

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Avalon Avenue, 195' S/E
centerline of Mavista Road
12th Election District
7th Councilmanic District
(53 Avalon Avenue)

Wendy & Robert Litchfield
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-064-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Wendy and Robert Litchfield. The variance request is for property located at 53 Avalon Avenue in the Dundalk 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 permit an addition with a rear yard setback of 14 ft. in lieu of the minimum required 30 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

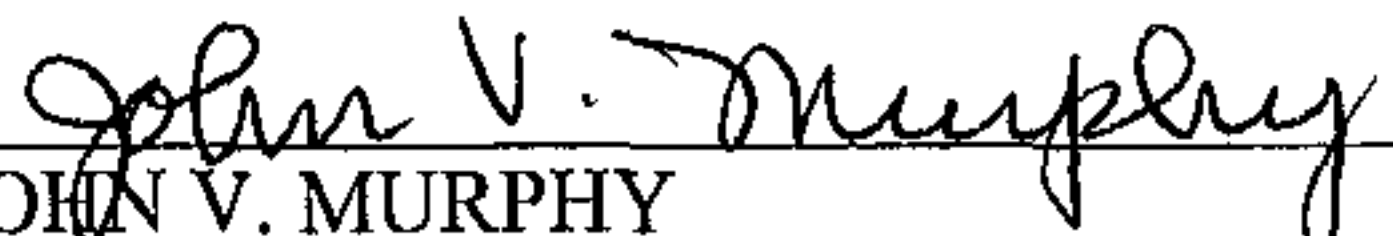
9/12/03
R. J. [Signature]

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

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of September, 2003, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit an addition with a rear yard setback of 14 ft. in lieu of the minimum required 30 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

9/12/03


Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 12, 2003

Mr. & Mrs. Robert Litchfield
53 Avalon Avenue
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 04-064-A
Property: 53 Avalon Avenue

Dear Mr. & Mrs. Litchfield:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 53 AVALON AVE

which is presently zoned DRSS

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) 1302.3.c.1 BC2R

To permit an addition with a rear yard set back
of 14' in lieu of the minimum required 30'.

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

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

53 AVALON AVE 410-282-0957

Address

Telephone No

Name - Type or Print

City

State

Zip Code

Signature

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 9/12 day of SEP, 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. 04-064-A

Reviewed By JRF Date 8-11-03

Estimated Posting Date 8-24-03

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

53 AVA LON AVE
Address
Baltimore Maryland 21222
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):

See attached letter, with pictures & picture description.

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.

Robert Charles Litchfield
Signature

Robert Charles Litchfield
Name - Type or Print

Wendy Ellen Litchfield
Signature

Wendy Ellen Litchfield
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of Aug, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert C. Litchfield & Wendy E. Litchfield
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Louis F. Rao, Sr., Notary Public
Baltimore County
State of Maryland
My Commission Expires Feb. 1, 2004

Louis F. Rao, Sr.
Notary Public

My Commission Expires 2/1/04

Affidavit in Support of Administrative Variance

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

Address 53 AVALON AVE
City Baltimore State Maryland Zip Code 21222

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):

See attached letter, with pictures & picture description.

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.

Robert Charles Litchfield
Signature

Robert Charles Litchfield
Name - Type or Print

Wendy E Litchfield
Signature

Wendy Ellen Litchfield
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of Aug, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert C Litchfield & Wendy E Litchfield
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Louis F. Rao, Sr., Notary Public
Baltimore County
State of Maryland
My Commission Expires Feb. 1, 2004

Louis F Rao Sr
Notary Public

My Commission Expires 2/1/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 53 AVALON AVE

which is presently zoned DR 55

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) 1802.3.C.1 BCZR

To permit an addition with a rear yard setback of 14' in lieu of the minimum required setback of 30'.

