

IN RE: PETITION FOR ADMIN. VARIANCE
SW/Corner Saxonhill Drive and
Trickling Brook Road
(1027 Saxonhill Drive)
8th Election District
3rd Council District

Robert J. Schaper, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-048-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, Robert J. Schaper, and his wife, Jeanne M. Schaper. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 30 feet for a proposed addition. 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.

Based upon all of the evidence contained therein, I am persuaded to grant the variance. There were no adverse comments submitted by any County reviewing agency and apparently no

ORDER RECEIVED FOR FILING

Date

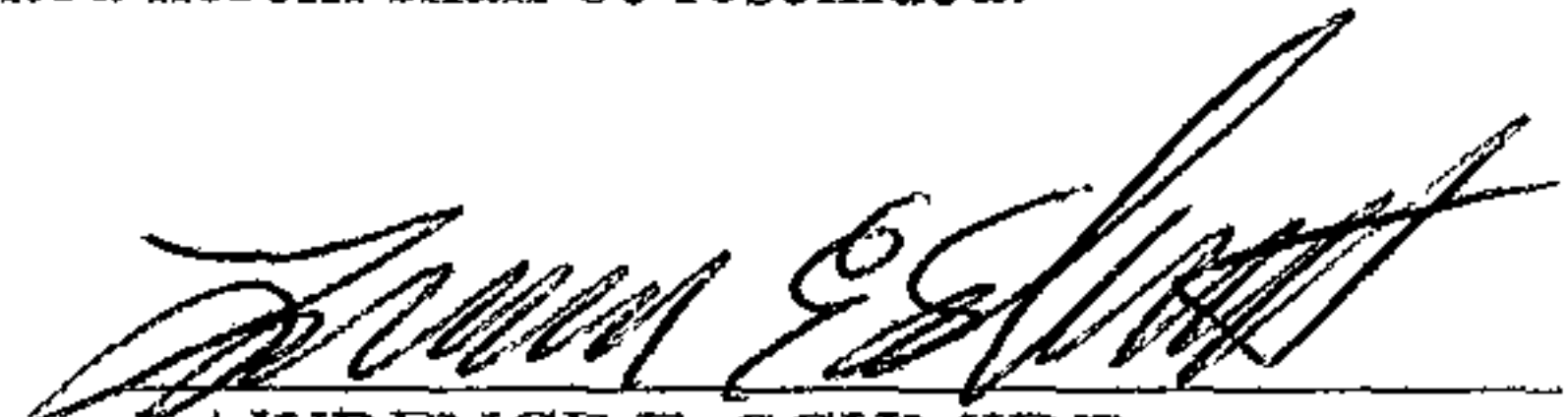
By

opposition from any of the neighbors. I find the unique configuration of the property and its corner location justifies the need for the variance. In my view, the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that there will be no detrimental impacts to the health, safety and general welfare of the surrounding locale.

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 31st day of August 2004 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

8/31/04

By

J. Rep

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 30, 2004

Mr. & Mrs. Robert J. Schaper
1027 Saxonhill Drive
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE
SW/Corner Saxonhill Drive and Trickling Brook Road
(1027 Saxonhill Drive)
8th Election District – 3rd Council District
Robert J. Schaper, et ux - Petitioners
Case No. 05-048-A

Dear Mr. & Mrs. Schaper:

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1027 SAXONHILL DRIVE
which is presently zoned DR 3.5

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)

1302.3.B to permit a rear yard setback of 15 ft. in lieu of the required 30 ft. to construct an addition.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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):

ROBERT J SCHAPER
Name - Type or Print

Signature

JEANNE M SCHAPER
Name - Type or Print

Signature

1027 SAXONHILL DRIVE 410 666-9124
Address Telephone No.

COCKEYSVILLE MD 21030-2907
City State Zip Code

Representative to be Contacted:

THOMAS SCHAPER
Name 410-666-9124 (H)

1027 SAXONHILL DRIVE 410-746-2592 (C)
Address Telephone No.

COCKEYSVILLE MD 21030-2907
City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BR Date 7/26/04

Estimated Posting Date 8/8/04

ORDER RECEIVED FOR FILING
DATE 8/3/04
BY [Signature]
CASE NO. 05-048-A
REV 10/25/01

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

Address 1027 SADDLEHILL DRIVE
City COCKEYSVILLE State MD Zip Code 21030-2907

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 OUR CORNER LOT IS NOT AS DEEP AS THE ADJACENT LOTS SO THE SAME REAR SETBACK LIMITS OUR USABLE LAND FOR AN ADDITIONAL 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.

