

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Middleford Road, 22 ft. N
centerline of Wheatland Road
1st Election District
1st Councilmanic District
(1335 Middleford Road)

Ruth E. MacGregor
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-094-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Ruth E. MacGregor. The administrative variance is requested for property located at 1335 Middleford Road in the Catonsville area of Baltimore County. The administrative variance request is from Section 1B02.3.C (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 17 ft. in lieu of the required 25 ft. for an addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 27, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where

ORDER RECEIVED FOR FILING

9/15/04

Ray

special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of September, 2004, by this Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 17 ft. in lieu of the required 25 ft. for an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own

ORDER RECEIVED FOR FILING
9/15/04
Raj

risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 9/15/04
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

September 15, 2004

Ms. Ruth E. MacGregor
1335 Middleford Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-094-A
Property: 1335 Middleford Road

Dear Ms. MacGregor:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Joseph L. Moineau
5799 Railroad Avenue
Elkridge, MD 21075



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1335 Middleford Road, Catonsville
which is presently zoned DR.S.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) BO 2.3.C. (CHAOT.) to permit

A FRONT YARD SETBACK OF 17 FT. IN LIEU OF THE REQUIRED 25 FT.

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):

Ruth E. MacGregor

Name - Type or Print

Signature

Name - Type or Print

Signature

1335 Middleford Road (410) 747-0322

Address Telephone No.

Catonsville, MD 21228-2751

City State Zip Code

Representative to be Contacted:

Joseph L. Moineau

Name

5799 Railroad Avenue (443) 562-0745

Address Telephone No.

Elkridge, MD 21075

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

Reviewed By JFH Date 08-18-04

Estimated Posting Date 08-29-04

CASE NO. 050947

RECEIVED 10/15/01

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

1335 Middleford Road
Address
Catonsville, MD 21228-2751
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):

Owner is a single female. Daughter is a college student. Property (purchased 7/2001) was burglarized 11/2001, and another attempt made 9/2003, despite security system warning signs.

Variance request is to permit construction of a small vestibule area at front entry. Existing steel framed door will be turned from street view to side view. The addition of two small octagonal windows (facing street and side) will afford a three-angle view of front property. Small porch will allow for conversion to handicap accessibility.

This will allow for greater personal safety for residents when entering house or answering door to callers.

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

Ruth E. MacGregor

Name - Type or Print

Signature

Name - Type or Print

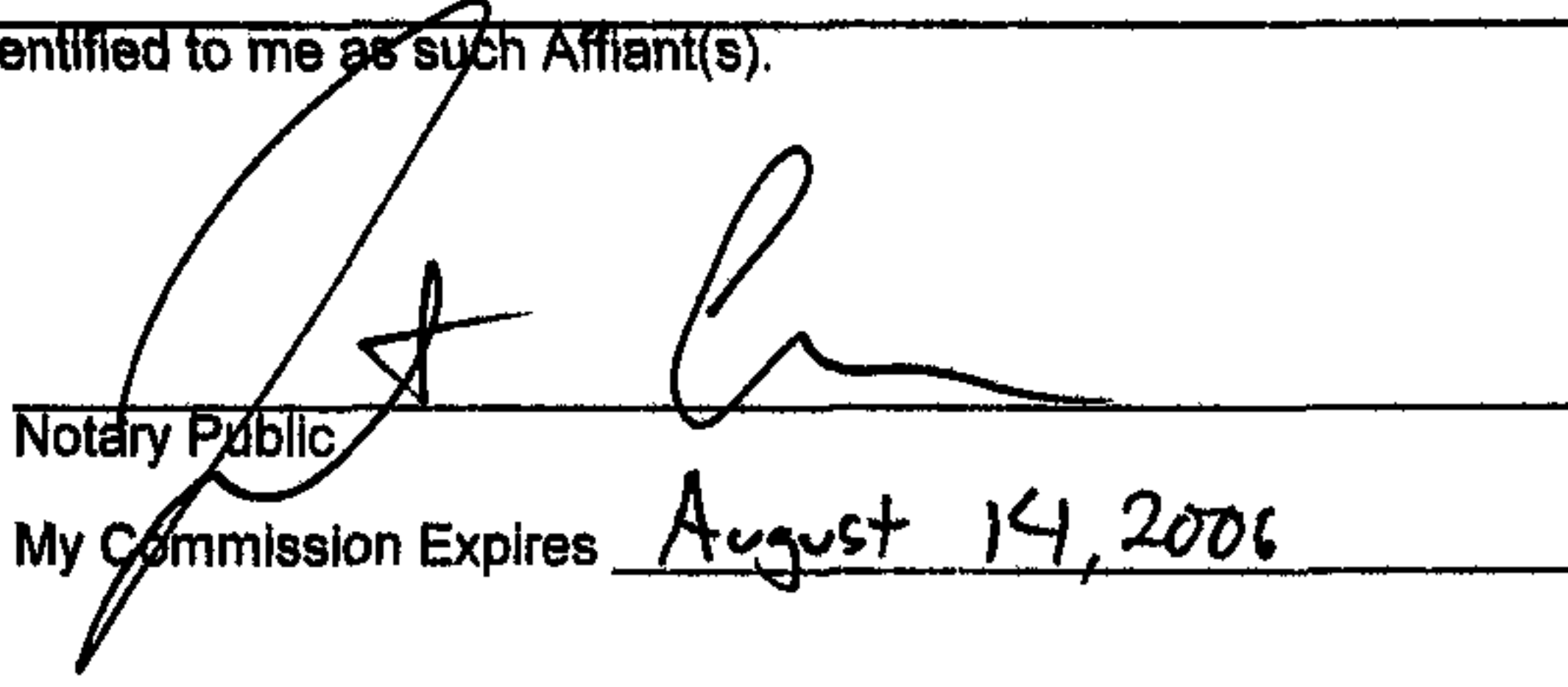
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ruth Estelle MacGregor

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

August 14, 2006

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 1335 Middleford Road
Address
Catonsville, MD 21228-2751
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):

Owner is a single female. Daughter is a college student. Property (purchased 7/2001) was burglarized 11/2001, and another attempt made 9/2003, despite security system warning signs.

Variance request is to permit construction of a small vestibule area at front entry. Existing steel framed door will be turned from street view to side view. The addition of two small octagonal windows (facing street and side) will afford a three-angle view of front property. Small porch will allow for conversion to handicap accessibility.

