



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

for the property located at 216 Dunkirk Rd.  
which is presently zoned DR10.5

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) 1302.3.C.1 BCZR & 301 BCZR

To permit an addition with a rear yard setback of 37' and open projection addition with a rear yard setback of 35' in lieu of the required 50' and 37.5', respectively.

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):

Wesley Wood  
Name - Type or Print \_\_\_\_\_

Wesley Wood  
Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

216 Dunkirk Road 410-337-8566  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Baltimore MD 21212  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Dan Dutton  
Name \_\_\_\_\_

7110 Golden Ring Road 410-780-0062  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Baltimore MD 21221  
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. 06-028-A

Reviewed By JF Date 7-12-05

REV 10/25/01

Estimated Posting Date 7-24-05

# 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 216 Dunkirk Road  
Address  
Baltimore MD 21212  
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 would like to replace our existing screen porch with a new glass enclosed 9'x 8' patio room and a 2'x 7' open deck on the front of the room. With this room we will only have 37' to the rear property line and 35' to the rear property line from the open deck. The DR 10.5 regulations states we need 50' rear setback, this is the only location where the room can go. Our house was built in 1941. We are not in any Baltimore county plat book. Our lot size is 20'x 110' there is no way we can meet the required setbacks.

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.

Wesley Wood  
Signature  
Wesley Wood  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wesley Wood  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Scott  
Notary Public  
DELORES A. SCOTT  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires November 26, 2005

# 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 216 Dunkirk Road  
Address  
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Wesley Wood  
Signature  
Wesley Wood  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wesley Wood  
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AS WITNESS my hand and Notarial Seal

Delores A. Scott  
Notary Public  
DELORES A. SCOTT  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires November 26, 2005



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

for the property located at 216 Dunkirk Rd.  
which is presently zoned DR10.5

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To permit an addition with a rear yard setback of 37' and open projection addition with a rear yard setback of 35' in lieu of the required 50' and 37.5', respectively.

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):

Wesley Wood  
Name - Type or Print \_\_\_\_\_  
Wesley Wood  
Signature \_\_\_\_\_  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
216 Dunkirk Road 410-337-8566  
Address Telephone No.  
Baltimore MD 21212  
City State Zip Code

### Representative to be Contacted:

Dan Dutton  
Name \_\_\_\_\_  
7110 Golden Ring Road 410-780-0062  
Address Telephone No.  
Baltimore MD 21221  
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. 06-028-A

Reviewed By JF Date 7-12-05

Estimated Posting Date 7-24-05

Zoning Description for 216 Dunkirk Rd

Beginning at a point on the North side of Dunkirk Rd which is 50' wide at the distance of 220' East of the nearest improved intersecting street Pinehurst Rd which is 50' wide. BEGINNING FOR THE FIRST THEREOF on the north side of Dunkirk Road at the distance of 219 feet 11 inches easterly from the corner formed by the intersection of the north side of Dunkirk Road and the southeast side of Pinehurst Road said place of beginning being at a point in a line with the center of the partition wall there situate; thence easterly binding on the north side of Dunkirk Road 20 feet to a point in line with the center of the partition wall there situate; thence northerly to and through the center of said partition wall and continuing the same course in all 110 feet to the south side of an alley 15 feet wide there situate; thence westerly binding on the south side of said alley with the use thereof in common 20 feet to a point in a line with the center of the partition wall first herein mentioned; thence southerly to and through the center of said wall and continuing the same course in all 110 feet to the place of beginning. The improvements thereon being known as No. 216 Dunkirk Road and located in the 9<sup>th</sup> Election district, 5<sup>th</sup> Councilmanic district

# 025

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

**No. 649209**

DATE 7-12-05 ACCOUNT 501-200-0-500

AMOUNT \$ 15.00

RECEIVED FROM: City of Baltimore - Office of the Mayor

FOR: Int'l. Int'l. Int'l. Int'l. Int'l.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

ISSUED BY: [Signature]      TIME: [Time]  
DATE: 7-12-05      AMOUNT: \$15.00  
BY: [Signature]      OFFICE: [Office]

**CASHIER'S VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No.: 06-028-A

Petitioner/Developer: WESLEY

WOOD

Date of Hearing/Closing: 8-8-05

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

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

Ladies and Gentlemen:

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

216 DUNKIRK RD

The sign(s) were posted on 7-24-05  
(Month, Day, Year)

Sincerely,

Robert Black 7-25-05  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

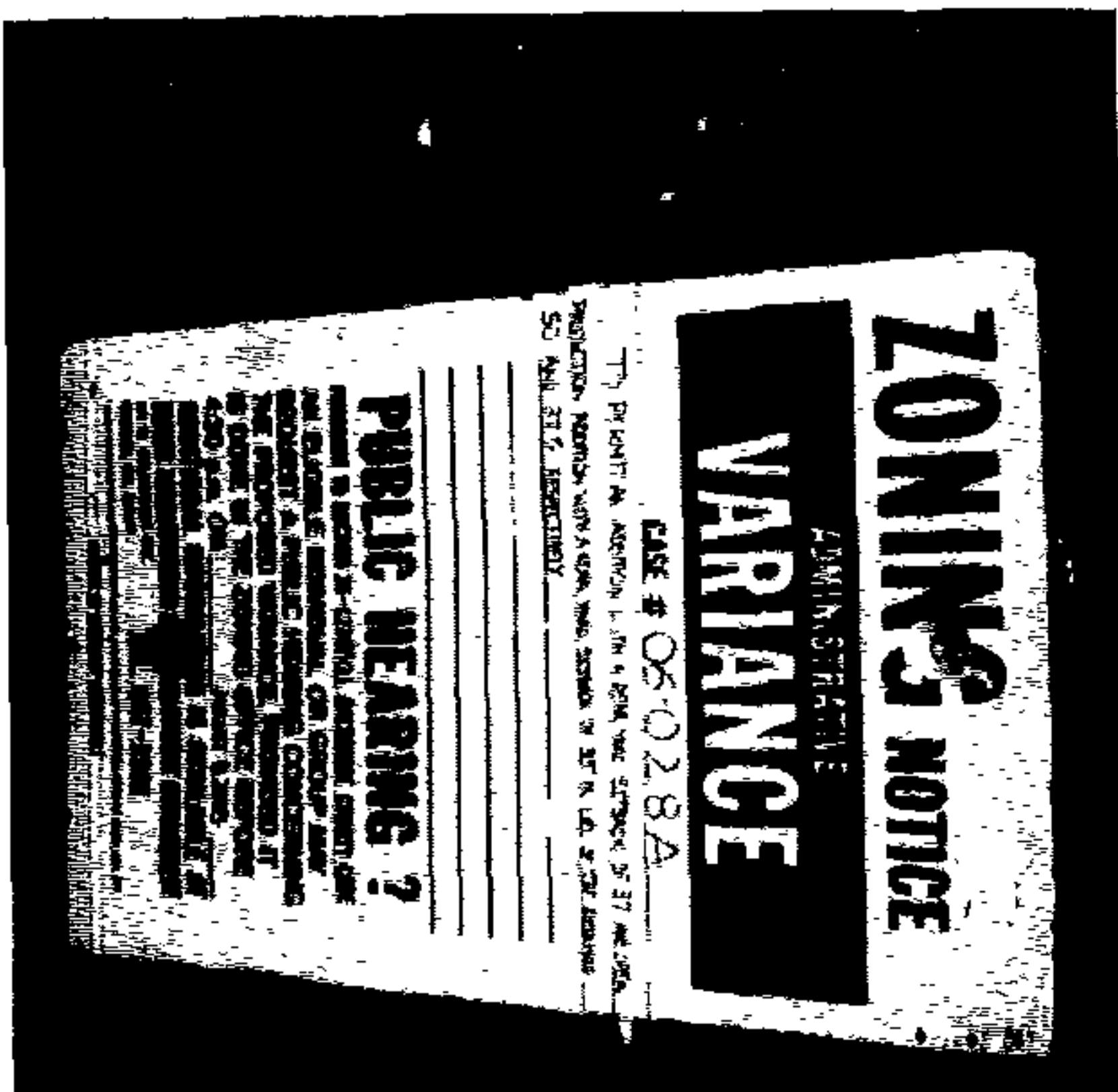
Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

