

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Hillcrest Avenue, 190 ft. +/-
from W/S of Park Drive
9th Election District
5th Councilmanic District
(2532 Hillcrest Avenue)

Linda R. & Dennis B. Schumaker
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-186-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Linda R. and Dennis B. Schumaker. The variance request is for property located at 2532 Hillcrest Avenue in Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 5.5 ft. side yard setback in lieu of the required 10 ft. side yard setback for a garage addition. 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 October 17, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 Deputy 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

RECEIVED FOR FILING
Date 11/9/04
By Ray

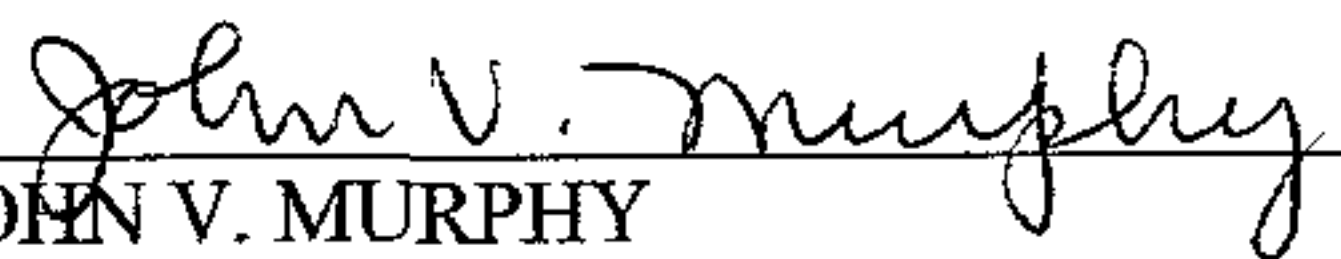
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, by the Deputy Zoning Commissioner for Baltimore County, this 9 day of November, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 5.5 ft. side yard setback in lieu of the required 10 ft. side yard setback for a garage addition, 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED BALTIMORE COUNTY PLANNING
DATE 11/19/04
BY 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
William J. Wiseman III, Zoning Commissioner

November 8, 2004

Mr. & Mrs. Dennis B. Schumaker
2532 Hillcrest Avenue
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 05-186-A
Property: 2532 Hillcrest Avenue

Dear Mr. & Mrs. Schumaker:

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 black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: David Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040

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 2532 HILLCREST AVENUE
which is presently zoned DR 5.5

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.C.1 TO ALLOW A 5.5 FOOT SIDE YARD IN LIEU OF
THE REQUIRED 10 FOOT SIDE YARD FOR A GARAGE 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):

DENNIS B. SHUMAKER

Name - Type or Print Dennis B. Shumaker
Signature Dennis B. Shumaker

LINDA RETZ SHUMAKER

Name - Type or Print Linda Retz Shumaker
Signature Linda Retz Shumaker

2532 HILLCREST AVE (410) 668-0929

Address _____ Telephone No. _____
BALTIMORE MD. 21234
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.

Name _____
601 CHARWOOD CT. (410) 679-8719
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
City _____ State _____ Zip Code _____

As a public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JCM Date 10.8.04

Estimated Posting Date 10.17.04

FILE NO. 05-186-A

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

2532 HILLCREST AVENUE

Address

BALTIMORE

MO.

21234

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):

SEE ATTACHED

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.

Dennis B. Shumaker
Signature

DENNIS B. SHUMAKER

Name - Type or Print

Linda Retz Shumaker
Signature

LINDA RETZ SHUMAKER

Name - Type or Print

Dennis B. Shumaker

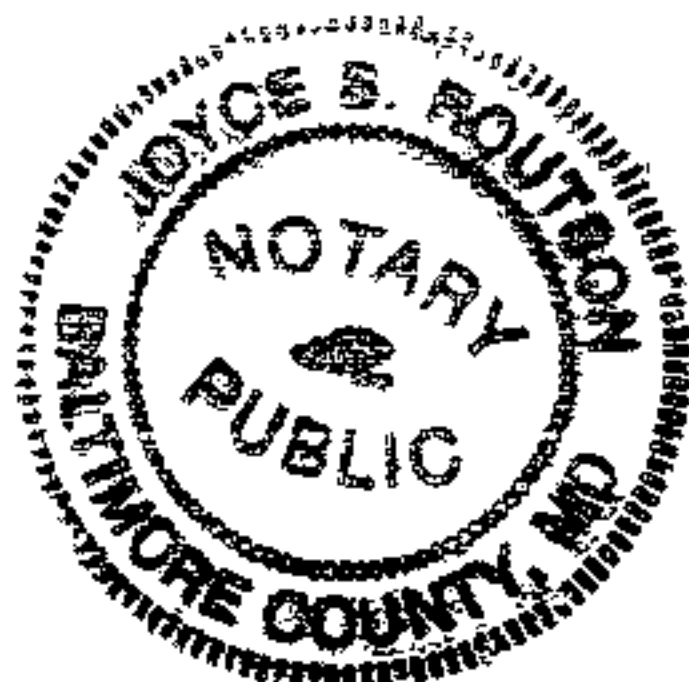
LINDA RETZ SHUMAKER

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of SEPTEMBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dennis B. Shumaker and Linda Retz Shumaker
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Joyce S. Routson
Notary Public

My Commission Expires March 1, 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

2532 HILLCREST AVENUE
Address

BALTIMORE
City

MD.
State

21234
Zip Code

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Dennis B. Shumaker
Signature