This will allow for greater personal safety for residents when entering house or answering door to callers.

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.

Ruth E. MacGregor
Signature
Ruth E. MacGregor
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Both Estelle MacGregor
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 August 14, 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1335 Middleford Road, Catonsville
which is presently zoned _____

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)

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):

Ruth E. MacGregor

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

1335 Middleford Road

(410) 747-0322

Address _____

Telephone No. _____

Catonsville,

MD

21228-2751

City _____

State _____

Zip Code _____

Representative to be Contacted:

Joseph L. Moineau

Name _____

5799 Railroad Avenue

(443) 562-0745

Address _____

Telephone No. _____

Elkridge,

MD

21075

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. 05-094-A

REV 10/25/01

Reviewed By ARM

Date 08-18-04

Estimated Posting Date 08-29-04

PETITION FOR ADMINISTRATIVE ZONING VARIANCE

Zoning Description for 1335 MIDDLEFORD ROAD

Beginning at a point on the EAST side of MIDDLEFORD ROAD, which is 50 feet (right of way) wide, at the distance of 22 feet NORTH of the centerline of the nearest intersecting street, WHEATLAND ROAD, which is also 50 feet (right of way) wide. Being Lot #3, Block J, Section #7-A, in the subdivision of WESTVIEW PARK as recorded in Baltimore County Plat Book # WJR 26, Folio # 149, containing 7,350 sf (approx. .17 acre). Also known as 1335 MIDDLEFORD ROAD and located in the 1st ELECTION District, 1st COUNCILMANIC District.

OS. 094-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39740

DATE 05-18-04 ACCOUNT R 001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM P. J. H. Inc. Green
FOR Res. Van (Admin)
1335 Pinner Rd. Carverville

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
05094 A

PAID RECEIPT

BUSINESS # 01111 TIME 13:31:10 2

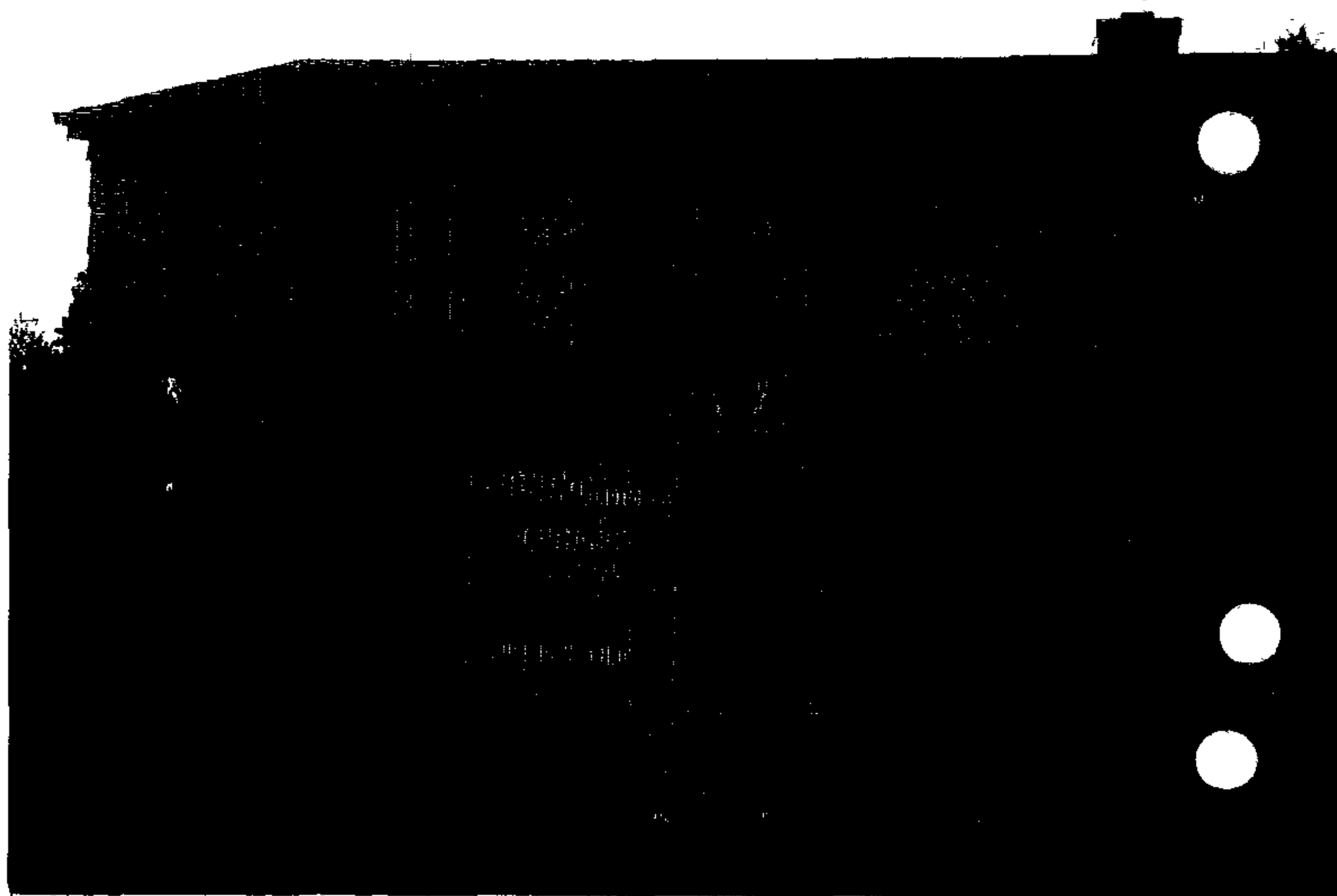
8/19/2004 8/18/2004 8/18/2004 8/18/2004 8/18/2004

RECEIPT # 27845 5 528 TUNING VERIFICATION

NO. 039740 Receipt Tot \$45.00
\$70.00 07

Baltimore County, Maryland

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No.: 05-094-A

Petitioner/Developer: RUTH E. MACGRAGER

Date of Hearing/ Closing: SEPT. 13, 2004

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

Attention: Becky Hart

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 #1335 MIDDLEFORD ROAD

The sign(s) were posted on

AUG. 27, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

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 05-094-A

Petitioner: BE MacGregor

Address or Location: 1335 Middleford Road, Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: BE MacGregor

Address 1335 Middleford Road

Catonsville, MD 21228-2751

Telephone Number: (410) 747-0322

-05-094-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 094 -A

Address 1335 Middle-Ford Rd.

