

IN RE: PETITION FOR VARIANCE
NW/S Mohr Road, 199' SW of the c/l
Mt. Vista Road
(11718 Mohr Road)
11th Election District
3rd Council District

Ruth E. Crone
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-554-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Ruth E. Crone. The Petitioner seeks relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 63 feet in lieu of the required 75 feet; side setbacks of 5 feet and 19 feet, and a rear setback of 48 feet, all in lieu of the required 50 feet for a proposed dwelling; and, to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioner was Aubrey Meyer. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped lot located on the north side of Mohr Road, just west of Mt. Vista Road in Kingsville. The property contains a gross area of 10,899 sq.ft., more or less, zoned R.C.5, and is improved with a single-family dwelling that has existed on the site for over 50 years and has deteriorated to the extent that it has become an eyesore. The Petitioner recently acquired the property and wishes to raze the existing dwelling and construct a new modular home in its place, utilizing the existing foundation. Although the property has public water and sewer, a new well will be installed in the front portion of the site. The proposed dwelling will be 48' x 28' in dimension and feature a one-car attached garage. As shown on the site plan, the garage will be located at the end of an existing

ORDER RECEIVED FOR FILING

Date

By

asphalt driveway; however, will be 5 feet from the (east) side property line. In addition, the dwelling will maintain a side setback of 19 feet to the west, a rear (north) setback of 48 feet and a front (south) setback of 50 feet. The proposed dwelling and its location on the property will be consistent with the houses on the immediately adjacent lots; however, due to the narrow width of the property and the location of the existing building footprint, the requested relief is necessary in order to proceed with the proposed improvements.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the request. In fact, testimony indicated that the neighbor on the side of the garage who would be the most impacted is not opposed to the request. Thus, it appears that relief can be granted without detriment to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August, 2003 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 63 feet in lieu of the required 75 feet; side setbacks of 5 feet and 19 feet, and a rear setback of 48 feet, all in lieu of the required 50 feet for a proposed dwelling; and, to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The new well and existing septic system shall be reviewed and approved by the Department of Environmental Protection and Resource Management (DEPRM).

ORDER RECORDED FOR FILING
Date 8/11/03
By [Signature]

- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/11/03
By [Signature]



Baltimore County
Zoning Commissioner

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

August 12, 2003

Ms. Ruth E. Crone
11718 Mohr Road
Kingsville, Maryland 21087

RE: PETITION FOR VARIANCE
NW/S Mohr Road, 199' SW of the c/l Mt. Vista Road
(11718 Mohr Road)
11th Election District – 3rd Council District
Ruth E. Crone - Petitioner
Case No. 03-554-A

Dear Ms. Crone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Aubrey Meyer
705-A Mahan Road, Aberdeen, Md. 21001
DEPRM; People's Counsel; Case File





Undersize

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 11718 MOHR RD KINGSVILLE
which is presently zoned RC5

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) 1A04.3.B.2, BC2R, to permit a proposed dwelling (after removal of existing dwelling) with a setback of 63 feet from the centerline of the street in lieu of the minimum required setback of 75 feet, and to permit setbacks of 19 feet, 48 feet and 5 feet from any lot line in lieu of the minimum required setback of 50 feet, and to permit an undersized lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

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):

RUTH E CRONE
Name - Type or Print _____
Ruth E Crone
Signature _____
Name - Type or Print _____

Signature _____
11718 MOHR RD 4105928798
Address _____ Telephone No. _____
KINGSVILLE MD 21087
City _____ State _____ Zip Code _____

Representative to be Contacted:

AUBREY MEYER
Name _____
705A MAHAN RD 410
Address _____ Telephone No. _____
ABERDEEN MD 21001
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 5-21-03

ORDER RECEIVED FOR FILING
Date 5/11/03
By [Signature]
REV 9/15/98

Case No. 03-554-A

May 19, 2003

To Whom it may concern:

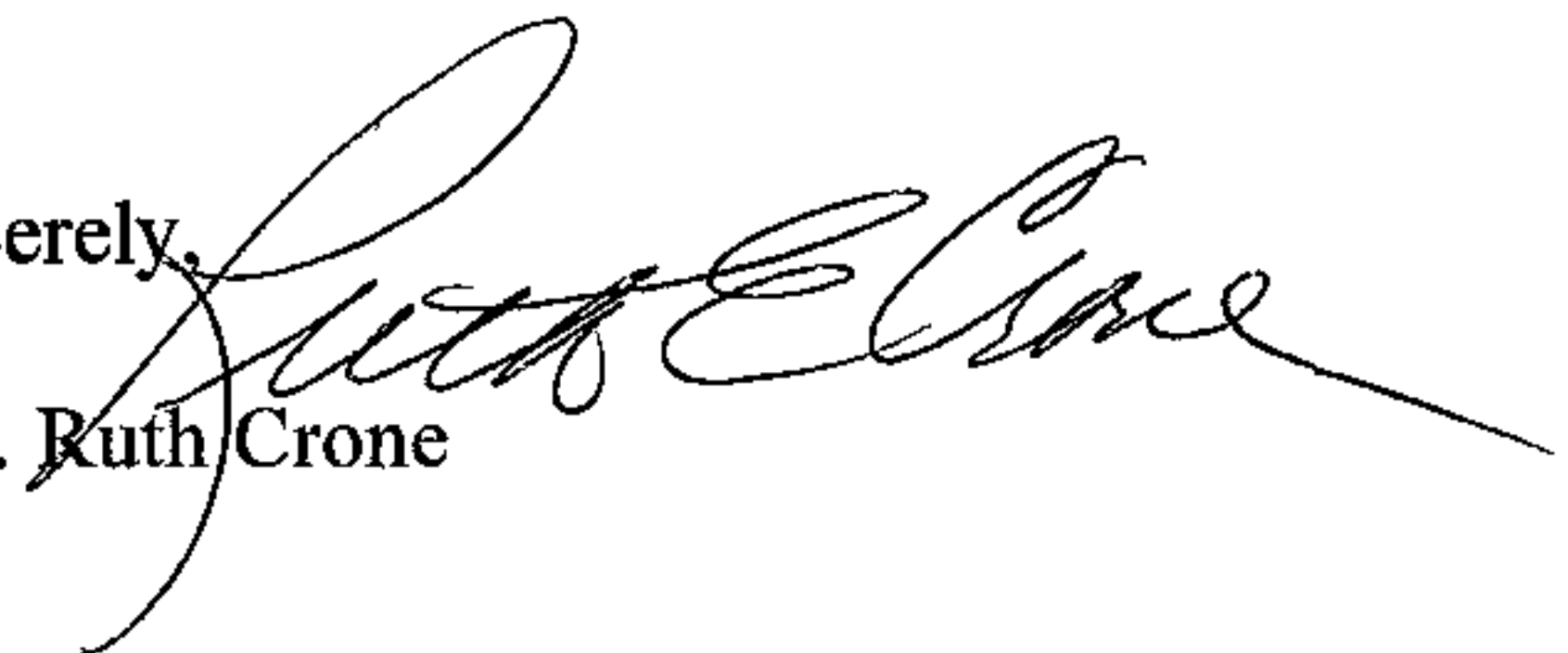
I am a single woman with a fixed income and the rising cost of living prevents me from repairing my home as needed. I have looked into this and have discovered that a modular home would be financially beneficial for me. It is not cost efficient for me to try to repair the house as it is. It would be more cost efficient for me to replace the structure in its entirety. I would like to raze my house and build a modular in its place for the following reasons:

- A. The foundation is deteriorating.
- B. Wiring is more than 50 plus years old.
- C. Due to severe termite damage, the front of the structure is unsound.
- D. Kitchen & Bath needs to be replaced.
- E. Roof leaks and is unsound.
- F. No insulation in the house & windows are not energy efficient.

