

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Spring Avenue, 450' E
centerline of Franke Avenue
8th Election District
3rd Councilmanic District
(211 Spring Avenue)

Susan C. & Richard I. Kuehn
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-308-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, Susan C. and Richard I. Kuehn. The variance request is for property located at 211 Spring Avenue in the Lutherville area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 25 ft. in lieu of the required 30 ft. for an 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.

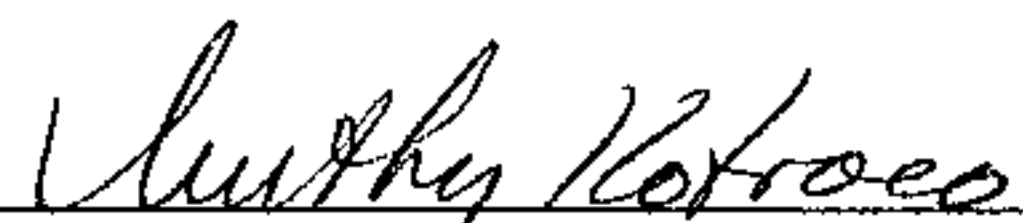
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

2/16/03
D. J. [Signature]

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 6th day of February, 2003, that a variance from Section 1B02.3.B of the B.C.Z.R., to permit a rear yard setback of 25 ft. in lieu of the required 30 ft. for an 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. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/6/03
H. J. [unclear]



Baltimore County
Zoning Commissioner

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

February 6, 2003

Mr. & Mrs. Richard I. Kuehn
211 Spring Avenue
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 03-308-A
Property: 211 Spring Avenue

Dear Mr. & Mrs. Kuehn:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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 211 Spring Avenue

which is presently zoned D.R.-3.5
(formerly D.R.-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) 1B02.3.B to permit a rear yard

setback of 25 ft. in lieu of the required 30 ft.

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):

Richard I. Kuehn
Name - Type or Print

Signature

Susan C. Kuehn
Name - Type or Print

Signature

211 Spring Avenue 410-560-0598
Address Telephone No.

Lutherville MD 21093
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 1/6/03 day of January, 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. 03-308-A

Reviewed By BK Date 1/6/03

REV 10/25/01

Estimated Posting Date 1/20/03

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 211 Spring Avenue
Address
Lutherville MD 21093
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 request a variance of the rear setback, from the presently zoned 30 feet to 25 feet, to allow for an addition to be built to our Kitchen and family room. The shape of our lot and the placement of our house would allow only 9 feet of addition with our current setback. A 9 foot deep room is not economically practical and will not meet our family's needs. The addition was designed by a local Lutherville architect and we feel it adds value to our home and the neighborhood.

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.

Richard I. Kuehn
Signature

Richard I. Kuehn
Name - Type or Print

Susan C. Kuehn
Signature

Susan C. Kuehn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of January, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RICHARD T. KUEHN + SUSAN C. KUEHN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
K500 738 329 579 K500 778 116 334

AS WITNESS my hand and Notarial Seal

Thomas Francis Drankin
Notary Public

My Commission Expires 12/1/04

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 211 Spring Avenue
Address
Lutherville MD 21093
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 request a variance of the rear setback, from the presently zoned 30 feet to 25 feet, to allow for an addition to be built to our Kitchen and family room. The shape of our lot and the placement of our house would allow only 9 feet of addition with our current setback. A 9 foot deep room is not economically practical and will not meet our family's needs. The addition was designed by a local Lutherville architect and we feel it adds value to our home and the neighborhood.

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.

Richard I. Kuehn
Signature

Richard I. Kuehn
Name - Type or Print

Susan C. Kuehn
Signature

Susan C. Kuehn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of January, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RICHARD I. KUEHN & SUSAN C. KUEHN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
K 500 738 329 579 R 500 778 116 334

AS WITNESS my hand and Notarial Seal

Mary Louise Franklin
Notary Public

My Commission Expires 12/1/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 211 Spring Avenue
which is presently zoned D.R.-3.5
(formerly D.R.-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)

1B02.3 B to permit a rear yard
setback of 25 ft. in lieu of the required 30 ft.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 1/6/03 day of January, 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. 03-308-A

Reviewed By BK

Date 1/6/03

Estimated Posting Date 1/20/03

REV 10/25/01

ZONING DESCRIPTION FOR:

