for a proposed dwelling addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

18/03/2013 10/00/2013 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 day of January, 2003, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a side yard setback of 9 ft. in lieu of the required 15 ft. and a sum of side yards of 36 ft. in lieu of the required 40 ft. all for a proposed dwelling addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

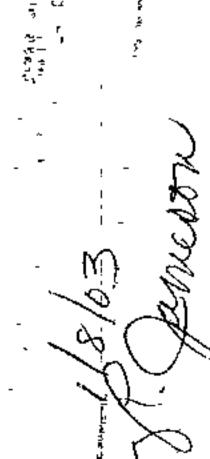
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

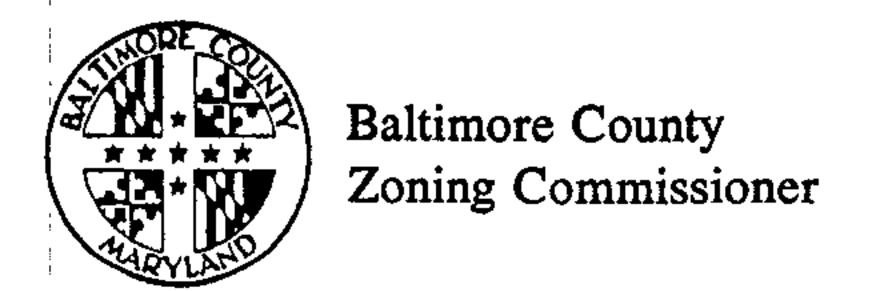
TIMOTHY M. KOTROCC

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

January 8, 2003

Mr. & Mrs. Michael Kilchenstein 1013 Boyce Avenue Towson, Maryland 21204

Re: Petition for Administrative Variance

Case No. 03-280-A

Property: 1013 Boyce Avenue

Dear Mr. & Mrs. Kilchenstein:

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,

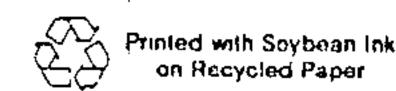
Timothy M. Kotroco

Withy lotroco

Deputy Zoning Commissioner

TMK:raj Enclosure

c: Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

Date

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) 1802.3.0.1 TO PERMITA SIDE

YARD SETBACK OF 9 FT, IN LIEU OF THE REQUIRED 15 FT, AND A SUM OF SIDE YARDS OF 36 FT, IN LIEU OF THE REQUIRED 40 FT. ALL FOR A PROPOSED DWELLING ADDITION

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, on 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.

		•	perjury, that I/we are the list the subject of this Petit	legal owner(s) of the pro ion.	pperty which
Contract Purch	aser/Lessee:		Legal Owner(s):		
 			Michael Kil	chenstan	
Name - Type or Print			Name - Type or Print	ils herete	<u> </u>
Signature		 	Signature	situin	<u> </u>
Address		Telephone No.	Name - Type or Print	lenteed	
City	State	Zip Code	Signature		
Attorney For Pe	titioner:		Address		23-5692 Telephone No.
Narne - Type or Print	· · · · · · · · · · · · · · · · · · ·		City	MP 2/7 State	Zip Code
Signature			Representative to b	e Contacted:	,
	······································		Site Rite Survey	Muluc.	,
Company			200 E. JUDDA F	bad Room tot (410)828-906t
Address		Telephone No.	Address		elephone No.
1 65 1 27 3.14.1. 8 49		······	LOWSON, MO	2/28/2	<u> </u>
City	State	Zip Code	City	State /	Zip Code
A Public Hearing havi	ing been formally demand that County and that the proper	led and/or found to be at the subject matter of to ty be reposted.	required, it is ordered by the Zonia public hear	oning Commissioner of Barring, advertised, as require	Itimore County, d by the zoning
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		· .			
60			Zoning Commission	ner of Baltimore County	· · · · · · · · · · · · · · · · · · ·

Reviewed By

Estimated Posting Date

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.

competent to testify thereto in the event that a p	oublic hearing is schedu	led in the future with re	agard thereto.
That the Affiant(s) does/do presently reside at	#1013 Boyce	Avenue	
	Baltimore	MD	21204 Zip Code
r	City	State	•
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the facts upo ip or practical difficulty):	n which I/we base the	request for an Administrative
We need a two story small add a workout room for cardiac in recommendations. On the second Neither neighbor has any object attached.	llness to complond floor we ne	y with the careed a modern ba	rdiologists athroom and closet
•			
1			
That the Affiant(s) acknowledge(s) that if a feadvertising fee and may be required to provide Signature Michael Kilchenstein Name - Type or Print	Signal	Vace toller	Stein
STATE OF MARYLAND, COUNTY OF BALTII I HEREBY CERTIFY, this 2000 day of 100 d	ersonally appeared	_, <u>ZOO</u> Z, before m 1 (L) (J) as such Affiant(s).	e, a Notary Public of the State
AS WITNESS my hand and Notarial Seal	·	Laley	\$
	Notary Public My Commiss	0.1	-04

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at	#1013 BOI	1ce Aver	we	
	Address Baltimo	re:	MD	21204
,	City		State	Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hards)	owing are the fac hip or practical dif	its upon which ficulty):	h I/we base the	e request for an Administrative
We need a two story small add plan a workout room for card; recommendations. On the second Neither neighbor has any object attached.	iac illn@39 ond floor v	to compl re need a	y with th modern b	e cardiologists athroom and closet.
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That the Affiant(s) acknowledge(s) that if a fadvertising fee and may be required to provide	ormal demand i additional inform	s filed, Affian ation.	t(s) will be re	quired to pay a reposting and
Muchan Delahun L. Signature		Signature	ne Glok	enteen
Michael Kilchenstein Name - Type or Print	·	· / /	Kilchen or Print	stain
				,,
I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, per	wember	20 Sunc		ne, a Notary Public of the State
the Affiant(s) herein, personally known or satisf	actorily identified	to me as suc	h'Affiant(s).	J / C/ / V
AS WITNESS my hand and Notarial Seal) (A)	71100	

Notary Public

My Commission Expires

REV 10/25/01



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #1013 BOULL AV	we	
which is presently zoned_	D.P.2	
the Derivetment of Permits and Development Management	The undersigned	lenal

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) | B02. 3. C. I To purwit a sudy with Section of the property of

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:			<u>Legal Owner(s):</u>	
			Michael Kilchenstan	
Name - Type or Print			Name Type or Peint Character	
Signature		· · · · · · · · · · · · · · · · · · ·	Signature GVAU 4 chenstun	
Address		Telephone No.	Name - Type or Print	
City	State	Zip Code	Signature	
Attorney For Petiti	oner:		1013 BOYU AVULUE (410) 823-5692 Address Telephone No.	•
			Baltimore MP 21204	
Name - Type or Print		· 	City State Zip Code	
Signature			Representative to be Contacted:	
g/			Site Rite Surveying Inc.	
Company	·		Name	17/
Address	· · · · · · · · · · · · · · · · · · · 	Telephone No.	200 E. Juppa Poad Room 101 (410) 828-9 Address Telephone No.	06
		•	Towson, MO 21286	
City	State	Zip Code	City State Zip Code	
A Public Hearing having this day of regulations of Baltimore Co.	been formally deman to unty and that the prope	nded and/or found to be hat the subject matter of the entry be reposted.	required, it is ordered by the Zoning Commissioner of Baltimore County, this petition be set for a public hearing, advertised, as required by the zoning	
na	1 0CA 1		Zoning Commissioner of Baltimore County	
CASE NO. 0°	7-100-14	Rev	viewed By 12 12 02	

Reviewed By _____(

Estimated Posting Date ___

ZONING DESCRIPTION FOR #1013 BOYCE AVENUE

BEGINNING at a point on the south side of Boyce Avenue which is an ultimate 60' right-of-way at the distance of 800 feet east of the centerline of Greenwood Road which is 40 feet wide. Thence the following courses and distances:

S 68 degrees 48 minutes E, 125 feet; thence S 21 degrees 29 minutes W, 260.31 feet; thence N 69 degrees 07 minutes W, 115 feet and thence N 20 degrees 53 minutes 30 seconds E, 263.73 feet to the place of beginning, containing 0.74 acres of land, more or less.

