

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Kristal Court, 297 feet +/- north c/l
of Garland Avenue.
11th Election District
6th Councilmanic District
(9 Kristal Court)

Charles and Sheila Gelwicks
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-006-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 Sheila Gelwicks. The variance request is for property located at 9 Kristal Court. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition and open projections (decks) to have rear yard setbacks of 10 feet to addition, 11 feet to open projection, and a side yard to open projection of 3 feet in lieu of the required 30 feet, 22.5 feet, 7.5 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that their home was positioned too close to the rear property line to meet the front yard setback because of the angled front property line. Consequently, there is no adequate space in the rear yard for the proposed improvements of a sunroom and a 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

RECEIVED FOR FILING

8-23-06

P3

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 July 22, 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.

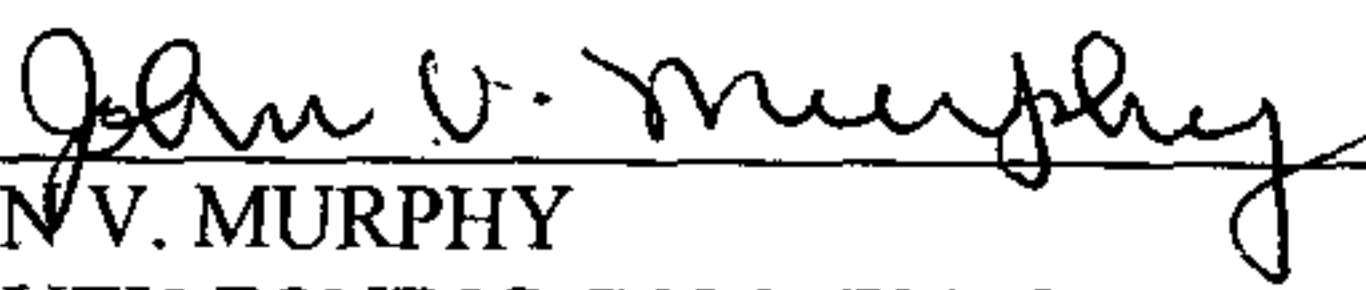
RECEIVED FOR FILING
JUL 23 2006
JUL 23 2006
JUL 23 2006

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 23rd day of August, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition and open projections (decks) to have rear yard setbacks of 10 feet to addition, 11 feet to open projection, and a side yard to open projection of 3 feet in lieu of the required 30 feet, 22.5 feet, 7.5 feet, respectively be and is hereby GRANTED, subject to the following:

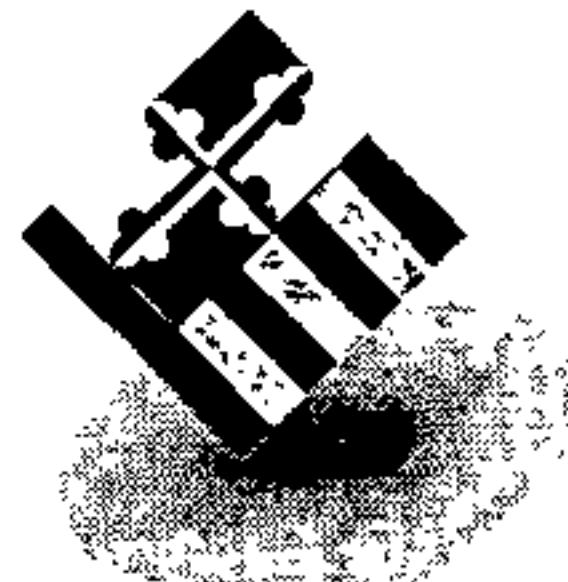
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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

RECEIVED FOR FILING
8-23-06

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 23, 2006

CHARLES AND SHEILA GELWICKS
9 KRISTAL COURT
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 07-006-A
Property: 9 Kristal Court

Dear Mr. and Mrs. Gelwicks:

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
8-23-06
pz



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 Kristal Ct.
which is presently zoned DR. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3, C.1. B02R

To permit an existing single family dwelling with addition and open projections (Deck) to have rear yard setbacks of 10' to addition, 11' to open projection and a side yard to open projection of 3' in lieu of the required 30', 22.5', 7.5' respectively

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 Gelwicks
Name - Type or Print

Signature

Sheila Gelwicks
Name - Type or Print

Signature

9 Kristal Ct. 410-256-6174

Address Telephone No.

Baltimore MD 21236

City State Zip Code

Representative to be Contacted:

Jeffrey Hailman
Name

221 Gateway Dr 410-557-0555

Address Telephone No.

Bel Air MD 21014

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. DR-2006-0001

REV 10/25/01 4-23-06

Reviewed By LTW Date 7/12/06

Estimated Posting Date 7/23/06

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.

