

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Sugarcone Road, 155' W
Pheasant Cross Drive
3rd Election District
2nd Councilmanic District
(2202 Sugarcone Road)

Anne and Donald Levin
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-535-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, Anne and Donald Levin. The variance request is for property located at 2202 Sugarcone Road in the Pikesville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 10 ft. (for an enclosed addition) and a sum of side yard setbacks of 25 ft. in lieu of the minimum required 15 ft. and 40 ft. respectively. 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

6/4/03
R. Johnson

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 4th day of June, 2003, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 10 ft. (for an enclosed addition) and a sum of side yard setbacks of 25 ft. in lieu of the minimum required 15 ft. and 40 ft. respectively, 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

6/4/03
R. J. J. J.



Baltimore County
Zoning Commissioner

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

June 4, 2003

Mr. & Mrs. Donald Levin
2202 Sugarcone Road
Baltimore, Maryland 21209

Re: Petition for Administrative Variance
Case No. 03-535-A
Property: 2202 Sugarcone Road

Dear Mr. & Mrs. Levin:

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", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



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

July 29, 2003

Mr. Joseph McDowell
Welsh Construction Remodeling Co.
3901 East Monument Street
Baltimore, MD 21205-2913

Dear Mr. McDowell:

Re: Zoning Case No. 03-535-A, 2202 Sugarcone Road, 3rd Election District

Your letter to Timothy Kotroco, Director of Permits and Development Management, has been referred to me for reply. Your client's request is that a side setback of 5ft. be granted. At the petition filing appointment the submitted site plan was missing several important required facts as shown in the self-explanatory sample procedural booklet. At the time of appointment, the applicant was asked to supply the missing information, which was then added to the site plans. I have reviewed your client's situation with Mr. Lawrence Schmidt, the Zoning Commissioner. Per Mr. Schmidt, (since you have submitted a letter from the next door neighbors, Mr. and Mrs. Old of 2200 Sugarcone Road, stating that they have no objection) and provided that the proposed addition will not project into the drainage and utility easement a side setback of 5 ft. and a sum of side yard setbacks of 20 ft. in lieu of the minimum required 15 ft. and 40 ft. respectively will be approved as being within the spirit and intent of the above referenced case.

If you have any questions you may contact this office at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II
Zoning Review

Enclosure

JJS/klm

C: Mr. & Mrs. Donald Levin, 2202 Sugarcone Road, Baltimore 21209

Zoning Case File #03-535-A

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2202 Sugarcone Rd.

which is presently zoned DR-2

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 B02.3.C.1. To allow a side yard

Setback of 10 ft. (for an enclosed addition) and a sum of side yard set-backs of 25 ft. in lieu of the minimum required 15 ft. and 40 ft. respectively.

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:

Legal Owner(s):

Name - Type or Print

Donald Levin

Name - Type or Print

Signature

Anne Levin

Name - Type or Print

Signature

2202 Sugarcone Rd. 410-484-7774

Address

Telephone No

Baltimore, MD. 21209

City

State

Zip Code

Representative to be Contacted:

Welsh Construction Remodeling

Name

3901 E. Monument St. 410-732-1360

Address

Telephone No

Baltimore, MD. 21205

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 10/17/03 day of October, 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. 23 535-A

Reviewed By [Signature] Date 5-08-03

Estimated Posting Date 5-18-03

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 2202 Sugarcone Rd.
Address
Baltimore, Maryland 21209
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):

I want to add a mudroom/laundry room to the kitchen side of my house. The other side of the house is a two story and not accesible for the addition.

This mudroom is necessary due to severe back problems and recent surgery. As my husband and I are getting older we are trying to make our home as physically adaptable to our growing needs. Having this addition adjacent to the kitchen will greatly facilitate us.

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.

Donald Levin
Signature
Donald Levin
Name - Type or Print

Anne Levin
Signature
Anne Levin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
DONALD LEVIN, ANNE LEVIN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jeffrey P. Champness
Notary Public
My Commission Expires
NOTARY PUBLIC, MARYLAND
JEFFREY P. CHAMPNESS
My Commission Expires Feb. 22, 2006

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 2202 Sugarcone Rd.
Address
Baltimore, Maryland 21209
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):

I want to add a mudroom/laundry room to the kitchen side of my house. The other side of the house is a two story and not accesible for the addition.

