

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Ruxton Road, 350' E
centerline of Old Court Road
9th Election District
2nd Councilmanic District
(2004 Ruxton Road)

Marcia C. & J. M. Dryden Hall, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-432-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Marcia C. and J. M. Dryden Hall, Jr., the legal owners of the subject property. The variance request is for property located at 2004 Ruxton Road in the Towson area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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

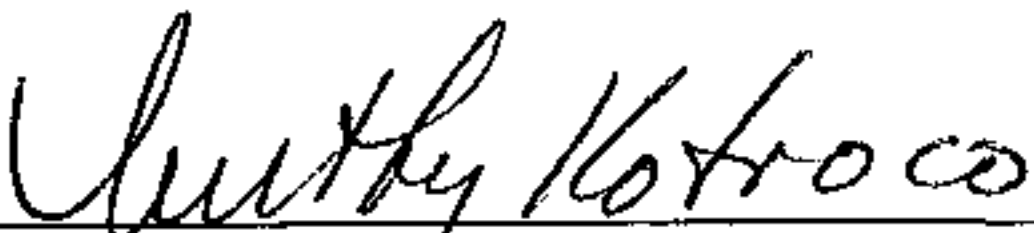
4/21/03
By: [Signature]
[Illegible text]

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

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 April, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, 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

4/21/03
R. Emerson



Baltimore County
Zoning Commissioner

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

April 21, 2003

Mr. & Mrs. J. M. Dryden Hall, Jr.
2004 Ruxton Road
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 03-432-A
Property: 2004 Ruxton Road

Dear Mr. & Mrs. Hall:

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

c: Peter W. Ratcliffe
10404 Stevenson Road
Stevenson, MD 21153

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 2004 Ruxton Rd

which is presently zoned PR1

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) 400.1 BCZR.

To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

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: N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner: N/A

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 4/21/03 day of April, 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):

J. M. Dryden Hall, Jr.

Name - Type or Print

Signature

Marcia C. Hall

Name - Type or Print

Signature

2004 Ruxton Road

410-825-6562

Address

Telephone No

Towson

MD 2

21204

City

State

Zip Code

Representative to be Contacted:

PETER W. RATCLIFFE

Name

10404 STEVENSON RD 484-7010

Address

Telephone No

STEVENSON

MD

21153

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-432-A

Reviewed By JRF

Date 3/19/03

Estimated Posting Date 3-30-03

ORDER RECEIVED FOR FILING

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 2004 Ruxton Road
Address
Towson MD 21204
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):

The owners are elderly and minimizing the gradient that they must traverse from the garage to their residence is essential. The grade at the rear of the existing dwelling drops off considerably. Locating the garage at the side of the dwelling would allow the owners to enter the garage close to and at the same grade as the house.

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.

J. M. Dryden Hall, Jr.
Signature
J. M. Dryden Hall, Jr.
Name - Type or Print

Marcia C. Hall
Signature
Marcia C. Hall
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