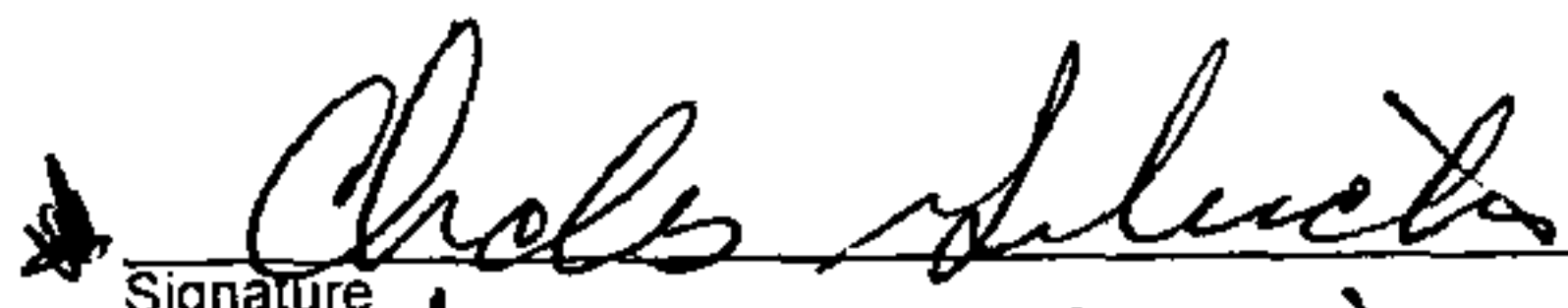
That the Affiant(s) does/do presently reside at

9 Kristal Ct
Address
Baltimore MD 21236
City State Zip Code

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

The existing SFD was positioned to close to the rear property line to meet the front yard setback, because of the angled front property line. Because of this there is no adequate space in the rear yard for enclosed improvements.

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


Signature
Charles Gelwicks
Name - Type or Print

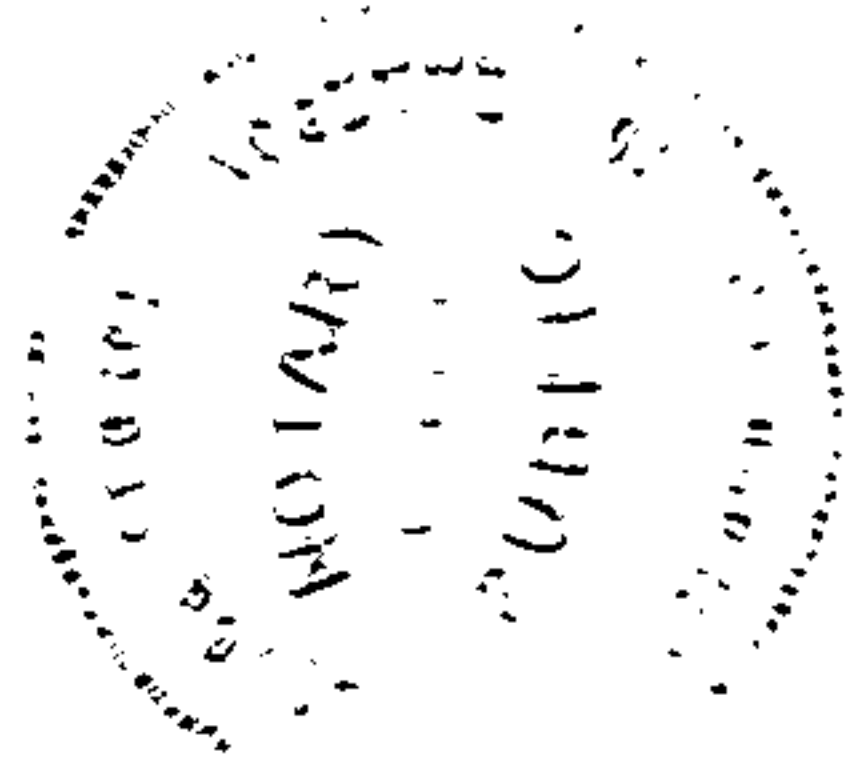

Signature
Sheila Gelwicks
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 3-1-09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9 Kristal Ct.

which is presently zoned DR S.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 B02.3.C.1. BC2R

To Permit an existing single family dwelling with addition and open projections (Deck) to have rear-yard setbacks of 10' to addition, 11' to open projection and a sideyard to open projection of 3' in lieu of the Required 30', 22.5', 7.5' Respectively

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 Gelwicks

Name - Type or Print

Signature

Shyla Gelwicks

Name - Type or Print

Signature

9 Kristal Ct. 410-256-0174

Address

Telephone No.

