

IN RE: PETITION FOR VARIANCE
SE/S Kendigs Mill Road, 192.67' NE of c/l
Academy Lane
(305 Kendigs Mill Road)
2nd Election District
4th Council District

Barry G. Graham, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-373-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, Barry G. Graham and his wife, Roslyn E. Graham. The Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet and a sum of the side yards of 10 feet in lieu of the required 10 feet and 25 feet, respectively, and to permit a front yard setback to the street centerline of 35 feet in lieu of the required 55 feet for a proposed 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 were Barry and Roslyn Graham, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a small, rectangular shaped parcel located on the southeast side of Kendigs Mill Road, north of Academy Avenue in Owings Mills, not far from the Gwynnbrook Wildlife Management Area. The property is approximately 50 feet wide and 150 feet deep and contains a gross area of 7,550 sq.ft., more or less, zoned D.R.3.5. Presently, the lot is improved with a small, one-story dwelling, which has apparently existed on the site since 1931. The Petitioners acquired the property about 15 months ago and are desirous of razing the existing house and constructing a new home on the site. Photographs of the subject property and surrounding locale were submitted which show that the

ORDER RECEIVED FOR FILING

Date

By

4/19/04

Pop

proposed dwelling is an attractive single-family detached structure that will be consistent with other houses in the community. As shown on the site plan, the new house will be 36.4' wide and 75' deep and feature a deck off the rear of the structure. The new house will be centered on the lot so as to provide 5-foot setbacks on each side, and a setback of 37'5" from the street. Building elevation drawings of the proposed dwelling were submitted into evidence as Petitioner's Exhibit 2 and show that the proposed house will be an attractive single-family detached structure. Due to the narrowness of the lot and its unusual configuration, variance relief is necessary as set forth above.

The Petitioners further testified that their plans for construction had not been finalized. Specifically, it was indicated that they may construct an attached garage on the side/rear of the proposed dwelling; however, in order to do so, a driveway need be provided. In this regard, the lot is not wide enough to allow for the construction of a driveway alongside the proposed house. However, the Petitioners indicated that they have approached an adjacent neighbor regarding the potential acquisition of a 22-foot wide strip which would allow for the construction of a driveway and eliminate certain of the variances requested in that the lot would be larger. Unfortunately, at the present time, the Petitioners do not know if this acquisition will take place.

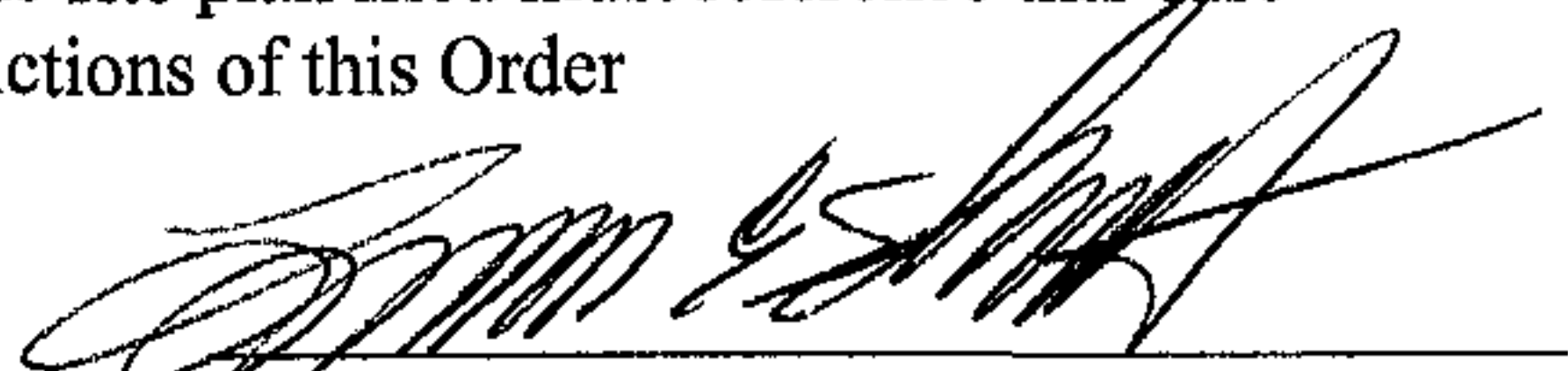
Although there were no Protestants present, there were certain Zoning Advisory Committee (ZAC) comments submitted by County reviewing agencies. In this regard, the Department of Environmental Protection and Resource Management (DEPRM) noted that the site is presently served by an existing well and that the new house must be located 30 feet from the well. The Petitioners testified that public water is located along the property's frontage and it is their intention to connect the new house to the public water main. Thus, they will discontinue use of the well and have arranged to have the well backfilled by a certified well installer. A comment was also received from the Office of Planning regarding the architectural design of the building. In this regard, a new community of homes is being constructed near this property. Indeed, photographs submitted at the hearing show that the proposed house will be more aesthetically pleasing than existing homes in the area. As shown in photographs submitted, several of the new homes that are located on corner lots do not have windows on those sides facing the public street.

Thus, a large blank wall is projected to the road. The building elevation drawings submitted into evidence as Petitioner's Exhibit 2 show that there are windows on the sides of the proposed structure. In my view, it will be consistent with the neighborhood and more aesthetically pleasing. Thus, I will not require compliance with the Office of Planning's comment.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of April 2004 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 of 5 feet and a sum of the side yards of 10 feet in lieu of the required 10 feet and 25 feet, respectively, and to permit a front yard setback to the street centerline of 35 feet in lieu of the required 55 feet for a proposed dwelling, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 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 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 dwelling shall be constructed substantially in accordance with the building elevation drawings submitted into evidence and marked as Petitioner's Exhibit 2.
- 3) Upon connection to the public water main, the Petitioners shall abandon the existing well and arrange for its backfill by a certified well installer as set forth above.
- 4) 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
210
4/19/04


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

April 20, 2004

Mr. & Mrs. Barry G. Graham
117 Sunnyking Drive
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
SE/S Kendigs Mill Road, 192.67' NE of the Academy Lane
(305 Kendigs Mill Road)
2nd Election District – 4th Council District
Barry G. Graham, et ux - Petitioners
Case No. 04-373-A

Dear Mr. & Mrs. Graham:

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: Office of Planning
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 305 KENDIGS MILL ROAD
which is presently zoned RB3.5

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) 1B02.3.c.1 to permit a side yard setback

of 5 ft. and a sum of side yards of 10 ft. in lieu of the required 10 ft. and 25 ft. respectively, and to permit a front yard setback to the centerline of the road of 35 ft. in lieu of the required 55 ft.

