

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/Corner Deer Park Road and  
Ivy Mill Road  
**(6233 Deer Park Road)**  
4<sup>th</sup> Election District  
4<sup>th</sup> Council District

Jay S. Friedlander, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 05-026-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, Jay S. Friedlander, and his wife, Leslie J. Bowman-Friedlander. The Petitioners seek relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) replacement with a height of 20 feet in lieu of the maximum allowed 15 feet and located 38 feet from the side street in lieu of the required 1/3 of the rear yard, farthest removed from the street. 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 Petitioner has 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.

ORDER RECEIVED FOR FILING

Date 8/24/04

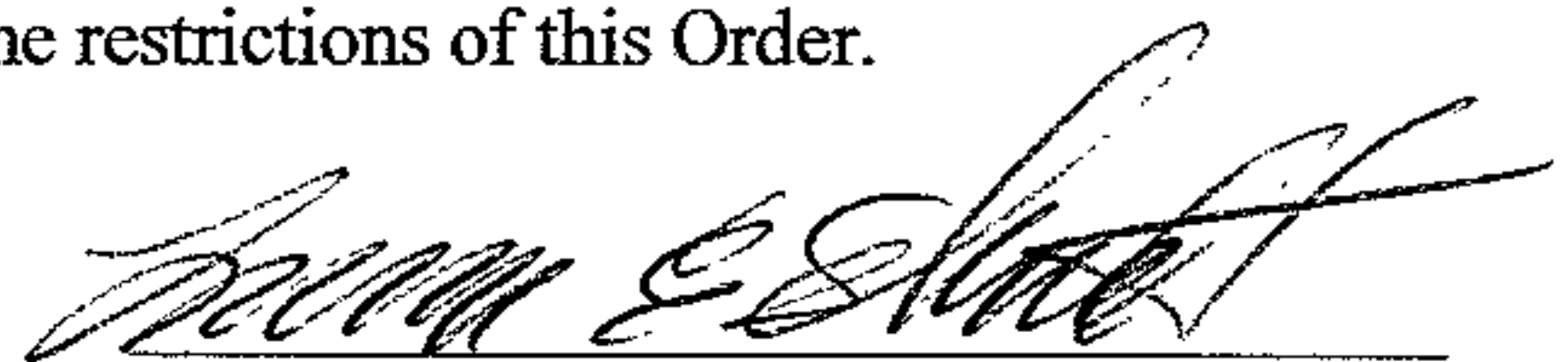
By [Signature]

Based upon the information contained within the case file, I am persuaded to grant the requested relief. It was indicated that the existing dwelling is small and lacks sufficient storage space. The proposed structure will replace an existing one-car garage and provide additional storage space on the second floor. There were no adverse comments from any County reviewing agency and there is apparently no opposition from any of the neighbors. Thus, relief will be granted subject to certain conditions to insure compliance with the use 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 24<sup>th</sup> day of August 2004 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) replacement with a height of 20 feet in lieu of the maximum allowed 15 feet and located 38 feet from the side street in lieu of the required 1/3 of the rear yard, farthest removed from the street, 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) 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

By

8/24/04  


## 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*

August 23, 2004

Mr. & Mrs. Jay S. Friedlander  
6233 Deer Park Road  
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/Corner Deer Park Road and Ivy Mill Road  
**(6233 Deer Park Road)**  
4<sup>th</sup> Election District – 4<sup>th</sup> Council District  
Jay S. Friedlander, et ux - Petitioners  
Case No. 05-026-A

Dear Mr. & Mrs. Friedlander:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel; Case ~~File~~

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





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

for the property located at 6233 Deer Park Road

which is presently zoned RC-4

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) 400.1, 400.2 To allow (replacement)

detached garage with a height of 20 ft. & located 38 ft. from the  
side street in lieu of the maximum allowed 15 ft. and outside of  
rear yard farthest removed from the side street respective,  
the 113

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 \_\_\_\_\_

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

## Legal Owner(s):

Jay S. Friedlander

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Leslie J. Bowman-Friedlander

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

6233 Deer Park Road 410-526-0120

Address \_\_\_\_\_

Reisterstown Maryland 21136

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

## Representative to be Contacted:

Jay Friedlander

Name \_\_\_\_\_

Daytime

301-286-7172

Address \_\_\_\_\_

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

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Zoning Commissioner of Baltimore County

Reviewed By \_\_\_\_\_

Date 7-13-04

Estimated Posting Date

7-25-04

ORDER RECEIVED FOR PUBLIC HEARING  
8/10/04  
CASE NO. 05-0267  
REV 02/01

# Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 6233 Deer Park Road  
Address  
Reisterstown Maryland 21136  
City State Zip Code

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

We currently have a small (1 car) garage in need of repair. We also reside in small (900 Square Feet) house. We would like to improve our basement to increase our living space. To do this we require more storage space. The easiest way to accomplish this would be to rebuild our garage as a two level structure with space for two cars below and full room size area above for storage. The current height limit of 15 feet restricts the amount of storage area on the second floor. We are requesting a variance to construct a 20' x 20' garage with a 20' height. The structure would be over the same footprint as the original garage. The structure would not impede any sight lines. Our property is on the corner of two country roads but the garage would not impact views from either direction.

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.