Baltimore MD 21236

City

State

Zip Code

Representative to be Contacted:

Jeffrey Hailman

Name

221 Gateway DR. 410-557-0555

Address

Telephone No.

Bel Air MD 21014

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. 07-006-A

REV 10/25/01

RECEIVED FOR FILM

8-23-06

Reviewed By LTN

Date

8-12-06

Estimated Posting Date

8-23-06

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

9 Kristal Ct
Address
Baltimore MD 21236
City State Zip Code

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

The existing SFD was positioned to close to the rear property line to meet the front yard setback because of the angled front property line. Because of this there is no adequate space in the rear yard for enclosed improvements.

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


Signature
Charles Gelwicks
Name - Type or Print

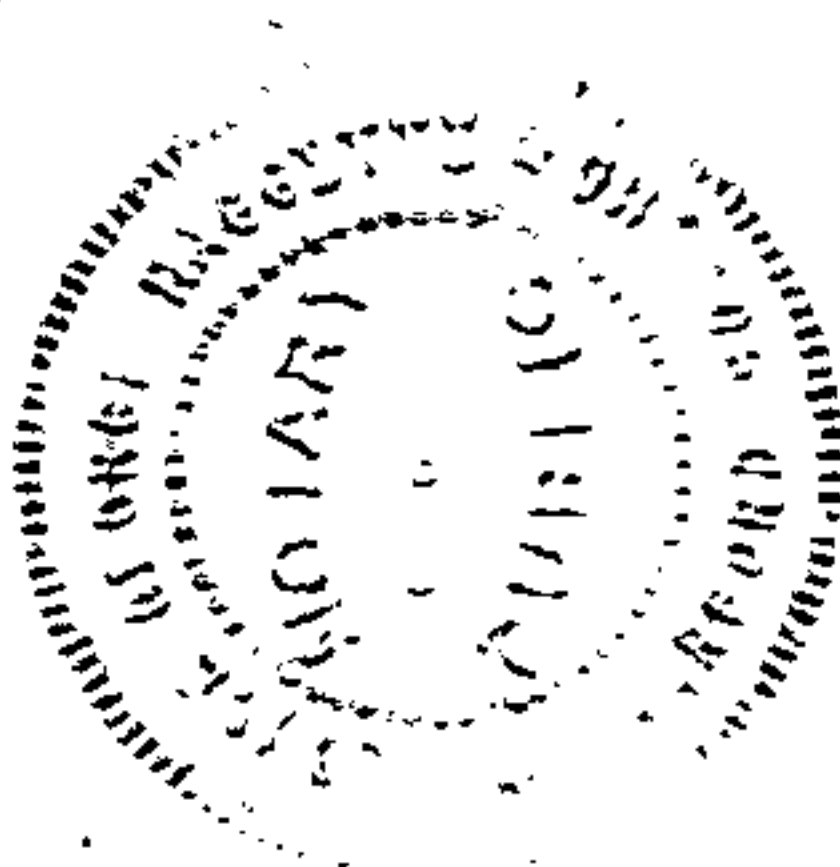

Signature
Sheila Gelwicks
Name - Type or Print

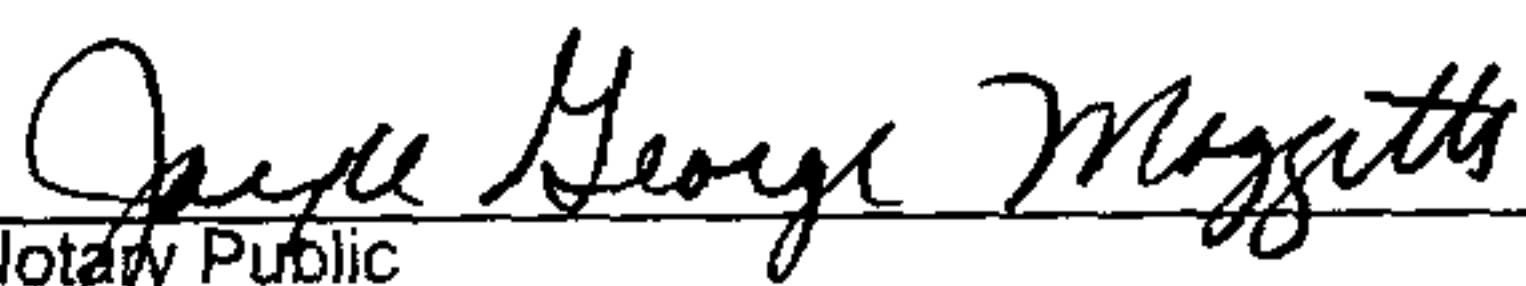
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 3-1-09

ZONING DESCRIPTION FOR 9 Kristal Court

Beginning at the point on the North side of Kristal Court which is 30 feet wide at the distance of 297 feet North of the centerline of the nearest improved intersecting street Garland Avenue which is 30 feet wide.

