IN RE: PETITION FOR ADMIN. VARIANCE N/S Montrose Avenue, 880' W of Pratt Avenue 3rd Election District 2nd Councilmanic District (6524 Montrose Avenue)	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-340-A
Lisa & Douglas Colonell *Petitioners*	*	

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

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, Lisa and Douglas Colonell. The variance request is for property located at 6524 Montrose Avenue in Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 8 ft. and 10 ft. with a sum of side yards totaling 18 ft. in lieu of the required minimum side yard setbacks of 20 ft. with a sum of side yards totaling a minimum of 50 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.

2/21/03

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 21st day of February, 2003, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a side yard setback of 8 ft. and 10 ft. with a sum of side yards totaling 18 ft. in lieu of the required minimum side yard setbacks of 20 ft. with a sum of side yards totaling a minimum of 50 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/21/03
R. Jameson

Baltimore County
Zoning Commissioner

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

February 21, 2003

Mr. & Mrs. Douglas Colonell
6524 Montrose Avenue
Baltimore, Maryland 21212-1023

Re: Petition for Administrative Variance
Case No. 03-340-A
Property: 6524 Montrose Avenue

Dear Mr. & Mrs. Colonell:

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

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

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: SMG Architects
1016 Morton Street
Baltimore, MD 21201

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6524 Montrose Ave.

which is presently zoned D.R. 1

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) 1B02.3C.1. (BCZR)

To permit a side yard setback of 8 feet and 10 feet with a sum of side yards totaling 18 feet in lieu of the required minimum side yard setback of 20 feet with a sum of side yards totaling a minimum of 50 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):

Douglas L. Colonell
Name - Type or Print

Signature

Lisa H. Colonell
Name - Type or Print

Signature

6524 Montrose Ave. 410-377-0000
Address — Telephone No.

Baltimore, MD 21212-1023
City — State — Zip Code

Representative to be Contacted:

SMG Architects
Name

1016 Morton Street 410-685-3582
Address — Telephone No.

Baltimore, MD 21201
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. 03-340-A

Reviewed By D. THOMPSON **Date** 1/23/03

Estimated Posting Date 2/3/03

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6524 Montrose Ave.
Address

Baltimore, MD 21212- 1023
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):

See attached letter.

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.

Signature

Signature

Douglas L. Colonell
Name - Type or Print

Lisa H. Colonell
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of January 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Douglas L. Colonell & Lisa A. Colonell. the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

DAWN L. PECORA NOTARY PUBLIC BALTIMORE COUNTY, MD

Dawn L. Pecora
Notary Public

My Commission Expires September 17, 2005.

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6524 Montrose Ave.
Address

Baltimore, MD 21212- 1023
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):

See attached letter.

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.

Signature

Signature

Douglas L. Colonell
Name - Type or Print

Lisa H. Colonell
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of January 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Douglas L. Colonell & Lisa A. Colonell. the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

DAWN L. PECORA NOTARY PUBLIC BALTIMORE COUNTY, MD

Dawn L. Pecora
Notary Public

My Commission Expires September 17, 2005.

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6524 Montrose Ave.

which is presently zoned D.R. 1

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) 1B02.3C.1. (BCZR)

To permit a side yard setback of 8 feet and 10 feet with a sum of side yards totaling 18 feet in lieu of the required minimum side yard setback of 20 feet with a sum of side yards totaling a minimum of 50 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):

Douglas L. Colonell
Name - Type or Print

Signature

Lisa H. Colonell
Name - Type or Print

Signature

6524 Montrose Ave. 410-377-0000
Address — Telephone No.

Baltimore,MD 21212-1023
City — State — Zip Code

Representative to be Contacted:

SMG Architects
Name

1016 Morton Street 410-685-3582
Address — Telephone No.

Baltimore, MD 21201
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. 03-340-A

Reviewed By D. THOMPSON **Date** 1/23/03

Estimated Posting Date 2/3/03

REV 10/25/01

SCHAMU MACHOWSKI GRECO

MARYLAND
1016 MORTON ST
BALTIMORE, MD 21201
TEL 410 685 3582
FAX 410 625 4790
WEST VIRGINIA
14TH & CHAPLINE ST
SUITE 505
WHEELING, WV 26003
TEL 304 233 0048
FAX 304 233 7564
WWW.SMGARCH.COM

Doug and Lisa Colonell
6524 Montrose Ave.
Baltimore, MD. 21212

December 27, 2002

Re: Zoning Variance Narrative

Dear Lisa and Doug,

We are writing on your behalf to explain the reasons for your request for an Administrative Variance at the above address for the purpose of building a new addition. Given that the house was built in 1953 and is approximately 62 ft. wide, the current side yard set backs as required by current D.R. 1 regulations – 20 ft. minimum and 50 ft. total – are too restrictive since the parcel is 100 ft. wide and presents practical difficulty. As the site is narrow, the proposed Mud Room , Family Room, Dens and Stair will connect to the existing house's Kitchen area which is located on the northwest side of the house. The addition is being designed in order to accommodate the spatial needs of a household of six.

