IN RE: PETITION FOR ADMIN. VARIANCE SE/Corner of Notre Dame Avenue and Talbott Avenue 8th Election District 2nd Councilmanic District **(1811 Notre Dame Avenue)** Michele L. & Zachary B. Gilden *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-573-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 Michele L. and Zachary B. Gilden. The variance request is for property located at 1811 Notre Dame Avenue in the Lutherville area of Baltimore County. The variance request is from Sections 1B02.3B and C1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side street setback of 13 ft., a side yard of 7 ft. and a rear yard of 13 ft. (existing) in lieu of 25 ft., 8 ft. and 25 ft. and 50 ft. to centerline of the road 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 14, 2005, 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 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 3 day of June, 2005, that a variance from Sections 1B02.3B and C1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side street setback of 13 ft., a side yard of 7 ft. and a rear yard of 13 ft. (existing) in lieu of 25 ft., 8 ft. and 25 ft. and 50 ft. to centerline of the road 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

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM: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

June 3, 2005

Mr. & Mrs. Zachary B. Gilden
1811 Notre Dame Avenue
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-573-A
Property: 1811 Notre Dame Avenue

Dear Mr. & Mrs. Gilden:

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 1811 Notre Dame Ave 21093

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) 1B02.3B, & G1 (CHART.)

TO PERMIT A SIDE STREET SETBACK OF 13 FT. A SIDE YARD OF 7 FT. & A REAR YARD OF 13 FT. (EXISTING) IN LIEU OF 25 FT, 8 FT & 25 FT & 50 FT TO C/L OF ROAD.

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. "practical difficulty" as explained in the affidavit in support of administrative variance.

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):

Zachary B. Gilden

Name - Type or Print

ZBG

Signature

Michele L. Gilden

Name - Type or Print

Michele L Gilden

Signature

1811 Notre Dame Ave 410 365-5440w 410 560 0593 h

Address Telephone No.

Lutherville MD 21093

City State Zip Code

Representative to be Contacted:

Zachary/Michele Gilden

Name

Address Telephone No.

City State Zip Code

If 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. 05-573-A **Reviewed By** SDA **Date** 05-06-05

REV 9/15/98

Estimated Posting Date 05-15-05

RECEIVED 6/3/05

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 1811 Notre Dame 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):

The property in question is a triangular lot with two frontages; one on Notre Dame Ave and the other on Talbott Ave and a single side yard, the use which is limited by an existing easement. The house faces (fronts on) Notre Dame Ave and honors the 25' setback frontage. The back of the house faces Talbott and currently honors the 25' setback as well. These three setback limitations establish the basic "practical difficulty": the availability for expansion is a relatively small, unusable triangular shape. Relaxing the setback requirement along Talbott would allow a reasonably-sized rectangular addition to be built maintaining the basic character and style of the existing house. In fact, the appearance of the house and property relating to Talbott Ave would be greatly enhanced by the proposed changes. *

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: ZBG
Name - Type or Print: Zachary B. Gilden

Signature: Michele L. Gilden
Name - Type or Print: Michele L. Gilden

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Zachary B. Gilden & Michele L. Gilden the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3·10·05
Date

Kelly A. Bollinger
Notary Public

My Commission Expires Kelly A. Bollinger
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires 10/09/06

KELLY A. BOLLINGER NOTARY PUBLIC CARROLL COUNTY, MD

REV 09/15/98

05-573-A

* An additional much smaller extension along the side of the house, near the easement is consistent with previous additions to similar homes in the neighborhood.

ZONING DESCRIPTION FOR 1811 NOTRE DAME AVE

Beginning at x-cut found at the northwestern most corner of Lot No 5 side of Talbott Manor which is 57.33 feet to Talbott Ave.with a curve to the right having a radius at the distance of 601.59 feet and running for a new line South of 69.22 feet to a point on the western most or South 114.2 feet line of said Lot No .5 and running reversely North 31.96 feet to the point and place of beginning. *Being lot# 5 Parcel A, Block F Section# Two, HILLTOP VIEW in the Resubdivision of Talbott Manor As recorded in Baltimore County Plat Book# 25 , Folio# 94

Containing 1546.81 square feet . Also known as No. 1811 Notre Dame Ave

And located in the 08 Election District, 2 Councilmanic District.

05-573 A

C 513-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 444371

DATE 05 06 05 ACCOUNT R 001 6150

AMOUNT $ 65.00

RECEIVED FROM: Schultz Homes Corporation
Bill Ro[illegible] Homes Inc.

FOR: [illegible] (Hearing)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

5027

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/09/2005	5/09/2005	10:27:36	[illegible]

FG W504 WALKER MILL ROAD
RECEIPT # 312509 5/09/2005 OPLN
Dept 1 598 ZONING VERIFICATION
R NO. 444371
Recpt tot $65.00
$65.00 CK $65.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-573 -A Address 1811 Notre Dame Ave

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

Filing Date: 05-06-05 **Posting Date:** 05-15-05 **Closing Date:** 05-30-05

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 05-573 -A Address 1811 Notre Dame Ave

Petitioner's Name Gilden Telephone 410-560-0593

Posting Date: 05-15-05 **Closing Date:** 05-30-05

Wording for Sign: *To Permit* a side street setback of 13 ft. a side yard of 7 ft. and a rear yard of 13 ft. (existing) in lieu of 25, 8, 25 ft & 50 ft to c/l of road.

