

IN RE: PETITION FOR ADMIN. VARIANCE  
SW/Corner of Essex Avenue  
and Woodward Drive  
15th Election District  
7th Councilmanic District  
(511 Essex Avenue)

Dena K. & Ronald F. Kendall, Jr.  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* CASE NO. 05-432-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, Dena K. and Ronald F. Kendall, Jr. The variance request is for property located at 511 Essex Avenue in the eastern area of Baltimore County. The variance request is from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 72 inch high fence in the front yard of an adjoining dwelling in lieu of the required 42 inches. 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 April 16, 2005, 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: A ZAC comment of non-support was received from the Office of Planning dated March 18, 2005, a copy of which is attached hereto and made a part hereof. Thereafter, the Office of Planning submitted a Revised ZAC comment dated May 4, 2005 in support of Petitioners' request with a condition relating to landscaping. A copy of this ZAC comment is also attached hereto and made a part hereof.

RECEIVED FOR FILING

5/17/05

Ray



## Applicable Law

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

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

The Petitioners have 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 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 17 day of May, 2005, that a variance from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 72 inch high fence in the front yard of an adjoining

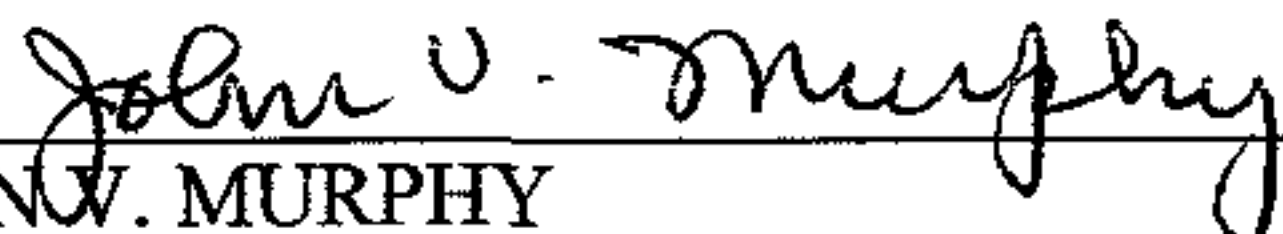
RECEIVED FOR FILING  
5/17/05  
Ray



dwelling in lieu of the required 42 inches, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their 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;
2. Compliance with the Revised ZAC comments submitted by the Office of Planning dated May 4, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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  
5/17/05  
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*

May <sup>17</sup>~~11~~, 2005

Mr. & Mrs. Ronald F. Kendall, Jr.  
511 Essex Avenue  
Baltimore, Maryland 21221

Re: Petition for Administrative Variance  
Case No. 05-432-A  
Property: 511 Essex Avenue

Dear Mr. & Mrs. Kendall:

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

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)







# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 511 ESSEX AVE. Bg/Ho. MD 21221  
which is presently zoned D.R.-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) 427. A to permit a 72 inch - high fence in the front yard of an adjoining dwelling in lieu of the required 42 inches.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature WP. 410-539-6642x431

Address Telephone No.

City State Zip Code

### Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BR Date 3/3/05

Estimated Posting Date 3/13/05

CASE NO. 05-432-A

REV 10/25/01

RECEIVED FOR FILING  
5/17/05



# 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 511 ESSEX AVE.  
Address  
Ba lto. MD. 21221  
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):

Variance for  
Proposed 6' fence. Putting in a pool which requires a 48" fence. We  
want the additional 2' fence for privacy & our childrens safety.

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]  
Signature  
Ronald F. Kendall Jr  
Name - Type or Print

[Signature]  
Signature  
Dena K. Kendall  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of February 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

TERRY E. JORY  
NOTARY PUBLIC  
ANNE ARUNDEL CO., MD.

[Signature]  
Notary Public  
My Commission Expires 4/1/06



# 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 511 Essex Ave.  
Address  
Balto. MD. 21221  
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):

*Variance for  
proposed 6' fence. Putting in a pool which requires a 48" fence. We  
want the additional 2' fence for privacy <sup>our</sup> childrens safety*

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.

R. Kendall  
Signature  
Ronald F. Kendall  
Name - Type or Print

Dena K. Kendall  
Signature  
Dena K. Kendall  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25<sup>th</sup> day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

TERRY E. JORY  
NOTARY PUBLIC  
ANNE ARUNDEL CO., MD.

