

IN RE: **PETITION FOR ADMIN. VARIANCE** \* BEFORE THE  
S/S Kelly Ann Way, 365' W of the c/l \*  
Lennings Lane \* ZONING COMMISSIONER  
(6608 Kelly Ann Way) \*  
14<sup>th</sup> Election District \* OF BALTIMORE COUNTY  
6<sup>th</sup> Council District \*  
Case No. 06-494-A  
Michael R. Nelson, 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, Michael R. Nelson, and his wife, Michele T. Nelson. The Petitioners seek relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15' in lieu of the minimum required 22½' for a proposed open projection (deck), and an amendment to the latest approved Final Development Plan for Lennings Crossing, Lot 56, only, to allow projection of same outside the building envelope. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed 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 Petitioner has 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

NOTED RECEIVED FOR FILING  
Date 5-23-06  
By [Signature]



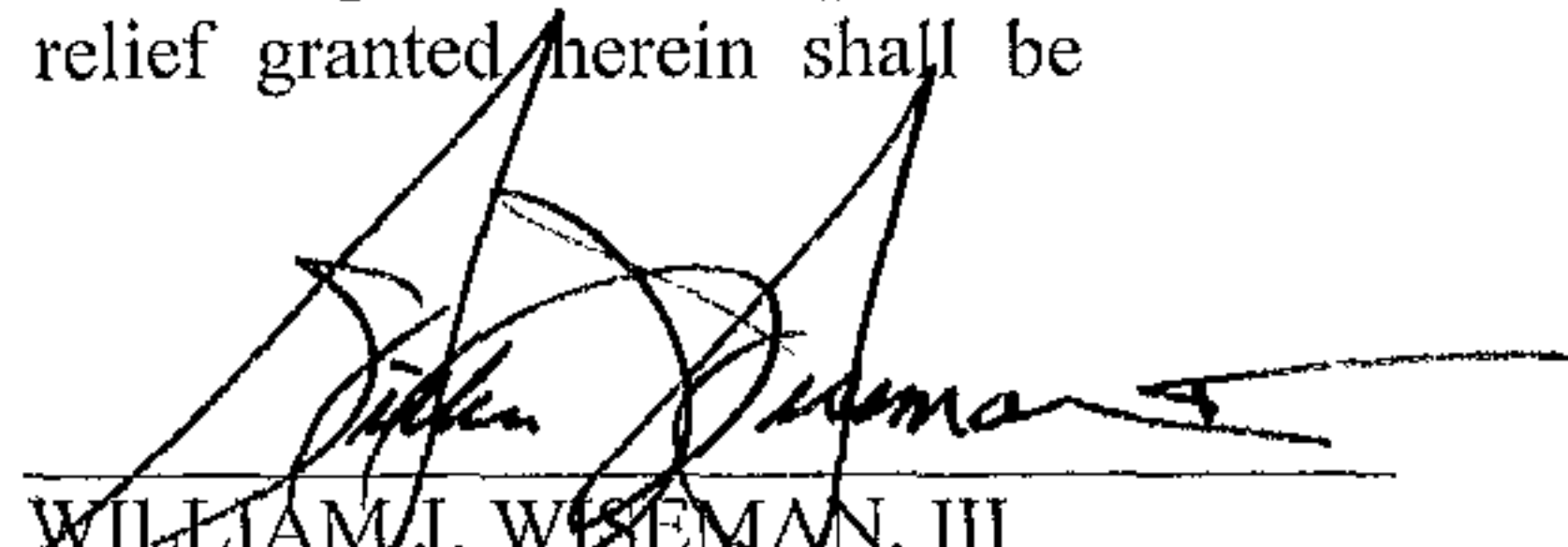
there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the information contained therein, I am persuaded to grant the variance. Relief is necessitated given the small size of the property and the location of existing improvements thereon. As shown on the site plan, the existing house is located 30 feet from the rear property line. Thus, the construction of any deck of reasonable size would necessitate variance relief given the narrow depth of the rear yard. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any opposition. Moreover, the rear of the property abuts homeowners' open space. Thus, it appears that relief can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property(s) and public hearing on these Petitions 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 23<sup>rd</sup> day of May 2006 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15' in lieu of the minimum required 22½' for a proposed open projection (deck), and an amendment to the latest Final Development Plan for Lennings Crossing, Lot 56, only, to allow projection of same outside the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

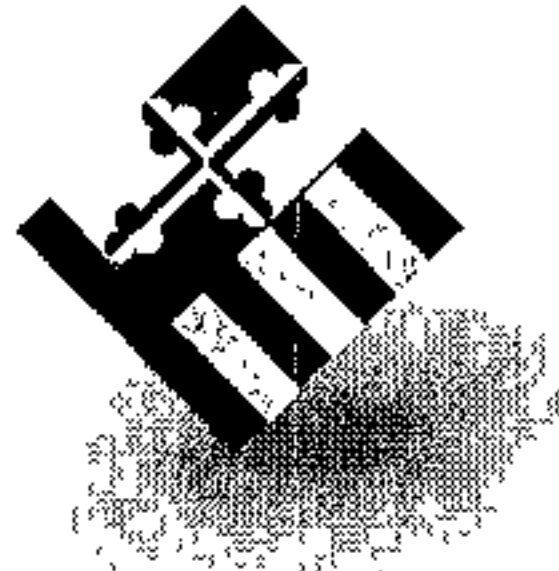
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this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

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

RECEIVED FOR FILING  
Date 5-23-06  
By [Signature]





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

May 22, 2006

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Mr. & Mrs. Michael R. Nelson  
6608 Kelly Ann Way  
Rosedale, Maryland 21237

