

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S of Lenning Knoll Court, 25 ft. W
centerline of Mayflower Road
14th Election District
6th Councilmanic District
(1 Lennings Knoll Court)

Mary C. & Joel B. Leberkight
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-129-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, Mary C. and Joel B. Leberkight. The variance request is for property located at 1 Lennings Knoll Court in the eastern area of Baltimore County. The variance request is from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing deck setback of 18 ft. in lieu of 22 ½ ft. with a proposed sunroom addition on same with a setback of 18 ft. in lieu of 30 ft. and to amend the Final Development Plan for "Lennings Knoll", for Lot #25. 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

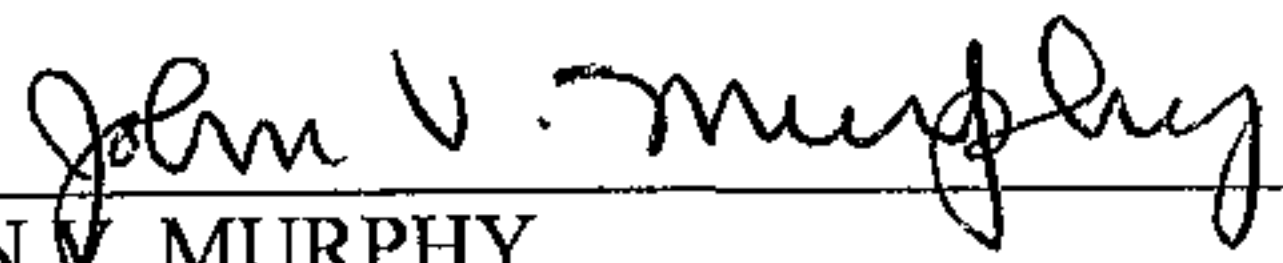
10/5/03
R. Oprea

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict 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 15 day of October, 2003, that a variance from Sections 1B01.2.C.1.b and 301.1 of the B.C.Z.R., to allow an existing deck setback of 18 ft. in lieu of 22 ½ ft. with a proposed sunroom addition on same with a setback of 18 ft. in lieu of 30 ft. and to amend the Final Development Plan for "Lennings Knoll", for Lot #25 only, 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.
2. Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by Development Plans Review dated September 30, 2003, a copy of which is attached hereto and made a part hereof.
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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/15/03
R. Jameson

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

October 16, 2003

Mr. & Mrs. Joel B. Leberkight
1 Lennings Knoll Court
Baltimore, Maryland 21237-4369

Re: Petition for Administrative Variance
Case No. 04-129-A
Property: 1 Lennings Knoll Court

Dear Mr. & Mrs. Leberkight:

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, reading "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

Site the property located at 1 Lennings Ct
which is presently zoned RA3.5

This petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1.b AND 301.1

TO ALLOWAN EXISTING DECK SETBACK OF 18 FT. IN LIEU OF 22 1/2 FT. WITH A
PROPOSED SUNROOM ADDITION ON SAME WITH A SETBACK OF 18 FT. IN LIEU
OF 30 FT. AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN OF
LENNINGS KNOLL FOR LOT NO. 25

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/Leasee:

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):

Joel B. Leberknight
Name - Type or Print

Joel B. Leberknight
Signature

Mary C. Leberknight
Name - Type or Print

Mary C. Leberknight
Signature

1 Lennings Knoll Ct.
Address

Balto MD 21237-4369
City State Zip Code

Representative to be Contacted:

Steve Blane or Jerry Andersen
Name

7034 Golden Ring Rd 410 780-0062
Address Telephone No

Balto MD 21237
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, 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.

04 129-A

Reviewed By

JL

Date

9/12/03

Estimated Posting Date

9/22/03

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 1 Lenning's Knoll Ct
Address
Balto Md. 21237
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 would like to build a 12'x15' Patio Room on the rear of our house we already have the deck at this location. and the door from the house to the room is Existing. Our problem is The rear set back will only be 18ft. We were told at zoning we need 30ft.

This Room would increase our living space
And we could get more use from our deck

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.

Joel B. Leberknight
Signature
Joel B. Leberknight
Name - Type or Print

Mary C. Leberknight
Signature
Mary C. Leberknight
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of Aug, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joel B. & Mary C. Leberknight
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal

Delores A. Scott
Notary Public
My Commission Expires 11/26/05

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 1 Lenning Knoll Ct
Address
Balto Md. 21237
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):

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And we could get more use from our deck

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.

Joel B. Leberknight
Signature
Joel B. Leberknight
Name - Type or Print

Mary C. Leberknight
Signature
Mary C. Leberknight
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of Aug, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joel B. & Mary C. Leberknight
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Scott
Notary Public
My Commission Expires 11/26/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 Lennings Ct

which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situated 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 Bal. 2.C.1.6 and 301.1

To Allow an Existing deck setback of 18 Ft. in lieu of 22 1/2 ft with a Proposed Sunroom Addition on Same with a Setback of 18 ft in lieu of 30 ft. and to Amend the Last Approved Final Development Plan of Lennings Knoll for Lot No 25

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):

Joel B. Leberknight

Name - Type or Print

Joel B. Leberknight

Signature

Mary C. Leberknight

Name - Type or Print

Mary C. Leberknight

Signature

1 Lennings Knoll Ct.

Address

Telephone No

Balto Md 21237-4369

City

State

Zip Code

Representative to be Contacted:

Steve Blane or Jerry Andersen

Name

7034 Golden Ring Rd 410 780-0062

Address

Telephone No

Balto Md 21237

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 posted

Zoning Commissioner of Baltimore County

CASE NO. 04-129-A

Reviewed By JL Date 9/12/03

REV 10/25/01

Estimated Posting Date 9/22/03

Zoning description of 1 Lenning knoll CT.