Terry E. Jory  
Notary Public  
My Commission Expires 4/1/06





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 511 ESSEX AVE. Bg Ho. MD. 21221  
which is presently zoned D.R. - S, 5

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

high fence in the front <sup>yard</sup> of an adjoining dwelling in lieu of the required 42 inches. 427.A to permit a 72 inch-

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):

Ronald F. Kendall Jr.  
Name - Type or Print

Signature

Dena K. Kendall  
Name - Type or Print

Dena K. Kendall  
Signature

511 ESSEX AVE. 410-539-6642x431  
Address Telephone No.

Bg Ho. MD. 21221  
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        day of        that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-432-A

Reviewed By SN Date 3/8/05

REV 10/25/01

Estimated Posting Date 3/13/05



## **ZONING DESCRIPTION**

### **Zoning Description For 511 Essex Avenue**

Beginning at a point on the Southwest corner of Essex Avenue, which is 60 feet and Woodward Drive which is 40 feet wide. Being Lot #14, Block Q, Section #C in the subdivision known as Essex as recorded in Baltimore County Plat Book #9, Folio# 74, containing 7,500 square feet. Also known as 511 Essex Avenue and located in the 15<sup>th</sup> Election District, 7<sup>th</sup> Councilmanic District.



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 442757

PAID RECEIPT

DATE 3/3/05 ACCOUNT R 001-006-6150  
AMOUNT \$ 65.00

RECEIVED FROM Ronald Kendall  
FOR Administrative Expense

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

Item #432

BUSINESS DATE TIME  
1/10/05 1/10/05 10:54:37  
BY WSA WALKIN BMT DND  
RECEIPT # 38752 3/03/2005  
FOR 538 BOND VERIFICATION  
RPT. TOE 163.00  
165.00 BY 1.00 IN  
Baltimore County, Maryland

CASHER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No. : 05-432-A

Petitioner/Developer: RONALD

& DENA KENDALL

Date of Hearing/Closing: 3/28/05

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

Attention:

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  
at 511 ESSEX AVE

This sign(s) were posted on March 13, 2005  
(Month, Day Year)

Sincerely,

Martin Ogle 3/13/05  
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)



0000229 (1152x854x245 jpeg)



*Yates Ogle 3/13/05*



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 432 -A

Address 511 Essex Ave.

Contact Person: Bruno Rudaitis  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/3/05

Posting Date: 3/13/05

Closing Date: 3/28/05

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.
- 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- 432 -A Address 511 Essex Ave.

Petitioner's Name Ronald & Dena Kendall

Telephone \_\_\_\_\_

Posting Date: 3/13/05

Closing Date: 3/28/05

Ordering for Sign: To Permit a six foot high fence in the front yard of an adjoining dwelling in lieu of the required 3.5 ft. height.

WCR - Revised 6/25/04



**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: 05-432-A

Petitioner: Ronald F. & Dena Kendall

Address or Location: 511 Essex Ave. Baltimore, MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald F. & Dena Kendall

Address: 511 Essex Ave.

Baltimore, MD. 21221

Telephone Number: 410-574-8855



**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 28, 2005

Ronald F. Kendall, Jr.  
Dena K. Kendall  
511 Essex Avenue  
Baltimore, Maryland 21221

Dear Mr. and Mrs. Kendall:

RE: Case Number: 05-432-A, 511 Essex Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 3, 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, 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](http://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

March 9, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 418, 419, 420, 422, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433.

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.

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

Acting Lieutenant Don W. Muddiman  
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](http://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: 3.8.05

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

RE: Baltimore County  
Item No. 432 BPR

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 Grédlein 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](http://www.marylandroads.com)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JO*

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 7, 2005

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

05-416

05-417

05-418

05-420

05-421

05-422

05-424

05-425

05-426

05-428

~~05-431~~

~~05-432~~

05-433

Reviewers: Sue Farinetti, Dave Lykens



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 4, 2005

RECEIVED

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

MAY 6 2005

ZONING COMMISSIONER

**SUBJECT:** 511 Essex Avenue – REVISED COMMENTS

**INFORMATION:**

**Item Number:** 5-432

**Petitioner:** Ronald F. Kendall

**Zoning:** DR 5.5

**Requested Action:** Administrative Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not oppose the petitioner's request to construct a 6-foot high fence in the front yard of an adjoining dwelling. However, the petitioner shall provide landscaping on the outside of the proposed fence so as to mitigate the presence of the fence in the front yard of the dwelling at 922 Woodward Drive.

For further information concerning this matter, please contact Mark A. Cunningham at 410-887-3480.

