

IN RE: PETITION FOR ADMIN. VARIANCE
S/Side of Greenspring Valley Road,
c/l of Alston Road
8th Election District
2nd Councilmanic District

(1617 Landon Road)

William H. Schwarz
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-269-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 owner of the subject property, William H. Schwarz. The variance request is for property located at 1617 Landon Road in the Towson area of Baltimore County. The variance request is from Sections 1B02.3.B and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an addition with a side yard setback of 5 ft. in lieu of the required 8 ft. and to permit a front yard setback of 25ft. in lieu of the required front average setback of 31 ft.. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received by the Office of Planning dated December 5, 2005 opposing the requested variance, a copy of which is attached hereto and made a part hercof. In addition this comment indicated that a front yard setback variance was needed in addition to the side yard variance. Apparently this message was received by the Petitioner and thereafter a corrected Petition was submitted which also asked for a front yard setback of 25 feet in lieu of an average of 31 feet.

ORDER RECEIVED FOR FILING

Date 1-10-06

By [Signature]

In regard to the front yard setback the Petitioner submitted a drawing of the front of the homes along Landon Road which was admitted as exhibit 2. This sketch showed that the addition proposed would be reasonably in line with the adjacent home at 1615 Landon Road although the addition did not meet the average setback. Given the Planning Office comment a letter was sent to the Petitioner requesting him to contact the Planning Office. Apparently this contact occurred as indicated in the revised comment dated December 30, 2005 from the Planning Office which is attached and made a part of the record of this case. The revised comment indicates that the Petitioner submitted elevations of the proposed addition and photographs of adjoining homes. As shown by the revised comment the Planning Office now believes the addition will not have an adverse impact on the neighborhood provided the addition is constructed according to the submittals given to the Planning Office.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 3, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, 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 Petitioner.

ORDER RECEIVED FOR FILING

Date 1-10-06

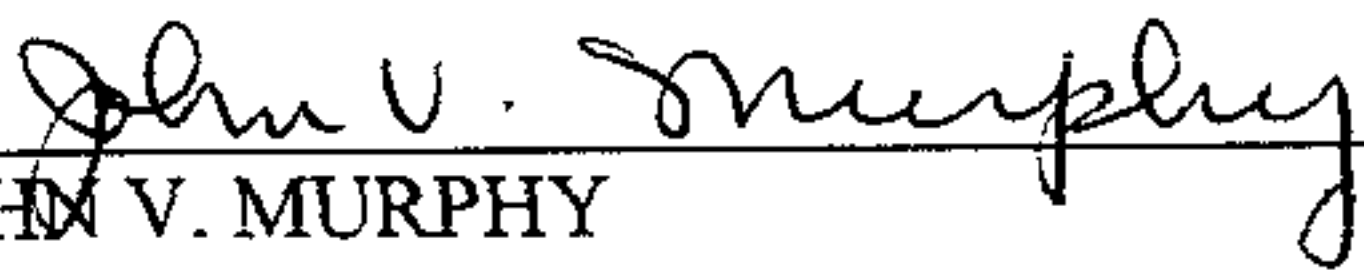
By [Signature]

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 10 day of January 2006, that a variance from Sections 1B02.3.B and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an addition with a side yard setback of 5ft. in lieu of the required 8ft. and to permit a front yard setback of 25ft. in lieu of the required front average setback of 31ft., be and is hereby GRANTED, subject, however, to the following restrictions 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.
2. The Petitioners shall comply with the ZAC comments from the Office of Planning dated December 30, 2005.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

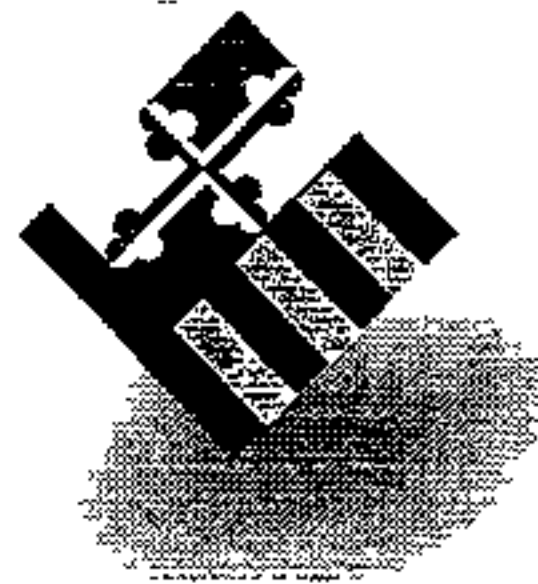

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING

Date 1-10-06

By Deputy Zoning



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 10, 2006

William Schwarz
1617 Landon Road
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 06-269-A
Property: 1617 Landon Road

Dear Mr. Schwarz:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1617 Landon Road Towson
which is presently zoned DR 3.5

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) 1B02.3, B BCZR + 303.1

To permit an addition with a side yard setback of 5' in lieu of the required 8'. And to permit a front yard setback of 25' in lieu of the required front average setback of 31'.