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

The current home has one story, one bath, no dining room, no eat in kitchen, no basement, two very small bedrooms, and only 7 foot ceilings. It is smaller than most one bedroom apartments (820 sq. ft.). Its small size is not practical for the average family. The small lot is a hardship and requires a variance in current zoning to build a home that can house a family and fit into the current development that is in the neighborhood.

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.

State

Zip Code

Case No. 04-373-A

Date 9/15/98

Legal Owner(s):

BARRY G. GRAHAM

Name - Type or Print

Signature

ROSLYN E GRAHAM

Name - Type or Print

Signature

117 SUNNYKING DR.

Address

910-952-8678

Telephone No.

REISTERSTOWN

City

MD

State

21136

Zip Code

Representative to be Contacted:

ROSLYN GRAHAM

Name

117 SUNNYKING DR.

Address

410-952-8678

Telephone No.

REISTERSTOWN

City

MD

State

21136

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BH Date 2/13/04

ORDER RECEIVED FOR FILING
Date 9/15/98
By [Signature]

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 305 KENDIGS MILLS ROAD 21117

Beginning at a point on the SOUTH-EAST side of KENDIGS MILLS ROAD which is 15 feet +/- wide at the distance of 192.67 feet NORTH-EAST of the centerline of the nearest improved intersecting street ACADEMY AVENUE which is 20 feet wide. Also known as 305 KENDIGS MILL ROAD and located in the 2nd Election District, 4th Councilmanic District.

As recorded in deed Liber 17567, Folio 733:

Beginning for the same on the was side of the road leading from Isaac Schnavely's saw mill to the Reisterstown Turnpike at a point in the third or south 28 degrees west 189 foot line of that parcel of land which by Deed dated September 5, 1931, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No 890, Folio 206, was conveyed by Nicholas Branson to Charles A. Branson at the distance of 50 feet from the end thereof, running hence with the binding on said line and along the east side of said road south 28 degrees west 50 feet to the end of the said third line, running thence with and binding on a part of the fourth line in Deed from Nicholas Branson to Charles A. Branson 150 feet, running thence for a line of division north 28 degrees east 50 feet and running thence by a straight line to the place of beginning.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32602

DATE 2/12/04 ACCOUNT R001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Ross, Jr. Graham

FOR: Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 373

PAID RECEIPT

BUSINESS ACTUAL TIME
2/13/2004 2/12/2004 15:46:05

REC NO. 176345 2/12/2004
DEPT 5 528 ZONING VERIFICATION
CR NO. 072602

Receipt Tot \$05.00
\$65.00 CR \$1.00 PA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #04-373-A

305 Kendigs Mill Road

E/side of Kendigs Mills Road; 200 feet North centerline of Academy Avenue

4th Election District - 2nd Councilmanic District

Legal Owner(s): Barry and Roslyn Graham

Variance: to permit a side yard setback of 5 feet and a sum of sideyards of 10 feet in lieu of the required 10 feet and 25 feet respectively and to permit a front yard setback to the centerline of the road of 35 feet in lieu of the required 55 feet.

Hearing: Wednesday, April 7, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JT/3/770 Mar. 23

C655959

CERTIFICATE OF PUBLICATION

3/23/2004

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 3/23/2004.

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

J. Wilkins

LEGAL ADVERTISING

[illegible]



March 1, 2004

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: 04-373-A

305 Kendigs Mill Road
E/side of Kendigs Mills Road, 200 feet North centerline of Academy Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Barry and Roslyn Graham

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401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Barry and Roslyn Graham, 117 Sunnyking Drive, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 23, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 23, 2004 Issue - Jeffersonian

Please forward billing to:
Roslyn Graham
117 Sunnyking Drive
Reisterstown, MD 21136

410-952-8678

NOTICE OF ZONING HEARING

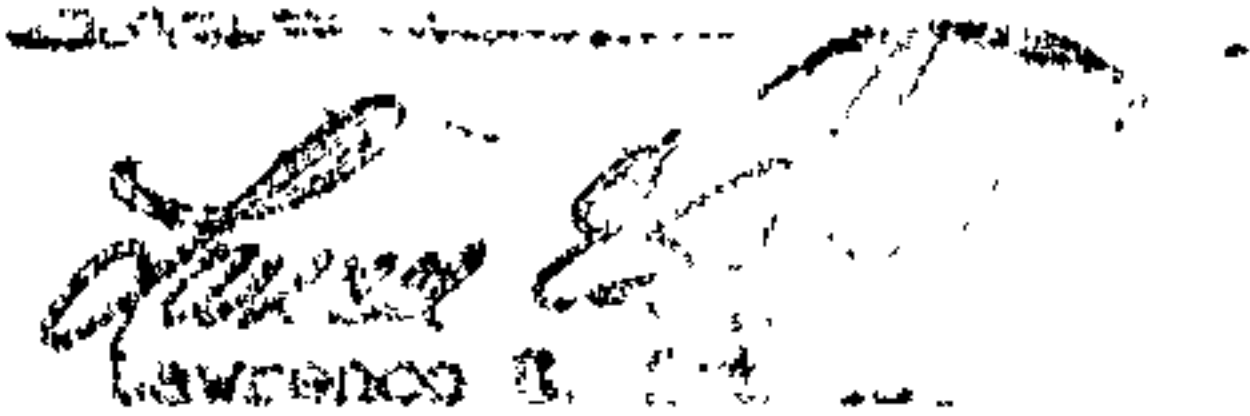
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CASE NUMBER: 04-373-A

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E/side of Kendigs Mills Road, 200 feet North centerline of Academy Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Barry and Roslyn Graham

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401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 04-373-A
Petitioner: ROSLYN + BARRY GRAHAM
Address or Location: 305 KENDIGS MILL RD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROSLYN GRAHAM
Address: 117 SUNNYKING DRIVE
REISTERSTOWN MD 21136

Telephone Number: 410-952-8678

**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

March 31, 2004

Barry G. Graham
117 Sunnyking Drive
Reisterstown, Maryland 21136

Dear Mr. Graham:

RE: Case Number: 04-373-A, 305 Kendigs Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 13, 2004.