The property in comparison to the other houses, is not of equal standards. The houses are brick or siding. I feel that replacing the structure would be of value to the neighborhood.

Sincerely,

Mrs. Ruth Crone

A handwritten signature in black ink, appearing to read 'Ruth Crone', written over the printed name.

03-554-A

ZONING DESCRIPTION FOR 11718 Mohr Rd. Kingsville, Maryland
21087

Begining at the point on the Northwest side of Mohr Road which is
26 feet wide at the distance of 199 feet Southwest of the centerline of
nearest improved intersecting street, Mt. Vista Road, which is 26 feet
wide.

LIBRE #7909, FOLIO # 80, containing 10,899 SQ FT. (N. 19 degrees
41' W 126', S. 70 degrees 19' W 86 ½', S 19 degrees 41' E 126', N 70
degrees 19' E 86 ½') Also known as 11718 Mohr Road and located in
the 11^{Election} District, 3rd Concilmanic District.

03-554-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22299

DATE 5/21/03 ACCOUNT R-004-006-6150

AMOUNT \$ 115.00

RECEIVED
FROM:

Ruth E. Cirone

FOR:

Variance & Undersize lot Approval

03-554-A (11718 MONR ROAD)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/21/2003 5/21/2003 11:17:36
REG #004 WALKIN DIAL DAD
* RECEIPT # 228606 5/21/2003 DFLN
Dep 5 526 ZONING VERIFICATION
CR NO. 022299

Receipt Tot \$115.00

115.00 CR .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-554-A

11718 Mohr Road

N/west side of Mohr Road, 199 feet southwest of Mt. Vista Road

11th Election District-3rd Councilmanic District

Legal Owner(s): Ruth E. Crone

Variance: to permit a proposed dwelling (after removal of existing dwelling) with a setback of 63 feet from the centerline of the street in lieu of the minimum required setback of 75 feet, and to permit setbacks of 19 feet, 48 feet and 50 feet from any lot line in lieu of the minimum required setback of 50 feet, and to permit an undersized lot.

Hearing: Thursday, July 31, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/7/19 July 15

C615037

CERTIFICATE OF PUBLICATION

7/17, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/15, 2003.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-554-A

Petitioner/Developer: _____

RUTH E. CROWE

Date of Hearing/Closing: 7/31/03

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

Attention: Ms. BECKY HART

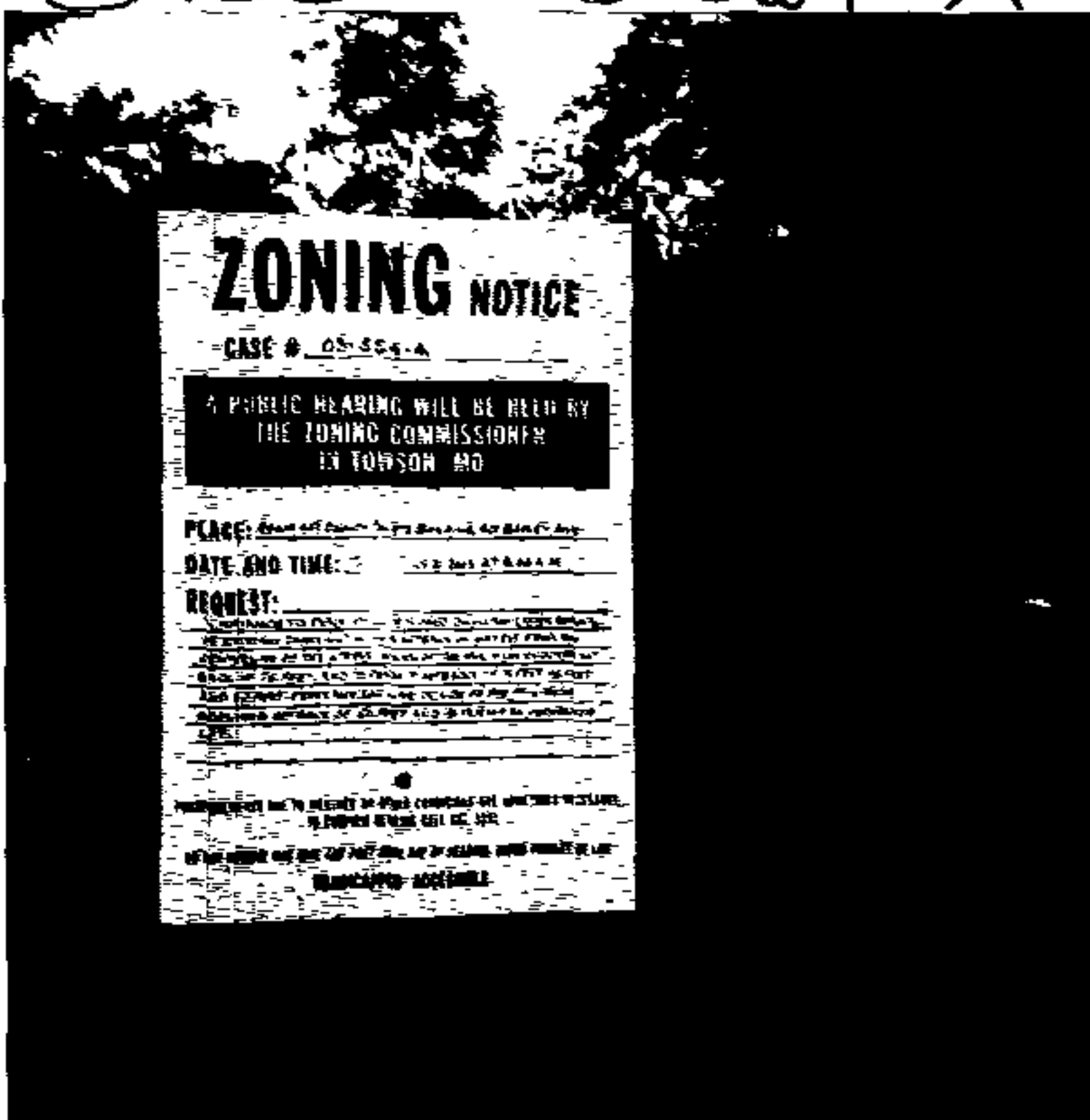
Ladies and Gentlemen:

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 _____

11718 Mohr Rd.

The sign(s) were posted on 7/16/03
(Month, Day, Year)

CASE # 03-554-A



Sincerely,

Dehal Ezz 7/16/23
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

11718 MOHR ROAD
POSTED 7/16/03
Rahel E. J. 7/16/03



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

June 2, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-554-A

11718 Mohr Road

N/west side of Mohr Road, 199 feet southwest of Mt. Visa Road

11th Election – 3rd Councilmanic District

Legal Owner: Ruth E. Crone

Variance to permit a proposed dwelling (after removal of existing dwelling) with a setback of 63 feet from the centerline of the street in lieu of the minimum required setback of 75 feet, and to permit setbacks of 19 feet, 48 feet and 50 feet from any lot line in lieu of the minimum required setback of 50 feet, and to permit an undersize lot.

