

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S of Locust Drive, 100 ft. NW
centerline of Newburg Avenue
1st Election District
1st Councilmanic District
(421 Locust Drive)

Karen C. & William R. Meier
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-404-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, Karen C. and William R. Meier. The variance request is for property located at 421 Locust Drive in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C1 (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a minimum of 10 ft. on one side and a sum of 22 ft. on both sides in lieu of 15 ft. minimum and a sum of 40 ft. for both sides for an 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 18, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 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

3/16/05

Ray

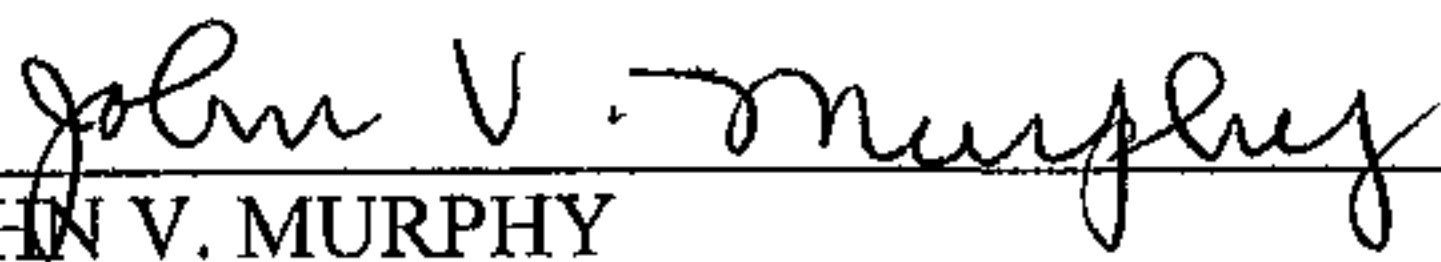
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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, by the Deputy Zoning Commissioner for Baltimore County, this 16 day of March, 2005, that a variance from Section 1B02.3.C1 (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a minimum of 10 ft. on one side and a sum of 22 ft. on both sides in lieu of 15 ft. minimum and a sum of 40 ft. for both sides 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 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

3/16/05

Ray

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

March 16, 2005

Mr. & Mrs. William R. Meier
421 Locust Drive
Catonsville, Maryland 21228

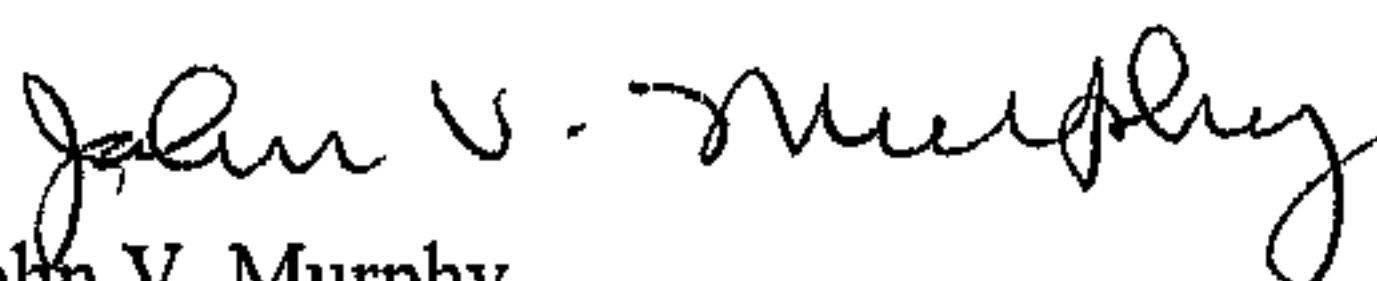
Re: Petition for Administrative Variance
Case No. 05-404-A
Property: 421 Locust Drive

Dear Mr. & Mrs. Meier:

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,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #421 LOCUST DRIVE, 21228
which is presently zoned DR2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02, 301 (CARET) to Permit

A MINIMUM OF 10 FT. ON ONE SIDE & A SUM OF 22 FT. ON BOTH SIDES IN LGW OF 15 FT. MIN. & A SUM OF 40 FT. FOR BOTH SIDES.

