

IN RE: **PETITION FOR ADMIN. VARIANCE** * BEFORE THE
 S/S Locust Avenue, 300' W of the c/l
 Highview Road * ZONING COMMISSIONER
(1249 Locust Avenue) * OF BALTIMORE COUNTY
 13th Election District *
 1st Council District * Case No. 06-183-A
 Jessie M. Beaver, Jr., et ux
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jessie M. Beaver, Jr., and his wife, Melissa E. Beaver. The Petitioners seek relief from Sections 1B02.3.A.5, 1B02.3.B, 1B02.3.C and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear yard setback of 15'6" in lieu of the required 30' and to permit an existing accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted with the Petition and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

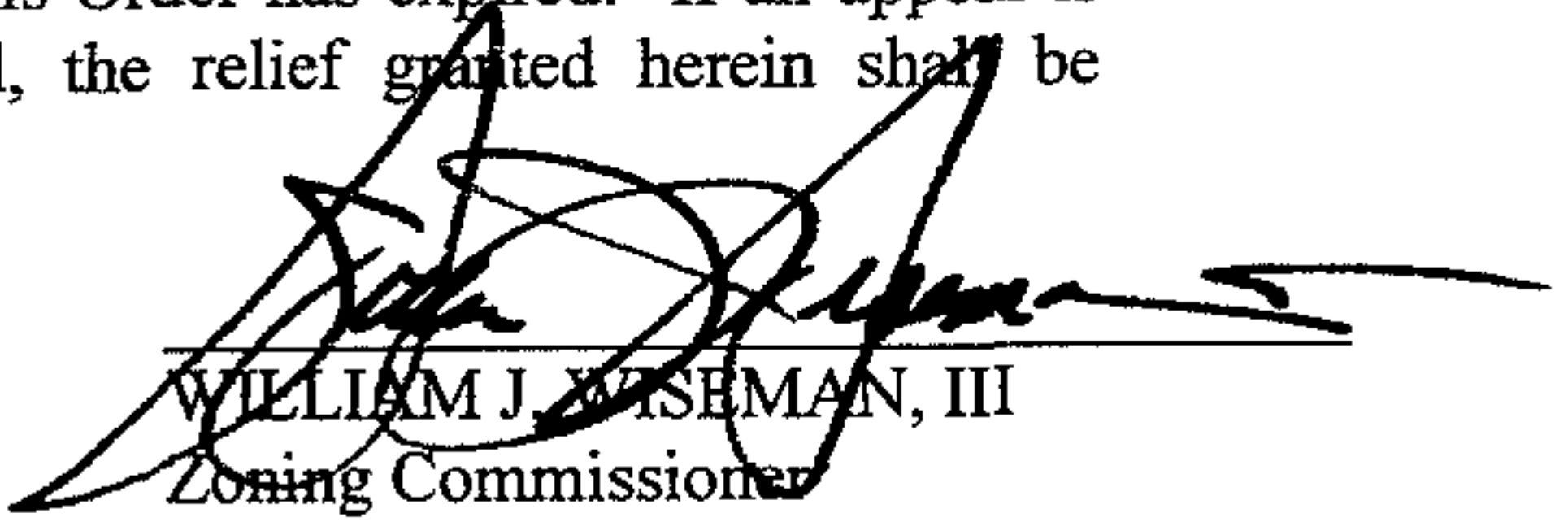
10/26/05
 [Signature]

Based upon the evidence contained therein, I am persuaded to grant the requested relief. Variance relief is necessitated given the unique configuration of the property, and the layout and location of existing improvements thereon. As shown on the site plan, the Petitioners propose the construction of a 12' x 26' addition on the east side of the existing house. It was indicated that the proposed addition would provide a dining room, an additional bedroom, and allow expansion of the existing living room. In that the existing house sits back on the lot, approximately 17 feet from the rear property line, variance relief is necessary for the proposed addition. Moreover, it is apparent that the swimming pool was built in the east side yard of the property, given the narrow depth of the rear yard and side yard to the west. There were no adverse comments submitted by any County reviewing agency, and none of the neighbors voiced any objection. Thus, I am persuaded that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of October 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.A.5, 1B02.3.B, 1B02.3.C and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear yard setback of 15'6" in lieu of the required 30' and to permit an existing accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date

3v



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 26, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Jessie M. Beaver, Jr.
1249 Locust Avenue
Baltimore, Maryland 21227

