

IN RE: PETITION FOR VARIANCE
NW/S of Dorchester Avenue, 20 ft.
SW of Charles Street
1st Election District
1st Councilmanic District
(1314 Dorchester Avenue)

Elizabeth L. & John L. Sands
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-419-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property Elizabeth L. and John L. Sands. The variance request is for property located at 1314 Dorchester Avenue in the western area of Baltimore County. The variance request is from Section 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing two-family (duplex) dwelling with a side yard (corner lot) setback of 24 ft. in lieu of the minimum required 25 ft. (corner lot).

The property was posted with Notice of Hearing on April 14, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 15, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. - *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances.

ORDER RECEIVED FOR FILING

Date 5/5/04

By R. J. [Signature]

Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request were Elizabeth L. & John L. Sands, Petitioners. There were no protestants or citizens attending the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, is zoned DR 5.5 and is located on the corner of Chester Avenue and Charles Street in the "Catonsville Manor" Subdivision. The Petitioners wish to convert this single-family home into two apartment dwellings. However, the chart of Section 402 requires corner lots to have at least a 25 ft. side yard setback and this home has 24 ft. Thus, the Petitioners request a variance.

Mr. Sands testified that the building had been used for many years as two dwellings but that when he purchased the property he reverted the home to a single-family dwelling. The property comprises four lots of the Catonsville Manor, Plat 2 Subdivision. The house is located on the center of the four lots so that the side yards are 24 ft. and 23 ft. He testified that there was no property on either side that he could purchase to avoid the request for variance. His request would provide affordable housing for two families in two apartments that he has renovated. There is adequate parking on the premises for the two families.

ORDER RECEIVED FOR FILING
Date 5/5/04
By R. Cameron

He points out that the variance is requested for the side that is adjacent to Charles Street. This is a 40 ft. right-of-way so that the home nearest the requested variance across Charles Street is nearly 80 ft. away. He testified that it would be a hardship and a practical difficulty to remove 1 ft. from his home, although he looked at this option. However, the cost to undertake this option was prohibitive.

Findings of Fact and Conclusions of Law

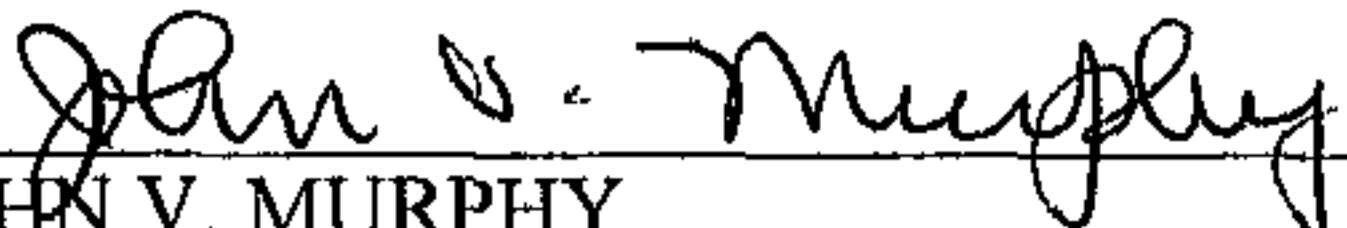
I find that special circumstances or conditions exist that are peculiar to the land or structure, which is the subject of the variance request, as the home is located in the center of four lots in the old "Catonsville Manor" subdivision which was recorded in 1917. The subsequent application of the DR 5.5 zoning impacts this lot as a corner lot more than non-corner lots in the neighborhood which are required only to have 15 ft. side yard setbacks. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It is unreasonable to require Mr. Sands to remove 1 ft. of his home to meet the regulations. No increase in residential density beyond that otherwise allowable by the Zoning Regulations will result due to the granting of such a variance from the regulations. Furthermore, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 5 day of May, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing two-family (duplex) dwelling with a side yard

(corner lot) setback of 24 ft. in lieu of the minimum required 25 ft. (corner lot), be and it is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 5/5/04
By R. J. Quaresima

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

May 5, 2004

Mr. & Mrs. John L. Sands
1314 Dorchester Avenue
Catonsville, Maryland 21207

Re: Petition for Variance
Case No. 04-419-A
Property: 1314 Dorchester Avenue

Dear Mr. & Mrs. Sands:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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 cursive script 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 Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1314 DORCHESTER AV
CATONSVILLE MD 21207
which is presently zoned Single Family (P.R.S.)