Being Lot # 14, Section # 2 in the subdivision of Silvergate South Addition as recorded in the Baltimore County Plat Book # 52, Folio # 126, containing 4,922 sq. feet. Also known as 9 Kristal Court and located in the 11th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3374

DATE 7/12/06 ACCOUNT 9001006-150

AMOUNT \$ 65.00

RECEIVED FROM: AMERICAN DESIGN TRUCK

FOR: D7.006-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
7/13/2006 7/12/2006 10:48:34 2
EST. 0000 000000 0000 0000
RECEIPT # 370323 7/12/2006 0000
Dept. 5 500 JONES VERIFICATION
CA. 00000000000000000000
Receipt Int. 905.00
Receipt CR 4.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-006

Petitioner/Developer: CHAS
BELWICKS ET AL

Date Of Hearing/Closing: 8/7/06

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 9 KRISTAL CT.

This sign(s) were posted on July 22/2006
(Month, Day, Year)

Sincerely,

Martin Ogle 7/24/06
(Signature of sign Poster and Date)

Martin Ogle

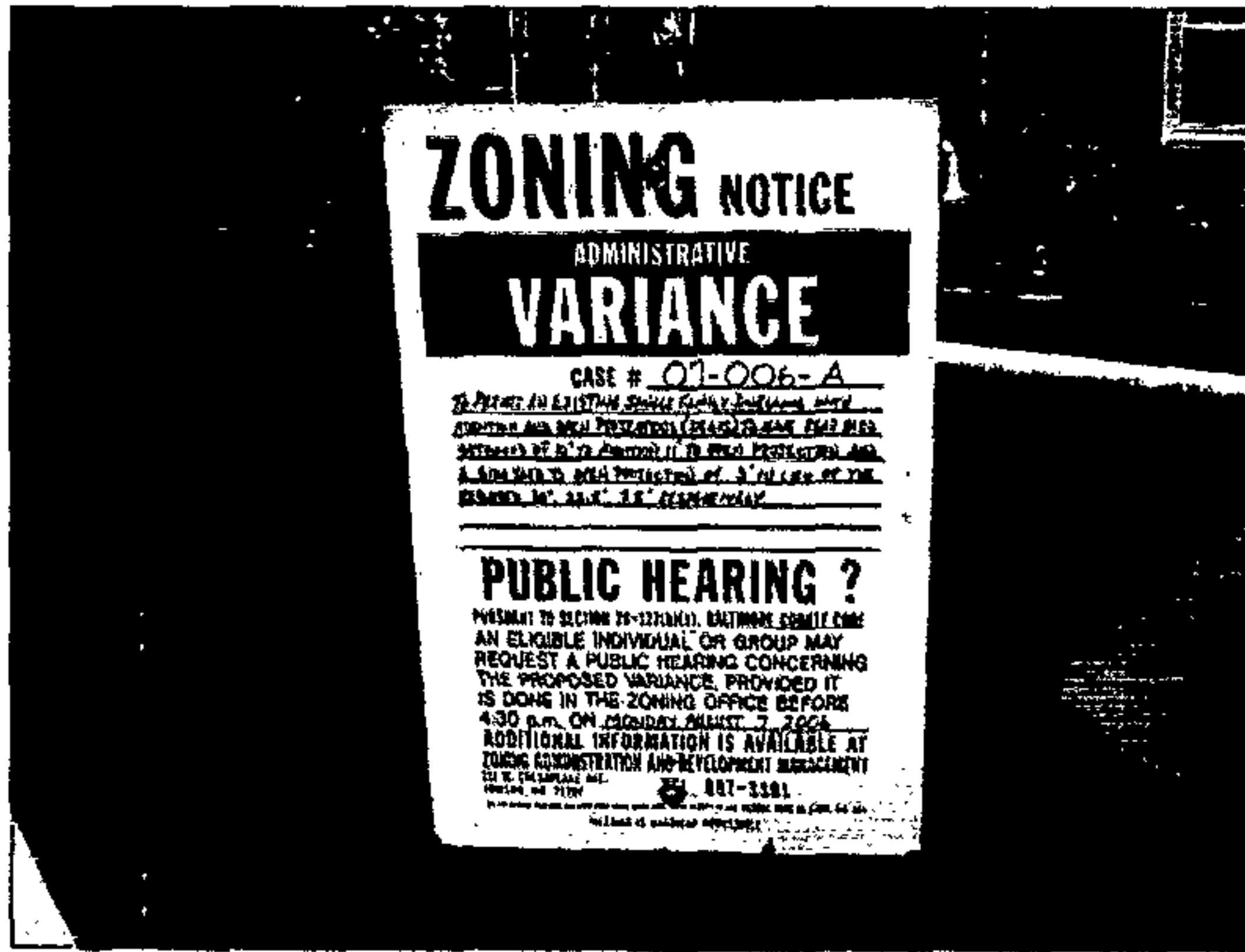
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



