

IN RE: PETITION FOR ADMIN. VARIANCE *
North West Side of Cromwood Road, 125' +/- *
NE of Extended c/l of Jennifer Road *
9th Election District *
5th Councilmanic District *
(1814 Cromwood Road) *

Xian Chao Xu *
Petitioner *

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 06-394-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, Xian Chao Xu. The variance request is for property located at 1814 Cromwood Road in the Oakleigh area of Baltimore County. The variance request is from Section III "A" Residence Zone, C.3 (1945-1953) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 feet in lieu of 7 feet for a proposed addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated March 7, 2006 which does not oppose the Petitioner's request provided conditions are met. A copy of these comments are attached hereto and made a part hereof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 26, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING
Date 3-26-06
By [Signature]

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 Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24 day of March, 2006, that a variance from Section III "A" Residence Zone, C.3 (1945-1953) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 feet in lieu of 7 feet for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner must be in compliance with the ZAC comments submitted from the Office of Planning's comments dated March 7, 2006 as follows:

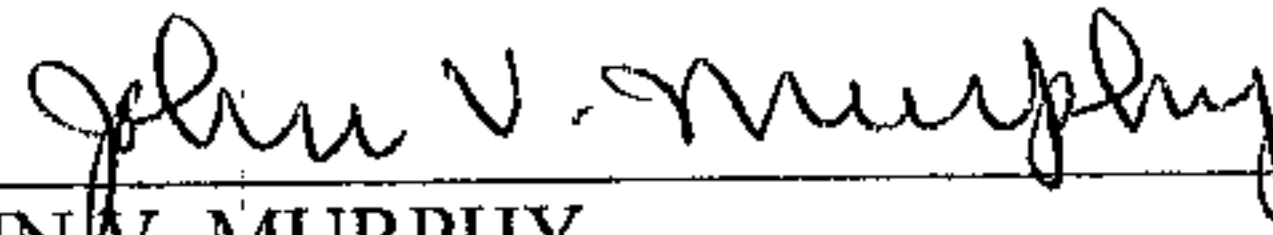
"Proposed addition shall be constructed of materials consistent with the existing dwelling. This includes the use of similar roof pitches, articulation of window treatments, and similar siding treatment.

ORDER RECEIVED FOR FILING
Date 3-24-06
By [Signature]

Detailed elevation drawings, showing all facades for the proposed addition shall be submitted to the Office of Planning for approval prior to the issuance of any building permits.”

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 3-24-02
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 23, 2006

Xian Chao Xu
1814 Cromwood Road
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 06-394-A
Property: 1814 Cromwood Road

Dear Mr. Xu:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with restrictions 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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; Case File



ORIGINAL KEEP IN ZONING FILE

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1814 Cromwood Road, balto md 21234
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) III "A" RESIDENCE ZONE, C. 3.
(1945-1953 BCZR) TO PERMIT A SIDEYARD SETBACK OF 4 FT. IN LIEU OF 7 FT. FOR A PROPOSED ADDITION.

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):

Name - Type or Print Xian Chao Xu
Signature [Signature]
Name - Type or Print N/A
Signature _____
Address 1814 Cromwood Road Telephone No. 410-491-4243
Baltimore, MD Zip Code 21234
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, on 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

Reviewed By JL Date 2/14/06
Estimated Posting Date 2/26/06

DATE RECEIVED FOR FILING
CASE NO. 06 394 A
Date 10/25/01

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 1814 CROMWOOD RD.
Address
BALTO. MD. 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE EXISTING SETBACKS ON SIDES DO NOT ALLOW FOR A REASONABLE SIZE ADDITION. THE LAYOUT OF THE HOUSE REQUIRES THIS PROPOSED DINING ROOM TO BE NEXT TO THE EXISTING KITCHEN WITH ALL PLUMBING, AIR CONDITIONING ETC. PLUMED IN SUCH A WAY THAT, PLACING THE ADDITION ELSEWHERE ON THE LOTS IS NOT REASONABLE. THIS HOUSE IS ONLY 750 SQ. FT. ON THE 1ST FLR. AND THIS SPACE IS DESPARATELY NEEDED FOR A GROWING FAMILY.

