

IN RE: PETITION FOR ADMIN. VARIANCE
SE corner of Keyser Road and
Fielding Road
3rd Election District
2nd Councilmanic District
(3401 Fielding Road)

Richard and Barbara Meshulam
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-045-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, Richard and Barbara Meshulam. The variance request is for property located at 3401 Fielding Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 35 feet and a rear yard setback of 37 feet in lieu of the required 40 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that their house is oriented on the lot in such a way that the proposed garage can only be added where the existing carport is located. The existing carport is too small for a suitable garage. The carport has a flat roof which does not architecturally match the house. The location of the proposed family room is the only practical location due to the interior room layout of the house. The proposed addition measures 22 feet x 49 feet.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office

RECEIVED FOR FILING
9-7-06
[Signature]

of Planning dated August 18, 2006. That office does not oppose the Petitioner's request to enclose a carport and add a family room.

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 August 13, 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.

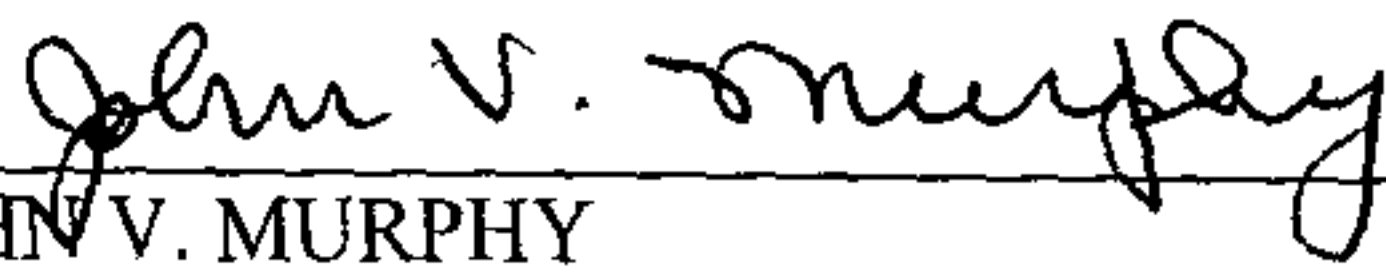
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9-7-06
P3

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 7th day of September, 2006, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 35 feet and a rear yard setback of 37 feet in lieu of the required 40 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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 7, 2006

RICHARD AND BARBARA MESHULAM
3401 FIELDING ROAD
PIKESVILLE MD 21208-1804

Re: Petition for Administrative Variance
Case No. 07-045-A
Property: 3401 Fielding Road

Dear Mr. and Mrs. Meshulam:

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

c: Thomas Huskins, 1446 Knopp Road, Jarrettsville MD 21084

FILED RECEIVED FOR FILING

9-7-06

PB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3401 FIELDING RD. PIKESVILLE, MD ²¹²⁰⁸⁻¹⁸⁰⁴
which is presently zoned DR 2

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)

see attached

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

RICHARD MESHULAM
Name - Type or Print
Richard Meshulam
Signature
BARBARA MESHULAM
Name - Type or Print
Barbara Meshulam
Signature
3401 FIELDING RD MD 410-653-3914
Address Telephone No.
PIKESVILLE MD 21208-1804
City State Zip Code

Representative to be Contacted:

THOMAS P. HUSKINS
Name
1446 KNOPP RD MD 410-557-6050
Address Telephone No.
TARRETTSVILLE MD 21084
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. 07-045-A

Reviewed By BR Date 8/2/06

REV 10/20/01 **RECEIVED FOR FILING**

Estimated Posting Date 8/13/06

9-7-06

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 3401 FIELDING ROAD
Address
PIKESVILLE MD 21208-1804
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):

- PROPOSED GARAGE AND FAMILY ROOM ADDITION:**
1. EXISTING HOUSE IS ORIENTED ON LOT ALLOWING GARAGE TO BE ADDED ONLY WHERE EXISTING CARPORT IS LOCATED.
 2. CARPORT IS TOO SMALL FOR A SUITABLE GARAGE AND EXISTING CARPORT DOES NOT MATCH HOUSE (I.E. FLAT ROOF).
 3. PROPOSE TO ADD FAMILY ROOM TO SIDE OF GARAGE TO MAKE HOUSE MORE USABLE. THIS LOCATION IS THE ONLY PRACTICE LOCATION DUE TO THE INTERIOR ROOM LAYOUT OF THE HOUSE.

