IN RE: PETITION FOR ADMIN. VARIANCE E/S Corbett Road, 700 ft. +/- S centerline of Matthews Road 8th Election District 3rd Councilmanic District (1418 Corbett Road) Courtney T. Ritzmann *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-286-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Courtney T. Ritzmann, the legal owner of the subject property. The variance request is for property located at 1418 Corbett Road in the Monkton area of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (storage shed) to have a height of 20 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner has 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 Petitioner.

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 15th day of January, 2003, that a variance from Section 400.3 of the B.C.Z.R., to permit a detached accessory structure (storage shed) to have a height of 20 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/15/03
R. Jackson

Baltimore County
Zoning Commissioner

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

January 15, 2003

Ms. Courtney T., Ritzmann
1418 Corbett Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 03-286-A
Property: 1418 Corbett Road

Dear Ms. Ritzmann:

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 Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Carroll E. Ritzmann
221 Everett Road
Monkton, MD 21111

Printed with Soybean Ink
on Recycled Paper

(3)

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1418 CORBETT Rd, MONKTON MD 21111
which is presently zoned RC 7

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) 400.3 - to permit a detached accessory structure (storage shed) to have a height of 20 feet in lieu of the maximum 15 feet.

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):

Courtney T. Ritzman
Name - Type or Print

Courtney T. Ritzman
Signature

Name - Type or Print

Signature

1418 Corbett Road 410-472-9089
Address — Telephone No.

Monkton md 21111
City — State — Zip Code

Representative to be Contacted:

CARROLL E. RITZMAN
Name

221 EVERETT ROAD 410-343-0243
Address — Telephone No.

MONKTON MD. 21111
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 ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zonir regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-286-A

Reviewed By RDD **Date** 12/17/02

Estimated Posting Date 12/30

REV 10/25/01

(3)

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1418 CORBETT Rd, MONKTON MD 21111
which is presently zoned RC 7

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) 400.3 - to permit a detached accessory structure (storage shed) to have a height of 20 feet in lieu of the maximum 15 feet.

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):

Courtney T. Ritzman
Name - Type or Print

Courtney T. Ritzman
Signature

Name - Type or Print

Signature

1418 Corbett Road — 410-472-9009
Address — Telephone No.

Monkton — MD — 21111
City — State — Zip Code

Representative to be Contacted:

CARROLL E. RITZMAN
Name

221 EVERETT ROAD — 410.343-0243
Address — Telephone No.

MONKTON — MD. — 21111
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 ____ 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. 03-286-A

Reviewed By RDD **Date** 12/17/02

Estimated Posting Date 12/30

REV 10/25/01

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 1418 CORBETT ROAD
Address

MONKTON MD 21111
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):

We own two (2) residences in Monkton, Md one at 221 Everett road, Monkton, Md 21111 and the other at 1418 Corbett road Monkton, Md 21111. We have decided to combine households to 1418 Corbett road, Monkton, Md. 21111. We need a storage building to hold the contents of 221 everett road house and garage. We want the building to blend with current house roof line of 20 ft. The storage building will have the same roof height of 20 ft as the house. This will maintain balance and pleasing appearance. Homes located on Corbett and Matthews roads within a thousand foot radius of 1418 Corbett road are 2 story with high peaks. The Home at 1418 Corbett Road does not have a basement.

Sincerely

Ed & Courtney Ritzmann
Voice 410 343 0243
Fax 410 357 4028
e-mail: grandnat@worldnet.att.net

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.

Courtney T. Ritzmann
Signature

Courtney T. Ritzmann
Name - Type or Print

Signature

CARROLL E. Ritzmann
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

_____

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 6-1-03

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1418 Corbett Rd. Monkton, MD 21111
which is presently zoned RC 7

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) 400.3 - To Permit a detached accessory structure (storage shed) to have height of 20 feet in lieu of the maximum 15 feet.

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):

Courtney T. Ritzmann
Name - Type or Print

Courtney T. Ritzmann
Signature

Name - Type or Print

Signature

1418 Corbett Road 410-472-9009
Address — Telephone No.

Monkton MD 21111
City — State — Zip Code

Representative to be Contacted:

Carroll E. Ritzmann
Name

221 Everett Road 410.343.0243
Address — Telephone No.

Monkton MD 21111
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 ____ 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. 03-286-A

Reviewed By RTD **Date** 12/17/02

Estimated Posting Date 12/30

REV 10/25/01

Zoning Description

ZONING DESCRIPTION FOR

1418 CORBETT ROAD, MONKTON, MD 21111

Beginning for the same at a point in Corbett Road
1. North 34° 32' 00'' East 74.00 feet to a pipe heretofore set; than

2. North 11° 34' 16" East 82.72 feet to a point; then

3. North 46° 56' 31" East 35.37 feet to a fence post heretofore set; then binding on the existing fenceline.

4. North 66° 44' 45'' East 206.58 feet to a point near a fence intersection on the last or North 20 00' West 641.52 foot line of a deed.