J. M. Dryden Hall, Jr. and Marcia C. Hall
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

James A. Sanchez
Notary Public
My Commission Expires 1/23/05

Affidavit in Support of Administrative Variance

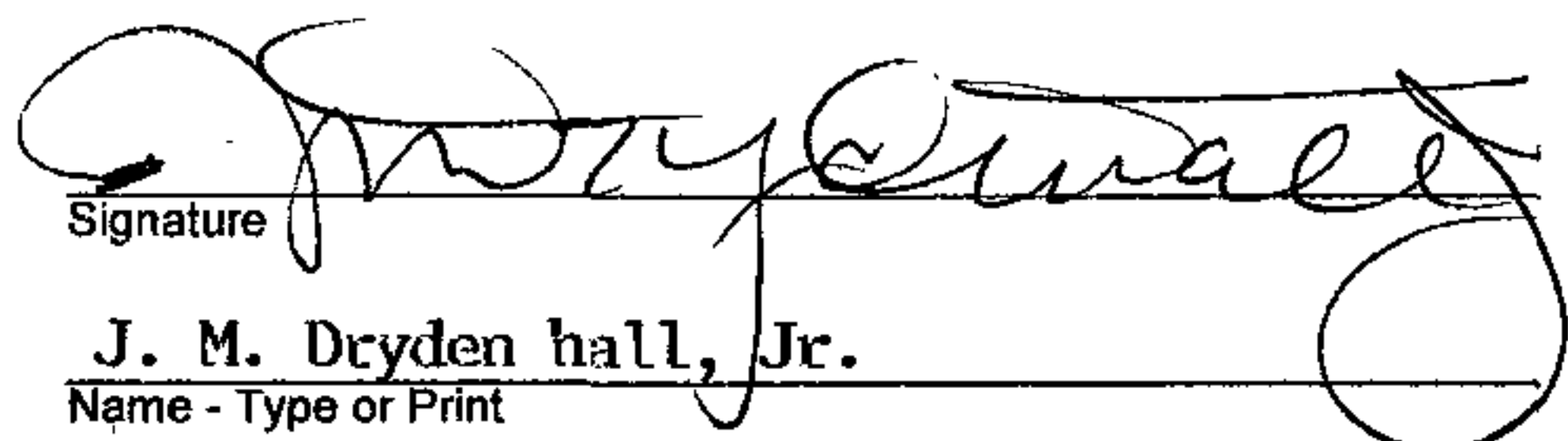
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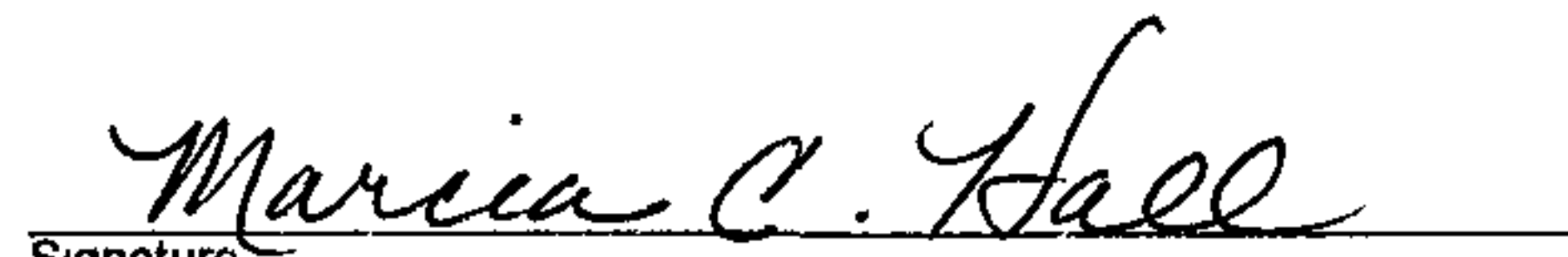
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Address
Towson MD 21204
City State Zip Code

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):

The owners are elderly and minimizing the gradient that they must traverse to from the garage to their residence is essential. The grade at the rear of the existing dwelling drops off considerably. Locating the garage at the side of the dwelling would allow the owners to enter the garage close to and at the same grade as the house.

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
J. M. Dryden hall, Jr.
Name - Type or Print


Signature
Marcia C. Hall
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

J. M. Dryden Hall, Jr. and Marcia C. Hall
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 1/23/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2004 Ruxton Rd
which is presently zoned DR1

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) 400.1 BCER

To permit an accessory structure (detached garage) to be located
in the side yard in lieu of the required rear yard.

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: N/A

Legal Owner(s):

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner: N/A

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

J. M. Dryden Hall, Jr.

Name - Type or Print

Signature

Marcia C. Hall

Name - Type or Print

Signature

2004 Ruxton Road 410-825-6562

Address Telephone No.

Towson MD 2 21204

City State Zip Code

Representative to be Contacted:

PETER W. RATCHLIFE

Name

10404 STEVENSON RD 484-7010

Address Telephone No.

STEVENSON MD 21153

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. 03-432-A

Reviewed By JRF Date 3/19/03

Estimated Posting Date 3-30-03

Zoning Description-2004 Ruxton Road

Zoning Description for : 2004 Ruxton Road

Beginning at a point on the North Side of Ruxton Road which is approximately 350 ft east of the center line of Old Court Road.

As recorded in Deed Liber 16490, Folio 87:

Being : N 75 Degrees 15' 00" E 15 76/100 ft thence,
N 81 degrees 30' 00" E 307 54/100 ft thence,
N 2 degrees 0' 00" W 276 54/100 ft thence,
N 86 degrees 45' 00" W 374 52/100 ft thence,
S 10 degrees 57' 00" E 345 17/100 ft

To the place of the beginning. Containing 2.25 acres. Also known as the "Wright House" and located in the 9th Election District, 4th Councilmanic District.

A copy of the deed is below from which I took the above information.

