

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Northbrook Road, 300 feet

west of Hatton Road

3rd Election District

2nd Councilmanic District

(3309 Northbrook Road)

Yakou and Anna Pinsker

Petitioners

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

*

CASE NO. 06-576-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 owners of the subject property, Yakou and Anna Pinsker. The variance request is for property located at 3309 Northbrook Road in the Greenspring Manor Keystone subdivision area of Baltimore County. The variance request is from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) "A" Res. (1945-55) to permit an open projection (deck) with a 4 foot side yard setback in lieu of the required 7 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state the proposed deck will replace an old patio which is falling apart. The new deck will also make it easier for Mrs. Pinsker's mother to go outside as the deck and house would be on one level without any extra steps. The proposed deck is 11 feet x 28 feet 6 inches in size.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. - *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height

6/8/06
py

and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 20, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs 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.

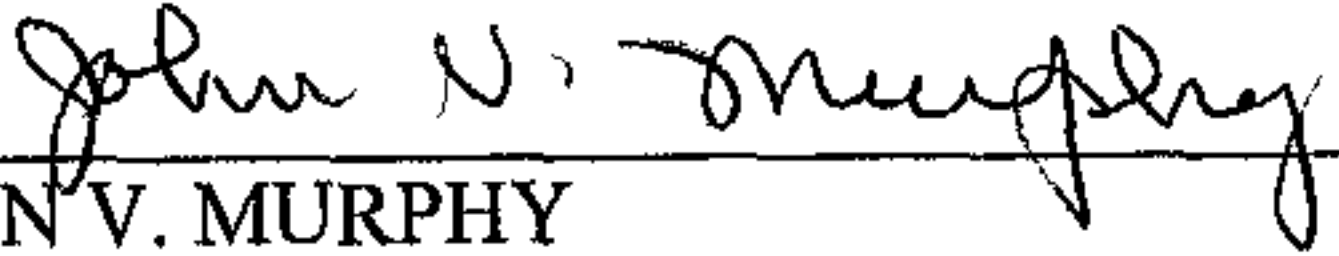
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 8th day of June, 2006, that a variance from Section 1B02.3A.1 of the Baltimore

County Zoning Regulations (B.C.Z.R.) "A" Res. (1945-55) to permit an open projection (deck) with a 4 foot side yard setback in lieu of the required 7 feet.

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.

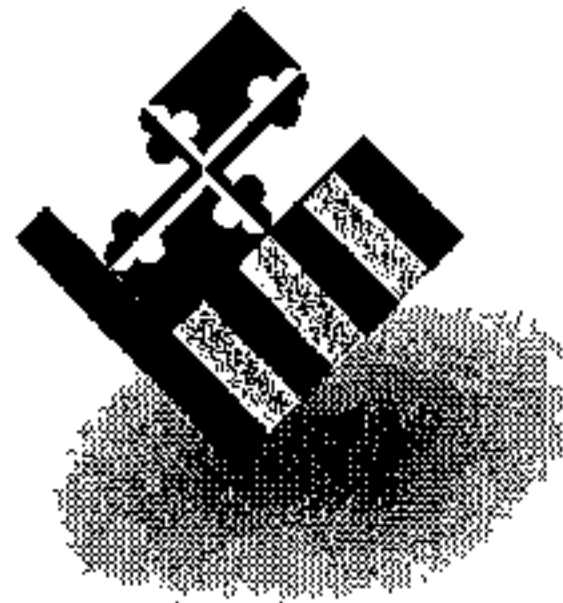
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILMS
6-806
JVM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 8, 2006

YAKOU AND ANNA PINSKER
3309 NORTHBROOK ROAD
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 06-576-A
Property: 3309 Northbrook Road

Dear Mr. and Mrs. Pinsker:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3309 Northbrook Rd
which is presently zoned D.R. 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) 1002.3A.1.(BOZR), "A" RES. (1945-55)

TO PERMIT AN OPEN DECK WITH A 4-FOOT SIDE YARD SETBACK
IN LIEU OF THE REQUIRED 7-FEET.

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):

MR. PINSKER YAKOV

Name - Type or Print

Signature

MRS. PINSKER, ANNA

Name - Type or Print

Signature

3309 NORTHBROOK Rd. 410.484.1930

Address

Telephone No.

BALTA.

MD

21208

City

State

Zip Code

Representative to be Contacted:

MR. I. KRASNIK

Name

405 HOMEVALE Ct. 410.833.4197

Address

Telephone No.

REISTERSTOWN

MD

21136

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. 06-576-A

Reviewed By D.T. Date 5/11/06

REV 10/25/01

Estimated Posting Date 5/21/06

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

3309 Northbrook Rd
Address
Baltimore MD 21208
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):

SEE ATTACHED

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.