216 DUNKIRK





# FORMAL DEMAND FOR HEARING

CASE NUMBER: 02-00-00001

Address: 211 Thompsons Wood, Baltimore

Petitioner(s): 1. Whispy, et al

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We 1 individual - George M. Whispy  
Name - Type or Print

( ) Legal Owner OR (x) Resident of

1400 S. York Road, Baltimore  
Address

Baltimore, MD 21207  
City State Zip Code

410-517-5007  
Telephone Number

which is located approximately (Assoc. Petitioners) 100 feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter. ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

[Signature]  
Signature Date

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Revised 9/18/98 - wcr/scj



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **448613**

DATE 8/5/05 ACCOUNT 1001 1.00 60.50

AMOUNT \$ 157.

RECEIVED FROM: [Signature]

FOR: [Signature]

[Signature]

**DISTRIBUTION**  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

BUSINESS NO. 1111 THE DATE  
8/01/2005 8/01/2005 1111/1111  
REG. NO. MAIL. 1111 DEPT  
RECEIPT NO. 448613  
Dept 5 520 AIRPORT VERIFICATION  
RE NO. - 448613  
Receipt Tot \$157.00  
\$50.00 CA \$107.00  
BALANCE Forward, 8/01/2005

**CASHIER'S VALIDATION**

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.

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For Newspaper Advertising:

Item Number or Case Number: 06-028-A

Petitioner: Wood. Wesley

Address or Location: 214 Dunkirk Rd Balto. Md 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd  
Balto. MD 21221

Telephone Number: 410 780-0062

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 06- 028 -A Address 216 Dunkirk Rd.

Contact Person: Jun Fernando Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 7-12-05 Posting Date: 7-24-05 Closing Date: 8-8-05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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 06- 028 -A Address 216 Dunkirk Rd.

Petitioner's Name Wesley Wood Telephone 410-337-8568

Posting Date: 7-24-05 Closing Date: 8-8-05

Wording for Sign: To Permit an addition with a rear yard setback of 37' and open projection addition with a rear yard setback of 35' in lieu of the required 50' and 37.5', respectively.

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*

August 8, 2005

Wesley Wood  
216 Dunkirk Road  
Baltimore, Maryland 21212

Dear Mr. Wood:

RE: Case Number: 06-028-A, 216 Dunkirk Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 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.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
Dan Dutton 7110 Golden Ring Road Baltimore 21221  
Donald Gerding 335 Old Trail Road Baltimore 21212

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 123  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 18, 2005

ATTENTION: Zoning Plan Reviewers

Dist. Meeting of: July 25, 2005

Item No.: 020-031

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.

Insp. Pack  
Fire Marshal's Office  
410-887-5178  
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: 7.15.05

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

RE: Baltimore County  
Item No. (028) JRF

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**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 25, 2005

**FROM:** Dennis A. Kennedy, Supervisor<sup>DM</sup>  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 1, 2005  
Item Nos. 020, 022, 023, 025, 026, 027,  
(028) 029, 030, and 031

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-07262005.doc

9/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2005

RECEIVED

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

AUG 11 2005

SUBJECT: 216 Dunkirk Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-028

Petitioner: Wesley Wood

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

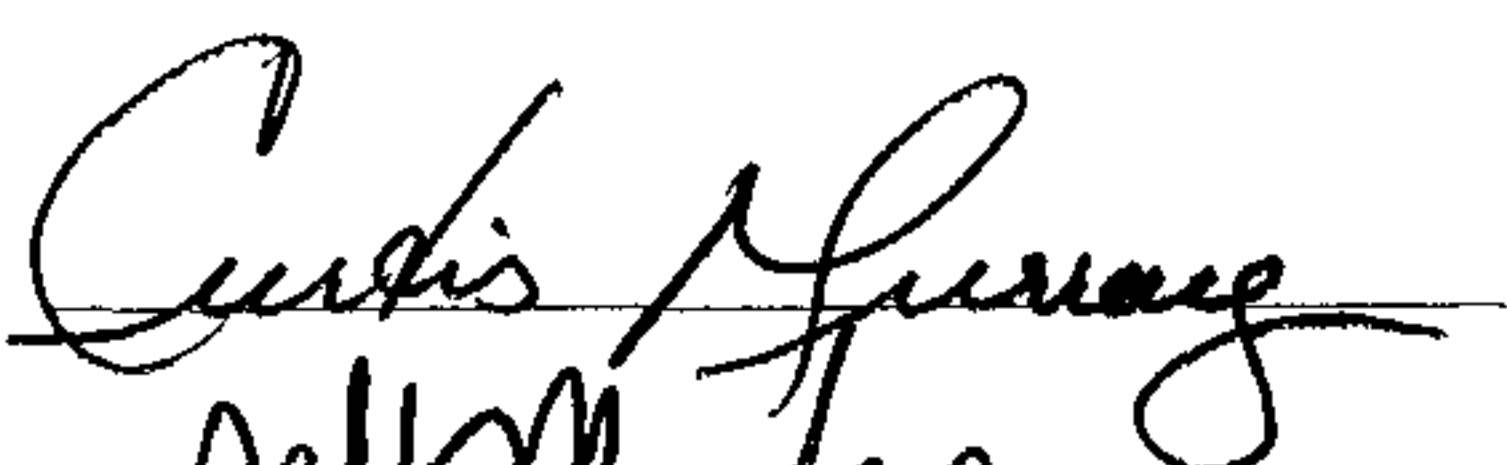
The Office of Planning does not support the petitioner's request for the following reasons.

Contiguous row homes present a difficult situation for those owners wanting to expand the exterior of their respective properties. This is especially true in the above referenced case, as the petitioner seeks to add a permanently enclosed addition to the rear of the existing home. Without uniform design standards in place, allowing relief from the zoning setback regulations would prevent adjacent property owners from constructing similar improvements consistent with what the petitioner may construct. Construction and orientation on an inside unit in this instance would set a negative precedent.