BEGINNING for the same at the beginning of the third line of the land which by deed dated December 14, 1916 and recorded among the Land Records of Baltimore County in Liber WPC No 474 folio 56 was conveyed by Johnson B. Wright and wife to Clarence Wright thence binding on said third line south ten degrees fifty-seven minutes no seconds east three hundred forty-five and seventeen one-hundredths feet to the north side of Ruxton Road to intersect the fourth line of the Land which by deed dated July 8, 1904 and recorded among the aforesaid Land Records in Liber WPC No 278 folio 224 was conveyed by Rockland Bleach & Dye Works to Johnson B. Wright and wife thence binding reversely on part of said fourth line and reversely on the third line of said last mentioned land and binding on the north side of said Ruxton Road north seventy-five degrees fifteen minutes no seconds east fifteen and seventy-six one-hundredths feet and north eighty-one degrees thirty minutes no seconds east three hundred and seven and fifty-six one-hundredths feet to the beginning of said third line thence binding reversely on the second and first lines of said last mentioned land the two following courses and distances north two degrees no minutes no seconds west two hundred seventy-six and fifty-four one hundredths feet and north eighty-six degrees forty-five minutes no seconds west three hundred and seventy-four and fifty-two hundredths feet to the place of beginning.

The improvements thereon being known as No 2004 Ruxton Road.

Tax ID # (09) 09-16 450130.

Being the same lot of ground described in a Deed dated September 18, 1947 and recorded among the land records of Baltimore County in Liber JWB No 1592, folio 263 was granted and conveyed by Mary A. Wright widow unto

#432

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **21954**

DATE 3-17-03 ACCOUNT 001-006-6150

AMOUNT \$65.00

RECEIVED
FROM:

J. M. Dryden Hall, Jr.

FOR:

2004 Ruxton Rd. ITEM # 432
Admin. Ver. Taken by: JRP

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DATE
3/19/2003 3/19/2003 10:22:35 2
REG MS04 WALKIN DOOL DMD
RECEIPT # 219744 3/19/2003 OPLR
DEPT 5 528 ZONING VERIFICATION
CR NO. 021954

Recpt Tot \$65.00
65.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **21954**

DATE 3-17-03 ACCOUNT 001-006-6150
AMOUNT \$65.00

RECEIVED
FROM:

J. M. Dryden Hall, Jr.

FOR:

2004 Ruxton Rd. ITEM # 432
Admin. Ver. Taken by: JRP

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
3/19/2003	3/19/2003	10:22:25	2
REG 16504	WALKIN	DOOL	OND
>> RECEIPT # 219744		3/19/2003	OFLH
Dep.	5	528 ZONING VERIFICATION	
CR NO.	021954		

Recpt Tot \$65.00
\$65.00 OK \$65.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

AV
4/14

CERTIFICATE OF POSTING

RE: Case No. 03-432-A
Petitioner/Developer:
Dryden & Marcia Hall
Closing Date: 4/17/03