Yakov Pinsker
Signature

Yakov Pinsker
Name - Type or Print

Anna Pinsker
Signature

Anna Pinsker
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of MAY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Donna L. Baulch
Notary Public

My Commission Expires 8/1/09

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

13309 North Brook rd
Address
Baltimore MD 21208
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):

SEE ATTACHED

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.

Yakov Pinsker
Signature

Yakov Pinsker
Name - Type or Print

Yakov Pinsker

Anna Pinsker
Signature

Anna Pinsker
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Donna L. Baulch
Notary Public

My Commission Expires 8/1/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3309 NORTHBROOK RD.
which is presently zoned D.R. 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) 1802.3A.1. (BCZR), "A" RES. (1945-55)

TO PERMIT AN OPEN DECK WITH A 4-FOOT SIDE YARD SETBACK
IN LIEU OF THE REQUIRED 7-FEET.

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):

MR. PINSKER, YAKOV

Name - Type or Print

Yakov Pinsker

Signature

MRS. PINSKER, ANNA

Name - Type or Print

Anna Pinsker

Signature

3309 NORTHBROOK RD, 410.484.1930

Address

BALTO

City

MD

State

Telephone No.

21208

Zip Code

Representative to be Contacted:

MR. I. KRASNICK

Name

405 HOMEVALE CT. 410.833.4197

Address

REISTERSTOWN

City

MD

State

Telephone No.

21136

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 16-8-06 day of August, 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. 06-576-A

REV 10/20/04

Reviewed By D.T. Date 5/11/06

Estimated Posting Date 5/21/06

PINSKER, Y. & A.
330 Northbrook Rd.

To Whom It May Concern,

There are several reasons why we need a deck:

1. It would replace our old patio, which is currently falling apart.
2. It would make our neighbors happier as they don't like the look of the old patio. They actually want us to get a new deck.
3. It would make it easier for us and also Anna's mother to get outside, as everything would only be on one level, without any extra steps.

Sincerely,

Yakov & Anna Pinsker

Yakov Pinsker

5.2.06

16806
pb

06-576-A

Zoning Description for 3309 Northbrook Road

Beginning at a point on the south side of 3309 Northbrook Road having a 50-foot right-of-way 300-feet west of the centerline of Hatton Road having a 50-foot right-of-way. Being Lot #3, Block C, Section 1 in the subdivision known as "Green Spring Manor Keystone" as recorded in Baltimore County Plat Book #16, Folio #34, containing 8125 square feet. Also known as 3309 Northbrook Road and located in the 3rd Election District, 2nd Councilmanic District.

6-8-80
pb

06-576-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 6287

DATE 3/11/06

ACCOUNT 001-001-150

AMOUNT \$ 65.00

RECEIVED FROM STARR IZRAIL A. KRASHNIK

FOR ITEM # 516 - 06-516-A

2309 NORTH BROOK RD. DT

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY DATE TIME YEAR
3/12/06 11:20AM 2006
BY DATE TIME YEAR
3/12/06 11:20AM 2006
FOR 3 FOR TRUMP VERIFICATION
BY DATE TIME YEAR
3/12/06 11:20AM 2006
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-576-A

Petitioner/Developer: PINSKER

Date Of Hearing/Closing: 6/5/06

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

Attention:

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
at 3309 NORTHBROOK RD.

This sign(s) were posted on May 22, 2006

(Month, Day, Year)

