IN RE: PETITION FOR ADMIN. VARIANCE W/S Ashwood Road, 250' NW of the c/l Pinewood Road **(235 Ashwood Road)** 12th Election District 7th Council District George N. Bafitis, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 04-601-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, George N. Bafitis, and his wife, Victoria L. Bafitis. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum allowed 15 feet for a proposed detached garage. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. It was indicated that the proposed garage will be converted for use as an exercise room and that additional height is necessary to accommodate equipment and use. There were no adverse comments from any County reviewing agency and apparently no opposition from

ORDER RECEIVED FOR FILING
Date 12/14/04
By

any of the neighbors. However, to insure compatibility with the existing dwelling, the Office of Planning has requested that building elevation drawings of the proposed garage be submitted for their review and approval prior to the issuance of any permits. Thus, relief will be granted subject to certain conditions to insure compliance with those regulations.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of July 2004 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 27 feet in lieu of the maximum allowed 15 feet for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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 garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

3) To insure compatibility with the existing dwelling, the Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval prior to the issuance of any permits.

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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/21/04
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

July 21, 2004

Mr. & Mrs. George N. Bafitis
235 Ashwood Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Ashwood Road, 250' NW of the c/l Pinewood Road
(235 Ashwood Road)
12th Election District – 7th Council District
George N. Bafitis, et ux - Petitioners
Case No. 04-601-A

Dear Mr. & Mrs. Bafitis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. William N. Bafitis, Bafitis & Associates, Inc.
1249 Engleberth Road, Baltimore, Md. 21221
Office of Planning; People's Counsel; Case File

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 235 ASHWOOD 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) SECTION 400.3, (BCZR) TO HAVE A HEIGHT OF 22' IN LIEU OF THE PERMITTED 15' THAT IS REQUIRED FOR A GARAGE.

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:

N/A
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

GEORGE N. BAFITIS
Name - Type or Print

George N. Bafitis
Signature

VICTORIA L. BAFITIS
Name - Type or Print

Victoria L. Bafitis
Signature

235 ASHWOOD ROAD — 410-285-7747
Address — Telephone No.

BALTIMORE — MARYLAND — 21222
City — State — Zip Code

Representative to be Contacted:

BAFITIS & ASSOCIATES, INC., WILLIAM N. BAFITIS,P.E
Name

1249 ENGLEBERTH ROAD — 410-391-2336
Address — Telephone No.

BALTIMORE — MARYLAND — 21221
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. 04-601-A

Reviewed By BK **Date** 6/25/04

Estimated Posting Date 7/4/04

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 7/21/04
By

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 235 ASHWOOD ROAD
Address

BALTIMORE MARYLAND 21222
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):

THE SECOND FLOOR OF THE GARAGE IS INTENDED TO BE USED AS AN EXERCISE ROOM. THE EXERCISE EQUIPMENT NEEDS MORE HEIGHT AND AREA NORMALLY CONSISTED WITH A GARAGE ATTIC. THEREFORE, TO UTILIZE THIS AREA WE NEED THE ADDITIONAL HEIGHT TO THIS STRUCTURE.

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.

George N. Bafitis
Signature

GEORGE N. BAFITIS
Name - Type or Print

Victoria L. Bafitis
Signature

VICTORIA L. BAFITIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared George N. Bafitis + Victoria L. Bafitis the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Linda K. Bafitis
Notary Public

My Commission Expires _____

REV 10/25/01

LINDA BAFITIS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Oct. 1, 2006

Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
235 ASHWOOD ROAD
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Westside of Ashwood Road 50 feet wide; and 250'± Northwesterly from the centerline of Pinewood Road 50 feet wide; thence leaving Ashwood Road the following four courses:

1) South 74°-26-00" West 136.42 feet to a point;
2) Thence North 48°-04'-00" West 30.00 feet to a point;
3) Thence North 10°-05'-00" East 48.34 feet to a point;
4) Thence North 82°-28'-00" East 135.99 feet to a point; on the Westside of Ashwood Road;
5) Thence running and binding on said road a curve to the left with a radius of 370.00 feet and a Arc length of 50.00 feet to the place of beginning.

Containing 8,672 S.F. or 0.199 Ac. more or less.

Being known as Lot 340 as shown on a Plat Entitled, "Plat 2 of Gray Manor" which is recorded among the Land Records of Baltimore County, Maryland, Plat Book 13, Folio 34.

