

IN RE: **PETITION FOR ADMIN. VARIANCE**

N side Rockdale Road, 2700 feet +/- NE
c/l Middletown Road
(3002 Rockdale Road)
6th Election District
3rd Council District

E. Sean and Anne Gottlieb
Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 07-549-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, E. Sean and Anne Gottlieb. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated because the garage cannot be located in the rear yard due to the

7-10-07
P3

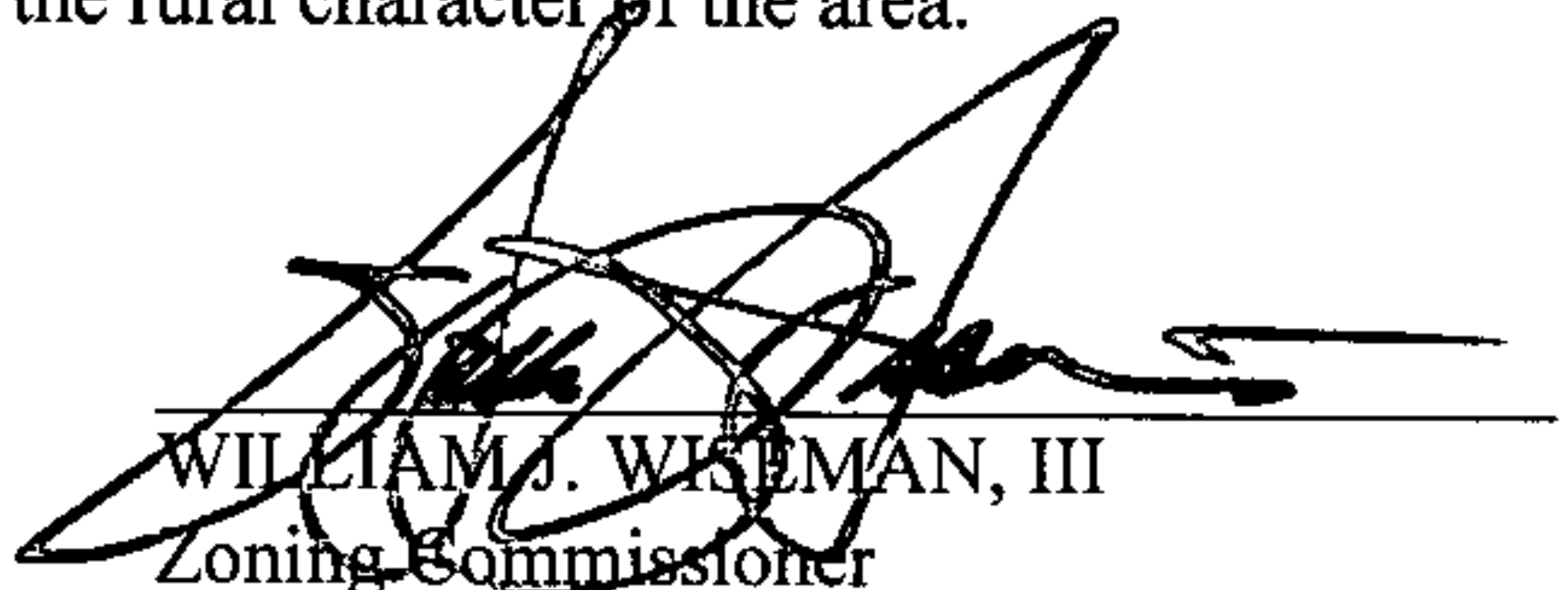
existing septic reserve area. The garage cannot be moved further to the rear of the property due to an existing buried 1,000 gallon propane tank. The proposed garage measures 20 feet x 20 feet in size and will utilize the existing driveway.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. The Office of Planning stated in their ZAC comment dated June 25, 2007, that they do not oppose the Petitioner's request. The Petitioners are advised that the building materials for the proposed addition are to remain consistent with that of the existing dwelling and the rural character of the area. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of July, 2007 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The building materials for the proposed addition are to be consistent with that of the existing dwelling and the rural character of the area.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

COPIES
7-10-07
FOR REVIEW FOR A-100



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 10, 2007

E. SEAN AND ANNE GOTTLEIB
3002 ROCKDALE ROAD
FREELAND MD 21053

RE: Petition For Administrative Variance
Property: 3002 Rockdale Road
Case No. 07-549-A

Dear Mr. and Mrs. Gottlieb:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3002 ROCKDALE ROAD
which is presently zoned RESIDENTIAL RC 4

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) 400.1 (BCZR)

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE SIDETARD IN LIEU
OF THE REQUIRED REAR TARD

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):