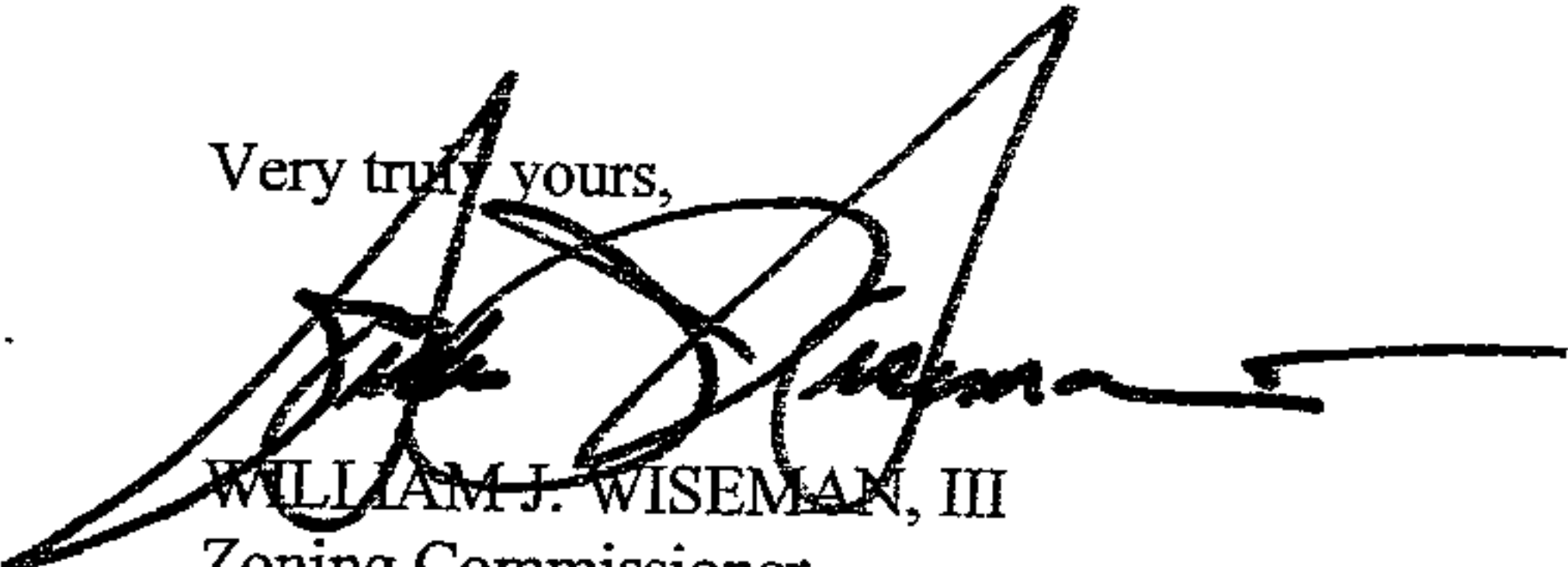
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
S/S Locust Avenue, 300' W of the c/l Highview Road
(1249 Locust Avenue)
13th Election District – 1st Council District
Jessie M. Beaver, Jr., et ux - Petitioners
Case No. 06-183-A

Dear Mr. & Mrs. Beaver:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1249 Locust Ave.
which is presently zoned DR5.5

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) 1802.3A.5., 1802.3B., 1802.3C., 400.1 (B02R)

TO PERMIT AN ADDITION WITH A 15'6" REAR SETBACK IN LIEU OF THE
REQUIRED 30' AND TO PERMIT AN EXISTING ACCESSORY STRUCTURE
(POOL) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD.

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):

Melissa E. Beaver
Name - Type or Print, _____
Melissa E. Beaver
Signature _____
Jessie M Beaver Jr
Name - Type or Print _____
Jessie M Beaver Jr
Signature _____
1249 Locust Ave. 410-536-5747
Address _____ Telephone No. _____
Balto. MD 21227
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, 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

Reviewed By D.T. Date 9/27/05

Estimated Posting Date 10/9/05

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 1249 Locust Ave.
Address Balto. MD 21227
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 are requesting the variance in order to put an addition on our home. The addition is necessary as we are a growing family of five & have very little living space. The addition will give us a Dining Room, expanded living room, & an additional bedroom. Due to the placement of the existing home on our property plots, the only feasible side to put an addition onto the home is the left side. We need the variance in order to allow us to put up the addition as the "Set-backs" from the property lines were changed after the house was built.

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.