ADVISORY COMMENT:

The petitioner should also be aware that this community has restrictive covenants, which sets limits on additions such as the one being proposed. It is advised that the petitioners consult the Rodgers Forge Community Board for assistance in locating specific language concerning these covenants and determine what exterior alterations are permitted, if such restrictions remain in effect.

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Prepared by: 

Division Chief:   
AFK/LL: CM



**Department of Permits and  
Development Management**



*T. Robinson*  
**Baltimore County**

Director's Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Tel: 410-887-3353 • Fax: 410-887-5708

*James T. Smith, Jr., County Executive*  
*Timothy M. Kotroco, Director*

February 7, 2006

Janice & Wesley Wood  
216 Dunkirk Road  
Baltimore, Maryland 21212

Re: Case No. 06-028-A, 216 Dunkirk Road

Dear Mr. & Mrs. Wood:

Pursuant to your conversation today with a member of my staff, it is my understanding that you no longer wish to proceed with your petition for administrative variance. You stated that you want to withdraw the above-captioned case.

If you do want to withdraw your petition, please sign in the space provided below, on the line just above your typewritten name, and return this letter in the enclosed self-addressed envelope provided. If you need further information or have any questions, please do not hesitate to contact this office at 410-887-3391.

Sincerely,  
*Timothy Kotroco*

Timothy Kotroco, Director  
Permits & Development Management

TK:raj

c: Donald Gerding, 335 Old Trail, Baltimore, MD 21212

*Wesley Wood - (Mr. Wood's name)*  
\_\_\_\_\_  
Wesley Wood

Date: 11 FEBRUARY 2006

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



Lawrence Swoboda  
The Rodgers Forge Community Assoc.  
P.O. Box 571  
Riderwood, MD 21139

facsimile transmittal

To: Mr. Timothy Kotroco                      Fax: 410-887-5708

---

From: Lawrence Swoboda                      Date: 8/8/2005

---

Re: Case 6-028 216 Dunkirk Road              Pages: 2, including cover sheet

---

CC:

Urgent       For Review       Please Comment       Please Reply       Please Recycle

Notes: Mr. Kotroco: Please find with this cover sheet a one page letter addressing the concerns of The Rodgers Forge Community Association with case 6-028 216 Dunkirk Road. Thank you.

8/10/05

Left message for Mr Swoboda to call me regarding this request.

will manage again 8/15/05

8/5/05 Hearing is going to be requested by the Community President.

Tim K.  
John Dunne Come on 8/5/05

R.D.C.

The Rodgers Forge Community Association  
P.O. Box 571  
Riderwood, MD 21139

August 8, 2005

Mr. Timothy M. Kotroco  
Director  
Baltimore County Dept. of Permits & Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case 6-028 216 Dunkirk Road

**VIA FACSIMILE – 410-887-5708**

Dear Mr. Kotroco:

By this time The Rodgers Forge Community Association likely has filed to request a Zoning Hearing on case 6-028 216 Dunkirk Road.

This request for a hearing was not filed in support of or in opposition to the proposal filed by 216 Dunkirk Road.

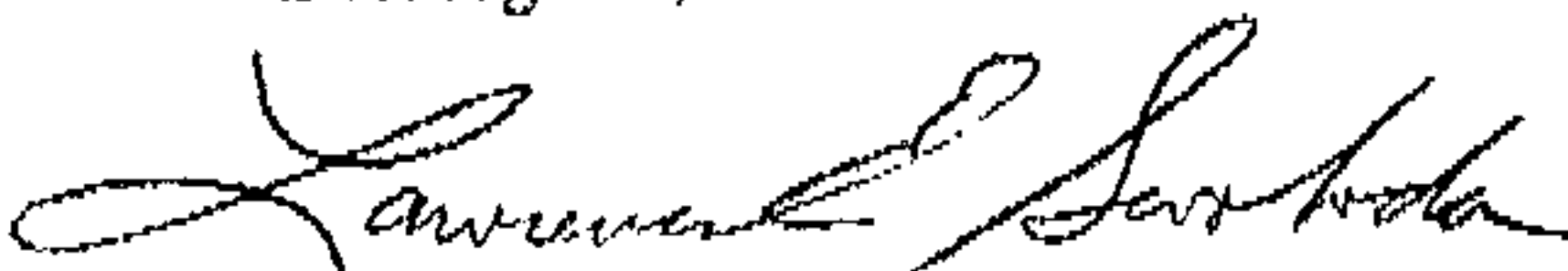
Rodgers Forge is a "covenants community". Each house in Rodgers Forge has a set of covenants and the Rodgers Forge Community Association is charged with enforcing those covenants.

In this specific matter, the community association was not notified by 216 Dunkirk Road about the proposed modification to their property.

Therefore, I would like to formally request that this matter be postponed for such a time as necessary for the community association to address this matter as it pertains to covenants.

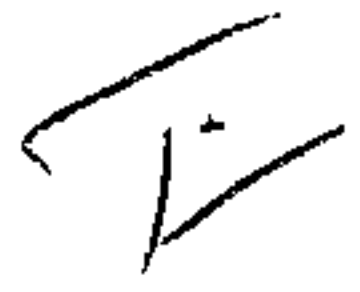
Thank you, and please feel free to contact me with any questions or concerns.

Best regards,



Lawrence E. Swoboda  
President  
The Rodgers Forge Community Association  
410-377-5007  
[swoboda1@verizon.net](mailto:swoboda1@verizon.net)

*To Kristen:  
A hearing has been  
requested on this Admin.  
variance. please call this  
Citizen before you set the  
case in for hearing.*



# ADHERENCE TO COVENANTS AND BUILDING RESTRICTIONS

Applies To All Homes Within The Rodgers Forge Community

*The Rodgers Forge Community Association must receive your application PRIOR to ANY changes being made and before any application is filed with Baltimore County either for a variance or a permit. If you follow the correct procedure with the association, as outlined below, you could avoid unnecessary delays, fees or even possible court costs.*

**"NO RESIDENTIAL STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE EXTERNAL DESIGN AND LOCATION THEREOF HAS BEEN APPROVED IN WRITING BY THE JAMES KEELTY REALTY CORPORATION, ITS SUCCESSORS AND ASSIGNS."**

The Community Association became the successors to the Keelty Company, when the development was finished. Each year the Board of Governors appoints a committee, which is authorized to approve or disapprove any and all alterations to the exterior of homes in Rodgers Forge. This committee follows established procedures for accepting and reviewing requests for such alterations.

It is the responsibility of the homeowner to request approval from the committee for any changes to the exterior of the property. To do so, you must submit your request in writing. The committee has prepared the following form to simplify this process.

