

IN RE: PETITION FOR ADMIN. VARIANCE
180 ft. W Greenspring Avenue, 1,500 ft.
N centerline of Ridgeway Avenue
3rd Election District
2nd Councilmanic District
(11508 Greenspring Avenue)

Wieslawa & Zbigniew Rembiszewski
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-289-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, Wieslawa and Zbigniew Rembiszewski. The variance request is for property located at 11508 Greenspring Avenue in the Lutherville area of Baltimore County. The variance request is from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with an 18 ft. side setback in lieu of the required 50 ft. 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 December 19, 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

ORDER RECEIVED FOR FILING

Date

11/7/05

By

Ray

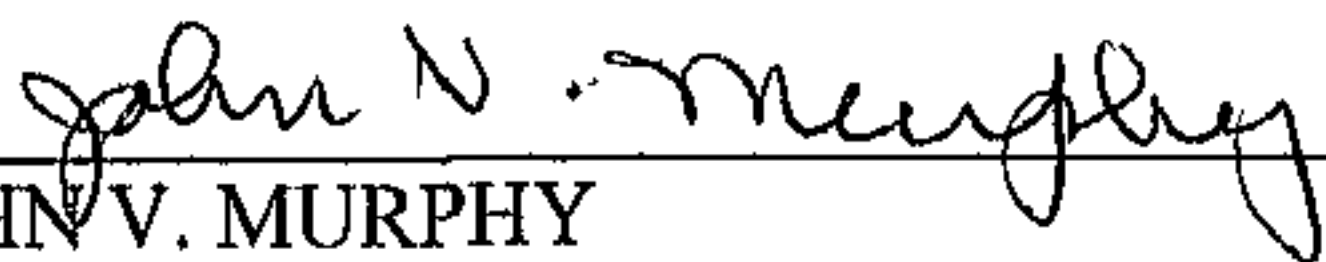
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 7 day of January, 2005, that a variance from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (garage) with an 18 ft. side setback in lieu of the required 50 ft., 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

ORDER RECEIVED FOR FILING
1/7/05
By: 

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

January ⁷/₆, 2005

Mr. & Mrs. Zbigniew Rembiszewski
11508 Greenspring Avenue
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-289-A
Property: 11508 Greenspring Avenue

Dear Mr. & Mrs. Rembiszewski:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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 11508 Greenspring Ave.
which is presently zoned RC5

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) 1A04.3B.2.b. (BCZR)

TO PERMIT AN ADDITION (GARAGE) WITH AN 18-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 50-FEET.

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 10/25/01 day of October, 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):

WIESLAWA REMBISZEWSKI
Name - Type or Print

Wieslawa Rembiszewski
Signature

ZBIGNIEW REMBISZEWSKI
Name - Type or Print

Zbigniew Rembiszewski
Signature

11508 GREENSPRING AVE. 410-453-0822
Address Telephone No.

LUTHERVILLE MD 21093
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By D.T. Date 12/6/04

Estimated Posting Date 12/19/04

ORDER RECEIVED FOR FILING
1/17/05
CASE NO. 05-589-A
REC-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 11508 GREENSPRING AVE
Address
LUTHERVILLE MD 21093
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):

I REQUEST THE VARIANCE TO CONSTRUCT THE GARAGE DUE TO:

- 1) PHYSICAL HANDICAP / DISABILITY IN FAMILY (ME).
- 2) INABILITY TO FUNCTIONALLY LOCATE GARAGE ELSEWHERE
ON LOT DUE TO WORKINGS OF EXISTING HOUSE.
- 3) RESTRICTIVE EXISTING BUILDING LOT NOT
PERMITTING ALTERNATIVE LOCATION.

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.

Wieslawa Rembiszewski
Signature

WIESLAWA REMBISZEWSKI
Name - Type or Print

Zbigniew Rembiszewski
Signature

ZBIGNIEW REMBISZEWSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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 _____

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 11508 GREENSPRING AVE
Address
LUTHERVILLE MD 21093
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):

- I REQUEST THE VARIANCE TO CONSTRUCT THE GARAGE DUE TO:
1. PHYSICAL HANDICAP/DISABILITY IN FAMILY (ME).
 2. INABILITY TO FUNCTIONALLY LOCATE GARAGE ELSEWHERE ON LOT DUE TO WORKINGS OF EXISTING HOUSE.
 3. RESTRICTIVE EXISTING BUILDING LOT NOT PERMITTING ALTERNATIVE LOCATION.

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.

Wieslawa Rembiszewski
Signature

WIESLAWA REMBISZEWSKI
Name - Type or Print

Zbigniew Rembiszewski
Signature

ZBIGNIEW REMBISZEWSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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 _____



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11508 Greenspring Ave.
which is presently zoned RC5

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) 1A04.3B.2.b. (BCZR)

TO PERMIT AN ADDITION (GARAGE) WITH AN 18-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 50-Feet.

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):

WIESLAWA REMBISZEWSKI
Name - Type or Print

Wieslawa Rembiszewski
Signature

ZBIGNIEW REMBISZEWSKI
Name - Type or Print

Zbigniew Rembiszewski
Signature

11508 GREENSPRING AVE
Address

410-4530022
Telephone No

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-289-A

REV 10/25/01

Reviewed By D.T. Date 12/16/04

Estimated Posting Date 12/19/04

300p.

**ZONING DESCRIPTION FOR
11508 GREENSPRING AVE.**

**Beginning at a point on the west side of Greenspring Ave, which is
180' feet to SE corner of property, S 36° 40' E AND 353° 20' W.**

1500' N OF RIDGEWAY AVE.