Sincerely,

Martin Ogle 5/20/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

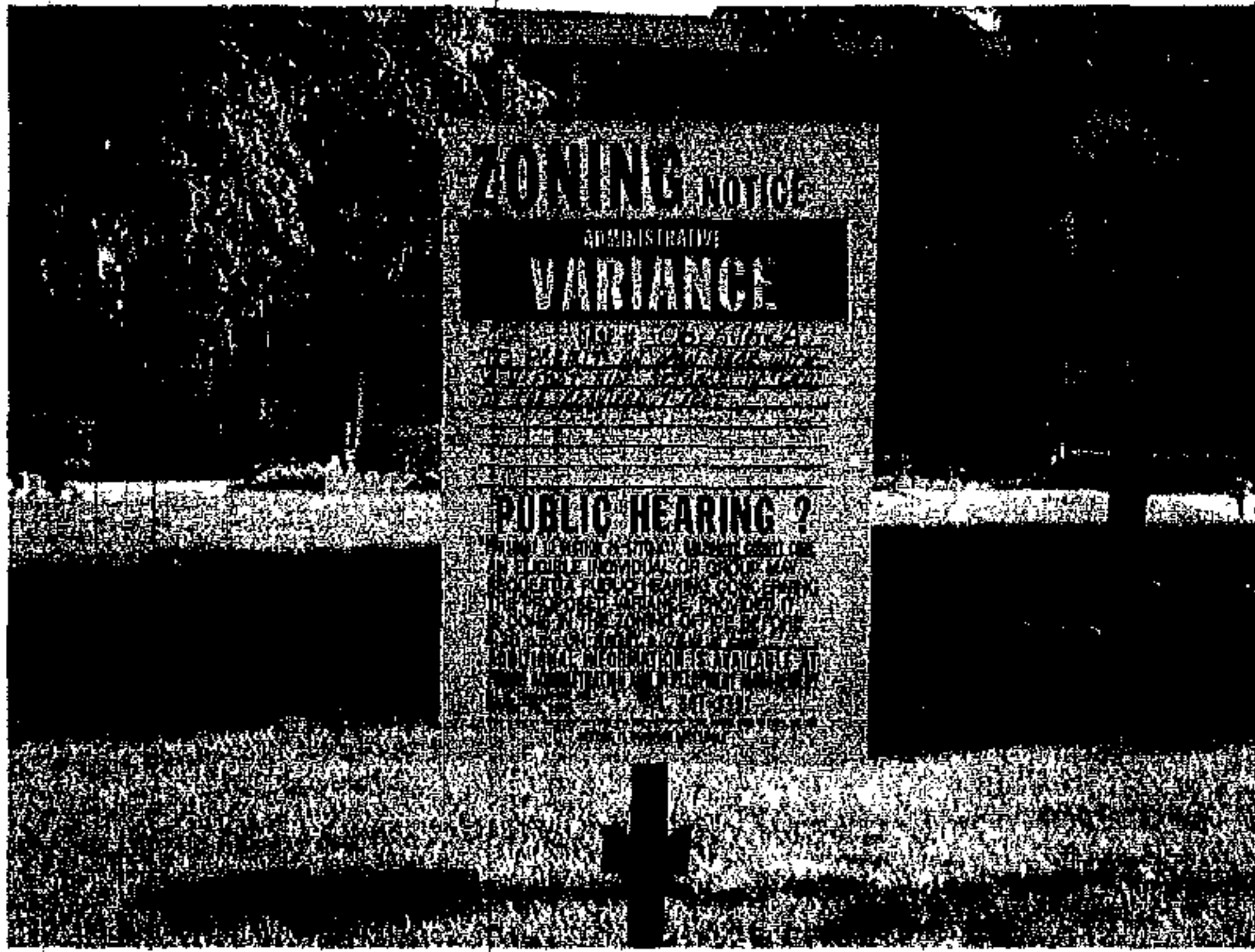
16 Salix Court

Address

Balto, Md 21220

(443-629 3411)

im000687 (1152x864x24b jpeg)



Myatt 086 5/20/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 576 -A

Address 3309 NORTHBROOK RD

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/11/06

Posting Date: 5/21/06

Closing Date: 6/5/06

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- 576 -A

Address 3309 NORTHBROOK RD

Petitioner's Name PINSKER

Telephone 410-484-1930

Posting Date: 5/21/06

Closing Date: 6/5/06

Wording for Sign: To Permit AN OPEN DECK WITH A ~~7-FOOT~~ 4-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 7-FEET.

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: 06-576-A
Petitioner: PINSKER
Address or Location: 3309 NORTHBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. YAKOV PINSKER
Address: 3309 NORTHBROOK RD.
BALTO. MD 21208
Telephone Number: 410-484-1930

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-576-A

Date Completed/Initials

5/12/06

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

**Department of Permits and
Development Management**

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



Baltimore County

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

June 5, 2006

Yakou Pinsker
Anna Pinkser
3309 Northbrook Rd.
Baltimore, MD, 21208

Dear: Mr. Pinkser and Mrs. Pinkser

RE: Case Number: 06-576-A, 3309 Northbrook Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 11, 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
Mr. I. Krasnik 405 Homevale Ct. Reisterstown, 21136

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





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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 5.19.06