Melissa E. Beaver
Signature

Melissa E. Beaver
Name - Type or Print

Jessie M. Beaver Jr
Signature

Jessie M. Beaver Jr
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of September, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melissa E. Beaver and Jessie M. Beaver
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

ADAME E. HENDERSON
Notary Public
Carroll County
Maryland

My Commission Expires May 1, 2006

A. G. Nash
Notary Public

My Commission Expires 5/1/06

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 1249 Locust Ave.
Address
Balto MD 21227
City State Zip Code

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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.

Melissa E. Beaver
Signature

Melissa E. Beaver
Name - Type or Print

Signature

Jessie M. Beaver Jr
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of September, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melissa E. Beaver and Jessie M. Beaver Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

ADAM E. HENDERSON
Notary Public
Carroll County
Maryland

My Commission Expires May 1, 2006

REV 10/25/01

[Signature]
Notary Public

My Commission Expires 5/1/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1249 Locust Ave.
which is presently zoned DR5.5

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) 1B02.3A.5., 1B02.3B., 1B02.

TO PERMIT AN ADDITION WITH A 15'6" REAR SETBACK IN LIEU OF THE
REQUIRED 30' AND TO PERMIT AN EXISTING ACCESSORY STRUCTURE
(POOL) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD.

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):

Melissa E. Beaver
Name - Type or Print _____
Melissa E. Beaver
Signature _____
Jessie M. Beaver Jr
Name - Type or Print _____
Melissa E. Beaver
Signature _____
1249 Locust Ave. 410-536-5747
Address _____ Telephone No. _____
Balto. MD 21227
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. 06-183-A

Reviewed By D.T. Date 9/27/05

REV 10/25/01

Estimated Posting Date 10/9/05

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1249 Locust Avenue
(address)

Beginning a point on the South side of
(north, south, east or west)

Locust Avenue which is 40'
(name of street on which property fronts) (number of feet of right-of-way width)

Wide at the distance of 300' West of the
(number of feet) (north, south, east or west)

Centerline of the nearest improved intersecting street Highview Road
(name of street)

Which is 40' wide *Being Lot # 372
(number of feet of right-of-way width)

Block N/A, Section # N/A in the subdivision of Linden Heights
(name of subdivision)

as recorded in Baltimore County Plat Book # 7, Folio # 132

containing 6,900 Sq/Ft. Also known as 1249 Locust Avenue
(square feet or acres) (property address)

and located in the 13th Election District 1st Councilmanic District.

06-183-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

MS 106-183-A

TO PERMIT AN ADDITIONAL 15' OF
REAR SETBACK IN LIEU OF THE REQUIRED
30' AND TO PERMIT AN EXISTING ACCESSORY
STRUCTURE (POOL) TO BE LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD

PUBLIC HEARING ?

APPROXIMATELY 2:00 PM. MONDAY, OCTOBER 10, 2025

AT THE BOARD OF ZONING ADJUSTMENTS

1000 WEST 10TH AVENUE, SUITE 100

MINNEAPOLIS, MN 55408

FOR MORE INFORMATION, CONTACT:

JOHN J. HANSEN, ZONING ADMINISTRATOR

PHONE: 612-261-2025

EMAIL: john.hansen@cityofminneapolis.gov

WEBSITE: www.cityofminneapolis.gov/zoning

1000 WEST 10TH AVENUE, SUITE 100

MINNEAPOLIS, MN 55408

ZONING NOTICE

VARIANCE

MS 106-183-A

TO PERMIT AN ADDITIONAL 15' OF

REAR SETBACK IN LIEU OF THE REQUIRED

30' AND TO PERMIT AN EXISTING ACCESSORY

STRUCTURE (POOL) TO BE LOCATED IN THE

SIDE YARD IN LIEU OF THE REQUIRED

REAR YARD

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0303

DATE 9/27/05 ACCOUNT 001006650

AMOUNT \$ 65.00

RECEIVED FROM MELISSA BEAVER

FOR ITEM # 183 06-183-A

1249 LOCUST AVE BY D THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 9/27/05 TIME 1:00 PM
BY WILLIAM WILSON
FOR STATE OF MARYLAND
DEPT. 500 DIVISION GENERAL
OFFICE GENERAL
CASHIER WILLIAM WILSON

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: OG-183-A

Petitioner/Developer: MELISSA E. BEAVER

Date of Hearing/Closing: OCT. 14, 2005

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

Attention: **Christen Matthews**

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 _____

1249 LOCUST AVENUE

The sign(s) were posted on OCT. 7, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

**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: 183
OG-182-A

Petitioner: BEAVER

Address or Location: 1249 LOCUST AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. JESSIE M. BEAVER, JR.