PROPERTY ON RIGHT OF WAY
NOT GREENSPRING AVE

SUBDIV - NA

FOLIO # NA

LOT # NA

25264 SQ' LOT

3RD ELECTION DISTRICT

2 COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO. 44-1053

DATE 12/16/04

ACCOUNT 00100000150

AMOUNT \$ 115.00

RECEIVED FROM

MRS. RENOLDISZCHUK

FOR

ITEM # 089 05-089-A

11508 GREENSPRING AVE BY D THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - MEMO

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY ETNA 115

DATE 12/16/04 12/16/04

AMOUNT 115.00

RECEIVED BY ETNA 115

DATE 12/16/04 12/16/04

AMOUNT 115.00

RECEIVED BY ETNA 115

DATE 12/16/04 12/16/04

AMOUNT 115.00

RECEIVED BY ETNA 115

DATE 12/16/04 12/16/04

AMOUNT 115.00

RECEIVED BY ETNA 115

DATE 12/16/04 12/16/04

AMOUNT 115.00

RECEIVED BY ETNA 115

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date December 22, 2004

RE: Case Number 05-289-A

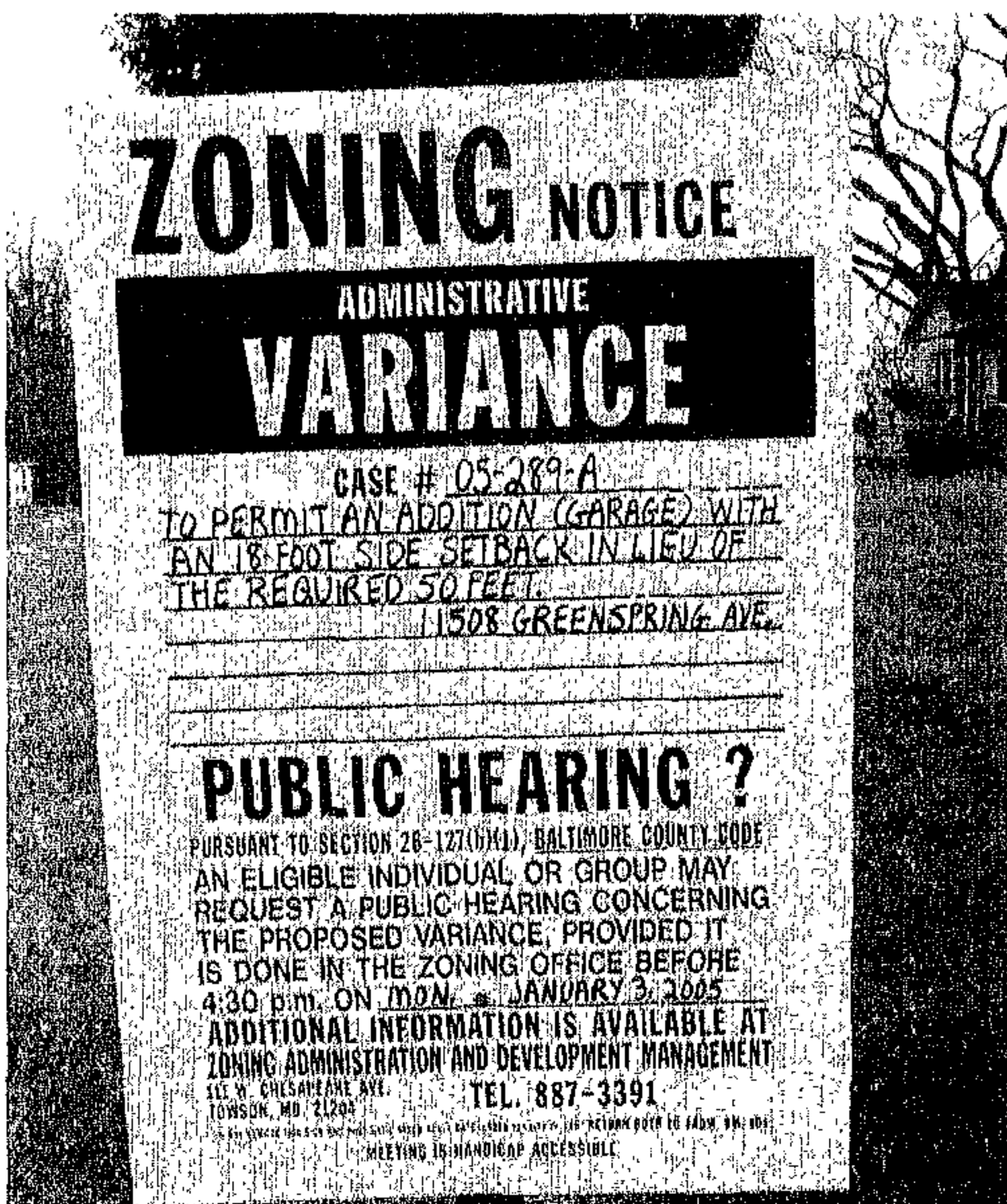
Petitioner/Developer WIESLAWA RENBISZESKI

Date of Hearing(Closing) JANUARY 3, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11508 GREENSPRING AVE.

The sign(s) were posted on

December 19, 2004



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 289 -A

Address 11508 GREENSPRING AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/6/04

Posting Date: 12/19/04

Closing Date: 1/3/05

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- 289 -A

Address 11508 GREENSPRING AVE.

Petitioner's Name DONNA THOMPSON

Telephone 410-453-0022

Posting Date: 12/19/04

Closing Date: 1/3/05

Wording for Sign: To Permit AN ADDITION (GARAGE) WITH AN 18'-FOOT SIDE
SETBACK IN LIEU OF THE REQUIRED 50-FEET.

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 05-289-A

Petitioner Wieslawa Rembiszewski

Address or Location: 11508 Greenspring Ave. Lutherville MD 21093

PLEASE FORWARD ADVERTISING BILL TO REMBISZEWSKI

Name VICKY 11508 GREENSPRING AVE.

Address LUTHERVILLE MD. 21093-1408

H. 410-453-0022

W. 410-796-0020

Telephone Number _____

**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*

January 3, 2005

Wieslawa Rembiszewski
Zbugbuew Rembiszewski
11508 Greenspring Avenue
Lutherville, Maryland 21093

Dear Mr. and Mrs. Rembiszewski:

RE: Case Number: 05-289-A, 11508 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 6, 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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of ⁽²⁶⁹⁾ December 13, 2004

Item No.: 267, 277-290

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

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

DATE: December 29, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item Nos. 267, 278, 279, 280, 281,
284, 285, 288, and 289

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 *JDO*
DEPRM

DATE: January 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 20, 2004.

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

05-278

05-279

05-281

05-287

05-289

05-290

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-279 and 5-289
Administrative Variances

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:

Mac (A. C. Campbell)

Division Chief:

John L. Leland

MAC/LL

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



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

Maryland Department of Transportation

Date: 12.10.04

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

RE: Baltimore County
Item No. 289 DT

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

Date: 10/16/04

Subject: Proposed Construction of Garage

Details: Owners of Property X plan to construct an attached garage (on right side of home as one faces the front of the house). Such garage would necessarily be 18 feet from the property line of Property Y (see illustration, Attachment A) another home in the cul-de-sac, and therefore requires permission of Property Y owners.

Property X

Mr. and Mrs. Rembiszewski

(410) 453-0822

11508 Greenspring Avenue

Lutherville, MD 21093

Property Y

Thomas & Tina Bosley (names of owners)

(410) 452-3452 (phone #)

11520 Greenspring Avenue

Lutherville, MD 21093

OWNERS of Property Y:

Thomas Wayne Bosley Date 10-20-04
(Signature / Full name)

THOMAS WAYNE BOSLEY
(Print / Full name)

Tina Marie Bosley Date 10-20-04
(Signature / Full name)

Tina Marie Bosley
(Print / Full name)

We do not have any complaint with regard to the above indicated construction, and give permission. Also, we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal, and only, owner(s) of the property identified as Y above.