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 3/16/05 day of March 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):

WILLIAM R. MEIER
Name - Type or Print

William R. Meier
Signature

KAREN C. MEIER
Name - Type or Print

Karen C. Meier
Signature

421 LOCUST DRIVE W 410-787-8534
Address Telephone No.

CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-404-A

Reviewed By S.M. Date 02-11-05

Estimated Posting Date 02-20-05

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

421 LOCUST DRIVE
Address
CATONSVILLE MD 21228
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):

WE NEED TO EXPAND OUR HOUSE TO ACCOMMODATE OUR GROWING FAMILY. DUE TO DIMENSIONS OF LOT (50' WIDE X 150' DEEP), CANNOT ENLARGE HOUSE WITHOUT INFRINGING ON REQUIRED SETBACKS TO SIDE PROPERTY LINES. The additional side with is to accomodate 2 bedrooms hall, & bath upstairs

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.

William R. Meier
Signature

WILLIAM R. MEIER
Name - Type or Print

Karen C. Meier
Signature

KAREN C. MEIER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jinda H. Persing
Notary Public
My Commission Expires MARCH 1, 2007

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 421 LOCUST DRIVE
Address
CATONSVILLE MD 21228
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):

WE NEED TO EXPAND OUR HOUSE TO ACCOMMODATE OUR GROWING FAMILY. DUE TO DIMENSIONS OF LOT (50' WIDE BY 150' DEEP), CANNOT ENLARGE HOUSE WITHOUT INFRINGING ON REQUIRED SETBACKS TO SIDE PROPERTY LINES. The additional side width is to accomodate 2 bedrooms, hall & bath upstairs

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.

William R. Meier
Signature

WILLIAM R. MEIER
Name - Type or Print

Karen C. Meier
Signature

KAREN C. MEIER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Linda M. Persing
Notary Public
My Commission Expires MY COMMISSION EXPIRES
MARCH 1, 2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #421 LOCUST DRIVE, 21228
which is presently zoned DR2

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) 1302.3C1 (CHART.) to permit.

A MINIMUM OF 10 FT. ON ONE SIDE. A SUM OF 22 FT. ON BOTH SIDES. A MIN. OF 15 FT. MIN. A SUM OF 40 FT. FOR BOTH SIDES.

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):

WILLIAM R. MEIER
Name - Type or Print

Signature

KAREN C. MEIER
Name - Type or Print

Signature

421 LOCUST DRIVE
Address

W 410-787-8334

Address

CATONSVILLE
City

MD
State

H 410-744-0454

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

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 05-11-05 day of MAY, 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. 05-404-A

Reviewed By [Signature] Date 02-11-05

Estimated Posting Date 02-20-05

Property Description

#421 Locust Drive, Catonsville, MD 21228

Beginning for the same on the northeast side of Locust Drive as laid out 40 feet wide at the distance of 100.00 feet measured Northwesterly along the Northeast side of Locust Drive from the Northwest side of Newburg Avenue as laid out 50 feet wide as shown on Plat of Forest Spring Park recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 115; and running thence and binding on the Northeast side of Locust Drive and referring the courses of this description to the true meridian as established in the Baltimore County Metropolitan District North 48 degrees 09 minutes 10 seconds West 50.00 feet to the Northwest side of an eight foot sewer reservation there laid out; thence binding on the northwest side of said reservation North 42 degrees 12 minutes 20 seconds East 150.00 feet to the centerline of a ten foot reservation; thence binding on the centerline of said ten foot reservation South 48 degrees 09 minutes 10 seconds East 50.00 feet and thence South 42 degrees 12 minutes 20 seconds West 150.00 feet to the place of beginning; the improvements thereon currently being known as No. 421 Locust Drive.