X Robert J. Schaper
Signature
ROBERT J. SCHAPER
Name - Type or Print

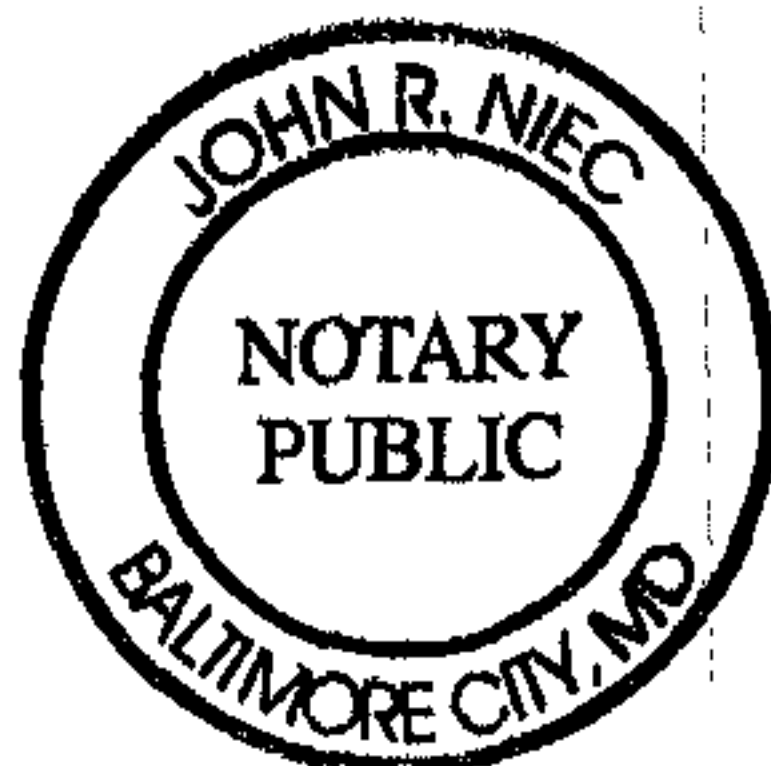
Jeanne M. Schaper
Signature
JEANNE M. SCHAPER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

ROBERT J. SCHAPER & JEANNE M. SCHAPER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

John R. Niec
Notary Public
My Commission Expires JOHN R. NIEC
Notary Public State of Maryland
My Commission Expires January 30, 2006

Zoning Description for 1027 Saxonhill Drive

Beginning at a point on the South^{west} side of Saxonhill Drive which is 50 feet wide at a distance of 25 feet North of the centerline of the nearest improved street Tricking Brook Road which is 50 feet wide. Being Lot # 14, Block H, Section 3 in the subdivision of Springdale as recorded in Baltimore County Plat Book # 33, Folio # 7, containing 9604 square feet. Also known as 1027 Saxonhill Drive and located in the 8th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39340

DATE

7/26/2004

ACCOUNT

600-200-1150

AMOUNT

\$ 65.00

RECEIVED

FROM:

Robert J. Miller

FOR:

Home Improvement Services

PAID RECEIPT

BUSINESS ACTIVITY

7/27/2004 7/26/2004 11:24:15

RECEIVED MAXIM JUNE JNR

RECEIPT # 177042 7/26/2004 0711

Dept 5 528 ZINING VERIFICATION

TR NO. 037540

Receipt Tot

\$65.00

\$65.00 OK

1.00 OK

Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date

August 10, 2004

RE: Case Number

05-048-A

Petitioner/Developer

ROBERT & JEANNE SCHAPER

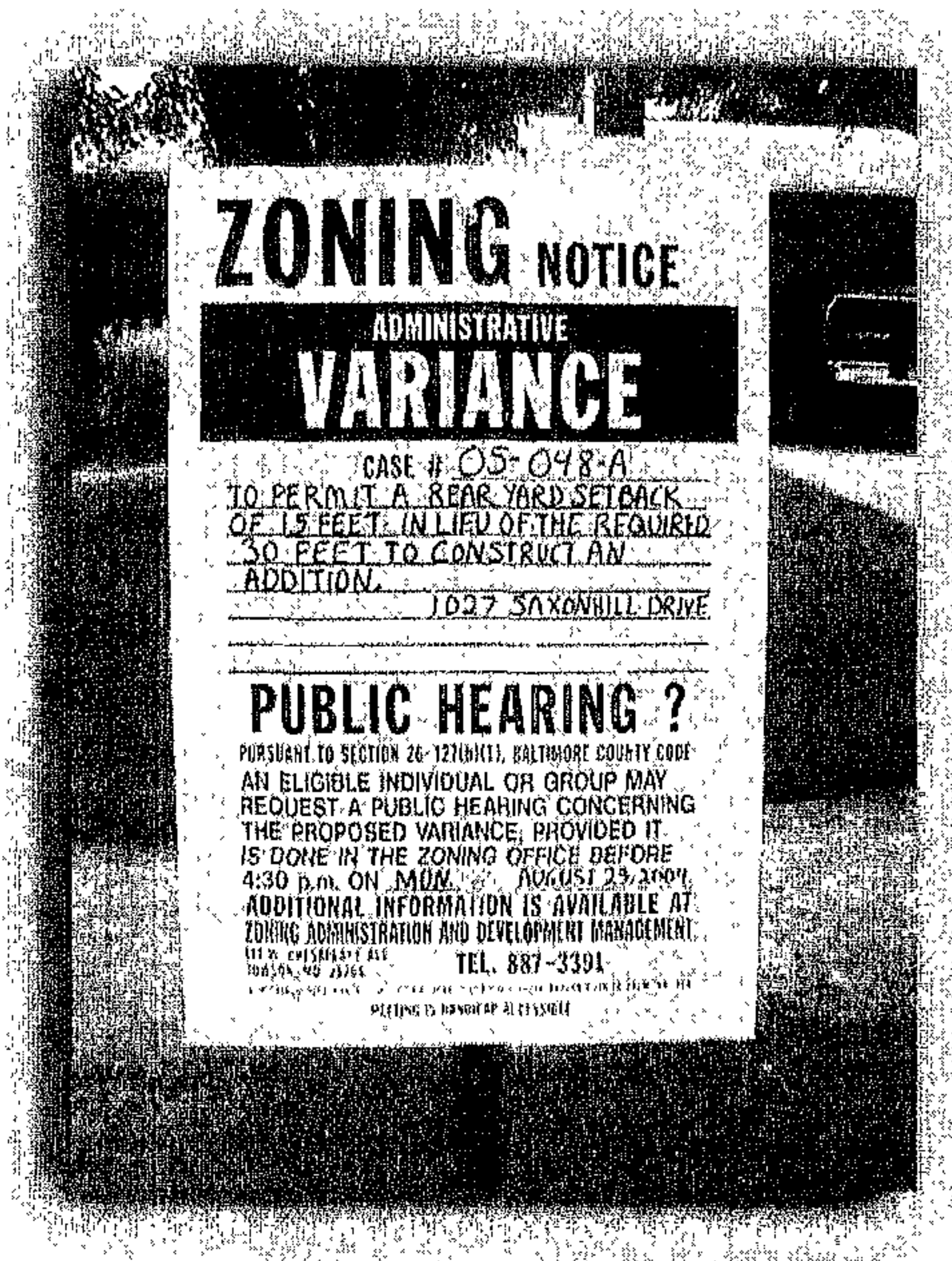
Date of Hearing/Closing

AUGUST 23, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1027 SAXON HILL DRIVE

The sign(s) were posted on

August 7, 2004



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 048 -A

Address 1027 Saxton Hill Drive

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/26/04

Posting Date: 8/8/04

Closing Date: 8/23/04

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- 048 -A

Address 1027 Saxton Hill Dr.

Petitioner's Name Robert & Jeanne Schaper

Telephone 410-666-9124

Posting Date: 8/8/04

Closing Date: 8/23/04

Wording for Sign: To Permit a rear yard setback of 15 ft. in lieu of the required 30 ft. to construct an addition.

