

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Orem Road, 1100' E of the c/l

Golden Ring Road

(610 Orem Road)

15th Election District

7th Council District

Lee R. Mantell, et ux

Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 05-034-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, Lee R. Mantell, and his wife, Robin R. Mantell. The Petitioners seek relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.5.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Regulations) to permit a side yard setback of 5 feet in lieu of the required 30 feet for an attached garage, and to amend the Final Development Plan of Golden Tree, Lot 423, only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

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.

Based upon the information contained within the case file, I am persuaded to grant the requested relief. It was indicated that the proposed garage will have a second story to provide a hobby workspace area for the Petitioner and that there is no other intention for the structure but for

ORDER RECEIVED FOR FILING

Date

By

9/24/04

Rgo

the purpose of providing more storage space. There were no adverse comments from any County reviewing agency and there is apparently no opposition from any of the neighbors. In fact, a letter of support was received from the adjacent neighbor on the affected side. Thus, relief will be granted subject to certain conditions to insure compliance with the use regulations.

It is also to be noted that the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning dated July 26, 2004 indicates that they have no objection to the requested relief provided the proposed garage addition does not extend beyond the front wall of the existing dwelling. Therefore, the relief granted herein is contingent upon the Petitioner's compliance with this request.

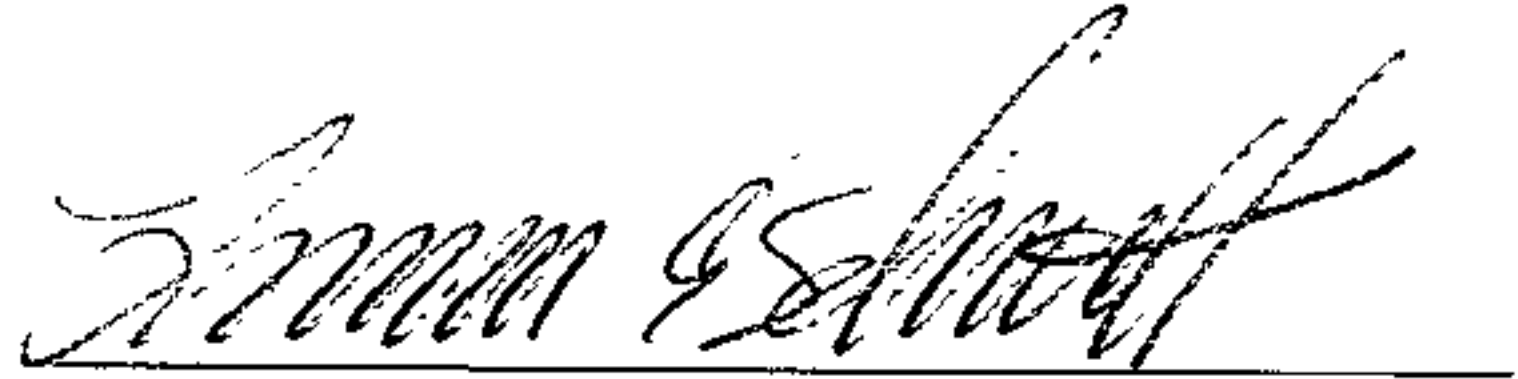
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of August 2004 that the Petition for Administrative Variance seeking relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.5.b of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Regulations) to permit a side yard setback of 5 feet in lieu of the required 30 feet for an attached garage, and to amend the Final Development Plan of Golden Tree, Lot 423, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to the ZAC comment submitted by the Office of Planning, the proposed garage addition shall not extend beyond the front wall of the existing dwelling.
- 3) 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.