STATE OF MARYLAND
WILLIAM N. BAFITIS
No. 11641
REGISTERED
PROFESSIONAL ENGINEER

William N. Bafitis, P.E. MD. Registration No. 11641

6/23/04
Date

#601

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 37903

DATE 6/25/04 ACCOUNT R001.6150

AMOUNT $ 65.00

RECEIVED FROM: Carl Battis

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

604

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/28/2004	6/25/2004	14:21:32	3

REG NO13 WALKIN LPET LMP
>>RECEIPT # 270043 6/28/2004 DFLM
Dept 5 528 ZONING VERIFICATION
CR NO. 037903
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-601-A

Petitioner/Developer: GEORGE & VICTORIA BAFITIS

Date of Hearing/Closing: 7/19/04

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

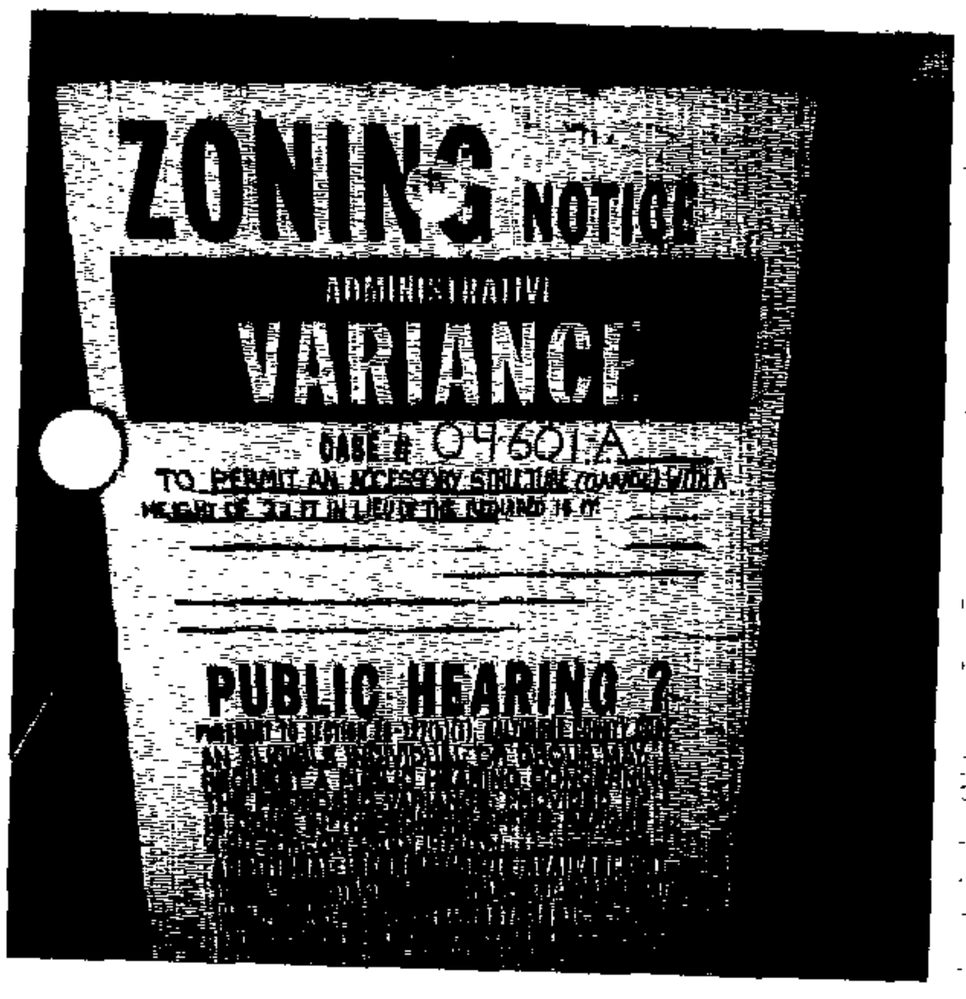
ATTN: Kristen Matthews {(410) 887-3394}

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: 235 ASHWOOD RD

The sign(s) were posted on 7/3/04
(Month, Day, Year)

Sincerely,



Robert Black 7/3/04
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-601 -A Address 235 Ashwood Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/25/04 **Posting Date:** 7/4/04 **Closing Date:** 7/19/04

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

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.

