IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Coralhaven Court, 136 ft. S
of Spring Lake Drive
8th Election District
3rd Councilmanic District

(203 Councilmanic District (203 Coralhaven Court)

Terri & Troy Schultz

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

\* CASE NO. 05-098-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 owners of the subject property, Terri and Troy Schultz. The administrative variance is requested for property located at 203 Coralhaven Court in the Lutherville area of Baltimore County. The administrative variance request is from Section 1B02.3.B (211.2, 1955 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a front yard setback of 20 ft. to the property line and 45 ft. to the street centerline in lieu of the minimum required 25 ft. and 50 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

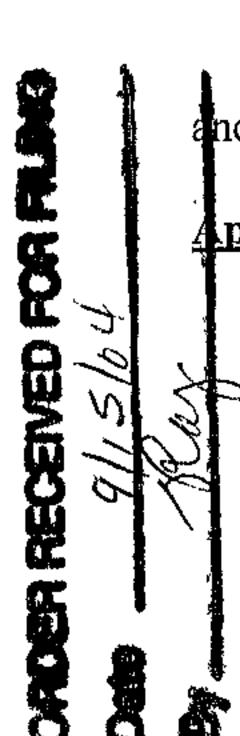
The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 27, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

### **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.

#### <u>lpplicable Law</u>

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 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, offstreet 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 Petitioners have 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 Petitioners.

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 Let day of September, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B (211.2, 1955 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a front yard setback of 20 ft. to the property line and 45 ft. to the street centerline in lieu of the minimum

required 25 ft. and 50 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

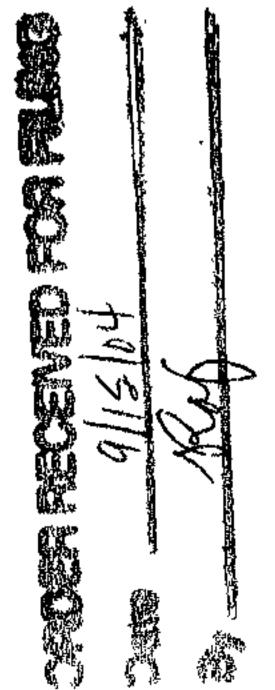
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners 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



### 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

Mr. & Mrs. Troy Schultz 203 Coralhaven Court Lutherville, Maryland 21093

> Re: Petition for Administrative Variance Case No. 05-098-A Property: 203 Coralhaven Court

Dear Mr. & Mrs. Schultz:

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,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

c: Joseph Larson Spellman & Larson & Associates, Inc. Suite 406, Jefferson Building Towson, Maryland 21204



# Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at	203	Corall	rave	n Ct.	' i
	·	tly zoned		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) 1802.3.8 (211.2, 1955 Regulations)

To allow a proposed addition with a front yard setback of 20 ft. to the property line and 45 ft. to the street center line in lieu of the minimum required 25 ft. and 50 ft. respectively.

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

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

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

			-	I/We do solemnly declare a perjury, that I/we are the legist is the subject of this Petition	gal owner(s) of th	the penalties of a learning to the learning to
Contract P	urchaser/Les	see:		Legal Owner(s):		1
Name - Type or	NA Print		····	Name - Type or Print	1+2	<u>.</u>
Signature	<u>NA</u>	······································	<u> </u>	Signature	1	- - !
Address	<u>NA</u>		Telephone No.	Name - Type or Print	42	
City	NA	State	Zip Code	Signature Sch	1	- ; 
Attorney Fo	or Petitioner:	•		203 Coralhaven Cour	rt (410)	910-5601 Telephone No.
Name - Type or	NA			Lutherville	MD	21093
Signature	NA	<del></del>		Representative to be	State <b>Contacted:</b>	Zip Code
Con jany	NA NA	<del></del>		Joseph Larson Name	•	
	<u> </u>	<del></del>		105 W. Chesapeake A	Ave (410)	823-3535
Add ess	NA .		Telephone No.	Address Towson	MD	Telephone No. 21204
City		State	Zip Code	City	State	ZIZU4 Zip Code
A Public Hearing this lay of lay of Ba	g having been fo	that the prope	ded and/or found to be at the subject matter of the rty be reposted.	required, it is ordered by the Zonins petition be set for a public hearin  Zoning Commissione	g, advertised, as re	equired by the zoning
CASE NO	. 05-	-098	ARev	lewed By	Date 8-2	0-03/
REV 10/25/01	ŗ		Esti	mated Posting Date	-29-04	<b>*</b>

# 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	203 Coralhaven Court		
	Address		
	Lutherville	MD	21093
	7165	State	7ln 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):

A valid undue hardship has been created by an increase in the size of our family requiring additional area for storage. Also providing a secure means for vehicle housing has been an ongoing practical difficulty.

