IN RE: PETITION FOR VARIANCE
S/S Loveton Circle, 1,172' W of the c/l
York Road
(15 Loveton Circle)
8th Election District

Ecolair, LLC Petitioner

3rd Council District

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-290-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Ecolair, LLC, by Loren D. Jensen, through her attorney, Melanie Jensen Ney, Esquire. The Petitioner seeks relief from Sections 255.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to building setback of 25 feet in lieu of the required 60 feet for a proposed storage building. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Loren Jensen and Trent May on behalf of Ecolair Properties, owners of the subject property; and Melanie Jensen/Ney, Esquire, attorney for the Petitioners. Also appearing was Kenneth Bosley, a resident of the area. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Loveton Circle within the Loveton Business Center on the west side of York Road in Hunt Valley. The property contains a gross area of 3.5 acres, more or less, zoned M.L., and is improved with a one-story brick office building, 152,460 sq.ft. in area. The owner/tenant of the subject property is Ecolair, LLC, an environmental engineering firm which has occupied the building since development of the business park in 1978. The nature of the business is to provide environmental and engineering services to businesses in the industry.

The state of the s

The Petitioners are desirous of constructing a one-story storage building to the rear of the existing building. Apparently, storage space therein is fully utilized and the proposed structure is necessary to store old files, blueprints, maps, etc. As shown on the site plan, the building will be 40° x 60° in dimension and 14° in height. The building will be placed on a concrete slab and there will be no HVAC system, plumbing, utilities or windows.

Due to the location of existing improvements on the property and site constraints associated therewith, the requested variance relief is necessary. As shown on the plan, the building will be located 25 feet to the rear of the existing building and a minimum setback of 60 feet is required. Testimony indicated that the proposed location would allow convenient access to records, files and other materials related to the business. Additionally, as shown in photographs submitted at the hearing, the property is sloped and there is limited area for development. Moreover, the Petitioners desire that the buildings be located close to one another for ease of access and to avoid removal of any existing parking spaces.

Based upon the testimony and evidence presented, I am persuaded that relief should be granted. I am satisfied that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for variance relief and that no detrimental impact to adjacent properties will result. It is also to be noted that the Petitioners received a letter of support for the project from the Loveton Center's Architectural Review Committee. Apparently, other tenants of the Center do not object to the proposed improvements.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February, 2003 that the Petition for Variance seeking relief from Sections 255.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to building setback of 25 feet in lieu of the required 60 feet for a proposed storage building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

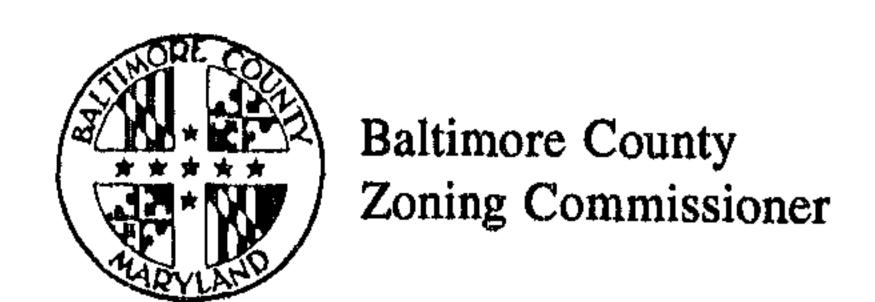
00

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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



February 27, 2003

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

Fax: 410-887-3468

Melanie Jensen Ney, Esquire The Davos Group, LLC 11019 McCormick Road Hunt Valley, Maryland 21031

RE: PETITION FOR VARIANCE

S/S Loveton Circle, 1,172' W of the c/l York Road

(15 Loveton Circle)

8th Election District – 3rd Council District

Ecolair, LLC - Petitioners

Case No. 03-290-A

Dear Ms. Ney:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

Ms. Loren D. Jensen, 12 Burnbrae Road, Towson, Md. 21204

Mr. Trent May, 40 Albright Drive, Hanover, Pa. 17331 Mr. Kenneth Bosley, Box 334, Hunt Valley, Md. 21030

Site Rite Surveying, Inc./200 E. Joppa Road, Room 101, Towson, Md. 21286

People's Counsel; Case/File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at	15	Loveton	and					
which is presently zoned								

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) 255.1, 102.2 BCZR

TO PERMIT BUILDING TO BUILDING SETBACKS OF 75' IN

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1. The existing conditions and property lines restrict any other placement of the proposed building. The location proposed is the most feasible location for employees to have access 2. The proposed building is necessary to meet the expanding storage needs of the current business. 3. Granting relief will not cause injury to the public health, safety or general welfare.

