

IN RE: PETITION FOR VARIANCE  
S/S Williams Avenue, 262' W of the c/l  
Edgar Road  
(2027 Williams Avenue)  
15<sup>th</sup> Election District  
6<sup>th</sup> Council District

Edgar Grove LLC  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 04-181-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 owners of the subject property, Edgar Grove LLC, by Craig K. Leonard, Manager. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback sum of 20 feet in lieu of the required 25 feet for a replacement dwelling. 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 in support of the request was Craig K. Leonard, Manager of Edgar Grove LLC, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped waterfront lot located on the south side of Williams Avenue with frontage on Sue Creek in Essex. The property is 50 feet wide by 155 feet deep and contains a gross area of 7,250 sq.ft. more or less, zoned D.R.3.5. It is also to be noted that public water and sewer serve the property. Presently, the lot is improved with a single-family dwelling and a pier leading into Sue Creek. Testimony indicated that the house is approximately 50 years of age and in a dilapidated condition. The Petitioners propose razing the structure and building a new house in essentially the same location. The new house will be 30' x 40' in dimension and retain 10-foot side hard setbacks on

ORDER RECEIVED FOR FILING

Date 12/22/13

By [Signature]

each side. Although these setbacks meet the minimum, variance relief is necessary in that the required sum of the side yard setbacks is 25 feet. Mr. Leonard indicated that either he and his wife will reside in the new dwelling or it will be sold. Mr. Leonard identified himself as a managing principal in the Edgar Grove LLC.

Based upon the testimony and evidence presented, I am persuaded to grant the variance relief. I find that the relief requested meets the requirements of Section 307 of the B.C.Z.R. and that relief can be granted without detrimental impact to adjacent properties. It is also to be noted that due to the property's waterfront location, the proposed construction must be in compliance with all Chesapeake Bay Critical Areas requirements and Federal Flood Insurance regulations. Those requirements are more fully set forth in the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated October 27, 2003 and November 13, 2003, respectively.

Pursuant to the advertising, 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 22<sup>nd</sup> day of December 2003 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback sum of 20 feet in lieu of the required 25 feet for a replacement dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their razing/building permits and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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 proposed construction shall be in compliance with all Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements,

ORDER RECEIVED FOR FILING

Date

By

pursuant to the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated October 27, 2003, and the Development Plans Review Division of DPDM, dated November 13, 2003, copies of which are attached hereto and made a part hereof.

- 3) When applying for any permits, 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 12/22/13  
By [Signature]

## 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*

December 22, 2003

Mr. Craig K. Leonard  
Edgar Grove LLC  
2027 Williams Avenue  
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE  
S/S Williams Avenue, 262' W of the c/l Edgar Road  
**(2027 Williams Avenue)**  
15<sup>th</sup> Election District – 6<sup>th</sup> Council District  
Edgar Grove LLC - Petitioners  
Case No. 04-181-A

Dear Mr. Leonard:

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", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission,  
1804 West Street, Suite 100, Annapolis, Md. 21401  
DEPRM; Development Plans Review, DPDM; People's Counsel; Case File





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2027 Williams Ave. Essex, MD 21221

which is presently zoned DR-3.5

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) 1802.3.C.1 (BCZR) TO PERMIT A SUM OF

SIDE YARD SETBACKS OF 20 FT IN LIEU OF THE REQUIRED 25 FT  
(FOR A REPLACEMENT DWELLING)

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

1. The lot is 50 feet wide and was recorded prior to the adoption of County setback requirements.
2. Strict compliance with the side setback requirements will eliminate any reasonable use of the property.
3. Permitting this variance will actually increase to 10 feet, the side setback from the nearest residential lot.

Property is to be posted and advertised as prescribed by the zoning regulations.

or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bound 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

2027 WILLIAMS AVE

Address

ESSEX

City

MD

State

21221

Zip Code

## Representative to be Contacted:

Name

Address

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 10/09/03

ORDER RECEIVED FOR FILING

Date 12/22/03  
By [Signature]

REV 0/15/00

04-181-A

**ZONING DESCRIPTION FOR 2027 WILLIAMS AVENUE, ESSEX, MD 21221**

Beginning at the point on the south side of Williams Avenue which is 30 feet wide at the distance 262 feet west of the centerline of the nearest improved intersecting street Edgar Road which is 30 feet wide. Being Lot #55 in the subdivision of Edgar Grove as recorded in Baltimore County Plat Book # 8, Folio # 29, containing 7,250 square feet. Also known as 2027 Williams Road and located in the 15<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District.

181

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 29918

181

DATE

10/07/03

ACCOUNT

001 006 6150

AMOUNT \$

65.00

RECEIVED FROM

Comptroller General

FOR

Rep. Ward

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Paid Receipt

RECEIVED

10/07/03

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

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: #04-181-A

2027 Williams Avenue

S/side Williams Avenue, 262 feet west of centerline of Edgar Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Craig K. Leonard, Manager, Edgar Grove LLC

Variance: to permit a sum of side yard setbacks of 20 feet in lieu of the required 25 feet.

