

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Dovefield Road, west of
Likens Road
11th Election District
5th Councilmanic District
(20 Dovefield Road)

Charles and Carol McKinney
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-613-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, Charles and Carol McKinney. The variance request is for property located at 20 Dovefield Road. The variance request is from Sections 1B01.2.C.1, 504 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a proposed addition and existing deck with a rear yard setback of 17 feet in lieu of the required 30 feet and 22.5 feet respectively, and to amend the Final Development Plan for Lot 20 of the Likens Property Subdivision. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners state that the size of their lot is 6,300 square feet and 70 feet wide and 90 feet deep which makes it impossible to meet the required rear yard setback. There is an existing deck on the house and their lot backs to County local open space. The variance is for the proposed sunroom addition and the existing deck.

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.

7-12-06
7-12-06
7-12-06

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 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 11, 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.

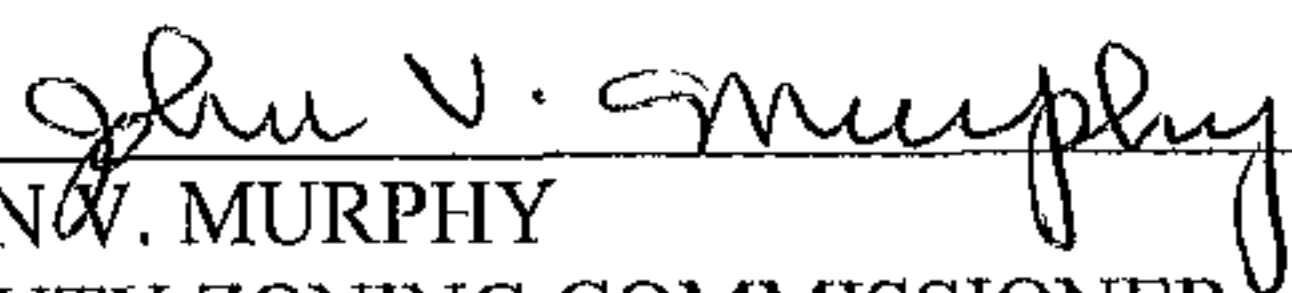
7-12-06
RZ

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 12th day of July, 2006, that a variance from Sections 1B01.2.C.1, 504 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a proposed addition and existing deck with a rear yard setback of 17 feet in lieu of the required 30 feet and 22.5 feet respectively, and to amend the Final Development Plan for Lot 20 of the Likens Property Subdivision be and is hereby GRANTED, subject to the following:

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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 12, 2006

CHARLES AND CAROL MCKINNEY
20 DOVEFIELD ROAD
BALTIMORE MD 21128

Re: Petition for Administrative Variance
Case No. 06-613-A
Property: 20 Dovefield Road

Dear Mr. and Mrs. McKinney:

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

RECEIVED FOR FILED
7-12-06
pz



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 20 Dovefield Road

AND EXISTING DSK which is presently zoned Dr5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BO1.2.C.1 AND 504, BCZR, AND 301.1

TO PERMIT A PROPOSED ADDITION WITH A REAR YARD SETBACK OF 17 FT IN LIEU OF THE REQUIRED 30 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 20, LIKENS PROPERTY ✓

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):

Charles McKinney

Name - Type or Print

Signature

Carol McKinney

Name - Type or Print

Signature

20 Dovefield Road

410-529-0262

Address

Telephone No.

Baltimore

MD

21128

City

State

Zip Code

Representative to be Contacted:

Mike Diehl

Name

7110 Golden Ring Rd

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

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 06 day of June, 2006, 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.

CASE NO.

06 613 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By 11/DO

Date 6/02/06

Estimated Posting Date 6/11/06

7-12-06

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

20 Dovefield Road
Address
Baltimore MD 21128
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):

Our problem is the size of our lot at 6,300 sq. ft. it is 70ft wide but only 90ft. Deep. This makes it impossible to meet the required rear setbacks, So we are asking for a rear setback of 17ft in lieu of the required 30ft. (There is an existing deck on our house and lot back to a Baltimore county local space 5326/163)

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.

Charles A. McKinney
Signature
Charles McKinney
Name - Type or Print

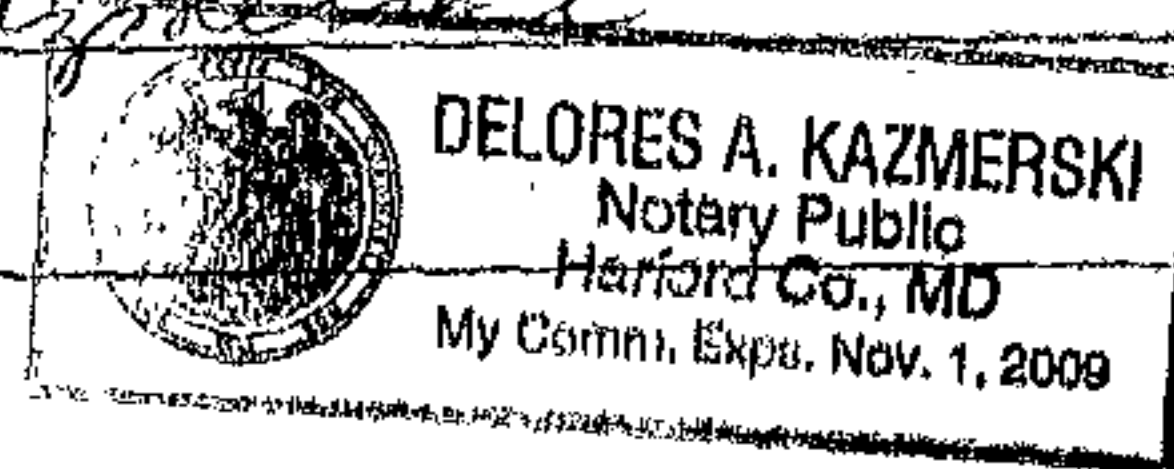
Carol McKinney
Signature
Carol McKinney
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