Witnessed by:

Signature

Print Name

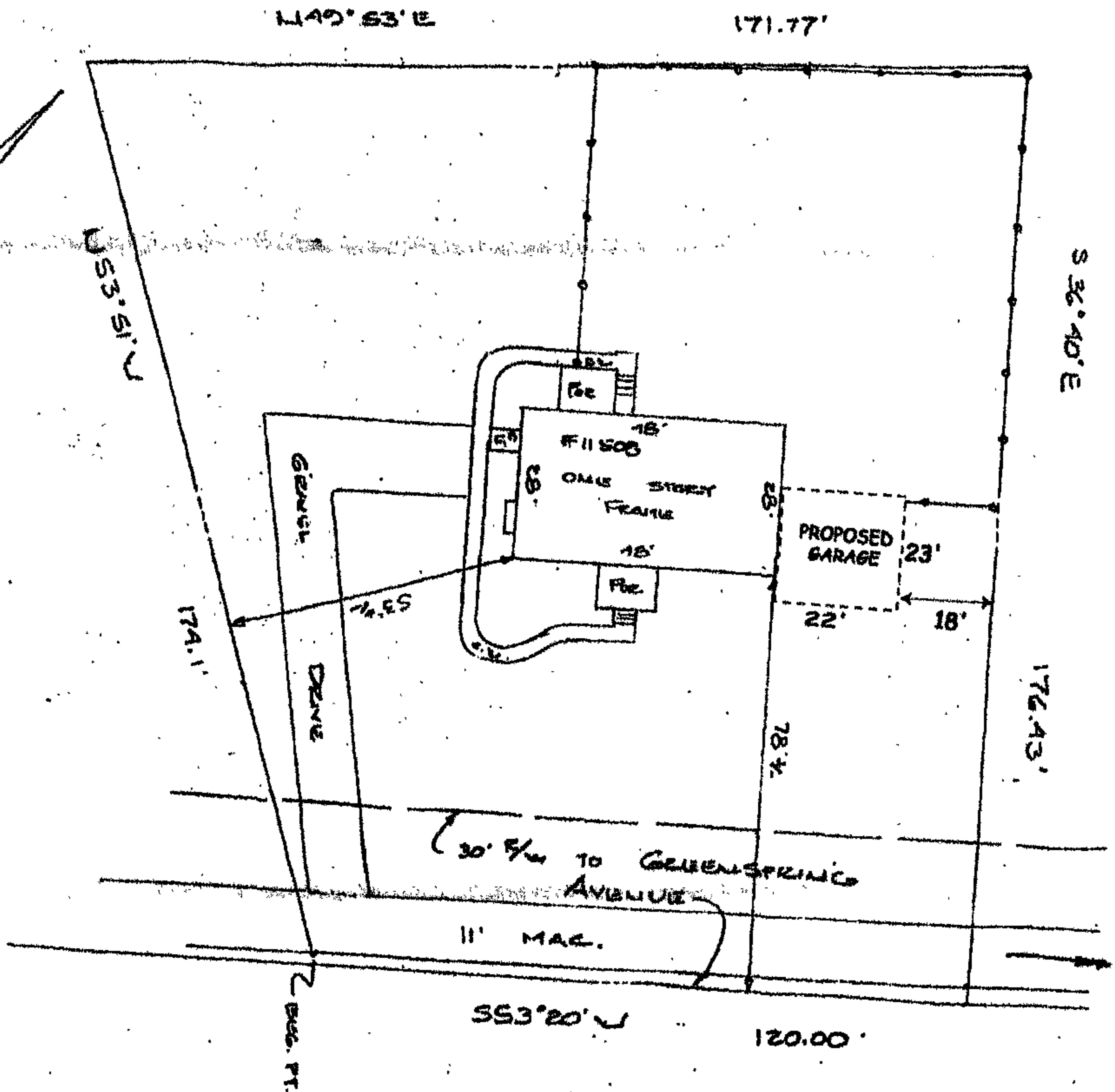
Date

NOTE: 3 Originals required: one for each set of owners, and one for county.

Attachment (1)

05-289-A

PLAT SHOWING PROPERTY AS #11508 Greenspring Avenue,
Baltimore county, Maryland.