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.

x [Signature]
Signature

Signature

x XIAN CHAO XU
Name - Type or Print

Name - Type or Print

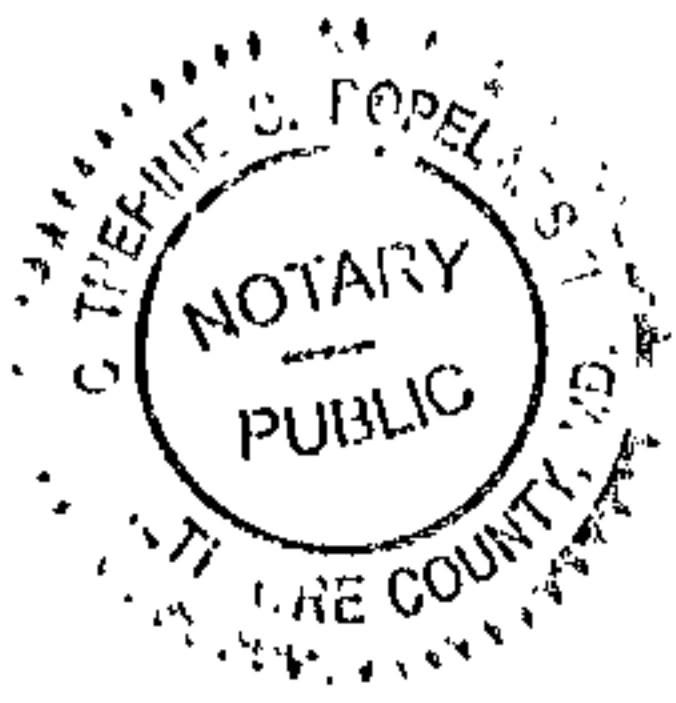
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14TH day of FEBRUARY 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

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



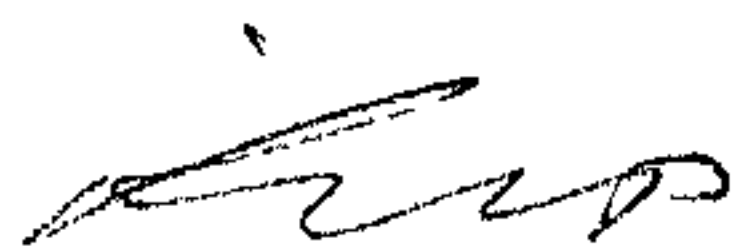
Zoning Description.

1814 CROMWOOD RD.

BEGINNING AT A POINT ON THE NORTH WEST SIDE OF CROMWOOD RD. ~~ACROSS~~ A 50 FT R/W AT A DISTANCE OF 125 FT. ± NORTH EAST OF THE EXTENDED CENTER LINE OF JENIFER RD. BEING LOT #11, BLK. B, SECT. 2 IN THE SUBDIVISION OF CROMWOOD RECORDED IN PLAT BOOK 18 KOLIO 80. ALSO BEING ~~THE~~ 5,500 SQ. FT. IN AREA IN THE 9TH ELECTION DISTRICT.

The undersigned is responsible
for the accuracy of the Petition
information as drawn/written by
Balto. County.

394



2.14.06

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

39A No. 4251

DATE 2/14/06 ACCOUNT 001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: XU

FOR: Reimbursement
1914 Broadway Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
RECEIVED FROM THE
2/15/06 14:57:32
OFFICE OF BUDGET & FINANCE
DEPT. OF THE TREASURY
RECEIPT # 00007 2/14/06
DEPT. OF THE TREASURY
REPT. TOT 65.00
65.00 D 1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-394-A

Petitioner/Developer: XIAN

CHAO XU

Date of Hearing/Closing: 3/13-06

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:

1814 CROMWOOD RD

The sign(s) were posted on

2/26/06

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

3-1-06
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

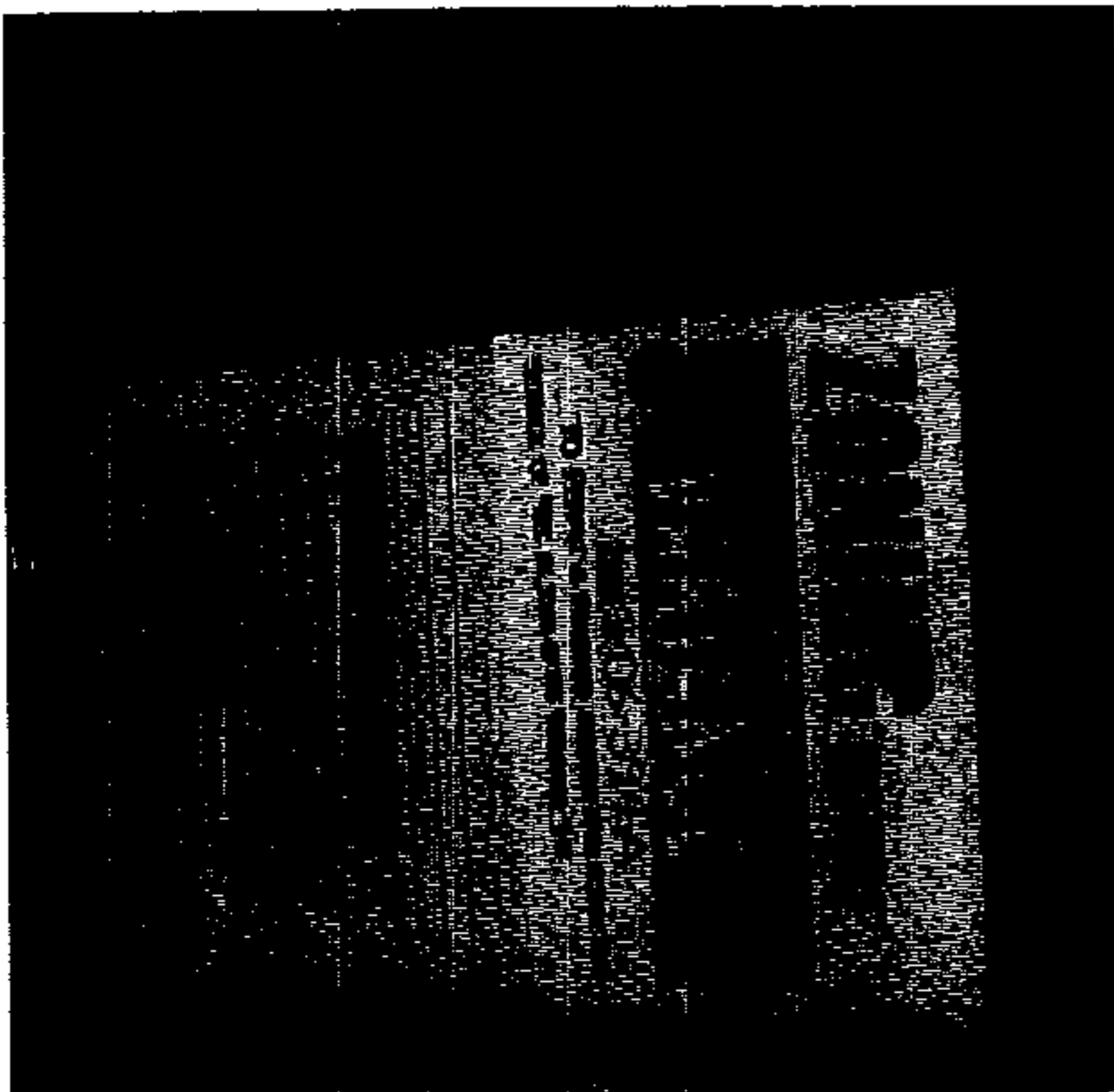
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



1814 CROMWOOD RD

RECEIVED
MAR 3 2006
LIBRARY

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 394 -A Address 1814 CROMWOOD RD.

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

Filing Date: 2/14/06 Posting Date: 2/26/06 Closing Date: 3/13/06

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- 394 -A Address 1814 CROMWOOD RD.

Petitioner's Name XIAN CHAO XU. Telephone 410.491-4243

Posting Date: ~~2/14/06~~ Closing Date: 3/13/06

Wording for Sign: To Permit A PROPOSED ADDITION WITH A SIDE YARD SETBACK OF 4 FT. IN LIEU OF THE REQUIRED 7 FT.

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: OG-394-A

Petitioner: _____

Address or Location: 1814 CROMWOOD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: XIAN CHAO XU

Address: 1814 CROMWOOD ROAD
BALTIMORE, MD 21234

Telephone Number: 410-491-4243



Copy

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1814 Cromwood Road, balto md 21234
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) III "A" RESIDENCE ZONE, C.3.
(1945-1953 BCZR) TO PERMIT A SIDEYARD SETBACK OF 4 FT. IN LIEU OF 7 FT. FOR A PROPOSED ADDITION.

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 _____

Legal Owner(s):

Name - Type or Print Xian Chao Xu
Signature [Signature]
Name - Type or Print N/A
Signature _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Address 1814 Cromwood Road 410-491-424
Telephone No. _____
City Baltimore, MD 21234
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. 06 394 A

Reviewed By JL Date 2/14/06

Estimated Posting Date 2/26/06

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 1814 CROMWOOD RD.
Address
BALTO. MD. 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE EXISTING SETBACKS ON SIDES DO NOT ALLOW FOR A REASONABLE SIZE ADDITION. THE LAYOUT OF THE HOUSE REQUIRES THIS PROPOSED DINING ROOM TO BE NEXT TO THE EXISTING KITCHEN WITH ALL PLUMBING, AIR CONDITIONING ETC. PLACED IN SUCH A WAY THAT, PLACING THE ADDITION ELSEWHERE ON THE LOTS IS NOT REASONABLE. THIS HOUSE IS ONLY 750 SQ. FT. ON THE 1ST FLR. AND THIS SPACE IS DESPERATELY NEEDED FOR A GROWING FAMILY.

