

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner of White Oaks Avenue
and Apple Tree Court
1st Election District
1st Councilmanic District
(707 White Oaks Avenue)

Carol A. & Edwin R. Kershaw
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-553-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, Carol A. and Edwin R. Kershaw. The variance request is for property located at 707 White Oaks Avenue in the Catonsville area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (swimming pool) to be located closer to the street in lieu of the required third of the lot farthest removed from the street. 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

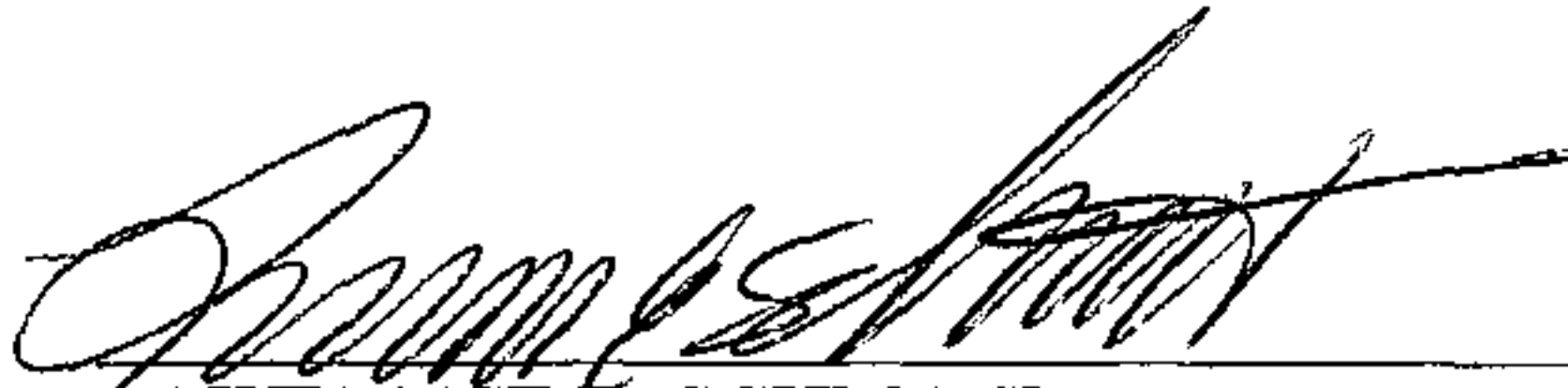
6/18/03
R. J. Janssen

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 18th day of June, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (swimming pool) to be located closer to the street in lieu of the required third of the lot farthest removed from the street, 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

6/18/03
R. J. Jenson



Baltimore County
Zoning Commissioner

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

June 18, 2003

Mr. & Mrs. Edwin R. Kershaw
707 White Oaks Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 03-553-A
Property: 707 White Oaks Avenue

Dear Mr. & Mrs. Kershaw:

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", 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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 707 WHITE OAKS AVE

which is presently zoned RESIDENTIAL 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) 400.1 BCZR

TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL) TO BE LOCATED CLOSER TO THE STREET IN LIEU OF THE REQUIRED THIRD OF THE LOT FARTHEST REMOVED FROM THE STREET

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

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

707 WHITE OAKS AVE

(410) 744-2145

Address

Telephone No

CATONSVILLE

MD

21228

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 6/1/03 day of June, 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 - 553 - A

Reviewed By JRP Date 5/21/03

Estimated Posting Date 6-1-03

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 707 WHITE OAKS AVE
Address
CATONSVILLE MD. 21228
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 WISH TO CONSTRUCT AN IN GROUND SWIMMING POOL 17'x32' IN OUR BACKYARD. THE LOCATION AND POSITION OF THE POOL WOULD BE IN ACCORDANCE WITH THE REQUIRED 25 FT MINIMUM BUILDING SET BACK LINE. TO LOCATE THE POOL ANY DISTANCE AWAY FROM THE 25 FT SET BACK LINE WILL:
1. CAUSE THE DISTRUCTION AND REMOVAL OF MATURE TREES AND SHRUBS WHICH ADD TO THE ENVIRONMENTAL VALUE OF THE COMMUNITY.
 2. WILL REQUIRE SIGNIFICANT ADDITIONAL CONSTRUCTION (GRADING / RETAINING WALLS) DUE TO THE EXISTING SLOPE OF THE PROPERTY

WE HAVE DURING THE 10 YEARS OF OCCUPING THE PROPERTY ADDED MANY TREES AND SHRUBS AND WOULD LIKE TO ADD A POOL WITHOUT DESTROYING THESE ESSENTIAL IMPROVEMENTS.