Beginning at a point on the ^{SOUTH} East Side of Lenning knoll Ct., which is 50 foot wide,
at the distance of ²⁵ ~~50~~ feet west of the centerline of the nearest improved street Mayflower
Rd., which is 50 foot wide. *Being lot # 25 in the subdivision of Lenning knoll as
recorded in Baltimore county Plat Book #67, Folio # 22 containing 7,895. Also known as
1 Lenning Knoll Ct. and located in the 14th election District, 6th Councilmanic District.

129

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29377

127 JL

DATE

9/12/03

ACCOUNT

001 006 2150

AMOUNT

\$ 130.00

RECEIVED
FROM:

FOR:

REC VAR + AMEND FDI

1 L... K... St.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

9/12/2003 9/12/2003 12:00 PM

REG 1205 WALKIN CHIEF CLK

RECEIPT # 2150 9/12/2003 4:11

DEPT 5 520 ZIRING REIFICATION

CR NO. 029577

Recpt Tot \$130.00

130.00 OK .00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-129-A

Petitioner/Developer: JOEL & MARY
LEBERKNIGHT

Date of Hearing/Closing: 10/7/03

**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: _____

1 LENNINGS KNOLL CT

The sign(s) were posted on

9/20/03
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster)

9/20/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

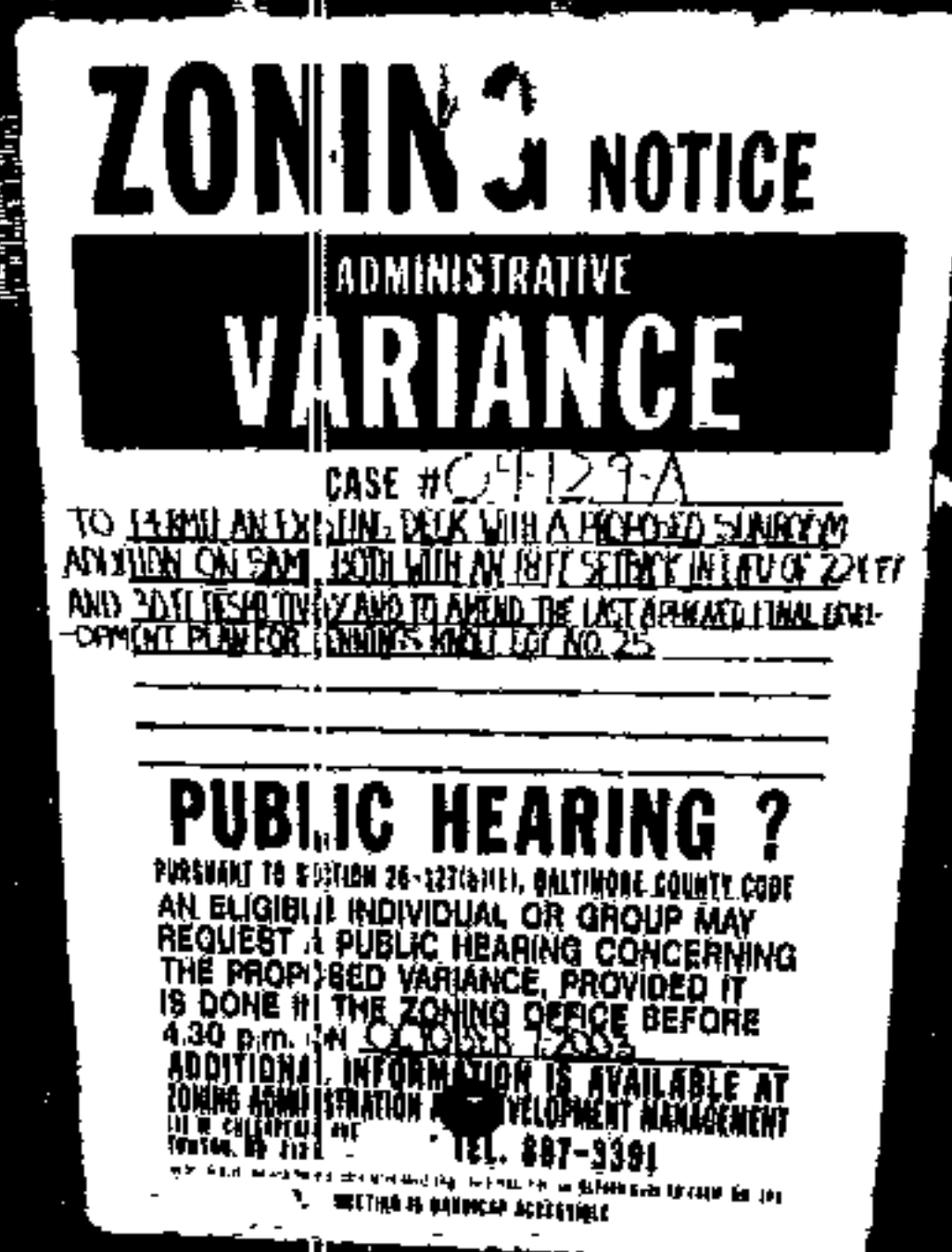
(Address)