Hearing(s): Tuesday, November 25, 2003 at 10:00 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.

11/04/03 Nov. 6

0635461

## CERTIFICATE OF PUBLICATION

11/6/, 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 11/6/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

P. Wilkinson

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 04-181-A

Petitioner/Developer: CRAIG K.

LEONARD, MANAGER EDGAR GROVE

Date of Hearing/Closing: NOV 25, 2003

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: \_\_\_\_\_

2027 WILLIAMS AVE

The sign(s) were posted on \_\_\_\_\_

11/9/03  
(Month, Day, Year)

Sincerely,

[Signature]  
(Signature of Sign Poster)

11/9/03  
(Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

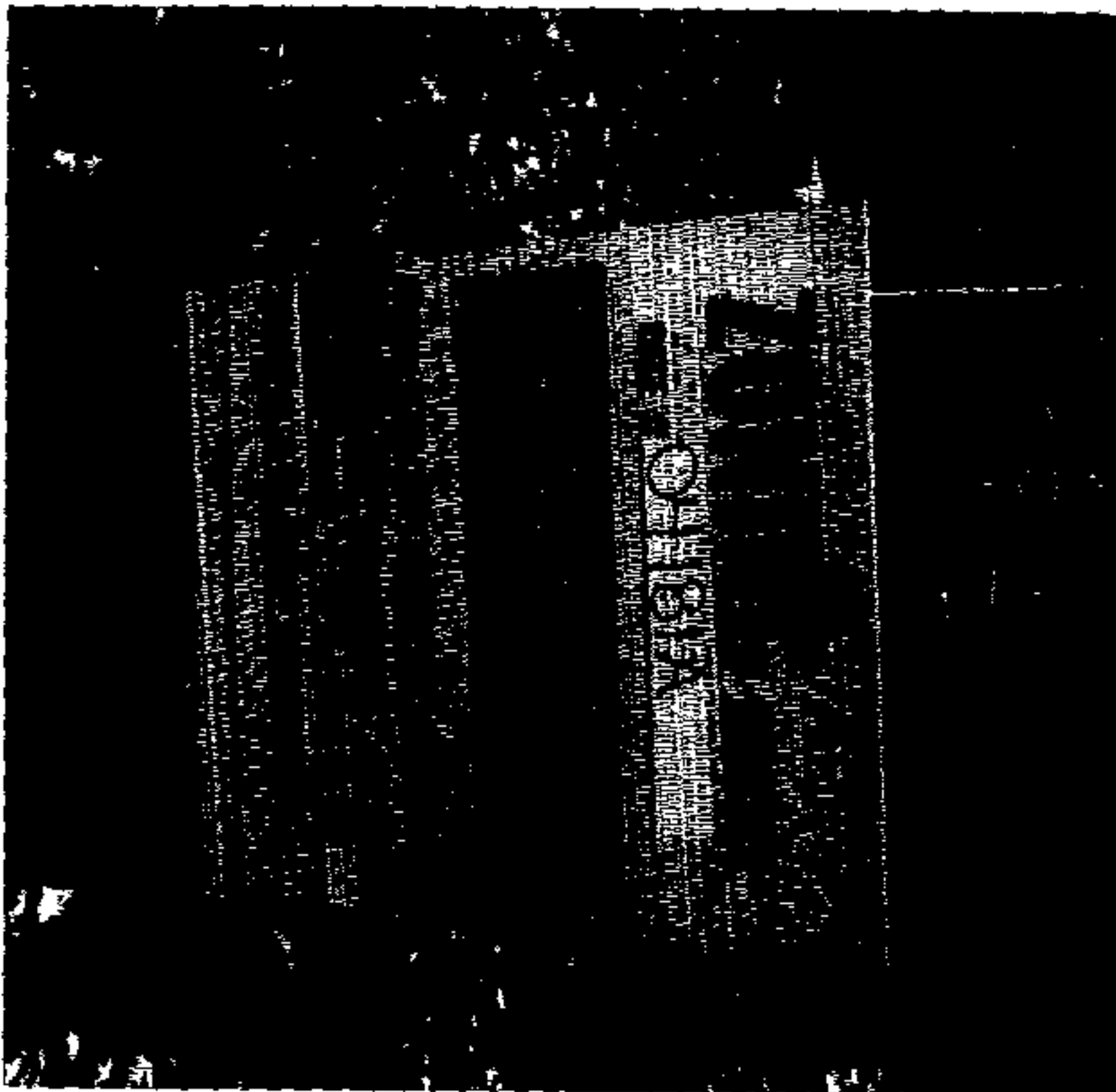
\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)



**Department of Permits and  
Development Management**

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



**Baltimore County**

*James T. Smith, Jr., County Executive*  
*Timothy M. Kotroco, Director*

October 27, 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: 04-181-A**

2027 Williams Avenue

S/side Williams Avenue, 262 feet west of centerline of Edgar Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owner: Craig K. Leonard, Manager, Edgar Grove LLC

Variance to permit a sum of side yard setbacks of 20 feet n lieu of the required 25 feet.

