

IN RE: PETITION FOR VARIANCE
S/S of Seneca Road, 1,330 ft. SE
centerline of New Section Road
15th Election District
5th Councilmanic District
(1351 S. Seneca Road)

Robert J. Jankalski
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-504-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 owner of the subject property, Robert J. Jankalski. The Petitioner is requesting variance relief for property located at 1351 S. Seneca Road in the Middle River area of Baltimore County. Variance relief is requested from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow side yard setbacks of 25 ft. in lieu of the required 50 ft. for the construction of a new dwelling.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 24, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated May 27, 2004, a copy of which is attached hereto and made a part hereof. Petitioner must also be in compliance with the requirements set forth in the ZAC comments submitted by the Bureau of Development Plans Review dated June 2, 2004, a copy of which is attached hereto and made a part hereof.

The Petitioner has 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

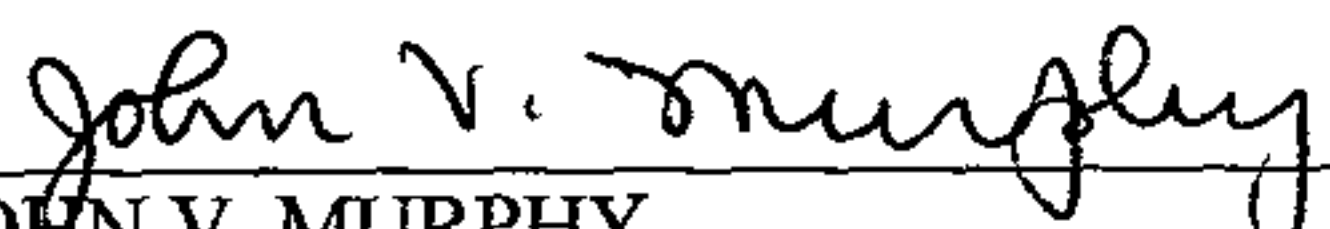
ORDER RECEIVED FOR FILING
Date 10/10/04
BY R. J. Jankalski

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 Petitioner.

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 administrative variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10 day of June, 2004, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow side yard setbacks of 25 ft. in lieu of the required 50 ft. for the construction of a new dwelling, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments made by DEPRM dated May 27, 2004, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated June 2, 2004, a copy of which is attached hereto and made a part hereof.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

Date 6/10/04
By R. J. [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

June ¹⁰/₉, 2004

Mr. Robert J. Jankalski
1351 S. Seneca Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-504-A
Property: 1351 S. Seneca Road

Dear Mr. Jankalski:

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

c: Robert Infussi
P. O. Box 1043-7043
Bel Air, MD 21014





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1351 S. SENECA ROAD
which is presently zoned R.C.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)

1A04.3 B.2 TO ALLOW SIDE YARDS OF
25 FEET INSTEAD OF THE REQUIRED 50 FEET

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):

ROBERT J. JANKALSKI

Name - Type or Print

Signature

Name - Type or Print

Signature

1351 S. SENECA ROAD 410-3356077
Address Telephone No.

BALTIMORE MD. 21220
City State Zip Code

Representative to be Contacted:

ROBERT INFUSSI

Name

P.O. BOX 1043-7043 (410) 812-2236
Address Telephone No.

BELAIR MD. 21014
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.

Zoning Commissioner of Baltimore County

CASE NO. 04-504-A

Reviewed By D. THOMPSON Date 5/3/04

Estimated Posting Date 5/16/04

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

1351 S. SENECA ROAD
Address

BALTIMORE
City

MD.
State

21220
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):

