

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Cedarmere Road, 200' E
centerline of Ashmere Road
4th Election District
4th Councilmanic District
(15 Cedarmere Road)

John Kuhlman
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-389-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by John Kuhlman, the legal owner of the subject property. The variance request is for property located at 15 Cedarmere Road in the Owings Mills area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Sec. 7-1953 Regulations, Section III), to permit an 18 ft. front yard setback in lieu of the permitted 25 ft. and a 3 ft. side yard setback in lieu of the permitted 7 ft. for a proposed carport. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner has 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

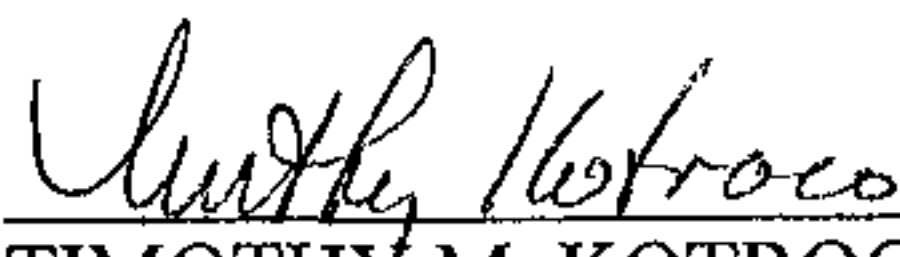
4/2/03
R. J. Jenson

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 2nd day of April, 2003, that a variance from Section 1B02.3.B of the (B.C.Z.R.)(Sec. 7-1953 Regulations, Section III), to permit an 18 ft. front yard setback in lieu of the permitted 25 ft. and a 3 ft. side yard setback in lieu of the permitted 7 ft. for a proposed carport, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

4/2/03




Baltimore County
Zoning Commissioner

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

April 2, 2003

Mr. John Kuhlman
15 Cedarmere Road
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 03-389-A
Property: 15 Cedarmere Road

Dear Mr. Kuhlman:

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, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Watson Morgan
4145 Louisville Road
Finksburg, MD 21048

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 15 CEDARMERE RD, OWINGS MILLS
which is presently zoned DR 3.5

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) 1302.3B. PERMITTING 7-53 REG.

ULATIONS SEC. III-A RESIDENCE TO PERMIT AN 18 FT. FRONT YARD SETBACK
IN LIEU OF 25 FT., AND A 3 FT. SIDE YARD SETBACK IN LIEU OF 7 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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 03-21-03 day of March 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.

Legal Owner(s):

JOHN KUHLMAN

Name - Type or Print

Signature

Name - Type or Print

Signature

15 CEDARMERE RD

Address

410-363-0935

Telephone No.

OWINGS MILLS MD

City

State

21117

Zip Code

Representative to be Contacted:

WATSON MORGAN

Name

4145 LOUISVILLE RD

Address

410-984-2723

Telephone No.

FINKSBURG MD

City

State

21048

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By SPJ

Date

02-21-03

Estimated Posting Date

03-02-03

CASE NO. 03-389-A

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 15 CEDARMERE RD
Address
OWINGS MILLS MD 21117
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):

1. GREATER SIDE SETBACK (15') IS ON WEST SIDE OF HOUSE ALLOWING ROOM FOR CARPORT.
2. SETBACK ON EAST SIDE (10') ALSO HAS UTILITY EASEMENT.
3. ONLY ACCESS BY VEHICLE TO BACK YARD IS ON WEST SIDE. OTHER PROPERTIES ABOUT THREE SIDES.
4. I USE A TRAILER TO TRANSPORT A MOTORCYCLE AND STORE IT IN THE REAR YARD WHEN NOT IN USE, INSTEAD OF ON THE STREET.
5. I NEED COVER TO KEEP MY VEHICLE OUT OF THE WEATHER.
6. BOTH MY VEHICLES AND TRAILER HAVE BEEN HIT AND DAMAGED BY OTHERS WHEN PARKED ON THE STREET

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

JOHN KUHLMAN

Name - Type or Print

HOME # 410-363-0935
WORK #

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN KUHLMAN

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

3/1/03
WATSON D. MORGAN, NOTARY PUBLIC
County of Carroll
State of Maryland
My Commission Expires March 1, 2003