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

RE: Baltimore County
Item No. 576 D5

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 6, 2006

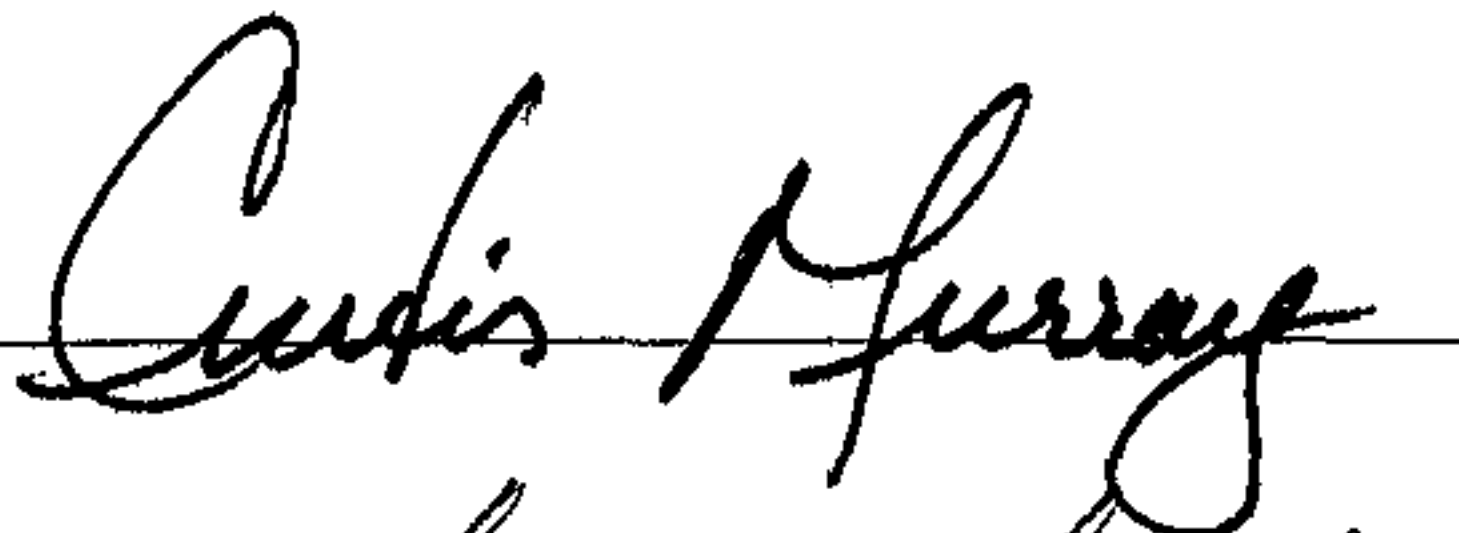
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-576- 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 Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RECEIVED

JUN 07 2006

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2006
Item No. 569, 570, 574, 575, 576, 577,
578, 579, 583, 584, 586, and 588

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-05252006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



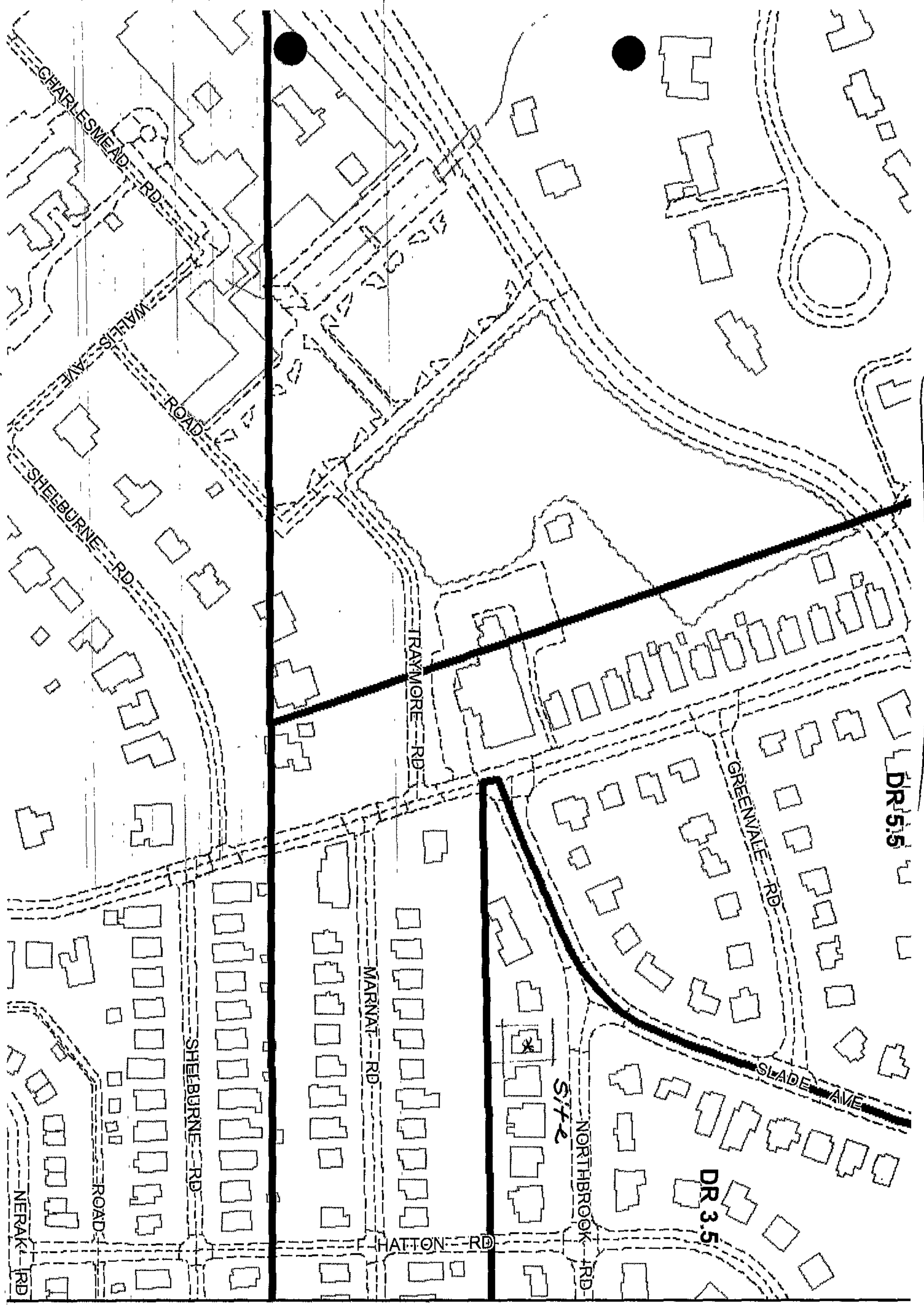
TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination *JWL*
DATE: May 31, 2006
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of May 22, 2006