SEE ATTACHED BRIEF

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

ROBERT J. JANKALSKI

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

Affidavit in Support of Administrative Variance

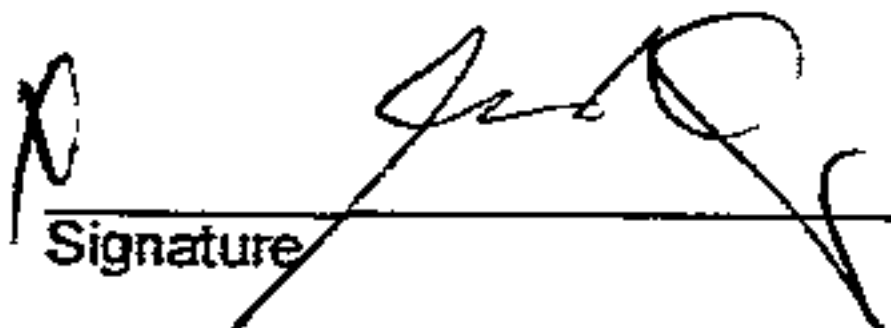
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 1351 S. SENECA ROAD
Address
BALTIMORE MD. 21220
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):

SEE ATTACHED BRIEF

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
ROBERT J. JANKALSKI
Name - Type or Print

Signature

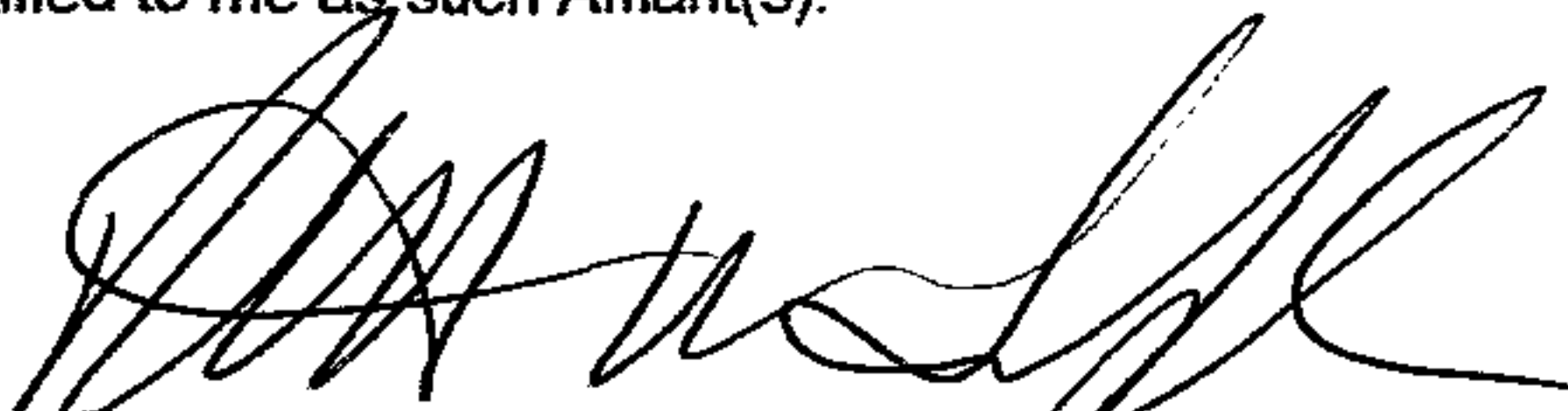
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 06/01



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1351 S. SENECA ROAD
which is presently zoned RC.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)

1A04.3 B.2 TO ALLOW SIDE YARDS OF
25 FEET INSTEAD OF THE REQUIRED 50 FEET

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):

ROBERT J. JANKALSKI

Name - Type or Print _____

X [Signature]
Signature _____

Name - Type or Print _____

Signature _____

1351 S. SENECA ROAD 410-335-6877
Address _____ Telephone No. _____

BALTIMORE MD. 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

ROBERT INFUSSI

Name _____

P.O. BOX 1043-7043 (410) 812-2236
Address _____ Telephone No. _____

BELAIR MD. 21014
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. 04-504-A

REV 10/25/01

Reviewed By D. THOMPSON Date 5/3/04

Estimated Posting Date 5/16/04

BRIEF TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

1351 S. SENECA ROAD

The owner of the referenced property suffers from a degenerative neurological condition which requires, to the extent possible, a barrier free habitat.

