

IN RE: PETITION FOR ADMIN. VARIANCE
NE corner Wilhelm and Longview
Avenues
14th Election District
7th Councilmanic District
(7601 Wilhelm Avenue)

Robert P. and Kimberly A. LeBrun
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 07-247-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, Robert P. and Kimberly A. LeBrun. The variance request is for property located at 7601 Wilhelm Avenue. The variance request is from Section 1B02.3.B (Section III C4 - 1953 zoning regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a rear yard setback of 12 feet and a rear yard setback average of 20 feet in lieu of the required 15 and 20 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state they wish to construct an addition to accommodate aging parents with arthritic problems. The mother-in-law is recovering from three major knee operations within the last six months. Being on one floor with a handicapped bathroom will enhance their quality of life. The proposed addition measures 14 feet x 32.7 feet in size.

Zoning Advisory Committee Comments

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

Applicable Law

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

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

1-18-07
P3

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."

Preliminary Inquiry

Upon review of this Petition, it was noted that the Petition requested a variance from the R-A requirements of 12 feet in lieu of the required 15 feet rear yard setback and 20 feet average in lieu of the required 20 feet rear yard setback. If the latter were true there would be no need for the second variance. The Plat to Accompany seemed to indicate the average setback was actually 17 feet. A letter to this effect was sent to the Petitioner on December 29, 2006. In response the Petitioners' presented exhibit 2, a modified Plat to Accompany in which they indicated that the rear setbacks for the corners of the addition were 10 feet and 19 feet which indicate an average of 14.5 feet in lieu of the required 20 feet.

Amended Petition

Based on the revised Plat to Accompany, the Petition should be modified to request a rear setback of 10 feet in lieu of 15 feet and average rear setback of 14.5 feet in lieu of the required 20 feet.

Findings of Fact and Conclusions of Law

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 10, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

RECEIVED FOR FILING
1-18-07
[Signature]

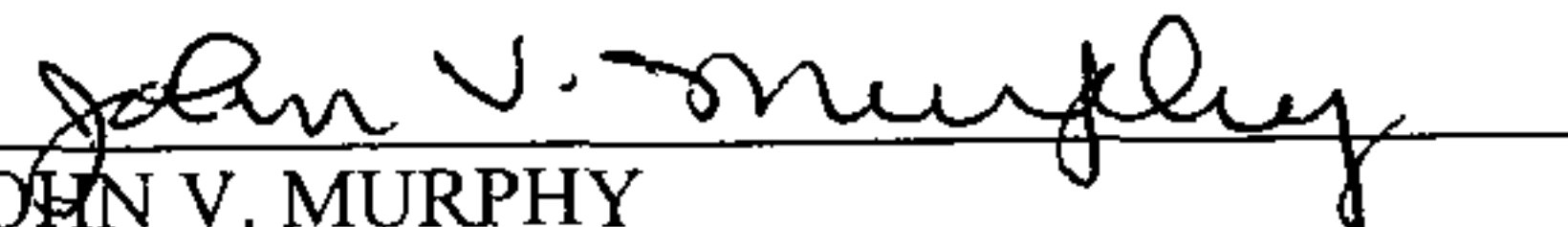
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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.

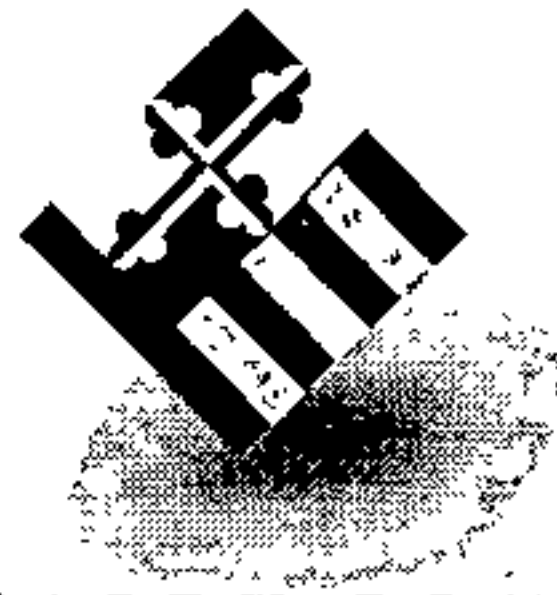
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of January 2007, that a variance from Section 1B02.3.B (Section III C4 - 1953 zoning regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a rear yard setback of 10 feet and a rear yard setback average of 14.5 feet in lieu of the required 15 and 20 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; and

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

January 18, 2007

ROBERT P. AND KIMBERLY A. LEBRUN
7601 WILHELM AVENUE
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 07-247-A
Property: 7601 Wilhelm Avenue

Dear Mr. and Mrs. LeBrun:

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 / yz".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

1-18-07
PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 29, 2006

ROBERT P. AND KIMBERLY A. LEBRUN
7601 WILHELM AVENUE
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 07-247-A
Property: 7601 Wilhelm Avenue

Dear Mr. and Mrs. LeBrun:

Your request for Administrative Variance has been given to me for review. I see from your petition that you are requesting a variance from the R-A requirements to build your addition. You ask for a variance to allow a rear yard setback of 12 in lieu of the required 15 feet. However, you also ask for a variance to allow a rear yard average setback of 20 feet in lieu of the 20 feet average required. This last request causes some concern. If you have 20 feet you meet the requirements and do not need a variance. However, I see in the Plat to Accompany the rear corners of the addition will be 12 feet and 22 feet. This seems to imply an average of 17 feet. If this were so you would need a variance.

Please let me know in writing your thoughts on this matter. I will hold my decision in this case until I receive your response.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

1-18-07
[Handwritten initials and markings]



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7601 WILHELM AVE
which is presently zoned DR 9.5 (vested "A" Residential)

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 (Section III C4 - 1953

zoning regs) - to permit a proposed addition to have a rear yard setback of 12 feet and a rear yard setback average of 20 feet in lieu of the required 15 and 20, 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):

ROBERT P. LEBRUN

Name - Type or Print

Robert P. Lebrun

Signature

KIMBERLY A. LEBRUN

Name - Type or Print

Kimberly A. Lebrun

Signature

7601 WILHELM AVE

Address

410-866-3591

BAITIMORE

City

MD

State

21237

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 07-247-A

REV 10/25/01

Reviewed By RDD

Date 11/30/06

Estimated Posting Date 12/10/06

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 7601 WILHELM AVE.
Address
BALTIMORE MD 21237
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):

WE ARE REQUESTING AN ADMINISTRATIVE VARIANCE TO OUR PROPERTY TO ACCOMMODATE MY IN-LAWS. BOTH ARE SENIOR CITIZENS COPING WITH MANY ARTHRITIC PROBLEMS. MY MOTHER-IN-LAW IS RECOVERING FROM THREE MAJOR KNEE OPERATIONS WITHIN THE LAST SIX MONTHS. BEING ON ONE FLOOR WITH A HANDICAPPED BATHROOM AND MY WIFE AND I ABLE TO HELP THEM WOULD ENHANCE THEIR QUALITY OF LIFE GREATLY. THANK YOU FOR YOUR CONSIDERATION.

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.

Robert P. LeBrun
Signature

ROBERT P. LEBRUN
Name - Type or Print

Kimberly A. LeBrun
Signature

Kimberly A. LeBrun
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of NOVEMBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT P. LEBRUN AND KIMBERLY A LEBRUN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Official Seal
Maryann Plummer
Notary Public, State of MD
My Commission Expires
05/01/2010

Maryann Plummer
Notary Public

My Commission Expires 5-1-2010

Zoning Description

ZONING DESCRIPTION FOR 7601 Wilhelm Ave.