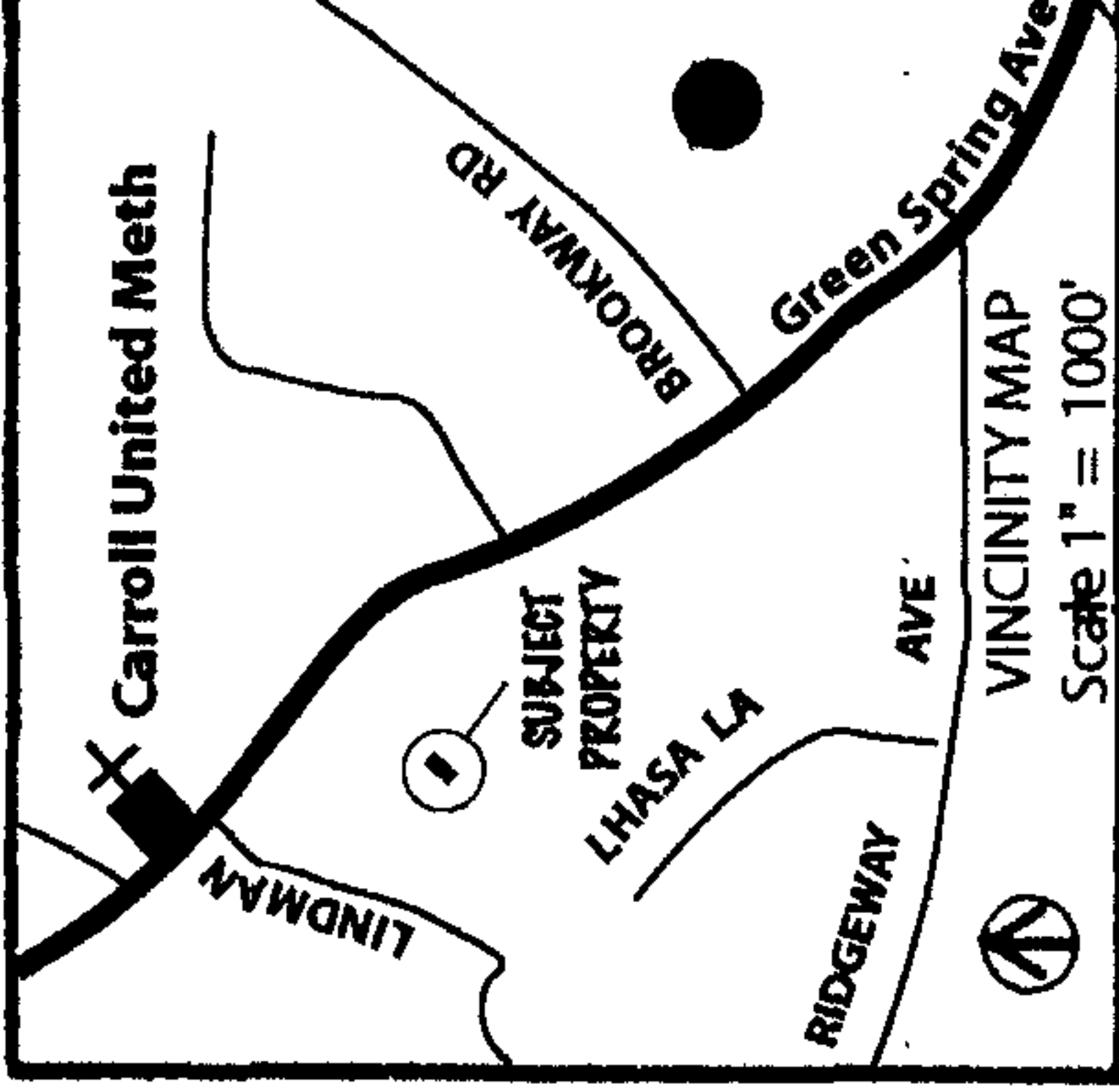
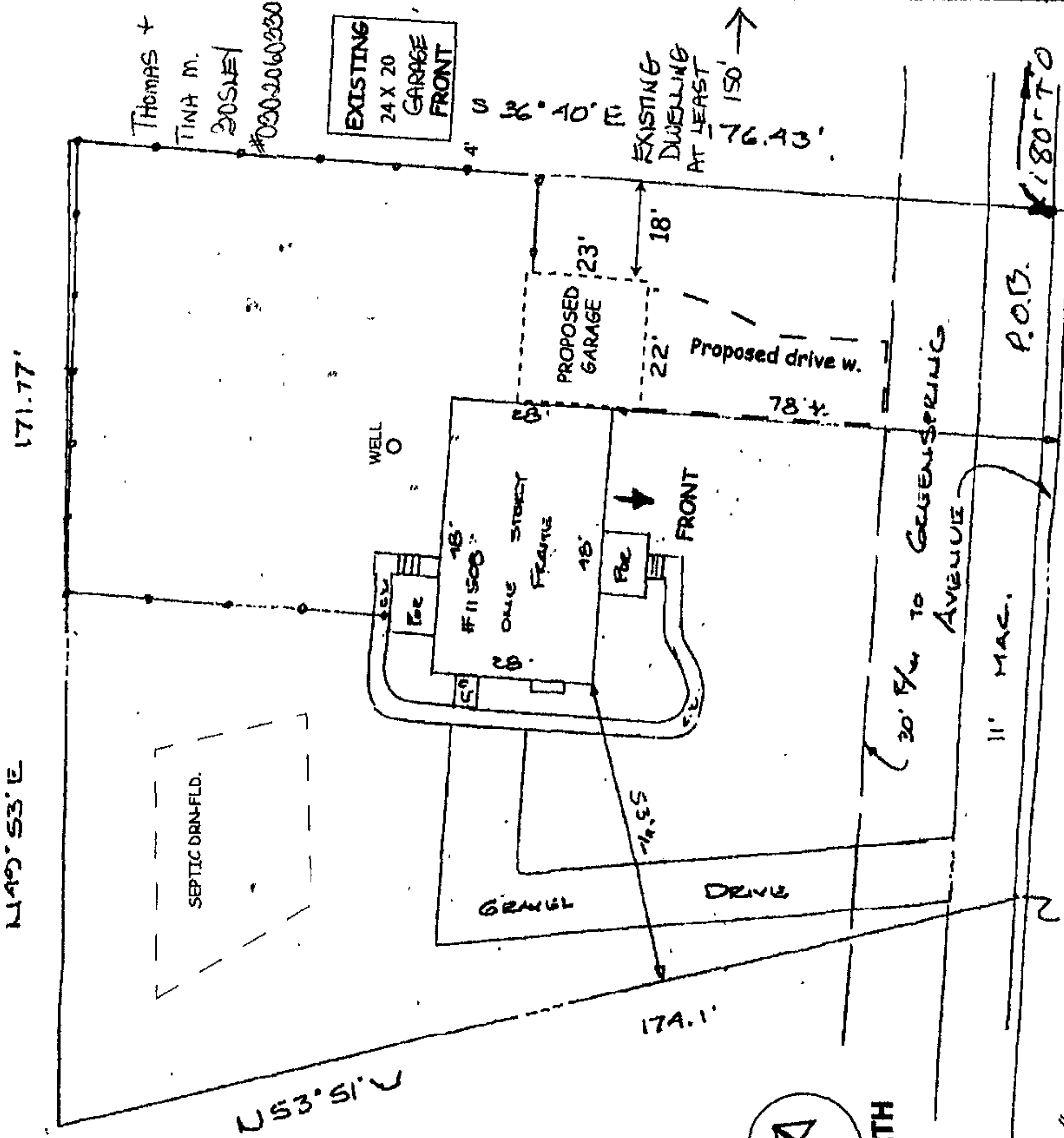


PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS **#11508 Greens Spring Avenue** SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME **NA** MAP **59** GRID **3** PARCEL **254** SECT **3** BLOCK **10** LOT **81** GROUP **81** M.D.A.T.

PLAT BOOK # **1490** FOLIO # **53** LOT # **1** SECTION # **1**
OWNER **VICKY REMBISZEWSKI**



LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCILMANIC DISTRICT 02

1" = 200' SCALE MAP # - NW 19E

ZONING RC5

LOT SIZE .58 ACRES 25264 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING **NONE**

ZONING OFFICE USE ONLY
REVIEWED BY **D.T.** ITEM # **289** CASE # **05-289-A**

PREPARED BY **JSB**

553' 20" W CENTERLINE OF GREENSPRING
SCALE OF DRAWINGS = 1" = 30'

Reddy #1

NW 13-E

(SH)

1" = 200'

