

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Royahn Avenue, 135' W of the c/l
Hilltop Road
(4805 Royahn Avenue)
14th Election District
6th Council District

Linda R. Ward
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-054-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 owner of the subject property, Linda R. Ward. The Petitioner seeks relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 111.C.3, 1945-1955 Regulations) to permit a side yard setback of 2 feet in lieu of the required 7 feet for a proposed carport attached to the existing dwelling. 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 find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. It was indicated that the

ORDER RECEIVED FOR FILING

Date 9/31/14

By [Signature]

proposed carport will be constructed adjacent to the east side of the existing dwelling over an existing concrete parking pad. Due to the location of the existing dwelling on the lot, the proposed carport will be located 2 feet from the side property line. It is also to be noted that the houses on the adjacent lots front on Hilltop Road. Thus, the rear yards of those lots abut the side yard of the subject property and proposed carport. There were no adverse comments from any County reviewing agency and the neighbors on the affected side signed a letter of support. Thus, it appears that relief can be granted without detrimental impact to the adjacent properties.

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.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 111.C.3, 1945-1955 Regulations) to permit a side yard setback of 2 feet in lieu of the required 7 feet for a proposed carport attached to the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 8/31/04

By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

August 30, 2004

Ms. Linda R. Ward
4805 Royahn Avenue
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
S/S Royahn Avenue, 135' W of the c/l Hilltop Road
(4805 Royahn Avenue)
14th Election District – 6th Council District
Linda R. Ward - Petitioner
Case No. 05-054-A

Dear Ms. Ward:

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, reading "Lawrence E. Schmidt".

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 4805 Royahn Ave.
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) 1B02.3.B, 111.C.3 '45-55'
(B02R) (B02R)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION (CARPORT) TO HAVE A SIDEYARD OF 21
IN LIEU OF THE REQUIRED 71.

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 Telephone No.

City State Zip Code

Representative to be Contacted:

Name

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.

Zoning Commissioner of Baltimore County

Reviewed By CTM Date 7/28/04

Estimated Posting Date 8/8/04

CASE NO. 05-054-A

RECEIVED 10/25/01

ORDER RECEIVED FOR FILING
5/3/04
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

4805 Royahn Avenue
Address
Nottingham MD 21236
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):

As we are aging (Mr. Ward is 78; Mrs. Ward is 65), a car port will help to protect us during bad weather. It will allow us to remain living in our home for a longer period of time. In addition, this structure can not be placed anywhere else on the property.

(Mr. Ward is currently under the care of Dr. Marc Hungerford, located at the Good Samaritan Hospital, for several orthopedic problems. (Johns Hopkins Orthopaedics at Good Samaritan Hospital, 5601 Loch Raven Blvd. 410-532-4731).)

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.

Linda R. Ward
Signature

Signature

Linda R. Ward
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

LINDA R WARD MD LIC W620 522 744 856 in 5/8/00 exp 11/7/05
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Theresa L. Franklin
Notary Public

My Commission Expires 12/1/04

ZONING DESCRIPTION
FOR
4805 ROYAHN AVE.

BEGINNING AT A POINT ON THE SOUTH
SIDE OF ROYAHN AVE. (50' WIDE) AT
A DISTANCE OF 140' $\pm$ WEST OF
THE CENTERLINE OF HILLOTOP AVE
(50' WIDE). BEING LOT 20 IN
THE SUBDIVISION OF RIDGE ROAD
SUBDIVISION AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK 18,
FOLIO 73 CONTAINING 10,500 $\pm$
ALSO KNOWN AS 4805 ROYAHN AVE.
AND LOCATED IN THE 14TH ELECTION
DISTRICT 6 COUNCILMANIC DISTRICT.

No. 62001

7	28	04
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ACCOUNT

Room 1006 C150

AMOUNT

100

RECEIVED

Clinton Ward

FROM

FOR:

OS-05A-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

THE UNIVERSITY OF CHICAGO

THE
JOURNAL
OF
THE
ROYAL
ANTHROPOLOGICAL
INSTITUTE

[illegible]

SECRET

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194-3-328 ZIRKIN VERA IGAR'EVNA

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1990年12月

新書出版

SILVER LACEY

CASHER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-054-A

Petitioner/Developer: _____

LINDA WARD

Date of Hearing/Closing: 8/23/04

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

Attention:

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
at 4805 ROYAL AVE

This sign(s) were posted on 8 / 7 / 04
(Month, Day, Year)

Sincerely,

Martin Ogle 8/7/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # *CE-1571-A*

*PROPOSED: 1-1/2 STORY FRAME JOINTING
1-1/2 STORY FRAME JOINTING
1-1/2 STORY FRAME JOINTING*

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY AUGUST 23, 2004
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AT - DEVELOPMENT MANAGEMENT