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>		
Vame - Type or Print	······································		Ecolair LLC Name - Type or Print	Lemen-	
Signature			Signature	0	
Address		phone No.	Name - Type or Print	Jeman	
City	state	Zlp Code	Signature		
Attorney For Petitioner:			11019 McCormick	Road	410-527-3500
Melanie Jensen Ney			Address Hunt Valley, MD	21031	Telephone No.
Jame - Type or Print			City	State	Zip Code
The Davos Group, LLC			Site Rute Summer	<u> </u>	
pmpany 11019 McCormick Road	410-527-	-3500 hone No.	Name 2008. Joyah Bo	ad Room 101	
ddress Hunt Valley, MD 21031	ı ereh	mione IVO.	Address 10 21	286	Telephone No.
	tate	Zip Code	City	State	Zip Code
SOL			OFFIC	E USE ONLY	
Case No. 03-200	- A		ESTIMATED LENGTH	OF HEARING _	
REV 9/15/98		- Reviewed By _.	UNAVAILABLE FOR I	HEARING	
والمجاوع فالمالا					

ZONING DESCRIPTION FOR #15 LOVETON CIRCLE

BEGINNING AT A POINT ON THE SOUTH SIDE OF LOVETON CIRCLE WHICH
IS 70 FEET WIDE AT THE DISTANCE OF 1,172 FEET WEST OF THE CENTERLINE OF
YORK ROAD, MD. ROUTE NO. 45, WHICH IS 100 FEET WIDE. BEING LOT NO. 17 IN
THE SUBDIVISION OF "LOVETON CENTER" AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK NO. 44, FOLIO NO. 104, CONTAINING 3.5 ACRES. ALSO KNOWN AS
#15 LOVETON CIRCLE AND LOCATED IN THE 8TH. ELECTION DISTRICT, 3RD.
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	No. 20165	
•	0.00	1718/2002 12/18/2002 07:22:16 FEG MAD HOLEH ARTC DR DWARR FES SEPT R 118/26 12/48/2002 07: FEP S 528 ZUNIFG VERTFICATION OR 10. 620185
RECEIVED DAVOS GAROP FROM: UNACE		250.06 CK .00 (9 Rollingue Count is Houghant
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	- '',	CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-290-A
15 Loveton Circle
8/\$ide Loveton Circle, 1,172 feet
west of centerline York Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Ecolair, LLC
Variance: to permit building
to building setback of 25
feet in lieu of the required
60 feet.
Hearing: Monday, February 10, 2003 at 2:00 p.m.
in Room 407, County
Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES. (1) Hearings are Handlcapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