The existing one story dwelling constructed in 1951, was severely flood damaged during Hurricane Isabel. In order to provide adequate living space for his family, now and more importantly in the future, including garage and inside storage, the living area, which would normally be provided in a two story dwelling, must be provided in a one story dwelling which will require a larger footprint.

It should be noted that most dwellings in the immediate area have side yards ranging from ten to fifteen feet.

04-504-A

**DESCRIPTION TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE**

1351 S. SENECA ROAD

**Beginning for the same at a point on the south side of S. Seneca Road (30 feet wide),
said point being distant 1330 feet southeast of the centerline of New Section Road,
thence being all of Lots 217, 218 and 219 as shown on the plat entitled Plat Two,
Bowleys Quarters recorded among the Baltimore County plat records in plat book
9, folio 12. Containing 1.21 acre of land, more or less.**

**Being known as 1351 S. Seneca Road and located in the 15th Election District, 5th
Councilmanic District of Baltimore County, Maryland**

04-504-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 36081

DATE 5/4/04 ACCOUNT 001006150

AMOUNT \$ 65.00

RECEIVED FROM: EXPEDITE LLC

FOR: ITEM # 504 04-504-A

1351 S. SENECA RD. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/05/2004 5/05/2004 11:31:00
500 WEEZ MAIL JENVA JEE
RECEIPT # 336532 5/05/2004
Dept 5 520 ZONING VERIFICATION
R NO. 034001

Receipt Tot \$65.00
\$65.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-504-A

Petitioner/Developer: JANKALSKI

Date of Hearing/Closing: 6/3/04

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

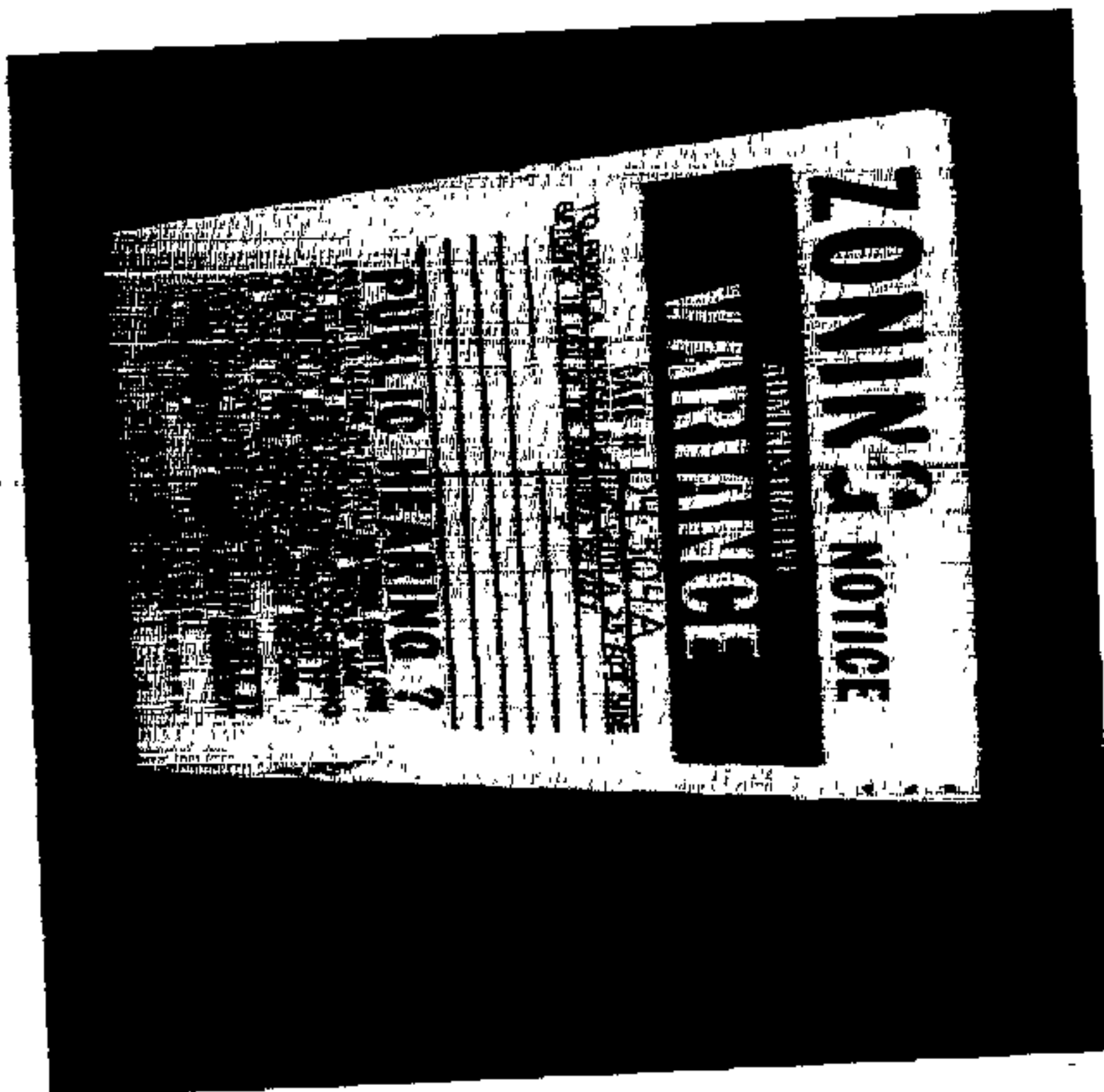
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1351 S. SENECA RD

