

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Rosedale Avenue, 760 ft. SE
centerline of Oakdale Avenue
15th Election District
7th Councilmanic District
(931 Rosedale Avenue)

Brad & Doug Bassinger
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-288-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, Brad and Doug Bassinger. The variance request is for property located at 931 Rosedale Avenue in the Rosedale area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a garage with a height of 22.5 ft. in lieu of the required 15 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

ORDER RECEIVED FOR FILING

Date

1/14/04

R. Jamison

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

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated January 7, 2004 and the Department of Environmental Protection & Resource Management (DEPRM) dated January 13, 2004, copies of which are attached hereto and made a part hereof.

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 14 day of January 2004, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a garage with a height of 22.5 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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 ZAC recommendations submitted by the Office of Planning dated January 7, 2004, a copy of which is attached hereto and made a part hereof;
3. Compliance with the ZAC recommendations submitted by DEPRM on January 13, 2004, a copy of which is attached hereto and made a part hereof;

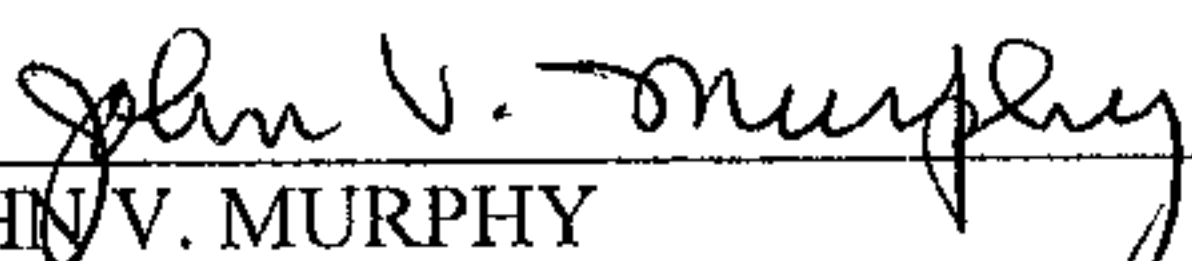
ORDER RECEIVED FOR FILING

Date

1/14/04

R. Jameson

4. 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

ORDER RECEIVED FOR FILING

Date 11/4/04
By R. J. Janssen

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

January 13th, 2004

Mr. Brad Bassinger
Mr. Doug Bassinger
931 Rosedale Avenue
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 04-288-A
Property: 931 Rosedale Avenue

Dear Messrs. Bassinger:

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 931 Rosedale Ave
which is presently zoned D.R.-5.5

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) 400.3 to permit a height

of 22.5 ft. in lieu of the required 15 ft. to construct a garage.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11/14/03 day of November, 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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

931 Rosedale Ave 410 391 5708
Baltimore MD 21237
(W) 410-574 0780

Representative to be Contacted: 574 0780

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BR Date 12/1/03

Estimated Posting Date 12/21/03

CASE NO. 04-288-A

DATE 12/25/01

ORDER RECEIVED FOR FILING

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 931 Rosedale Ave
Address
Baltimore 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):

I BRAD BASSINGER ASK PERMISSION OF MY GARAGE TO BE 22.5 FEET TALL DUE TO THE NEED TO INSTALL A 15FT CAR LIFT IN SIDE THE GARAGE. THIS WAY I CAN WORK ON MY CAR INSIDE W/OUT HAVING LEAVE MY CAR IN PARTS TO SHOW THROUGH OUT THE NEIGHBORHOOD, IT LOOKS A MESS. I HAVE 2 SHOW CARS AND NEED THEM TO BE INSIDE AND SPOTLESS FROM WEATHER. ALSO MY FATHER IS A CONTRACTOR AND NEEDS TO PUT HIS EQUIPMENT IN DOORS TO EXPAND THE LIFE OF HIS THE EQUIPMENT. SO THIS IS WHY I WANT TO PUT A LOFT ON THE OPPOSITE SIDE OF THE LIFT TO HAVE A STORAGE AREA AWAY FROM MY CARS FREE FROM MISC.OBJECTS BUMPING MY CARS. I HAVE WON VARIOUS AWARDS FOR MY CARS AND I WOULD GREATLY APPRECIATE THIS TO BE ABLE TO CONTINUE KEEPING MY CARS AS SHOW CARS. THIS WOULD ALSO ABLE ME TO WORK ON MY CARS INSIDE AND NOT IN MY DRIVE WAY TO HAVE A UGLY SEEN AND WERE IT WOULD BE COMFORTABLE AND FREE OF THE WEATHER WOULD BE NICE TO HAVE. To store ladders, tools and other small misc equipment

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.

