

IN RE: PETITION FOR ADMIN. VARIANCE
NW side Newburg Avenue, 80 feet NE
of centerline Locust Drive
1st Election District
1st Councilmanic District
(202 Newburg Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Gary Thomas Goodwin Underwood and
Emilie D. Underwood
Petitioners

* CASE NO. 07-472-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, Gary Thomas Goodwin Underwood and Emilie D. Underwood. The variance request is for property located at 202 Newburg Avenue. The variance request is from Sections 1B02.3.A.5 and 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 22.6 foot rear setback and 12 foot side setback in lieu of the required 40 feet and 15 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the proposed addition will allow them space to accommodate a growing family and to provide future care for elderly parents. Petitioners point out that there are more than two dozen homes of this style in the neighborhood. All houses on Locust Avenue are situated on 150 foot deep lots. Their lot is 50 feet shorter than the lots on Locust Avenue. The architecture of the house lends itself to an addition extending directly from the rear.

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.

5-22-07
PZ

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 28, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

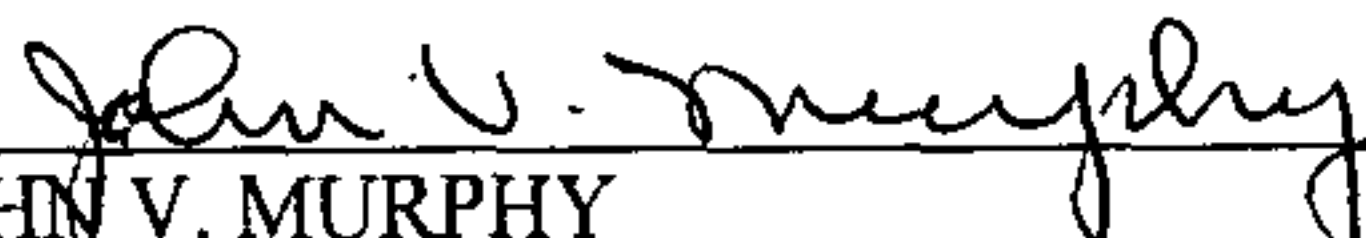
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 22nd day of May, 2007 that a variance from Sections 1B02.3.A.5 and 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 22.6 foot rear setback and 12 foot side setback in lieu of the required 40 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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 22, 2007

GARY THOMAS GOODWIN UNDERWOOD AND
EMILIE D. UNDERWOOD
202 NEWBURG AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 07-472-A
Property: 202 Newburg Avenue

Dear Mr. and Mrs. Underwood:

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
for Baltimore County

JVM:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 202 Newburg Ave
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) 1B02.3A.5 + 1B02.3C. (BCZR)

TO PERMIT AN ADDITION WITH A 22.6-FOOT REAR SETBACK
AND 12-FOOT SIDE SETBACK IN LIEU OF THE REQUIRED
40-FEET AND 15-FEET, 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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Mr. Gary Thomas Goodwin Underwood
Signature Gary T. Underwood
Mrs. Emilie D Underwood
Name - Type or Print _____
Signature Emilie D Underwood
202 Newburg Ave 410.744.4886
Address _____ Telephone No. _____
Catonsville MD 21228
City _____ State _____ 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. 07-472-A Reviewed By D.T. Date 4/16/07

REV 9/15/98

Estimated Posting Date 4/29/07

FOIPA RECEIVED FOR FILING

5-22-07
8m

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

202 Newburg Ave
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):

The proposed addition will allow us the space to accommodate a growing family and to provide future care for elderly parents.

More than two dozen homes of this style exist in the neighborhood, however, all houses on Locust Ave are situated on lots 150' in depth. The architecture of the house lends itself to an addition extending directly from the rear. Due to our lot being 50' shorter than most, this can only be accomplished with the variance.

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.