The addition can not be located in the middle section of the house as this lay out would require the removal of both existing decks (as it is , we are currently relocating one deck to the east side of the house). The deck adjacent to the Living Room will remain and views to the rear yard and woods beyond will not be impeded at this location. Furthermore, we did not want to turn the Living Room into a high traffic area by placing the addition adjacent to it. Rooflines are difficult to reconcile at this location, as well.

The addition can not be located on the east side of the rear of the house as the septic tank is located there and its proposed use does not relate to this, the Bedroom wing of the house.

Given the unique circumstances set forth above, we feel the addition, though requiring a Variance, fits logically and safely at its proposed location and addresses the current needs of your household.

Respectfully submitted,

Schamu Machowski Greco Architects

SMG

03-340-A

ZONING DESCRIPTION FOR 6524 MONTROSE AVENUE

Beginning at a point in the center of Montrose Avenue which is approximately twenty feet wide at the distance of approximately eight hundred eighty feet west of the centerline of the nearest improved intersecting street, Pratt Avenue, which is twenty feet wide. As recorded among the Land Records of Baltimore County in Deed Liber R.J.S. No. 1496, folio 58 etc. and Deed Liber WPC No. 338 , folio 308 etc. and running thence bounding on the center of Montrose Avenue N.58 30' W. 46.4 ft., N. 20 12' E 166.2 ft., N. 58 37' W. 21.3 ft., N. 31 23' E. 408.2 ft., S. 64 7' E. 100.5 ft., S. 31 23' W. 580.78 ft. to the place of the beginning.

03-340-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20458

DATE 1/23/03 ACCOUNT 001-000-6150

AMOUNT $ 65.00

RECEIVED FROM: DOUGLAS L. CONNER

FOR: ITEM # 341 12-340-A

1524 MONTCOBE AVE. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE DEPOSIT
FIELD RECEIPT
BUSINESS ACTUAL TIME
/23/2003 1/23/2003 09:17:36
REG W504 WALKIN DOUL DRD DRAWER 2
RECEIPT # 212225 1/23/2003 OFLN
Dept 5 538 ZONING VERIFICATION
GR NO. 020458
Recpt Tot $65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-340-A

Petitioner/Developer: COLONELL

Date of Hearing/Closing: 2/18/03

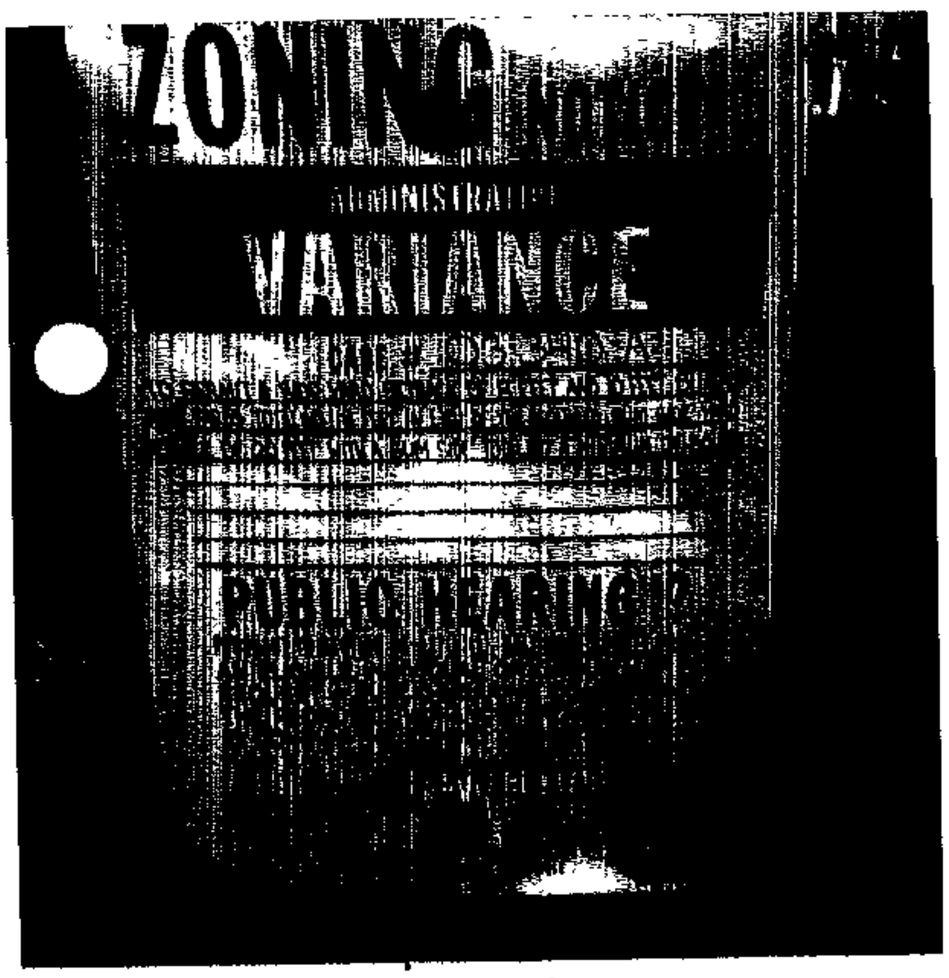
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 6524 MONTROSE AVE

