

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Chippewa Drive, 115' N
centerline of Forest Green Road
3rd Election District
2nd Councilmanic District
(6602 Chippewa Drive)

Olga Nabutovskaya & Yakov Shifrin
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-288-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Olga Nabutovskaya and Yakov Shifrin, the legal owners of the subject property. The variance request is for property located at 6602 Chippewa Drive in the western area of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (carport) with a side yard setback of 3 ft. in lieu of the required 7.5 ft. 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

1/27/03
[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 27th day of January, 2003, that a variance from Sections 1B02.3.C.1 and 301.1 of the B.C.Z.R., to permit an open projection (carport) with a side yard setback of 3 ft. in lieu of the required 7.5 ft., 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

1/27/03
[Handwritten signature]



Baltimore County
Zoning Commissioner

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

January 27, 2003

Ms. Olga Nabutovskaya
Mr. Yakov Shifrin
6602 Chippewa Drive
Baltimore, Maryland 21209

Re: Petition for Administrative Variance
Case No. 03-288-A
Property: 6602 Chippewa Drive

Dear Ms. Nabutovskaya & Mr. Shifrin:

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 black ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6602 CHIPPEWA DR
which is presently zoned DR 5.5

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) 1802.3.C.1 AND 301.1 DCZR

To permit an open projection addition (carport) with a side yard setback of 3' in lieu of the required 7.5 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):

YAKOV SHIFRIN
Name - Type or Print _____

Shifrin
Signature _____

OLGA NABUTOVSKAYA
Name - Type or Print _____

Olga Nabutovskaya
Signature _____

6602 CHIPPEWA DR 410-602-8854
Address _____ Telephone No. _____

BALTIMORE MD 21209
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

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 _____ 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. 03-288-A

Reviewed By JRF Date 12-18-02

Estimated Posting Date 12-30-02

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 6602 CHIPPEWA DR
Address
BALTIMORE MD 21209
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):

REGULATIONS CANNOT BE MET ON

PROPERTY

1. I will older and need protect
my car

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.

Shifrin
Signature
YAKOV SHIFRIN
Name - Type or Print

O. NABUTOVSKAYA
Signature
OLGA NABUTOVSKAYA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]

Yelena Nabutovskaya
Notary Public
YELENA NABUTOVSKAYA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 23, 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 6602 CHIPPEWA DR
Address
BALTIMORE MD 21209
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):

REGULATIONS CANNOT BE MET ON
PROPERTY

1. I will older and need protect my car

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.

Shifrin
Signature
YAKOV SHIFRIN
Name - Type or Print

O. Nabutovskaya
Signature
OLGA NABUTOVSKAYA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Baltimore Maryland.

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

AS WITNESS my hand and Notarial Seal

Y. Nabutovskaya

Yelena Nabutovskaya
Notary Public
YELENA NABUTOVSKAYA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 23, 2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6602 CHIPPEWA DR
which is presently zoned DR 5.5

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) 1802.3.C.1 AND 301.1 BCZR

To permit an open projection addition (carport) with a side yard setback of 3' in lieu of the required 7.5 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

6602 CHIPPEWA DR 410-602-8854
Address Telephone No.

Name - Type or Print

BALTIMORE

City

MD

State

21209

Zip Code

Signature

Representative to be Contacted:

Company

Name

Address

Telephone No

Address

Telephone No.

City

State

Zip Code

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. 03-288-A

Reviewed By JRF Date 12-18-02

REV 10/25/01

Estimated Posting Date 12-30-02

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 6602 CHIPPEWA DR.
(address)

Beginning at a point on the WEST side of
(north, south, east or west)

CHIPPEWA DR which is 60'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 115' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street FOREST GREEN RD
(name of street)

which is 50' wide. *Being Lot # _____
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book # _____, Folio # _____,

containing 5,662 sq. feet. Also known as 6602 CHIPPEWA DR
(square feet or acres) (property address)

and located in the 3RD Election District, 2nd Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20166

DATE 12-18-02 ACCOUNT 001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: YAKOV Shifrin
6663 Chipmunk Dr
FOR: CI - VARIANCE ITEM 344
TAKEN BY: JEF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
12/18/2002 12/18/2002 10:50:20
REG DE06 WALKIN KORN KORN DRIVER 4
>> RECEIPT # 121665 12/18/2002 DEPT 5
DEPT 5 528 ZONING VERIFICATION
CR # 020166
Recpt Tot \$50.00
50.00 CR .00 BA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20166

DATE 12-18-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: YAKOV Shifrin

6603 Chipmunk Dr.

FOR: CI - VARIANCE

ITEM 2 & 4
TAKEN BY: JEF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL. BAL.
12/10/2002 12/18/2002 10:50:20
REG 0506 WALKIN KACH KON DROWER 4
RECEIPT # 121685 12/18/2002 OFLN
Dep: 5 528 ZONING VERIFICATION
CR NO. 020166