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

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 2nd day of November, 2005, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

William H. Schwarz

Name - Type or Print

Signature

Name - Type or Print

Signature

1617 Landon Road 410-821-6210

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JF Date 11/21/05

Estimated Posting Date 12-4-05

CASE NO. 06-269-A

REV 10/25/01

ORDER RECEIVED FOR FILING
1-10-05

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

Address 1617 Landon Rd.
City Towson State MD Zip Code 21204

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 have three children and the house has three bedrooms. The addition we want to build would have a 4th bedroom and a playroom.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature [Signature]
Name - Type or Print William H Schwarz

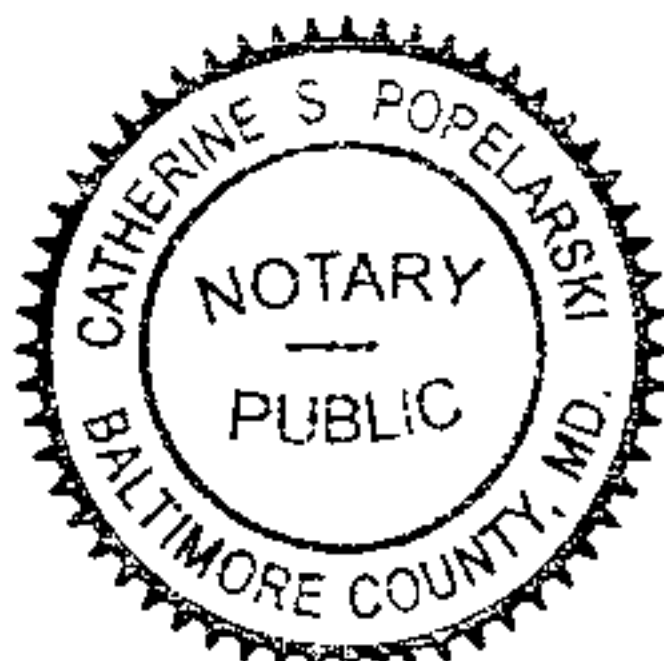
Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of November, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Catherine S. Popelarski
Notary Public
My Commission Expires 4-08-09

Zoning Description

1617 Landon Road
Towson, MD 21204

Beginning at a point on the South side of Landon Road which is 50' wide at the distance of 12.5' East of the centerline of the nearest improved intersecting street, Alston Road, which is 50' wide. Being Lot # 22, Block 'N' as shown on a Plat entitled, "Plat One, Section One, Thornleigh", which Plat is recorded among the Land Records of Baltimore County in Liber GLB No. 23, Folio 26 containing .23 acres. Also known as 1617 Landon Road and located in the 8th Election District and 2nd Councilmanic District.

269

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 11-21-05 ACCOUNT 001-006-0150

AMOUNT \$ 15.00

RECEIVED FROM William H. Schwartz
1617 LANDON RD
Adm. Ver.

RECEIVED
DATE - CASHIER

PAID - AGENCY

YELLOW - CASHIER

No. 1584

PAID RECEIPT

BUSINESS ACTIVITY TIME
11/23/2005 11/23/2005 11:34:54
REG. NO. WALKIN TRIC JR
CHECK # 262572 11/23/2005
DEPT. 5 520 JUNKIE VERIFICATION
CR NO. 011594

Receipt for
\$15.00 - CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date December 7, 2005

RE Case Number 06-269-A
Petitioner/Developer WILLIAM H. SCHWARZ
Date of Hearing (Closing) December 19, 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 1617 LANDON RD.

The sign(s) were posted on December 3, 2005
(Month, Day, Year)

