

IN RE: PETITION FOR ADMIN. VARIANCE  
NW/S of Oakdale Avenue, 950 ft. NE  
centerline of Edmondson Avenue  
1st Election District  
1st Councilmanic District  
(118 Oakdale Avenue)

Valerie R. & Eric C. Schwaab  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-421-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, Valerie R. and Eric C. Schwaab. The variance request is for property located at 118 Oakdale Avenue in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. for an addition in lieu of the required 10 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 on March 19, 2004, 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

4/16/04

By

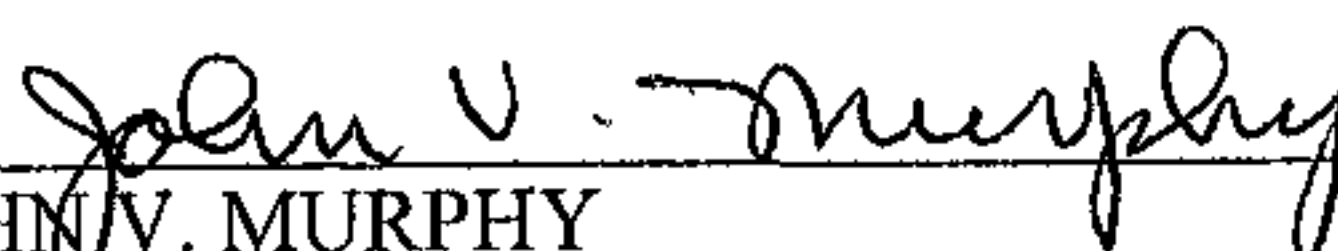
R. Opie

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

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16<sup>th</sup> day of April, 2004, that 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 4 ft. for an addition in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

4/16/04

By



## 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 16, 2004

Mr. & Mrs. Eric C. Schwaab  
118 Oakdale Avenue  
Catonsville, Maryland 21228

Re: Petition for Administrative Variance  
Case No. 04-421-A  
Property: 118 Oakdale Avenue

Dear Mr. & Mrs. Schwaab:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been approved 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](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 118 Oakdale Ave Catonsville, MD 21228  
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 SIDEYARD SETBACK OF 4ft. FOR AN  
ADDITION IN LIEU OF THE REQUIRED 10 ft.

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, 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):

Valerie R. Schwaab  
Name - Type or Print \_\_\_\_\_

Valerie R. Schwaab  
Signature \_\_\_\_\_

Eric C. Schwaab  
Name - Type or Print \_\_\_\_\_

Eric C. Schwaab  
Signature \_\_\_\_\_

118 Oakdale Ave 410-744-9050  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Catonsville MD 21228  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Same  
Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Zoning Commissioner of Baltimore County

Reviewed By JCM Date 3.12.04

Estimated Posting Date 3.21.04

ORDER RECEIVED FOR FILING

CASE NO. 04-421-A

RECEIVED 10/25/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

118 Oakdale Ave  
Address  
Catonsville MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

We are requesting a sideline setback variance to allow for the construction of an addition. ① Due to the age and construction of the existing structure an addition to the side of the house would best provide the space needed. ② Our existing space is inadequate since our children are growing up. We need additional bedroom and storage space. ③ We've considered the rear of the house, but architecturally an addition here would make the house look out of character for this older neighborhood.

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.

Valerie R. Schwaab  
Signature

Valerie R. Schwaab  
Name - Type or Print

Eric C. Schwaab  
Signature

Eric C. Schwaab  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12<sup>th</sup> day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Valerie R. Schwaab

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

✓ Eric C. Schwaab

AS WITNESS my hand and Notarial Seal

Toni Danza-Thornton  
Notary Public

REV 10/25/01

my Commission Expires 12/1/2005

Franklin Blatt  
Notary Public

My Commission Expires

Franklin Blatt  
Notary Public

Baltimore County, Maryland  
My Commission Expires November 1, 2007

# 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 118 Oakdale Ave  
Address  
Catonsville MD 21228  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

We are requesting a sideline setback variance to allow for the construction of an addition.

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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.

x Valerie R. Schwaab  
Signature

x Valerie R. Schwaab  
Name - Type or Print

x [Signature]  
Signature

x Eric C. Schwaab  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12<sup>th</sup> day of MARCH, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VALERIE R SCHWAAB  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).  
x Eric C. Schwaab

AS WITNESS my hand and Notarial Seal

Toni Deniza Thornton  
[Signature]  
NOTARY PUBLIC

REV 10/25/01

My Commission Expires  
12/1/2005

Franklin Blatt  
Notary Public

My Commission Expires

Franklin Blatt  
Notary Public  
Baltimore County, Maryland  
Commission Expires November 1, 2007



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 118 Oakdale Ave.