DENNIS B. SHUMAKER
Name - Type or Print

Linda Retz Shumaker
Signature

LINDA RETZ SHUMAKER
Name - Type or Print

Dennis B. Shumaker

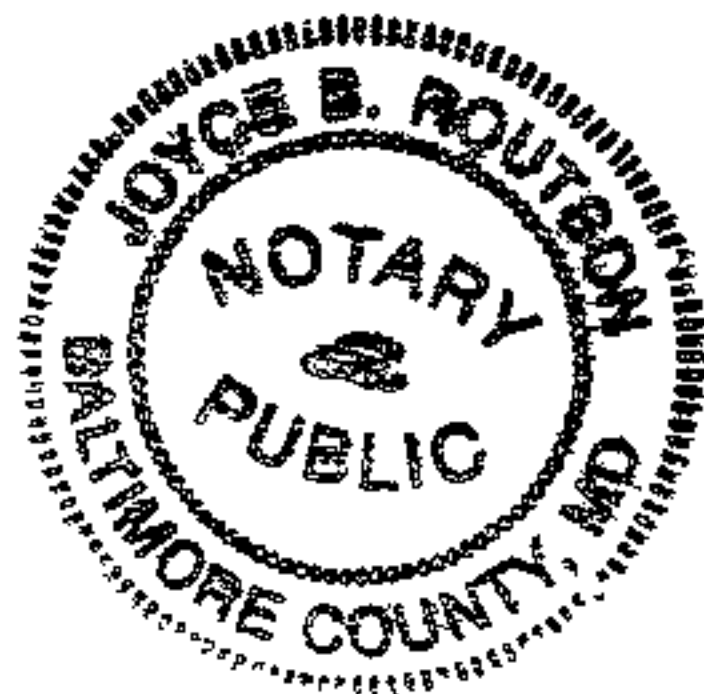
LINDA RETZ SHUMAKER

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of SEPTEMBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dennis B. Shumaker and Linda Retz Shumaker
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Joyce B. Routsom
Notary Public

My Commission Expires March 1, 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2532 HILLCREST AVENUE
which is presently zoned OR 5.5

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.C.1 TO ALLOW A 5.5 FOOT SIDE YARD IN LIEU OF
THE REQUIRED 10 FOOT SIDE YARD FOR A GARAGE 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.

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.

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.

Legal Owner(s):

DENNIS B. SHUMAKER
Name - Type or Print Dennis B. Shumaker
Signature Dennis B. Shumaker
LINDA RETZ SHUMAKER
Name - Type or Print Linda Retz Shumaker
Signature Linda Retz Shumaker
2532 HILLCREST AVE (410)668-0929
Address _____ Telephone No. _____
BALTIMORE MD. 21234
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.
Name _____
601 CHARWOOD CT. (410)679-8719
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 05-186-A

REV 10/25/01

Reviewed By JCM Date 10-8-08

Estimated Posting Date 10-17-08

**BRIEF TO ACCOMPANY
ADMINISTRATIVE VARIANCE**

2532 HILLCREST AVENUE

The petitioner's hired a building contractor to raze an existing detached garage and construct a garage attached to the existing single family dwelling. The contractor obtained a permit, began construction, and filed bankruptcy prior to completing the garage construction. The petitioner completed the project and requested a final inspection. During the inspection, the building inspector suggested that the petitioner verify the side yard setback. It was determined that the garage addition did not meet the minimum required side yard setback. Since the garage is already constructed, and can not be reconstructed to meet the required yard setback, the variance is being requested.

DESCRIPTION TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE
2532 HILLCREST AVENUE

Beginning for the same at a point on the north side of Hillcrest Avenue (50 feet wide), said point being distant westerly 190 feet from the west side of Park Drive (50 feet wide) thence (1) N 51° 01' W 60 feet, thence (2) N 38° 59' E 120 feet, thence (3) S 51° 01' E 70 feet, thence (4) S 43° W 120.42 feet to the place of beginning. Containing 7,800 square feet or 0.179 acre of land, more or less.

Being known as 2532 Hillcrest Avenue. Located in the 9th Election District, 5th Councilmanic District of Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40928

DATE 10.8.04

ACCOUNT 061-006-6155

RECEIVED

Shumaker

2332 HILLcrest

AMOUNT \$

65.00

FOR:

VALE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME

10/12/2004 10/09/2004 14:09:21

REQ 0504 04.00.00 0000 0000

>>RECEIPT 11 290601 10/09/2004 0000

DEPT 5 528 ZIMING VERIFICATION

CR NO. 040928

Receipt Tot 465.00

465.00 TX 4.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-186-A

Petitioner/Developer: DENNIS

SHUMAKER

Date of Hearing/Closing: 11/1/04

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

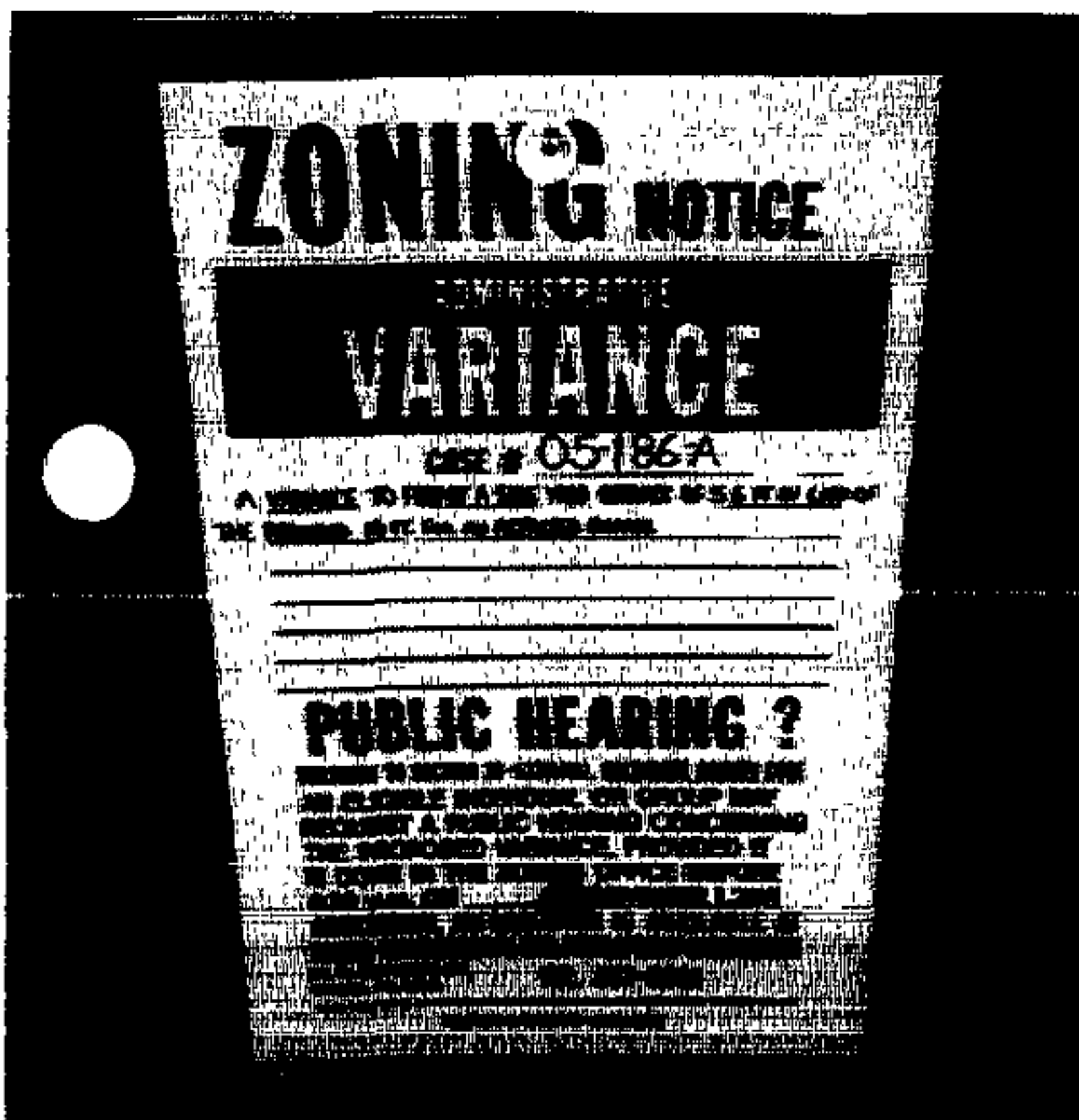
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2532 HILLCREST AVE

The sign(s) were posted on _____

10/17/04
(Month, Day, Year)

Sincerely,



Robert Black 11/20/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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/neighborhood 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 186
Petitioner DENNIS AND LINDA SHUMAKER
Address or Location: 2532 HILLCREST AVE.

PLEASE FORWARD ADVERTISING BILL TO

Name DENNIS SHUMAKER
Address 2532 HILLCREST AVE
BALTO, MD.

Telephone Number: (410) 668-0929

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 186 -A Address 2532 Hillcrest Ave.

Contact Person: J. Menery Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-8-04 Posting Date: 10-17-04 Closing Date: 11-1-04

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- 186 -A Address 2532 Hillcrest Ave.
Petitioner's Name D. Shumaker Telephone 410-668-0929

Posting Date: 10-17-04 Closing Date: 11-1-04

Wording for Sign: A VARIANCE
To Permit A SIDE YARD SETBACK OF 5.5ft
IN LIEU OF THE REQUIRED 10ft. for AN ATTACHED
GARAGE.

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

November 1, 2004

Mr. Dennis B. Shumaker
Ms. Linda Retz Shumaker
2532 Hillcrest Avenue
Baltimore, Maryland 21234

Dear Mr. and Mrs. Shumaker:

RE: Case Number:05-186-A, 2532 Hillcrest Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 8, 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 written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design, Inc. 601 Charwood Court Edgewood 21040

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

October 27, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 25, 2004

Item No.: 172, 174, 177, 183-195

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2004
Item Nos. 172, 174, 183, 184, 186,
187, 188, 189, 190, 191, 192, and
193

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
PDM

FROM: John D. Oltman, Jr. JW
DEPRM

DATE: November 29, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 25, 2004.

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

05-174

05-186

05-187

05-188

05-190

05-192

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-186 – 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