☒ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

06-569-A
06-570-A
06-574-SPH
06-575-A
06-576-A
06-577-A
06-580-SPH
06-583-SPH
06-584-SPHA
06-586-A

ZONING MAP # 078B1



NC

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3309 Northbrook Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GREEN SPRING MANOR KEYSTONE

PLAT BOOK # 16 FOLIO # 34 LOT # 3 SECTION # 1

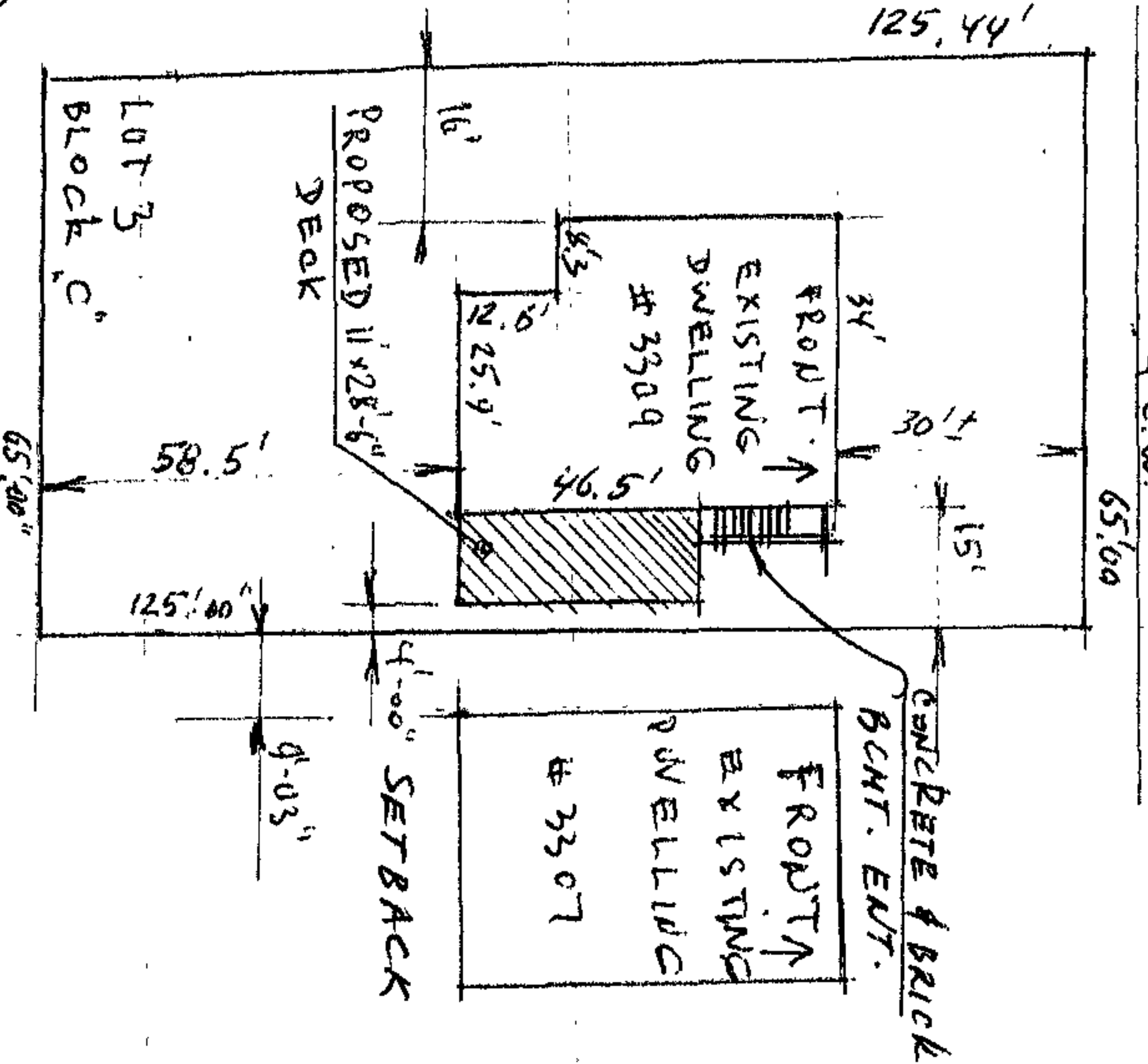
OWNER Yakov & Anna Pinsker

NORTHBROOK ROAD

(60' R/W) PAVING VARIES

5' PLANTER

4' C.W.