Jay S. Friedlander  
Signature  
Jay S. Friedlander  
Name - Type or Print

Leslie J. Bowman-Friedlander  
Signature  
Leslie J. Bowman-Friedlander  
Name - Type or Print

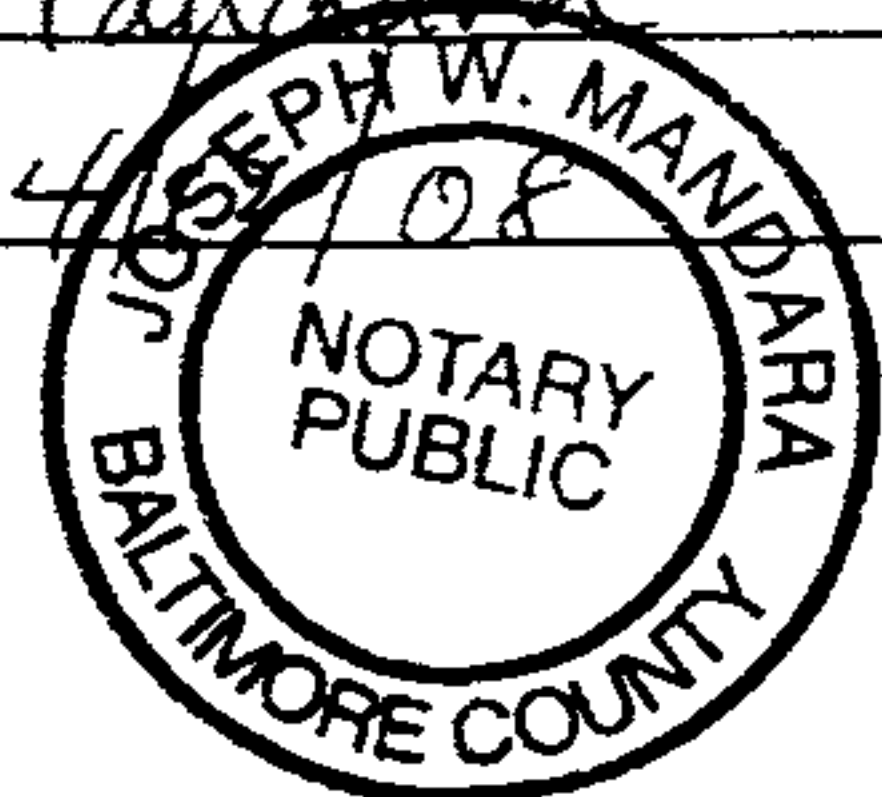
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Joseph W. Mandara  
Notary Public  
My Commission Expires 4/08



# 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.

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City State Zip Code

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To do this we require more storage space. The easiest way to accomplish this would be to rebuild our garage as a two level structure with space for two cars below and full room size area above for storage. The current height limit of 15 feet restricts the amount of storage area on the second floor. We are requesting a variance to construct a 20' x 20' garage with a 20' height. The structure would be over the same footprint as the original garage. The structure would not impede any sight lines. Our property is on the corner of two country roads but the garage would not impact views from either direction.

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.

Jay S. Friedlander  
Signature  
Jay S. Friedlander  
Name - Type or Print

Leslie J. Bowman-Friedlander  
Signature  
Leslie J. Bowman-Friedlander  
Name - Type or Print

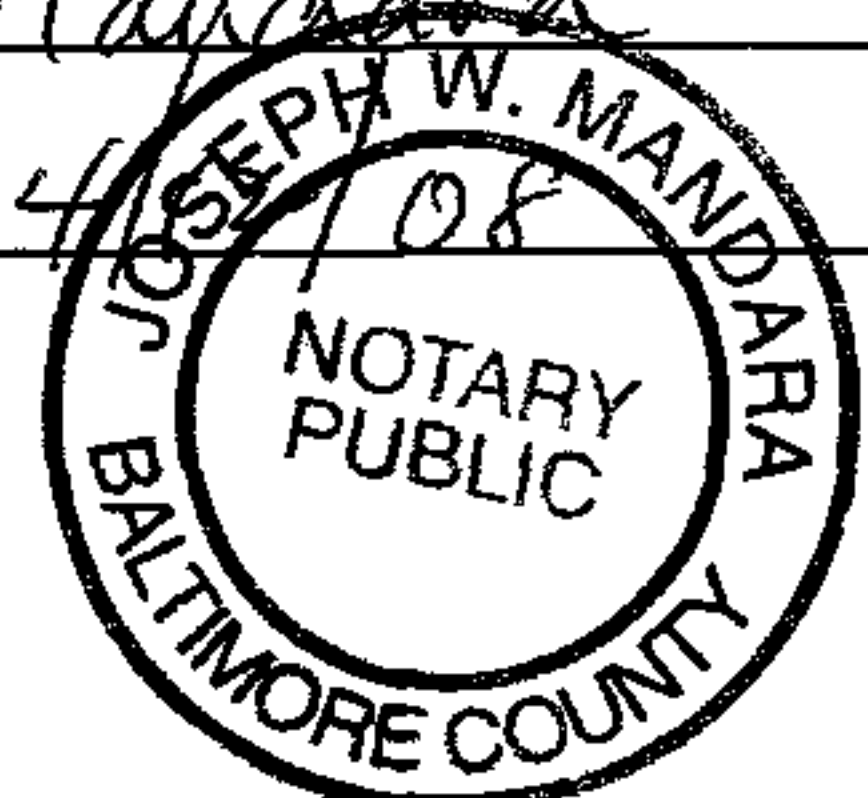
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Joseph W. Mandara  
Notary Public  
My Commission Expires 4/10/08





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

for the property located at 6233 Deer Park Road

which is presently zoned RC-4

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) 400.1, 400.2 To allow replacement

detached garage with a height of 20 ft. & located 38 ft. from the side street in lieu of the maximum allowed 15 ft. and 1/3 of rear yard farthest removed from the side street respectively,

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):

Jay S. Friedlander

Name - Type or Print

Signature

Leslie J. Bowman-Friedlander

Name - Type or Print

Signature

6233 Deer Park Road 410-526-0120

Address

Telephone No

Reisterstown Maryland 21136

City

State

Zip Code

## Representative to be Contacted:

Jay Friedlander

Name

Daytime 301-286-7172

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 \_\_\_ 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. 05-0267

REV 10/25/01

Reviewed By [Signature]

Date 7-13-04

Estimated Posting Date 7-25-04

# ZONING DESCRIPTION

## Zoning Description for 6233 Deer Park Road

The property Point of Beginning (POB) is at the exact northeast corner of Deer Park Road and Ivy Mill Road.  
The Property heads easterly along Deer Park Road for 100'.  
The property turns directly North for 384'.  
The property then turns west for 282'.  
The property then heads ~~405~~<sup>405</sup> back down Ivy Mill Road to POB.