NOV _ 3 2004

ZONING COMMISSIONER



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 11.9.04

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

RE: Baltimore County
Item No. 186 JCM

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

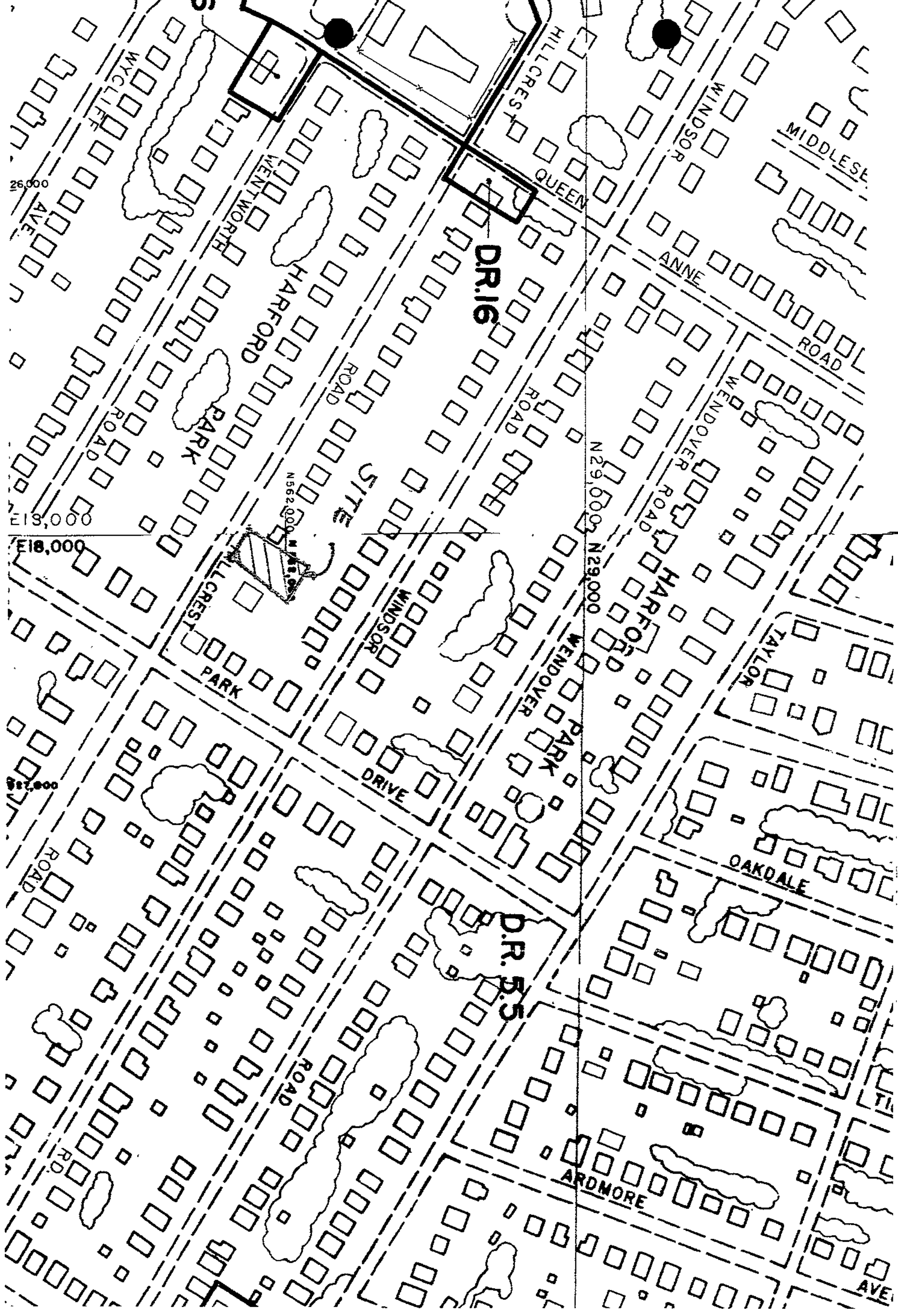
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

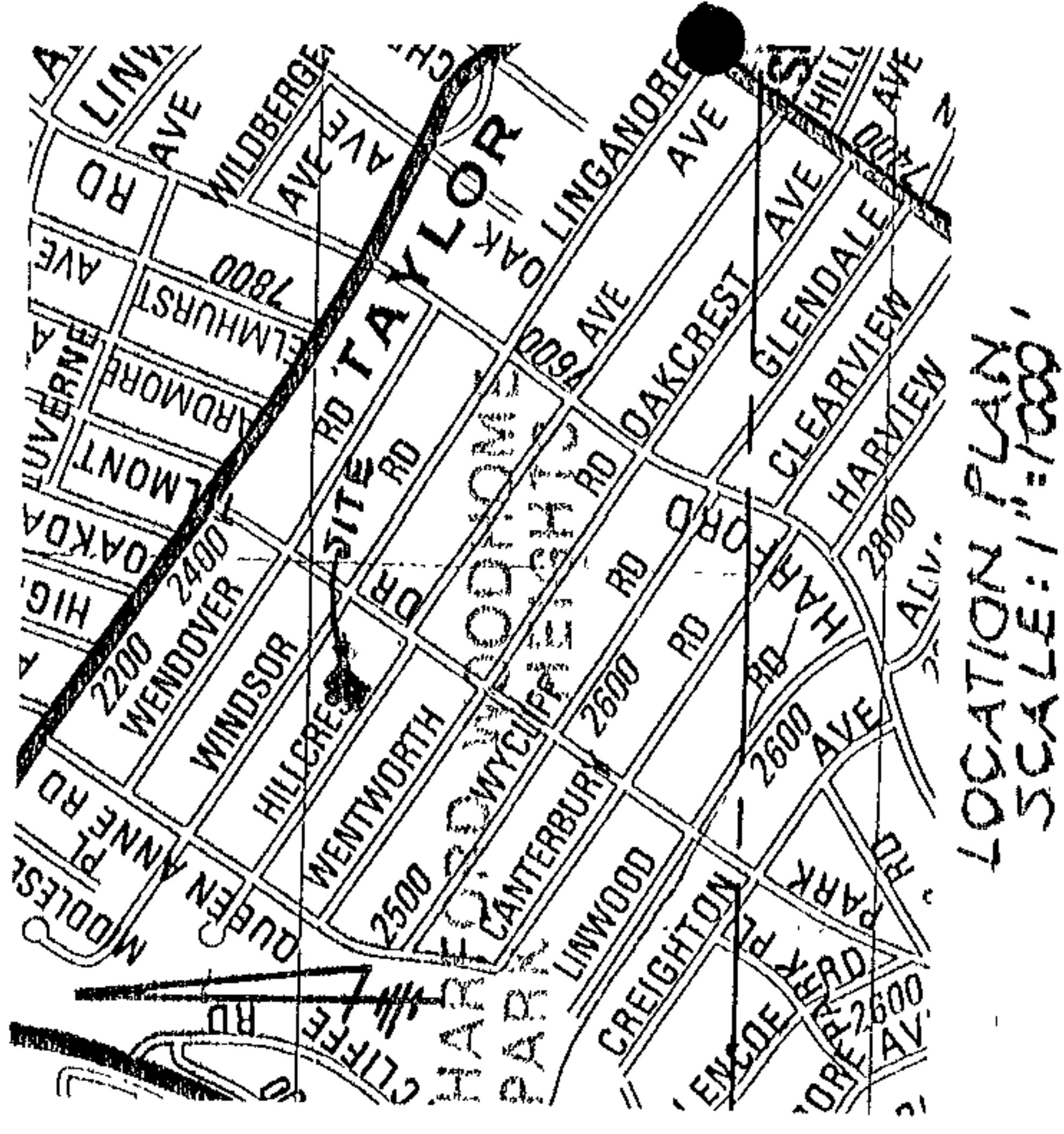
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