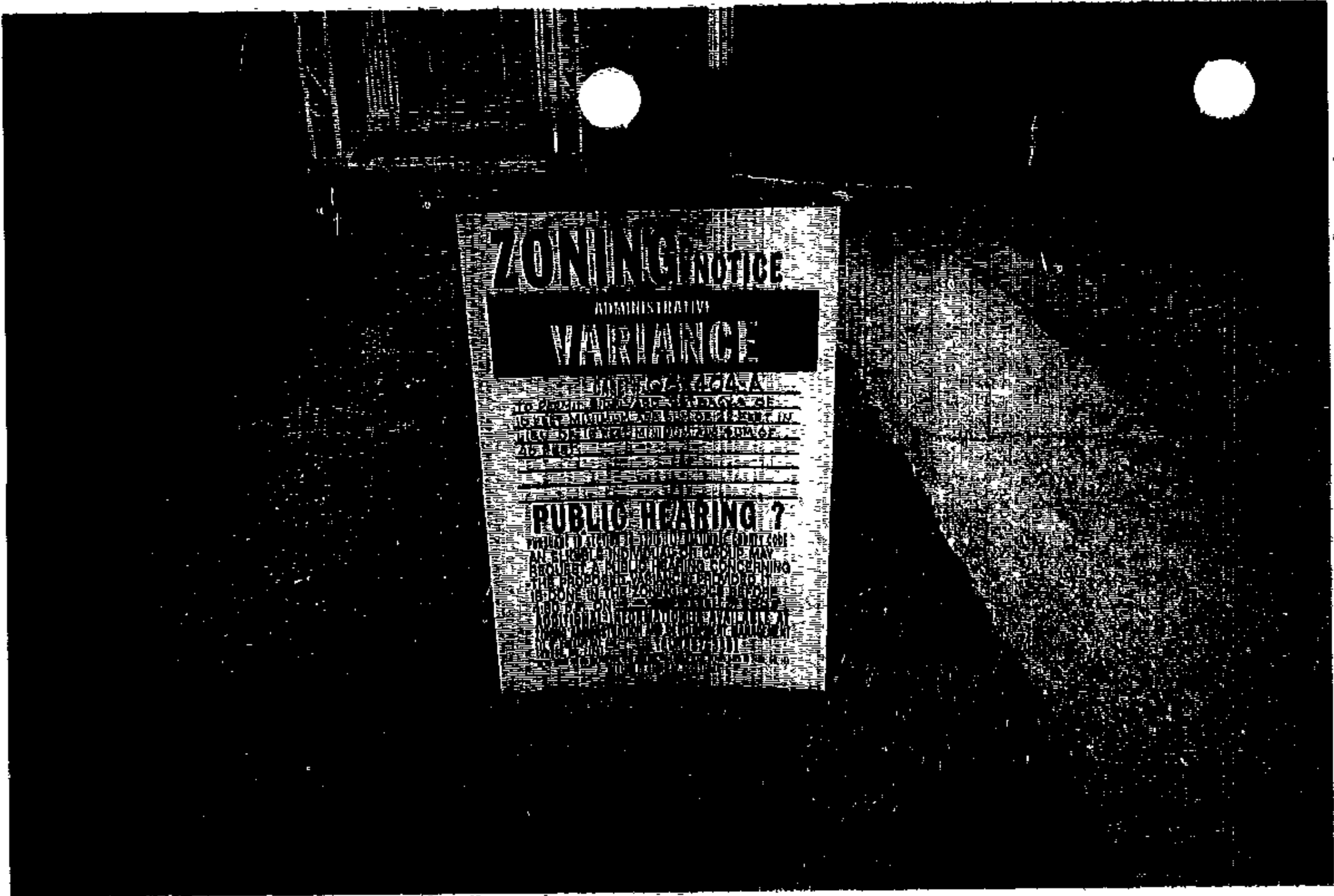
Flood Insurance Rate Map Panel Number 240010-0390B
Zone C

1st Election District Baltimore County, MD

Deed Reference 6673-788

Liber No. 14243, folio 704 and Liber No. 15574, folio 368 Land Records of Baltimore County

05-404-A



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 02-10-05 ACCOUNT R-001-0066136

AMOUNT \$ 65.00

RECEIVED FROM CEB CONSULTANTS
REC'D. W/IN 31 MAR 1995 - 1001 (CASH)
FOR ADMIN. REC. (AR)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

5037

05-004-1A

No. 44251

PAID RECEIPT

RECEIVED FROM CEB CONSULTANTS

DATE 2/11/2005 TIME 2:11 PM

AMOUNT 65.00

RECEIVED FROM CEB CONSULTANTS

DATE 2/11/2005 TIME 2:11 PM

AMOUNT 65.00

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AMOUNT 65.00

RECEIVED FROM CEB CONSULTANTS

DATE 2/11/2005 TIME 2:11 PM

CERTIFICATE OF POSTING

RE: Case No.: 05-404-A

Petitioner/Developer: MEIR

Date of Hearing/ Closing: MAR. 7, 2005

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 #421 LOCUST DRIVE

The sign(s) were posted on FEB. 18, 2005
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 404 -A Address 421 Locust Dr.