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)

TO PERMIT A SIDEYARD SETBACK OF 4ft. FOR  
AN ADDITION IN LIEU OF THE REQUIRED 10ft.

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:

## Legal Owner(s):

Name - Type or Print

x Valerie R. Schwaab  
Name - Type or Print

Signature

x Valerie R. Schwaab  
Signature

Address

Telephone No.

x Erje C. Schwaab  
Name - Type or Print

City

State

Zip Code

x 118 Oakdale Ave  
Address

x 410-744-9050  
Telephone No.

## Attorney For Petitioner:

x Catonsville MD 21228  
City State Zip Code

Name - Type or Print

Signature

## Representative to be Contacted:

Company

Name

Address

Telephone No.

Address

Telephone No.

City

State

Zip Code

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.

04-421-A

Reviewed By

JCM

Date

3.12.04

REV 10/25/01

Estimated Posting Date

3.21.04

## **Zoning Description for 118 Oakdale Avenue, Catonsville, MD 21228**

Beginning at a point on the northwest side of Oakdale Avenue, which is 30 feet wide at the distance of 950 feet northeast of the centerline of the nearest intersecting street, Edmondson Avenue, which is 100 feet wide. Containing 9,792 square feet. Also known as 118 Oakdale Avenue and located in the 1st Election District, 1<sup>st</sup> Councilmanic District. As recorded in Deed Liber 8150 Folio 771, south 65 ½ degrees east 948 foot line of the land which, by deed dated January 3, 1901 and recorded among the land records of Baltimore County in Liber NBM Number 250, Folio 1453 north 63 degrees 50 'west 153.7 feet, north 24 degrees 12' east 64.8 feet, then southeast 153.61 feet to intersect the northwest side of Oakdale Avenue at the distance of 64.75 feet northeasterly from the place of beginning, and thence reversing said line so drawn and binding thereon the northwest side of Oakdale Avenue southwesterly 64.75 feet to the place of beginning.

421

No. 34550

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 3.12.04

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: U.S. Savings 1180 Arkdale Ave.

FOR: Ad. UAA2.

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT

DATE 3/12/2004 3/12/2004 14:23:17

RECEIVED BY WILSON BRL DNO

DEPT 5 523 200000 VERIFICATION

DEPT NO. 004530

PAID TO: \$65.00

PAID BY: \$65.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.:

04-421-A

Petitioner/Developer:

VALERIE SCHWAAB

Date of Hearing/ Closing:

APRIL 5, 2004

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

Attention: Becky Hart

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 #118 OAKDALE AVENUE

The sign(s) were posted on

MARCH 19, 2004

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RECEIVED

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 04-421-A  
 A VARIANCE TO PERMIT A SIDE YARD  
 SETBACK OF 4 FEET FOR AN ADDITION  
 IN LIEU OF THE REQUIRED 16 FEET.

### PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(5)(1), BALTIMORE COUNTY CODE  
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
 REQUEST A PUBLIC HEARING CONCERNING  
 THE PROPOSED VARIANCE PROVIDED IT  
 IS DONE IN THE ZONING OFFICE BEFORE  
 APRIL 27, 2004.  
 ADDITIONAL INFORMATION IS AVAILABLE AT  
 ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
 TEL: 887-3301

**ZONING NOTICE**  
 ADMINISTRATIVE  
**VARIANCE**  
 CASE # 04-421-A  
 A VARIANCE TO PERMIT A SIDE YARD  
 SETBACK OF 4 FEET FOR AN ADDITION  
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 TEL: 887-3301

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: 421  
Petitioner: Valerie + Eric Schwaab  
Address or Location: 118 Oakdale Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Valerie Schwaab  
Address: 118 Oakdale Ave  
Cabonsville MD 21228  
Telephone Number: 410-744-9050

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 04-421 -A Address 118 OAKdale Ave.  
Contact Person: J. Menning Phone Number: 410-887-3391  
Planner Please Print Your Name  
Filing Date: 3.12.04 Posting Date: 3.21.04 Closing Date: 4.5.04

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 03- 421 -A Address 118 OAKdale Ave.  
Petitioner's Name VALERIE SCHWAAB Telephone 410-744-9050  
Posting Date: 3.21.04 Closing Date: 4.5.04  
Wording for Sign. A VARIANCE  
To Permit A SIDE YARD SETBACK OF 4 FT.  
FOR AN ADDITION IN LIEU OF THE  
REQUIRED 10 FT.

