

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Burton Avenue, 510' S
of W. Seminary Avenue
8th Election District
3rd Councilmanic District
(1430 Burton Avenue)

Tricia & Kevin Smith
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-497-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Tricia and Kevin Smith. The variance request is for property located at 1430 Burton Avenue in the Lutherville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit a proposed addition with a side yard setback of 5 ft. in lieu of the minimum required side yard setback of 10 ft. 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 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

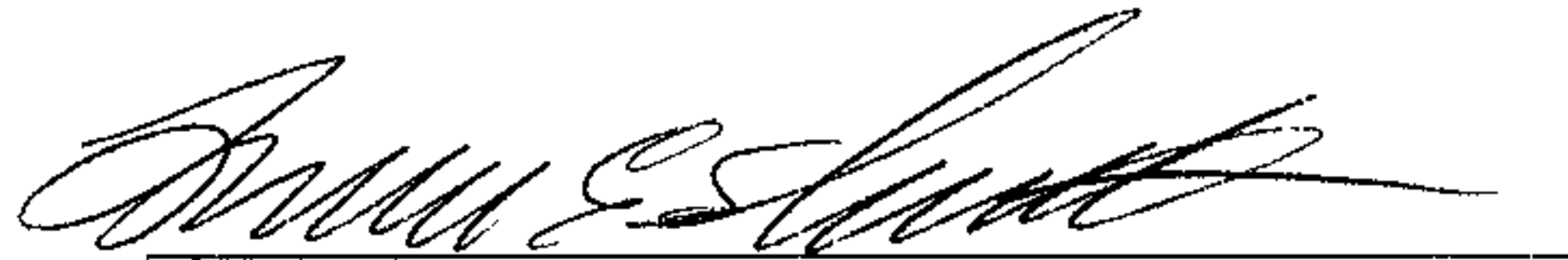
ORDER
Date 5/22/03
By: J.P. Emerson

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 Zoning Commissioner for Baltimore County, this 25th day of May, 2003, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit a proposed addition with a side yard setback of 5 ft. in lieu of the minimum required side yard setback of 10 ft, 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

5/22/03
H. Jameson



Baltimore County
Zoning Commissioner

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

May 22, 2003

Mr. & Mrs. Kevin Smith
1430 Burton Avenue
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 03-497-A
Property: 1430 Burton Avenue

Dear Mr. & Mrs. Smith:

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 black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1430 Burton Avenue

which is presently zoned DR S, 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, BC2R to permit a proposed

addition with a side yard setback of 5 feet in lieu of the minimum required side yard setback of 10 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):

Tricia Smith
Name - Type or Print

[Signature]
Signature

Kevin Smith
Name - Type or Print

[Signature]
Signature

1430 Burton Ave
Address

Lutherville MD
City

410-337-0768
Telephone No

Representative to be Contacted:

Name

Address

City

State

Zip Code

Telephone No

City

State

Zip Code

Telephone No

City

State

Zip Code

Telephone No

City

State

Zip Code

Telephone No

Zoning Commissioner of Baltimore County

Reviewed By JNP

Date 4/22/03

Estimated Posting Date 5/4/03

CASE NO. 03-497-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 1430 Burton Avenue
Address
Lutherville, MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We need to do the addition for additional space as we have 2 children + 1 possibly on the way. We want to add a kitchen because our current kitchen do not have any space for a dishwasher. We want the 2 car garage so the kids can get in + out safer and go into the house especially during inclement weather - the garage cannot be on the other side due to space. We are adding a basement so the children can have a playroom + storage space. The tree in the rear yard is one of the oldest + largest trees in the neighborhood. Cost would be expensive to remove. The back yard is sloping + could be a problem.

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.

x [Signature]
Signature
x Tricia Smith
Name - Type or Print

x Kevin Smith
Signature
x Ke Sm
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Carolyn H. Martin
Notary Public

My Commission Expires November 1, 2005

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.

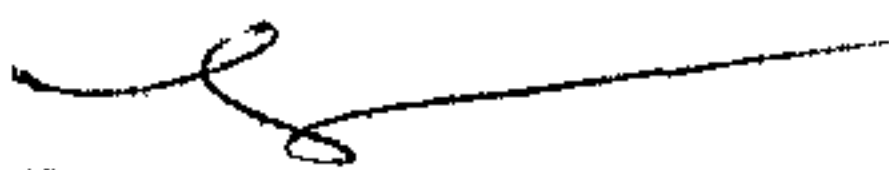
That the Affiant(s) does/do presently reside at

Address 1430 Burton Avenue
City Lutherville State MD Zip Code 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We need to do the addition for additional space as we have 2 children + 1 possibly on the way. We want to add a kitchen because our current kitchen does not have any space for a dishwasher. We want the 2 car garage so the kids can get in + out safer and go into the house especially during inclement weather - the garage cannot be on the other side due to space. We are adding a basement so the children can have a play room + storage space. The tree in the rear yard is one of the oldest + largest in our neighborhood. Cost would be very expensive. The back yard is sloping + could be a problem.

