

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Rambling Drive at Knollview Court
1st Election District
1st Councilmanic District
(904 Rambling Drive)

Kenneth, Jr. and Ronda Thomas
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*

* CASE NO. 07-142-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, Kenneth, Jr. and Ronda Thomas. The variance request is for property located at 904 Rambling Drive. The variance request is from Sections 1B02.3.B and 111.C.3 (1945-1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition to have a side yard of 3 feet and a rear yard of 3 feet in lieu of the required 7 feet and 15 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that Mr. Thomas has multiple sclerosis and it has become a hardship to enter the home which has steps at the entrance. The proposed addition will allow him to exit his vehicle and go immediately onto an elevated sidewalk on the south side to enter the home through the kitchen area. The new addition will have a handicap accessible bathroom.

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 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

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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 October 8, 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.

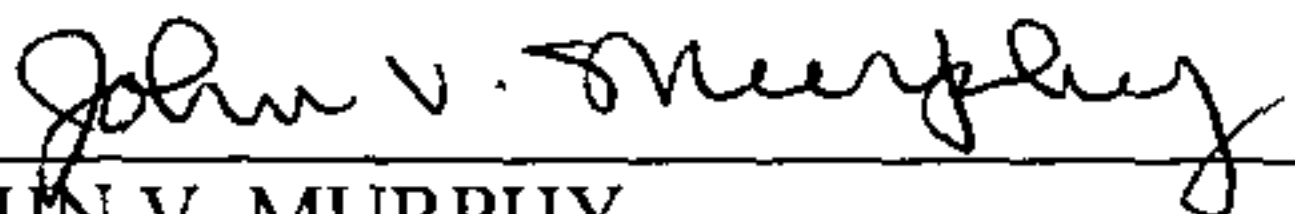
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 26th day of October, 2006, that a variance from Sections 1B02.3.B and 111.C.3 (1945-1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family

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dwelling with addition to have a side yard of 3 feet and a rear yard of 3 feet in lieu of the required 7 feet and 15 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.

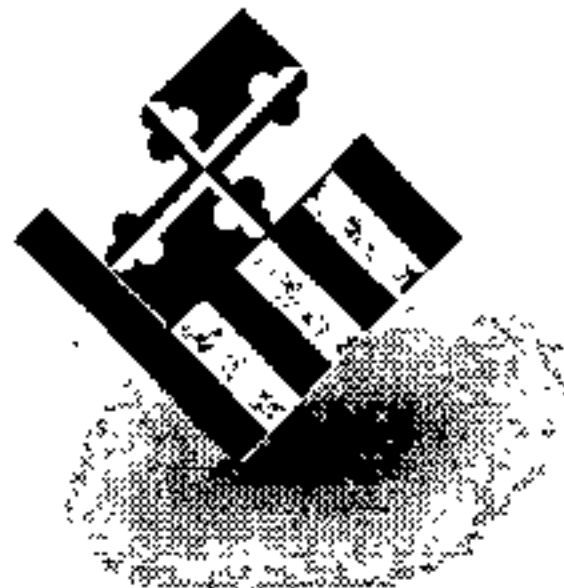
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

COULD NOT BE RECEIVED FOR FILING
DATE 10-26-06
BY [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 26, 2006

KENNETH, JR. AND RONDA THOMAS
904 RAMBLING DRIVE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 07-142-A
Property: 904 Rambling Drive

Dear Mr. and Mrs. Thomas:

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

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10-26-06

PZ



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 904 Rambling Dr.
which is presently zoned DR2

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) 1B02.3.B. B2R

TO PERMIT AN EXISTING
SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDEYARD OF 3' AND A
REARYARD OF 3' IN LIEU OF THE REQUIRED 7' AND 15'
RESPECTIVELY.

111.C.3 1945-1955 B2R

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):

Kenneth Thomas, Jr.

Name - Type or Print

Signature

Ronda Thomas

Name - Type or Print

Signature

904 Rambling Dr. 410.744.1780

Address

Telephone No.

Catonsville Md 21228

City

State

Zip Code

Representative to be Contacted:

Ken Thomas

Name

904 Rambling Dr. 410.744.1780

Address

Telephone No.

Catonsville Md 21228

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 10/25/01 day of October 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. 07-142-A

Reviewed By CTM

Date 9/21/06

REV 10/25/01

Estimated Posting Date 10/2/06

10-26-06

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

904 Rambling Dr.
Address
Catonsville Md 21228
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):

I, Ken Thomas, have multiple Sclerosis and it has become a hardship to enter my home, which has steps at the entrance. The proposed construction will allow me to exit my vehicle and go immediately onto an elevated sidewalk on the south side to enter my home through the kitchen area.

It has also become difficult for me to step into the tub. The new addition will have a handicap-accessible bathroom.

The north side has topo conflicts.

If the variance isn't granted, I have to take my scooter apart, as I'm now doing, which has become difficult due to my immobility. I would also need to reconstruct the front of the home and it still wouldn't solve not having a handicap-accessible bathroom.