211 Spring Avenue, Lutherville, MD, 21093

Beginning at a point on the south side of Spring Avenue which is 50 ft. wide at a distance of 450 feet east of the centerline of the nearest improved intersecting street Franke Avenue which is 50 feet wide. Being Lot # 3, in the subdivision of Hooperton Manor as recorded in the Baltimore County Plat Book # 51, Folio # 76, containing 0.564 acres. Also known as 211 Spring Avenue and located in the 8th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16379

DATE 1/6/03 ACCOUNT Receiv-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Richard's Super Market

FOR: Administrative Expense

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 308

PAID RECEIPT

ISSUED BY: 10/6/2003 10:23:52

RECEIVED BY: 10/6/2003 10:23:52

RECEIVED BY: 10/6/2003 10:23:52

RECEIVED BY: 10/6/2003 10:23:52

RECEIVED BY: 10/6/2003 10:23:52

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16379

DATE 1/6/03 ACCOUNT R 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Richard & Susan Kuehn

FOR: Administrative Various

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 308

PAID RECEIPT

BUSINESS ACTUAL THE
1/6/2003 1/06/2003 10:23:52
REC 0003 WALKIN SMIT SWI POWER 3
> RECEIPT # 25179 1/06/2003 OFU
100 5 028 ZONING VERIFICATION
CR NO. 000379
Rept Tot \$65.00
65.00 1X .00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMINISTRATIVE

RE: Case No.: 03-308-APetitioner/Developer: KUENE.T.A.L.Date of Hearing/Closing: February 4, 2003

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

ATTENTION: BECKY HART-887-5708

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 211 Spring Ave

The sign(s) were posted on January 20, 2003
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/23/03
(Signature of Sign Poster and Date)

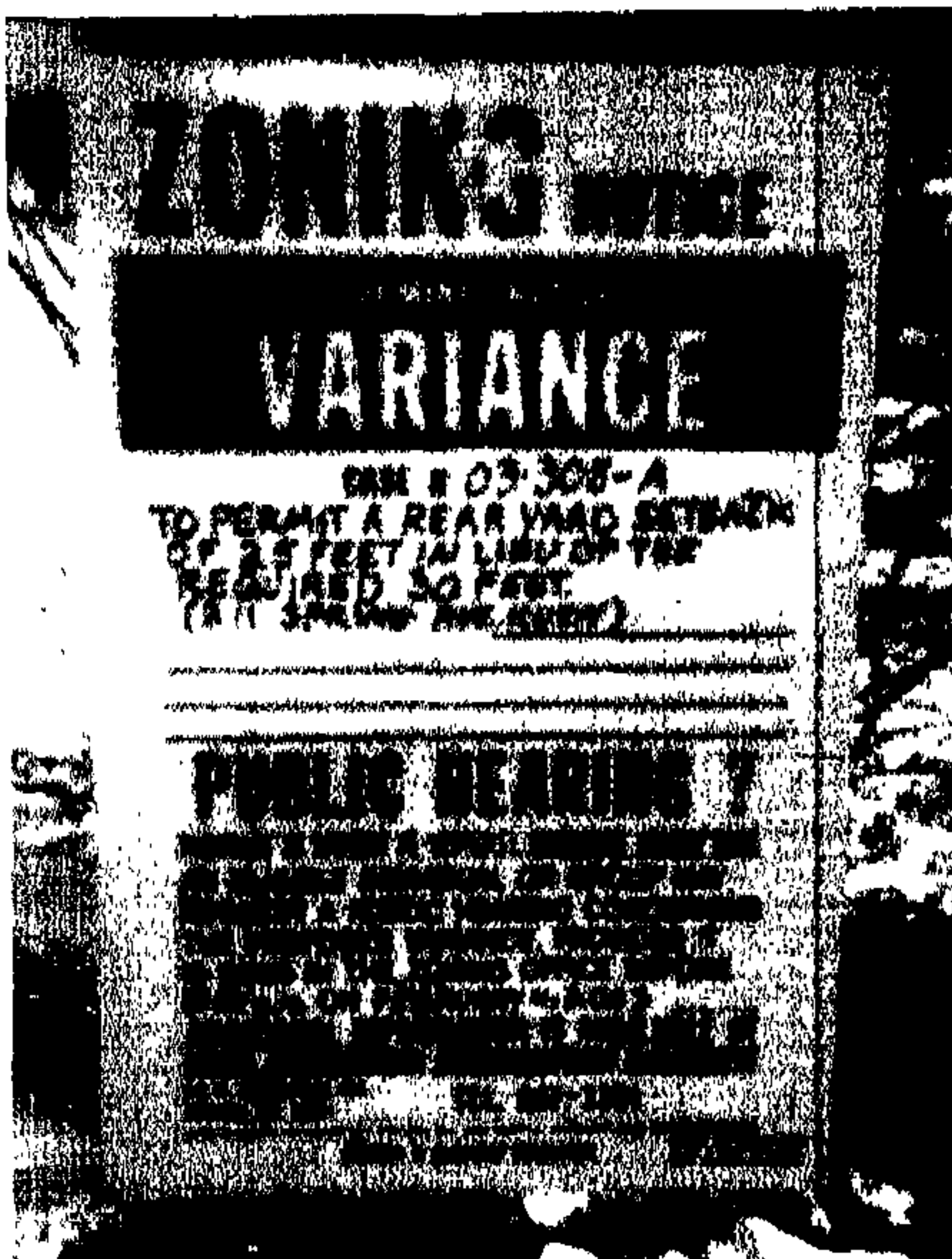
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