Return the completed form to:  
**RODGERS FORGE COMMUNITY, INC.**  
**ARCHITECTURAL COMMITTEE**  
Mail to: P. O. Box 571, Riderwood, MD 21139

Requests for exterior alternations will be discussed at a monthly meeting. Be sure all information below is included

Property Owner(s) \_\_\_\_\_  
Property Address \_\_\_\_\_  
Phone (home and best time to call) \_\_\_\_\_  
Change or alteration requested \_\_\_\_\_  
Reason for change \_\_\_\_\_

For ALL alterations or structures please attach a separate, detailed drawing. Drawing needs only to be of sufficient quality to show proposed changes. Include an overall sketch of your property where necessary. Photographs may be helpful. Attach paint chips, catalog cuts and samples for more expedient review.

Description of change: \_\_\_\_\_  
Colors \_\_\_\_\_  
Materials (include grade or quality) \_\_\_\_\_  
Dimensions \_\_\_\_\_

Contractor (not required for preliminary approval of Rodgers Forge Board)  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
MHIC Lic. # \_\_\_\_\_  
Estimated cost. Labor \_\_\_\_\_ Material \_\_\_\_\_  
Date to begin \_\_\_\_\_ End \_\_\_\_\_

Community Association  
Approval \_\_\_\_\_  
Denial \_\_\_\_\_

Have you included all necessary dimensions, drawings, diagrams, samples, etc. that are needed to process your request?

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

Reminder: After final approval is given by the Board for an exterior change, be sure to obtain a Baltimore County permit if needed.

# COVENANTS AND BUILDING RESTRICTIONS

## Architectural Committee

'NO RESIDENTIAL STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE EXTERNAL DESIGN AND LOCATION THEREOF HAS BEEN APPROVED IN WRITING BY THE JAMES KEELTY REALTY CORPORATION, ITS SUCCESSORS AND ASSIGNS.'

This statement is contained in restrictive covenants and referred to in every deed to property in Rodgers Forge. There may be minor variations in the language, and there are other covenants which restrict the use of property in different areas of the community, but this is important and relevant.

The Community Association became the successors to the Keelty Company, when the development was finished. Each year the Board of Governors appoints a committee, which is authorized to approve or disapprove any and all alterations to the exterior of homes in Rodgers Forge. This committee follows established procedures for accepting and reviewing requests for alterations to the homes.

It is the responsibility of the homeowner to request approval from the committee for any changes to the exterior of the property. This includes everything from ground to rooftop, front and back. Paint colors, porches, decks, sheds, fences, replacement windows, roofs, satellite dishes, additions, etc. are all subject to review by the committee. Some changes are specifically prohibited by individual covenants, and, therefore, will not be approved. Other changes are allowed with the committee's approval.

If you are contemplating any changes to the exterior of your house, you must receive the approval of the committee prior to making the changes. To do so, you must submit your request, in writing. Exact specifications are needed so that proper evaluation of the request can be made. The committee has prepared a form to simplify this process. The completed form (example following) is to be returned to the committee.

## RODGERS FORGE COMMUNITY, INC. ARCHITECTURAL COMMITTEE ALTERATION FORM

Mail to: 400 Old Trail Road, Baltimore, MD 21212

If you are contemplating any changes to the exterior of your house, you must receive the approval of the Rodgers Forge Board **PRIOR** to making the change. To do so, you must submit your request in writing. Exact specifications are needed so that proper evaluation of the request can be made. Requests for exterior alterations will be discussed at a monthly meeting.

Property Owner(s) \_\_\_\_\_  
 Property Address \_\_\_\_\_  
 Phone (home) \_\_\_\_\_ (work) \_\_\_\_\_  
 Change or alteration requested \_\_\_\_\_

Reason for change \_\_\_\_\_

For all alterations or structures, i.e. decks, fences, sheds, porches, replacement windows, awnings, doors, roofs and garages, please attach a separate, detailed drawing. Include an overall sketch of your property where necessary. **Photographs may be helpful. Attach paint chips, catalog cuts and samples for more expedient review.**

### Description of change:

Colors \_\_\_\_\_  
 Materials (include grade or quality) \_\_\_\_\_

Dimensions \_\_\_\_\_

**Contractor:** (not required for preliminary approval of Rodgers Forge Board)

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 MHIC Lic. # \_\_\_\_\_  
 Estimated cost: Labor \_\_\_\_\_ Material \_\_\_\_\_  
 Date to begin \_\_\_\_\_ End \_\_\_\_\_

### Community Association

Approval \_\_\_\_\_  
 Denial \_\_\_\_\_

**REMINDER: All outside construction requires a Baltimore County permit which the homeowner is responsible for obtaining once FINAL APPROVAL IS GIVEN for the exterior change by the Rodgers Forge Board.**

**Baltimore County Permit: (required by homeowner AFTER FINAL approval of Rodgers Forge Board. Please send a copy of permit to the Rodgers Forge Board.)**

DATE: \_\_\_\_\_  
 APPLICANT: \_\_\_\_\_

## RODGERS FORGE BOARD OF GOVERNORS 2002

Officer: President-Melissa Tillman  
 Treasurer-Larry Moran

Vice-President- Joe Segreti  
 Corresponding Secretary - Jay Dunn

Recording Secretary- Lauren Bowen  
 Assistant to the President-Jean Duvall

Name	Address	Phone (H)	E-mail Address	Term Expires
ARMSTRONG, Honey	94 Dunkirk Road	410-377-4062	Through: Rodgersforge.org	2003
BASSETT, Rob	7120 Heathfield Road	410-321-6269	Through: Rodgersforge.org	2002
BOWEN, Lauren	302 Murdock Road	410-377-4595	Through: Rodgersforge.org	2003
CAMPBELL, Doug	422 Hopkins Road	410-377-8282	Through: Rodgersforge.org	2002
CONLAN, Andrea	175 Stanmore Road	410-821-5095	Through: Rodgersforge.org	2003
DUNN, James	168 Stanmore Road	410-832-5719	Through: Rodgersforge.org	2003
DUNN, Patricia	168 Stanmore Road	410-832-5719	Through: Rodgersforge.org	2003
DUVALL, Jean	227 Murdock Road	410-377-4541	Through: Rodgersforge.org	2003
GERDING, Don	335 Old Trail	410-825-0894	Through: Rodgersforge.org	2002
KAMMAR, Ted	201 Brandon Road	410-821-8550	Through: Rodgersforge.org	2002
KUNKEL, Matt	22 Dunkirk Road	410-377-2665	Through: Rodgersforge.org	2003
KUNKEL, Ronda	22 Dunkirk Road	410-377-2665	Through: Rodgersforge.org	2003
MOORE, Janice	201 Dumbarton Road	410-377-4074	Through: Rodgersforge.org	2003
MORAN, Larry	323 Old Trail	410-821-0915	Through: Rodgersforge.org	2002
OSLUND, Susan	302 Stanmore Road	410-583-1086	Through: Rodgersforge.org	2002
SEGRETI, Joe	124 Register Avenue	410-377-4398	Through: Rodgersforge.org	2002
SPEAR GAS, Jennifer	42 Dunkirk Road	410-377-2235	Through: Rodgersforge.org	2003
TILLMAN, Melissa	417 Dunkirk Road	410-667-5727	mtillman@coldwellbankermove.com	2002
WIBLE, Jeff	400 Old Trail	410-821-9463	Through: Rodgersforge.org	2002

# ADHERENCE TO COVENANTS AND BUILDING RESTRICTIONS

Applies To All Homes Within The Rodgers Forge Community

*The Association must receive your application PRIOR to ANY changes being made and before any application is filed with the county either for a variance or a permit. If you follow the correct procedure with the association you could avoid unnecessary delays, fees or even possible court cost.*

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The Community Association became the successors to the Keely Company, when the development was finished. Each year the Board of Governors appoints a committee, which is authorized to approve or disapprove any and all alterations to the exterior of homes in Rodgers Forge. This committee follows established procedures for accepting and reviewing requests for alterations to the homes.