Gary T. Underwood
Signature

Emilie D Underwood
Signature

Gary Thomas Goodwin Underwood
Name - Type or Print

Emilie Detzel Underwood
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gary Thomas Goodwin Underwood and Emilie D Underwood
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4-16-07
Date

MOS M Nae
Notary Public

My Commission Expires 6-1-07

ZONING DESCRIPTION FOR 202 Newburg Ave, Catonsville, MD 21228

BEGINNING FOR THE SAME on the northwest side of Newburg Avenue, as laid out fifty feet wide, at the distance of sixty feet, measured northeasterly along the northwest side of Newburg Avenue, from the northeast side of Locust Drive, as laid out forty feet wide, as shown on Plat of Forest Spring Park, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 115; and running thence and binding on the northwest side of Newburg Avenue and referring the courses of this description to the True Meridian as established in the Baltimore County Metropolitan District, North forty-two degrees twelve minutes twenty seconds East ninety feet to the center line of a ten-foot reservation there laid out; thence binding on the center line of said reservation North forty-eight degrees nine minutes ten seconds West one hundred feet; thence South forty-eight degrees nine minutes ten seconds East one hundred feet to the place of beginning, containing 9000 square feet. Also known as 202 Newburg Avenue, 21228 and located in the 1st Election District, 1st Councilmanic District.

07-472-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 28766

DATE 4/16/07 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: GARY UNDERWOOD

FOR: ITEM # 472 ON 472-A

202 NEWBURG AVE D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID TO: THE

ADDRESS: 1200 N. THE

0010066150

DATE: 4/16/07

AMOUNT: 65.00

RECEIPT # 0010066150

DATE: 4/16/07

AMOUNT: 65.00

RECEIPT # 0010066150

DATE: 4/16/07

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DATE: 4/16/07

AMOUNT: 65.00

RECEIPT # 0010066150

DATE: 4/16/07

AMOUNT: 65.00

CERTIFICATE OF POSTING

RE: Case No.: 07-472-A

Petitioner/Developer: UNDERWOOD

Date of Hearing/Closing: MAY 14, 2007

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Christen Matthews

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 _____

#202 NEWBURG AVENUE

The sign(s) were posted on APRIL 28, 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-472-A

TO PERMIT AN ADDITION WITH 22.6
FOOT REAR SETBACK AND 12 FOOT
SIDE SETBACK IN LIEU OF THE
REQUIRED 40 FEET AND 15 FEET
RESPECTIVELY

PUBLIC HEARING ?

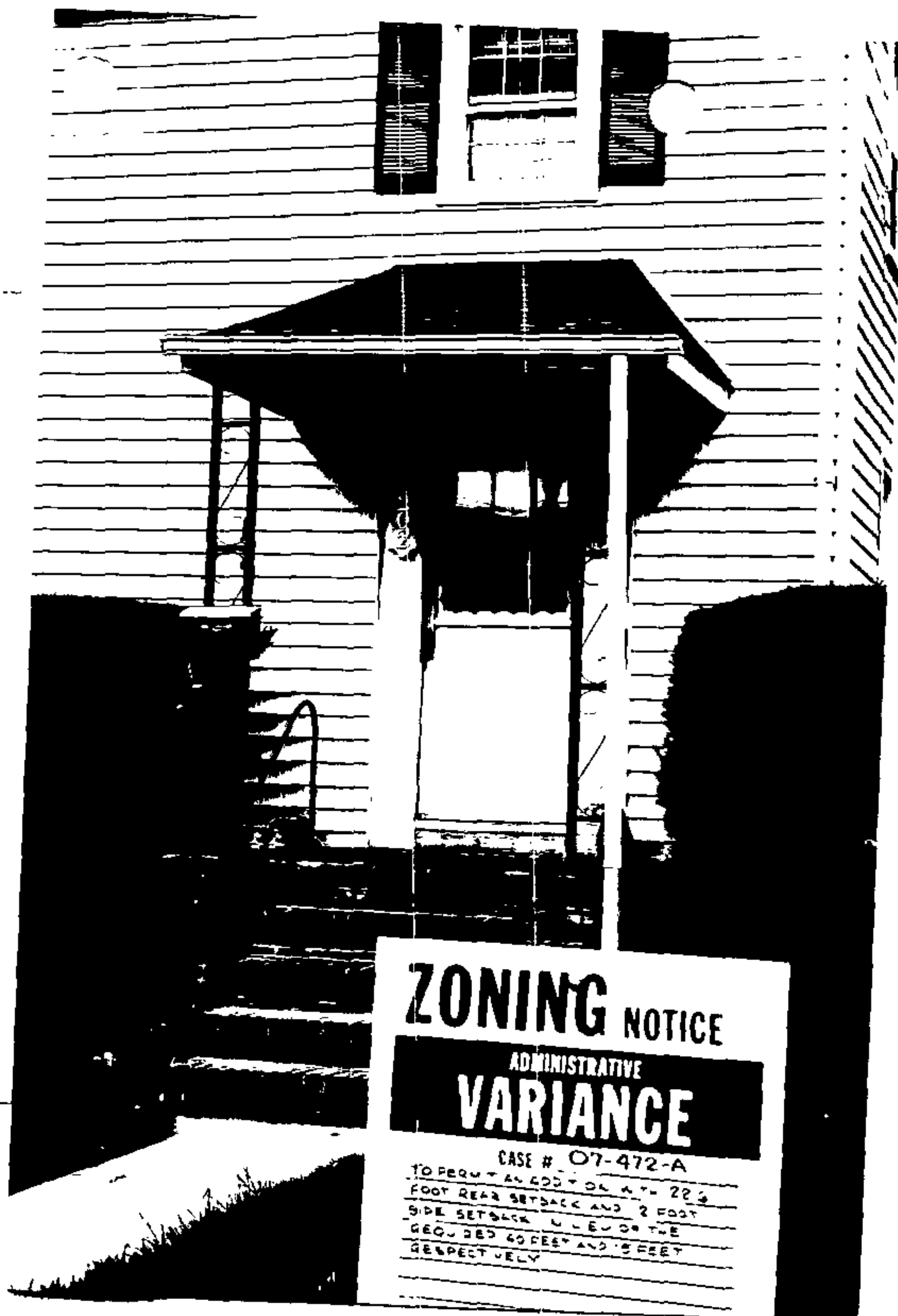
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MAY 14, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, RM. 104
MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 472 -A Address 202 NEWBURG AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/16/07 Posting Date: 4/29/07 Closing Date: 5/14/07