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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Roslyn Graham 117 Sunnyking Drive Reisterstown 21136

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 23, 2004

Item No.: 367-375

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.

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

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



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.24.02

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

RE: Baltimore County
Item No. 373 BPR

Dear Ms. Matthews:

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,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 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

TO: Tim Kotreco

FROM: R. Bruce Seeley *AMS*

DATE: March 22, 2004

SUBJECT: Zoning Item # 04-373
Address 305 Kendigs Mill Road
Graham Property

Zoning Advisory Committee Meeting of February 23, 2004

_____ 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:

The proposed dwelling must be at least thirty feet (30') from the existing water well.

Reviewer: Sue Farinetti

Date: February 17, 2004

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 2, 2004

RECEIVED

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

APR 26 2004

SUBJECT: 305 Kiending Mill Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 4-373

Petitioner: Gene Ubriaco

Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the proposed dwelling is constructed in accordance with the elevation drawings that were faxed to this office on February 26, 2004.

For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by:

Maeb A. Cunningham

Division Chief:

Lynne L. Larkin

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 1, 2004
Item Nos. 365, 367, 368, 370, 371,
372, ~~373~~, and 375

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
305 Kendigs Mill Road; E/side of Kendigs *
Mill Rd, 200' N c/line of Academy Avenue * ZONING COMMISSIONER
4th Election & 2nd Councilmanic Districts *
Legal Owner(s): Barry & Rosalyn Graham * FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 04-373-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

MAR 04 2004

Per.....

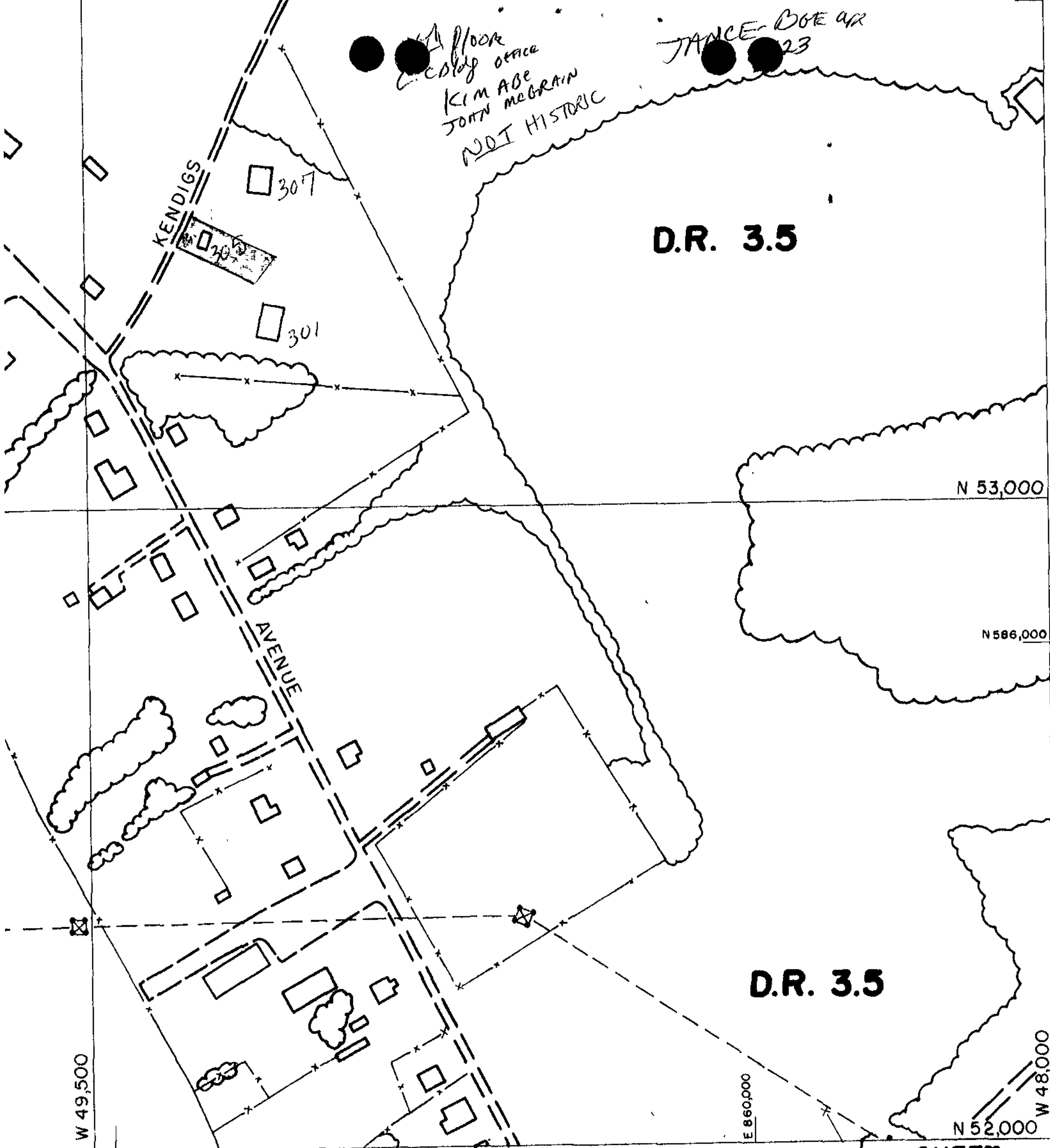
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 4th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to, Roselyn Graham, 117 Sunnyking Drive, Reisterstown, MD 21136, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



SCALE

1" = 200' ±

**DATE
OF
PHOTOGRAPHY
JANUARY
1986**

LOCATION

**DELIGHT
GWYNNBROOK**

SHEET

N. W.

14-I

#373

Copy one of one

Kimberly R. Abe
Administrative Secretary

1 kabe@co.ba.md.us

Baltimore County
Landmarks Preservation Commission
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204