Hearings: Tuesday, November 25, 2003 at 10:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:rlh

C: Craig K. Leonard, Manager, Edgar Grove LLC, 2027 Williams Avenue, Essex 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 10, 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.

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



TO: PATUXENT PUBLISHING COMPANY  
Thursday, November 6, 2003 Issue - Jeffersonian

Please forward billing to:  
Edgar Grove LLC  
2027 Williams Avenue  
Essex, MD 21221

410-960-1599

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## 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:

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**CASE NUMBER: 04-181-A**

2027 Williams Avenue

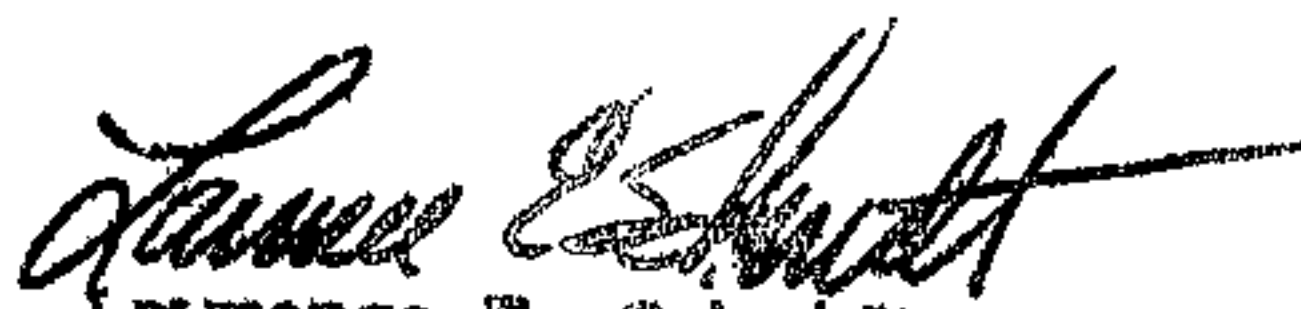
S/side Williams Avenue, 262 feet west of centerline of Edgar Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

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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.

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For Newspaper Advertising:

Item Number or Case Number: 04 181 A  
Petitioner: EDGAR GROVE LLC  
Address or Location: 2027 WILLIAMS AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDGAR GROVE LLC  
Address: 2027 WILLIAMS AVE  
ESSEX MD 21221  
Telephone Number: (410) 960-1599



Baltimore County  
Department of Permits and  
Development Management

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

November 21, 2003

Craig Leonard  
Edgar Grove, LLC  
2027 Williams Avenue  
Essex, MD 21221

Dear Mr. Leonard:

RE: Case Number: 04-181-A, 2027 Williams Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 9, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel





**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

October 22, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 20, 2003

Item No.: 170-175, 177-181

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: 10.21.03

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

RE: Baltimore County  
Item No. 181 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

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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: October 27, 2003

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TBT*

DATE: October 27, 2003

SUBJECT: Zoning Item 04-181  
Address 2027 Williams Ave (Leonard Property)

Zoning Advisory Committee Meeting of October 20, 2003

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: 10/27/03

ORDER RECEIVED FOR FILING

Date

By

11/25

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 3, 2003

RECEIVED

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

NOV - 4 2003

**SUBJECT:** Zoning Advisory Petition(s): Case 04-181

ZONING COMMISSIONER

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:

John J. [Signature]

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** November 13, 2003

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 27, 2003  
Item No. 181

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

The flood protection elevation for this site is 11.2 feet.

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

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the County.

RWB:CEN:jrb

cc: File

ZAC-11-27-2003-ITEM NO 181-11132003

ORDER RECEIVED FOR FILING

Date

By

RE: PETITION FOR VARIANCE \* BEFORE THE  
2027 Williams Avenue; S/side Williams Ave,  
262' W of c/line of Edgar Road \* ZONING COMMISSIONER  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Craig K. Leonard, Manager,\* FOR  
Edgar Grove, LLC  
Petitioner(s) \* BALTIMORE COUNTY  
\* 04-181-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.

RECEIVED

OCT 24 2003

[REDACTED]

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio

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 24<sup>th</sup> day of October, 2003, a copy of the foregoing

Entry of Appearance was mailed to, Craig K Leonard, 2027 Williams Avenue, Essex, MD  
21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

1" = 200' Scale  
Zoning  
Map # SE 1-J

181

D. R. 3.5

POINT

OLD TURKEY PT. RD.