WCR - Revised 6/25/04

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS Date May 15, 2005

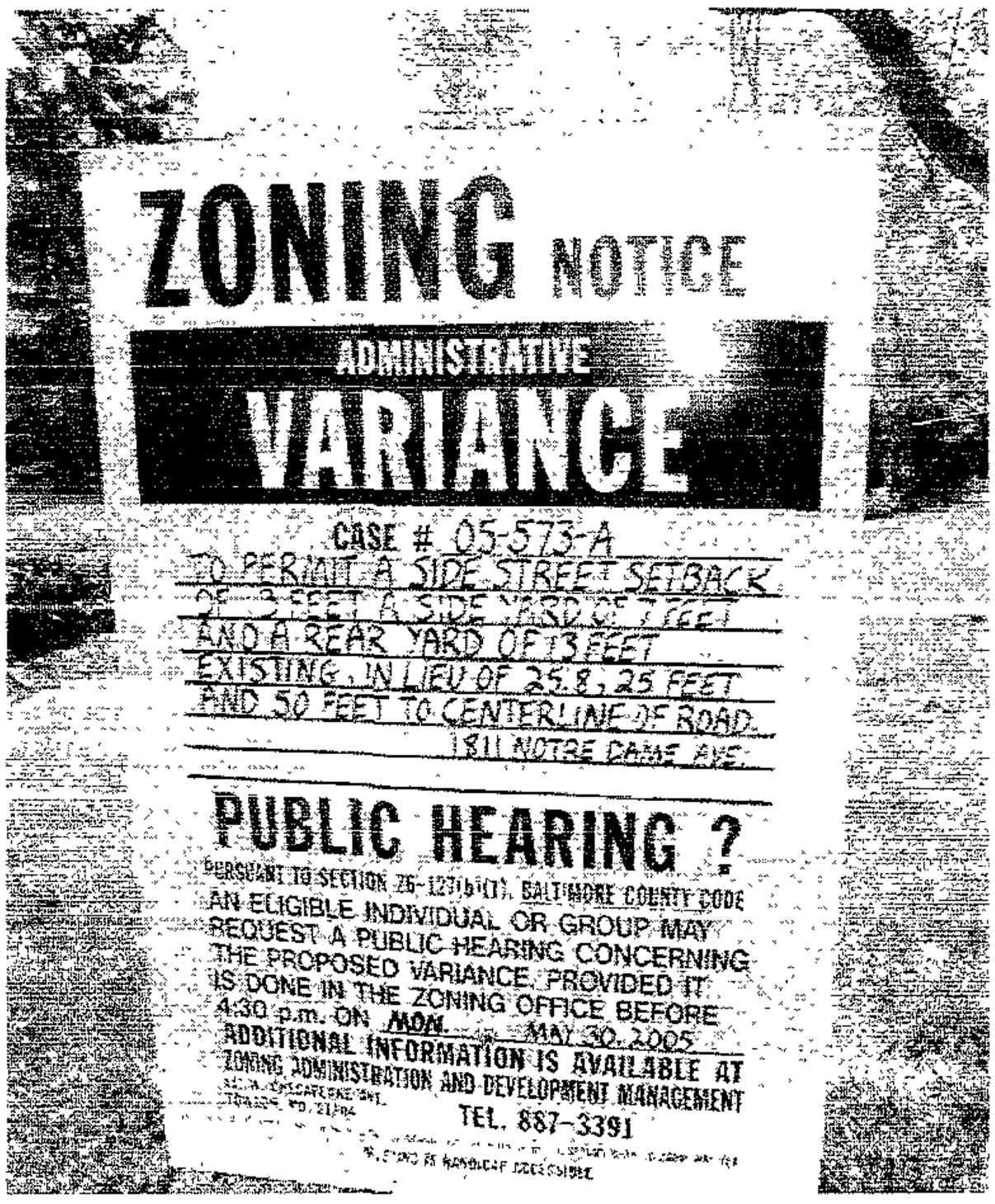
RE: Case Number 05-573-A

Petitioner/Developer ZACHARY + MICHELE GILDEN

Date of Hearing(Closing) MAY 30, 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 1811 NOTRE DAME AVE.

The sign(s) were posted on May 14, 2005



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)

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: 05-573-A

Petitioner: Zachary B. Gilden

Address or Location: 1811 Notre Dame Avenue
Lutherville MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Zachary and Michele Gilden

Address: 1811 Notre Dame Ave
Lutherville, MD 21093

Telephone Number: 410 560 0593

Revised 2/20/98 - SCJ

05-573-A

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

May 31, 2005

Zachary B. Gilden
Michelle L. Gilden
1811 Notre Dame Avenue
Lutherville, Maryland 21093

Dear Mr. and Mrs. Gilden:

RE: Case Number: 05-573-A, 1811 Notre Dame Avenue

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: June 14, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 23, 2005

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

05-568
05-571
05-573
05-574
05-575
05-576
05-577
05-580
05-581
05-582

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 25, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 31, 2005
Item No: 568, 570, 571, 573, 575, 576, and 577

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-05252005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 23, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-571, 5-573 and 5-576**
Administrative Variance(s)

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

\\NCH_NW\VOL5\WORKGRPS\DEVREV\ZAC\nocomment.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 23, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-571, 5-573 and 5-576**
Administrative Variance(s)

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

RECEIVED

MAY 24 2005

ZONING COMMISSIONER

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 5.20.05

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

RE: Baltimore County
Item No. 573 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,

L. G. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

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

May 23,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 568,570,571,573,574,575,576,577,579,580,581,582

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

To Whom It May Concern:

We are property owners at 1809 Notre Dame and neighbors of Michele and Zachary Gilden at 1811 Notre Dame Ave, Lutherville. Our home is directly adjacent to the Gilden property.