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):

Robert Charles Litchfield
Name - Type or Print

Robert Charles Litchfield
Signature

Wendy Ellen Litchfield
Name - Type or Print

Wendy E Litchfield
Signature

53 AVALON AVE N 410-282-0957
Address Telephone No

Balto. MD. 21222
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 04-064-A day of August, 2003 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. 04-064-A

Reviewed By JRF Date 8-11-03

Estimated Posting Date 8-24-03

August 10, 2003

Mr. Kotroco, Director of Permits
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Robert C. Litchfield
53 Avalon Avenue
Baltimore, MD 21220

Mr. Kotroco,

I am Robert C. Litchfield, homeowner and resident of Baltimore County. I respectfully request your assistance in obtaining a variance to waive the hearing process for obtaining a **permit to modify my existing dwelling. This is my first time applying for a permit and, due to miscommunications between the Department of Permits and Development Permits Office and Zoning Office, I and my family am left with a house with no kitchen and no way to solve our dilemma in the near future.**

Before I tore down the existing kitchen structure, I phoned the Permits Office twice in mid-July 2003 and was told only to bring 3 copies of self-sketched drawings of the proposed addition and a check. I was never told to call any other office, not even the Zoning Office.

On Monday, July 21 I drove to Towson to fill out the permit application for my proposed addition. The office receptionist then handed me a large application package that required more information than I was asked to bring. I only brought a check and drawings, that's all I was told to bring. The receptionist asked me if I had brought the MHIC number of the subcontractor that was going to lay the block work, and I told her that I was not told that I was supposed to. Without the information, the receptionist said I could not proceed with a permit, and directed me towards the Zoning Office so they could review my drawings.

At the Zoning Office, the gentleman at the front counter checked my drawings against his maps and zoning information, then said I needed 30 feet from the property line to the proposed addition. Unfortunately I only have 15 feet from the property line to the proposed addition, and that there is only 24 feet between the property line and the original structure built in 1943. (The previous homeowners created a kitchen addition, 28' 4" x 8', in 1945 which shrunk the distance to 19 feet from the property line to the kitchen addition. At the time, no permits were required to make additions to residences.)

The gentleman at the Zoning Office then explained that I had to apply for a variance and how it would take up to 3 months to get a permit because I did not have the required 30' (as explained in the previous paragraph). He said the only thing I could do is file the paperwork and wait. Since I already tore down the 1945 kitchen addition, I left the office frustrated and confused. I've spent the last two weeks trying to decipher the packet of requirements and obtain the permit as quickly as possible, but to no avail.

When we purchased the house three years ago, my family and I did not know of the extensive structural problems in the kitchen addition such as water damage, moldy structure and rotten wood. I believed it to be a safety hazard to my wife and children, you see my son suffers from asthma which is triggered by mold and mildew; the mold within the kitchen addition aggravated his condition, and his doctor recommended we clear the house of mold as soon as possible.

The three-month wait may also be a problem with my job, as I work full-time for the Maryland Air National Guard at Martin State Airport. Due the current world conflicts and high operations tempo, there is always a good chance of being deployed overseas on short-notice. I would like to begin construction and complete the new kitchen addition before I could be called up for duty.

Enclosed are photos of the damage to the 1945 kitchen addition, and on the back you will find descriptions of the damage. While disassembling the block wall which held up the kitchen floor and walls, I discovered there were no footers under the block work: the concrete blocks were placed on the edge of the existing sidewalk with no effort by the previous homeowners to create a solid foundation. Because of this, over time the rear wall of the kitchen addition sank 3 inches at a distance of 8 feet from the original 1943 rear wall. The wall's sinking also caused the mortar between the concrete blocks below the addition to deteriorate. The pictures show the wood damage, and not the block damage.

I acknowledge I am a novice at this permit process, but request any and all help with this situation that you can afford. Again I respectfully request your assistance in obtaining a waiver on the hearing process for obtaining a permit to modify my existing dwelling so that my family and I can begin construction on a new, safer kitchen addition as soon as possible. I welcome any opportunity for you or someone from your office to stop by my residence, view the site, and ask any questions you need answered; just call and I will make arrangements to be home at that time.