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.

Edwin R. Kershaw
Signature
EDWIN R. KERSHAW
Name - Type or Print

Carol A. Kershaw
Signature
CAROL KERSHAW
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of MARCH, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Shirley D. Jones
Notary Public
My Commission Expires Dec. 10 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

707 White Oaks Lane
Address
Catonsville Md 21228
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 WISH TO CONSTRUCT AN IN GROUND SWIMMING POOL 17'X32' IN OUR BACKYARD. THE LOCATION AND POSITION OF THE POOL WOULD BE IN ACCORDANCE WITH THE REQUIRED 25FT MINIMUM BUILDING SETBACK LINE. TO LOCATE THE POOL ANY DISTANCE AWAY FROM THE 25FT SETBACK LINE WITH.

1. CAUSE THE DISTURBANCE AND REMOVAL OF MATURE TREES AND SHRUBS WHICH ADD TO THE ENVIRONMENTAL VALUE OF THE COMMUNITY.
2. WILL REQUIRE SIGNIFICANT ADDITIONAL CONSTRUCTION (GRADING/RETAINING WALLS) TO THE EXISTING SLOPE OF THE PROPERTY.

WE HAVE DURING THE 10 YEARS OF OCCUPYING THE PROPERTY ADDED MANY TREES AND SHRUBS AND WOULD LIKE TO ADD A POOL WITHOUT DESTROYING THESE ESSENTIAL IMPROVEMENTS.

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.

Edwin R. Kershaw
Signature
EDWIN R KERSHAW
Name - Type or Print

Carol A. Kershaw
Signature
CAROL KERSHAW
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of MARCH, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Shirley Jones
Notary Public
My Commission Expires Dec. 10 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 707 WHITE OAKS AVE
which is presently zoned RESIDENTIAL 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) 400.1 BCZR

TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL)
TO BE LOCATED CLOSER TO THE STREET IN LIEU OF THE
REQUIRED THIRD OF THE LOT FARTHER REMOVED FROM ANY STREET.

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):

EDWIN R. KERSHAW

Name - Type or Print

E.R. Kershaw

Signature

CAROL A. KERSHAW

Name - Type or Print

Carol A. Kershaw

Signature

707 WHITE OAKS AVE (410) 744-2145

Address

Telephone No.

CATONSVILLE

MD

21228

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. 03-553-A

Reviewed By JRP Date 5/21/03

Estimated Posting Date 6-1-03

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 707 WHITE OAKS AVE
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)

WHITE OAKS AVE which is 50'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 40' EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street APPLE TREE COURT
(name of street)

which is 50' wide. *Being Lot # 108,
(number of feet of right-of-way width)

Block N/A, Section # 5 in the subdivision of PATAPSCO WOODS
(name of subdivision)

as recorded in Baltimore County Plat Book # 57, Folio # 100,

containing 1.329 AC. Also known as 707 WHITE OAKS AVE
(square feet or acres) (property address)

and located in the 15th Election District, 15th Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

553

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 222-9

DATE 5-21-03 ACCOUNT 001-006-0150

AMOUNT \$ 65.00

RECEIVED
FROM: Edwin R. Kershaw

707 White Oak Ave.

Item # 553

FOR: Variance Taken by: JRF

Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 553 -A Address 707 White Oaks Ave.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-21-03 Posting Date: 6-1-03 Closing Date: 6-16-03

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- 553 -A Address 707 White Oaks Ave.

Petitioner's Name EDWIN R. KERSHAW Telephone 410-744-2145

Posting Date: 6-1-03 Closing Date: 6-16-03

Wording for Sign: To Permit an accessory structure (swimming pool) to be located closer to the street in lieu of the required third of the lot farthest removed from any street.

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: 03-553-A

Petitioner: EDWIN KERSHAW

Address or Location: 707 WHITE OAKS AVE CATONSVILLE MD 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: EDWIN KERSHAW

Address 707 WHITE OAKS AVE
CATONSVILLE MD. 21228

Telephone Number: 410-744-2145



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 16, 2003

Edwin Kershaw
Carol Kershaw
707 White Oaks Avenue
Catonsville, MD 21228

Dear Mr. and Mrs. Kershaw:

RE: Case Number: 03-553-A, 707 White Oaks Avenue

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

Enclosures

c: People's Counsel

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





**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: ~~June 2~~, 2003

Item No.: 552-557 553

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.3.03

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

RE: Baltimore County
Item No. 553 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