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) 402, BC2R, to permit an existing two-family (duplex) dwelling with a side yard (corner lot) setback of 24 feet, in lieu of the minimum required 25 feet (corner lot).

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

Our house meets all requirements for a two family duplex except for being 25 feet from the side street. The mortgage location survey shows it to be close to 25 feet. We want to rent it as a duplex and this issue prevents us from doing so.

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

Case No. 04-419-A

REV 9/15/98

Legal Owner(s):

Elizabeth Lucille Sands

Name - Type or Print

Elizabeth Lucille Sands

Signature John Lee Sands

Name - Type or Print

John Lee Sands

Signature 1314 Dorchester Avenue 301-935-6151

Address

Catonville

City

MD

State

Telephone No.

21207

Zip Code

Representative to be Contacted:

John Lee Sands

Name

8811 34th Avenue 301-935-6151

Address

College Park

City

MD

State

Telephone No.

20740

Zip Code

WORK PHONE 410-965-0043

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JNP

Date 3/12/04

Zoning Description for 1314 Dorchester Avenue

Here is the requested zoning description for 1314 Dorchester Avenue; beginning at a point on the ^{north}west side of Dorchester Avenue which is ⁴⁰~~40~~ feet wide at the distance of ²⁴⁰~~240~~ feet of the centerline of the nearest improved intersecting street, Charles Street, which is 40 feet wide. Being lots numbered 69, 70, 71, and 72 in the subdivision of Catonsville Manor^s ^{plat 2} as recorded in Baltimore County Plat Book number 6, Folio number 116 containing 10,625 square feet. Also know as 1314 Dorchester Avenue and located in the 1st election District, Baltimore Councilmanic District 1.

04-419-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 34652

DATE 3/12/04 ACCOUNT R-001006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Sandy

FOR: Welfare - 1314 Parades for Ave

04-419-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME
3/12/04 3/12/04 11:49:00

RECEIPT # 25729 3/12/04 UFLH

DEPT 5 528 JIMMY VERIFICATION

CR NL 03452

RECEIPT FOR 65.00
65.00 CA
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: #04-419-A

1314 Dorchester Avenue
N/west side of Dorchester
Avenue, 20 feet s/west of
Charles Street

1st Election District

1st Councilmanic District

Legal Owner(s): Elizabeth &
John Sands

Variance: to permit an ex-
isting two-family (duplex)
dwelling with a side yard
(corner lot) setback of 24
feet in lieu of the minimum
required 25 feet.

Hearing: Friday, April 30,
2004 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Busley Ave-
nue.

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 con-
cerning the file and/or
hearing, Contact the Zoning
Review Office at (410) 887-
3391.

4/213 Apr. 15' C659698

CERTIFICATE OF PUBLICATION

4/15/, 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 4/15/, 2004.

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



LEGAL ADVERTISING

Certificate Of Posting

RE: Case NO.: 04-419-A

Petitioner/Developer: JOHN
ELIZABETH SANDS

Date of Hearing/Closing: 4/30/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

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
at 1314 DORCHESTER AVENUE

This sign(s) were posted on 4 14 04
(Month, Day, Year)