- 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 8/24/14
By Pop

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. Lee R. Mantell
610 Orems Road
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Orems Road, 1100' E of the c/l Golden Ring Road
(610 Orems Road)
15th Election District – 6th Council District
Lee R. Mantell, et ux - Petitioners
Case No. 05-034-A

Dear Mr. & Mrs. Mantell:

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: Office of Planning; People's Counsel; Case File

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





Petition for Administrative Variance

TO AMEND THE FDP OF GOLDEN TREE.

to the Zoning Commissioner of Baltimore County

for the property located at 610 Orem's Rd
which is presently zoned DRS.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) 504.2, BCZR AND V.B.5.6(CMDP),
TO PERMIT A SIDEYARD SETBACK OF 5 ft. IN LIEU
OF THE REQUIRED 30 ft. FOR AN ATTACHED GARAGE, AND
TO AMEND THE FINAL DEVELOPMENT PLAN OF
GOLDEN TREE.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

Zip Code

Telephone No.

Zip Code

If 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

Reviewed By JUM Date 7.16.04
Estimated Posting Date 7.25.04

CASE NO. 05-034A

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 610 Orem's Rd
City Baltimore State MD Zip Code 21221

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):

- 1) Practical difficulty: The current offset of 30 ft. due to property boundary "green way" restricts any practical garage structure because it leaves only approximately 7 ft. in which to build on.
- 2) Hardship: Without a garage structure on the premises, we shall have to endure further vandalism to our vehicles as has been reported in the past. The railroad tracks across the street provide cover for vandals to shoot out the windows of our vehicles without being seen. This has happened several times in the past.

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

Lee Mantell
Name - Type or Print

[Signature]
Signature

Robin Mantell
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lee Mantell and Robin Mantell
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 March 1, 2008

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 610 OREMS Rd-
City Baltimore State Md Zip Code 21221

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):

- 1) Practical difficulty: The current offset of 30 ft. due to property boundary "green way" restricts any practical garage structure because it leaves only approximately 7 ft. in which to build on.
- 2) Hardship: Without a garage structure on the premises, we shall have to endure further vandalism to our vehicles as has been reported in the past. The railroad tracks across the street provide cover for vandals to shoot out the windows of our vehicles without being seen. This has happened several times in the past.

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

Lee Martell

Name - Type or Print

Lee Martell

Signature

Robin Martell

Name - Type or Print

Robin Martell

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of June, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lee Martell and Robin Martell
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

Deana J. Wiley

My Commission Expires

March 1, 2008



Petition for Administrative Variance

To Amend the FDP of Golden Tree
to the Zoning Commissioner of Baltimore County

for the property located at * 610 Orems Rd
which is presently zoned DR5.5

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) 504.2, BCZR AND V.B. 5.b(CMDP),
To Permit a side yard set back of 5 ft. in lieu
of the required 30 ft. for an attached garage, and
To Amend the final development plan of Golden Tree.

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):

Lee R. Mantell
~~Robin R. Mantell~~
Name - Type or Print

Lee R. Mantell
Signature

Robin R. Mantell
Name - Type or Print

Lee R. Mantell
Signature

* 610 Orems Rd 410 391-6382
Address Telephone No.

* Baltimore Md 21221
City State Zip Code

Representative to be Contacted:

SAME
Name

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

CASE NO. 05-034A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JCM Date 7-16-04

Estimated Posting Date 7-25-04

ZONING DESCRIPTION FOR: 610 OREMS ROAD

Beginning at a point on the NORTH side of OREMS ROAD which is 50FT wide of the distance of 1100FT ± EAST of the centerline of the nearest improved intersection street GOLDEN RING RD which is 50FT wide. Being Lot# 423, Block n/a, section # n/a in the subdivision of GOLDEN TREE as recorded in Baltimore County Plat Book# 56, Folio# 141, containing 8568 sq. ft. Also known as 610 OREMS RD and located in the 15 Election District, 7 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

034

No. 39171

DATE

7-16-04

ACCOUNT

001-006-6152

AMOUNT

\$ 115.00

RECEIVED FROM:

C. Mantell

610 Opems Mt.

FOR:

Ad. VPR

PAID RECEIPT

BUSINESS ACTUAL TIME

7/15/2004 7/16/2004 144457

REC. NO. 144457

>> RECEIPT # 601630 7/16/2004

Dept. 5 026 DOWNS VERIFICATION

CR NO. 039171

Receipt Tot

\$115.00

\$115.00 CK

\$.00 DA

Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

2 PINK - AGENCY

YELLOW - CUSTOMER

610

034

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-034-A

Petitioner/Developer: LEE MANTELL

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, 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:

610 OREMS RD

The sign(s) were posted on

7/25/04

(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

7/28/04

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

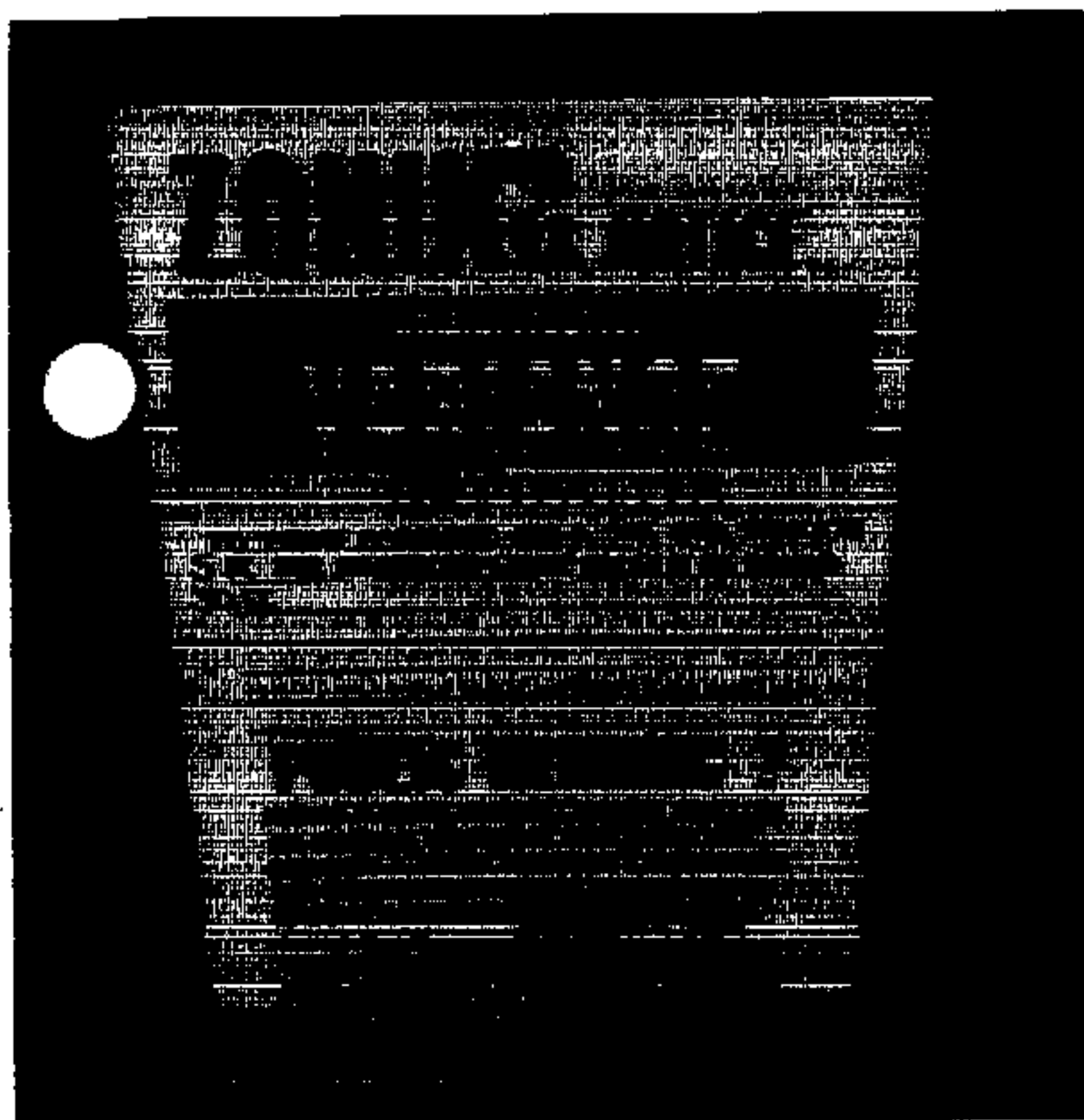
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 034 -A Address 610 OREMS Rd.