The sign(s) were posted on 2/2/03
(Month, Day, Year)



Sincerely,

2/2/03
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03-340 -A Address 6524 MONTROSE AVE., 21212

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 1/23/03 **Posting Date:** 2/3/03 **Closing Date:** 2/18/03

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

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03-340 -A Address 6524 MONTROSE AVE., 21212

Petitioner's Name COLONELL Telephone 410-377-0000

Posting Date: 2/3/03 **Closing Date:** 2/18/03

Wording for Sign. *To Permit* A SIDE YARD SETBACK OF 8 FEET AND 10 FEET WITH A SUM OF SIDE YARDS TOTALING 18 FEET IN LIEU OF THE REQUIRED MINIMUM SIDE YARD SETBACK OF 20 FEET WITH A SUM OF SIDE YARDS TOTALING A MINIMUM OF 50 FEET.

WCR - Revised 6/28/00

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 03-340-A

Petitioner COLONELL

Address or Location 6524 MONTROSE AVE. 21212

PLEASE FORWARD ADVERTISING BILL TO

Name MR. & MRS. DOUGLAS L. COLONELL

Address 6524 MONTROSE AVE.

BALTO. MD 21212-1023

Telephone Number 410-377-0000

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

February 14, 2003

Mr. & Mrs. Douglas L. Colonell
6524 Montrose Avenue
Baltimore, MD 21212-1023

Dear Mr. & Mrs.Colonell:

RE: Case Number: 03-340-A, 6524 Montrose Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
SMG Architects, 1016 Morton Street, Baltimore, MD 21201

Printed with Soybean Ink
on Recycled Paper

State Highway Administration
Driven to Excel

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

Date: 2·4·03

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

RE: Baltimore County
Item No. 340 DT

Dear. Mr. Zahner:

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

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

Very truly yours,

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

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

February 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 3, 2003

Item No.: 339-347, 349

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 /TOT

DATE: March 12, 2003

SUBJECT: Zoning Item 340
Address 6524 Montrose Ave

Zoning Advisory Committee Meeting of March 4, 2002

An evaluation of the septic systems must be made prior to building permit approval. Please contact Ground Water Management for more info.

Reviewer: Sue Farinetti Date: February 21, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 7, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-340 – Administrative Varaince**
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 Lochner

AFK/LL:MAC

RECEIVED
FEB 7 2003
ZONING COMMISSIONER

W \DEVREV\ZAC\nocomment doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2003
Item Nos. 339, 340, 341, 342, 344,
345, 347, 348, 349, and 350

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

February 4, 2003

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

Re: Zoning Advisory Committee Agenda 02/10/03 re: case numbers 03-339-A, 03-340-A, 03-341-A, 03-342-SPHA, 03-343-A, 03-344-SPH, 03-345-A, 03-346-SPH, 03-347-A, 03-348-SPH, 03-349-A, 03-350-XA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/04/03. 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

