IN RE: PETITION FOR VARIANCE

NE/S Fitch Avenue, 300' SW centerline of Rossville Boulevard 14th Election District 6th Councilmanic District (4420 Fitch Avenue)

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 03-338-A

Phillip H. Klein, Jr., Legal Owner and Roland M. Neifeld, Jr., Contract Purchaser \* Petitioners

\* \* \* \* \* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Phillip H. Klein, Jr. and the contract purchaser, Roland M. Neifeld, Jr. The variance request involves property located at 4420 Fitch Avenue. The subject property is zoned MLR-IM. The variance request is to allow a 5 ft. side yard setback in lieu of the required 30 ft. minimum and to allow a sum of side yards of 35 ft. in lieu of the required 80 ft.

Appearing at the hearing on behalf of the variance request were Phillip Klein, owner of the property, and Roland Neifeld, the contract purchaser of the property. Also attending the hearing was Thomas Church, the engineer who prepared the site plan of the property and John Raine, III, attorney at law, representing the Petitioners. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.92 acres of property, more or less, zoned MLR-IM. The subject property is improved with an existing 100-year old barn from which Mr. Klein operates his business. Mr. Klein manufactures and installs kitchen countertops made from granite, Formica, Corian and other similar materials. His business has operated from the subject property for many years. Mr.

112/03 January Klein has decided to establish a business relationship with Roland Neifeld. Mr. Neifeld is in the business of custom cabinetry and the two gentlemen wish to construct a new building on the subject property within which they will combine their businesses. The building proposed to be constructed is more particularly shown on Petitioners' Exhibit No. 1, the site plan which was submitted into evidence. In order to proceed with the construction of the building in the manner depicted on the site plan, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this \_\_/3 day of March, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 250.2 of the B.C.Z.R., to allow a 5 ft. yard setback in lieu of the required 30 ft. minimum and to allow a sum of side yards of 35 ft. in lieu of the required 80 ft. to construct a new building, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

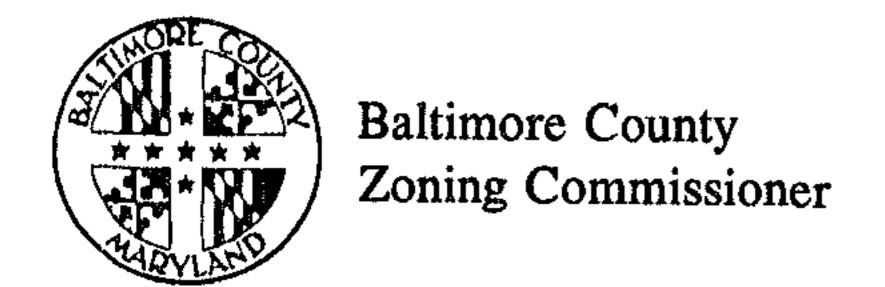
- 1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. After occupancy of the new building to be constructed on the property is granted to the property owner, then the old barn out of which Mr. Klein operates his business shall be razed. Mr. Klein shall have two (2) years from the date that the final occupancy is granted to him for his new building within which to tear down the old barn.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

March 13, 2003

John E. Raine, III, Esquire Barnes & Raine, P.A. 405 W. Pennsylvania Avenue Towson, Maryland 21204

Re: Petition for Variance
Case No. 03-338-A

Property: 4420 Fitch Avenue

Dear Mr. Raine:

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

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

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

luthy lo troco

TMK:raj Enclosure

# Copies to:

Phillip; H. Klein, Jr., President Beltway Property Management, Inc. 4420 Fitch Avenue Baltimore, MD 21236

Roland M. Neifeld, Jr.
Northfield Sales Co., Inc.
6413-15 Harford Road
Baltimore, MD 21214

Thomas Church 6603 York Road Baltimore, MD 21212



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 4420 FITCH AVENUE

which is presently zoned MLR-1M

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) 250.2 (TO ALLOW A 5' SIDE SETBACK

IN LIEU OF REQUIRED 30' MINIMUM, AND TO ALLOW A SUM OF SIDEYARDS OF 35' IN LIEU THE REQUIRED 80').

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) LOT IS TO NARROW TO SUPPORT REQUIRED SETBACKS AND BE ABLE TO

BUILD A USABLE BUILDING.

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.