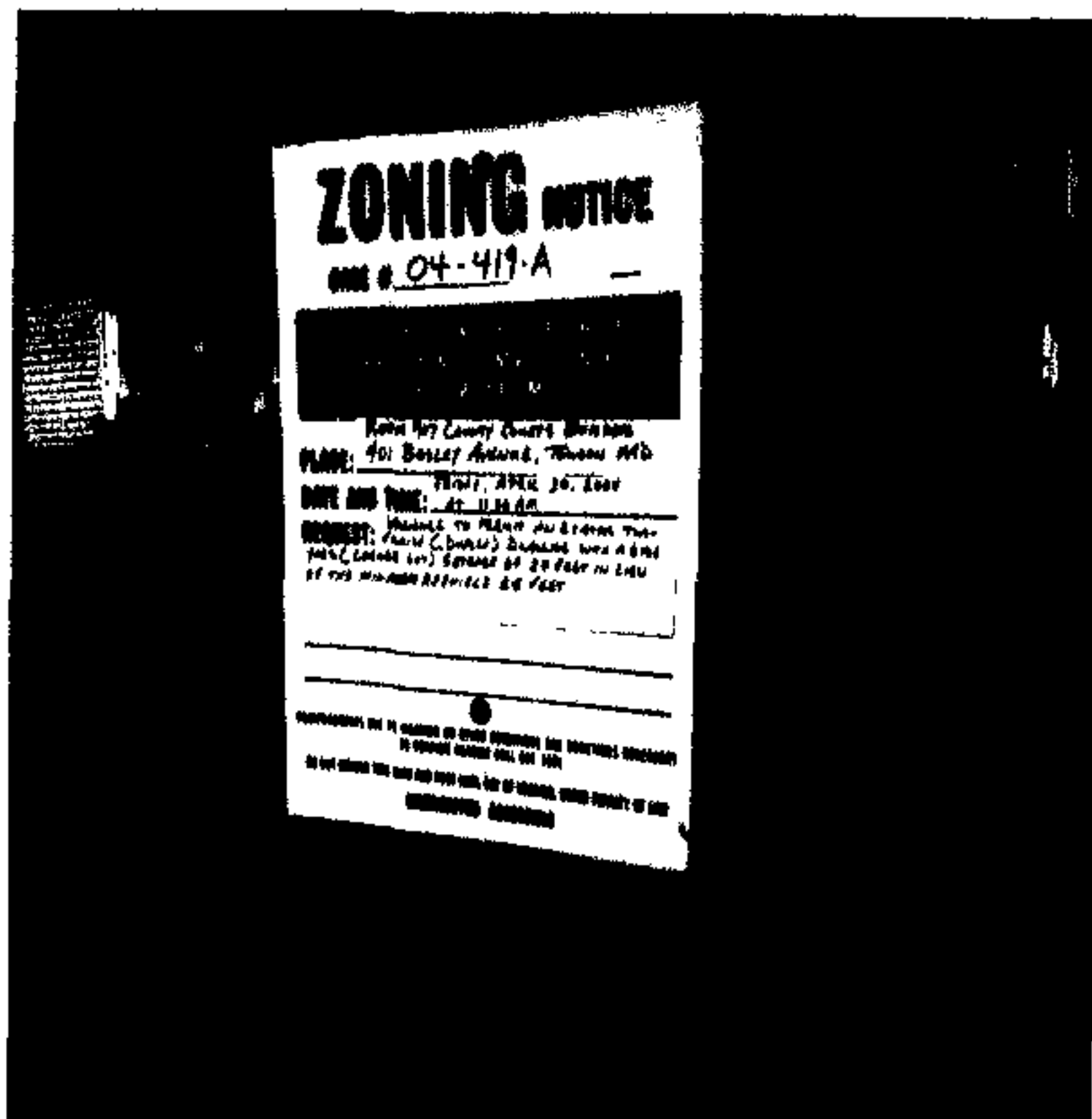
Sincerely,

Martin Ogle 4/14/04
(Signature of Sign Poster and Date)

Martin Ogle
(Printed Name)

5016 Castlestone Drive
(Address)

Balto, MD 21237
(City, State, Zip Code)
(410)-933-9470
(Phone Number)



Martin Ogle
4/14/04



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

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

March 23, 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: 04-419-A

1314 Dorchester Avenue

N/west side of Dorchester Avenue, 20 feet s/west of Charles Street

1st Election District – 1st Councilmanic District

Legal Owners: Elizabeth & John Sands

Variance to permit an existing two-family (duplex) dwelling with a side yard (corner lot) setback of 24 feet in lieu of the minimum required 25 feet.