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

Troy Schultz
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of According of Maryland, in and for the County aforesaid, personally appeared

TROY SCHULTZ AND TRICK SCHULTZ

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

AS WITNESS my hand and Notarial Seal

Alan Fink, Notar Notary Public

State of Mary My Commission Expires

**Baltimore County** 

My Commission Expires Aug.

BALTIMORE COUNTY MARYLAND

REV 10/25/01

# Affidavit in Support of Administrative Variance

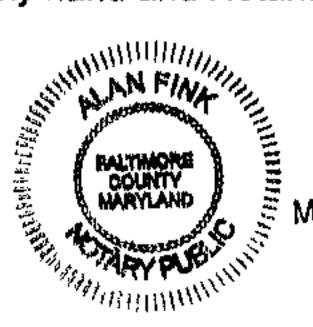
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are

competent to testify thereto in the event that a p			
That the Affiant(s) does/do presently reside at	203 Coralhaven Address	Court	
	Lutherville	MD	21093
	City	State	Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardsh	owing are the facts up ip or practical difficult	pon which I/we base the request for an A y):	dministrative
A valid undue hardship has been cr requiring additional area for stor housing has been an ongoing practi	age. Also provi	rease in the size of our family ding a secure means for vehicle	e i
•	•		- ;
			i

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.

100/21	Cher M Schul
Signature	Signature
Troy Schultz	Terri Schultz
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
I HEREBY CERTIFY, this <u>ノフ</u> day of <u>Auひつらて</u> of Maryland, in and for the County aforesaid, personally appeare	nd notary Public of the State and the State
TROY SCHULTZ AND TERRI SCHULTZ	
the Affiant(s) herein, personally known or satisfactorily identified	to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Alan Fink, Notary Public
Baltimore County Notary Public
State of Maryland

My Commission Expires Aug. My Commission Expires

REV 10/25/01



## Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at	203	Coralh	344	1.Ct.	
		tly 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) 1802.3.8 (211.2, 1955 Regulations)

To allow a proposed addition with a front yard setback of 20 ft. to the property line and 45 ft. to the street center line in lieu of the minimum required 25 ft. and 50 ft. respectively.

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

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

		; ; ;	I/We do solemnly declare and perjury, that I/we are the legal is the subject of this Petition.	affirm, under th	ne penalties of property which
<u>Contract</u>	Purchaser/Lessee:	i ! ! !	Legal Owner(s):		
	NA	<u> </u>		7	
Name - Type o	NA	- <del> </del>	Name - Type or Print		
Signature	11/1		Signature	1_	<del>- /- · · · · · · · · · · · · · · · · · ·</del>
Address	<u>NA</u>	Telephone N	Name - Type or Print		<del></del>
City	NA	State Zip Cod	Juson. Schr	<u>}</u>	
•	For Petitioner:	i Zip Coo	Signature  203 Coralhaven Court Address	(410)	910-5601 Telephone No.
Name - Type o	NA or Print		<u>Lutherville</u> City	MD State	21093 Zip Code
Signature	NA	<u>'</u>	Representative to be Co		
	NA	· · · · · · · · · · · · · · · · · · ·	Joseph Larson	· · · · · · · · · · · · · · · · · · ·	
Company	NA		Name 105 W. Chesapeake Ave	(410)	823-3535
Address	NA	Telephone No	Address	<del></del>	Telephone No.
City		tate Zip Cod	e City	State	Zlp Code
uus oava	ing having been formally	demanded and/or found	to be required, it is ordered by the Zoning ter of this petition be set for a public hearing, a Zoning Commissioner of	dvertised, as req	uired by the zoning
CASE N	0. 05-09	8 4	12-12-	te 8-24	•
REV 10/25/	01	•	Estimated Posting Date	29-04	





