

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E side of Cuning Circle, 18 feet N of		
Nickel Court		
15 th Election District	*	DEPUTY ZONING COMMISSIONER
6 th Councilmanic District		
(7121 Cuning Circle)	*	BALTIMORE COUNTY
Michael James and Pamela Gail Wagner		
<i>Petitioners</i>	*	CASE NO. 07-499-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, Michael James and Pamela Gail Wagner. The variance request is for property located at 7121 Cuning Circle. The variance request is from Section 1B01.2.C.4 and Zoning Policy (page 18-16) 1971-81 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of as close as 3 feet, a sum of side yards of 18 feet and a rear yard setback of 15 feet in lieu of the required 8 feet, 20 feet, and 30 feet, respectively, in a residential transition area' and to amend the Final Development Plan for Cunningham Cove, Lot 42, Block G. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an addition onto their house to provide needed living area. The request is due to financial abilities. It is more economical to add onto the home than to relocate to another home that has more living space.

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.

6-4-07
P3

Applicable Law

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

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 12, 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 as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

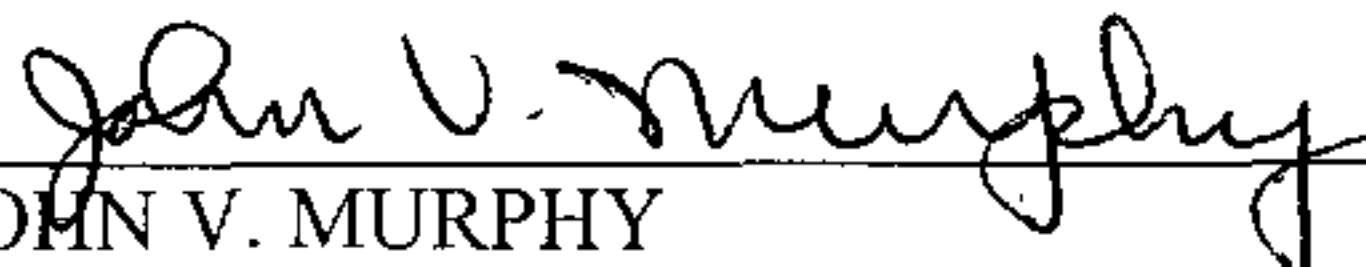
RECEIVED FROM PLANNING
6-4-07
B3

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 4th day of June, 2007 that a variance from Section 1B01.2.C.4 and Zoning Policy (page 18-16) 1971-81 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of as close as 3 feet, a sum of side yards of 18 feet and a rear yard setback of 15 feet in lieu of the required 8 feet, 20 feet, and 30 feet, respectively, in a residential transition area' and to amend the Final Development Plan for Cunningham Cove, Lot 42, Block G 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

June 4, 2007

MICHAEL JAMES AND PAMELA GAIL WAGNER
7121 CUNNING CIRCLE
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 07-499-A
Property: 7121 Cuning Circle

Dear Mr. and Mrs. Wagner:

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 7121 Cuning Circle Balt. Md.
which is presently zoned DR 5.5

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

1 B O I . 2 . C . 4 B C Z R AND Zoning Policy (Page 1 B - 1 6) 1 9 7 1 - 8 1 B C Z R

TO PERMIT A SIDE YARD SETBACK OF AS CLOSE AS 3 FT, ASUM OF SIDE YARDS OF 18 FT AND A REAR YARD SETBACK OF 15 FT IN LIEU OF THE REQUIRED 8 FT, 20 FT, AND 30 FT RESPECTIVELY IN A RESIDENTIAL TRANSITION AREA AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR Cuning Circle Lot 42 Block 6 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):

Michael James Wagner

Name - Type or Print

Michael J. Wagner

Signature

Pamela Gail Wagner

Name - Type or Print

Pamela J. Wagner

Signature

7121 Cuning Circle 410-335-2928

Address

Baltimore Md.