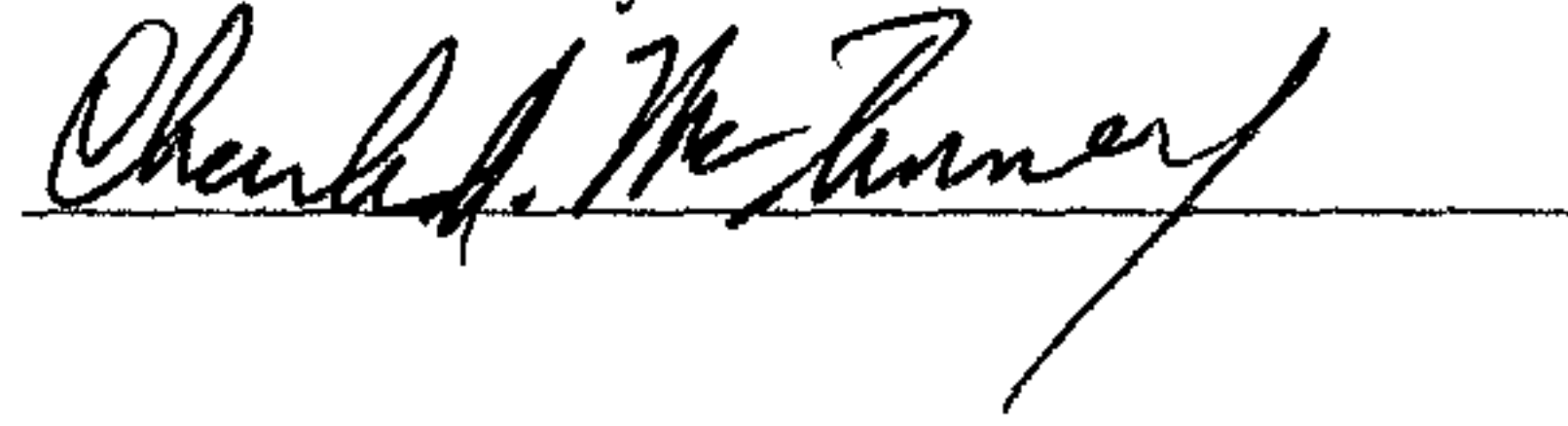
Delores A. Kazmerski
Notary Public
My Commission Expires


Case # 06-613-A

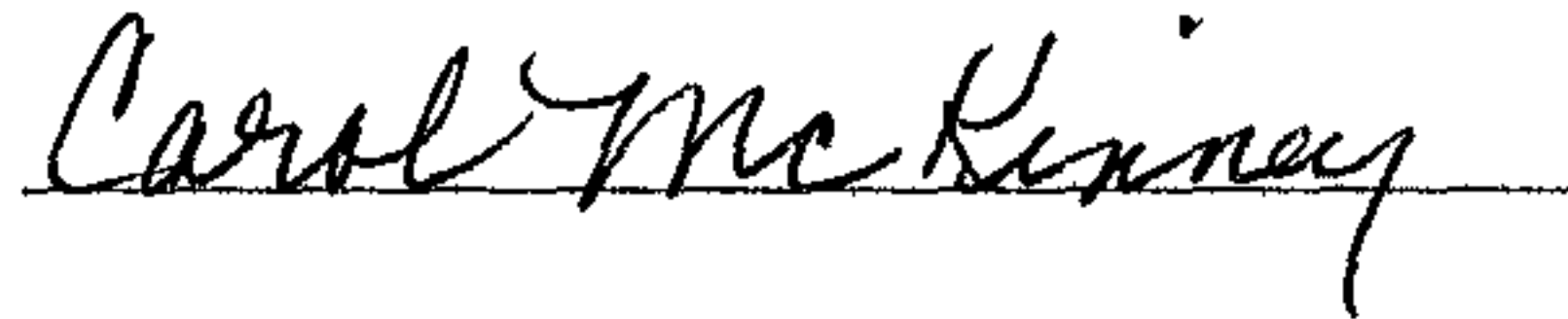
20 Dovefield Rd.

We would like to amend our affidavit in support of administrative variance (Case# 06-613-A) to also include the 10'x16' open deck with a rear set back of 17ft. in lieu of the required 22.5 ft. The deck is existing and was originally 12'x12', but it has been enlarged and reinforced to accommodate the proposed sunroom. The sunroom has 2 sets of sliding doors leading onto the open deck which has steps to grade. The deck was enlarged towards the west of the home to avoid the stairway leading to home's basement.

Charles McKinney

A handwritten signature in cursive script, reading "Charles McKinney", written over a horizontal line.

Carol McKinney

A handwritten signature in cursive script, reading "Carol McKinney", written over a horizontal line.

Zoning Description for 20 Dovefield Rd.

Beginning at a point on the West side of Dovefield Rd. which is 50 ft. wide at the distance of 50ft. West of the centerline of the nearest improved intersecting street Likens Rd which is 50 ft. wide. *Being lot #20, in the subdivision of Likens property as recorded in the Baltimore county Plat Book #72, Folio #112, containing 6,300 sq. ft. Also known as 20 Dovefield Rd. and located in the 11th election district, 5th Councilmanic District.