This mudroom is necessary due to severe back problems and recent surgery. As my husband and I are getting older we are trying to make our home as physically adaptable to our growing needs. Having this addition adjacent to the kitchen will greatly facilitate us.

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.

Donald Levin
Signature
Donald Levin
Name - Type or Print

Anne Levin
Signature
Anne Levin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared DONALD LEVIN, ANNE LEVIN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jeffrey P. Champness
Notary Public
My Commission Expires Feb. 22, 2006
NOTARY PUBLIC, MARYLAND
JEFFREY P. CHAMPNESS
My Commission Expires Feb. 22, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2202 Sugarcone Rd.

which is presently zoned DR-2

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 B02.3.C.1. To allow a side yard setback of 10 ft and a sum of side yard setbacks of 25 ft. (for an enclosed addition) in lieu of the minimum required 15 ft. and 40 ft. respectively.

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):

Donald Levin
Name - Type or Print _____

Donald Levin
Signature _____

Anne Levin
Name - Type or Print _____

Anne Levin
Signature _____

2202 Sugarcone Rd. 410-484-7774
Address _____ Telephone No. _____

Baltimore, MD. 21209
City _____ State _____ Zip Code _____

Representative to be Contacted:

Welsh Construction Remodeling
Name _____

3901 E. Monument St. 410-732-1360
Address _____ Telephone No. _____

Baltimore, MD. 21205
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. 03-535-A

Reviewed By [Signature] Date 5-08-03

Estimated Posting Date 5-18-03

Zoning DESCRIPTION

2202 Sugarcone Rd.

Beginning at a point on the North side of
Sugarcone Rd, 155 ft. $\pm$ west of the Centerline of
Pheasant Cross DR. Being Lot # 26, Block B,
Sect. 1 in the Subdivision of Greengate as recorded
in Baltimore County Plat Book 2 folio 48 contain-
ing 13,137 sq ft. Also Known as 2202 Sugarcone Rd
and located in the 3rd Election District 2nd Council-
matic District.

535

ORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
LANE RECEIPT

Case No. 23520
03-535-7

5-08-03

ACCOUNT

001-006-6150

AMOUNT

\$ 65.00

Welsh Remodeling

conditional Variance filing fee
for 2202 Sugarloaf Rd.

RECEIVED

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VOUCHER

PAID RECEIPT

BUSINESS ACTUAL

1/08/2003 5/08/2003

REG. NO. 001-006-6150

RECEIPT # 0000000000

DATE 5-08-03

AMOUNT \$ 65.00

RECEIVED

65.00

Baltimore County

CERTIFICATE OF POSTING

RE: Case No.: 03-535-A

Petitioner/Developer: DONALD
LEVIN

Date of Hearing/Closing: 6/2/03

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

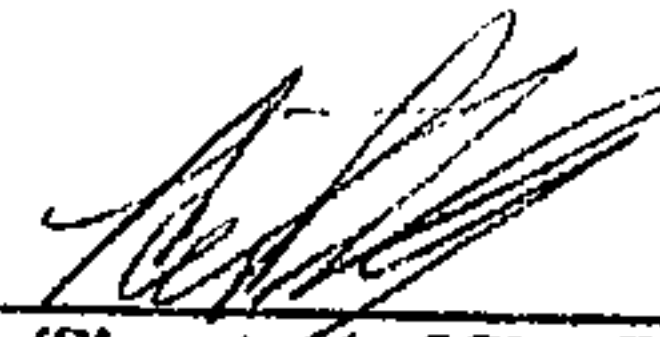
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

2202 SUGAR CONE RD

The sign(s) were posted on

5/17/03
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster)

