

IN RE: PETITION FOR VARIANCE
E/S Rockdale Terrace, 450' N of the c/l
Liberty Road
(3619 Rockdale Terrace)
2nd Election District
4th Council District

Kevin Young
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-429-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 owner of the subject property, Kevin Young, through his builder, Mark Gheiler. The Petitioner requests a variance from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 49.95 feet in lieu of the required 55 feet, and to approve an undersized lot, pursuant to Section 304, and any other variances deemed necessary by the Zoning Commissioner. 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 on behalf of the Petitioner was his builder, Mark Gheiler. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southeast side of Rockdale Terrace, northeast of Liberty Road, in western Baltimore County. The property is comprised of two lots, identified as Lots 40 and 41 of the subdivision known as Rockdale Terrace, which was platted and recorded many years ago, and thus, does not meet current area and width requirements. Although the property is approximately 49.95 feet wide along the front property line and widens to a width of 50 feet across the rear, each lot is roughly 25 feet wide and 230 feet deep, for a total area of 11,450 sq.ft., zoned D.R.5.5. Testimony indicated that the Petitioner acquired the property in December 2003 from Jorge Baez,

ORDER RECEIVED FOR FILING

Date

By

5/14/04
[Signature]

who owns and resides on the adjacent property, known as 3617 Rockdale Terrace. However, due to the fact that the subject property was previously owned by the adjacent landowner, Mr. Young is not entitled to relief under Section 304 of the B.C.Z.R. That Section permits the owner of an undersized lot to build a single family detached dwelling thereon without a public hearing if three conditions are met. One of the conditions requires that the applicant not own any adjacent land. Further, the Zoning Commissioner's Policy Manual provides that such consideration be applied to ownership that occurred prior to six years of the application. That is, relief is not afforded under Section 304 in that this lot and the adjacent property were under common ownership within the past six years.

In any event, the Petitioner is entitled to relief under Section 307 of the B.C.Z.R. The Petitioner proposes to develop the property with a single-family dwelling. As shown on the site plan, a 30' x 30' dwelling is proposed and 10-foot side yard setbacks will be provided on each side. No other variances are needed in that the proposed dwelling will meet all front, rear and side yard setback requirements. Additionally, the lot is sufficiently sized from an area standpoint. Thus, variance relief is needed only as to the lot width requirement. In this regard, Mr. Gheiler indicated that many of the houses in this community are set out on 50-foot wide lots. Thus, he contends that the proposed development is consistent with the neighborhood. Moreover, building elevation drawings of the proposed dwelling were submitted to the Office of Planning for review to assure compatibility and consistency with the surrounding locale and those plans were approved on March 30, 2004.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the relief requested is appropriate and that the proposed development will not be detrimental to the health, safety or general welfare of the surrounding locale. I further find that the requirements of Section 307 of the B.C.Z.R. have been met and that the Petitioner would suffer a practical difficulty if relief is not granted.

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.