RECEIVED DATE: June 3, 2003

JUN - 4 2003

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-553 – 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:

Lynn Laube

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 17, 2003

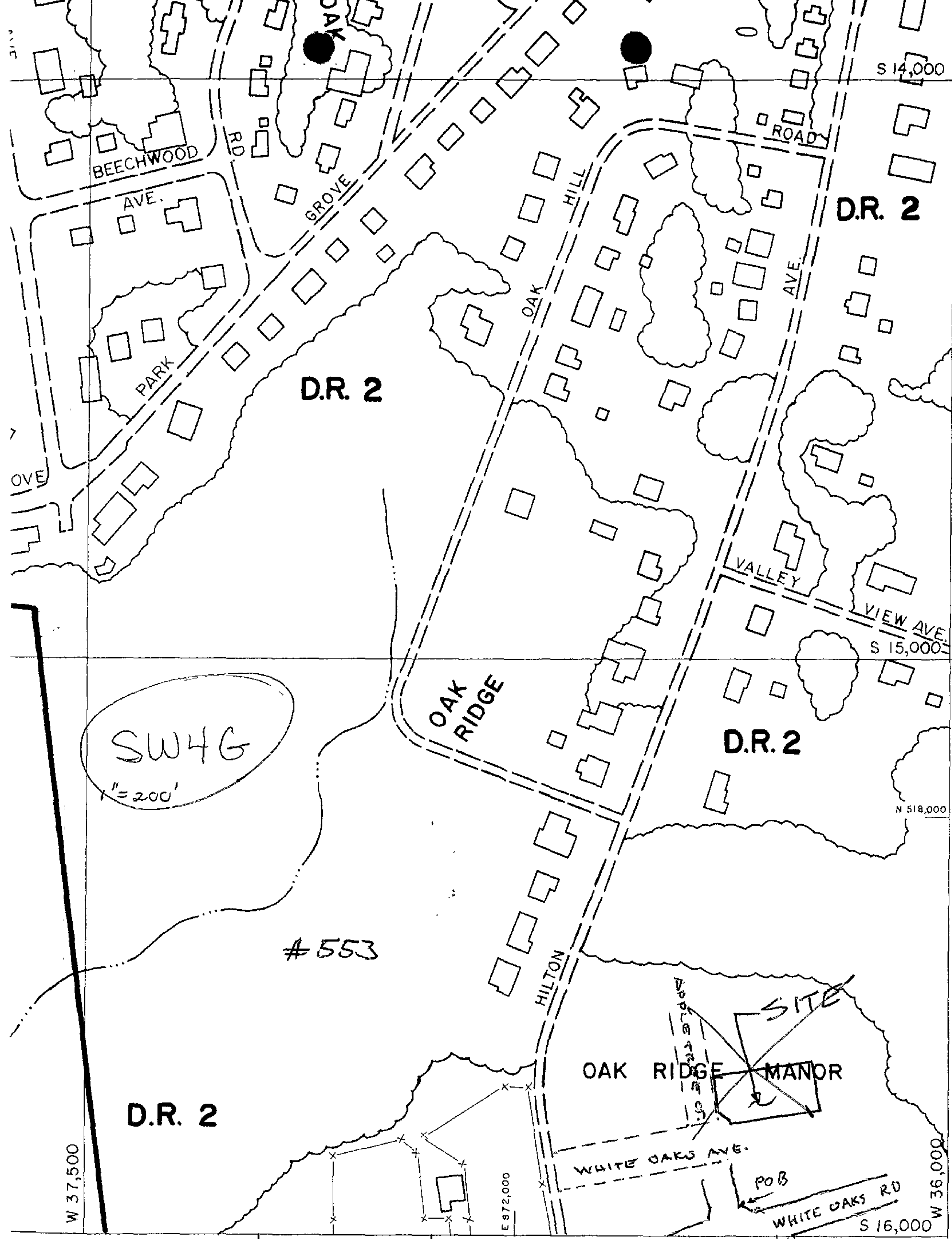
FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 9, 2003
Item Nos. 552, 553, 554, 556, and
557