Address: 1249 LOCUST AVE.
BALTO. MD 21227

Telephone Number: 410-536-5747

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 183 -A Address 1249 LOCUST AVE. 21227

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/27/05 Posting Date: 10/9/05 Closing Date: 10/24/05

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 06- 183 -A Address 1249 LOCUST AVE. 21227

Petitioner's Name BEAVER Telephone 410-536-5747

Posting Date: 10/9/05 Closing Date: 10/24/05

Wording for Sign: To Permit AN ADDITION WITH A 15' 6" ^{1 REAR} SETBACK IN LIEU OF THE
REQUIRED 30' AND TO PERMIT AN EXISTING ACCESSORY STRUCTURE
(POOL) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD.

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

October 24, 2005

Melissa E. Beaver
Jessie M. Beaver, Jr.
1249 Locust Avenue
Baltimore, Maryland 21227

Dear Mr. and Mrs. Beaver:

RE: Case Number: 06-183-A, 1249 Locust Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Oct. 6, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18, 2005

Item No.: 167 thru 174 176 thru 184 Also case # 05-502-A

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.

Acting Lieutenant David S. Heath
Fire Marshal's Office
(O) 410-887-4881
MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 19, 2005

FROM: ^{DAK}
Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2005
Item Nos. 169, 170, 171, 172, 173, 176,
178, 180, 181, 182, 183 and 184

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-10192005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2005

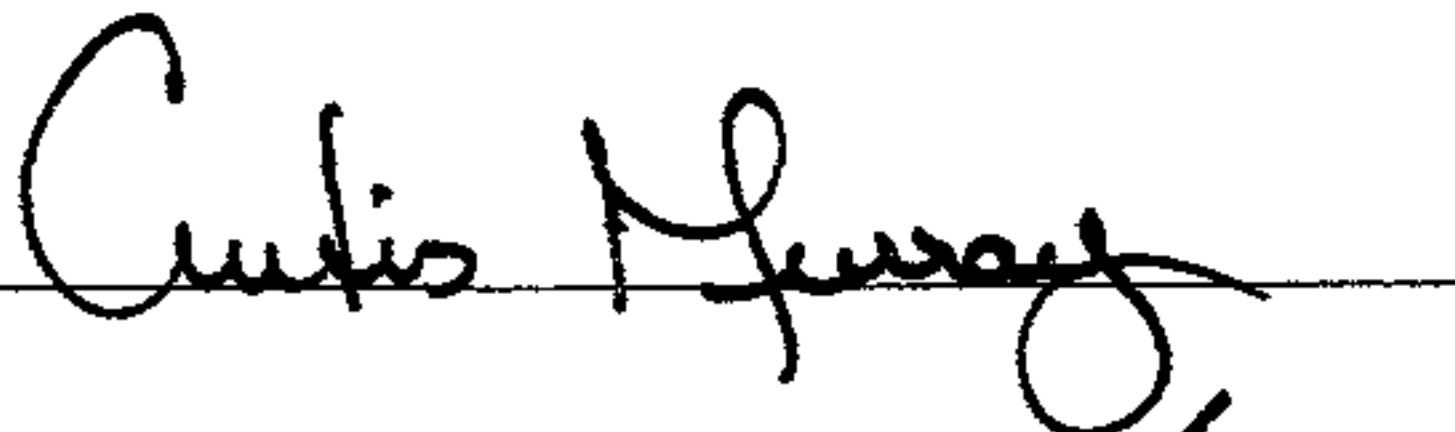
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-183- Administrative Variance