# Contract Purchaser/Lessee:

METERIN

DULY VID W

MORAND M. MATTERD, OK.		
Name - Type or Print		
Signature NORTHFIELD SALES	S CO.,	INC.
6413-15 HARFORD ROAD		410-254-6021
Address		Telephone No.
BALTIMORE,	MD	21214
City	State	Zip Code
Attorney For Petitioner:  JOHN E. RAINE, III		
Name - Type or Print Raine	W	
Signature BARNES AND RAINE, P.A.		
Company		
405 WEST PENNSYLVANIA A	VE.	410-321-0818
Address		Telephone No.
TOWSON,	MD	21204
C.IV ST	State	Zip Code
635e No. 03-3	381	9-

ŢΤ

I/We do solemnly declare and affirm, under the penalties of penury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

# Legal Owner(s):

PHILLIP H. KLEIN, JR.,	PRES.						
Name - Type of Print	7						
Signature		• •					
		······································					
Name - Type or Print /							
Signature BELTWAY PROPERTY							
4420 FITCH AVE.	4	4106652963					
Address		Telephone No.					
BALTIMORE,	MD	21236					
City	State	Zip Code					
Representative to be Con	tacted:						
THOMAS A. CHURCH, P.E.							
DEVELOPMENT ENGINEERIN	IG CONS	ULTANTS, INC.					
Name							
6603 YORK ROAD		410-377-2600					
Address		Telephone No.					
BALTIMORE,	MD	21212					
C.ty	State	Zip Code					
OFFICE USE ONLY							
ESTIMATED LENGTH OF HEARING							
UNAVAILABLE FOR HEARI	NG	2 1.22.03					
Reviewed By	Dat						

# DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baltimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

# ZONING DESCRIPTION FOR

#### 4420 FITCH AVENUE

BEGINNING for a point on the northeast side of Fitch Avenue, which is a 60 foot wide right-of-way, at a distance of 300 feet southeast of the centerline of Rossville Boulevard, which is a 75 foot wide right-of-way, thence the following courses and distances: North 19 degrees 21 minutes 00 seconds East 331.75 feet; South 81 degrees 02 minutes 00 seconds East 86.75 feet; South 08 degrees 32 minutes 00 seconds West 345.23 feet; North 73 degrees 48 minutes 19 seconds West 150.34 feet to the point of beginning, as recorded in Deed S.M. 14580, Folio 489.

Containing 39,874 square feet or 0.915 acres of land, more or less.

Also known as 4420 Fitch Avenue and located in the 14th Election District.

02-152

January 8, 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 <u>Towson</u>, <u>Maryland</u> on the property identified herein as follows:

Case: #03-338-A

4420 Fitch Avenue

N/east side of Fitch Avenue 300 feet southeast of centerline of Rossville Bhrd.

14th Election District - 6th Councilmanic District Legal Owner(s): Phillip H. Klein, Jr., President, Bethway Property Mgmt., Inc.

Contract Purchaser: Roland M. Neifeld, Jr.

Variance: to permit a 5-foot side setback in lieu of required 30 feet minimum, and to allow a sum of side yards of 35 feet in lieu of the required 80 feet.

Hearing: Wednesday, March 12, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeate

LAWRENCE E, SCHMIDT
Zoning Commissioner for Battimore County
NOTES: (1) Hearings are Handicapped 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.