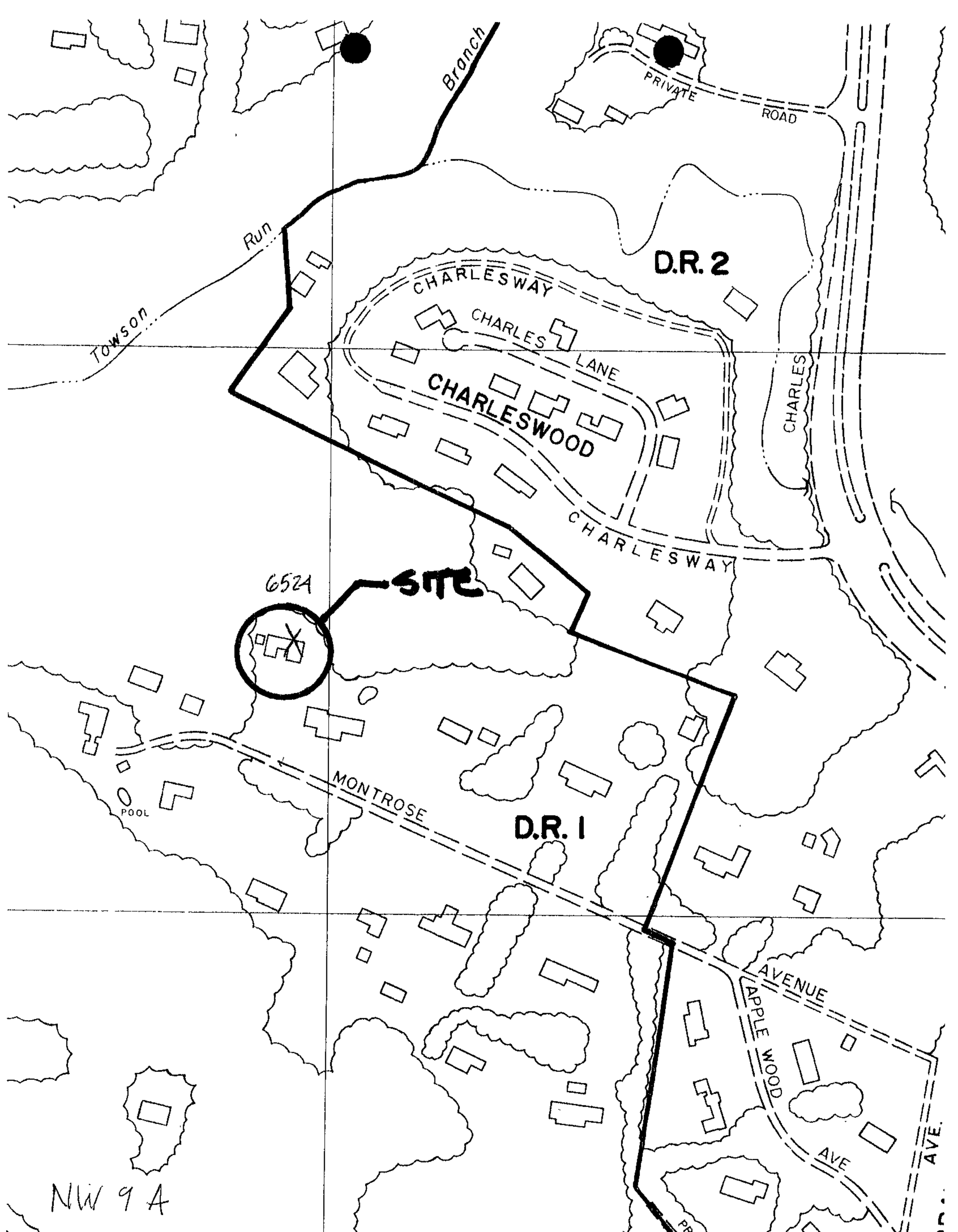
cc Mike Nortrup

301 West Preston Street • Suite 1101 • Baltimore Maryland 21201-2305
Tel 410.767.4500 • Fax 410.767.4480 • Toll Free 1.800.767.6272 • TTY Users Maryland Relay
Internet www.mdoplanning.state.md.us