E. SEAN & ANNE GOTTLIEB
Name - Type or Print

Signature

ANNE GOTTLIEB
Name - Type or Print

Signature

3002 ROCKDALE ROAD 410 357-8073
Address Telephone No.

FREELAND MD 21053
City State Zip Code

Representative to be Contacted:

E. SEAN GOTTLIEB
Name

3002 ROCKDALE ROAD 410 357-8073
Address Telephone No.

FREELAND MD 21053
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. 2-542-A

Reviewed By LTW Date 6/5/07

REV 10/25/01

Estimated Posting Date 6/17/07

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 3002 ROCKDALE ROAD
Address
FREELAND MD 21053
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 GARAGE CAN NOT BE MOVED ANY FURTHER BACK IN OUR YARD.
THERE IS A BURIED 1,000 GALLON PROPANE TANK. BEYOND THIS IS OUR SEPTIC FIELD.
WE WANT TO BUILD THIS GARAGE TO PROTECT OUR OUTSIDE FURNITURE, TOOLS AND CHILDREN'S TOYS.

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.

E. Sean Gottlieb
Signature

E. SEAN GOTTLIEB
Name - Type or Print

Anne Gottlieb
Signature

ANNE GOTTLIEB
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of May 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

E. Sean Gottlieb and Anne Gottlieb
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



MARK DANIEL LINDEN
Notary Public, State of Maryland
County of Baltimore
My Commission Expires January 23, 2010

[Signature]
Notary Public

My Commission Expires 1-23-2010

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 3002 ROCKDALE ROAD
Address
FREE LAND MD 21053
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 GARAGE CAN NOT BE MOVED ANY FURTHER BACK IN OUR YARD
THERE IS A BURIED 1000 GALLON PROPANE TANK BEYOND THIS IS OUR SEPTIC FIELD.
WE WANT TO BUILD THIS GARAGE TO PROTECT OUR OUTSIDE FURNITURE, TOOLS AND
CHILDREN'S TOYS.

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.

E. Sean Gottlieb
Signature

E. SEAN GOTTLIEB
Name - Type or Print

Anne Gottlieb
Signature

ANNE GOTTLIEB
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of May 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



MARK DANIEL LINDEN
Notary Public, State of Maryland
County of Baltimore
My Commission Expires January 23, 2010

[Signature]
Notary Public

My Commission Expires 1-23-2010



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3002 ROCKDALE ROAD
which is presently zoned RESIDENTIAL RC4

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) 400.1 (BCZR)

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE SIDETARD IN LIEU
OF THE REQUIRED REAR YARD

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

3002 ROCKDALE ROAD 410 357-8073
Address Telephone No.

FREELAND MD 21053
City State Zip Code

Representative to be Contacted:

Name

3002 ROCKDALE ROAD 410 357-8073
Address Telephone No.

FREELAND MD 21053
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. 07-549-A

Reviewed By LTW Date 6/15/07

REV 10/25/01

Estimated Posting Date 6/17/07

This is the zoning description for 3002 Rockdale Road Freeland, MD 21053.

Beginning at a point on the North Side of Rockdale Road which is 50' wide at the distance of 2700' + or - NE of the centerline of the nearest improved intersecting street Middletown Road which is varies wide. Being lot # 9 in the subdivision of Arthur Tracey Property as recorded in Baltimore County Plat Book # 77, Folio# 175 containing 1.0106 acres. Also known as 3002 Rockdale Road and located in the 6 Election District, 3 CouncilManic District.