20€

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing once in each of

3 On 🗡 The Jeffersonian

Catonsville Times Arbutus Times

Towson Times

Owings Mills Times

NE Booster/Reporter

North County News

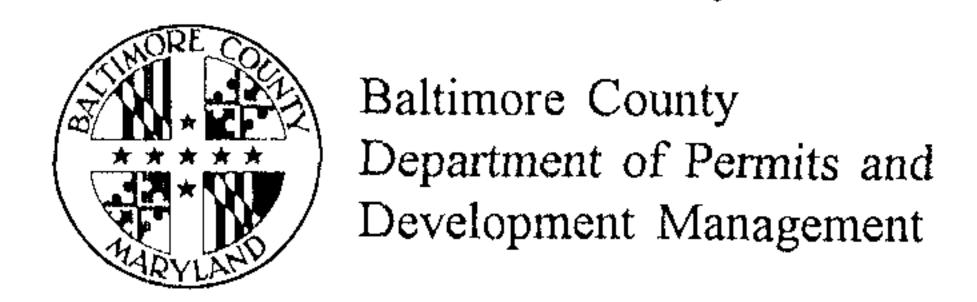
Mulman

LEGAL ADVERTISING

DISTRIBUTION WHITE - CASHIER	FOR	RECEIVED FROM:	The state of the s	DATE	OFFICE OF BUD		
PINK - AGENCY					COUNTY, MARY OFF & FINANCE		· · · · · · · · · · · · · · · · · · ·
YELLOW - CUSTOMER			NOUNT	CCOUNT	SAND U		The state of the s
					No.		
CASHIER'S VALIDA							
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# CERTIFICATE OF POSTING

	RE: Case No.: 03-338-A
•	Petitioner/Developer: ROLAND M
•	NELFELD, IR.
	Date of Hearing/Closing: 3/12/03
altimore County Department of ermits and Development Management ounty Office Building, Room 111 11 West Chesapeake Avenue owson, MD 21204	₹**
ttention: Ms. Gwendolyn Stephens	
adies and Gentlemen:	
ere posted conspicuously on the property	located at 4420 Fitch AYE
ha ciratel mara assert an	2/->-/
he sign(s) were posted on	2/22/03 (Month, Day, Year)
he sign(s) were posted on	2/22/03 (Month, Day, Year) Sincerely,
be sign(s) were posted on	Sincerely, 2/22/03
	Sincerely,  (Signature of Sign Poster and Date)
	Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK
	Sincerely,  (Signature of Sign Poster and Date)
	Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)
	Sincerely,  2/2/03 (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)  1508 Lealie Rd
	Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)  1508 Leslie Rd  (Address)
he sign(s) were posted on	Sincerely,  (Signature of Sign Poster and Date)  SSG ROBERT BLACK  (Printed Name)  1508 Lealie Rd  (Address)  Dundalk, Maryland 21222



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

Fax: 410-887-5708

January 30, 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: 03-338-A

4420 Fitch Avenue

N/east side of Fitch Avenue 300 feet southeast of centerline of Rossville Blvd.

14th Election District – 6th Election District

Legal Owner: Phillip H. Klein, Jr., President, Beltway Property Mgmt., Inc.

Contract Purchaser: Roland M. Neifeld, Jr.

Variance to permit a 5-foot side setback in lieu of required 30 feet minimum, and to allow a sum of side yards of 35 feet in lieu of the required 80 feet.

Hearings: Wednesday, March 12, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

MANAGER CHICAGONICA MANAGER

Arnold Jablon Director

AJ:rlh

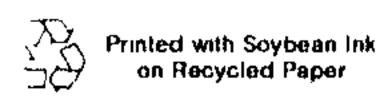
C: Phillip H. Klein, Jr., President, Beltway Property Mgmt., 4420 Fitch Avenue, Baltimore 21236

John E. Raine, III, Barnes and Raine, P.A., 405 W. Pennsylvania Avenue, Towson 21204

Thomas Church, Development Engineering Consultants, Inc., 6603 York Road Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 25, 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.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 25, 2003 Issue - Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc. 6603 York Road

Baltimore, MD 21212

410-377-2600

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LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



# ZONING REVIEW

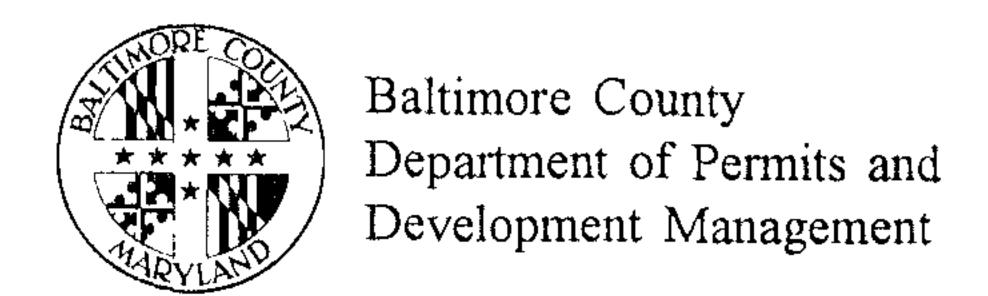
# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:								
Item Number or Case Number:								
Petitioner:	PHILLIP H. KLEIN, JR.							
Address or Location:	4420 FITCH AVENUE							
,								
PLEASE FORWARD A	PLEASE FORWARD ADVERTISING BILL TO:							
Name:	DEVELOPMENT ENGINEERING CONSULTANTS, INC.							
Address:	6603 YORK ROAD							
	BALTIMORE, MD 21212							
Telephone Number:	410-377-2600							