[Signature]
Signature
Brad Bassinger
Name - Type or Print

[Signature]
Signature
Doug Bassinger
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of Dec, 03, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brad Bassinger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires _____
JAMES KING
NOTARY PUBLIC, BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES _____

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

Address 931 Rosedale Ave
City Baltimore State MD Zip Code 21237

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):

I BRAD BASSINGER ASK PERMISSION OF MY GARAGE TO BE 22.5 FEET TALL DUE TO THE NEED TO INSTALL A 15FT CAR LIFT IN SIDE THE GARAGE. THIS WAY I CAN WORK ON MY CAR INSIDE W/OUT HAVING LEAVE MY CAR IN PARTS TO SHOW THROUGH OUT THE NEIGHBORHOOD, IT LOOKS A MESS. I HAVE 2 SHOW CARS AND NEED THEM TO BE INSIDE AND SPOTLESS FROM WEATHER. ALSO MY FATHER IS A CONTRACTOR AND NEEDS TO PUT HIS EQUIPMENT IN DOORS TO EXPAND THE LIFE OF HIS THE EQUIPMENT. SO THIS IS WHY I WANT TO PUT A LOFT ON THE OPPOSITE SIDE OF THE LIFT TO HAVE A STORAGE AREA AWAY FROM MY CARS FREE FROM MISC.OBJECTS BUMPING MY CARS. I HAVE WON VARIOUS AWARDS FOR MY CARS AND I WOULD GREATLY APPRECIATE THIS TO BE ABLE TO CONTINUE KEEPING MY CARS AS SHOW CARS. THIS WOULD ALSO ABLE ME TO WORK ON MY CARS INSIDE AND NOT IN MY DRIVE WAY TO HAVE A UGLY SEEN AND WERE IT WOULD BE COMFORTABLE AND FREE OF THE WEATHER WOULD BE NICE TO HAVE. To store ladders, Tools and other small misc Equipment

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.

Signature [Signature]
Name - Type or Print Brad Bassinger

Signature [Signature]
Name - Type or Print Doug Bassinger

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of Dec, 03, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brad Bassinger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

JAMES KING
NOTARY PUBLIC, BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES JULY 23, 2004



C B C A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 931 Rosedale Ave
which is presently zoned D.R.-S.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)

400.3 to permit a height
of 22.5 ft. in lieu of the required 15 ft. to construct a garage.

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):

Name - Type or Print Brad Bassinger

Signature Brad Bassinger

Name - Type or Print Doug Bassinger

Signature Doug Bassinger

Address 931 Rosedale Ave

City Baltimore State MD Zip Code 21237

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-288-A

Reviewed By BN Date 12/11/03

REV 10/25/01

Estimated Posting Date 12/21/03

ZONING DESCRIPTION

Zoning Description For 931 Rosedale Avenue

Beginning at a point on the west side of Rosedale Avenue which is 30 feet wide at the distance of 760 feet southeast of the centerline of the nearest improved intersecting street Oakdale Avenue which is 30 feet wide. Being Lot # 56, in the subdivision of Rosedale Terrace as recorded in Baltimore County Plat Book # 3, Folio 90, containing 20,000 square feet. Also known as 931 Rosedale Avenue and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25560