ROBERT E. SPELLMAN, P.L.S JOSEPH L. LARSON

# CIVIL ENGINEERS AND LAND SURVEYORS 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

## DESCRIPTION TO ACCOMPANY ZONING PETITION, 203 CORALHAVEN COURT, 8<sup>TH</sup> ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same on the west side of Coralhaven Court 136 feet more or less from the south side of Spring Lake Drive (Suburban Greens Drive) and running thence and binding on the west side of Coralhaven Court by a curve to the right with a radius of 135.00 feet 158.89 feet thence by a curve to the right with a radius of 50.00 feet 36.14 feet thence by a curve to the left with a radius of 50.00 feet at a length of 14.03 feet to a point on the west side of Coralhaven Court at the division line between Lots 15 and 16 as shown on Plat 3 Section 1 of Springlake recorded in Plat GLB 25 Folio 87 thence leaving the west side of Coralhaven Court for a line of division between Lots 15 and 16 north 21 degrees 40 minutes 00 seconds west 118.16 feet to a point on the rear lot line of Lot 13 of Springlake thence north 54 degrees 33 minutes 40 seconds east 27.06 feet thence north 65 degrees 34 minutes 00 seconds east 100 feet to the place of beginning.

CONTAINING 0.29 acres of ground more or less.

BEING known as Lot No. 15 on the Plat of Springlake recorded in GLB 25 Folio 87.

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#5-088A FRI. à intermed him that he reesled to cont out or. send and over to pick Up the Posting Loans Ale said "ox", ( Ac had Card drop get the pet.
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DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	FOR Residential Variance filing tee for 203 Coral haven CT.	FROM: Mh. & Mas. Troy Scholtz	AMOUNT \$ 65. 00 CR MG.	DATE 8-20-04 ACCOUNT R-001-006-6150 XEG	BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT
CASHIER'S		#45.00 CX	NO. DANGETT TOT	W # 141 W # 141	SANTERS ACT

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Haltimore County, Maryland

CASHIER'S VALIDATION

8/20/2004 14:22:34

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## CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEW	15 Date: August 30, 2004
RE: Case Number <u>05-098-A</u> Petitioner/Developer: <u>TREY + TERR</u> Date of Hearing/Closing: Septem	Li SCHULTZ Mber 13, 2004
This is to certify under the penalties of perjuere posted conspicuously on the property locate	od at 203 Coralhaven Court
The sign(s) were posted on	Mobili, Day, Year)
TO PERMIT A PROPERTY AND WITH A FRONT AND SETTIAN OF CONTROL WITH A FRONT AND SETTIAN OF CONTROL WITH A FRONT AND SETTIAN OF CONTROL	Signature of Sign Poster)  LINDA O KEFF  (Printed Name of Sign Poster)  523 PENNY LANE  (Street Address of Sign Poster)  HUNT VALLEY MD 21030  (City, State, Zip Code of Sign Poster)  410-666-5366  (Relephone Number of Sign Poster)

## <u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

Case Number 05- 198 -A Address 203 Conalhaven CT.
Contact Person:
Filing Date: 8-20-04 Posting Date: 8-29-08 Closing Date: 9-13-09
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
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. <u>DEADLINE:</u> 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.
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- 098 -A Address 203 Coralhaven Ct.
Petitioner's Name Troy & Terri Schultz Telephone 410-910-5601
Posting Date: 8-29-04 Closing Date: 9-13-04
Wording for Sign: To Permit a proposed addition with a fronty and
Setback of 20 th. to the property line & 45 ft. for the street centerline in lieu of the minimum required 25 ft. and
50 pt. respectively

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 05-098 A
Petitioner: TROY + TERRI SCHULTZ
Address or Location: 200 CORALL AVER GOURT
PLEASE FORWARD ADVERTISING BILL TO  Name. 100Y SCHOLTZ
Address 200 CORALHAVERT CT.
JIMONIUM, MD, ZIOG3
Telephone Number: 410-910-5601