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.

x [Signature]
Signature

Signature

x XIAN YAO XU
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

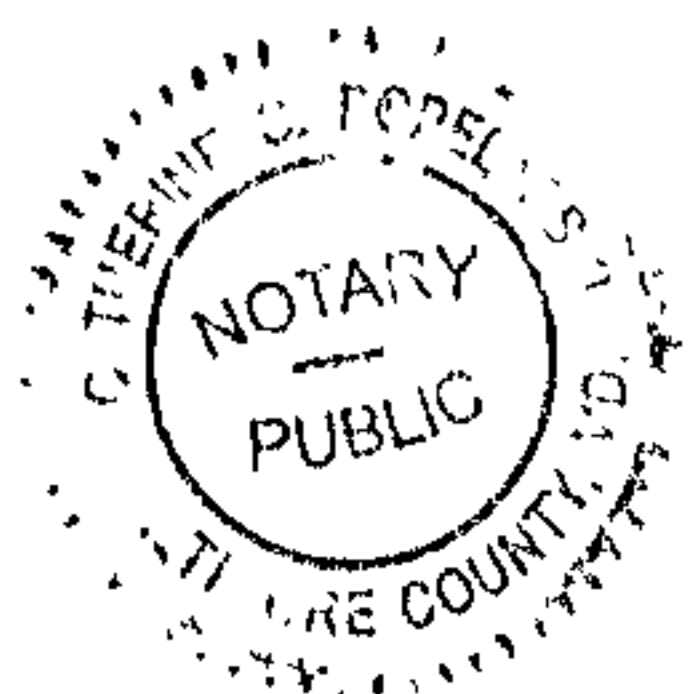
I HEREBY CERTIFY, this 14TH day of FEBRUARY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Catherine S. Popelarski
Notary Public

My Commission Expires 4.08.09



**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*

March 6, 2006

Xian Chao Xu
1814 Cromwood Rd
Baltimore, MD 21234

Dear Mr Xu:

RE: Case Number: 06-394-A, 1814 Cromwood Rd

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 14, 2006.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: March 7, 2006

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

SUBJECT: 1814 Cromwood Road

INFORMATION:

Item Number: 6-394

Petitioner: Xian Chao Xu

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Proposed addition shall be constructed of materials consistent with the existing dwelling. This includes the use of similar roof pitches, articulation of window treatments, and similar siding treatment.
2. Detailed elevation drawings, showing all facades for the proposed addition shall be submitted to the Office of Planning for approval prior to the issuance of any building permits.

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

Prepared by: Curtis L. Luray

Division Chief: [Signature]

AFK/LL: CM

RECEIVED

MAR 13 2006

ZONING COMMISSIONER

NOT RECORDED FOR FILING

Date 3-24-06

By [Signature]

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

W-13

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27, 2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400,
401, 402, 403, 404, 405 and 406

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
Phone (O) 410-887-4881
Mail Stop - 1102F

cc: File

Visit the County's Website at 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: 2.28.06

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

RE: Baltimore County
Item No. 394 JLL

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: March 7, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For March 6, 2006
Item Nos. 387, 388, 389, 390, 391, 392,
393, 394, 395, 396, 398, 399, 401, 402, 403,
404, 405, and 406

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-03072006

From: Debra Wiley
To: Livingston, Jeffrey; Murray, Curtis
Date: 3/13/2006 10:46:47 AM
Subject: Comments Needed

Good morning Gentlemen:

In reviewing the Administrative Variances for the closing date of 3/13 we do not have comments from your offices. Please supply us comments for the following:

06-394-A (1814 Cromwood Rd., 21234)