DATE

12/11/07

ACCOUNT

1001 2006 6750

AMOUNT

\$165.00

RECEIVED

FROM

John Williams

FOR

Administrative Expense

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

11/16/2007 12/15/2007 15:41:37

11/16/2007 12/15/2007 15:41:37

11/16/2007 12/15/2007 15:41:37

11/16/2007 12/15/2007 15:41:37

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

11/16/2007

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-288-A

Petitioner/Developer: BRAD

BASSINGER

Date of Hearing/Closing: 1/5/04

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}

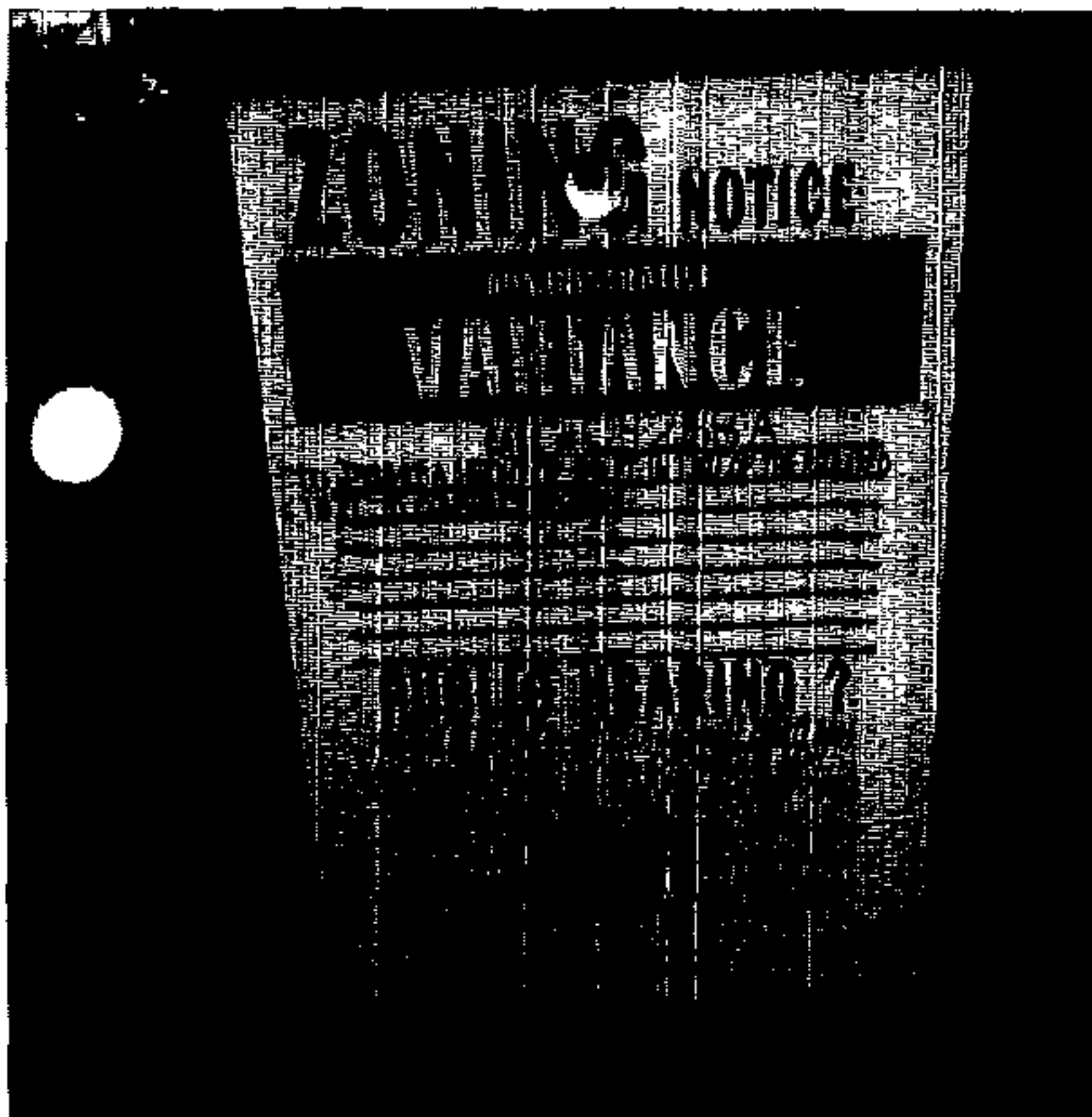
Ladies and Gentlemen:

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: _____

931 ROSEDALE AVE

The sign(s) were posted on 12/21/03
(Month, Day, Year)

Sincerely,



[Signature] 12/21/03
(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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 288 -A Address 931 Rosedale Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/11/03 Posting Date: 12/21/03 Closing Date: 1/5/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 288 -A Address 931 Rosedale Ave.

Petitioner's Name Brad Bassinger Telephone 410-391-5708

Posting Date: 12/21/03 Closing Date: 1/5/04

Wording for Sign: To Permit a height of 22.5 ft. in lieu of the
required 15 ft. to construct a garage.

**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: 04-288-A

Petitioner: Brad Bassinger

Address or Location: 931 Rosedale Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brad Bassinger

Address: 931 Rosedale Ave

Telephone Number: 410.391.5708

**Department of Permits and
Development Management**

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



Baltimore County

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

January 5, 2004

Brad Bassinger
Doug Bassinger
931 Rosedale Avenue
Baltimore, MD 21237

Dear Gentlemen:

RE: Case Number: 04-288-A, 931 Rosedale Avenue

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



**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

January 5, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: December 29, 2003

Item No.: 280-285, 287-299

6. 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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For January 5, 2004
Item Nos. 280, 281, 282, 284, 285, 286,
~~288~~ 289, 290, 291, 292, and 299

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

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *MS*

DATE: January 13, 2004

RECEIVED

JAN 13 2004

SUBJECT: Zoning Item # 04-288
Address 931 Rosedale Avenue
Bassinger Property

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of December 29, 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must 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).