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]
Signature
Kenneth Thomas Jr
Name - Type or Print

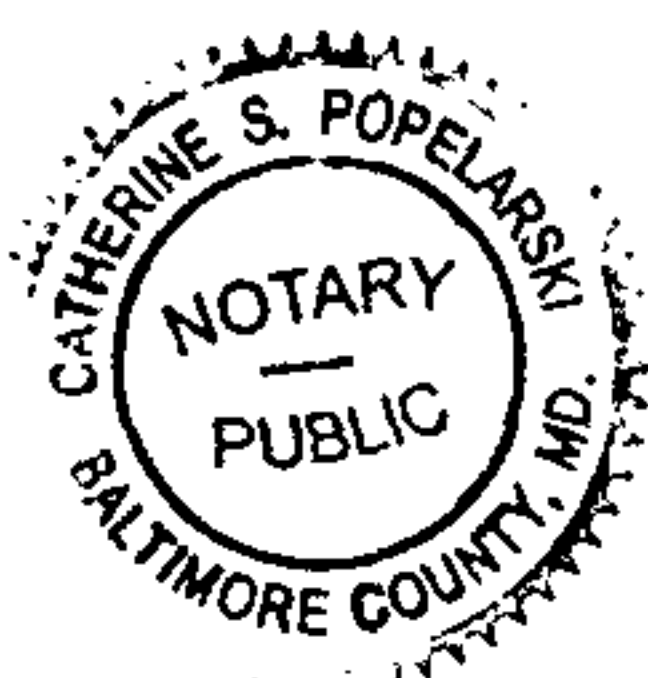
[Signature]
Signature
Ronda Thomas
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of September 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Catherine S. Popelarsky
Notary Public
My Commission Expires 4-08-09

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 904 Rambling Dr.
Address
Catonsville Md 21228
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):

I, Ken Thomas, have multiple Sclerosis and it has become a hardship to enter my home, which has steps at the entrance. The proposed construction will allow me to exit my vehicle and go immediately onto an elevated sidewalk on the south side to enter my home through the kitchen area.

It has also become difficult for me to step into the tub. The new addition will have a handicap-accessible bathroom.

The north side has topo conflicts.

If the variance isn't granted, I have to take my scooter apart, as I'm now doing, which has become difficult due to my immobility. I would also need to reconstruct the front of the home and it still wouldn't solve not having a handicap-accessible bathroom.

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]
Signature
KENETH THOMAS JR
Name - Type or Print

[Signature]
Signature
Ronda Thomas
Name - Type or Print

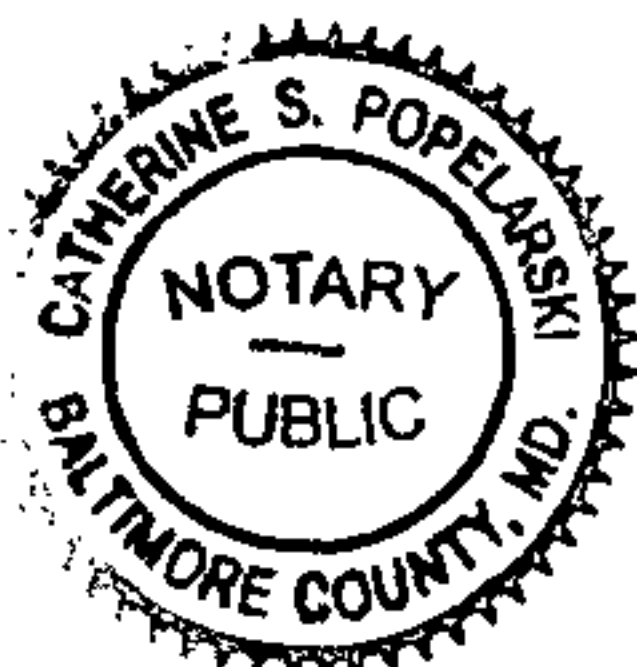
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of September 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

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

AS WITNESS my hand and Notarial Seal



Catherine S. Popelarski
Notary Public
My Commission Expires 4-08-09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 904 Rambling Dr.
which is presently zoned DR2

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.B B2R

TO PERMIT AN EXISTING
SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDEYARD OF 3' AND A
REARYARD OF 3' IN LIEU OF THE REQUIRED 7' AND 15'
RESPECTIVELY.

111.C.3 1945-1955 B2R

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):

Kenneth Thomas, Jr.

Name - Type or Print

Signature

Ronda Thomas

Name - Type or Print

Ronda Thomas

Signature

904 Rambling Dr. 410.744.1780

Address Telephone No.

Catonsville Md 21228

City State Zip Code

Representative to be Contacted:

Ken Thomas

Name

904 Rambling Dr. 410.744.1780

Address Telephone No.

Catonsville Md 21228

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. 07-142-A

REV 10/25/01

Reviewed By CTM

Date 9/21/06

Estimated Posting Date 10/2/06

ZONING DESCRIPTION FOR: 904 Rambling Drive

NORTHWEST

Beginning at a point on the ~~Northeast~~/Southwest side of Rambling Drive which is 50-foot wide at 0 (zero) feet Northwest of the centerline of the nearest improved intersecting street Knollview Court which is 50 feet wide.