Contact Person: JOHN R. ALEXANDER
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 08-18-04

Posting Date: 08-29-04

Closing Date: 09-13-04

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- 094 -A

Address 1335 Middle-Ford Rd.

Petitioner's Name RUTH MAC GREGOR

Telephone 410-747-0322

Posting Date: 08-29-04

Closing Date: 09-13-04

Wording for Sign: To Permit A FRONT YARD SETBACK OF 17 FT. IN
LOW OF THE REQUIRED 25 FT.

WCR - Revised 6/25/04

**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*

September 13, 2004

Ruth MacGregor
1335 Middleford Road
Catonsville, Maryland 21228-2751

Dear Ms. MacGregor:

RE: Case Number: 05-094-A, 1335 Middleford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Joseph L. Moineau 5799 Railroad Avenue Elkridge 21075

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

August 27, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 30, 2004

Item No.: 091, 092, 094-100

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

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 8.27.04

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

RE: Baltimore County
Item No. 094 JRA

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

AV
9/13

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr. (JO)

DATE: September 14, 2004

SUBJECT: Zoning Items # See List Below

RECEIVED

SEP 14 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of August 30, 2004

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

05-092
04-094
04-095
04-096
04-097
04-098
04-099
04-100

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2004

RECEIVED

SEP - 3 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-094 – 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:

Mark A. Cunningham

Division Chief:

Diana Allen

for Jeff May Law

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 14, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For September 7, 2004
Item Nos. 091, 092, 094, 095, 096,
097, 098, 099, and 100

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

RWB:CEN:jrb

cc: File

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

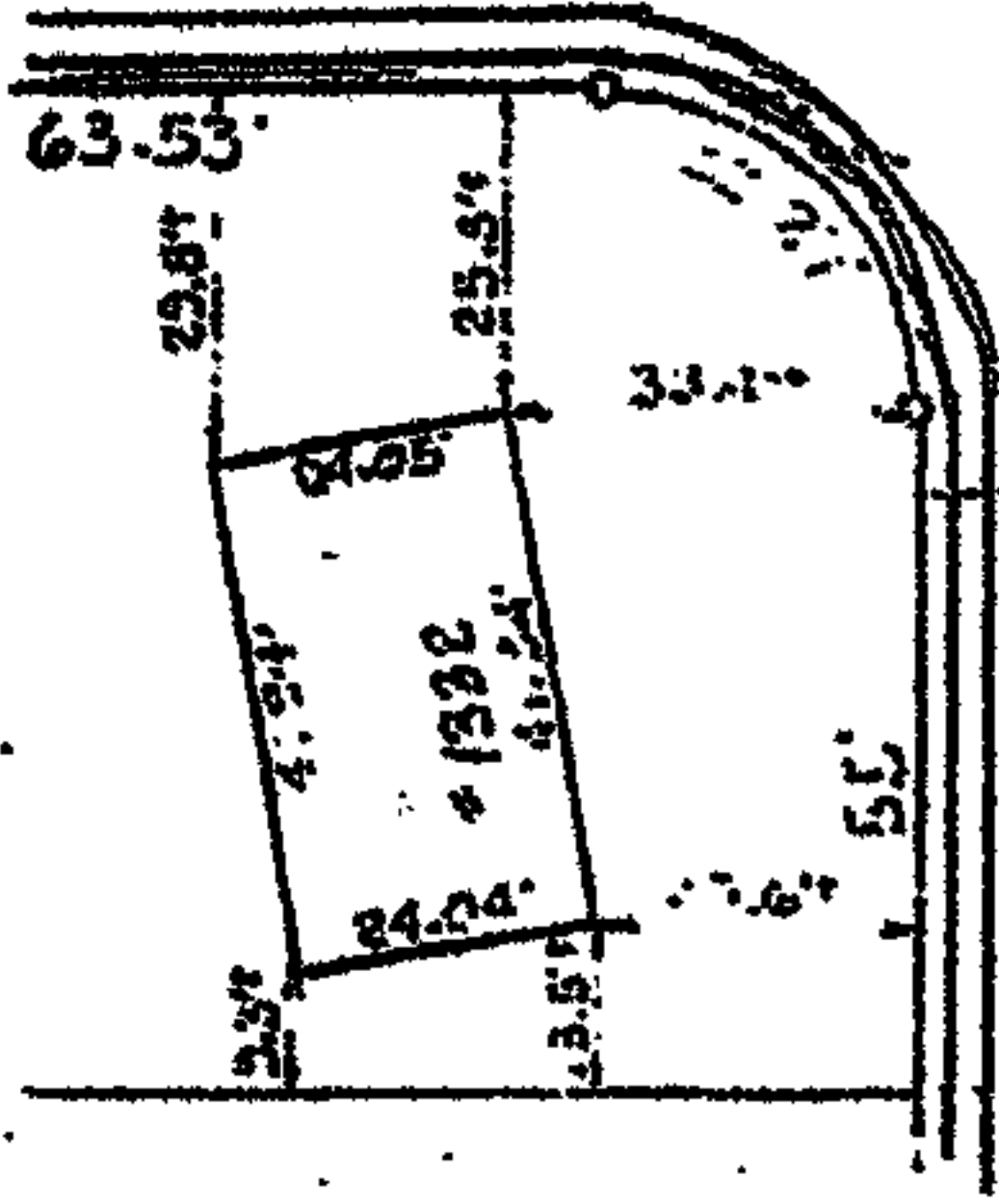
PROPERTY ADDRESS 1335 MIDDLEFORD RD,

SUBDIVISION NAME 'WESTVIEW PARK'