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.

Richard Meshulam
Signature

Richard Meshulam
Name - Type or Print

Barbara Meshulam
Signature

BARBARA MESHULAM
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of JULY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RICHARD MESHULAM & BARBARA MESHULAM.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dawn J. Langlois
Notary Public

My Commission Expires 3/3/2009

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 3401 FIELDING RD.
Address
PIKESVILLE MD 21208-1804
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):

PROPOSED GARAGE AND FAMILY ROOM ADDITION:

1. EXISTING HOUSE IS ORIENTED ON LOT ALLOWING GARAGE TO BE ADDED ONLY WHERE EXISTING CARPORT IS LOCATED.
2. CARPORT IS TOO SMALL FOR A SUITABLE GARAGE AND EXISTING CARPORT DOES NOT MATCH HOUSE (I.E. FLAT ROOF).
3. PROPOSE TO ADD FAMILY ROOM TO SIDE OF GARAGE TO MAKE HOUSE MORE USABLE, THIS LOCATION IS THE ONLY PRACTICLE LOCATION DUE TO THE INTERIOR ROOM LAYOUT OF THE HOUSE.

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.

Richard Meshulam
Signature
Richard Meshulam
Name - Type or Print

Barbara Meshulam
Signature
BARBARA MESHULAM
Name - Type or Print

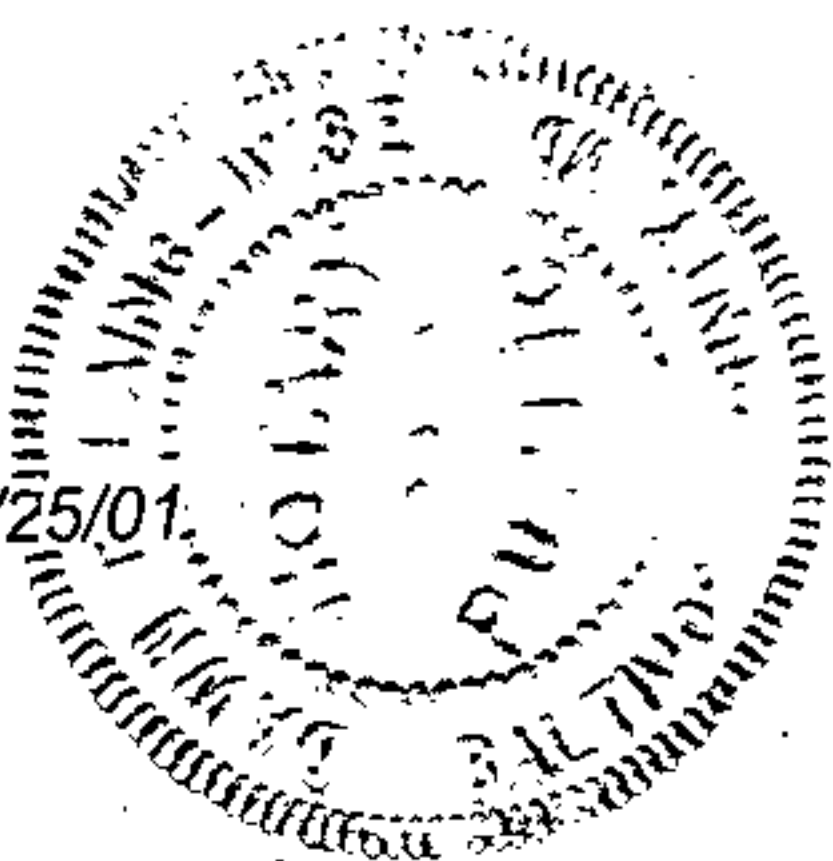
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of JULY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RICHARD MESHULAM & BARBARA MESHULAM.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dawn J. Gangluse
Notary Public
My Commission Expires 3/3/2009





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3401 FIELDING RD., PIKESVILLE, MD. ²¹²⁰⁸⁻¹⁸⁰⁴
which is presently zoned DR 2

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)

see attached

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

RICHARD MESHULAM
Name - Type or Print
Richard Meshulam
Signature
BARBARA MESHULAM
Name - Type or Print
Barbara Meshulam
Signature
3401 FIELDING RD HM
Address Telephone No.
PIKESVILLE MD 21208-1804
City State Zip Code