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

March 7, 2003

John E. Raine, III Barnes & Raine, P.A. 405 West Pennsylvania Avenue Towson, MD 21204

Dear Mr. Raine:

RE: Case Number: 03-338-A, 4420 Fitch Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 22, 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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callabal D

WCR:klm

Enclosures

c: People's Counsel
Philip H. Klein, Jr., Pres, Beltway Prop. Management, 4420 Fitch Avenue, Baltimore 21236
Thomas A. Church, Development Engineering Consultants, 6603 York Rd., Baltimore, 21212
Roland M. Neifeld, Jr., Northfield Sales, 6413-15 Harford Road, Baltimore, 21214



#### SIMOUND DELAGIMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., Governor . Michael S. Steele, Lt. Governor . Trent M. Kittleman, Acting Secretary

Date: 1.28.03

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

RE:

Baltimore County

Item No. 338

JCM

Dear. Mr. Zahner:

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

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

Very truly yours,

1. 1. Smelle

b

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



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 January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.:

326-329, 331-338

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

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS | TLT

DATE:

February 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 28, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

298, 326, 328, 329, 331, 334-838

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** March 12, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

1338

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 03-383

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

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

DATE: February 24, 2003

TO:

Arnold Jablon, Director Department of Permits & Development Management

Robert W. Bowling, Supervisor
Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For February 3, 2003

Item Nos. 298, 326, 327, 328, 329, 330, 321, 332, 334, 335, 336, 337, and 338

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

RWB:CEN:jrb

cc: File

RE:	: PETITION FOR VARIANCE * BEFORE THE											
	442	0 Fitch	Avenue	; NE/sid	le Fitch	Ave; 3	00ft					
	SE e	ctrline R	tossville	Blvd			*	ZON	NING C	<b>OMMIS</b>	SSIONE	ER
	14 <sup>th</sup>	Election	n Distri	ct								
	6 <sup>th</sup> (	Councilr	nanic D	istrict			*	FOR	<b>t</b>			
	Leg	al Owne	er(s): Be	eltway F	roperty	Mgt, I	nc					
	_		• •	lein, Jr.			*	BAI	TIMO	RE COU	JNTY	
	Con	tract Pu	-	r			o, Inc					
				Neifeld,			*	03-3	38-A			
		Petitioner(s)										
*	*	*	*	*	*	*	*	*	*	*	*	*

#### **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 January, 2003, a copy of the foregoing Entry of Appearance was mailed to, Thomas A. Church, P.E., Development Engineering consultants, Inc, 6603 York Road, Baltimore, MD, 21212 and John E. Raine, III, Barnes and Raine, P.A., 405 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

May Dimmerman

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

**Florence E. Burtan** Deputy Secretary

Michael S. Steele

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPNX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. 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,