CERTIFICATE OF POSTING

Date: 6-17-07

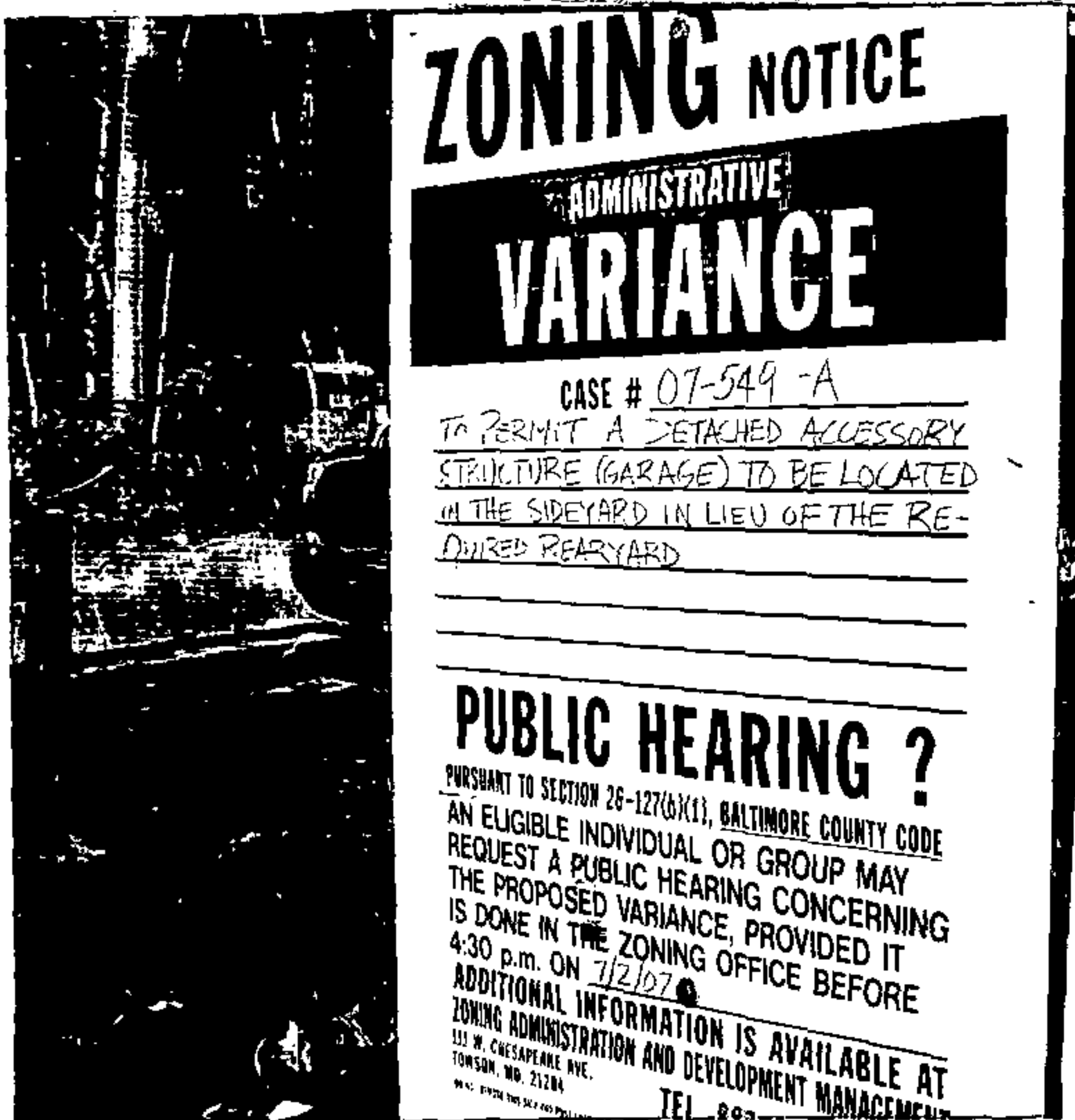
RE: Case Number: 07-549-A

Petitioner/Developer: Sean Gottlieb

Date of Hearing/Closing: 7/2/07

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3002 Rockhole Rd.

The sign(s) were posted on 6-17-07
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 549 -A Address 3002 ROCKDALE RD

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

Filing Date: 6/5/07 Posting Date: 6/17/07 Closing Date: 7/2/07

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- 549 -A Address 3002 ROCKDALE RD

Petitioner's Name E. SEAN GOTTLEIB ETUX Telephone 410 357 8073

Posting Date: 6/17/07 Closing Date: 7/2/07

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE SIDEYARD IN LIEU
OF THE REQUIRED REARYARD.

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: 07-549-A
Petitioner: E. SEAN GOTTLEIB
Address or Location: 3002 ROCKDALE ROAD FREELAND, MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: E. SEAN GOTTLEIB
Address: 3002 ROCKDALE ROAD
FREELAND, MD 21053
Telephone Number: 410 357-8073