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~~06~~ 472 -A Address 202 NEWBURG AVE.

Petitioner's Name UNDERWOOD Telephone 410-744-4886

Posting Date: 4/29/07 Closing Date: 5/14/07

Wording for Sign: To Permit AN ADDITION WITH A 22.6-FOOT REAR SETBACK
AND 12-FOOT SIDE SETBACK IN LIEU OF THE REQUIRED
40-FEET AND 15-FEET, 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: 07-472-A

Petitioner: UNDERWOOD

Address or Location: 202 NEWBURG AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Emilie Underwood

Address: 202 Newburg Ave
Catonsville MD, 21228

Telephone Number: 410-744-4886



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

May 14, 2007

Gary Thomas Goodwin Underwood
Emilie D. Underwood
202 Newburg Avenue
Catonsville, MD 21228

Dear Mr. and Mrs. Underwood:

RE: Case Number: 07-472-A, 202 Newburg Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 2007.

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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2007

RECEIVED
APR 25 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-472- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Perry

Division Chief:

Lynn Tullman

CM/LL

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

April 24, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 23, 2007

Item No.: 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467, 468, 469, 470, 471, and 472.

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
(O) 410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2007
Item Nos. 07-454, 455, 456, 457, 458, 459,
461, 464, 465, 467, 468, 471, 472, and 473

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 04242007.doc

4/16/07

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 202 Neuburg Ave 21008 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Forest Spring Park