The sign(s) were posted on

5/24/04
(Month, Day, Year)

Sincerely,



Robert Black 5/24/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 504 -A Address 1351 S. SENECA RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/3/04 Posting Date: 5/16/04 Closing Date: 5/31/04

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- 504 -A Address 1351 S. SENECA RD.

Petitioner's Name JANKALSKI Telephone _____

Posting Date: 5/24/04 Closing Date: 5/31/04 6/8/04

Wording for Sign: To Permit A PROPOSED DWELLING WITH A 25-FOOT SIDE
SETBACK IN LIEU OF THE REQUIRED 50-FEET.

**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*

June 1, 2004

Robert J. Jankalski
1351 S. Seneca Road
Baltimore, Maryland 21220

Dear Mr. Jankalski:

RE: Case Number:04-504-A, 1351 S. Seneca Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 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

May 18, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 18, 2004

Item No.: 495, 502-511, 513-515, 517

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.

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: 5.17.04

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

RE: Baltimore County
Item No. 504 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: John D. Oltman, Jr. *JDO*
DATE: May 27, 2004
SUBJECT: Zoning Item # 04- 504
Address 1351 S. Seneca Rd. (Jankalsk Property)

Zoning Advisory Committee Meeting of May 17, 2004

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

A Critical Area Administrative Variance is required if the proposed SFD is not 60 feet away from the existing non-tidal wetland.

Groundwater Management Comments:

The septic tank must be cleared and inspected prior to building permit approval.

Reviewer: Keith Kelley

Date: May 27, 2004

ORDER RECEIVED FOR FILING
6/10/04
R. J. J. J.

jm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 9, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-484, 4-504, and 4-509**
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: James J. [Signature]

MAC/LL

RECEIVED
JUN - 9 2004
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 24, 2004
Item No. 504