Hearings: Thursday, July 31, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Ruth E. Crone, 11718 Mohr Road, Kingsville 21087
Aubrey Meyer, 705 A Mahan Road, Aberdeen 21001

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 16, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 15, 2003 Issue - Jeffersonian

Please forward billing to:

Aubrey L. Meyer
705 A Mahan Road
Aberdeen, MD 21001

410-879-5595

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-554-A

11718 Mohr Road

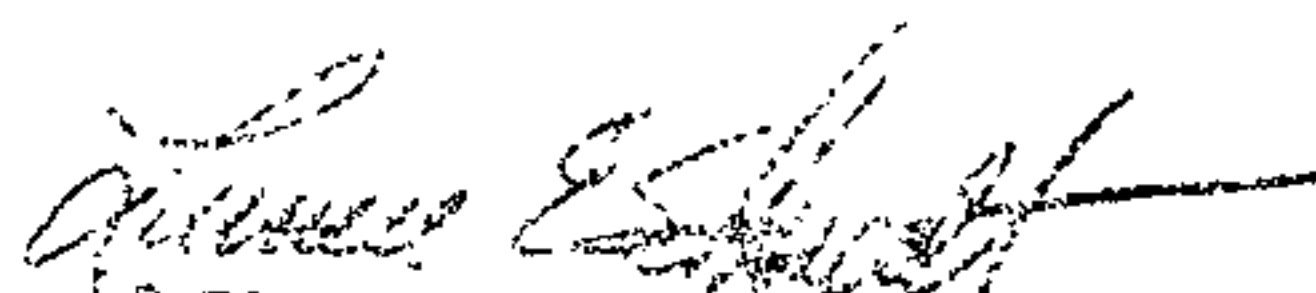
N/west side of Mohr Road, 199 feet southwest of Mt. Visa Road

11th Election – 3rd Councilmanic District

Legal Owner: Ruth E. Crone

Variance to permit a proposed dwelling (after removal of existing dwelling) with a setback of 63 feet from the centerline of the street in lieu of the minimum required setback of 75 feet, and to permit setbacks of 19 feet, 48 feet and 50 feet from any lot line in lieu of the minimum required setback of 50 feet, and to permit an undersize lot.

Hearings: Thursday, July 31, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 03-554-A

Petitioner: Ruth E. Crone

Address or Location: 11718 MOHR ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name: AUBREY L. MEYER

Address: 705 A MAHAN RD

ABERDEEN MD 21001

Telephone Number: (410) 879 5395



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 25, 2003

Ruth Crone
11718 Mohr Road
Kingsville MD 21087

Dear Ms. Crone:

RE: Case Number: 03-554-A, 11718 Mohr Road

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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Aubrey Meyer, 705A Mahar Road, Aberdeen 21001

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 (554)

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*

Date: 6.3.63

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

RE: Baltimore County
Item No. 554 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

7/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 2, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-554**

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:

Hyper Zamban

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

RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
 Attention Jeffrey Long
 County Courts Building, Room 406
 401 Bosley Avenue
 Towson, MD 21204

Permit or Case No.

03-554-A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by

JNP

Date

5/21/03

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant RUTH E CRONE Address 11718 MOHR KINGSVILLE MD Telephone Number 2410592879
 Lot Address 11718 MOHR RD Election District 11 Councilmanic District 3 Square Feet 10899501
 Lot Location: NE SW side/corner of MOHR RD 199' feet from NE SW corner of MT VISTA RD
 (street) (street)
 Land Owner: RUTH E CRONE Tax Account Number 04 11 1102048250/
 Address: 11718 MOHR RD Telephone Number 410 592-8798 3246

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

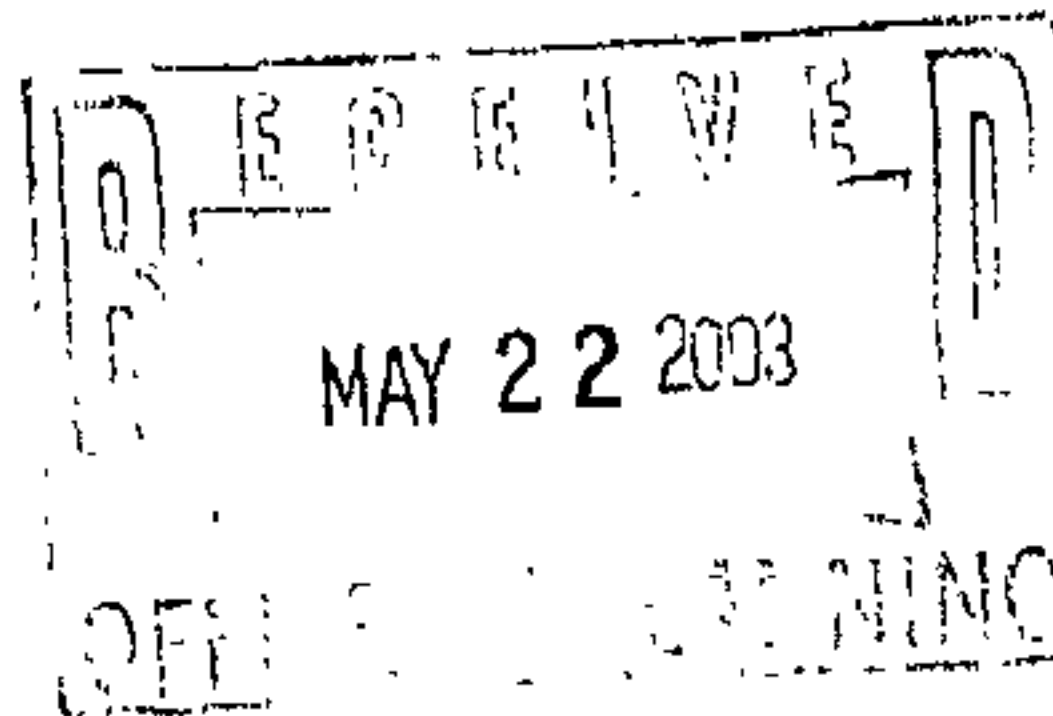
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies), available in Room 205, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>RCS</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the follow

Signed by Jeffrey Long
 for the Director, Office of Planning and Community Conservation



Date

6/02/03

Revised 2/25/99

Date	6/02/03	# of pages	1
From	Jeffrey Long	Co.	3480
To	Jeffrey Long	Phone #	3480
Co./Dept.	County	Fax #	2824

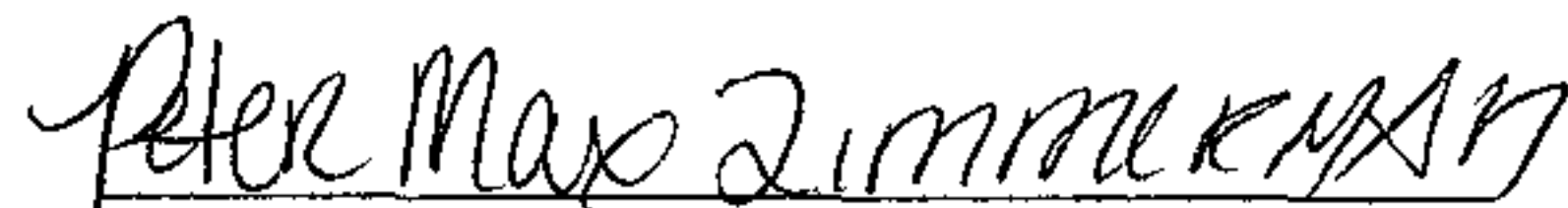
RE: PETITION FOR VARIANCE
11718 Mohr Road; NW/side Mohr Rd,
199' SW Mt. Vista Road
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Ruth E Crone
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-554-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



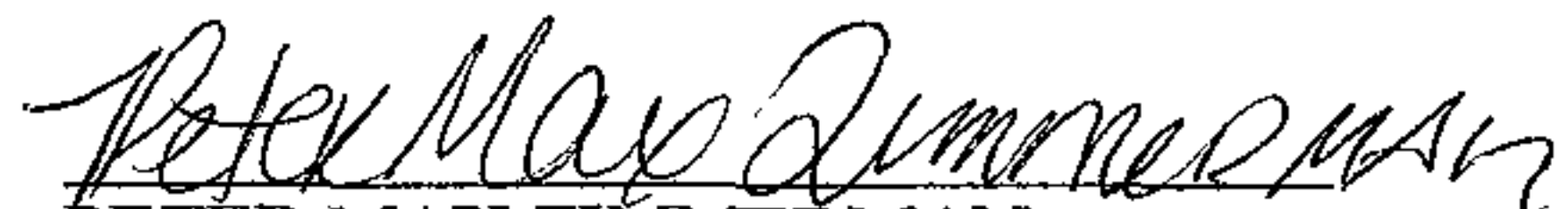
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 2003, a copy of the foregoing Entry of Appearance was mailed to, Aubrey Meyer, 705A Mahan Road, Aberdeen, MD 21001, Representative for Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 11718 Mohr Road
CASE NUMBER 03-544-A
DATE 7/31/03