# 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

September 13, 2004

Troy Schultz Terri Schultz 203 Coralhaven Court Lutherville, Maryland 21093

Dear Mr. and Mrs. Schultz:

RE: Case Number:05-098-A, 203 Coralhaven Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 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, Call Rilla D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

**Enclosures** 

c: People's Counsel

Joseph Larson 105 W. Chesapeake Avenue Towson 21204



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

### Fire Department



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





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



### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** September 14, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM: 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

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr (Jou

DATE:

September 14, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 30, 2004

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

04-099

04-100

Reviewers:

Sue Farinetti, Dave Lykens

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 5-089, 5-095 and 5-098

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

RECEIVED

DATE: September 8, 2004

SEP - 9 2004

ZONING COMMISSIONER







Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

125

Maryland Department of Transportation

RE:

Date: \$. 77.04

Item No.

**Baltimore County** 

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

Dear. Ms. Matthews:

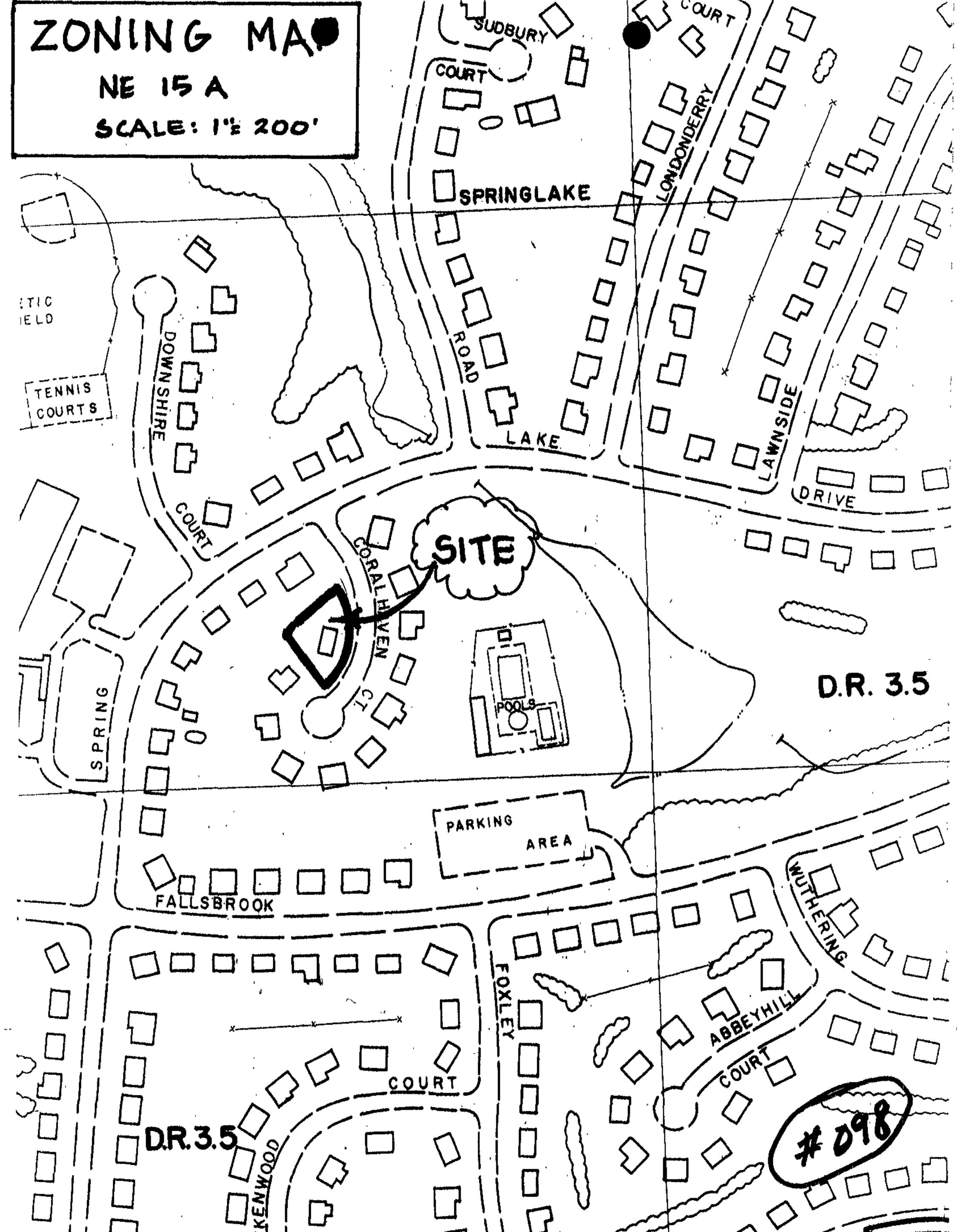
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