NE 8-C

NE 8-D

2532 HILLCREST AVENUE
SCALE: 1" = 200'



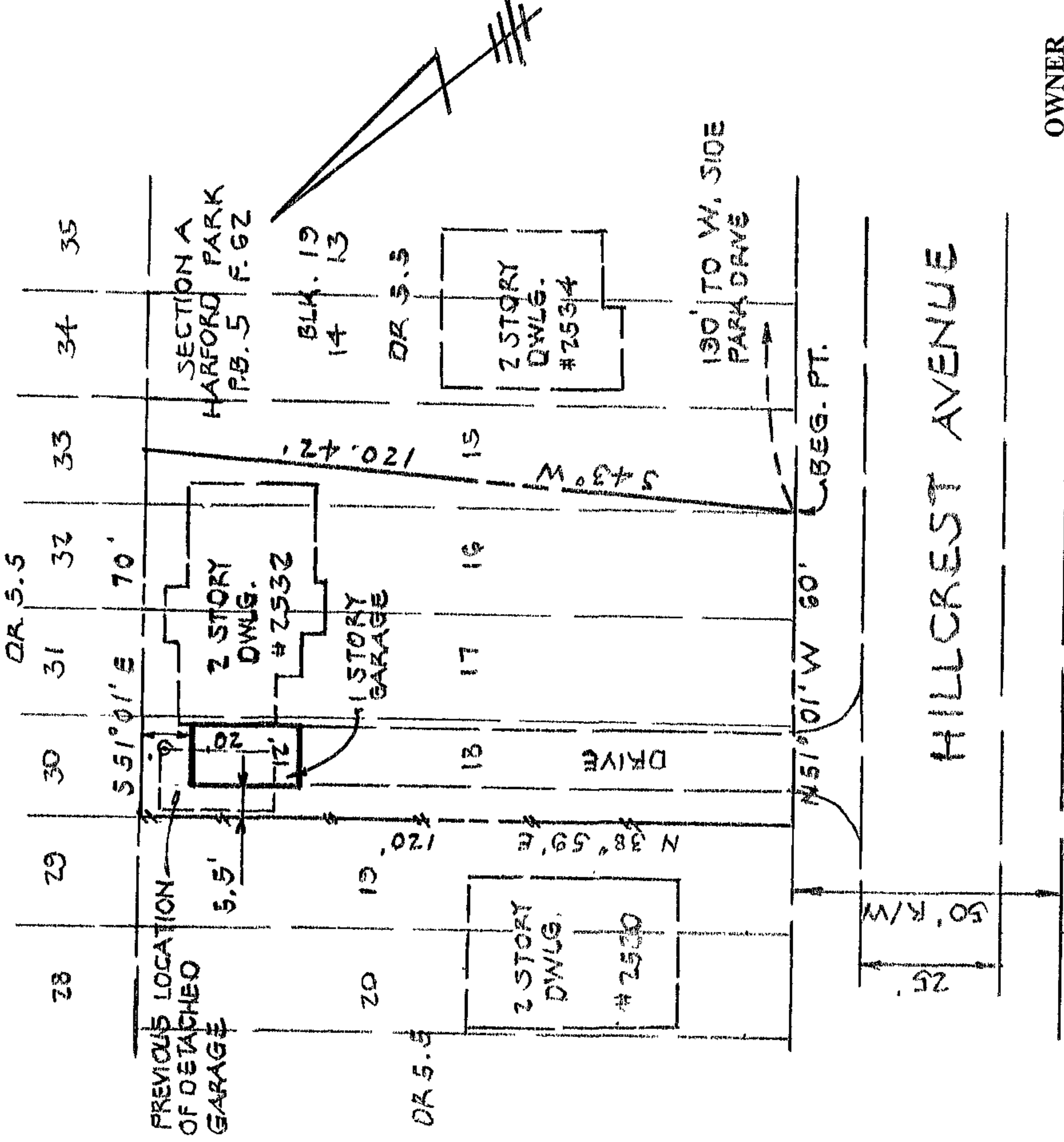


NOTES

1. ZONING.....D.R.5.5 (N.E.8-C, N.E. 8-D)
2. AREA = 7,800 S.F. = 0.179 ACRE+/-
3. PUBLIC WATER AND SEWER EXISTS.
4. NO HISTORIC STRUCTURES OR ZONING HISTORY
5. SITE IS NOT LOCATED IN CBCA OR 100 YR. FLOOD PLAIN