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

brand fax transmittal memo 707	0 of pages
From: O'KEEFE	
To: BECKY HART	
Co: ZONING - COMM	
Dept:	
Phone: 410-905-8571	
Fax: 410-666-0929	



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: 03-308-A
Petitioner: Richard & Susan Kuehn
Address or Location: 211 Spring Avenue, Lutherville, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard & Susan Kuehn
Address: 211 Spring Avenue
Lutherville, MD 21093
Telephone Number: 410-560-0598

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 308 -A Address 211 Spring Ave.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner Please Print Your NameFiling Date: 1/6/03 Posting Date: 1/20/03 Closing Date: 2/4/03

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.

DO NOT WRITE IN THESE SPACES

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 308 -A Address 211 Spring Ave.Petitioner's Name Richard & Susan Kuehn Telephone 410 - 560 - 0598Posting Date: 1/20/03 Closing Date: 2/4/03Wording for Sign To Permit a rear yard setback of 25 ft. in lieu of the
required 30 ft.



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

February 3, 2003

Mr. and Mrs. Kuehn
211 Spring Avenue
Lutherville, MD 21093

Dear Mr. and Mrs. Kuehn:

RE: Case Number: 03-308-A, 211 Spring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 6, 2003.

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 that reads "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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.17.03

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

RE: Baltimore County
Item No. 308 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No.: 305, 307-³⁰⁸311, 316-322, 324 & 325

Dear Ms. Hart:

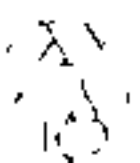
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS HLB*

DATE: February 20, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 21, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

~~305-308~~, 310, 311, 313, 315-319, 321-325

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 22, 2003

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

JAN 23 '03

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-308, & 03-321
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: January 28, 2003

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2003
Item Nos. 305, 306, 307, 308, 310,
311, 312, 313, 314, 315, 316, 320,
321, 322, 323, 324, and 325

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Planning

Robert L. Ebrlich Jr.
Governor

Michael S. Steele
Lt. Governor

Audrey E. Scott
Secretary

January 21, 2003

Ms. Rebecca Hart
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, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review 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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