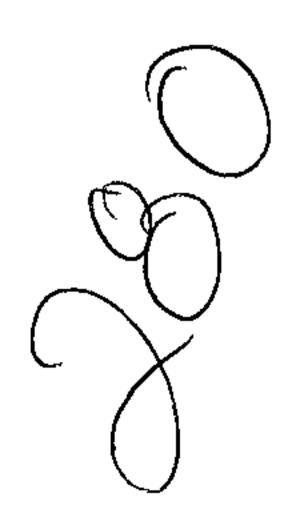
As recorded in Deed Liber 10478, folio 672. Also known as #1013

Boyce Avenue and located in the 9th. Election District, 4th.

Councilmanic District.

J. Tilghman Downey, Jr.

Site Rite Surveying, Inc. 200 E. Joppa Road Suite 101 Towson, MD 21286 410.828.9060



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 12/12/02 ACCOUNT 000 000 0157

RECEIVED MISCELLANEOUS SECRETARY

RECEIVED MISCELLANEOUS SECRETARY

RECEIVED MISCELLANEOUS SECRETARY

FOR: SECRETARY

DISTRIBUTION

YELLOW - CUSTOMER

WHITE - CASHIER

PINK - AGENCY

PATT PETT IDT

BESINESS ALTER 1182

1010/2002 12:12:2000: 10:16:57

PEG 4502 WILL JEWA JET DRAWER 2

ABOUT IN 240/26 12/12/2002 OFLM

Der 5 528 ZOMING VETTFICATION

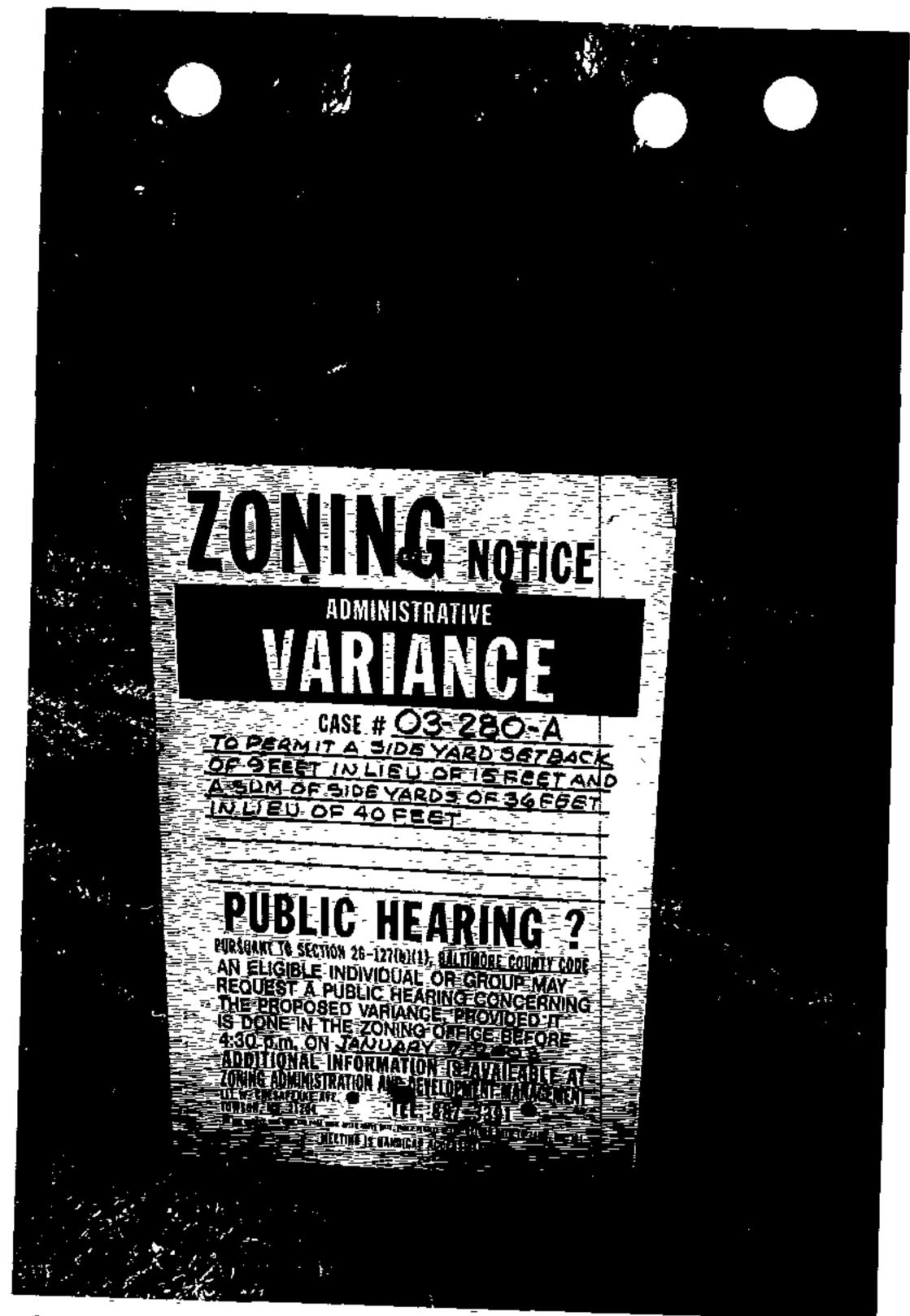
CT 10. 020157

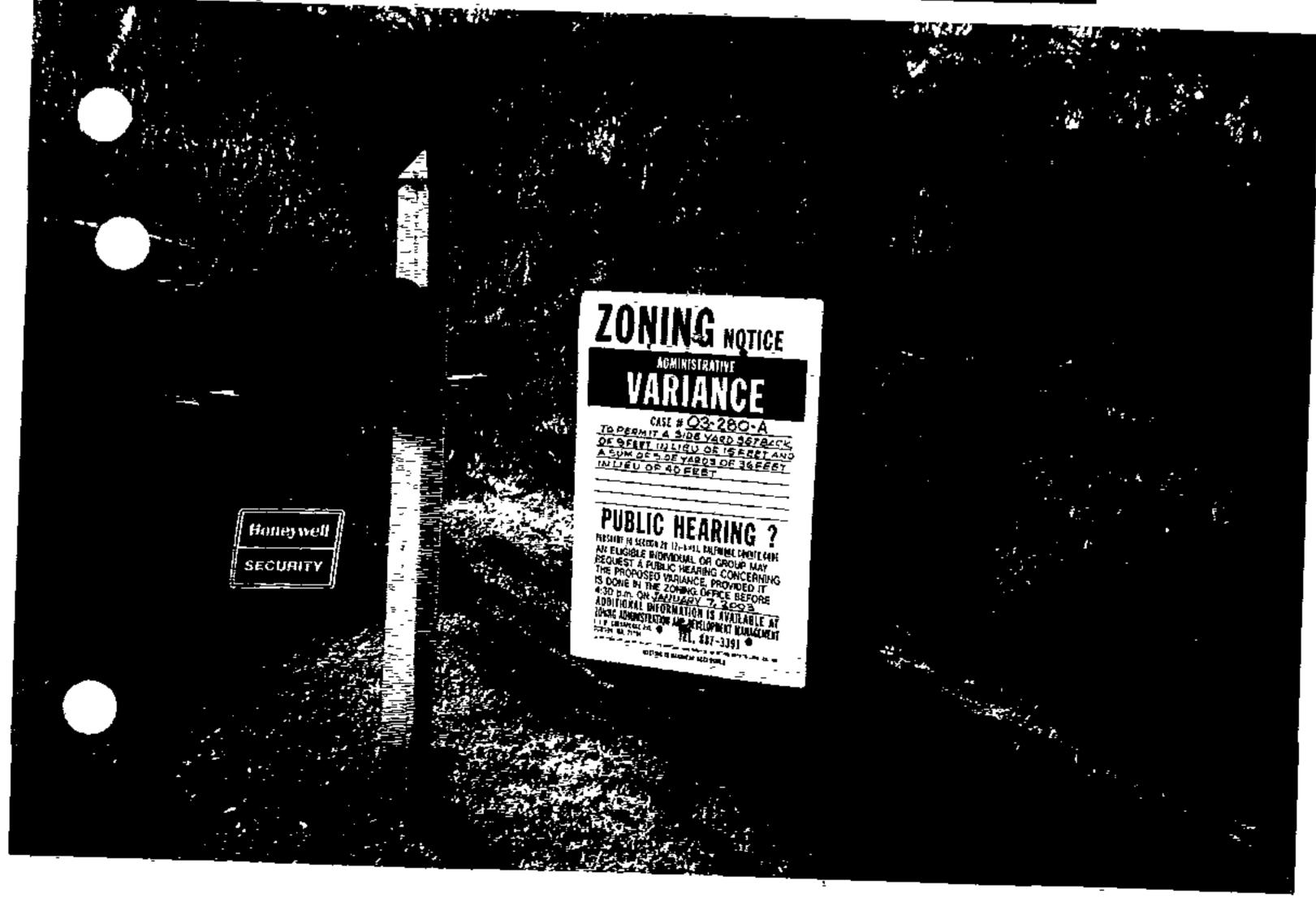
Record Tot \$50.00

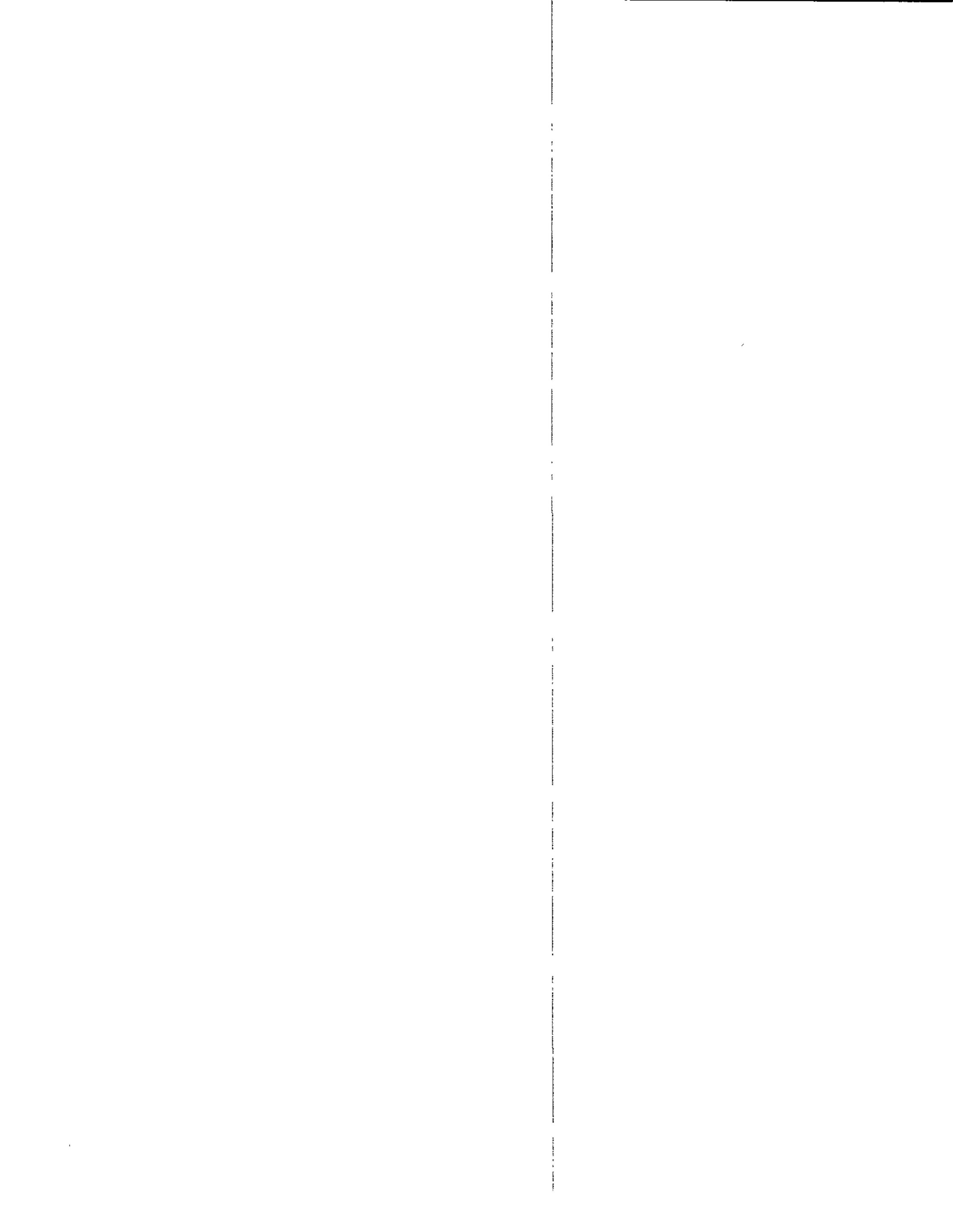
50.00 OR .00 OR

Baltimore County, Naryland

CASHIER'S VALIDATION







CERTIFICATE OF POSTING

	RE: Case No.: 03-280-A
	Petitioner/Developer:
•	MICHAECAGNACE KICCHERISTEIN