ORDER RECEIVED FOR FILING

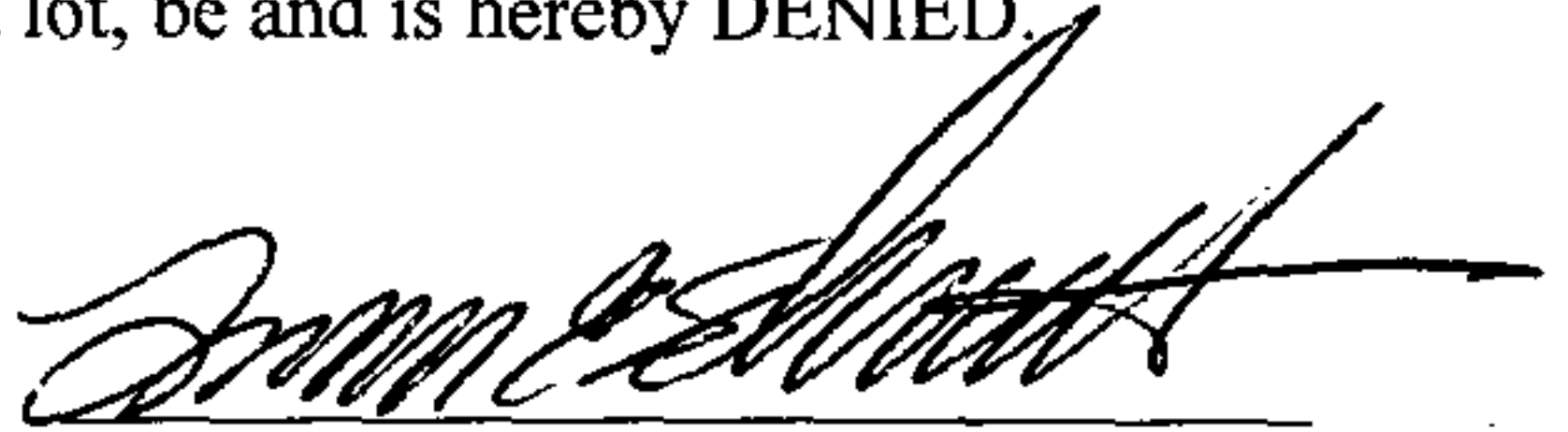
Date

By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of May 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 lot width of 49.95 feet in lieu of the required 55 feet, and any other variances deemed necessary by the Zoning Commissioner, for the proposed construction of a single-family dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their 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 reviewed and approved by the Office of Planning.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 304.1 to approve the subject property as an undersized lot, be and is hereby DENIED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/14/04
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

May 14, 2004

Mr. Kevin Young
8006 Kimberly Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
E/S Rockdale Terrace, 450' N of the c/l Liberty Road
(3619 Rockdale Terrace)
2nd Election District – 4th Council District
Kevin Young - Petitioner
Case No. 04-429-A

Dear Mr. Young:

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".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Mark Gheiler
3403 Old Post Drive, Baltimore, Md. 21208
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3619 Rockchuk Terrace
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) 1802.3.C.1 AND 304.1 BCZR

To permit a lot width of 49.55' in lieu of the required 55'. And to approve an undersized lot per section 304 and to approve any other variances deemed necessary by zoning commissioner

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

(To be discuss at the hearing)

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

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR 5

UNAVAILABLE FOR HEARING

Date 3/19/04

Reviewed By SL

IF ON FRIDAY
NEED AM

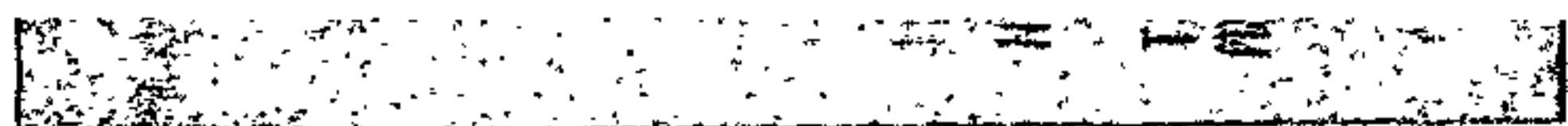
ORDER RECEIVED FOR FILING
Date 9/15/98
By [Signature]

Case No. 04 429 A

429

ZONING DESCRIPTION FOR 3619 Rockdale Terrace, Baltimore, Maryland 21244.

Beginning at a point on the East side of Rockdale Terrace which is 30 ft. wide at the distance of 450 ft. North of the centerline of the nearest improved intersecting street Liberty Road. Being Lot Nos. 40 and 41, in the subdivision of Rockdale Terrace as recorded in Baltimore County Plat Book No. 7, folio 92, containing 11,450. Also known as 3619 Rockdale Terrace and located in the 2nd Election District, 4th Councilmanic District.



**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 26, 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: 04-429-A

3619 Rockdale Terrace

East side of Rockdale Terrace, 450-feet North of Liberty Road.