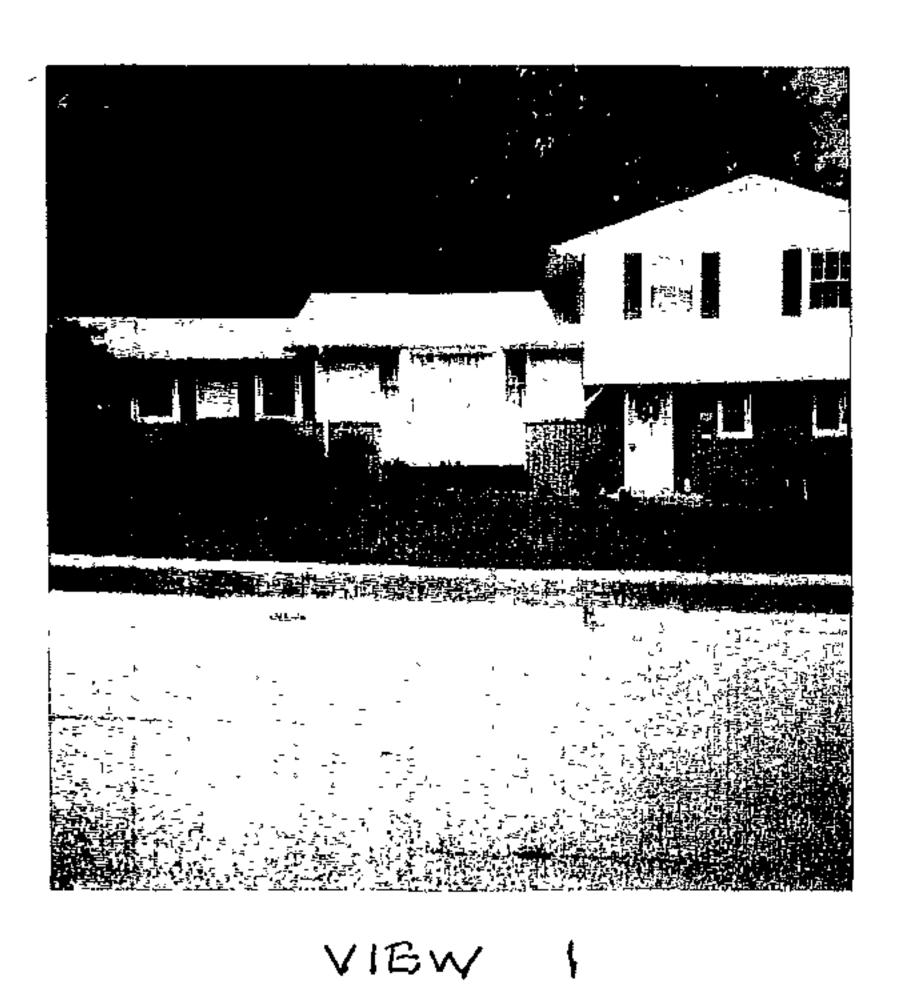
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Acting Chief Engineering Access Permits Division