410-887-3495 • Fax: 410-887-5862
E-mail: kabe@co.ba.md.us

 www.baltimorecountyonline.info

NO HISTORIC SITES

KAR 3 1 N2165

MIL RD



K Abe Jan 30, 2004

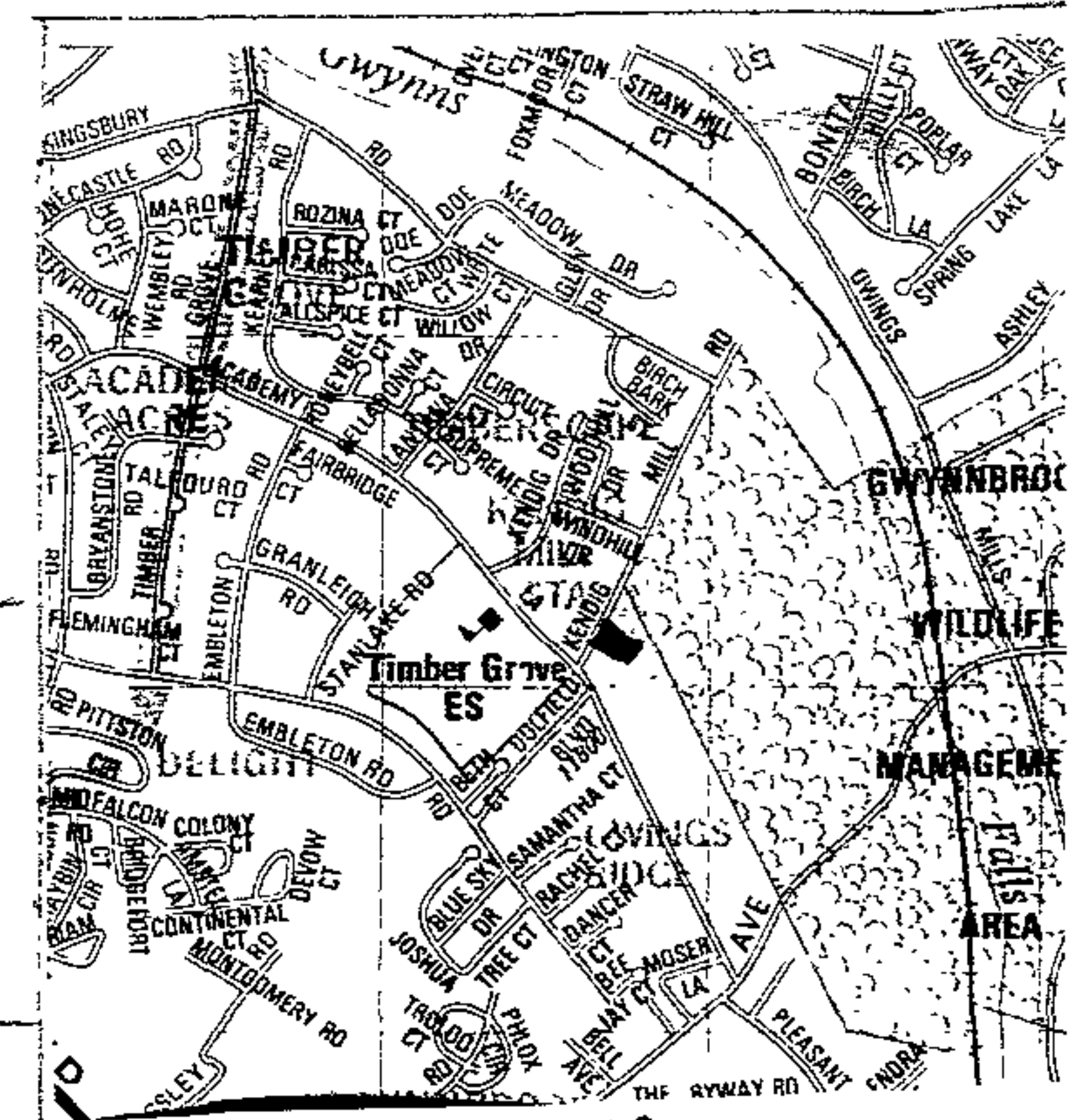
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 305 KENDIGS MILL ROAD

SUBDIVISION NAME KENDIGS STATION

PLAT BOOK 17567 FOLIO # 733 LOT # N/A SECTION # N/A

OWNER BARRY G. GRAHAM + ROSLYN E. GRAHAM



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT - 04

COUNCILMANIC DISTRICT - 02

1" = 200 SCALE MAP # NW 14 I

ZONING D.R. 3.5

LOT SIZE .17 ACRES 7550 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☐	☒

CHESAPEAKE BAY CRITICAL AREA	YES	NO
	☐	☒

100 YEAR FLOOD PLAIN	☐	☒ "C"
----------------------	--------------------------	---

HISTORIC PROPERTY/ BUILDING	☐	☒
-----------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING NONE