**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*

April 5, 2004

Valerie R. Schwabb  
Eric C. Schwabb  
118 Oakdale Avenue  
Catonsville, Maryland 21228

Dear Mr. and Mrs. Schwabb:

RE: Case Number: 04-421-A, 118 Oakdale 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: clb

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://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 (421)

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](http://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. 421 JCM

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

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** March 24, 2004

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

**SUBJECT:** Zoning Advisory Petition(s): **Case 4-421 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

John Furham

AFK/LL

RECEIVED

MAR 24 2004

ONING COMMISSIONER

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** April 14, 2004

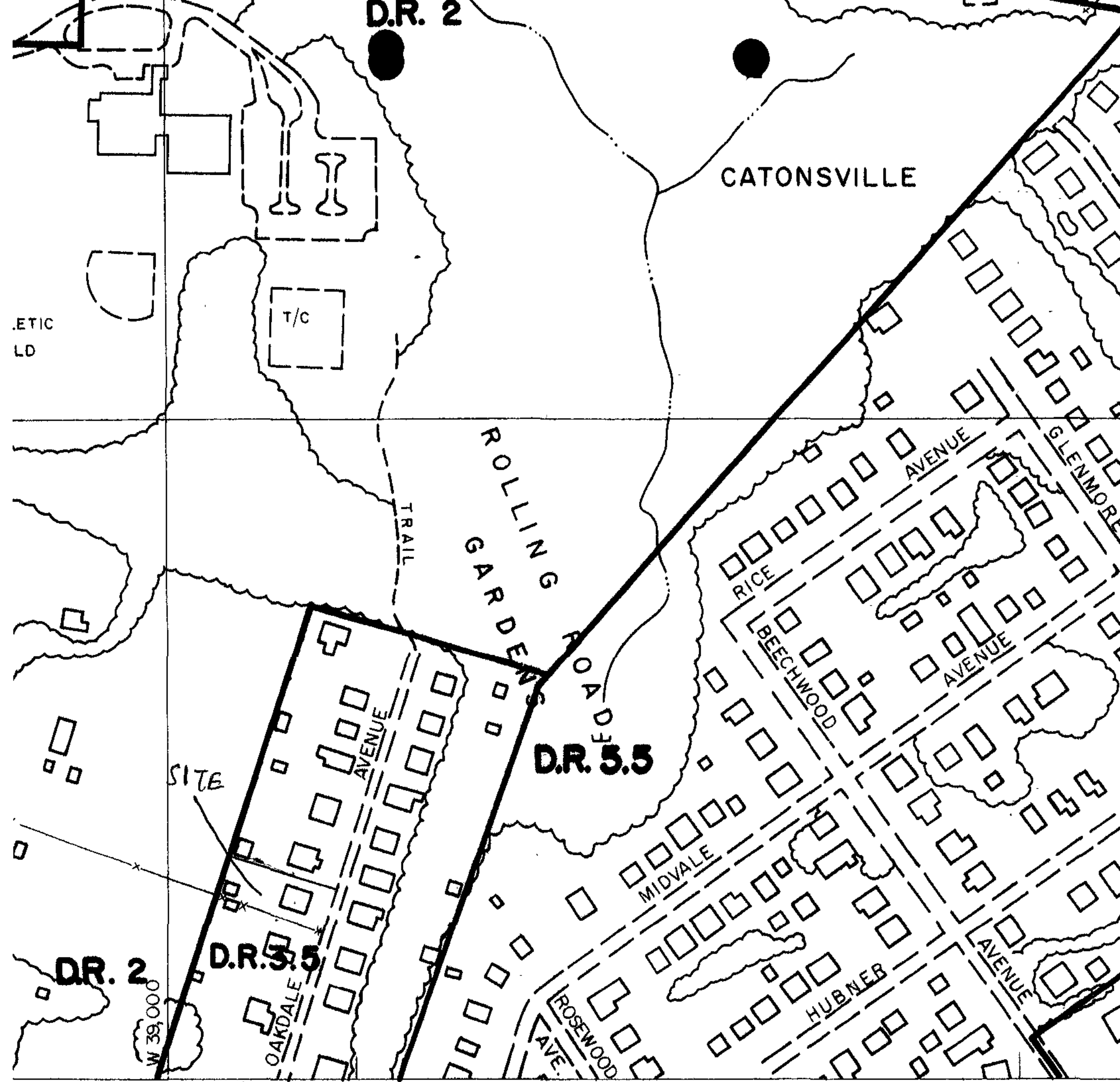
**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans  
Review