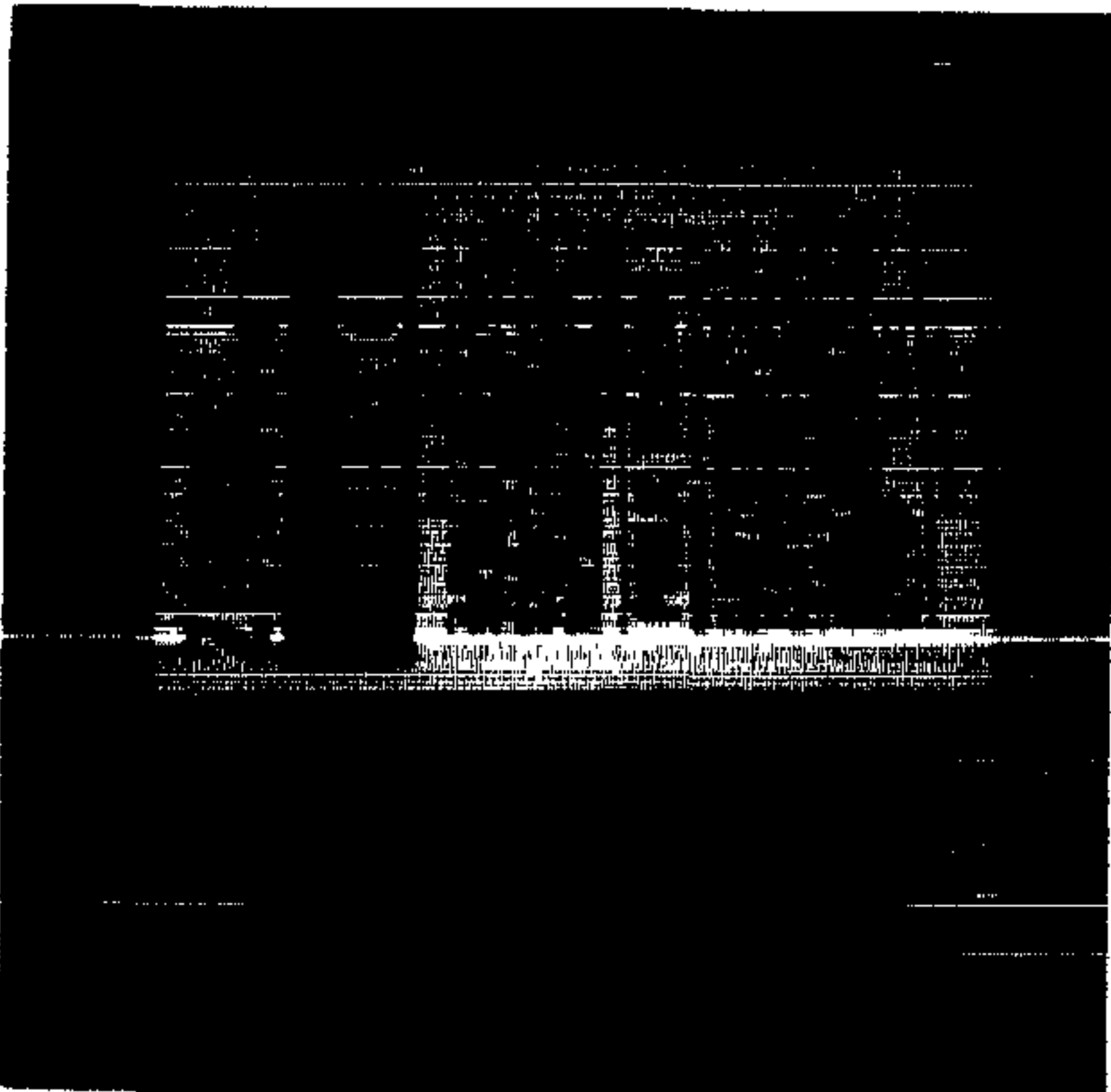
Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 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/neighbor 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 06-269-A
Petitioner Will Schwarz
Address or Location 1617 Landon Road

PLEASE FORWARD ADVERTISING BILL TO

Name: Will Schwarz
Address 1617 Landon Rd
Towson, MD 21204
Telephone Number: 410-821-6210

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 269 -A Address 1617 LANDON RD.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-21-05 Posting Date: 12-4-05 Closing Date: 12-19-05

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- 269 -A Address 1617 LANDON RD.
Petitioner's Name WILLIAM H. SCHWARZ Telephone 410-821-6210
Posting Date: 12-4-05 Closing Date: 12-19-05
Wording for Sign: To Permit an addition with a side yard setback
of 5' in lieu of the required 8'. And to permit a
front yard setback of 25' in lieu of the required front
average setback of 31'.

WCR - Revised 6/25/04

**Department of Permits
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*

December 19, 2005

William H. Schwarz
1617 Landon Road
Towson, Maryland 21204

Dear Mr. Schwarz:

RE: Case Number: 06-269-A, 1617 Landon Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 2005.

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

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

Very truly yours

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



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

November 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 21, 2005

Item No.: 263, 264, 266, 268, 269.

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

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 6, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For November 28, 2005
Item Nos. 173, 263, 264, 266, 268, 269, 270

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- 12062005 doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 5, 2005

RECEIVED

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

DEC - 5 - 2005

SUBJECT: 1617 Landon Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-269

Petitioner: William Schwarz

Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and recommends the following:

The petition should be amended to include a front yard variance, as one would be needed to accommodate the front yard setback. Despite the aforementioned comment the Office of Planning is of the opinion that there is nothing unique about the subject lot and would therefore not justify a variance.

Ultimately the petitioner should reconfigure the subject addition to meet the average front yard setback.

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

Prepared by:



Division Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2005

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

SUBJECT: 1617 Landon Road

INFORMATION:

Item Number: 6-269 (*revised comment*)

Petitioner: William Schwarz

Zoning: DR 3.5

Requested Action: Administrative Variance

The petitioner has requested a side yard setback variance for 5 feet in lieu of the required 8 feet for an addition and a front yard variance of 25 feet in lieu of the required 31 feet.