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

RWB:CEN:jrb

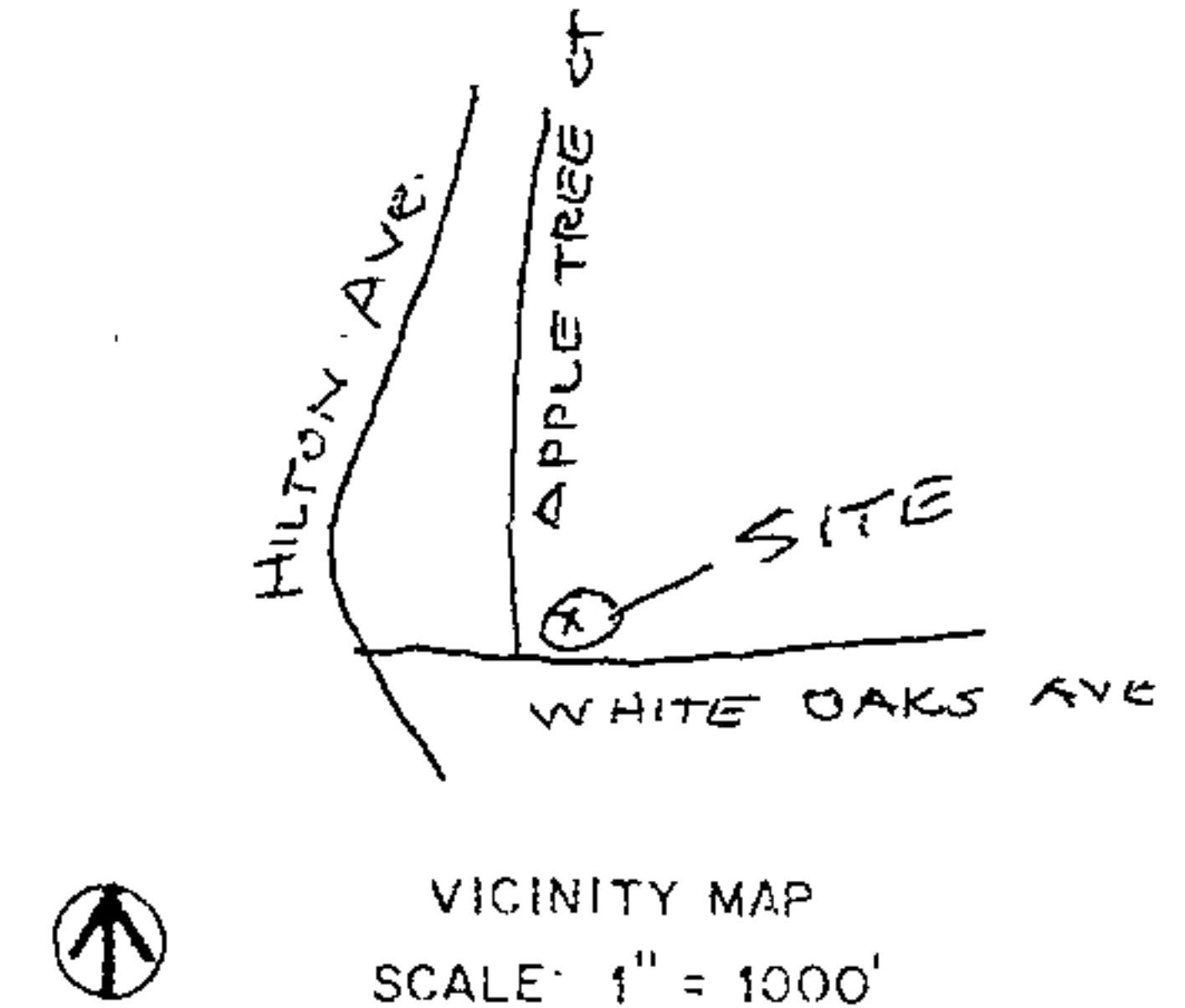
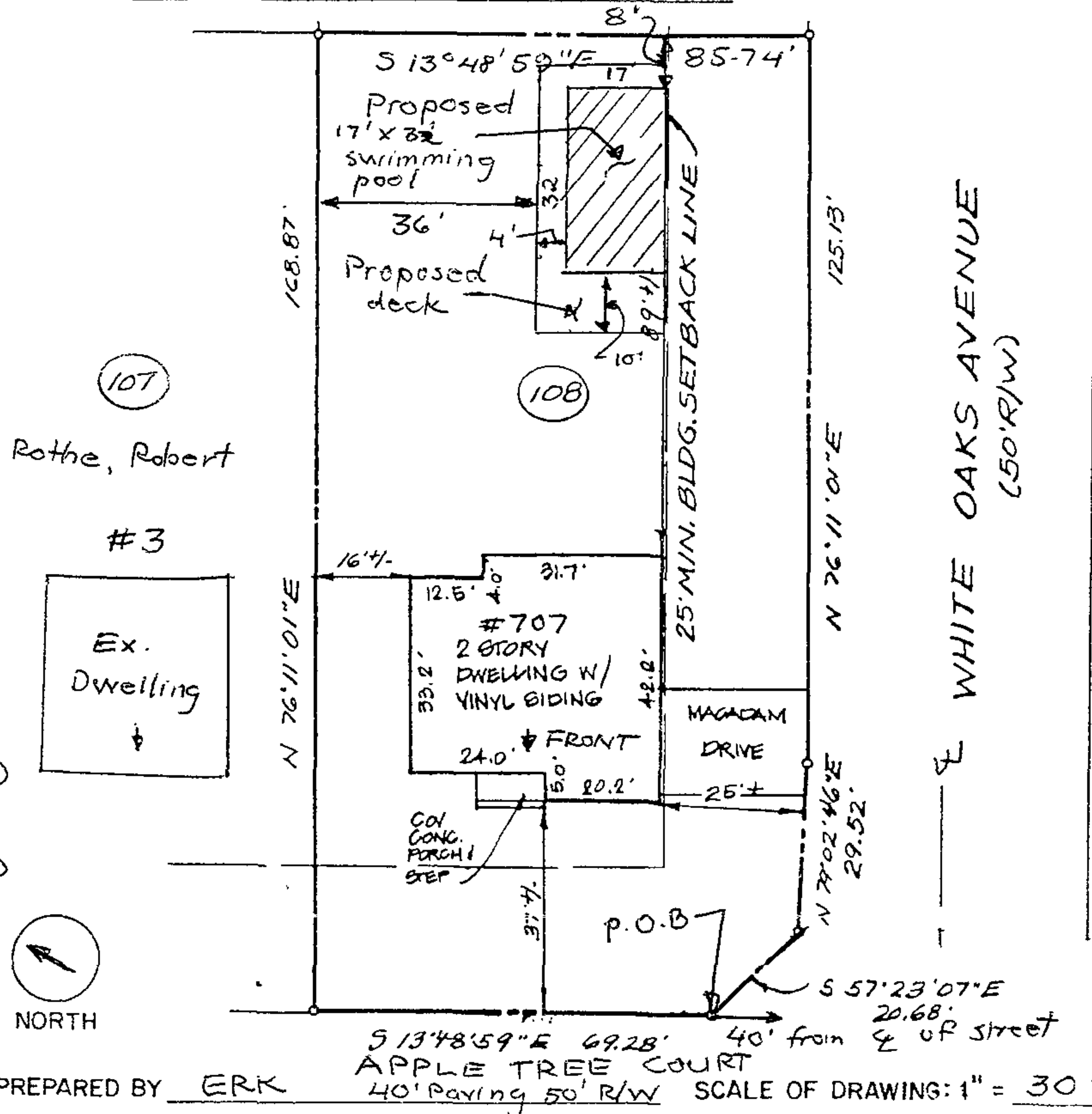
cc: File