Recpt Tot. \$50.00
50.00 CR .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-288-A

Petitioner/Developer: YAKOV

SHIFRIN

Date of Hearing/Closing: 1/14/03

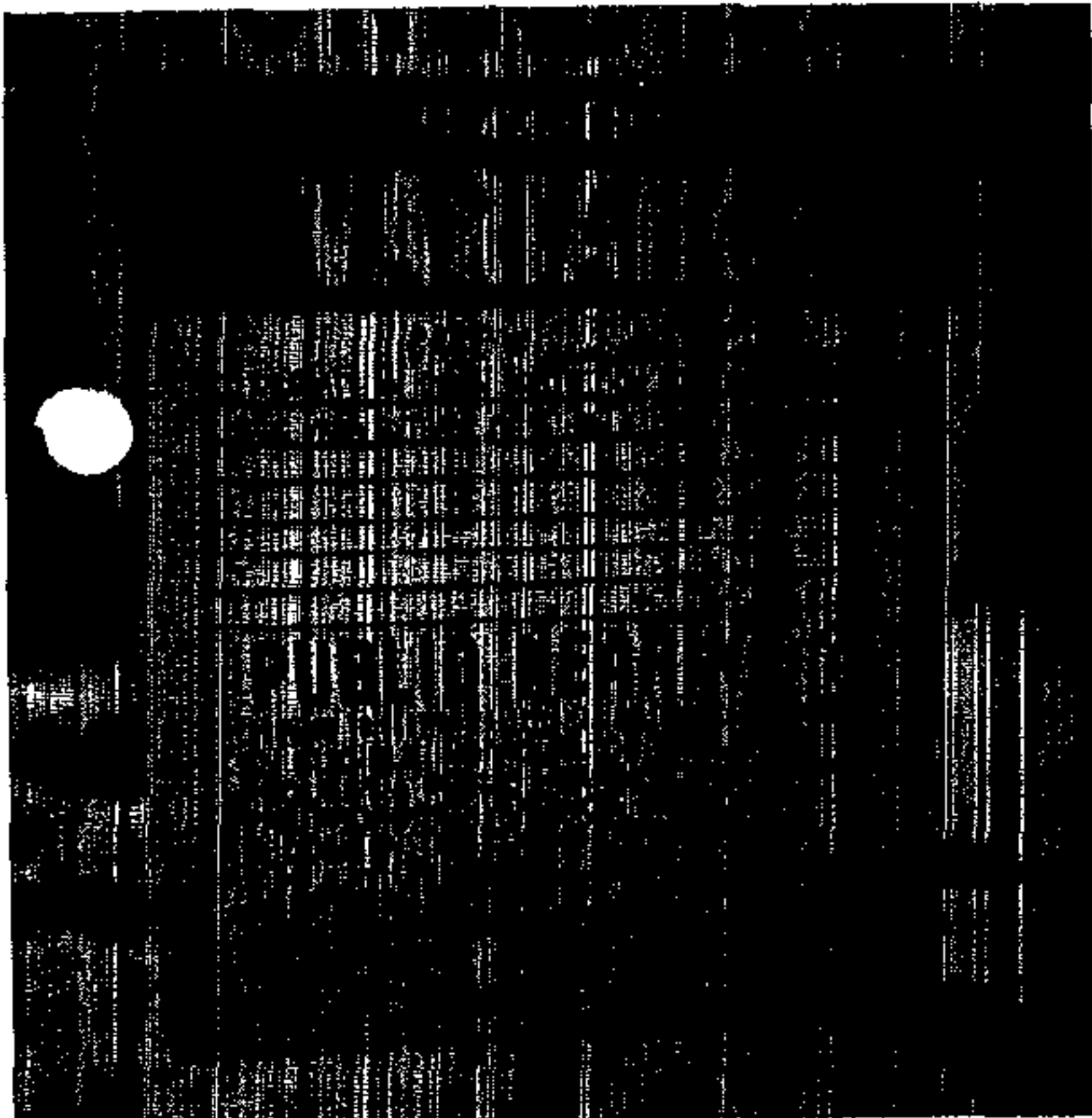
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 6602 CHIPPEWA DR

The sign(s) were posted on 12/29/02
(Month, Day, Year)