The Gildens have shared with us the plans for the proposed additions and alterations to their house. We understand the changes require a variance to the setback line at the northeast side of the property. We have no objection to this variance.

Sincerely,

Simon

Name: Ted and Diane Simon
Address: 1809 Notre Dame Ave.
Lutherville-Timonium
Maryland 21093-4929

Phone #:

05-573-A

To Whom It May Concern:

We are property owners at 1810 Notre Dame Ave and neighbors of Michele and Zachary Gilden at 1811 Notre Dame Ave, Lutherville. Our home is diagonally opposite to the Gilden property.

The Gildens have shared with us the plans for the proposed additions and alterations to their house. We understand the changes require a variance to the setback line at the northeast side of the property. We have no objection to this variance.

Sincerely,

Name: Pat Kavanagh
Address: 1810 Notre Dame Ave
Luth MD 21093
Phone #: 410 252 6758

OS 573-A

To Whom It May Concern:

We are property owners at 1812 Notre Dame Avenue and neighbors of Michele and Zachary Gilden at 1811 Notre Dame Ave, Lutherville. Our home is directly across Notre Dame Avenue from the Gilden property.

The Gildens have shared with us the plans for the proposed additions and alterations to their house. We understand the changes require a variance to the setback line at the northeast side of the property. We have no objection to this variance.

Sincerely,

Aimie Zinzi Michael Zinzi

Name: Michael & Aimie Zinzi
Address: 1812 Notre Dame Ave.
Lutherville, MD 21093
Phone #: (410) 453-6765

05-573-A

To Whom It May Concern:

We are property owners at 424 TALBOTT Ave Lutherville, MD and neighbors of Michele and Zachary Gilden at 1811 Notre Dame Ave, Lutherville. Our home is directly across Talbott Avenue from the Gilden property.

The Gildens have shared with us the plans for the proposed additions and alterations to their house. We understand the changes require a variance to the setback line at the northeast side of the property. We have no objection to this variance.

Sincerely, Edward Clay Stambaugh Jr

Name: EDWARD CLAY STAMBAUGH SR.
Address: 424 TALBOTT Ave
Lutherville 21093 MD
Phone #: 410 252-4778

05-573-A

To Whom It May Concern:

We are property owners at 426 Talbott Ave and neighbors of Michele and Zachary Gilden at 1811 Notre Dame Ave, Lutherville. Our home is directly across Talbott Avenue from the Gilden property.

The Gildens have shared with us the plans for the proposed additions and alterations to their house. We understand the changes require a variance to the setback line at the northeast side of the property. We have no objection to this variance.

Sincerely,

Name: Thomas M Bond
Address: 426 TALBOTT AVE
Lutherville Md. 21093
Phone #: (410) 252-3686

05-573-A

To Whom It May Concern:

We are property owners at 500 TALBOTT Ave - Lutherville and neighbors of Michele and Zachary Gilden at 1811 Notre Dame Ave, Lutherville. Our home is diagonally opposite to the Gilden property.

The Gildens have shared with us the plans for the proposed additions and alterations to their house. We understand the changes require a variance to the setback line at the northeast side of the property. We have no objection to this variance.

Sincerely,

Edd L Parson

Name: EDWARD L. PARSON 12/15/04

Address: 500 TALBOT AVE
LUTHERVILLE MD

Phone #: 410-252-4288

05-573-A

To Whom It May Concern:

We are property owners at 501 Talbott AVE. and neighbors of Michele and Zachary Gilden at 1811 Notre Dame Ave, Lutherville. Our home is diagonally opposite to the Gilden property.

The Gildens have shared with us the plans for the proposed additions and alterations to their house. We understand the changes require a variance to the setback line at the northeast side of the property. We have no objection to this variance.

Sincerely,

Name: Gustav G. Siegel III
Address: 501 Talbott AVE.
Lutherville MD 21093.
Phone #: (410) 560-0111