Contact Person: Sarah R Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 02-11-05 Posting Date: 2-20-05 Closing Date: 03-07-05

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- 404 -A Address 421 Locust Dr.

Petitioner's Name MEIR Telephone 410-287-8534

Posting Date: 2-20-05 Closing Date: 03-07-05

Wording for Sign: To Permit SIDE YARD SETBACKS OF 10 FT MIN. & SUM
OF 22 FT. IN LIEU OF 15 FT MIN & SUM OF 40 FT.

WCR - Revised 6/25/04

**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*

March 7, 2005

William R. Meir
Karen C. Meir
421 Locust Drive
Catonsville, Maryland 21228

Dear Mr. and Mrs. Meir:

RE: Case Number: 05-404-A, 421 Locust Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 11, 2005.

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

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

February 24, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 397, 399-402, (404)

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



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



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

Maryland Department of Transportation

Date: 2.18.05

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

RE: Baltimore County
Item No. 404 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, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr *mo*
DATE: March 15, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 22, 2005

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

05-395

05-397

05-398

05-400

05-402

05-404

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 18, 2005

RECEIVED

FEB 23 2005

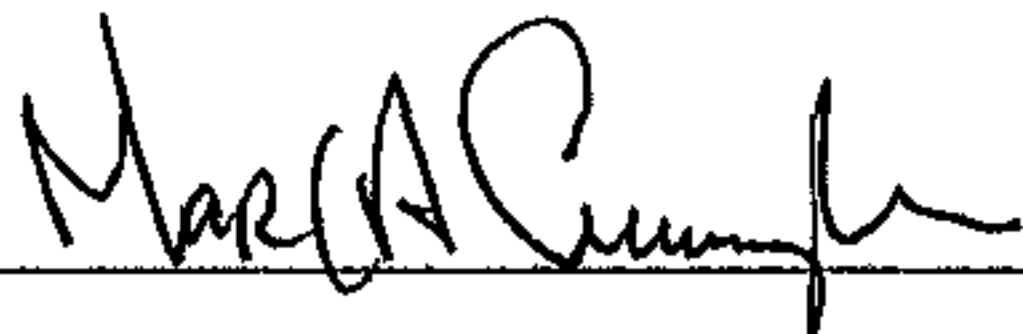
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-404 – 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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2005
Item Nos. 395, 397, 398, 399, 402, 403,
and 404