	Date of Hearing/Closing: JAU. 7, 2003
Baltimore County Department of Permits and Development Manage County Office Building, Room I 111 West Chesapeake Avenue Towson, MD 21204	gement
Attention: Ms. Gwendolyn Steph	nens ,
Ladies and Gentlemen:	
were posted conspicuously on the	penalties of perjury that the necessary sign(s) required by law e property located at \(\frac{1}{2} \rightarrow \
The sign(s) were posted on	(Month, Day, Year)
	Sincerely, Sincerely, Signature of Sign Poster and Date) GAZI-AND E. MOORE (Printed Name) 3225 RYERSONI CIRCLE (Address) BALTIMORE, MD. 21227 (City, State, Zip Code) (410) 242-4263
•	(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

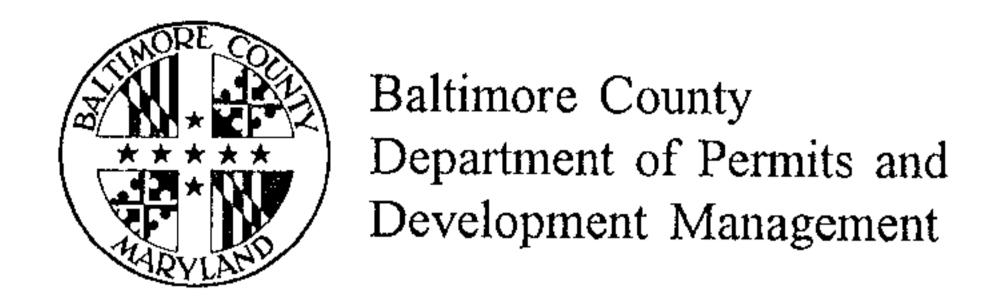
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number: 03-280) - <u>A</u>
Petitioner: Michael and Grace Kildhunstain	
Address or Location: 1013 BOUG AVENUE	
	•
PLEASE FORWARD ADVERTISING BILL TO:	•
Name: Michael and Gruce Kilchenstein	
Address: 1013 Boya Avenue	•
Baltimore, MD 21204	······································
	•
Telephone Number: (4(0) 823 - 5692	