las L. Colonell
President

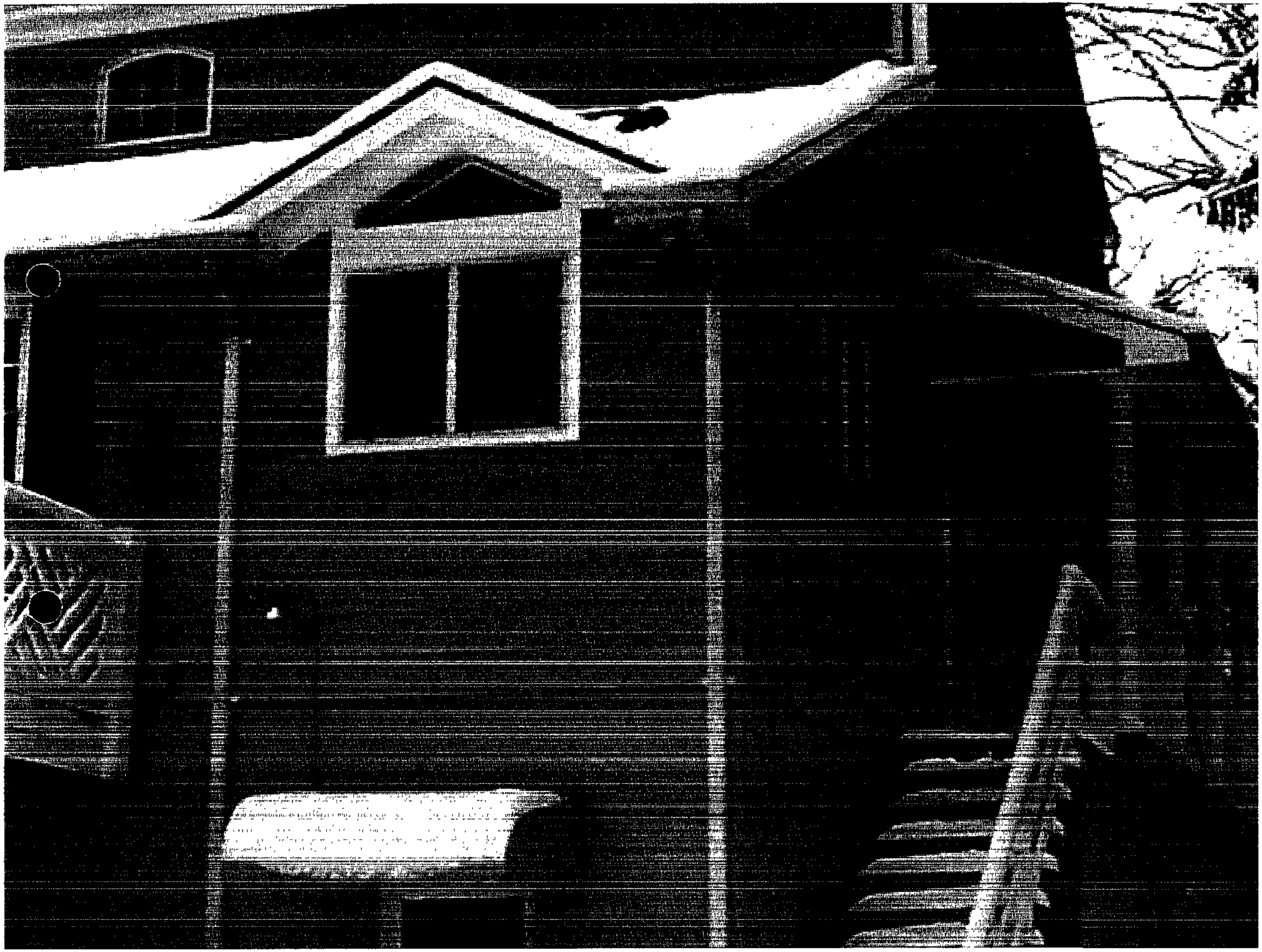
KING CONSTRUCTION, INC.

8909 Harford Road • Baltimore, Maryland 21234-4111
Phone· 410-668-1700 • Fax 410-668-1778
28757 Ocean Gateway • Salisbury, MD 21804
Phone 866-668-1700
www.kingconstructioninc.com


Branch
Run
Towson
PRIVATE
ROAD
D.R. 2
CHARLESWAY
CHARLES
LANE
CHARLESWOOD
CHARLES
CHARLESWAY
6524
SITE
MONTROSE
POOL
D.R. 1
AVENUE
APPLE
WOOD
AVE
AVE.
NW 9 A