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

15 CEDARMERE RD
Address
OWINGS MILLS MD 21117
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):

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2. SETBACK ON EAST SIDE (10') ALSO HAS UTILITY EASEMENT.
3. ONLY ACCESS BY VEHICLE TO BACK YARD IS ON WEST SIDE. OTHER PROPERTIES ABOUT THREE SIDES.
4. I USE A TRAILER TO TRANSPORT A MOTORCYCLE AND STORE IT IN THE REAR YARD WHEN NOT IN USE, INSTEAD OF ON THE STREET.
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6. BOTH MY VEHICLES AND TRAILER HAVE BEEN HIT AND DAMAGED BY OTHERS WHEN PARKED ON THE STREET

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

JOHN KUHLMAN

Name - Type or Print

HOME # 410-363-0935
WORK # 410-788-8872

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

3/1/03

REV 10/25/01

WATSON D. MORGAN, NOTARY PUBLIC
County of Carroll
State of Maryland
My Commission Expires March 1, 2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15 CEDARMERE RD, OWINGS MILLS
which is presently zoned DR 3.5

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) 1 BOZ. 3B PERMITTING 7-53 REG-
ULATIONS SEC III "A" RESIDENCE TO PERMIT AN 18FT FRONT YARD SETBACK
IN LIEU OF THE 25 FT, AND A 3FT SIDE YARD SETBACK IN LIEU OF 7 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):

JOHN KUHLMAN

Name - Type or Print

Signature

Name - Type or Print

Signature

15 CEDARMERE RD 410-363-0935

Address Telephone No.

OWINGS MILLS MD 21117

City State Zip Code

Representative to be Contacted:

WATSON MORGAN

Name

4145 LOUISVILLE RD 410-984-2723

Address Telephone No.

FINKSBURG MD 21048

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. 03-389-A

Reviewed By -STP- Date 02.21.03

REV 10/25/01

Estimated Posting Date 03.07.03

ZONING DESCRIPTION FOR 15 CEDARMERE ROAD, OWINGS MILLS, MD 21117

Beginning at a point on the South side of Cedarmere Road which is 50 feet wide at the distance of 200± east of the centerline of the nearest improved intersecting street, Ashmere Road. Being Lot # 1, Block A, as shown on said Plat of Section B., Cedarmere, Section A recorded among Land Records of Baltimore County in Plat Book GLB No. 20, folio 29. Subject to a 5 foot easement for utilities along the first line of the lot herein described. Property contains 10050 square feet. Also known as 15 Cedarmere Road and located in the 4th Election District, 1st Councilmanic District.

03-389. A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

03-384.17

No. 22315

DATE 02-21-03 ACCOUNT R.001.006.6150

AMOUNT \$ 65.00

RECEIVED
FROM:

Watson Horgan

FOR:

Res. Val. (Admin.) 65.00
TOTAL 65.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDJ

PAID RECEIPT

BUSINESS ACTUAL TIME

2/21/2003 2/21/2003 10:44:19

REG. #004 WALKIN OHL AND GRIMMER

*RECEIPT # 216641 2/21/2003

DEPT 5 525 ZONING VERIFICATION

CR NO. 002315

Receipt Tot

\$65.00

65.00 OK

Baltimore County, Maryland

ON

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

C3-384.17

No. 22315

DATE 02-21-03

ACCOUNT R.001.006-6150

AMOUNT \$ 65.00

RECEIVED

FROM: WATSON HLEGAN

FOR:

Res. Val. (Admin) 65.00
ICIT 65.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

577

PAID RECEIPT

BUSINESS ACTUAL TIME

2/21/2003 2/21/2003 10:44:19

REC 4804 WALTON DEL. AND MARYLAND 2

RECEIPT # 218641 2/21/2003 0714

REP 5 528 ZONING VERIFICATION

CR NO. 002315

Receipt Tot \$65.00

65.00 OK .00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-389-A

Petitioner/Developer: _____

Kuhlman

Date of Hearing/Closing: 3-17-03

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 15 Cedarmere Road
Owings Mills, MD 21117

February 25, 2003

(Month, Day, Year)

Sincerely,

Stacy Gardner 2-25-03
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 389 -A Address 15 CEDARHURST RD

Contact Person: JOHN R ALEXANDER Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 02-21-03 Posting Date: 03-02-03 Closing Date: 03-17-03

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.