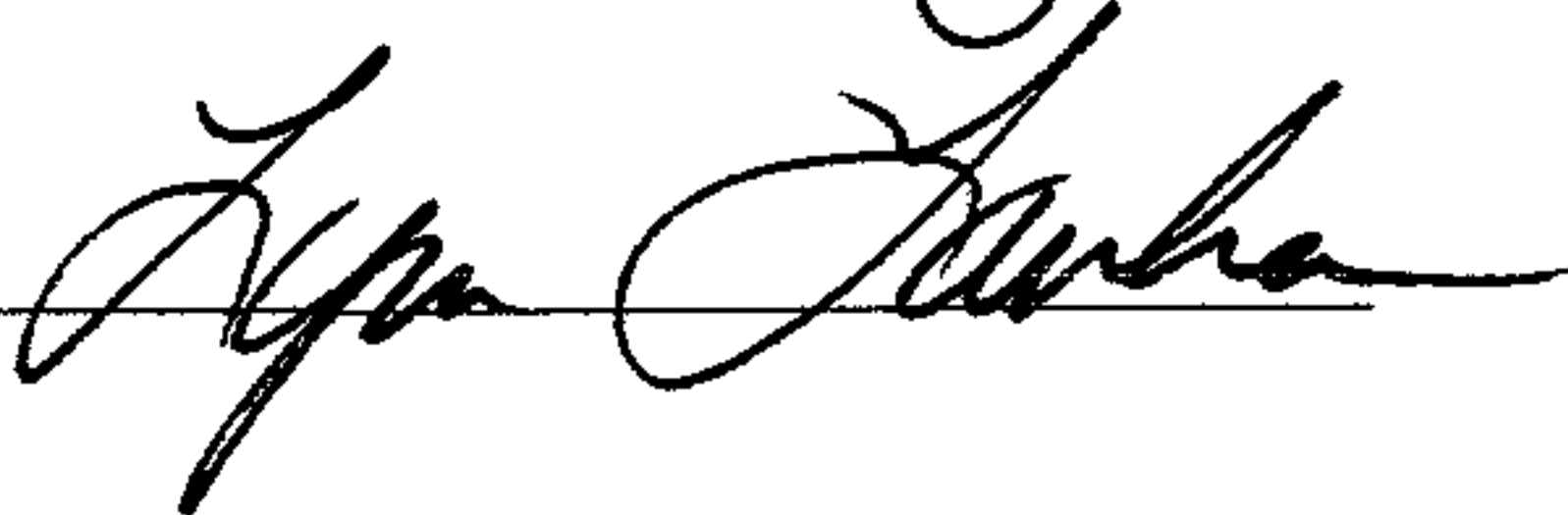
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

