

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of South Tyrone Road, 390 ft. W
centerline of North Tyrone Road
15th Election District
7th Councilmanic District
(207 South Tyrone Road)

Kathryn C. & Scott D. Ketchen
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-446-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, Kathryn C. and Scott D. Ketchen. The variance request is for property located at 207 South Tyrone Road in the Towson area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a 27 ft. rear yard setback in lieu of the required 30 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 April 9, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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.

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

ORDER RECEIVED FOR FILING
Date 4/30/04
By R. J. [Signature]

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. 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."

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

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 Petitioner, I find that the Petitioners' variance request should be GRANTED.

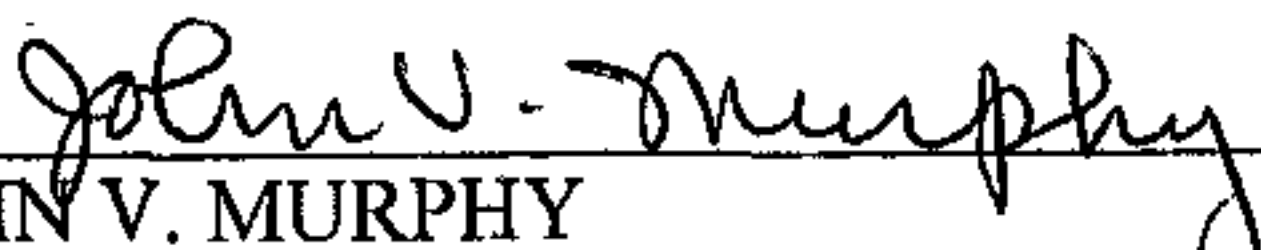
THEREFORE, IT IS ORDERED, this 30 day of April, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a 27 ft. rear yard setback in lieu of the required 30 ft., be and 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

ADDED HEREIN FOR FILE
Date 4/30/04
By R. Garrison

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;

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 4/30/04


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 29, 2004

Mr. & Mrs. Scott D. Ketchen
208 South Tyrone Road
Baltimore, Maryland 21212

Re: Petition for Administrative Variance
Case No. 04-446-A
Property: 208 South Tyrone Road

Dear Mr. & Mrs. Ketchen:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 208 South Tyrone Road
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3B. (BC22)

TO PERMIT AN ADDITION WITH A 57' REAR SETBACK IN LIEU
OF THE REQUIRED 30'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 4/29/04 day of April, 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):

Scott D. Ketchen
Name - Type or Print

Signature

Kathryn C. Ketchen
Name - Type or Print

Signature

208 South Tyrone Rd 410-372-0269
Address Telephone No.

Baltimore, MD 21212
City State Zip Code

Representative to be Contacted:

Kathryn C. Ketchen
Name

208 South Tyrone Rd. 410-372-0269
Address Telephone No.

Baltimore, MD 21212
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-446-A

REV 10/25/01

Reviewed By D. THOMPSON Date 3/29/04

Estimated Posting Date 4/11/04

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

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

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

Address 208 South Tyrone Road
City Baltimore, MD State 21212 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):

Practical Difficulty

- 1) House does not allow ample space for growing family of three young boys.
- 2) Back deck is rotting, and it would be more p 1 to expand the enclosed livable space.

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.

Scott D. Ketchen
Signature

Scott D. Ketchen
Name - Type or Print

Kathryn C. Ketchen
Signature

Kathryn C. Ketchen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of March, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott D. Ketchen & Kathryn C. Ketchen
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Frank Lay

FRANK LAY

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires June 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

Address 208 South Tyrone Road
City Baltimore, MD State 21212 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):

Practical Difficulty

- 1) House does not allow ample space for a growing family of 3 young boys.
- 2) Back deck is rotting, and it would be more practical to expand the enclosed livable space.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

Scott D. Ketchen
Name - Type or Print

[Signature]
Signature

Kathryn C. Ketchen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott D. Ketchen & Kathryn C. Ketchen
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires FRANK LAY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 1, 2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 208 South Tyrone Road
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3B. (BCZR)

TO PERMIT AN ADDITION WITH A 27' REAR SETBACK IN LIEU
OF THE REQUIRED 30'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Scott D. Ketzhen
Name - Type or Print

[Signature]
Signature

Kathryn C. Ketzhen
Name - Type or Print

Kathryn C. Ketzhen
Signature

208 South Tyrone Rd.
Address Telephone No. 410-372-0269

Baltimore, MD 21212
City State Zip Code

Representative to be Contacted:

Kathryn C. Ketzhen
Name

208 South Tyrone Rd.
Address Telephone No. 410-372-0269

Baltimore, MD 21212
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. 04-446-A

Reviewed By D. THOMPSON Date 3/29/04

REV 10/25/01

Estimated Posting Date 4/11/04

Zoning Description for 208 South Tyrone Rd.