5. South 28° 55' 40" East 318.75 feet to a point near the fence corner.

6. South 61° 04' 20" West, passing over a pipe of the distance of 275.48 feet, 308.31 feet in all the a point in Corbett Road; then still binding reversely on the lines of said parcel and running in or along the centerline of said Corbett Road, the four following courses.

7. North 39° 09' 40" West 11.29 feet to a point; then

8. North 35° 42' 50" West 97.32 feet to a point: then

9. North 40° 32' 40" West 70.54 feet to a point: then

10. North 51° 18' 10" West 62.43 feet to the point of beginning. Containing 104,194 square feet or 2.392 acres of land, more or less.

Property location, 1418 Corbett Road, Monkton, Md. 21111 which is 18 ft wide at the distance of 700 ft south center line of the nearest improved intersecting road, Matthews Road, Monkton, Md. 21111 As recorded in Baltimore County Plat Book #011395, Folio # 176, containing 2.392 acres. Also known as 1418 Corbett Road, Monkton, Md. 21111 and located in the 8th Election district, 3rd Councilmanic District.

Deed

ITEM #286

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20163

DATE 12/17/02 ACCOUNT 001 006 6150

AMOUNT $ 50.00

RECEIVED
FROM:

FOR: Zoning Hearing - Case #03-286-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
12/17/2002 12/17/2002 10:53:59
REG WS02 MAIL JEAN JEE DRAWER 2
>>RECEIPT # 241980 12/17/2002 OFLN
Dep 5 528 ZONING VERIFICATION
CR NO. 020163
Recpt Tot $50.00
.00 CK 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

PN

CERTIFICATE OF POSTING

RE: Case No.: 03-286-A

Petitioner/Developer: RITZMANN

Date of Hearing/Closing: 1/14/03

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

Attention: BECKY HART

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 # 1418 CORBETT RD.

The sign(s) were posted on 12/28/02
(Month, Day, Year)

Sincerely,

12/30/02
(Signature of Sign Poster and Date)

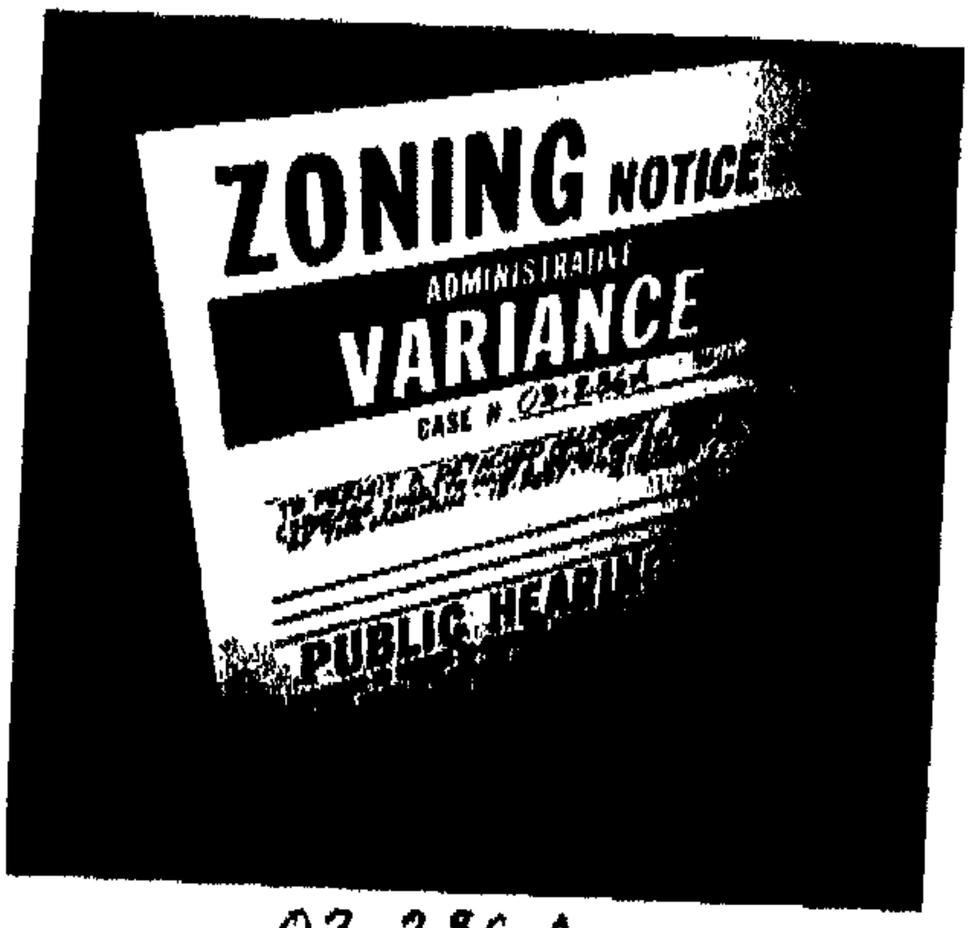
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