[illegible]

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 11718 MOHR ROAD

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

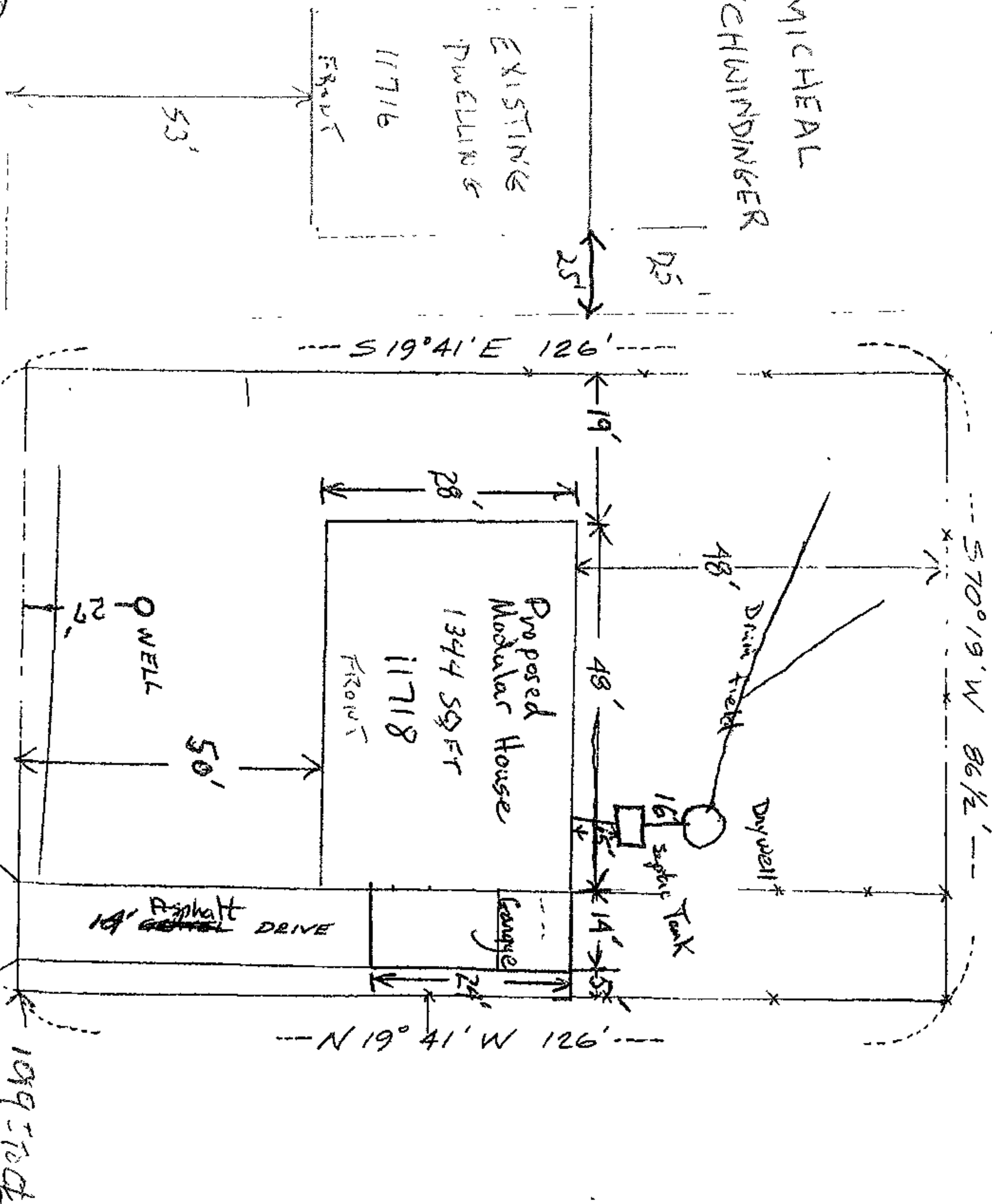
SUBDIVISION NAME

LIBER #7909 FOLIO # 80 LOT # — SECTION # —

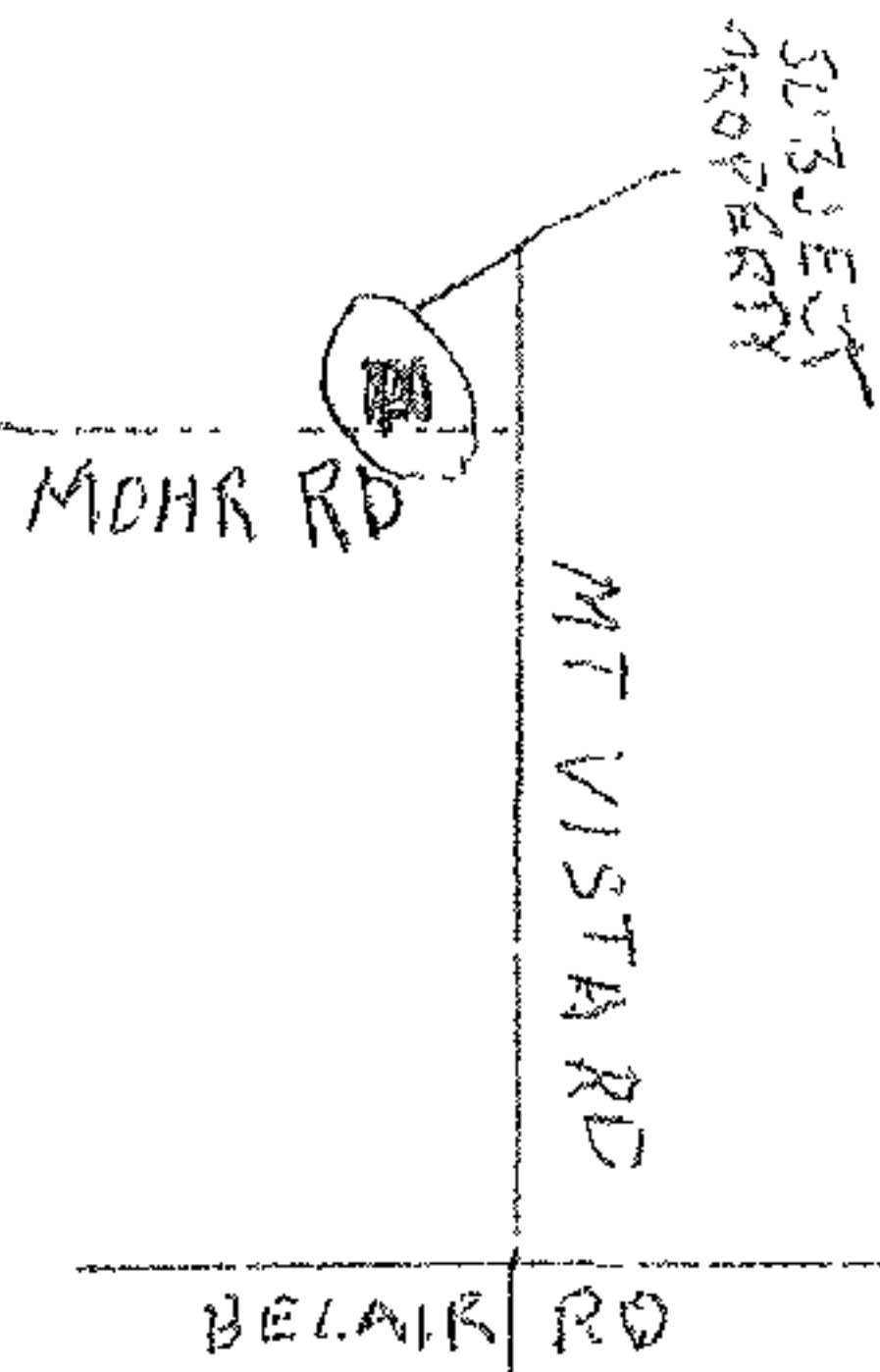
OWNER Michael E. Grove

MICHAEL

SCHWINDINGER



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NE-14-I

ZONING RCS

LOT SIZE

ACREAGE 10899
SQUARE FEET

PUBLIC PRIVATE

SEWER

☒

WATER

☒

CHESAPEAKE BAY
CRITICAL AREA

☐

100 YEAR FLOOD PLAIN

☐

HISTORIC PROPERTY/
BUILDING

☐