**Prepared by:**

*Mark A. Cunningham*

**Division Chief:**

*[Signature]*

**AFK/LL:MAC:**

RECEIVED FOR FILING  
5/17/05  
[Signature]



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** March 23, 2005

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

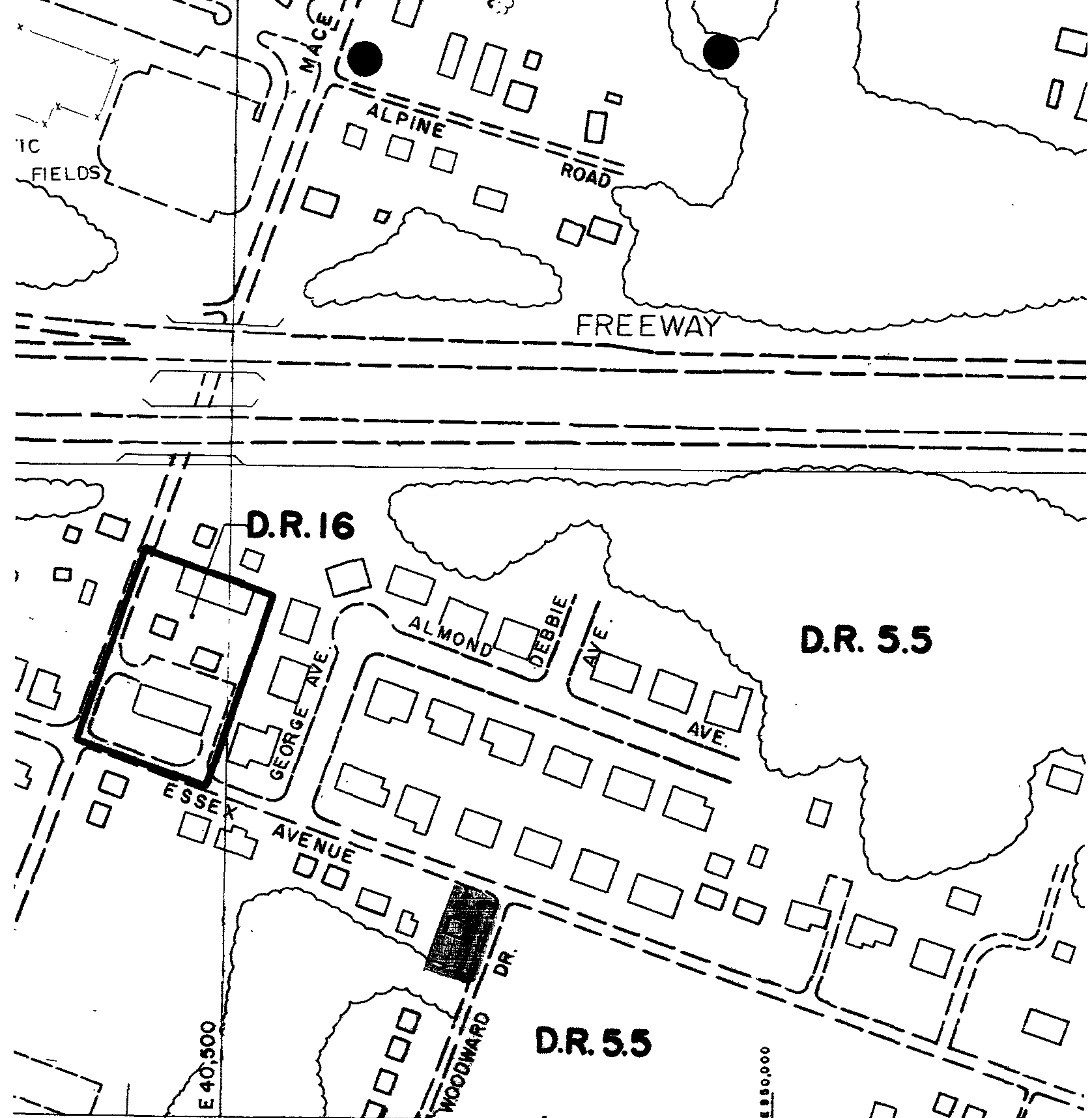
**SUBJECT:** Zoning Advisory Committee Meeting  
For March 14, 2005  
Item Nos. 417, 418, 420, 421, 422, 425,  
426, 427, 428, 429, 430, 431,  
432, 433