5/17/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

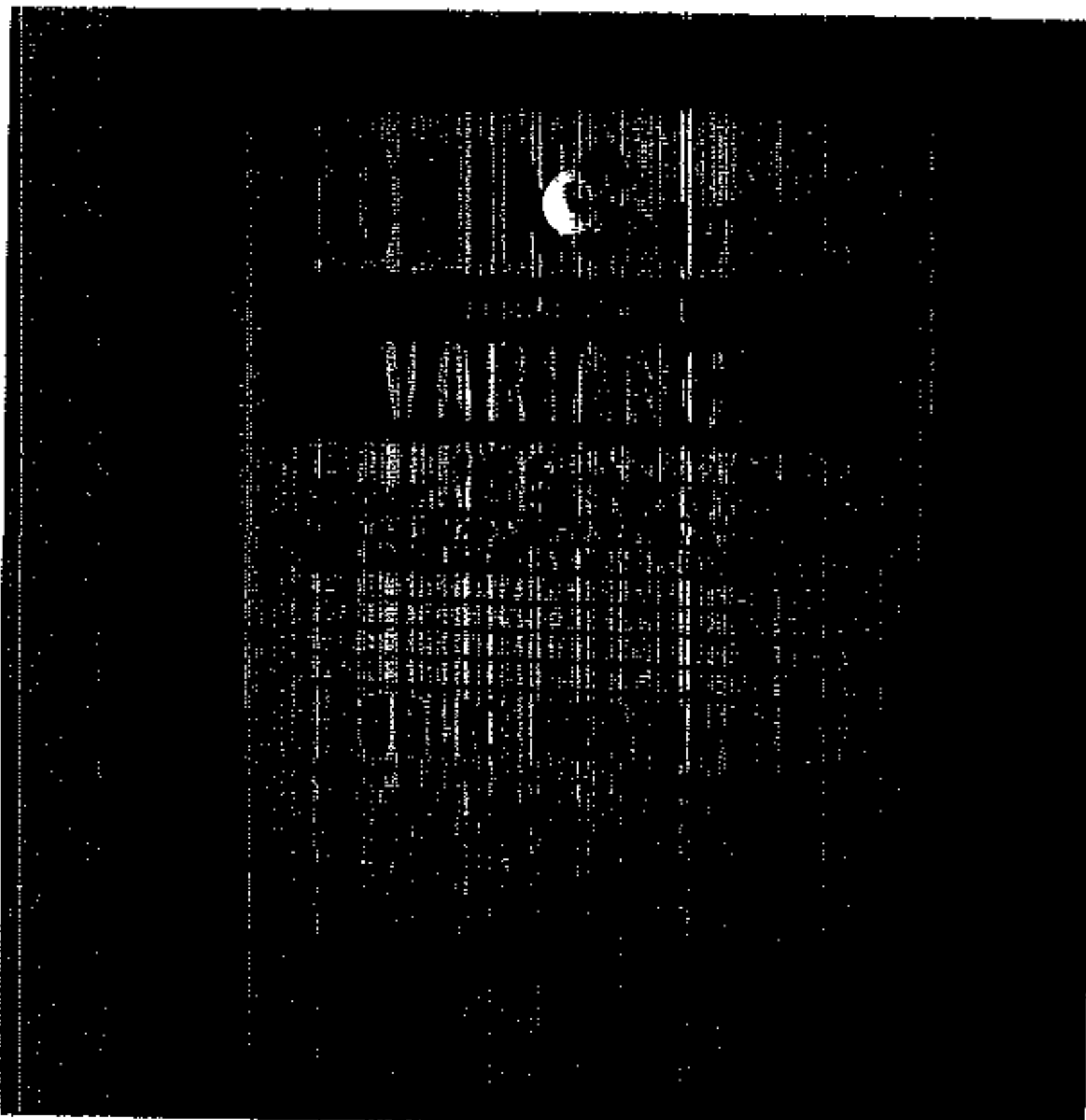
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 03-535-A

Petitioner: Donald Levin

Address or Location ^{Site} 2202 Sugarcane Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name: Mary Ross

Address: Welsh Remodeling

3901 E. Monument St.

Baltimore, Md. 21205

Telephone Number: 410-732-1360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 535 -A

Address 2202 Sugarcone Rd.