As recorded in Deed Liber 7566 Folio 668  
among the land records of Baltimore County Maryland.  
Also known as 6233 Deer Park Road and located in the  
4th Election District, 4th Councilmanic District.

D 26

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 7-13-04 ACCOUNT 601-006-6100

AMOUNT \$ 65.00

RECEIVED FROM Mrs. E. Allen F. Alexander

FOR Resident of Village of Long Sea

Tr. 6233 on Park Pl.

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CPD No. 39163  
05-026-19

PAID RECEIPT

BUSINESS ACTUAL TIME  
7/14/2004 7/13/2004 10:43:30  
REQ. FROM WALKIN DODS, DPO  
SUBJECT: N 271493 7/13/2004 OF/LH  
DEPT: 5 ZEN ZONING VERIFICATION  
EX. NO. 039163

Receipt Tot. \$65.00  
\$65.00 OK \$ .00 OK  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 05-026-A

Petitioner/Developer: Jay & Leslie  
Friedlander

Date of Hearing/Closing: 8/9/04

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

Attention: Kristen Matthews

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 6233 Deer Park Road  
Reisterstown, MD 21136

July 23, 2004

(Month, Day, Year)

Sincerely,

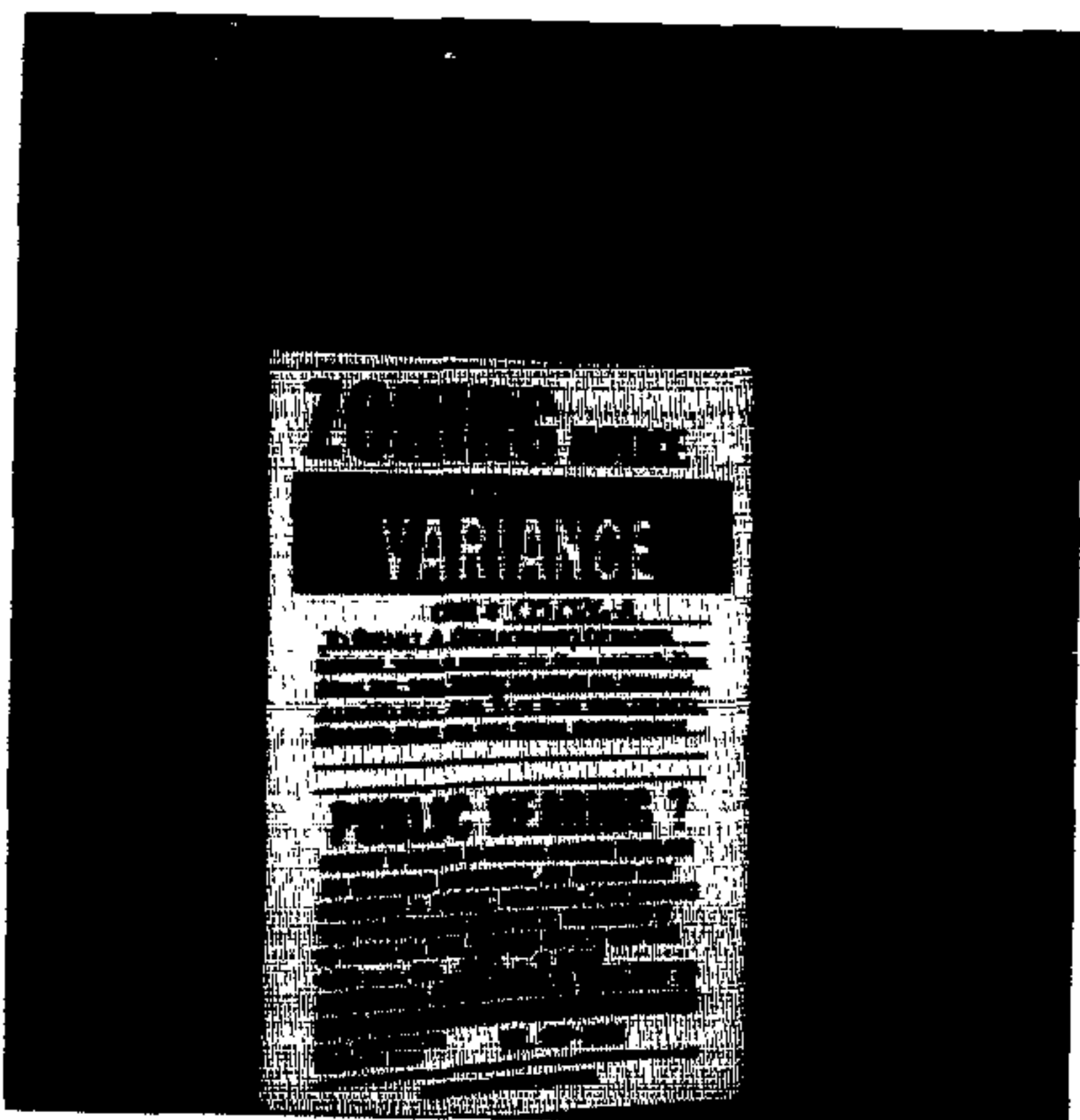
Stacy Gardner 7/23/04  
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)  
SHANNON-BAUM SIGNS INC.  
105 COMPETITIVE GOALS DR.  
ELDERSBURG, MD. 21784