613

CERTIFICATE OF POSTING

RE: Case No.: 06-613-A

Petitioner/Developer: CHARLES &

CAROL MCKINNEY

Date of Hearing/Closing: 6-26-06

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: _____

20 DOVEFIELD RD

The sign(s) were posted on _____

6-11-06

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

6-12-06
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

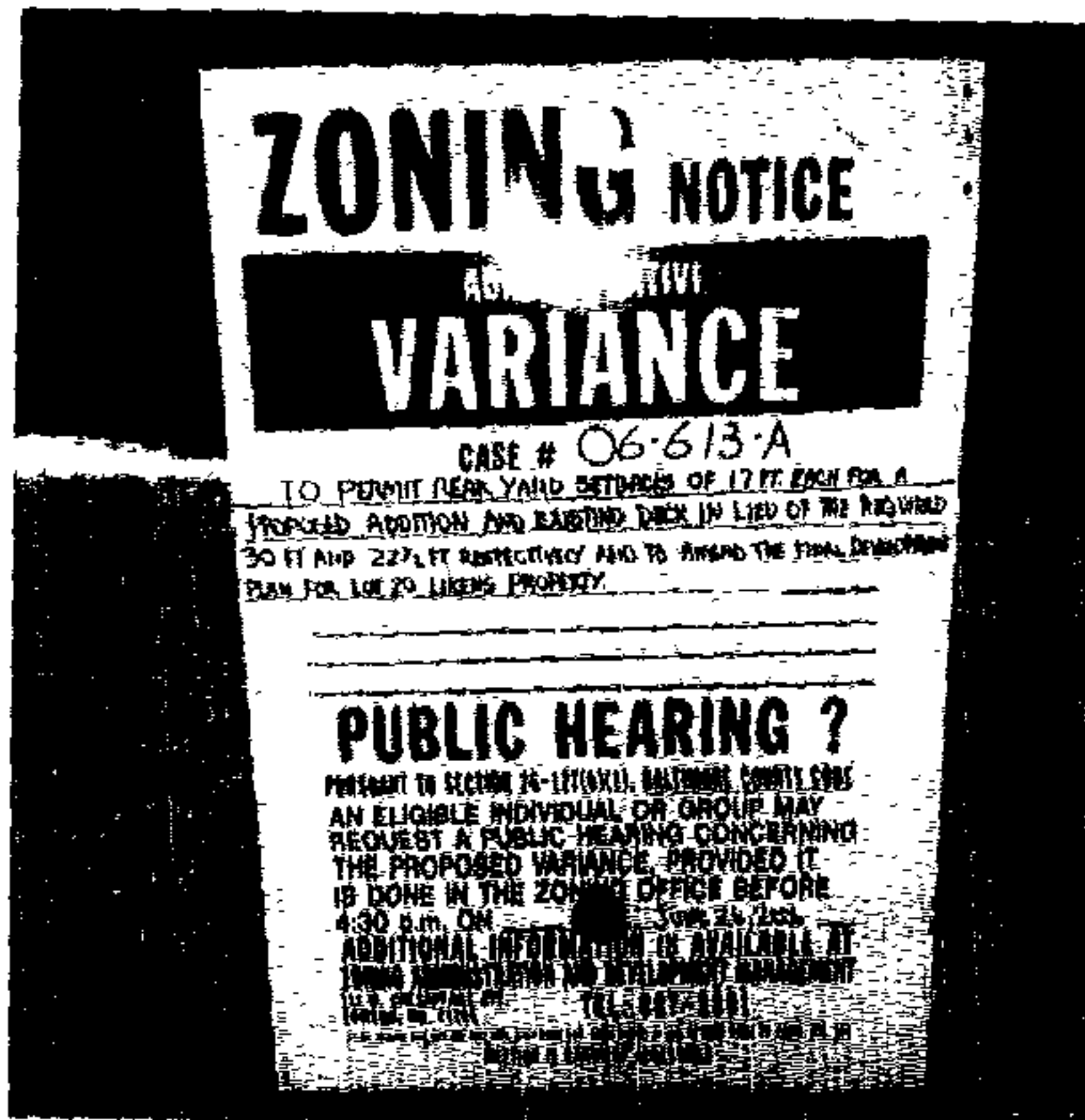
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



0216 TO G.A.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 613 -A

Address 20 DOVEFIELD RD.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/02/06

Posting Date: 6/11/06

Closing Date: 6/26/06

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- 613 -A

Address 20 DOVEFIELD RD

Petitioner's Name CHARLES + CAROL MCKINNEY

Telephone 410-524-0262

Posting Date: 6/11/06

Closing Date: 6/26/06

Wording for Sign: To Permit ~~REAR~~ REAR YARD SETBACKS OF ~~30 FT~~ 17 FT EACH FOR A PROPOSED ADDITION AND EXISTING DECK IN LEU OF THE REQUIRED 30 FT AND 22 1/2 FT. RESPECTIVELY AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 20, LEWIS PROPERTY

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: 06 613 A

Petitioner: McKinney, Charles + Carol

Address or Location: 20 Dovefield Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto Md 21221

Telephone Number: 410 780-0062



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 20 Dovefield Road
And Existing Deck which is presently zoned Dr5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1 AND 504, BCZR, TO

PERMIT A PROPOSED ADDITION WITH A REAR YARD SETBACK OF
17 FT. IN LIEU OF THE REQUIRED 30 FT. AND TO AMEND THE FINAL
DEVELOPMENT PLAN FOR LOT 20, LIKEN'S PROPERTY *And 301.1* *AND 2 1/2 FT RESPECTIVELY AND* *He*

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):

Charles McKinney

Name - Type or Print

Signature *Charles McKinney*

Carol McKinney

Name - Type or Print

Signature *Carol McKinney*

20 Dovefield Road 410-529-0262

Address Telephone No.