06-395-A (1905 Sue Creek Dr., 21221) **This is CBCA**

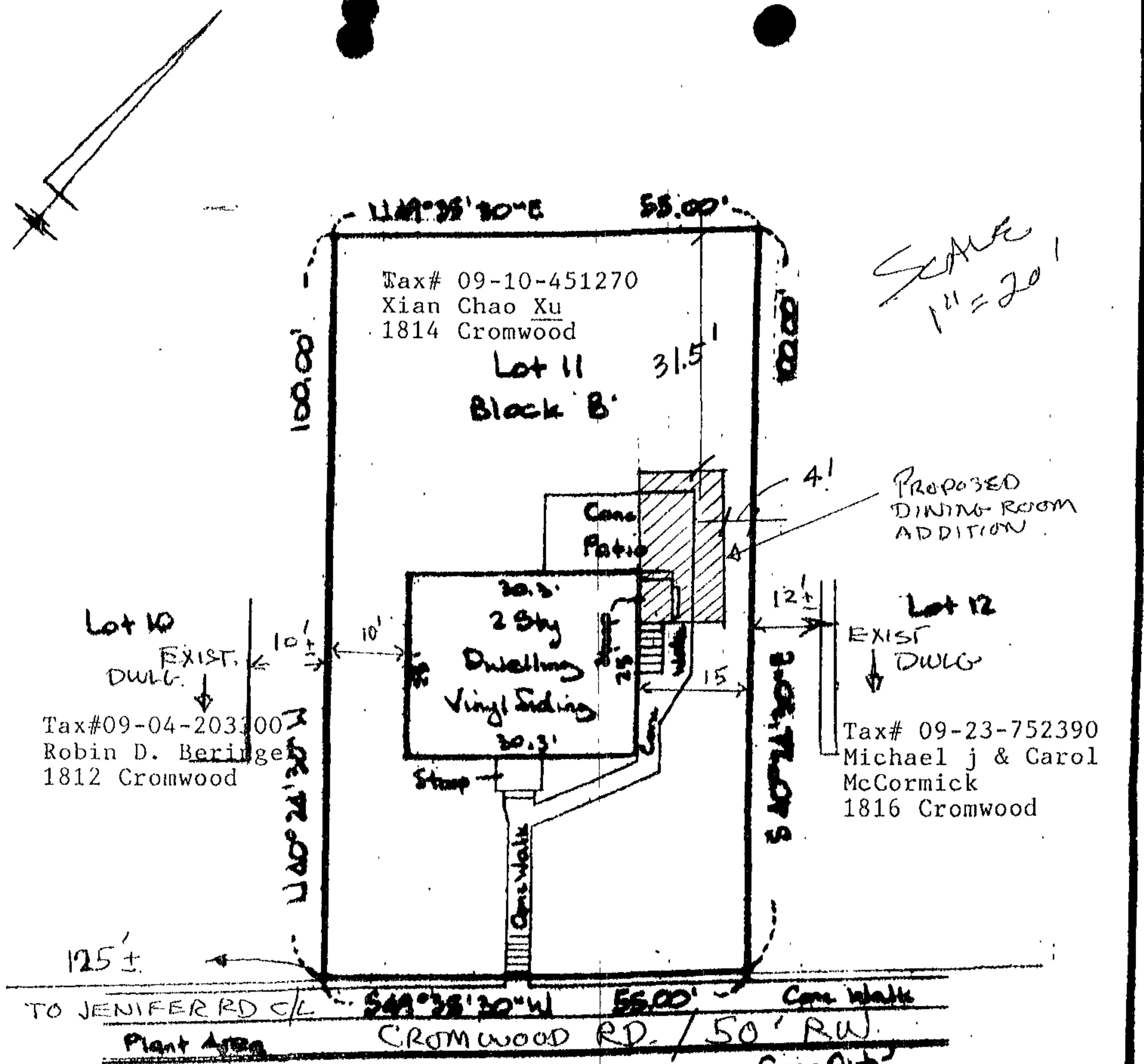
06-396-A (523 Penny Lane, 214 Glyndon Meadow Rd., 21136)

06-398-A (14 Elmont Avenue, 21206)

Thanking you both for your usual cooperation and have a great day!