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

RWB:CEN:cp

cc. File





SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

STEMMERS RUN

NE 3-G

#432



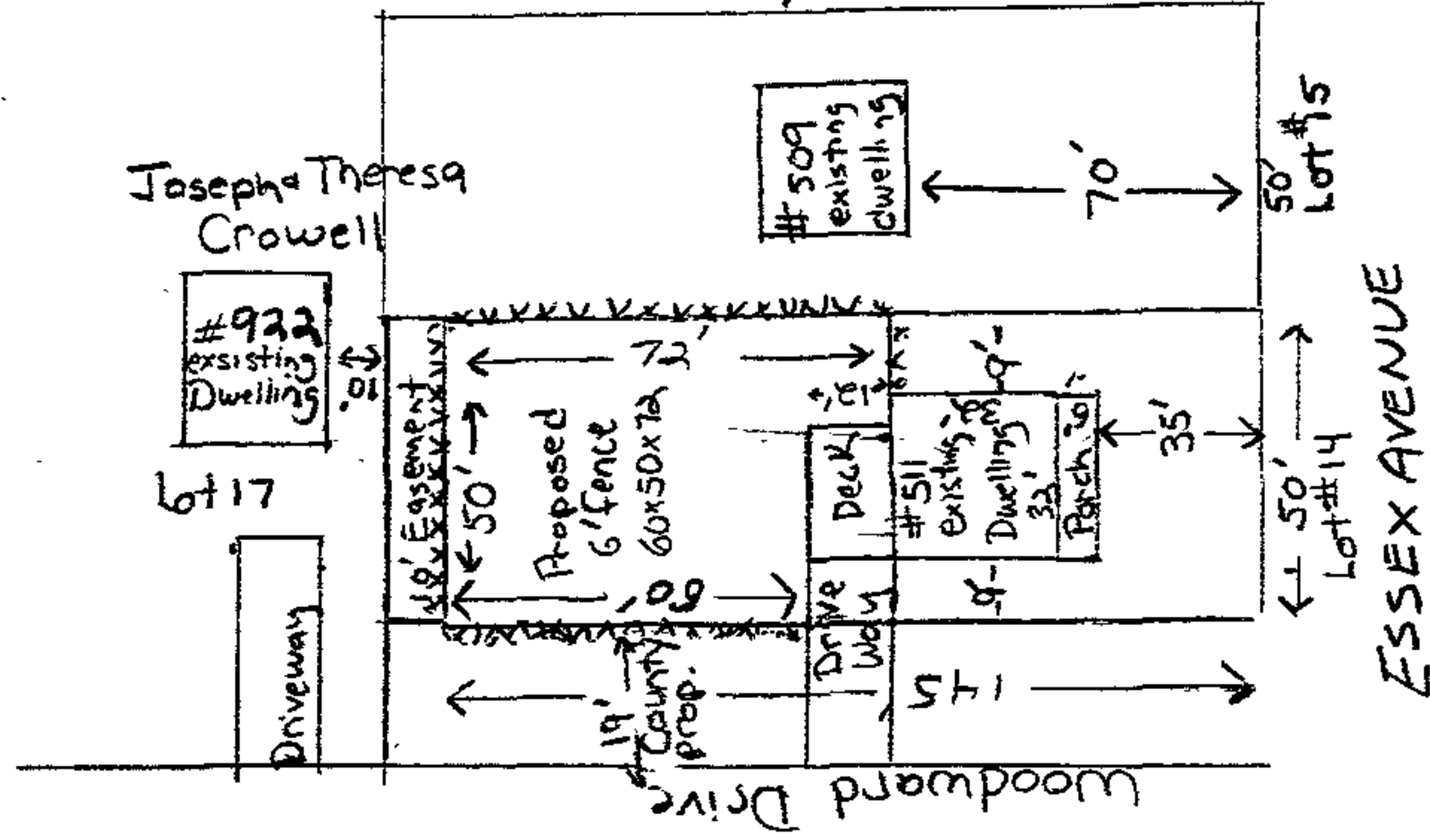
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 511 ESSEX AVE. BALTO. MD. 21221 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