W 28,500

LINDEMANN
LANE

SITE

RC-5

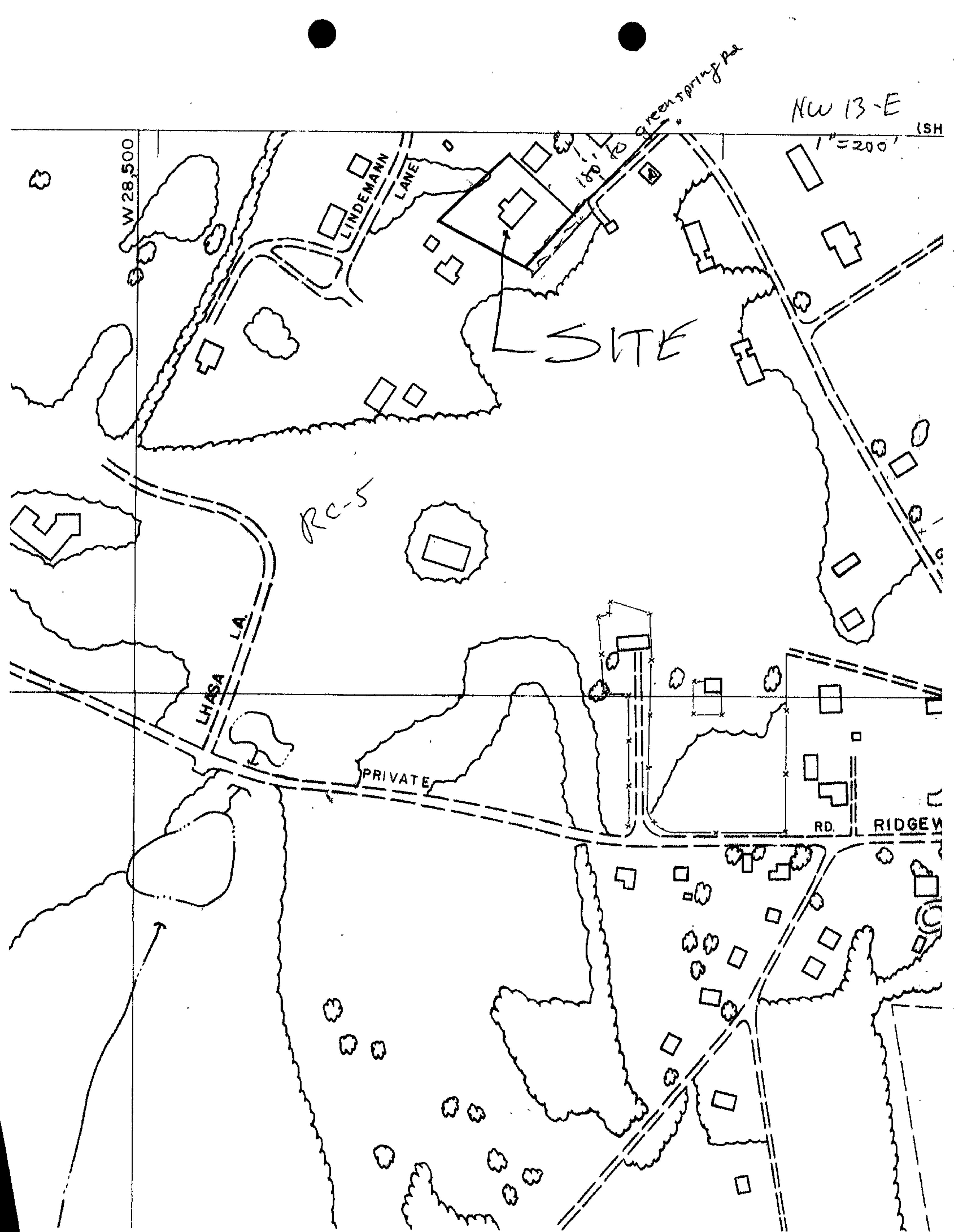
LHASA
LA.

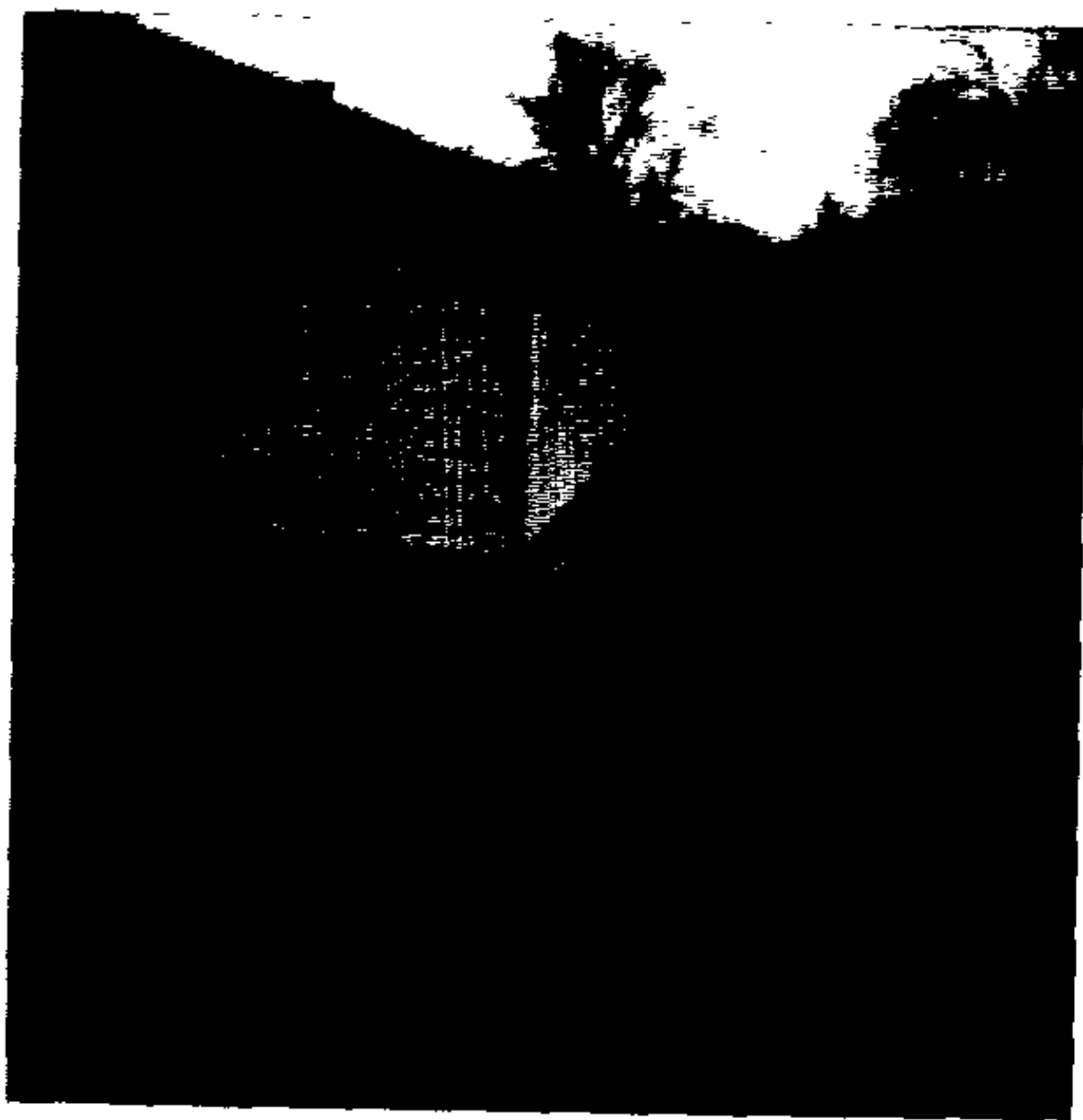
PRIVATE

RD.