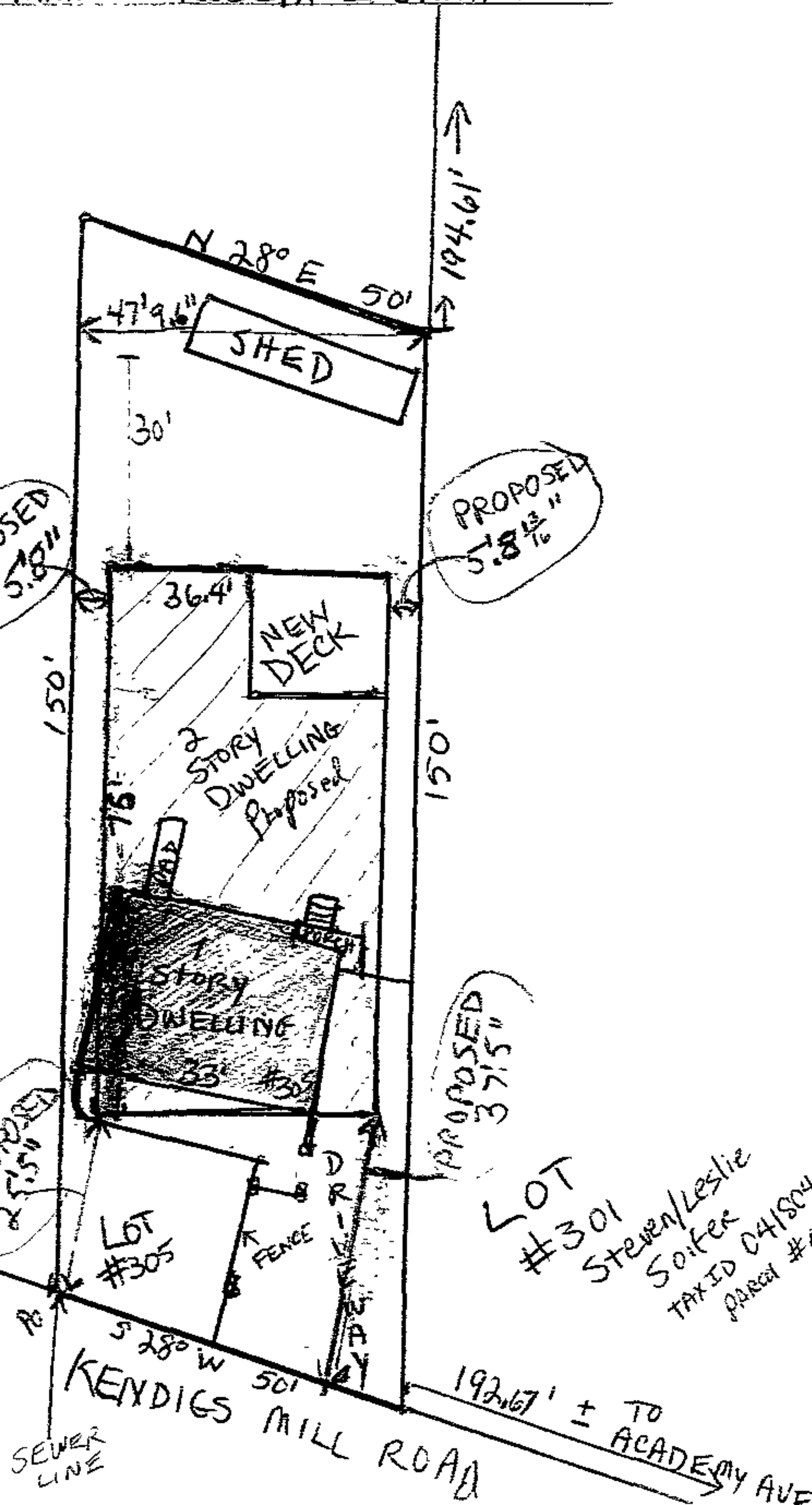
ZONING OFFICE USE

REVIEWED BY	ITEM #	CASE #
-------------	--------	--------

BR

373

04-373-A



FRANCES AYRES
TAXID 0401097050
PARCEL #705

LOT #307

LOT #301
Steven/Leslie
Soifer
TAXID 0418048170
PARCEL #449



Scale of Drawing 1" = 30'