City

State

Zip Code 21220

Representative to be Contacted:

Edward Kehl

Name

3723 Foxford St Rd

Address

BALT MD 21236

City

State

410-244-6377

Telephone No. 21236

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07 day of 4-07 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. 07 499 A

Reviewed By JL

Date 5/03/07

REV 10/25/01

Estimated Posting Date 5/13/07

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

7121 Cumming Circle
Address
Balto. Md. 21220
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 Variance to allow to build additional living space which is needed for the above listed property. This request is due to financial abilities. It is more economical to add on then to move and re-locate to another home that ~~is~~ has more living space. Additionally, the shape of lot does not allow set back compliance on side or rear.

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.

Michael J. Wagner
Signature

Michael J Wagner
Name - Type or Print

Pamela G. Wagner
Signature

Pamela G. Wagner
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Kathleen S. Haag
Notary Public

My Commission Expires 12-01-2008

County of Baltimore

Affidavit in Support of Administrative Variance

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Michael J. Wagner
Signature

Michael J. Wagner
Name - Type or Print

Pamela G. Wagner
Signature

Pamela G. Wagner
Name - Type or Print

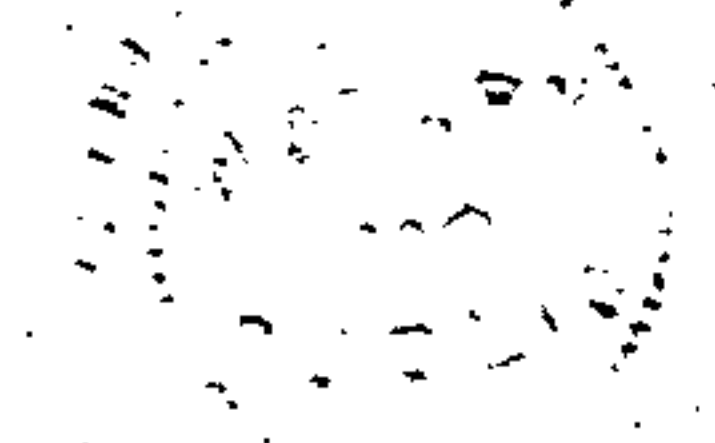
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael & Pamela Wagner

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

AS WITNESS my hand and Notarial Seal



Kathleen S. Haag
Notary Public

My Commission Expires 12-01-2008

County of Baltimore



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 7121 Cuning Circle Balto. Md.
which is presently zoned DR 5.5

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

1B01.2.C.4 BCZR AND Zoning Policy (Page 1B-16) 1971-81 BCZR

TO PERMIT A SIDE YARD SETBACK OF AS CLOSE AS 3 FT, ASUM OF SIDE YARDS OF 18 FT AND A REAR YARD SETBACK OF 15 FT IN LIEU OF THE REQUIRED 8 FT, 20 FT, AND 30 FT RESPECTIVELY IN A RESIDENTIAL TRANSITION AREA AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR CUNNINGHILL CIRCLE LOT 42 BLOCK 6 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):

Michael James Wagner
Name - Type or Print _____
Michael J. Wagner
Signature _____
Pamela Gail Wagner
Name - Type or Print _____
Pamela J. Wagner
Signature _____
7121 Cuning Circle 410-335-2928
Address _____ Telephone No. _____
Baltimore Md. 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Edward Kehl
Name _____
3723 Foxford St Rd 410-249-4637
Address _____ Telephone No. _____
BALT MD 21236
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. 07 499 A

REV 10/25/01

Reviewed By JL

Date 5/03/07

Estimated Posting Date 5/13/07

499

Zoning description for property located at 7121 Cuning Circle Baltimore, MD. 21220

Beginning at a point on the ^{EASTERN} ~~South~~ side of Cuning Circle which is 50 feet wide at the distance of 800 ft North of the centerline of the nearest improved intersecting street ~~Cuning Circle~~ ^{NICKEL & TERRY RD} which is 50 feet wide. Being lot # 42 Block G in the subdivision of Cuninghill Cove as recorded in Baltimore County Plat Book #50, Folio #012 containing 5707 Sq FT Also known as 7121 Cuning Circle Baltimore MD. 21220 and located in the 15th Election district, 6th Councilmanic district.