Beginning at the point on the north side of South Tyrone Road, which is 35 feet wide at the distance of 390 feet west of the centerline of the nearest improved intersecting street North Tyrone Road, which is 35 feet wide. Being lot #45 in the subdivision of Armagh as recorded in Baltimore Plat Book #12, Folio #102, containing 5880 square feet. Also known as 208 South Tyrone Road and located in the 9th election district, 5th councilman district.

04-446-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 35758

DATE 3/29/04

ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM

SCOTT D. KETCHEN

FOR ITEM# 446 04-446-4

208 STIRONE RD BY D THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

TIME

RS

3/30/2004 3/29/2004 11:29:56

1

RECEIVED BY KETCHEN, SCOTT D.

RECEIVED BY KETCHEN, SCOTT D.

DTN

RECEIVED BY KETCHEN, SCOTT D.

RECEIVED BY KETCHEN, SCOTT D.

RECEIVED BY KETCHEN, SCOTT D.

\$65.00

\$100.00

CA

\$35.00 - 05

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case Number

04-446-A

Date

April 10, 2004

Petitioner/Developer

SCOTT + KATIE KETCHEN

Date of Hearing/Closing

APRIL 26, 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 208 SOUTH TYRONE RD

The sign(s) were posted on

April 9, 2004

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 04-446-A

TO PERMIT AN ADDITION WITH A 27 FOOT
REAR SETBACK IN LIEU OF THE REQUIRED
30 FEET.

208 S. TYRONE RD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(D)(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
4:30 p.m. ON MON. APRIL 26, 2004.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 N. CHESAPEAKE AVE.
HUNTSVILLE, MD 21030
TEL. 887-3301

MEETING IS HANDICAP ACCESSIBLE

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)

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 04-446-A

Petitioner KETCHEN

Address or Location 208 S. TYRONE RD.

PLEASE FORWARD ADVERTISING BILL TO

Name MR. + MRS. SCOTT D. KETCHEN

Address 208 S. TYRONE RD.

BAHD. MD 21212

Telephone Number 410-372-0269

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-446 -A

Address 208 S. TYRONE RD.

Contact Person: DONNA THOMPSON

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/29/04

Posting Date: 4/11/04

Closing Date: 4/26/04

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

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

Detach Along Dotted Line

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-446 -A

Address 208 S. TYRONE RD.

Petitioner's Name DONNA THOMPSON

Telephone 410-372-0269

Posting Date: 4/11/04

Closing Date: 4/26/04

wording for Sign: To Permit AN ADDITION WITH A 27' REAR SETBACK IN LIEU OF THE REQUIRED 30'.

**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 26, 2004

Scott Ketchen
Kathryn Ketchen
208 South Tyrone Road
Baltimore, Maryland 21212

Dear Mr. and Mrs. Ketchen:

RE: Case Number:04-446-A, 208 South Tyrone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 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

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 31, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 31, 2004

Item No.: ⁴⁴⁶
436-449

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: 4.5.04

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

RE: Baltimore County
Item No. 446 DT

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RS/JPD*

DATE: April 5, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-436

04-437

04-438

04-439

04-440

04-441

04-445

04-446

04-447

04-448

04-449

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-446 – 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

RECEIVED

APR 14 2004

Division Chief:

Lynn Sullivan

ZONING COMMISSIONER

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 12, 2004
Item Nos. 436, 437, 438, 439, 440, 441,
445, 446, 447, 448, and 449