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

RECEIVED

APR 17 2003

Attention: Mr. George Zahner

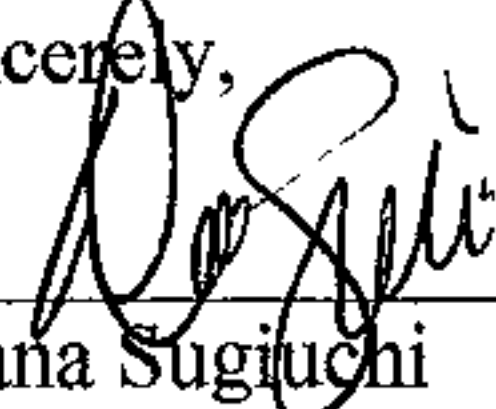
ZONING COMMISSIONER

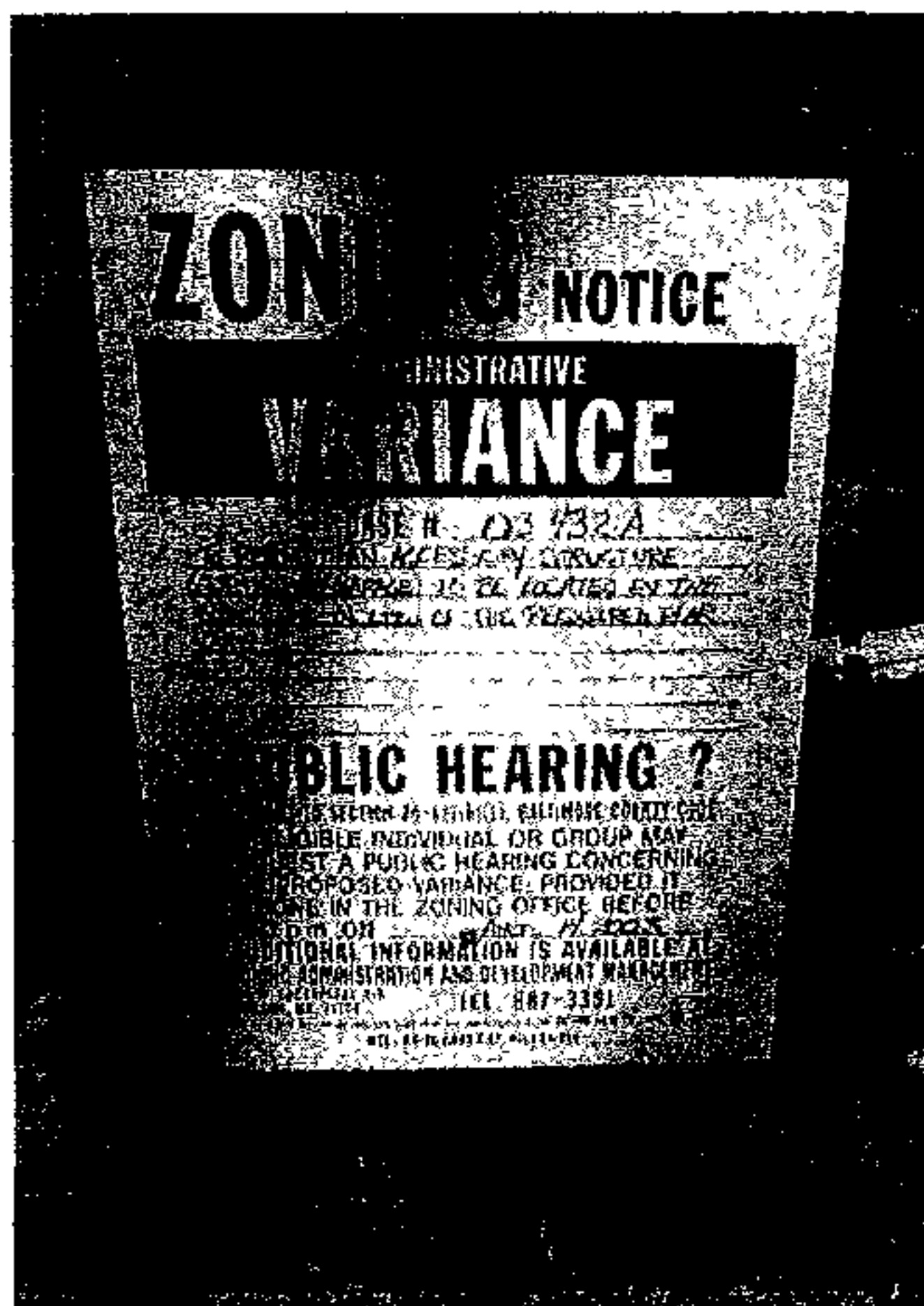
Ladies and Gentlemen:

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 **2004 Ruxton Rd.**

The sign(s) were posted on 4/02/03.

Sincerely,


Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 432 -A Address 2004 RUXTON RD.
Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner Please Print Your Name
Filing Date: 3-19-03 Posting Date: 3-30-03 Closing Date: 4-14-03

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.
1. **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.

Details Along Dotted Line

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 432 -A Address 2004 RUXTON RD.
Petitioner's Name DRYDEN & MARCIA HALL Telephone 410-825-6562
Posting Date: 3-30-03 Closing Date: 4-14-03
 wording for Sign: To Permit an accessory structure (detached garage)
to be located in the side yard in lieu of the required rear
yard.

**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: 03-432-A
Petitioner: J. M. Dryden Hall, Jr.
Address or Location: 2004 Ruxton Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: PETER W. RATCLIFFE
Address: 10404 STEVENSON RD.
STEVENSON MD 21153
Telephone Number: 410-484-7010



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

April 14, 2003

J.M. Dryden Hall, Jr.
Marcia C. Hall
2004 Ruxton Road
Towson, MD 21204

Dear Mr. and Mrs. Hall:

RE: Case Number: 03-432-A, 2004 Ruxton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 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
Peter W. Ratcliffe, 10404 Stevenson Road, Stevenson 21153

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



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.1.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 432 JRF

Dear Ms. Hart:

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

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 III
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 31, 2003

Item No.: 431 - 438, 441 - 444

Dear Ms. Hart:

432

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.