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY JMP ITEM # 554 CASE # 03-554-A

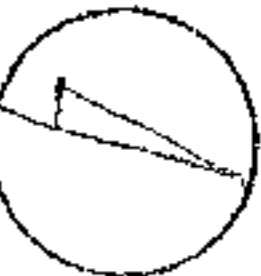
PREPARED BY

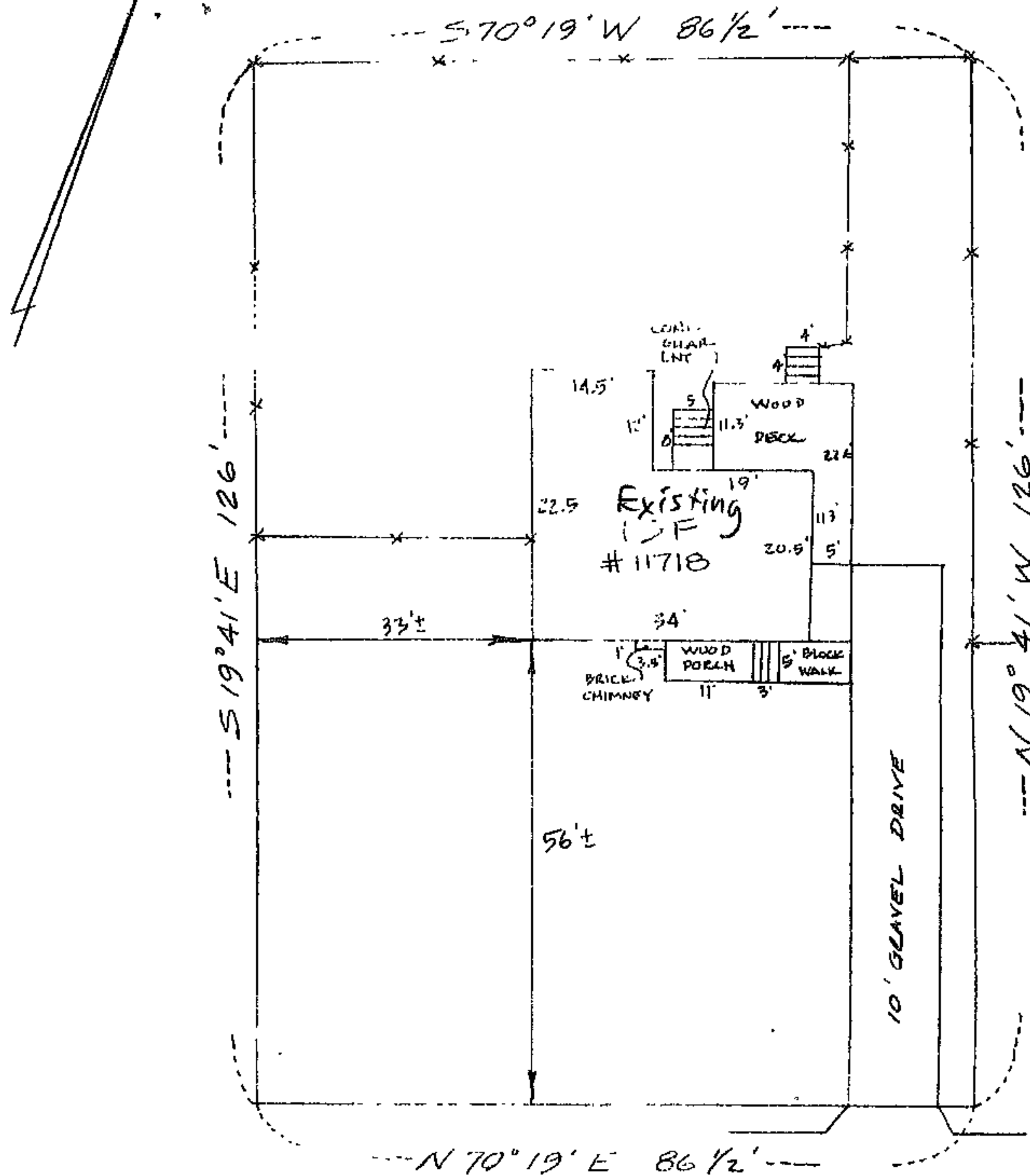
ALM

SCALE OF DRAWING: 1" = 20'

11718 MOHR ROAD (26' R/W, 18' PAVING)

NORTH





MOHR ROAD

FLOOD INSURANCE RATE
MAP ZONE: C

I HEREBY CERTIFY THAT I HAVE MADE
A SURVEY OF THIS LOT FOR THE PURPOSE
OF LOCATING THE IMPROVEMENTS THEREON
AND THAT THEY ARE LOCATED AS SHOWN.
THIS PLAT IS NOT INTENDED FOR USE
IN ESTABLISHING PROPERTY LINES.

BEING THAT PARCEL OF LAND
DESCRIBED IN A DEED RECORDED
AMONG THE LAND RECORDS OF
BALTIMORE COUNTY IN LIBER
7909 FOLIO 80.