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

Tricia Smith

Name - Type or Print



Signature

Kevin Smith

Name - Type or Print

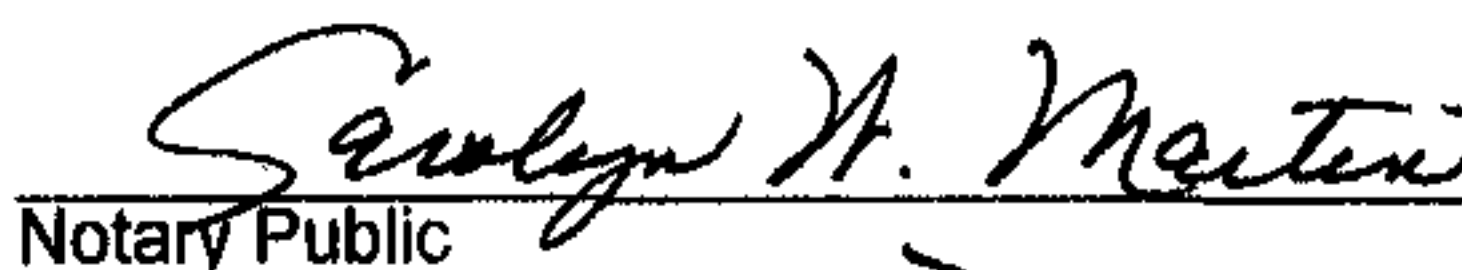
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tricia Smith and Kevin Smith

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 November 1, 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1430 Burton Avenue
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, BC2R to permit a proposed addition with a side yard setback of 5 feet in lieu of the minimum required side yard setback of 10 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):

+ Tricia Smith
Name - Type or Print

Signature

+ Kevin Smith
Name - Type or Print

+ Kevin Smith
Signature

+ 1430 Burton Ave 410-337-0768
Address Telephone No.

+ Lutherville MD 21093
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 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. 03-497-A

Reviewed By JNP Date 4/22/03

Estimated Posting Date 5/4/03

Zoning description for 1430 Burton Avenue, Lutherville, MD 21093

Beginning at a point on the West side of Burton Avenue which is 50' wide at the distance of 510 feet south of the centerline of the nearest improved intersecting street Seminary West which is 50 feet wide. Containing 13,740 square feet.

As recorded in Deed Liber 7941, folio 365. Also known as 1430 Burton Avenue and located in the 8th Election District, 3rd Councilmanic District.

Metes and Bounds:

N. 87.25 degrees W 229 feet
S. 2.75 degrees W. 60 feet
S. 87.25 degrees E. 229 feet
N. 2.75 degrees E. 60 feet

03-497-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23632**

DATE 4/22/03 ACCOUNT 8-011 006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Tina & Kevin Smith

FOR: Ala Var (1431) 101-A Avenue

03.497-A

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIPT
 FILE RECEIPT

RECEIVED BY: ACTUAL TIME: 15:08:55 IN: 2

RECEIVED BY: ACTUAL TIME: 15:08:55 IN: 2

Receipt Tot: \$65.00
 65.00 OK
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-497-A

Petitioner/Developer: _____

Tricia & Kevin Smith

Date of Hearing/Closing: 5/19/03

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 1430 Burton Avenue
Lutherville, MD 21093

May 2, 2003

(Month, Day, Year)