811 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

THE ZONING BOARD MEETING WILL BE HELD IN THE ZONING BOARD ROOM AT 8:00 AM ON 8/23/04
MEETING IS HANDICAP ACCESSIBLE

Martin Ogle 8/7/04

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 05-054-A

Petitioner Linda R. Ward

Address or Location 4805 Royahn Ave. 21236

PLEASE FORWARD ADVERTISING BILL TO

Name Linda R. Ward

Address 4805 Royahn Avenue
Nottingham, MD. 21236

Telephone Number: 410-661-7479

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 054 -A

Address 4805 ROYALH AVENUE

Contact Person: LYND T. MOXLEY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/28/04

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- 054 -A

Address 4805 ROYALH AVENUE

Petitioner's Name LINDA R WARD

Telephone _____

Posting Date: 8/8/04

Closing Date: 8/23/04

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY

DWELLING WITH ADDITION (CARPORT) TO HAVE A

SIDEYARD OF 2' IN LIEU OF THE REQUIRED 7'.

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO FROM

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

4805 Royahn Avenue
Address
Nottingham MD 21236
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):

As we are aging (Mr. Ward is 78; Mrs. Ward is 65), a carport will help to protect us during bad weather. It will allow us to remain living in our home for a longer period of time. In addition, this structure can not be placed anywhere else on the property.

(Mr. Ward is currently under the care of Dr. Marc Hungerford, located at the Good Samaritan Hospital, for several orthopedic problems. (Johns Hopkins Orthopaedics at Good Samaritan Hospital, 5601 Loch Raven Bld. 410-532-4731).)

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.

Linda R. Ward
Signature

Signature

Linda R. Ward
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

LINDA R WARD MD LIC W 630 522 744856 is 5/8/00 exp 11/7/05
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 12/9/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4805 Royahn Ave.
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) 1 B02.3.B, 111.C.3 "45-55"
(BCZR) (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION (CARPORT) TO HAVE A SIDEYARD OF 2'
IN LIEU OF THE REQUIRED 7'.

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, 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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-054-A

REV 10/25/01

Reviewed By LTM

Date 7/28/04

Estimated Posting Date 8/8/04

**Department of Permits
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

August 23, 2004

Linda R. Ward
4805 Royahn Avenue
Nottingham, Maryland 21236

Dear Ms. Ward:

RE: Case Number:05-054-A, 4805 Royahn Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 28, 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

August 5, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 9, 2004

Item No.: 050, 052-060

Pursuant to your request, the referenced plan(s) have been reviewed 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: September 3, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 9, 2004

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

05-050

04-052

04-053

04-054

04-055

04-056

04-057

04-058

04-059

04-060

Reviewers: Sue Farinetti, Dave Lykens

8/23/04
FN
Granted 8/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-053 and 5-054**
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 27, 2004

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

RWB/cab

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2004
Item Nos. 050, 052, 053, 054, 055,
and 060

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

RWB:CEN:jrb

cc: File

Balto. County Dept. of
Permits and Development Management:

August 5,

2004

Re: Case # 054
(Variance Request for Carport)

Enclosed is a page of 3 signatures showing no objection to the carport project known as Case # 054.

Please add this page to the file of Case # 054, so the Zoning Commissioner can review it with all of the other required information concerning this Variance request.

Thank you once again for your time and cooperation.

Sincerely,

Linda R. Ward,
Property Owner

410-661-7479

August 5, 2004

Baltimore County Zoning Commissioner

We the undersigned have no objection to
a car port installed on driveway at
Lot #20 4805 Royahn Avenue 2/236