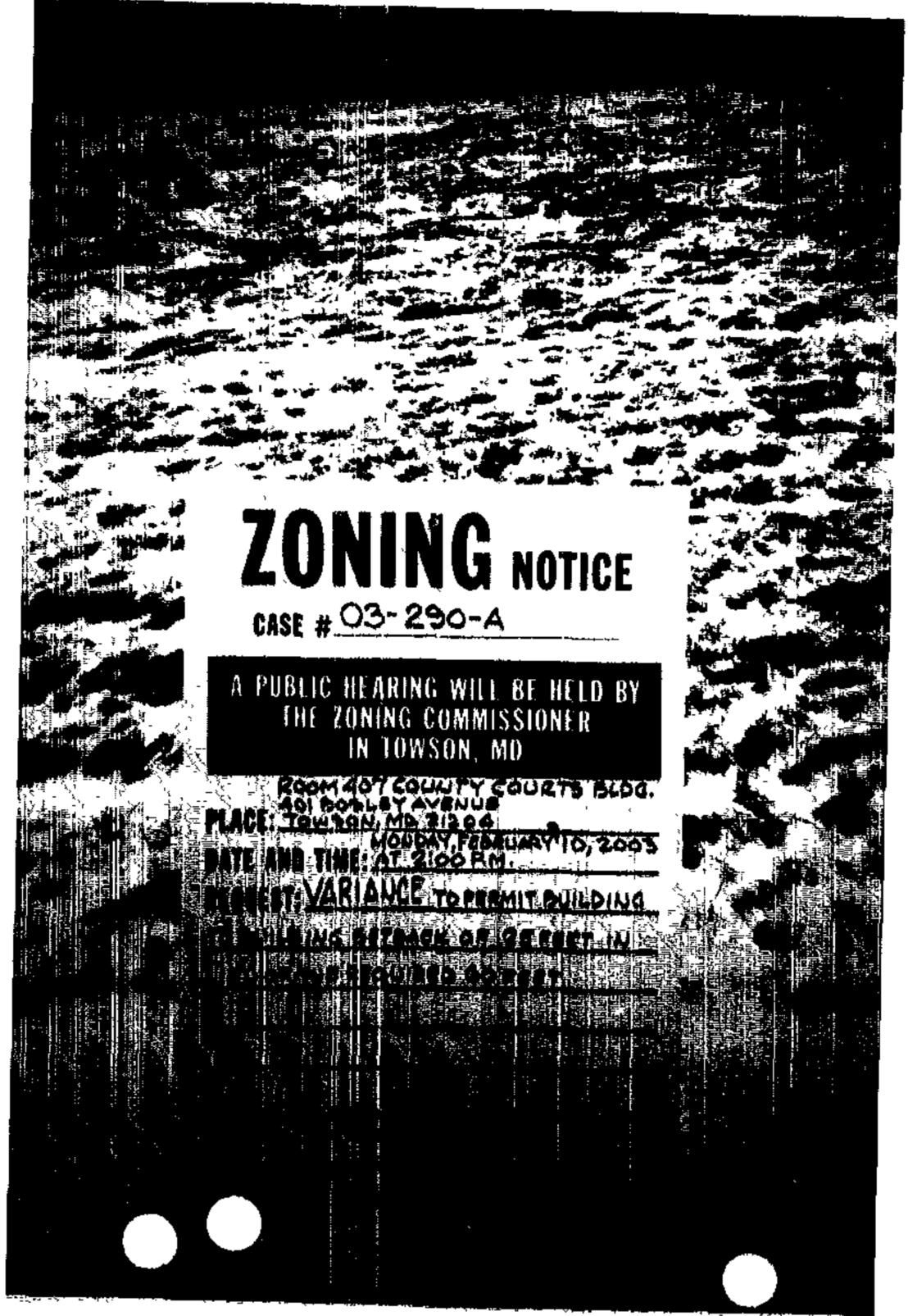
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/1/787 Jan. 28 C585068

CERTIFICATE OF PUBLICATION

130,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on $128/$ _,2003.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING





CERTIFICATE OF POSTING

	Petitioner/Developer: L-COMMIZ L-C-/
	Date of Hearing/Closing: FEB. 10,7003
altimore County Department ermits and Development Ma county Office Building, Roo 11 West Chesapeake Avenu- lowson, MD 21204	magement m 111
Attention: Mr. George Za	hner
	letter is to certify under the penalties of perjury that the necessary sign(s) required by
w were posted conspicuous	ly on the property located at #15 LOVETON Cencus
<u>, , , , , , , , , , , , , , , , , , , </u>	,
he sign(s) were posted on _	JAM. 24 TH 2003 (Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
	CARLANDE, MODRE
	(Printed Name)
	3225 RYERSON CIRCLE (Address)
	BAUTIMORE, MD. 21227 (City, State, Zip Code)
	(410) 242-4263
	(Telephone Number)

RE: Case No.: 03-290-A

RE: PETITION FOR VARIANCE

15 Loveton Circle; Sside Loveton Circle,

1172ft W C-line York Road

8th Election District

3rd Councilmanic District

Legal Owner(s): Loren D. Jensen & Ecolair

LLC

* BEFORE THE

* ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 03-290-A

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel

Old Courthouse, Room 47 400 Washington Avenue

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E. Joppa Road, Room 101, Shell Building, Towson, MD 21286, and to Melaine Jensen Nay, The Davos Group, LLC, 11019 McCormick Road, Hunt Valley, MD 21031, Attorney for Petitioner(s).