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.

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.

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 04-601 -A Address 235 Ashwood Rd.

Petitioner's Name George & Victoria Bafitis Telephone 410-285-7747

Posting Date: 7/4/04 **Closing Date:** 7/19/04

Wording for Sign: To Permit an accessory structure (garage) with a height of 22 ft. in lieu of the required 15 ft.

WCR - Revised 6/28/00

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: 04-601-A

Petitioner: GEORGE & VICTORIA BAFITIS

Address or Location: 235 ASHWOOD ROAD, BALTIMORE, MARYLAND 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE & VICTORIA BAFITIS

Address: 235 ASHWOOD ROAD

BALTIMORE, MARYLAND 21222

Telephone Number: 410-285-7747

Revised 2/20/98 - SCJ

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

July 19, 2004

George Baftis
Victoria Baftis
235 Ashwood Road
Baltimore, Maryland 21222

Dear Mr. and Mrs. Baftis,

RE: Case Number: 04-601-A, 235 Ashwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 25, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Baftis & Associates, Inc. William Baftis, P.E. 1249 Engleberth Road Baltimore 21221

Printed on Recycled Paper

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

July 1, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 1, 2004

Item No.: 585, 592-596, 598-609 (601)

Dear Ms. Mathews:

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

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 23, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For July 12, 2004
Item Nos. 585, 592, 593, 594, 595, 596,
597, 598, 599, 600, 601, 602, 603, 605,
606, 607, 608, and 609

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: July 30, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

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

04-585
04-592
04-593
04-594
04-595
04-596
04-600
04-601
04-603
04-604
04-605
04-606
04-607
04-608
04-609

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2004

RECEIVED

JUL 19 2004

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petitions – Administrative Variances

Case #: **4-601**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. Submit elevations of the proposed structure to this office for review and approval. The structure should be compatible with the existing principal structure.
2. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Mark Cunningham at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL: MAC

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.2.04

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

RE: Baltimore County
Item No. 601 BPR

Dear. Ms.Matthews:

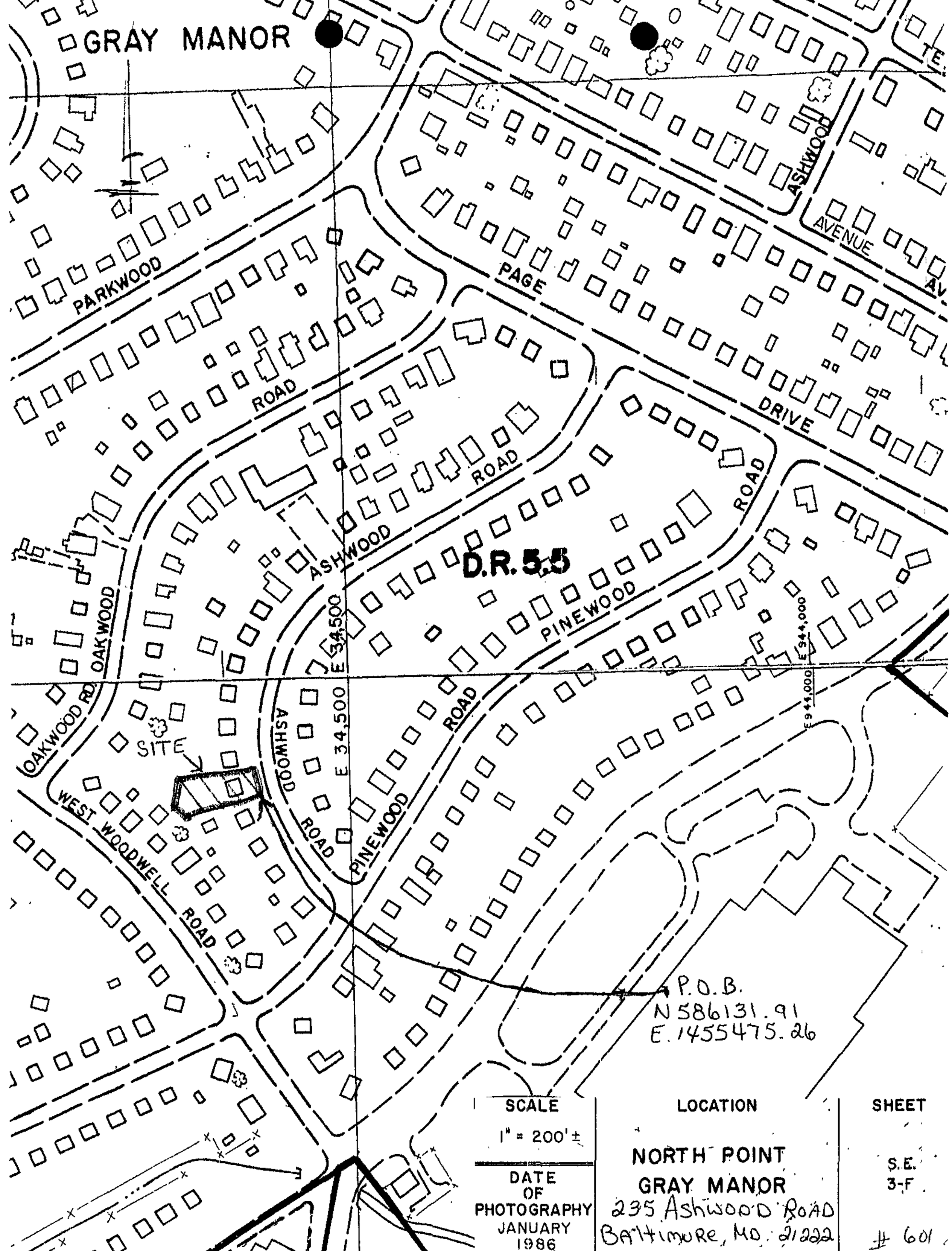
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