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE
2532 HILLCREST AVENUE
ELECTION DISTRICT 9,C5
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET SEPTEMBER 4, 2004

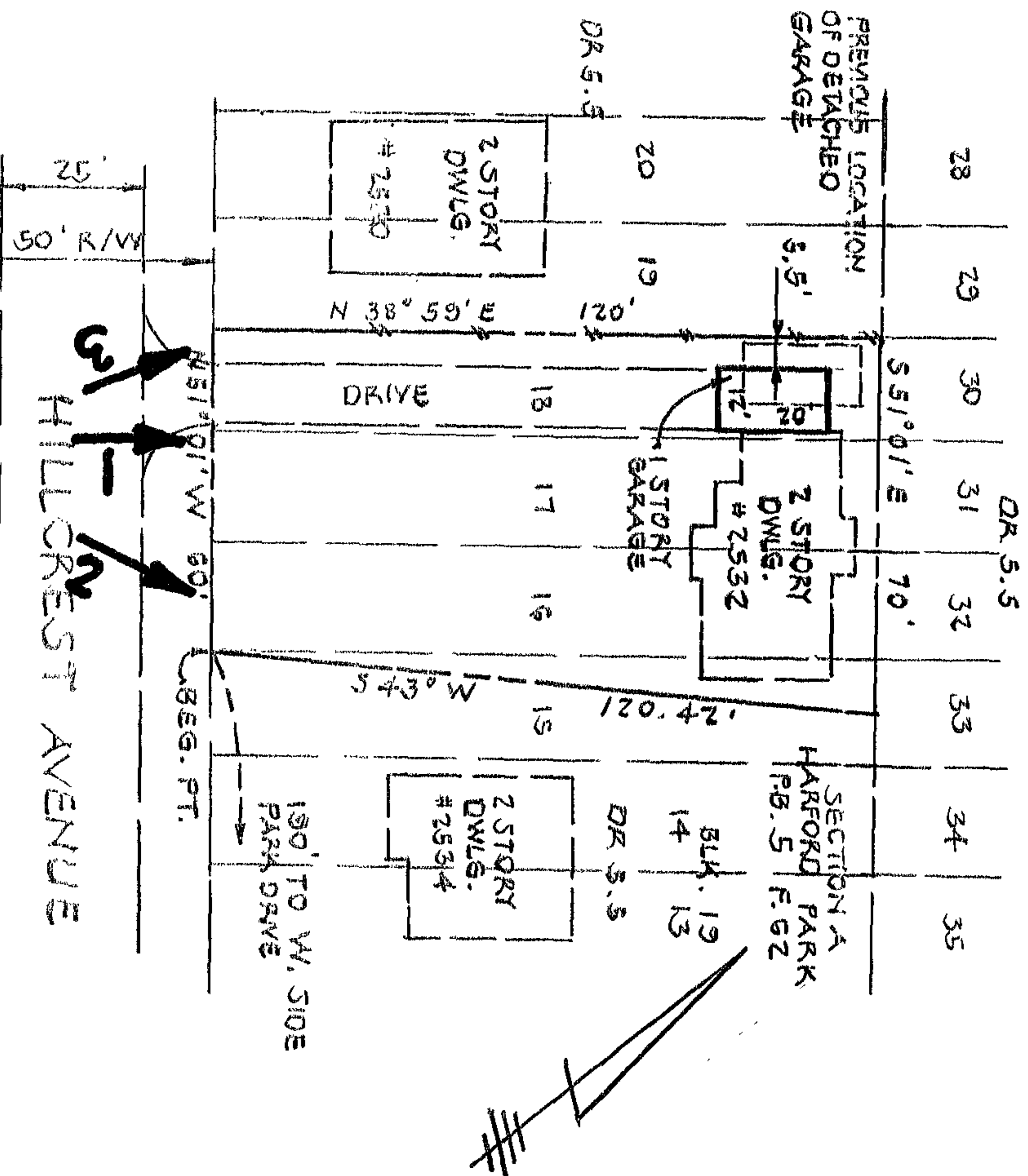
OWNER
DENNIS B. & LINDA R. SHUMAKER
2532 HILLCREST AVENUE
BALTIMORE, MD. 21234
DEED REF. L.19131 F.353
ACCT. NO. 0918101730