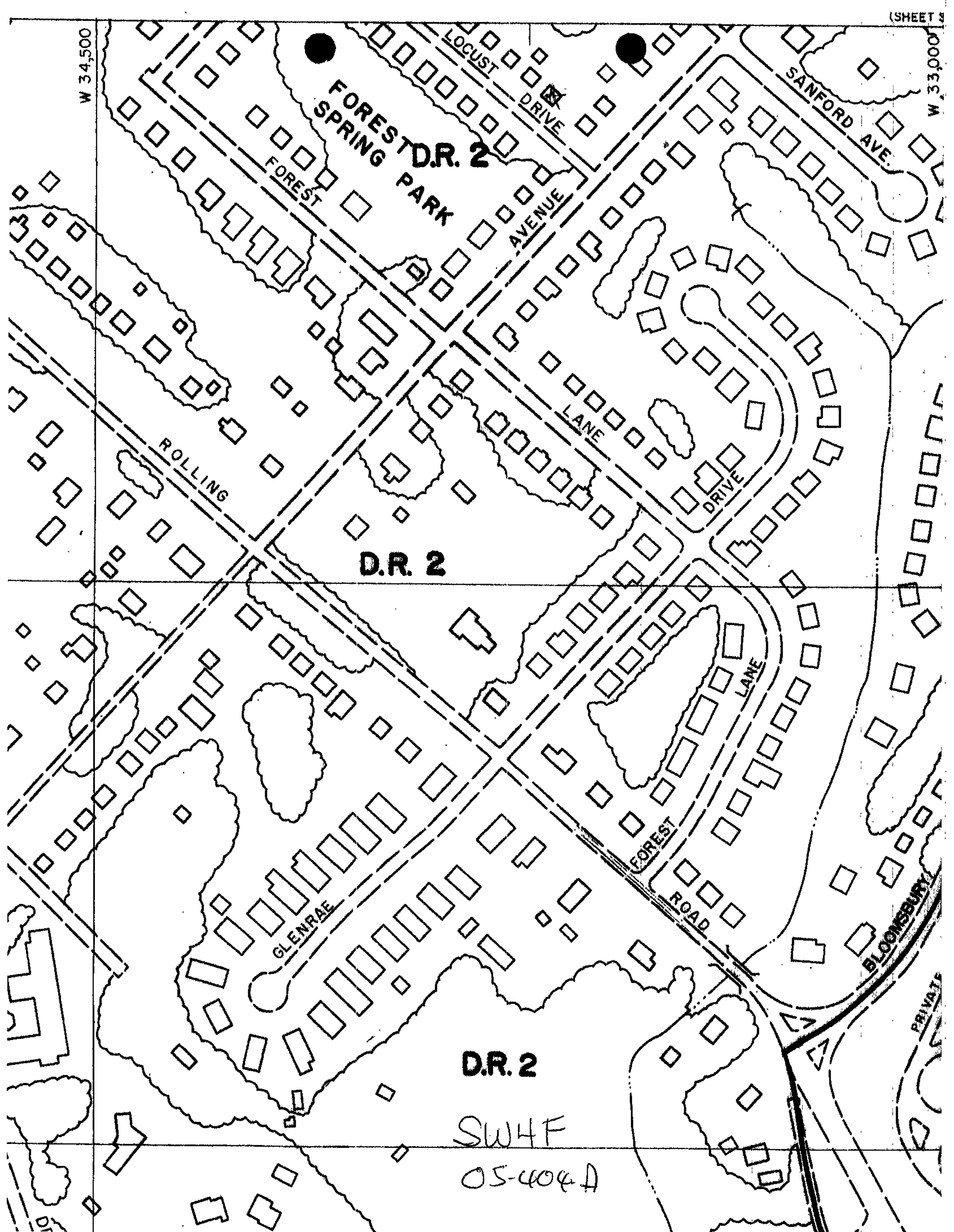
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

W 33,000

W 34,500



FOREST DR. 2
SPRING PARK

LOCUST DRIVE
AVENUE

SANFORD AVE.