WCR - Revised 6/25/04

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: 05-048-A
Petitioner: THOMAS SCHAPER (ROBERT & JEANNE SCHAPER)
Address or Location: 1027 SAXONHILL DRIVE COCKEYSVILLE MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS SCHAPER
Address: 1027 SAXONHILL DRIVE
COCKEYSVILLE MD 21030
Telephone Number: 410-666-9124

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 1027 SADDLEHILL DRIVE
City COCKEYSVILLE State MD Zip Code 21030-2907

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 OUR CORNER LOT IS NOT AS DEEP AS THE ADJACENT LOTS SO THE SAME ROAD SET BACK LIMITS OUR USABLE LAND FOR AN ADDITIONAL 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.

x Robert J. Schaper
Signature

ROBERT J. SCHAPER
Name - Type or Print

Jeanne M. Schaper
Signature

JEANNE M. SCHAPER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

ROBERT J. SCHAPER & JEANNE M. SCHAPER

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

John R. Niec
Notary Public

My Commission Expires

JOHN R. NIEC

Notary Public State of Maryland

My Commission Expires January 30, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1027 SAXONHILL DRIVE
which is presently zoned DR 3.5

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) 1302.3.B to permit a rear yard

setback of 15 ft. in lieu of the required 30 ft. to construct an addition.

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 SCHAPER
Name - Type or Print _____
x Robert J Schaper
Signature _____
JEANNE M SCHAPER
Name - Type or Print _____
b Jeanne M. Schaper
Signature _____
1027 SAXONHILL DRIVE 410 666-9124
Address _____ Telephone No. _____
COCKEYSVILLE MD 21030-2907
City _____ State _____ Zip Code _____

Representative to be Contacted:

THOMAS SCHAPER
Name _____ 410-666-9124 (H)
1027 SAXONHILL DRIVE 410-746-2592 (C)
Address _____ Telephone No. _____
COCKEYSVILLE MD 21030-2907
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. 05-048-A

REV 10/25/01

Reviewed By BSH Date 7/26/04

Estimated Posting Date 8/8/04

**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 23, 2004

Robert J. Schaper
Jeanne M. Schaper
1027 Saxonhill Drive
Cockeysville, Maryland 21030-2907

Dear Mr. and Mrs. Schaper:

RE: Case Number:05-048-A, 1027 Saxonhill Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Thomas Schaper 1027 Saxonhill Drive Cockeysville 21030-2907

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

August 2, 2004

ATTENTION: Zoning Review planners
Distribution Meeting of: August 2, 2004
Item No.: 002, 036-049, 051

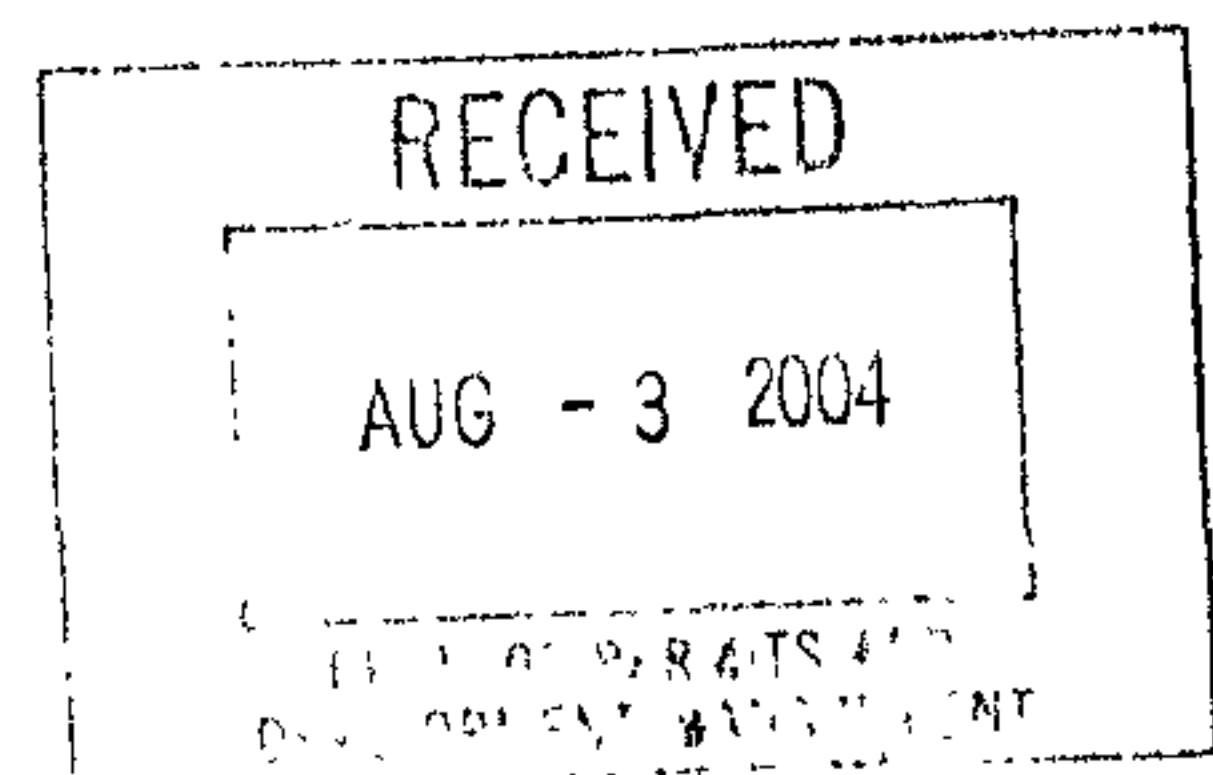
Dear Ms. Mathews:

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



Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2004

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

RWB / RJF

SUBJECT: Zoning Advisory Committee Meeting
For August 9, 2004
Item Nos. 036, 037, 038, 039, 040, 041,
044, 045, 046, 047, 048, and 051

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 *JO*

DATE: August 25, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 2, 2004

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

05-002

04-037

04-038

04-039

04-040

04-041

04-044

04-045

04-047

04-048

04-049

04-051

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 5, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-038 and 5-048

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:



Division Chief:



MAC/LL

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



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

Maryland Department of Transportation

Date: 8-2-04

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

RE: Baltimore County
Item No. 048 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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

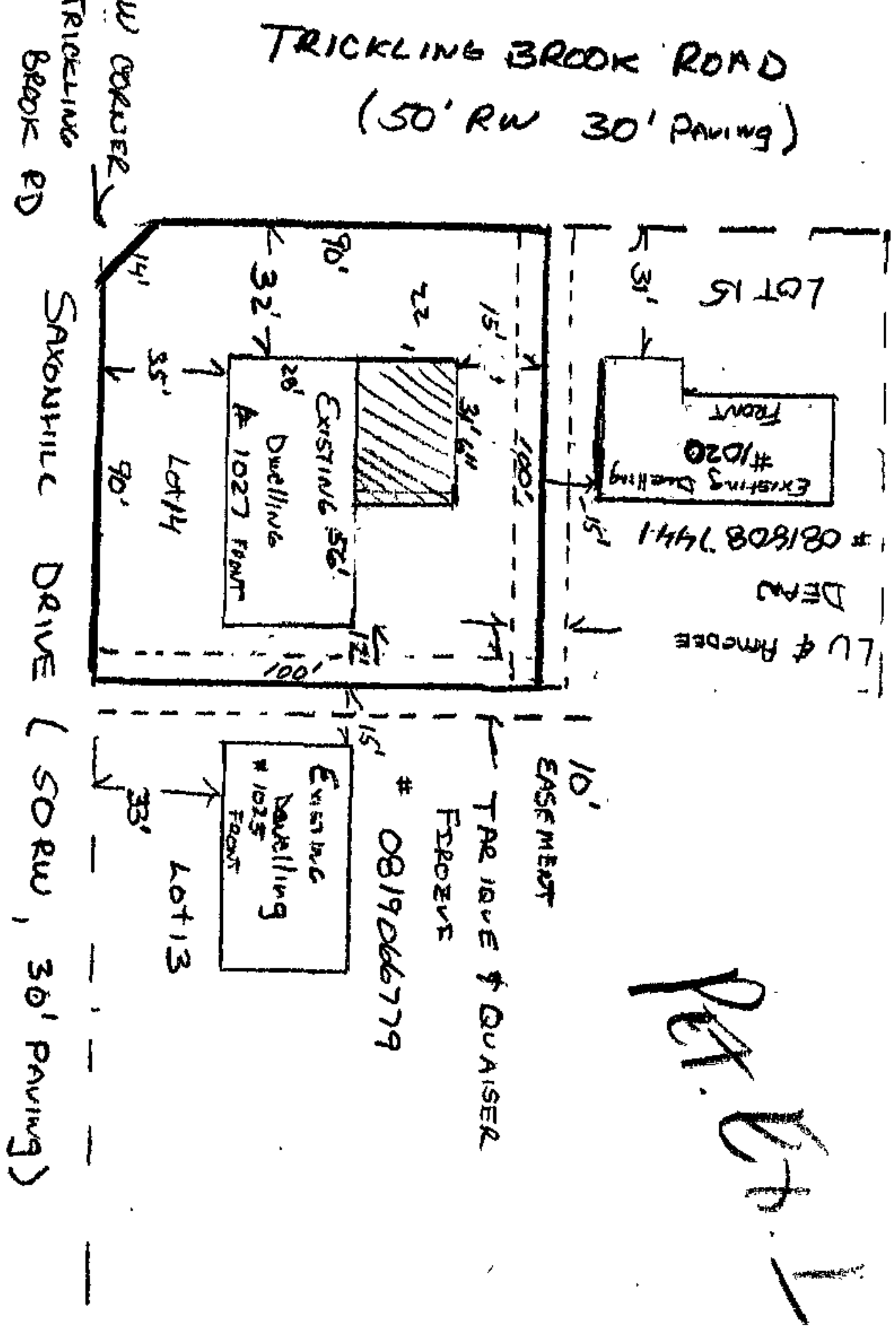
PROPERTY ADDRESS 1027 SAXONHILL DRIVE

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

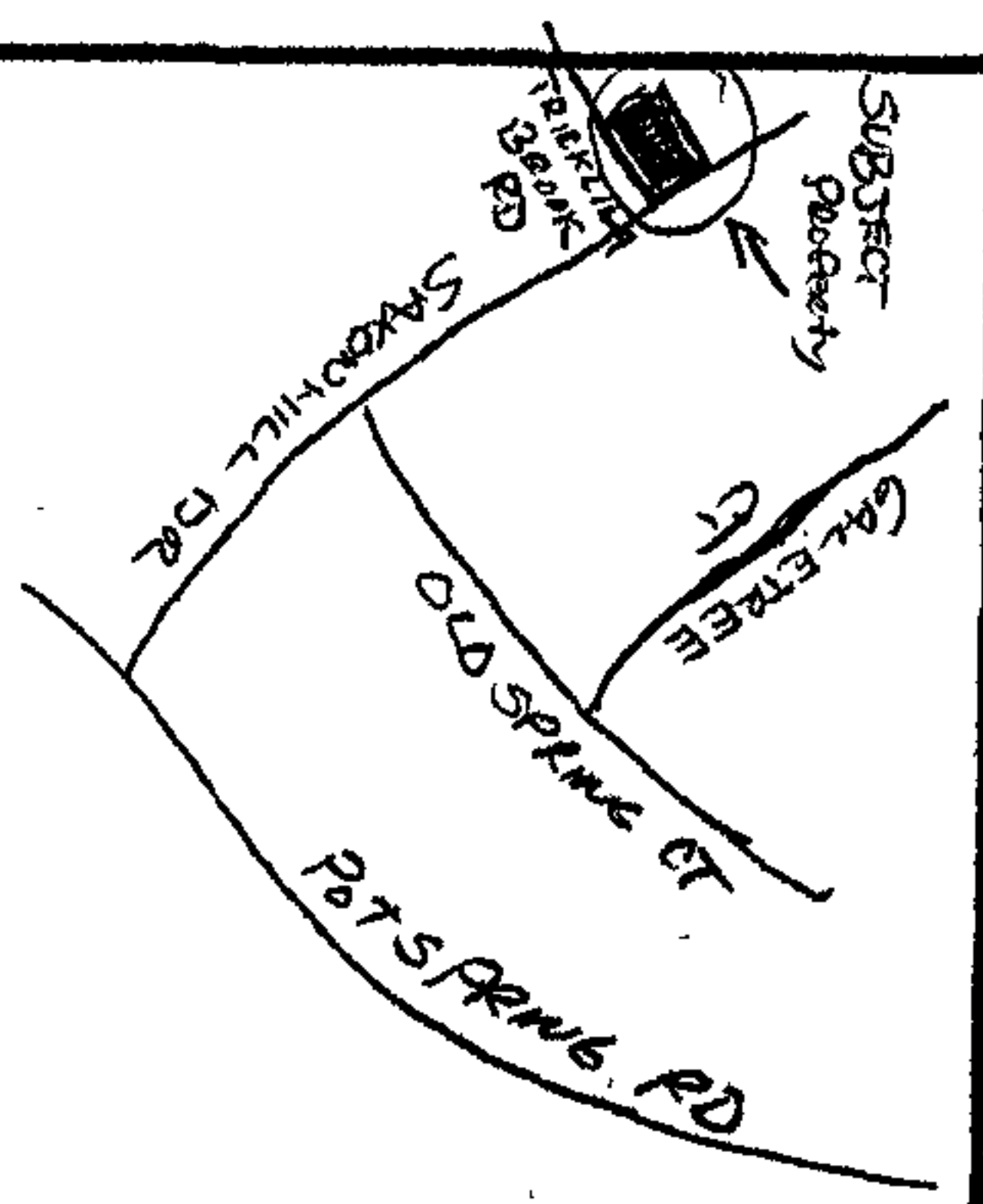
SUBDIVISION NAME SPRINGDALE

PLAT BOOK # 33 FOLIO # 7 LOT # 14 SECTION # 3

OWNER ROBERT J JEANNE M SCHAPER



Pet. 6b-1



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NE 17A

ZONING DR 3.5

LOT SIZE .22 9604

ACREAGE 9604 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☒

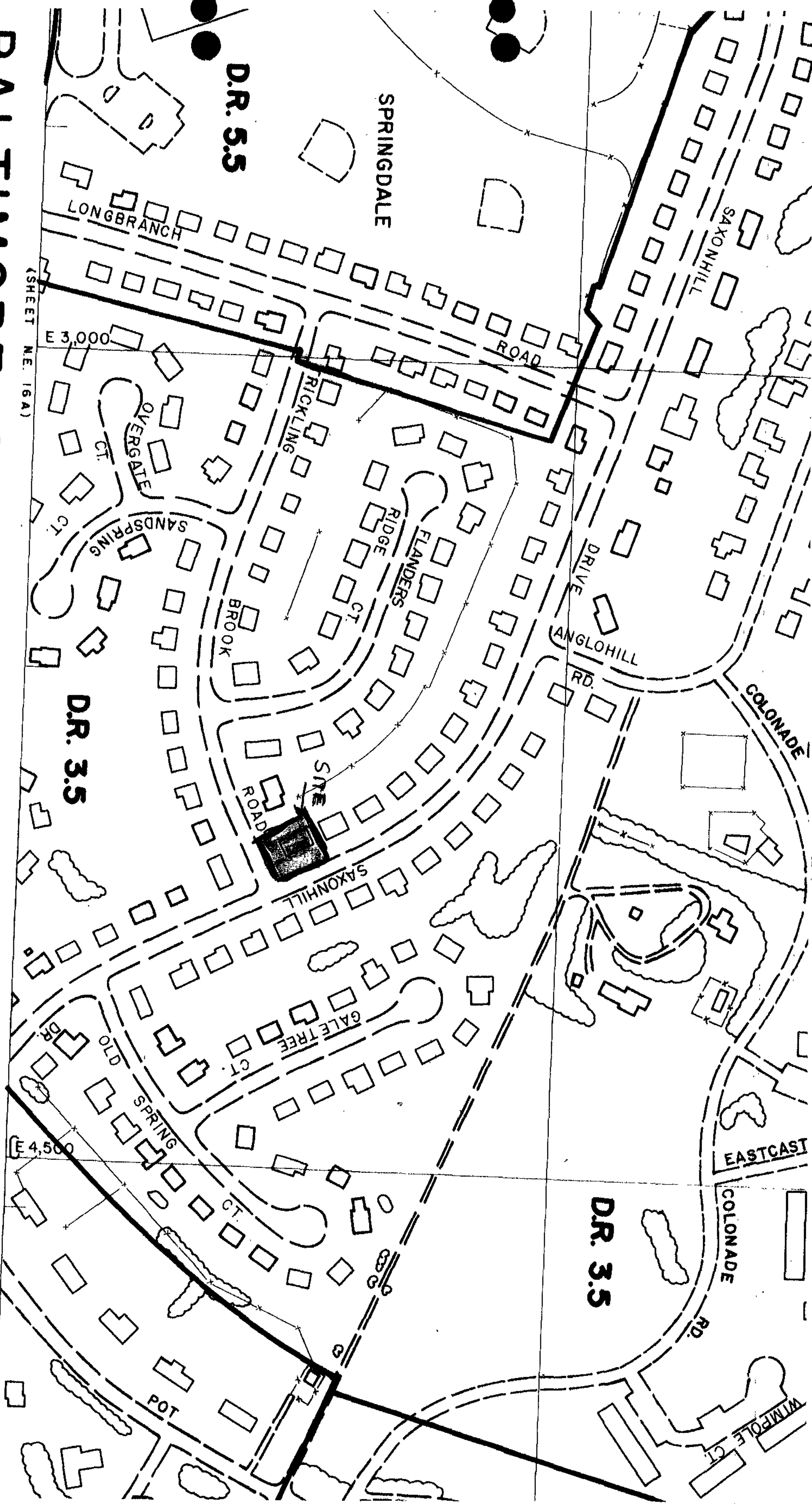
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY TWS