03-340-A

03-340-A



03-340-A

03-340-A

03-340-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

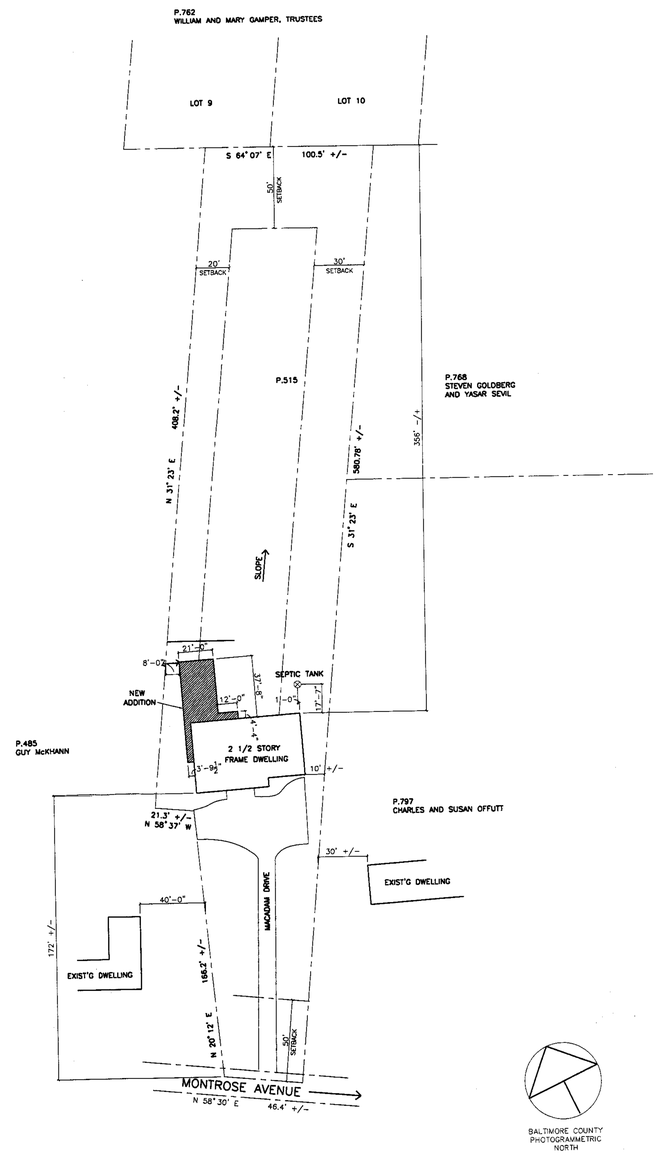
PROPERTY ADDRESS 6524 MONTROSE AVE.

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

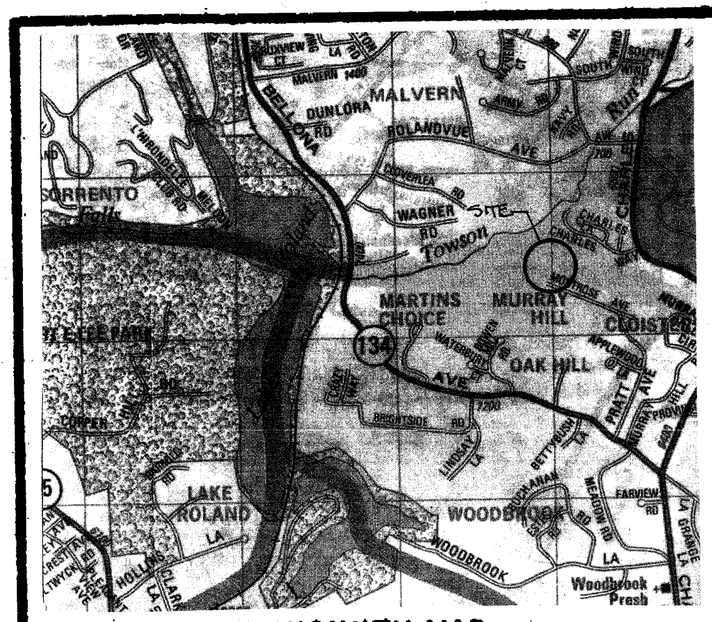
SUBDIVISION NAME

PLAT BOOK # ____ FOLIO # ____ LOT # ____ SECTION # ____

OWNER DOUGLAS L. AND LISA H. COLONELL



NORTH



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 3RD

COUNCILMANIC DISTRICT 2ND

1" = 200' SCALE MAP # NW 9A

ZONING DR-1

LOT SIZE 1.18 ACREAGE 51400.8 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	340	Pet. Ex. #1 03-340-A

PREPARED BY SMG ARCHITECTS BASED ON SURVEY BY J.S. DALLAS DATED 12/23/02

SCALE OF DRAWING: 1" = 50'