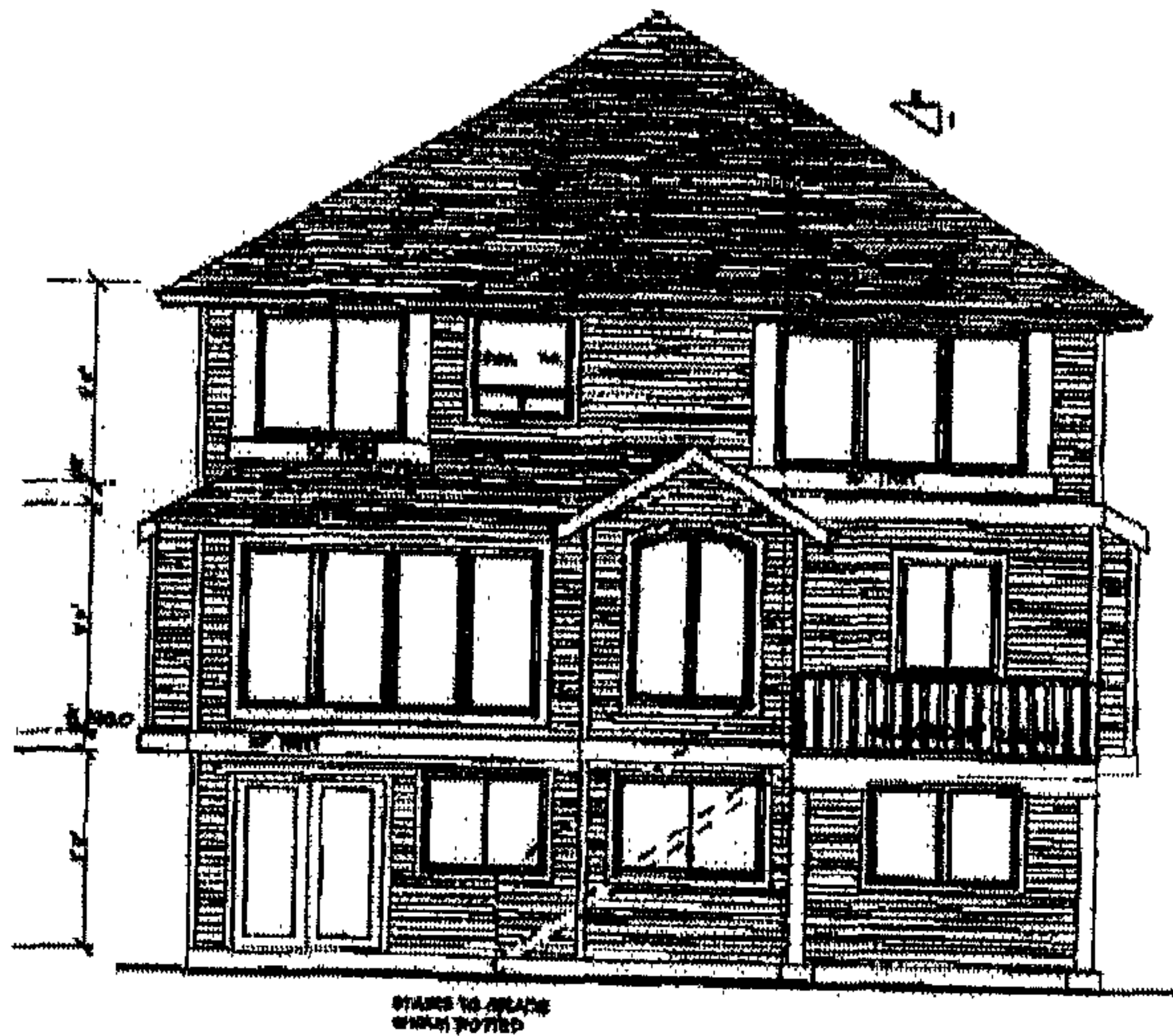


Plan #11145

Front Rendering



Order online or call now to purchase your dream home plan! 1-800-447-0027



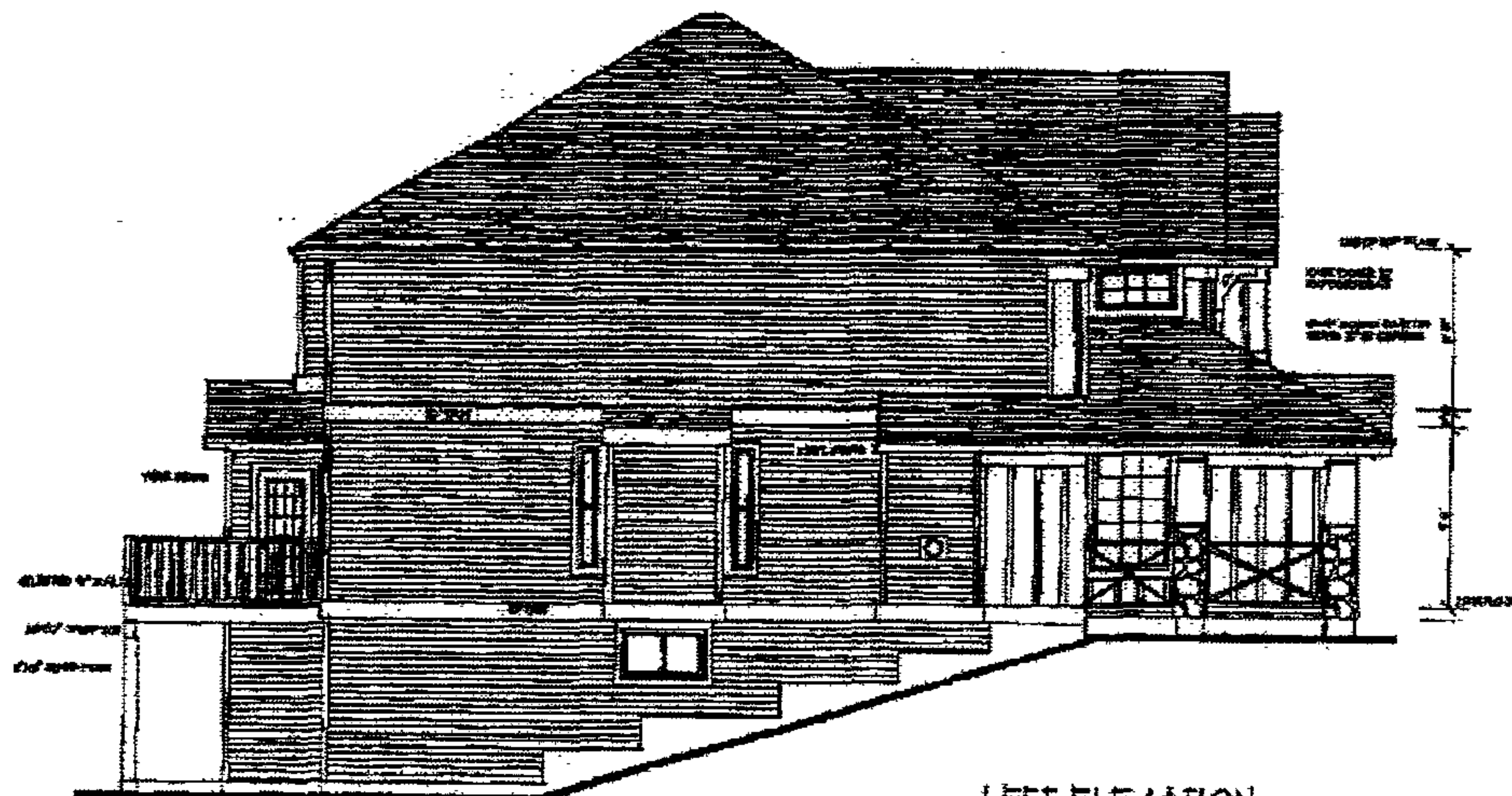
REAR ELEVATION

Plan #11145

REVISION 2004 10:19

ARCHITECTURE: INC.

DWG 402 B113 P.03/03



LEFT ELEVATION

WALL AREA: 1235 SQ. FT. 98.37 H²
 LIFTING DISTANCE
 ALLOWED OPENING
 PROPOSED OPENING: 12.50 FT.

*need better
 articulation
 on a line -
 deck and in treatment
 on full elevations
 VS 3/1/04*