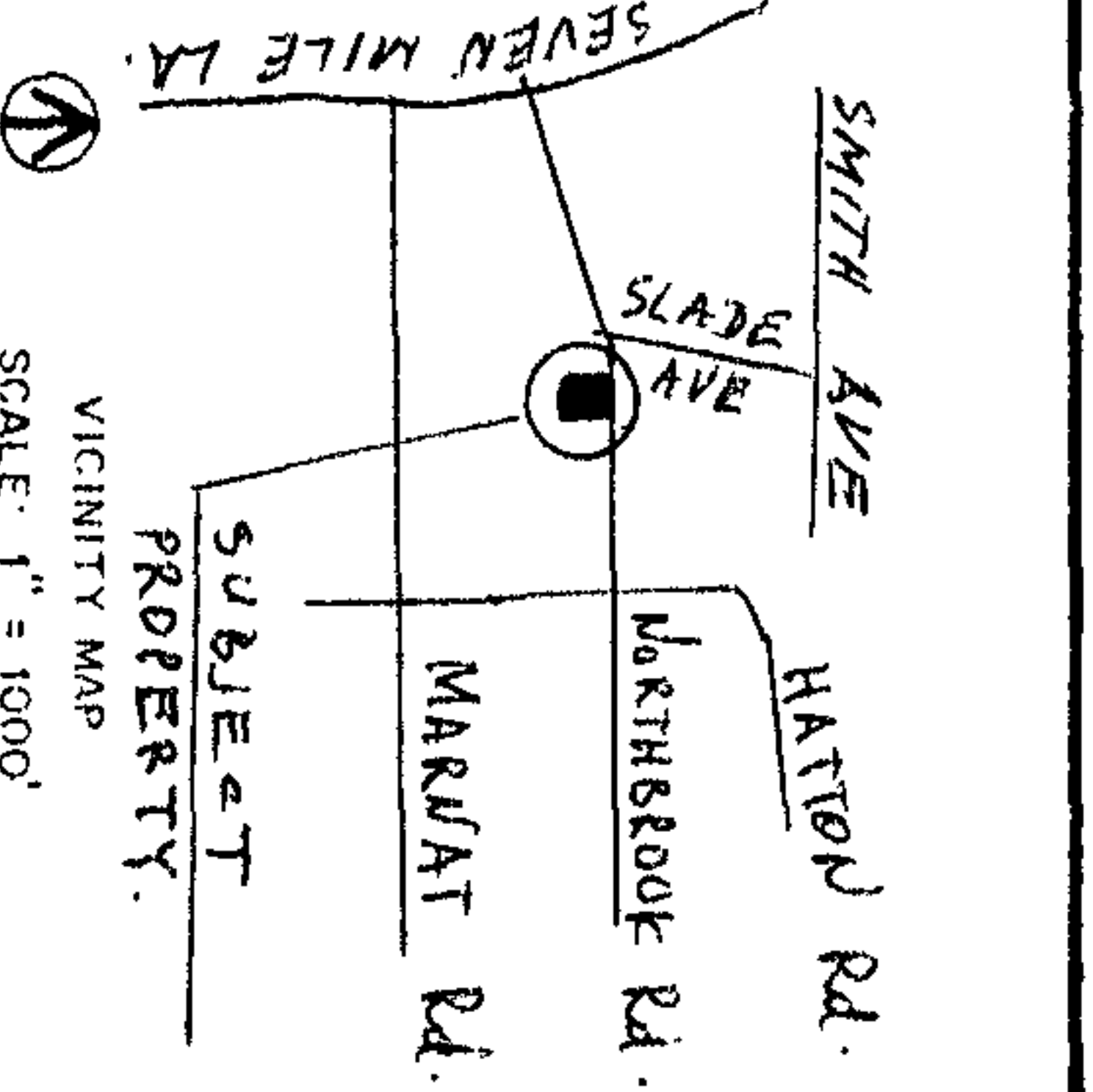


NORTH

PREPARED BY

I. KRASNIK

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT

3

COUNCILMANIC DISTRICT

2

1" = 200' SCALE MAP #

078 R1

ZONING

D.R. 3.5

LOT SIZE

8125

ACREAGE

SQUARE FEET

SEWER

☒ PUBLIC

☐ PRIVATE