Activation of the Market of the

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

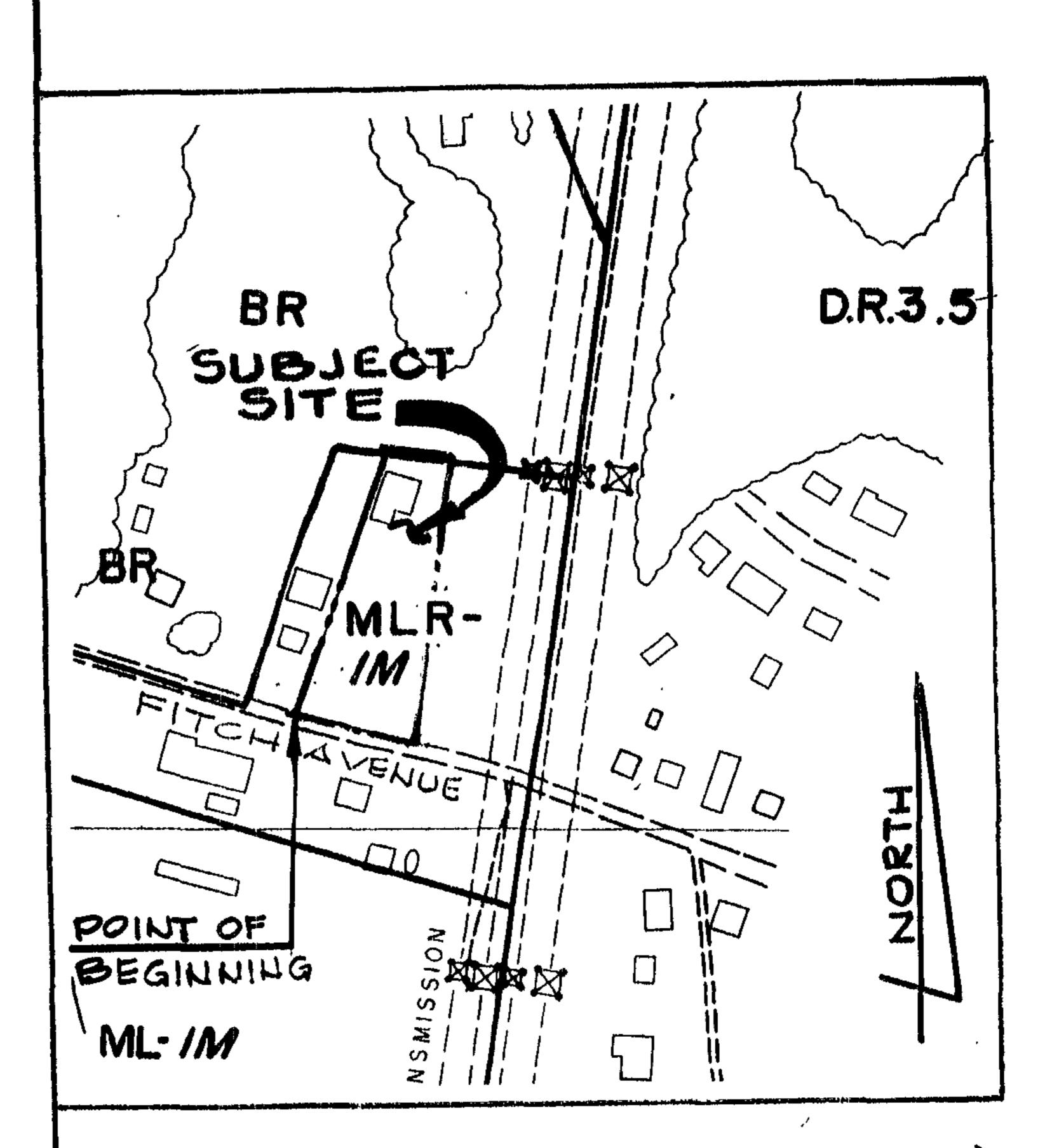
cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME RESIN / WEIT
CASE NUMBER 03-338-A
DATE 3/2/03

# PETITIONER'S SIGN-IN SHEET

E- MAIL				
ITY, STATE, ZIII	Suco Ma 21264 Suco Ma 21264			
ADDRESS Une	455 W. Verno. Pre 1420 FITCL HAR 645 HARFORD D.			
1. H. Church (BOCC)	Philo Klein own and Saman Chair Chairs of Terfers In			