D.R. 3.5

SITE

PIERS

PIER

ROAD

PIERS

PRIVATE

PRIVATE

ROAD

PIER

PIERS

PIERS

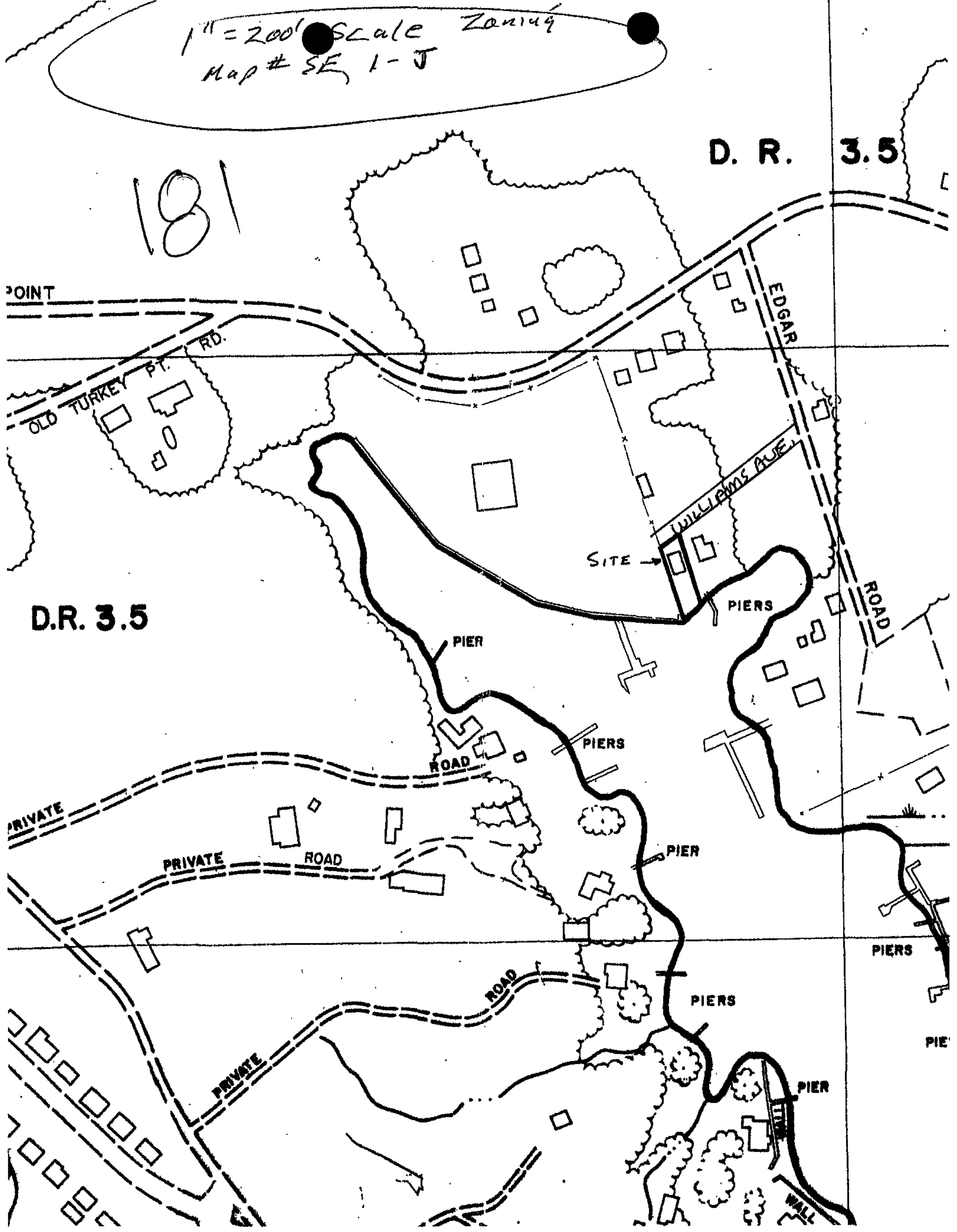
PRIVATE

ROAD

PIER

PIE

WALL



# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

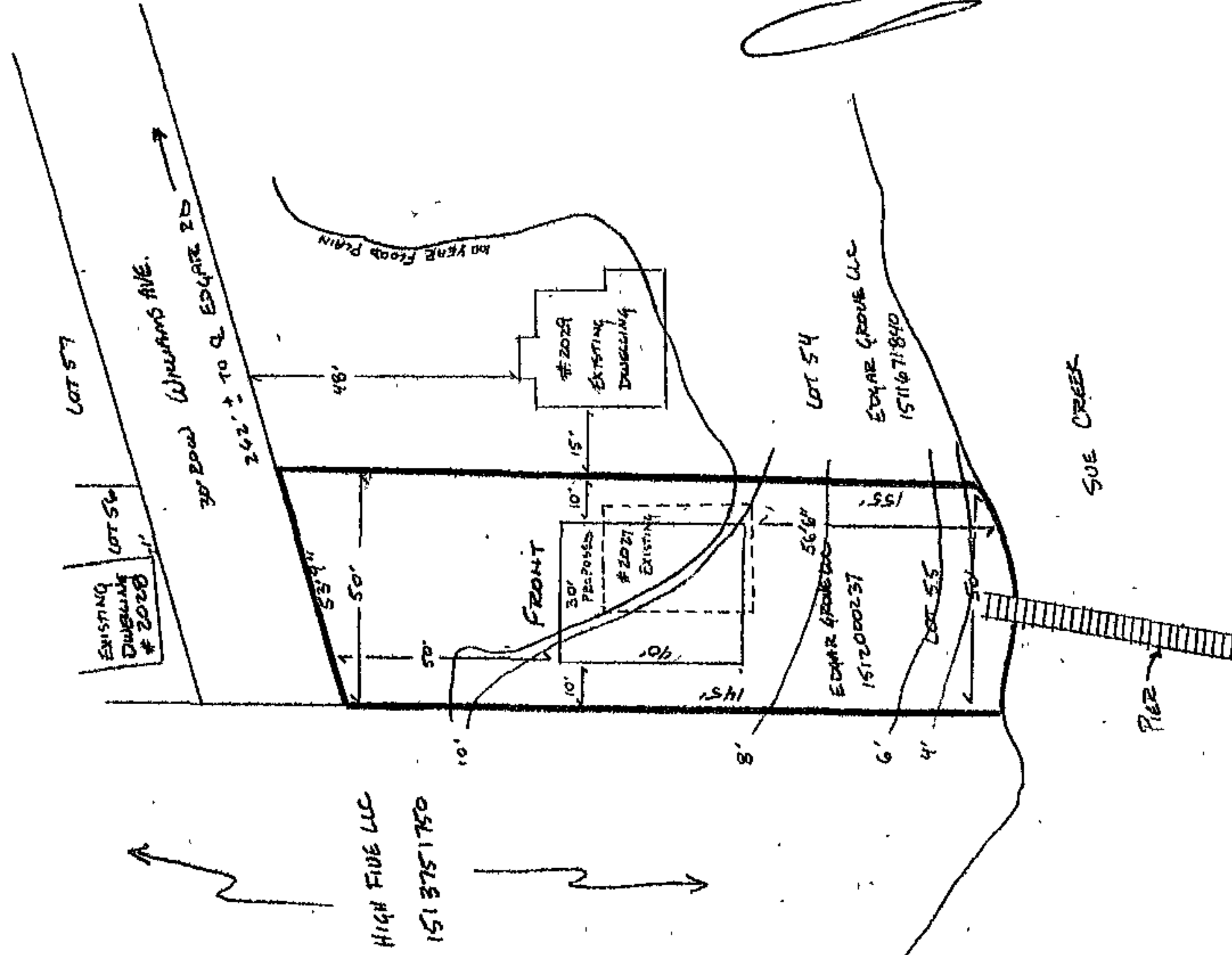
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 2027 WILLIAMS AVE