BALTIMORE COUNTY DEPARTMENT OF PERMITS A	ND DEVELOPMENT MANAGEMENT
ZONING REVIEW	

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 280 -A Address 1013 Boyce AVE.
Conitact Person: Done Number: 410-887-339
Filing Date: 12/12/02 Posting Date: 12/23/02 Closing Date: 1/07/03
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
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 petitione 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.
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.
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
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.
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 03- 280 Address 1013 Boyce AVE,
Petitioner's Name MKHAEL4 GRACE KILCHENSTEIN Telephone 410-823-5692
Posting Date: 12 23 02 Closing Date: 107 03
Wording for Sign To Permit A SIDE YARD SETBACK OF 9 FT. IN LIEU OF 15 FT.
Wording for Sign To Permit A SIDE YARD SETBACK OF 9 FT. IN LIEU OF 15 FT. AND A SUMOF SIDE YARDS OF 36 FT. IN LIEU OF 40 FT.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

January 6, 2003

Mr. and Mrs. Michael Kilchenstein 1013 Boyce Avenue Baltimore, MD 21204

Dear Mr. and Mrs. Kilchenstein:

RE: Case Number: 03-280-A, 1013 Boyce Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 12, 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,
U. Callilal Solution

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson 21286

Baltimore County Government Fire Department



December 31, 2002





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

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:

257-290 280

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 27, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 3, 2003

12/12/2

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

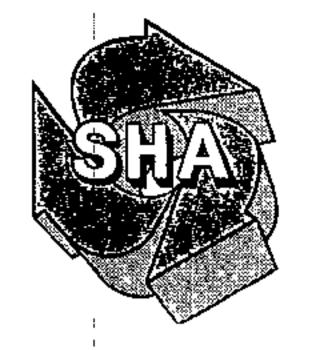
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-280 - Administrative Variance

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:

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: /2-30.07

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

RE: Baltimore County

Item No. 280 JL

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



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,

13accerely,

13acce

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

November 26, 2002

Zoning Commissioner of Baltimore County

RE: Petition for Administrative Variance for The Property located at 1013 Boyce Avenue

Dear Sir:

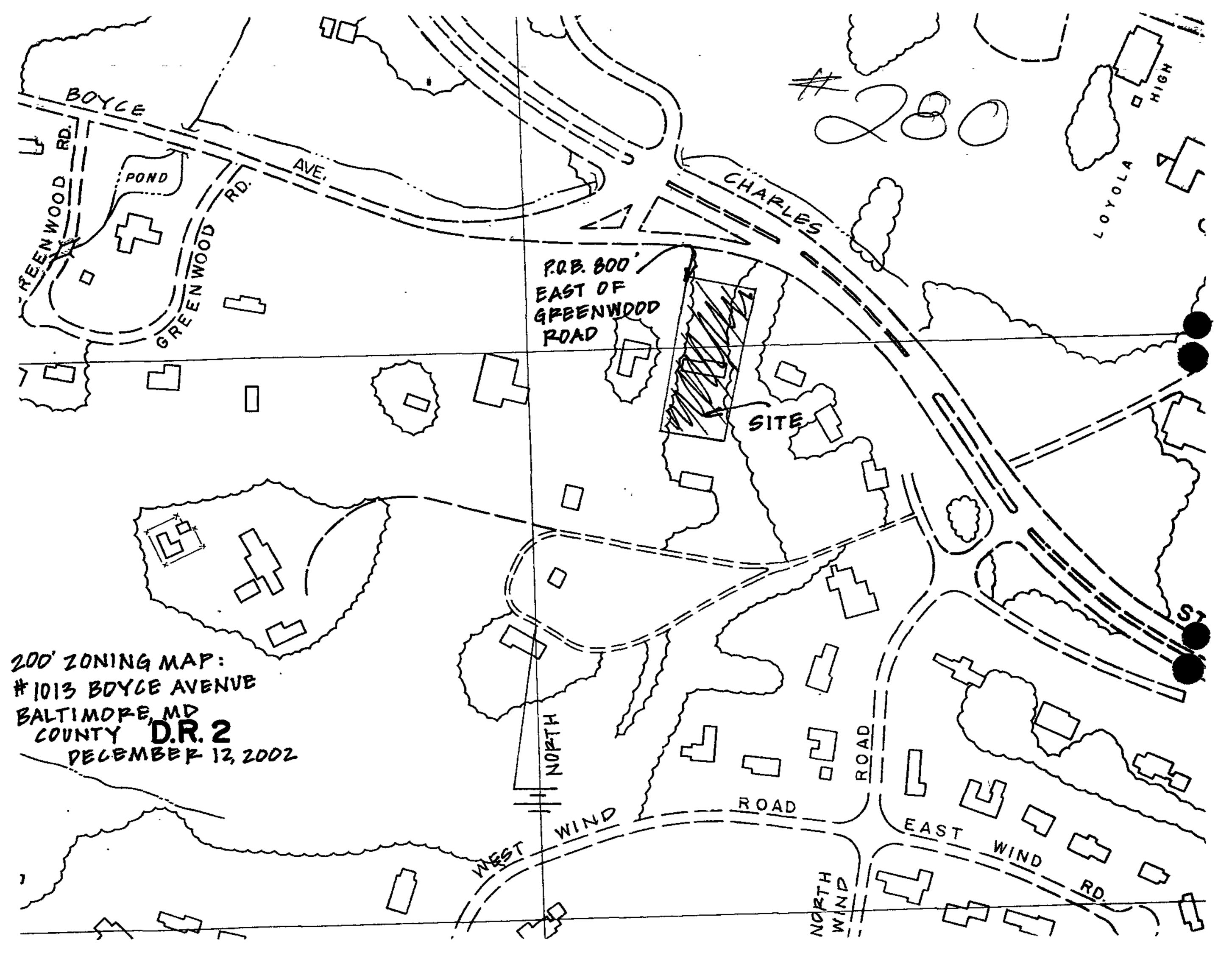
We have no objections to the requested variance for Dr. and Mrs. Michael W. Kilchenstein for the addition to their house.