It is the responsibility of the homeowner to request approval from the committee for any changes to the exterior of the property. To do so, you must submit your request in writing. The committee has prepared the following form to simplify this process.

## Fences

- No front yard fences
- Must meet Board and County standards, regulations, and materials
- May not extend beyond a line even with rear wall of house

## Decks

- Must meet Board and County regulations regarding setback, height, width, depth, and materials used
- Allowed only in rear of house

## Patios

- Must be brick or masonry and must be even with the ground
- Rear yard only
- Sheds

\*Only Rodgers Forge Board approved

\*Only in the rear yard - NO side yard sheds are allowed under county regulations

## Windows and Doors

- Must include six over six mullions
- Must be in keeping with original neighborhood design

## Paint - Trim - Shutters

- White trim is preferred
- Paint chip must be submitted if color is other than white

## Awnings

- Canvas and in solid green

## Roofing

- Slate or a Board-approved fiberglass which replicates existing slate roof

## Sidewalks and Porches

- Front and side street sidewalks must be concrete
- Porches must replicate original

## Lawn Ornaments

- Not allowed in front yard

## Prohibited:

- Additions and screened-in porches

## Satellite Dishes

- Only in rear of homes and below top of roof

Return the completed form to:

**RODGERS FORGE COMMUNITY, INC.**  
**ARCHITECTURAL COMMITTEE**

Mail to: P. O. Box 571, Riderwood, MD 21139

Requests for exterior alterations will be discussed at a monthly meeting. Be sure all information below is included.

Property Owner(s) \_\_\_\_\_

Property Address \_\_\_\_\_

Phone (home and best time to call) \_\_\_\_\_

Change or alteration requested \_\_\_\_\_

Reason for change \_\_\_\_\_

For ALL alterations or structures please attach a separate, detailed drawing. Drawing needs only to be of sufficient quality to show proposed changes. Include an overall sketch of your property where necessary. Photographs may be helpful. Attach paint chips, catalog cuts and samples for more expedient review.

Description of change: \_\_\_\_\_

Colors \_\_\_\_\_

Materials (include grade or quality) \_\_\_\_\_

Dimensions \_\_\_\_\_

Contractor: (not required for preliminary approval of Rodgers Forge Board)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

MHIC Lic. # \_\_\_\_\_

Estimated cost: Labor \_\_\_\_\_ Material \_\_\_\_\_

Date to begin \_\_\_\_\_ End \_\_\_\_\_

Community Association \_\_\_\_\_

Approval \_\_\_\_\_

Denial \_\_\_\_\_

Have you included all necessary dimensions, drawings, diagrams, samples, etc. that are needed to process your request? \_\_\_\_\_

APPLICANT: \_\_\_\_\_ DATE \_\_\_\_\_

Reminder: After final approval is given by the Board for an exterior change, be sure to obtain a Baltimore County permit if needed.

Mention the Directory When You Buy From an Advertiser.

# Rodgers Forge Board of Governors

1989 - 1990

— OFFICERS —

President: Ed Gilliss  
 Vice-President: Richard Zeff  
 Secretary: Honey Holston  
 Treasurer: Ed Swoboda

BOARD OF GOVERNORS 1988-89

BOARD MEMBER	ADDRESS	PHONE (H)
BAYNE, Al	117 Stevenson	583-7531
COOK, Jim	7112 Heathfield	583-7643
COOK, Susan	108 Brandon	494-8634
DUVALL, Jean	227 Murdock	377-4541
GERDING, Don	335 Old Trail	825-0894
GILLISS, David	100 Brandon	337-0978
GILLISS, Ed	7032 Heathfield	337-7440
GISRIEL, Tim	140 Overbrook	377-6838
GRAUEL, Don	117 Hopkins	377-4377
HOLSTON, Honey	94 Dunkirk	377-4062
JOHNSON, Rich	120 Hopkins	377-3077
JONES, Nancy	146 Hopkins	377-4351
MATTHEWS, Brent	128 Dunkirk	377-6262
MAY, Michael P.	125 Stevenson	823-7085
NICHOLSON, Chris	313 Dunkirk	337-6052
PALUMBO, Frank	318 Overbrook	377-9169
PAPPAS, Dean T.	327 Hopkins	377-6104
POTTER, Sara	120 Brandon	825-4506
SCHMID, Connie	372 Old Trail	339-7178
SWOBOBA, Ed	420 Dunkirk	377-2533
WOOD, Mimi	303 Old Trail	583-2288
WOODITCH, Donna	110 Hopkins	377-0944
ZEFF, Rich	349 Old Trail	583-7691

Nothing solves community grievances quicker than a friendly, honest talk with your neighbor or neighbors.

**REMEMBER, GOOD NEIGHBORS KEEP GOOD NEIGHBORS**

# COVENANTS and BUILDING RESTRICTIONS

"NO RESIDENTIAL STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE EXTERNAL DESIGN AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY THE JAMES KEELY REALTY CORPORATION, ITS SUCCESSORS AND ASSIGNS."

"IF THE PARTIES HERETO OR ANY OF THE, THEIR SUCCESSORS, HEIRS OR ASSIGNS AS THE CASE MAY BE SHALL VIOLATE, OR ATTEMPT TO VIOLATE, ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS DEVELOPMENT OR SUB-DIVISION TO PROSECUTE AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING AT ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION."

These two statements are contained in restrictive covenants which are referred to in every deed to property in Rodgers Forge. There may be minor variations in the language, and there are other covenants which restrict the use of property in different areas of the community. But, these two covenants are the most important and relevant.

The Community Association became the successors to the Keely Company when each phase of the development was finished. Each year the Board of Governors appoints a committee which is authorized to approve or disapprove any and all alterations to the exterior of homes in Rodgers Forge. This committee follows established procedures for accepting and reviewing requests for alterations to the homes.

It is the responsibility of the homeowner to request approval from the committee for any changes to the exterior of the property. This includes everything from ground to rooftop, front and back. Paint colors, porches, decks, sheds, fences, replacement windows, roofs, additions, etc. are all subject to review by the committee. Some changes are specifically prohibited by individual covenants, and, therefore, will not be approved. Other changes are allowed with the committee's approval.