-15-

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

OWNER EDWIN R. Kershaw



ELECTION DISTRICT 1st

COUNCILMANIC DISTRICT 1 ST

1"=200' SCALE MAP # SW 4G

ZONING DR-2

LOT SIZE 0.329

ACREAGE	SQUARE FEET
1.00	43,560
2.00	87,120
3.00	130,680
4.00	174,240
5.00	217,800
6.00	261,360
7.00	304,920
8.00	348,480
9.00	392,040
10.00	435,600
11.00	479,160
12.00	522,720
13.00	566,280
14.00	609,840
15.00	653,400
16.00	696,960
17.00	740,520
18.00	784,080
19.00	827,640
20.00	871,200
21.00	914,760
22.00	958,320
23.00	1,001,880
24.00	1,045,440
25.00	1,089,000
26.00	1,132,560
27.00	1,176,120
28.00	1,219,680
29.00	1,263,240
30.00	1,306,800
31.00	1,350,360
32.00	1,393,920
33.00	1,437,480
34.00	1,481,040
35.00	1,524,600
36.00	1,568,160
37.00	1,611,720
38.00	1,655,280
39.00	1,698,840
40.00	1,742,400
41.00	1,785,960
42.00	1,829,520
43.00	1,873,080
44.00	1,916,640
45.00	1,960,200
46.00	2,003,760
47.00	2,047,320
48.00	2,090,880
49.00	2,134,440
50.00	2,178,000
51.00	2,221,560
52.00	2,265,120
53.00	2,308,680
54.00	2,352,240
55.00	2,395,800
56.00	2,439,360
57.00	2,482,920
58.00	2,526,480
59.00	2,570,040
60.00	2,613,600
61.00	2,657,160
62.00	2,700,720
63.00	2,744,280
64.00	2,787,840
65.00	2,831,400
66.00	2,874,960
67.00	2,918,520
68.00	2,962,080
69.00	3,005,640
70.00	3,049,200
71.00	3,092,760
72.00	3,136,320
73.00	3,179,880
74.00	3,223,440
75.00	3,267,000
76.00	3,310,560
77.00	3,354,120
78.00	3,397,680
79.00	3,441,240
80.00	3,484,800
81.00	3,528,360
82.00	3,571,920
83.00	3,615,480
84.00	3,659,040
85.00	3,702,600
86.00	3,746,160
87.00	3,789,720
88.00	3,833,280
89.00	3,876,840
90.00	3,920,400
91.00	3,963,960
92.00	4,007,520
93.00	4,051,080
94.00	4,094,640
95.00	4,138,200
96.00	4,181,760
97.00	4,225,320
98.00	4,268,880
99.00	4,312,440
100.00	4,356,000