PLAT BOOK # 26 FOLIO # 149 LOT # 3 SECTION # 7-A

OWNER RUTH E. MACGREGOR

JULY 2004

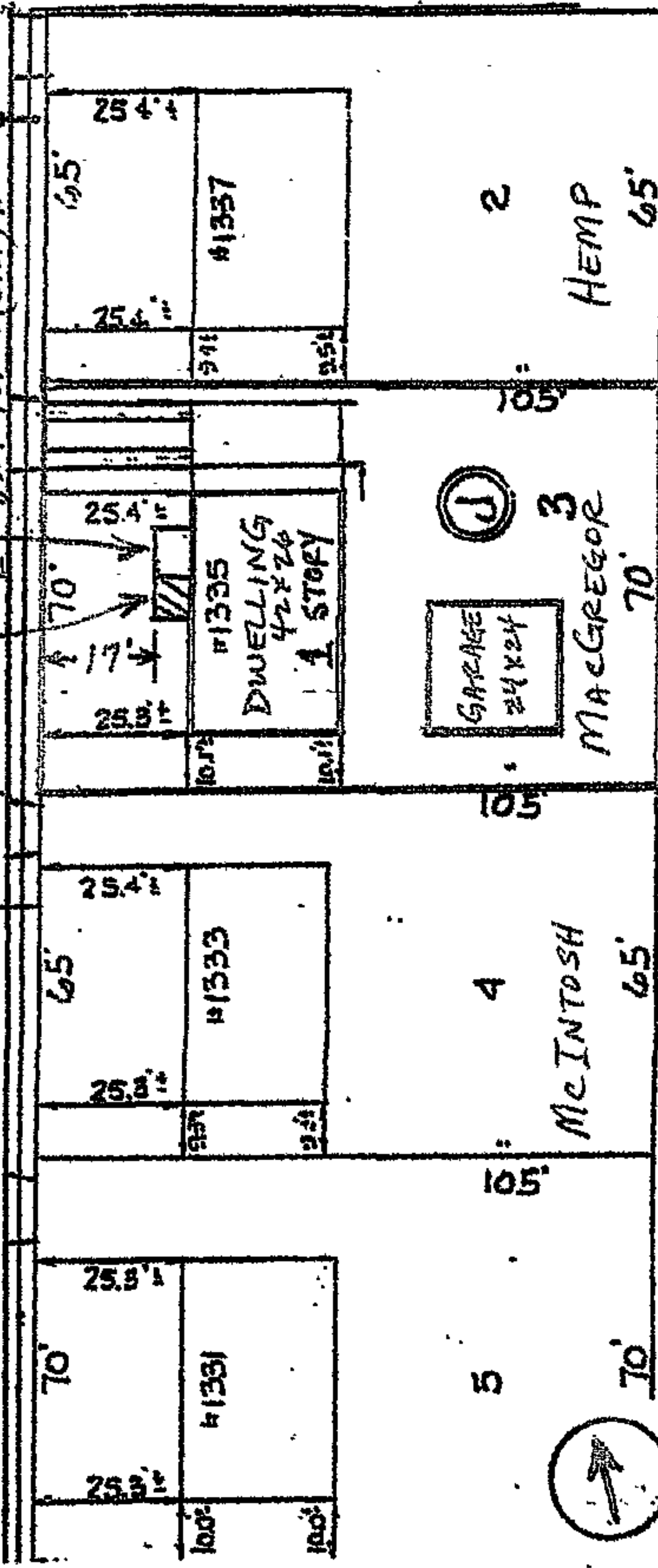


WHEATLAND ROAD

MIDDLEFORD

ROAD

PROPOSED 8' X 8' ADDITION
PROPOSED 8' X 9' PORCH (OPEN)
50' R/W
30' PAVING



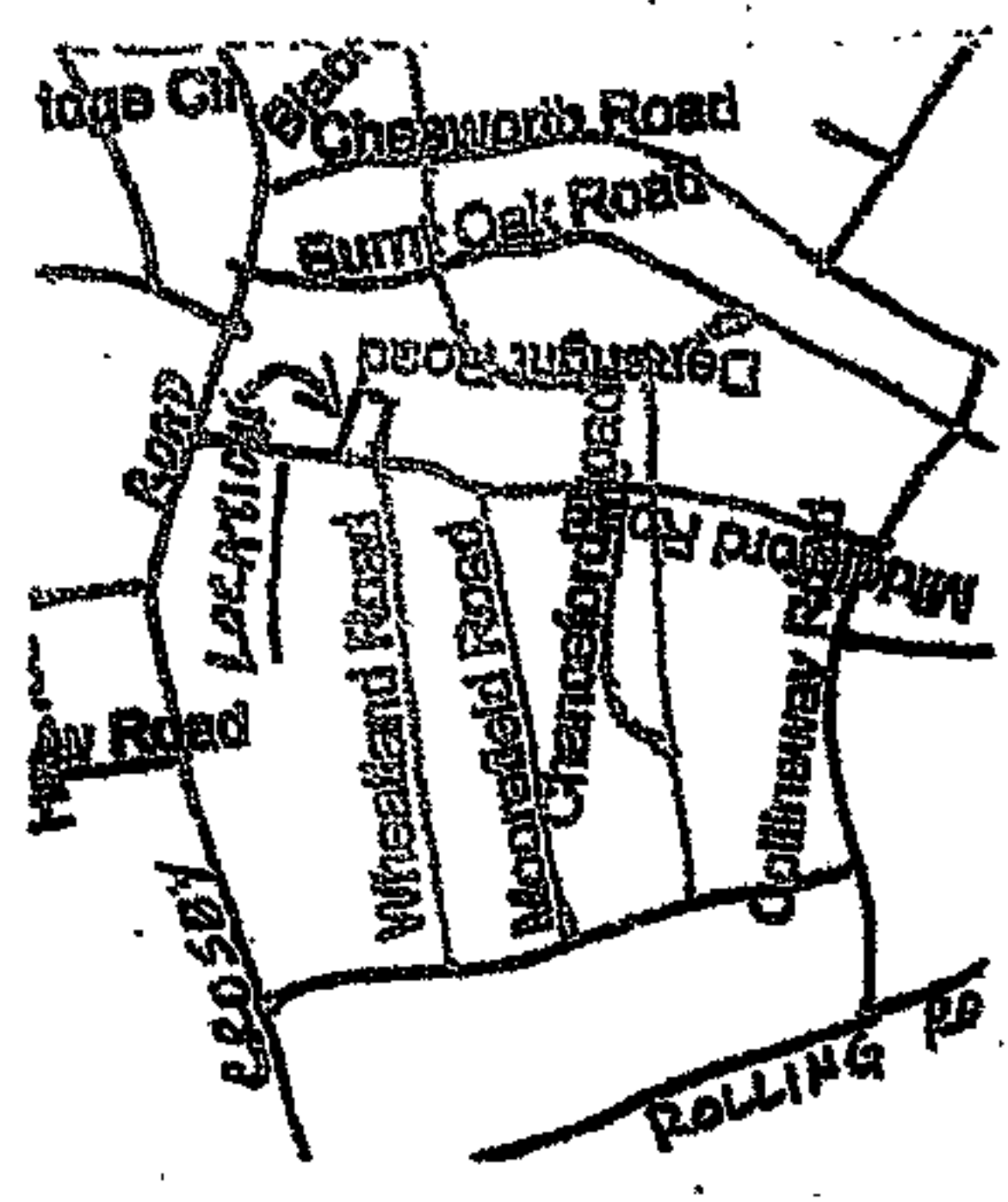
NORTH

30' EASEMENT

JLM