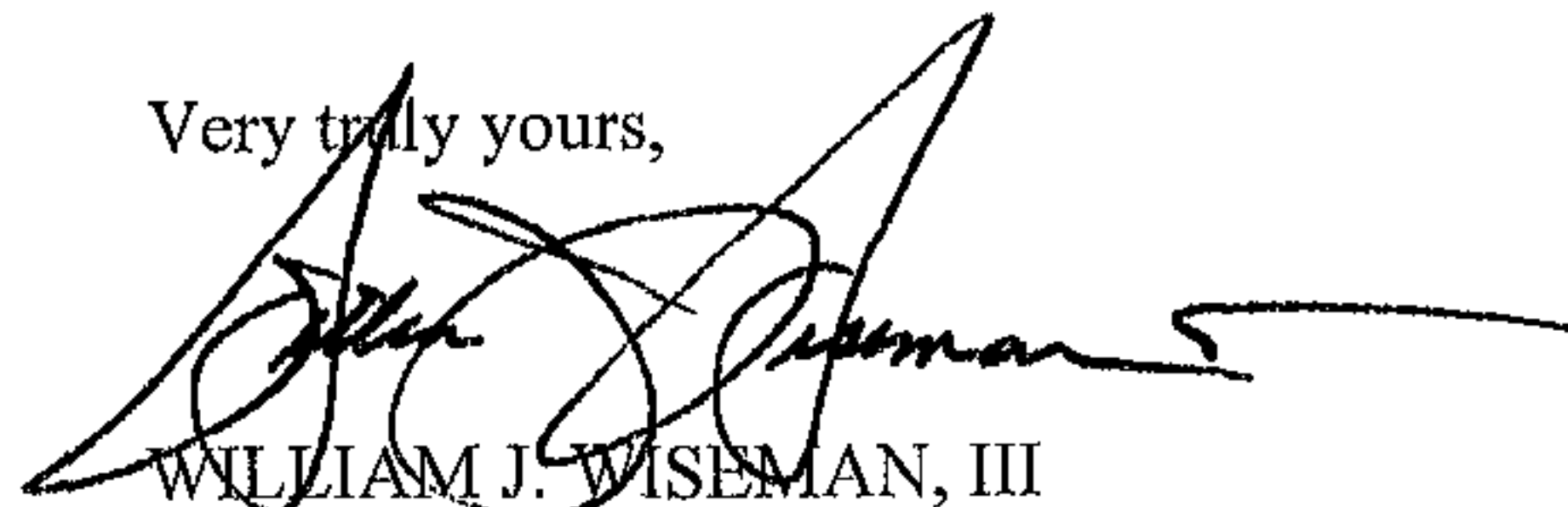
**RE: PETITION FOR ADMINISTRATIVE VARIANCE**  
S/S Kelly Ann Way, 365' W of the c/l Lennings Lane  
**(6608 Kelly Ann Way)**  
14<sup>th</sup> Election District – 6<sup>th</sup> Council District  
Michael R. Nelson, et ux - Petitioners  
Case No. 06-494-A

Dear Mr. & Mrs. Nelson:

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:dlw

cc: People's Counsel; Case File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 6608 Kelly Ann Way  
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) 1B01.2.0.1.6, 301.1 To allow an open

projection (deck) with a rear yard set back of 15 ft. in lieu of the minimum required 22 1/2 ft. AND to amend to amend the latest Final Development Plan of Lennings Crossing, Lot 56 to allow projection of same outside the building envelope.

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

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.

### Legal Owner(s):

Mr. Michael R Nelson  
Name - Type or Print

Signature

Mrs. Michael R Nelson (Michele T)  
Name - Type or Print

Signature

6608 Kelly Ann Way 410 391 8668  
Address Telephone No.

Rosedale MD 21237  
City State Zip Code

### Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 06-494 A

Reviewed By [Signature] Date 4-10-06

Estimated Posting Date 4-23-06

REV 10/25/01

RECEIVED  
DATE  
BY



# 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 6608 Kelly Ann Way  
Address  
Rosedale MD 21237  
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):

*Need space for decking. Currently, the building is already at authorized setback*

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.

*Michael R Nelson*  
Signature  
Michael R Nelson  
Name - Type or Print

Michele T. Nelson  
Signature  
*Michele T Nelson*  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

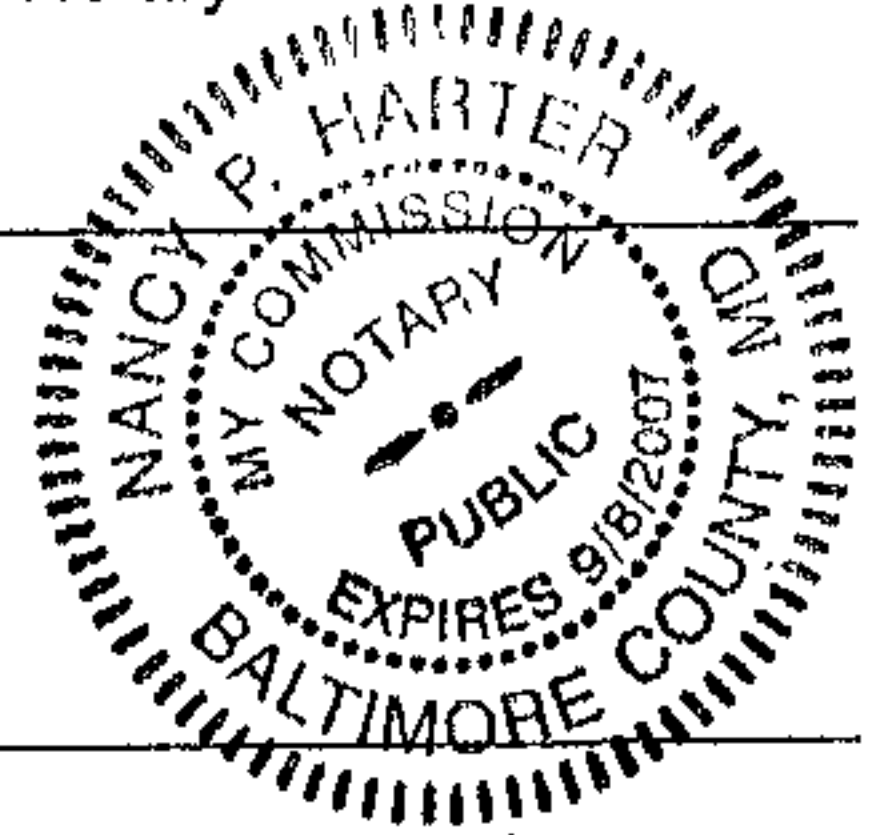
I HEREBY CERTIFY, this 10<sup>th</sup> day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