PLAT BOOK # 7 FOLIO # 115 LOT # 69 SECTION #

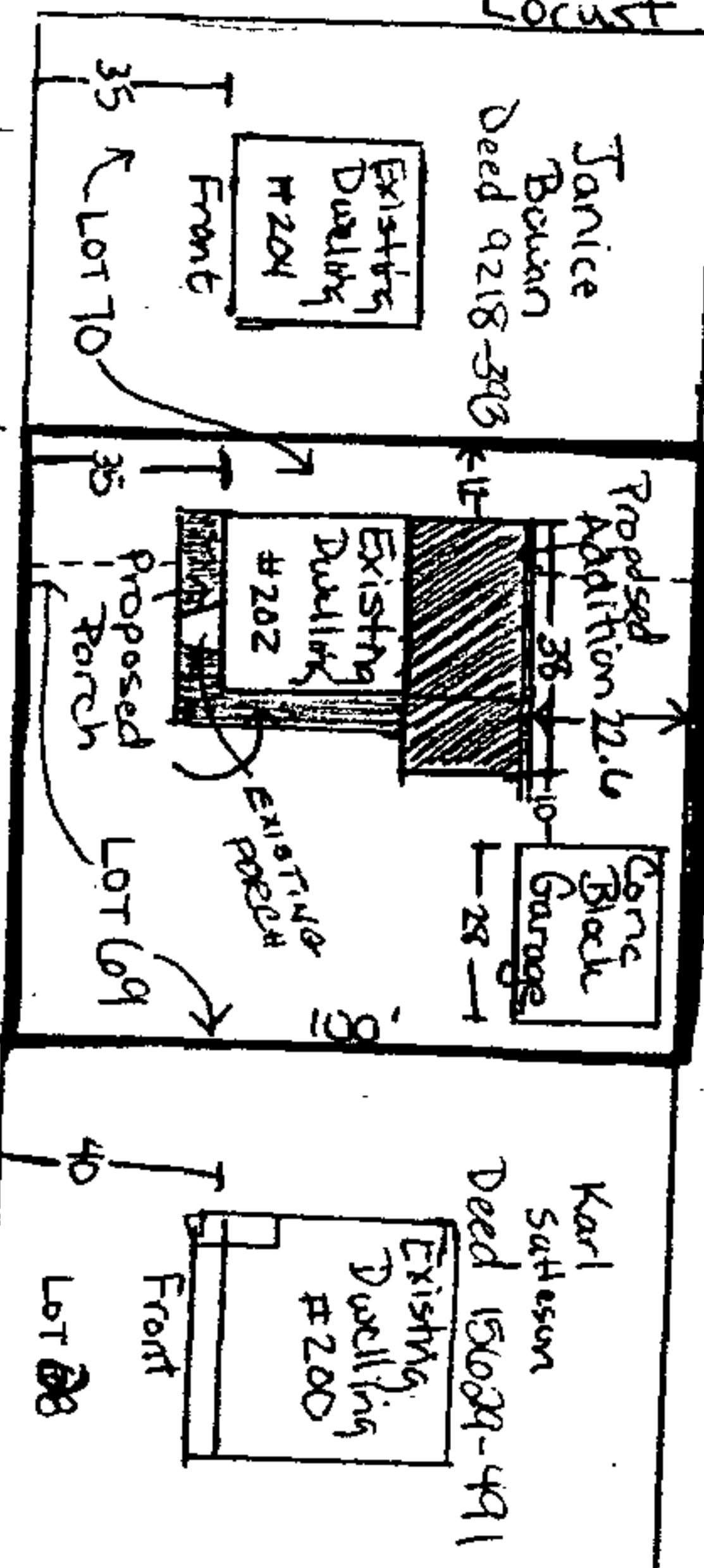
OWNER Gary & Emily Underwood

Deed: 6109-826
Not Flood Zone

Bill + Karen
Maier

Deed 14243-699
PT LT 69-70

Locust (40' R/W)