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

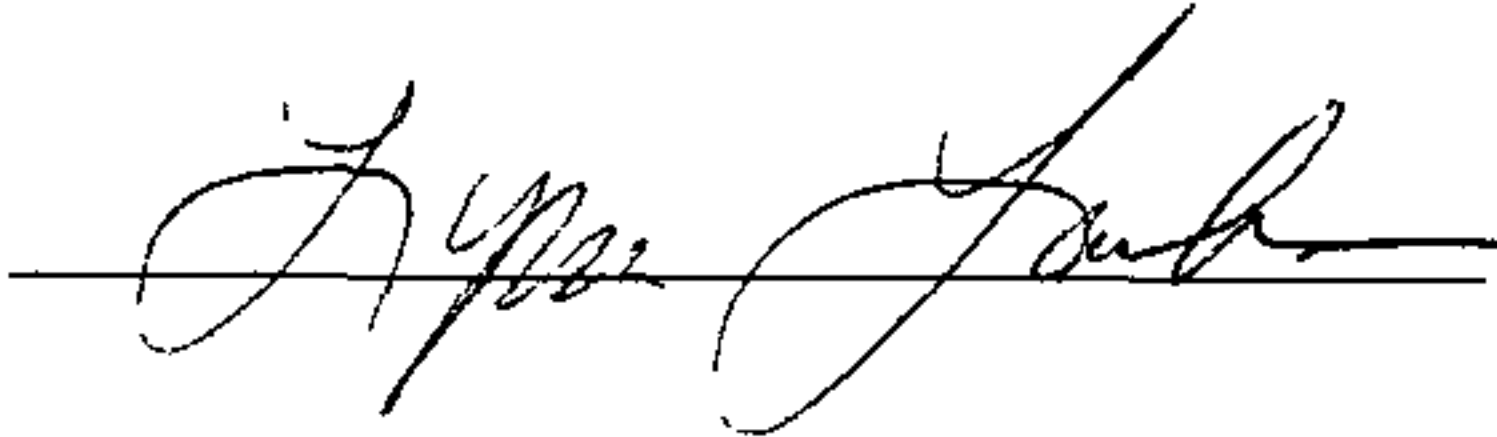
DATE: April 18, 2003

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

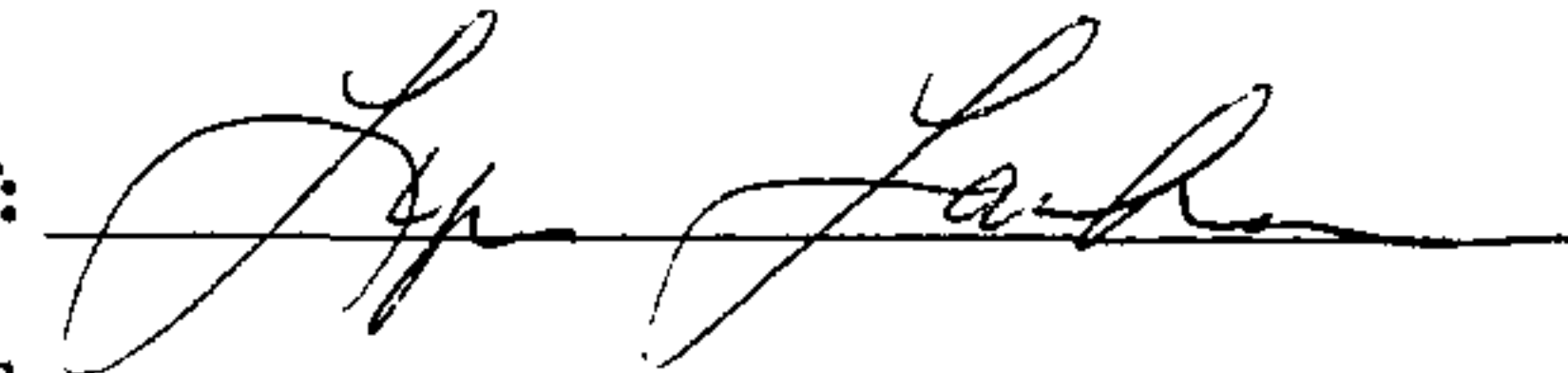
SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-432**