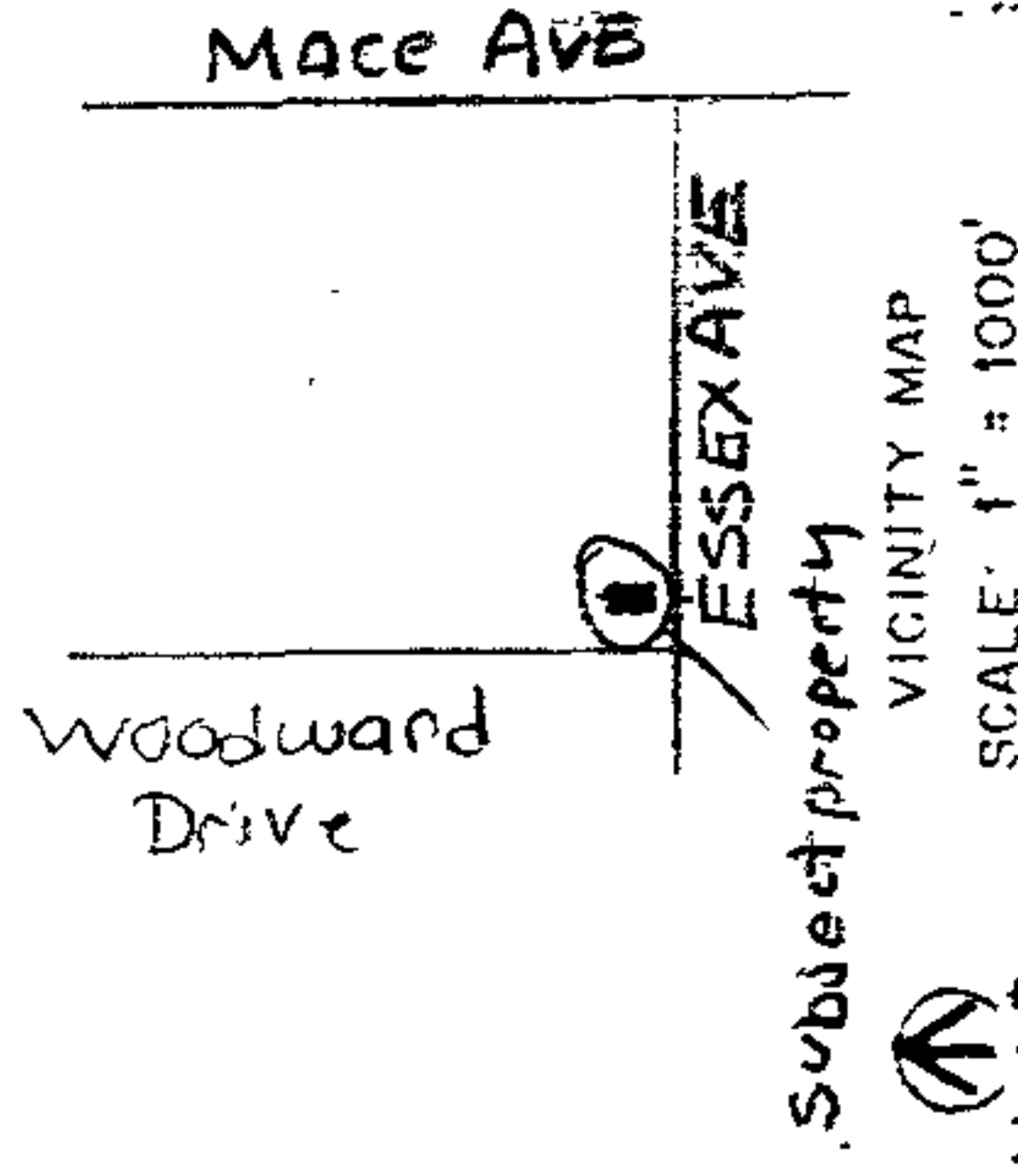
SUBDIVISION NAME ESSEX

PLAT BOOK # 9 FOLIO # 784 LOT # 14 SECTION # C

OWNER Ronald F. Kendall Jr.



PREPARED BY Ronald F. Kendall SCALE OF DRAWING: 1" = 50'



## LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # NE 3-G

ZONING DR 5.5

LOT SIZE .17 ACRES 7500 sq. ft. SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA ☐

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING no

ZONING OFFICE USE ONLY  
REVIEWED BY \_\_\_\_\_ ITEM # \_\_\_\_\_ CASE # \_\_\_\_\_

432 05-432-A











(No. 21221)