Post-it® Fax Note 7671 Date # of pages
To From
Co. Co.
Phone # Phone #
Fax # Fax #



03-286-A
1418- CORBETT RD.
RITZMANN
1/14/03

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: 03-286-A

Petitioner: COURTNEY T. RITZMANN

Address or Location: 1418 CORBETT ROAD, MONKTON, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: Courtney T. Ritzmann

Address: 1418 CORBETT ROAD

MONKTON, MD 21111

Telephone Number: 410-472-9009 / 410-343-0243

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 286 -A Address 1418 Corbett Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 12/17/02 **Posting Date:** 12/30 **Closing Date:** 1/14/03

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- 286 -A Address 1418 Corbett Rd

Petitioner's Name Courtney Ritzmann Telephone 410 472 9009

Posting Date: Dec 30 2002 **Closing Date:** Jan 14 2003

Wording for Sign To Permit a detached accessory structure (storage shed) to have a height of 20 feet in lieu of the maximum 15 feet

WCR - Revised 6/28/00

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 13, 2003

Ms. Courtney T. Ritzmann
1418 Corbett Road
Monkton, MD 21111

Dear Ms. Ritzmann:

RE: Case Number: 03-286-A, 1418 Corbett Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Carroll E. Ritzman, 221 Everett Road, Monkton 21111

Printed with Soybean Ink
on Recycled Paper

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

286

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

cc: File

Printed on Recycled Paper

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

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) 03-271 & 03-286**
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: Lynn Lanham

AFK/LL:MAC

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. 286 RDD

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

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Maryland Department of Planning

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.

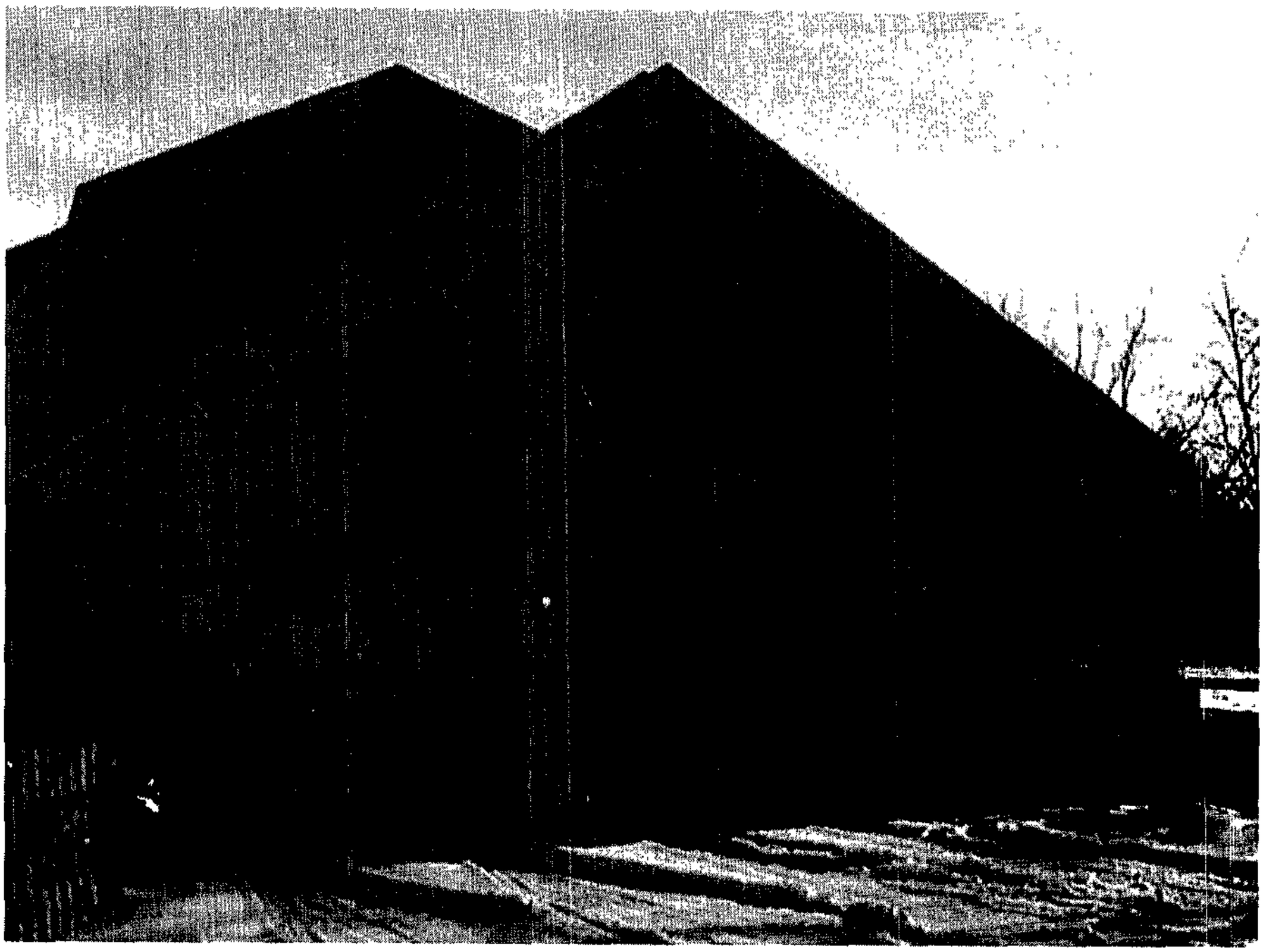
Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