Contact Person: John Sullivan
Planner: Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-08-03

Posting Date: 5-18-03

Closing Date: 6-02-03

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- 535 -A

Address 2202 Sugarcone Rd.

Petitioner's Name Donald Levin

Telephone 410-484-7774

Posting Date: 5-18-03

Closing Date: 6-02-03

Wording for Sign To Permit a side yard setback of 10 ft. for an enclosed addition and a sum of side yard setbacks of 25 ft. in lieu of the minimum required 15 ft. and 40 ft. respectively.



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 2, 2003

Donald Levin
Anne Levin
2202 Sugarcone Road
Baltimore, MD 21209

Dear Mr. and Mrs. Levin:

RE: Case Number: 03-535-A, 2202 Sugarcone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 8, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Welsh Construction Remodeling, 3901 E. Monument St., Baltimore 21205

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

MD DEPARTMENT OF TRANSPORTATION

Date: 5.22.03

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

RE: Baltimore County
Item No. 535 JJS

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

June 3, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 19, 2003

Item No.: 532-536, 538-542

535

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

6/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 27, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-535 and 03-538**
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: Arnold F. Keller, III

AFK/LL:MAC

RECEIVED

MAY 26 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For May 27, 2003
Item Nos. 532, 533, 534, 535, 536,
538, 542, and 543

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

RWB:CEN:jrb

cc: File

ARNOLD G. FOREMAN, P.A.

ATTORNEY AT LAW
THE SUSQUEHANNA BUILDING
29 W. SUSQUEHANNA AVENUE, SUITE 707
TOWSON, MARYLAND 21204

(410) 337-8600
FAX #(410) 337-0975

To Planner who.
9/22/03
JJS

RECEIVED SEP 24 2003

RECEIVED SEP 24 2003

September 17, 2003

Baltimore County
Department of Permits & Development
Management Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

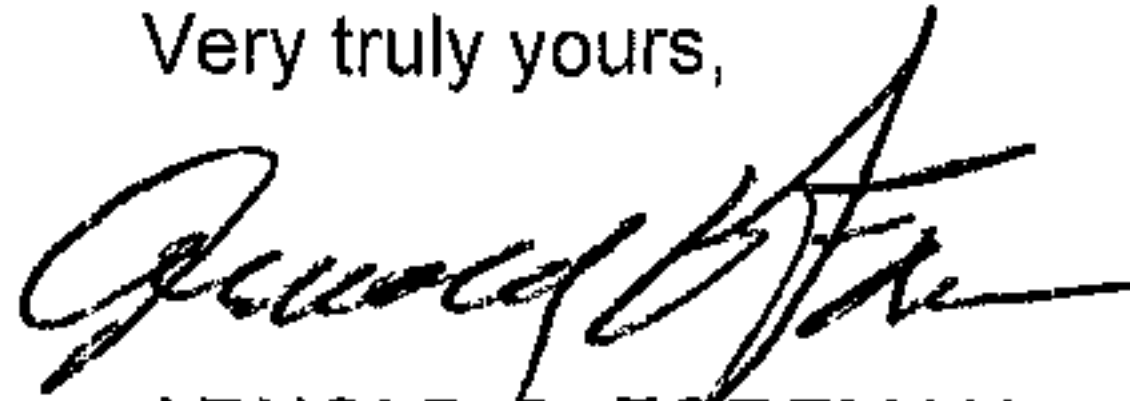
RE: Case No.: 03-535-X

Gentlemen:

Pursuant to the Order of the Zoning Commissioner issued on August 21, 2003, enclosed please find a floor plan of 3405 Janellen Drive indicating that the office space in the residence does not exceed more than 25% of the total floor area of the dwelling. It would be appreciated if you would place this copy in the file.

Thank you for your attention in this matter.