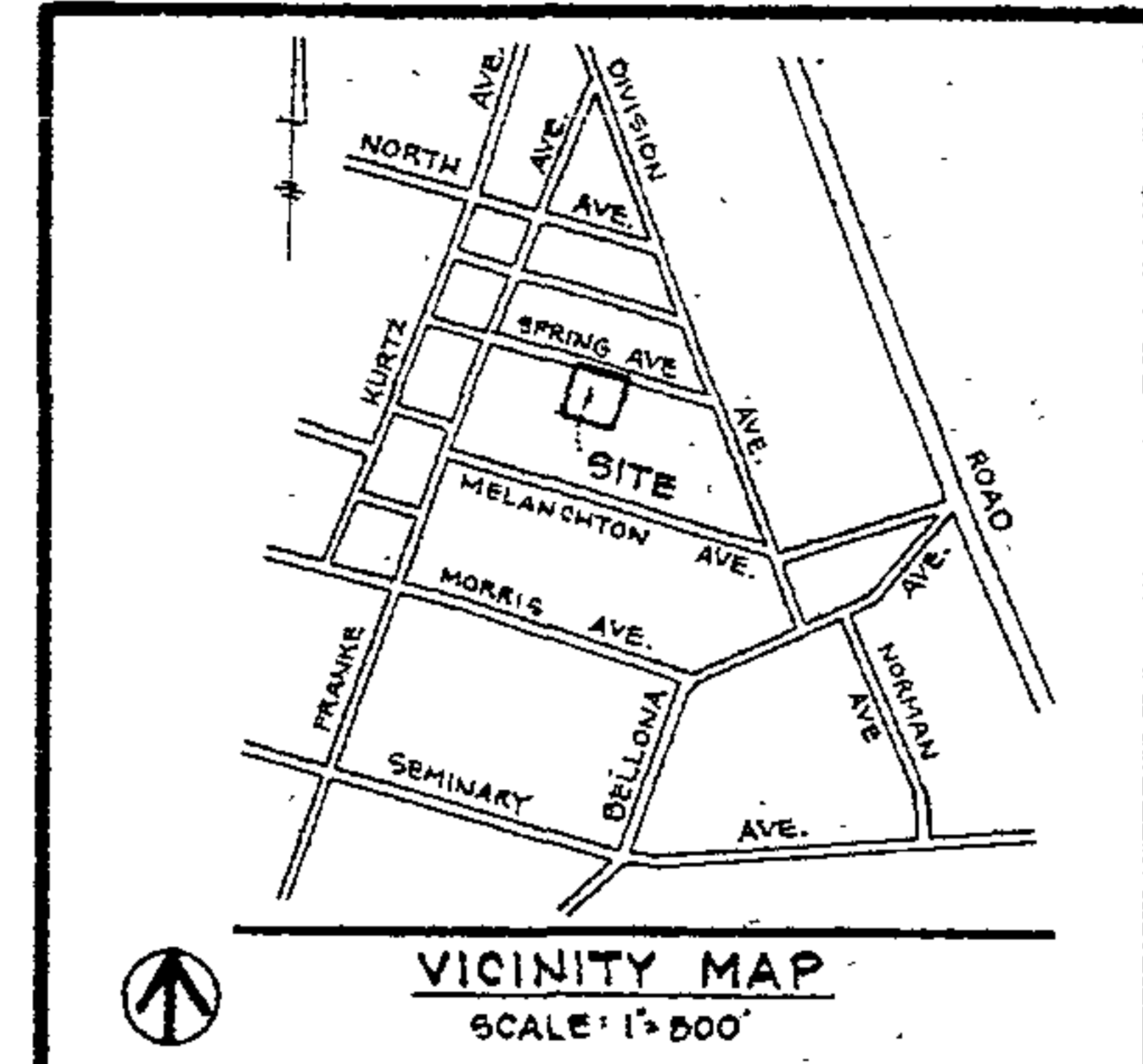