410-781-4000

(City State Zip Code)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 026 -A

Address 6233 Deer Park Rd

Contact Person: John Sullivan  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7-13-04

Posting Date: 7-25-04

Closing Date: 8-09-04

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 05- 026 -A

Address 6233 Deer Park Rd

Petitioner's Name Jay & Leslie Friedlander

Telephone 410-526-0120

Posting Date: 7-25-04

Closing Date: 8-09-04

Wording for Sign: To Permit a (replacement) detached garage with a height of 20 ft. & located 38 ft. from the side street in lieu of the maximum allowed 15 ft. and 1/3 of rear yard farthest removed from the side street respectively.

**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*

August 9, 2004

Jay S. Friedlander  
Leslie L. Bowman-Friedlander  
6233 Deer Park Road  
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Friedlander:

RE: Case Number: 05-026-A, 6233 Deer Park Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of July 26, 2004

Item No.: 017-035

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

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



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

Maryland Department of Transportation

Date: 7.23.04

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

RE: Baltimore County  
Item No. 026 JJS

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,

Steven D. Foster, Acting 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](http://www.marylandroads.com)

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** August 3, 2004

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

RECEIVED

AUG - 5 2004

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-008, 5-026, and 5-033  
Administrative Variance

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:

John L. L. L.

MAC/LL

*1. J. S. [unclear]*  
Zoning

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

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

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

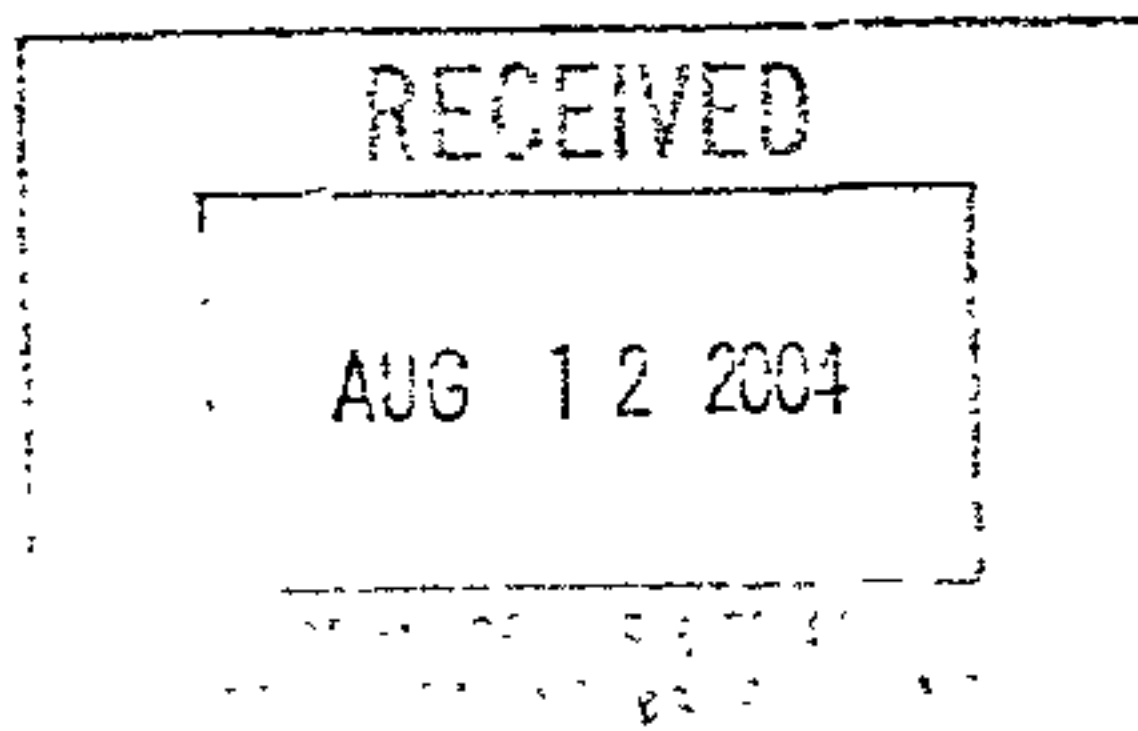
**SUBJECT:** Zoning Advisory Committee Meeting  
For August 2, 2004  
Item Nos. 017, 020, 022, 024, 025,  
026, 027, 028, 029, 030, 033, 034,  
and 035