Sincerely,

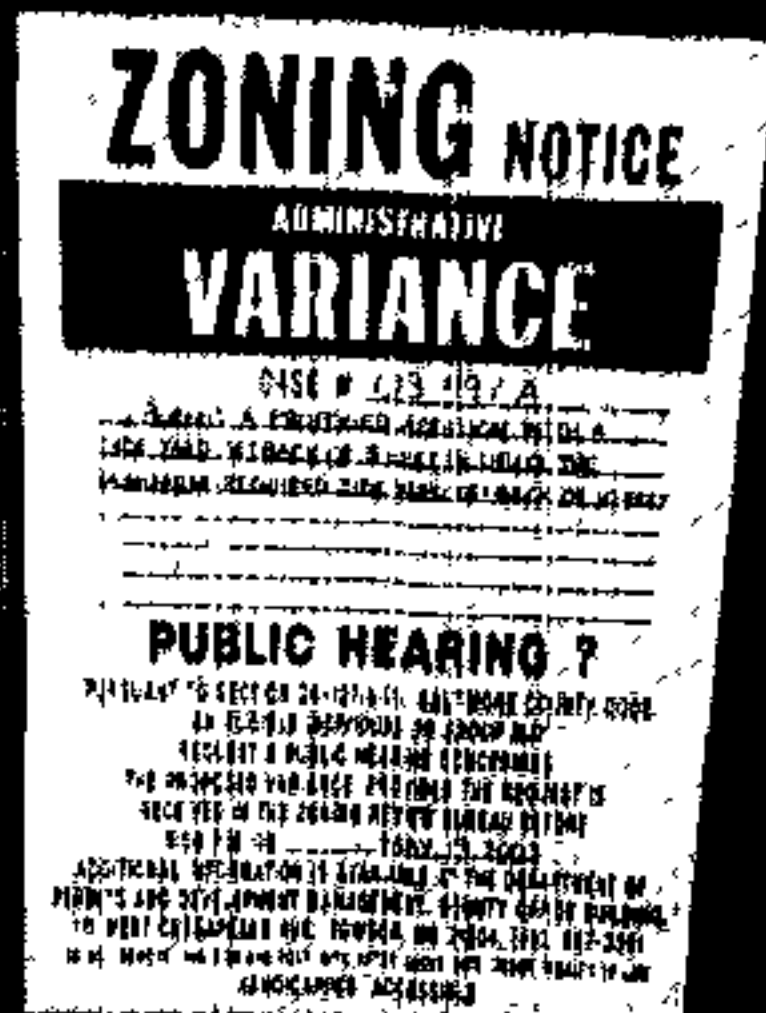
Stacy Gardner 5/2/03
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)
STANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

(City, State, Zip Code)

410-781-4000



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 497 -A Address 1430 Burton Avenue
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner Please Print Your Name
Filing Date: 4/22/03 Posting Date: 5/4/03 Closing Date: 5/19/03

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.

OPTIONAL SECTION

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 497 -A Address 1430 Burton Avenue
Petitioner's Name Tricia & Kevin Smith Telephone 410-337-0768
410-746-8285 (cell)
Posting Date: 5/4/03 Closing Date: 5/19/03
Wording for Sign To Permit a proposed addition with a side yard setback of 5 feet in lieu of the minimum required side yard setback of 10 feet.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 19, 2003

Kevin Smith
Tricia Smith
1430 Burton Avenue
Lutherville MD 21093

Dear Mr. and Mrs. Smith:

RE: Case Number: 03-497-A, 1430 Burton Avenue

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

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel





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

June 25, 2003

Kevin and Tricia Smith
1430 Burton Avenue
Lutherville, MD 21093

Dear Mr. and Mrs. Smith:

RE: Spirit and Intent, Case #03-497-A, 1430 Burton Avenue, 8th Election District

Your recent letter to the director was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultation with Carl Richards, Zoning Review Supervisor, the following has been determined:

1. In the absence of any opposition to the variance granted relative to the above referenced case, the proposed red-lined modification to the site plan in said case is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR).
2. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.
3. This letter must be referenced at the time of building permit application and review.
4. A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case file.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File 03-497-A
File-Spirit & Intent Letters

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



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on Recycled Paper

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.5.03

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

RE: Baltimore County
Item No. 497 JHP

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

May 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 5, 2003

Item No.: 497-504, 506-511

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.

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

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-497 and 03-498**
Administrative Variances