TOTAL P.03

45

MY
CAR



8

LOT #8
401 Kendrick Mill rd

MY CAR



Worthington Overlook

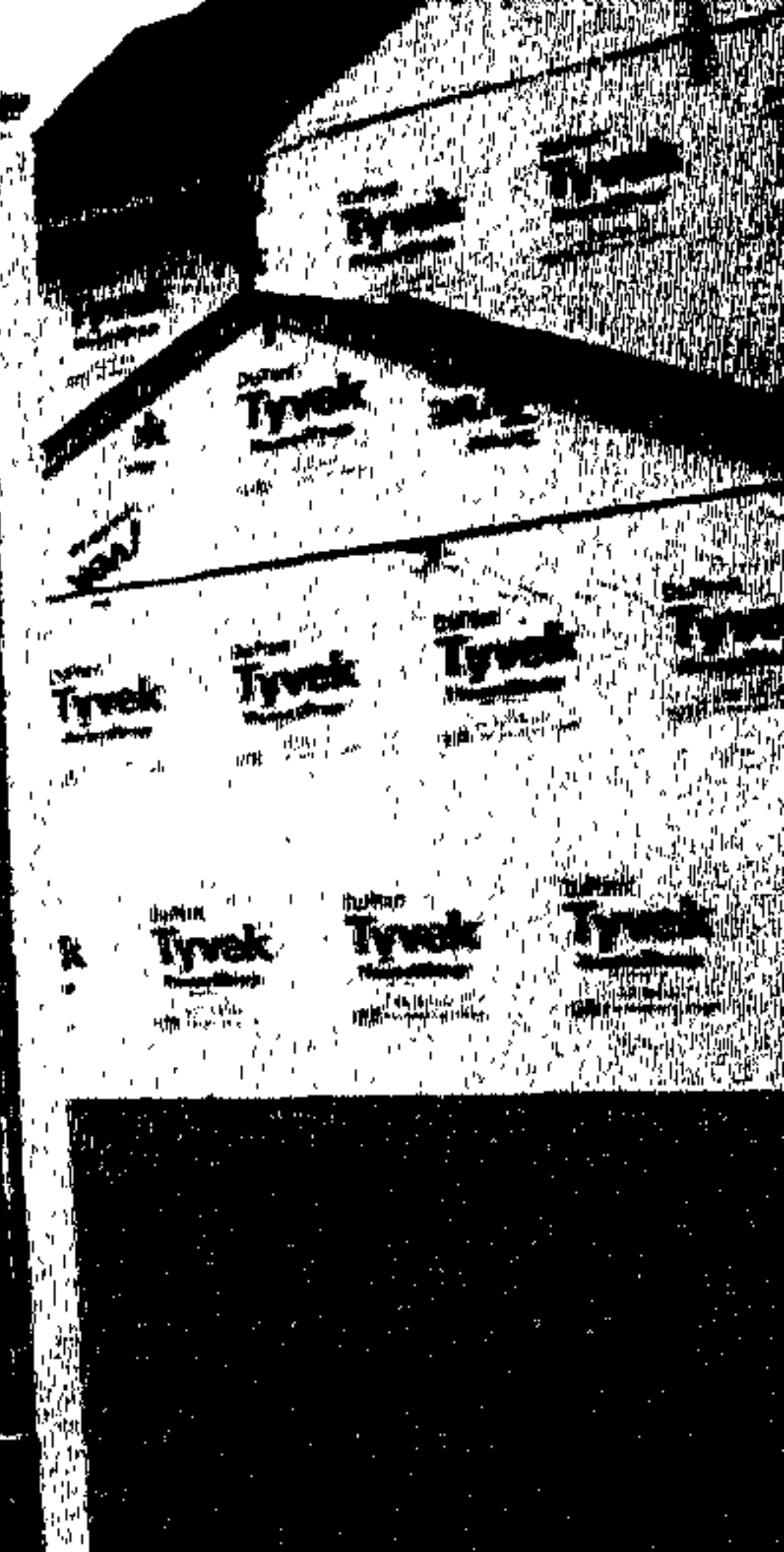
Luxury
Single Family
Homes

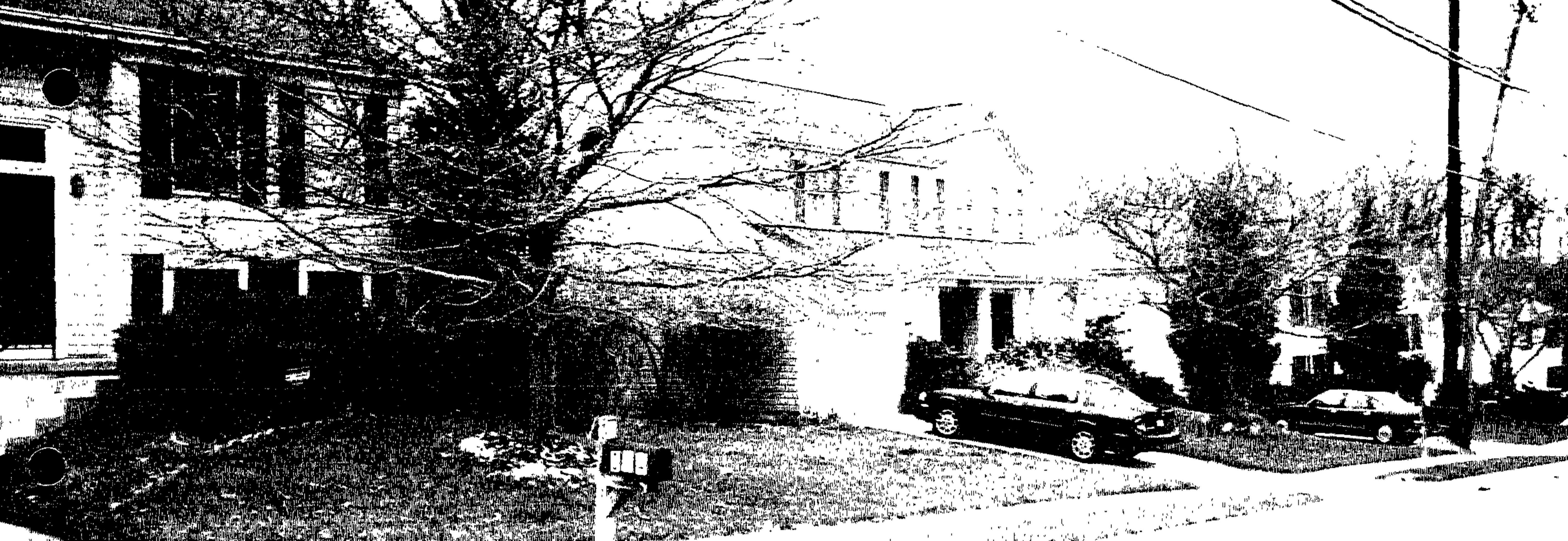
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18