05-525-A

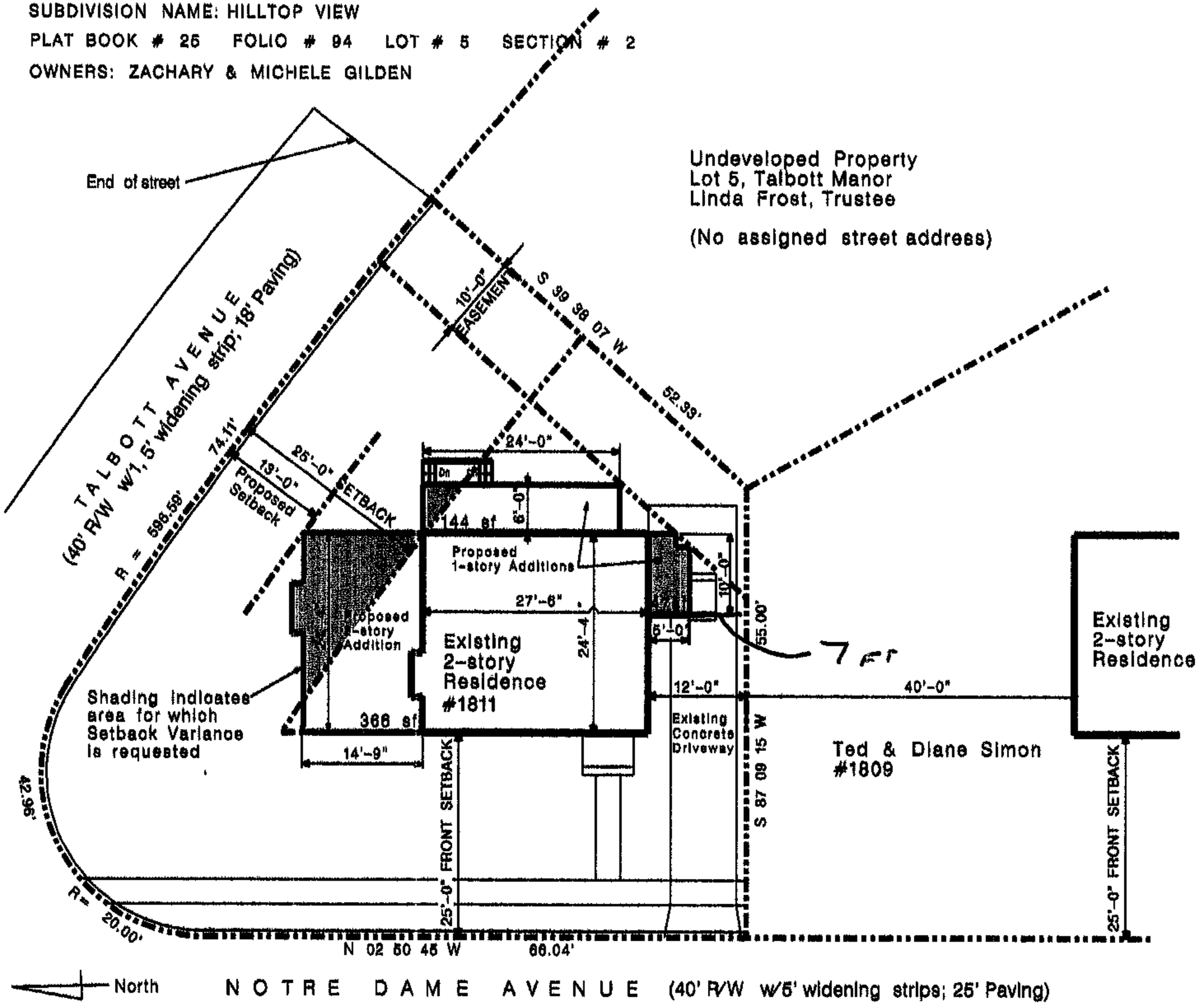
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