*Nancy P Harter*  
Notary Public

My Commission Expires 9/8/07





# EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 6608 Kelly Ann Way Rosedale MD 21237  
(address)

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

Kelly Ann Way which is 50 feet  
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 365 feet ± WEST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street LENNINGS LANE  
(name of street)

which is 50 feet wide. \*Being Lot # 56  
(number of feet of right-of-way width)

Block N/A, Section # N/A in the subdivision of LENNINGS CRIVING  
(name of subdivision)

as recorded in Baltimore County Plat Book # 76, Folio # 23

containing .17 acres. Also known as 6608 Kelly Ann Way  
(square feet or acres) (property address)

and located in the 14 Election District, 6 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_, Folio \_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

# 494



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

06-194 A

Case No. 3951

DATE 4-10-06 ACCOUNT R-001-006-6150

AMOUNT \$ 130.00

RECEIVED FROM: Mr. Nelson  
\$65.00

FOR: Reimbursement for a road David Allen  
for 6608 Kelly Ann Way

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT  
BUSINESS ADMIN. THE  
BALANCE ADVANCE ISSUES  
REC. FROM BUDGET FINANCE  
PAYMENT \$65.00  
DATE 4-10-06  
BY: [Signature]  
CASHIER: [Signature]  
AMOUNT \$130.00  
DATE 4-10-06  
BALANCE COUNTY, MARYLAND

bec info/cet  
CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

RE: Case No.: 06-494-A

Petitioner/Developer: MICHAEL NELSON

Date of Hearing/Closing: 5-8-06

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: \_\_\_\_\_

6608 KELLY ANN WAY

The sign(s) were posted on 4-23-06  
(Month, Day, Year)

Sincerely,

Robert Black 4-24-06  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

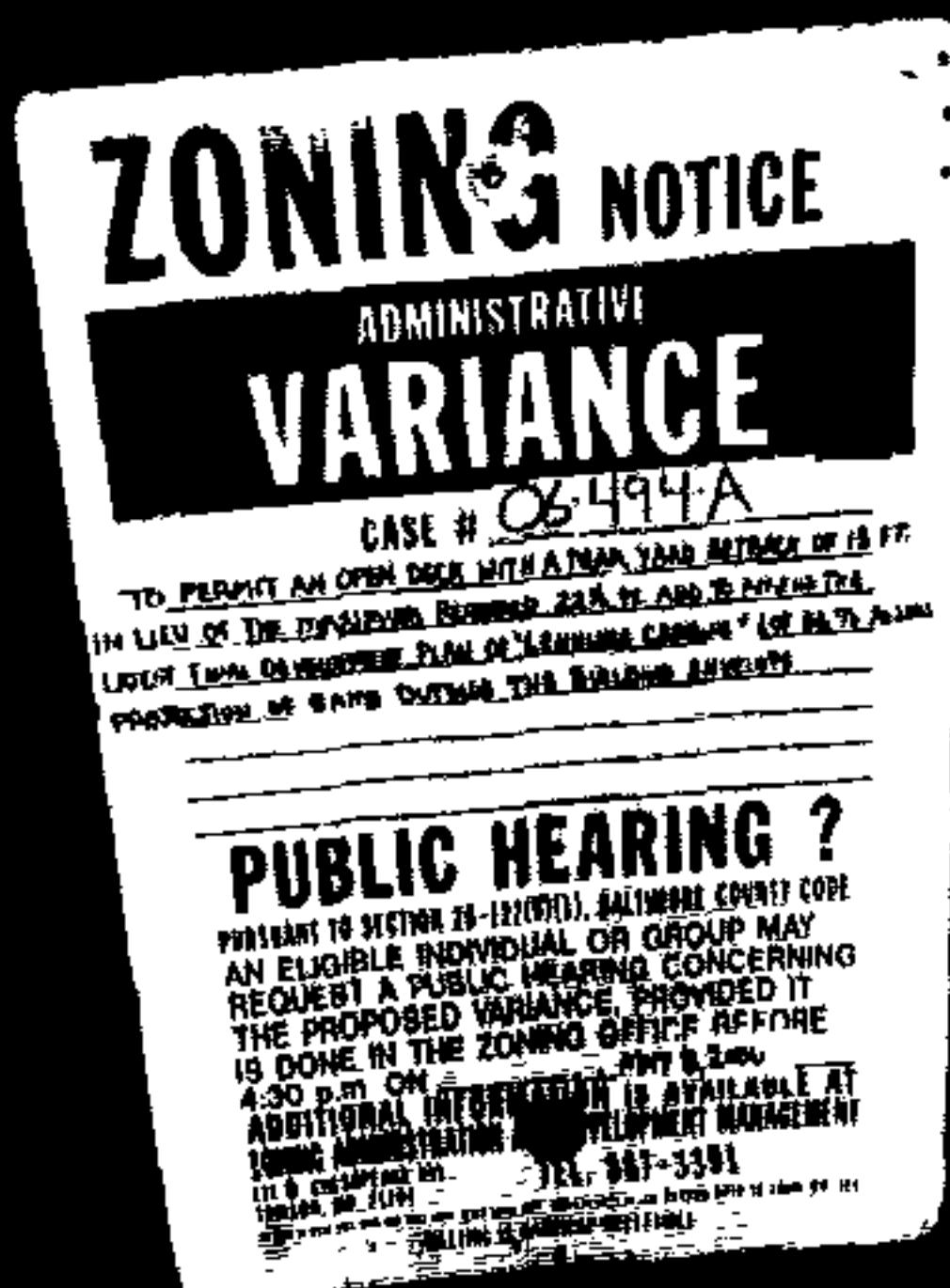
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 06- 494 -A