Representative to be Contacted:

THOMAS P. HUSKINS
Name
1446 KNOPP RD WK
Address Telephone No.
JARRETTSVILLE MD 21084
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

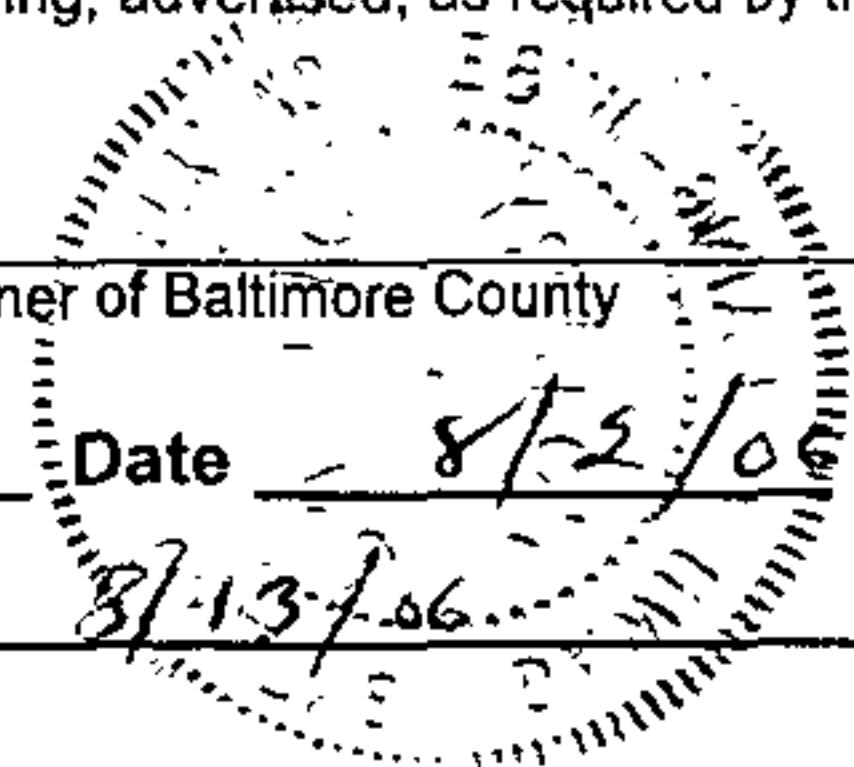
CASE NO. 07-045-A

REV 10/25/01

Reviewed By BK

Estimated Posting Date 8/13/06

Date 8/2/06



1B02.3.B to permit a side yard setback of 35 ft.
and a rear yard setback of 37 ft. in lieu of the
required 40 ft., respectively.

ZONING DESCRIPTION FOR: 3401 Fielding Road, Pikesville, MD 21208

Beginning at a point on the east side of Fielding Road which is 50 feet wide, and a point on the south side of Keyser Road which is also 50' wide. Lot is located at the southeast Corner of Keyser and Fielding Roads. Being Lot #13 Block F Section 3 in the subdivision of Glenmar as recorded in Baltimore County Plat Book #25, Folio #3 Containing 29,178 square feet. Also known as 3401 Fielding Road, Pikesville, MD 21208 And located in the 3rd election district, 2nd councilmatic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **9768**

DATE **8/3/06** ACCOUNT **Page 851-006-613.0**

AMOUNT \$ **65.00**

RECEIVED FROM: **The Corner Hardware Store**

FOR: **Accountant's Office**

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

Item # 1045

PAID RECEIPT

BUSINESS SUPPLY THE DON
 3/13/2006 0702085 1412136

DEPT 0000 BALTIMORE COUNTY
 RECEIPT # 322840 05/10/2006 0001

DEPT 5 520 200000 VERIFICATION

EX NO 000762

Receipt Tot \$55.00

\$55.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-045-A

Petitioner/Developer: RICHARD &
BARBARA MESHULAM

Date Of Hearing/Closing: 8/28/06

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 3401 FIELDING RD

This sign(s) were posted on August 13, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 8/13/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