SCALE OF DRAWING: 1" = 50'



BALTIMORE COUNTY E OF PLANNING AND ZONING

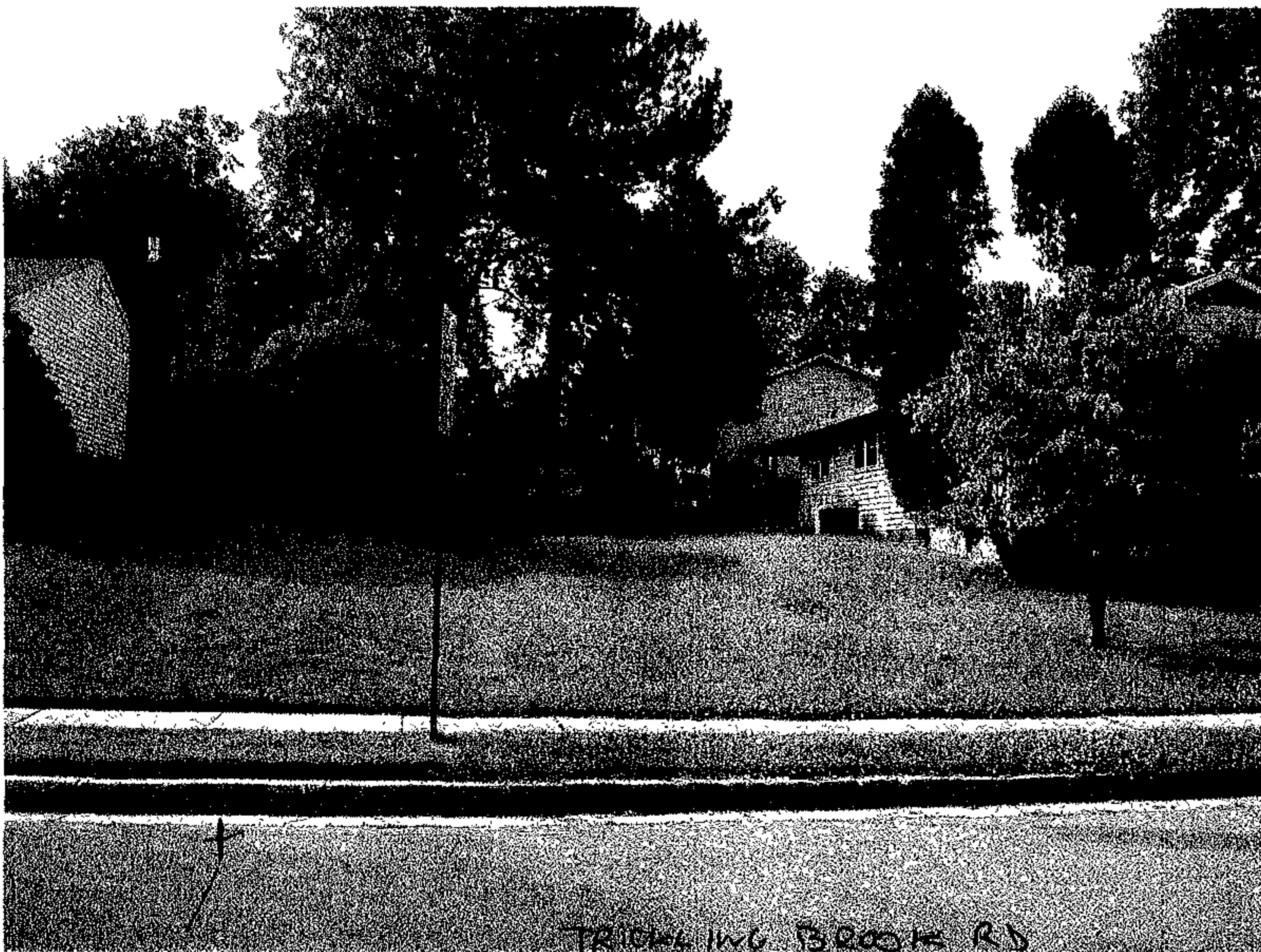


SCALE

1" = 200' ±

NE 17 #

#048



Property Line

TRIMMING BROOK RD

50' R/W - 30' paving

p7020002 (2048x1536x24b jpeg)



#048