Beginning at a point on the SE side of Wilhelm Ave. which is 50' wide at the NE corner of Longview Ave. which is 50' wide. Being Lot # 1 in the subdivision of Rose Terrace as recorded in Baltimore County Plat Book # 20, Folio # 158, containing 5141 sq/ft 0.12 Ac. Also known as 7601 Wilhelm Ave. and located in the 14th Election District, 7th Councilmanic District.

Item #247

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22973

DATE 11/30/06 ACCOUNT 001 008 6150
AMOUNT \$ 65.00

RECEIVED
FROM: _____

FOR: Zoning Hearing Case # 07-247-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS DATE TIME
12/10/2006 11:20/2006 11:41 AM
RES ASST MAIL JENA JEN
DEPT 5 RES FUNDING VERIFICATION
OFFICE NO. 022973

Receipt Total \$65.00
\$65.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-247-A

Petitioner/Developer: ROBERT

LEBRON

Date of Hearing/Closing: 12-25-06

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:

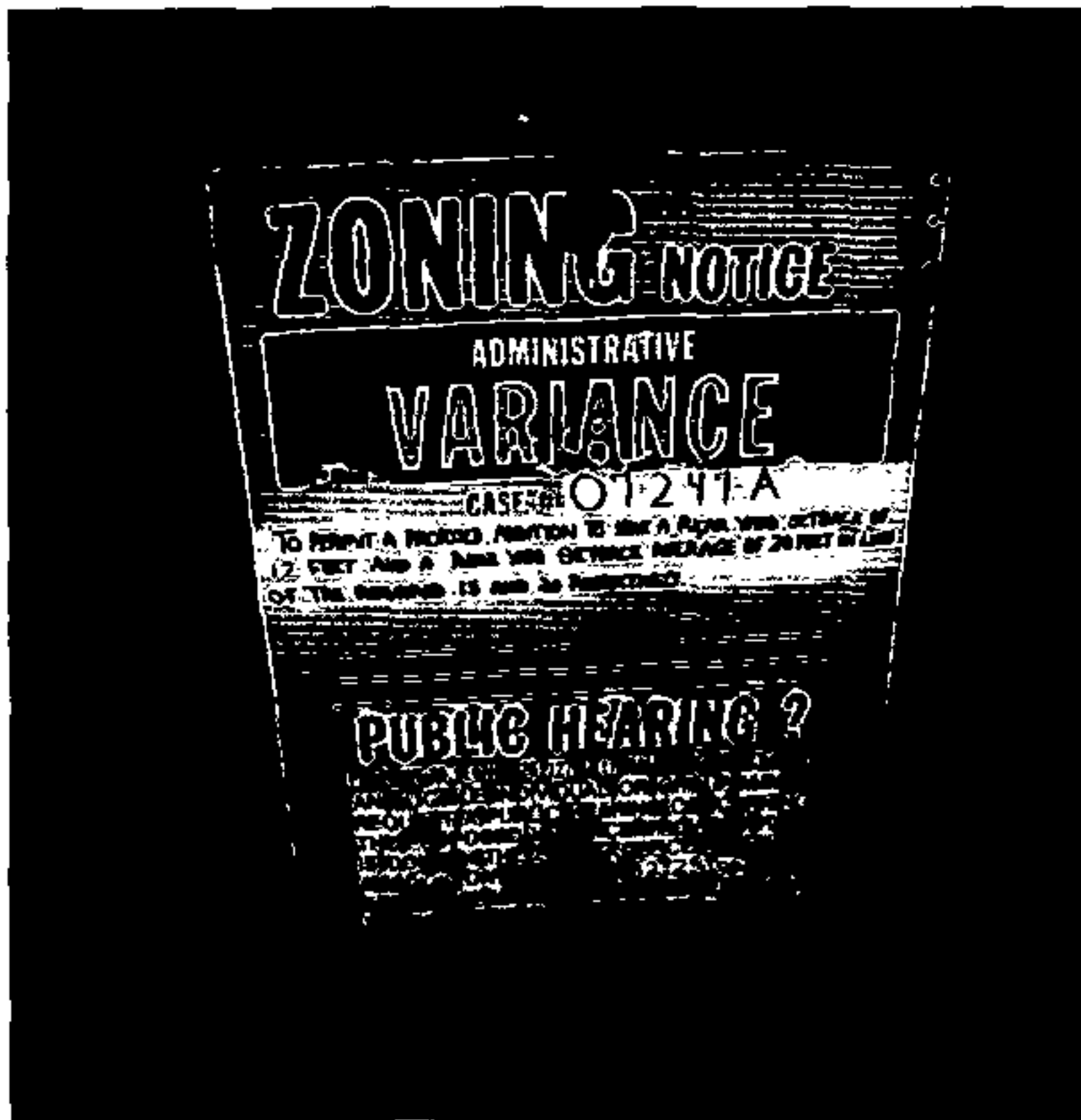
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

7601 WILHELM AVE

The sign(s) were posted on

12-10-06
(Month, Day, Year)

Sincerely,



Robert Black 12-13-06
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 247 -A

Address 7601 Wilhelm Ave

Contact Person: David Duvall
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/30/06

Posting Date: 12/10/06

Closing Date: 12/25/06

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- 247 -A

Address 7601 Wilhelm Ave

Petitioner's Name Robt. LeBrun

Telephone 410 866 3591

Posting Date: 12/10/06

Closing Date: 12/25/06

Wording for Sign: To Permit a proposed addition to have a rear yard setback of 12 feet and a rear yard setback average of 20 feet in lieu of the required 15 and 20, 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/neighbors/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: 07-247-A

Petitioner: ROBERT P. LEBRUN

Address or Location: 7601 WILHELM AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT P. LEBRUN

Address: 7601 WILHELM AVE

BAITIMORE, MD 21037

Telephone Number: 410-866-3561



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

December 27, 2006

Robert P. LeBrun
Kimberly A. LeBrun
7601 Wilhelm Avenue
Baltimore, MD 21237

Dear Mr. and Mrs. LeBrun:

RE: Case Number: 07-247-A, 7601 Wilhelm Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 30, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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

December 7, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 4, 2006

Item Number(s): 240 through 251

247

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2006
Item Nos. 07-240, 242, 244, 245, 246,
(247), 249 and 251

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-12112006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 3, 2006