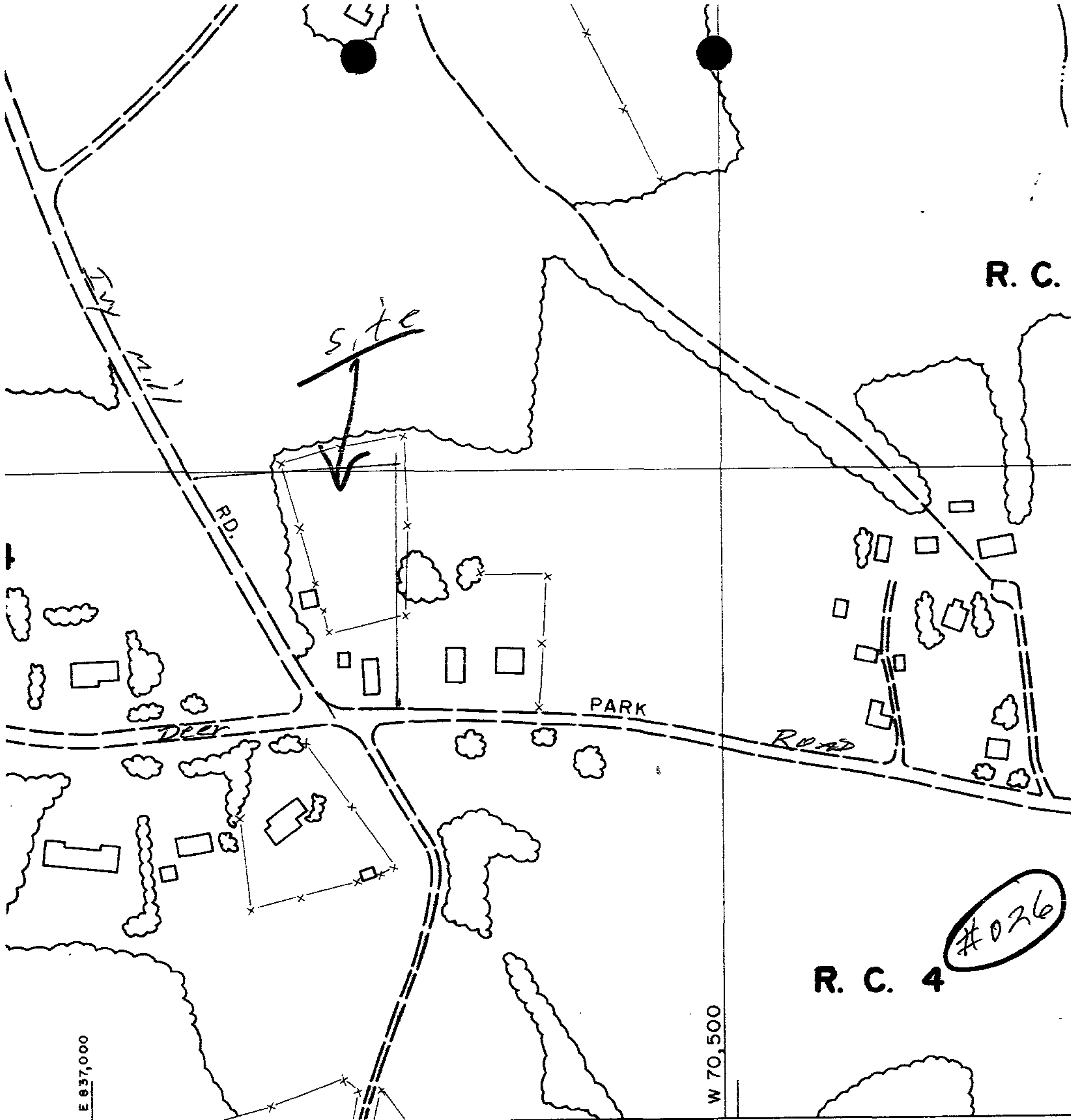
**DATE:** August 4, 2004

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

RWB:CEN:jrb

cc: File





**2000 COMPREHENSIVE ZONING MAP**

ADOPTED by

**THE BALTIMORE COUNTY COUNCIL**

**OCTOBER 10, 2000**

**Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,**

**NW 13 L**

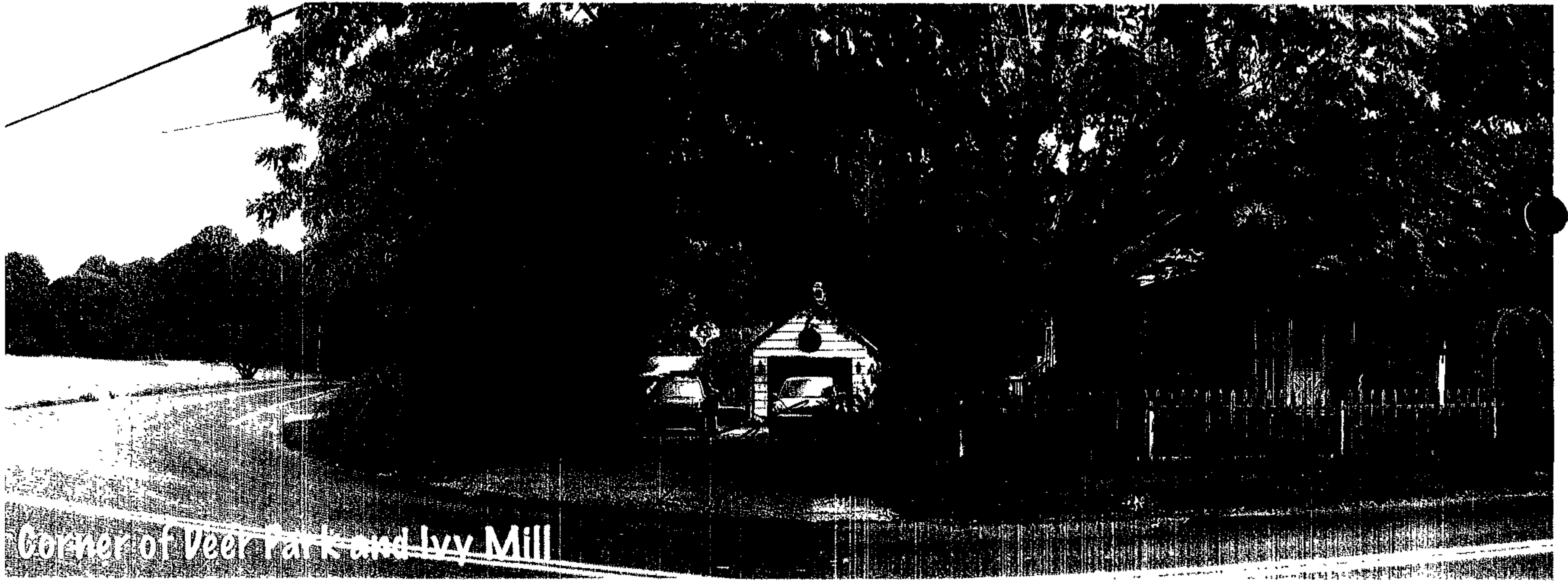
**1" = 200'**

SED IN SELECTED AREAS.  
BY PHOTOGRAMMETRIC METHODS  