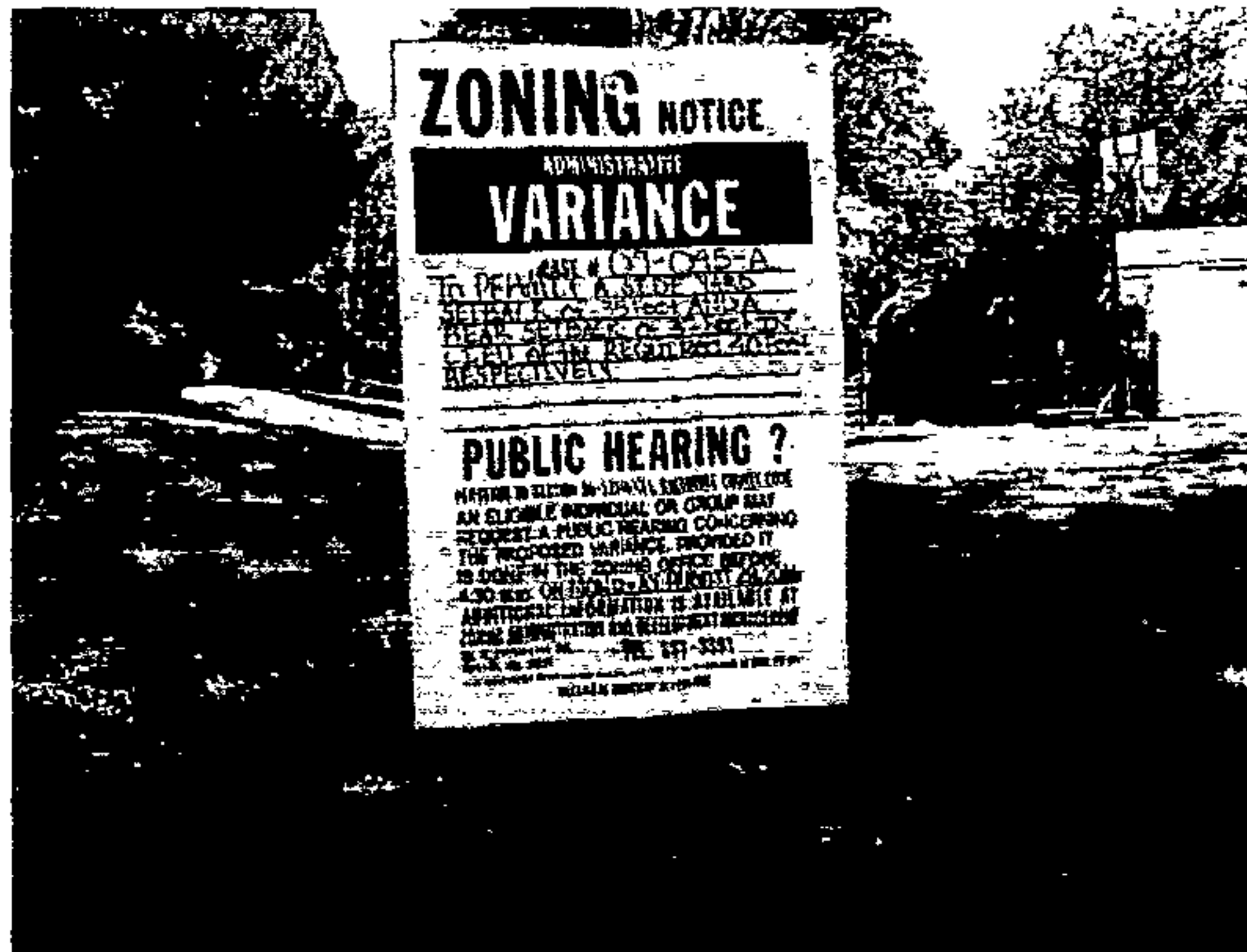
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000776 (576x432x24b jpeg)



myatm 8/13/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 045 -A

Address 3401 Fielding Rd.

Contact Person: Bruno Rulaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/2/06

Posting Date: 8/13/06

Closing Date: 8/28/06

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- 045 -A

Address 3401 Fielding Rd.

Petitioner's Name Richard & Barbara Meshulam

Telephone 410-653-3914

Posting Date: 8/13/06

Closing Date: 8/28/06

Wording for Sign: To Permit a side yard setback of 35 ft. and a rear yard setback of 37 ft. in lieu of the required 40 ft. respectively.