Baltimore MD 21128

City State Zip Code

Representative to be Contacted:

Mike Diehl

Name

7110 Golden Ring Rd 410-780-0062

Address Telephone No.

Baltimore MD 21221

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. 06 613 A

Reviewed By DB/JL Date 6/02/06

REV 10/25/01

Estimated Posting Date 6/11/06

ORDER RECEIVED 12:01 PM 6/11/06

71206

DB

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 20 Dovefield Road
Address
Baltimore MD 21128
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):

Our problem is the size of our lot at 6,300 sq. ft. it is 70ft wide but only 90ft. Deep. This makes it impossible to meet the required rear setbacks, So we are asking for a rear setback of 17ft in lieu of the required 30ft. (There is an existing deck on our house and lot back to a Baltimore county local space 5326/163)

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.

Charles McKinney
Signature
Charles McKinney
Name - Type or Print

Carol McKinney
Signature
Carol McKinney
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

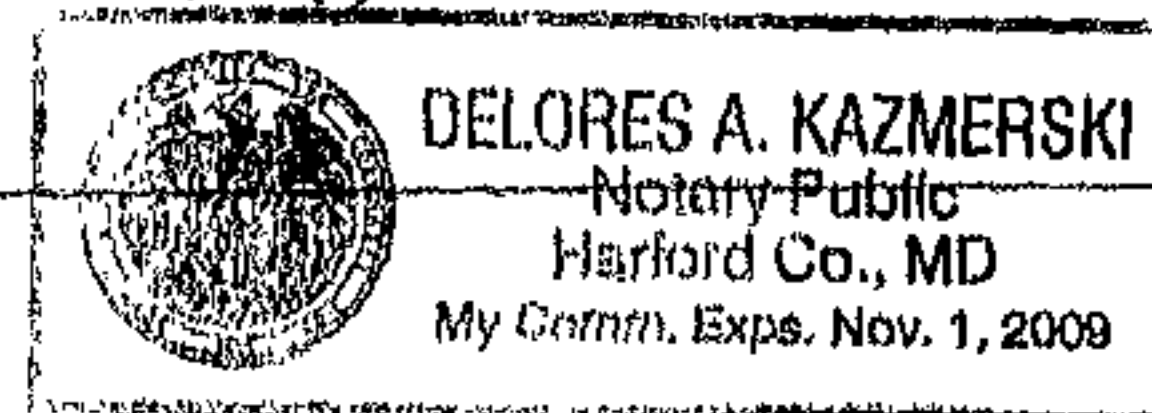
I HEREBY CERTIFY, this 28 day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

DeLores A. Kazmerski
Notary Public

My Commission Expires





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 29, 2006

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Charles McKinney
Carol McKinney
20 Dovefield Rd.
Baltimore, MD, 21128

Dear: Mr. McKinney,

RE: Case Number: 06-613-A, 20 Dovefield Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 2, 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:sma

Enclosures

c: People's Counsel
Mike Diehl 7110 Golden Ring Rd. Baltimore, MD 21221



Baltimore County
Fire Department

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

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

June 13, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: June 12, 2006

Item No.: 609, 610, 612, 613, 614, 615, 616, 617, 618, and 620.

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

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

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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2006

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

SUBJECT: 20 Dovefield Road

INFORMATION:

Item Number: 6-613

Petitioner: Charles McKinney

Zoning: DR 5.5

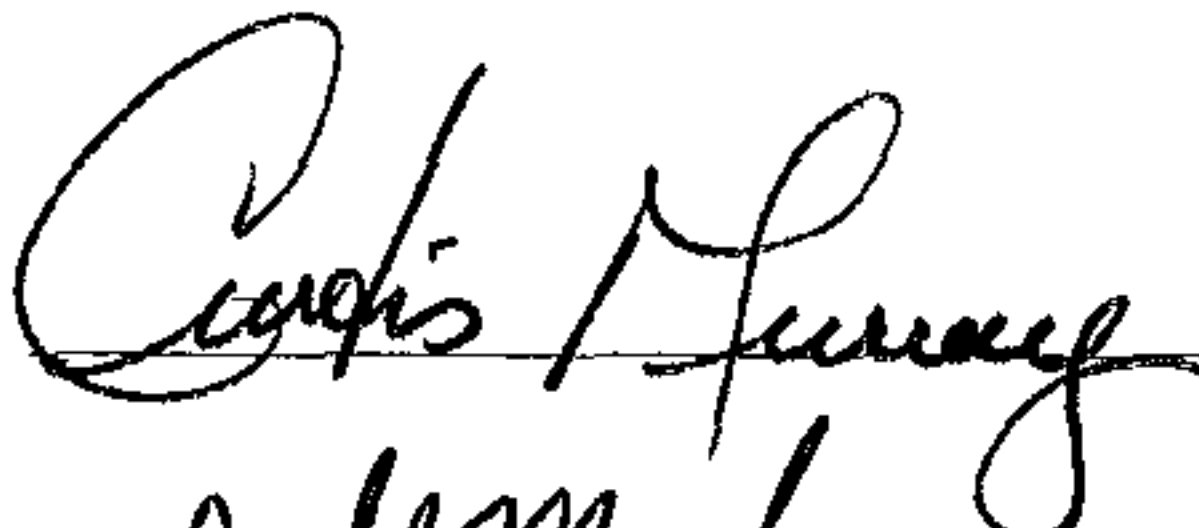
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. The petitioner's request does not appear to have any negative impacts on the surrounding community.