394



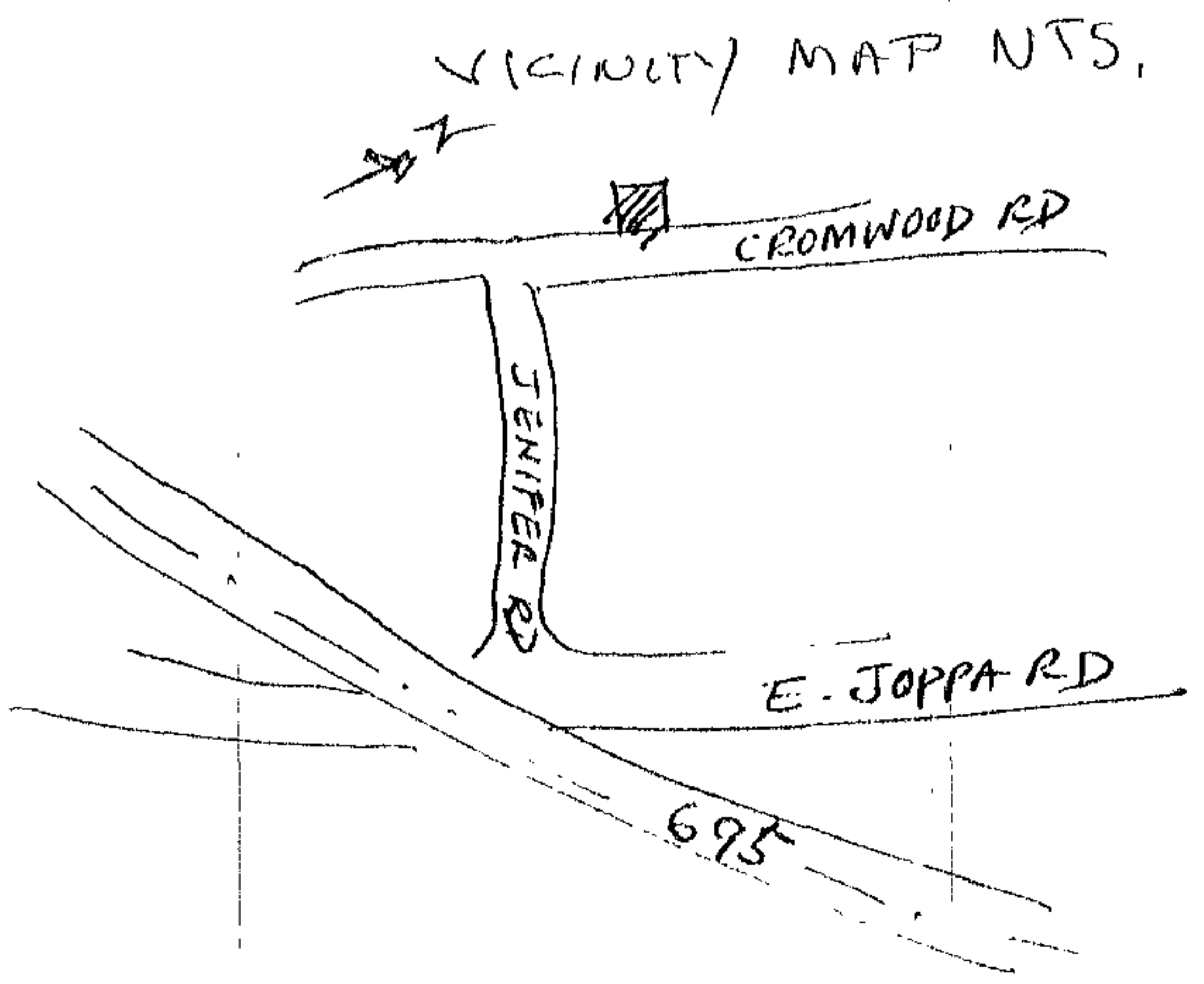
PLAN FOR ZONING VARIANCE.

1814 CROMWOOD RD.
 OWNER: XIAN CHAO XU
 ED. 9
 C.D. 5

NOT IN CBCA
 NOT IN FLOOD PLAIN
 NOT HISTORIC.
 LOT SIZE 5,500 SQ. FT.
 ZONING MAP (SEE ATTACHED)
 ZONE DR 5.5.

CASE # 06-394-A

SUBDIVISION, CROMWOOD
 PLAT BOOK GLB 18/80
 LOT # 11 BLK B. SECT 2.





1874

26

NOTES

1. ZONING.....BL-AS (MAP NO. 076C1)
2. LOT AREA.....22,566 SF = 0.518 AC.
AREA OF SPECIAL HEARING.....22,290 SF = 0.512 AC.
3. EXISTING USE.....SERVICE GARAGE W/ GASOLINE SALES
4. PROPOSED USE.....COVENIENCE STORE W/ GASOLINE SALES
5. BUILDING AREA.....2013 SF
FLOOR AREA RATIO.....0.09
6. PARKING DATA
REQUIRED... CONVENIENCE STORE 1500 SF @ 3 SP / 1000SF.....4.5
1 EMPLOYEE.....1.0
1 AIR PUMP.....1.0
1 VACUUM STATION.....1.0
TOTAL REQUIRED.....8.0
PROVIDED..... 11
ALL SPACES 8.5 FEET X 18 FEET MIN. WITH PERMANENT STRIPES
NO LOADING DOCK OR LOADING SPACES REQUIRED
7. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD PLAIN
8. SITE IS SERVED BY PUBLIC WATER AND SEWER
9. ZONING HISTORY
CASE 70-49-R RECLASSIFYING PROPERTY FROM R-6 AND R-10
TO BL AND FROM UNDISTRICTED TO C.N.S. DISTRICT. SERVICE
STATION APPROVED BY RIGHT AS PART OF A PLANNED SHOPPING
CENTER.