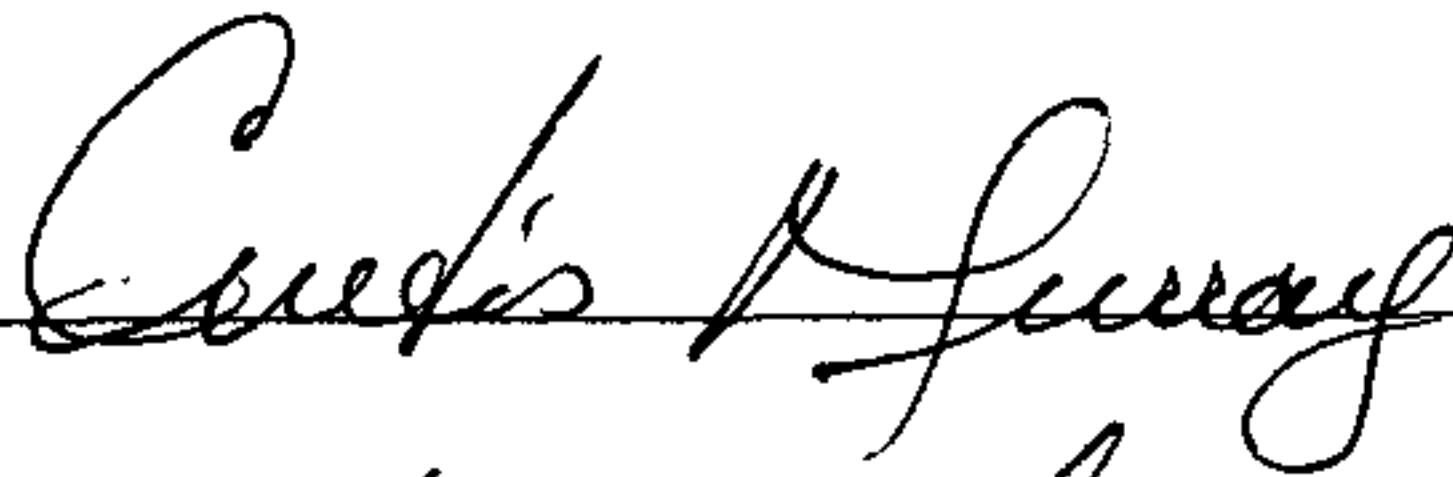
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-247- Administrative Variance

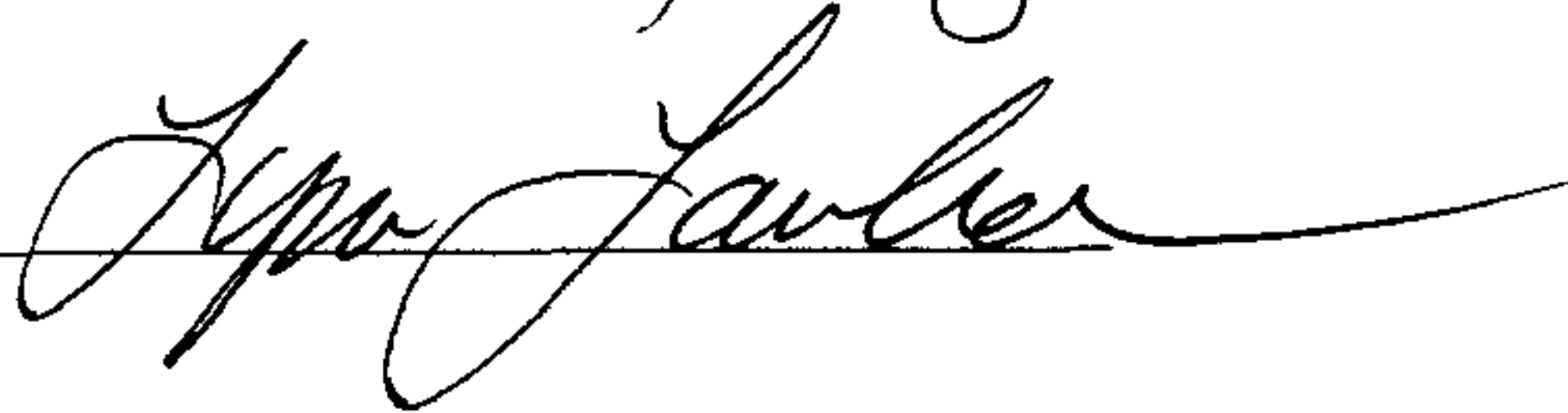
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

DEC 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: 12/6/2006

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

RE: Baltimore County
Item No. 7-247-A
7601 WILHELM AVENUE
LE BRUN PROPERTY
VARIANCE - PERMIT A PROPOSED
ADDITION TO HAVE A REAR
YARD 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. 7-247-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

JOHN V. MURPHY (DEPUTY ZONING COMMISSIONER)
401 BOSLEY AVE, SUITE 405
TOWSON, MD 21204

RECEIVED

Re: Petition for Administrative Variance
Case No. 07-247-A
Property: 7601 Wilhelm Ave.

JAN 17 2007

ZONING COMMISSIONER

Dear Mr. Murphy,

Thank you for your time in considering our petition for an Administrative Variance. It is my understanding that we need an average setback of 20 feet with a minimum of 15 feet on one side. We are asking for an average 14.5 feet with a minimum of 15 feet on one side.

Also, please note two measurement changes we made on our drawing. We subtracted these measurements from the wrong number.

I apologize for the confusion and appreciate your help with our petition.