Sincerely,

[Signature] 12/29/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

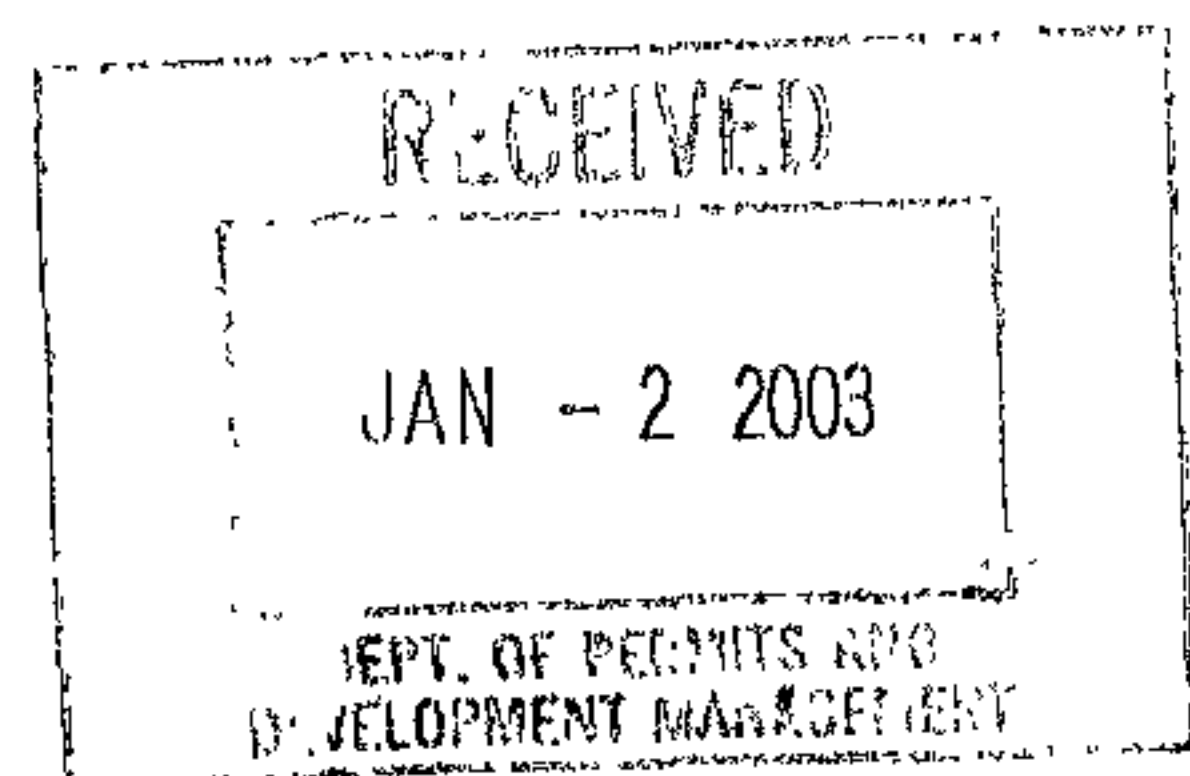
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 288 -A Address 6602 Chippewa Dr.

Contact Person: J. Fernando Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 12-18-02 Posting Date: 12-30-02 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.

DATE: 12/18/02

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 288 -A Address 6602 Chippewa Dr.

Petitioner's Name YAKOV SHIFRIN Telephone 410-602-8854

Posting Date: 12-30-02 Closing Date: 1-14-03

Wording for Sign To Permit an open projection addition (carport)
with a side yard setback of 3' in lieu of the required 7.5'

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: 03-288-A

Petitioner: YAKOV SHIFRIN & OLGA NABUTOVSKAYA

Address or Location: 6602 CHIPPEWA DR, BALTIMORE, MD 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: YAKOV SHIFRIN & OLGA NABUTOVSKAYA

Address: 6602 CHIPPEWA DR, BALTIMORE, MD 21209

Telephone Number: 410-602-8854

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

January 13, 2003

Mr. Yakov Shifrin
Ms. Olga Nabutouskaya
6602 Chippewa Drive
Baltimore, MD 21209

Dear Mr. Shifrin and Ms. Nabutouskaya:

RE: Case Number: 03-288-A, 6602 Chippewa Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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