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

RWB:CEN:jrb

cc: File

D.R. 5.5

NW 8-A,

02-446-A

D.R. 3.5

ARMAGH

Site

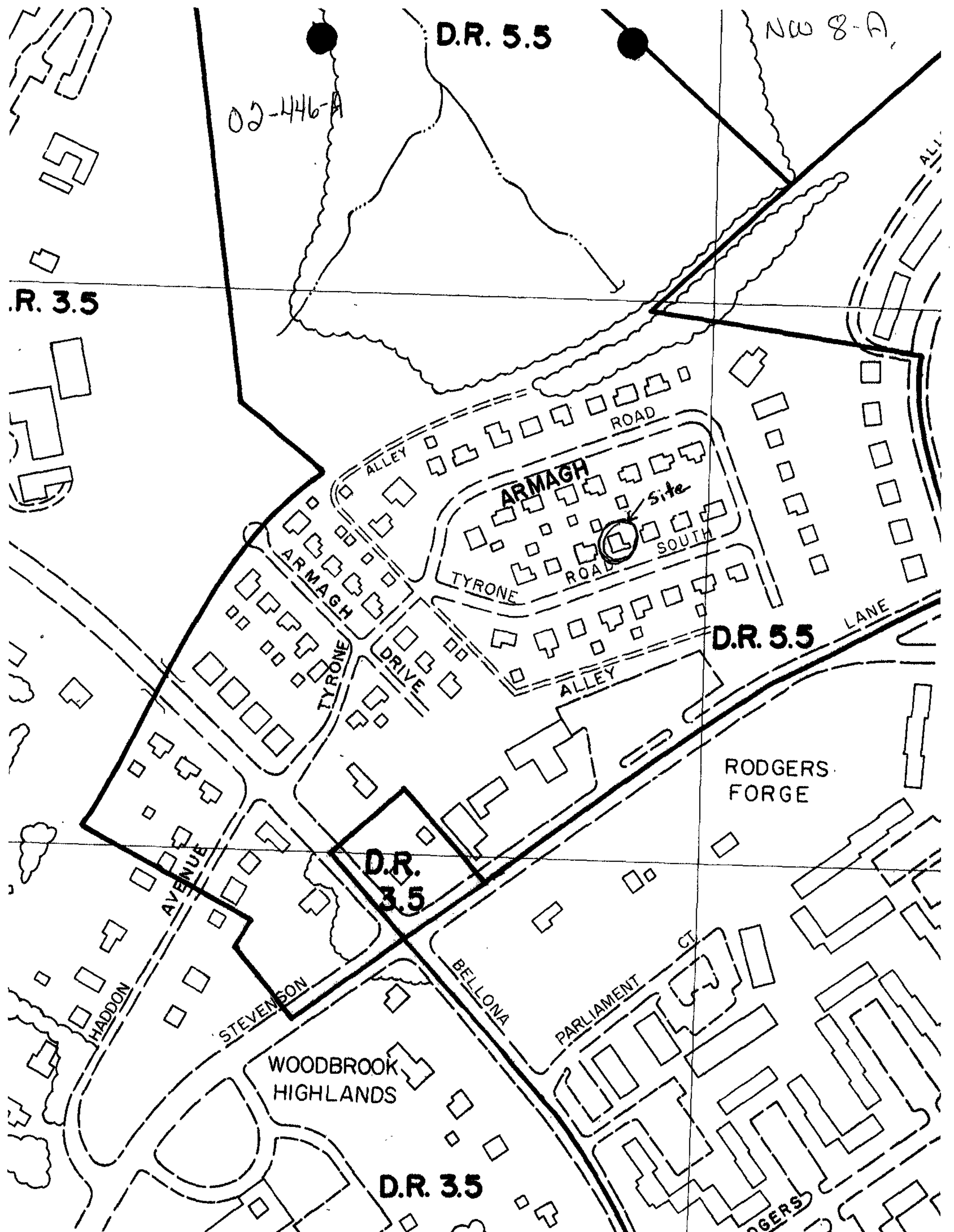
D.R. 5.5

D.R. 3.5

RODGERS
FORGE

WOODBROOK
HIGHLANDS

D.R. 3.5



PROPERTY ADDRESS 208 South Tyrone Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Avondale

PLAT BOOK # 12 FOLIO # 102 LOT # 45 SECTION # _____
Wendy Owens

OWNER Scott + Kathryn Ketchum Lot 37



NORTH

PREPARED BY Kathryn Ketchum

SCALE OF DRAWING: 1" = 20'

South Lynne Rd. (35-460, 22' Paving)

← 390' ± to E of North Lynne Rd.