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: 07-045-A

Petitioner: RICHARD MESHULAM

Address or Location: 3401 FIELDING ROAD, PIKESVILLE, MD. 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD MESHULAM

Address: 3401 FIELDING ROAD, PIKESVILLE, MD. 21208

Telephone Number: (410) 653-3914



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 29, 2006

Richard Meshulam
Barbara Meshulam
3401 Fielding Road
Pikesville, MD 21208-1804

Dear Mr. and Mrs. Meshulam:

RE: Case Number: 07-045-A, 3401 Fielding Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Thomas P. Huskins 1446 Knopp Road Jarrettsville 21084

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

August 17, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 14, 2006

Item No. 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055 and 056.

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

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2006
Item Nos. 045, 046, 047, 048, 050, 051, 052,
053, 054, 055, and 056

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-08162006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2006

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

RECEIVED

SUBJECT: 3401 Fielding Road

AUG 22 2006

INFORMATION:

Item Number: 7-045

ZONING COMMISSIONER

Petitioner: Richard and Barbara Meshulam

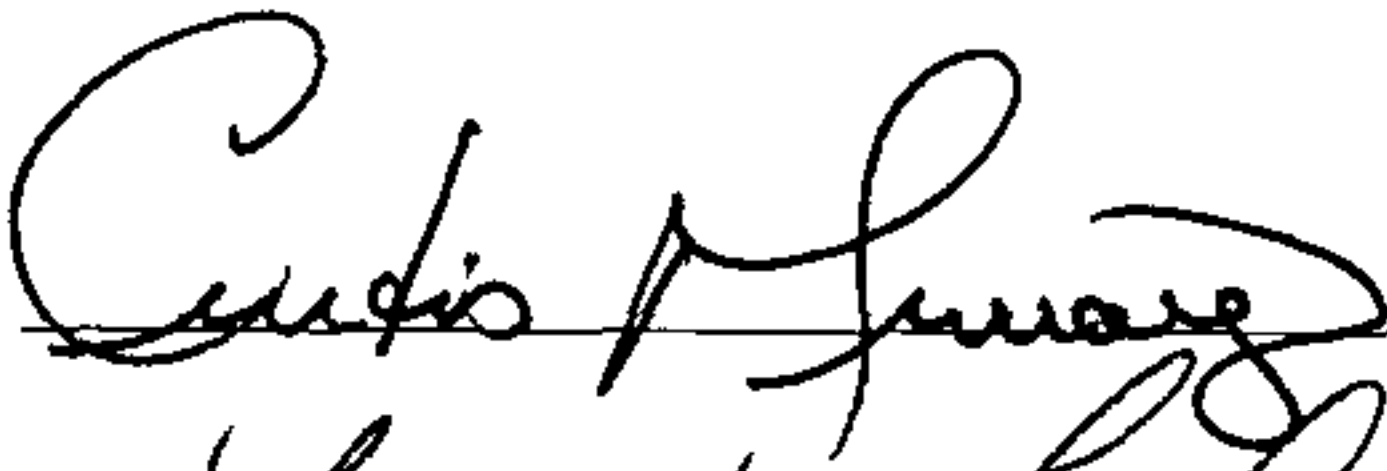
Zoning: DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to enclose a carport and add a family room.

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

Prepared by: 

Division Chief: 
AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 8.15.01

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

RE: Baltimore County
Item No. 045 BPR

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).