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

258

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

cc: File



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

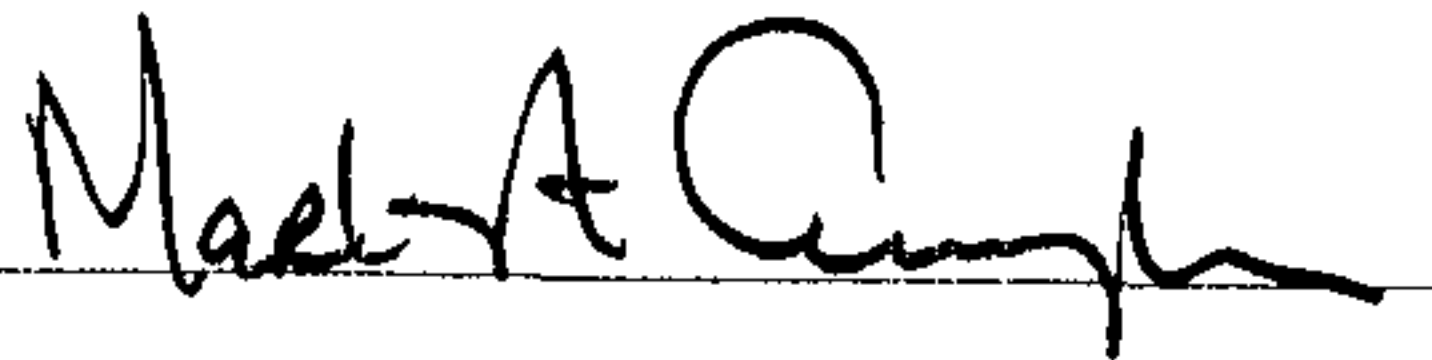
DATE: December 30, 2002

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

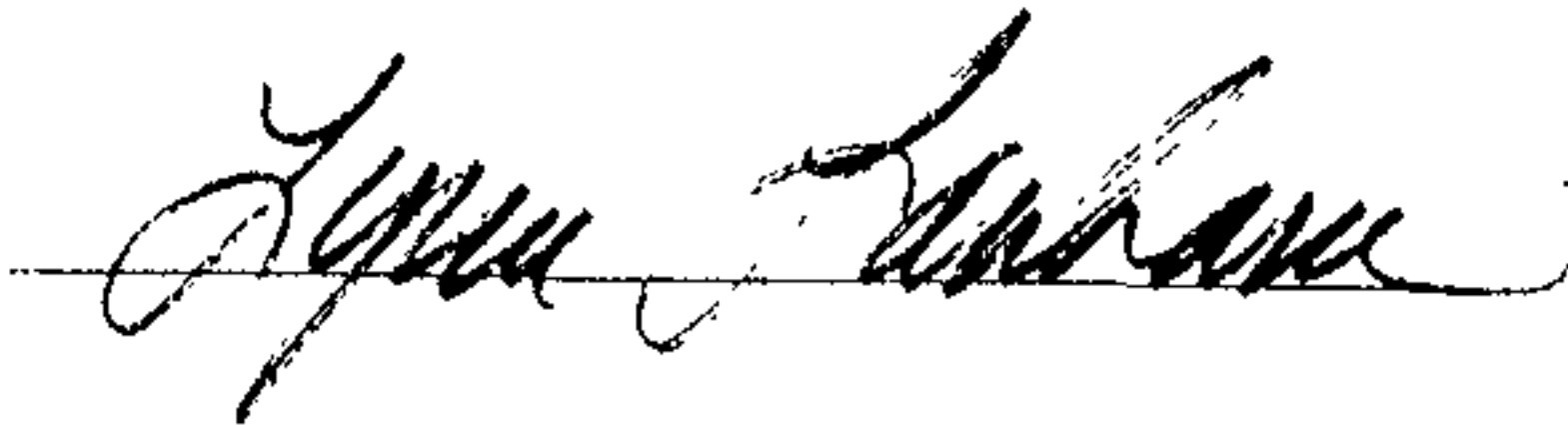
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-284 & 03-288
ADMINISTRATIVE VARIANCE

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: 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. 288 JRF

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 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



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
LA 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:

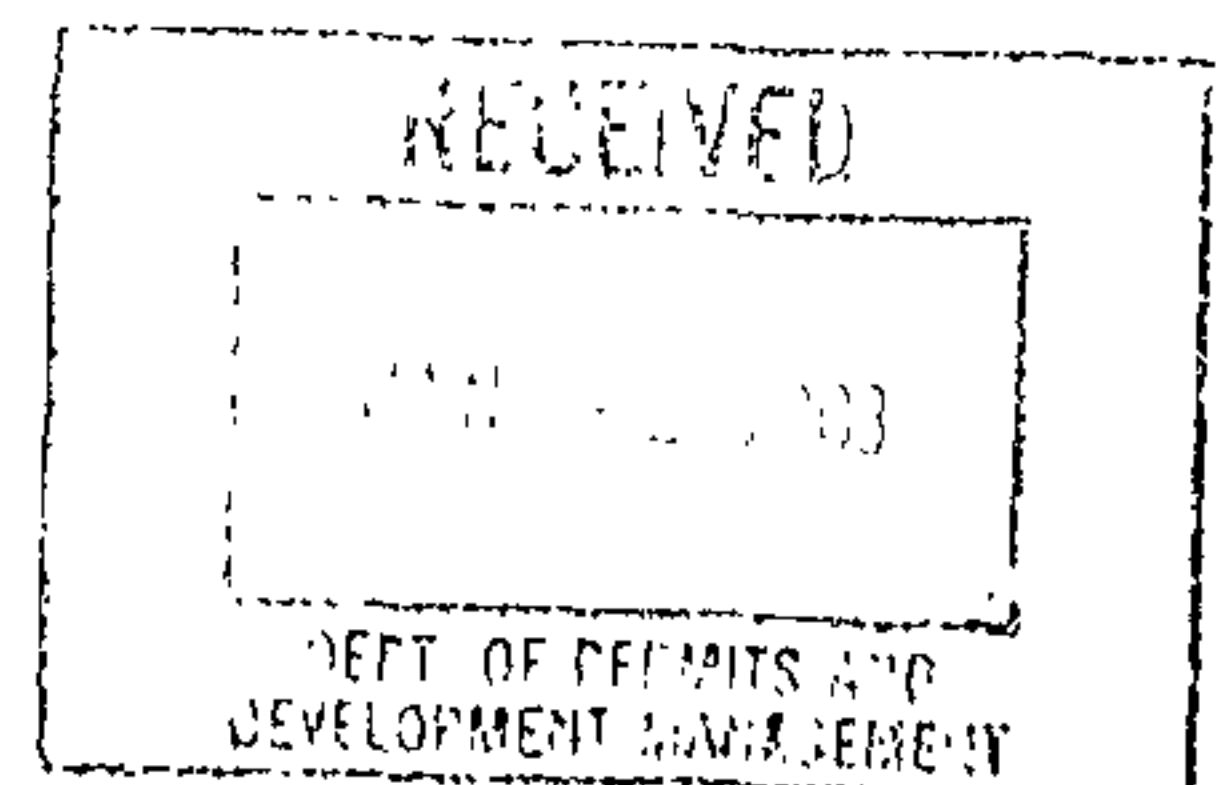
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

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,

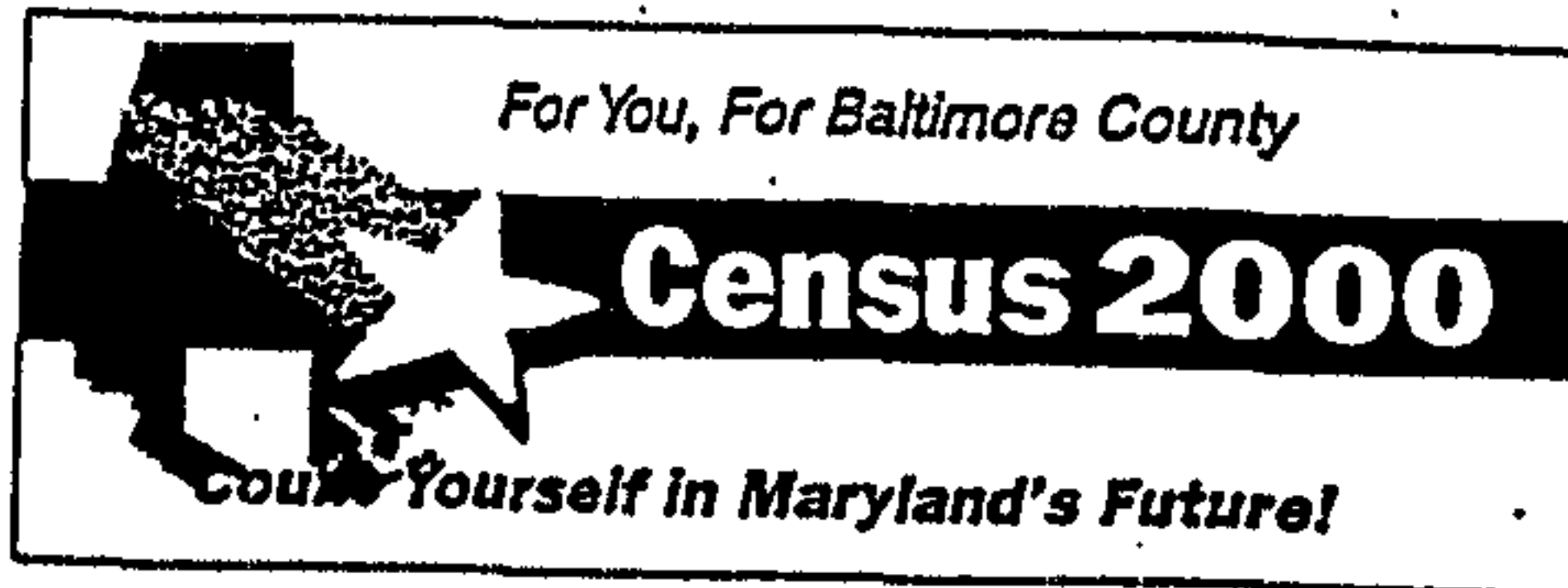
James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup





FAX COVER SHEET



Date:

January 13, 2003

Number of Pages including cover sheet:

1

To:

Sidney Bass

Phone:

Fax #

410-902-1101

c:

From:

Robin Jamison
Planning Commission
Office

Phone:

Fax #

410-887-3868

RE: Case No. 03-288-A

Property: 6602 Chippewa Drive

Petitioners: Yakov Shifrin & Olga Nabutovskaya

On January 14, 2003, you contacted this office and inquired about the above-captioned request for administrative variance. At that time, you requested that this office fax a copy of the plat setting forth the site plan for your review.

Because this office has not heard from you since that time, we can only assume that you have no objections to the petitioners' request. If we do not hear from you by Monday, January 27, 2003, this office will process this case for approval.

For your information, no county agency has provided any negative comments concerning this request.

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO.	2449
CONNECTION TEL	94109021101
CONNECTION ID	
START TIME	01/23 11:15
USAGE TIME	00'33
PAGES	1
RESULT	OK

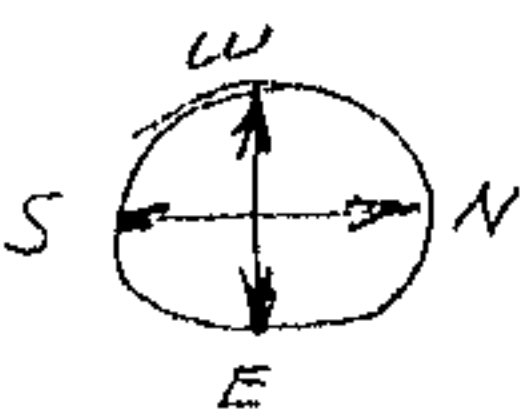
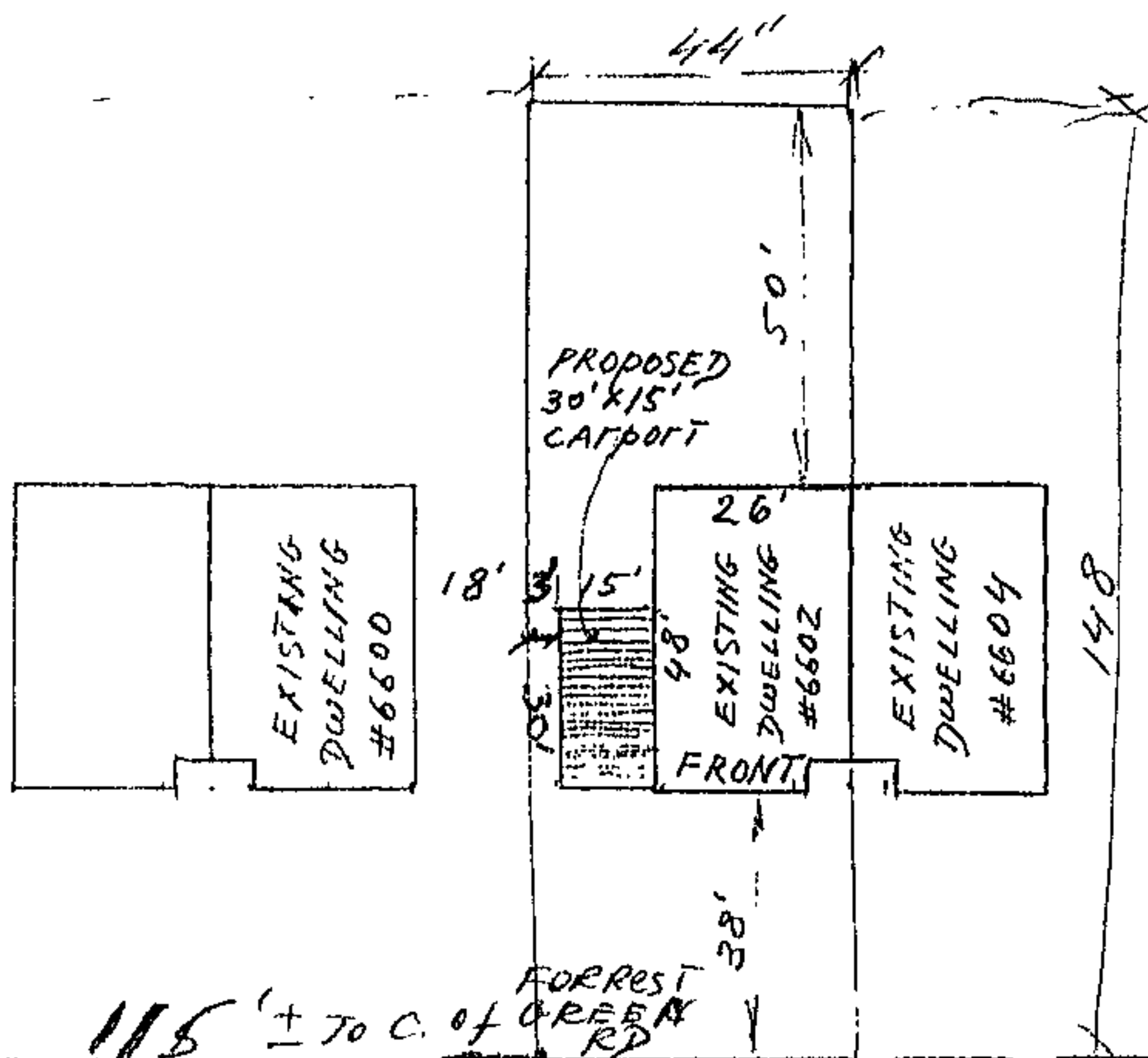
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6602 CHIPPEWA DR