Walter 7/22/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 006 -A Address 9 KRISTAL CT

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/12/06 Posting Date: 7/23/06 Closing Date: 8/7/06

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 07- 006 -A Address 9 KRISTAL CT

Petitioner's Name CHAS. GELWICKS ETAL Telephone _____

Posting Date: 7/23/06 Closing Date: 8/7/06

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION AND OPEN PROJECTIONS (DECKS) TO HAVE
REAR YARD SETBACKS OF 10' TO ADDITION, 11' TO OPEN PROJECTION
AND A SIDE YARD TO OPEN PROJECTION OF 3' IN LIEU OF THE
REQUIRED 30', 22.5', 7.5' RESPECTIVELY.

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.

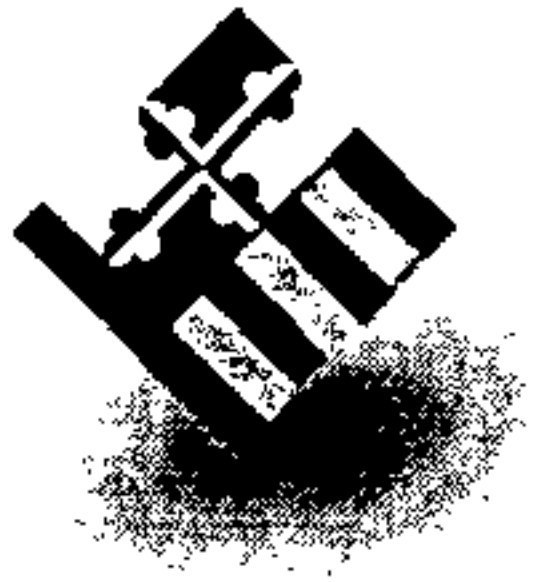
For Newspaper Advertising:

Item Number or Case Number: 07-006-A
Petitioner: Charles & Shiela Gelwicks
Address or Location: 9 Kristal Ct. Baltimore 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joe Turney - American Design and Build
Address: 221 Gateway Dr.
Bel Air MD 21014

Telephone Number: 410-557-0555



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 8, 2006

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

Charles Gelwicks
Sheila Gelwicks
9 Kristal Court
Baltimore, MD 21236

Dear Mr. and Mrs. Gelwicks:

RE: Case Number: 07-006-A, 9 Kristal Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 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
Jeffrey Hoilman 221 Gateway Drive Bel Air 21014

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
for July 24, 2006
Items Nos. 002, 003, 004, 005, 006, 007,
008, 009, 010, and 011

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 07252006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2006

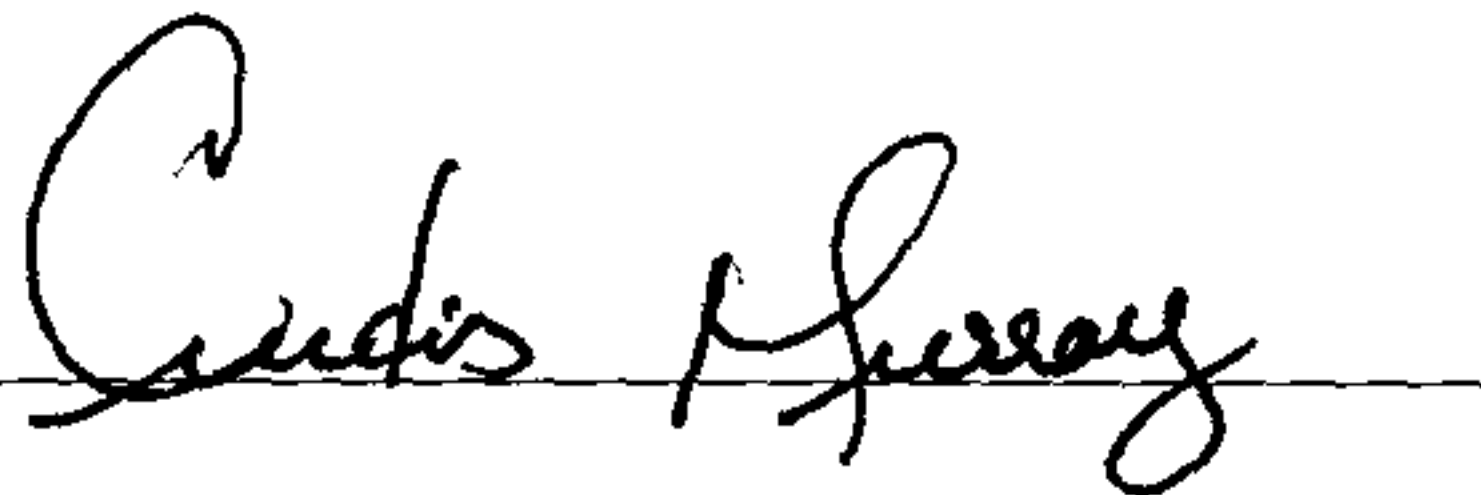
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-006- 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