Detach Along Dotted Line

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 389 -A Address 15 CEDARHURST RD
Petitioner's Name KUHLMAN Telephone 410-363-0935

Posting Date: 03-02-03 Closing Date: 03-17-03

Wording for Sign: To Permit 18 FT. FRONT & 3 FT. SIDE SETBACKS IN LIEU
OF 25 FT. & 7 FT. PER THE AMENDED 1953 ZONING REGULATIONS

**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: 03389 A

Petitioner: JOHN KULLMAN

Address or Location: 15 CEDARMERE RD, OWINGS MILLS MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN KULLMAN

Address: 15 CEDARMERE RD

OWINGS MILLS MD 21117

Telephone Number: 410-363-0935

Revised 2/20/98 - SCJ

03-389-A



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

March 28, 2003

Mr. John Kuhlman
15 Cedarmere Road
Owings Mills, MD 21117

Dear Mr. Kuhlman:

RE: Case Number: 03-389-A, 15 Cedarmere Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Watson Morgan, 4145 Louisville Road, Finksburg 21048

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





MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 3.11.03

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

RE: Baltimore County
Item No. 389 JRA

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/toll-free 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 • Phone 410.545.0300 • www.marylandroads.com



**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

March 11, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 10, 2003

Item No.: ³⁸⁹ 384 - 395

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

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2003

RECEIVED

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

MAR 13 2003

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-384 & 03-389
Administrative Variance

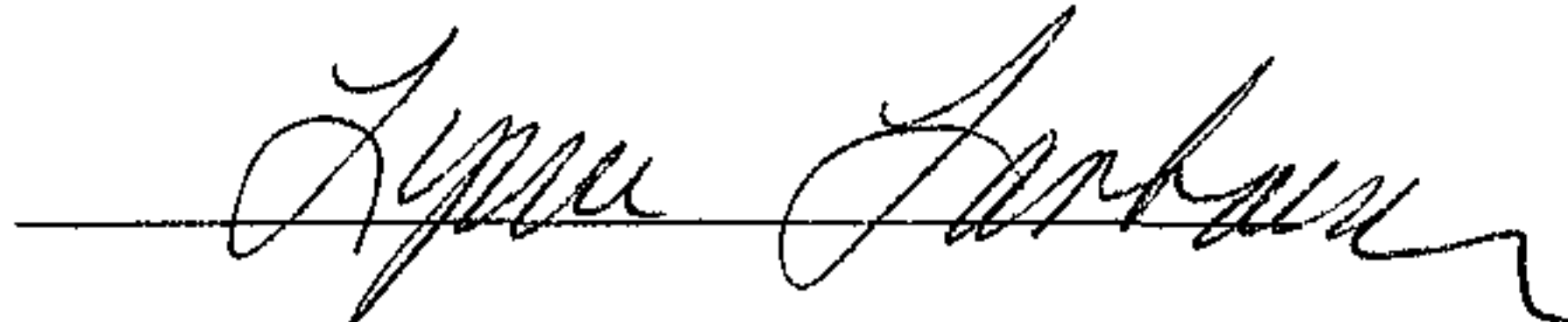
ZONING COMMISSIONER

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

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

DATE: March 14, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For March 17, 2003
Item Nos. 384, 385, 388, 389, 393,
394, and 395

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

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Bucian
Deputy Secretary

March 12, 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

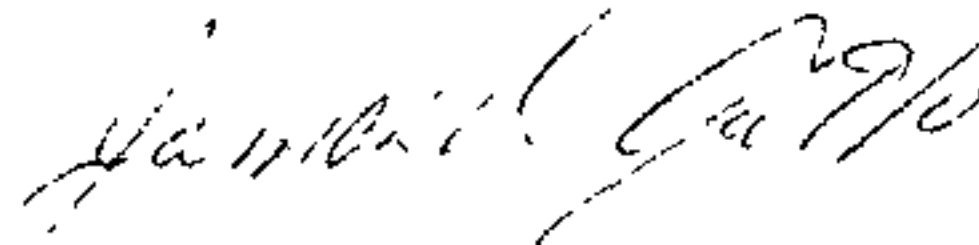
Re: **Zoning Advisory Committee Agenda, 03-17-03 regarding case numbers: 03-384-A, 03-385-A, 03-387-A, 03-388-SPH, 03-389-A, 03-390-SPH, 03-391-A, 03-392-SPHA, 03-393-SPHA, 03-394-A, 03-395-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/11/03. 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.