Lot[#] 19 Robert Witt

Lot # 18 Debbie Ranzano

Lot #21 Joseph Bartenfelder

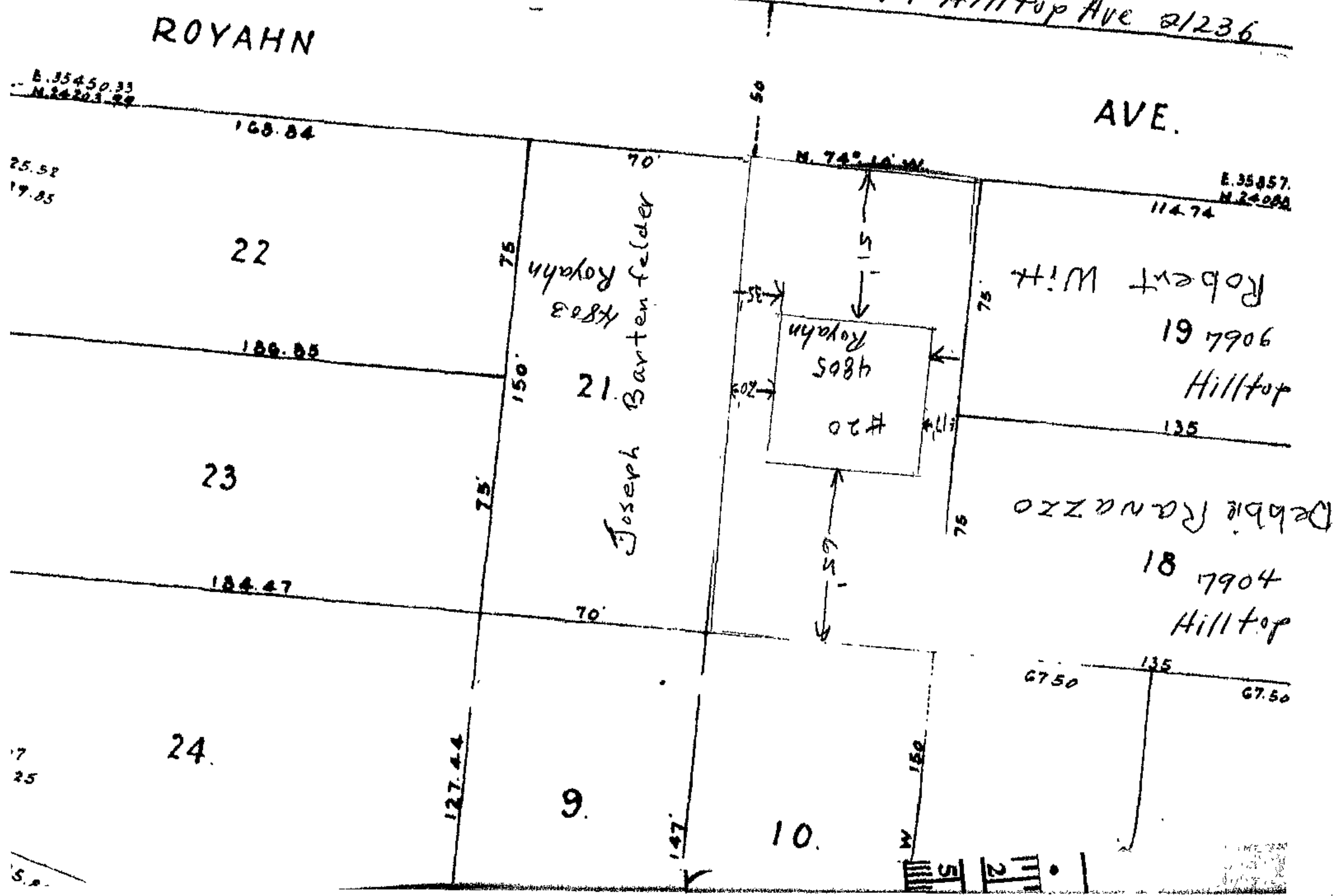
Robin Barterfelder

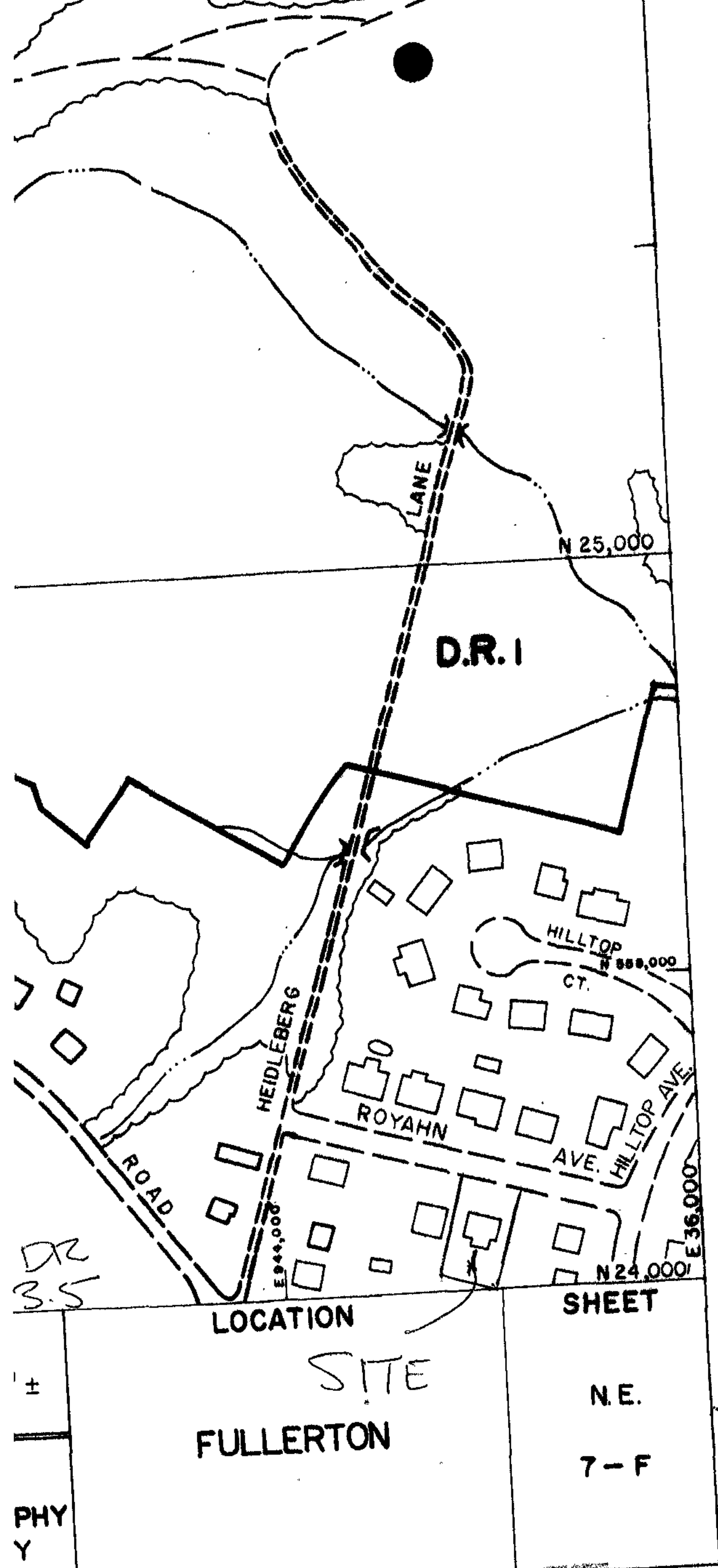
Phone #s:

Robert Witt (410-665-6588) 7906 Hilltop Ave. 21236
Joseph Bartenfelder (410-665-6588) 7906 Hilltop Ave. 21236

Joseph Bartenfelder (410-668-2105) 4803 Royahn Ave
Debbie Herzog Ranzazzo (410-661-3727) 21236

Debbie Herzog Ranzazzo (410-661-3727) 7904 Hilltop Ave 2/236





DR
3.5

±

PHY
Y

LOCATION
SITE
FULLERTON

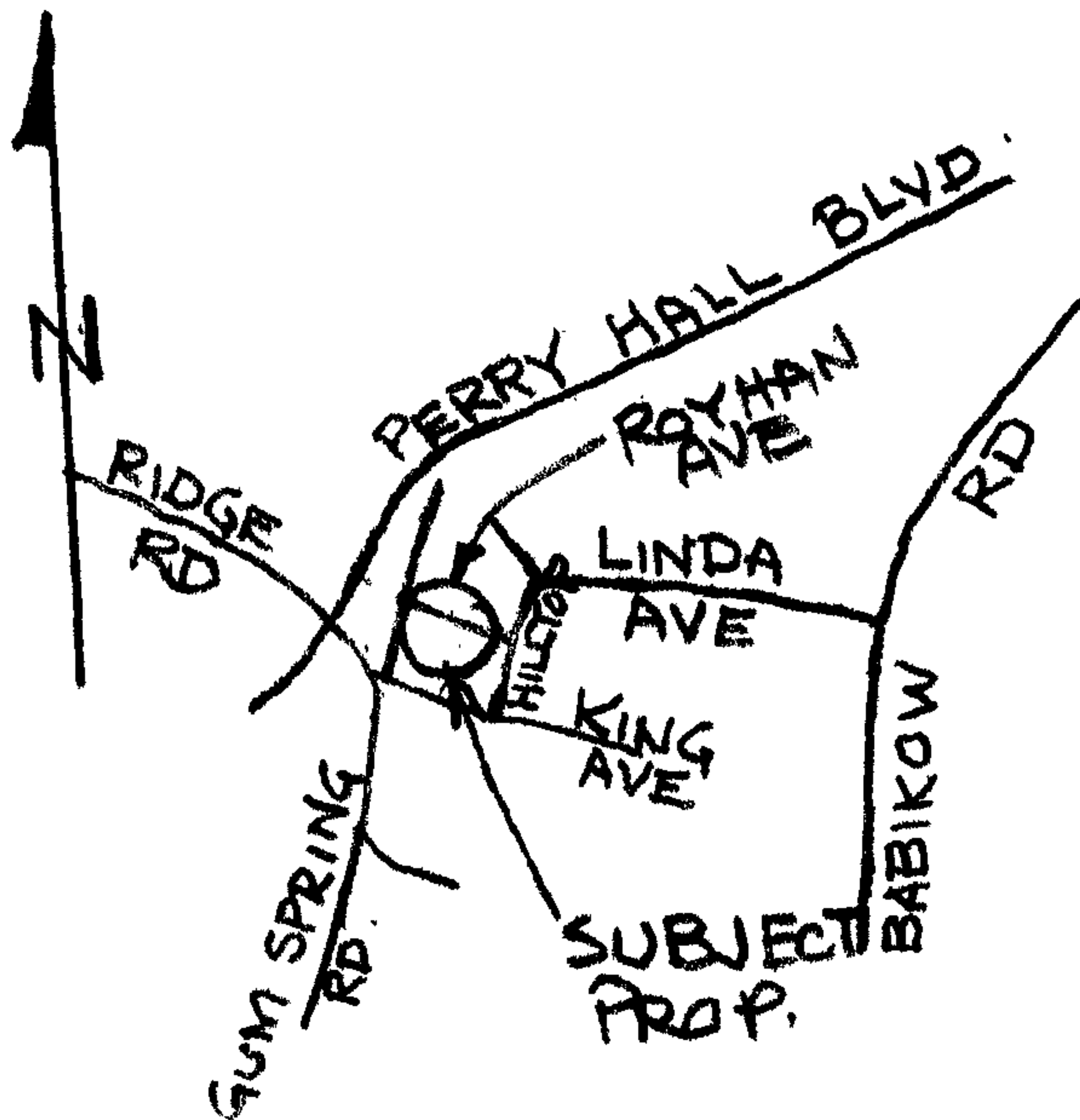
SHEET

N.E.
7-F

#54

NE
7
F

11/10/52

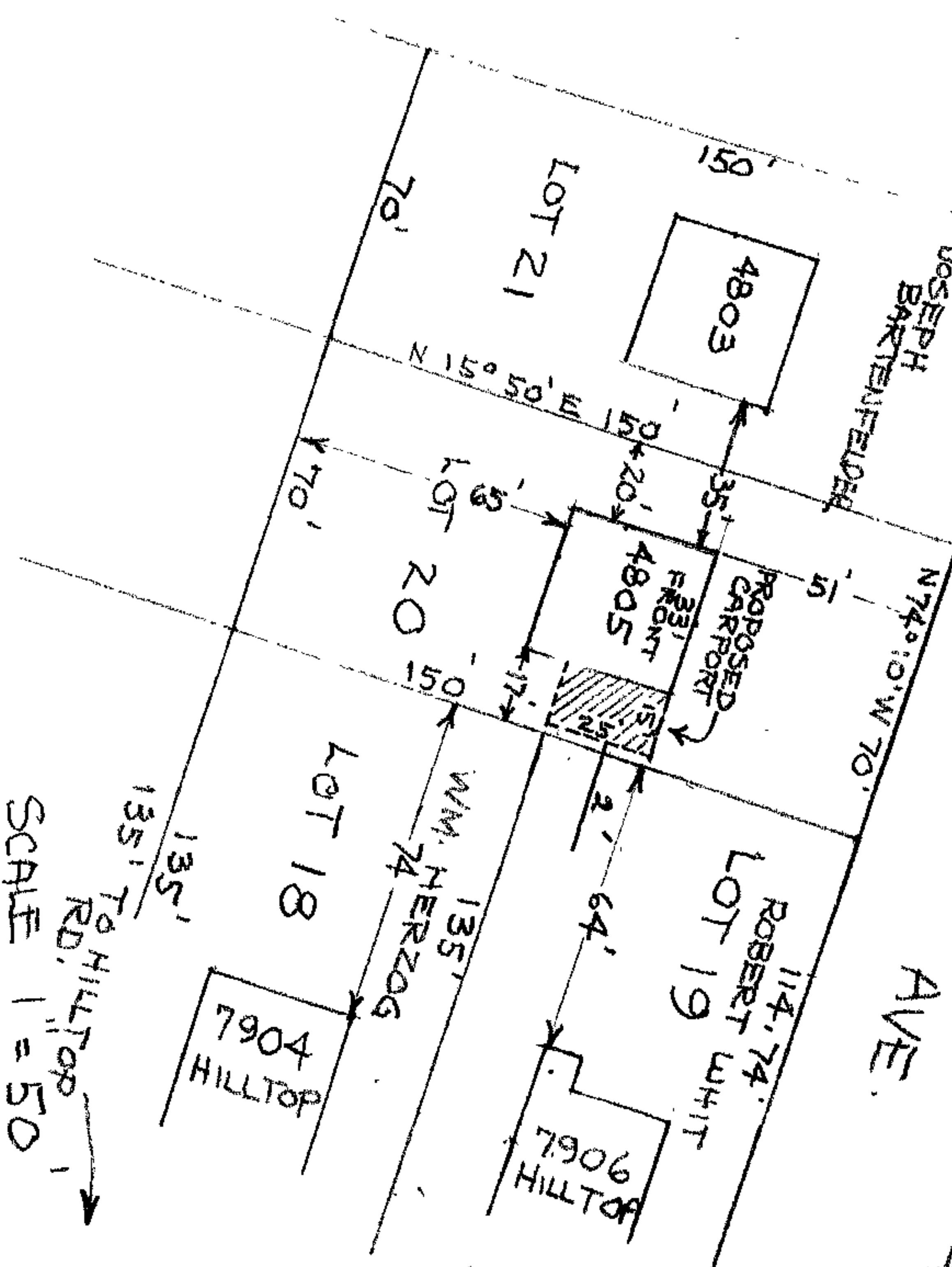
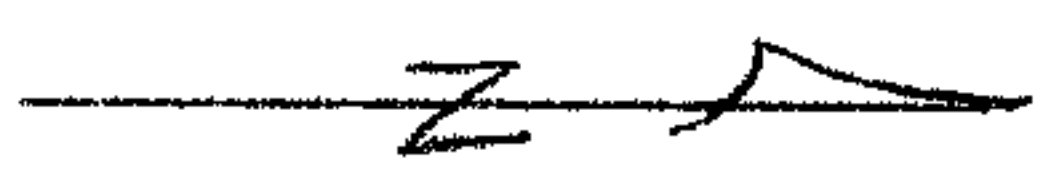