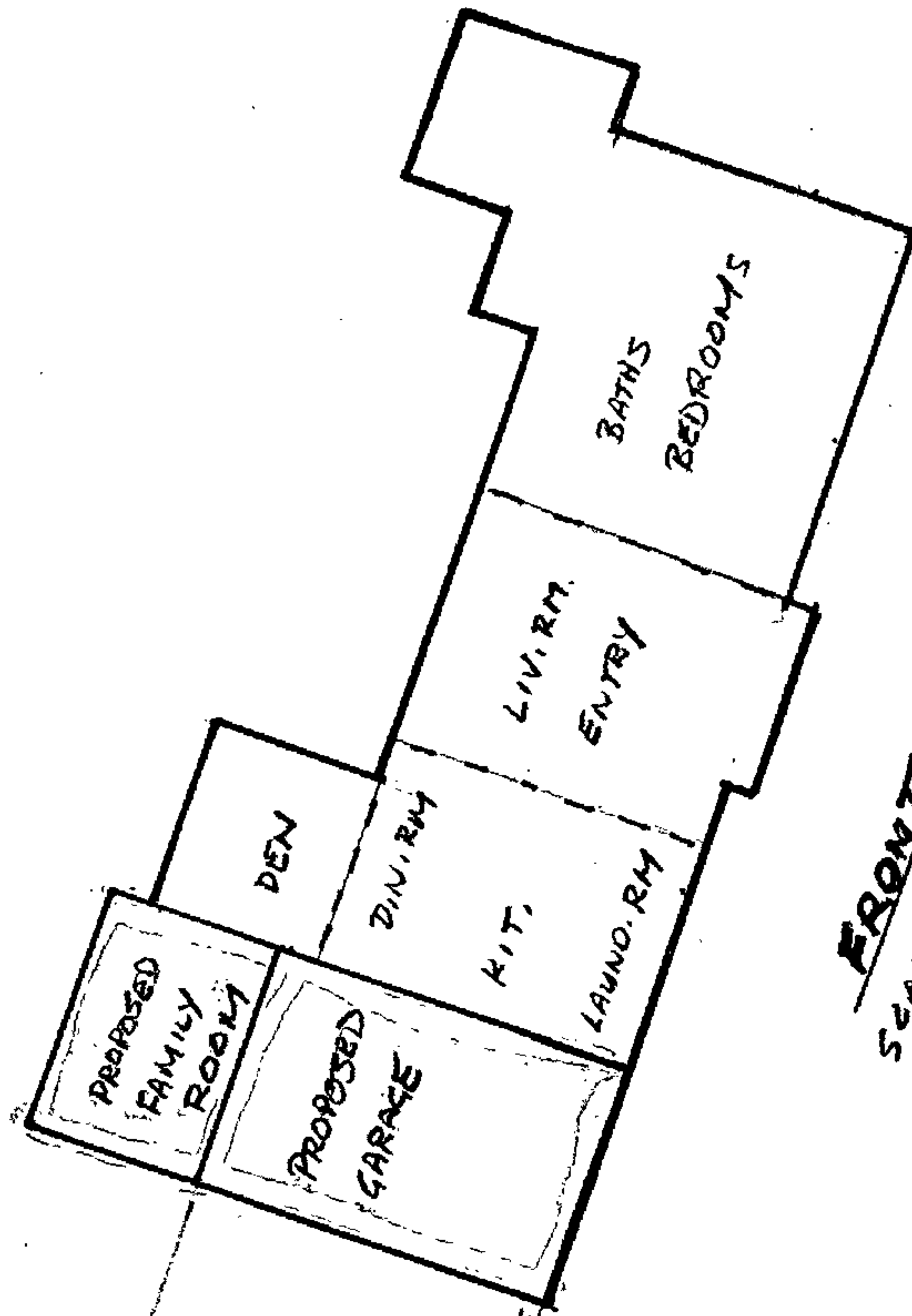
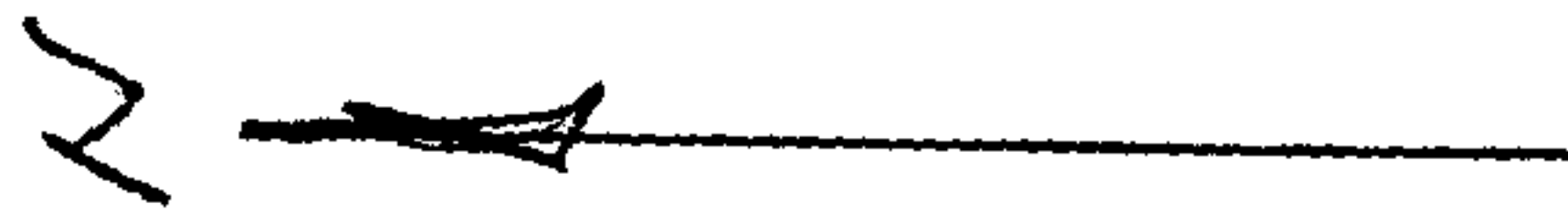
Very truly yours,

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



FRONT
SCALE 1" = 20'