2nd Election District—4th Councilmanic District

Legal Owners: Kevin Young

Variance: to permit a lot width of 49.95-feet in lieu of the required 55-feet and to approve an undersized lot, and to approve any other variances deemed necessary by Zoning Commissioner.

Hearing: Tuesday, May 11, 2004, at 10:00 A.M., in Room 407, County Courts Building,
401 Bosley Avenue.

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK: clb

C: Mark Gheller 3403 Old Post Drive Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY April 29, 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.

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

TO: PATUXENT PUBLISHING COMPANY
Thursday April 29, 2004 Issue - Jeffersonian

Please forward billing to:

Kevin Young
8006 Kimberly Road
Baltimore, Maryland 21222

410-905-1029

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: 04-429-A

3619 Rockdale Terrace

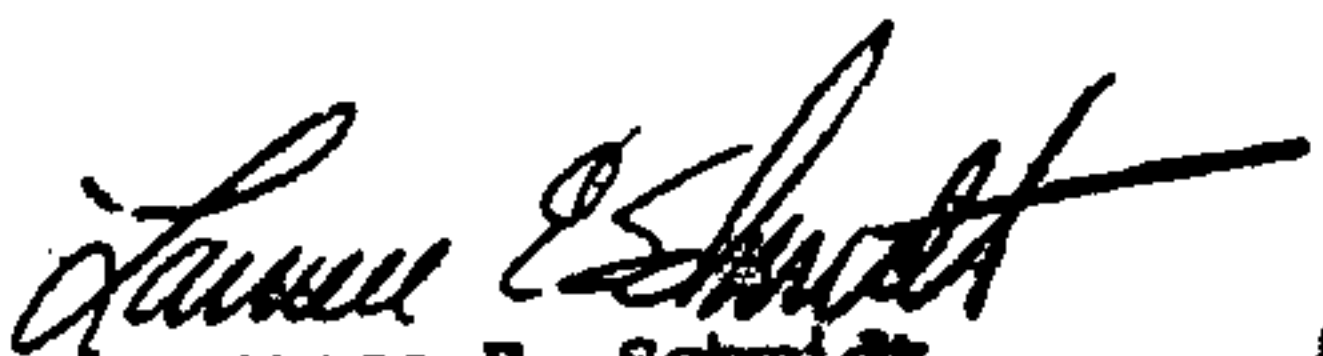
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401 Bosley Avenue.



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/neighborhood 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: 04 429 A
Petitioner: YOUNG
Address or Location: 3619 ROCKDALE TERRACE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEVIN YOUNG
Address: 8006 KIMBERLY RD
BALTIMORE MD 21222
Telephone Number: 410-905-1029

**Department of Permits
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*

May 3, 2004

Mark Ghellar
3403 Old Post Drive
Baltimore, Maryland 21208

Dear Mr. Ghellar:

RE: Case Number: 04-429-A, 3619 Rockdale Terrace

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 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
Kevin Young 8006 Kimberly Road Baltimore 21222

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

March 29, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 29, 2004

Item No.: 424-435 429

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: 3.29.04

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

RE: Baltimore County
Item No. 429 JLL

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

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 Kotroco

FROM: R. Bruce Seeley *RES/joo*

DATE: April 6, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 29, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-424

04-425

04-428

04-429

04-432

04-433

04-434

04-435

Reviewers: Sue Farinetti, Dave Lykens

fig
5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2004

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

RECEIVED

APR - 2 2004

SUBJECT: Zoning Advisory Petition(s): Case 4-429

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:

Lynne L. Lander

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2004
Item Nos. 424, 425, 427, 428, 429, 431,
432, and 434

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

RWB:CEN:jrb

cc: File

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FOR

4/6/04

04-429-A

TO: UNDERSIZE LOT PACK TO OP 3/19/04
 Director, Office of Planning & Community Conservation
 Attention: ~~James Young~~ LYNN LARHAM
 County Courts Building, Room 406
 401 Bosley Avenue
 Towson, MD 21204

Permit or Case No.