WATER

☒

☐

CHESAPEAKE BAY CRITICAL AREA

☐ YES ☒ NO

100 YEAR FLOOD PLAIN

☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING

☐ YES ☒ NO

PRIOR ZONING HEARING

NONE

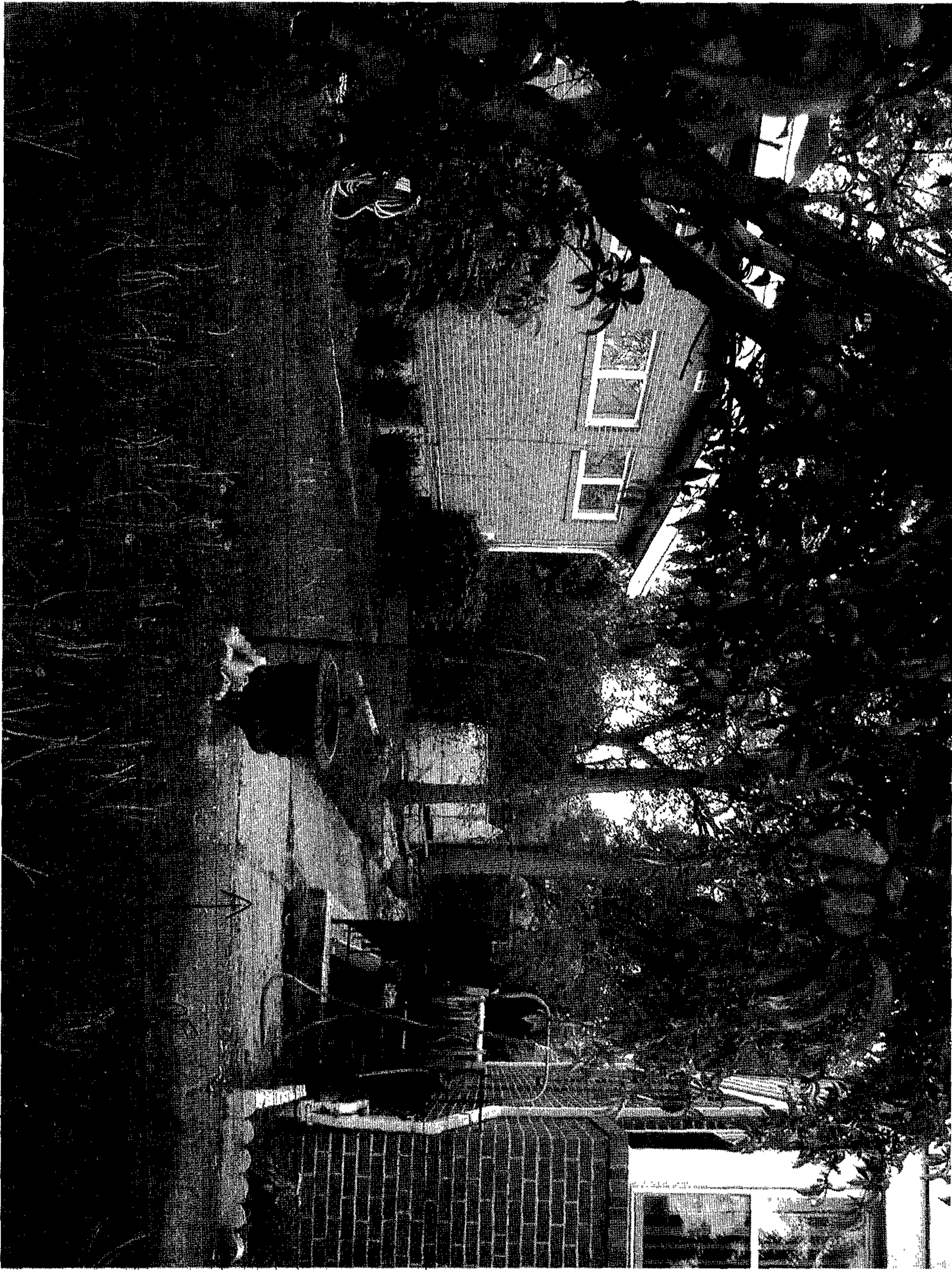
ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