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YIEW 2



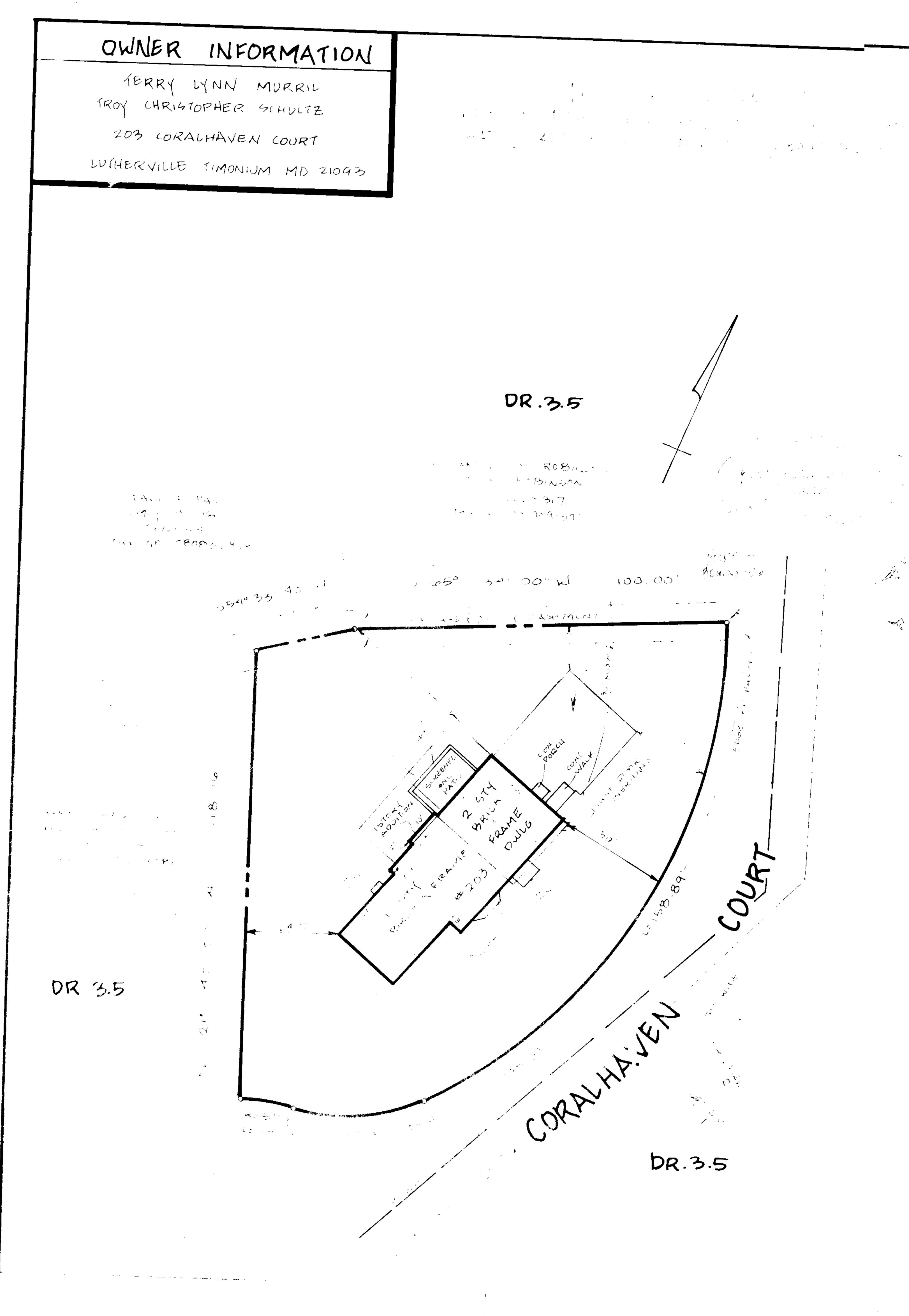
VIEW 4



VIEW 7

PHOTOGRAPHIC EXHIBIT

# 098



SITE

REHERNE

ROAD

ROA

## SITE DATA

SITE AREA

EXIDI ZONING

ZONING MAP

JOSEIZ REFERENCE

CLASSIC LAST

TAX MAP CARCEL SRIL

TAX MAP CARCEL SRIL

TAX ACCOUNT NO

EX.WATEL

FINE WATEL

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# GENERAL NOTES

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ZONING PETITION

# 203 CORALHAVEN COURT

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"-TPRINIGLA FIE"

GLB 25 87

PARTITION BATTONICE TO THE TOTAL

D 9 (1)

A Cut

SPELLMAN, LARSON
& ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BUILDING
TOWSON, MARYLAND 21204
PHONE: 410-823-3535
FAX: 410-825-5215