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/neighborhood 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: 04 129 A

Petitioner: Leber Knight

Address or Location: Leannings Knoll Ct

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steve Blair

Address: 7034 Golden Ring Rd
Balto Md. 21237

Telephone Number: 410 780-0062

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 129 -A Address 1 LENNINGS KNOLL CT.
 Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner: Please Print Your Name
 Filing Date: 9/12/03 Posting Date: 9/22/03 Closing Date: 10/07/03
 Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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.

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.

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.

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 04- 129 -A Address 1 LENNINGS KNOLL CT.
 Petitioner's Name JOEL & MARY LEBERKNIGHT Telephone 410-780-9106
 Posting Date: 9/22/03 Closing Date: 10/07/03
 Reasoning for Sign: To Permit AN EXISTING DECK WITH A PROPOSED SUNROOM ADDITION
IN SAME BOTH WITH AN 18 FT. SETBACK IN LIEU OF 22 1/2 FT. AND 30 FT. RESPECTIVELY
AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LENNINGS KNOLL
LOT No. 25

ORIGINAL
 (COPY) TO APP.

WCR - Revised 3/28/00



Baltimore County
Department of Permits and
Development Management

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

October 6, 2003

Joel Leberkight
Mary Leberkight
1 Lennings Knoll Court
Baltimore, MD 21237-4369

Dear Mr. and Mrs. Leberkight:

RE: Case Number: 04-129-A, 1 Lennings Knoll Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 12, 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
Steve Blane

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

September 24, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 22, 2003

(129)

Item No.: 112, 114-122, 124, 126, 128-130, 136

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

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2003
Item No. 129

The Bureau of Development Plans Review has reviewed the subject-zoning item.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RES JUT*

DATE: October 22, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of September 22, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

04-113,114,118,119,120,121,122,123,127,128,129,130,136

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 29, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-117, 04-129 and 04-130
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 L. Latham

AFK/LL:MAC



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

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

DEPARTMENT OF TRANSPORTATION

Date: 9.23.03

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

RE: Baltimore County
Item No. 129 JLL

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,

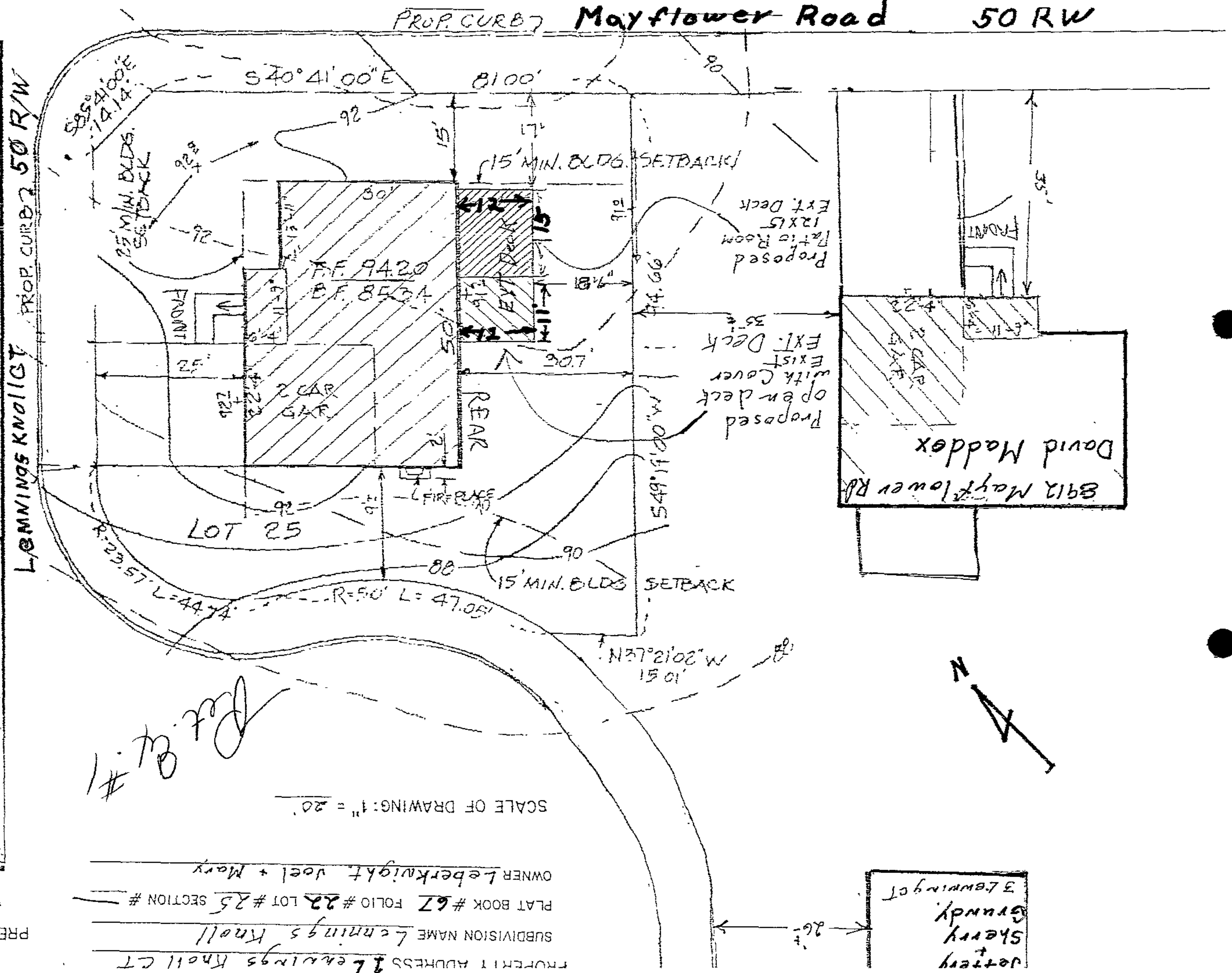
Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