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

INTER-OFFICE CORRESPONDENCE

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

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

RECEIVED
DATE: April 3, 2003

APR 3 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-430 – 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:

[Signature]

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2003

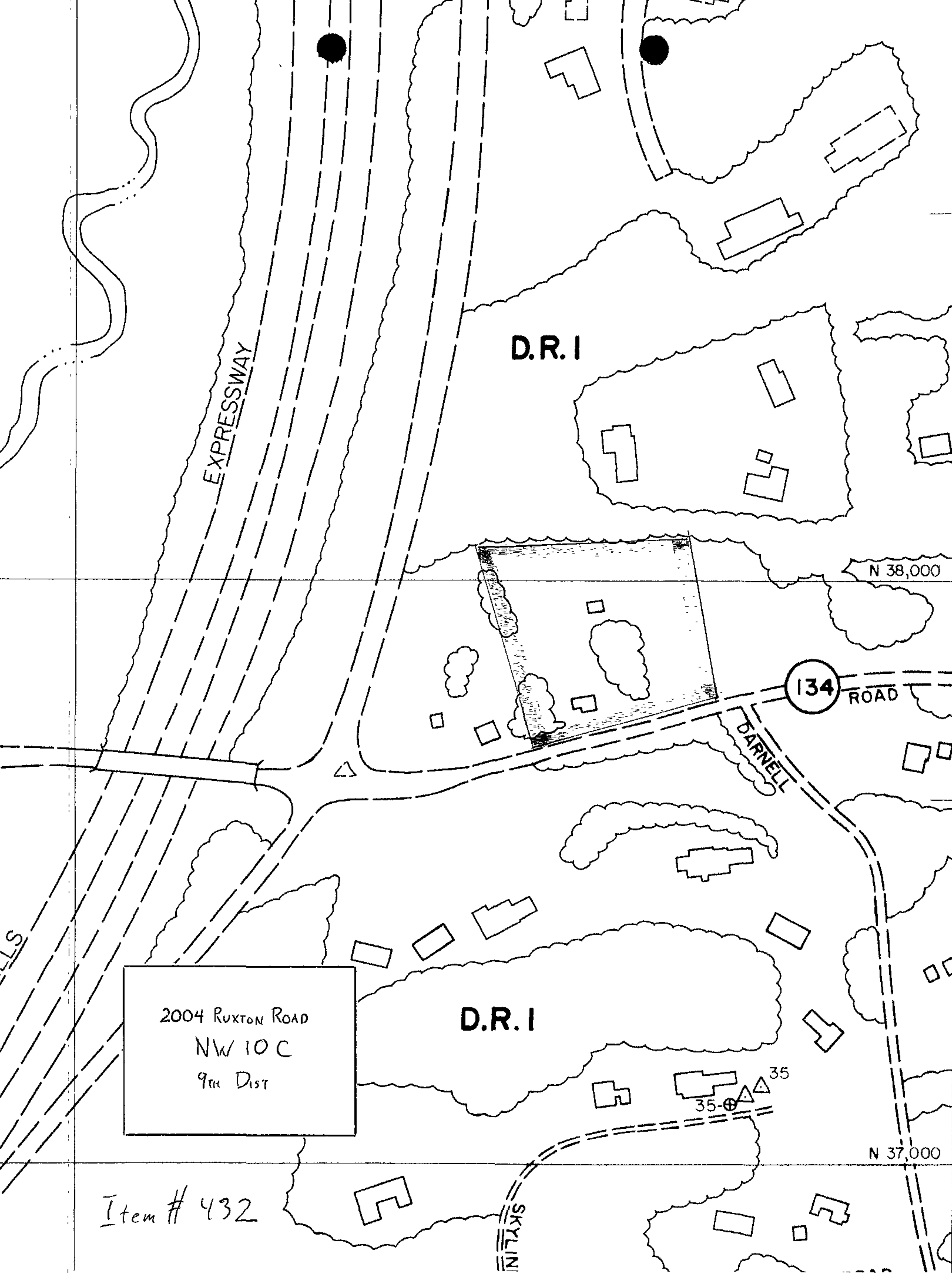
FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 7, 2003
Item Nos. 431, 432, 433, 435, 436,
437, 438, 439, 440, 441, 442, 443,
and 444