I appreciate you taking time out of your busy schedule to attend to this matter. Please feel free to call or e-mail me with any questions you may have.

My family and I thank you,

Robert C. Litchfield
H (410)-282-0957
W(410)-918-6279
chuck1wendy2@aol.com

Explanation of Pictures

Picture # 1 - This photo is of the area below the edge of the roof. You can see the water damage near the top and on the lower right side. Also shown is the mold and mildew on the boards.

Picture # 2 - This photo is also of the area below the edge of the roof. The window opening is the area where the sink was located. On the left you can see the extensive water damage and rotten wood. This photo also shows the mold and mildew.

Picture # 3 - This photo is of the inside wall where the counter, base cabinets, and sink were. Still more mold and mildew.

Picture # 4 - This photo is of the area directly next to where the sink was,

The sub-floor and the floor joist were in the same condition as the walls. Unfortunately I ran out of film and did not get photo's of this damage.

August 10, 2003

ZONING DESCRIPTION FOR 53 AVALON AVENUE

Beginning at a point on the south side of Avalon Avenue which is 40' wide at a distance of 195' southeast of the centerline of the nearest improved intersecting street Mavista rd which is 40' feet wide. Being lot #112, in the subdivision of Inverness Annex 1 as recorded in Baltimore County Plat Book #13, Folio #27, containing 5082 sq ft, Also known as 53 Avalon Avenue and located in the 12th Election District, 7 Councilmanic District.

064

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27473

DATE 8-11-03

ACCOUNT 001-CCG-6150

AMOUNT \$ 65.00

RECEIVED
FROM:

Robert Litchfield

53 AVALON AVE

FOR:

01. VARIANCE

IT-EX # 064

Taken by: JRF

DATA RECEIPT
FRIED RECEIPT

BUSINESS ACTUAL TIME INW
8/11/2003 8/11/2003 09:46:52 S

REG 4905 WALKIN MEL MMH
RECEIPT # 320211 8/11/2003 DEFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 027473

Receipt Tot \$65.00

65.00 OK .00 CA

Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-064-A

Petitioner/Developer: ROBERT +
WENDY LITCHFIELD

Date of Hearing/Closing: 9/8/03

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: _____

53 AVALON AVE

The sign(s) were posted on _____

8/23/03
(Month, Day, Year)