Jettrey
 Sherry
 Gundy
 3 Leavings Ct

PROPERTY ADDRESS **1 Leavings Knoll Ct**
 SUBDIVISION NAME **Leavings Knoll**
 PLAT BOOK # **67** FOLIO # **22** LOT # **25** SECTION #
 OWNER **Leberknight, Joel + Mary**

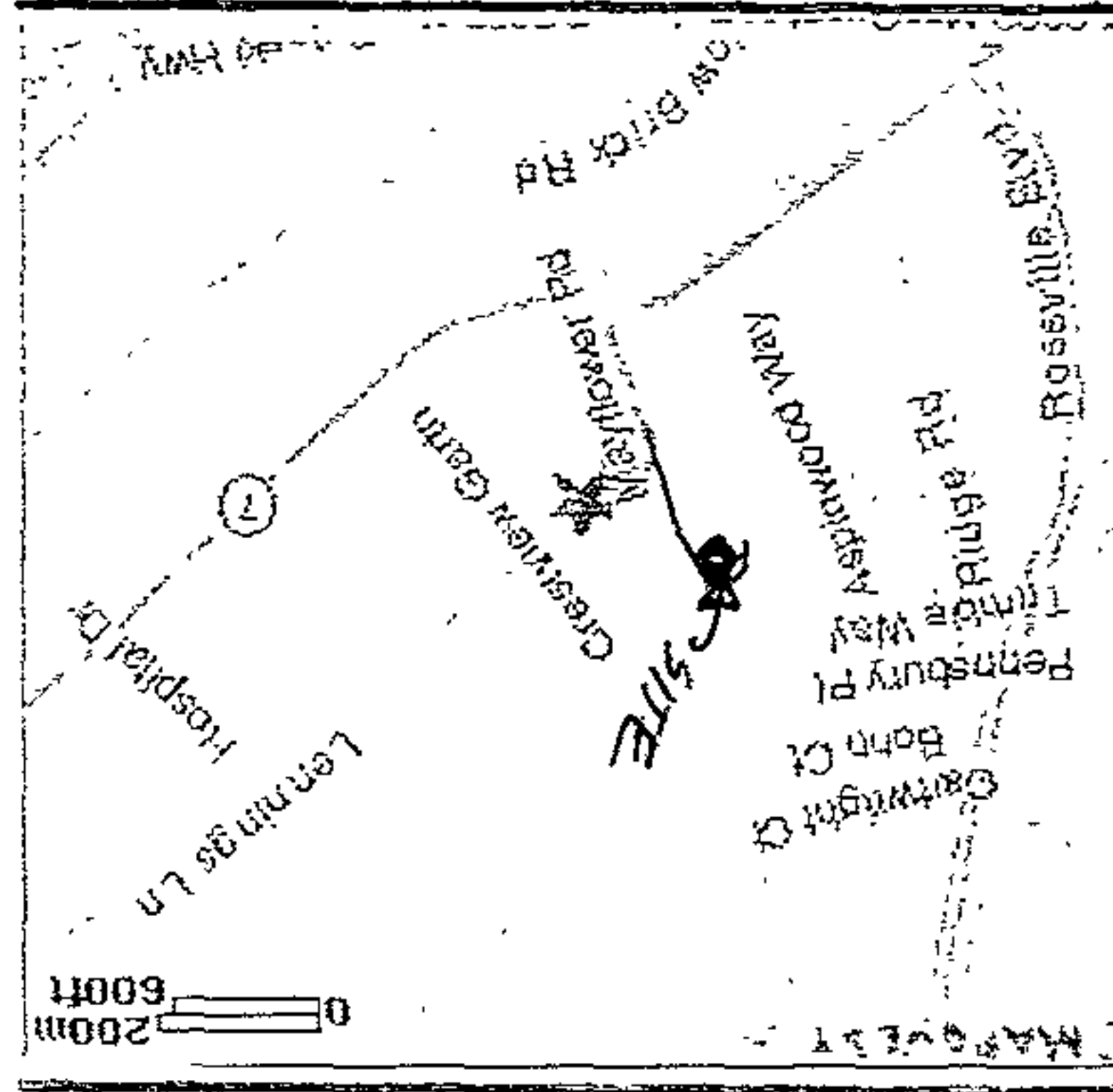
SCALE OF DRAWING: 1" = 20'