Address 6608 Kelly Ann Way

Contact Person: John Sullivan  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4-10-06

Posting Date: 4-23-06

Closing Date: 5-08-06

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- 494 -A

Address 6608 Kelly Ann Way

Petitioner's Name Mr. & Mrs. Michael Nelson Telephone 410-391-8088

Posting Date: 4-23-06

Closing Date: 5-08-06

Wording for Sign: To Permit an open deck with are anyand setback of 15ft  
in lieu of the minimum required 22 1/2 ft and to amend the  
latest Final Development Plan of Leannings Crossing to allow  
projection of same outside the building envelope.

WCR - Revised 6/25/04



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: 06-494A  
Petitioner: Michael Nelson  
Address or <sup>site</sup>Location: 6608 Kelly Ann Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: \_\_\_\_\_

Barto, Md. 21237

Telephone Number: 410-391-8088





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 6608 Kelly Ann Way  
which is presently zoned \_\_\_\_\_

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) 1B01.2.C.1.b, 301.1 To allow an open projection (deck) with a rear yard setback of 15 ft. in lieu of the minimum required 22 1/2 ft. AND To Amend the latest approved Final Development Plan of Lennings Crossing, Lot 56 to allow projection of same outside the building envelope.

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 \_\_\_\_\_

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.

### Legal Owner(s):

Mr. Michael R Nelson  
Name - Type or Print \_\_\_\_\_

[Signature]  
Signature \_\_\_\_\_

Mr. Michael R Nelson (Michele T)  
Name - Type or Print \_\_\_\_\_

[Signature]  
Signature \_\_\_\_\_

6608 Kelly Ann Way 410 391 0000  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Rosedale MD 21237  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

CASE NO. 06-494 A

Reviewed By [Signature] Date 4-10-06

Estimated Posting Date 4-23-06

RECEIVED FOR FILING  
APR 10 2006  
DATE



# 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

6608 Kelly Ann Way  
Address  
Rosedale MD 21237  
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):

*Need the space for decking. Currently, the building is already at authorized setback.*

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.

*Michael R Nelson*  
Signature  
Michael R Nelson  
Name - Type or Print

Michelle T. Nelson  
Signature  
*Michelle T Nelson*  
Name - Type or Print

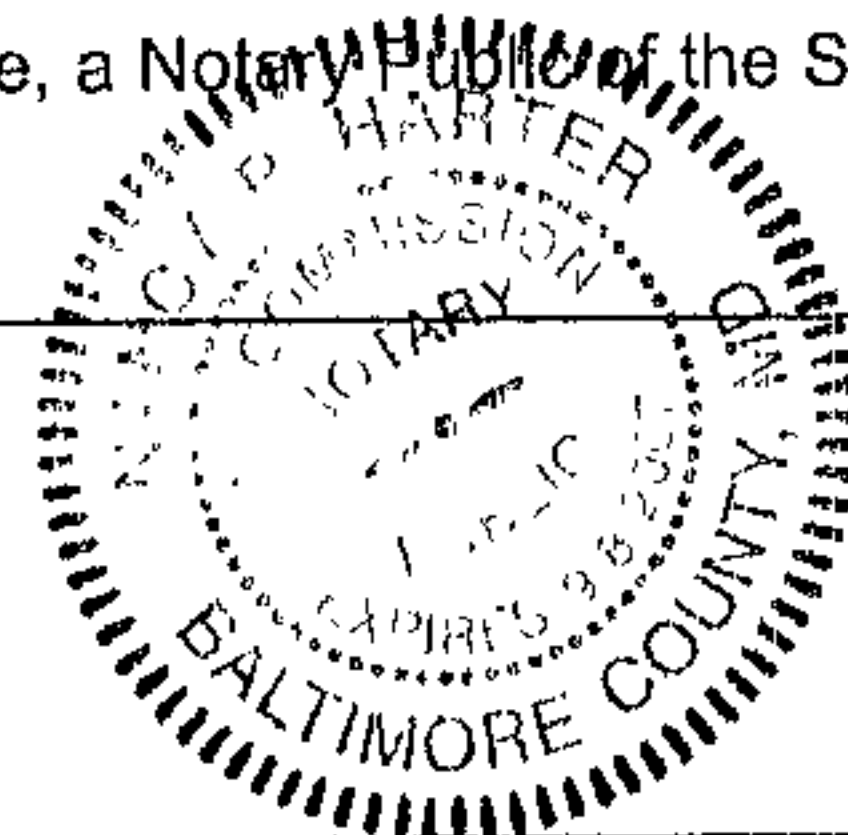
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10<sup>th</sup> day of April, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

*Nancy P Harter*  
Notary Public  
My Commission Expires 9/8/07





**Department of Permits and  
Development Management**

Development Processing  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204



**Baltimore County**

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

May 8, 2006

Mr. Michael R. Nelson  
Michele T. Nelson  
6608 Kelly Ann Way  
Rosedale, MD 21237

Dear Mr. and Mrs. Nelson:

RE: Case Number: 06-494-A, 6608 Kelly Ann Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 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,

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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





# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 3, 2006

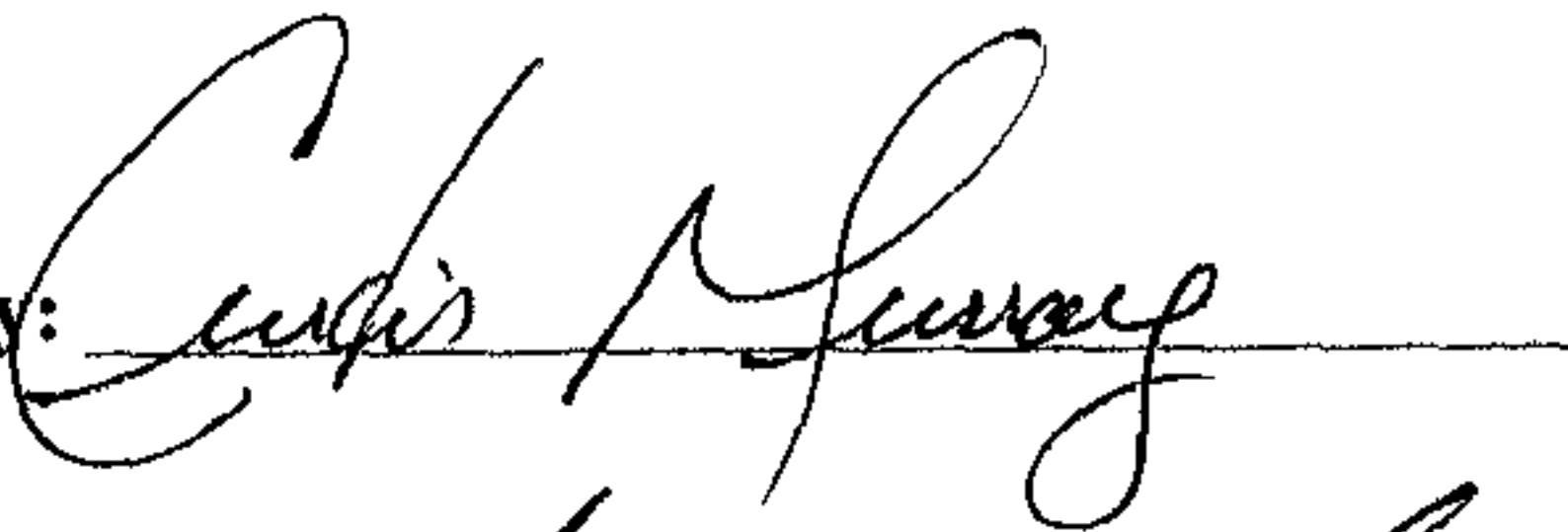
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 6-494- Administrative Variance**

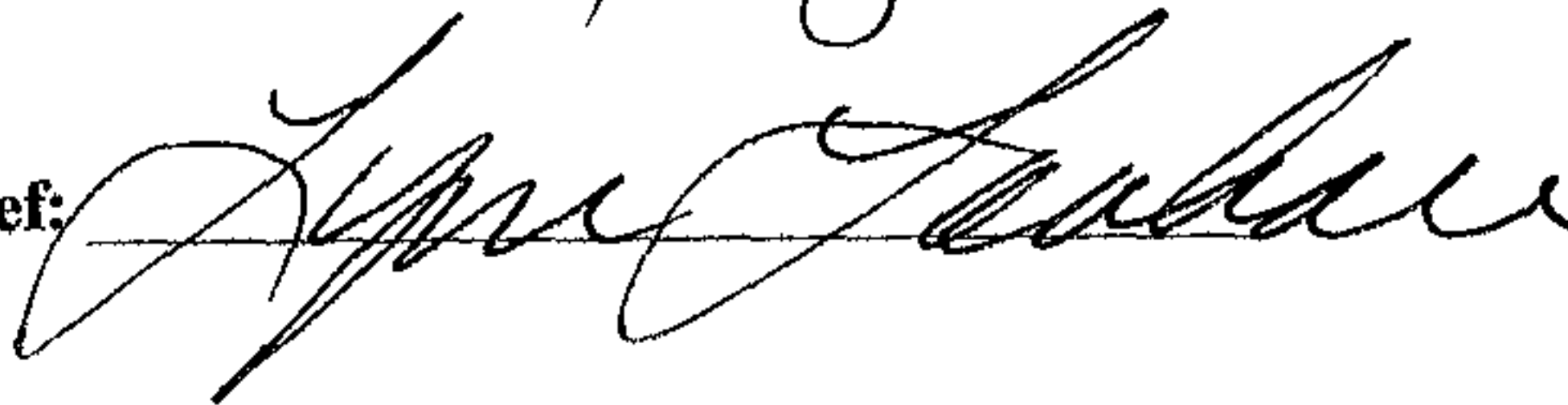
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

**Prepared By:**



**Division Chief:**



CM/LL

RECEIVED

MAY - 5 2006

ZONING COMMISSIONER



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** April 25, 2006

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 1, 2006  
Item Nos. 491, 492, 493, 494, 495, 498,  
499, 500, 502, 504, 505, 507, 508, 509,  
511, 513, 514, 515, 516, 517

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

DAK:CEM:clw  
cc: File  
ZAC-NO COMMENTS-04252006.doc





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

*Driven to Excel*  
**State Highway**  
Administration

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

Maryland Department of Transportation

Date: 4.21.06

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

RE: Baltimore County  
Item No. 494 JJS

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

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)



## 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

April 21, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515

*494*

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.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File