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *NONE*

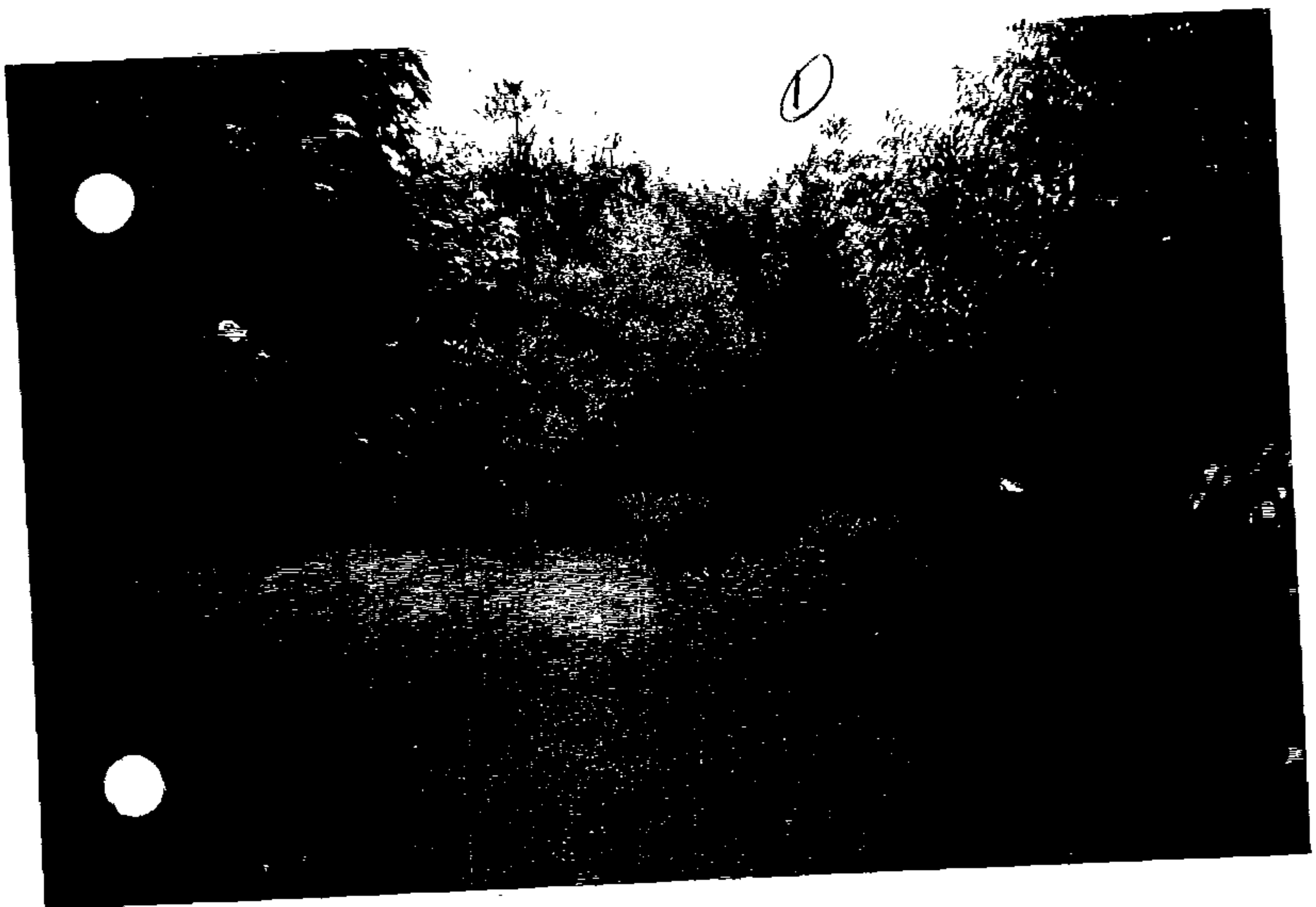
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JRF