SURVEYOR: [Signature] REG. NO. 27A



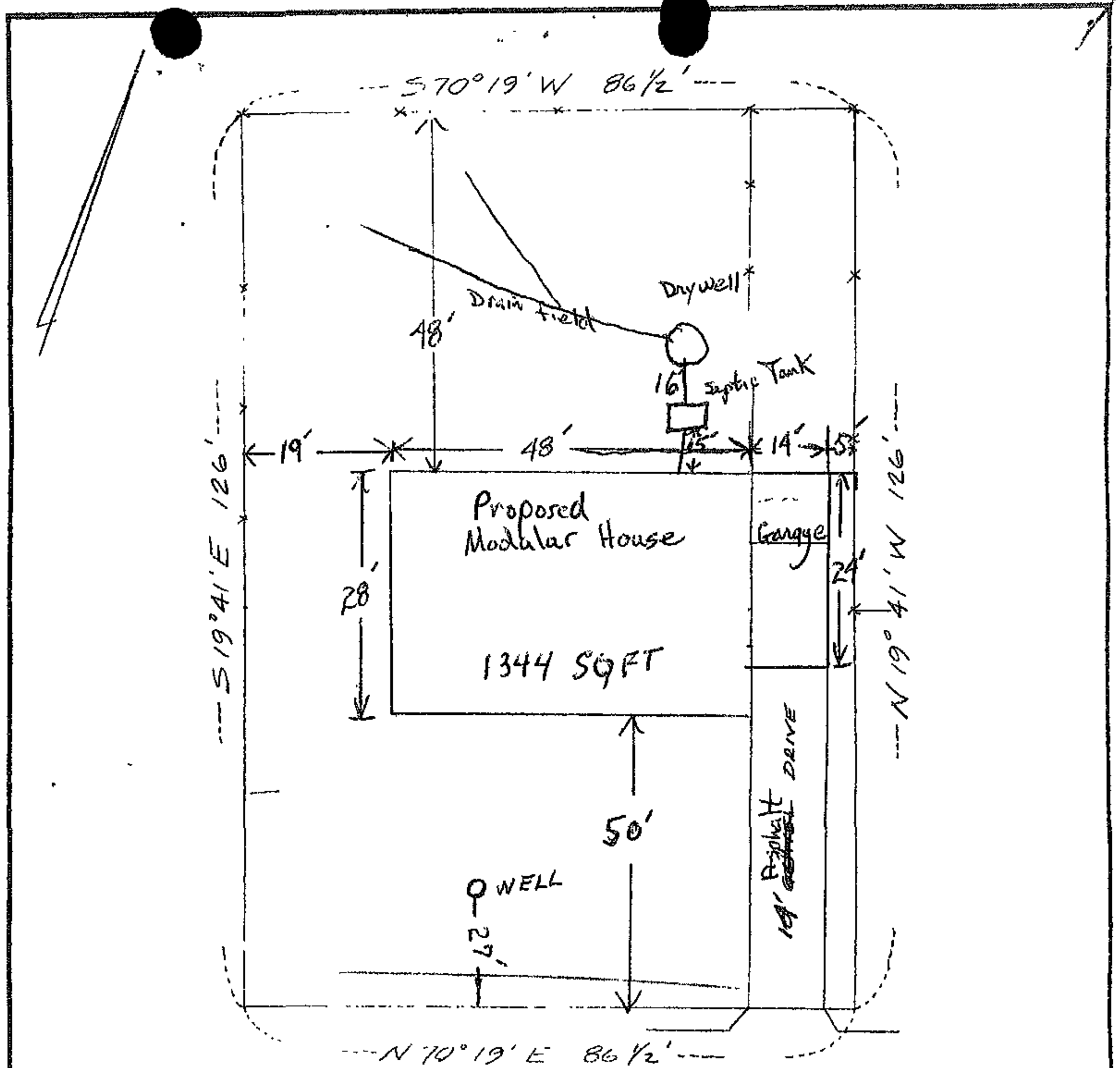
LOCATION SURVEY
11718 MOHR ROAD
BALTIMORE COUNTY, MD

HOPKINS ENGINEERING
18 BRIGHT STAR COURT
BALTIMORE, MARYLAND 21206
PHONE: 866-8226

SCALE
1" = 20'

DATE
2-19-94

JOB NO



MOHR ROAD

FLOOD INSURANCE RATE
MAP ZONE: C

I HEREBY CERTIFY THAT I HAVE MADE
A SURVEY OF THIS LOT FOR THE PURPOSE
OF LOCATING THE IMPROVEMENTS THEREON
AND THAT THEY ARE LOCATED AS SHOWN.
THIS PLAT IS NOT INTENDED FOR USE
IN ESTABLISHING PROPERTY LINES.

BEING THAT PARCEL OF LAND
DESCRIBED IN A DEED RECORDED
AMONG THE LAND RECORDS OF
BALTIMORE COUNTY IN LIBER
1909 FOLIO 80.

SURVEYOR: [Signature]

REG. NO. 274



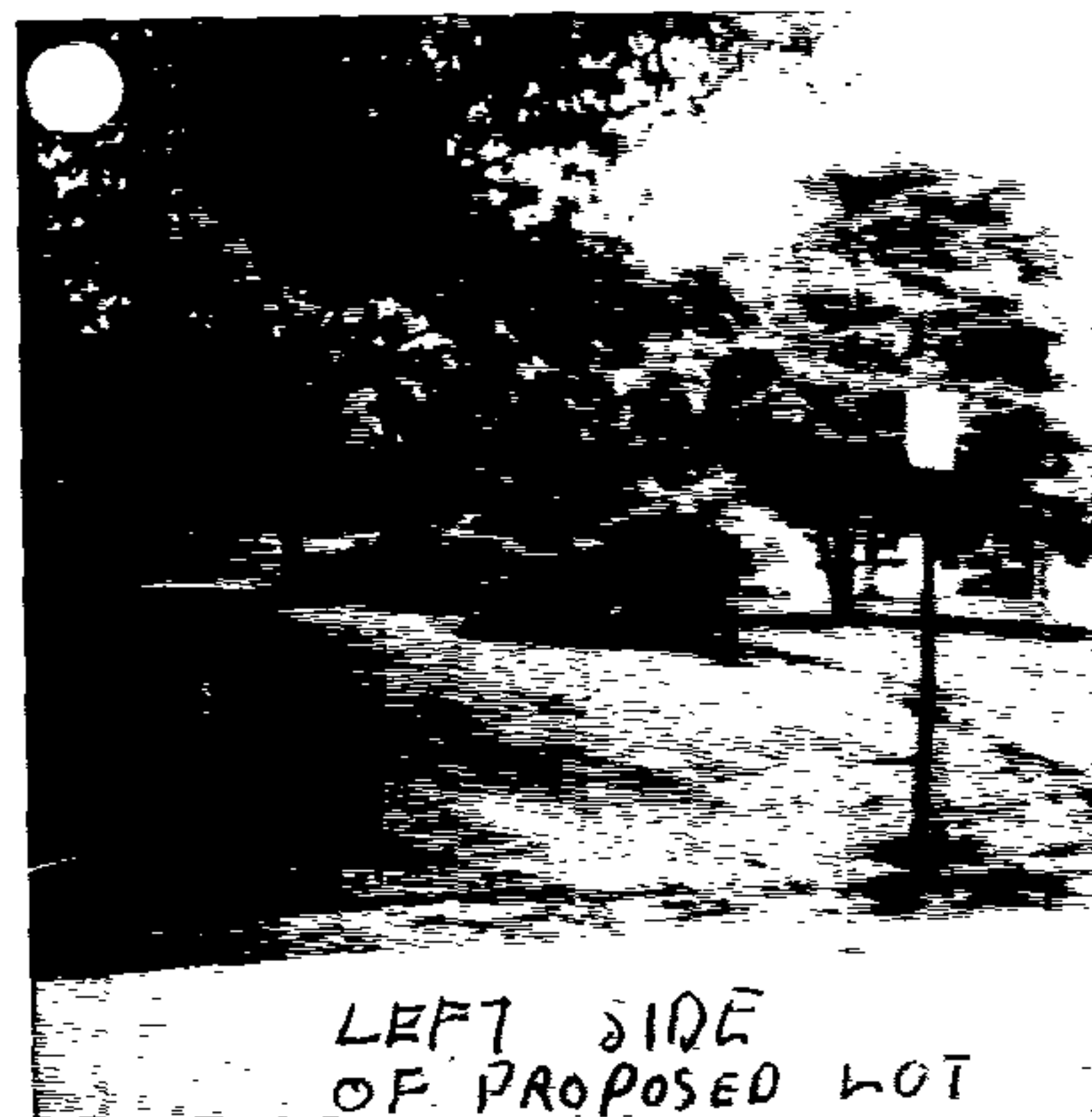
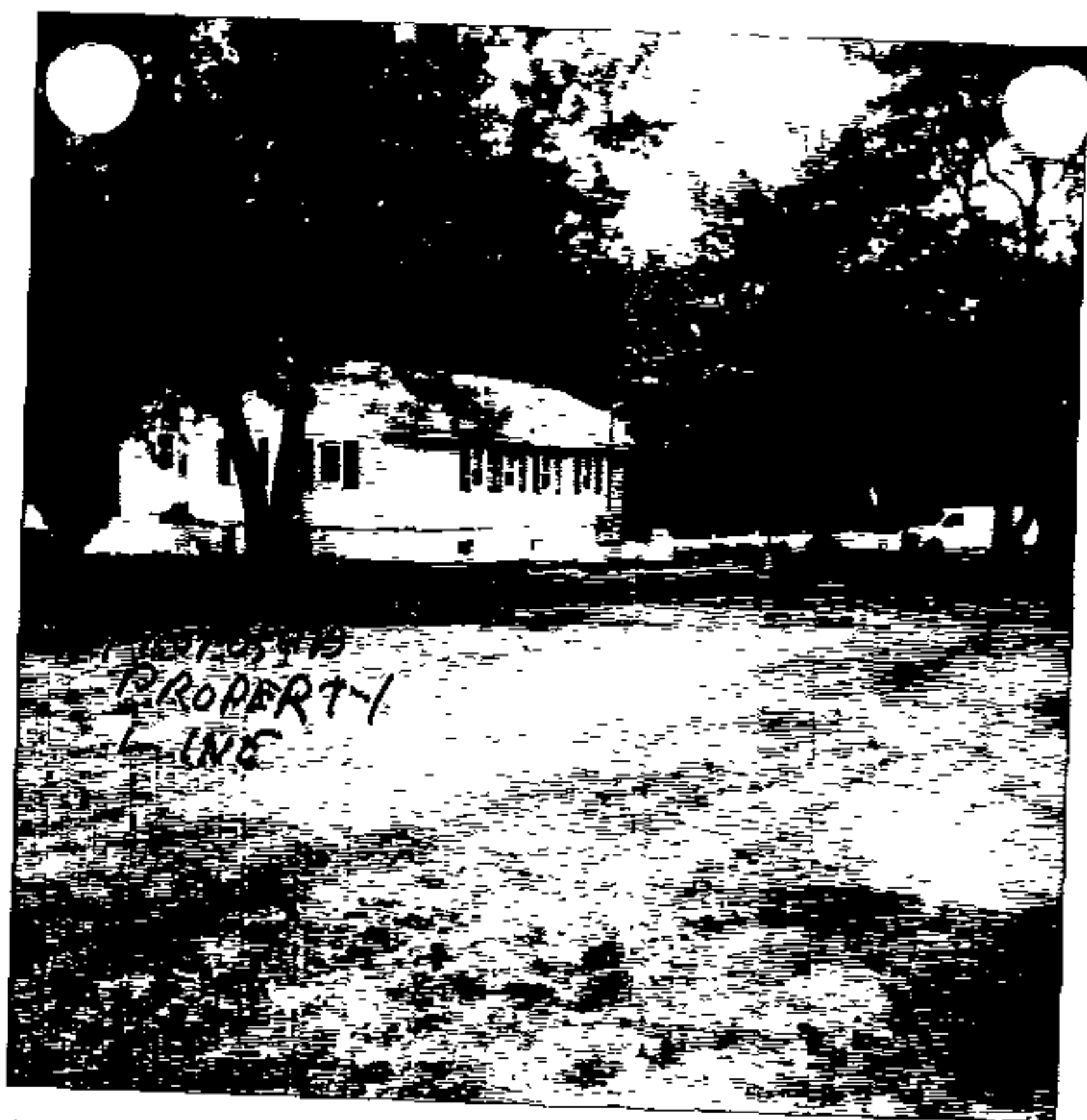
LOCATION SURVEY
11718 MOHR ROAD
BALTIMORE COUNTY, MD