Contact Person: [Signature] Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-16-04 Posting Date: 7-25-04 Closing Date: 8-9-04

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- 034 -A Address 610 OREMS Rd.

Petitioner's Name Lee MANTU Telephone _____

Posting Date: 7-25-04 Closing Date: 8-9-04

Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK of
5 ft. for AN ATTACHED GARAGE IN LIEU
of the REQUIRED 30 ft.

**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: 034

Petitioner: x Lee R. Mantell

Address or Location: x 610 Drems Rd Balto Md 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: x 410 391-6382

**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

Lee R. Mantell
Robin R. Mantell
610 Orems Road
Baltimore, Maryland 21221

Dear Mr. and Mrs. Mantell:

RE: Case Number:05-034-A, 610 Orems Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 16, 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





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. 034 JCM

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2004

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

RECEIVED

SUBJECT: 610 Orem's Road

JUL 28 2004

INFORMATION:

Item Number: 5-034

ZONING COMMISSIONER

Petitioner: Lee R. Mantell

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the proposed garage addition does not extend forward of the front building wall of the existing dwelling.

Prepared by: Marla A. Ciampi

Division Chief: John J. Lohan

AFK/LL:MAC:

W:\DEVREV\ZAC\5-034.doc

ORDER RECEIVED FOR FILING

Date 8/24/04

By [Signature]

1. [Signature]
Zoning

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 4, 2004

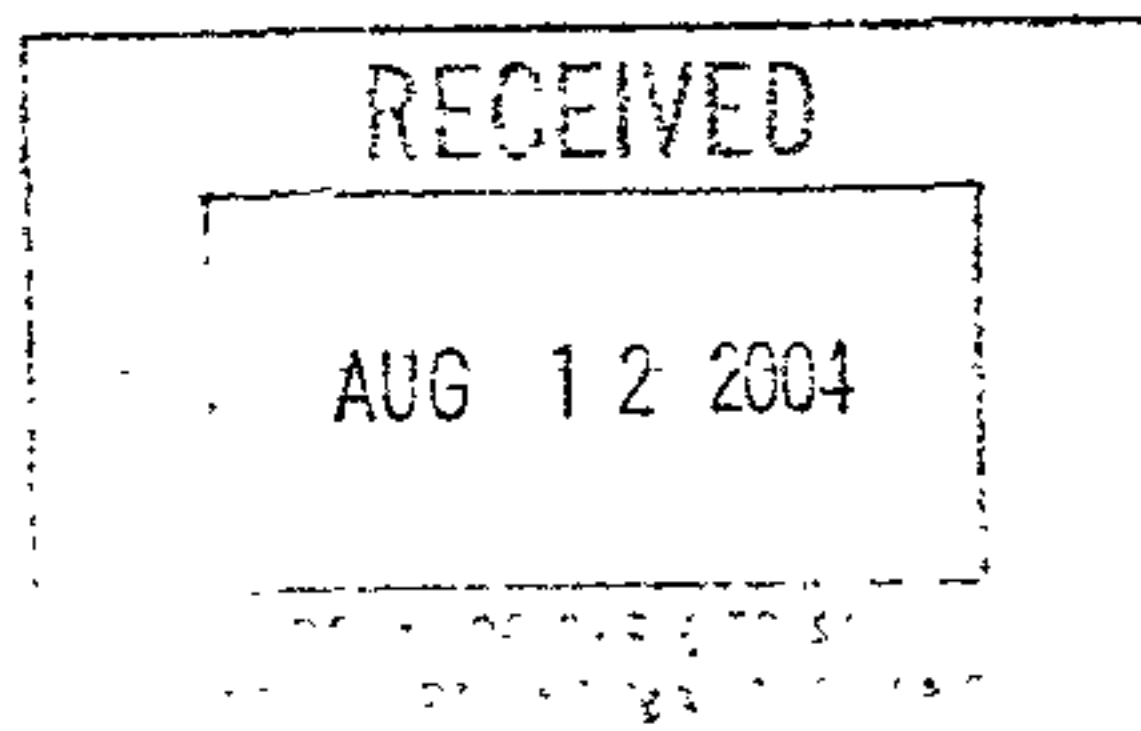
FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