Don Sever

PRIOR ZONING HEARINGS

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D. THOMPSON FILE 04-446-A

VICINITY MAP
SCALE: 1" = 1000'

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # NW 8-A

ZONING ~~D-1~~ 3.3 / Res. Commercial

LOT SIZE

ACCREAGE

5880
SQUARE FEET

PUBLIC - PRIVATE

SEWERS

美大正

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN:

~~HISTORIC PROPERTY~~ BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D. THOMPSON FILE 04-446-A

Pl. Q. #1

Subject Photo Page

Borrower/Client Scott & Kathryn Ketchen

Property Address 208 S Tyrone Road

City Baltimore

Lender Residential Mortgage Solutions

County Baltimore

State Md.

Zip Code 21212-1125

Subject Front

208 S Tyrone Road

N/A

1,484

6

3

1

Average

Typical

.13 Ac

Average

62 Years



Subject Rear



Subject Street



04-446-A

PHOTOGRAPH ADDENDUM

Borrower/Client Scott & Kathryn Ketcher

Property Address 208 S Tyrone Road

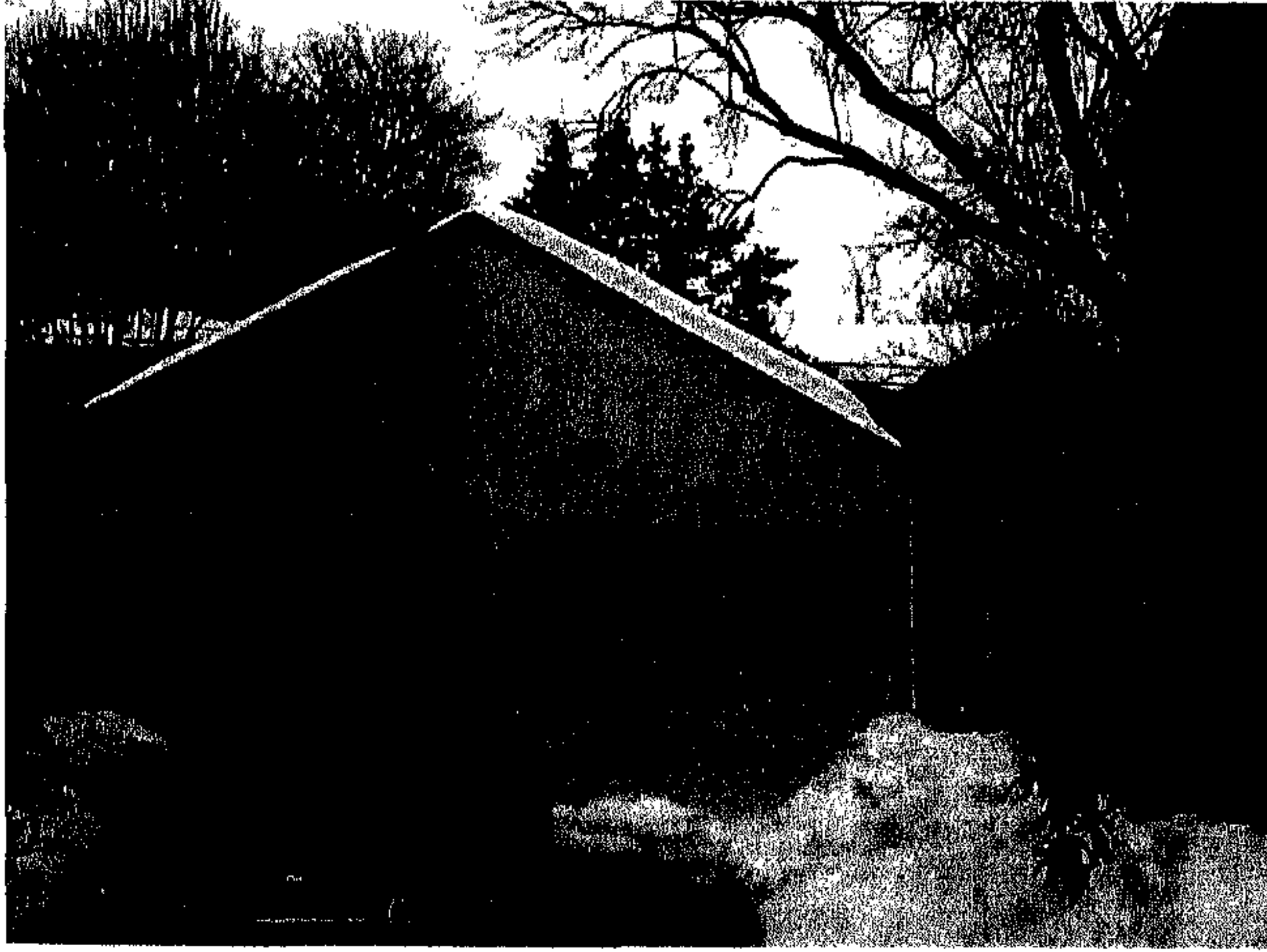
City Baltimore

County Baltimore

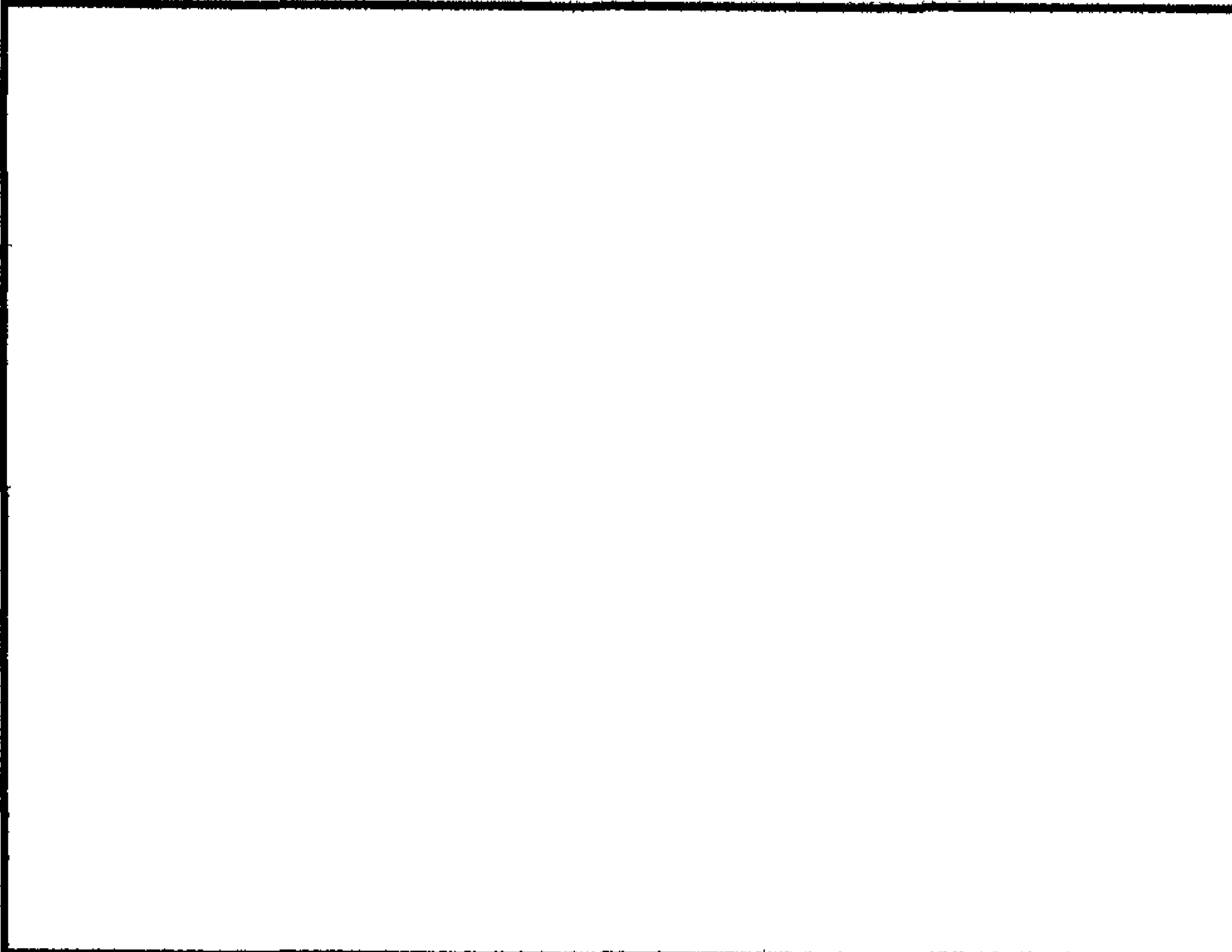
State Md.

Zip Code 21212-1125

Lender Residential Mortgage Solutions



Garage



04-446-A