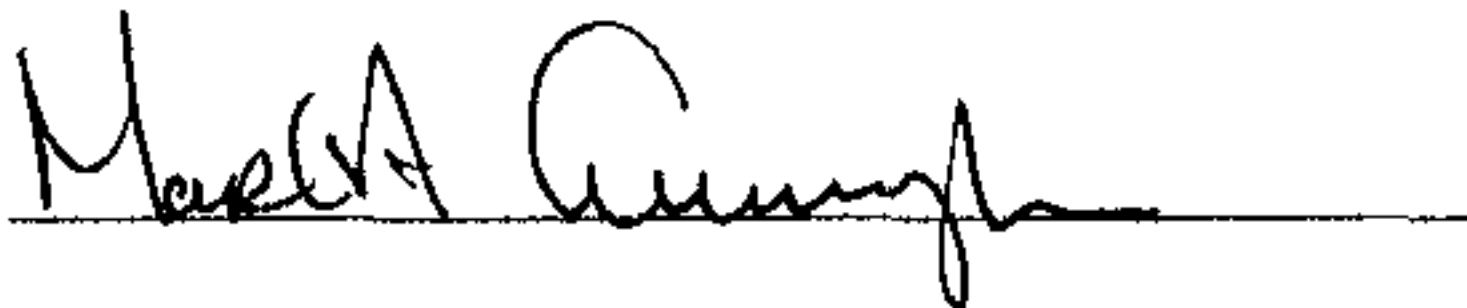
DATE: May 5, 2003
RECEIVED

MAY - 6 2003

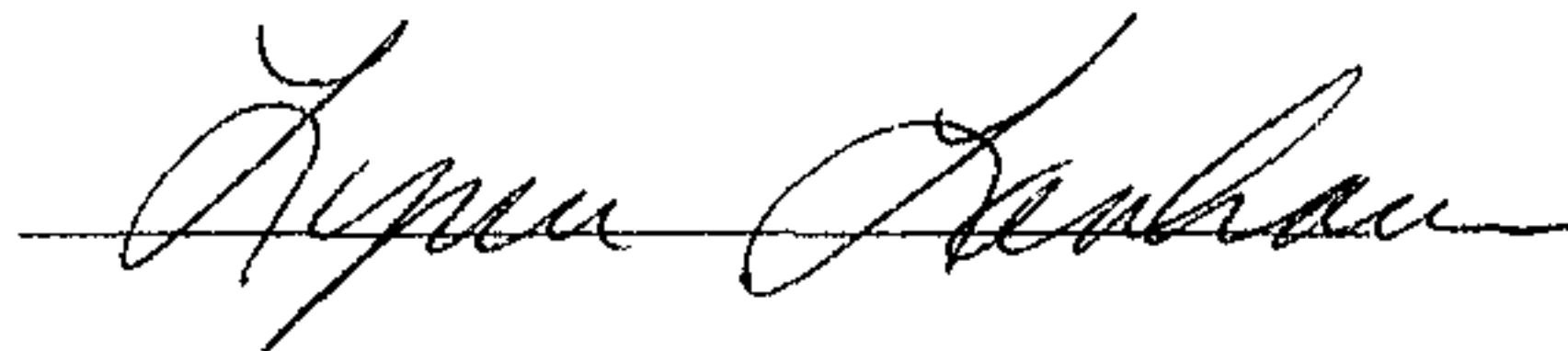
ZONING COMMISSIONER

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

AV
5/19

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2003
Item Nos. 496, 497, 498, 501, 502,
503, 504, 505, 508, 509, and 511

RECEIVED
DATE: May 13, 2003

MAY 21 2003

ZONING COMMISSIONER

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

RWB:CEN:jrb

cc: File

Received 6/20/03 (Pre 7/9/03)

To: JNP
S+I
6/19/03
w

June 18, 2003

Kevin and Tricia Smith
1430 Burton Avenue
Lutherville, MD 21093

Timothy Kotroco
Director
Permits & Development Management
111 West Chesapeake Ave
Towson, MD 21204

Re. Spirit of Intent Letter
Case No. 03-497-A

Dear Mr. Kotroco:

Please find the enclosed revised Plat for the zoning variance for case no. 03-497-A.

I hope this is within the "Sprit of Intent Letter" of the original accepted variance. Please note the changes highlighted.

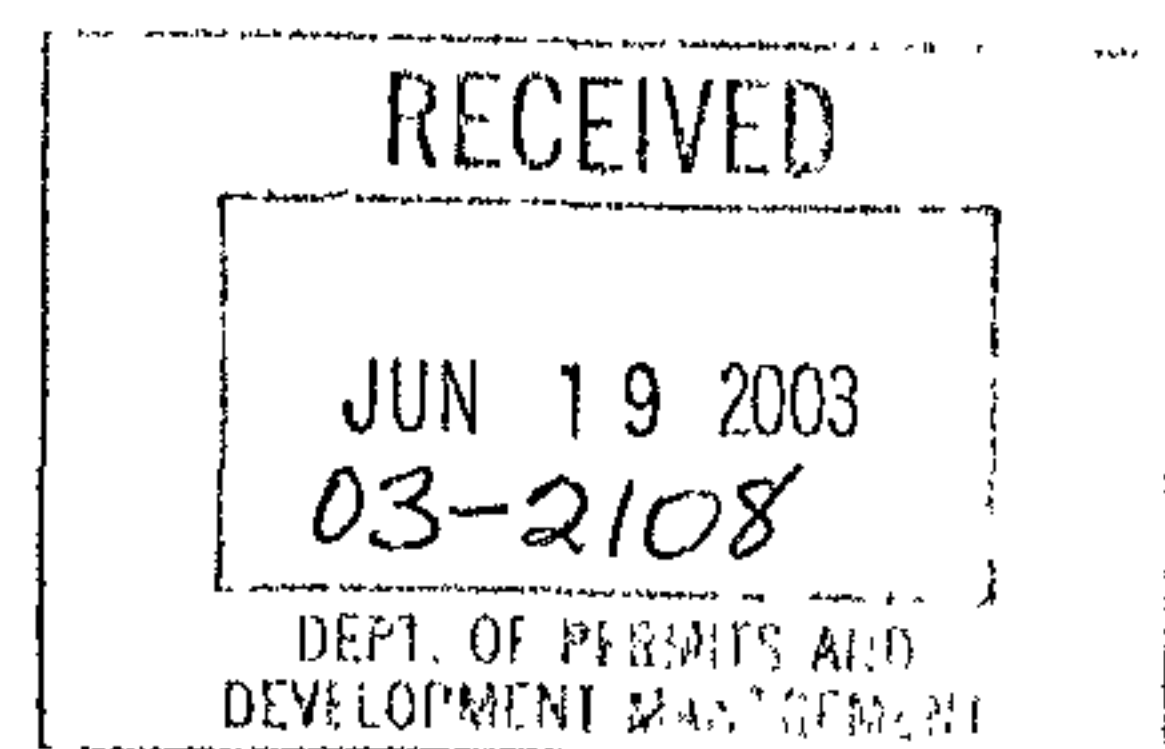
Should you have any questions, please do not hesitate to contact me.