BALTIMORE, MD. 21210

*Joseph Bartolotta*  
Chairman, County Council



Corner of Deer Park and Ivy Mill



Corner of Deer Park and Ivy Mill



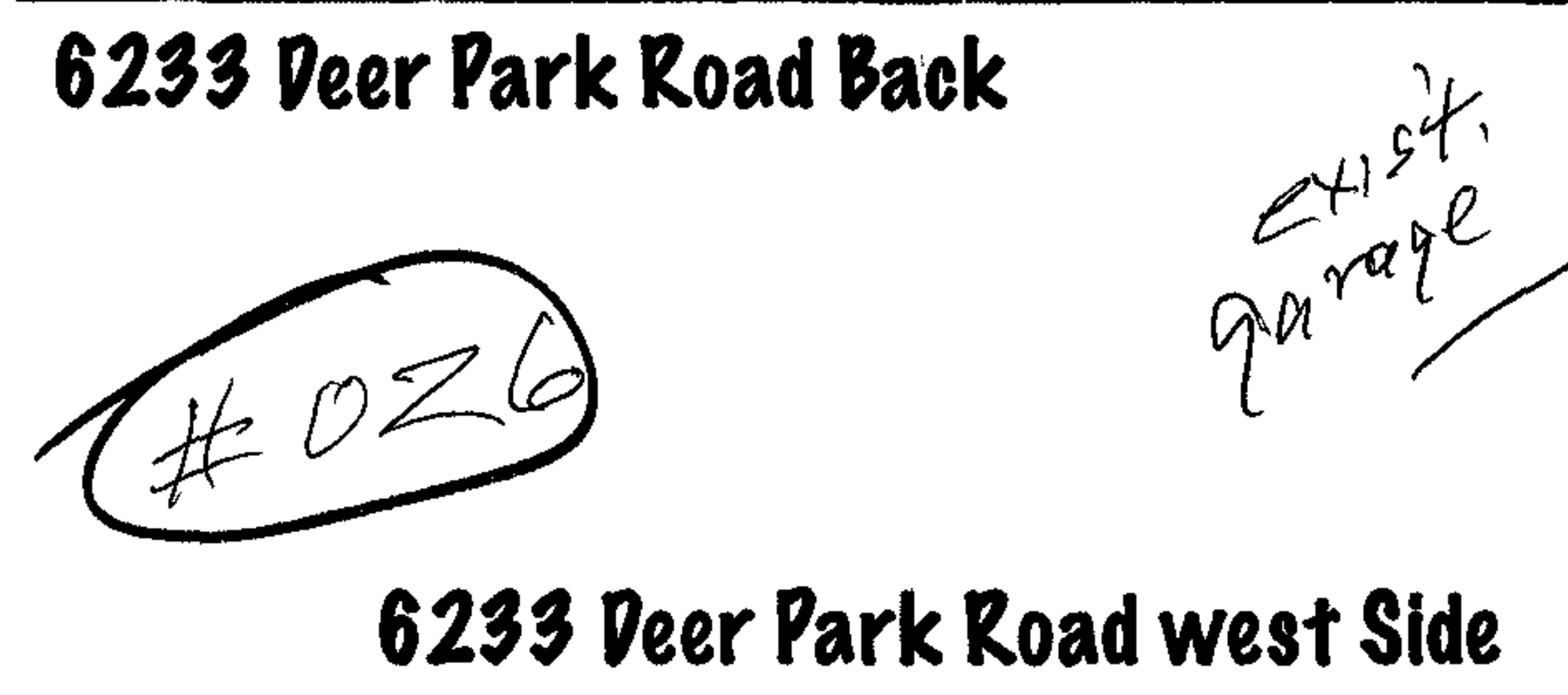
6233 and 6229 Deer Park Road



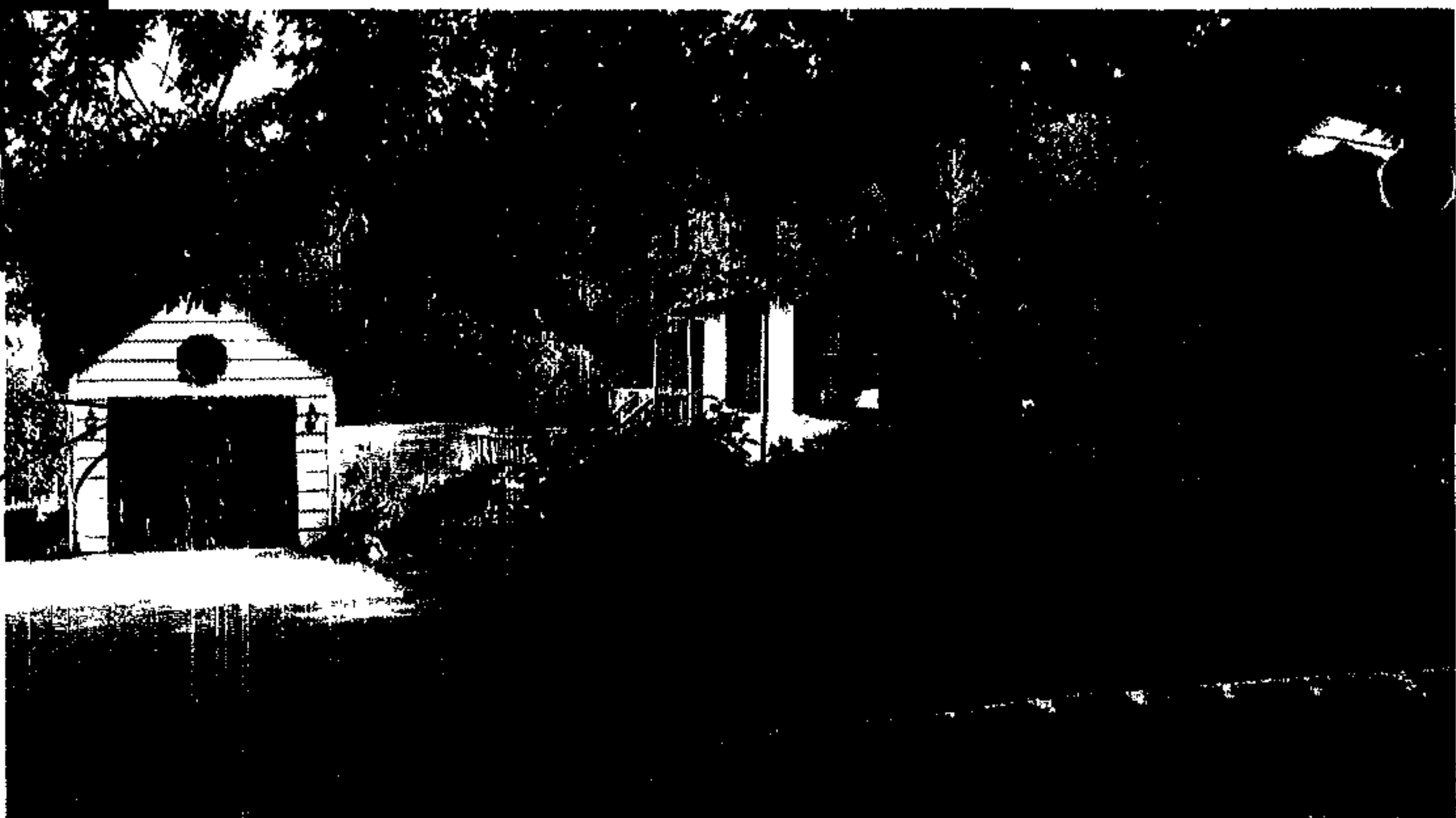
6233 Deer Park Road Back



6233 Deer Park Road Garage West Side



6233 Deer Park Road west Side



exist.  
garage

#026

Plat To Accompany Petition for Zoning ☒ Variance