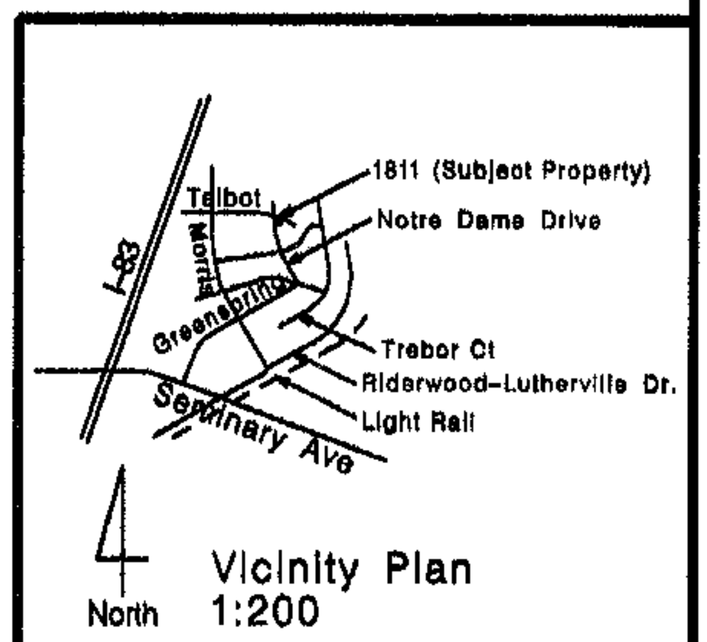
PROPERTY ADDRESS: 1811 NOTRE DAME DRIVE

SUBDIVISION NAME: HILLTOP VIEW

PLAT BOOK # 25 FOLIO # 94 LOT # 5 SECTION # 2

OWNERS: ZACHARY & MICHELE GILDEN





LOCATION INFORMATION

ELECTION DISTRICT : 8

COUNCILMANIC DISTRICT : 2

1' = 200' SCALE MAP #

ZONING : DR5.5

LOT SIZE : 0.15 ac 6341 sf

	Public	Private
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING: NONE

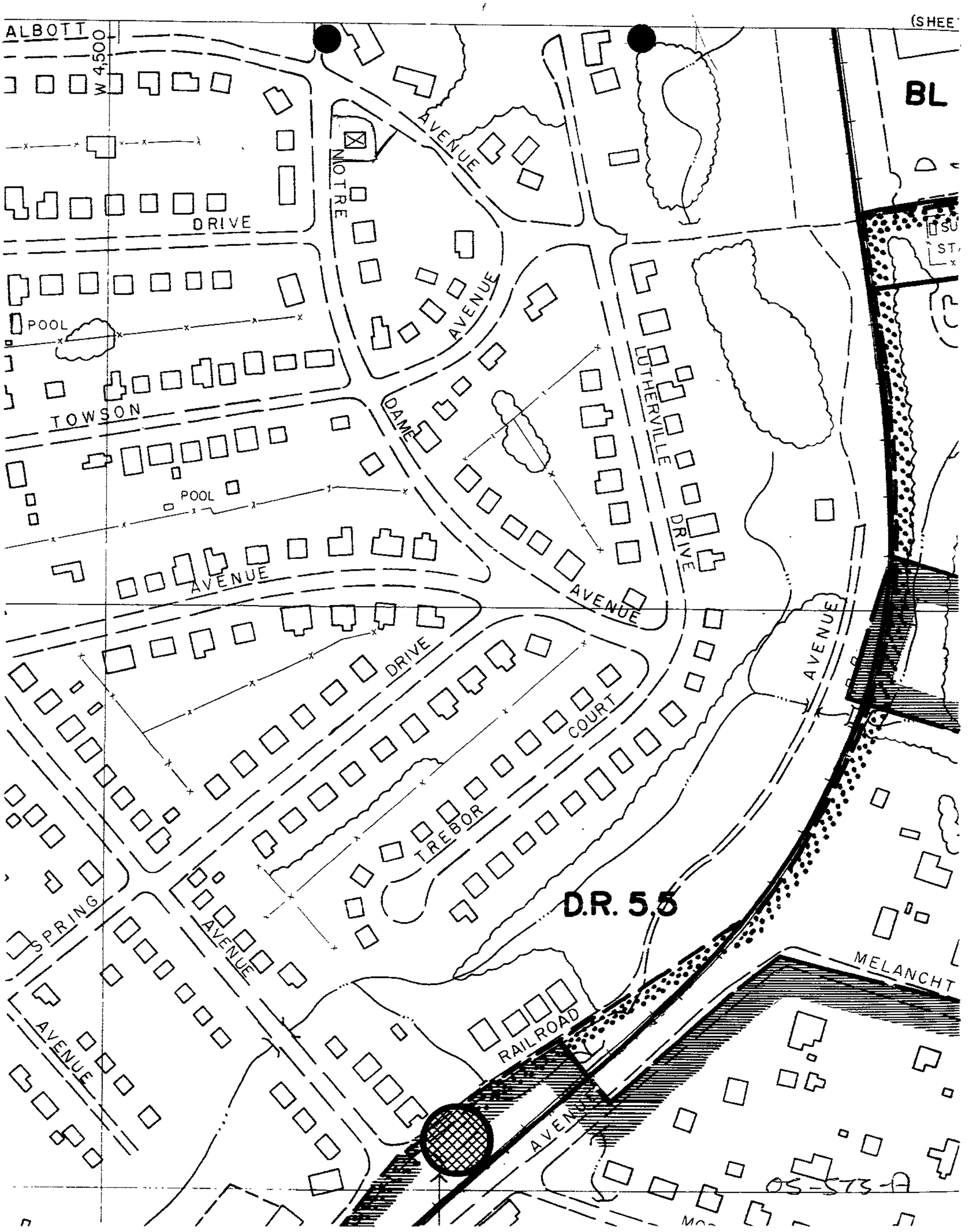
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
8/07		05-575-A

PREPARED BY ROBERT WINGARD AIA

SCALE OF DRAWING 1'=20'

Pet Ex #1


ALBOTT
W 4,500
(SHEET
BL
AVENUE
NOTRE
DRIVE
POOL
AVENUE
DAME
LUTHERVILLE
DRIVE
TOWSON
POOL
AVENUE
AVENUE
DRIVE
COURT
AVENUE
TREBOR
D.R. 5.5
SPRING
AVENUE
AVENUE
MELANCHT
RAILROAD
AVENUE
05-573-A