Being Lot # 38 in the subdivision of Knollview as recorded in Baltimore County Plat Book # 17, Folio # 140, and located in the 1st Election District, 1 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21705

DATE 01/27/06 ACCOUNT 2001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: KEN KENDALL THOMAS

FOR: 07-142-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME FROM
9/29/2004 9/27/2004 10:42:33 2
RECEIPT H 32000 9/23/2004 10:42:33
PAGE 3 320 700000 VERIFICATION
CR NO. DATES

Receipt Tot 505.00
\$70.00 01
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-142-A

Petitioner/Developer: KEN +

RHONDA THOMAS

Date of Hearing/Closing: OCT 23, 2006

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:

904 RAMBLING DRIVE

The sign(s) were posted on 10-8-06
(Month, Day, Year)

Sincerely,

Robert Black 10-10-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

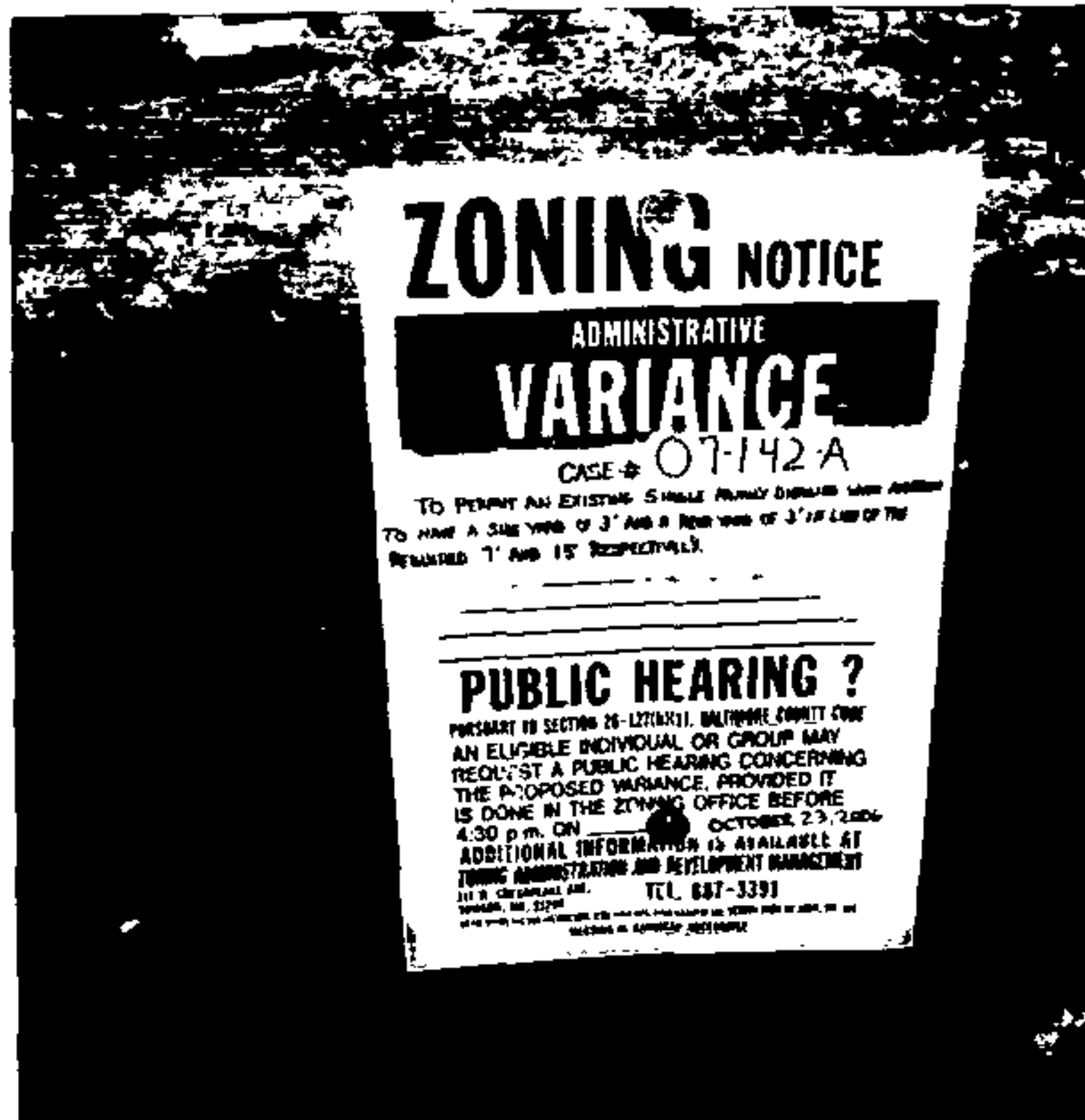
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 142 -A Address 904 RAMBLING DR