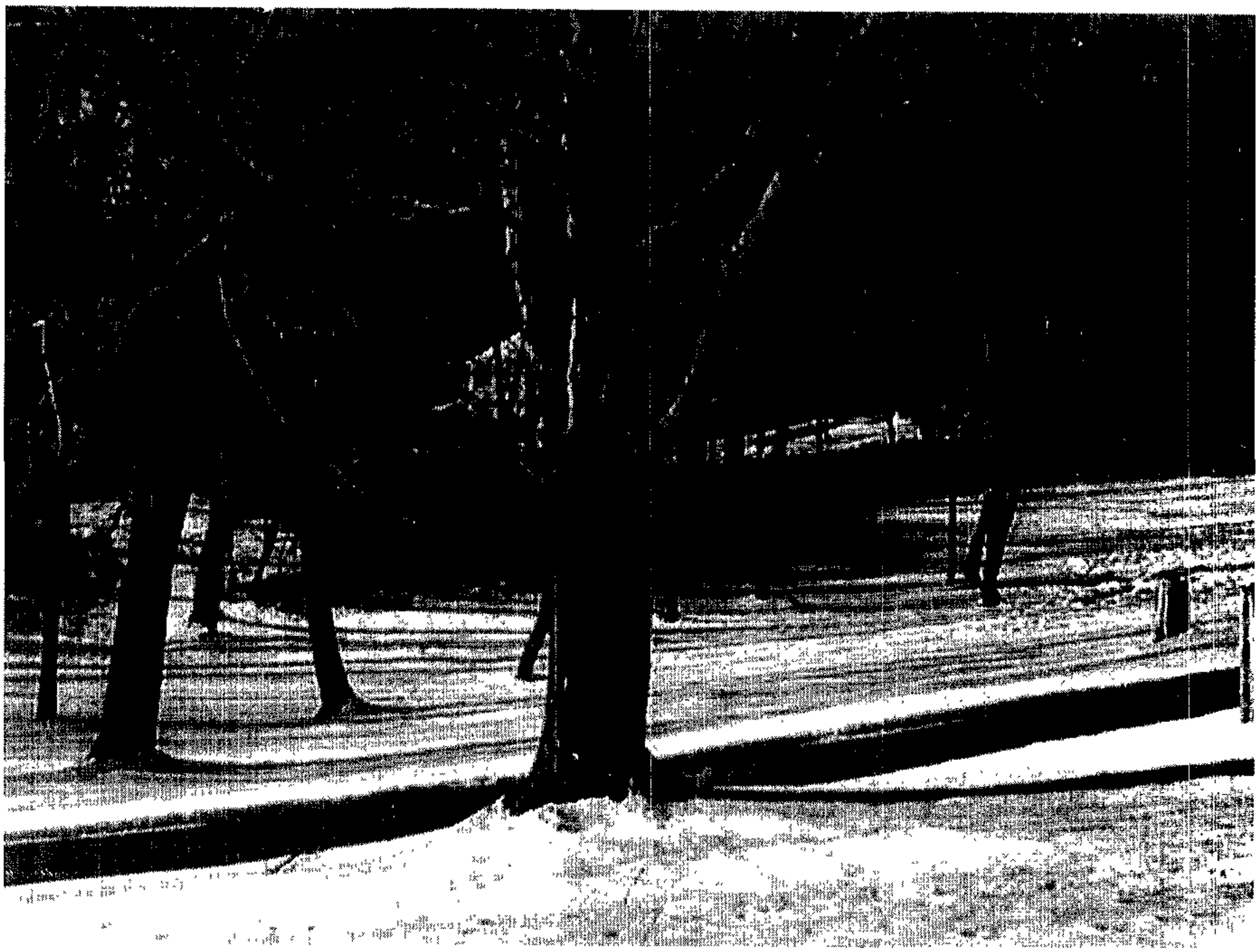
cc: Mike Nortrup

RECEIVED
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ITEM # 280

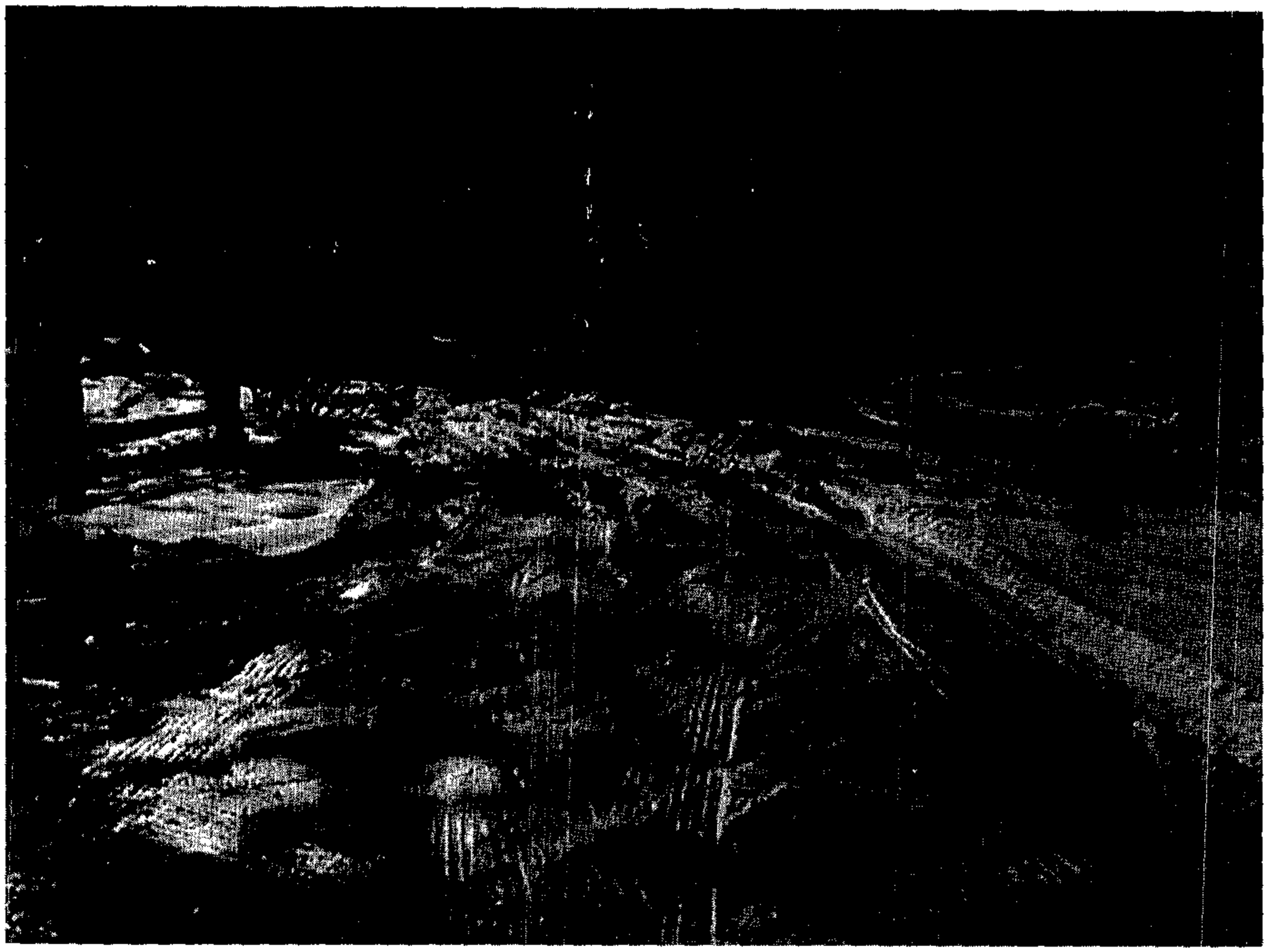


ITEM #286



ITEM #286

ITEM #286



ITEM #286

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

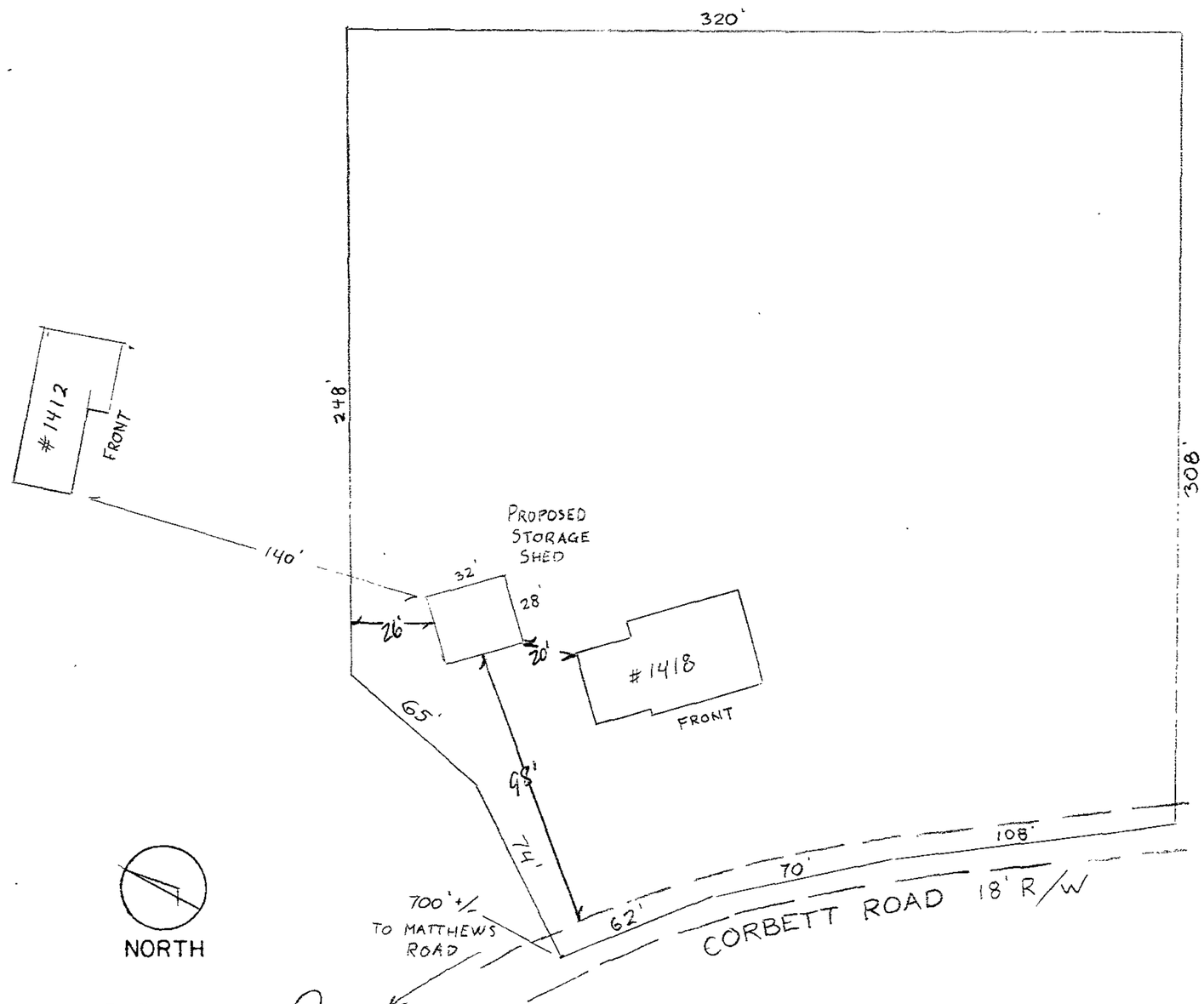
PROPERTY ADDRESS 1418 CORBETT ROAD
MONKTON, MD 21111

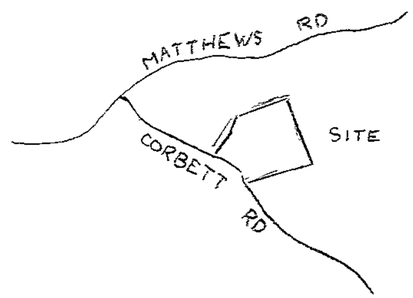
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NONE

PLAT BOOK ~~#01895~~ FOLIO # ~~176~~ LOT # ____ SECTION # ____

OWNER COURTNEY T. RITZMANN





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8TH

COUNCILMANIC DISTRICT 3RD

1"=200' SCALE MAP # NW 25-26 A

ZONING RC 7

LOT SIZE 2.392 ACREAGE ____ SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☑
WATER	☐	☑

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☑
100 YEAR FLOOD PLAIN	☐	☑
HISTORIC PROPERTY/ BUILDING	☐	☑
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