VICINITY MAP
SCALE 1" = 1000'

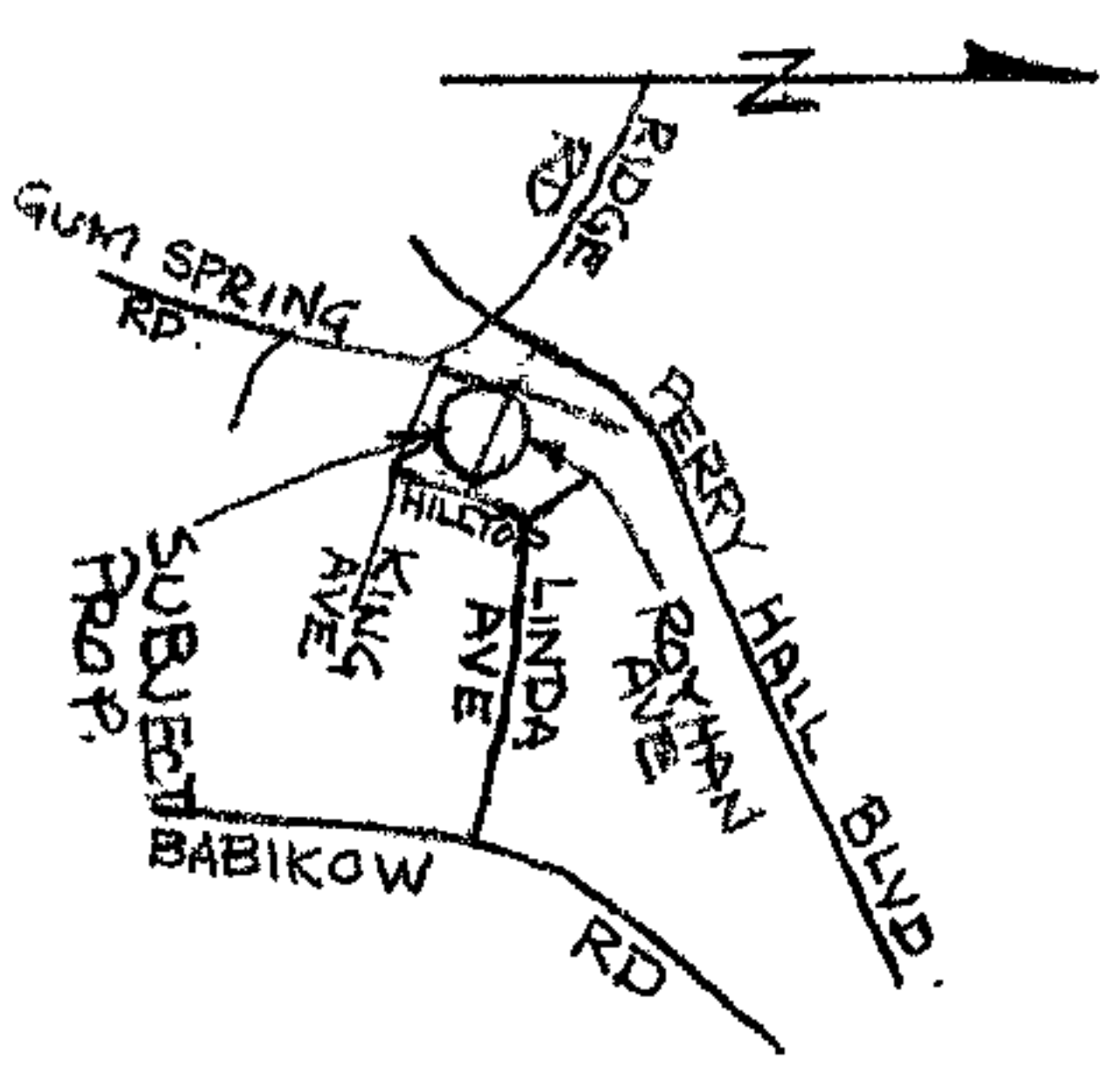
PLAT TO ACCOMPANY PETITION FOR VARIANCE

PROPERTY ADDRESS 4805 ROYAHN AVE
 SUBDIVISION NAME RIDGE ROAD SUB
 PLAT BOOK # 18 Folio # 73 Lot # 20
 OWNER LINDA C. WARD