**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



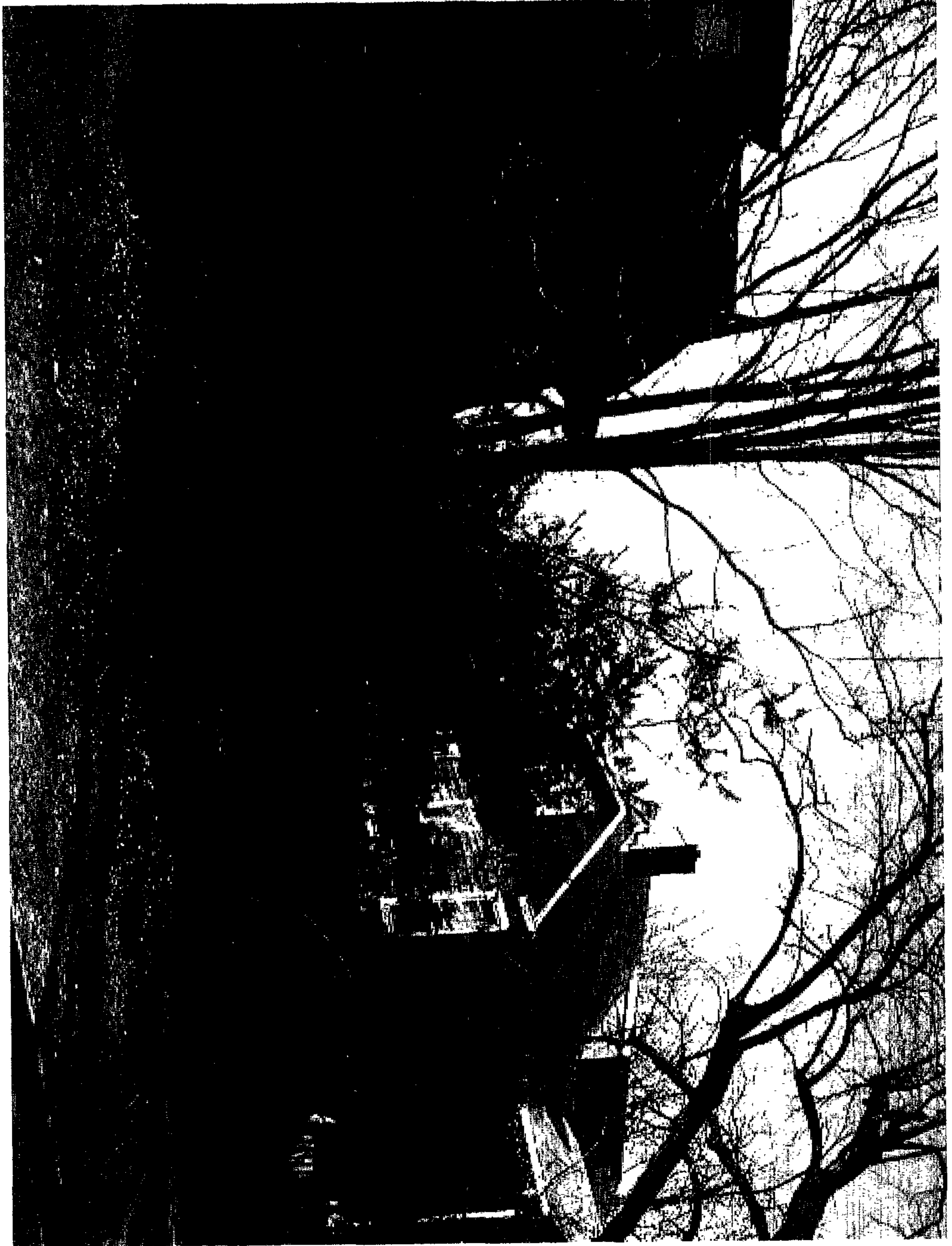
# MORE COUNTY PLANNING AND ZONING ZONING MAP