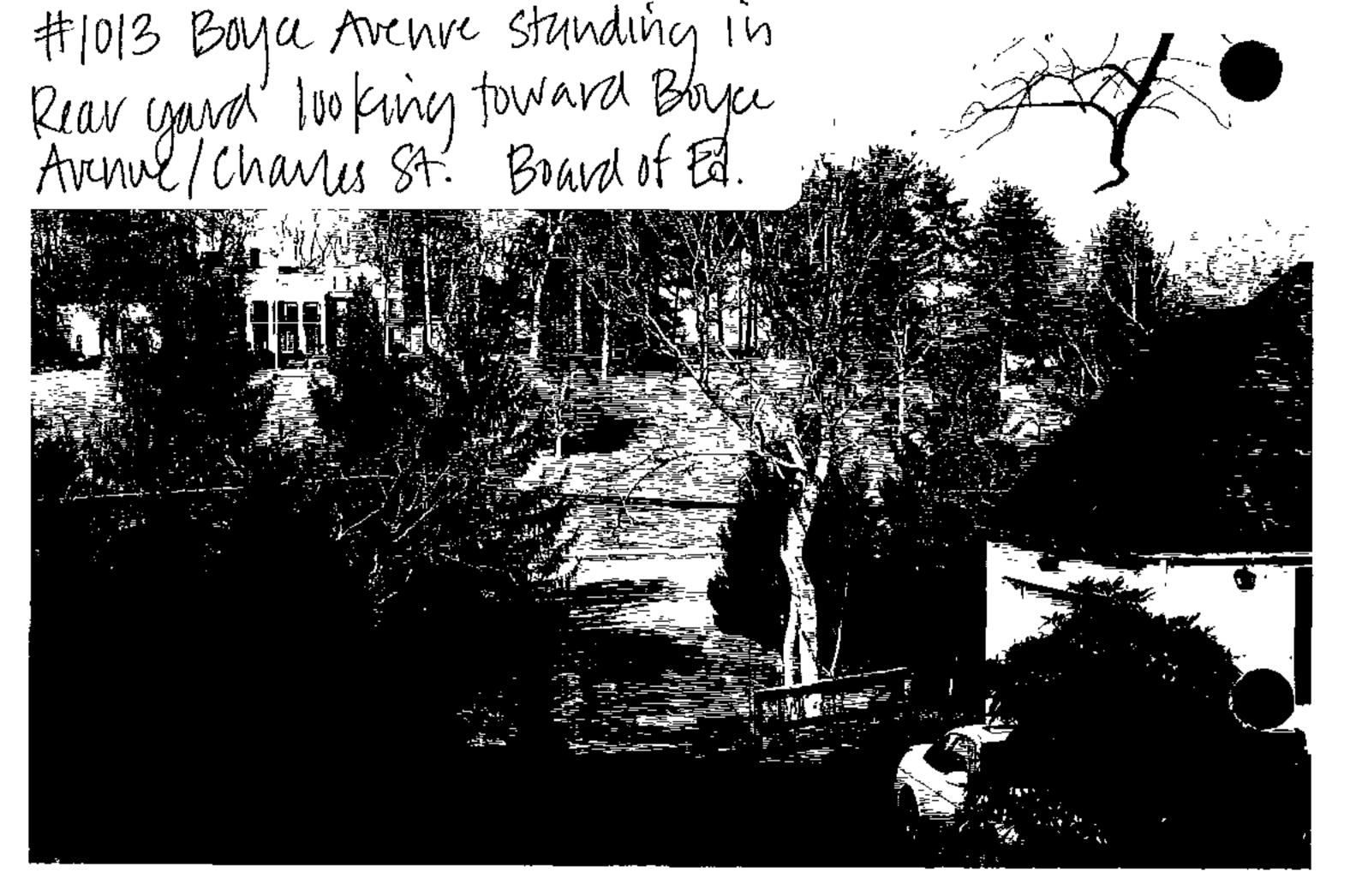
Sincerely,

Mr. and Mrs. Basil Bradford

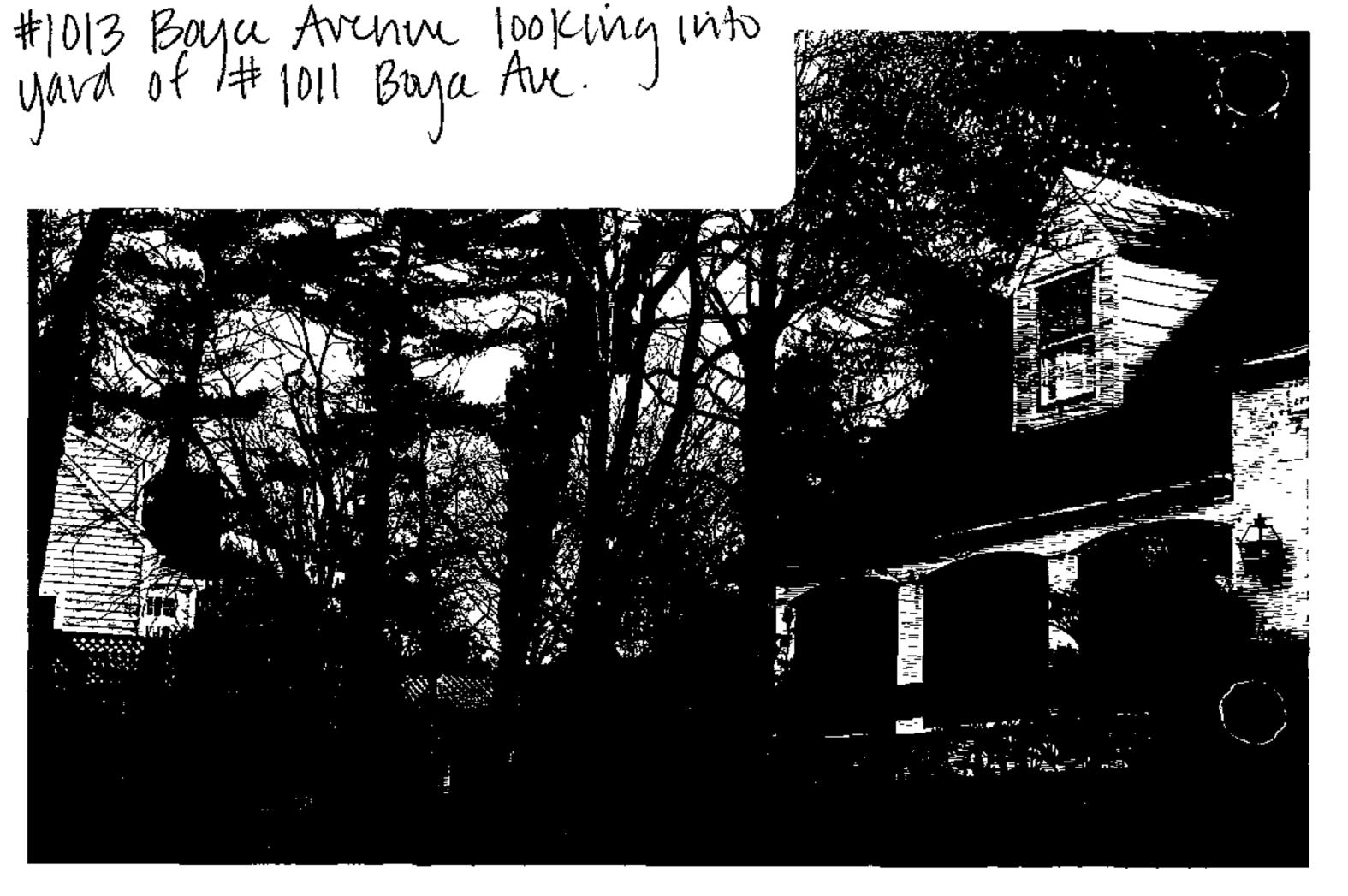
1015 Boyce Avenue

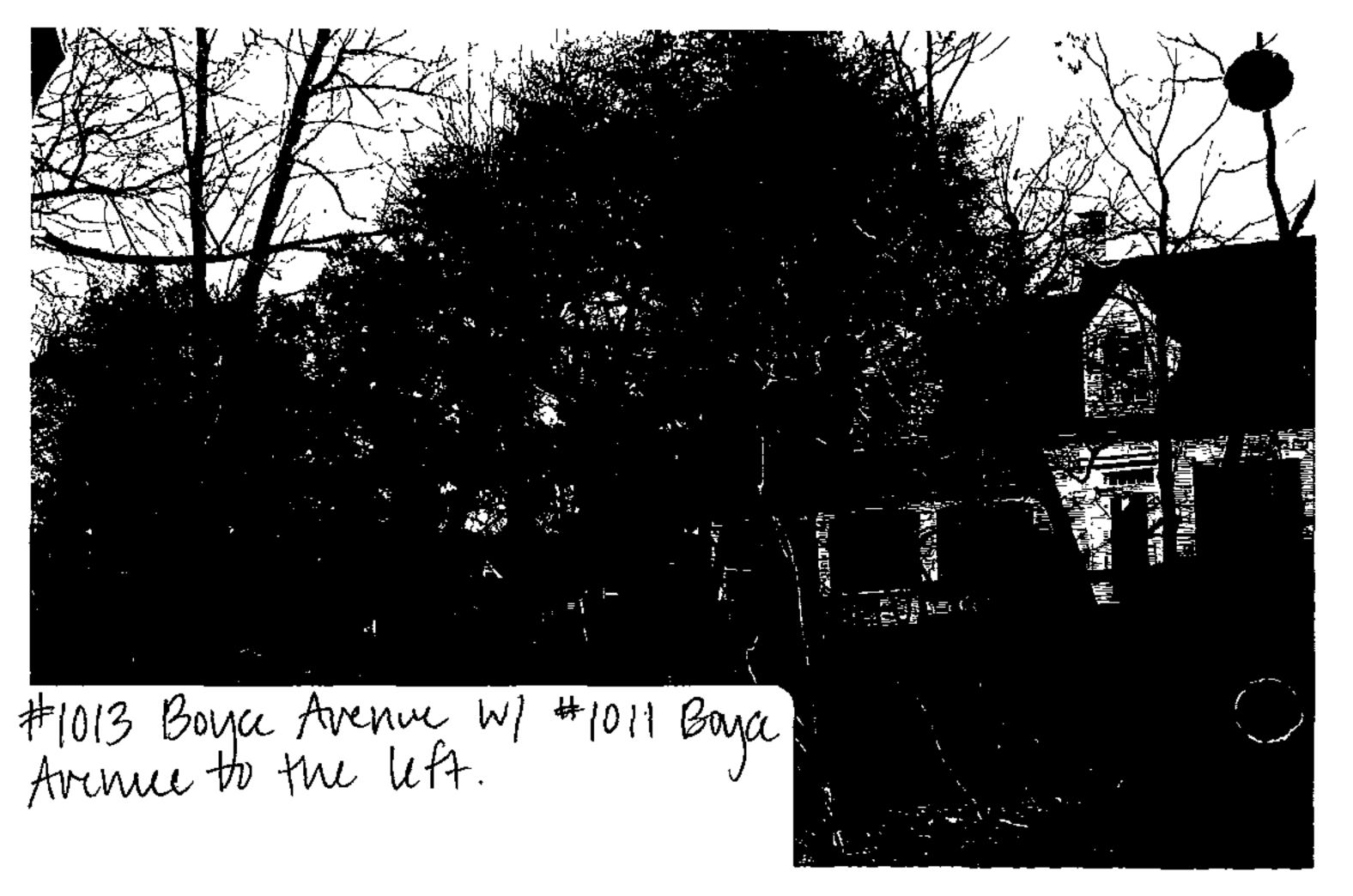
Ruxton, Maryland 21204

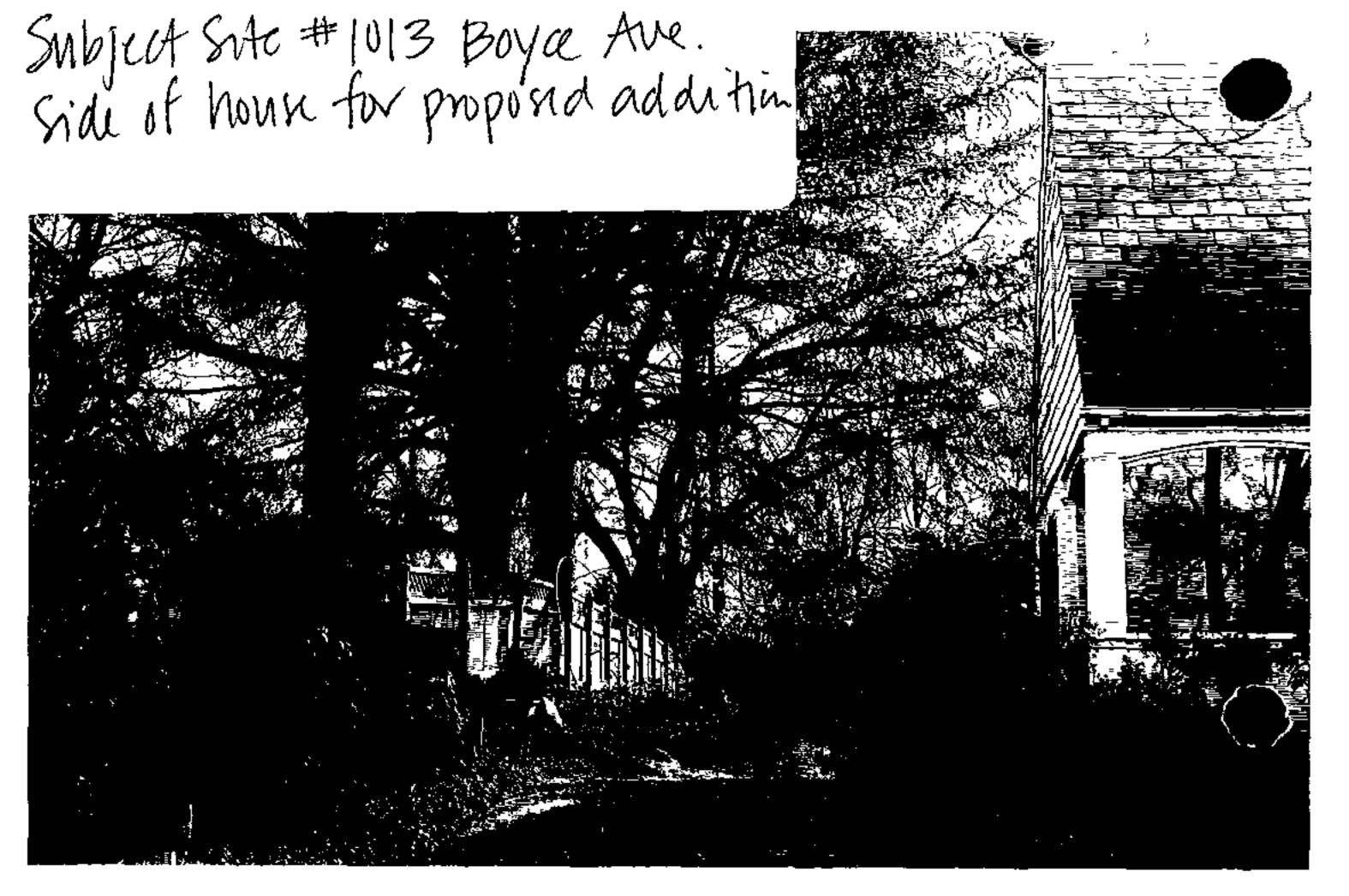


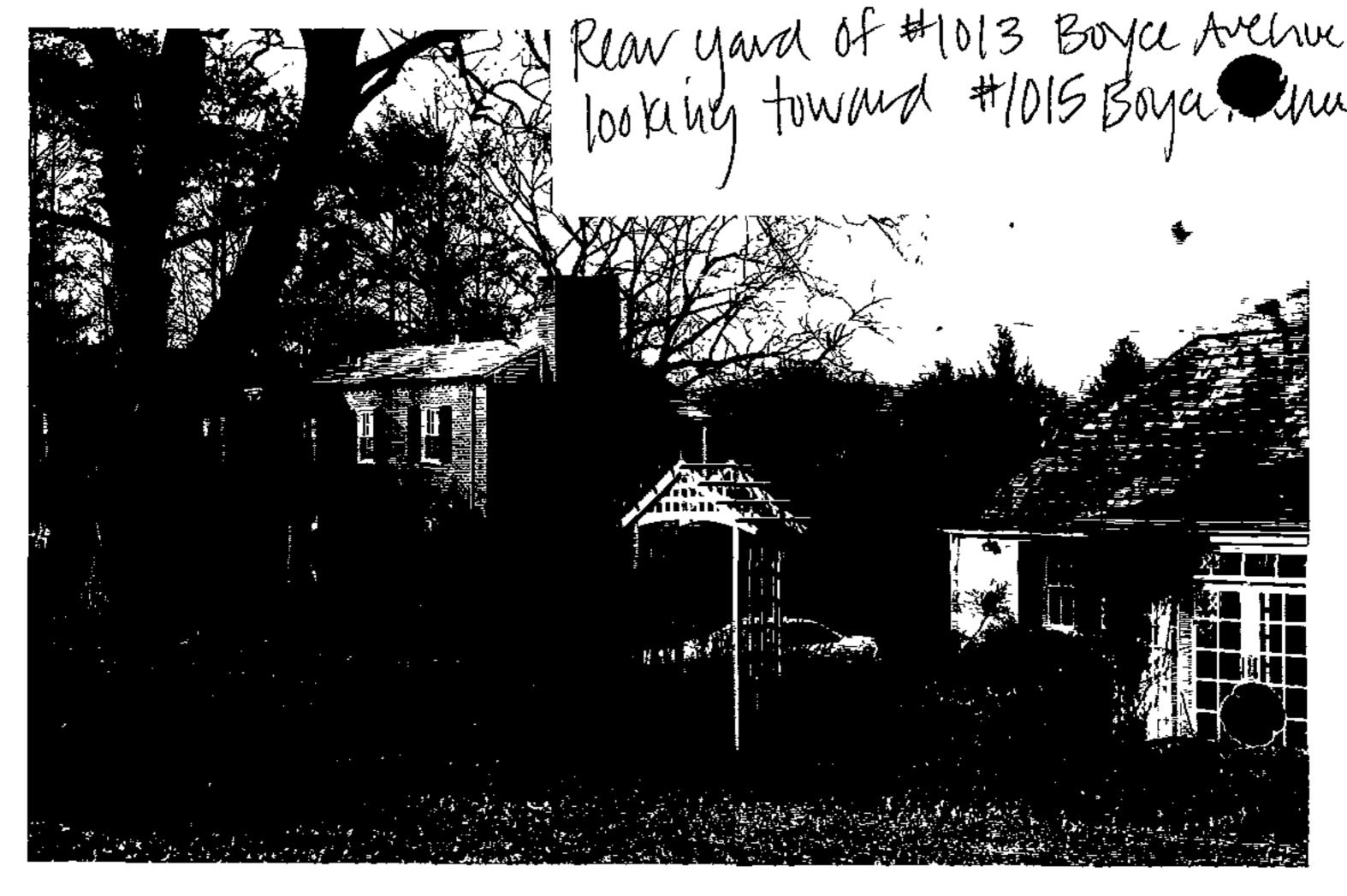




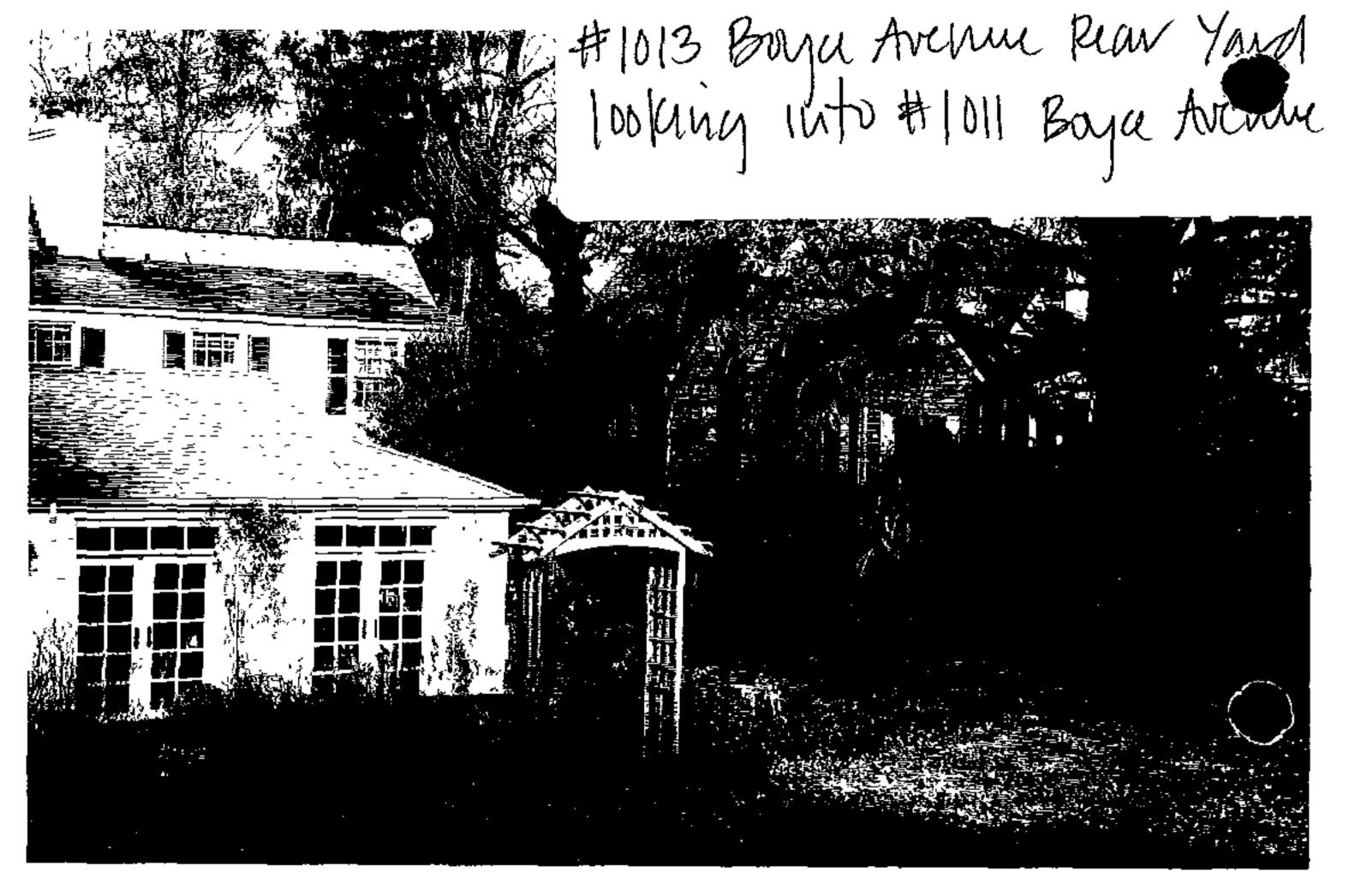




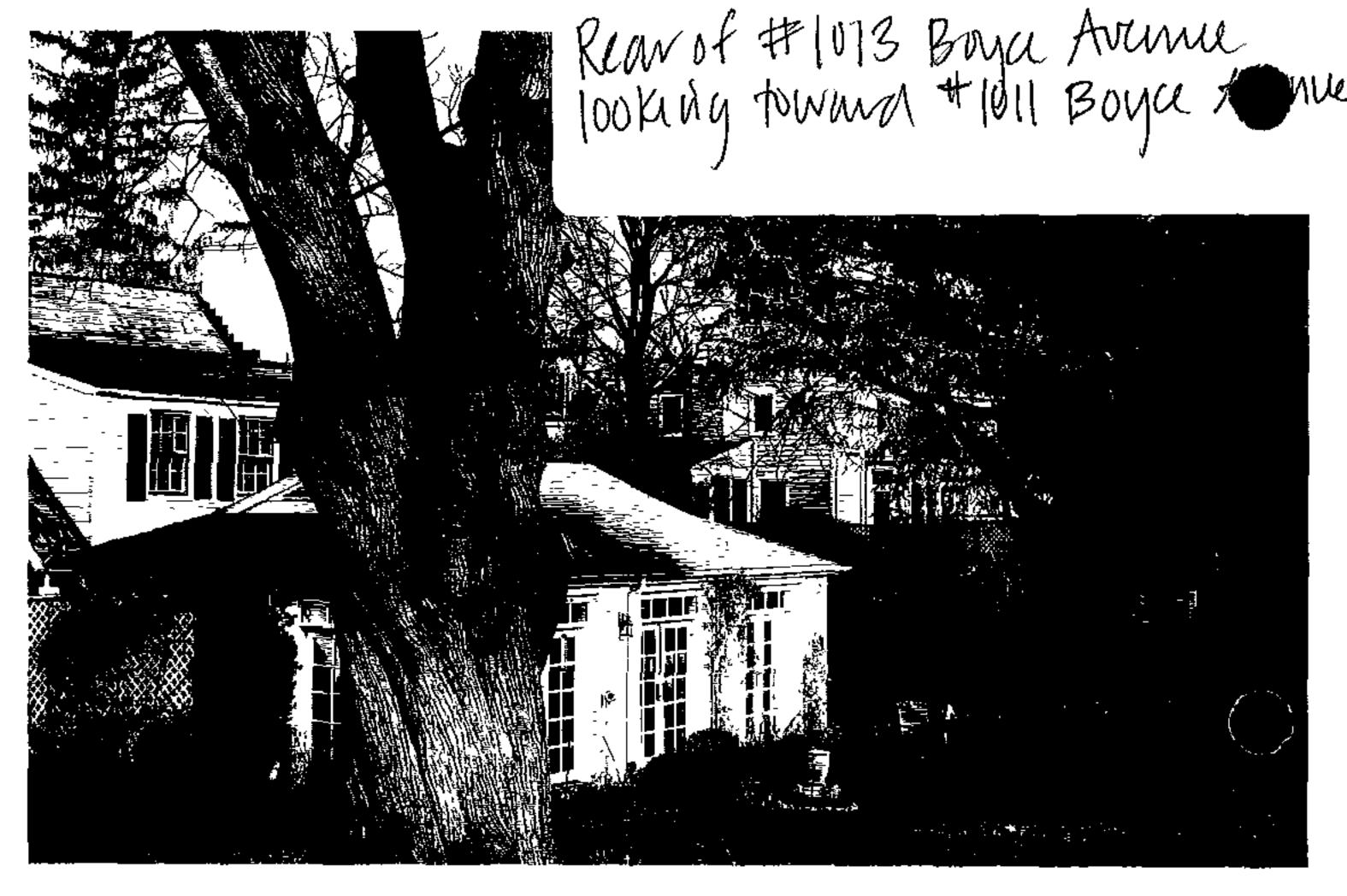












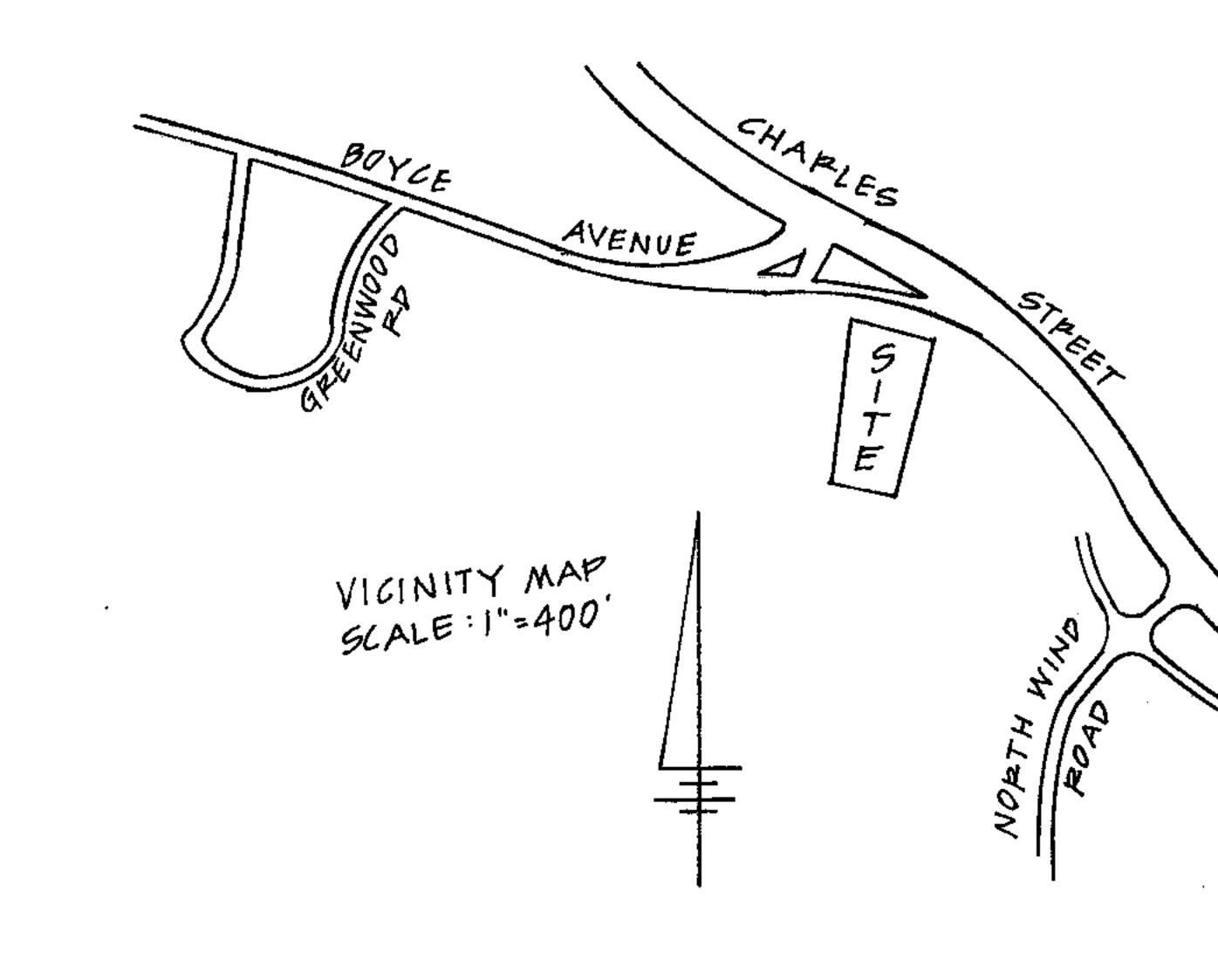
Till received

Worly (1) Copy