SUBDIVISION NAME EDGAR GROVE

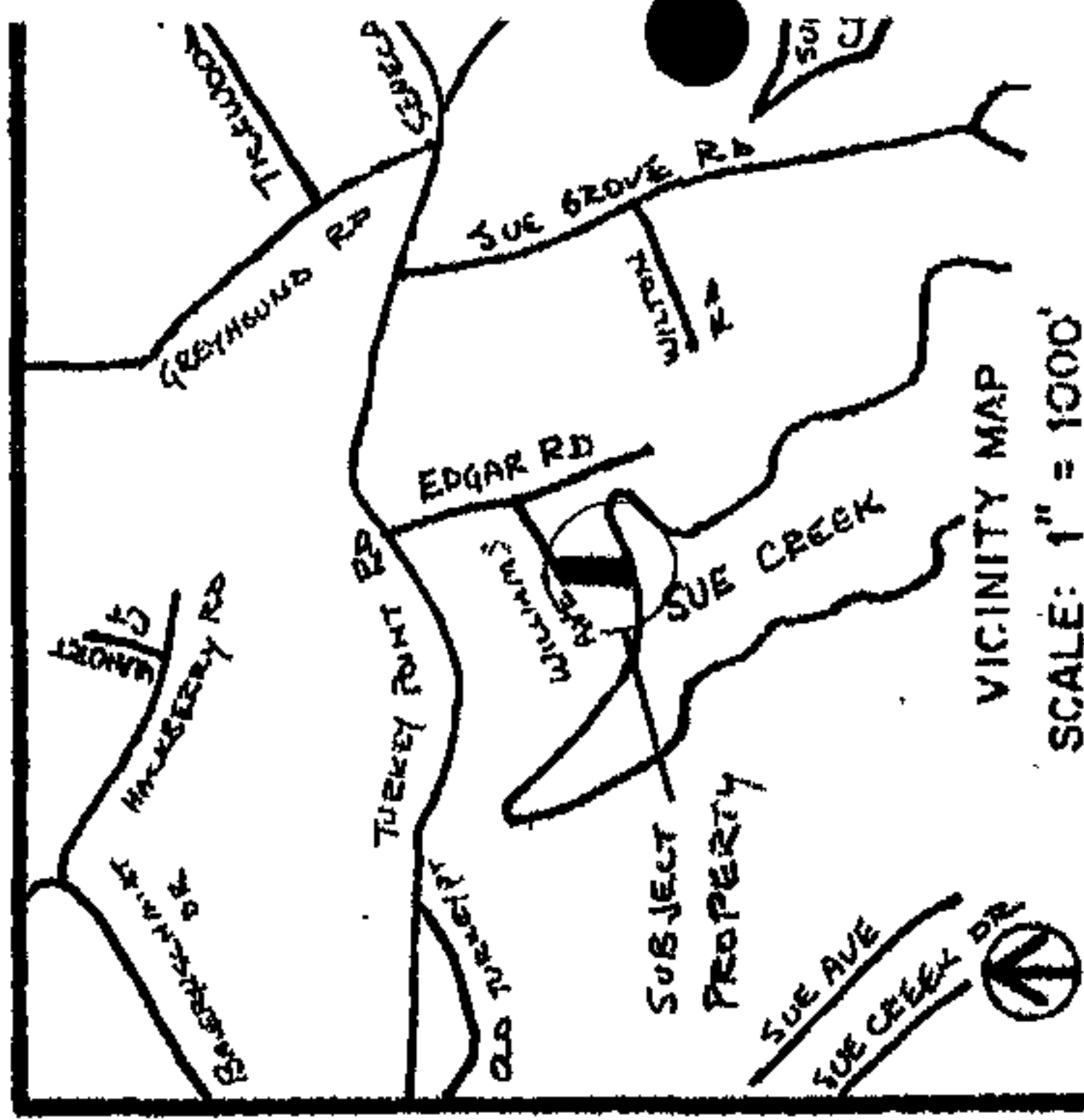
PLAT BOOK # 8 FOLIO # 29 LOT # 55 SECTION # 1

OWNER EDGAR GROVE LLC



PREPARED BY CKL

SCALE OF DRAWING: 1" = 50'



## LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # SE 1-J

ZONING DR 3.5

LOT SIZE .166 ACRES

7,250 SQUARE FEET

PUBLIC ☒

PRIVATE ☐

SEWER ☒

WATER ☒

YES ☒

NO ☐

CHESAPEAKE BAY CRITICAL AREA ☒

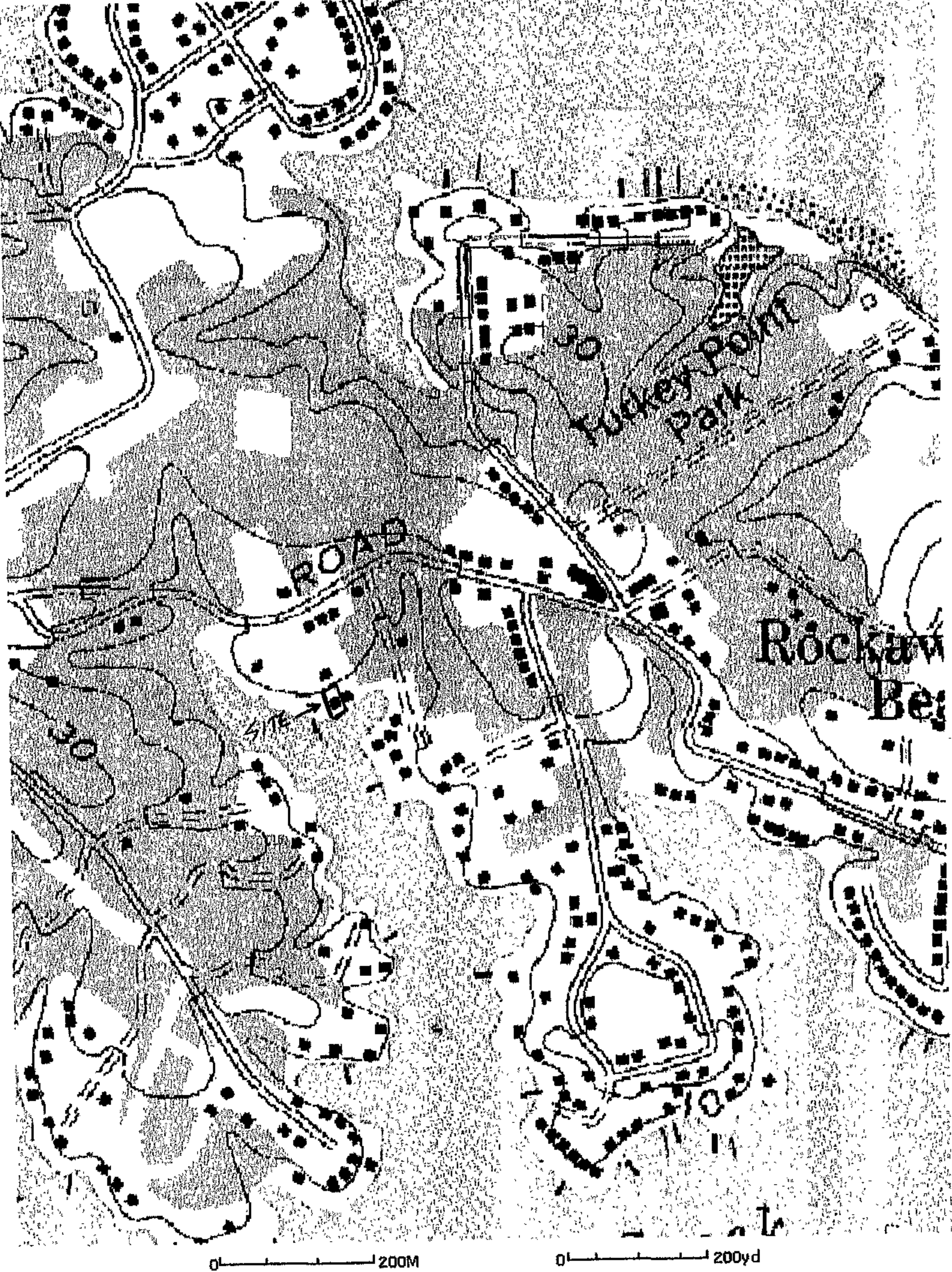
100 YEAR FLOOD PLAIN ☒

HISTORIC PROPERTY/BUILDING ☐

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #