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

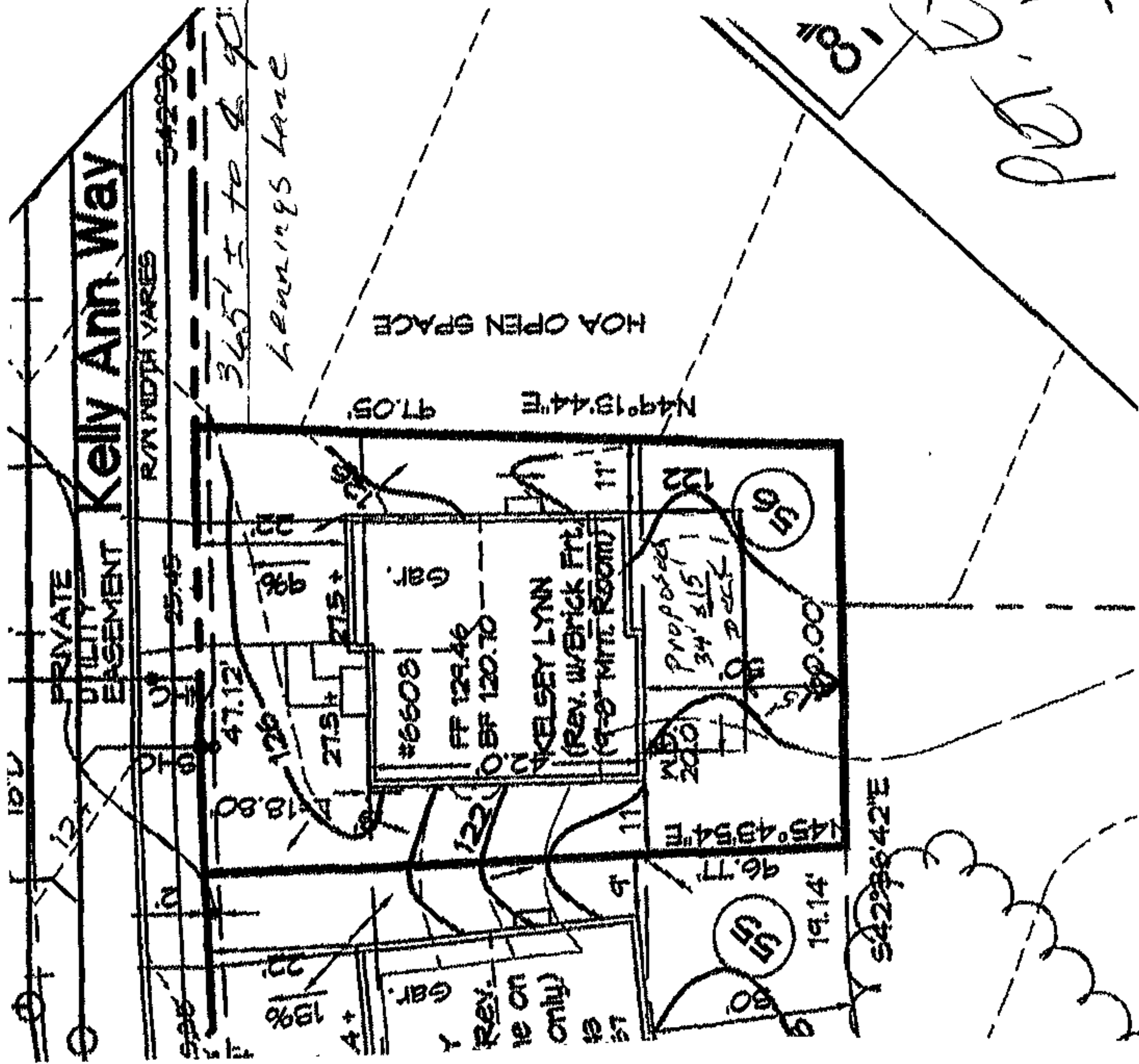




# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 6608 Kelly Ann Way  
 SUBDIVISION NAME Lennings Crossing  
 PLAT BOOK # 26 FOLIO # 23 LOT # 56 SECTION # N/A  
 OWNER Michael R Nelson



PREPARED BY

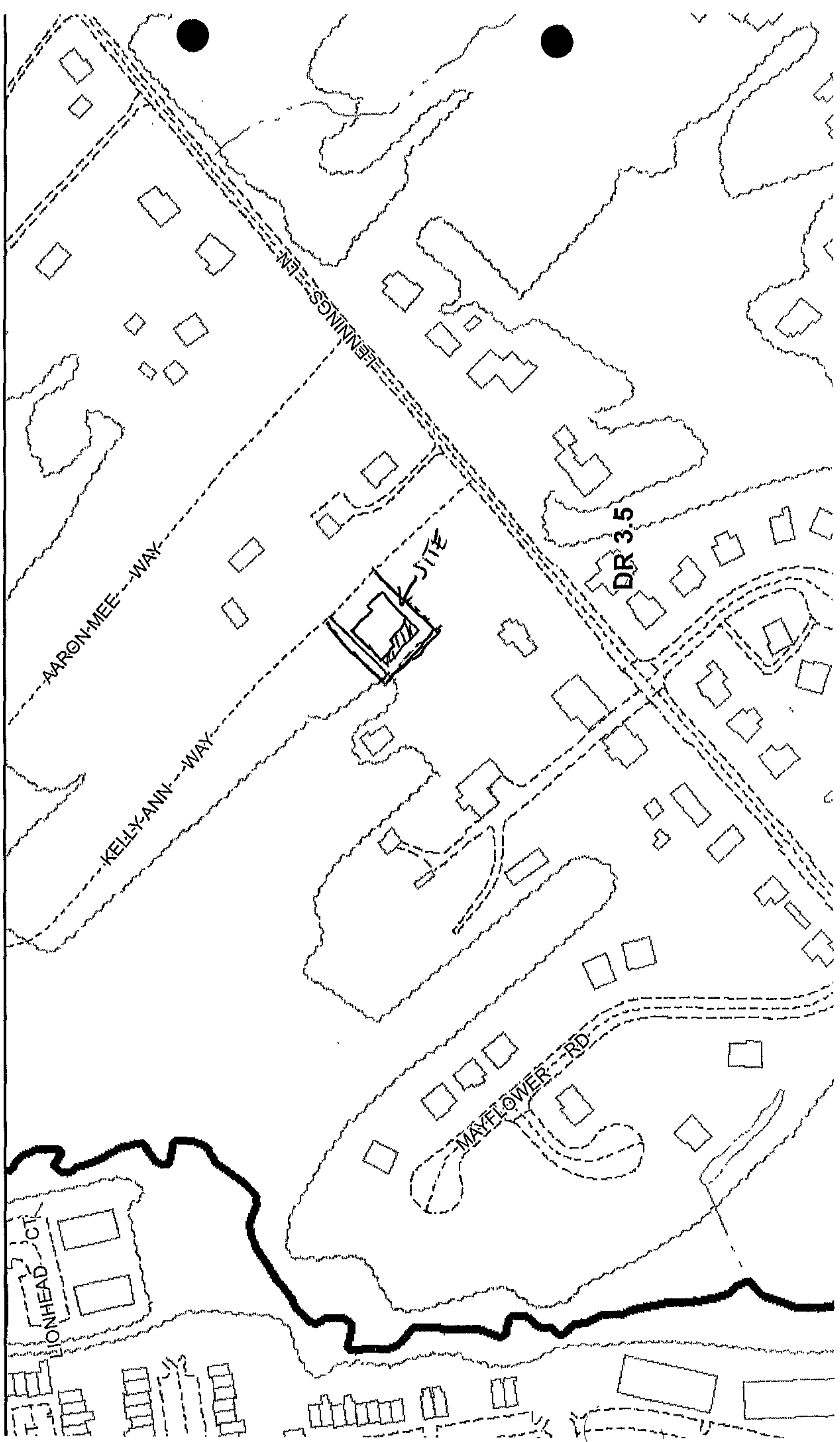
SCALE OF DRAWING: 1" = 30'