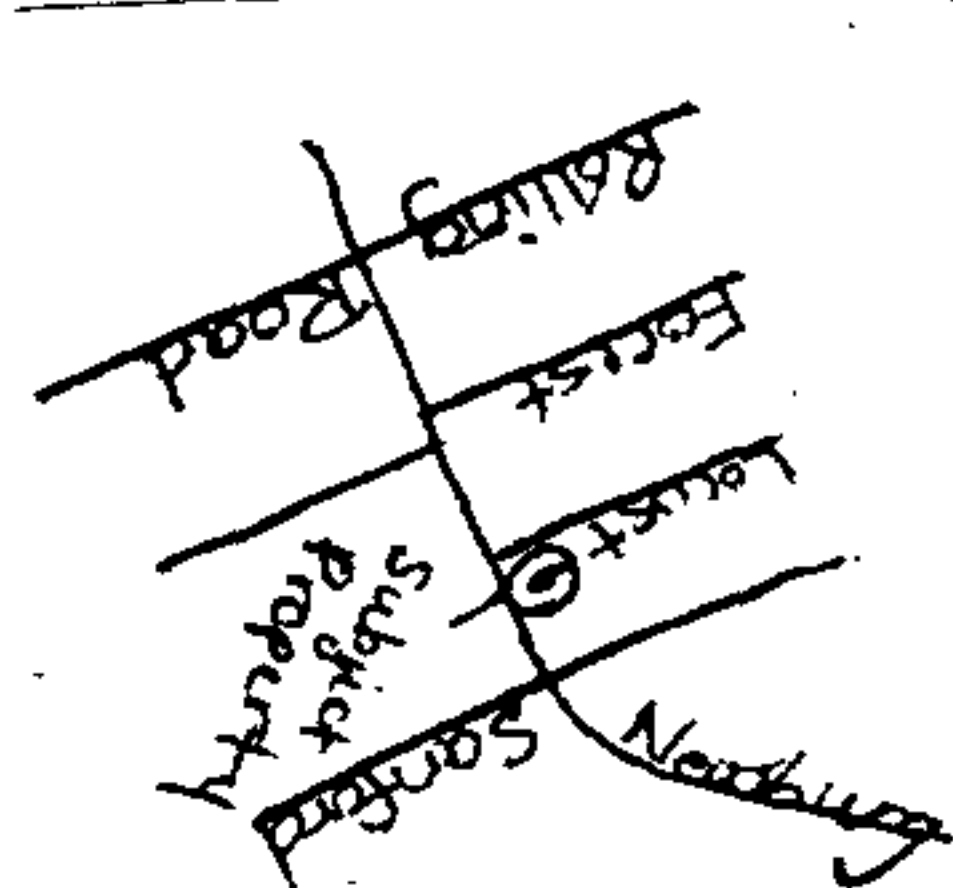
Storm Water

Neuburg (50' R/W 30' Paving)

PREPARED BY EDU

SCALE OF DRAWING: 1" = 50'

VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 101A2

ZONING D.R.2

LOT SIZE 207 9000

ACREAGE 207 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☐
WATER ☐ PUBLIC ☐ PRIVATE ☐