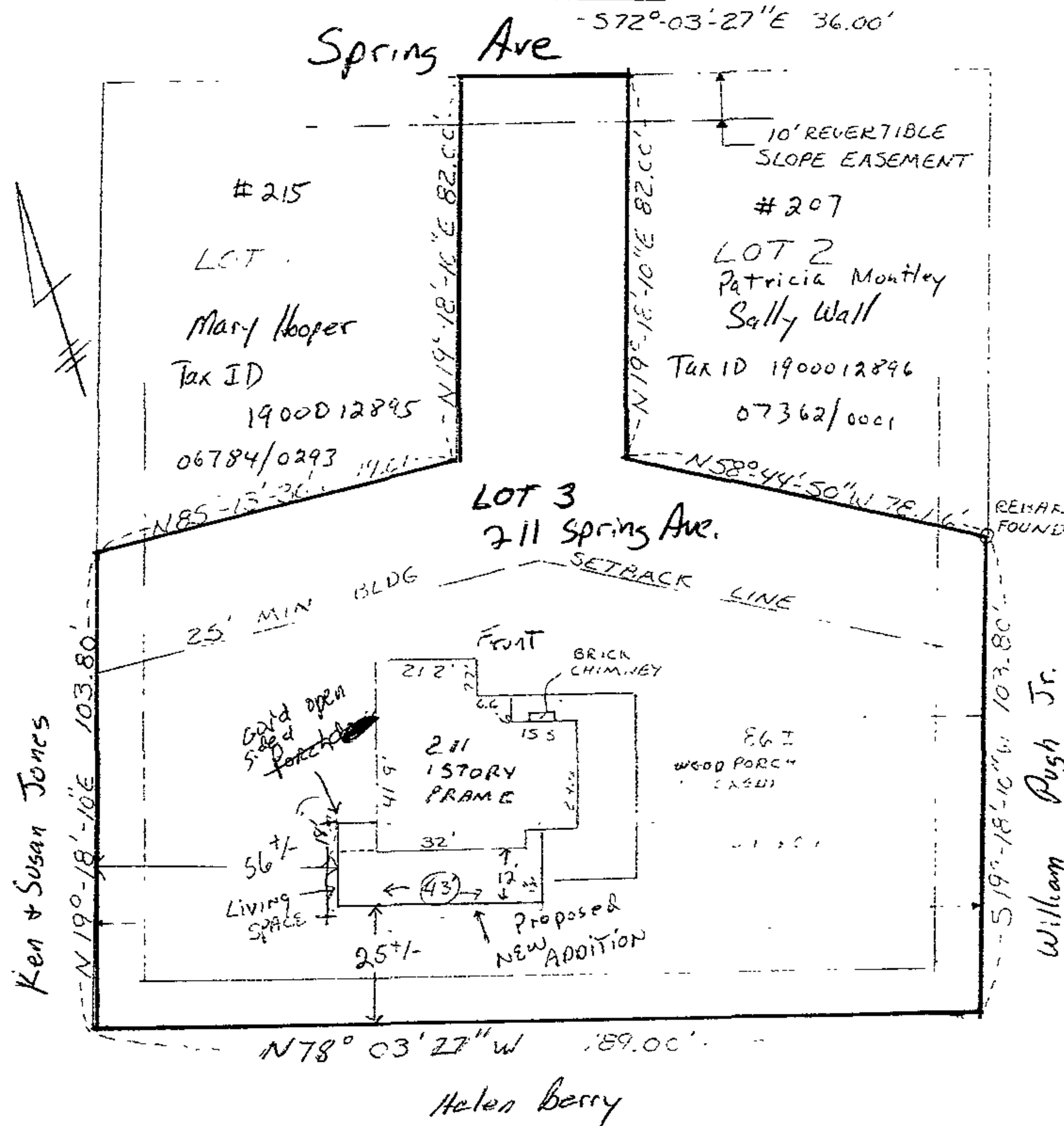
PROPERTY ADDRESS 211 Spring Avenue