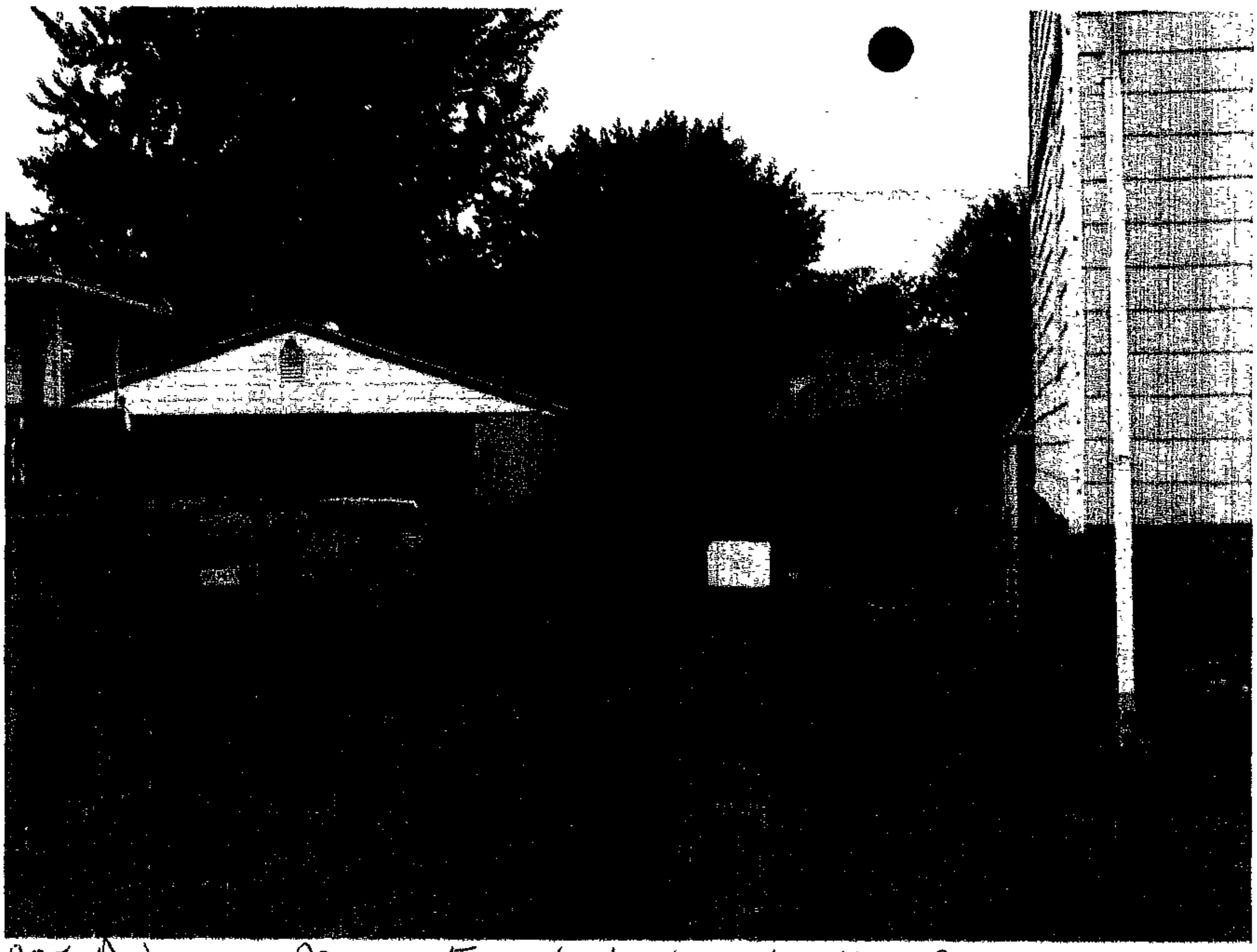
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. A. Gredlein