67

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APP HAS THIS + POSTERS LIST

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07 499 -A Address 7121 CUNNING CIR.
Contact Person: J. LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/03/07 Posting Date: 5/13/07 Closing Date: 5/28/07

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 07 499 -A Address 7121 CUNNING CIR.
Petitioner's Name WAGNER Telephone 410 335 2929
Posting Date: 5/13/07 Closing Date: 5/28/07
Wording for Sign: To Permit AN ADDITION WITH SETBACKS OF 3 FT (SIDE) 18 FT. (SUM OF SIDES) AND 15 FT. (REAR) IN VIEW OF REQUIRED 8 FT., 20 FT., AND 30 FT. RESPECTIVELY AND TO AMEND THE F.D.P. OF CUNNINGHILL COVE FOR LOT 42 BLK. G

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: 07 499 A

Petitioner: ☒ WAGNER

Address or Location: ☒ 7121 Cuning Circle

PLEASE FORWARD ADVERTISING BILL TO

Name: MIKE WAGNER

Address: 7121 Cuning Circle

BALT MD 21220

Telephone Number: 410 299 4637

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26783

DATE 5/03/07

ACCOUNT 001006 6150

AMOUNT \$ 115.00

RECEIVED FROM:

FOR: Van & Adams (65.50)

7121 CHARLES CIR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 5/03/07 TIME 09:45:13
RECEIPT # 156795 5/03/2007
Dept 5 303 ZONING VERIFICATION
CR NO. 125713

Dept Tot \$115.00
\$115.00 CR \$ CR CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-499-A

Petitioner/Developer: WAGNER

Date Of Hearing/Closing: 5/28/07

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

Attention:

Ladies and Gentlemen:

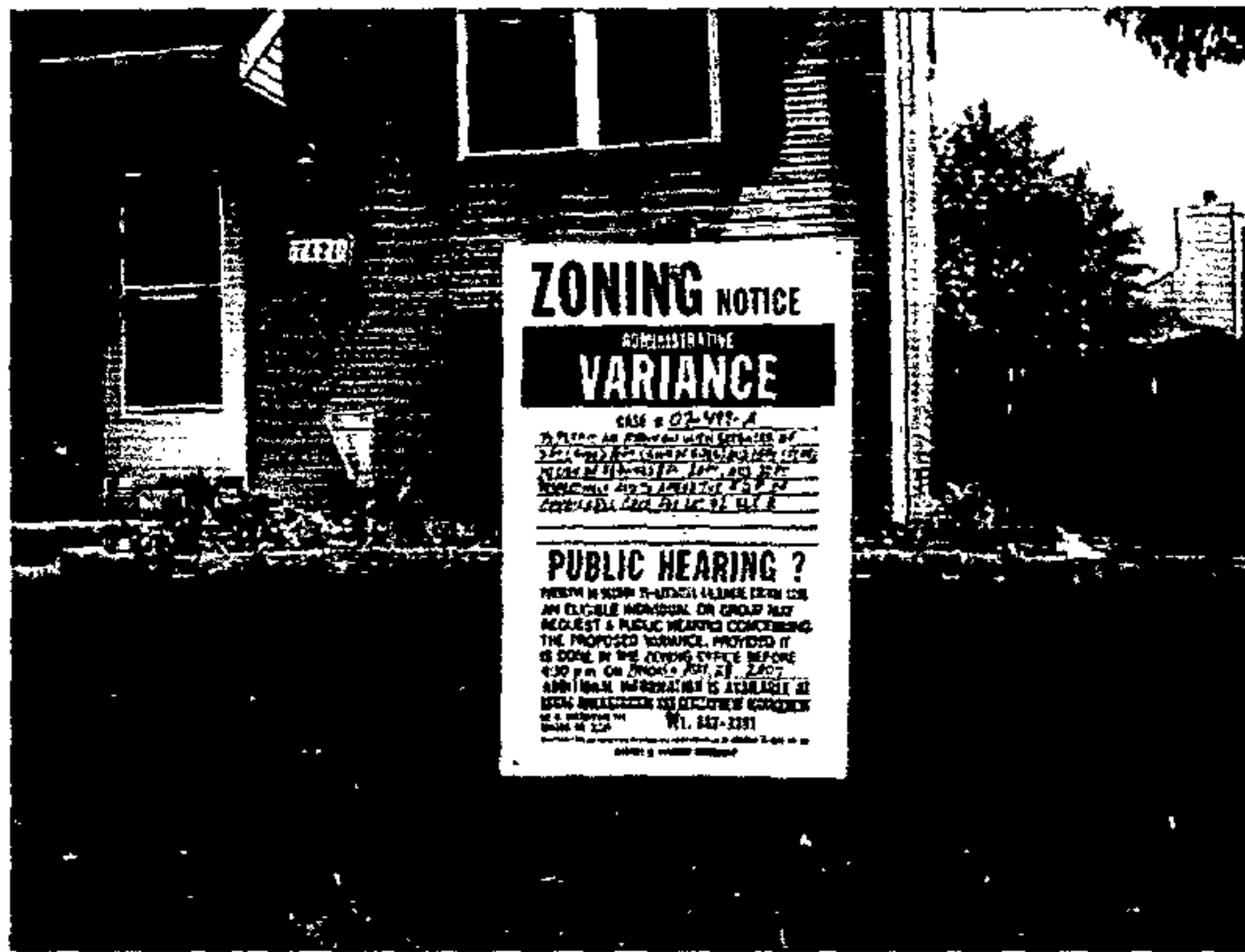
This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 7121 CUNNING CIRCLE