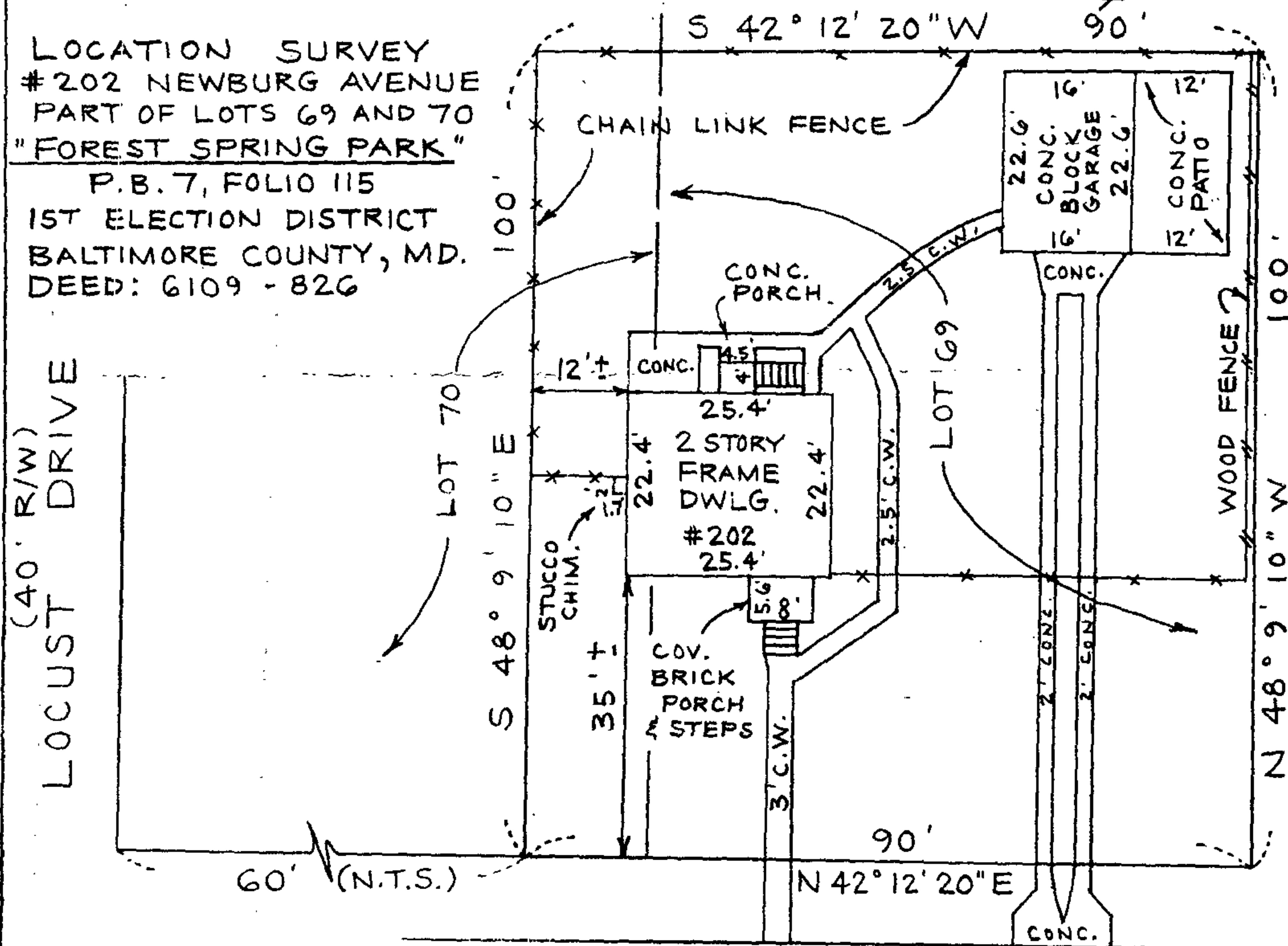
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 472 107472-A

COMMUNITY PANEL NO: 240010 390 B
ZONE " C "
THIS PROPERTY IS NOT
LOCATED IN A FLOOD
HAZARD ZONE.

LOCATION SURVEY
#202 NEWBURG AVENUE
PART OF LOTS 69 AND 70
"FOREST SPRING PARK"
P.B. 7, FOLIO 115
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MD.
DEED: 6109 - 826



NEWBURG AVENUE (50' R/W)
30' PAVING

I HEREBY CERTIFY THAT THE LOT SHOWN HEREON HAS BEEN SURVEYED FOR
THE PURPOSE OF LOCATING ALL IMPROVEMENTS ONLY.
THE PLAT IS A BENEFIT TO THE CONSUMER ONLY INSOFAR AS IT IS
REQUIRED BY A LENDER OR A TITLE COMPANY OR ITS AGENT IN
CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR
LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR
FUTURE IMPROVEMENTS. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE
IDENTIFICATION OF PROPERTY LINES OR BOUNDARIES.

2210124KAB

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

DRAWN BY L. B.	CHECKED BY V. J. M.	SURVEYED BY L. B.	SCALE 1" = 20'	DATE 7/8/02
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07-472-A