1801



SCALE 1" = 50'

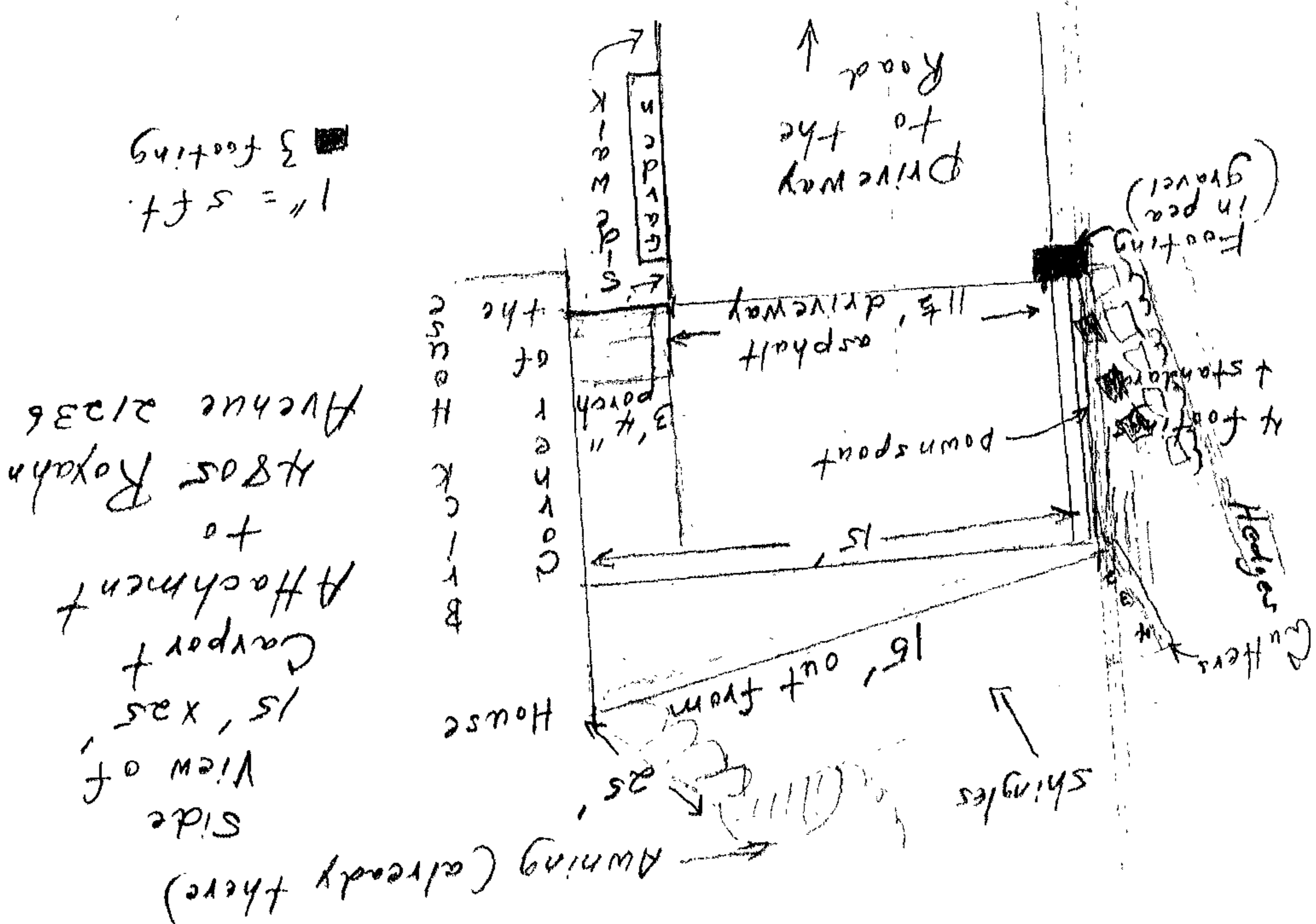
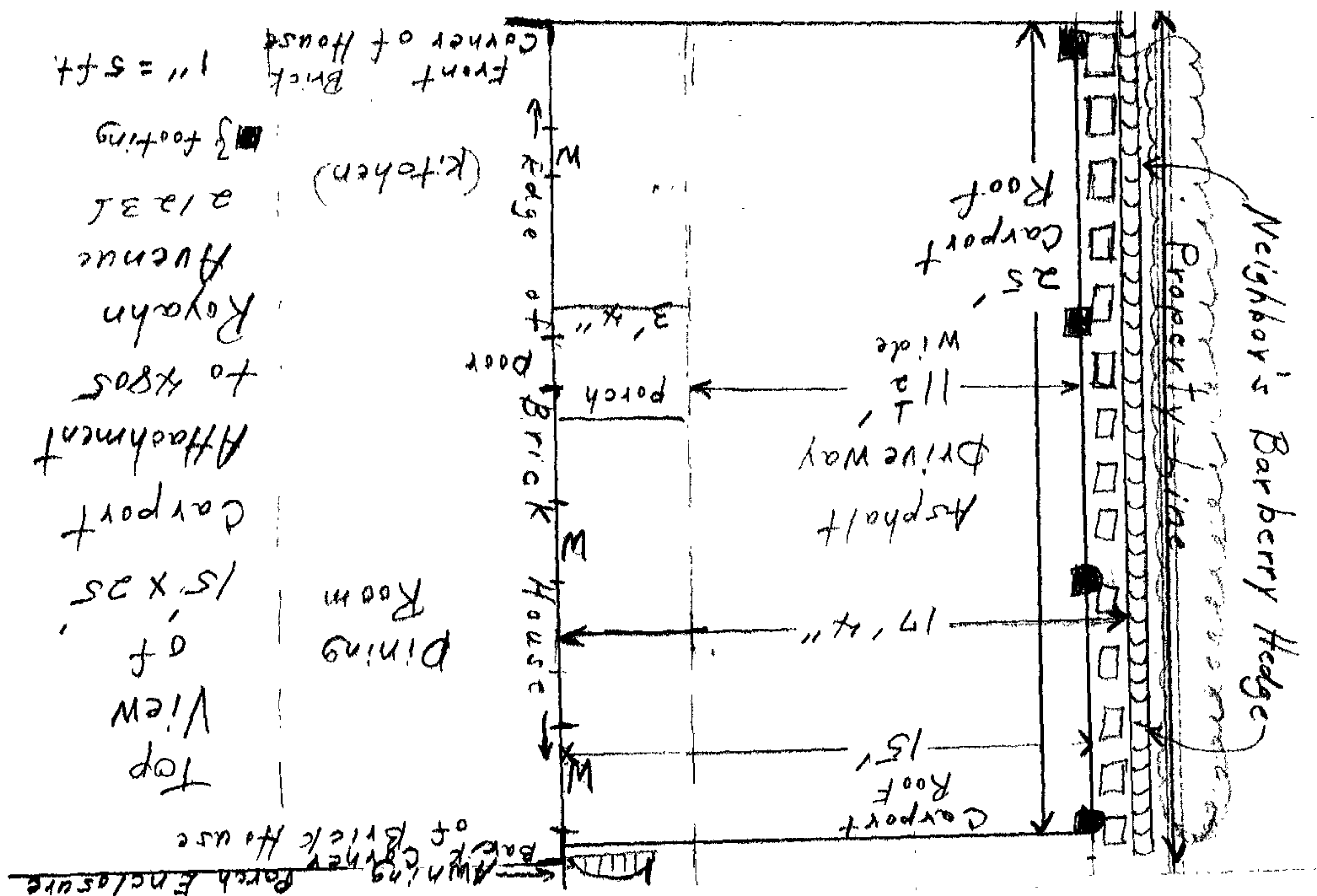