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

Filing Date: 9/27/06 Posting Date: 10/8/06 Closing Date: 10/23/06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 142 -A Address 904 RAMBLING DR

Petitioner's Name KEN & RHONDA THOMAS Telephone 410 744 1780

Posting Date: 10/8/06 Closing Date: 10/23/06

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDEYARD OF 3' AND A REARYARD
OF 3' IN LIEU OF THE REQUIRED 7' AND 15'
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/neighborhood 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: 07-142-A
Petitioner: KENNETH & RONDA THOMAS
Address or Location: 904 RAMBLING DR

PLEASE FORWARD ADVERTISING BILL TO:

Name: KENNETH THOMAS JR
Address: 904 RAMBLING DR
CATONSVILLE, MD 21228

Telephone Number: 410-744-1780



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

October 23, 2006

Kenneth Thomas, Jr.
Ronda Thomas
904 Rambling Drive
Catonsville, MD 21228

Dear Mr. and Mrs. Thomas:

RE: Case Number: 07-142-A, 904 Rambling Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 9, 2006
Item Nos. 07-131, 135, 136, 137, 138,
139, 140, 141, 142, 143, and 144

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-10042006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 11, 2006

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-142- Administrative Variance

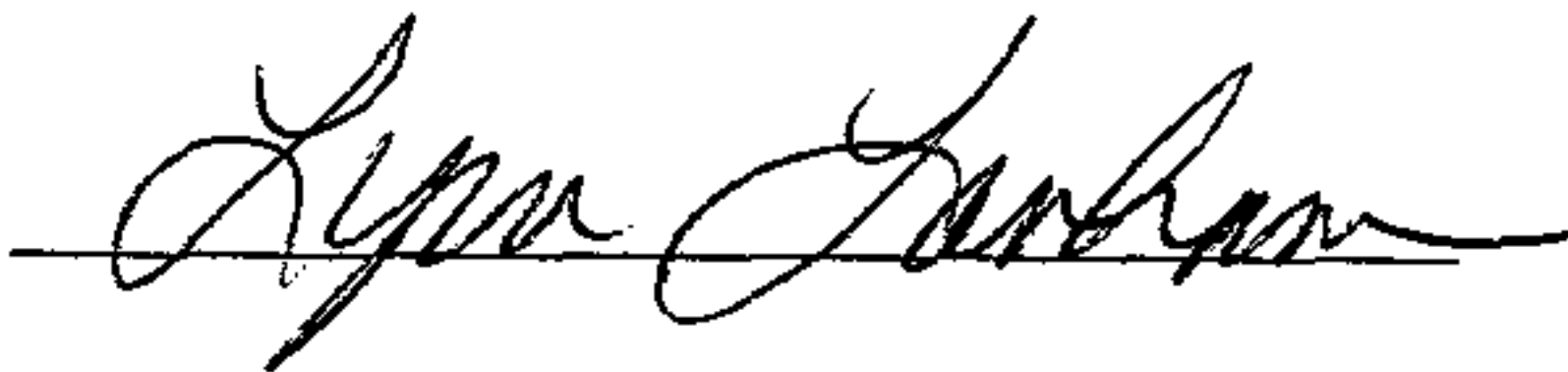
The Office of Planning normally requests 10-foot minimum side yard setbacks. If the petitioner is able to demonstrate a hardship or practical difficulty, resulting in the Zoning Commissioner granting the variance, the Office of Planning has no objection.

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

Prepared By:



Division Chief:



CM/LL



Baltimore County
Fire Department

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

County Office Building, Room 111
4, 20064, 2006, 2006
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 131 and 135 through 144

142

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



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 10, 2006

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

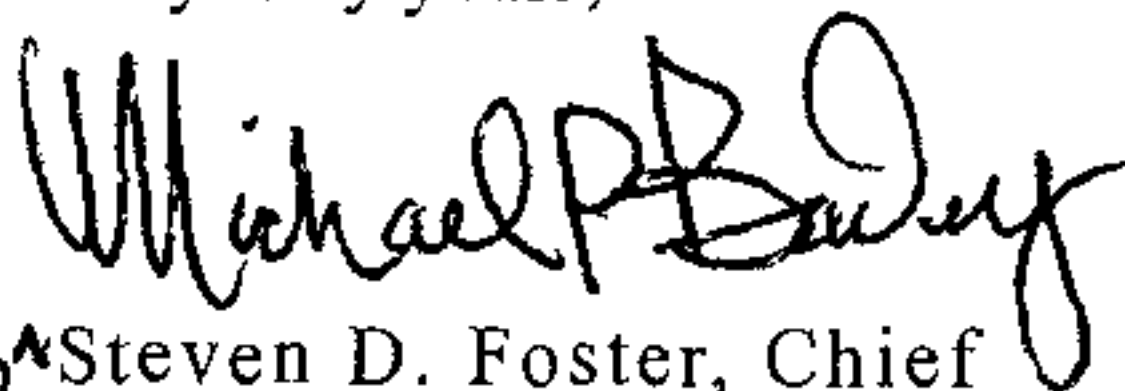
RE: Baltimore County
Item No. 07-142-A
904 RAMBLING DRIVE
THOMAS PROPERTY
VARIANCE - SFD ADDITION
WITH A SIDEYARD 3' &
REAR 7' SETBACK