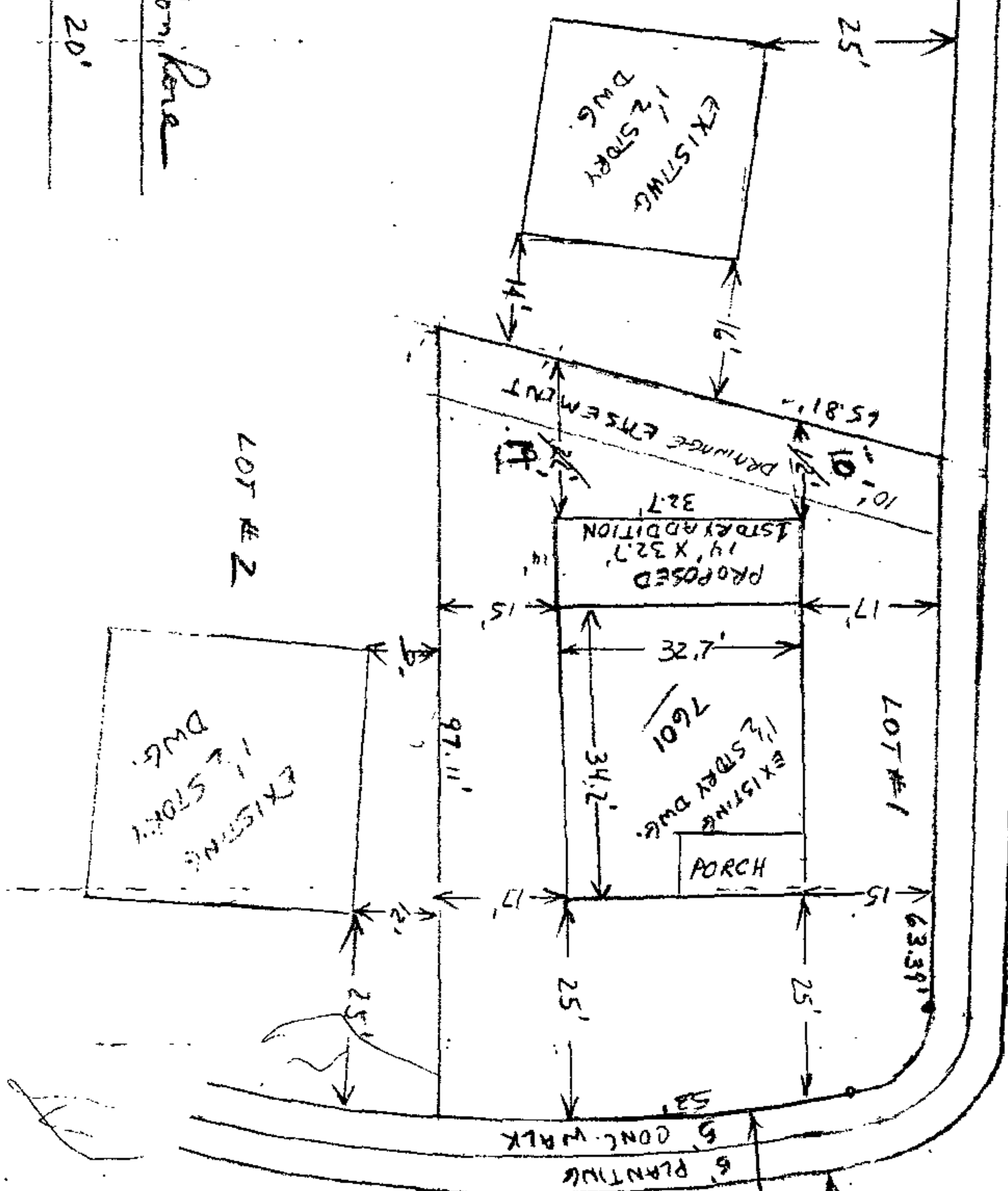
Very truly yours,


Robert P. LeBrun

PROPERTY ADDRESS 7601 WILHELM AVE
SUBDIVISION NAME ROSE TERRACE
PLAT 20 FOLIO 158 LOT # 1 SECTION 1

OWNER ROBERT A. AND KIMBERLY A. LEBRON
7601 WILHELM AVE. BALTIMORE MARYLAND 21237

LONGVIEW AVE.



50' WILHELM AVE

NORTH

VICINITY MAP
1" = 1000'

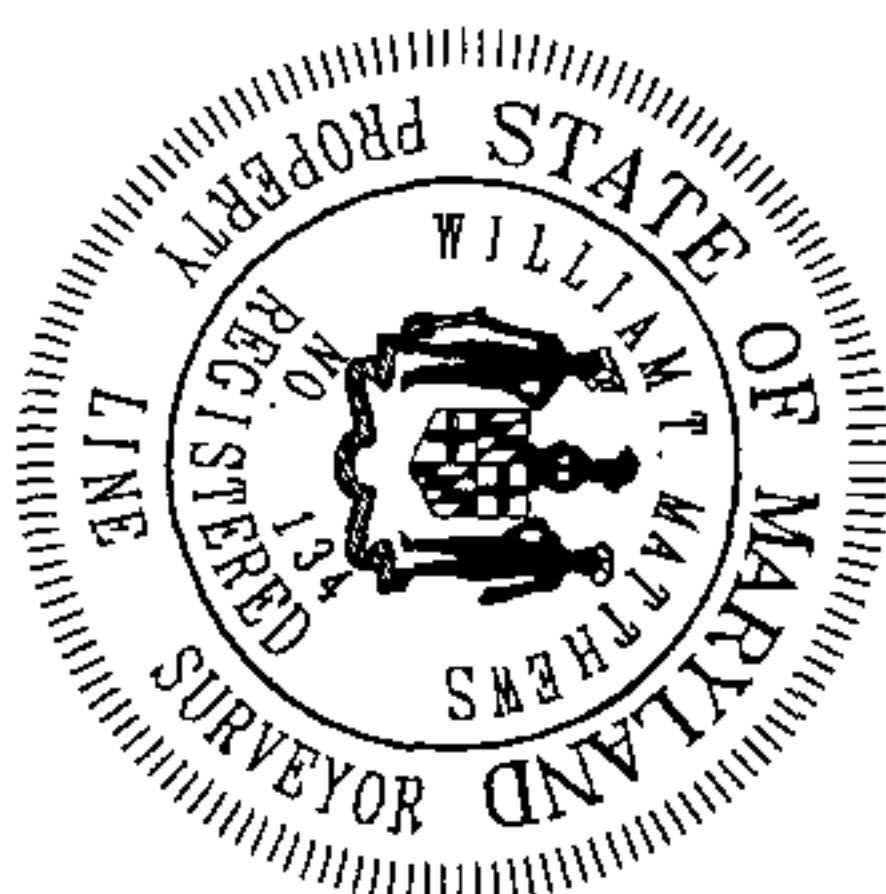
PHILADELPHIA RD
BRIGHTSIDE AVE
WILHELM AVE
LONGVIEW AVE
SUBDIVISION

DISTRICT 14
CONCLAMANTIC DIST. 7
ZONING DR5.5
LOT SIZE .12
ACREAGE 5141 SA.FT.

PUBLIC WATER
PUBLIC SEWER
CHESAPEAKE BAY CRITICAL
AREA AND
HISTORIC PROPERTY AND
PRIORITY ZONING MEMORANDUM

PREPARED BY: Kim Rose
SCALE: 1" = 20'

Ref #2



Location Drawing

Scale: 1" = 20'

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, dwellings or other existing or future improvements nor does this plat purport to reflect setbacks or other distances with any specific level of accuracy. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