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

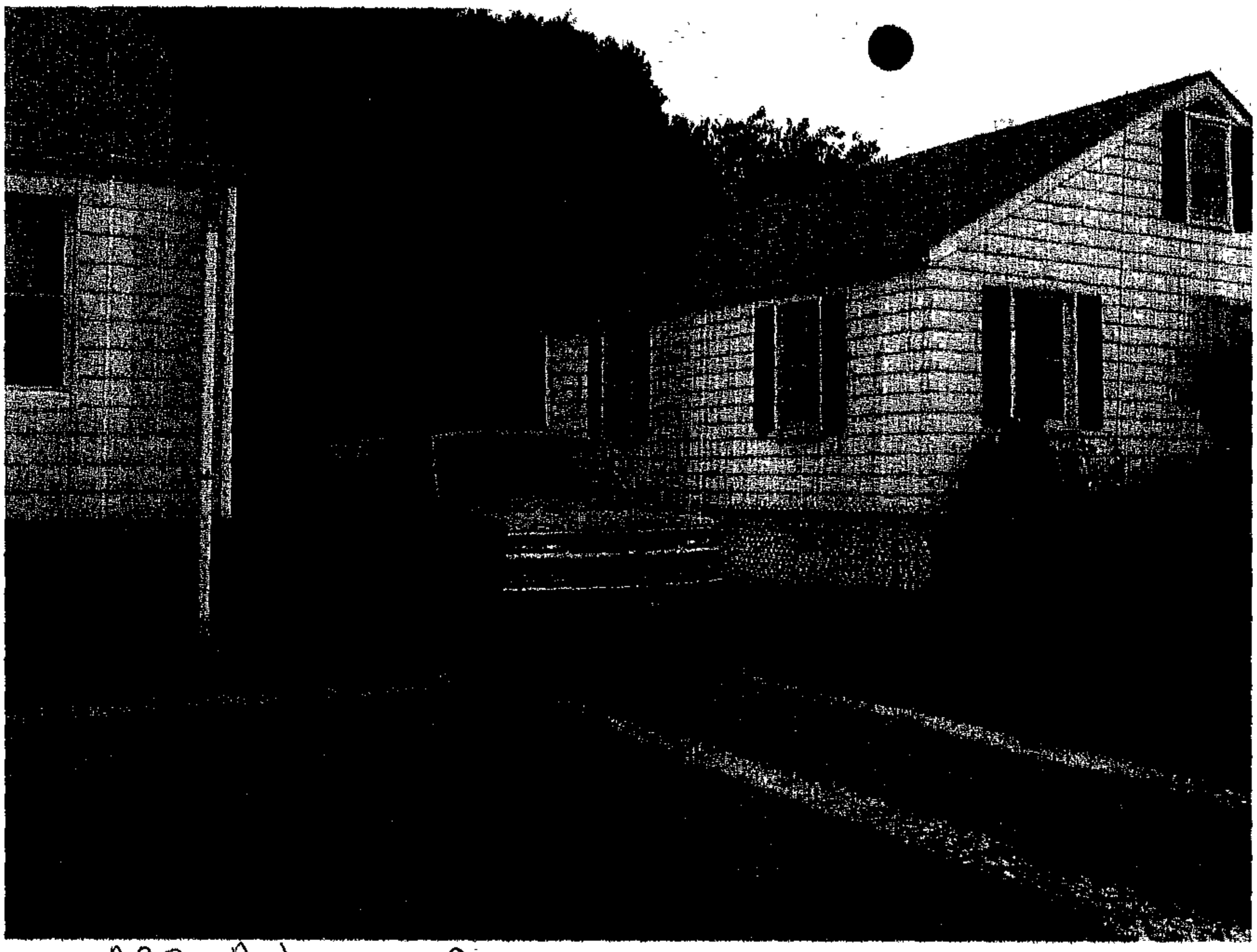

GRAY MANOR
PARKWOOD
ROAD
PAGE
AVENUE
ASHWOOD
DRIVE
ROAD
ASHWOOD
ROAD
D.R. 5.5
PINEWOOD
ROAD
OAKWOOD
OAKWOOD RD.
E 34,500
E 34,500
E 34,000
E 34,000
SITE
WEST WOODWELL ROAD
ASHWOOD ROAD
PINEWOOD
P.O.B.
N 586131.91
E. 1455475.26
SCALE
1" = 200'±
DATE OF PHOTOGRAPHY
JANUARY 1986
LOCATION
NORTH POINT
GRAY MANOR
235 Ashwood Road
Baltimore, MD. 21222
SHEET
S.E.
3-F
601