Very truly yours,

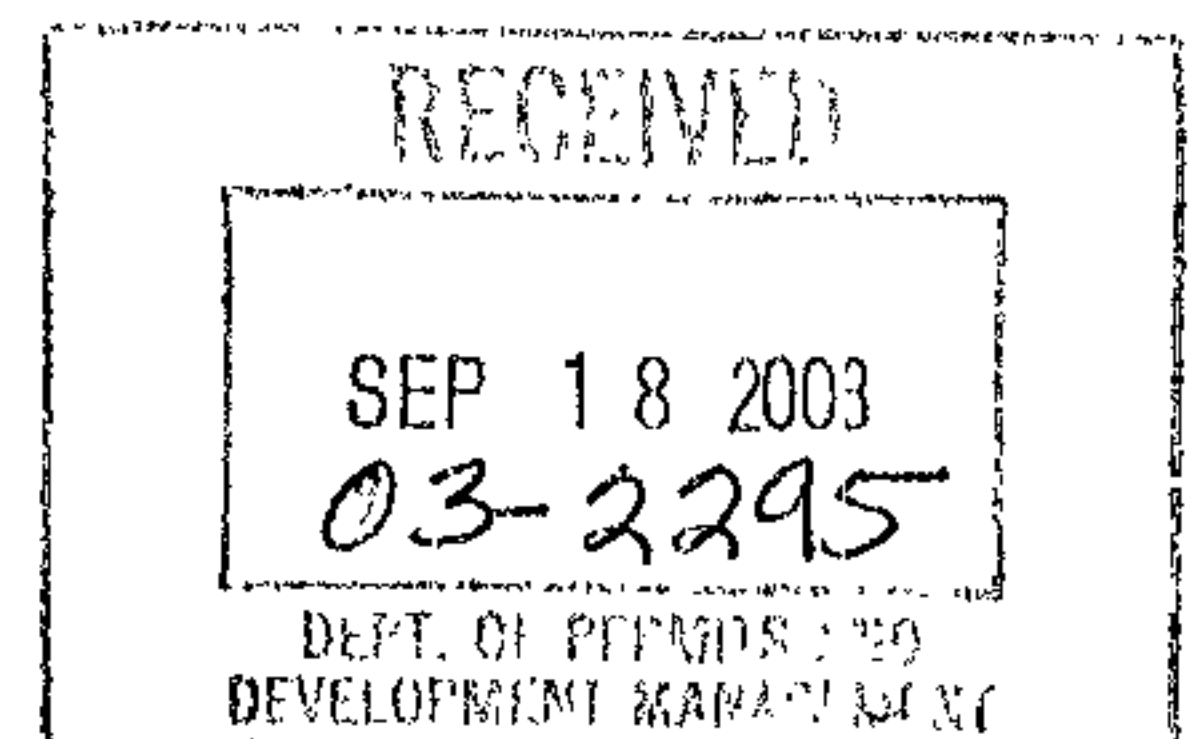

ARNOLD G. FOREMAN

AGF/mh

Enc.

cc: Client

AGF#9 ABOSCH Dept Permits ltr



Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burlan
Deputy Secretary

May 19, 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

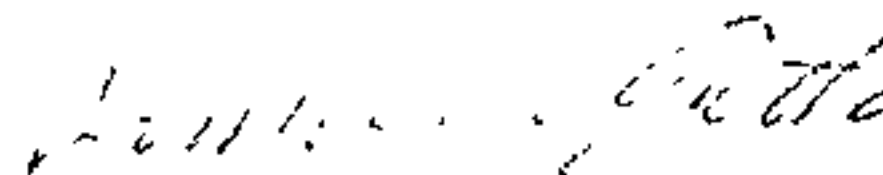
Re: **Zoning Advisory Committee Agenda 05/27/03 re: case numbers 03-532-X, 03-533-A, 03-534-SPH, 03-535-A, 03-536-SPH, 03-537-XA, 03-538-A, 03-539-A, 03-540-A, 03-541-A, 03-542-A, 03-543-X**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/19/03. 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