RIDGEWAY

150' to greenspring rd





11/29/04 existing - well.

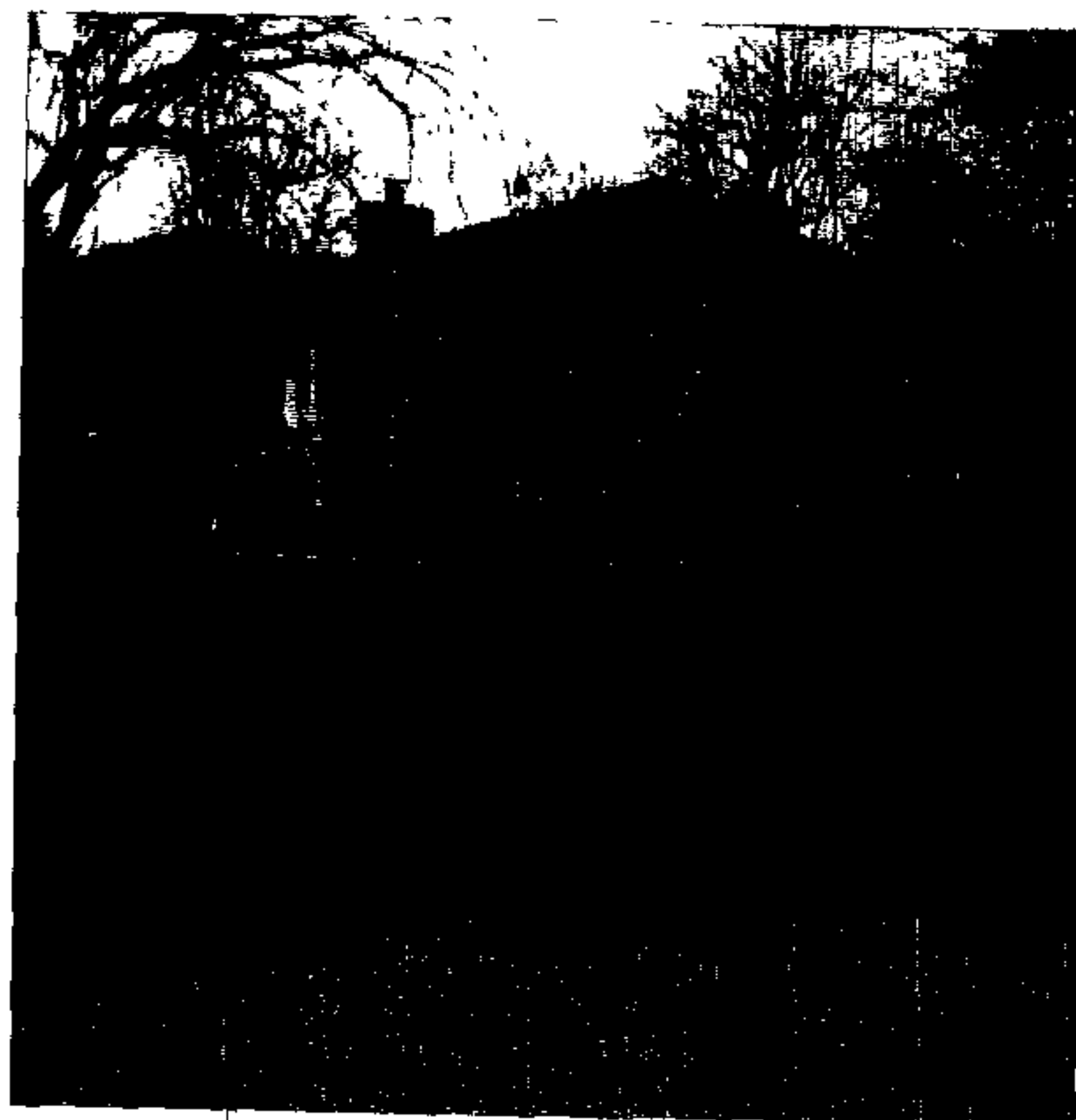


11/29/04

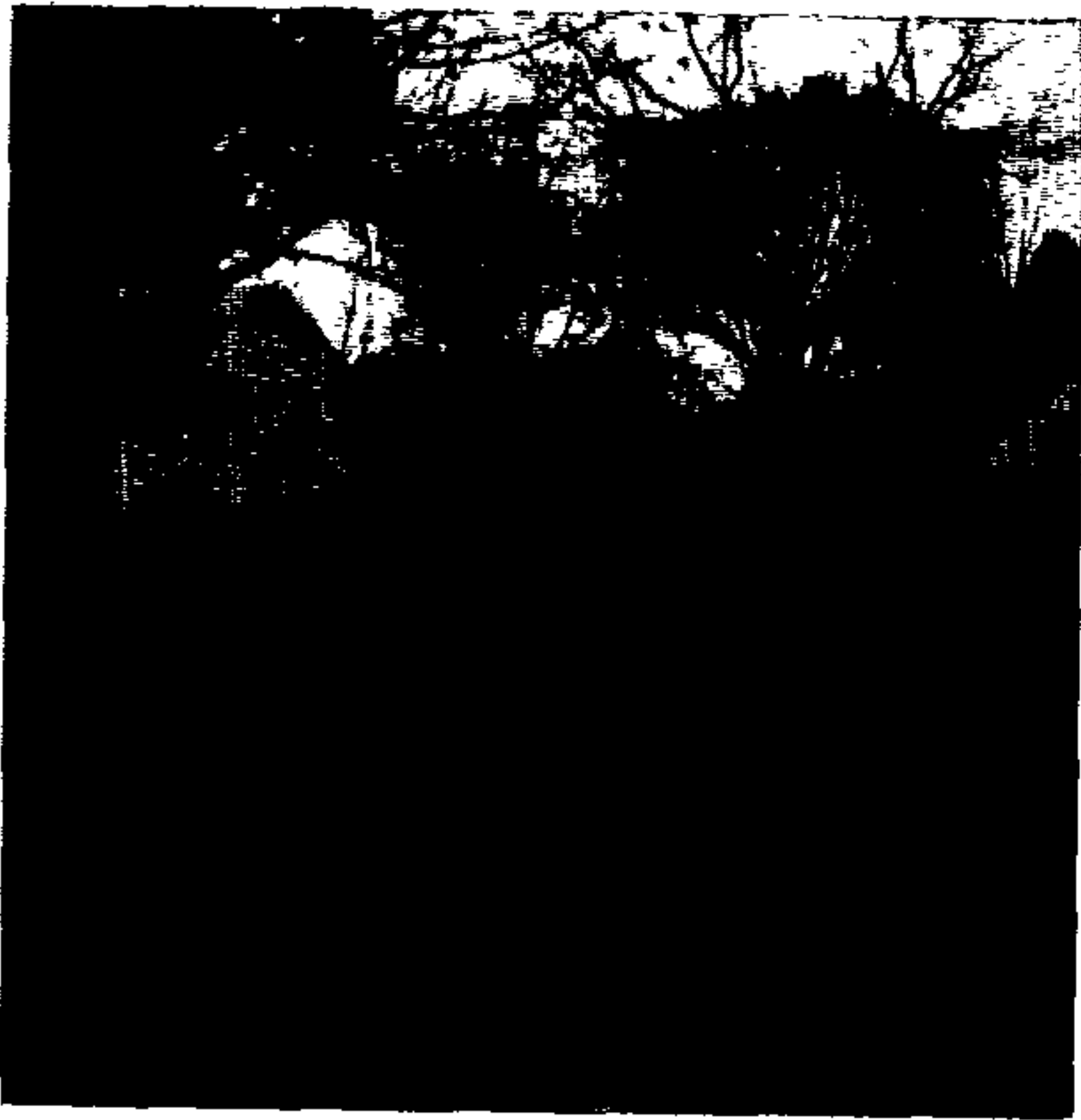