AUG 18 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: 7.21.06

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

RE: Baltimore County
Item No. 006 LTM

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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

July 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 001 through 011

(006)
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



Printed with Soybean Ink
on Recycled Paper

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

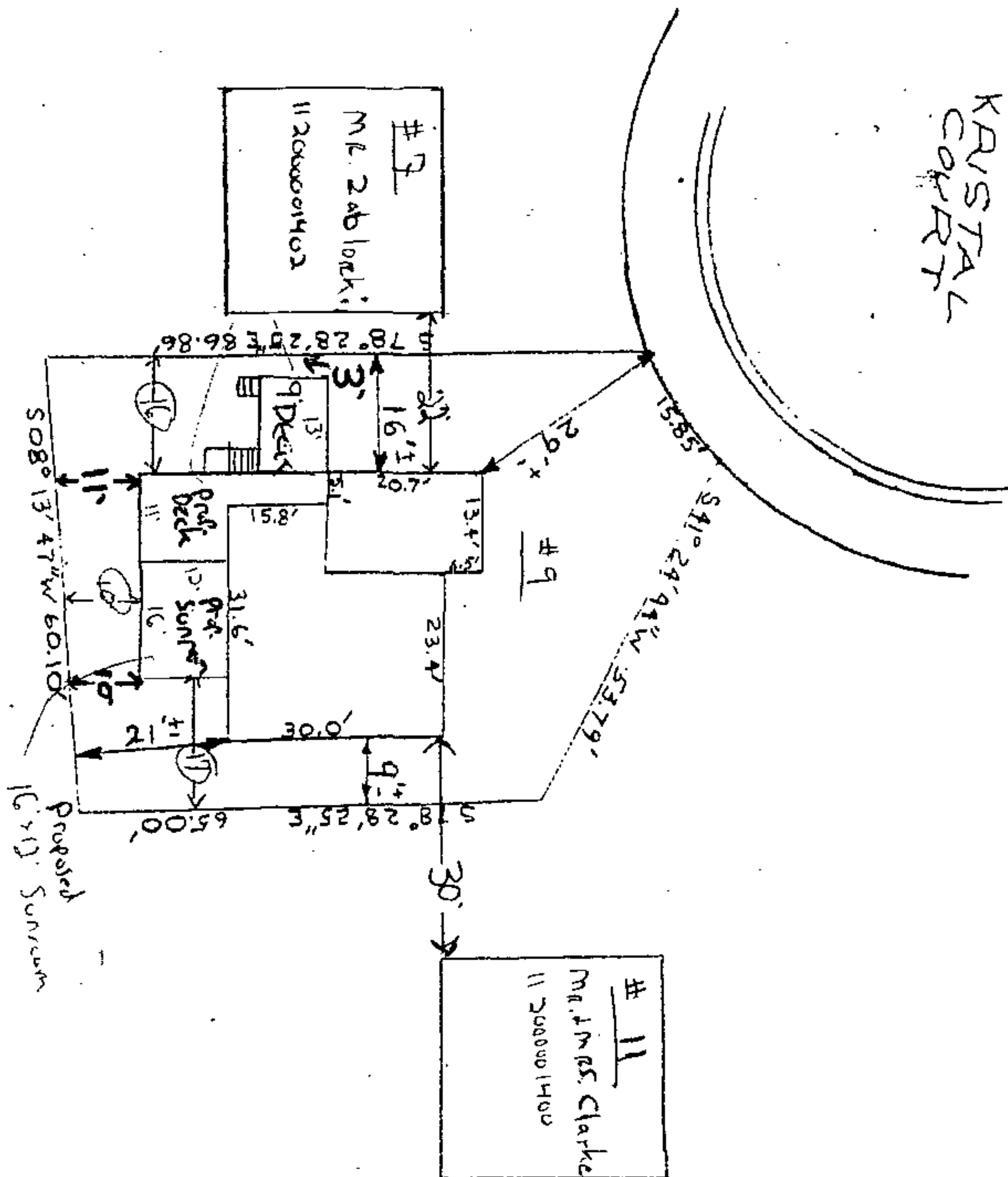
PROPERTY ADDRESS 9 Knistal Ct.