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

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

RWB:CEN:jrb

cc: File



I/We as an adjacent neighbor(s) agree with the setback variance requested by Lee Mantell and to erect an attached garage with overhead room to the existing residence located at 610 Orem Rd 21221.

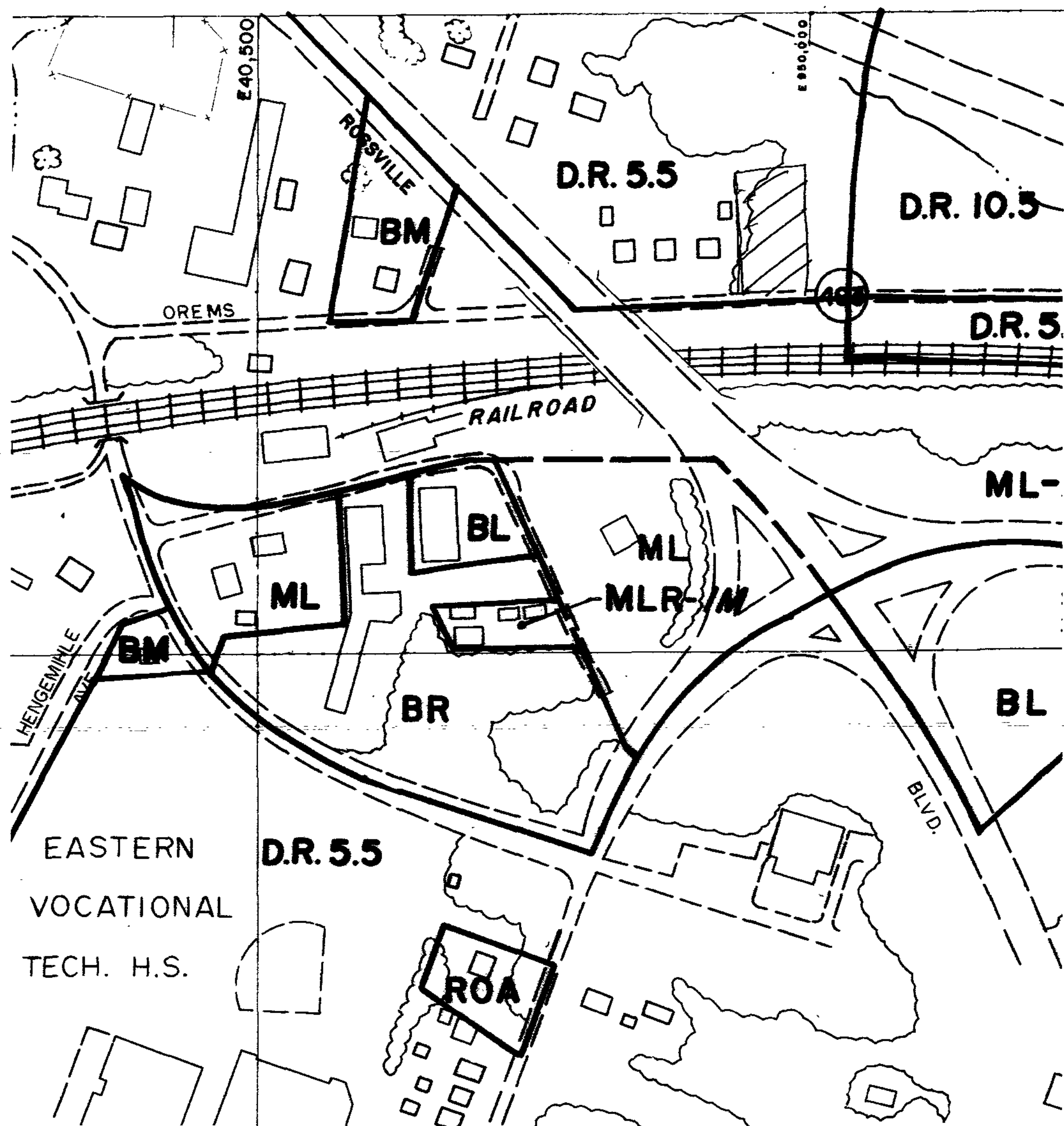
William DeCarlo, 612 Orem Rd

Signature *William F DeCarlo* Date *4/26/04*

Ronald Jewell, 608 Orem Rd

Signature *Ronald Jewell* Date *4/26/04*

153G
1" = 200'



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

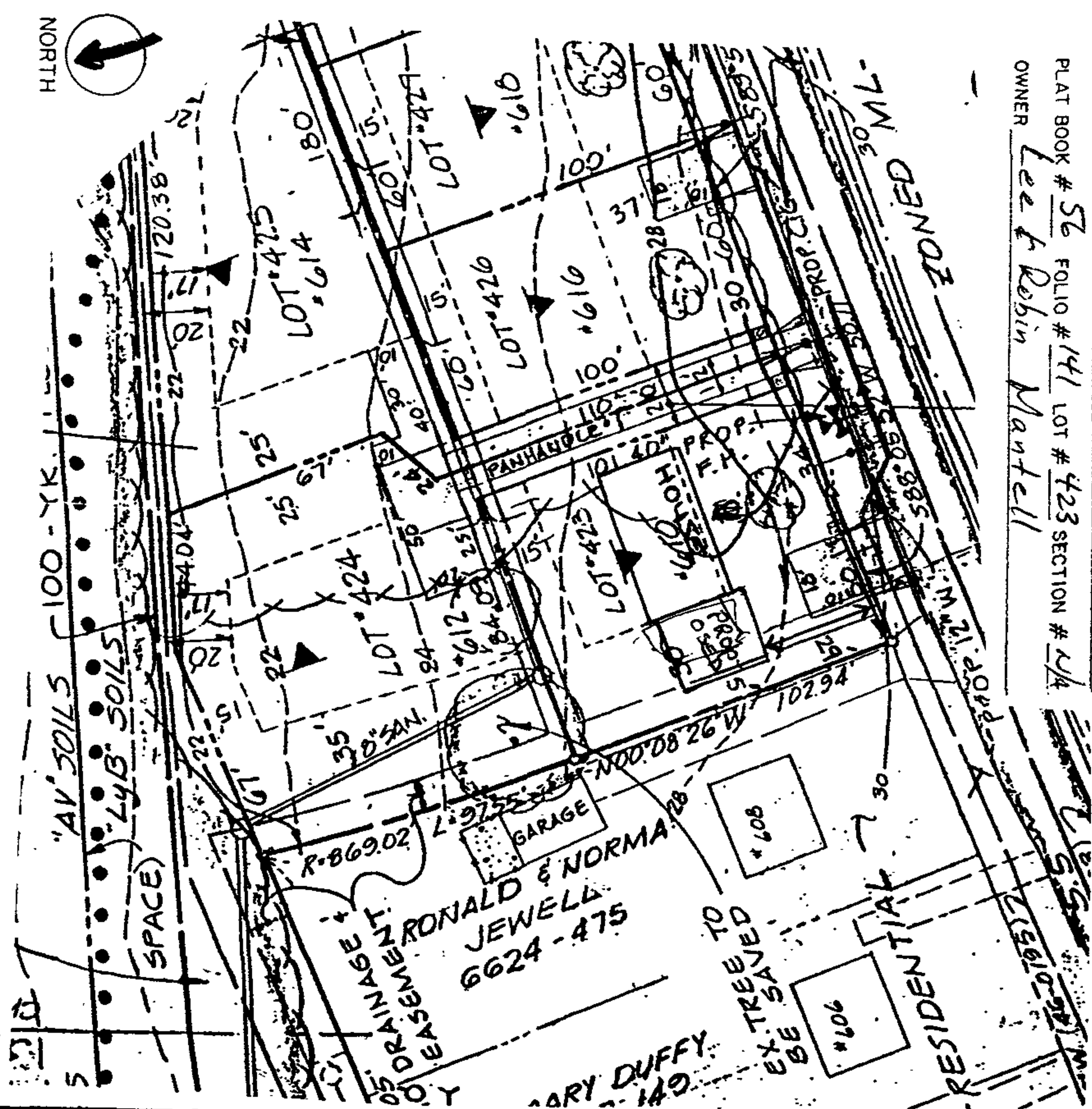
PROPERTY ADDRESS 610 Orens Rd.