of plat in file

#03-280-A

TO GREENWOOD ROAD - EX. MACADAM PAVING TO CHAPLES STREET SAVING & EXCEPTING GTATE POADS COMMISSION) P.O.B. 800' EAST OF GPEENWOOD POAD 5 68° 48' E 14975/457 FFONT EX. TWO STORY 4' STONE WALK | EX. 11/2 STORY DWLG. | EX. STONE POPCH EX. 11/2 STORY BRICK DWELLING PROPOSED ADDITION (HATCHED AREA) BASIL BRADFORD 1800011224 EX. STONE WALK 13505/623 GEOFGE & ANTOINETTE MANTAKOS 0903477660 0903477661 14975/457 STONE PATIO 0.89 Ac. ± P.400 0.74 Ac. t N 69° 07'W OWNER: MICHAEL KILCHENSTEIN GRACE KILCHENSTEIN 1013 BOYCE AVENUE BALTIMORE, MARYLAND 21204 (410)823-5692 TAX ACCT. NO. 0904350172



GENERAL NOTES

1. LOT SIZE: 0.74 AC.+/- OR 32,234 S.F.+/-

2. EXISTING ZONING: D.R.2

3. 200' SCALE ZONING MAP: N.W. 10 - A
4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA

5. NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO.: 240010 0245 E

6. NOT LOCATED IN THE HISTORIC AREA

7. EXISTING USE: SINGLE FAMILY DWELLING 8. PROPOSED USE: SINGLE FAMILY DWELLING WITH PROPOSED ADDITION

9. NO PRIOR ZONING HISTORY

10. PUBLIC WATER AND PRIVATE SEPTICE SYSTEM

11. ALL DWELLINGS ARE SHOWN WITHIN 200 FEET OF PROPERTY LINES

DEED REF. : 10478/672

PLAT TO ACCOMPANY
PETITION FOR ADMINSTRATIVE VARIANCE
#1013 BOYCE AVENUE
TAX MAP: 69 GRID: 11 PARCEL: 493
ELECTION DISTRICT NO. 9
COUNCILMANIC DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
PECEMBER 12,2002