Sincerely,

Kevin Smith



Tricia Smith



Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
/L. Governor

MDP
Maryland Department of Planning

Andrey E. Scott
Secretary

Florence E. Burtan
Deputy Secretary

May 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

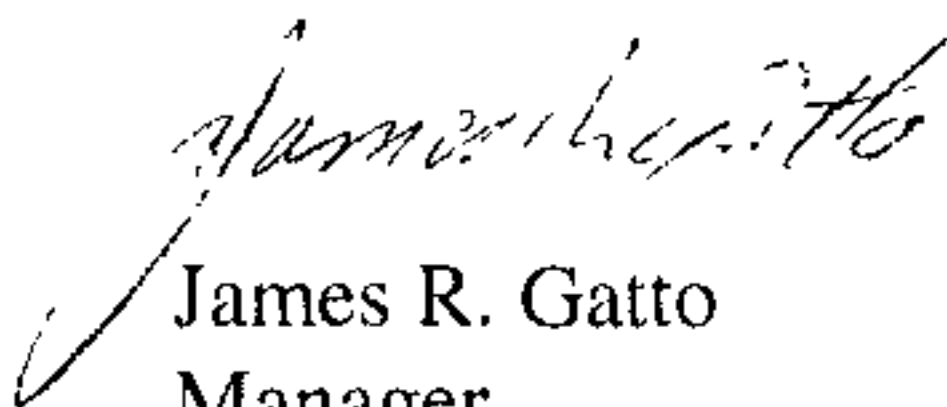
Re: **Zoning Advisory Committee Agenda, 05/12/03 re: case numbers 03-496-X, 03-497-A, 03-498-A, 03-499-A, 03-500-A, 03-501-A, 03-502-SPH, 03-503-A, 03-504-A, 03-505-A, 03-506-A, 03-507-SPHX, 03-508-SPH, 03-509-A, 03-510-A, 03-511-SPHX**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/05/03. 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
Planning Services