DR 2

FOREST SPRING LN

LOCUST DR

FOREST LN

FOREST LN

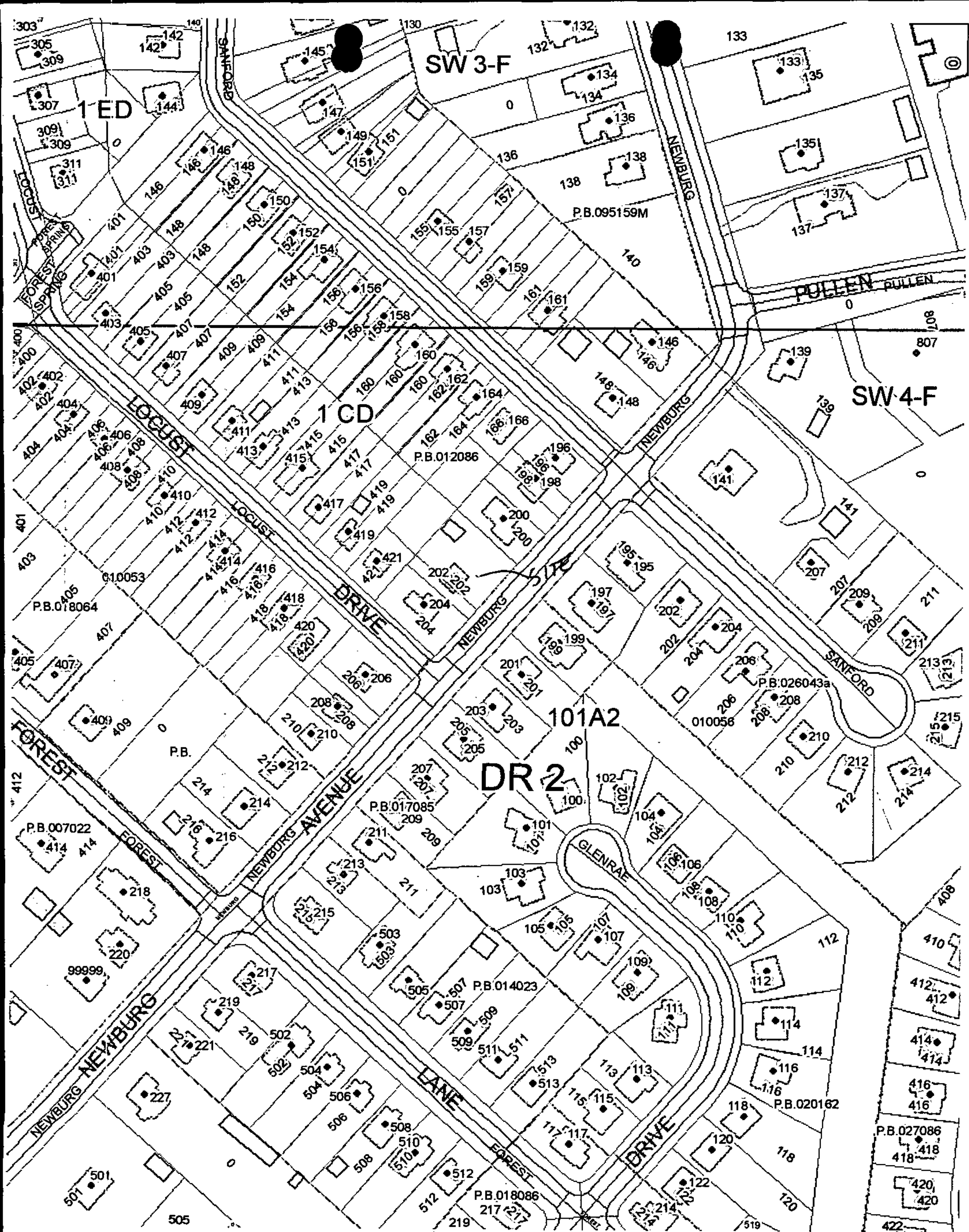
LENRAE DR

PUELEN

SITE

101 A 2

07-472-A



07-472-A

COMMUNITY PANEL NO: 24001 0390 B
ZONE "C"