FROM: Arnold Jablon, Director
 Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)Accepted by NL
Date 3/19/04

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

KEVIN YOUNG 8006 KIMBERLY RD. BALTIMORE MD 21222 410-905-1029
 Print Name of Applicant Address Telephone Number
 Lot Address LOT Nos 40-41 ROCKDALE TERRACE Election District 02 Councilmanic District 4TH Square Feet 11,450
 Lot Location: ES W/side/corner of ROCKDALE TERRACE 450 feet from NE SW corner of LIBERTY ROAD
 (street) (street)
 Land Owner: KEVIN YOUNG Tax Account Number 0218472180
 Address: 3619 ROCKDALE TERRACE Telephone Number (410) 905-1029
8006 KIMBERLY RD BALTIMORE MD 21222

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies) available in Room 306, County Office Building - (please label site clearly)	☒	☒ <u>WAIVED</u>
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 5.5</u>		

Post-It® Fax Note 7671

Date <u>3/30</u>	# of pages <u>1</u>
To <u>Phn Jablon</u>	From <u>Kevin Young</u>
Co/Dept.	Co.
Phone # <u>2824</u>	Phone # <u>3480</u>
Fax #	Fax #

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval



Approval conditioned on req

Signed by

for the Director, Office of Planning and Community Conservation

MAR 22 2004

Date

3/30/04

RE: PETITION FOR VARIANCE
3619 Rockdale Terrace; E/side of Rockdale
Terrace, 450' N of Liberty Road
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Kevin Young
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 04-429-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

APR 01 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 1st day of April, 2004, a copy of the foregoing Entry of Appearance was mailed to, Mark Gheller, Esquire, 3403 Old Post Drive, Baltimore, MD 21208, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

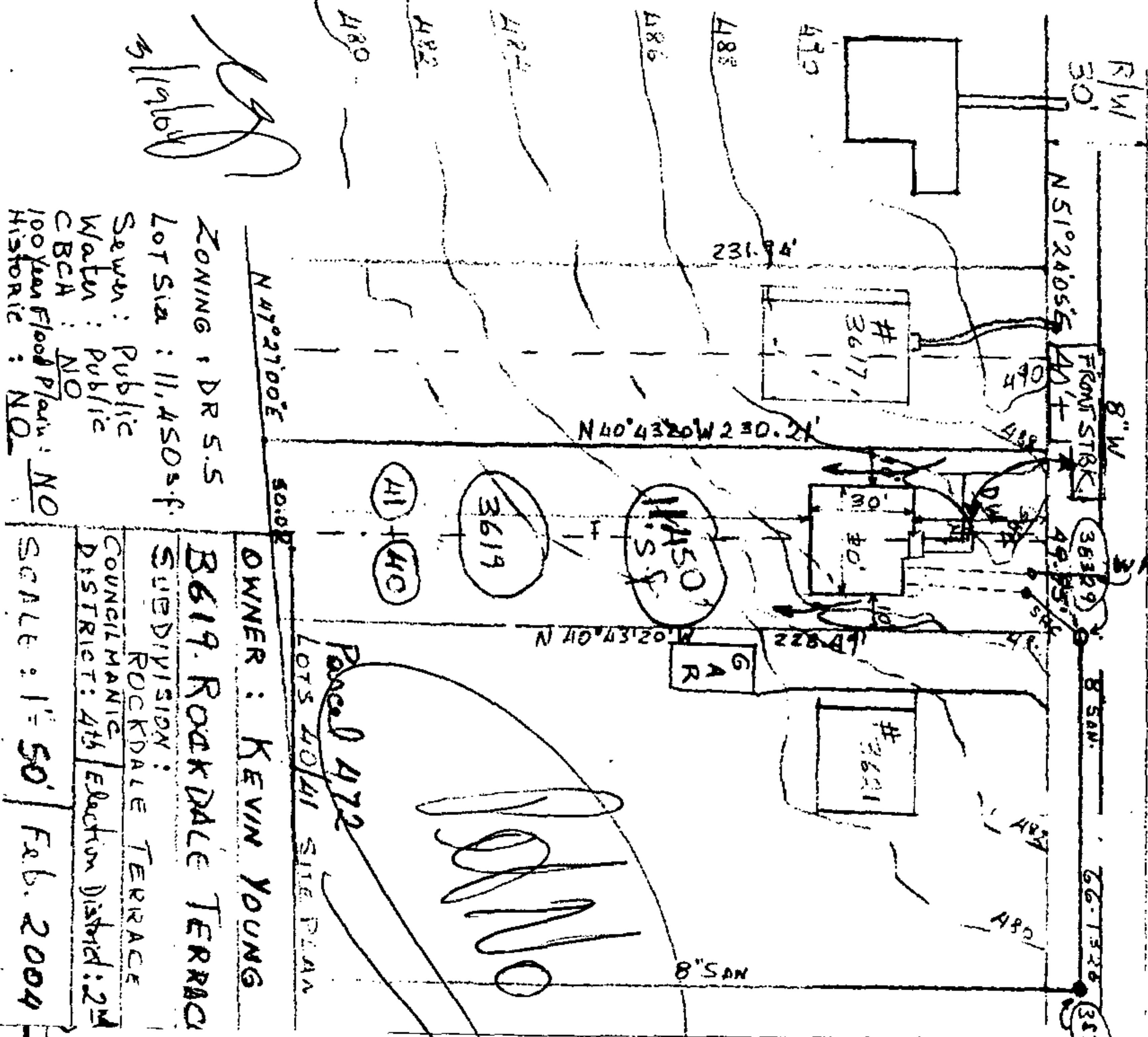
PROPERTY ADDRESS 3619 Rockdale Terrace SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Rockdale Terrace