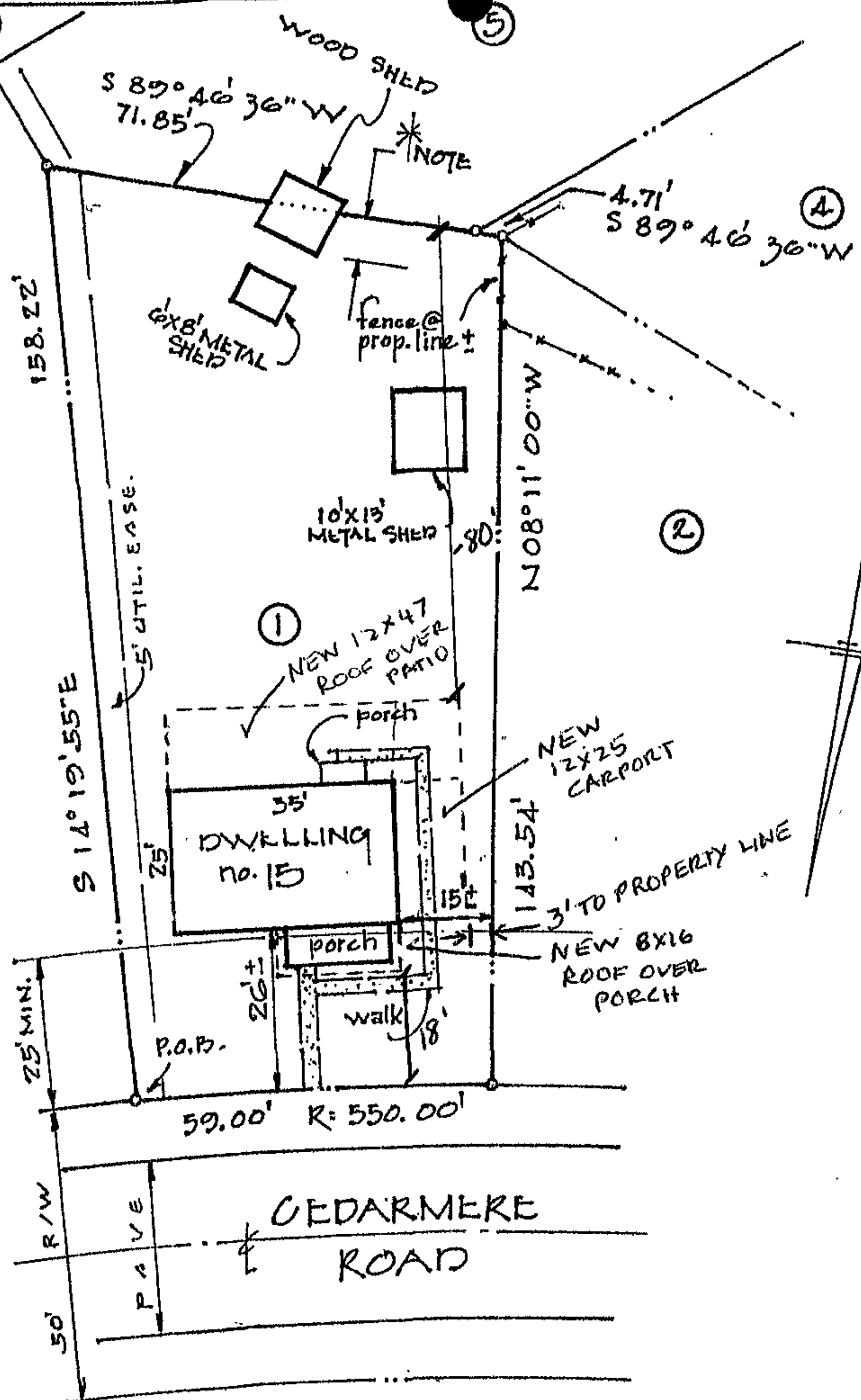
Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: MikeNortrup