7601 Wilhelm Avenue
 Baltimore County, Maryland

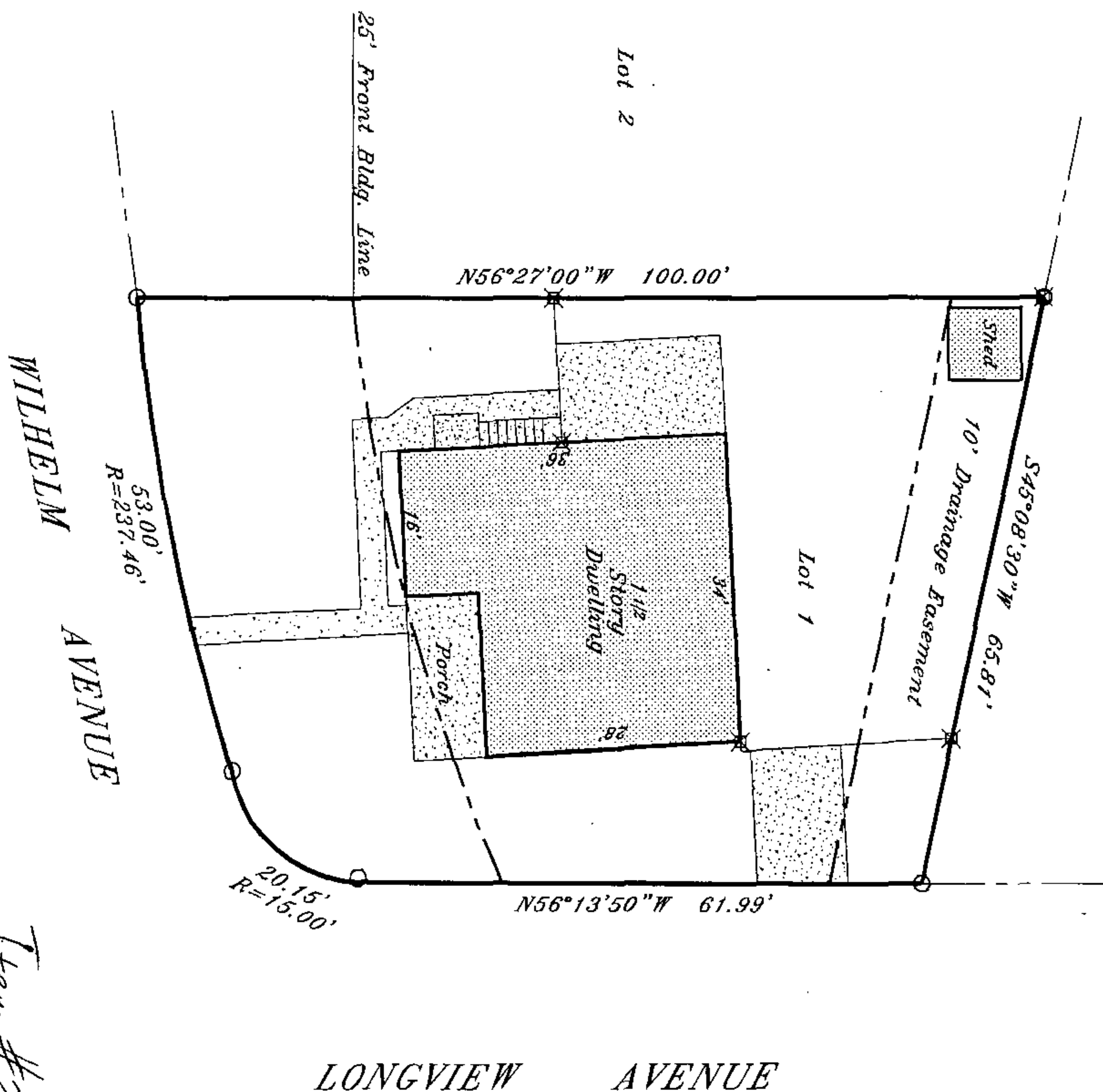
William T. Matthews 9/22/06

Ruxton Design Corporation

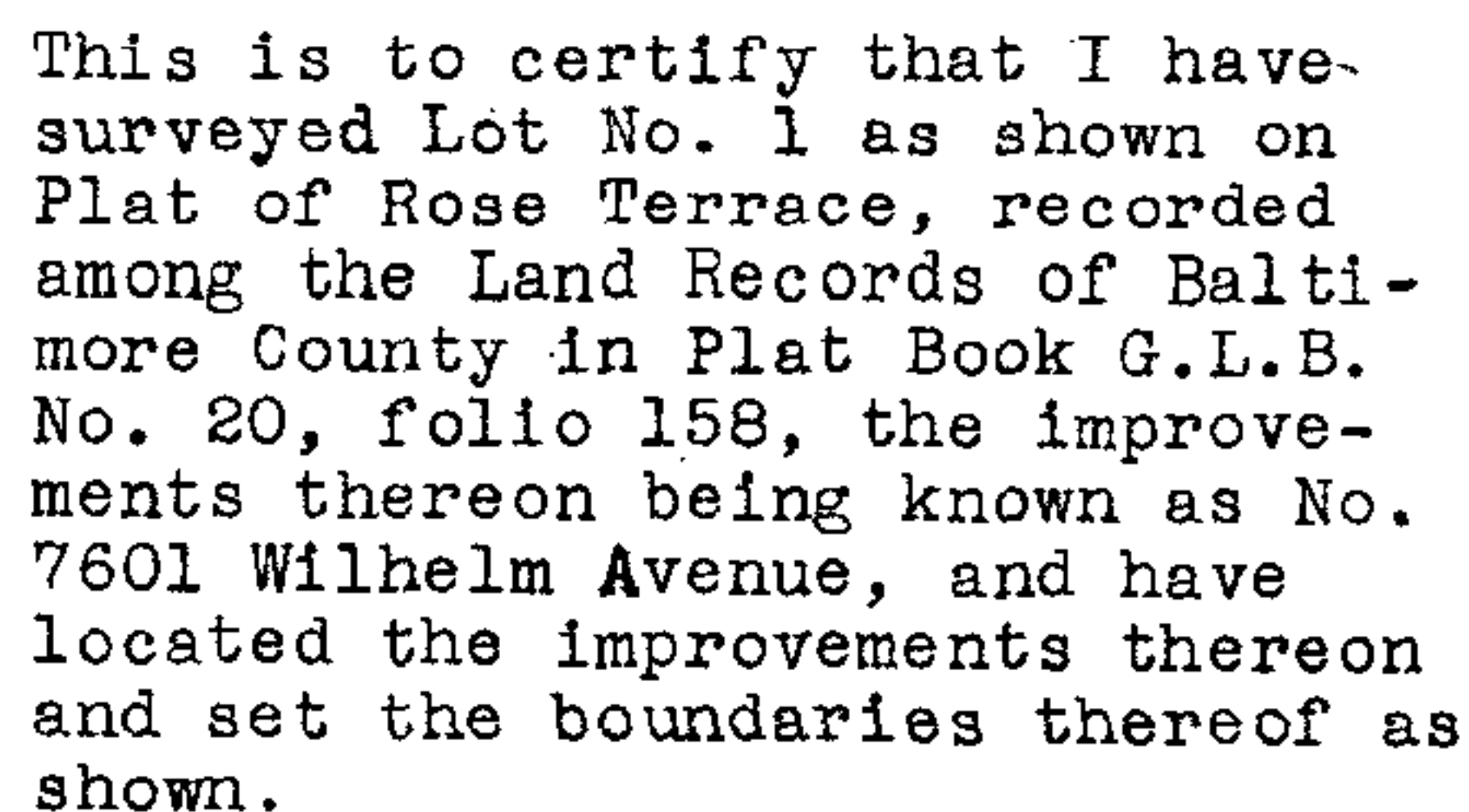
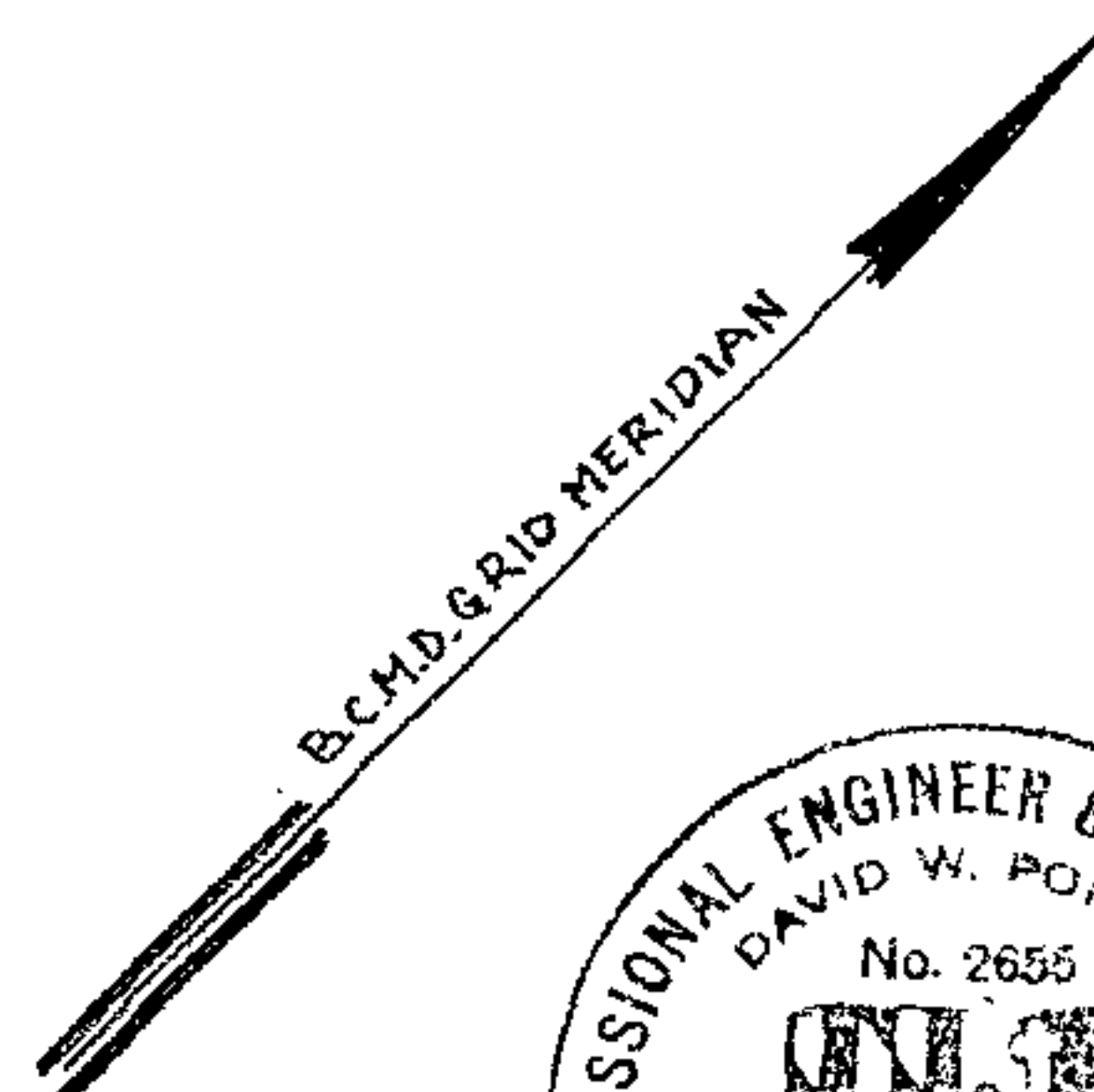
8422 Bellona Lane
 Suite 300
 Towson, Maryland 21204
 410-823-5000
 410-823-0115 fax