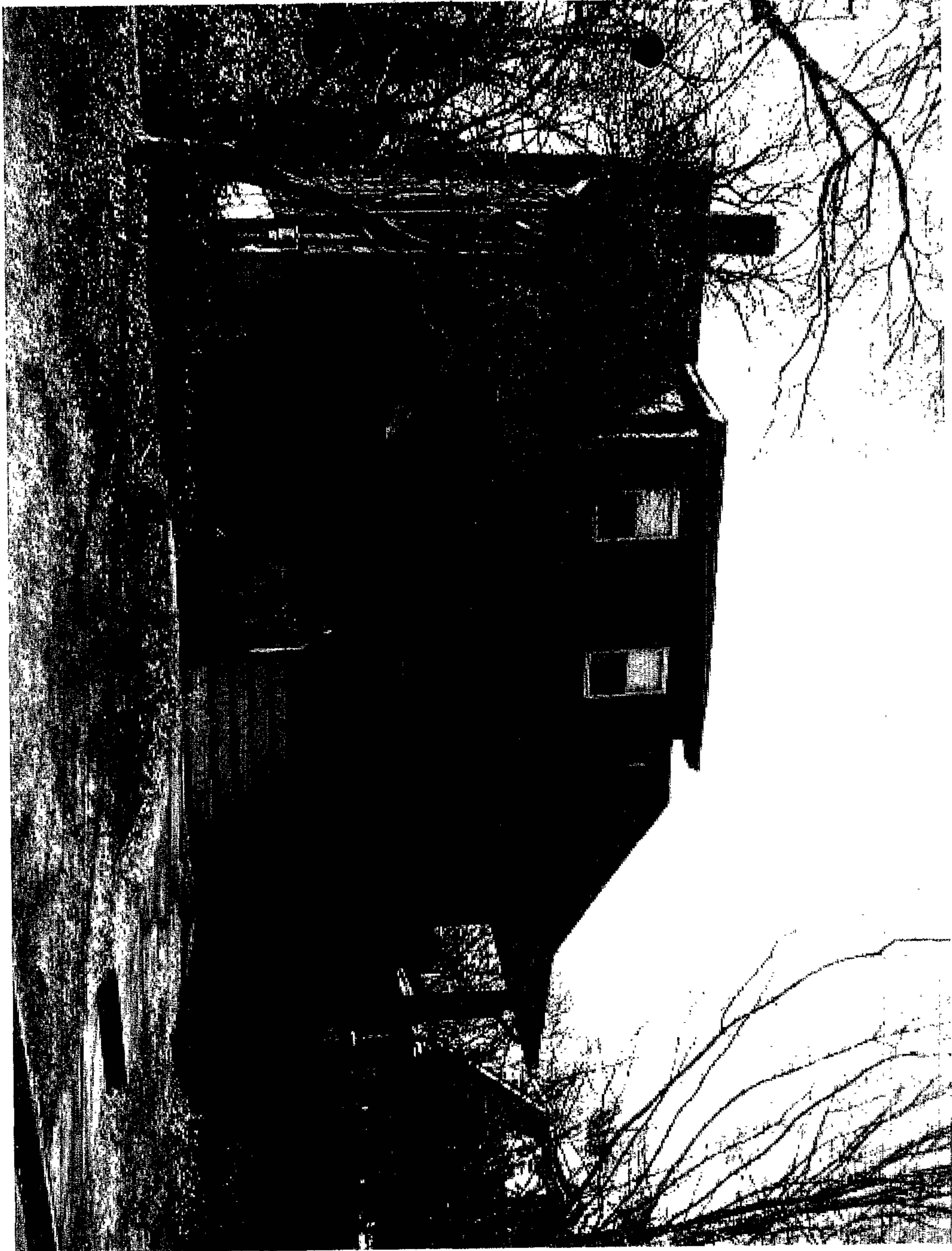


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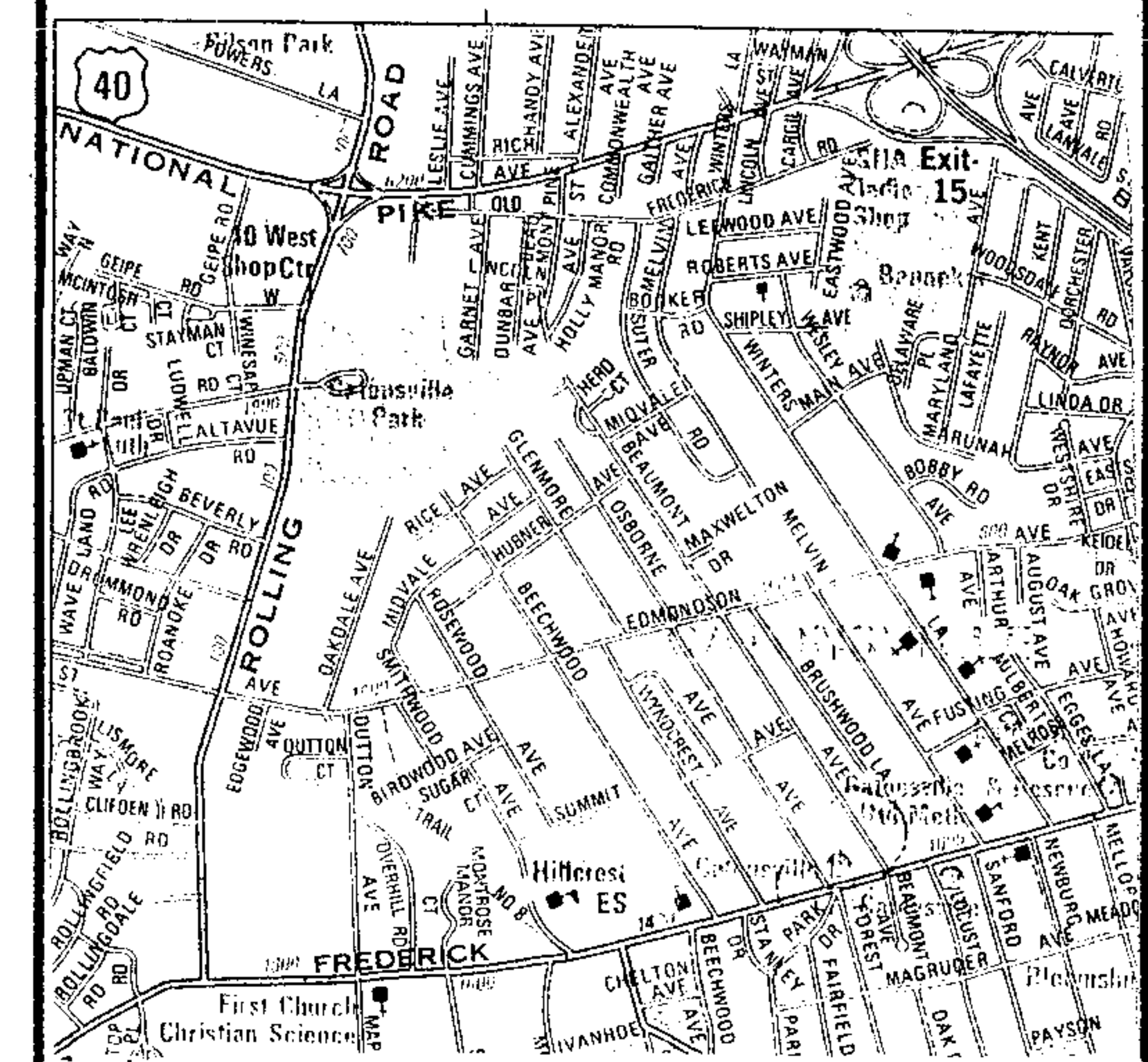






☐ SPECIAL HEARING

OWNER: Eric and Valerie Schweab



VICINITY MAP  
SCALE: 1"=2000'

## LOCATION INFORMATION

ELECTION DISTRICT: 1  
COUNCILMANIC DISTRICT: 1  
11 = 200' SCALE MAP # SW-2-G  
ZONING: DR 3.5

## ZONING INFORMATION

|                 |             |
|-----------------|-------------|
| LOT SIZE:       |             |
| 12 <sup>+</sup> | 9,792       |
| ACREAGE         | SQUARE FEET |

|                 | PUBLIC                              | PRIVATE                             |
|-----------------|-------------------------------------|-------------------------------------|
| SEWER           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| WATER           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|                 | YES                                 | NO                                  |
| CHEAPEAKE BAY   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| CRITICAL AREA   |                                     |                                     |
| 100 YR FLOOD    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| PLAIN           |                                     |                                     |
| HISTORIC PROP./ | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| BUILDING        |                                     |                                     |
| PRIOR ZONING    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| VARIANCE        |                                     |                                     |

Real

ZONING OFFICE USE ONLY  
REVIEWED BY      ITEM #      CASE #

DRAWING SCALE:  $1'' = 30'$