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

SUBDIVISION NAME Golden Tree

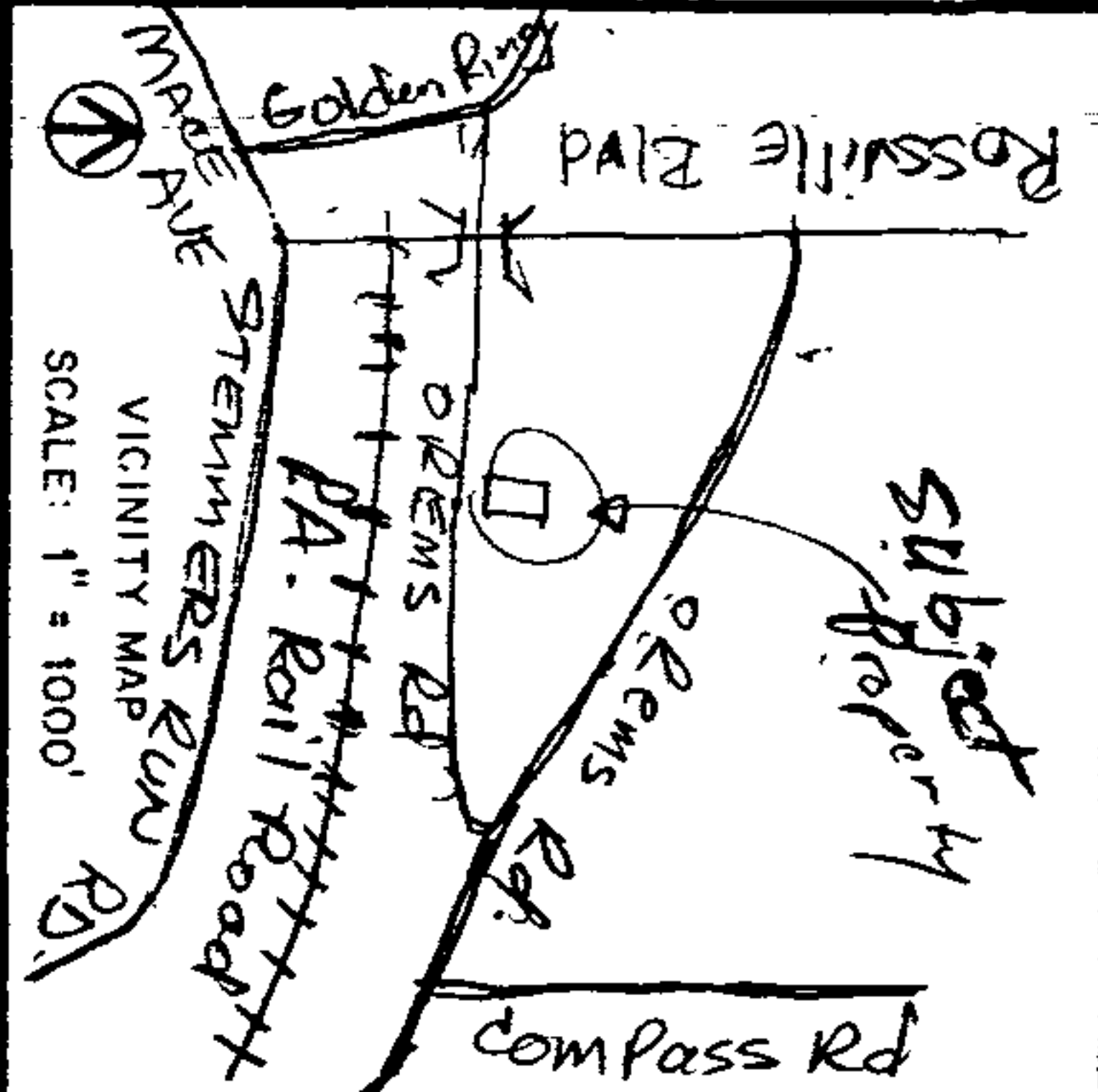
PLAT BOOK # 56 FOLIO # 141 LOT # 423 SECTION # 1/4