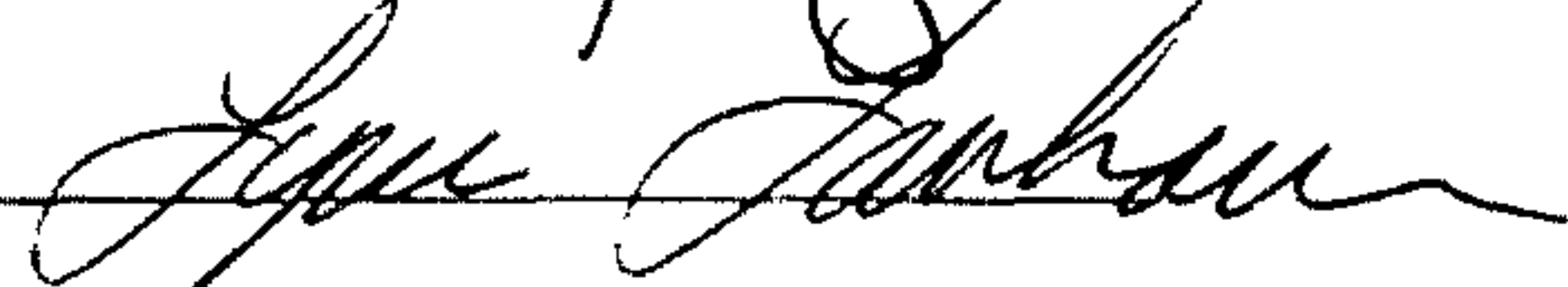
The petitioner has submitted architectural elevation drawings of the proposed addition and photographs of the existing and adjacent properties. It has been demonstrated that the proposed addition will not have an adverse effect on adjacent properties or the neighborhood.

RECOMMENDATION:

The Office of Planning does not oppose the front and side yard variance provided it is constructed in accordance with the submitted architectural elevation drawings.

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

Prepared by: 

Division Chief: 
AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 11.28.05

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

RE: Baltimore County
Item No. 269 JRF

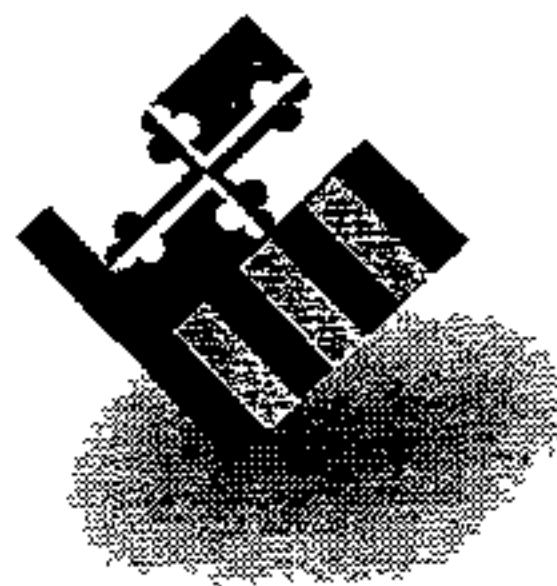
Dear Ms. Matthews:

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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 22, 2005

William Schwarz
1617 Landon Road
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 06-269-A
Property: 1617 Landon Road

Dear Mr. Schwarz:

Your Petition for Administrative Variance has been given to me for review. I received the attached comment from the Office of Planning, who has opposed your request. I could set this case in for public hearing to give you a chance to respond to the Planning Office.

However, you might call Ms. Itter in the Office of Planning at 410-887-3480 to see if you can work out something in this regard. If not, I will set the case in for public hearing.

Please let me hear from you at your earliest convenience.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; Diana Itter, Office of Planning, Case File

RECEIVED

DEC 12 2005

ZONING COMMISSIONER

CORRECTION:

CASE NO. 06-269-A

**ADMINISTRATIVE VARIANCE: TO PERMIT
AN ADDITION WITH A SIDE YARD
SETBACK OF 5 FEET IN LIEU OF THE
REQUIRED 8 FEET AND TO PERMIT A
FRONT YARD SETBACK OF 25 FEET IN LIEU
OF THE REQUIRED FRONT AVERAGE
SETBACK OF 31 FEET.**