U-325-50


R OF RWOODLUTHERVILLE
TALBOTT
NOTRE DAME
DR 5.5
TALBOTT
HILLTOP

GILDEN
1811 Notre Dame Ave.
WEST

GILDEN
1811 Notre Dame Ave.
SOUTH

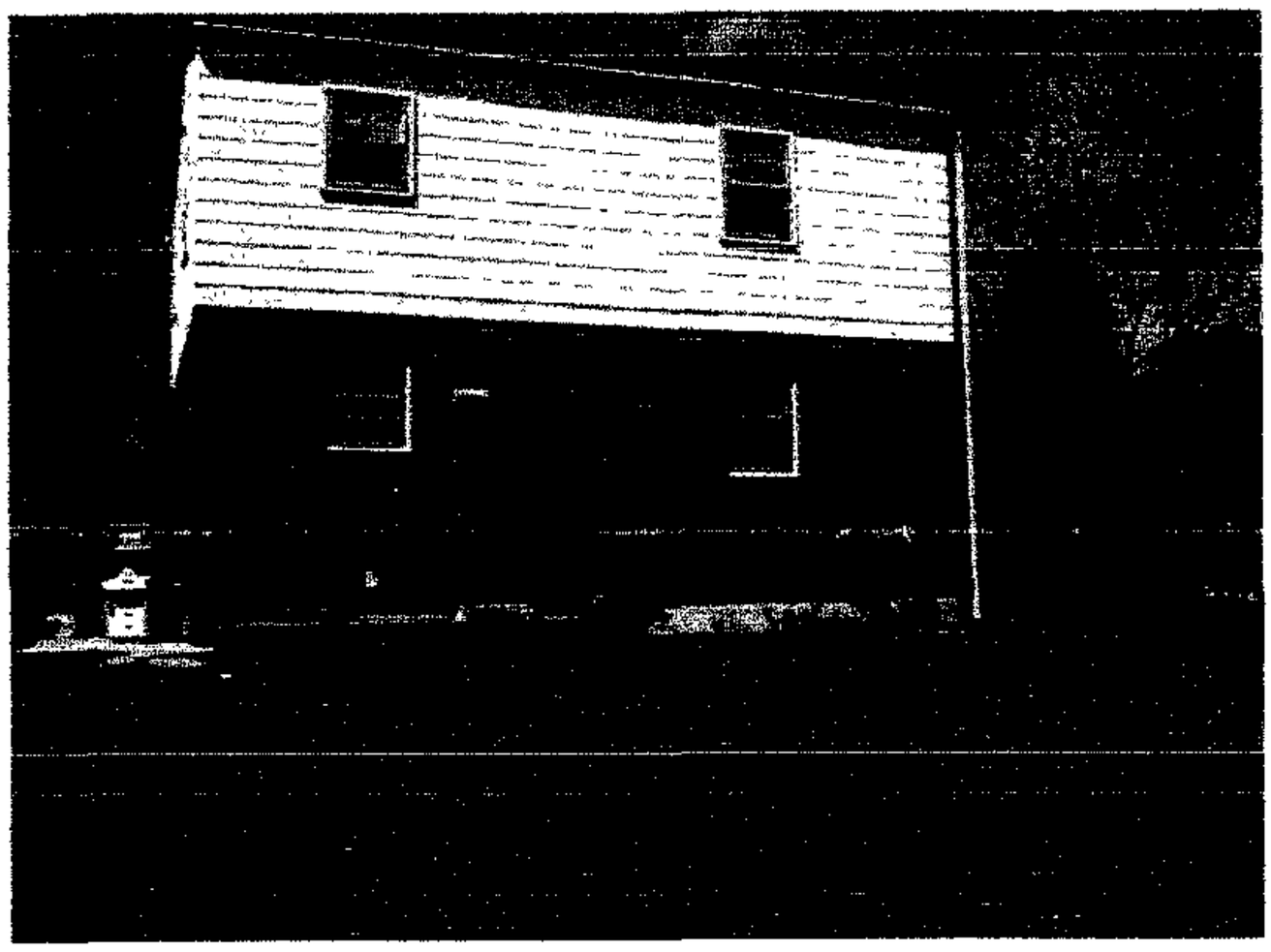
05·573-A

GILDEN
1811 Notre Dame Ave.
NORTH

GILDEN
1811 Notre Dame Ave.
NORTH

OS-573-A

GILDEN
1811 Notre Dame Ave.
EAST



GILDEN
1811 Notre Dame Ave.
EAST

OS-573-A

NEIGHBORING HOUSES

Ted and Diane Simon
1809 Notre Dame Ave.