⑧



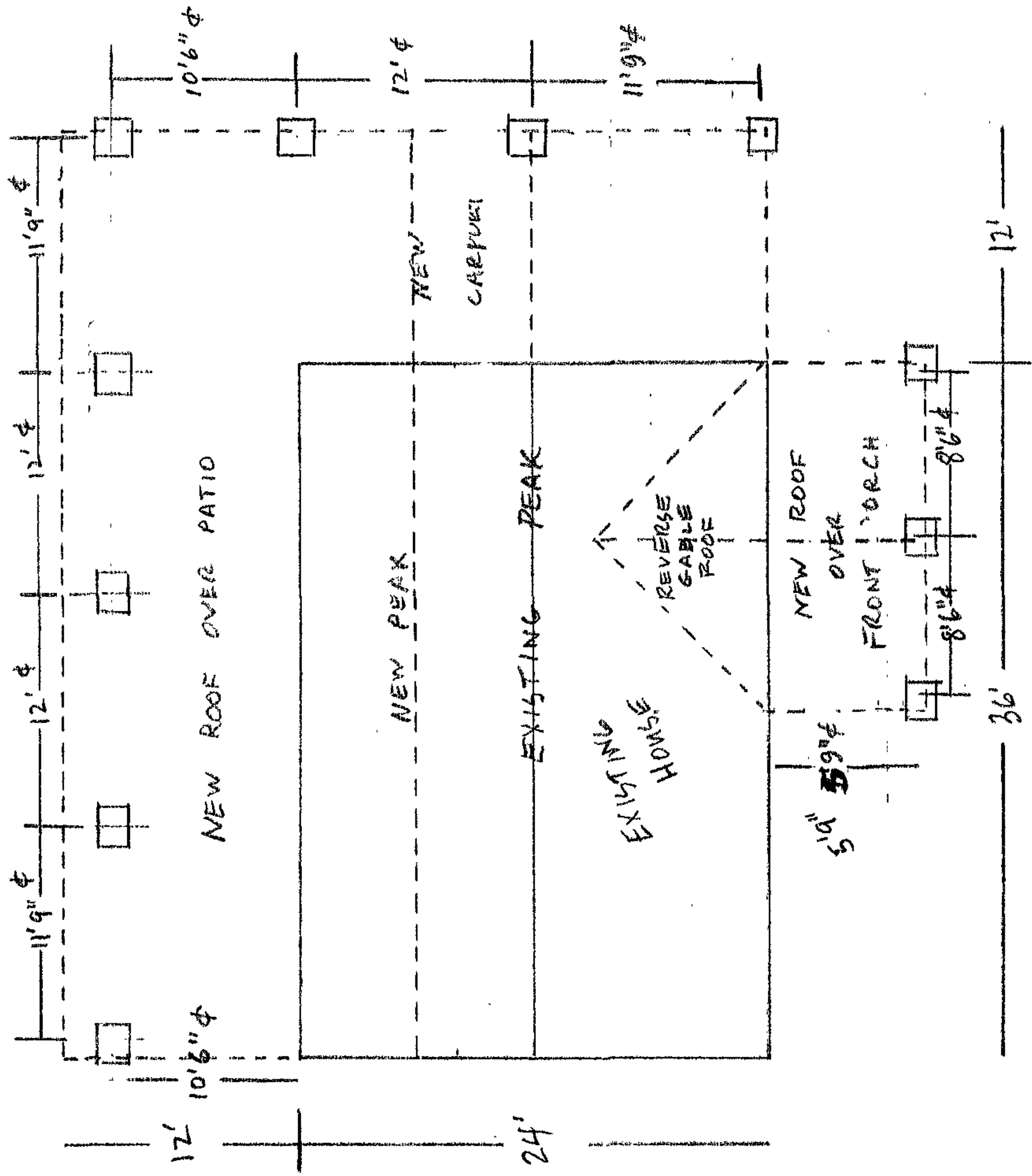
LIBER 9155 FOLIO 032
BEING KNOWN AS LOT 1 BLOCK A
AS SHOWN ON A PLAT ENTITLED: A SUBDIVISION OF
SECTION 'B'
TOWN OF KIRK