PREPARED BY

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP #

ZONING D.R. 5.5

LOT SIZE .17 ACRES 7350 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO ☒

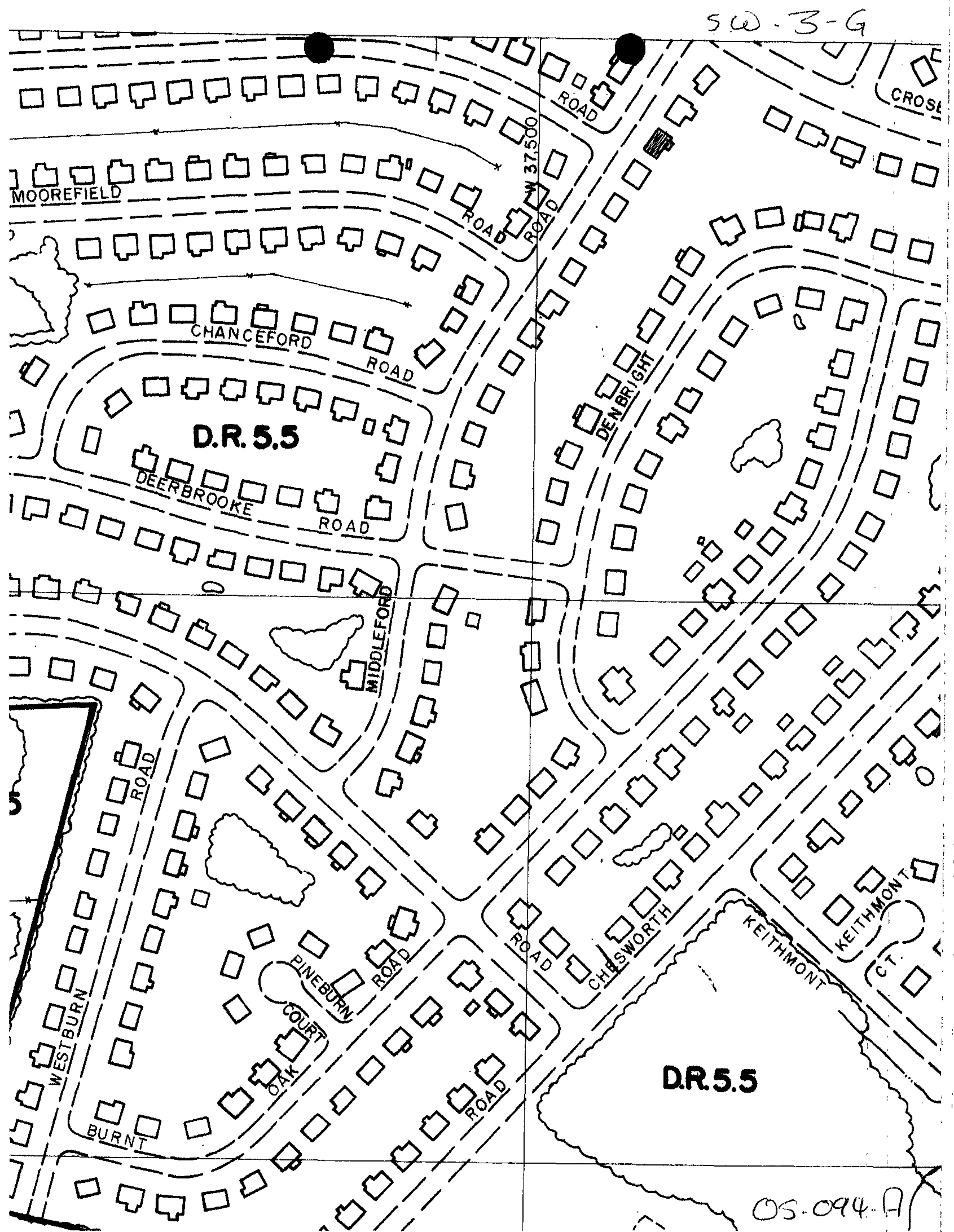
100 YEAR FLOOD PLAIN ☒ YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING ☒ YES ☐ NO ☒