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

Prepared by:



Division Chief:
AFK/LL: CM



RECEIVED

JUL 11 2006

ZONING COMMISSIONER



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

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

Maryland Department of Transportation

Date: 6.13.06

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

RE: Baltimore County
Item No. 613 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
Zoning Commissioner

TRA
get Rev. Plan
June 19, 2000

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

6/23
WCM

Mr. Thomas Church
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

RE: DEVELOPMENT PLAN HEARING
(Likens Property)
11th Election District - 5th Council District
Case No. XI-799

*
See 01-328-A

Dear Mr. Church:

This letter is to follow-up our meeting this date concerning the above-captioned matter and the issue of whether variance relief for any of the lots in this development can be requested.

Based upon my review of the file, the approved development plan, and my Opinion and Order dated January 22, 1999, I agree that the note on the plan stating that no variances are permitted is erroneous. It was not my intent to preclude the ability of the property owner or its successors in title to Petition for variance relief. Indeed, my Order does not provide for any such prohibition. Rather, variance requests will be considered on a case-by-case, or lot-by-lot basis, as they are presented. In my judgment, the present note on the plan should be deleted.

Please call me if you have any further questions on the subject.

Very truly yours,

#613 [Signature]

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Carl Richards, PDM
Case File

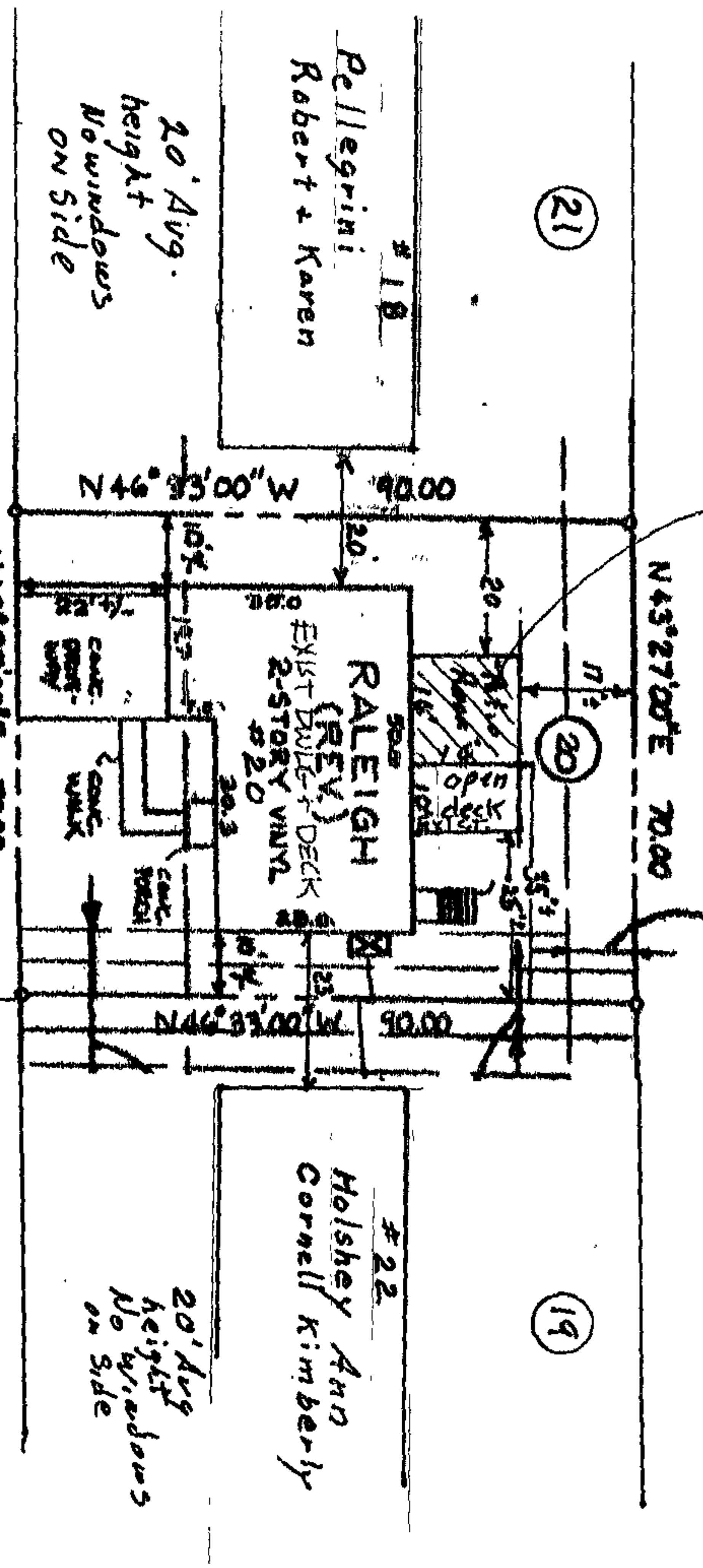


PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 20 Dovefield Rd
SUBDIVISION NAME Likens Property
PLAT BOOK # 72 FOLIO # 112 LOT # 20 SECTION #
OWNER McKinney, Charles + Carol