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

SUBDIVISION NAME Silvergate South Addition

PLAT BOOK # 52 FOLIO # 126 LOT # 14 SECTION # 2

OWNER Charles & Sheila Gelwick

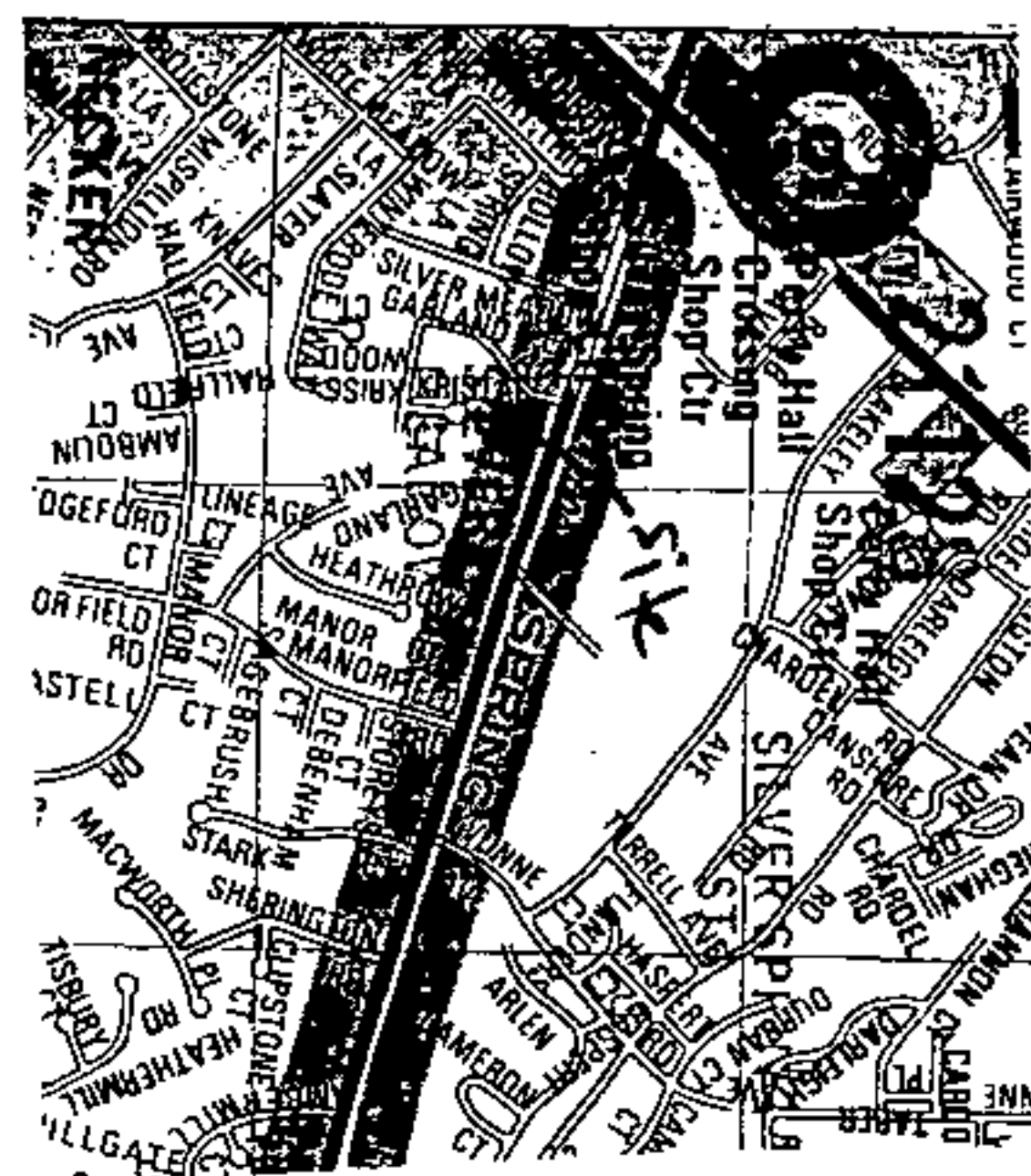


NORTH

PREPARED BY

Jeffrey Hallman

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 072A3

ZONING O.R.S.5

LOT SIZE

4922

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER

☒ ☐

WATER

☒ ☐

CHESAPEAKE BAY

☐ YES ☒ NO

CRITICAL AREA

☐ YES ☒ NO

100 YEAR FLOOD PLAIN