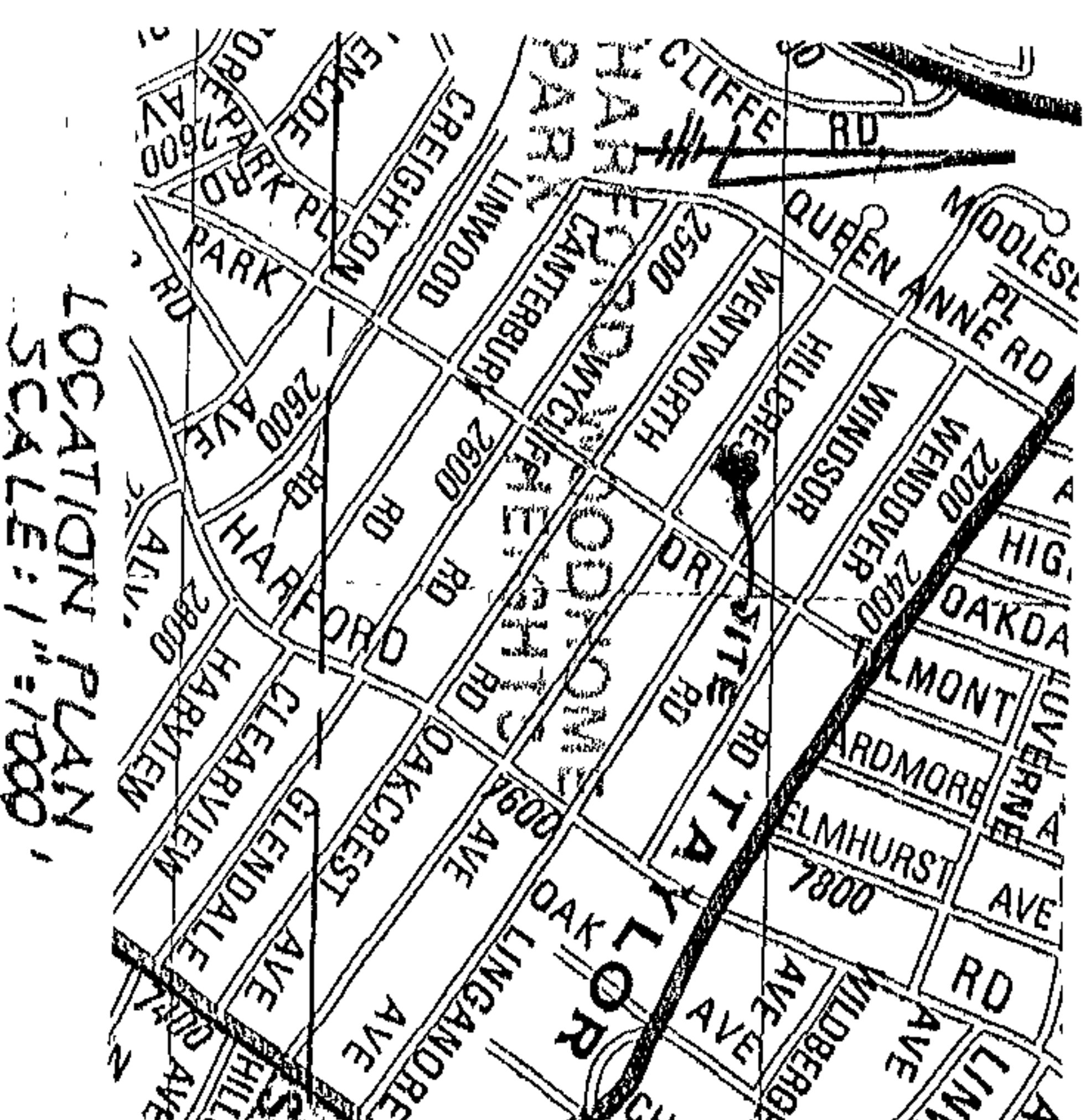
CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

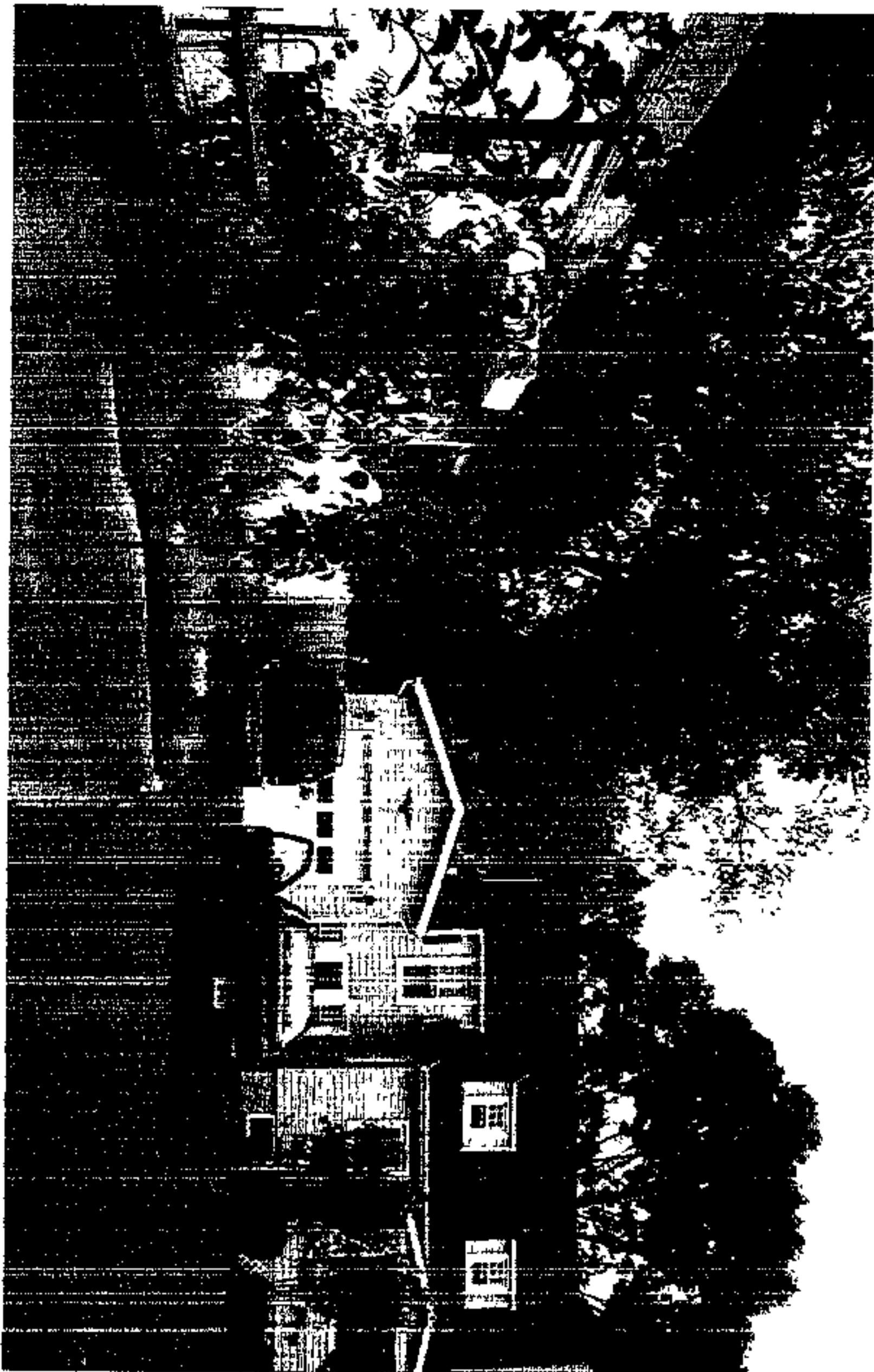
OWNER
DENNIS B. & LINDA R. SHUMAKER
2532 HILLCREST AVENUE
BALTIMORE, MD. 21234
DEED REF. L.19131 F.353
ACCT. NO. 0918101730