OWNER Lee & Robin Mantell



PREPARED BY _____

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

"I" = 200' SCALE MAP # NE 34

ZONING DRS.5

LOT SIZE 0.22 ACRES 8568 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐

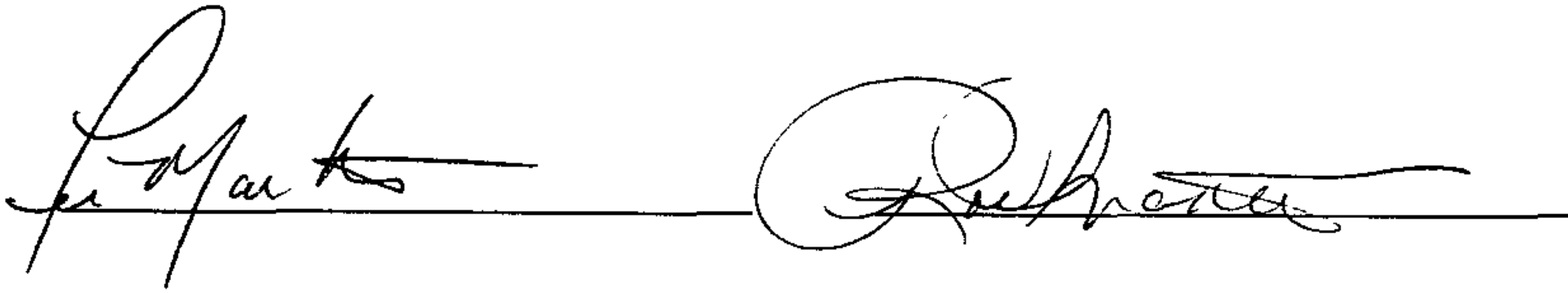
ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

NOTE TO FILE

07/16/04

05-034-A

Petitioner's confirm that the 29 foot setback from the proposed garage meets the front averaging requirements of section 303.1 of the Baltimore County Zoning Regulations, as the adjoining homes are located closer to the street right-of-way than 29 feet.

Two handwritten signatures are written over a horizontal line. The signature on the left is written in a cursive script and appears to read 'P. J. ...'. The signature on the right is also in cursive and appears to read 'D. ...'. Both signatures are written in black ink.