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 07-142-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



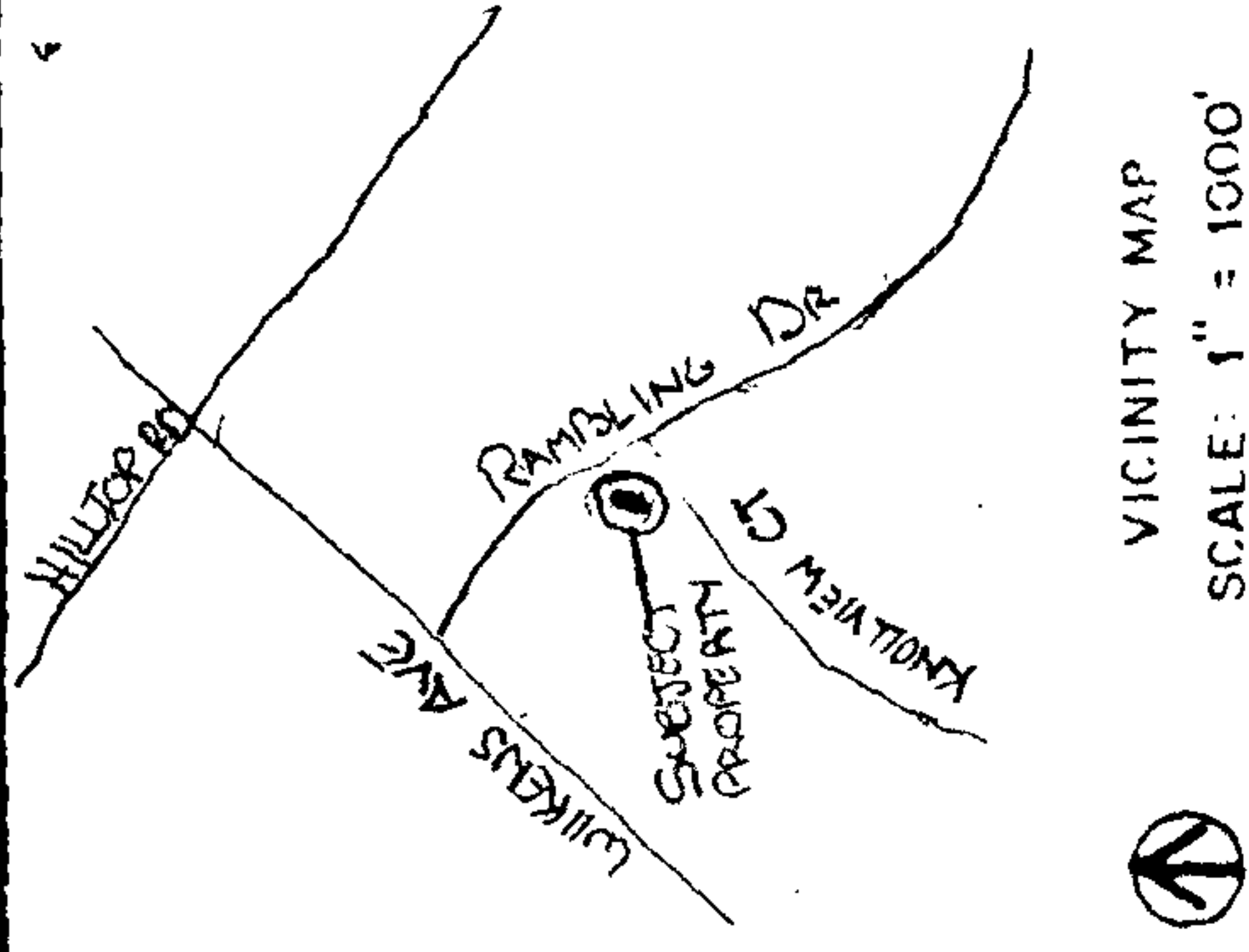
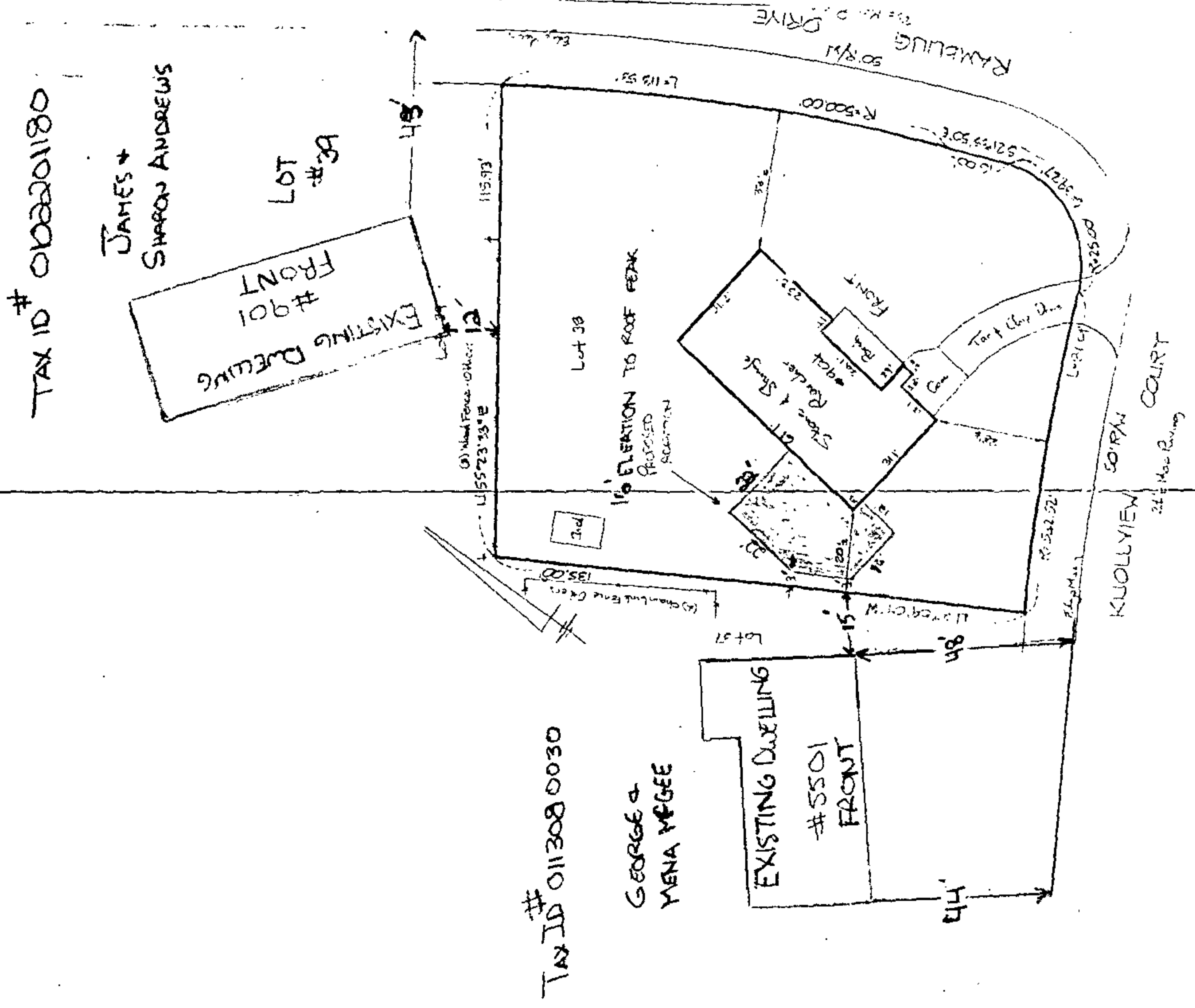
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