PRIOR ZONING HEARING ☒ YES ☐ NO ☒

REVIEWED BY ELC ITEM # 1050947 CASE #

SW-3-G



MOOREFIELD

CHANCEFORD

D.R. 5.5

DEERBROOKE

ROAD

ROAD

MIDDLEFORD

ROAD

WESTBURN

BURNT

PINEBURN

COURT

OAK

ROAD

ROAD

ROAD

CHESWORTH

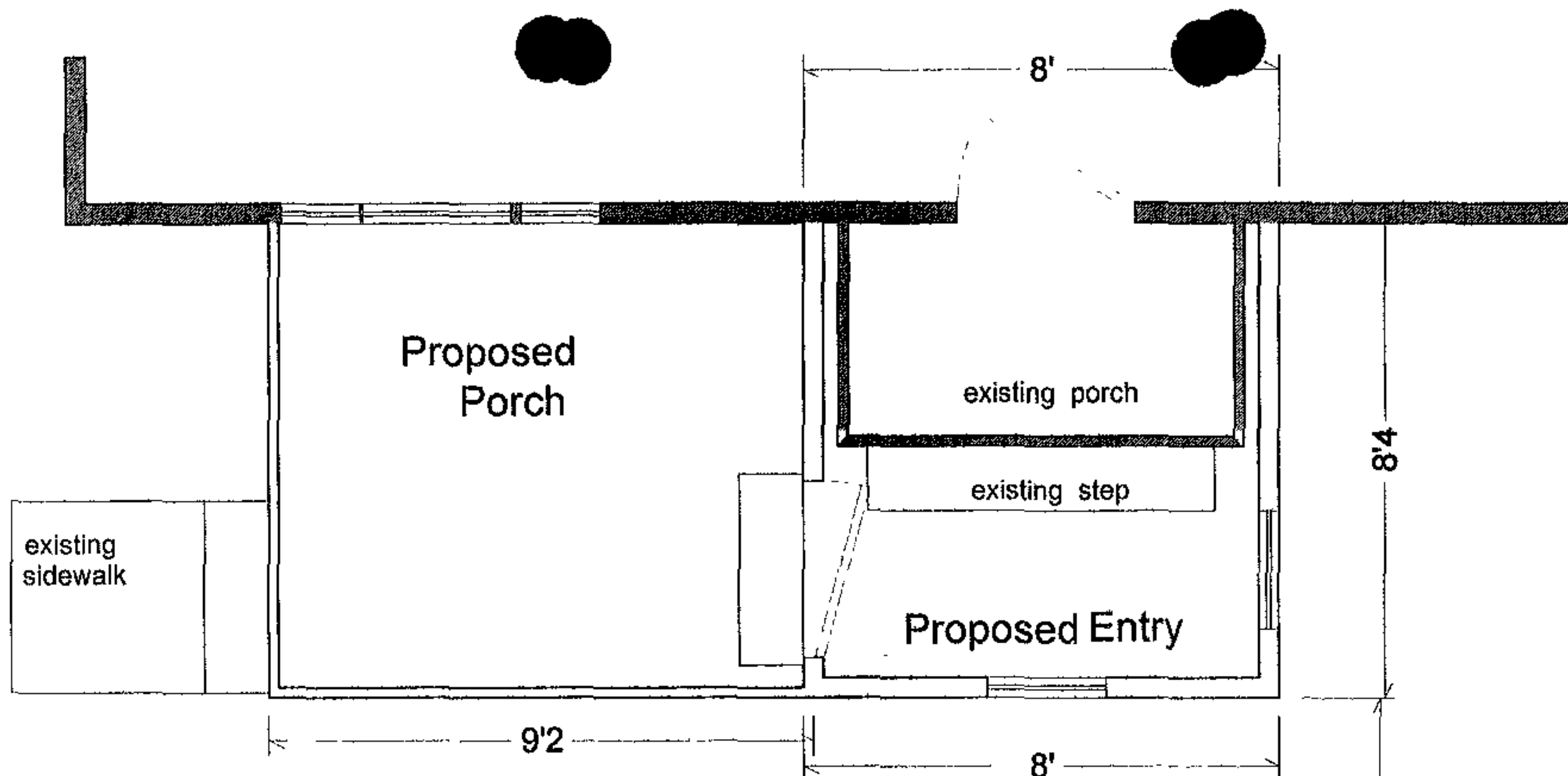
KEITHMONT

KEITHMONT

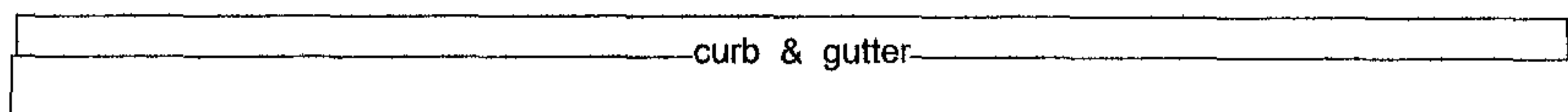
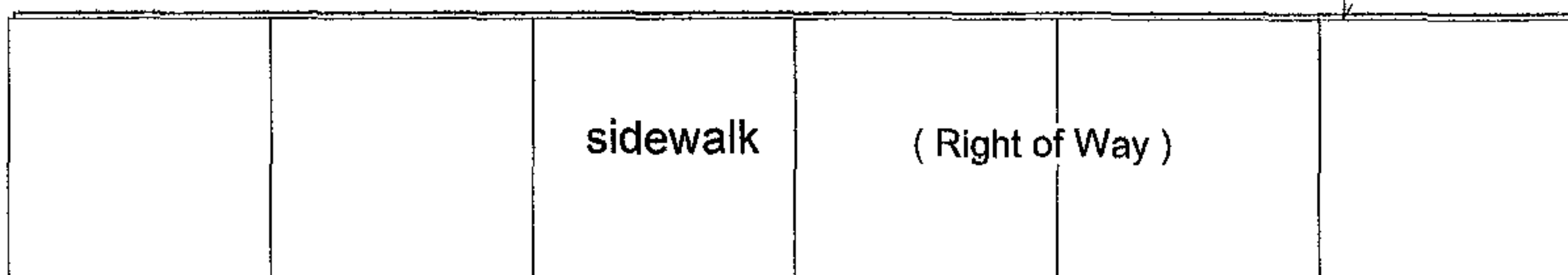
CT.