LIGHTING

- + DENOTES EXISTING FREE STANDING LIGHT STANDARDS
- DENOTES WALL MOUNTED LIGHTING TO BE DIRECTED
DOWNWARD 400 WATT MAX.

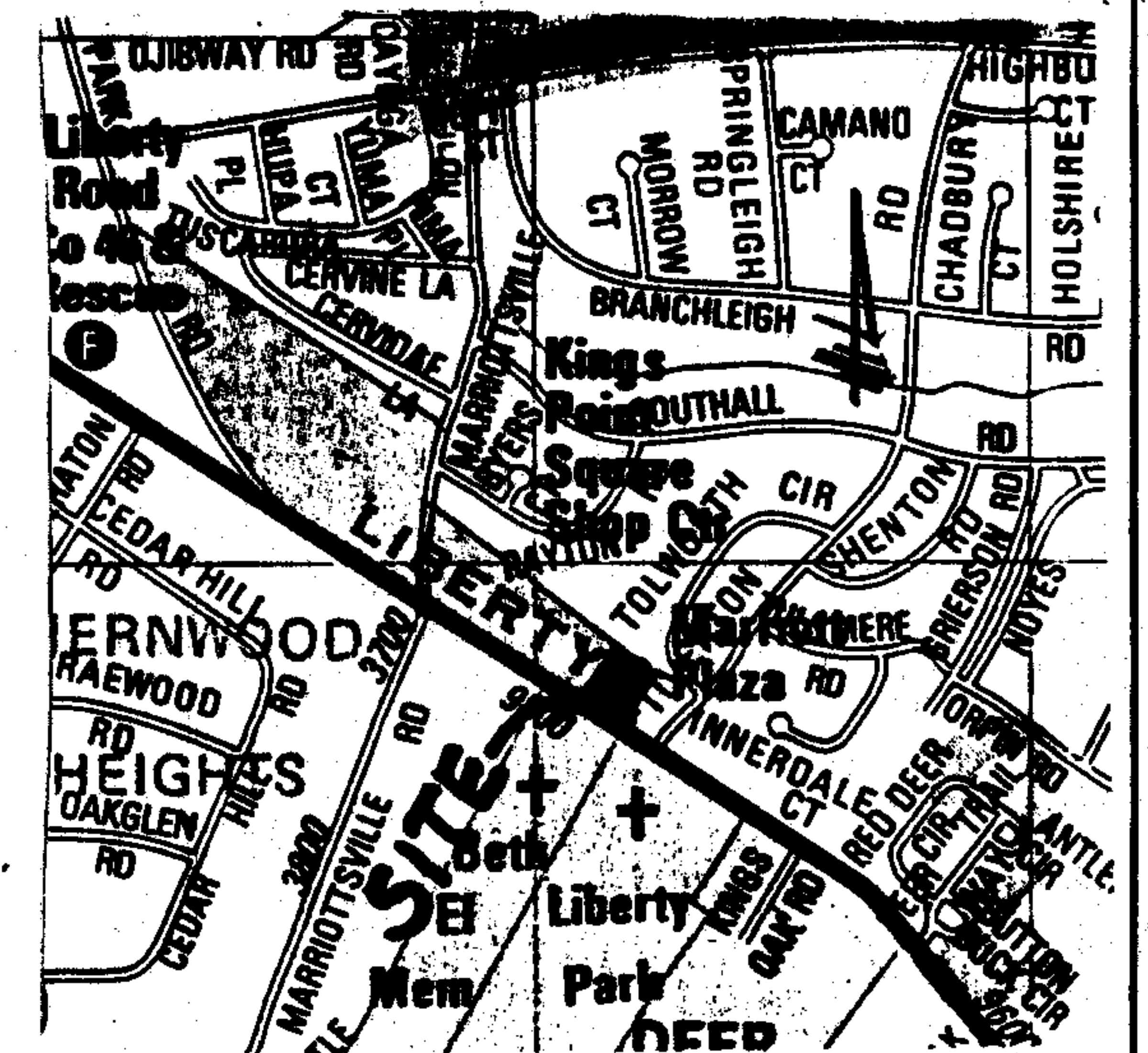
PROPOSED SIGNS

- SIGN A.....WALL MOUNTED SIGN (MAX. AREA = 63 X 2 = 126 S.F)
- SIGN B.....FREE STANDING 25 FEET MAX. HEIGHT (MAX AREA = 75 S.F.)