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

RWB:CEN:jrb

cc: File



(SHEET NW-10-B)

2004 RUXTON ROAD
NW 10 C
9TH DIST

Item # 432

GARAGE

FOR 2004 RUXTON RD

FOR 2004 RUXTON RD



2004 RUXTON RD. LOOKING S.W.
SIDE ENTRY

2101-0

9

432

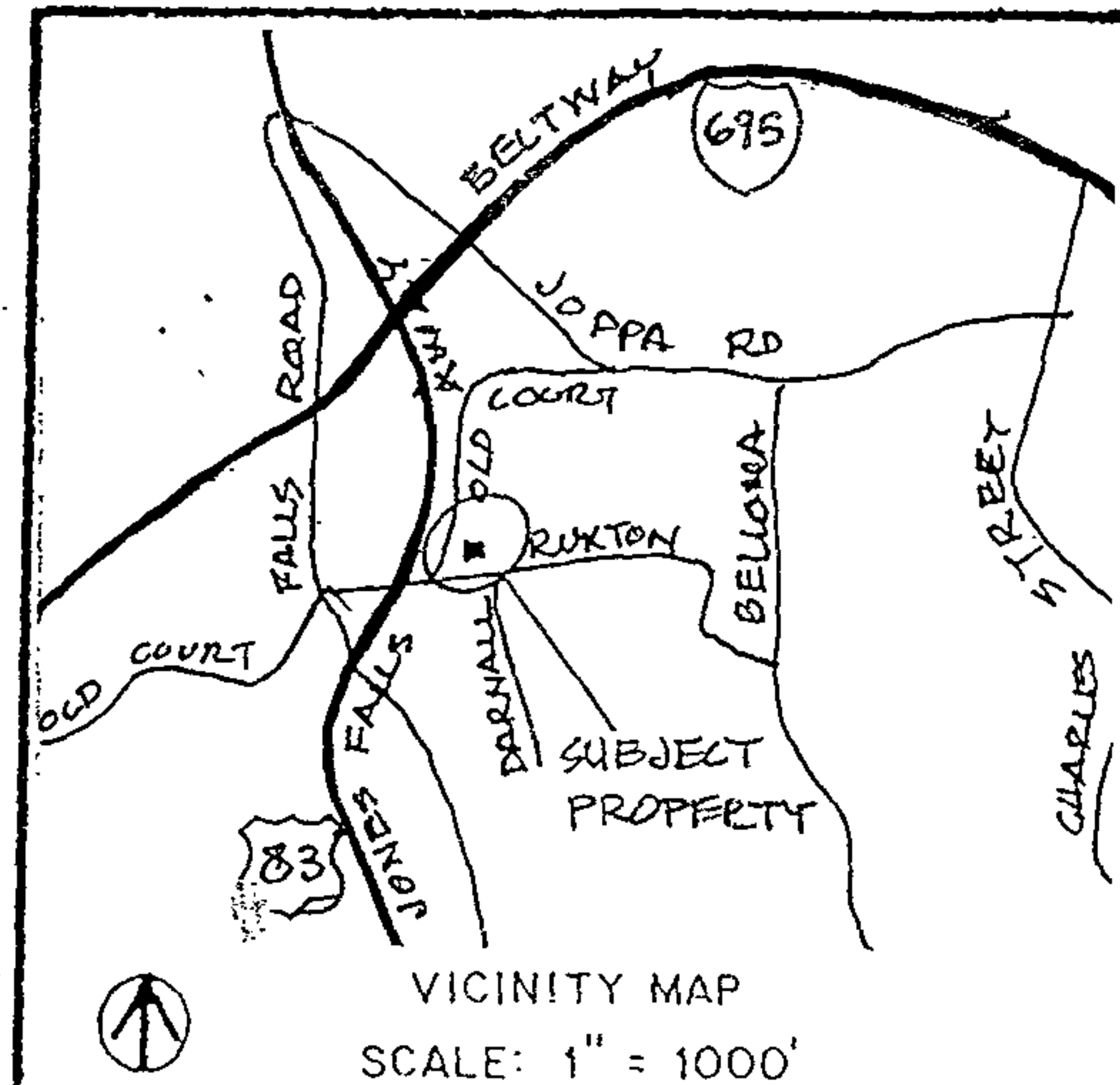
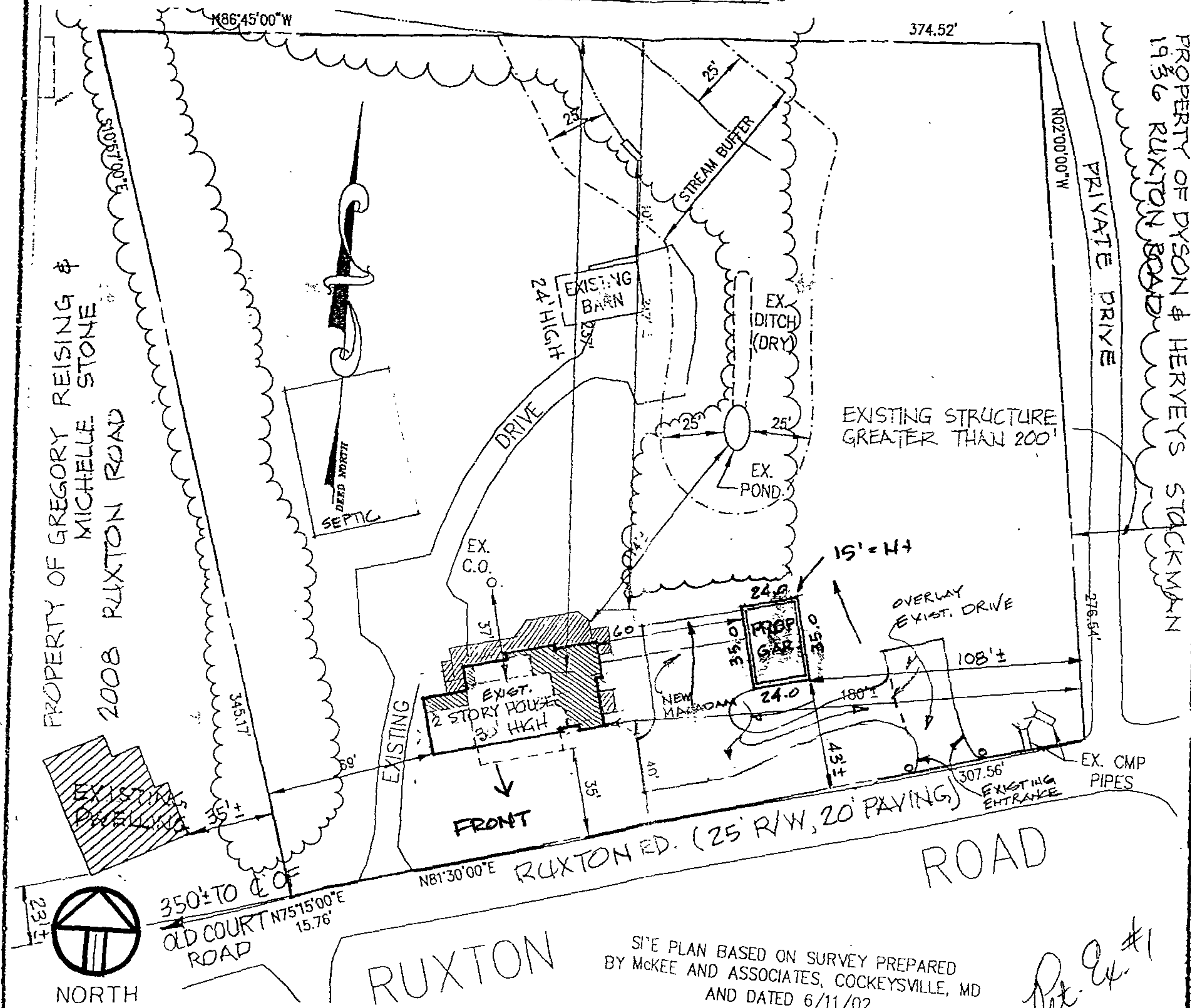
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2004 RYXTON ROAD

SUBDIVISION NAME N/A

PLAT BOOK # N/A FOLIO # N/A LOT # N/A SECTION # N/A

OWNER J.M.D. Hall



LOCATION INFORMATION

ELECTION DISTRICT 944

COUNCILMANIC DISTRICT 02

1"=200' SCALE MAP # NW 10C

ZONING D.R.I.

LOT SIZE 2.25 98,010 ±
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA

YES	NO
☐	☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING **OK PER** ☒ ☐

KIM ABE @ PLANNING

ZONING HEARINGS:
03-012-ASPH

PREPARED BY C. Dan Bursi:

SCALE OF DRAWING: 1" = 50'