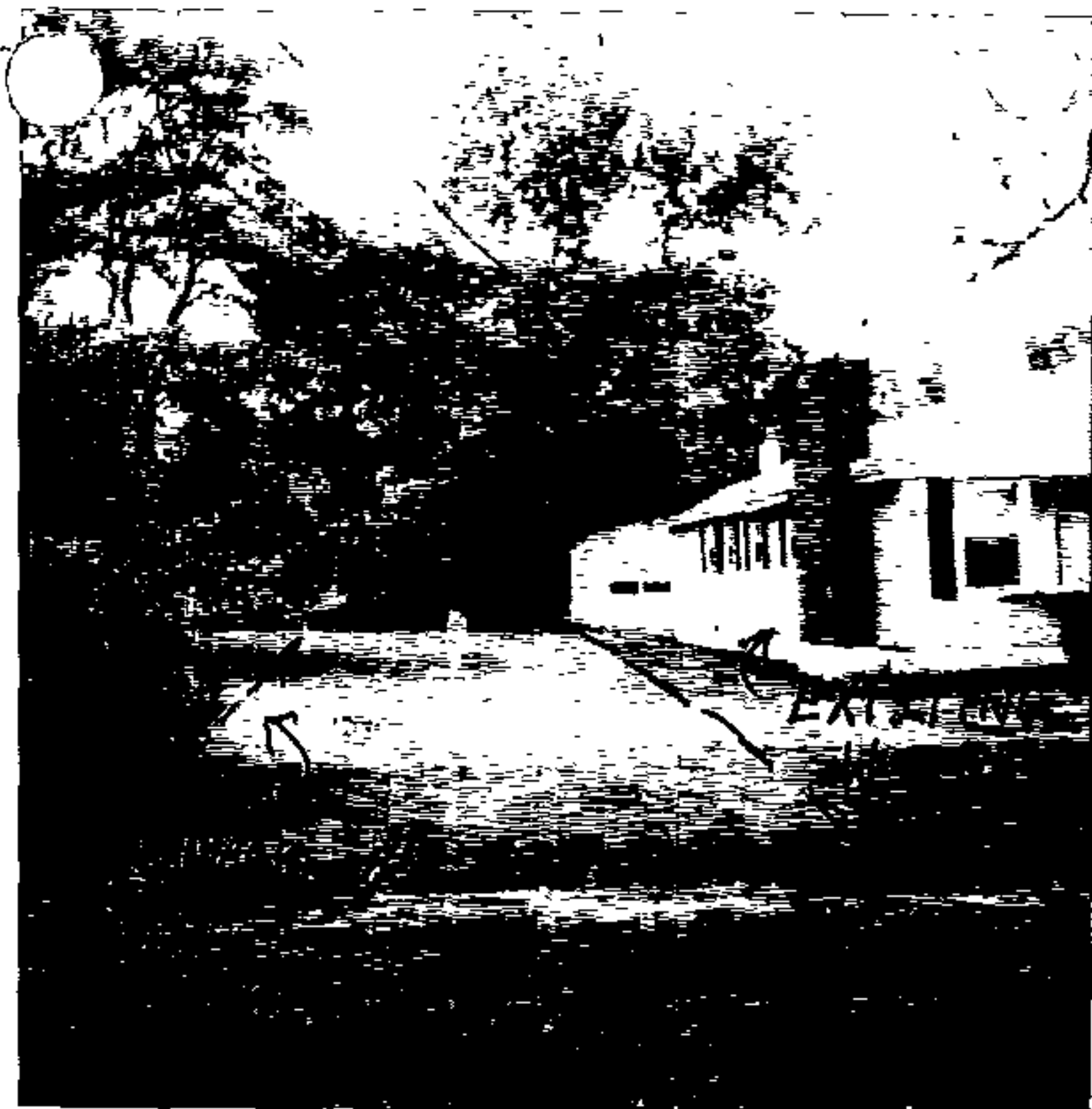
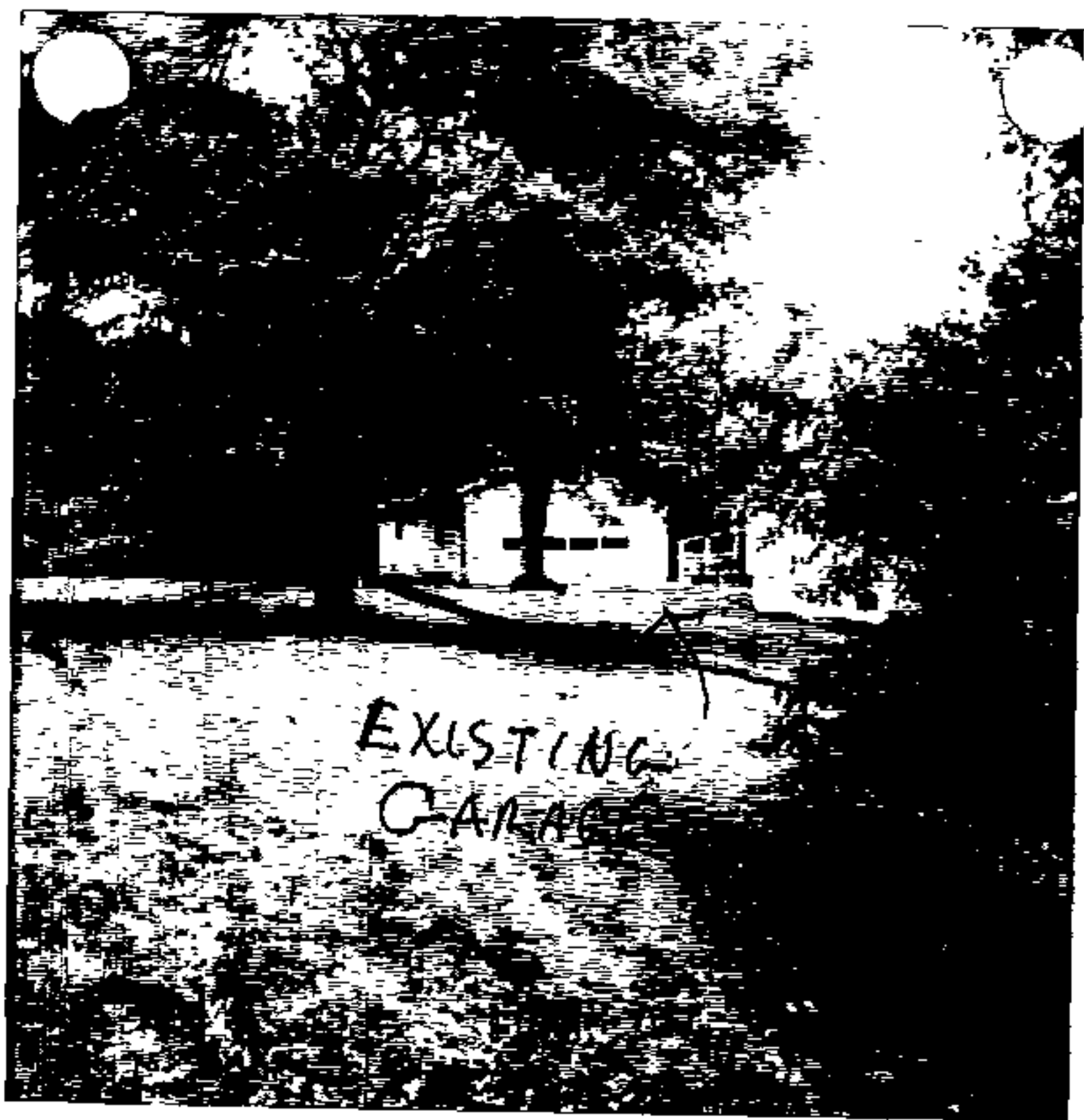
HOPKINS ENGINEERING
18 BRIGHT STAR COURT
BALTIMORE, MARYLAND 21206
PHONE: 866-8226