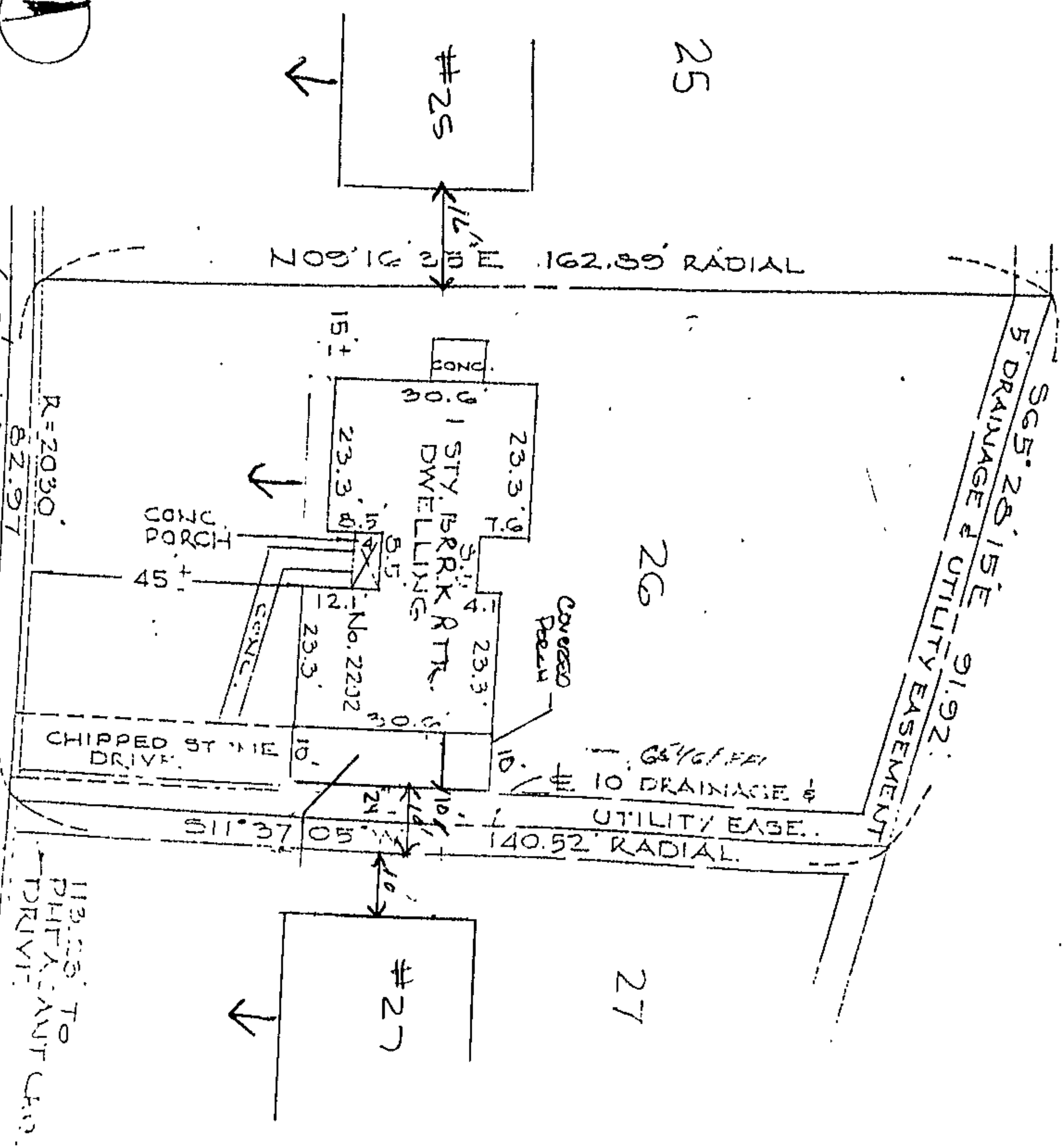
PROPERTY ADDRESS 2202 Sugarcone Rd.