cc: Mike Nortrup

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

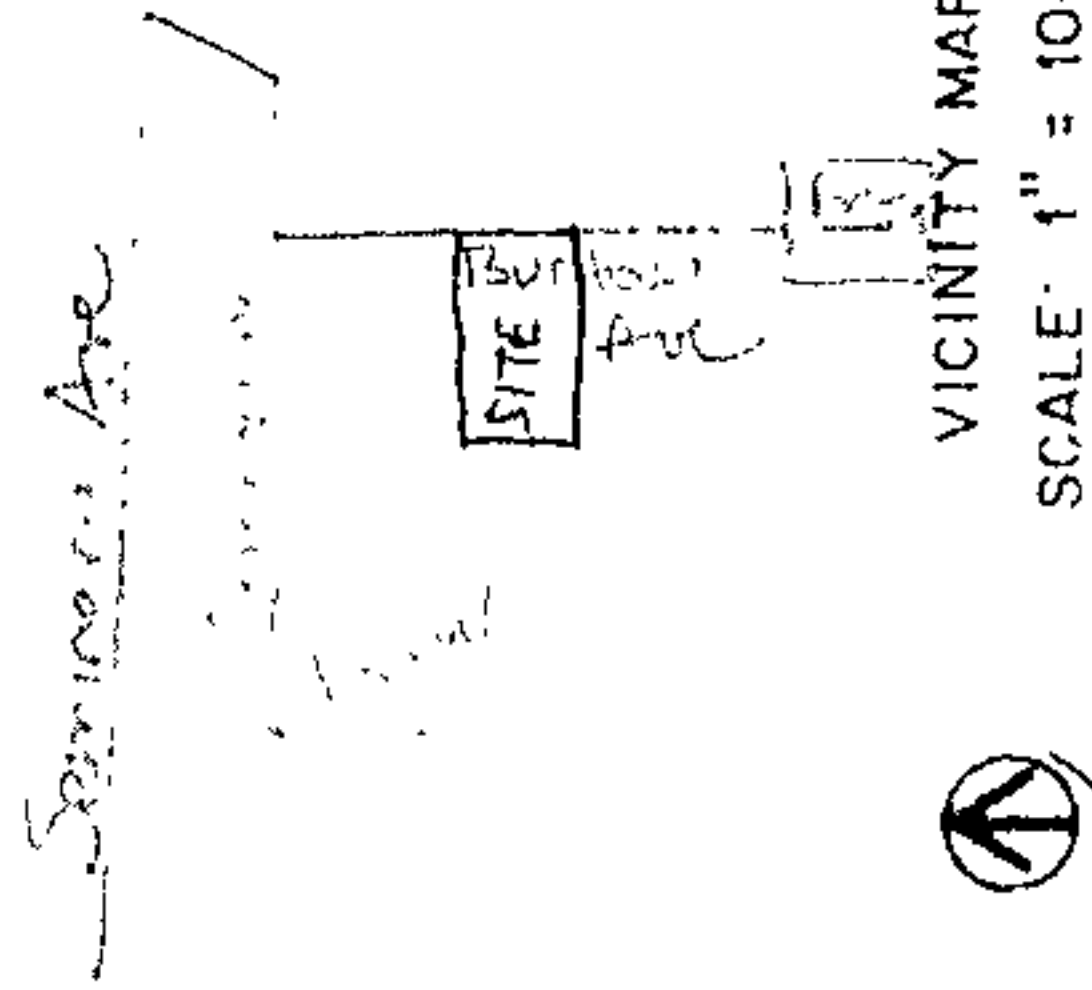
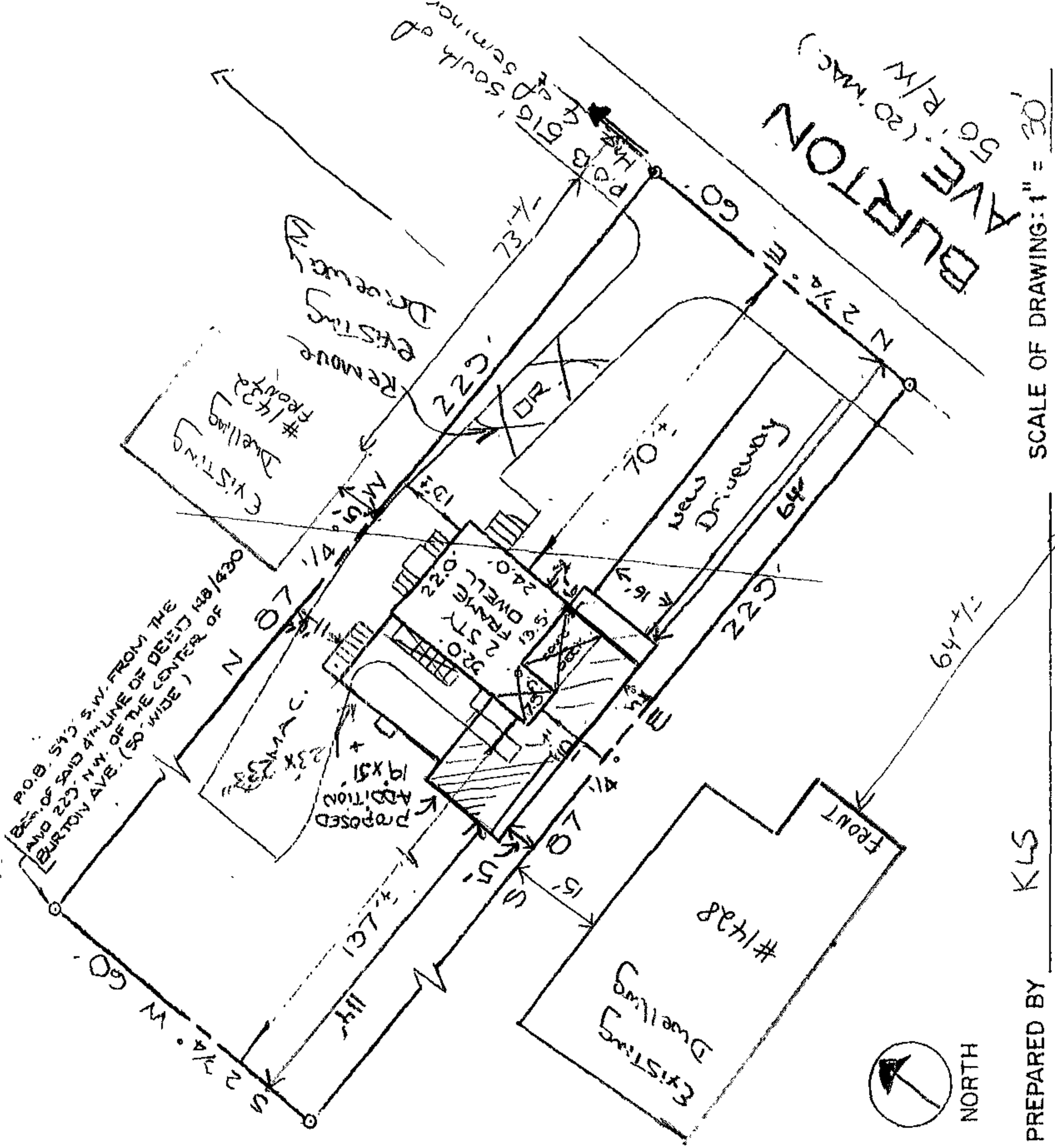
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 1430 Burton Ave