235 Ashwood RD. Front Looking to the Back.

237 Ashwood RD

#601

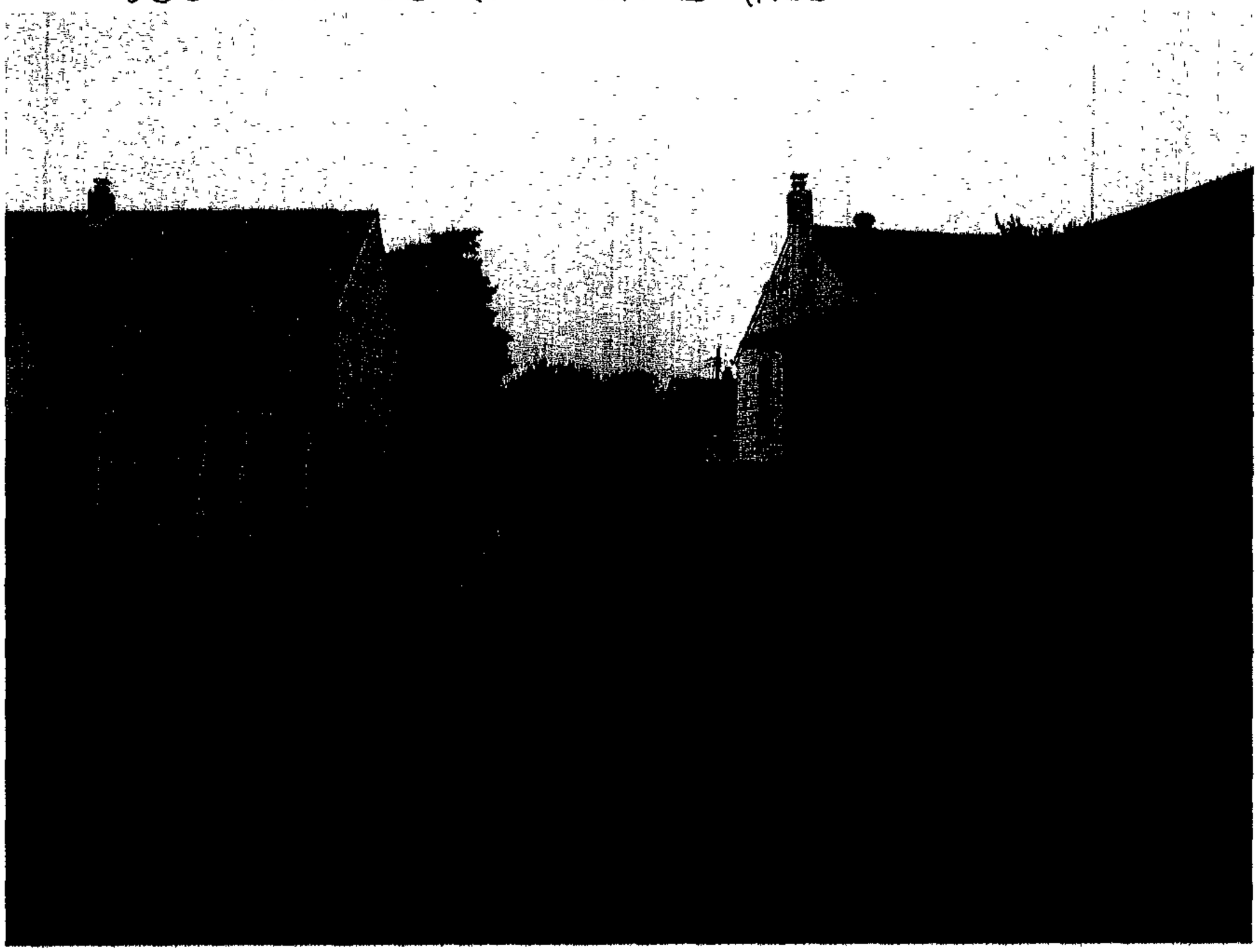


233 Ashwood RD

235 Ashwood RD. BACK YARD

#601

235 Ashwood RD. Back Yard



235 Ashwood RD, Back Looking in the Front

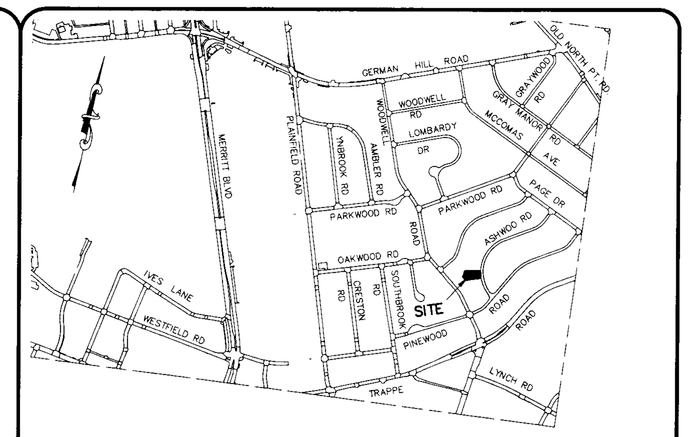
#601

235 and 233 Ashwood RD. BACK YARD

#601

NOTES

1. Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (JUNE 2004)
2. The Firm Insurance Rate Map, 240010-440 indicates Flood Zone C.
3. Property lines shown hereon were compiled from available public information and do not represent a boundary survey.
4. This site is not situated within the Chesapeake Bay Critical Areas.(Map 103)
5. There are no known Tidal or Non-Tidal Wetlands on this site or within 300' of this site.
6. Public Water and sewer serve this site.
7. Proposed Structure shall comply with all building and fire codes.