rde@ruxtondesign.com www.ruxtondesign.com

06-045670W



Item #247



DAVID W. POHMER
SURVEYOR & CIVIL ENGINEER

833 Park Avenue, Baltimore 1, Md.
Scale: 1" 30' Issued: 9-16-59.

Drawn by Z. B.
Checked by [Signature]
Date 9/16/59

Item #247

PLAT TO ACCOMPANY APPLICATION FOR ZONING VARIANCE

PROPERTY ADDRESS 7601 WILHELM AVE

SUBDIVISION NAME ROSE TERRACE

PLAT 20

FOLIO 158

LOT # 1

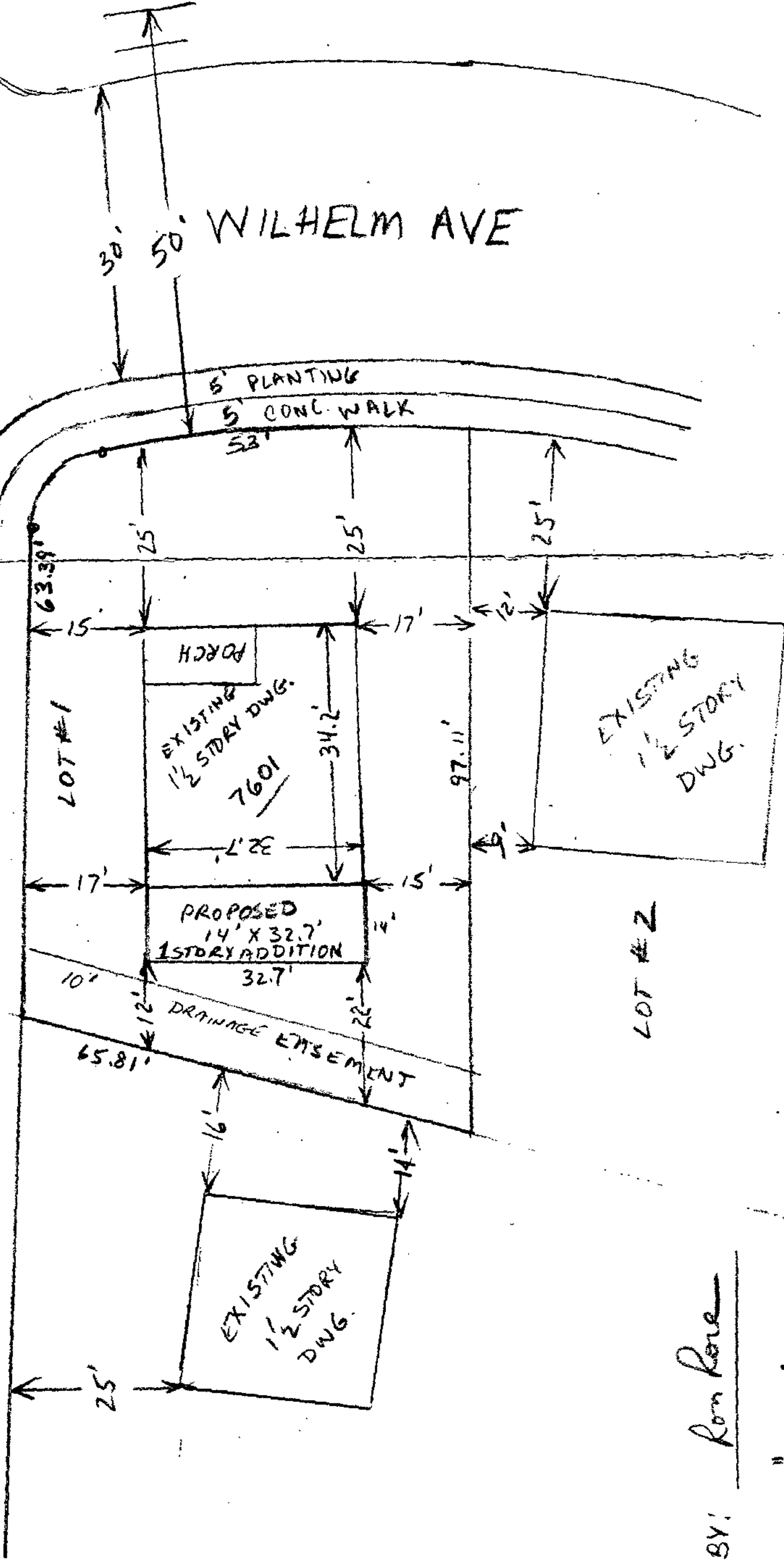
SECTION 1

OWNER