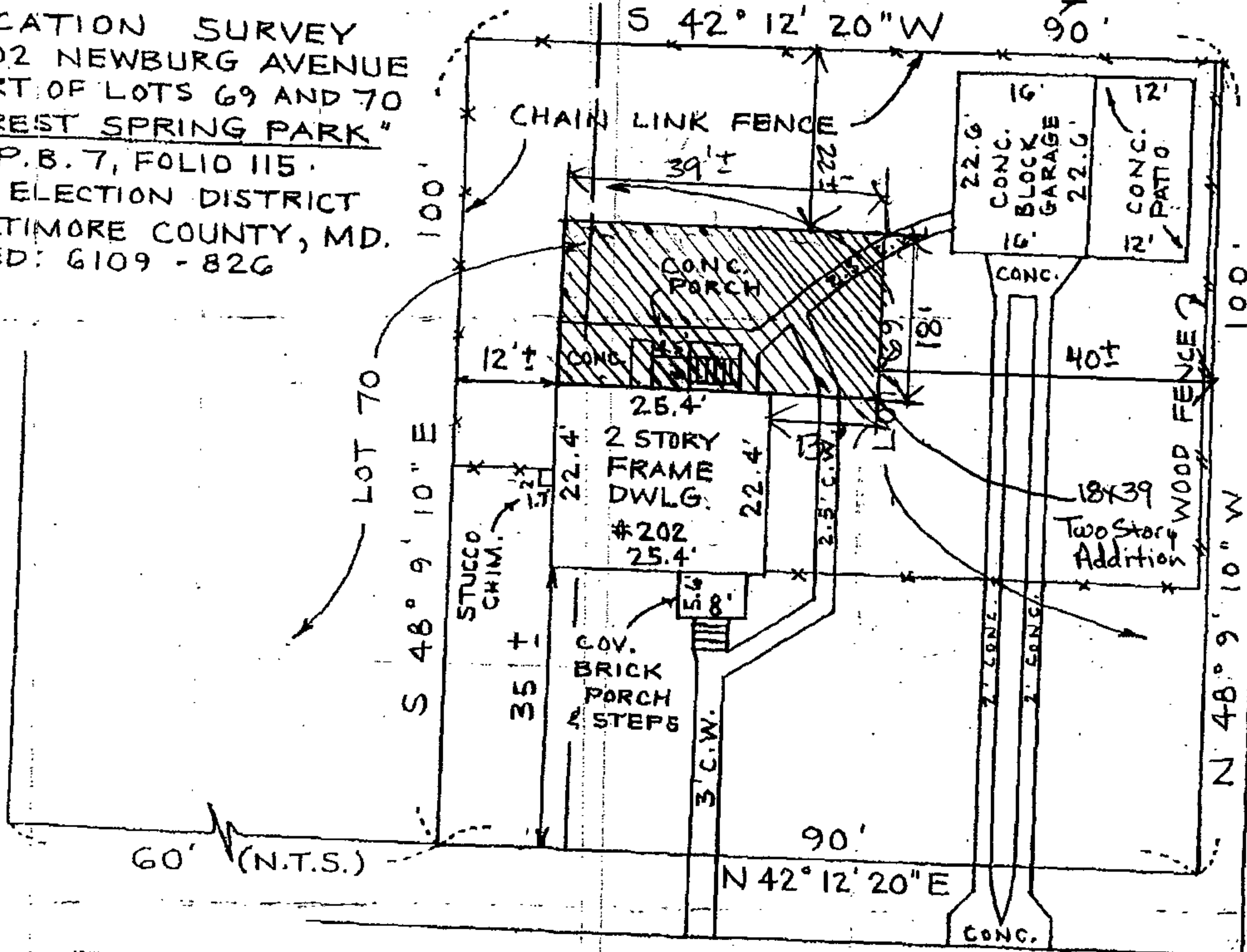
THIS PROPERTY IS NOT
LOCATED IN A FLOOD
HAZARD ZONE.

Case # 07-472A

LOCATION SURVEY
#202 NEWBURG AVENUE
PART OF LOTS 69 AND 70
"FOREST SPRING PARK"

P.B. 7, FOLIO 115.
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MD.
DEED: 6109 - 826

LOCUST DRIVE
(40' R/W)



202 NEWBURG AVENUE (50' RW)
30' PAVING

I HEREBY CERTIFY THAT THE LOT SHOWN HEREON HAS BEEN SURVEYED FOR
THE PURPOSE OF LOCATING ALL IMPROVEMENTS ONLY.
THE PLAT IS A BENEFIT TO THE CONSUMER ONLY INSOFAR AS IT IS
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IDENTIFICATION OF PROPERTY LINES OR BOUNDARIES.

2210124KAB

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410) 828-9060

RAWN BY L.B.	CHECKED BY V.J.M.	SURVEYED BY L.B.	SCALE 1" = 20'	DATE 7/8/02
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State Highway
Administration

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 4/24/2007

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

RE: Baltimore County
Item No. 7-472-A
202 NEWBURG AVENUE
UNDERWOOD PROPERTY
ADMINISTRATIVE VARIANCE

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. 7-472A.

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

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