Hearing: Friday, April 30, 2004, at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Timothy Kotroco
Director

TK:klm

C: Elizabeth & John Sands, 1314 Dorchester Avenue, Catonsville 21207
John Sands, 8811 34th Avenue, College Park 20740

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 15, 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
Thursday, April 15, 2004 Issue Jeffersonian

Please forward billing to:
John Sands
8811 34th Avenue
College Park, MD 20740

301-935-6151

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: 04-419-A

1314 Dorchester Avenue

N/West side of Dorchester Avenue, 20 feet S/West of Charles Street

1st Election District - 1st Councilmanic District

Legal Owners: Elizabeth & John Sands

Variance to permit an existing two-family (duplex) dwelling with a side yard (corner lot) setback of 24 feet in lieu of the minimum setback of 26 feet.

Hearing: Friday, April 30, 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.

**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: 04-419-A

Petitioner: SANDS

Address or Location: 1314 DORCHESTER AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN SANDS

Address: 8811 34TH AVENUE
COLLEGE PARK MD 20740

Telephone Number: 301-935-6151

**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. Kötroco, Director*

April 23, 2004

Elizabeth Sands
John Sands
1314 Dorchester Avenue
Catonsville, MD 21207

Dear Mr. and Mrs. Sands:

RE: Case Number: 04-419-A, 1314 Dorchester Avenue

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

March 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 22, 2004

Item No.: 413-416, 418-423 (419)

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

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.19.04

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

RE: Baltimore County
Item No. 419 JNP

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,

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

Jm
4/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 24, 2004

RECEIVED

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

MAR 25 2004

SUBJECT: Zoning Advisory Petition(s): Case 4-419

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

Division Chief:

John Jarbo

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 29, 2004
Item Nos. 413, 414, 415, 416, 418,
419 420, 421, and 423

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
1314 Dorchester Avenue; NW/side of *
Dochester Avenue, 20' SW Charles Street * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Elizabeth L & John L Sands* FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 04-419-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.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 25th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to, John L. Sands, 8811 34th Avenue, College Park, MD 20740, Petitioner(s).

RECEIVED

MAR 25 2004

Per.....



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**CONVERSION OF ONE-FAMILY DWELLINGS
MINIMUM DIMENSIONS**

Zone	Width of Lot in Feet at Front Building Line			Lot Area In Square Feet		Side Yards (feet)	
	Duplex ¹	Semi-Detached ¹	Each Add. Fam.	Two Families	Each Add. Family	Min. For One	Sum of Both
D.R.1	175	175	25	50,000	10,000	Int. 25 Cor. 50	Int. 60 Cor. 75
D.R.2	125	125	25	25,000	7,500	Int. 20 Cor. 35	Int. 50 Cor. 60
D.R.3.5	90	100	15	12,500	4,000	Int. 20 Cor. 30	Int. 40 Cor. 50
D.R.5.5	80	90	15	10,000	3,000	Int. 15 Cor. 25	Int. 35 Cor. 40
D.R.10.5	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40
D.R.16	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40

NOTES:

The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

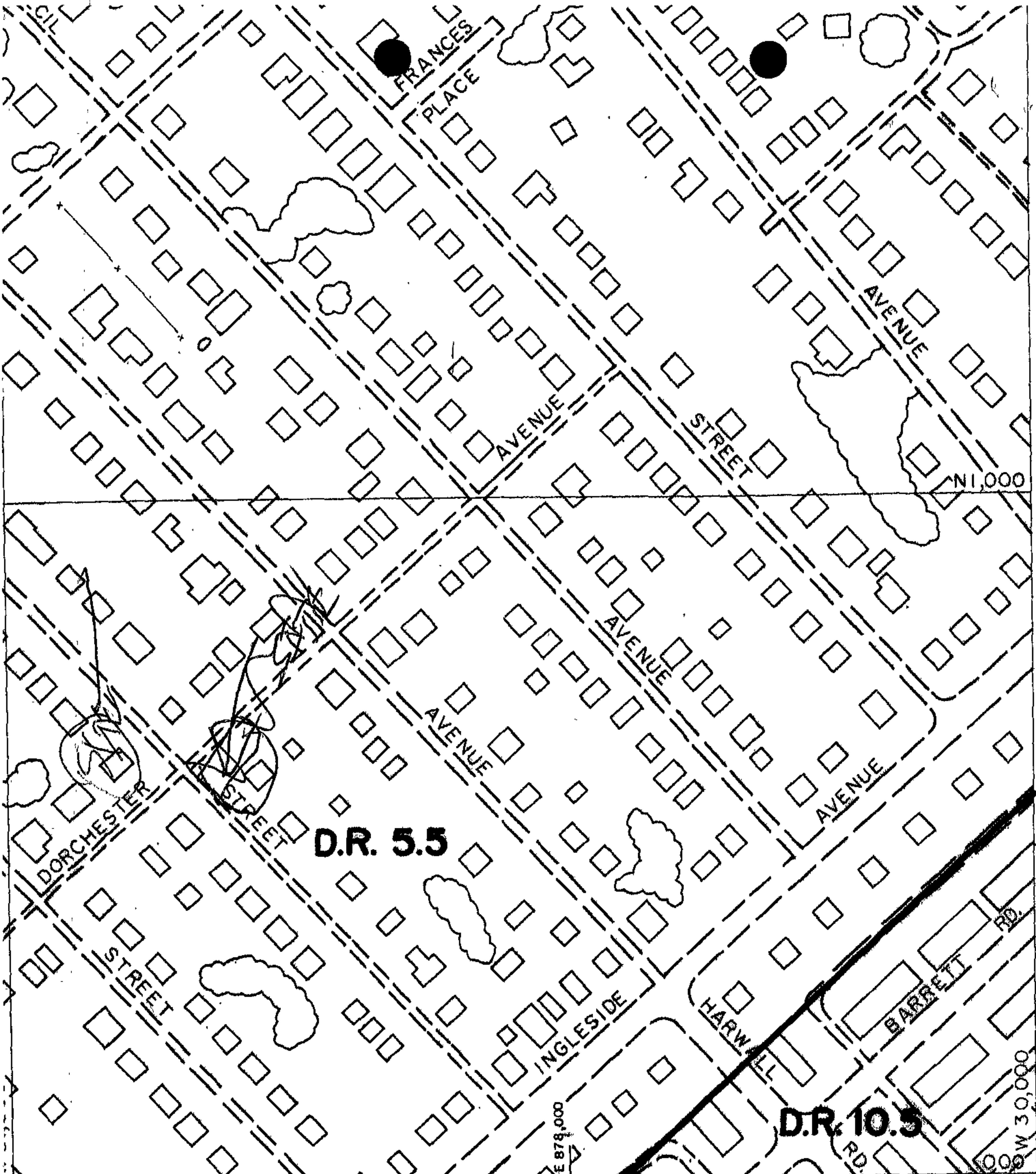
"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

"Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides."

CASE NAME 1314 DORCHESTER RD
CASE NUMBER 04-419-A
DATE 4/30/04

PETITIONER'S SIGN-IN SHEET

[illegible]



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

CATONSVILLE

SHEET

N.W.