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File



①

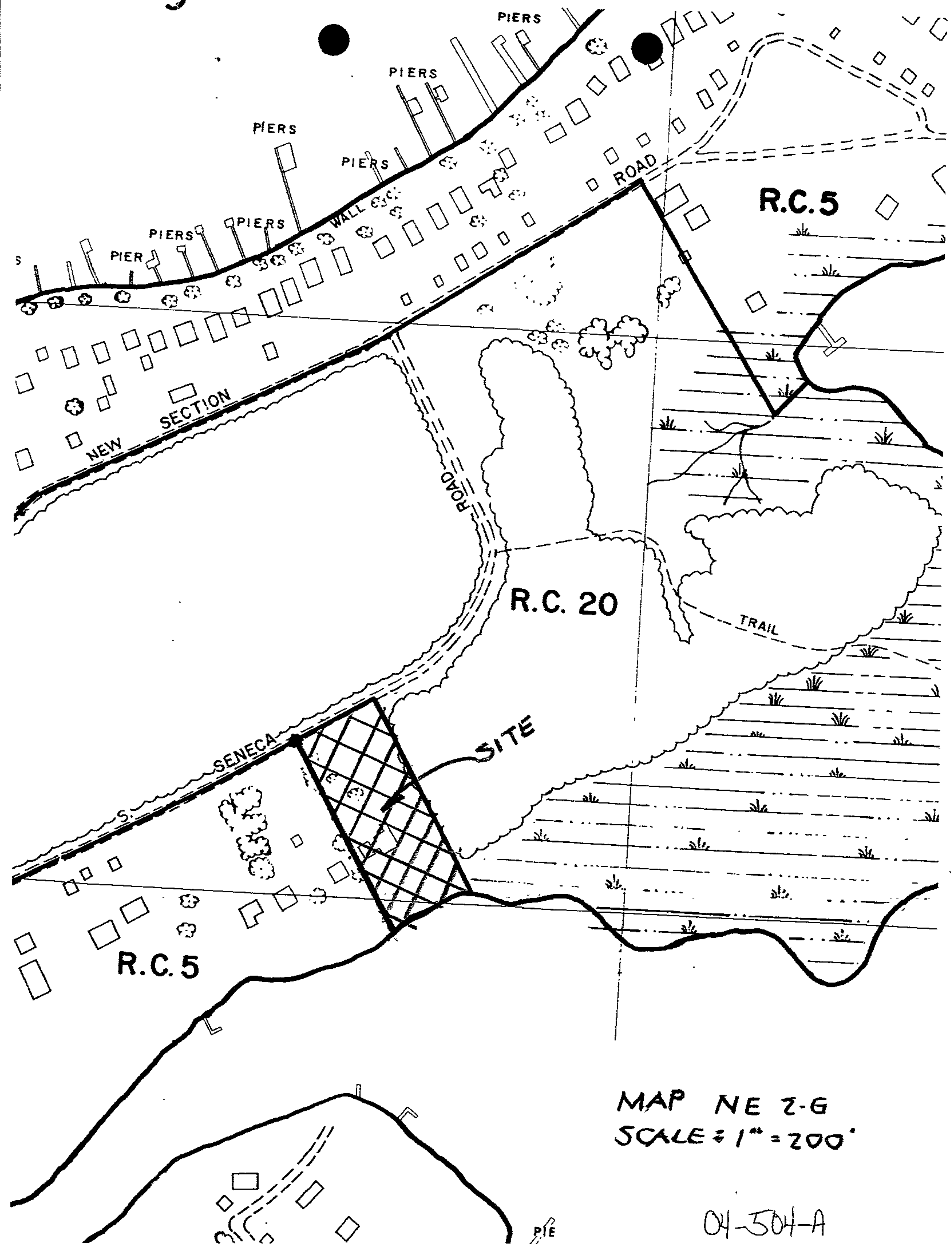


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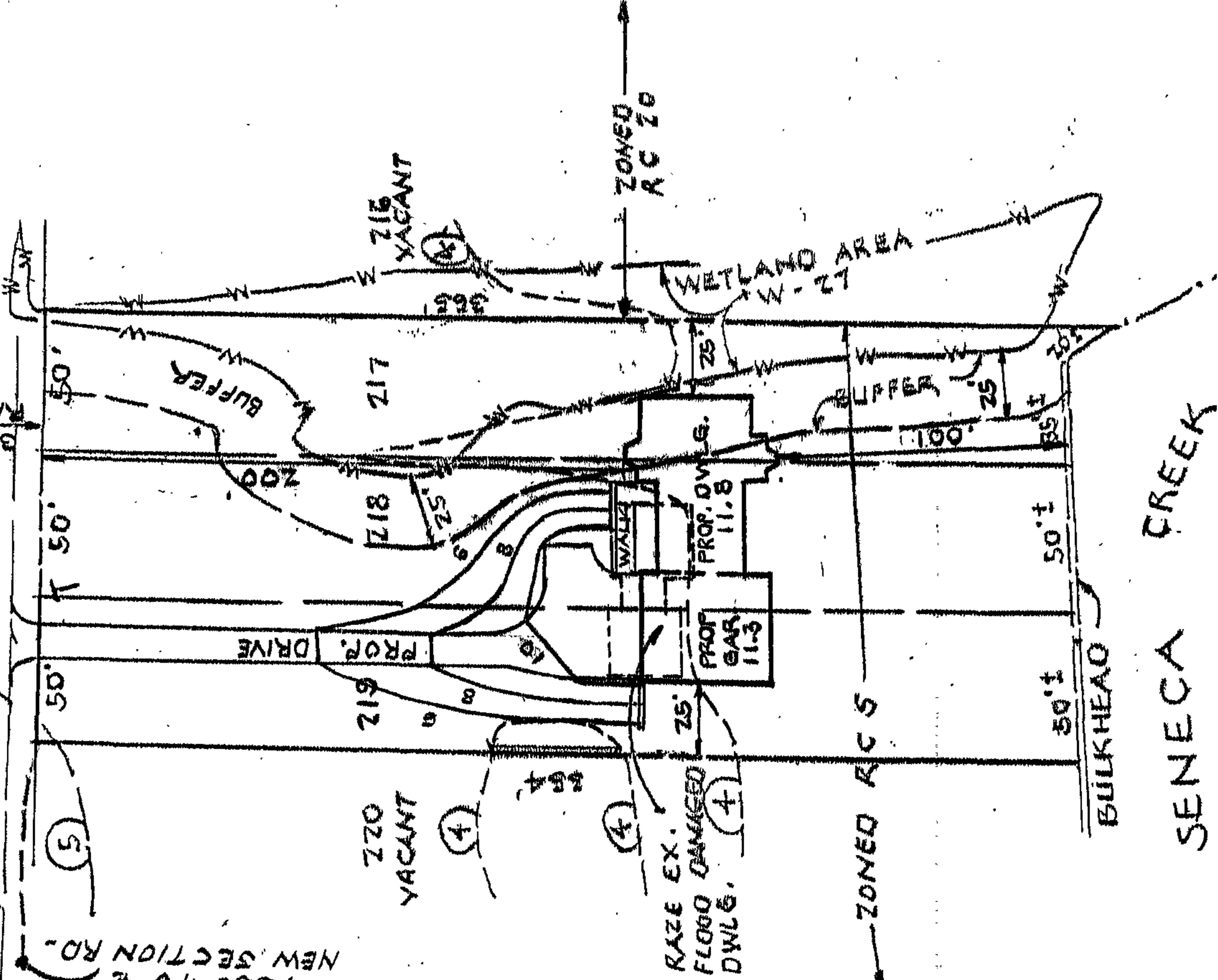
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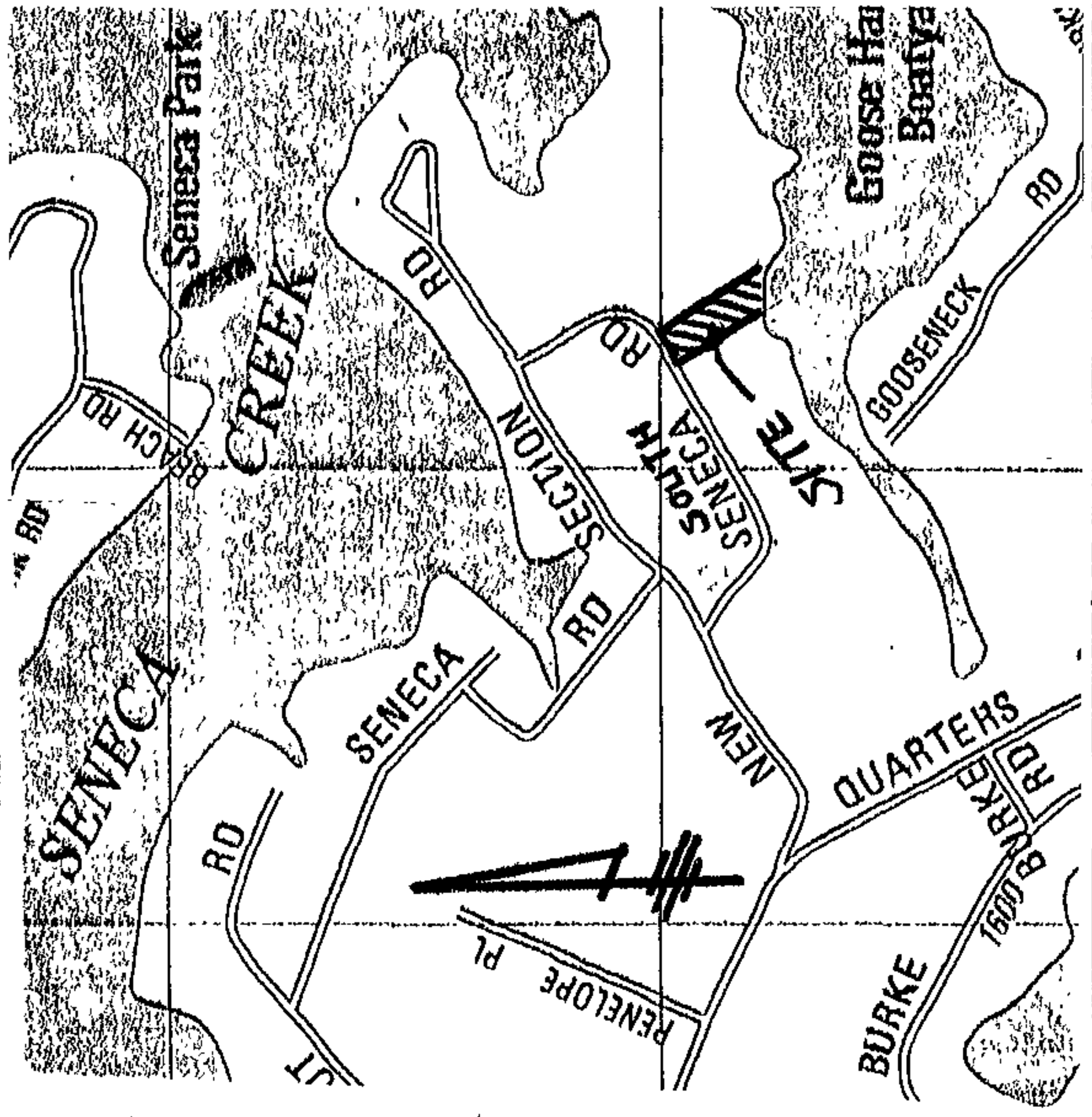