PLAT BOOK # 7 FOLIO # 92 LOT # 704/SECTION #

OWNER Kevin Young

450 FT. UBERLY RD. ROCKDALE TERRACE



ZONING : DR S-5
Lot Size : 11,450 sq. ft.

Sever : Public
Water : Public
C.B.A. : NO
100 Year Flood Plain : NO
Historic : NO

OWNER : KEVIN YOUNG

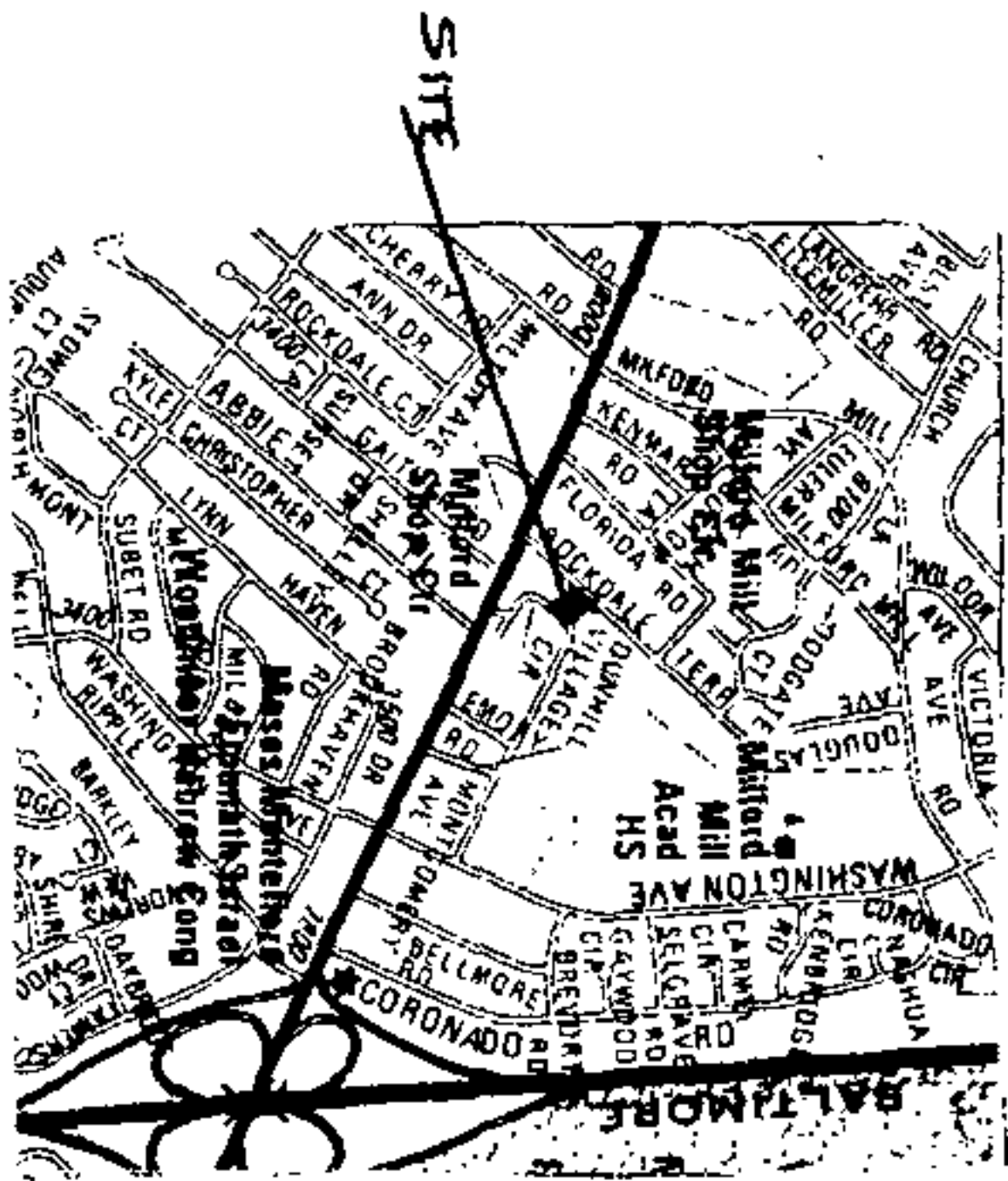
3619 ROCKDALE TERRACE

SUBDIVISION :