X 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: January 9, 2004

AN
1/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 7, 2004

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

SUBJECT: Zoning Advisory Petitions - Case 04-288

RECEIVED

JAN 08 2004

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Provide evergreen screening along the side of the subject garage adjacent to 932 Rosedale Avenue.

Should there be any further questions, or if this office can provide any additional information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by: Mark A. Cump

Section Chief: Lynn L. Barber

AFK/LL: MAC



State Highway
Administration

Driven to Excel

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12.16.03

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

RE: Baltimore County
Item No. 288 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

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1.7.04

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

RE: Baltimore County
Item No. 288 BPR

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

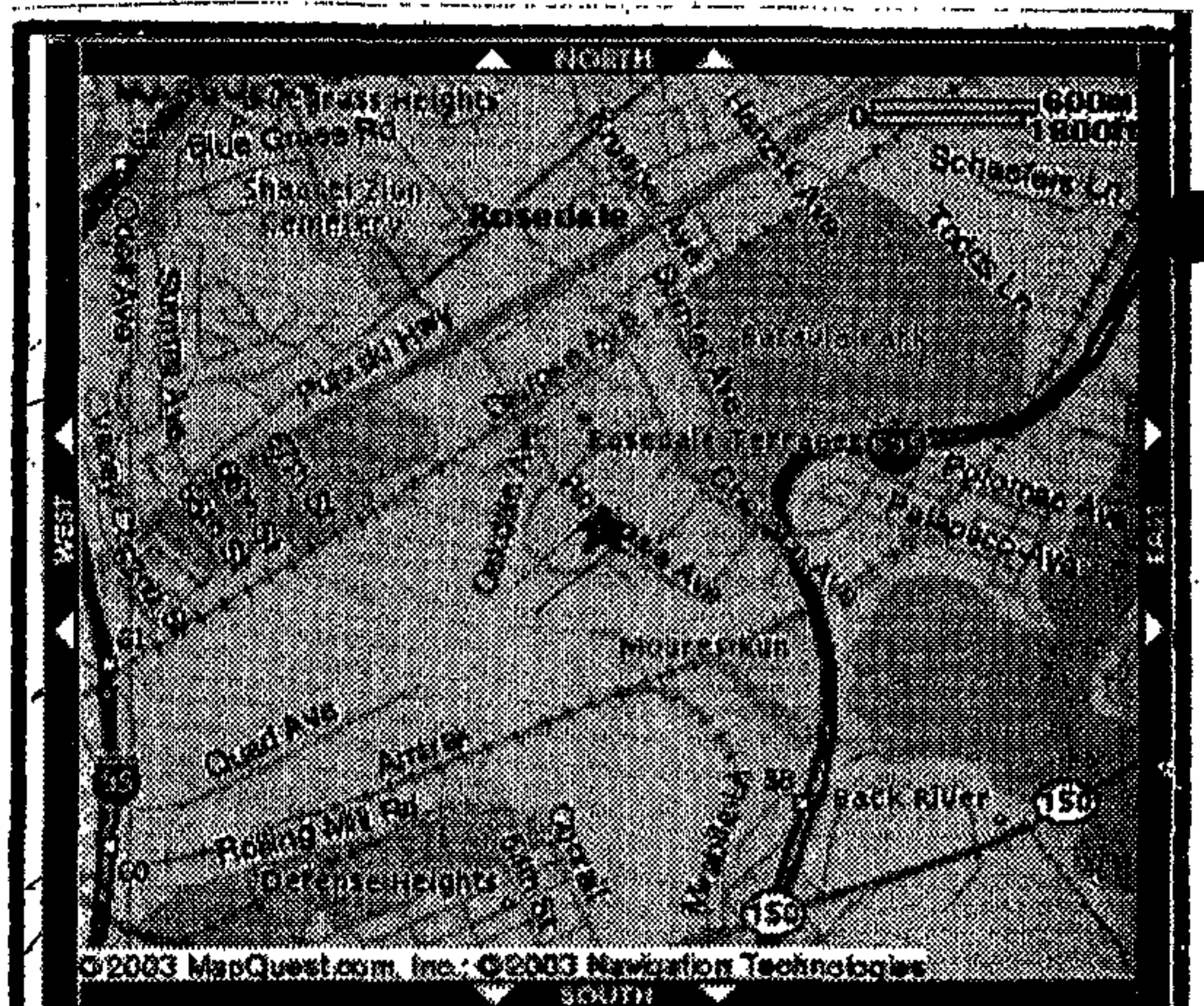
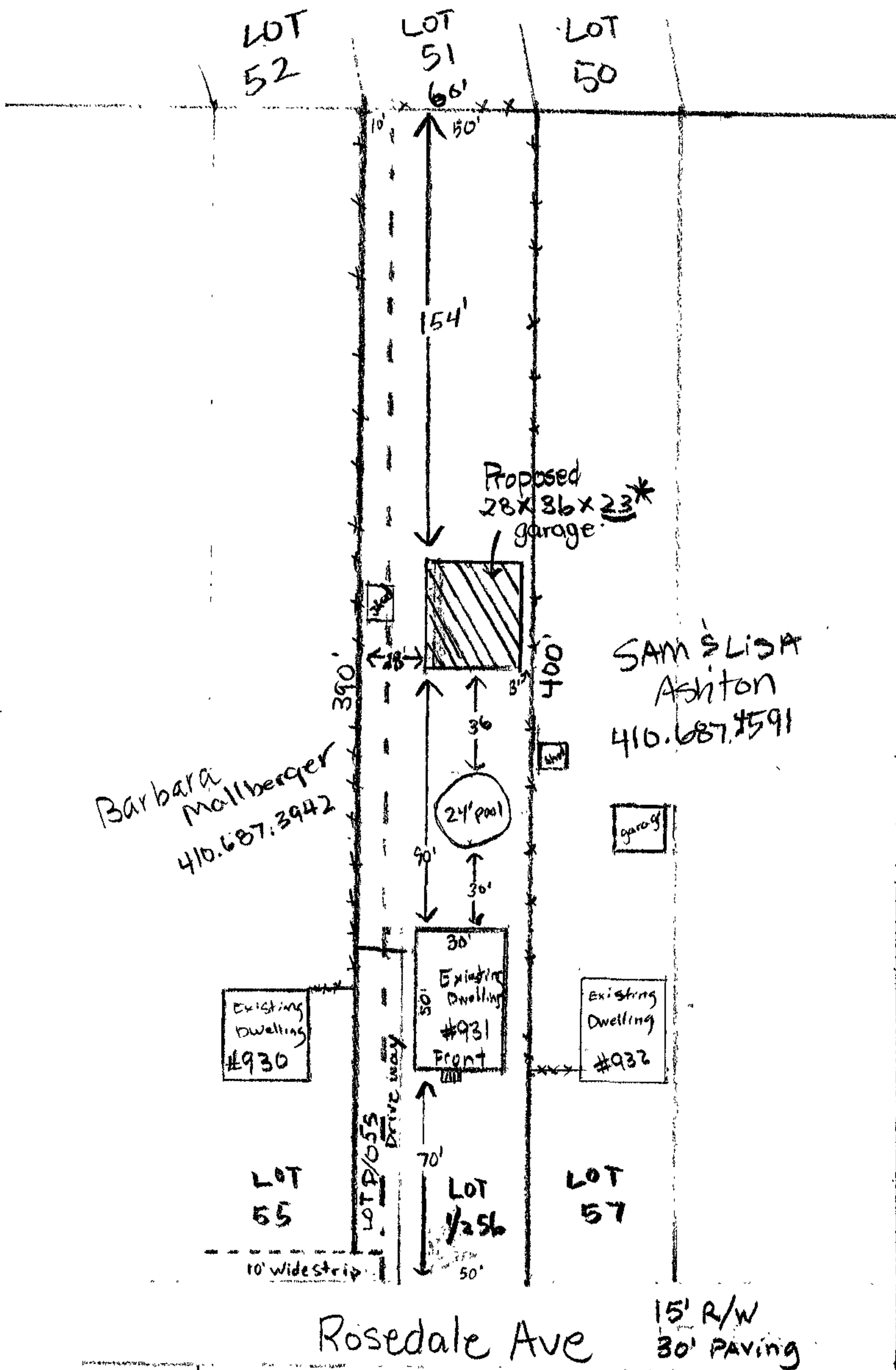
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 931 ROSEDALE AVE

SUBDIVISION NAME Rosedale Terrace

PLAT BOOK # 3 FOLIO # 90 LOT # 1/256 SECTION # 1

OWNER Brad Bassinger



LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 15

1" = 200' SCALE MAP # NE ZE

ZONING D.R. 5.5

LOT SIZE 46 20,000
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 ITEM # CASE #

BR 288 04-288-A



PREPARED BY Brad Bassinger

SCALE OF DRAWING: 1" = 50

5

(SHEET N.E. 2-F)

N 6,000

ROSEDALE
TERRACE

D.R. 5.5

N 5,000

931 ROSEDALE AVE
NE 2 E
15TH DIST

D.R. 5.5

N 538,000

AVE.

#288

28