JV 1181





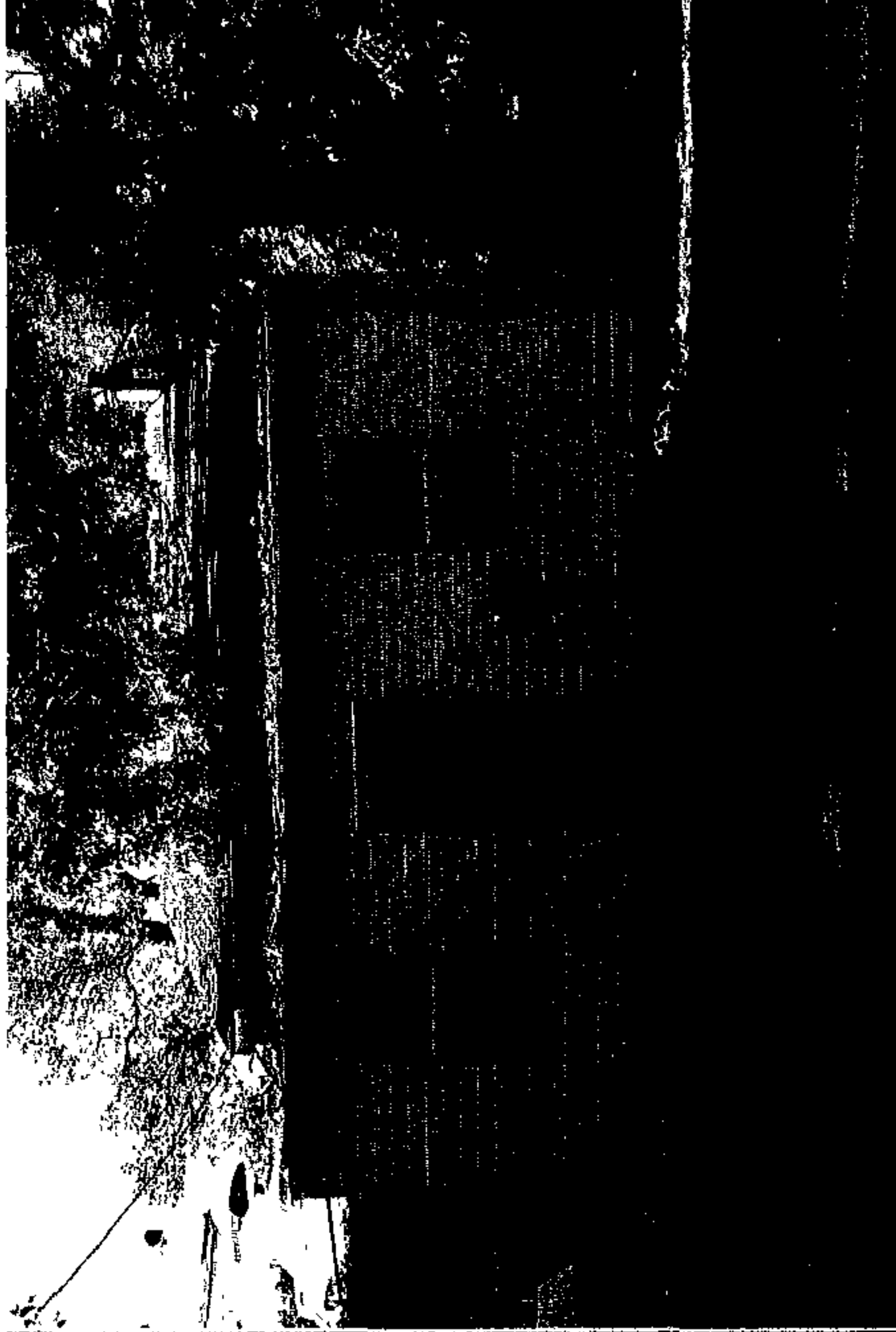
LOOKING EAST ON EDGARE AVE



SUBJECT - 2027 EDGARE RD



SUBJECT - 2027 EDGARE RD



ACROSS STREET - 2028 EDGARE RD



SUBJECT - SUE CREEK



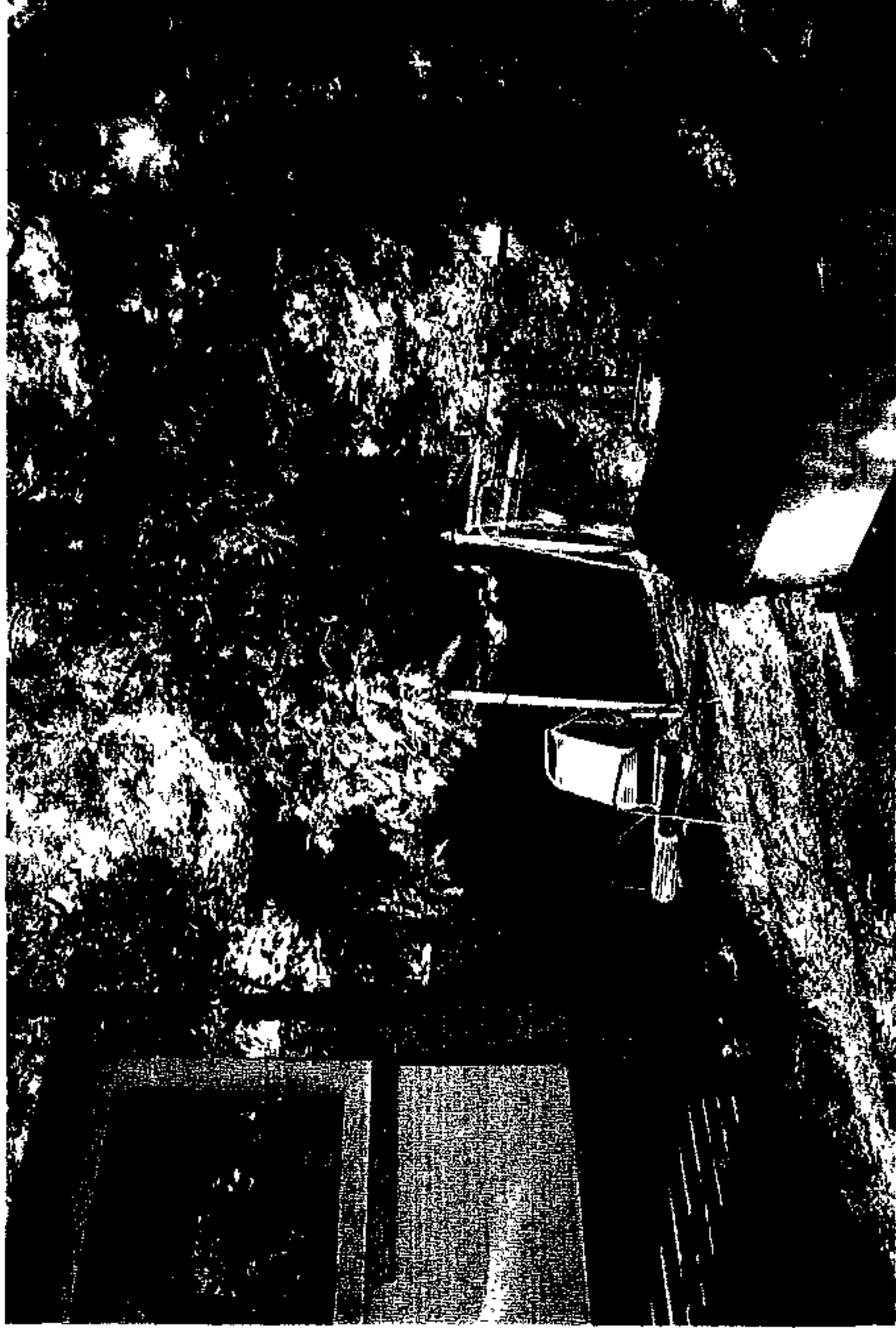
NEXT DOOR - 2029 EDGAR AVE



A NEIGHBORING PROPERTY TO THE WEST SUBJECT



SUBJECT - SUE CREEK



SUBJECT

2027 EDGAR



2029 EDGAR