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE
2532 HILLCREST AVENUE
ELECTION DISTRICT 9,C5
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET SEPTEMBER 4, 2004



1. ZONING.....D.R.5.5 (N.E.8-C, N.E. 8-D)
2. AREA = 7,800 S.F. = 0.179 ACRE+/-
3. PUBLIC WATER AND SEWER EXISTS.
4. NO HISTORIC STRUCTURES OR ZONING HISTORY
5. SITE IS NOT LOCATED IN CBCA OR 100 YR. FLOOD PLAIN

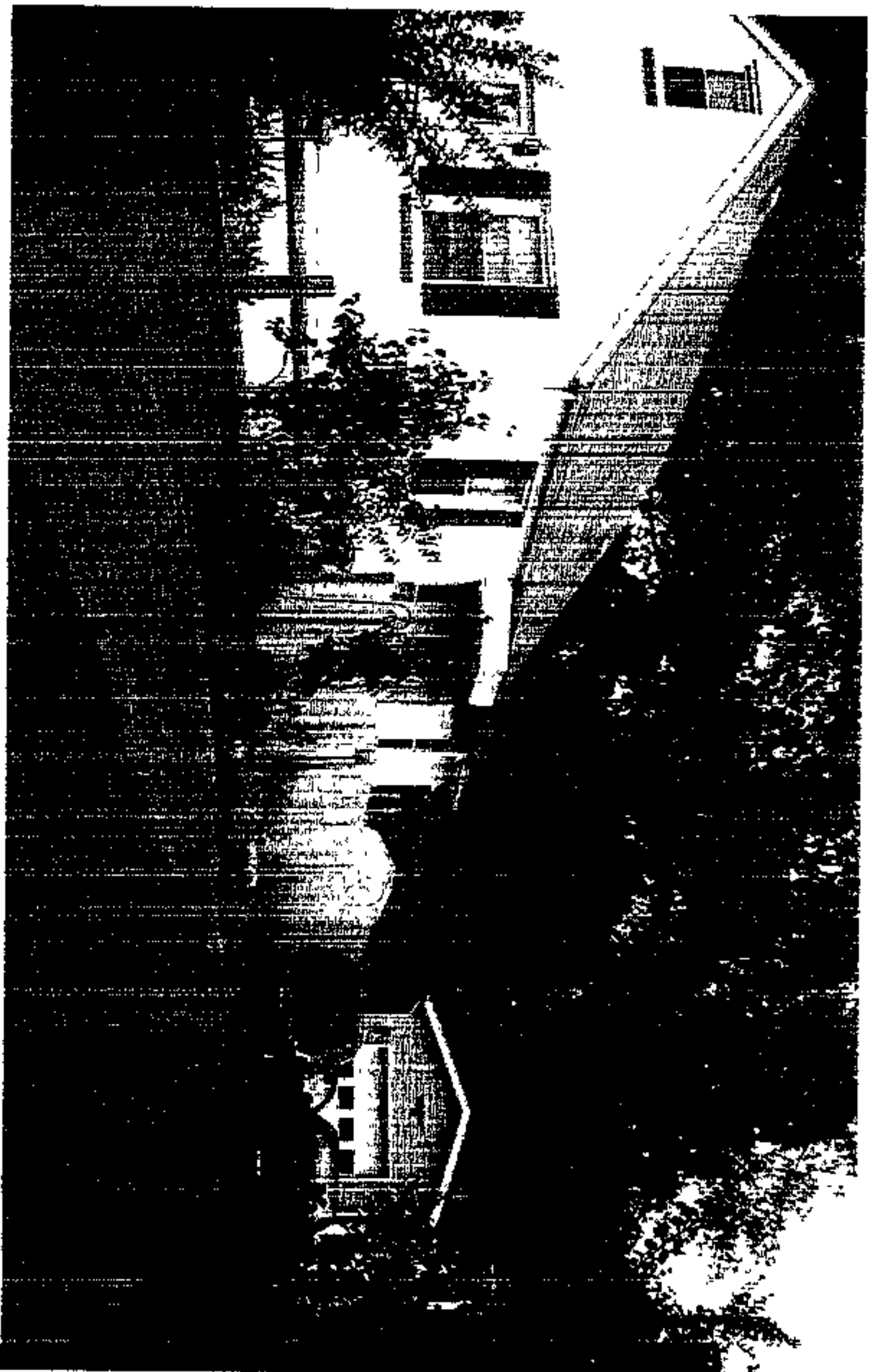




1



2



3