Sincerely,

[Signature] 8/23/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

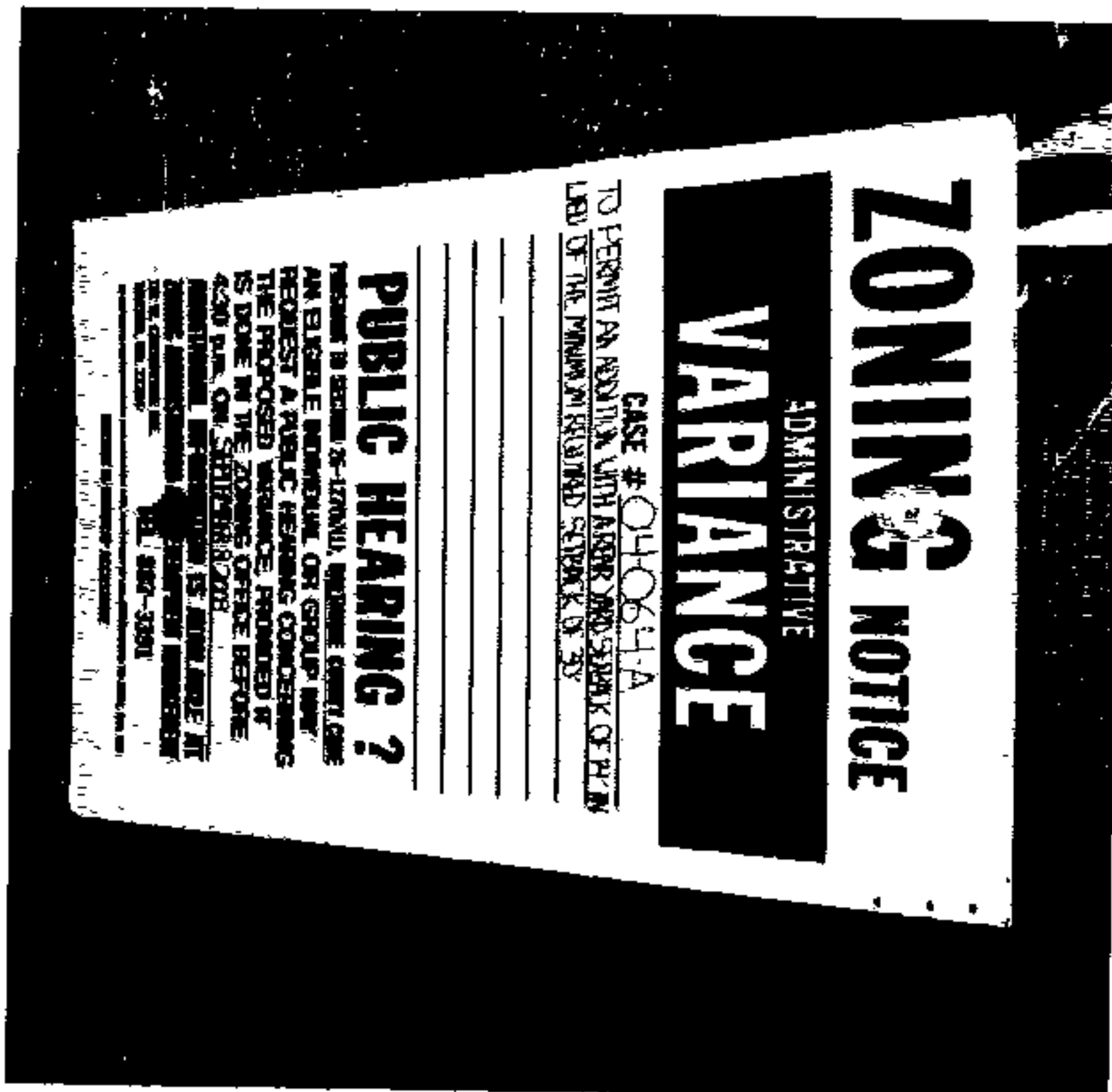
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁴⁻ 064 -A Address 53 AVALON AVE.
Contact Person: JUN FERNANDO Phone Number 410-887-3391
Planner Please Print Your Name
Filing Date: 8-11-03 Posting Date: 8-24-03 Closing Date: 9-8-03

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.

DO NOT WRITE IN THESE SPACES

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁰⁴⁻ 064 -A Address 53 AVALON AVE.
Petitioner's Name Robert & Wendy Litchfield Telephone 410-282-0957
Posting Date: 8-24-03 Closing Date: 9-8-03
Wording for Sign: To Permit an addition with a rear yard setback of 14'
in lieu of the minimum required setback of 30'.

**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: 04064-A
Petitioner: Robert C. Litchfield
Address or Location: 53 AVALON AVE Baltimore, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert C. Litchfield
Address: 53 AVALON AVE
Baltimore MD 21222

Telephone Number: 410-282-0957



Baltimore County
Department of Permits and
Development Management

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

September 8, 2003

Robert Charles Litchfield
Wendy Ellen Litchfield
53 Avalon Avenue
Baltimore, MD 21222

Dear Mr. and Mrs. Litchfield:

RE: Case Number: 04-064-A, 53 Avalon Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



**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

August 20, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 18, 2003

Item No.: 4-63A 4-64A 4-65A 4-66A 4-67A 4-68A

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, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.19.03

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

RE: Baltimore County
Item No. 064 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 1.800.201.7165 Statewide Toll Free