If you are contemplating any changes to the exterior of your house, you must receive the approval of the committee prior to making the change. To do so, you must submit your request in writing in duplicate. Exact specifications are needed so that proper evaluation of the request can be made. The committee has prepared a form to

# Rodgers Forge Board of Governors

1996 - 1997

## — OFFICERS —

President: Janice M. Moore  
 1st Vice-President: Lisa Regner  
 2nd Vice-President: Barbara Vona  
 Recording Secretary: Brian Blume  
 Correspondence Secretary: Kevin Roddy  
 Treasurer: Keith Persinger

### BOARD OF GOVERNORS 1996-1997

BOARD MEMBER	ADDRESS	PHONE (H)
BLUME, Brian	370 Old Trail Road	583-6774
CAMPBELL, Doug	422 Hopkins Road	377-8282
CONLAN, Andrea	175 Stanmore Road	821-5095
DUVALL, Jean	227 Murdock Road	377-4541
FRANK, William	433 Old Trail Road	823-2768
GERDING, Don	335 Old Trail Road	825-0894
HAMMER, Seth	7042 Heathfield Road	832-2648
HARBINSON, Ellen	146 Brandon Road	583-8963
HOLSTON, Honey	94 Dunkirk Road	377-4062
KAMMAR, Ted	201 Brandon Road	821-8550
McMASTER, Tom	30 Dunkirk Road	377-9148
MOORE, Janice	201 Dumbarton Road	377-4074
O'DONNELL, Kevin Patrick	21 Dunkirk Road	377-5000
O'HARA, Norma	329 Murdock Road	377-8460
PERSINGER, Keith	368 Old Trail Road	296-4368
RECKNOR, Philip	105 Stevenson Lane	828-0080
REGNER, Lisa	225 Stanmore Road	823-5435
RODDY, Kevin	27 Dunkirk Road	377-7803
SERAPHIN, S. Dominic	209 Hopkins Road	377-5574
SOUTH, Tony	311 Stevenson La.	821-6694
SWOBODA, Ed	420 Dunkirk Road	377-2533
VONA, Barbara	117 Register Ave.	377-6832

PETER, Sheila 6436 Blenheim Road 377-6869

### NEWSLETTER EDITOR

Executive Committee - 1996-1997  
 Janice Moore Barbara Vona Keith Persinger  
 Brian Blume Bill Frank Kevin O'Donnell  
 Philip Recknor Lisa Regner

## ARCHITECTURAL STANDARDS

Each Rodgers Forge property owner is governed in the use of his or her property by the restrictive covenants where applicable in the community. The purpose of the covenants is to preserve the architectural uniformity which exists in the community, which, in turn, enhances property values. The Board of Governors is under an obligation to see that these restrictions are fairly and uniformly enforced. To that end, the Board reviews any and all requests for alterations to the exterior of homes in Rodgers Forge. It is the responsibility of the homeowner to request approval from the Board for any changes to the exterior of the property. The Board follows established procedures for reviewing exterior alteration requests. The Board has compiled the following list of the most frequently requested exterior alterations, accompanied by some of the standards applied in evaluating the requests. The standards listed are not intended to cover all situations but represent the predominant architectural features throughout the community.

### Fences

- No front yard fences
- Must meet Board and County standards, regulations, and materials
- Permitted between yards and adjacent to alleys
- May not extend beyond a line even with front wall of house

### Decks

- Must meet Board and County regulations regarding setbacks, height, width, depth, and materials used
- Allowed only in rear of house

### Patios

- Must be brick or masonry
- Must be even with the ground
- Rear yard only
- Sheds

\* Only Rodgers Forge Board approved

\* Only in the rear yard - NO side yard sheds are allowed under county regulations

### Windows and Doors

- Must include six over six mullions or cross-hatching
- Mullions must match exterior trim color or must be white
- Must be in keeping with original neighborhood design

### Paint - Trim - Shutters

- Exterior traditional Williamsburg colors

### Awnings

- Canvas
- Solid green or solid brick color
- Winter cover of solid green or solid brick

### Roofing

- Slate or asphalt which replicates existing slate roof

### Sidewalks and Porches

- Must replicate the original

### Lawn Ornaments

- Not allowed in front yard





9/23/05

Histon

Mr. Wesley Wood

2616 Dunkirk Road

410-397-8566

06-028-A

→ This is the correct phone #

**Customer Entrance: 222 S. Eden St.**  
213 S. Central Ave., Baltimore, MD 21202 • Baltimore (410) 732-3200  
USA Toll Free 1-800-875-7826 • Fax (410) 675-3340

11/15/05  
Called, Mr. Wood  
not available, call  
back. Is this  
being withdrawn?

To be  
sending an  
email of  
(withdrawal)

~~ASK Chris  
about this  
e-mail file~~ ↑ ↑ 1/19/06

Chris, 06-028-11

Have you received  
an e-mail regarding  
the attached file?  
I haven't been  
notified one way or  
the other. Robin  
1/31/06

NO  
email

As of 2/2/06

August 4, 2005 3:30 PM

Tom: re Case 06-028A

216 Dunkirk Rd Rodgen Forge

Administrative Variances

Close 8/8/05

Lawrence Svoboda, RF president ask that

I pass on to you for file on behalf

of Rodgen Forge for

consideration in a matter he (Lawrence

Svoboda) will present by Aug 8

in the matter of the Case 06-028A

And future concerns of this type

of petition.