This sign(s) were posted on May 12, 2007
(Month, Day, Year)

Sincerely,
Martin Ogle 5/12/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im001082 (576x432x24b jpeg)



MasterDgk 5/12/07



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 29, 2007

Michael James Wagner
Pamela Gail Wagner
7121 Cuning Circle
Baltimore, MD 21220

Dear Mr. and Mrs. Wagner:

RE: Case Number: 07-499-A, 7121 Cuning Circle

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Edward Kahl 3723 Foxford Stream Road Baltimore 21236

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

May 10, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

Item Number: 476,488 through 499

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.

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

c: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 8, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 14, 2007
Item Nos. 07-476, 488, ~~489~~, 490, 491, 492,
493, 494, 496, 497, and 499

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- 05072007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-499- Administrative Variance**

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

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

Prepared By:



Division Chief:



CM/LL



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MAY 8, 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. 7-499-A
7121 CUNNINGHAM CIRCLE
JAMES WAGNER 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. 7-499-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

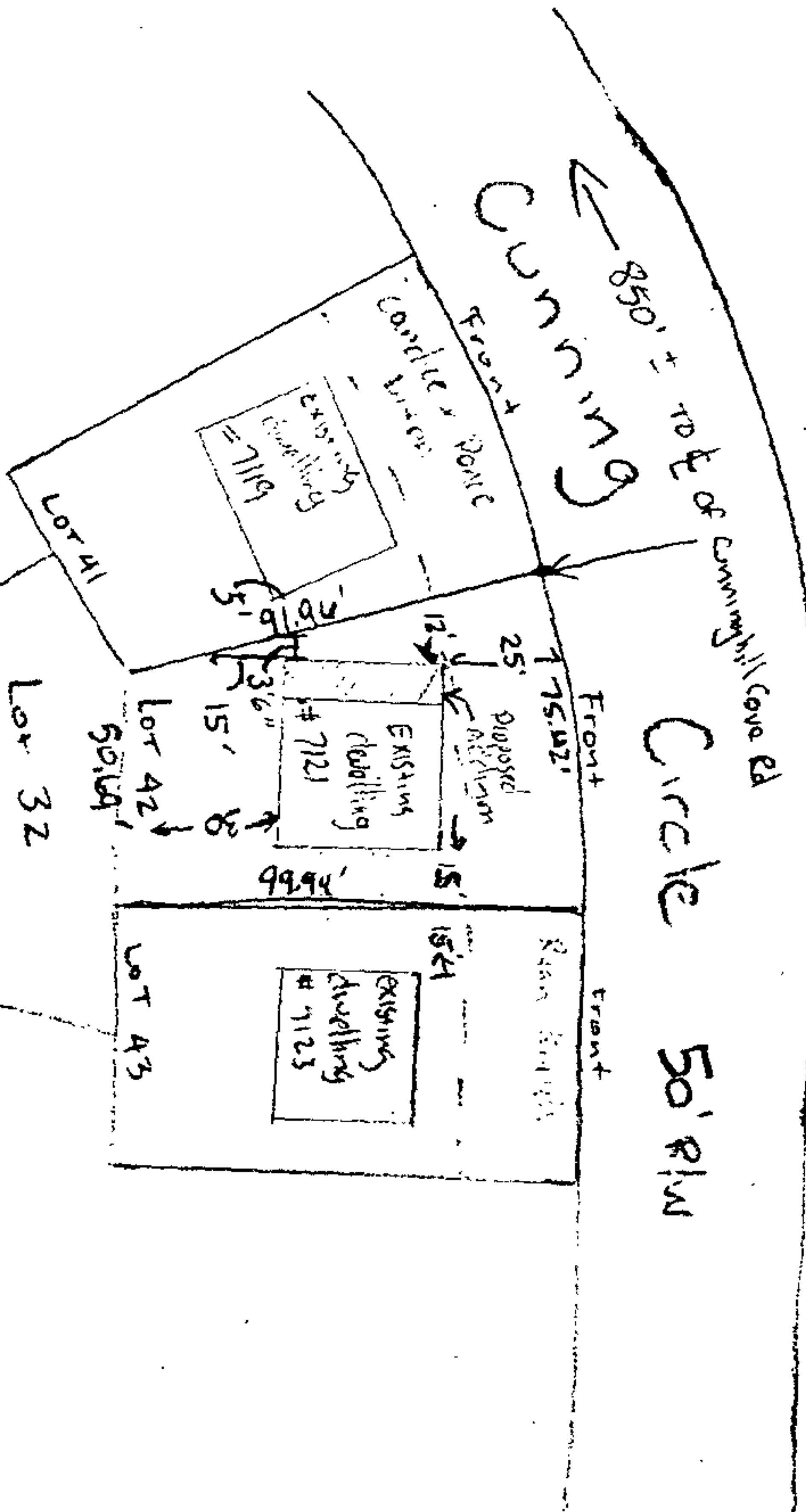
PROPERTY ADDRESS 1121 Cumming Cir.