☐ Special Hearing

Property Address 6233 Deer Park Road

Subdivision NA

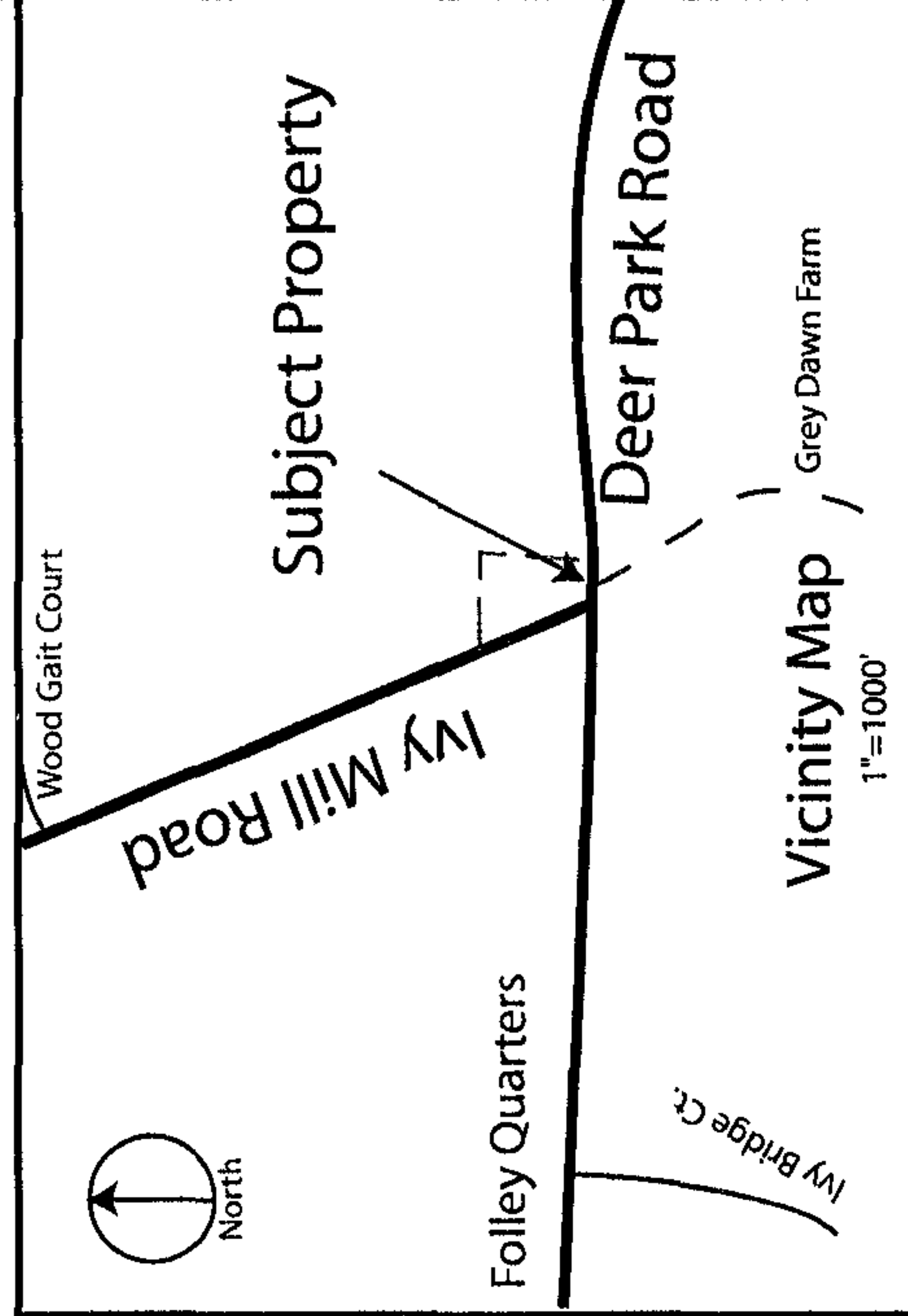
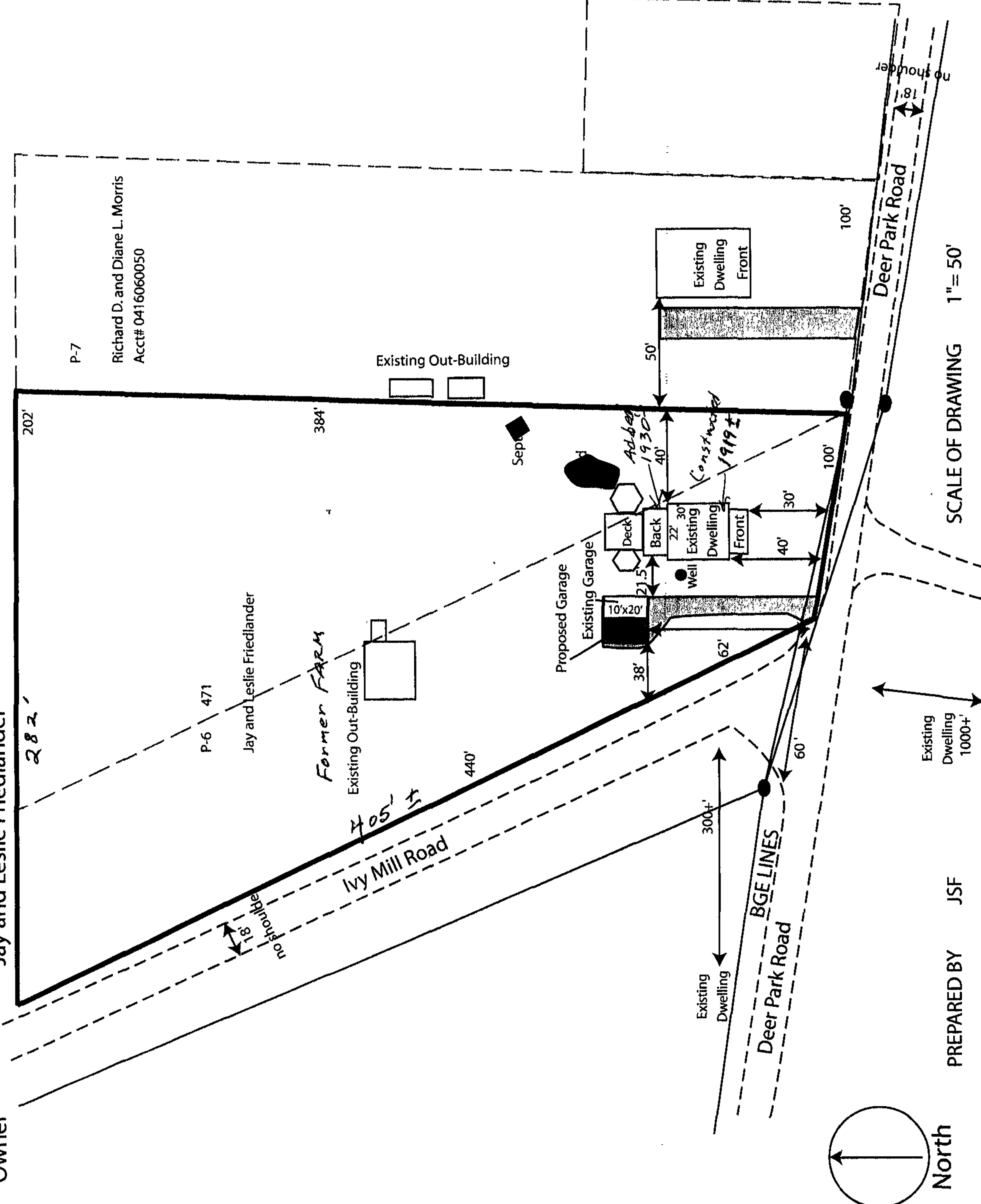
Liber #7566 Folio# 668 Lot# P-6/471 Section# NA

Owner Jay and Leslie Friedlander

P-9  
Jo Anna W.  
and Gary W. Micheal  
Acct# 1800013610

P-7  
Richard D. and Diane L. Morris  
Acct# 0416060050

P-6 471  
Jay and Leslie Friedlander



Location Information

Election District 4  
Council Manic District 4  
1" = 200' Scale Map # NW 13 L  
Zoning RC-4 (under notice of rezoning)  
Lot Size 1.89 Acres 82,328 sq. ft.

Public ☐ Sewer ☐  
Private ☒ Water ☒

Chesapeake Bay Yes ☐ No ☒  
Critical Area Yes ☐ No ☒  
100 Year Flood Plain Yes ☐ No ☒  
Historic Property/ Building Yes ☐ No ☒  
Prior Zoning Hearing NONE

Reviewed By ZONING OFFICE USE ONLY  
Item # 026 Case#

PREPARED BY JSF

SCALE OF DRAWING 1" = 50'