Front



11/29/04

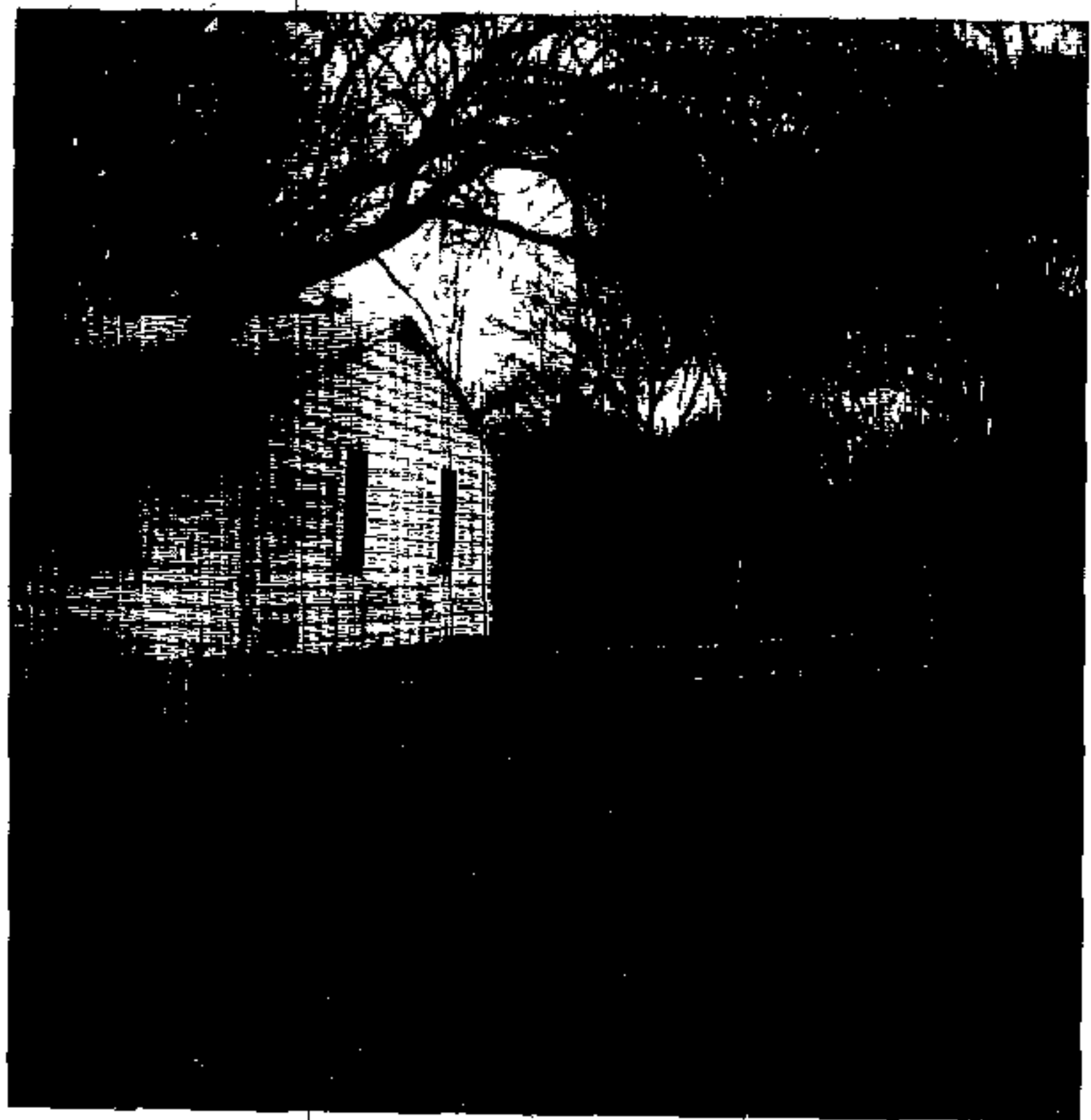


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40'
22 x 23
↔ ↑



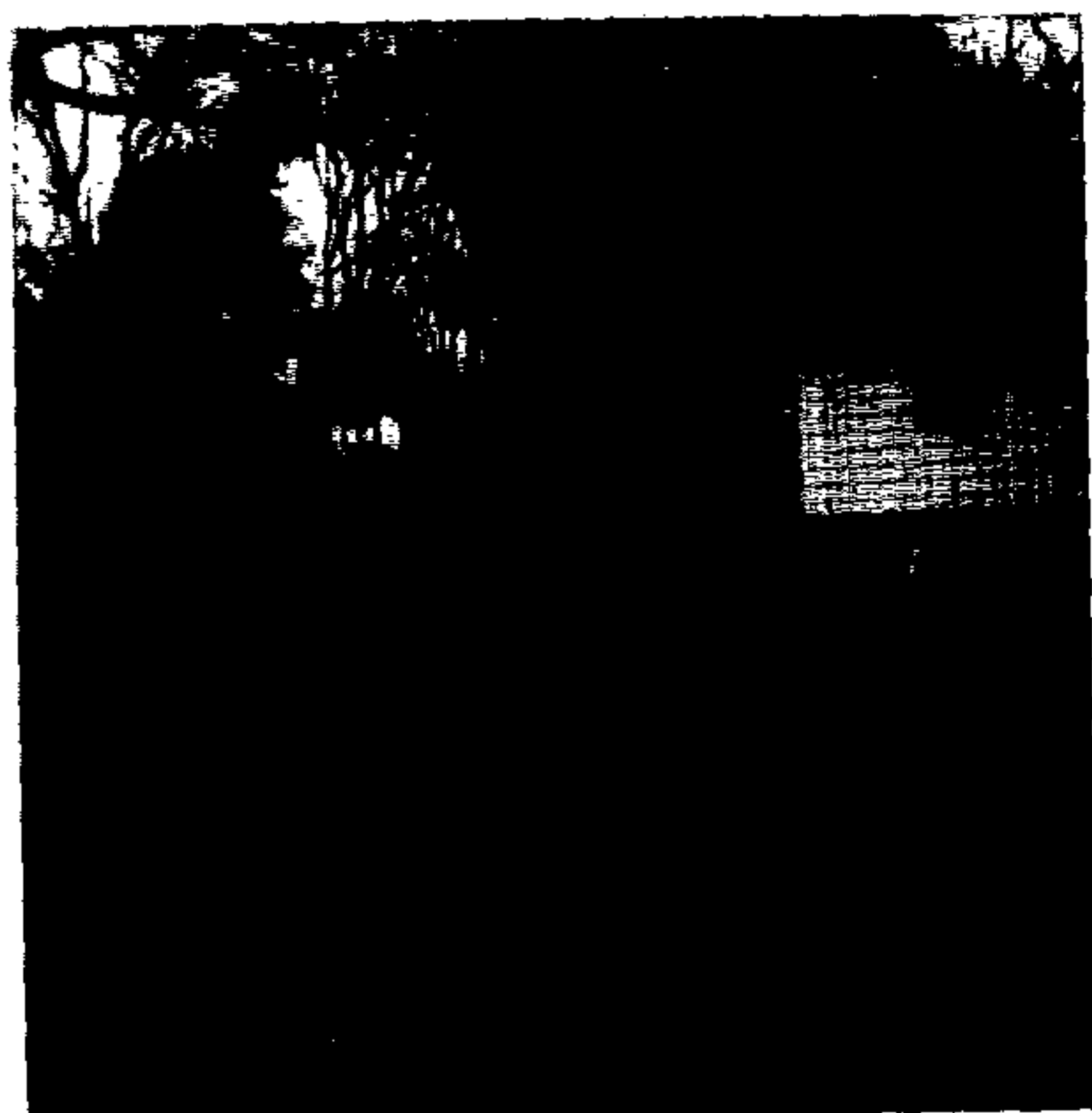