SUBDIVISION NAME

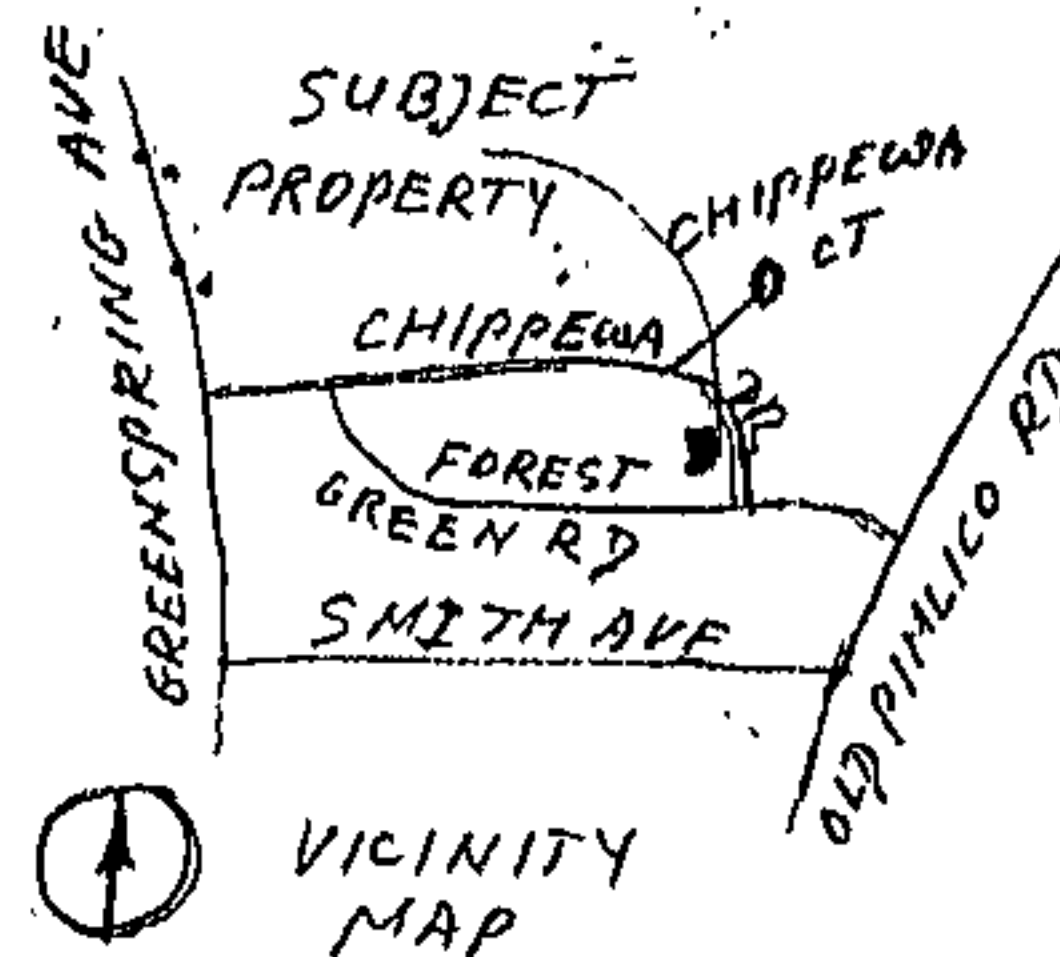
PLAT BOOK — FOLD — LOT — SECTION —

OWNER SHIFRIN & NABUTOUSKAYA

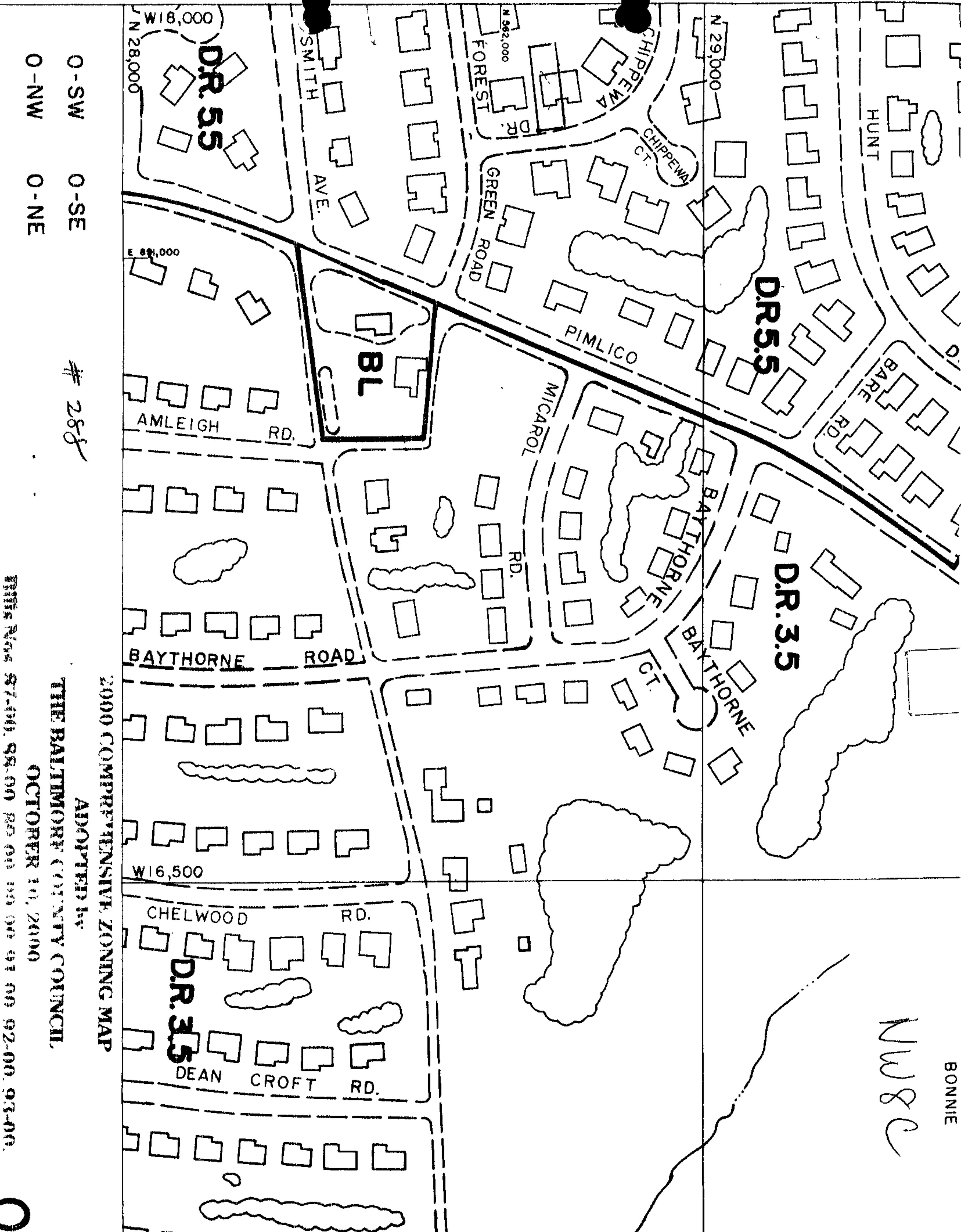


CHIPPEWA DR
160' R/W, 36' PAVING)

SCALE OF DRAWING 1"=40'



LOCATION INFORMATION		
ELECTION DISTRICT 3rd		
COUNCILMANIC DISTRICT 2nd		
1"=200' SCALE MAP NW, 3-C		
ZONING DR 5.5		
LOT SIZE	0.13 ±	5,662 ±
	ACREAGE	SQUARE FEET
SEWER	☒ PUBLIC	☐ PRIVATE
WATER	☒	☐
CHESAPEAKE CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAN	☐	☒
HISTORIC PROPERTY/ND	☐	☒
PRIOR ZONING HEARING NONE		
ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JF	288	03-288-A



O-SW O-SE
O-NW O-NE

288

2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Map No. 87-40, 88-00, 89-01, 90-02, 91-03, 92-04, 93-05

BONNIE

NW8C