LOCATION DRAWING
15 CEDARMERE ROAD
BALTIMORE COUNTY, MARYLAND

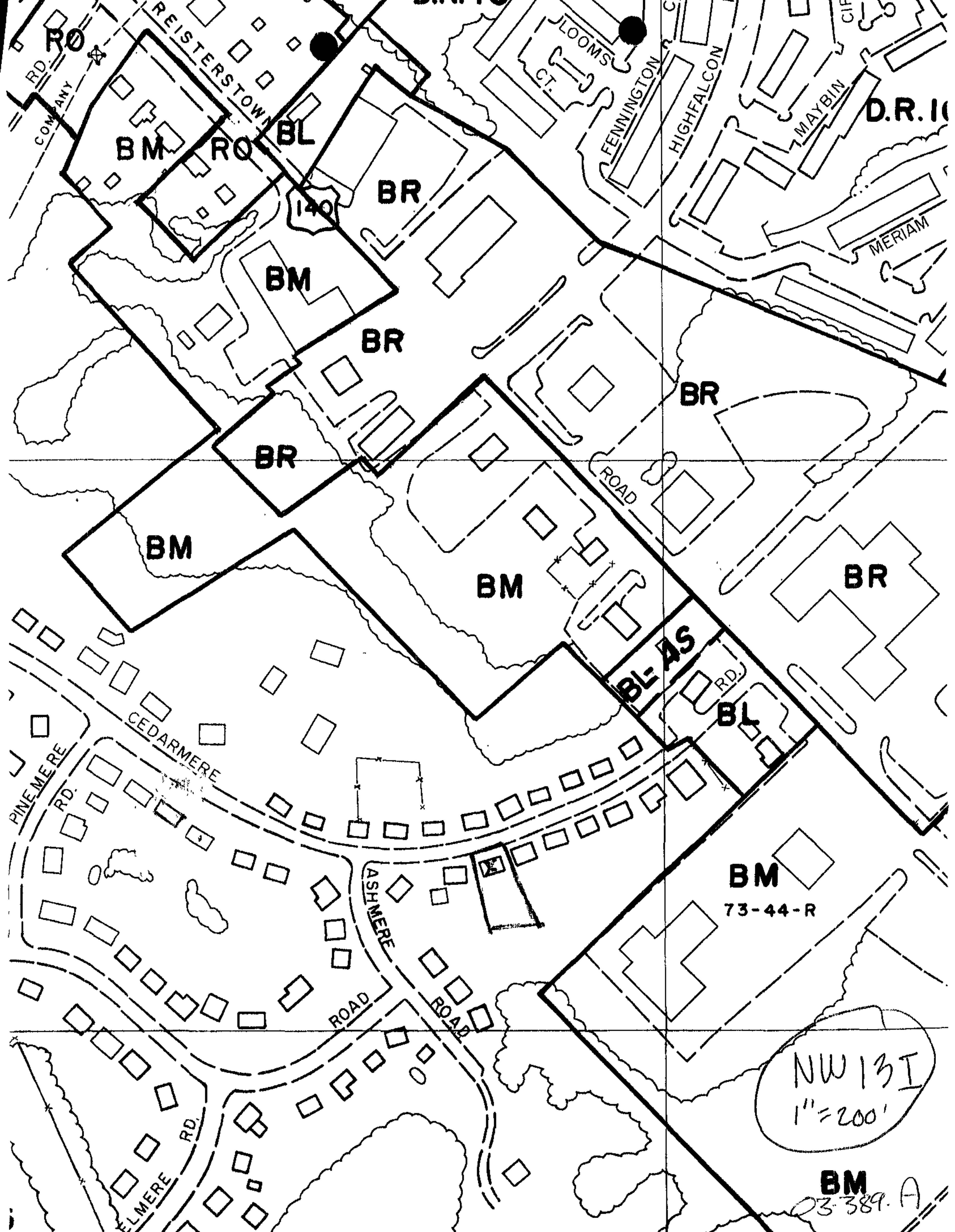
03-389. (A)