Balto Co. Md. Local open space
5326/143

VARIANCE FOR PROPOSED ADDITION AND EXIST DECK



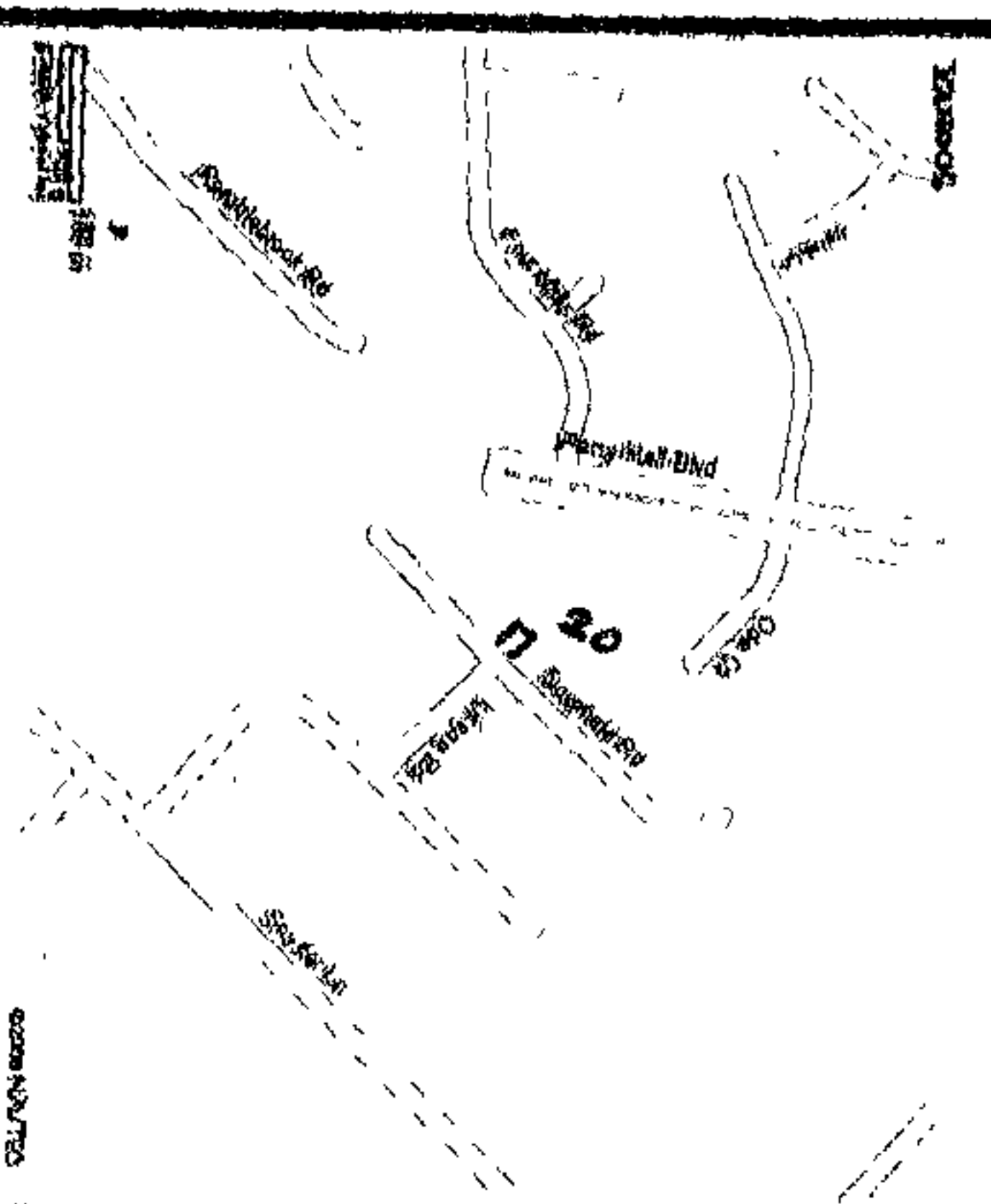
DOVEFIELD ROAD 50 R/W



PREPARED BY Gerard Andersen

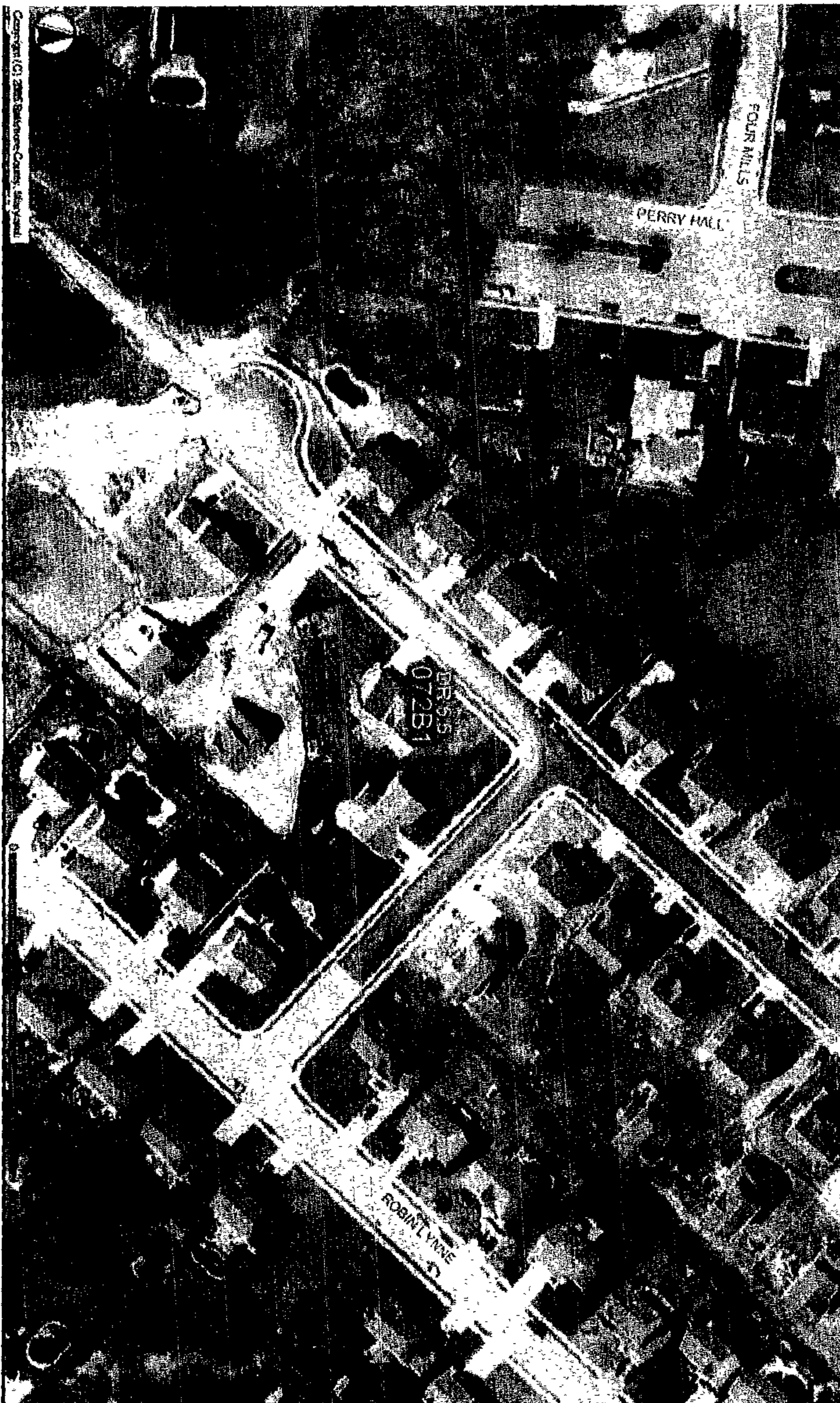
6/02/06
WITHED FOR SPANZ +
CHANGES FOR AS FILED
+ RESPONSIBLE FOR AS FILED
BY DEOP OFF.

SCALE OF DRAWING: 1" = 30'



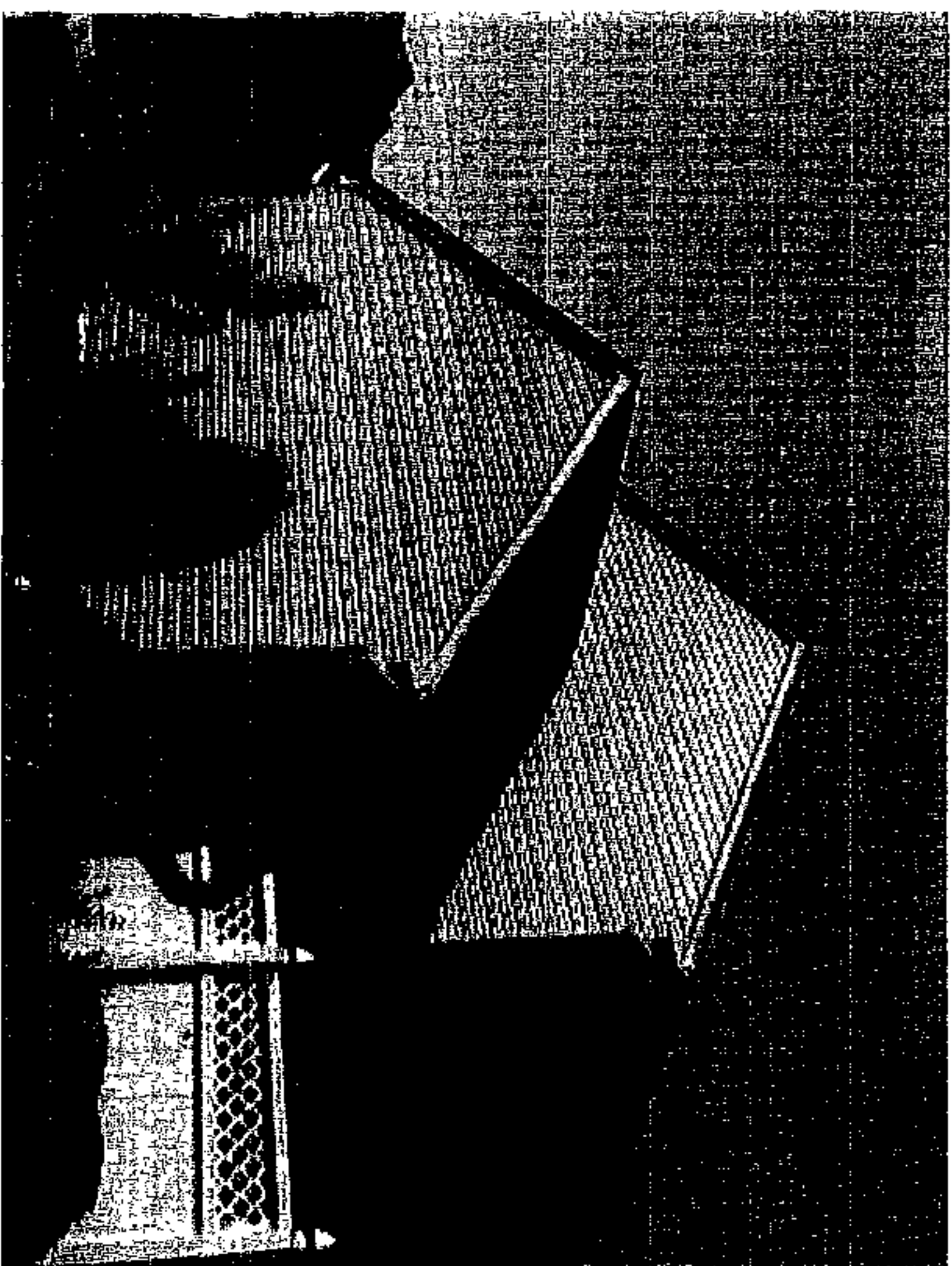
LOCATION INFORMATION			
ELECTION DISTRICT	11		
COUNCILMANIC DISTRICT	5		
1" = 200' SCALE MAP #	07281		
ZONING	DR - 5.5		
LOT SIZE	6,300		
ACREAGE	0.144		
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	☐	☒	YES
100 YEAR FLOOD PLAIN	☐	☒	NO
HISTORIC PROPERTY / BUILDINGS	☐	☒	NO
PRIOR ZONING HEARING	☒	☐	NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 106613-A CASE #