☐ YES ☒ NO

HISTORIC PROPERTY/

☐ YES ☒ NO

BUILDING

☐ YES ☒ NO

PRIOR ZONING HEARING

NO

ZONING OFFICE USE ONLY
REVIEWED BY CTM ITEM # 000 CASE # 0700064

006

Baltimore County - My Neighborhood





9 Kristal Ct
Baltimore 21236
Front Side of ex. SFD

006



9 kristal Ct

Baltimore 21236

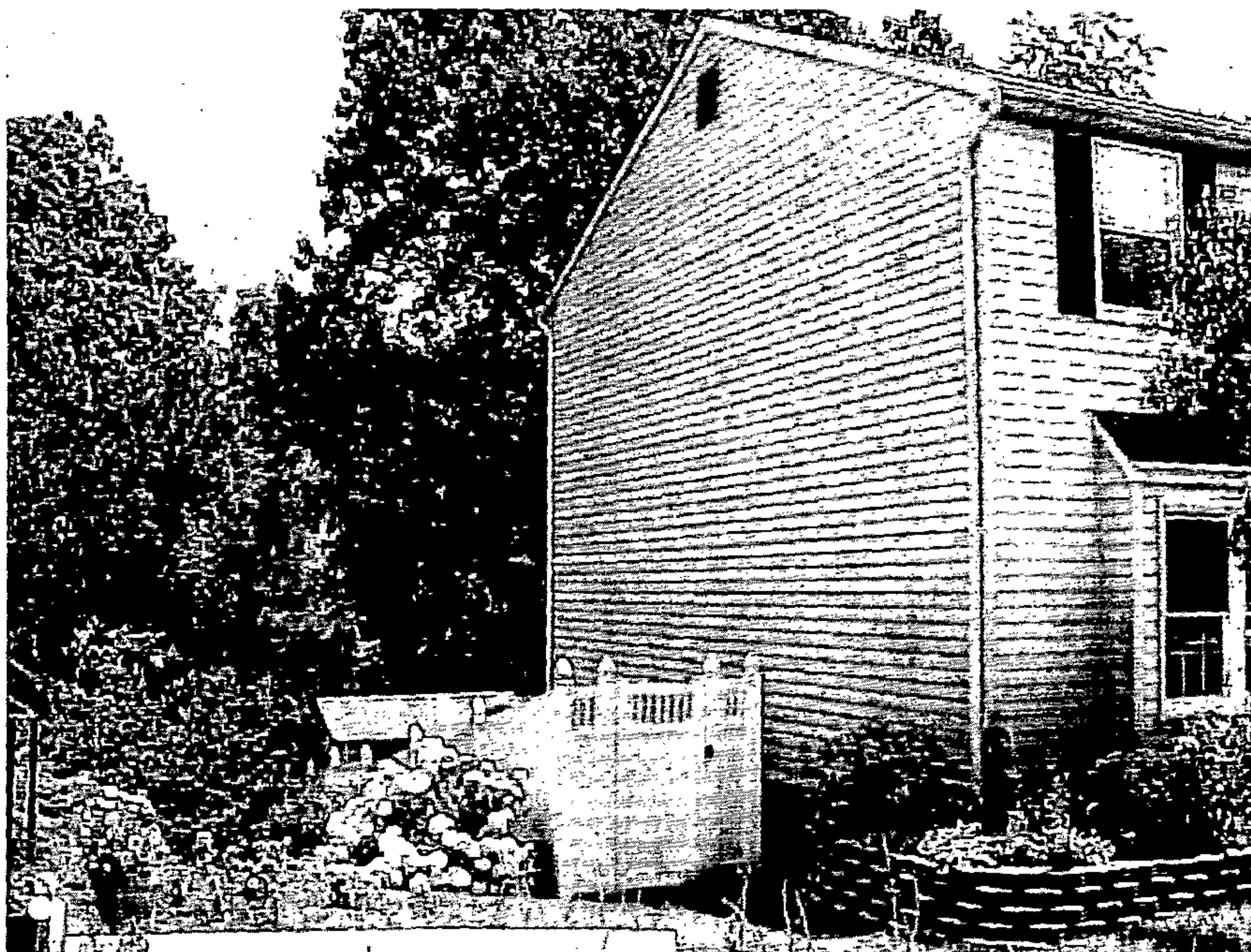
Right Side of ex. SFD

006



9 Kristal Ct.
Baltimore 21236
Rear of home and proposed
area of deck & sunroom

006



9 kristal Ct.
Baltimore 21236
left side of ex. SFD

006