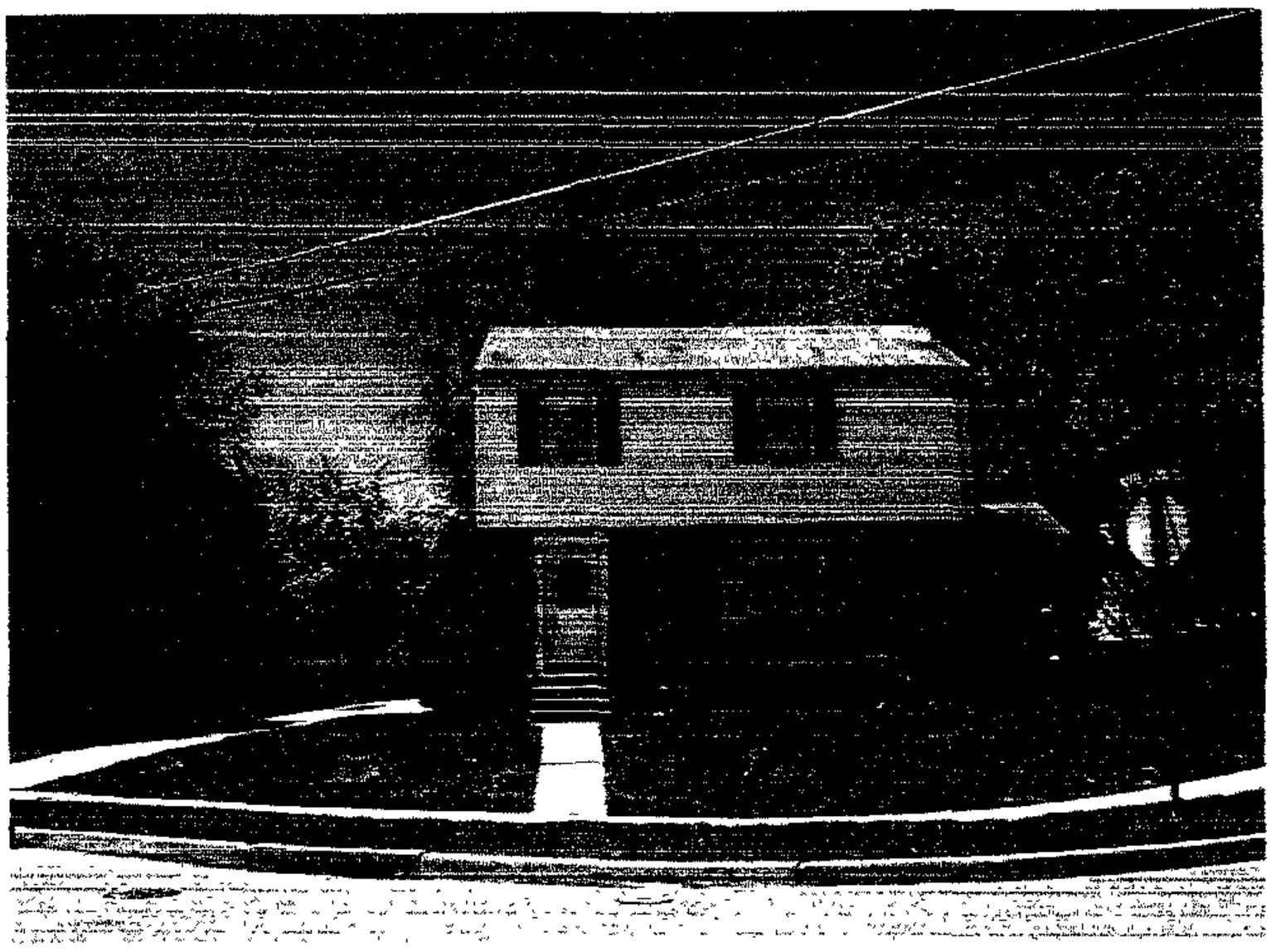
OS-573-A

Pat Kavanaugh
1810 Notre Dame Ave.

Michael and Aimie Zinzi
1812 Notre Dame Ave.