Jeter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 28, 2003 Issue - Jeffersonian

Please forward billing to:

Ecolair Properties, LLC 10019 McCormick Road Hunt Valley, MD 21031

410-527-3500

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-290-A

15 Loveton Circle
S/side Loveton Circle, 1,172 feet west of centerline York Road
8th Election District – 3rd Councilmanic District
Legal Owner: Ecolair, LLC

Variance to permit building to building setback of 25 feet in lieu of the required 60 feet.

Hearings: Mond

Monday, February 10, 2003 at 2:00 p.m. in Room 407, County Courts

Building, 401 Bosley Avenue

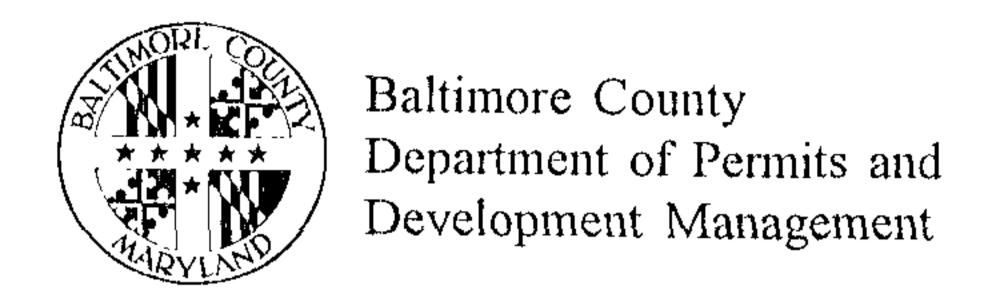
LAWRENCE E. SCHMIDT

COMPANY OF THE STATE OF THE STA

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

January 6, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-290-A

15 Loveton Circle

S/side Loveton Circle, 1,172 feet west of centerline York Road

8th Election District - 3rd Councilmanic District

Legal Owner: Ecolair, LLC

Variance to permit building to building setback of 25 feet in lieu of the required 60 feet.

Hearings:

Monday, February 10, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Melanie Jensen Ney, The Davos Group, LLC, 11019 McCormick Road, Hunt Valley 21031 Ecolair, LLC, Loren D. Jensen, 11019 McCormick Road, Hunt Valley 21031 Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 27, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

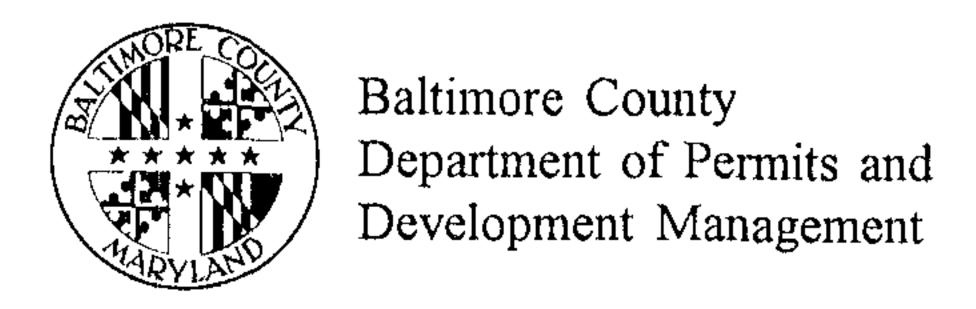
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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.

Car Navananar Advartistra:
<u>For Newspaper Advertising:</u>
Item Number or Case Number: 03-790-A
Petitioner: Ecolari Properties
Address or Location: 15 Wycton avide
PLEASE FORWARD ADVERTISING BILL TO:
Name: Ecolair Properties LLC
Address: 11019 McCovimile Poad
Address: 11019 McCovmile Poad Hunt Valley Mp 21031-1412
Telephone Number: (410) 527 - 3500

Revised 2/20/98 - SCJ



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

February 7, 2003

Ms. Melanie Jensen Ney The Davos Group, LLC 11019 McCormick Road Hunt Valley, MD 21031

Dear Ms. Ney:

RE: Case Number: 03-290-A, 15 Loveton Circle

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,

W. Carl Dietarde la

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel Ecolair, LLC, Loren D. Jensen, 11019 McCormick Road, Hunt Valley 21031 Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson 21286

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

December 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

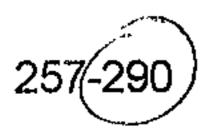
ATTENTION: George Zahner

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:



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: December 30, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

31

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-287 & 03-290

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: /2.30.02

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

RE: Baltimore County

Item No. 290

アトゴ

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,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt Governor

Roy W. Kienutz 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-SPHΔ, 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,

1) all le 2 for Jim Delle:

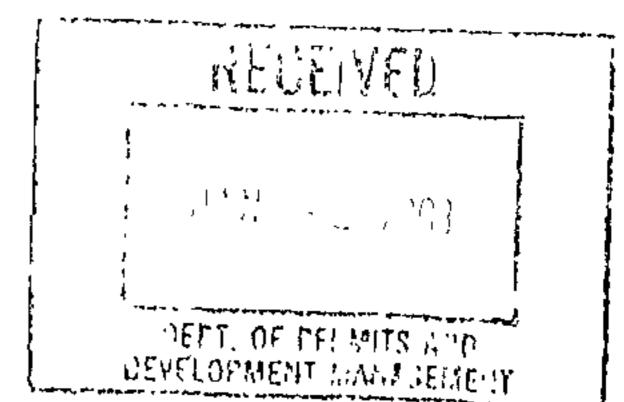
James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



Becton Dickinson and Company 7 Loveton Circle P.O. Box 830 Sparks, MD 21152 410-316-4552 410-472-3536 (Fax)

October 15, 2002

Trent A. May
Ecolair Properties
11019 McCormick Road
Hunt Valley, MD 21031

Re: LCARC Plans Review

Dear Trent:

The Loveton Center Architectural Review Committee (LCARC) has approved your plans submitted September 26,2002 on behalf of your tenant, EA Engineering, Science and Technology, Inc. for a detached structure for additional storage at 15 Loveton Circle. Please inform me when construction is complete so that we may inspect the construction to see that it conforms to the plans approved as provided in the Loveton Center Protective Covenants.

Good luck with your project.

Regards,

James C. Kihm

Chairman

Architectural Review Committee

Loveton Center Owners' Association, Inc.

cc: George Fambro, The Rouse Company

William Ramsey, McCormick & Co., Inc.

Larry Rossi, Becton Dickinson

1 Males

BBD

Indispensable to

human health

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE //O/03

PETITIONER'S SIGN-IN SHEET

	1001									
E- MAIL	LOTEREST		TAM SEGEST, Com							
TATE, ZIP	40001 B	MD 21204	17331	M 21030						
CITY, STATE	Touxon	1000011	Hanover, PA	HUNT VALLEY						
ADDRESS	12 Bunhas Med	14y 1008 MALVERN AVE	40 Albright DR	BOX 334, COCKENSIMENT AND RECESSOR						
NAME	LOREN JENSEN	MELANIE JENSEN/	TRENTMAY	KENNETH BOSLEY						

R. 20 Zone-Residence, One-Family

Section 203-USE REGULATIONS

The following uses only are permitted:

203.1—Uses permitted and as limited in R. 40 Zone.

203.2—Special Exceptions—Same as in R. 40 Zone, Section 200.15, except airports and laboratories which are not permitted (see Sections 270 and 502).

Section 204-HEIGHT REGULATIONS:

Same as R. 40 Zone.