D.R. 5.5

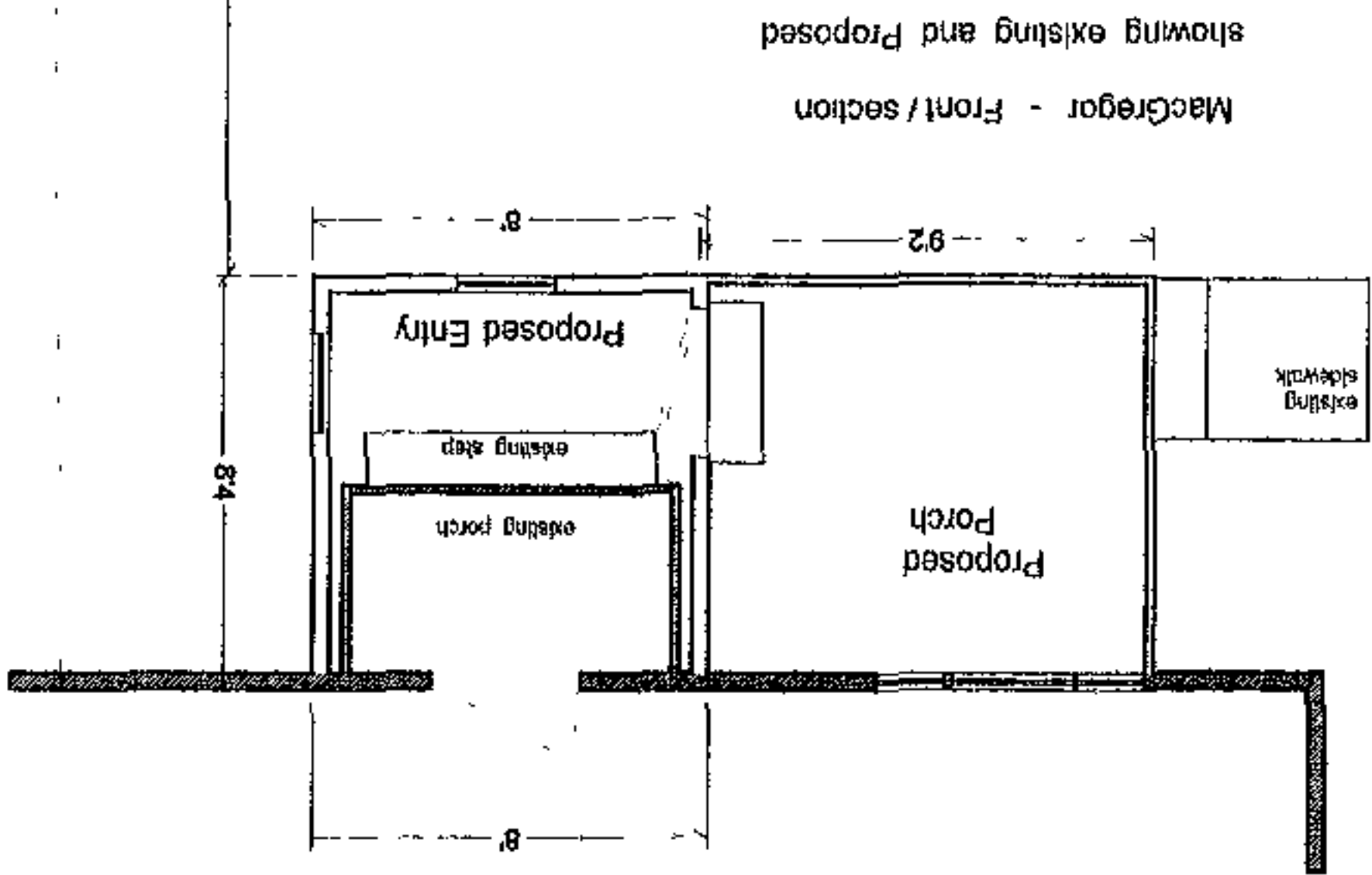
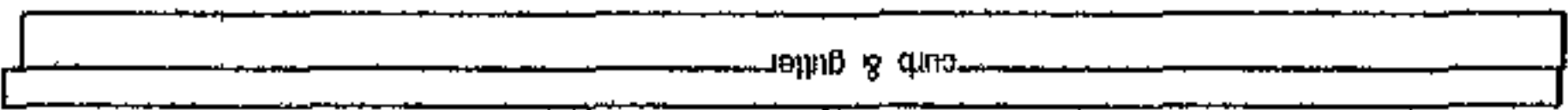
OS-094-A