SUBDIVISION NAME KNOLLYVIEW

PLAT BOOK # 17 FOLIO # 104 LOT # 32 SECTION # 1

OWNER KENNETH & RAYDA THOMAS



LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 1013

ZONING RR2

LOT SIZE .39 ACRES

PUBLIC PRIVATE

WATER: ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

**HISTORIC PROPERTY
BUILDING**

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

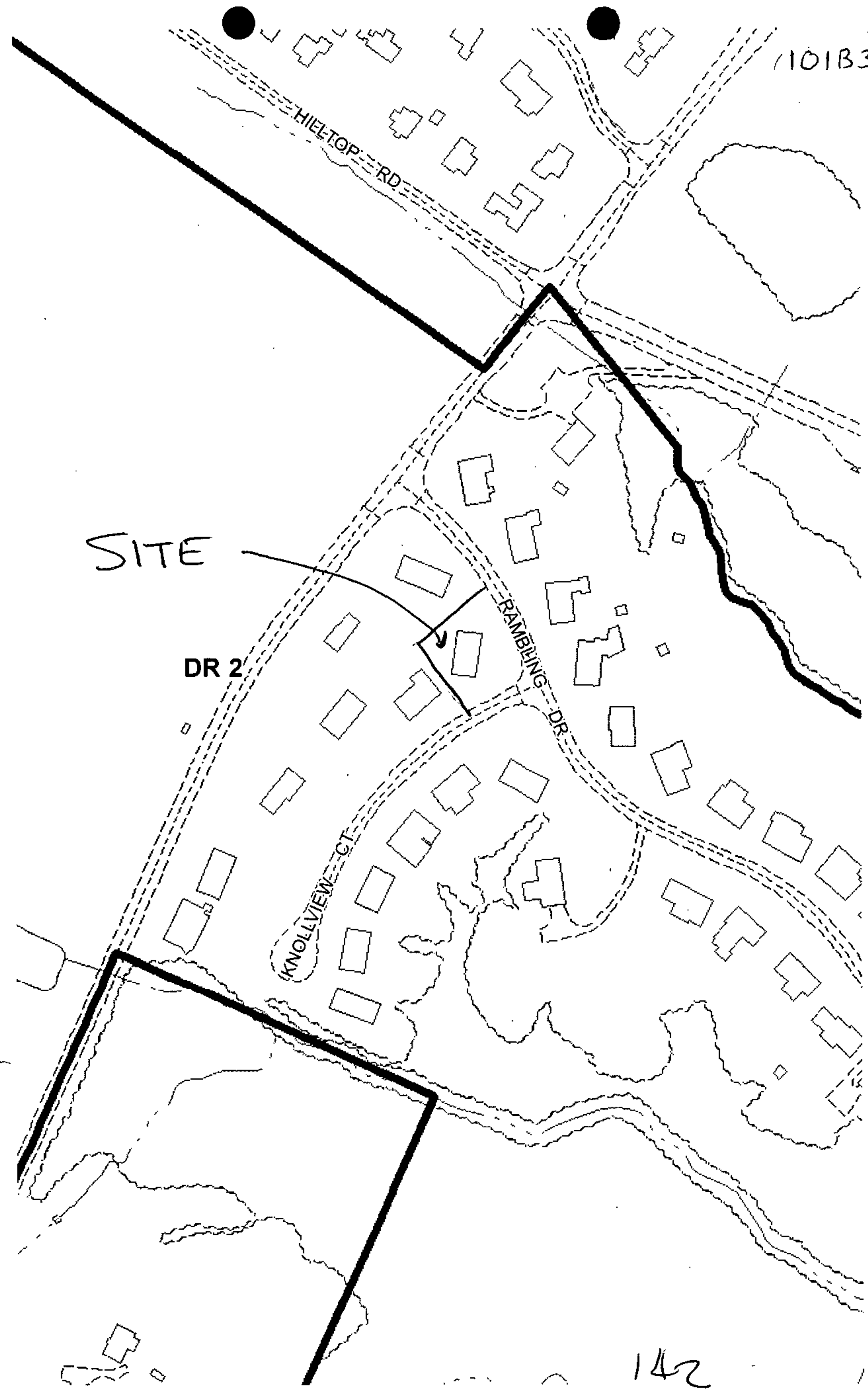
REVIEWED BY	ITEM #	ZONING OFFICE

PREPARED BY

SCALE OF DRAWING: 1" = 40'

271 | 142

(101B3)