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

SUBDIVISION NAME Hooperton Manor

PLAT BOOK # 51 FOLIO # 76 LOT # 3 SECTION #

OWNER Richard + Susan Kuehn



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # N.W. 12-A

ZONING D.R.-3.5 (formerly D.R.S.S)

LOT SIZE 0.564 24,568
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	

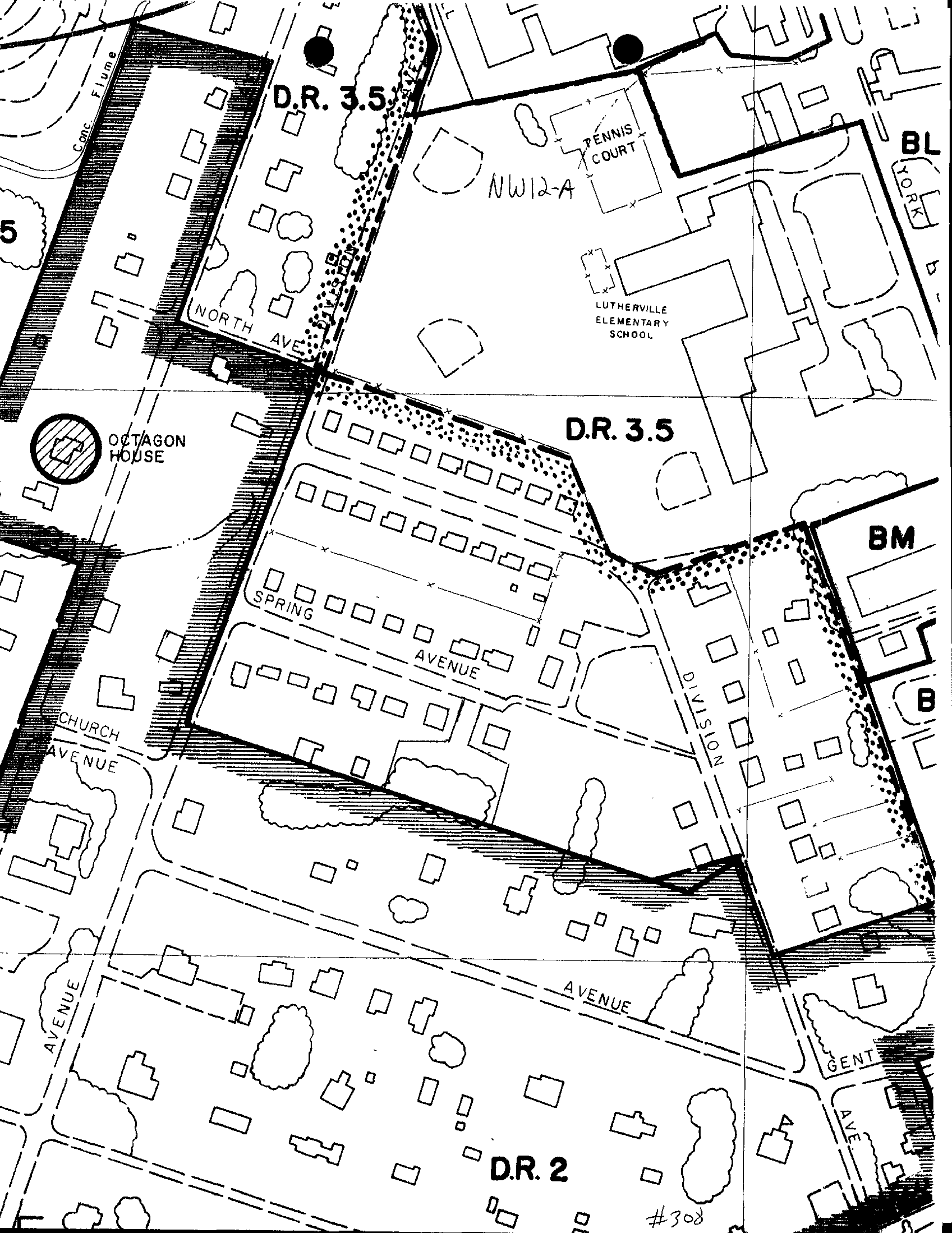
ZONING OFFICE USE ONLY

REVIEWED BY 13K ITEM # 308 CASE # 03-308-A

PREPARED BY Rick Kuehn

SCALE OF DRAWING: 1" = 40'