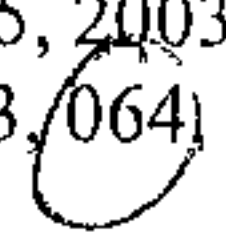
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 25, 2003
Item Nos. 063, 064, 065, 066, 067,
and 068 

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

RWB:CEN:jrb

cc: File

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 53 AVALON AVE

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

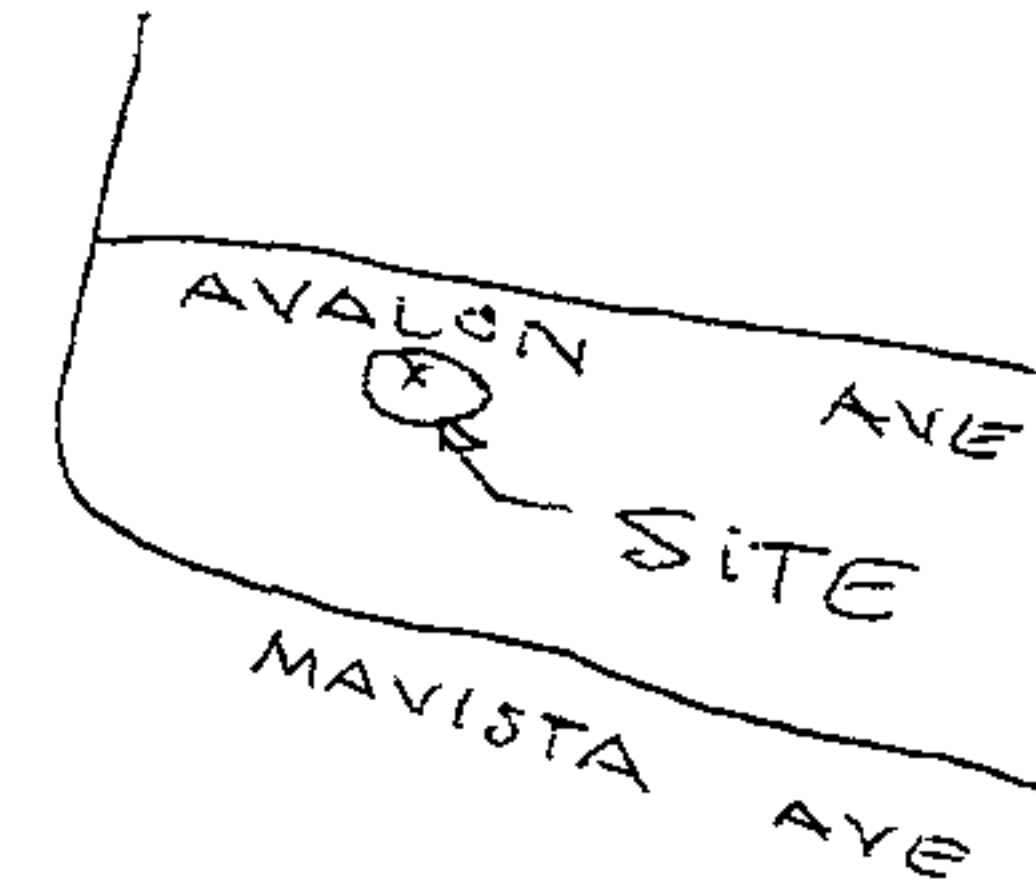
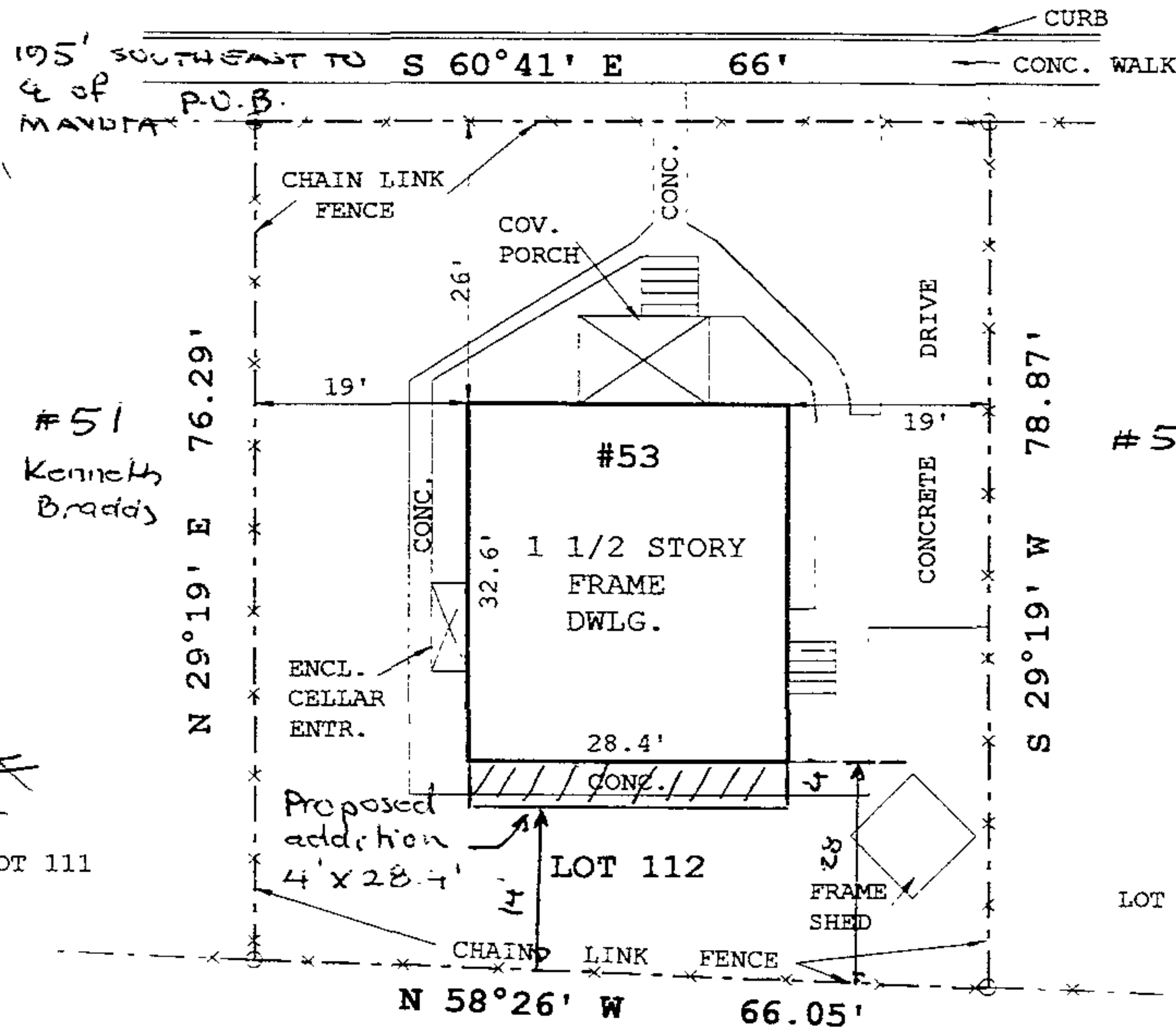
SUBDIVISION NAME INVERNESS ANNEX 1