Plat. #1
 14.14



8912 Mayflower Rd
 David Maddox

LOCATION INFORMATION

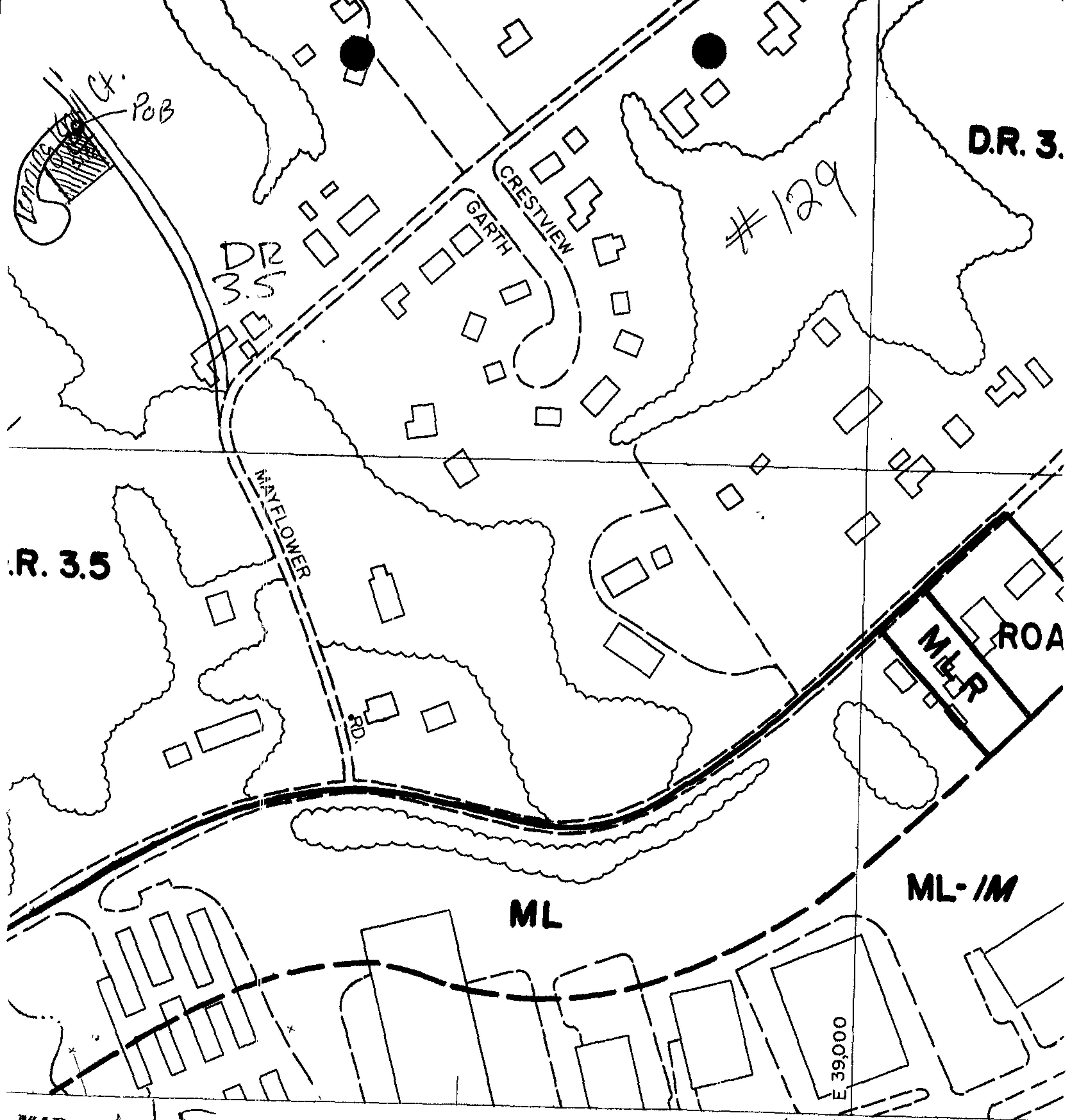


ELECTION DISTRICT **14**
 COUNCILMANIC DISTRICT **6**
 1" = 200' SCALE MAP # **NE.5G**
 ZONING **D.R.3.5**
 LOT SIZE **2.2** ACRES
 SQUARE FEET **7,895**

CHESAPEAKE BAY CRITICAL AREA
 100 YEAR FLOOD PLAIN
 HISTORIC PROPERTY/
 BUILDING
 PRIOR ZONING HEARING
 YES
 NO
 PUBLIC
 PRIVATE
 SEWER
 WATER

ZONING OFFICE USE ONLY
 REVIEWED BY
 ITEM #
 CASE #

PREPARED BY **Levy Anderson**
VARIANCE PLAN



MAP
NCH
1, 92-00, 93-00,
NE
SG

(SHEET NE, 4-6)