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

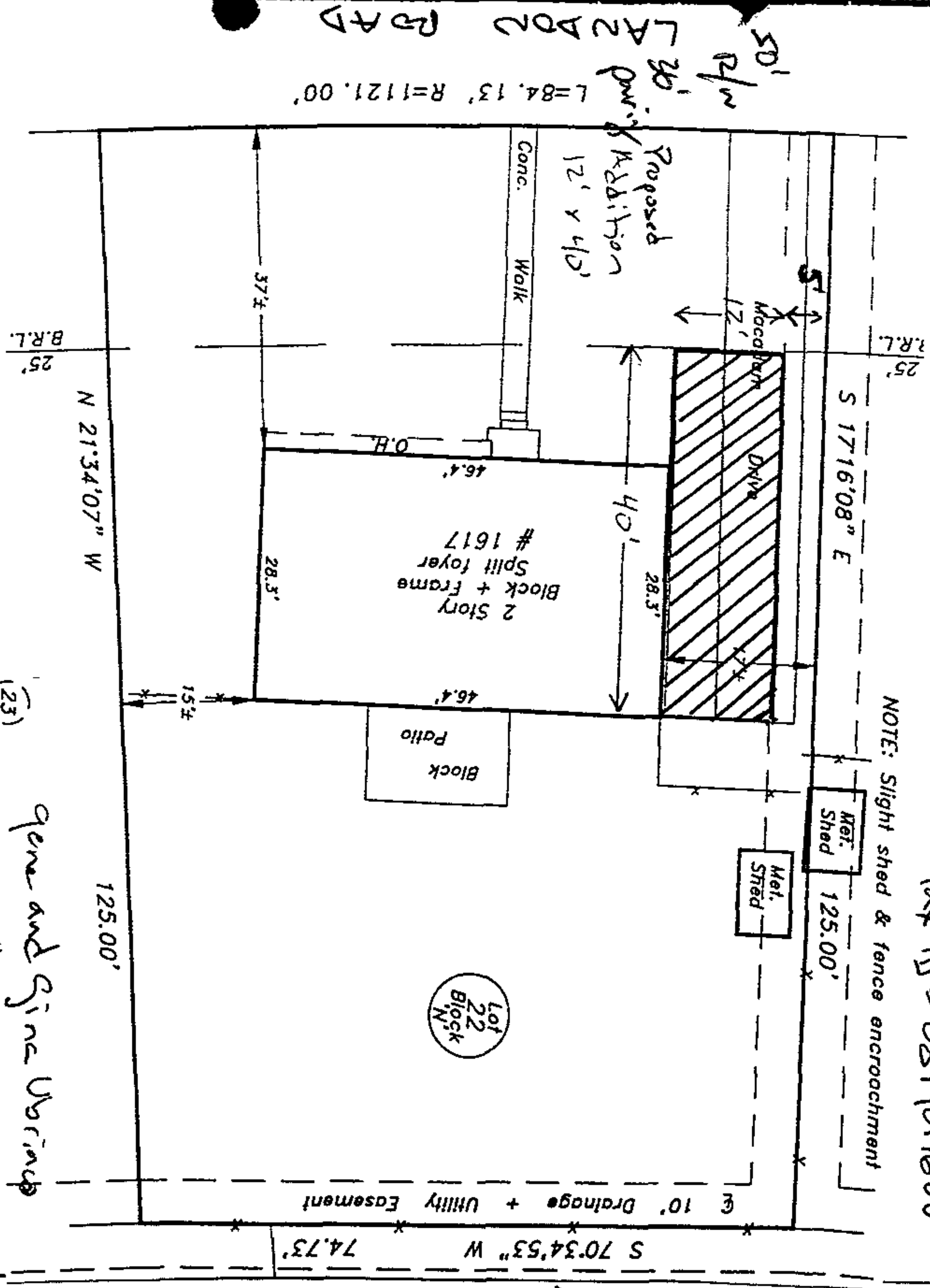
PROPERTY ADDRESS 1617 London Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Thornleigh

PLAT BOOK # 23 FOLIO # 26 LOT # 22 SECTION # 1

OWNER William H. Schwarz

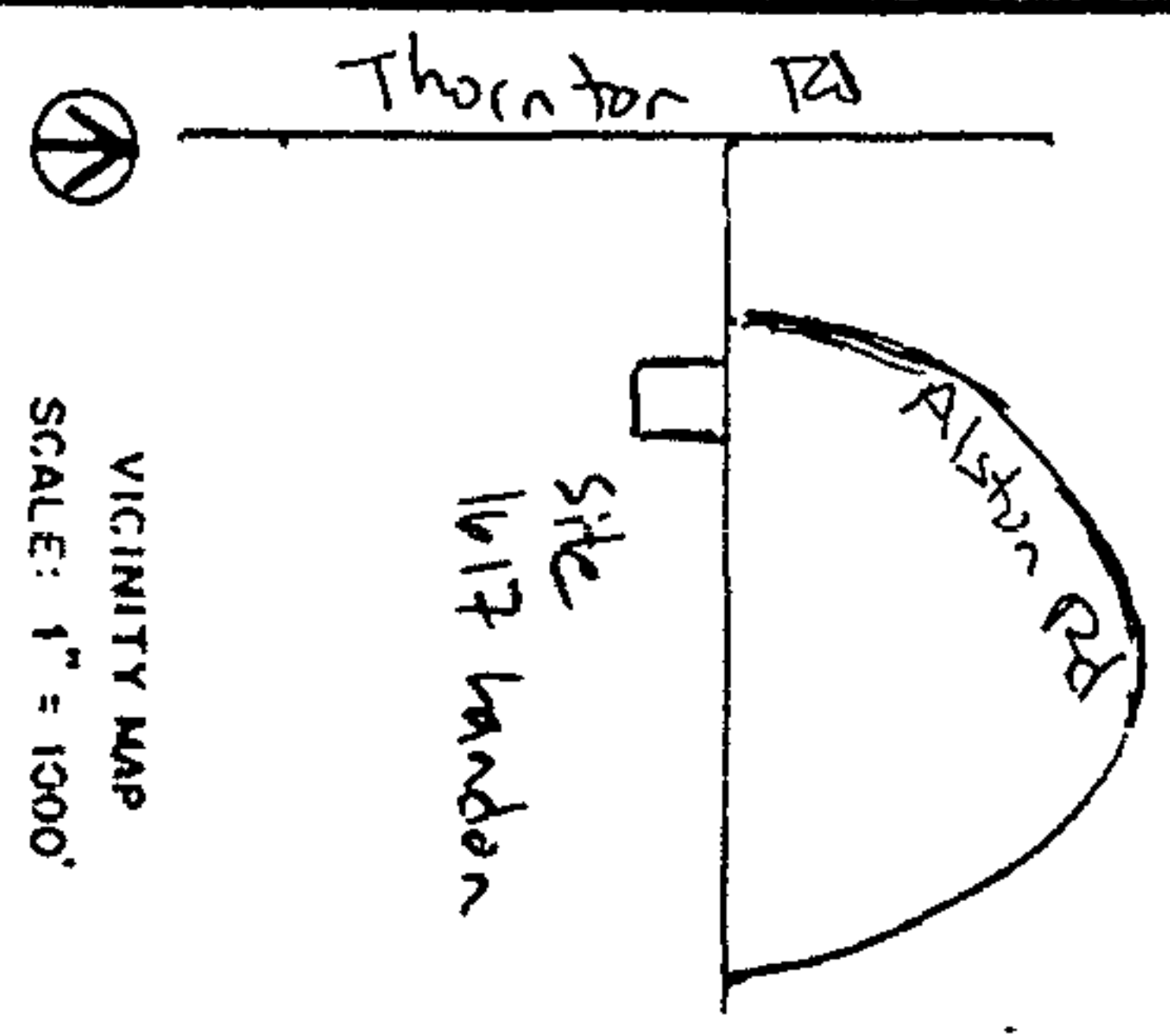
Norbert and Grace Shimmer
Tax ID # 0819011600