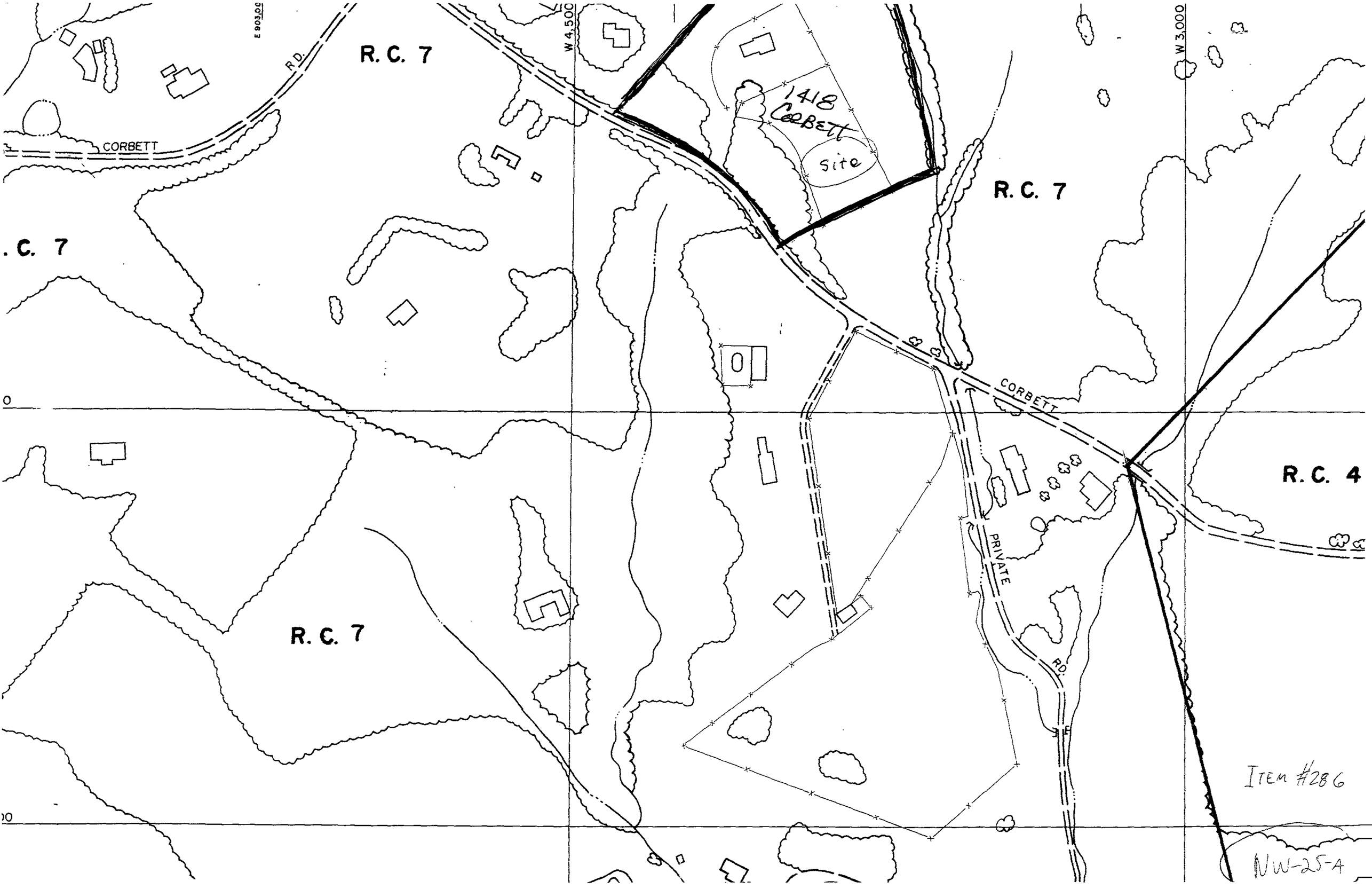
REVIEWED BY	ITEM #	CASE #
RJD	286	03-286-A