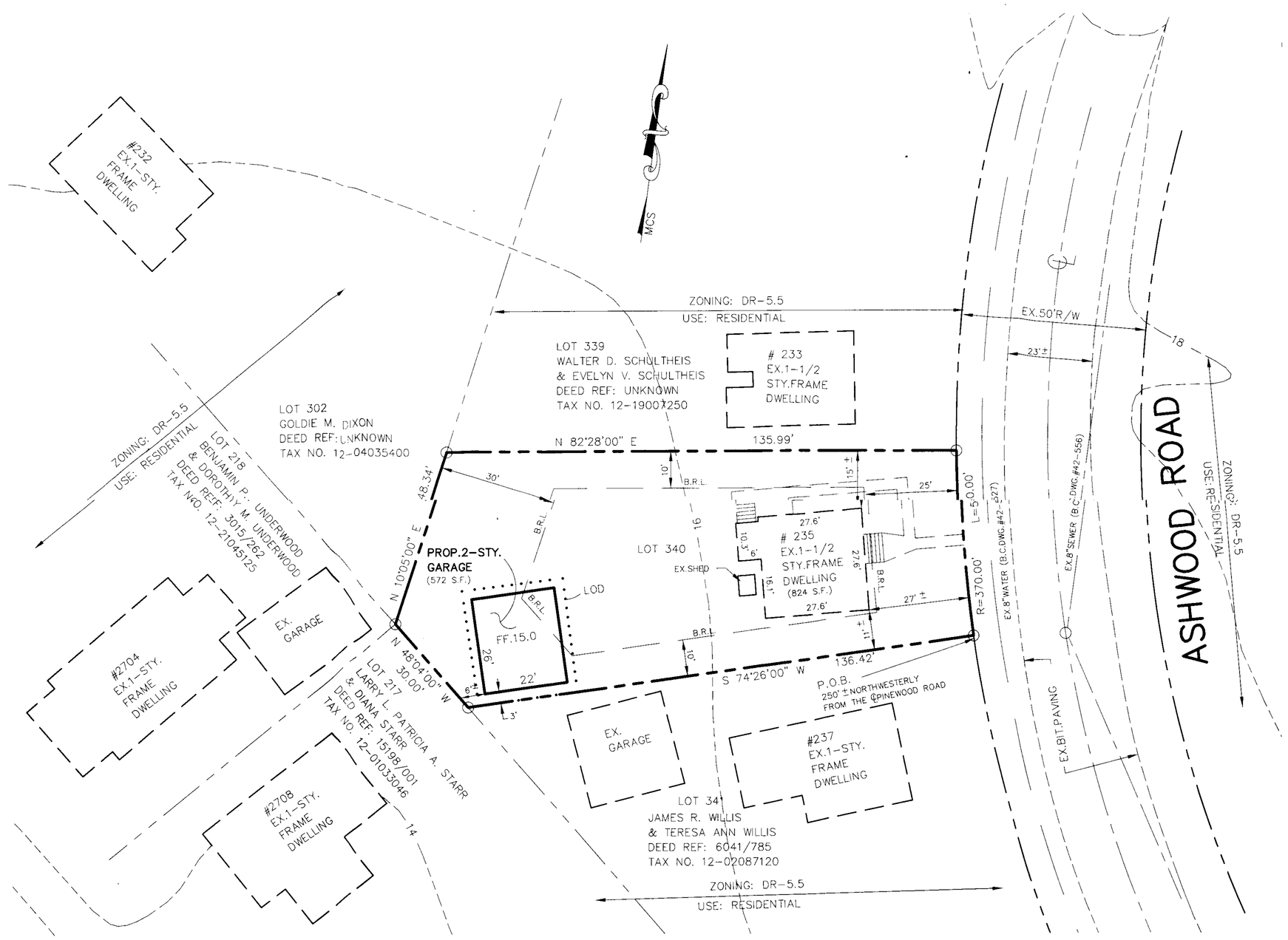


VICINITY MAP

(SCALE: 1" = 1000')

SITE DATA

1) OWNER: GEORGE N. BAFITIS & VICTORIA L. BAFITIS
#235 ASHWOOD ROAD
BALTIMORE COUNTY,MARYLAND 21222
2) DEED REF: 7075/630
3) TAX ACC. NO.: 12-08006830
4) TAX MAP: 103 PARCEL: 436 LOT: 340
5) PLAT REF: GRAY MANOR PLAT 2; 13/34
6) PLAT RECORDED: APRIL 7, 1942
7) ELECTION DISTRICT: 12TH
8) CONCILMANIC DISTRICT: 7TH
9) REGIONAL PLANNING DISTRICT: 329B
10) CENSUS TRACT: 4201.02
11) ZONING: DR 5.5
12) ZONING MAP: MAP SE-3F
13) USE: EXISTING: RESIDENTIAL,SINGLE FAMILY
14) SITE AREA: 8,672 S.F. OR 0.199 AC.



ZONING HISTORY

THERE ARE NO PERVIOUS ZONING CASES FOR THIS SITE.

ZONING REQUEST

1) SECTION 400.3,(BCZR) TO HAVE A HEIGHT OF 22' IN LIEU OF THE PERMITTED 15' THAT IS REQUIRED FOR A GARAGE.

DISTURBED AREA: 837 S.F.

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221
William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR 235 ASHWOOD ROAD

12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND WILLIAM N. BAFITIS No. 11661 REGISTERED PROFESSIONAL ENGINEER

WILLIAM N. BAFITIS, P.E.

1

SHEET 1 OF 1

SCALE: 1" = 20'

JOB ORDER NO: NONE

DATE: 06/23/04

NO.	REVISIONS	DATE

C:\ZONING\ASHWOOD.DWG Wed Jun 23 15:52:13 2004

#641