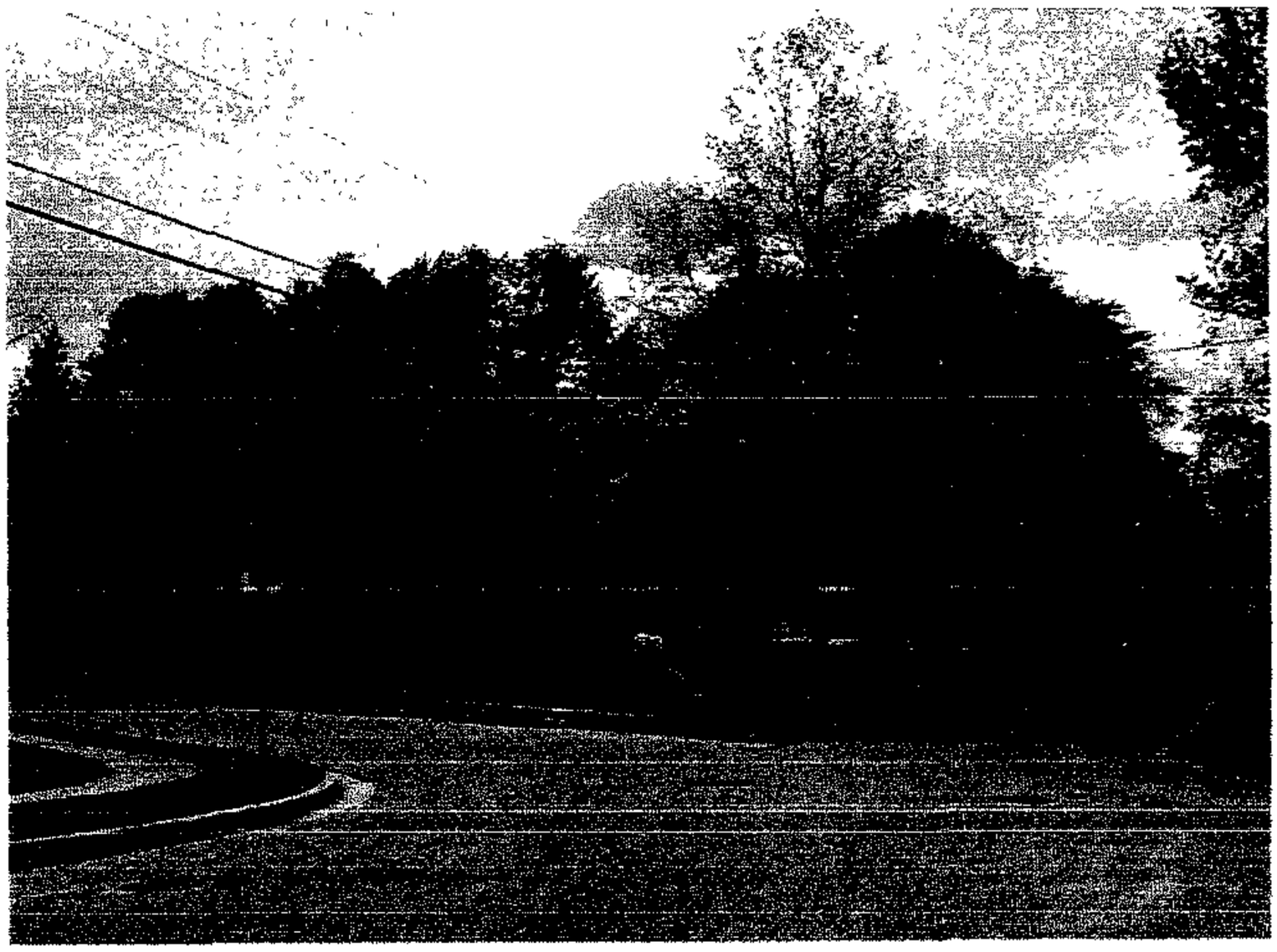
OS-573-A

Edward Clay Stambaugh
424 Talbott Ave.

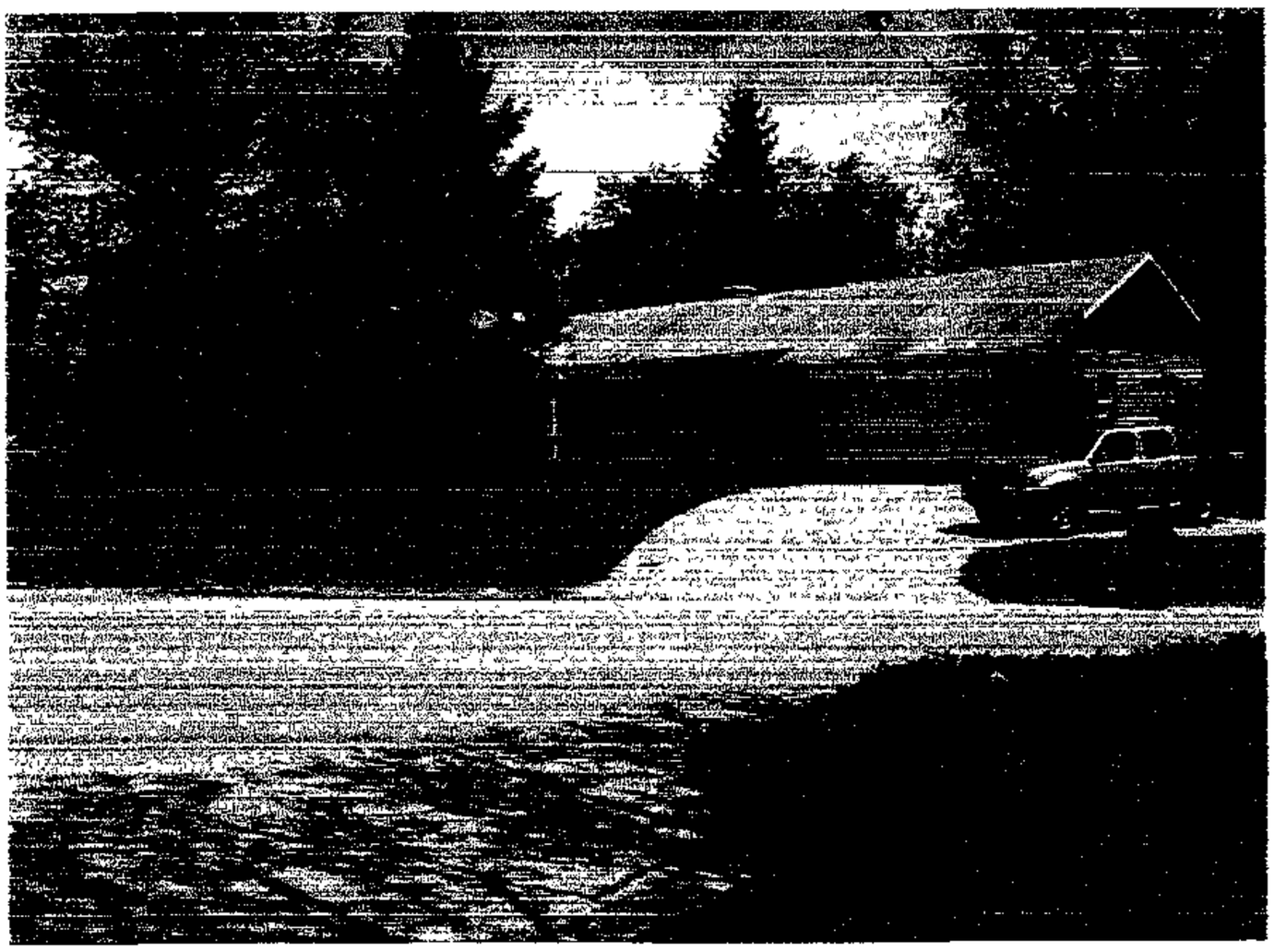


GUSTAV SIEGEL
501 Talbott Ave.

OS-573-A



EDWARD PARSON
500 Talbott Ave.



THOMAS BOND
426 Talbott Ave.

05-573-A