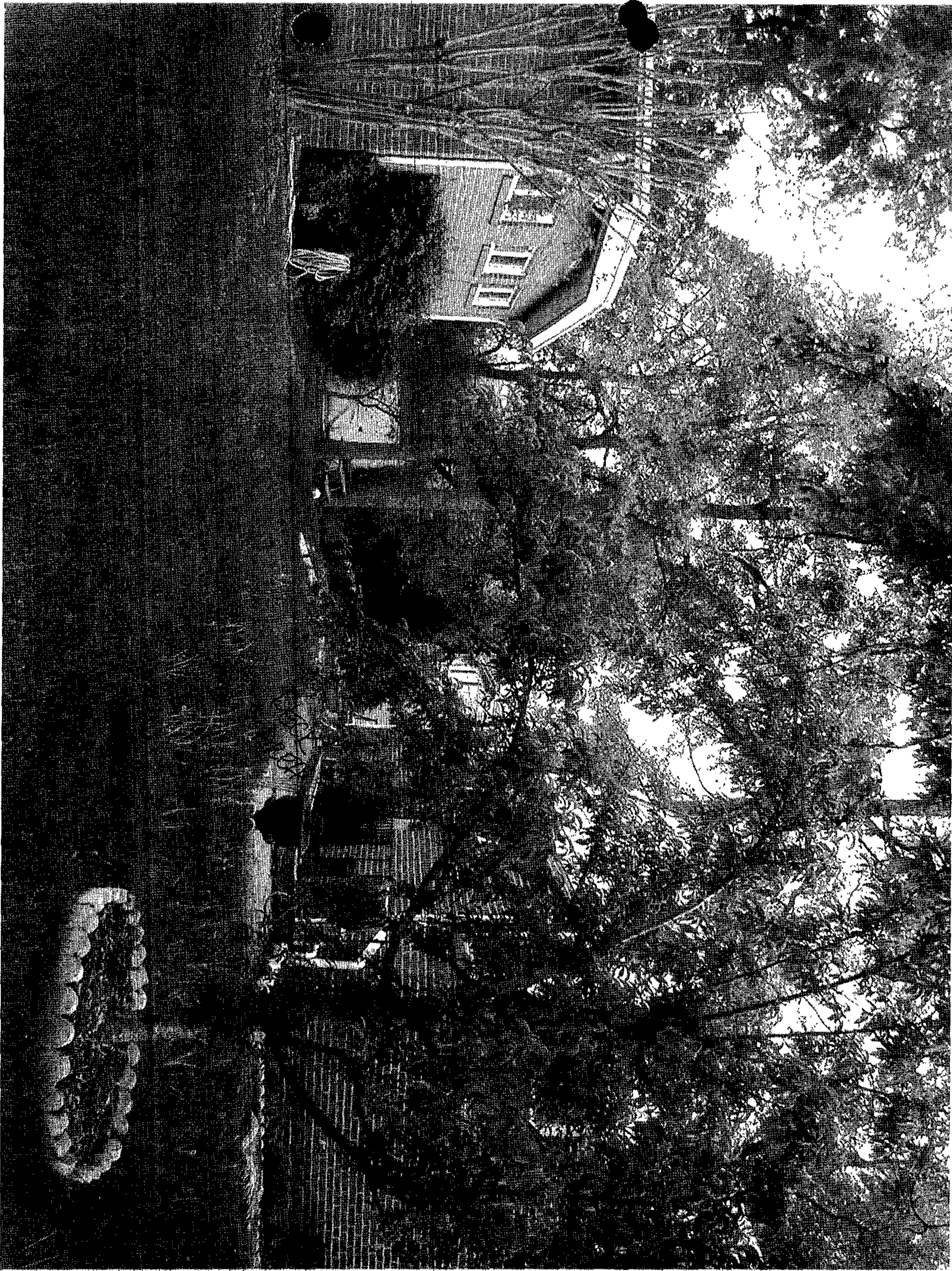
D.T.

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