# ZONING MAP (NE. 7-F)

4420 FITCH AVE.

D.R.3.5 SUBJECT

一日日の人とこれの

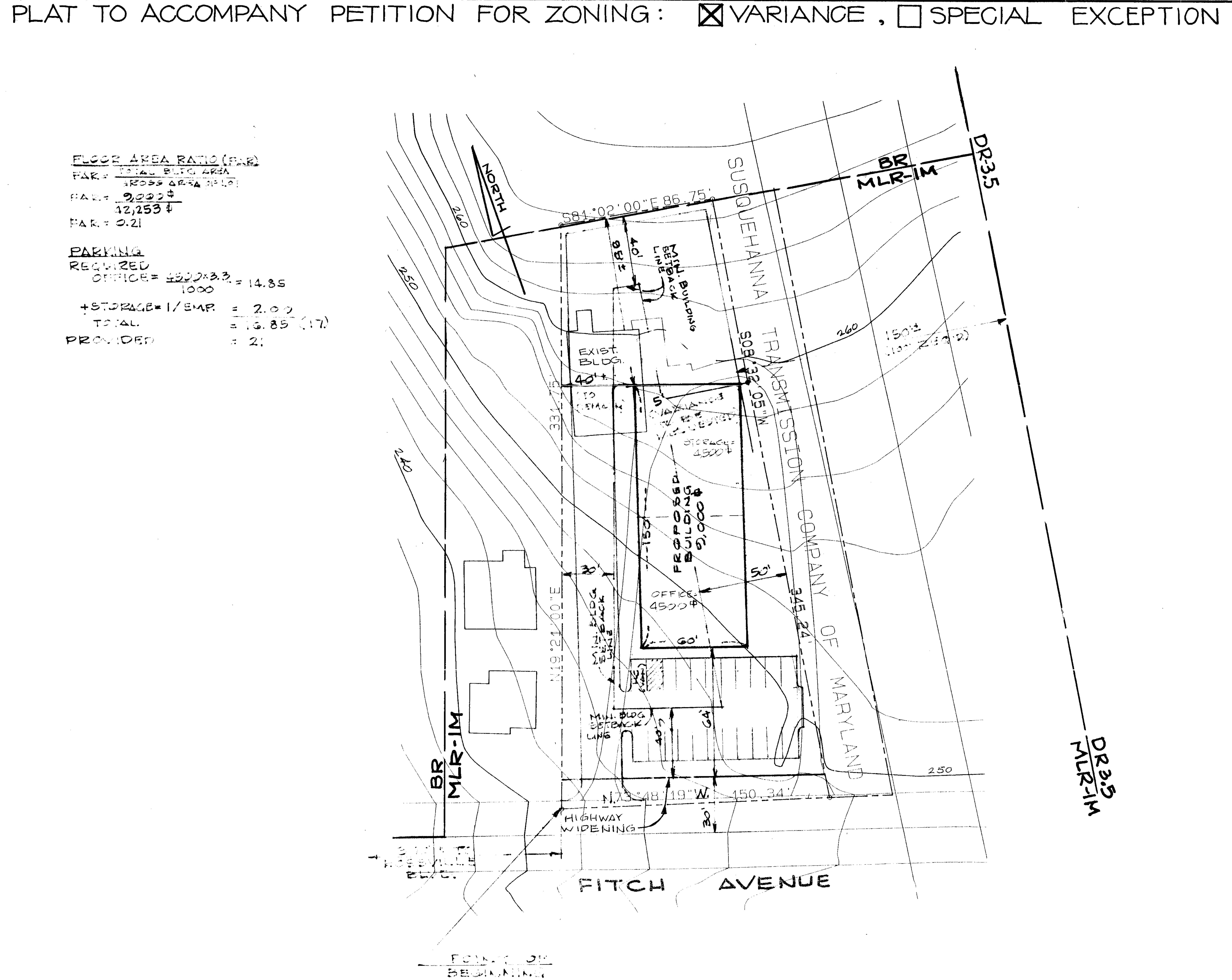
ML-IM

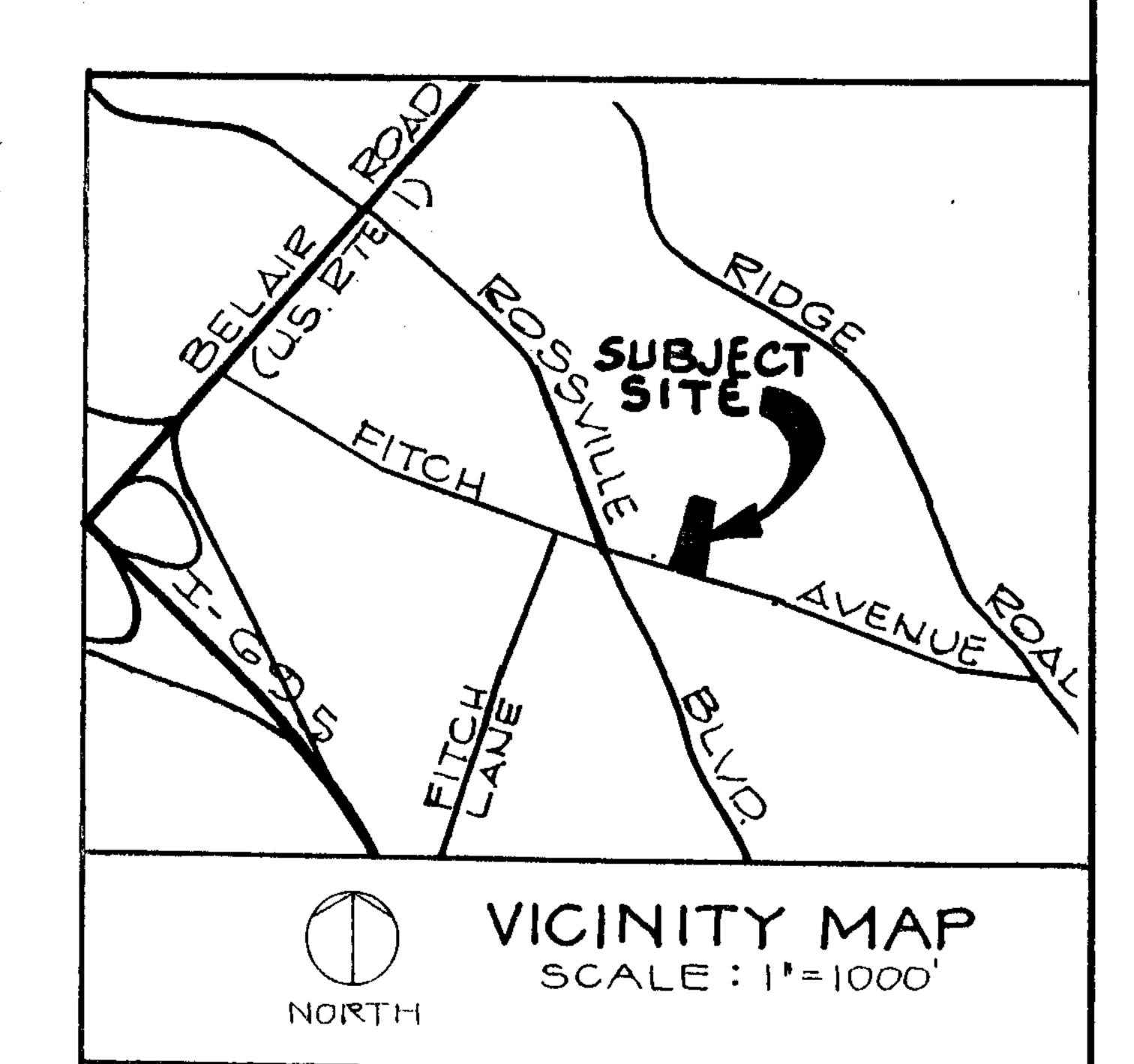
ZONING MAP (NE. 7.7) 1"=200

FLOCE AREA RATIO (F.E) FAR = 0.21 PARKING RECURZED

OFFICE 4500×3.3 = 14.85 +570PAGE=1/5MP = 2.00 TOTAL.

PRCADED





LOCATION INFORMATION

ELECTION DISTRICT : 14 TH

COUNCILMANIC DISTRICT: GTH

1"=200' SCALE MAP #: NE 7 F

ZONING: MLR-IM

LOT SIZE: 0.02 Act (30,874 \$\frac{1}{2})

PUBLIC PRIV

SEWER: \(\sum\_{\text{SEWER}}\)

WATER:

CHESAPEAKE BAY CRITICAL AREA: NO

PRIOR ZONING HEARINGS: NONE PREVIOUS COMMERCIAL PERMITSSI.

ZONING OFFICE USE ONLY

REVIEWED BY

CASE #

OWNER INFORMATION (PER MOAT) BELTWAT PROPERTY MANAGEMENT, INC. BALTIMORE, MIN. 21236 TAX ACCT.# 17-00-010803

DEED REF.: 14580/489

NOTE: THERE IS NO 100 YEAR FLOODPLAIN WHICH AFFECTS THIS SITE

> USE OF FREEDSET BUILDING - BATHROOM RUMONELLING GUSINUSS



PLAT TO ACCOMPANY PETITION FOR VARIANCE DEVELOPMENT ENGINEERING CONSULTANTS, INC. 4420 FITCH AVENUE SITE ENGINEERS & SURVEYORS 5CALE 6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212 ELECTION DIST. 14TH BALTIMORE COUNTY, MD. REVISIONS