ROLLING

D.R. 2

GLENRAE

D.R. 2

SW4F
05-404A

FOREST
ROAD

LANE

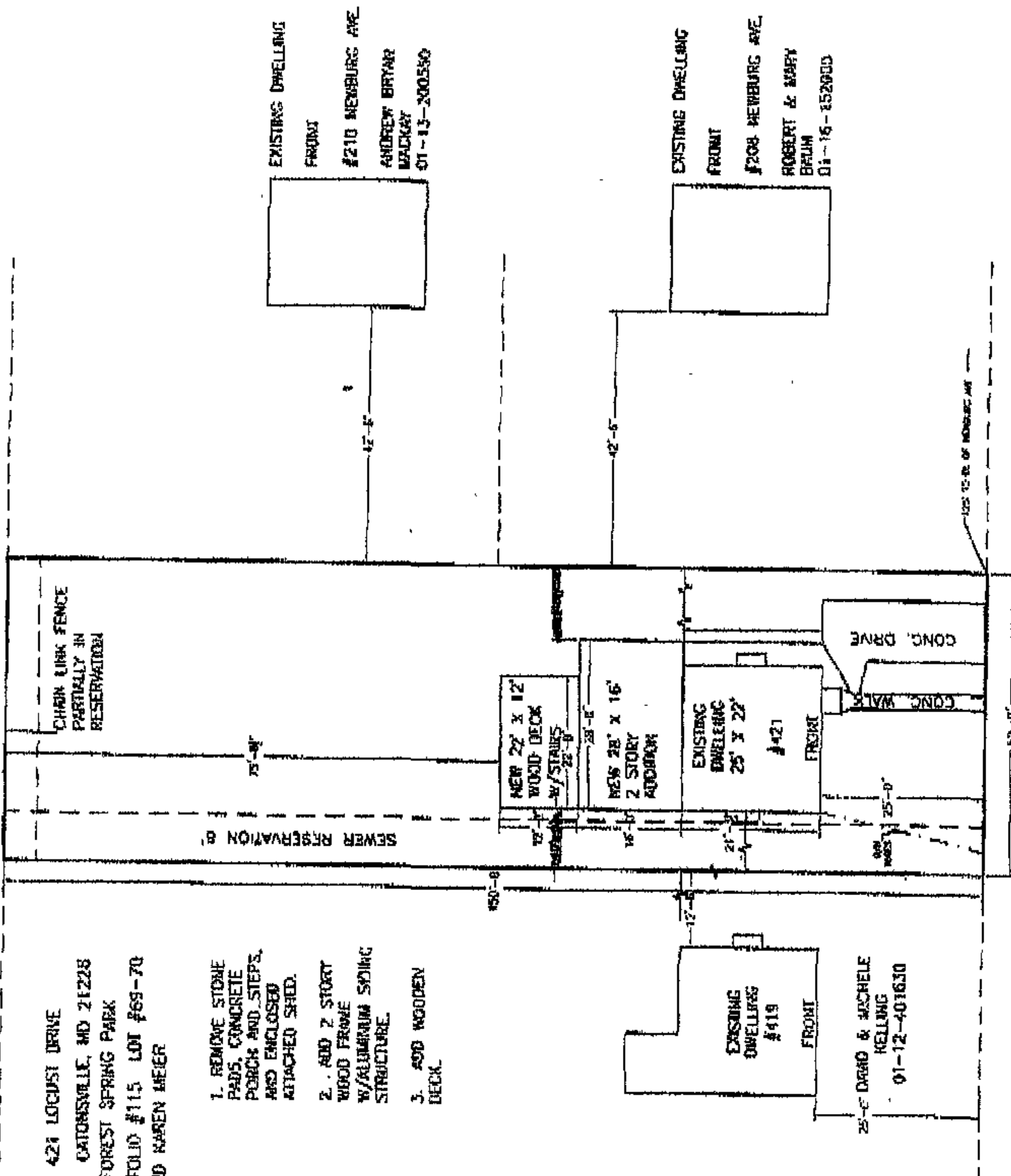
BLOOMSBURY

PRIVATE

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 424 LOCUST DRIVE
 CATONSVILLE, MD 21228
 SUBMISSION NAME: FOREST SPRING PARK
 PLAT BOOK WPC#7 FOLD #115 LOT #65-70
 OWNERS: WILLIAM AND KAREN MEIER

1. REMOVE STONE PADS, CONCRETE PORCH AND STEPS, AND ENCLOSED ATTACHED SHED.
2. ADD 2 STORY WOOD FRAME W/ALUMINUM SIDING STRUCTURE.
3. ADD WOODEN DECK.



LOCUST DRIVE (40' R/W, 24' PAVED)