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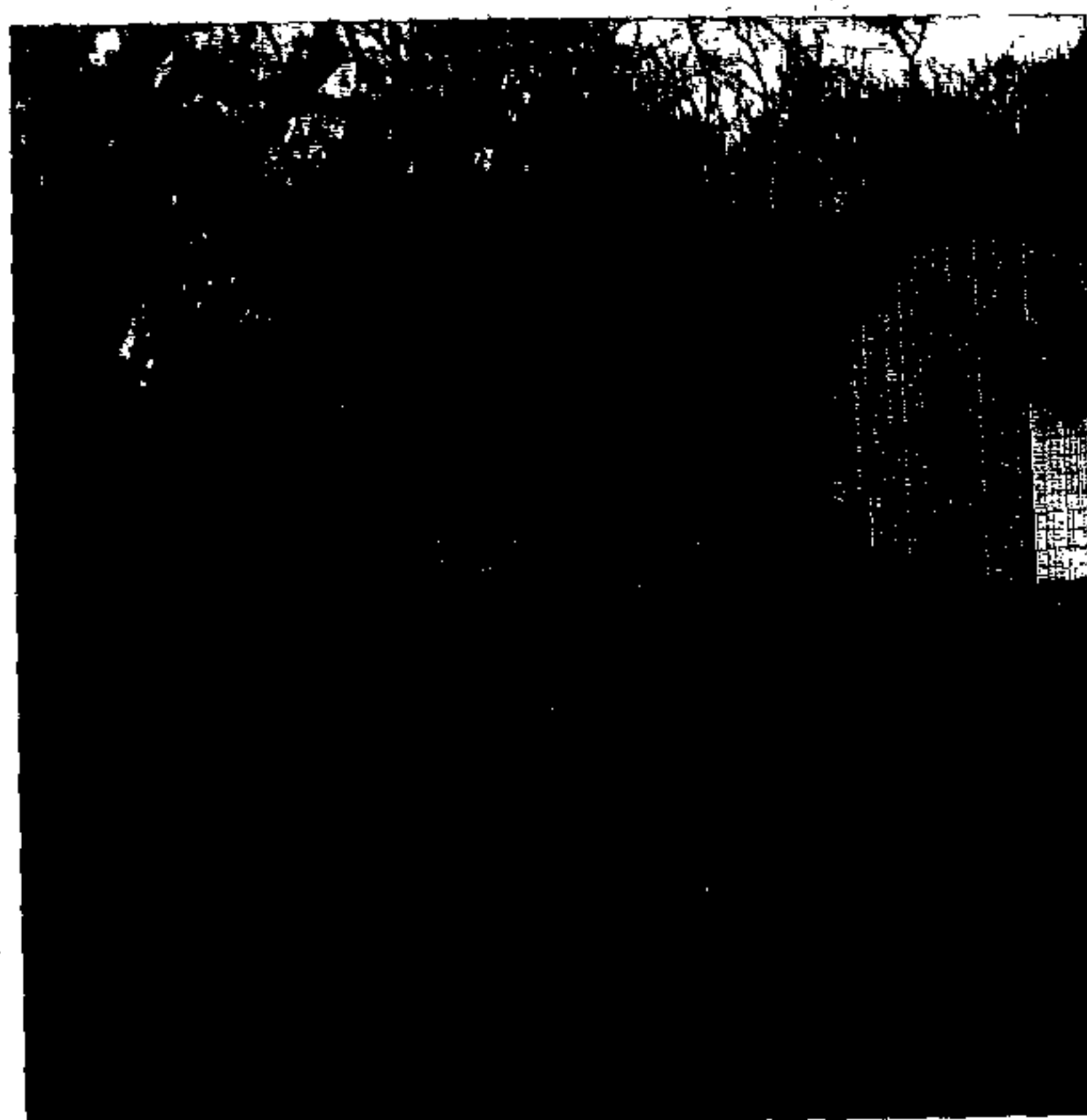
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