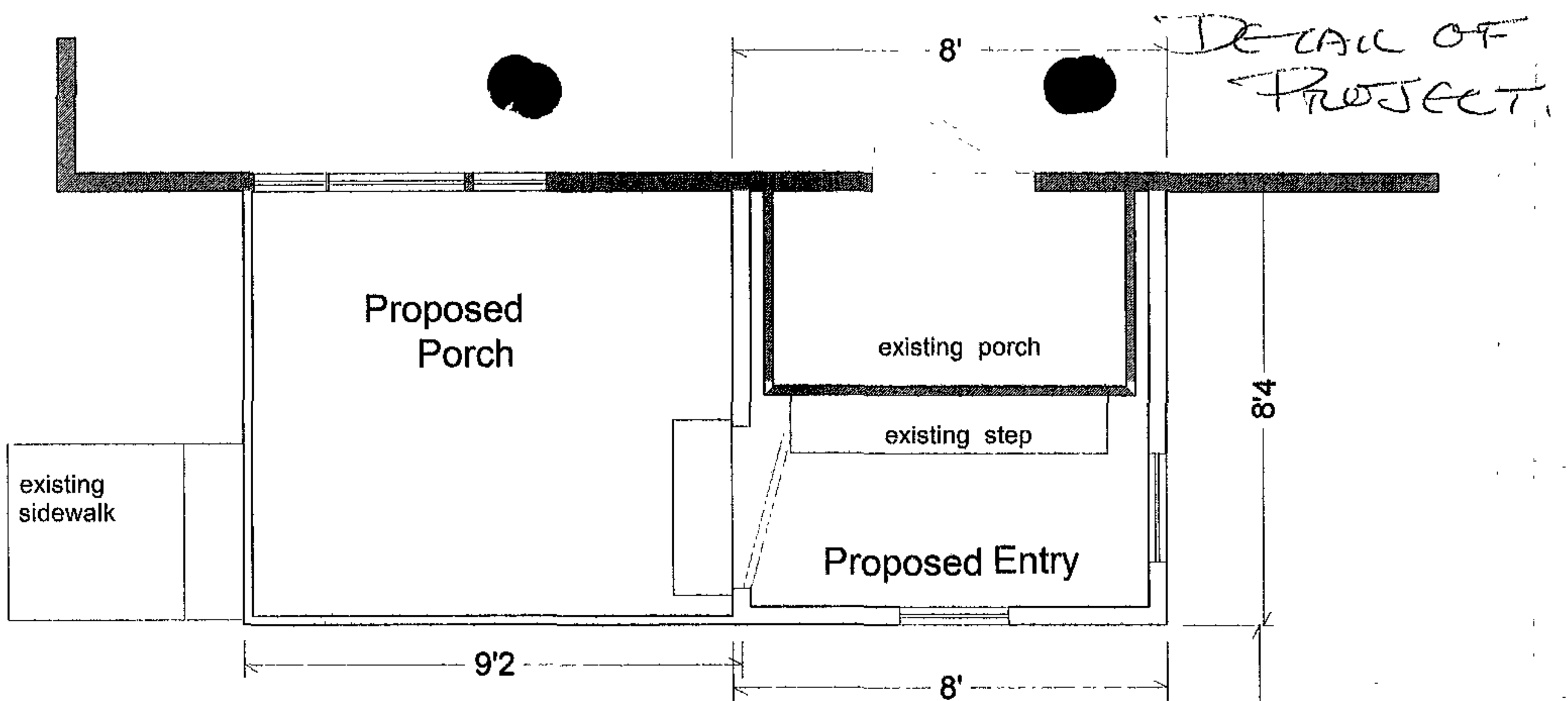


MacGregor - Front / section
showing existing and Proposed



OS.094.A

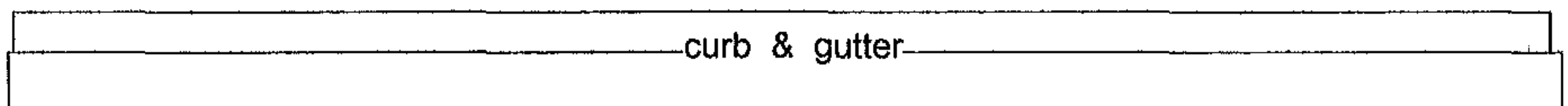
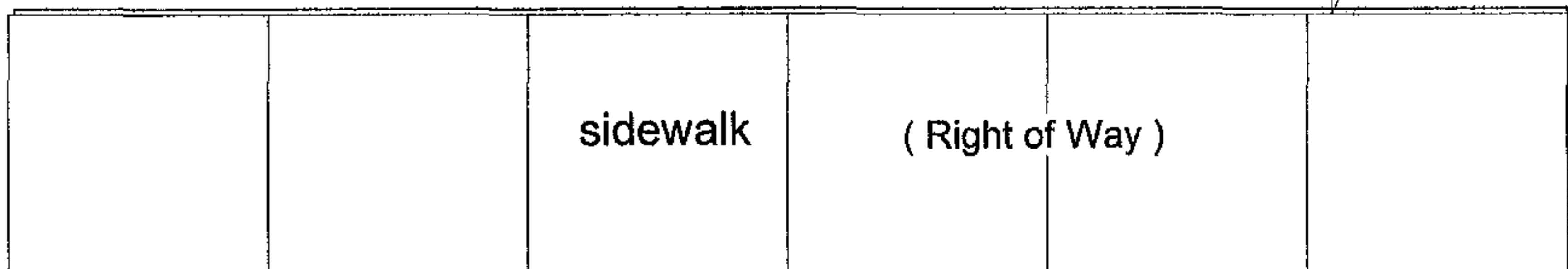




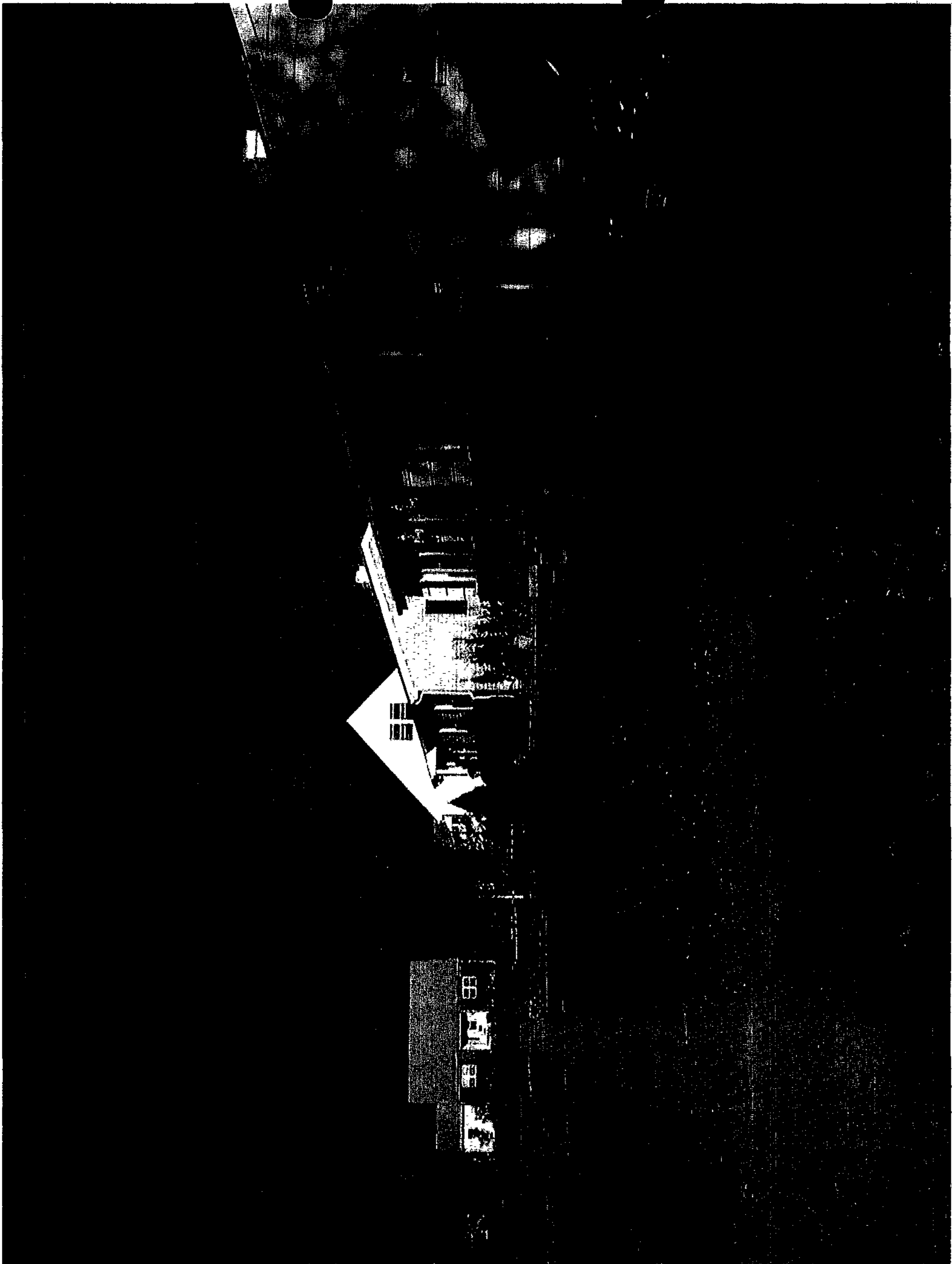
MacGregor - Front / section

showing existing and Proposed

1335 Middleford Road



OS.094-A



05-0849

MacGregor
1335 Middleford Road
Cotonsville, MD 21538

LOOKING NORTH



OS-094. A

Mae Gregg,
1335 Middleford Road
Catonsville, MD 21038

Looking South



050949

MacGreer
1335 Middleford Road
Cotonsville, MD 21558

SUBJECT PROPERTY