ELMS CONSTRUCTION CO. W.M

HANSON/KUHLMAN
15 CEDARMEER



03-389-A



BM

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NW 13I
1"=200'

BM

23-389.A

03-389-46

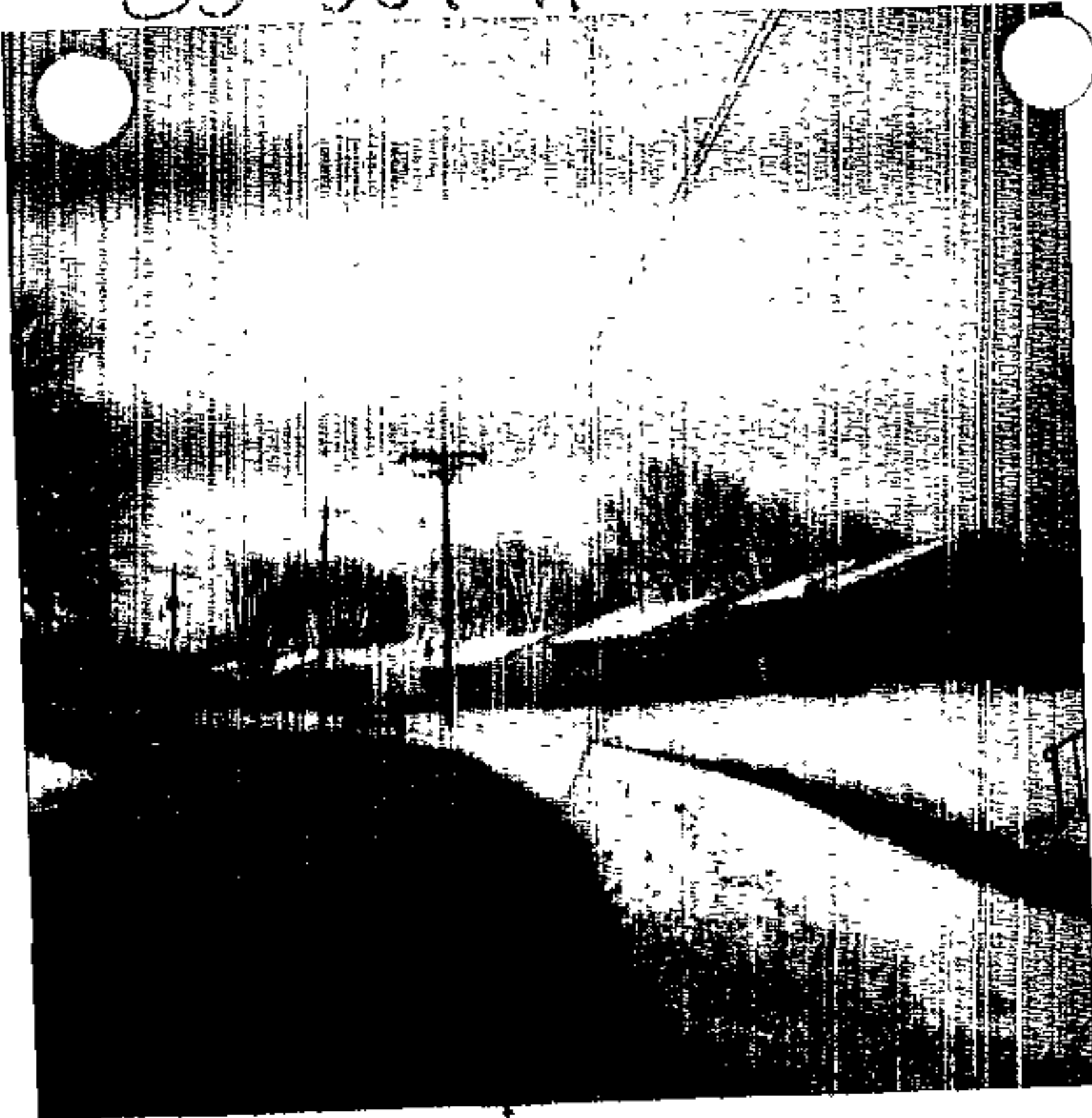