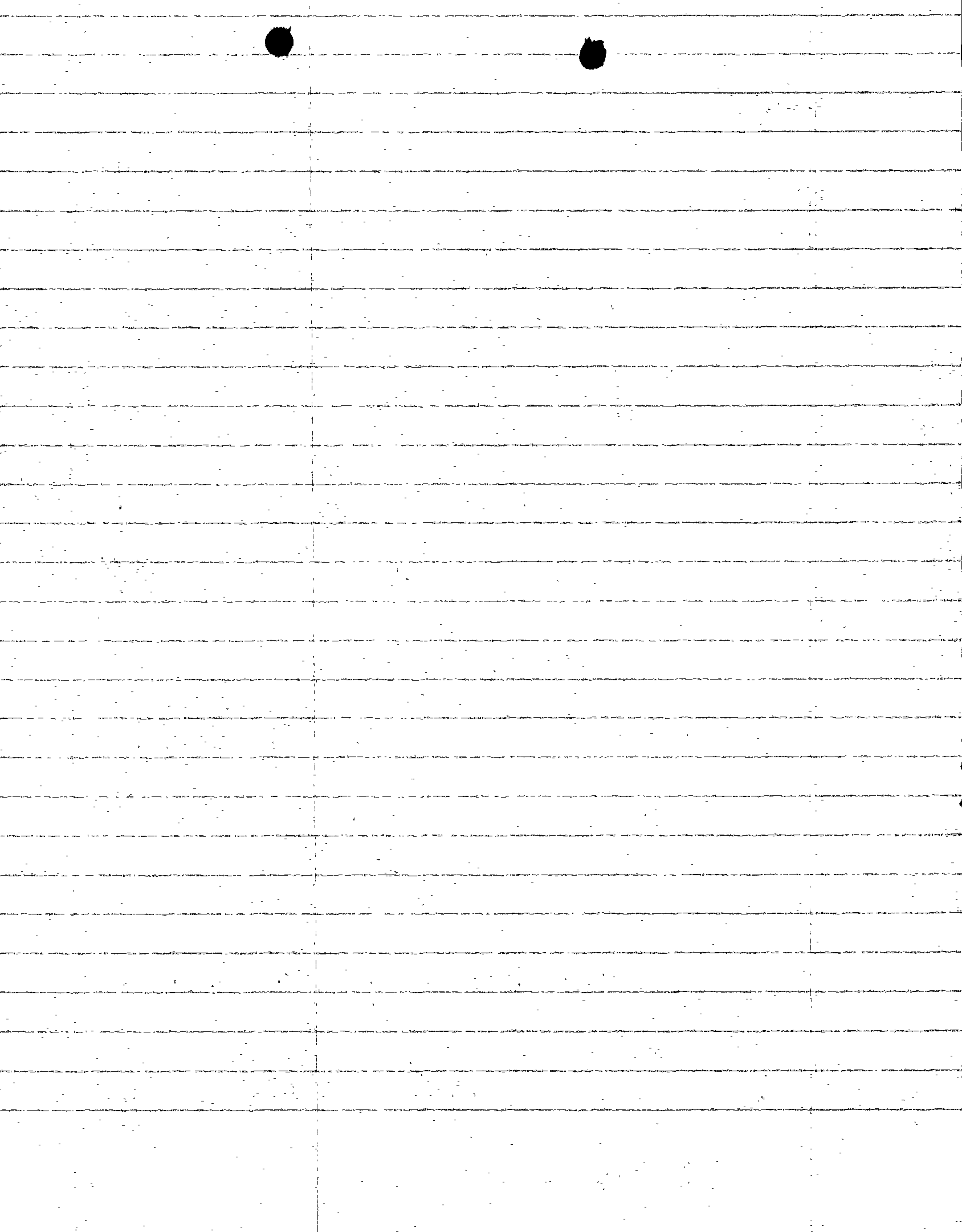
Thanks Don Carding

Svoboda phone

410-377-5007 @

Svoboda1@verizon.net

410-825-0834



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** August 4, 2006

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 7, 2006  
Item No. 028

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The large home was built across a property line. Along this property line there are two 10-foot-wide drainage and utility easements shown respectively on plats 54/134 and 58/27. The drainage and utility easement from plat 54/134 was acquired by the County by deed (7579/119). The drainage and utility easement from plat 58/27 also was acquired by the county by deed (7138/813).

We recommend that this variance request be denied or tabled until the easement is released by the county and both plats are amended to remove the easements.

DAK:CEN:clw  
cc: File  
ZAC-ITEM NO 028-08012006.doc

# ZAC AGENDA

Item Number: 028

Case Number: 6-28-A

Primary Use: Residential

Reviewer: JRF

Type: Administrative Variance

Legal Owner: Wesley Wood

Contract Purchaser:

Critical Area: No

Flood Plain: No

Historic: No

Election Dist: 9th

Councilmanic Dist: 5th

Property Address: 216 Dunkirk Road

Location: North side of Dunkirk Road at the distance of 220 feet east at the centerline of Pinehurst Road.

Existing Zoning: DR 10.5

Area: 2,200 square feet

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an addition with a rear yard setback of 37 feet and open projection addition with a rear yard setback of 35 feet in lieu of the required 50 feet and 37.5 feet respectively.

Attorney:

Miscellaneous:

Tell,  
Any points  
for this

Thanks.

Carl



SEC 10  
REGES

P 116

(2)

REGISTER

(1)

A 16 35

M 79 - P 76

FORGE

114

A 12 102

FORGE

UNREC

HOPKINS

P 36

OVERBROOK

Pinehurst Rd

RODGERS

9

9

MURDOCK

DUNKIRK

P 31

HEATH FIELD



SEC 10  
REGES

P 116

(2)

REGISTER

(1)

A 16 35

A 79 - P 76

FORGE

114

A 12 102

FORGE

UNREC

HOPKINS

P 36

OVERBROOK

Pinehurst Rd

2

RODGERS

MURDOCK

DUNKIRK

P 31

P

HEATH FIELD



Existing screen-room, proposed to replace existing with a 9'x8' patio room with 7'x2' open deck, located 3 feet from the side property line. On rear of house.

Tear down old screen and replace with 9x10 patio Room + 2x Top deck



10/21/21

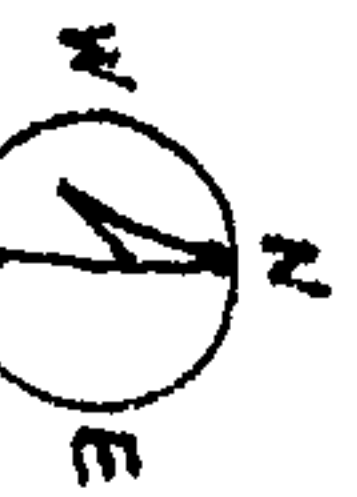
# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 216 Dunkirk Rd.