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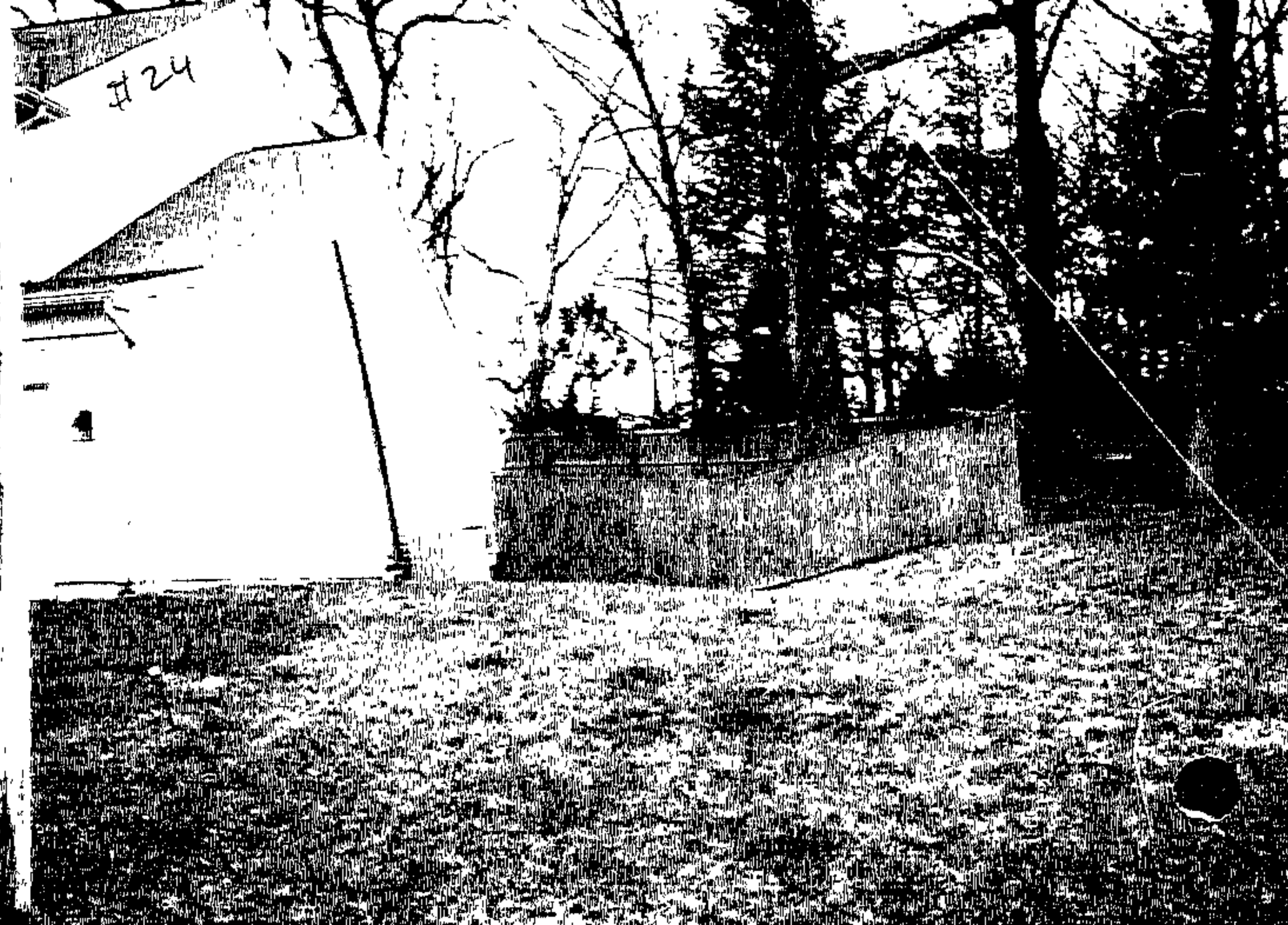
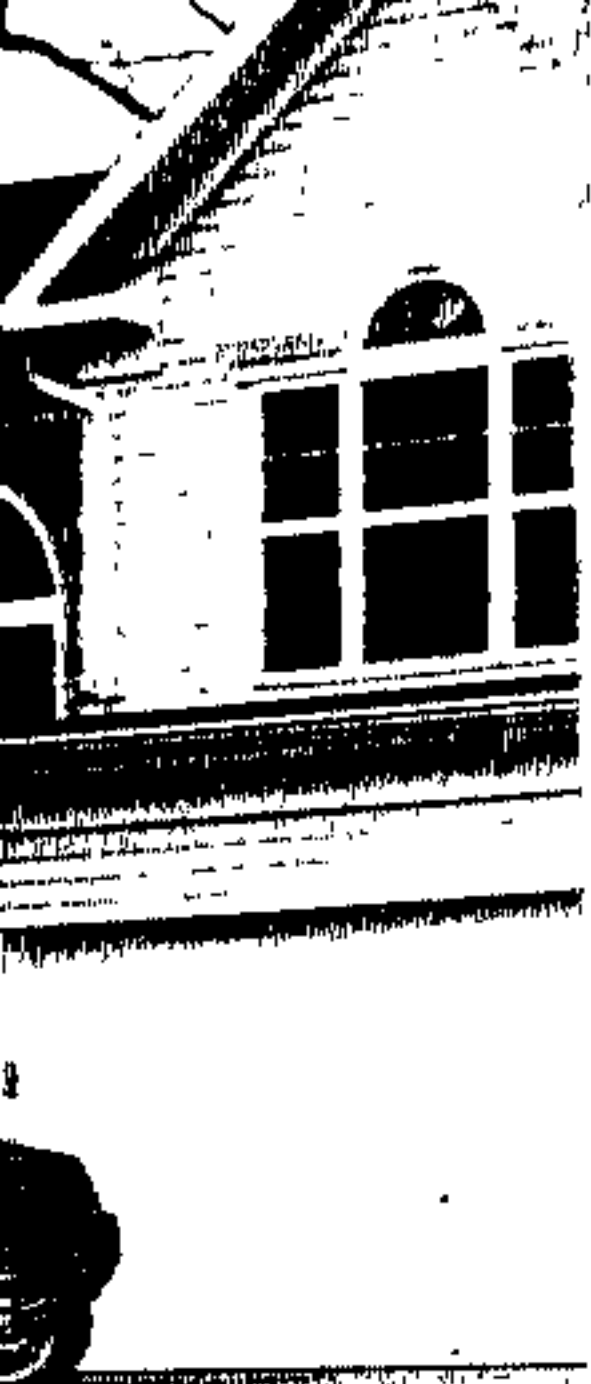
NOTICE

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
ON THURSDAY, 10/1/81

2:00 PM AT THE TOWN HALL
325 N. 1ST ST. IN
TOWN OF TOWN

TO CONSIDER THE
APPLICANT'S REQUEST FOR
A VARIANCE FROM THE
ZONING ORDINANCE
IN THE MATTER OF
THE TOWN OF TOWN

THE TOWN OF TOWN
TOWN OF TOWN



#24