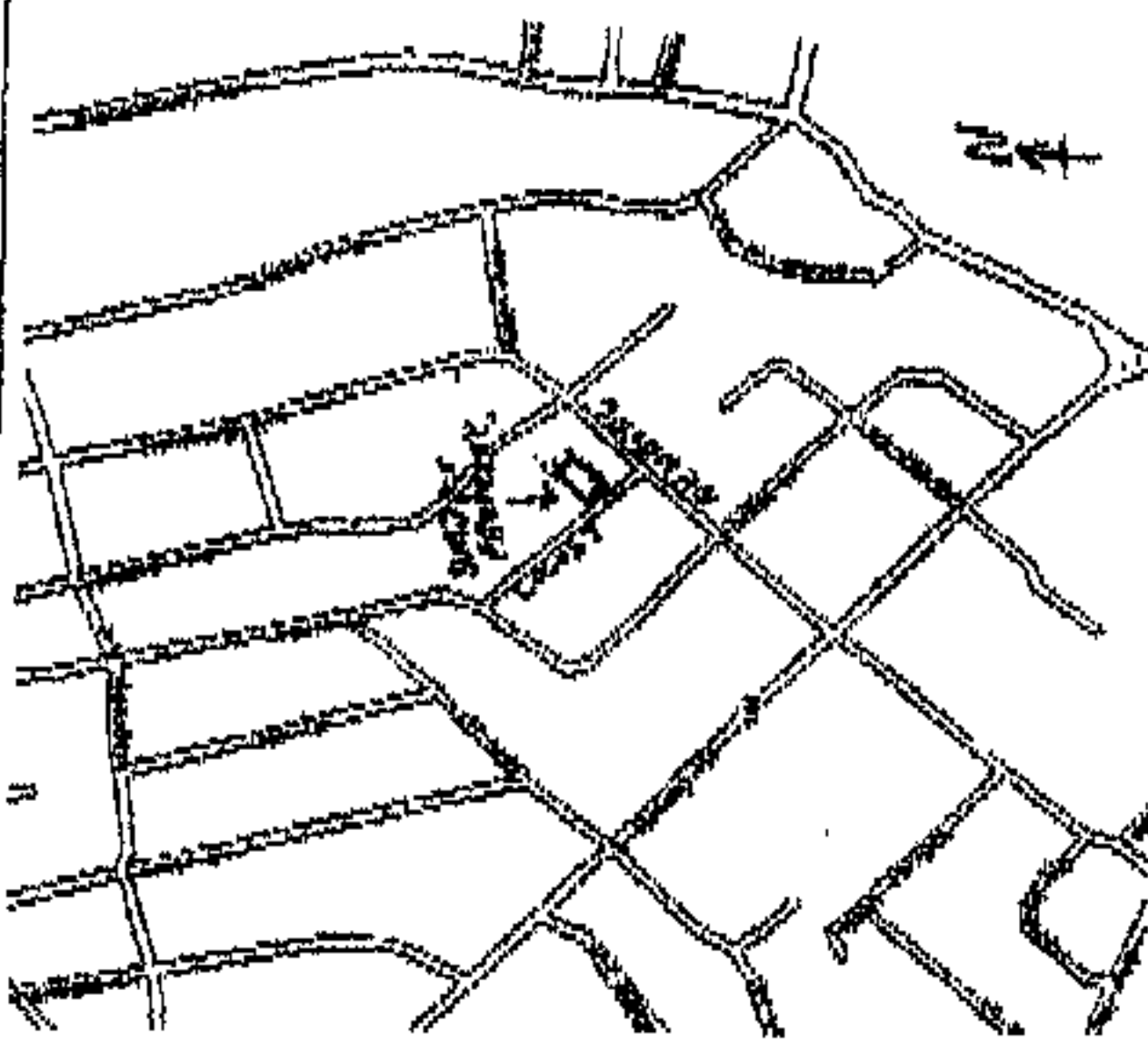


NORTH

PREPARED BY: BILL MEIER

DATE: 1/29/05

SCALE: 1"=20'



VICINITY MAP
 SCALE 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT: 1
 COUNCILMANIC DISTRICT: 1
 1"=20' SCALE
 ZONING: DB2 S60 4E
 LOT SIZE: 0.17 ACRES 7500 SQ. FT.
 SEWER: PUBLIC
 WATER: PUBLIC
 CHESAPEAKE BAY
 CRITICAL AREA: NO
 100 YEAR FLOOD PLAIN: NO
 HISTORIC PROPERTY: NO
 BUILDING: NO
 PRIOR ZONING HEARING: NO

ZONING OFFICE USE ONLY
 REVIEWED BY: ESD ITEM # 1 CASE # 05-004-A

#05-404-A

Plot: 24. #1

Photographs of #421 Locust Drive, Catonsville, MD 21228



Photograph 1. #421 Locust Drive from across street. (#419 on left)



Photograph 2. View from front left. #419 Locust Dr. shown to left, #208 Newburg Ave. (blue) and #210 Newburg Ave. (white) shown to right.

OS-404. A



Photograph 3. View from right side.



Photograph 4. View from back property line. Proposed addition to be added to back.



Photograph 5. View across area of proposed addition looking towards rear yards and/or additions of #419, 417, 415, and 413 Locust Drive.