REAR OF HOUSE W/
PROP. CAR PORCH
REAR PORCH

03-389-A

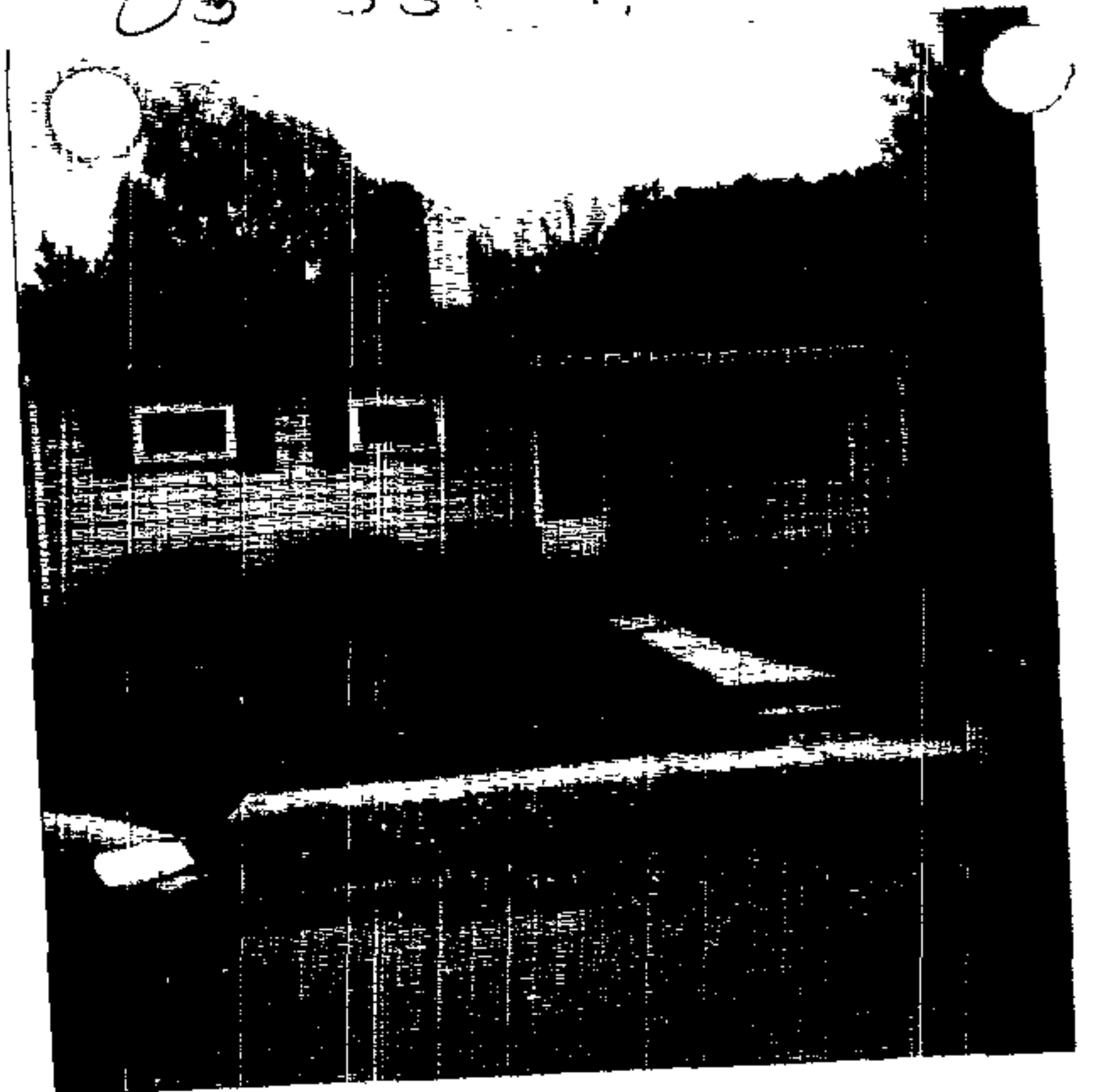


03-389-A



SUBJECT PROP.

03-389-A



FRONT OF HOUSE
SHOWING PORCH FRONT
PORCH