PREPARED BY WS

SCALE OF DRAWING: 1" = 20'

(23)
Gene and Gine Whiting
Tax ID # 0819035450



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # NE 12-3 (06003)

ZONING D2 3.5

LOT SIZE 9,428

ACREAGE 0.215 SQUARE FEET

PUBLIC ☒ PRIVATE ☐

SEWER ☒ WATER ☐

CHESAPEAKE BAY CRITICAL AREA ☐

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

5F 269

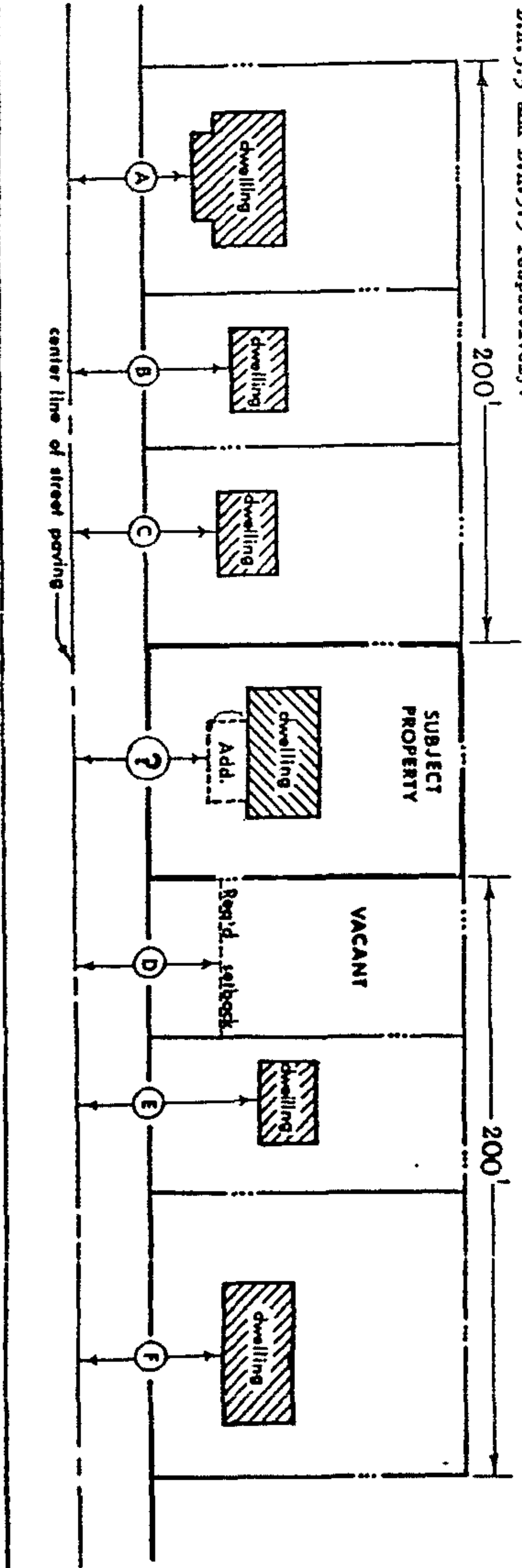
SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES
 WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
 Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	ft.
B	_____	ft.
C	_____	ft.
D	_____	ft.
E	_____	ft.
F	_____	ft.
TOTAL (	_____)	÷ (
		# of dwellings
		) =
		REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5 - 55 ft.
 D.R.5.5 - 50 ft.