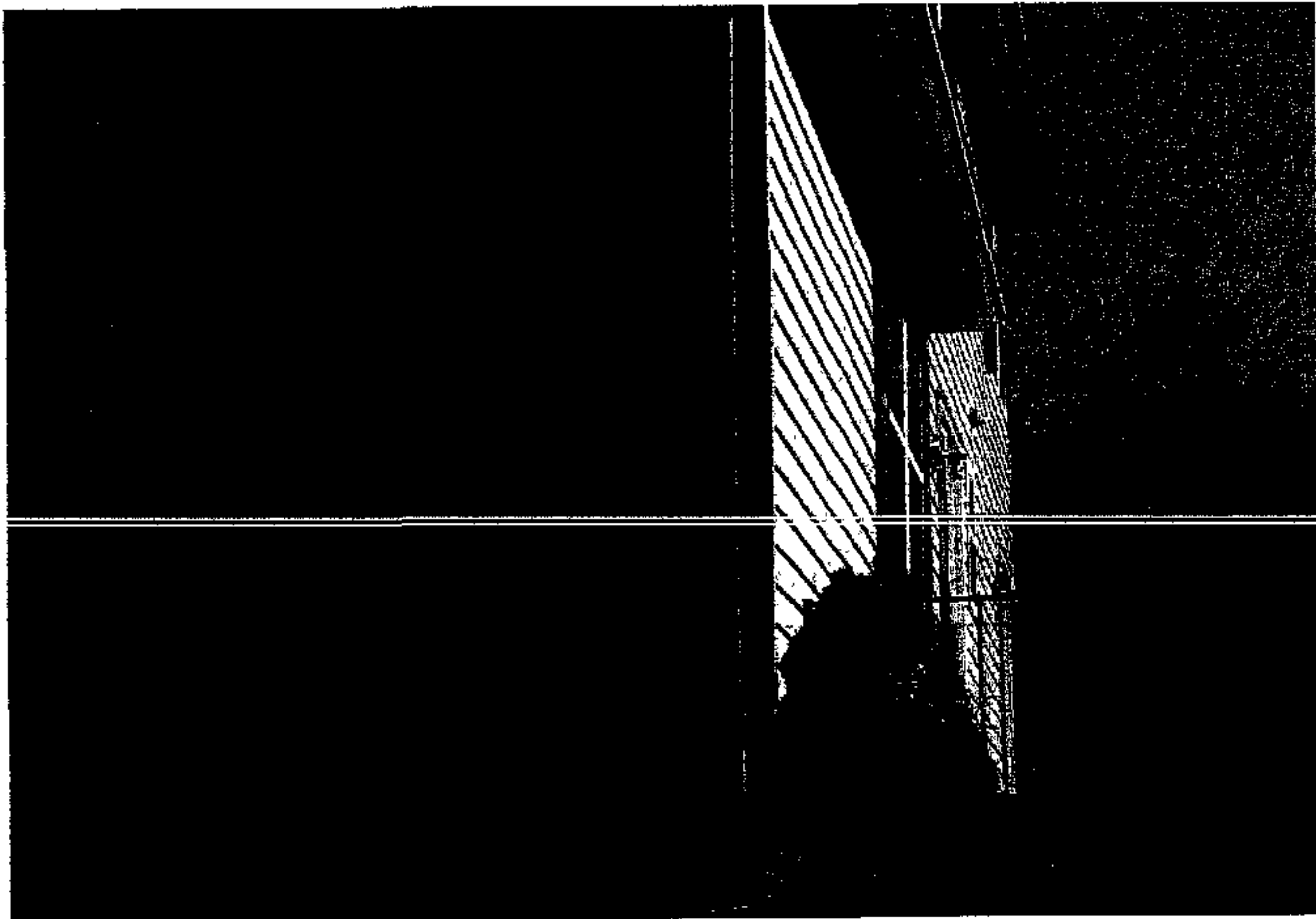
BALTIMORE COL OFFICE OF PLANNING A OFFICIAL ZONIN