ROBERT P. AND KIMBERLY A. LEBRON

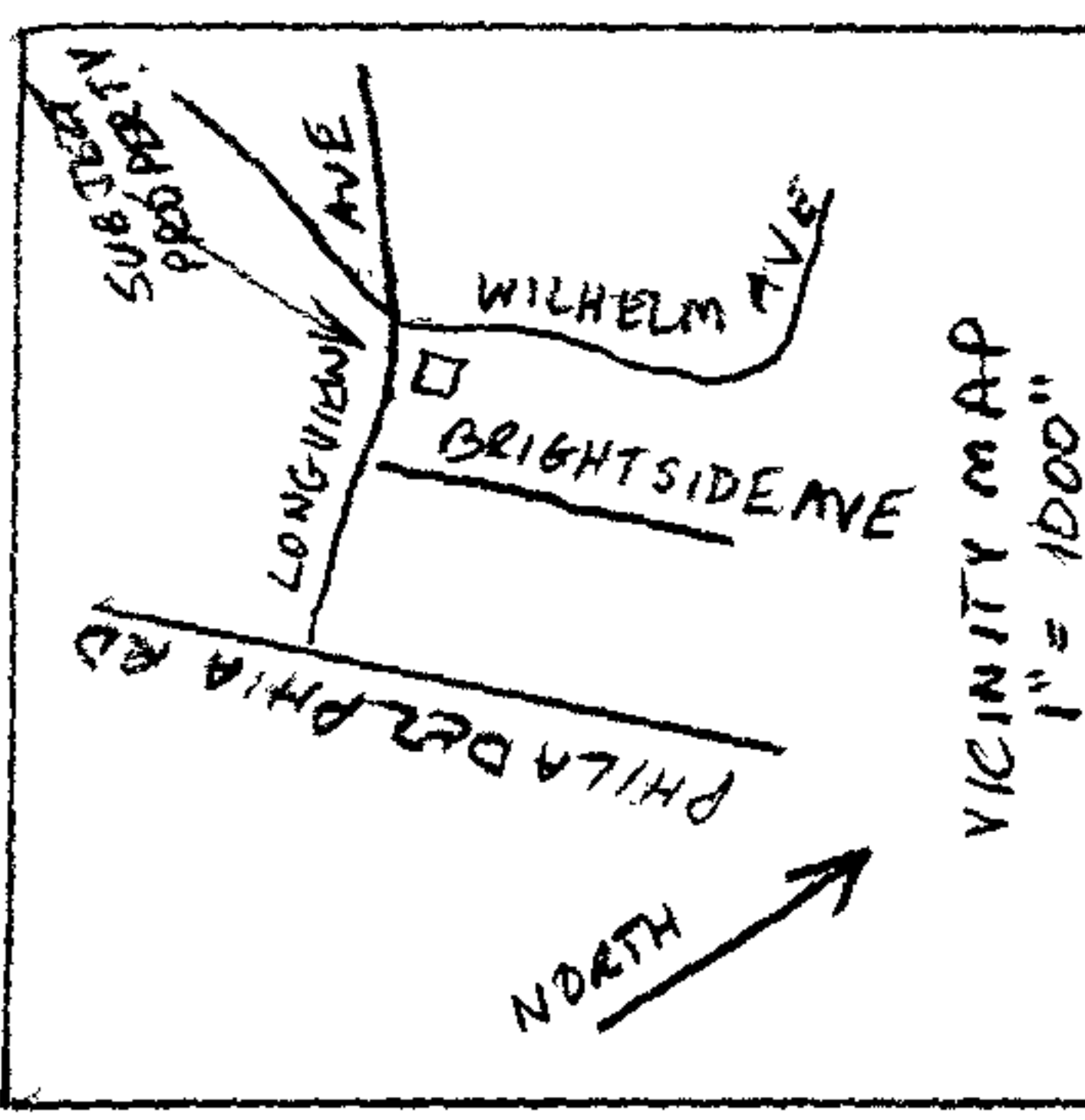
7601 WILHELM AVE. BALTIMORE MARYLAND 21237

LONGVIEW AVE.



PREPARED BY: Ron Rose

SCALE: 1" = 20'

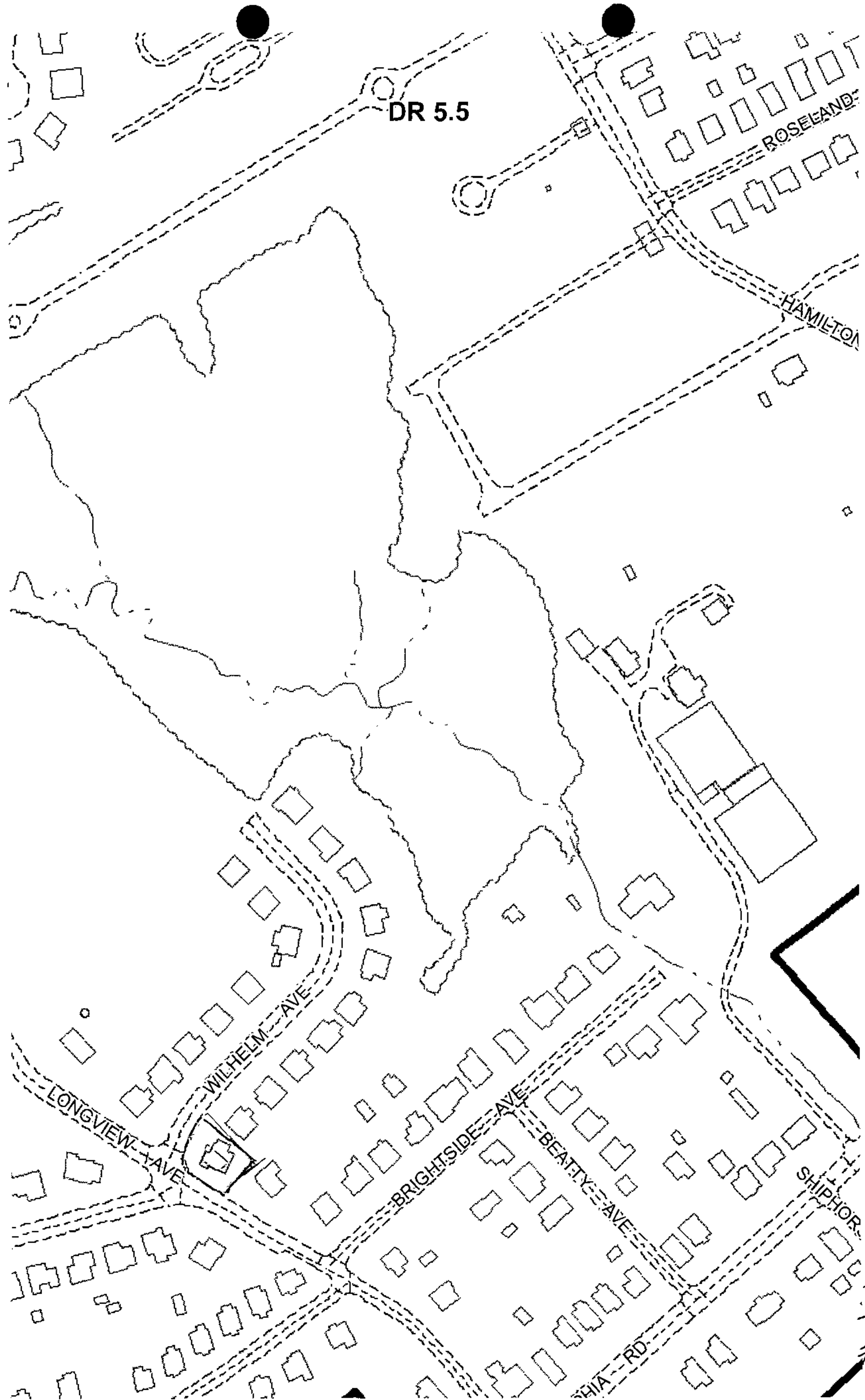


ELECTION DISTRICT 14
CONGRESSIONAL DIST. 7
ZONING DR 5.5
VESTED "A" RESIDENTIAL
LOT SIZE .12 5141
ACREAGE SA. FT.
PUBLIC WATER
PUBLIC SEWER
CHESAPEAKE BAY CRITICAL AREA NO
HISTORIC PROPERTY NO
PRIOR ZONING HISTORY NONE
Zoning Map 089B3

R.P.D.