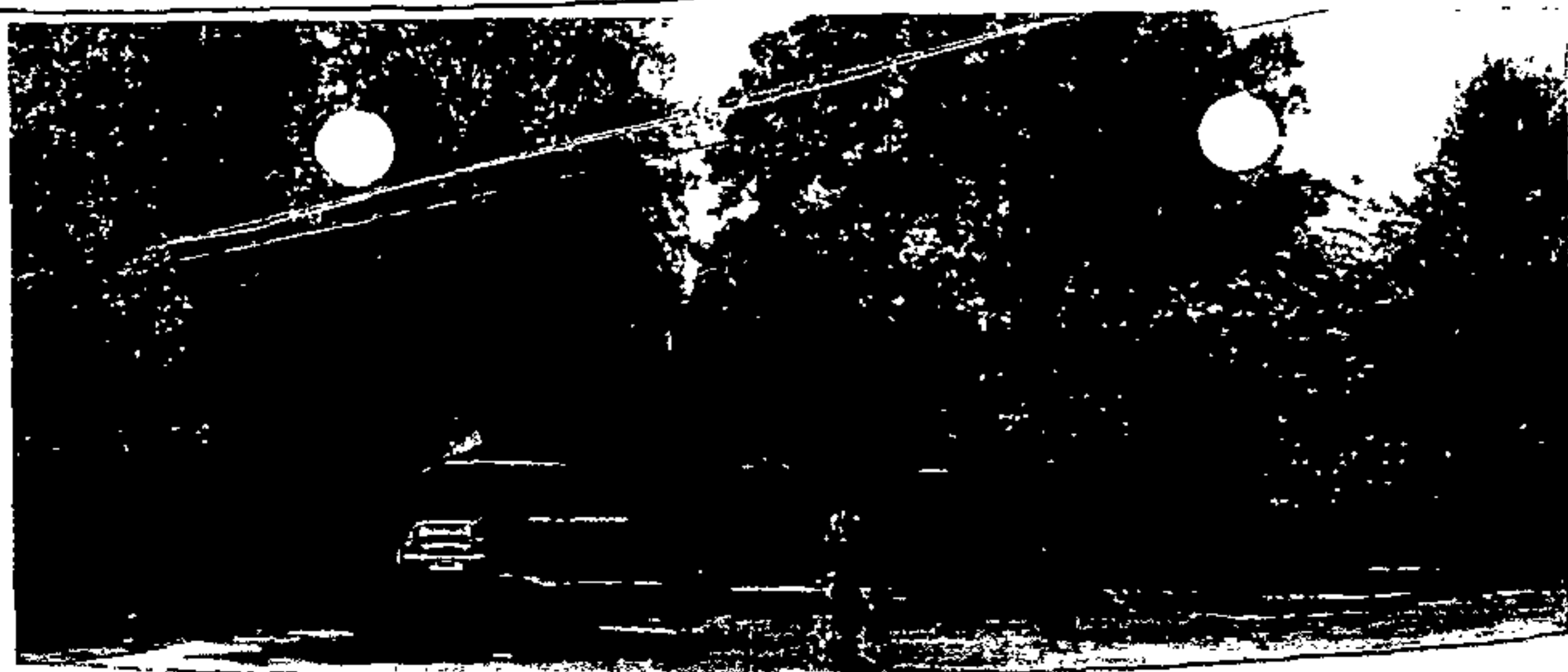
SITE

DR 2

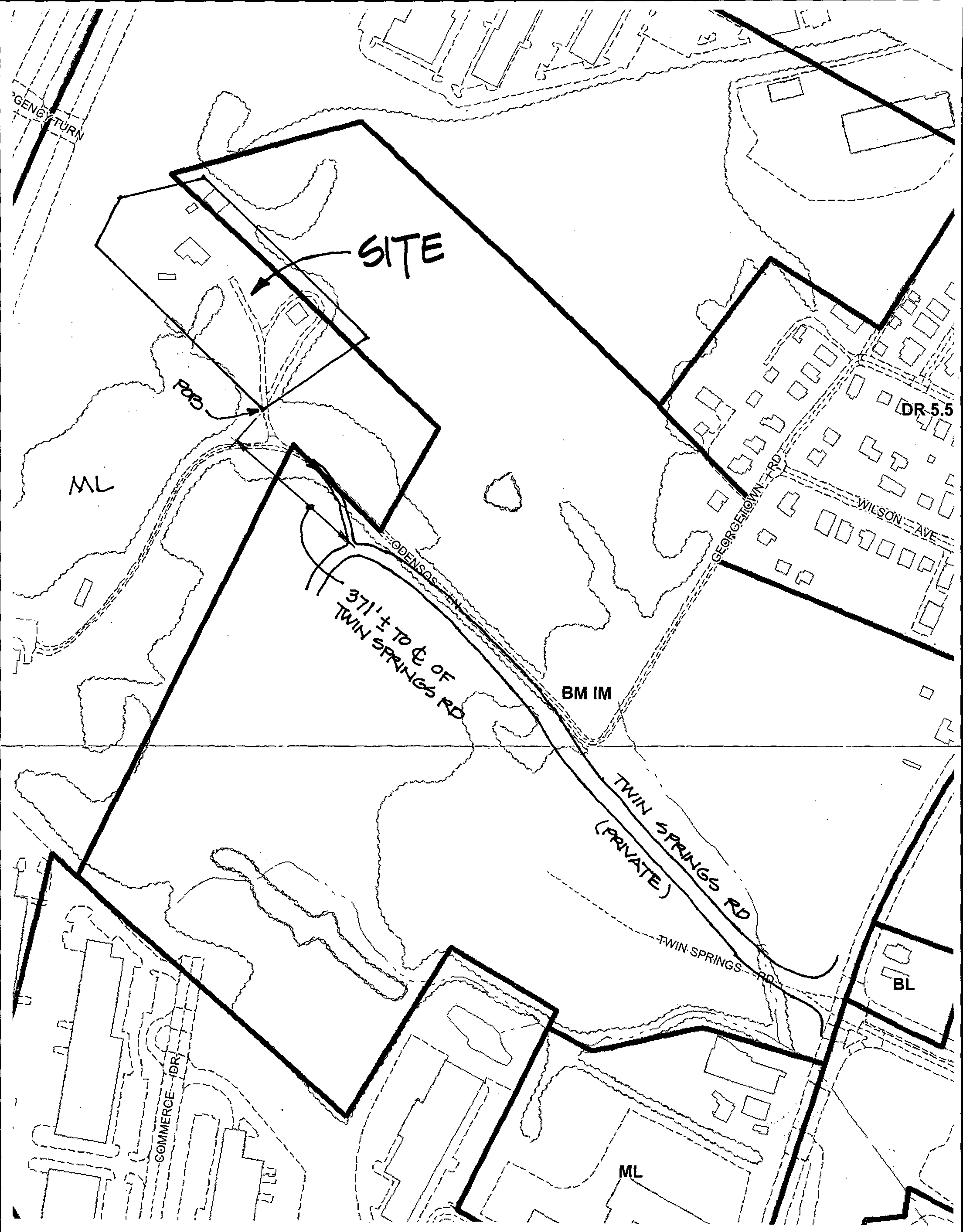
KNOLLVIEW CT

RAMBLING DR

HILLTOP RD







Baltimore County
Office of Planning and Zoning
Official Zoning Map

101B2	101C2	102A2	
101B3	101C3	102A3	102B3
108B1	108C1	109A1	109B1