129

1 Lenning Knoll ct
↓
Side

8912
May Flower
rear of House
↓

3 Lenning ct
↓



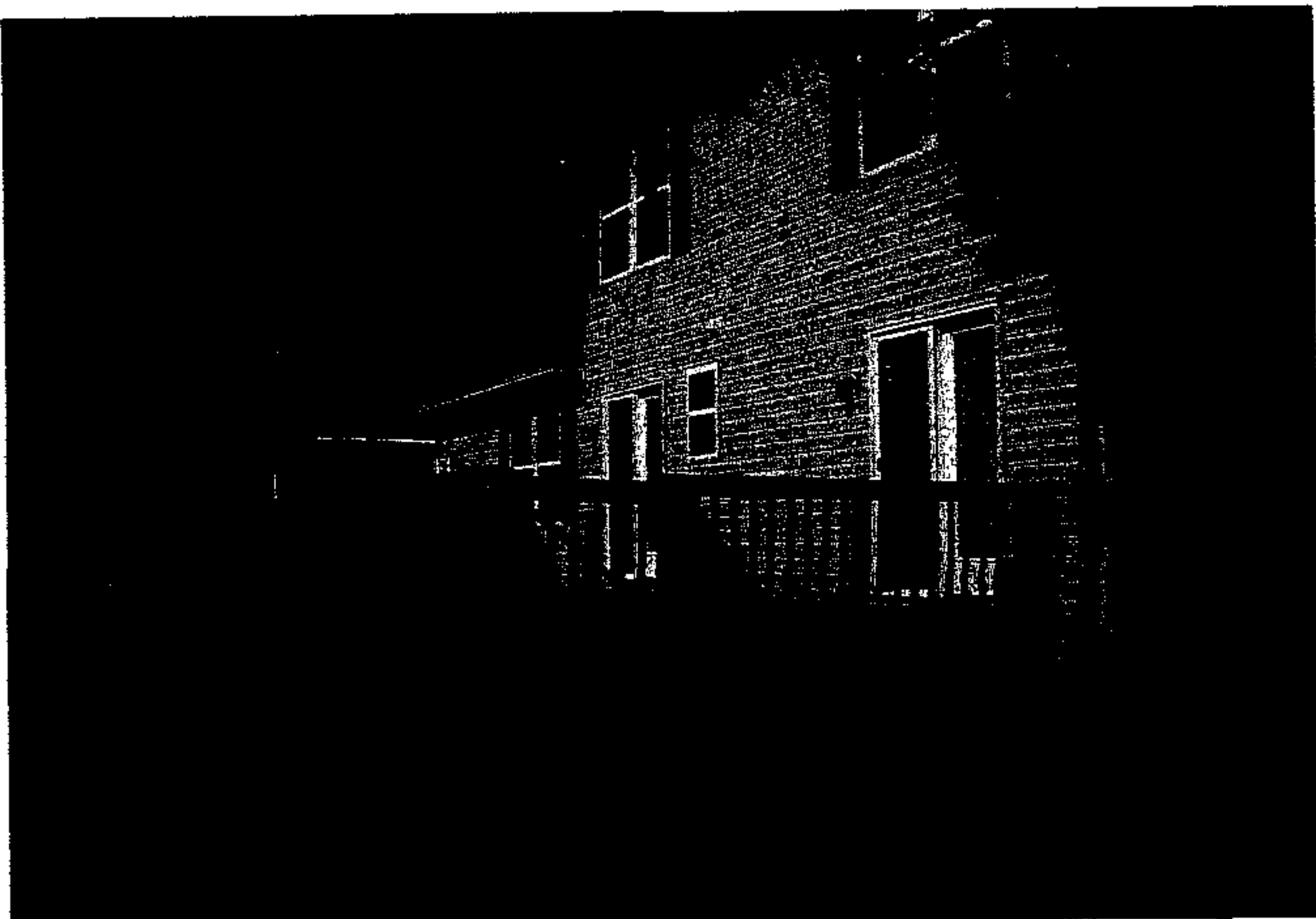
1 Lenning Knoll ct
↓

8912
May Flower
rear of house
↓

3 Lenning
Knoll ct
↓