DRIVEWAY

4301 FIELDING ROAD
INTERIOR LAYOUT

3401 FIELDING ROAD, PIKESVILLE, MD. 21208 → N

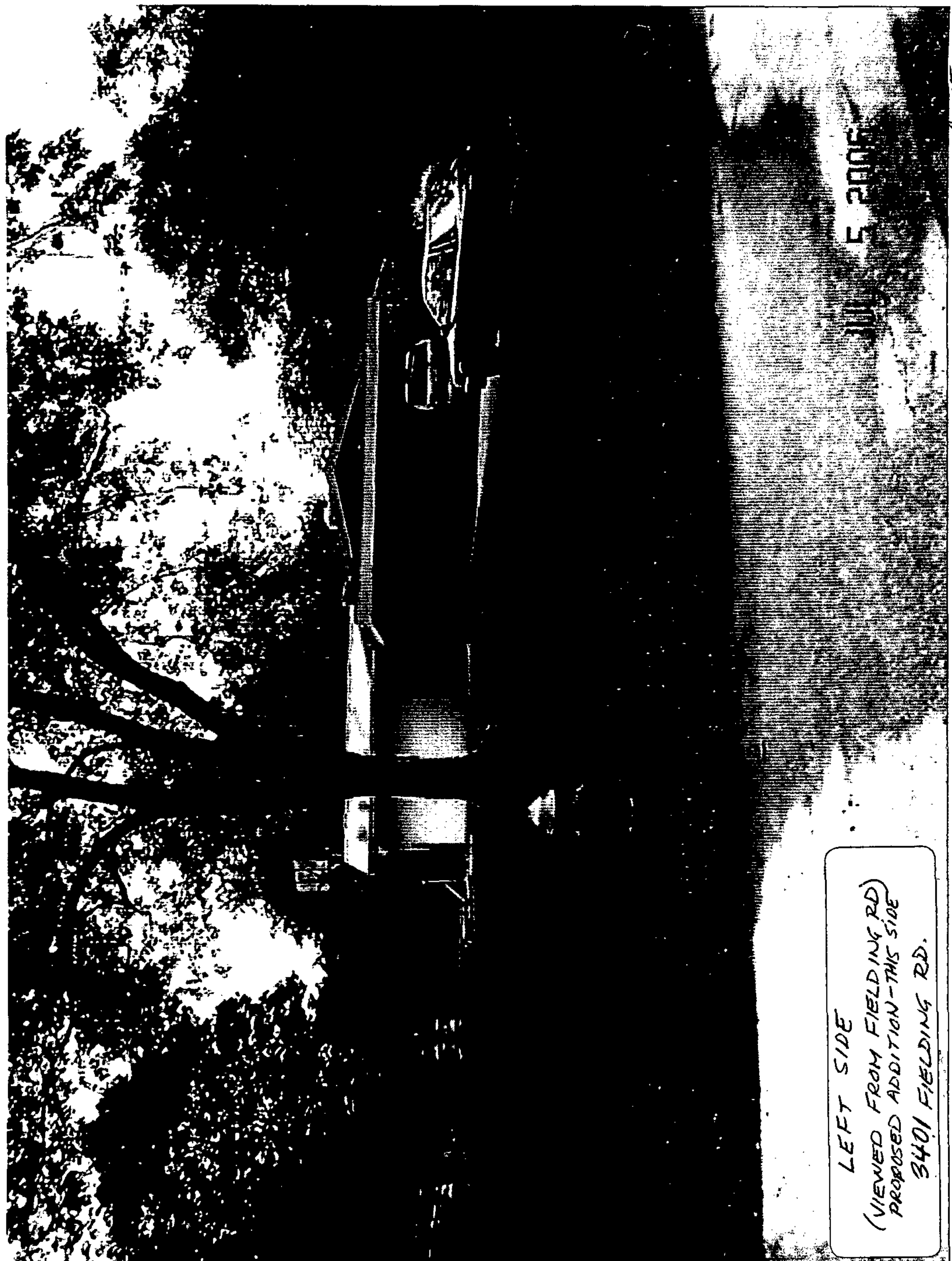
Baltimore County - My Neighborhood



#045



REAR
(FROM KEYSER RD)
3401 FIELDING RD.



LEFT SIDE
(VIEWED FROM FIELDING RD)
PROPOSED ADDITION-THIS SIDE
3401 FIELDING RD.

JUL 5 2005



FRONT
3401 FIELDING RD.



EAST 3300 JANELLEN
NEIGHBOR'S HOUSE "T"
(REAR RIGHT SIDE)
VIEWED FROM KEXER RD.