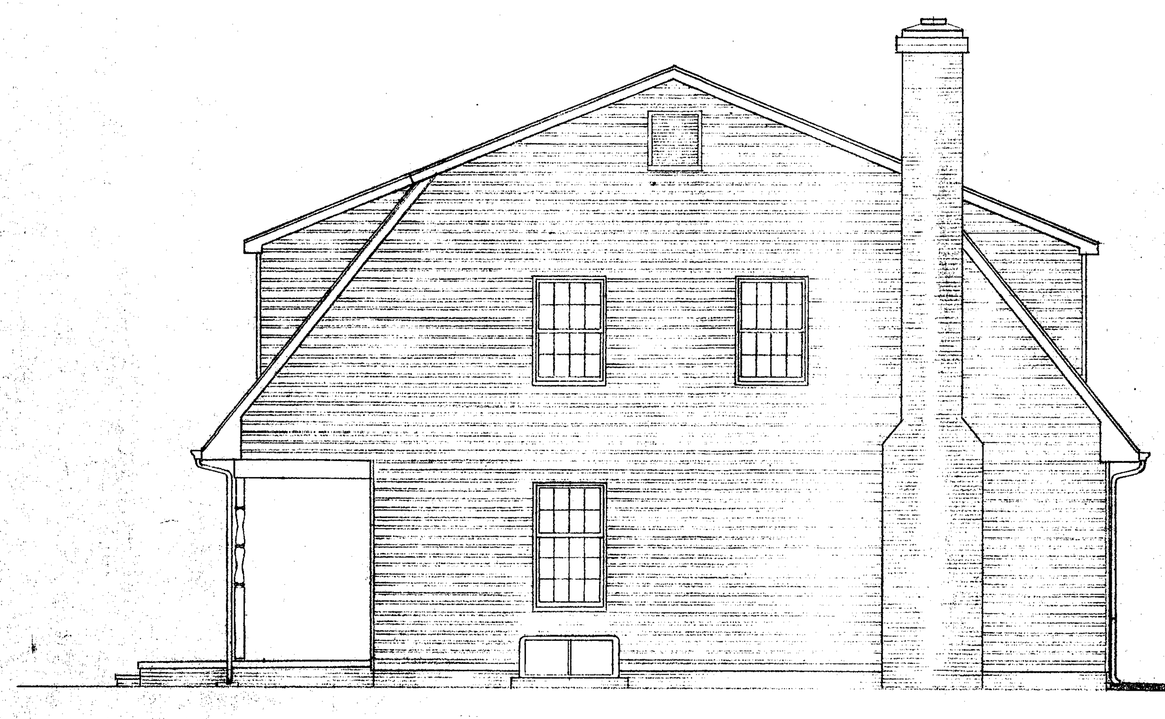
PREPARED BY CARROLL E. RITZMANN

SCALE OF DRAWING: 1" = 50'

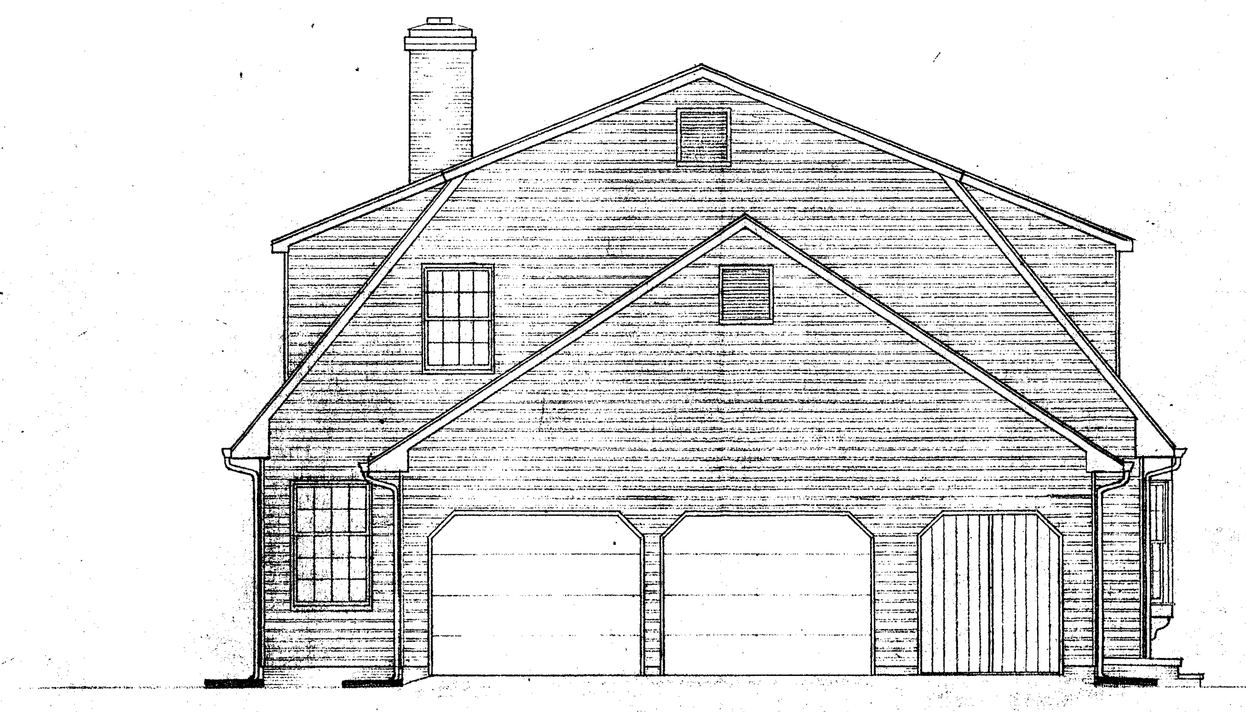
-15-

Pet. Ex. #1


E 903,000
R.C. 7
W 4,500
W 3,000
CORBETT
RD.
1418 CORBETT
Site
R.C. 7
R.C. 7
CORBETT
R.C. 4
R.C. 7
PRIVATE
RD.
ITEM #286
NW-25-4



SOUTH ELEVATION
SCALE 1/4" = 1'0"



NORTH ELEVATION
SCALE 1/4" = 1'0"

ITEM #286

NEW RESIDENCE
MARY C. COURTNEY + FAYE TURNER
1418 CORBETT ROAD
8TH ELECTION DISTRICT, BALTIMORE COUNTY
MONKTON, MARYLAND 21111