Ronald Kendall  
511 Essex Ave.  
Essex, MD 21221

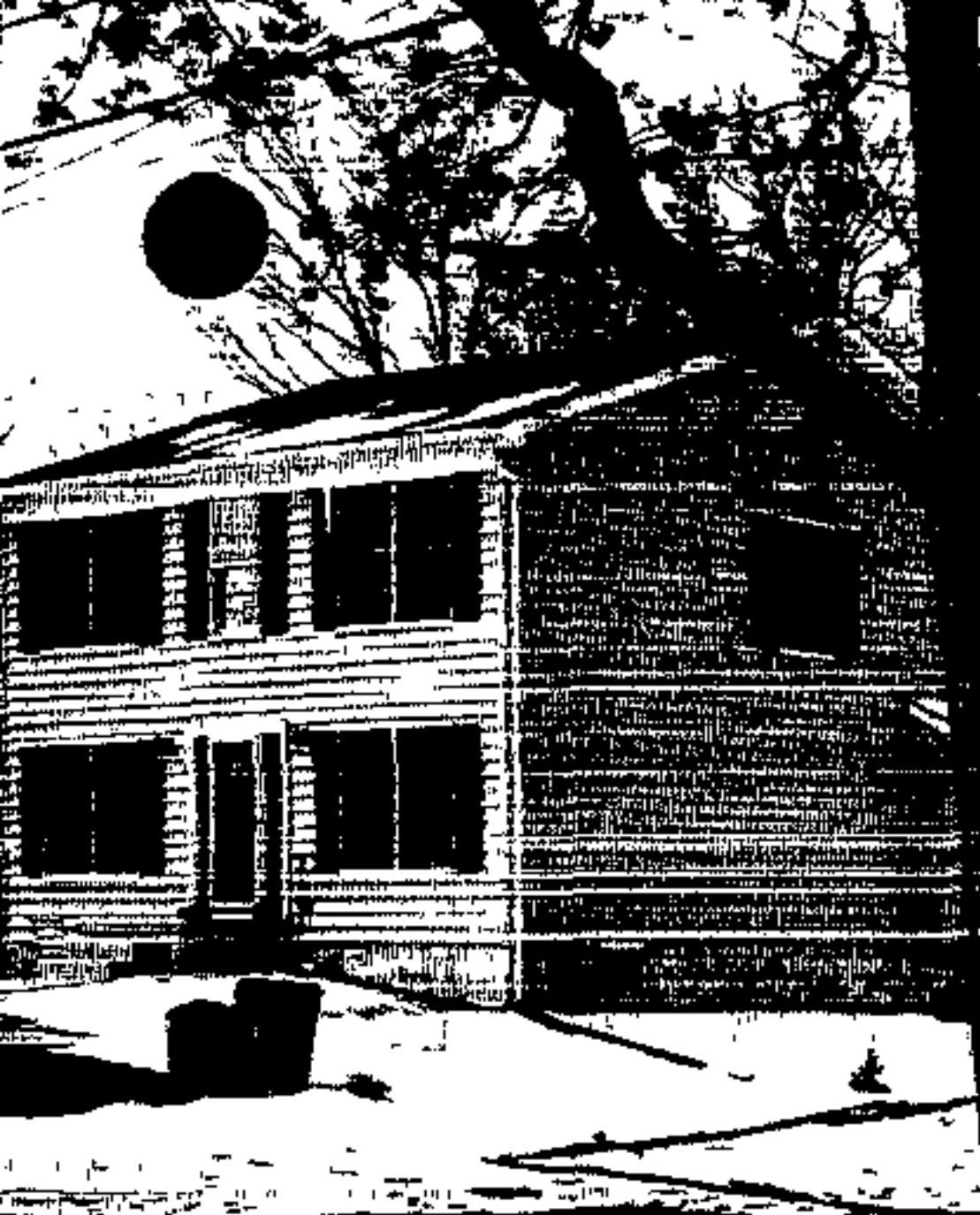
50226 1401 0000 0000

Ronald Kendall  
511 Essex Ave.  
Essex, MD. 21221

Picture shows our backyard  
a how the proposed fence will adjoin neighbors  
Front yard

45151

#432



(No. 22019)

Picture shows side view of  
my property & the front of our  
neighbors house.

Outline of proposed fence

45.149

0028 20050226 161107



Ronald Kendall  
511 Essex Ave.  
Essex, MD 21221

Ronald Kendall  
511 Essex Ave.  
Essex, MD 21221

#432





(No. 219)

Picture shows the back of  
our house & our neighbor's  
driveway

Outline of proposed fence

45150

0028 20050726 1/3



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(No. 249)

15155

View of our back yard  
Showing neighbors driveway.  
Lines show where proposed  
fence will go

06929 20050726 1411001



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