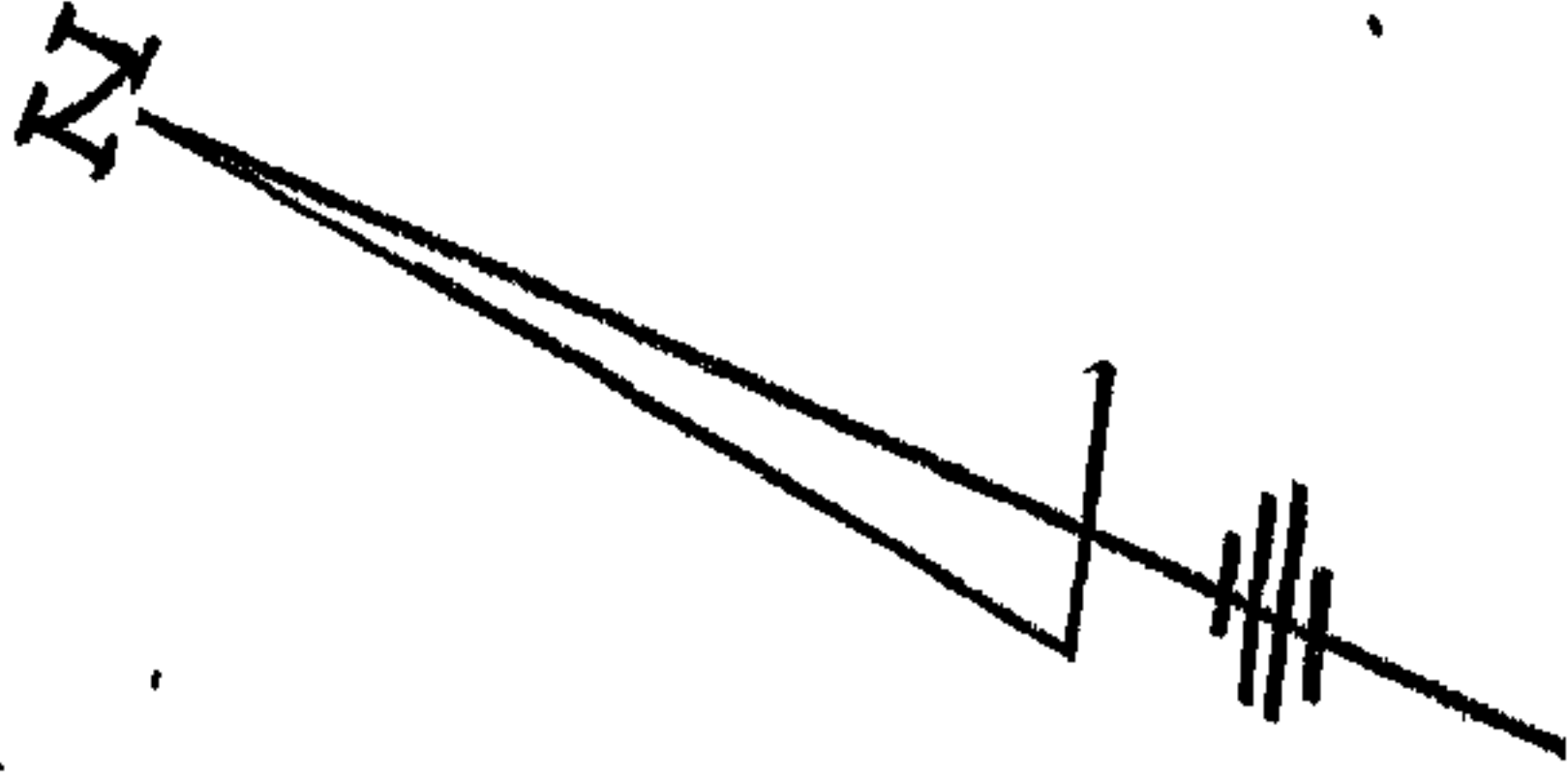
EX. PAVING PROP SEWER SENECA ROAD

1330' TO #
NEW SECTION RD.



OWNER

ROBERT J. JANKALSKI
1351 S. SENECA RD.
BALTO. MD. 21220
ACCT. # 15223507200
1523505400



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING..... R.C.S (NE 2-G)
2. AREA..... 1.21 ACRE
3. SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA AND IS LOCATED IN AN A10 FLOOD ZONE
4. PUBLIC WATER, PRIVATE SEWER (PUBLIC SEWER IS PROPOSED)
5. NO HISTORIC BUILDINGS EXIST
6. NO PRIOR ZONING HISTORY

R.J.

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE

1351 S. SENECA ROAD

LOTS 217-219, PLAT TWO

BOWLEYS QUARTERS PB 9, F 12

ELECTION DISTRICT 15,C5

BALTIMORE COUNTY, MARYLAND

SCALE: 1 INCH = 50 FEET APRIL 5, 2004

VARIANCE FROM SECTION 1A04.3 B. 2 TO ALLOW
SIDE YARDS OF 25 FEET
INSTEAD OF THE REQUIRED 50 FEET

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

04-504-A