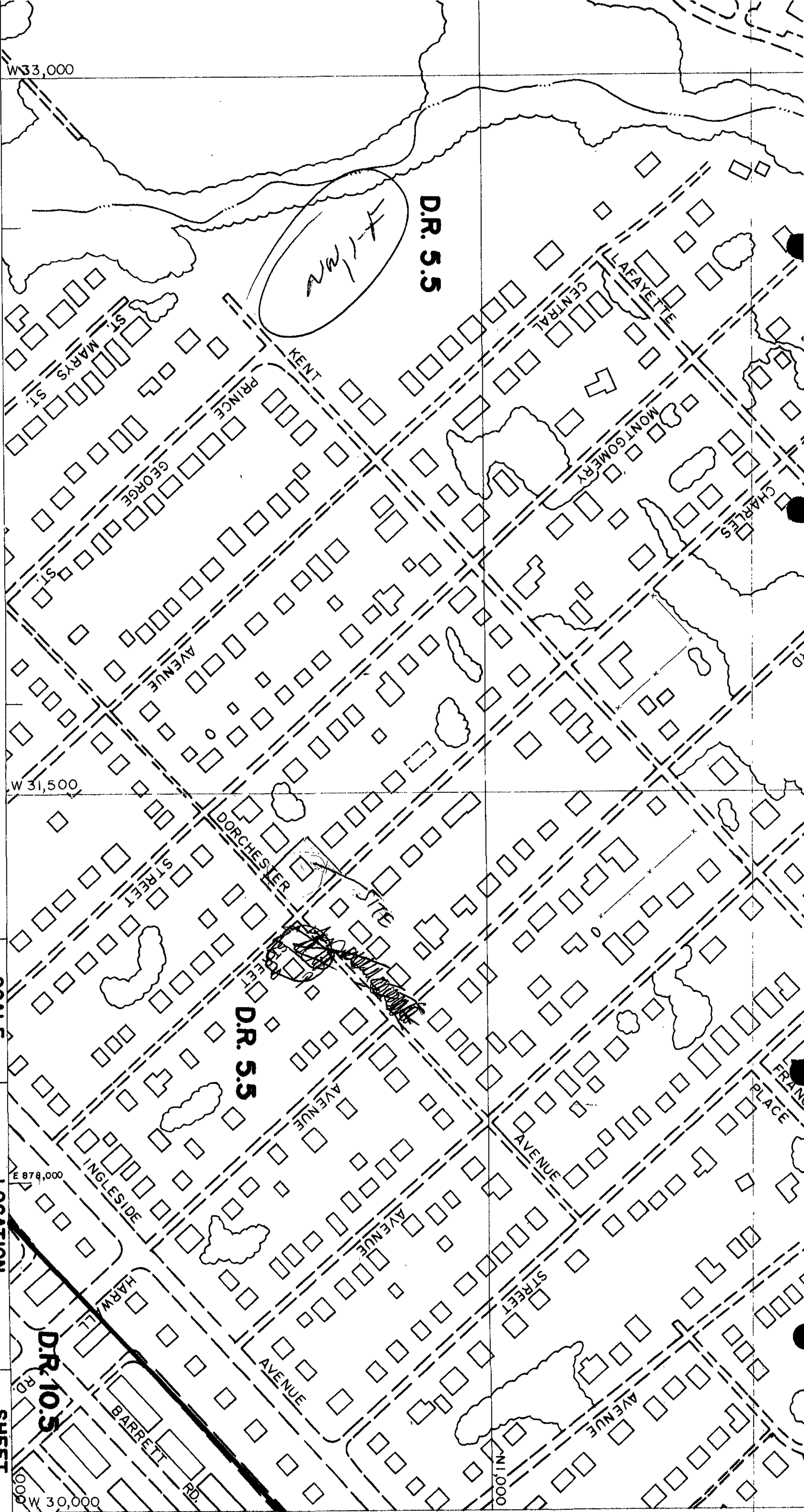
1-F

Sheet #2

ORE COUNTY ANNING AND ZONING ZONING MAP

(SHEET SW-1-F)

SCALE	1" = 200' ±	
	DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION		CATONSVILLE
SHEET	N.W. 1-F	



04-419-A