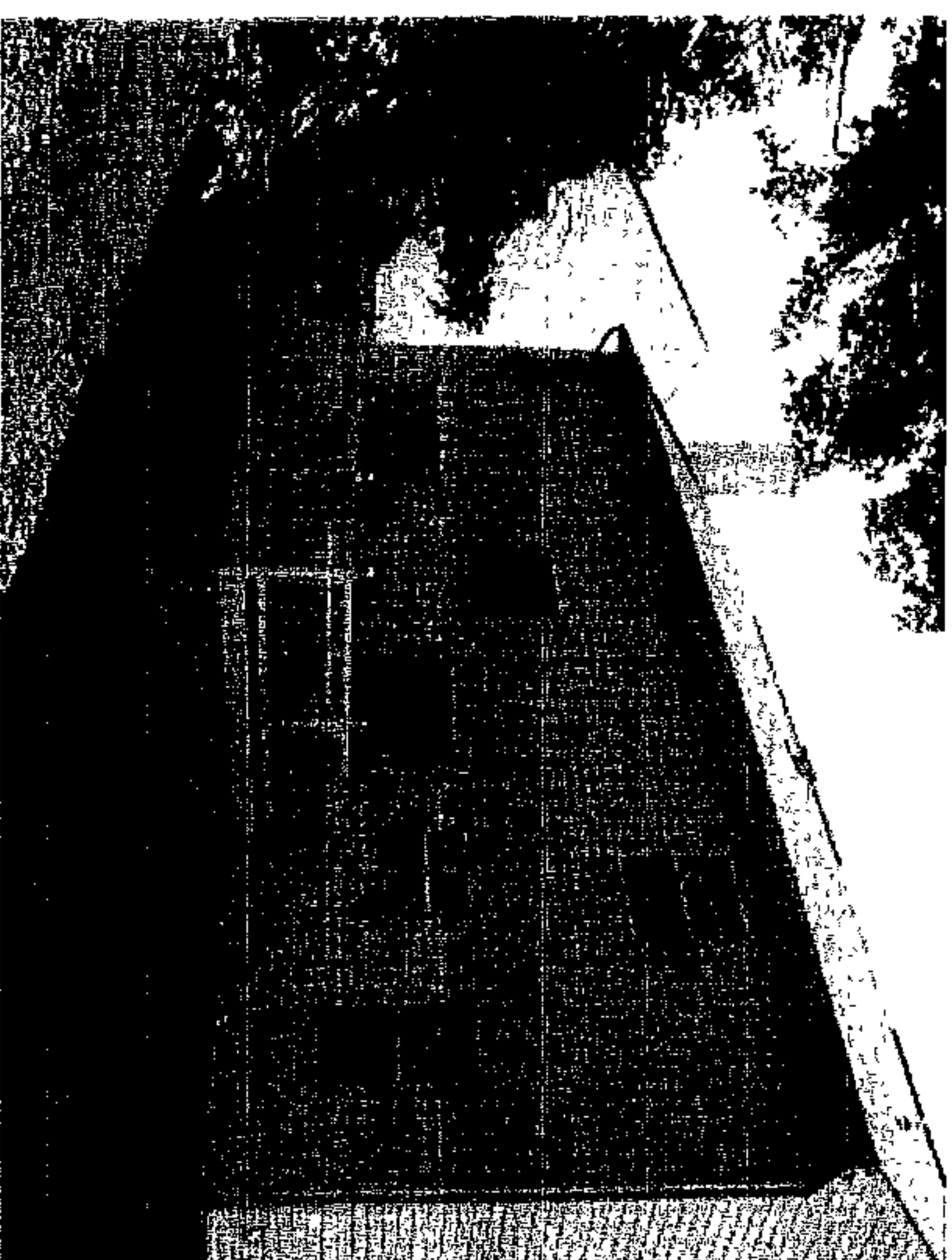


613

613



Side veiw of 22 Dovefield Rd.



20 Dovefield Rd. location of patio room
on ext. deck with a partial side veiw of
18 Dovefield rd .

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 7125

613

DATE

6/12/06

ACCOUNT

001 006 6150

AMOUNT

\$ 130.00

RECEIVED
FROM:

Chambers, D.

FOR:

Res Van + Amended ROP

20 Dorchester Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

RECEIVED BY: JIMMY

DATE

6/12/06

AMOUNT

\$ 130.00

RECEIVED BY: JIMMY

DATE

6/12/06

AMOUNT

\$ 130.00

RECEIVED BY: JIMMY

DATE

6/12/06

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