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>VICINITY MAP<br/>SCALE: 1" = 1000'</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p>LOCATION INFORMATION</p> <p>ELECTION DISTRICT <u>14</u></p> <p>COUNCILMANIC DISTRICT <u>14</u></p> <p>1"=200' SCALE MAP # <u>090A1</u></p> <p>ZONING <u>DR-3.5</u></p> <p>LOT SIZE <u>.17</u> ACRES <u>5823</u> SQUARE FEET</p> <p>SEWER <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE</p> <p>WATER <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>CHESAPEAKE BAY CRITICAL AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>100 YEAR FLOOD PLAIN YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>HISTORIC PROPERTY / BUILDING YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PRIOR ZONING HEARING YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> |  |
| <p>ZONING OFFICE USE ONLY</p> <p>REVIEWED BY <u>[Signature]</u> ITEM # <u>494</u> CASE # <u>1</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |



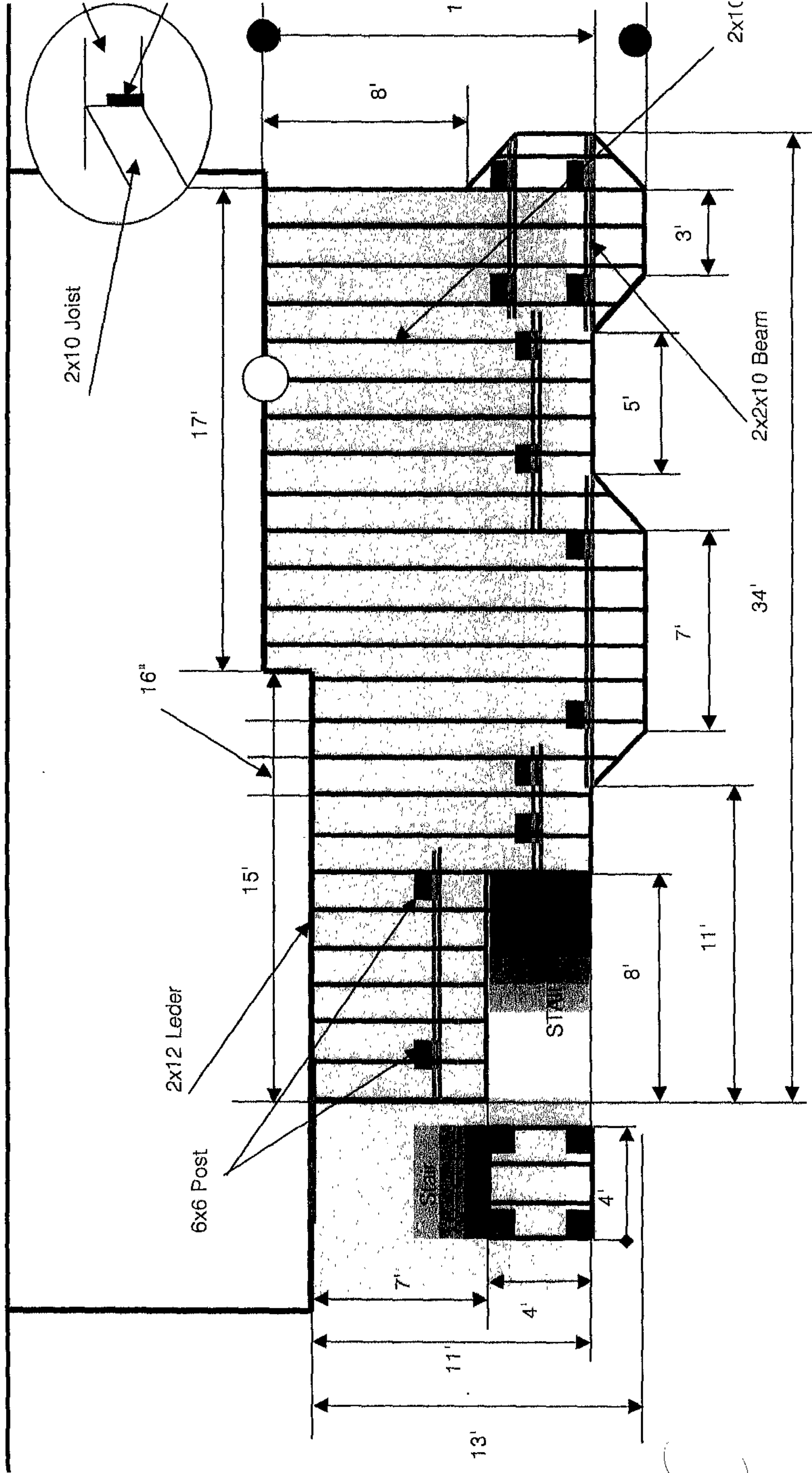
MAP# 090A1

4677#





7/27/14



6608 Kelly Ann Way

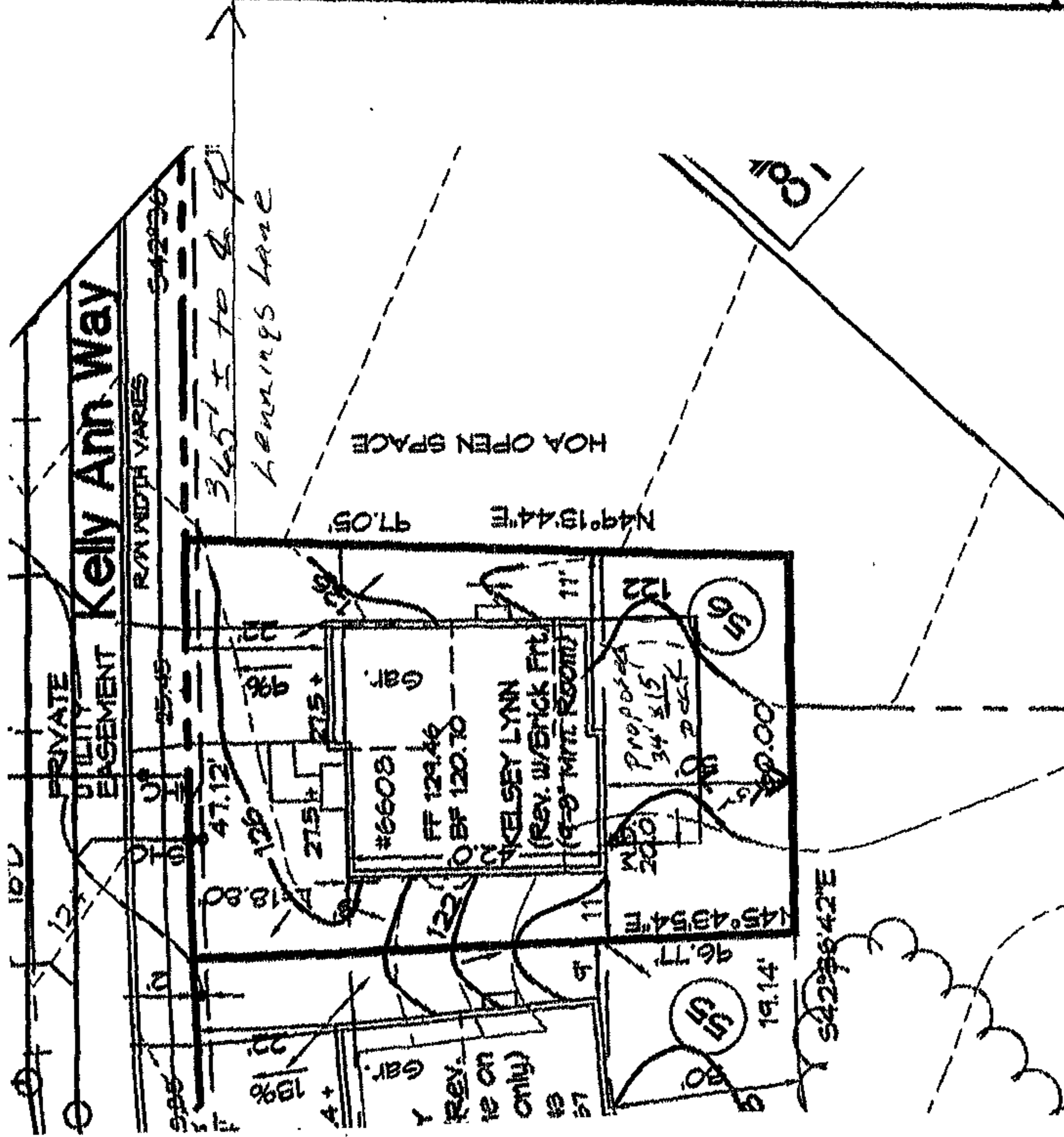
410



# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 6608 Kelly Ann Way  
 SUBDIVISION NAME Lennings Crossing  
 PLAT BOOK # 216 FOLIO # 23 LOT # 56 SECTION # N/A  
 OWNER Michael R Nelson



PREPARED BY

SCALE OF DRAWING: 1" = 30'

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>VICINITY MAP<br/>SCALE: 1" = 1000'</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>LOCATION INFORMATION</b><br>ELECTION DISTRICT <u>6</u><br>COUNCILMANIC DISTRICT <u>14</u><br>1" = 200' SCALE MAP # <u>090A1</u><br>ZONING <u>PR-3.5</u><br>LOT SIZE <u>.17</u> ACRES <u>5823</u> SQUARE FEET<br>PUBLIC <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/><br>SEWER <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/><br>CHESAPEAKE BAY CRITICAL AREA <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/><br>100 YEAR FLOOD PLAIN <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/><br>HISTORIC PROPERTY / BUILDING <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/><br>PRIOR ZONING HEARING <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |  |
| ZONING OFFICE USE ONLY<br>REVIEWED BY <u>[Signature]</u> ITEM # <u>494</u> CASE # <u>1</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |



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