PLAT BOOK # 13 FOLIO # 27 LOT # 112 SECTION #

OWNER Robert & Wendy Litchfield

AVALON AVENUE

42' R/W 30' PAVING



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12TH

COUNCILMANIC DISTRICT 7TH

1" = 200' SCALE MAP # SE 4-F

ZONING DR 5-5

LOT SIZE 5,082 ☒
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

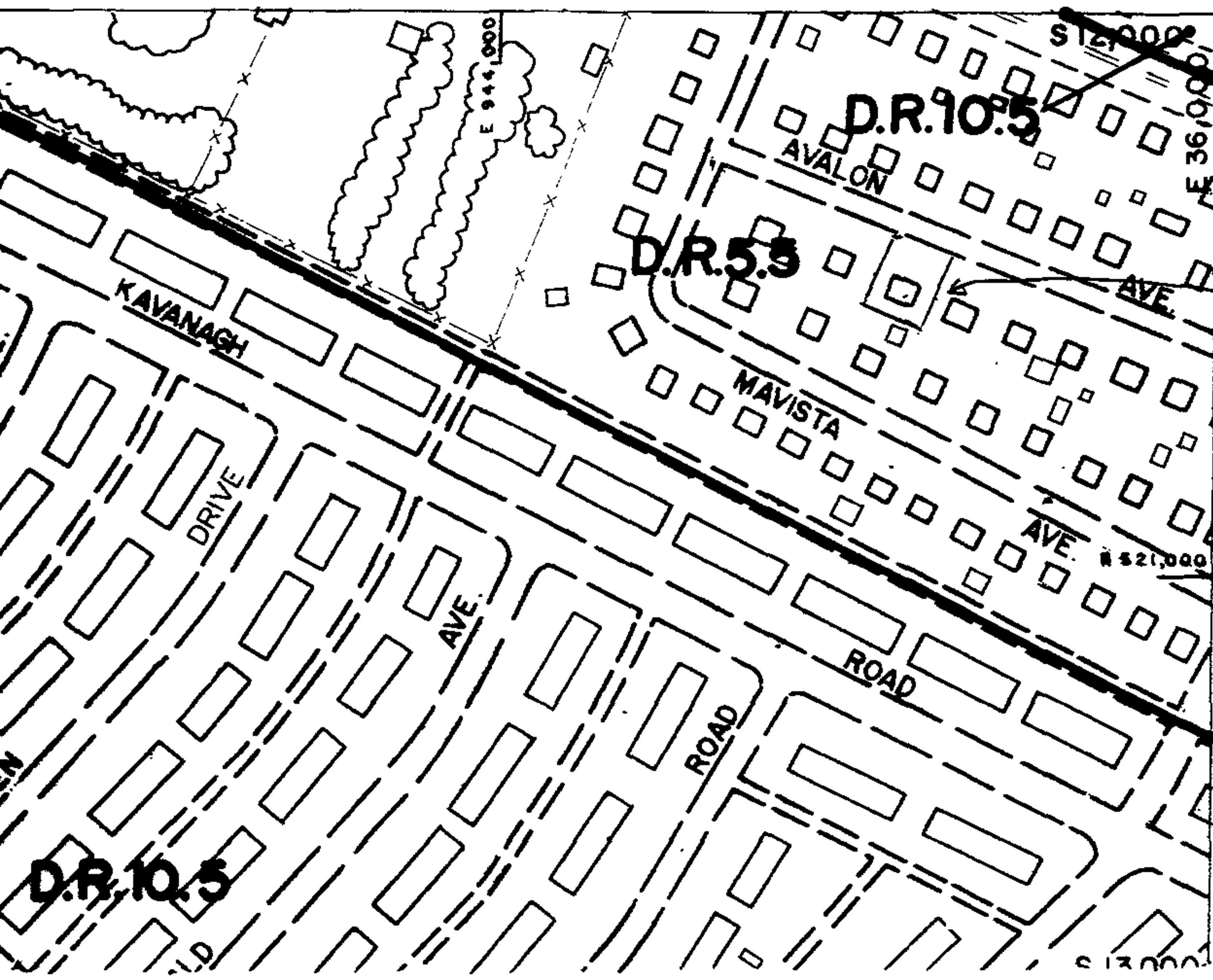
ZONING OFFICE USE ONLY