SUBDIVISION NAME Rodgers Forge

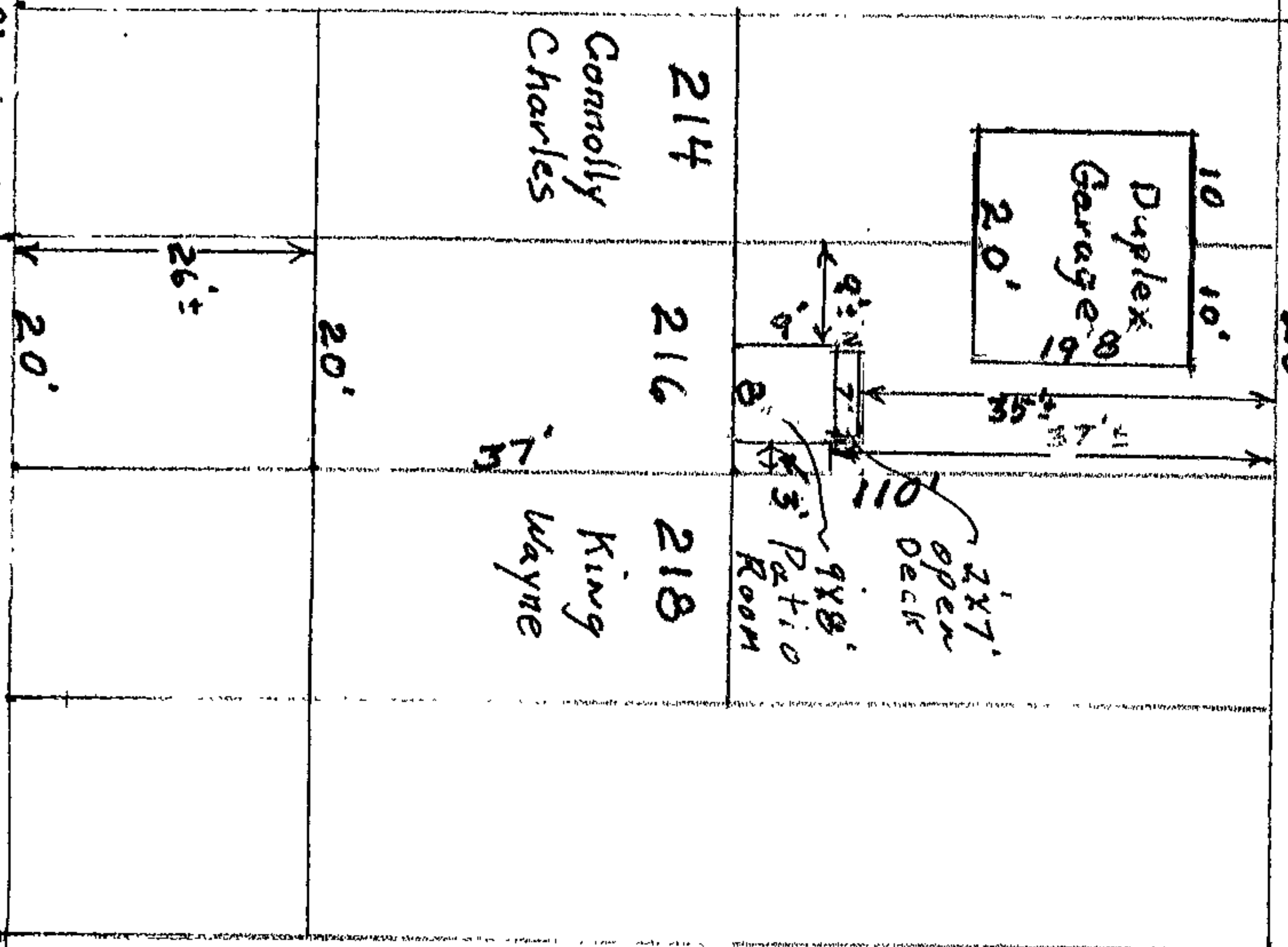
PLAT BOOK # None FOLIO # None LOT # None SECTION # None

OWNER Wesley Wood

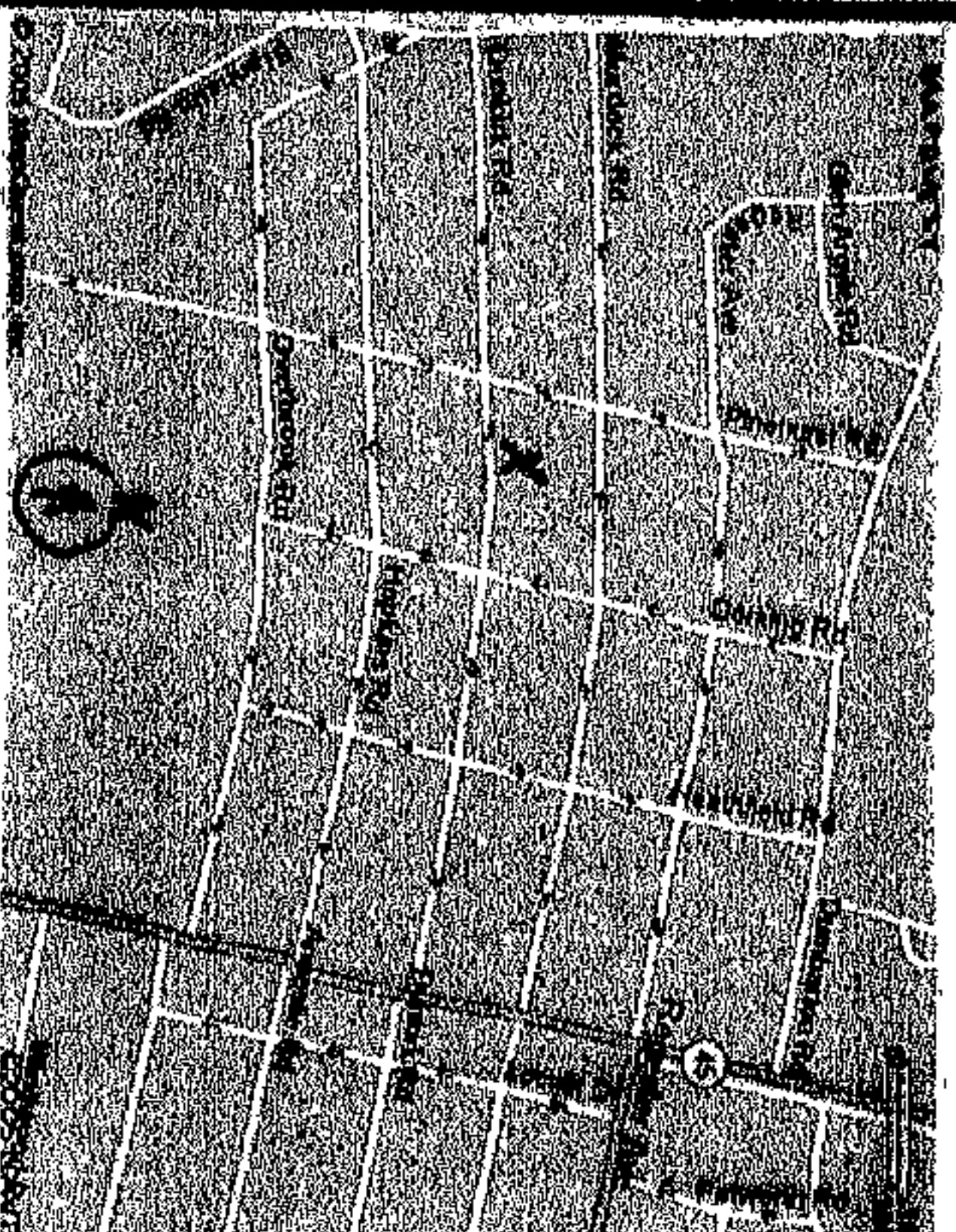


< 220 To Pinehurst Rd.

Dunkirk Rd 50' R.W.



PREPARED BY Gerard Andersen SCALE OF DRAWING: 1" = 20'



### LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 080A1

ZONING DR, 10.5

LOT SIZE

ACREAGE 2,200 SQUARE FEET

SEWER  PUBLIC  PRIVATE  
WATER

CHESAPEAKE BAY CRITICAL AREA  YES  NO  
100 YEAR FLOOD PLAIN  YES  NO  
HISTORIC PROPERTY / BUILDING  YES  NO  
PRIOR ZONING HEARING  YES  NO

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #

GF 1028 1

Please add

Jean Duvall # 06028A  
227 Murdoch Rd  
13 West, NY  
21212

Please add person of interest

cc  
to

→ Donald Gerding  
335 Old Trail  
Balt. 21212

410-825-0894