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

SUBDIVISION NAME GREEN GATE

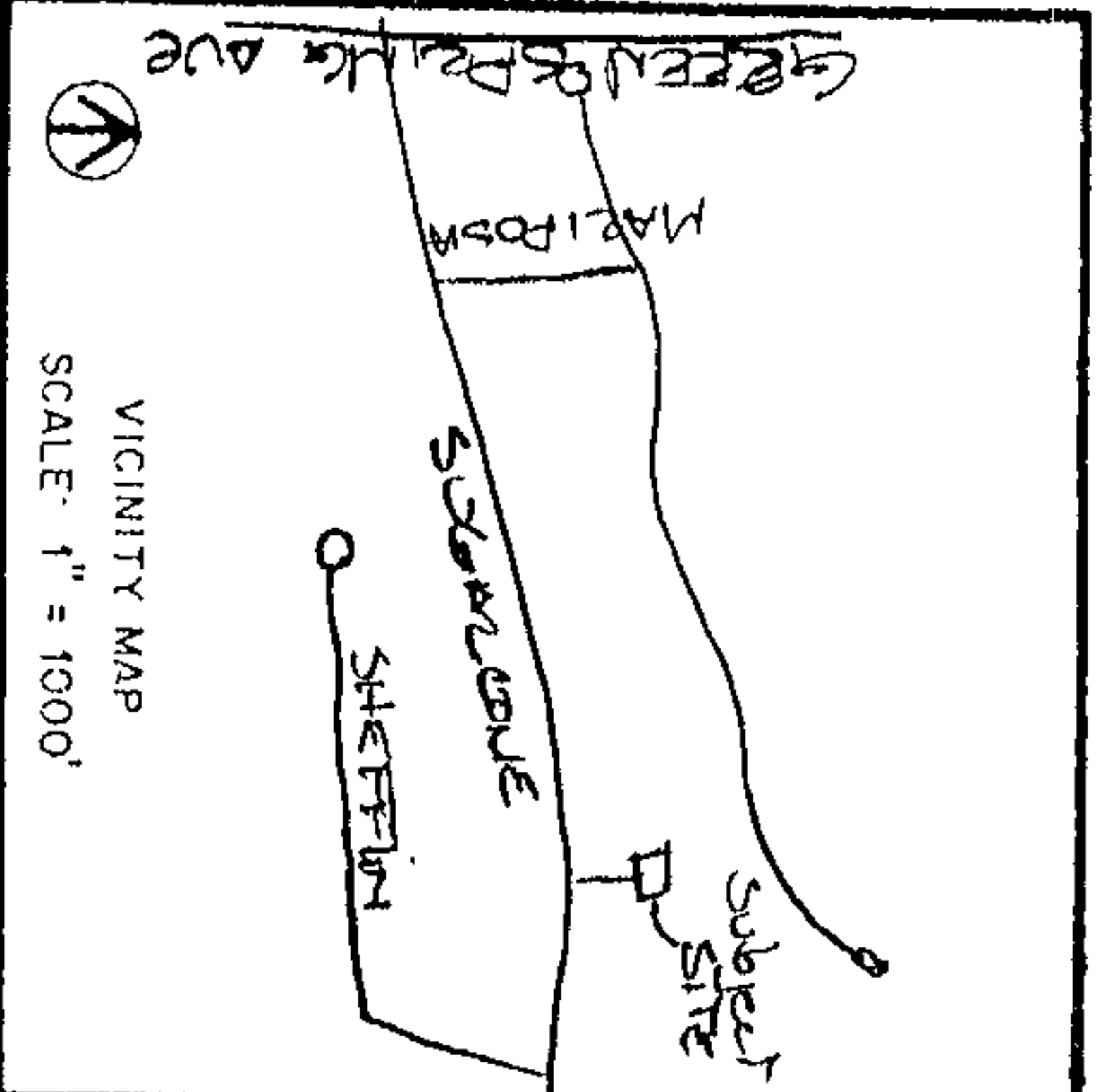
PLAT BOOK # 2 FOLIO # 48 LOT # 26 SECTION # 1

OWNER DONALD & ANNE LEVIN



PREPARED BY

JOHN DEGRAU
SCALE OF DRAWING 1" = 30'