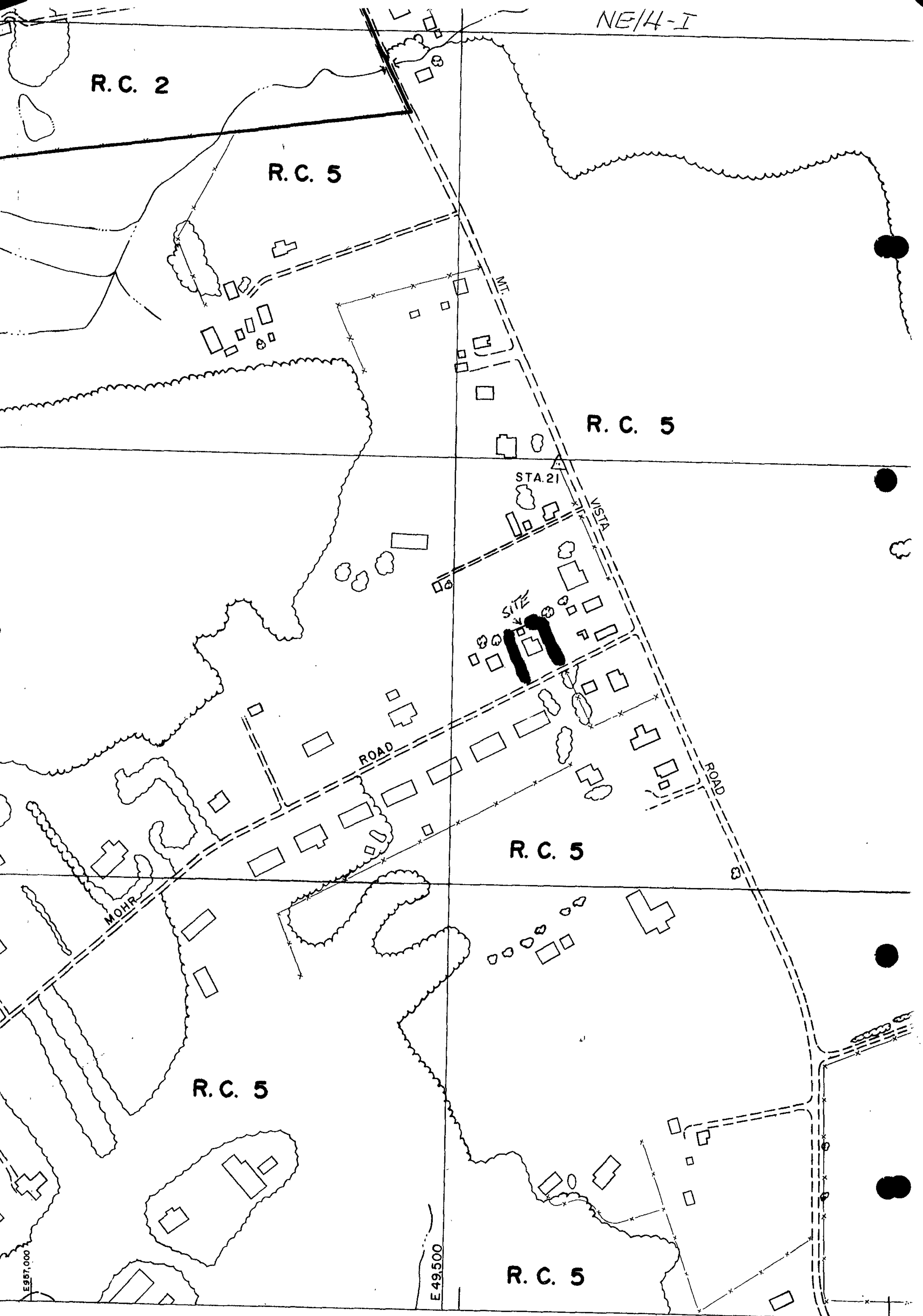
SCALE
1" = 20'

DATE
2-19-94

JOB NO







NE/4-I

R.C. 2

R.C. 5

R.C. 5

STA 21

SITE

ROAD

R.C. 5

MOHR

R.C. 5

R.C. 5

2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

03-554-A

BA

OFFICE OF