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



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

Maryland Department of Transportation

Date: 10.4.05

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

RE: Baltimore County
Item No. 183 DT

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

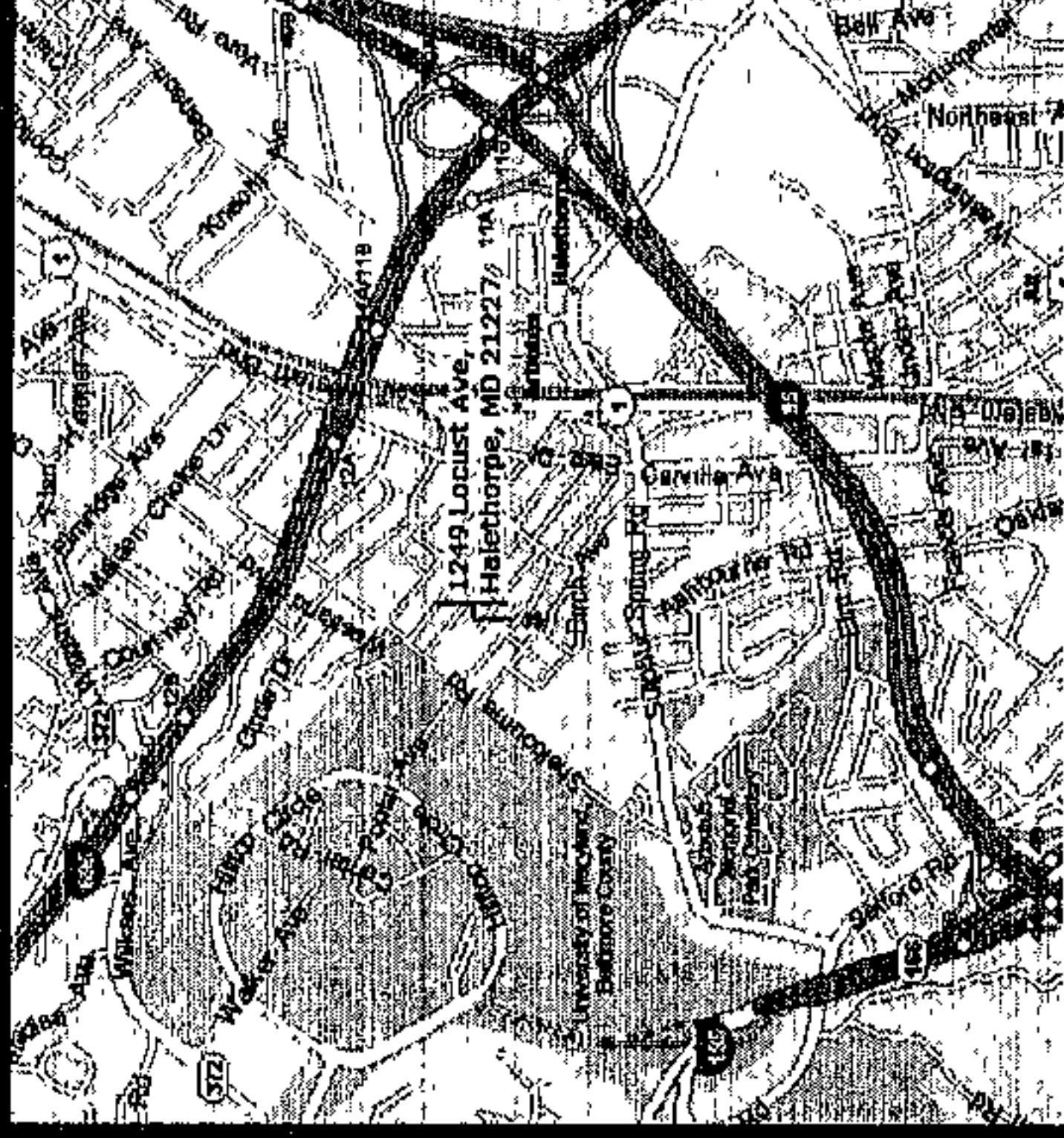
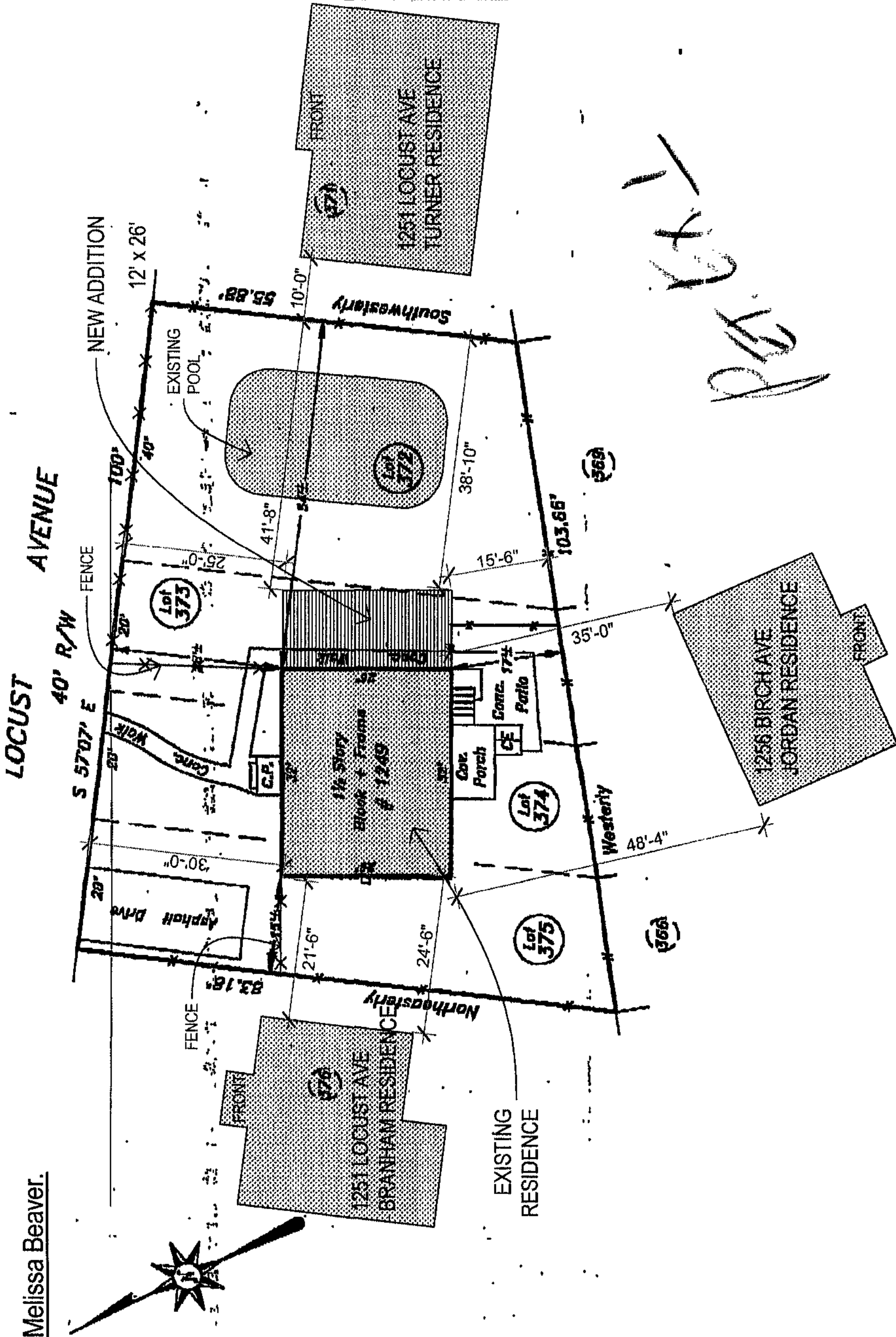
PROPERTY ADDRESS: 1249 LOCUST AVENUE

SUBDIVISION NAME: LINDEN HEIGHTS

PLAT BOOK #: 7 FOLIO#: 132 LOT #: 372 SECTION #: N/A.