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # NW 9-C

ZONING DR-2

LOT SIZE 30 ACREAGE 13137 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

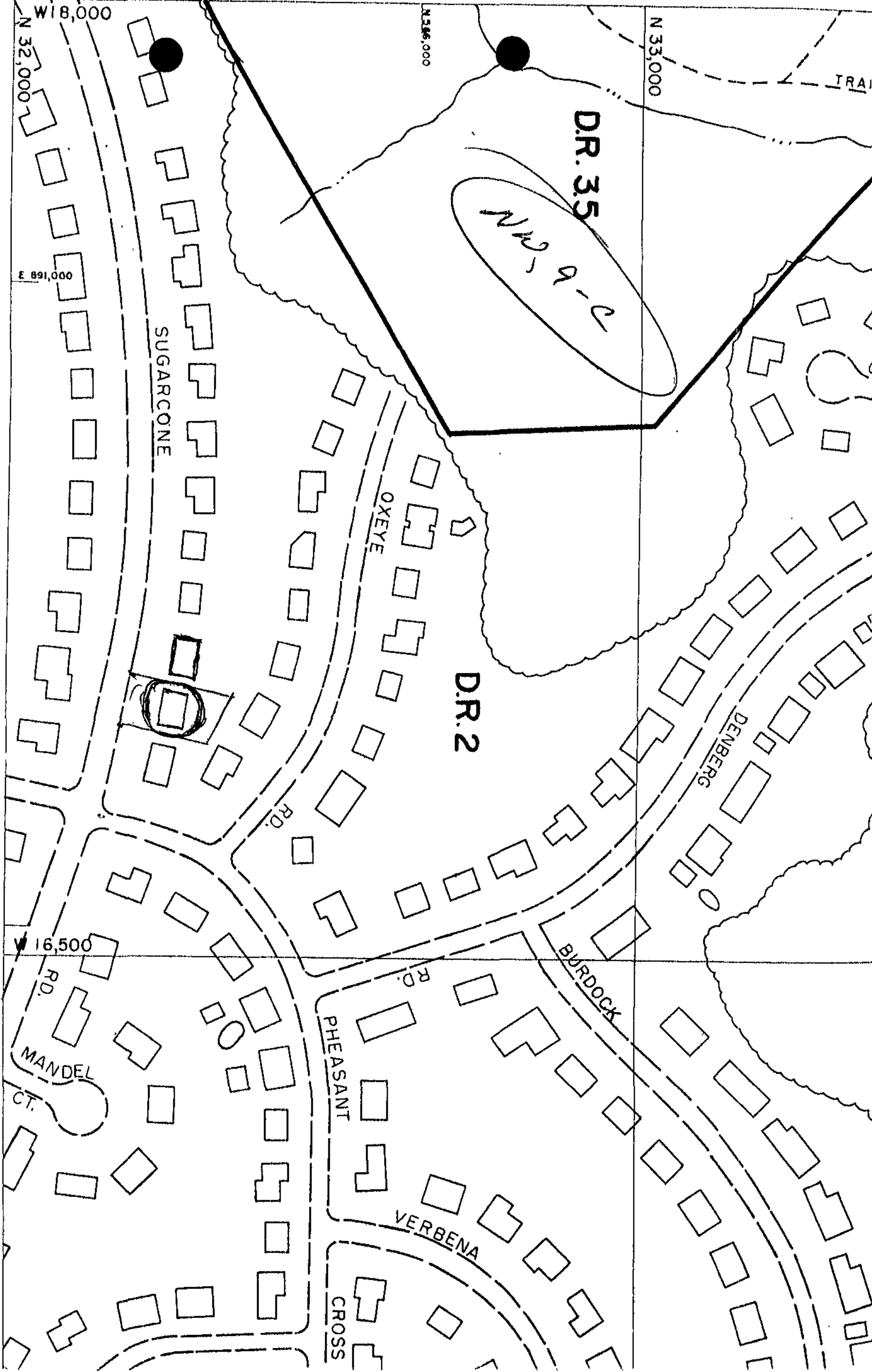
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

535

Pet. Ex #1



O-NW O-NE

2202 SUGARCONE

2000 COMPREHENSIVE ZONING MAP

ADOPTED BY

THE BALTIMORE COUNTY COUNCIL

RESOLUTION NO. 2000-001

THIS MAP IS A REVISION OF THE 1995 ZONING MAP, WHICH WAS ADOPTED BY RESOLUTION NO. 1995-001.

40' ± 4R
Main St 15' on one side of front of 40 on both

OF