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

SUBDIVISION NAME Canning Mill Cove

PLAT BOOK # 50 FOLIO # 12 LOT # 42 BLOCK SECTION # G

OWNER Mike + Pam Wagner

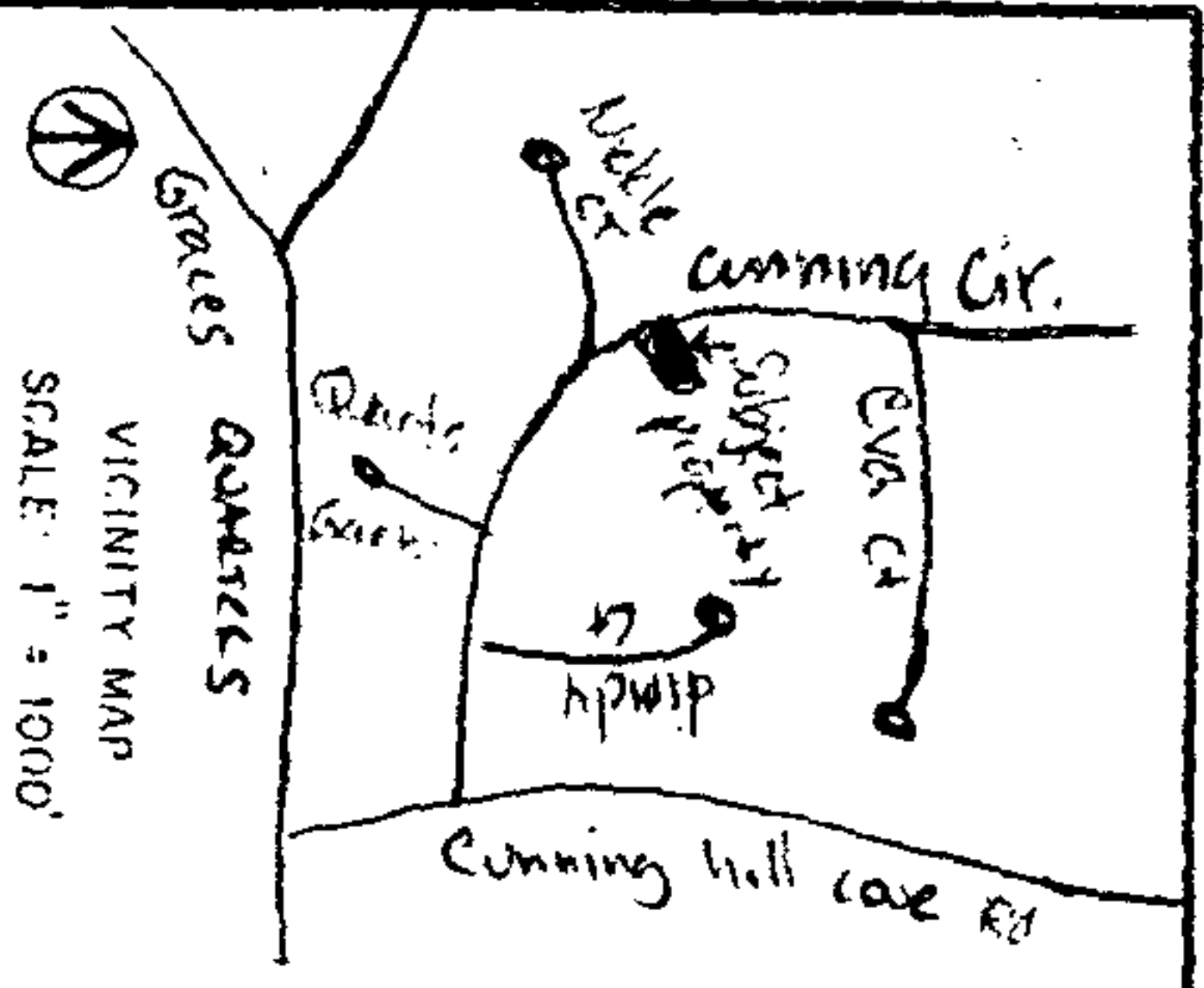


PREPARED BY

EEK

Danely Ct

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT
15th

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # NE 7-4

ZONING DIST. 5, 5

LOT SIZE 151 5/07