3403 FIELDING ROAD
(NEIGHBOR TO SOUTH) FRONT

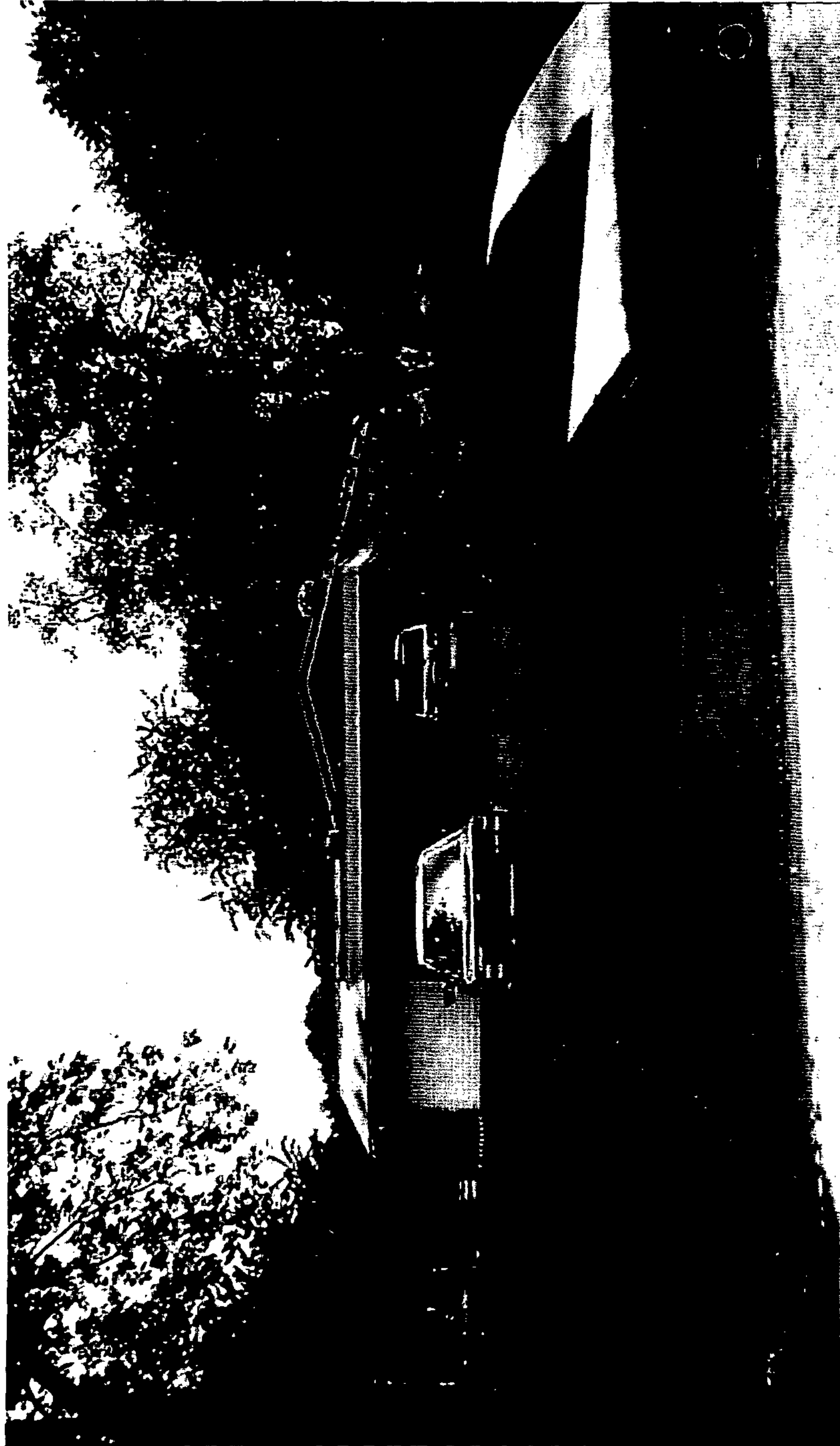
JUL 5 2006

#045

FRONT / LEFT SIDE
(VIEWED FROM FIELDING RD)
3401 KEYSER RD.

#045





LEFT SIDE
(VIEWED FROM FIELDING RD)
3401 FIELDING RD.

JUL 5 2006