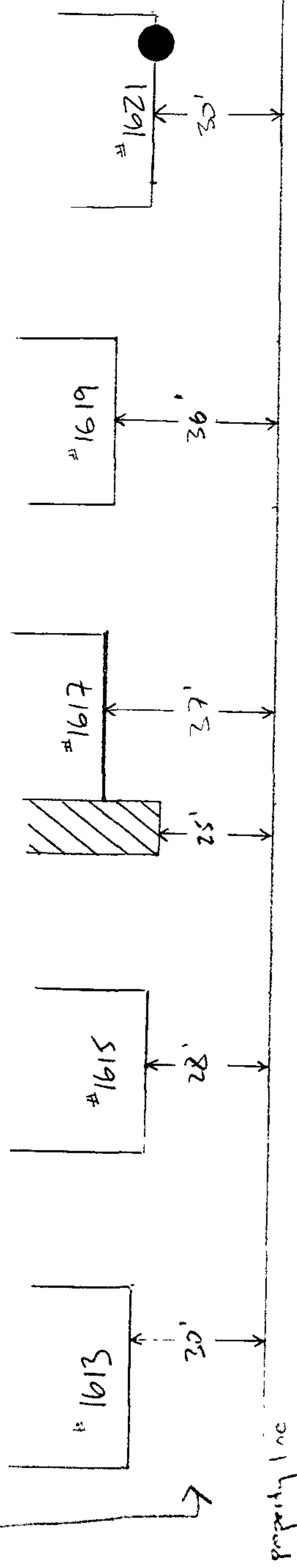
applicant's name _____
 building address _____
 date _____



Please add to file for:

Will Schwarz
1617 Landon Road

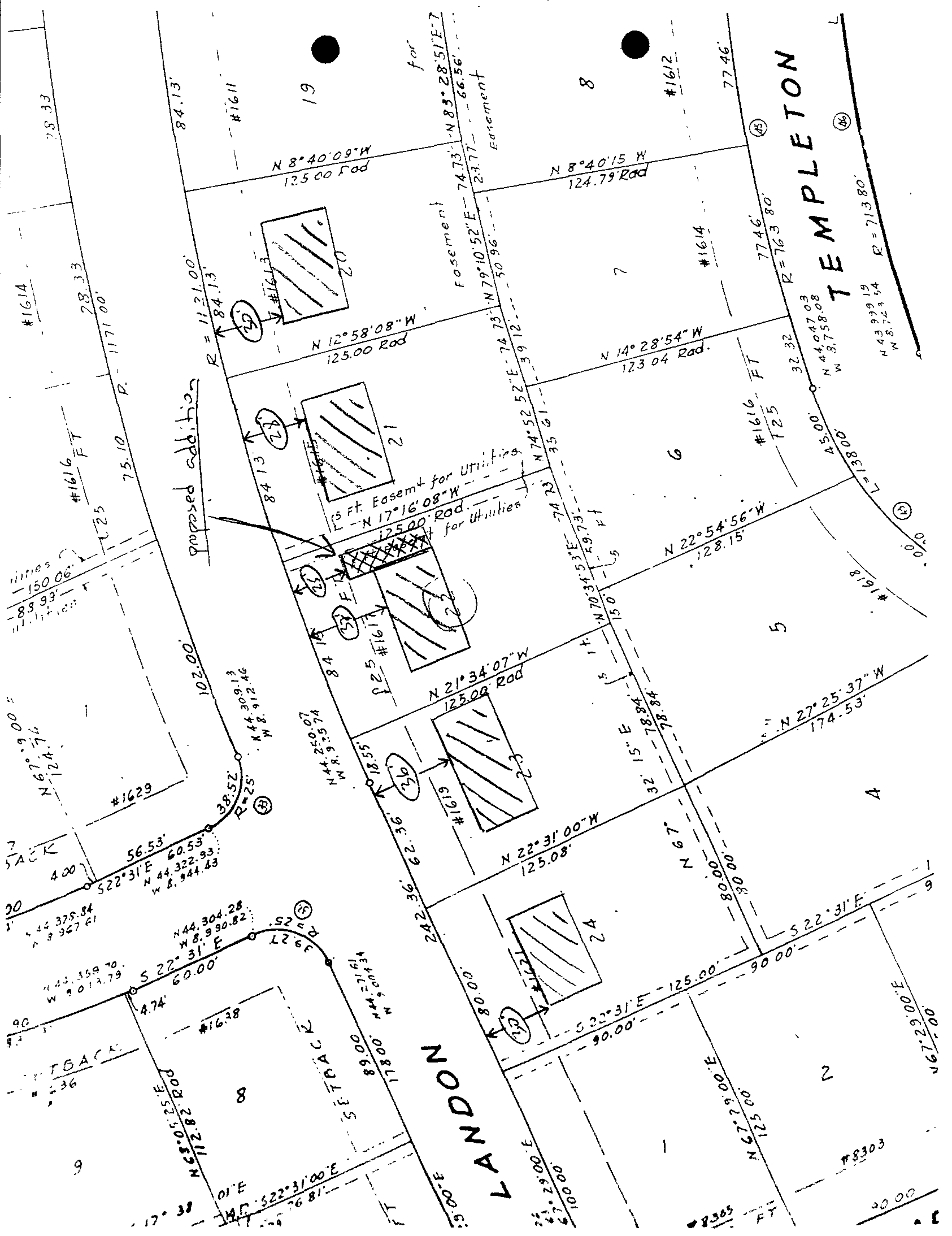
Distance from front of house to property line
(Distances between houses not drawn to scale)