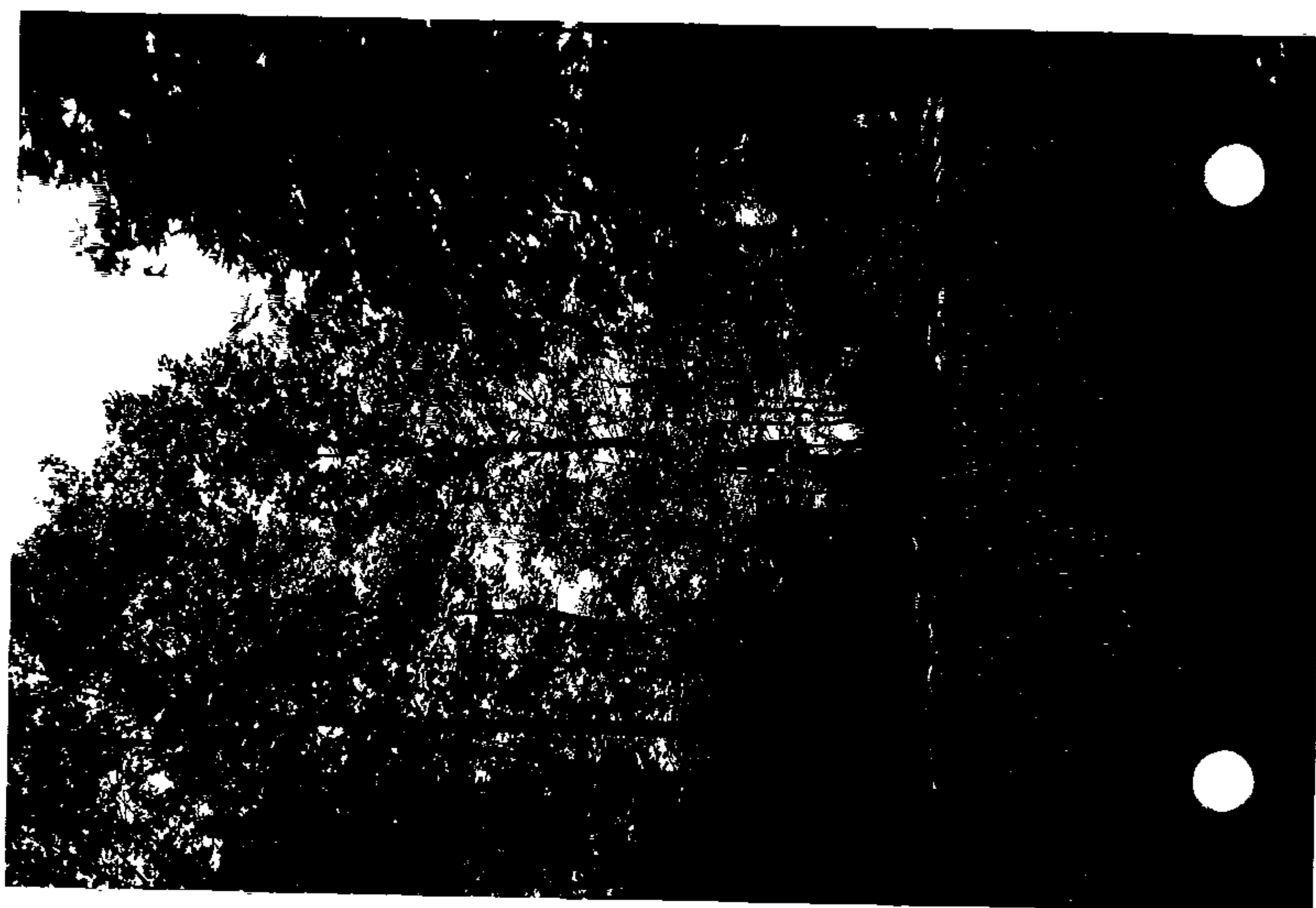
553













CERTIFICATE OF POSTING

Date: JUNE 1, 2003

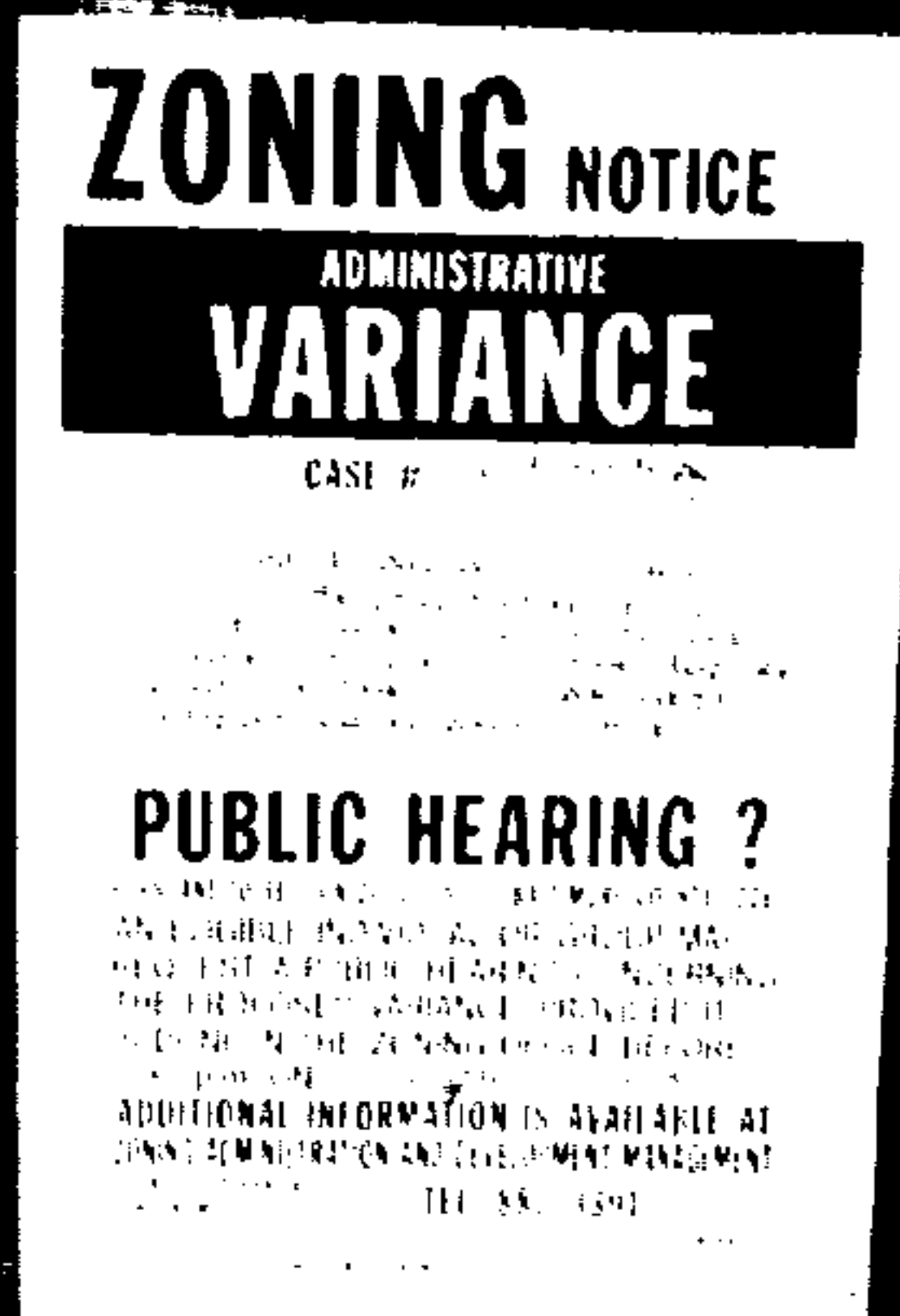
RE: Case Number 03-553-A

Petitioner/Developer: EDWIN KERSHAW

Date of Hearing/Closing: JUNE 16, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 707 WHITE OAKS AVE

The sign(s) were posted on JUNE 1, 2003
(Month, Day, Year)



Charles E. Merritt
(Signature of Sign Poster)

CHARLES MERRITT
(Printed Name of Sign Poster)

9831 MAGLEDT RD
(Street Address of Sign Poster)

BALTO MD 21234
(City, State, Zip Code of Sign Poster)

410 665-5562
(Telephone Number of Sign Poster)

1. THE 25 FT SETBACK LINE
2. HILL & WOODED AREA
3. VIEW FROM White Oaks AVE

#553