ROCKDALE TERRACE

COUNCILMANIC DISTRICT : 4th Election District : 2nd

SCALE : 1" = 50' Feb. 2004



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2nd

COUNCILMANIC DISTRICT 4th

1" = 200' SCALE MAP # NW 6-G

ZONING DR S-5

LOT SIZE 11,450 sq

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

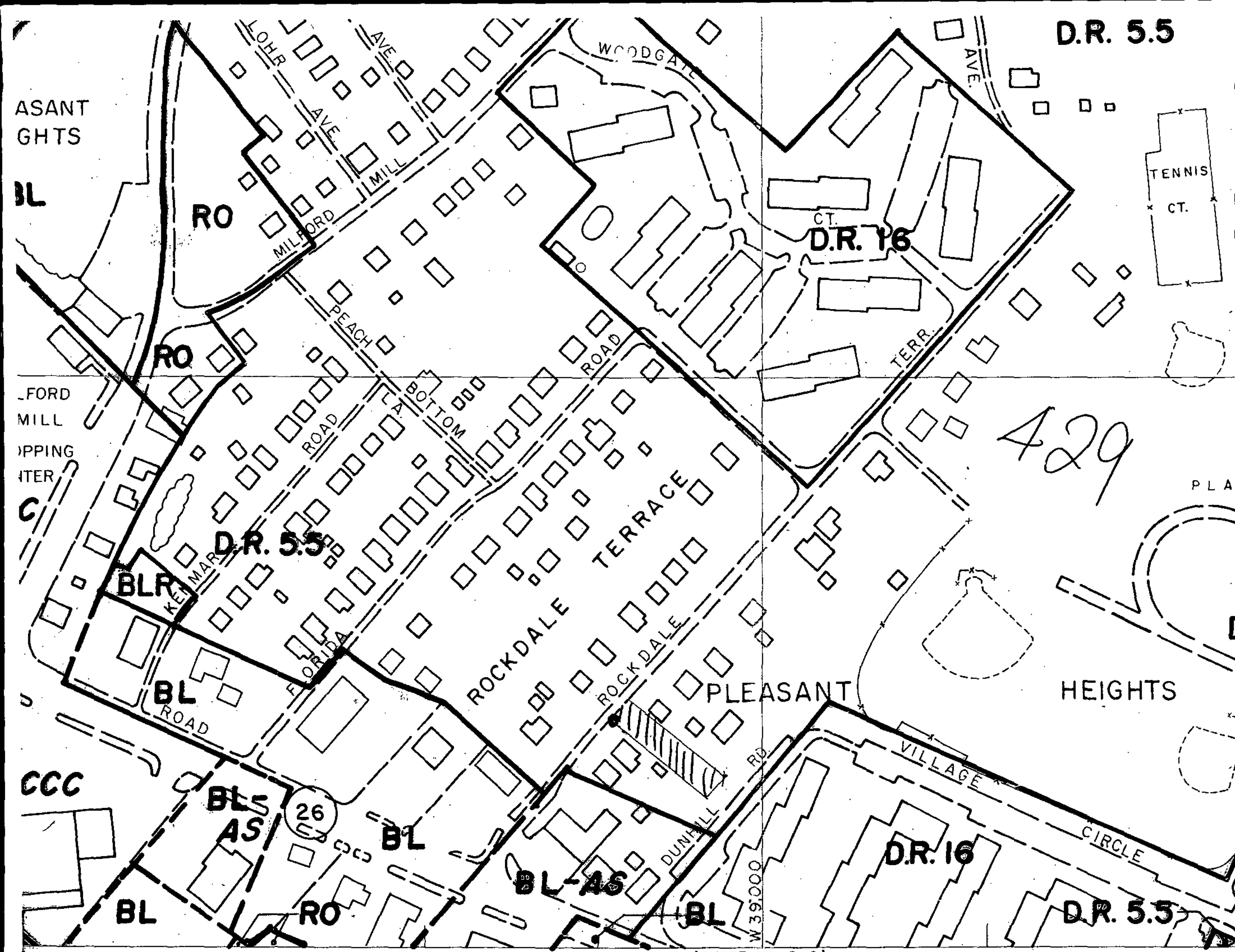
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JL 1 04-429A



MAP
NW 6-G
92-00, 93-00, 3619

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

621 847 2180

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32678

DATE

3/19/04

ACCOUNT

001 006 6150

AMOUNT \$

130.00

RECEIVED FROM

MMA OPERATOR

FOR

Paula & Anthony of CT 65.00

3619 KANSAS ST. #100

DISTRIBUTION
WHITE - CASHIER

PINK - AGENT

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

3/19/2004 09:42:14

001 006 6150

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CASHIER & VALIDATION

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: 404-230-A
3619 Rockdale Terrace
East side of Rockdale Terrace, 490 feet North of Liberty Road
2nd Election District — 4th Councilmanic District
Legal Owner(s): Kevin Young

Variance: to permit a lot width of 49.95 feet in lieu of the required 55 feet and to approve an undersized lot, and to approve any other variances deemed necessary by Zoning Commissioner.

Hearing: Tuesday, May 11, 2004 at 10:00 A.M. in Room 407, County Courts Building, 401 Basile 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) 327-2000.

(2) For information on the public hearing, contact the Zoning Commissioner's Office at (410) 327-2000.

4/29/04 10:29 AM

CERTIFICATE OF PUBLICATION

4/29/2004

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 4/29/2004.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Attention: Kristen Matthews

Date April 27, 2004

RE: Case Number 04-429-A

Petitioner/Developer MARK GHEILER/JENMAR HOMES

Date of Hearing/Closing May 11, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3619 ROCKDALE TERRACE

The sign(s) were posted on

April 24, 2004

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