OWNER: Mike & Melissa Beaver.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



VICINITY MAP SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT: 13th

COUNCILMANIC DISTRICT: 1st

1"=200' SCALE MAP#: ...108C1...

ZONING: DR-5.5

LOT SIZE: 6900

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER

☒

☐

WATER

☒

☐

YES NO

CHESAPEAKE BAY

☐

☒

CRITICAL AREA

☐

☒

100 YEAR FLOOD PLAIN

☐

☒

HISTORIC PROPERTY/

☐

☒

BUILDING

PRIOR ZONING HEARING: NONE



NORTH

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM#

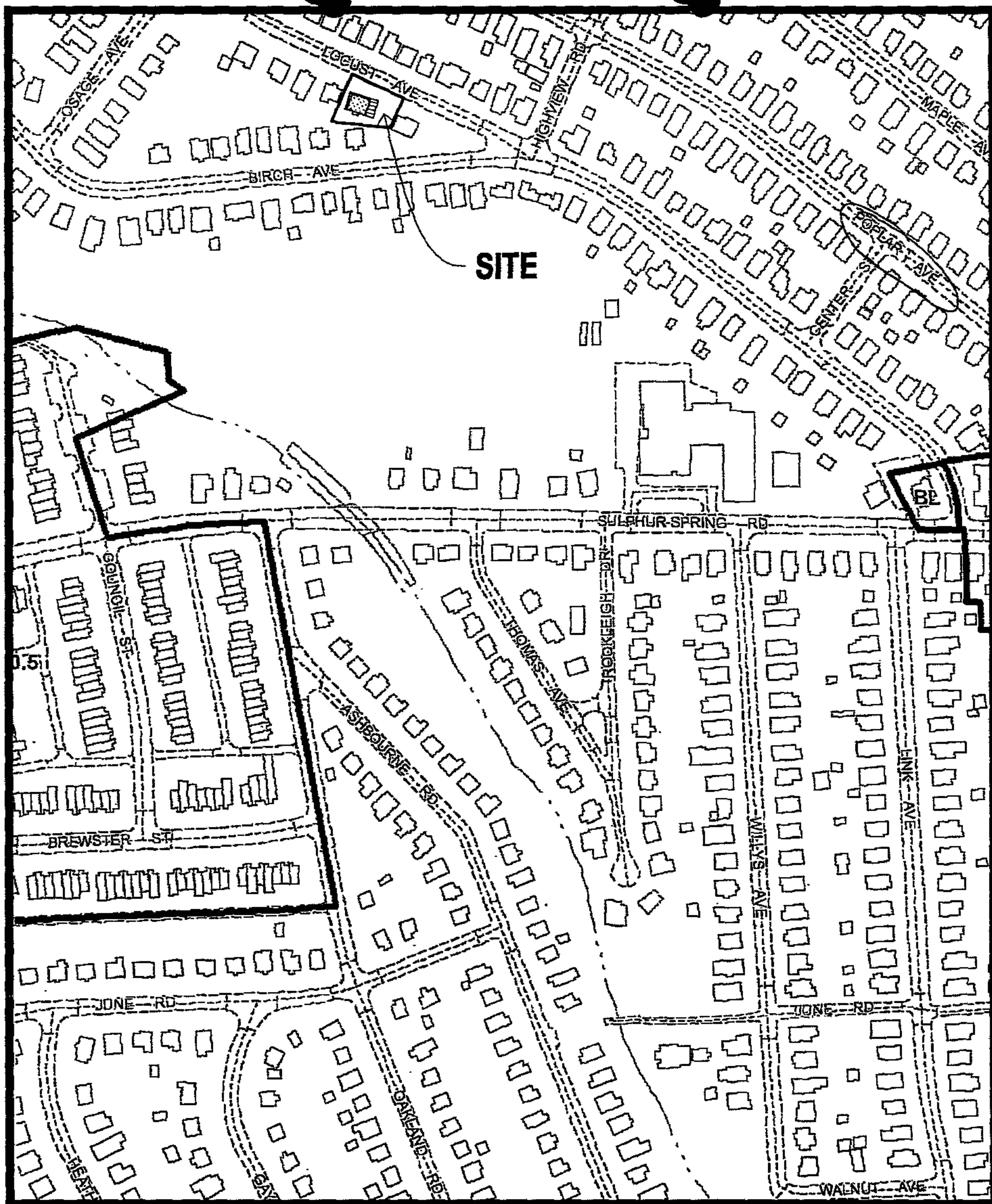
CASE#

PREPARED BY: Joseph P. Brandli

SCALE OF DRAWING: 1" = 20'-0"