#07-247-A

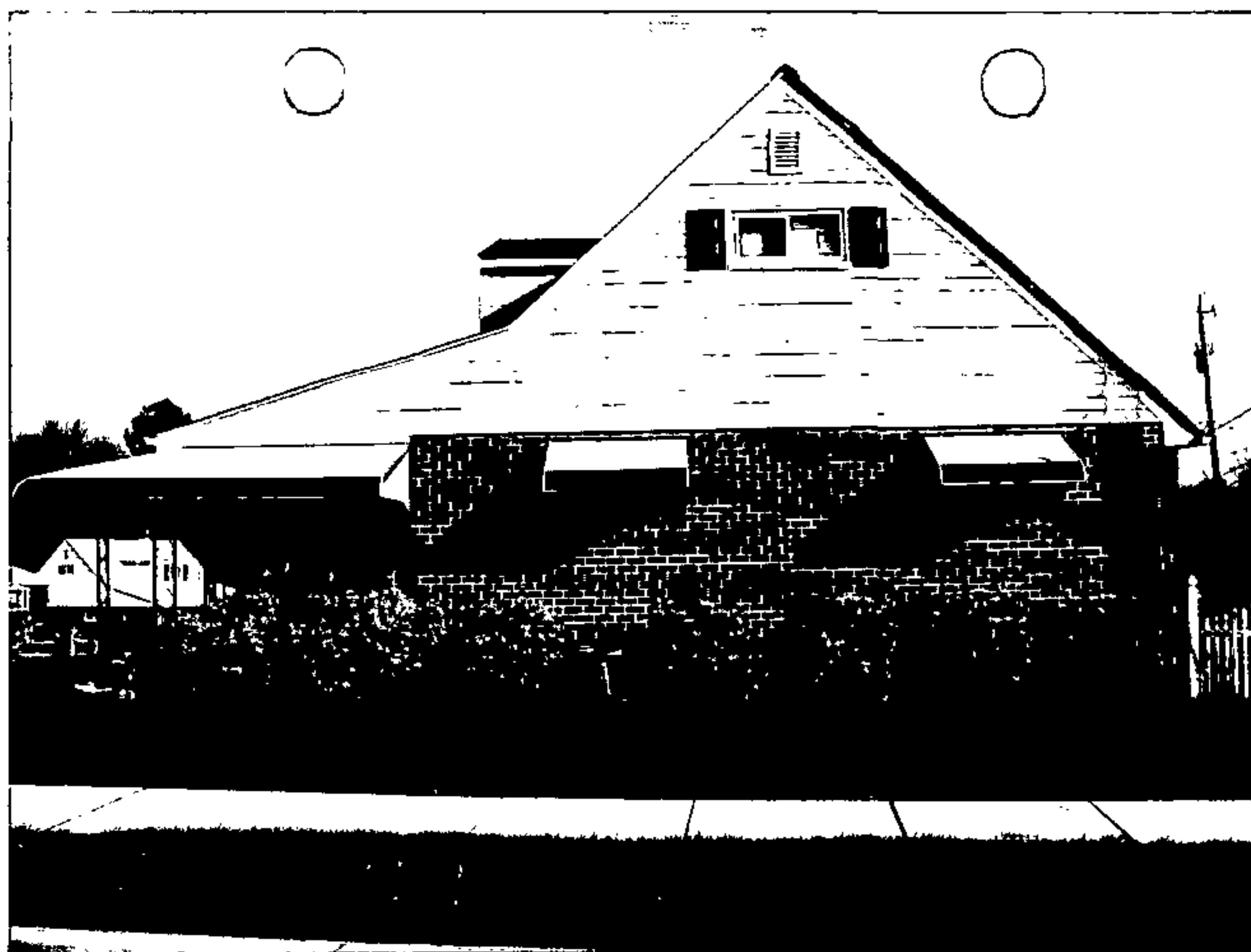
Zoning
Map
089B3



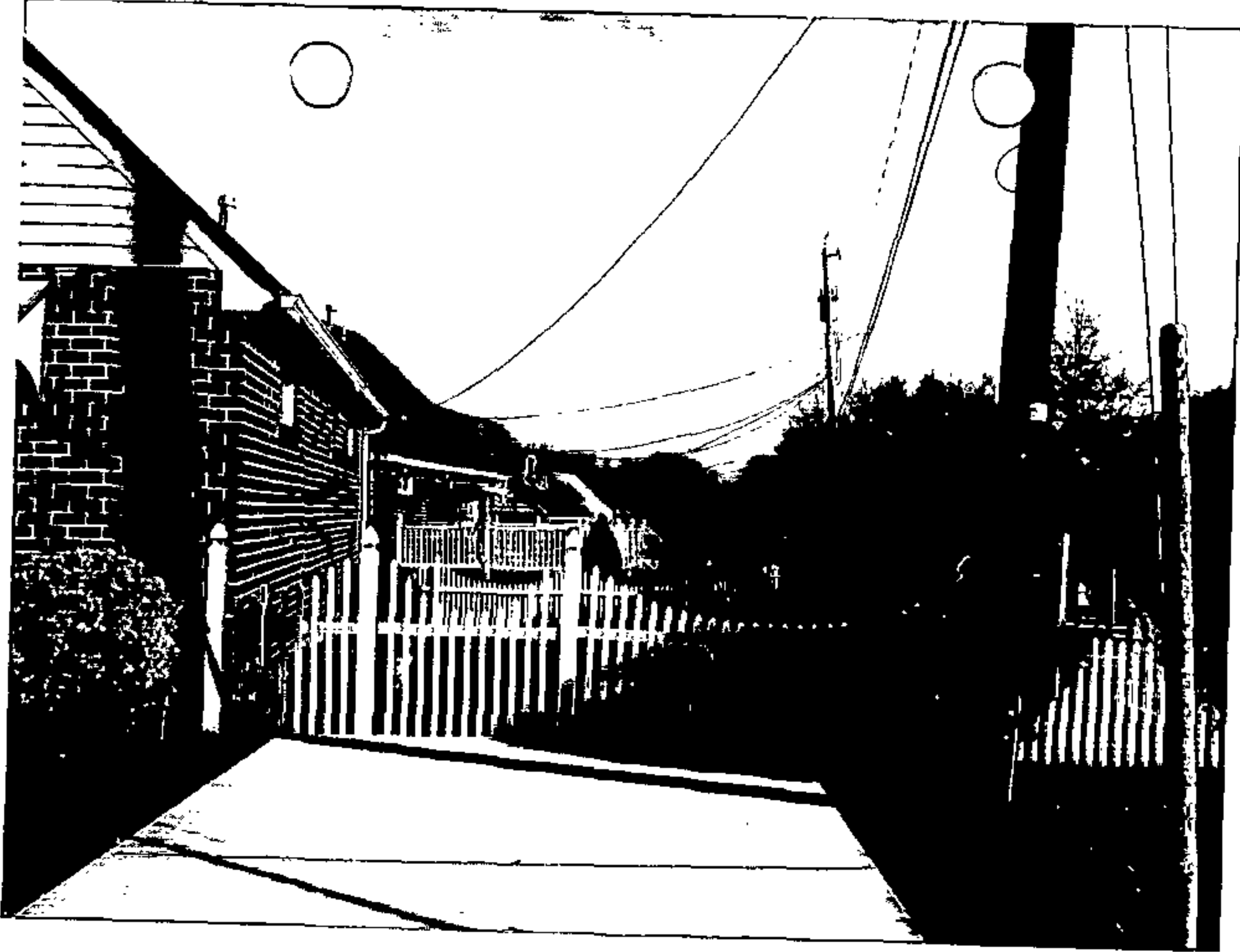
Item
#247



Item #247



Item #247



Item #247



Item #247



Item #247



Item #247



Item #247



Item #247