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Tricia & Kevin Smith



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # NW 12 A

ZONING D&S.5

LOT SIZE .32 ACRES 13740 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA ☐

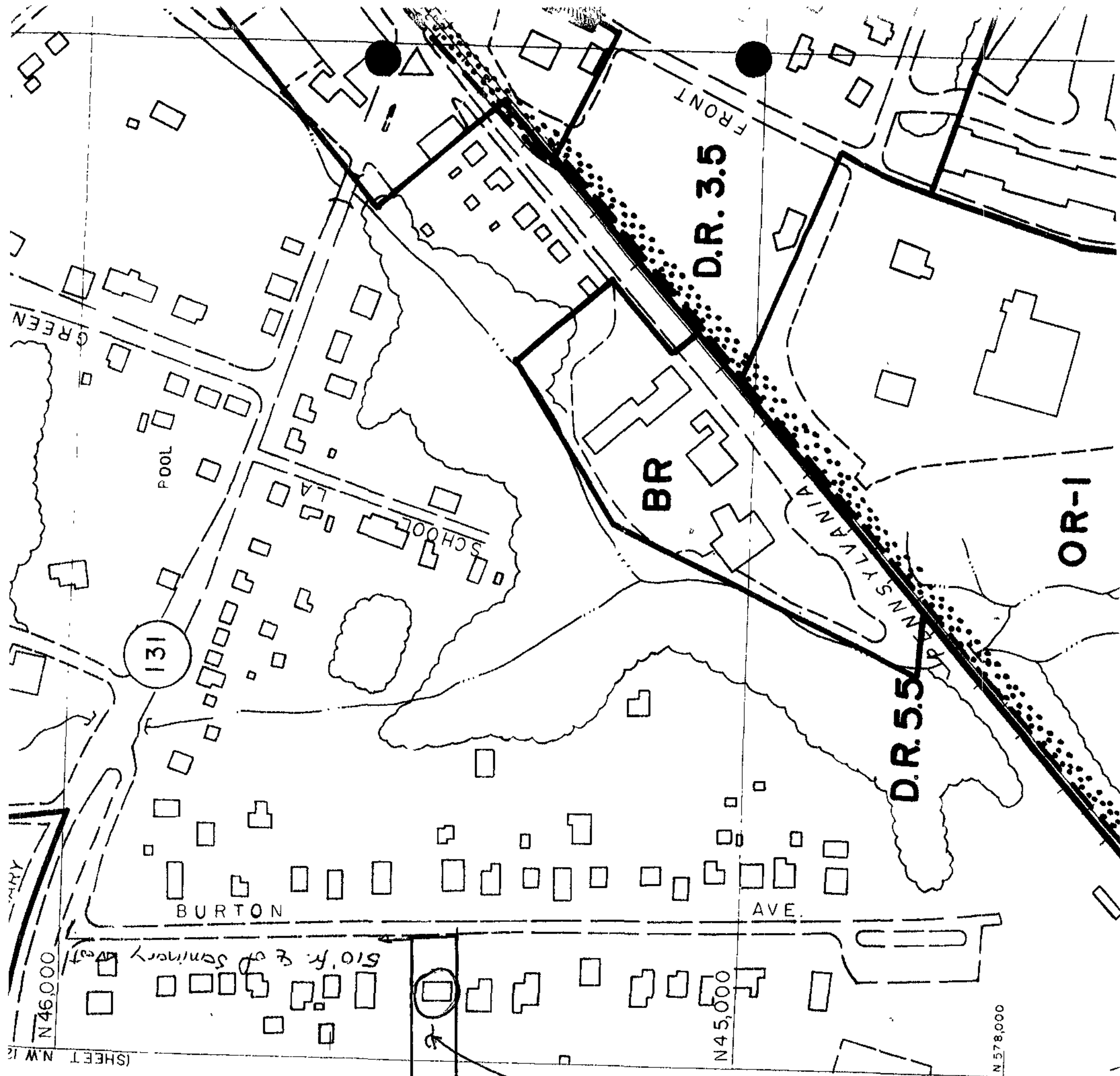
100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