D.T. 183

06-183-A



MAP REFERENCE #: 108C1

SCALE: 1" = 200'

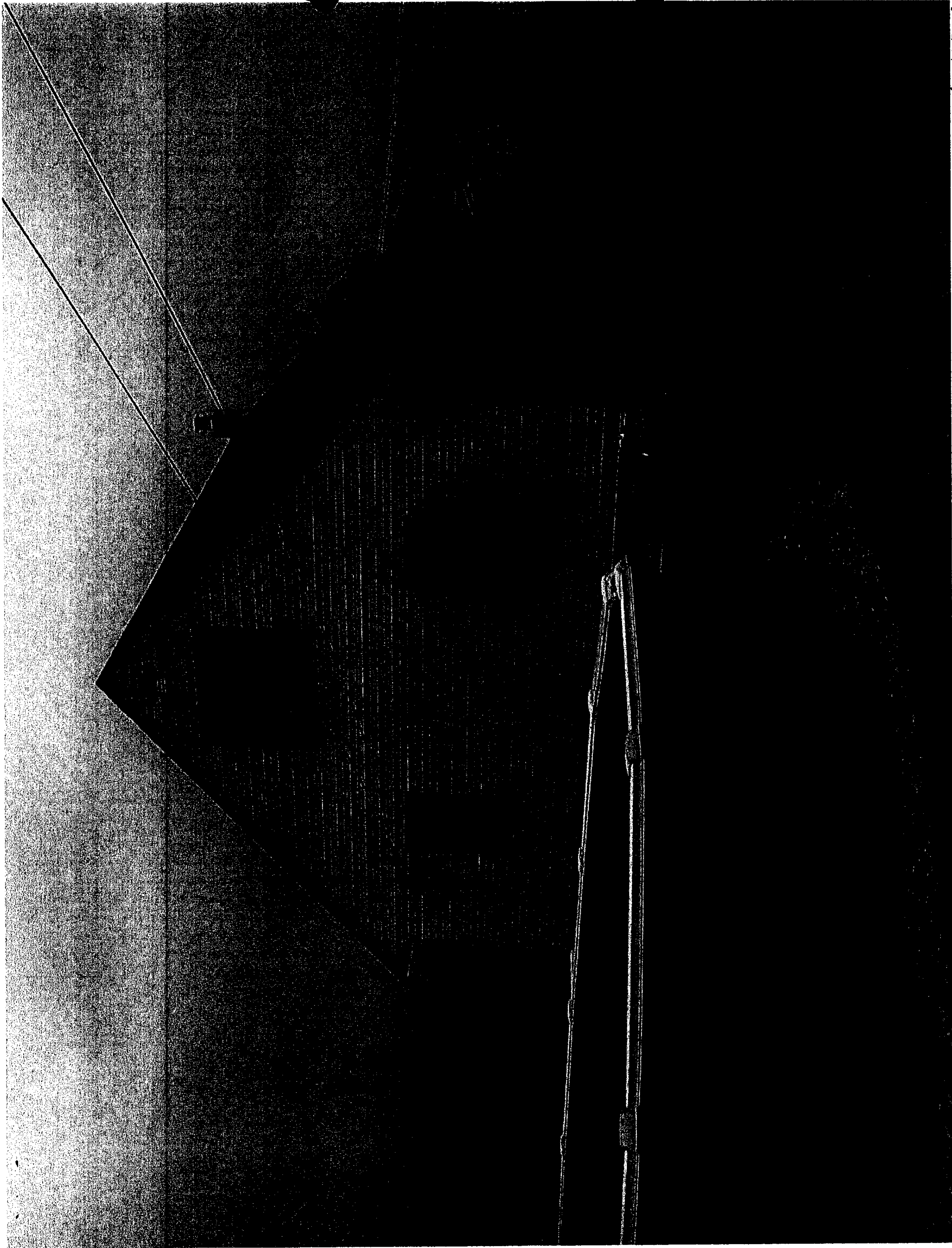
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