REVIEWED BY JRF ITEM # 064 CASE # 04-064-A

PREPARED BY RCL

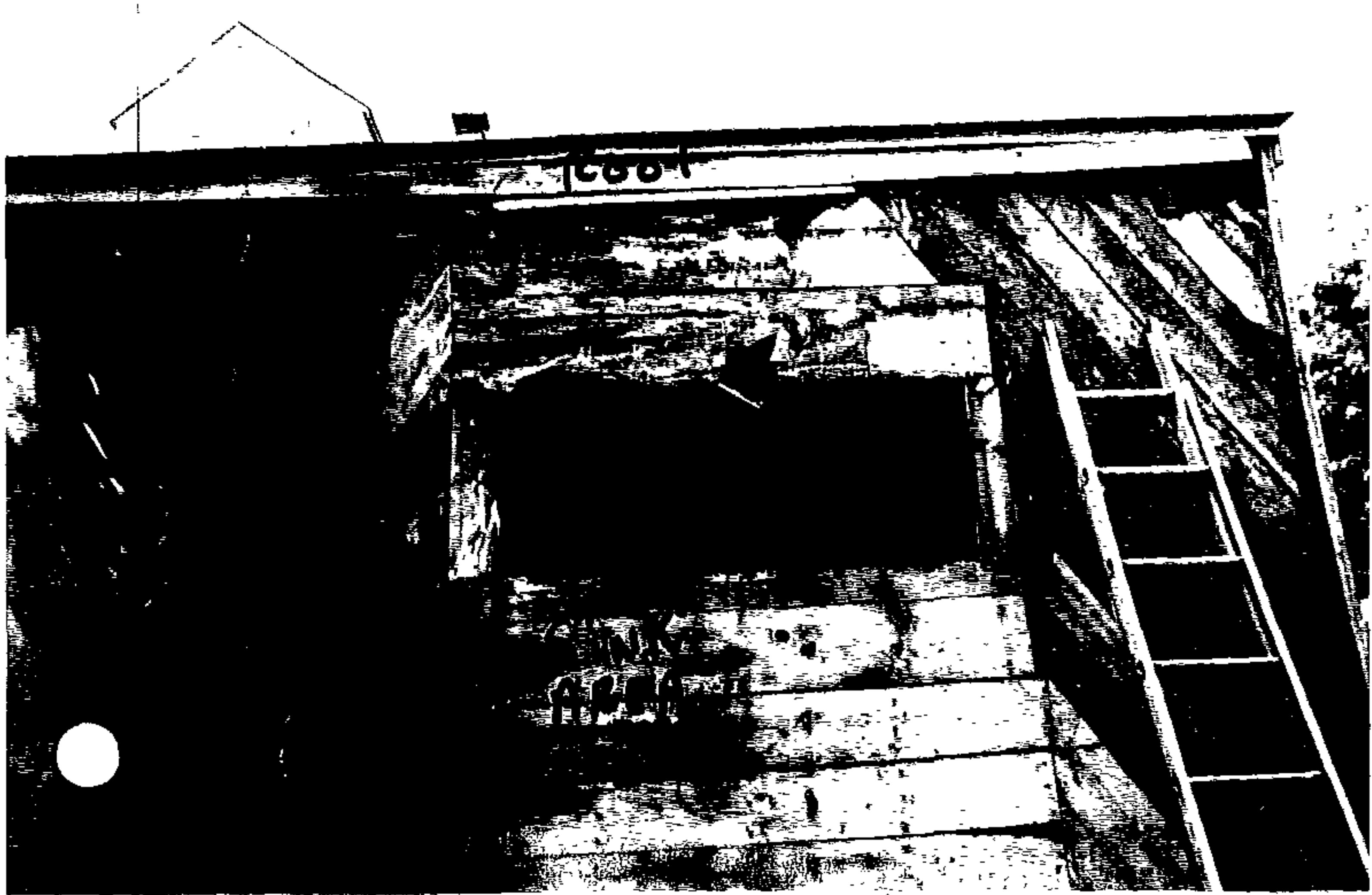
SCALE OF DRAWING: 1" = 20'

SE 4F
1"=200'



SITE

064



inside
ceiling





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-064 – 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.

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Section Chief: Lynn Sanbani

AFK/LL:MAC