VICINITY MAP
 SCALE 1" = 1000'

LOCATION INFORMATION
 ELECTION DIST. - 14
 COUNCILMANIC DIST - 6
 1"=200' SCALE MAP# NE 7F
 ZONING DR 3.5
 LOT SIZE - 10,500 SQ FT.
 SEWER PUBLIC
 WATER PUBLIC
 CHESAPEAKE BAY
 CRITICAL AREA - NO
 100 YEAR FLOOD
 PLAIN - NO
 HISTORIC PROP/BUDG - NO
 PRIOR ZONING HEARING - NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM# CASE#
 CTM 54

EXHIBIT #5d





480 Royahn Avenue
Nottingham, Maryland

21236

#54

Linda R. Ward, Property Owner

410-661-7479

(Shows neighbor's hedge, garden, and
driveway; his house is not shown.)



4805 Royahn Avenue
Nottingham, Maryland

3)

21236

#54

Linda R. Ward, Property Owner

410-661-7479

(Shows front yard and driveway)



4805 Royahn Avenue

4)

Nottingham, Maryland

#54

21236

Linda R. Ward,

Property
Owner

HO-661-7479

(Shows enclosed porch on back of 4805 dwelling; brown wishing well is in garden about 6 ft. from this end of driveway; neighbor's hedge.)