MONEROID SQUARE FEET PUBLIC PRIVATE

SEWER ☒ 17

WATER ☒ ☐

CHESAPEAKE BAY

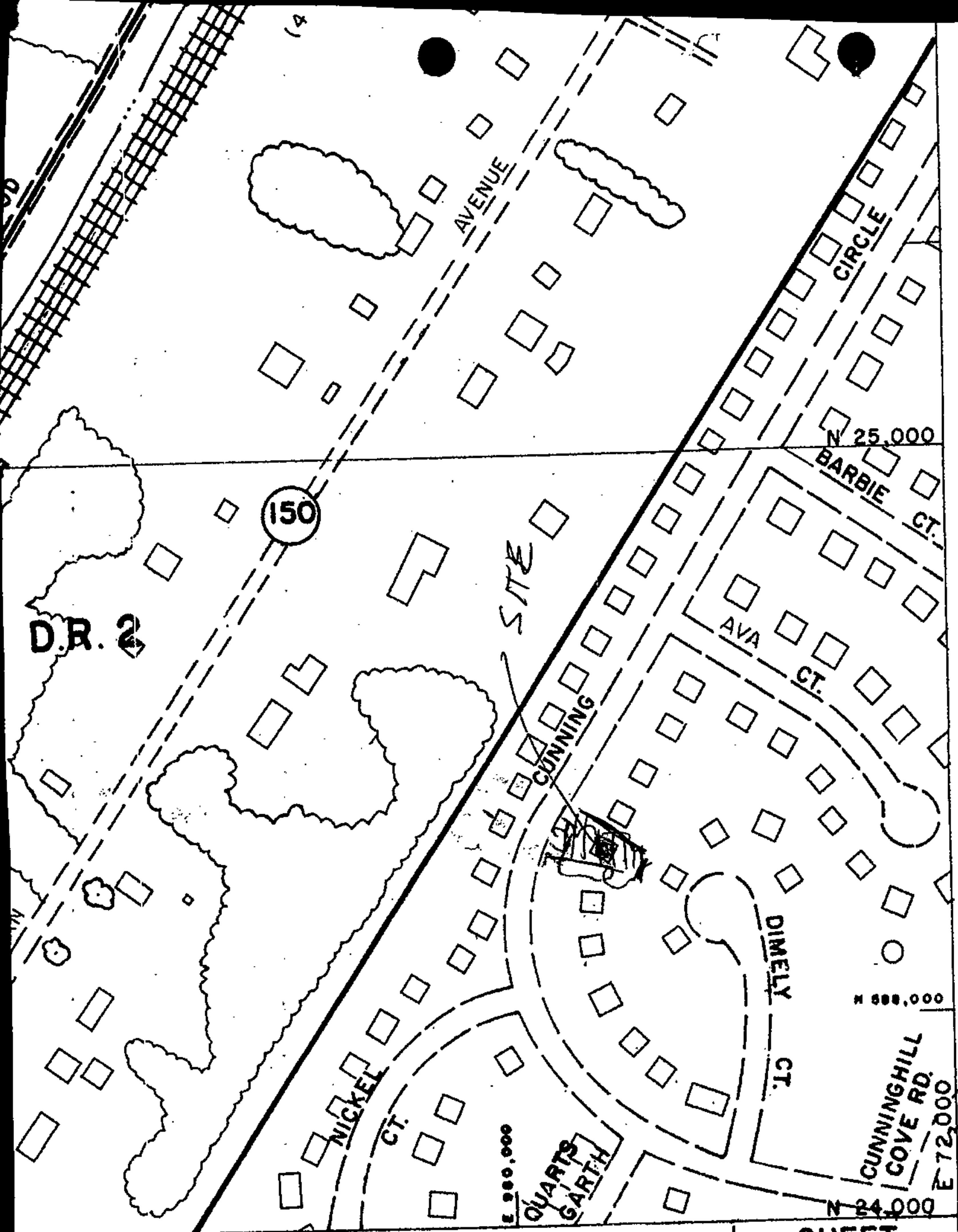
CRITICAL AREA	Q	Q2
100 YEAR FLOOD PROTECT	Q	Q2

HISTORIC PROPERTY/	17	17
	☐	☐
	☐	☐

BUILDING	[]	[]
BRIOD ZONING HEADLINE		

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

7L-499



A99

NE 7 L

SCALE

1" = 200' ±

LOCATION

HAREWOOD PARK
CHASE

SHEET

N. E.

7-L

DATE
OF
PHOTOGRAPHY
JANUARY
1986