Ret. Ex. #1



D.R. 3.5

NW12-A

PENNIS COURT

LUTHERVILLE
ELEMENTARY
SCHOOL

NORTH
AVE

D.R. 3.5

OCTAGON
HOUSE

SPRING

AVENUE

CHURCH
AVENUE

DIVISION
AVENUE

BM

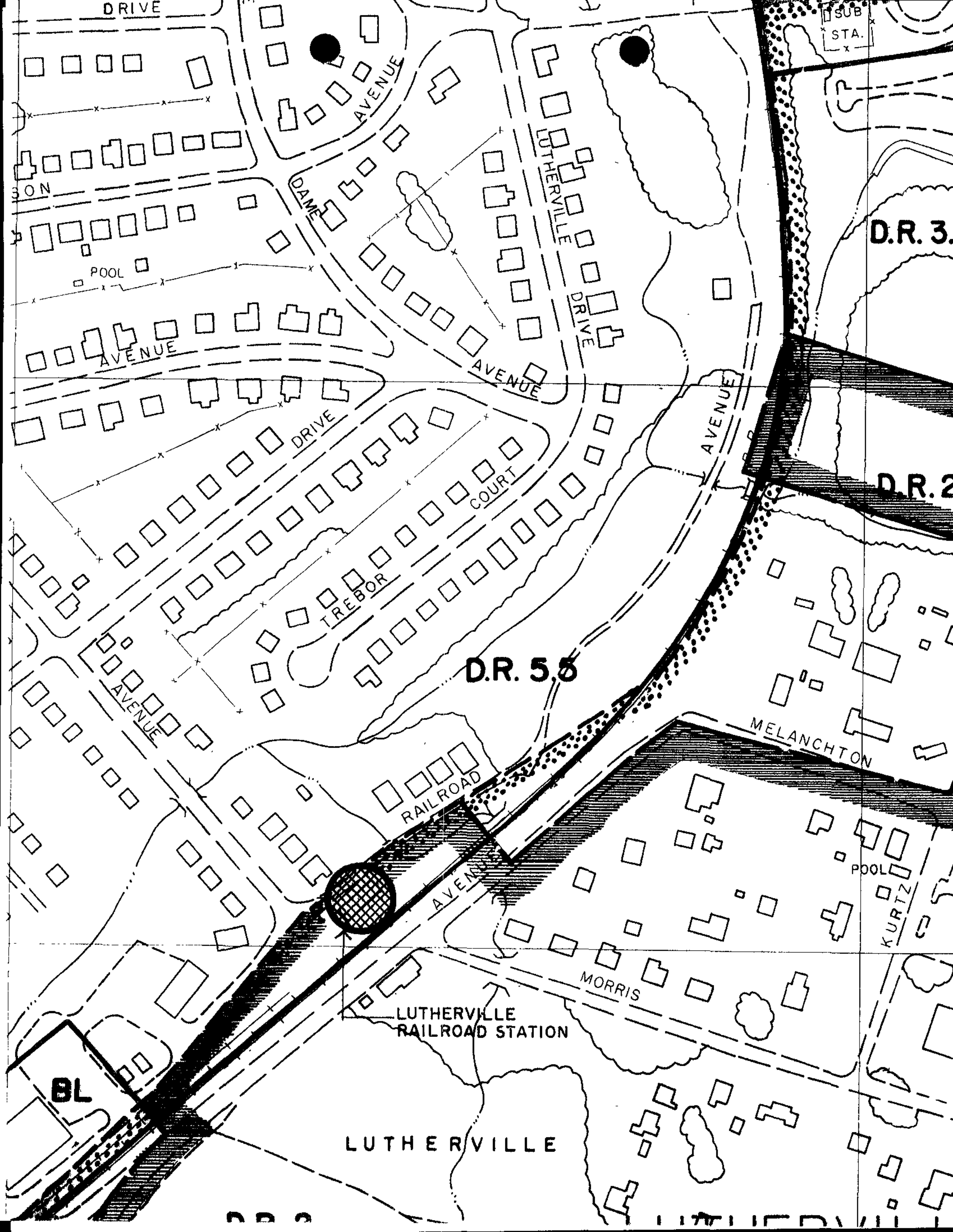
B

AVENUE

GENT
AVE

D.R. 2

#308



DRIVE

SUB
STA.

D.R. 3.

D.R. 2.

D.R. 5.8

RAILROAD

LUTHERVILLE
RAILROAD STATION

LUTHERVILLE

MELANCHTON

POOL

KURTZ

MORRIS

BL

**ORBITZ** [Send To Printer](#) [Back to Map](#)

211 Spring Ave
Lutherville MD
21093-5347 US

Book a Hotel:

Save up to 75% on
Orbitz Savers Nationwide!
[Book Now!](#)

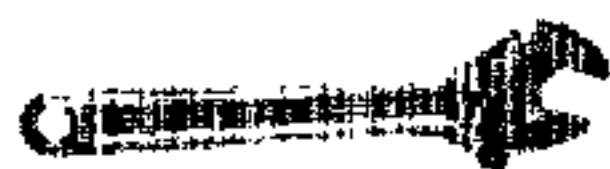
Notes:

.....

.....

.....

.....



Need Roadside Help? Get a locksmith, tow, tire change, jumpstart or gas.
Just \$69.99 when you mention MapQuest code 007. Call 888-627-7623



© 2002 GlobeXplorer, AirPhotoUSA

All rights reserved. Use Subject to License/Copyright



[Privacy Policy & Legal Notices](#) © 2003 MapQuest.com, Inc. All rights reserved.

<http://www.mapquest.com/maps/print.adp?mapdata=5%2b8Zmnm7bJzoM1XF3b3m7G6CT...> 1/6/2003

#308