Section 205-AREA REGULATIONS

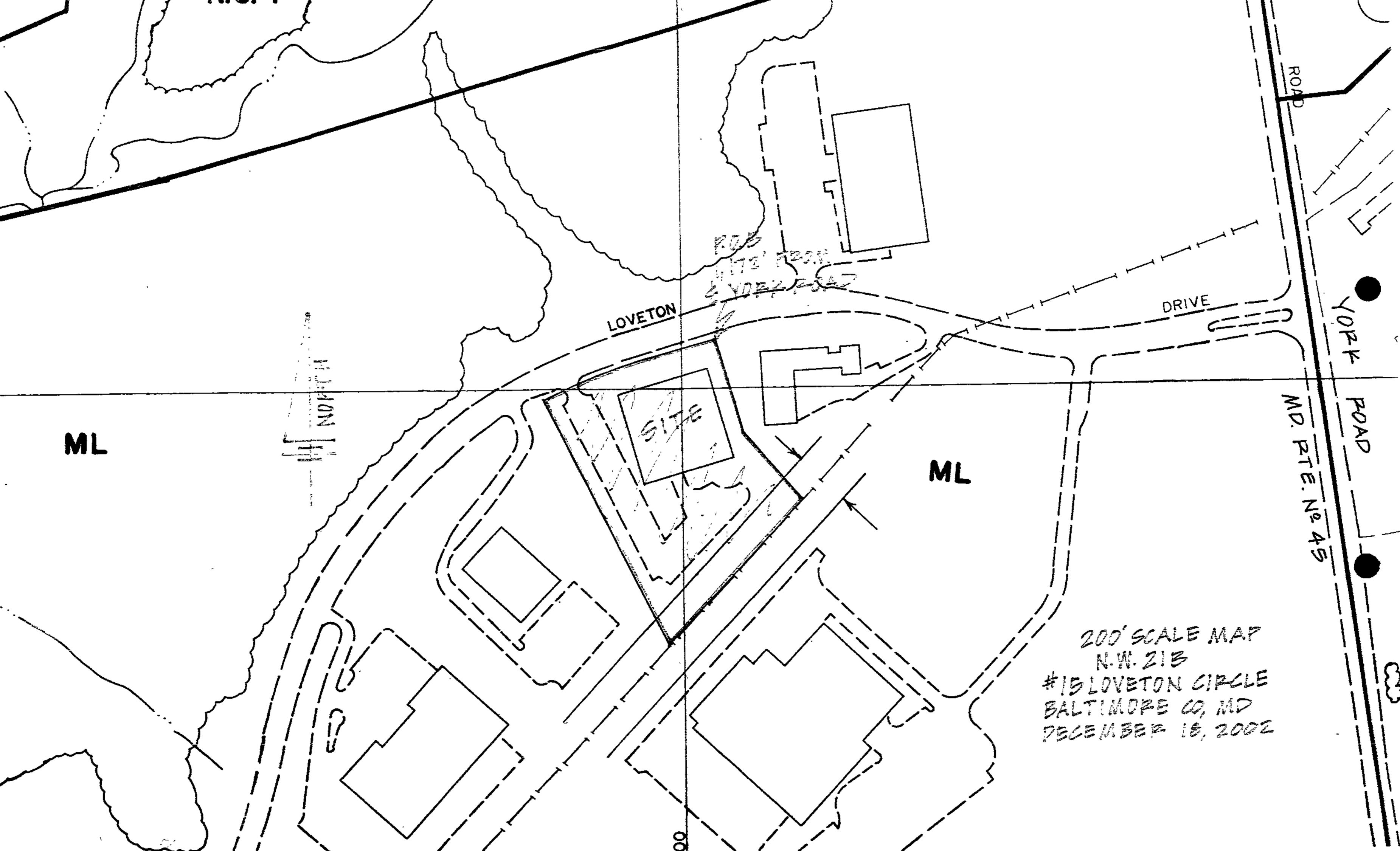
Minimum requirements, except as provided in ARTICLE 3, shall be as follows:


ing hereafter erected shall be located on a lot having an area of not less than 20,000 square feet, and a width at the front building line of not less than 100 ownership, and in the same tract, a minimum lot area of 15,000 square feet is permitted if an average of all the lot sizes in the same ownership and in the same of 15,000 square feet is permitted if an average of all tract equals 20,000 square feet or more, but not more than thirty per cent of the lots may have an area less than 20,000 square feet (see Section 304).

ing line shall be not less than 40 feet from the front lot line and not less than 40 feet from the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—60 feet from the front lot line and not less than 85 feet from the center line of the street, except as in Section 303.1.

except that for a corner lot the building line along the side street shall be not less than 40 feet from the side lot line and not less than 65 feet from the center line of the street; for other principal buildings—30 feet wide, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street.

205.4-Rear Yard-40 feet deep.





- -