JNP 497 103-497-A



NW 12A

1" = 200'

SITE

03-497-A

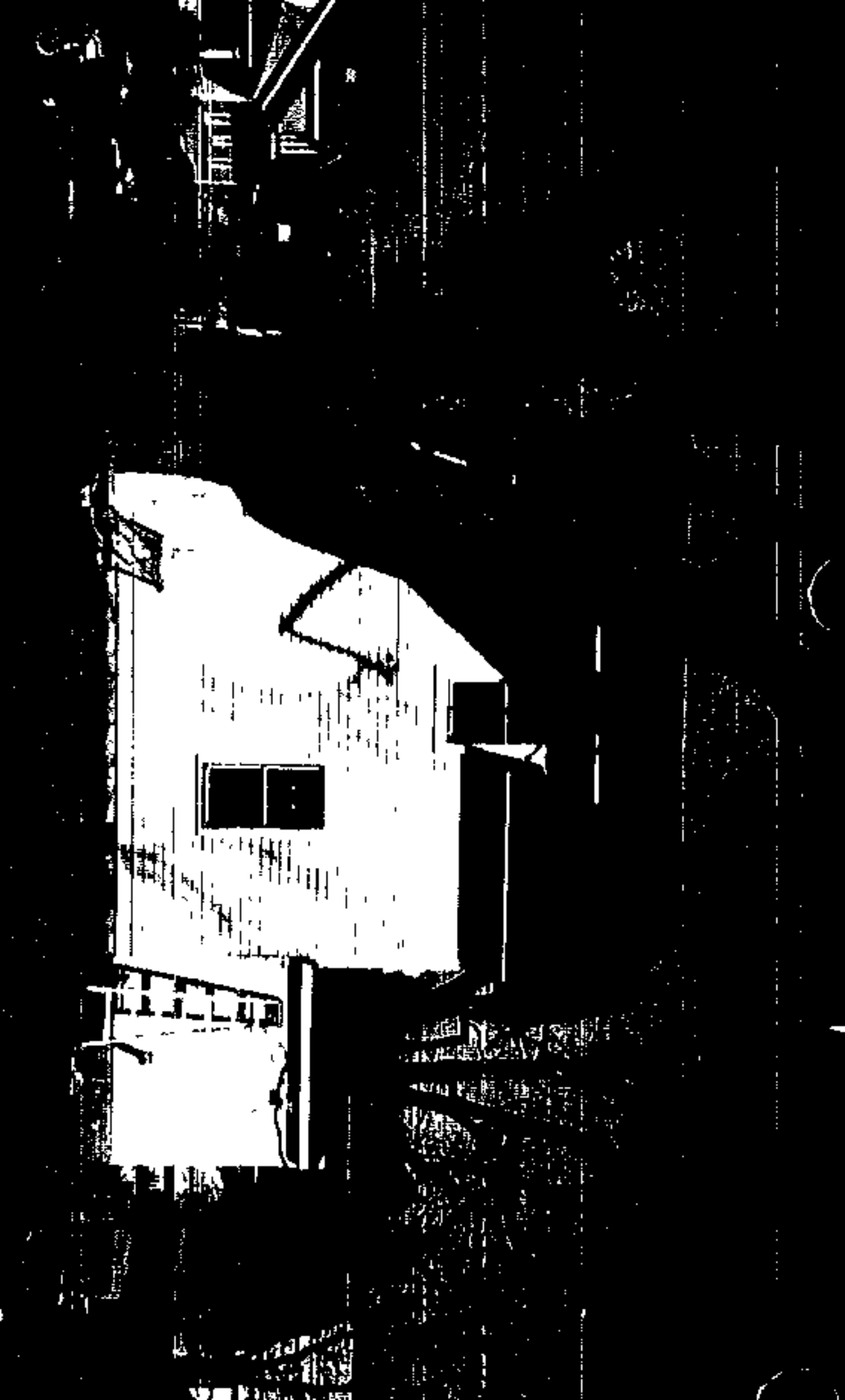


Photo shows fence of neighbors house.
Note they have trees between dena fence
& their house.

back of property

1430 Burton Ave
Lutherville, MD 21083

1430 Burton Ave
Lutherville, MD 21083

03-497-A



Photo shows neighbor's house, trees
lane & fence on left side of photo

front of property

1430 Burton Ave
Madisonville MD 21093

03-497-A