Proposed addition will bring left side of #1617 closer to front of #1615 while leaving right side of #1617 virtually even with #1619

Scale 1" = 32'

LANDON ROAD



#269

LUTHERVILLE

B
2
1

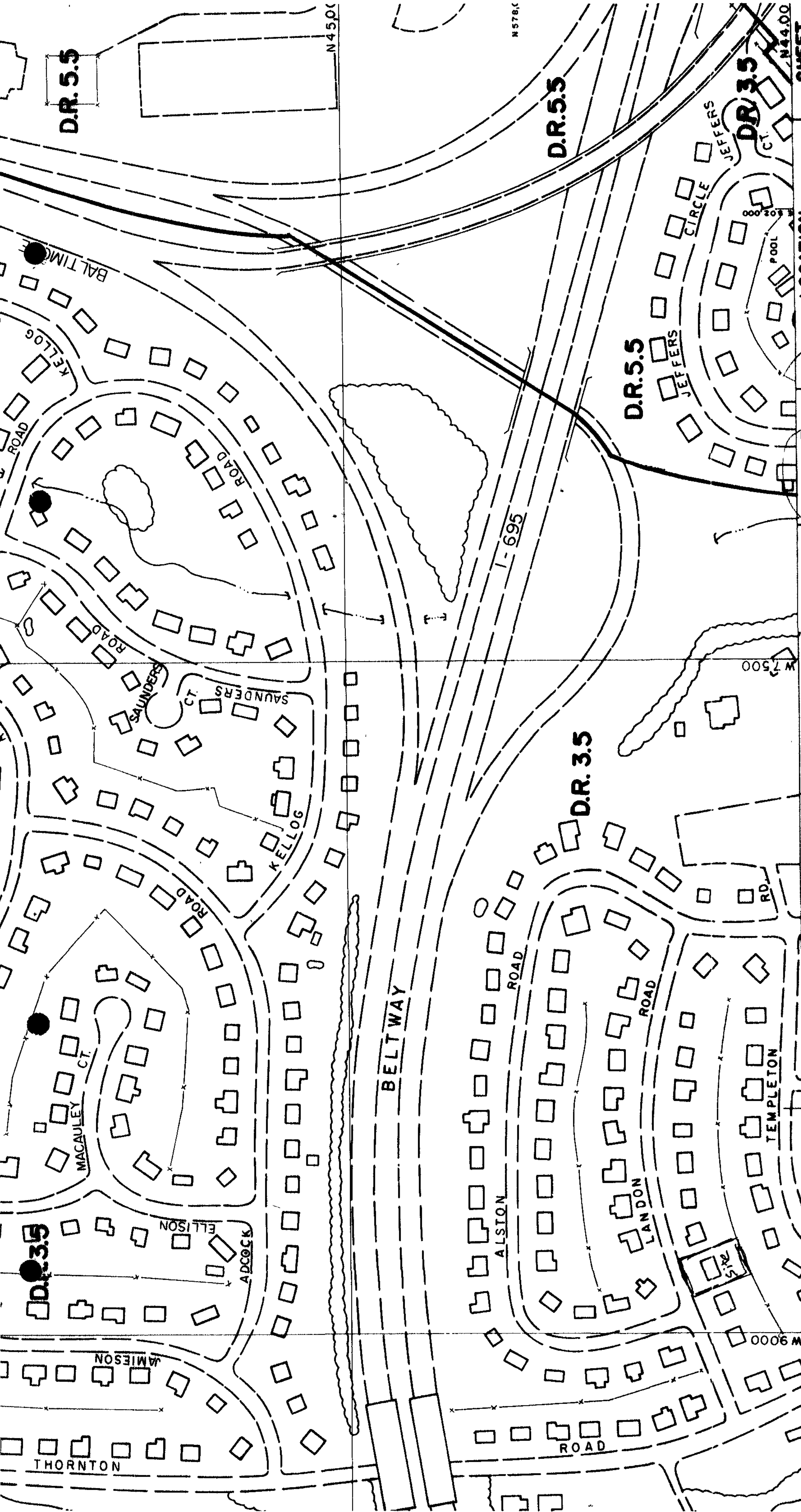
SCALE

2007年

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION

LETS





← 5191

1617 Carbon Rd
location of
proposed addition

← 1617

2009



← 1617

← 1619