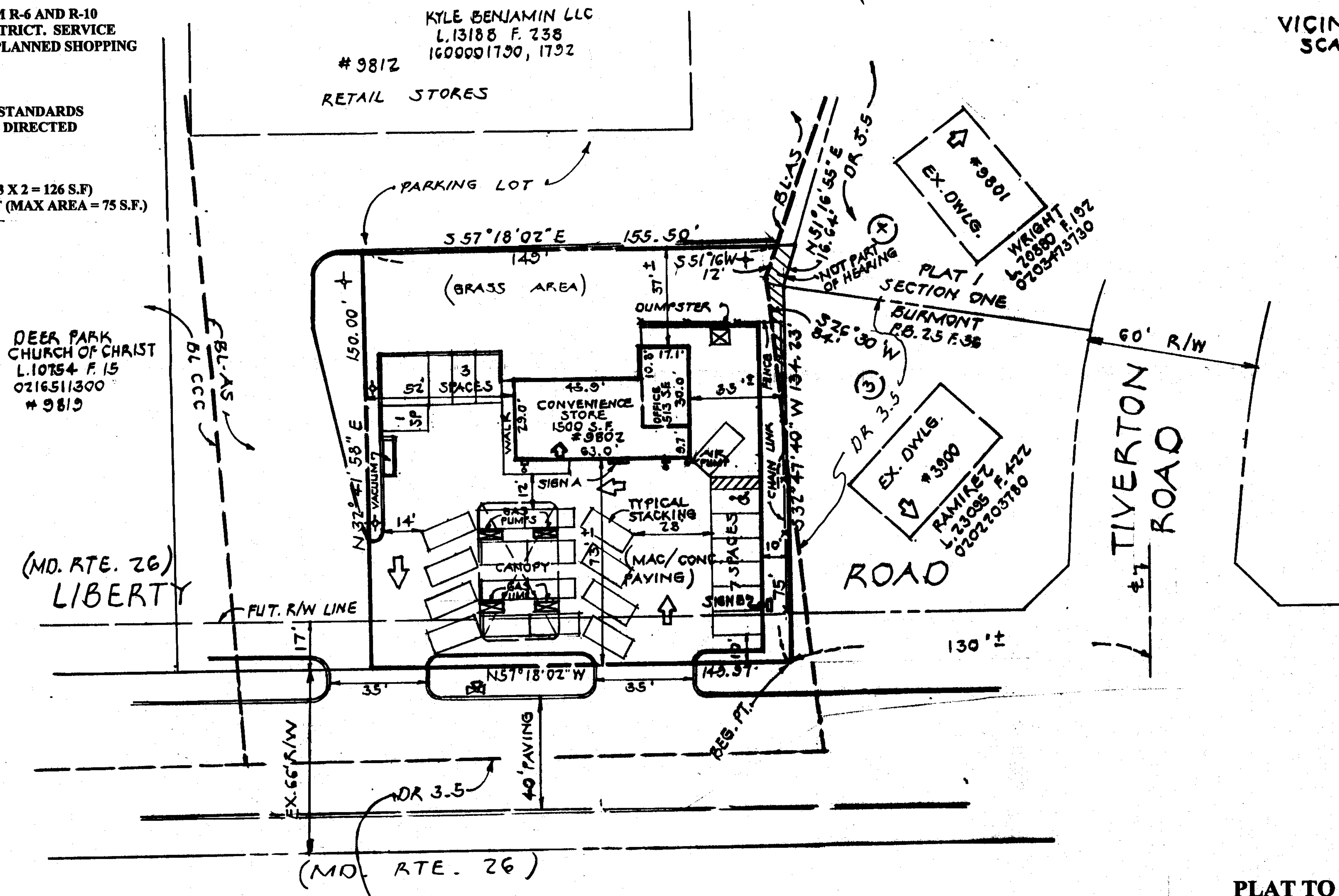
NOTES

PRIOR TO ISSUANCE OF A BUILDING PERMIT, BUILDING ELEVATIONS
SHOWING EXTERIOR FAÇADE TREATMENT SHALL BE APPROVED BY
THE OFFICE OF PLANNING.

THIS SITE IS IN COMPLIANCE WITH SECTION 405 (BCZR)



VICINITY MAP
SCALE: 1" = 1000'



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
FRED C. YOO
SOUNG O. YOO
3025 SENECA CHIEF TRAIL
ELLCOTT CITY, MD. 21042
L.14600 F.145
PROP. NO. 1600001791

**PLAT TO ACCOMPANY
ZONING PETITION
9802 LIBERTY ROAD
ELECTION DISTRICT 2C4
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET
FEBRUARY 7, 2006**

06-393-SPW