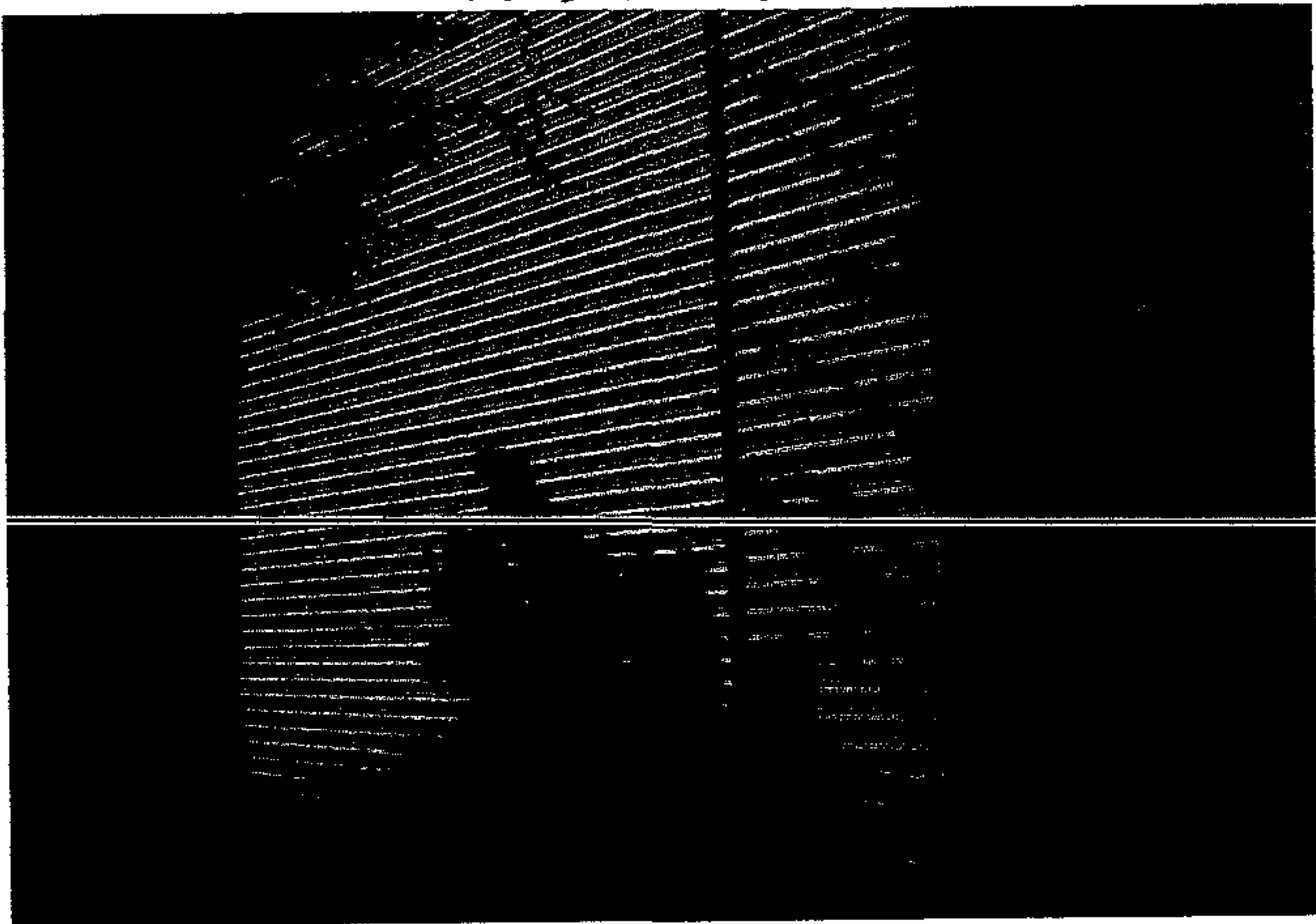
129



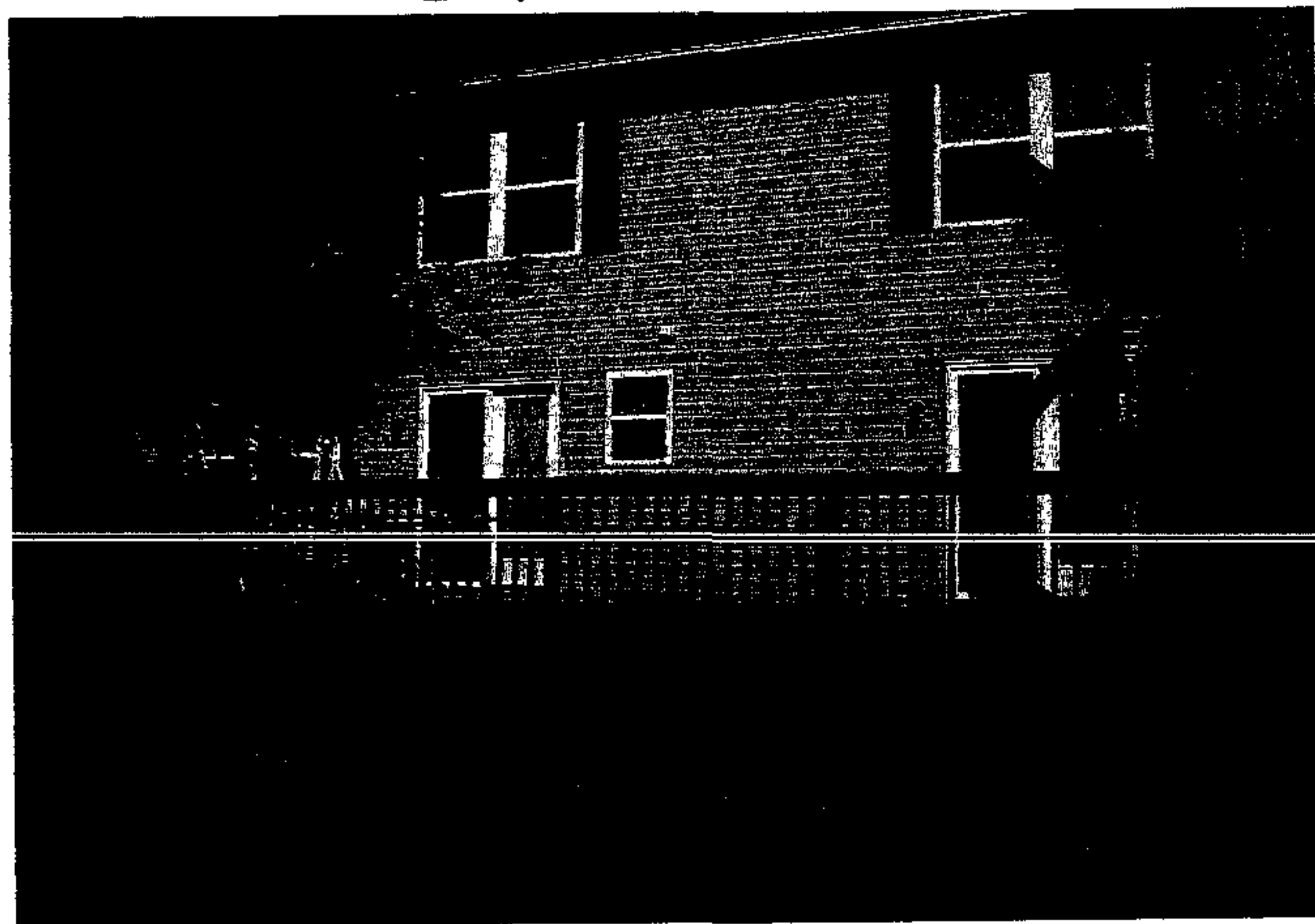
Deck on Rear of house. Location for Patio Room



Left side of house



Right side of house



Deck Location for new Patio Room