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 25, 2007

RECEIVED
JUN 27 2007

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

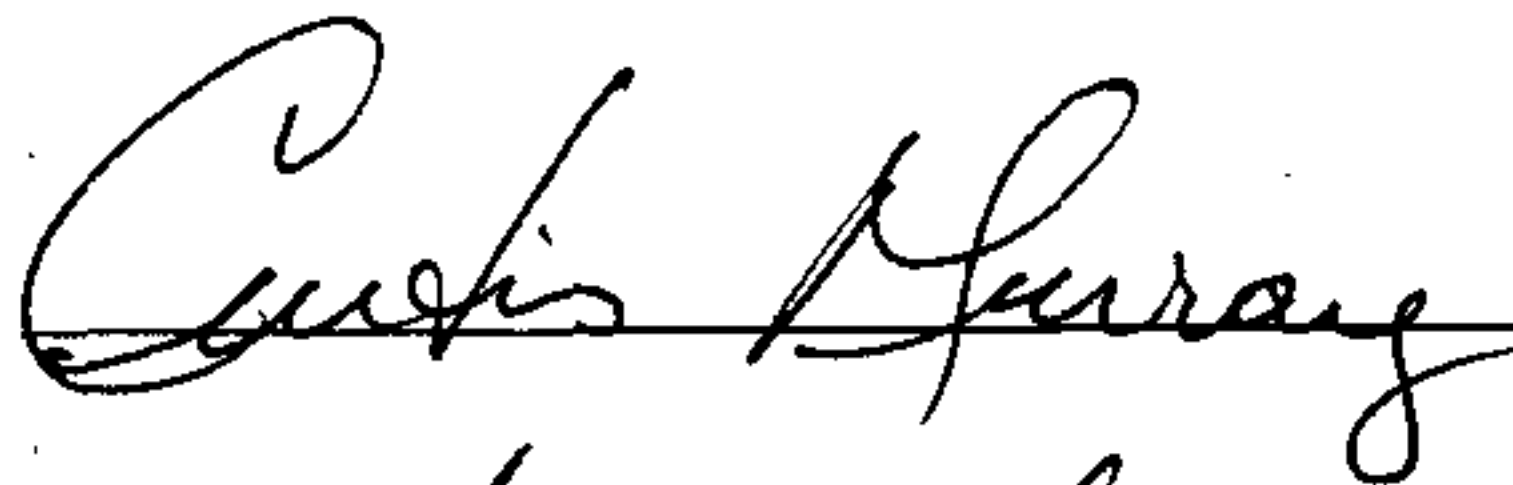
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-547- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided that the building materials for the proposed addition remain consistent with that of the existing dwelling and the rural character of the area.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 25, 2007

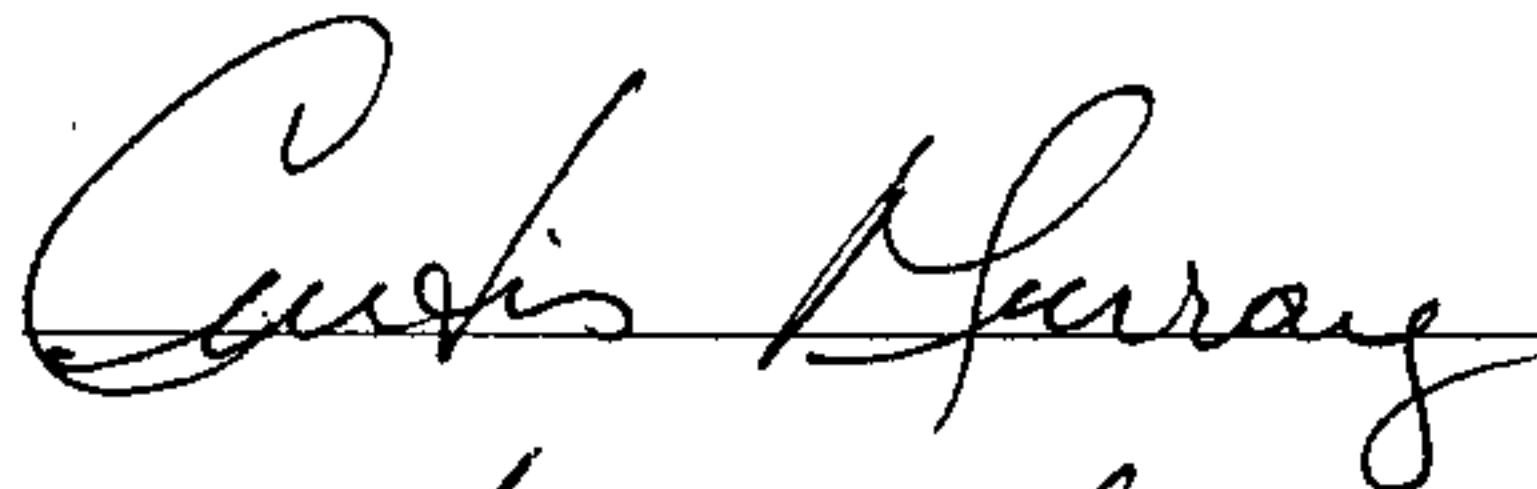
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-547- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided that the building materials for the proposed addition remain consistent with that of the existing dwelling and the rural character of the area.

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

Prepared By:



Division Chief:



CM/LL



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

July 2, 2007

E. Sean Gottlieb
Anne Gottlieb
3002 Rockdale Road
Freeland, MD 21053

Dear Mr. and Mrs. Gottlieb:

RE: Case Number: 07-549-A, 3002 Rockdale Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 5, 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, 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: June 14, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2007
Item Nos. 07-542, 543, 544, 547, 548, and 549

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-06142007.doc

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

June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 11, 2007

5

Item Number: 542 Through (549)

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

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



Printed on Recycled Paper



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: JUNE 18, 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. 7-549-A
3002 ROCKDALE ROAD
GOTTLEIB 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. 7-549-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,

For¹ 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

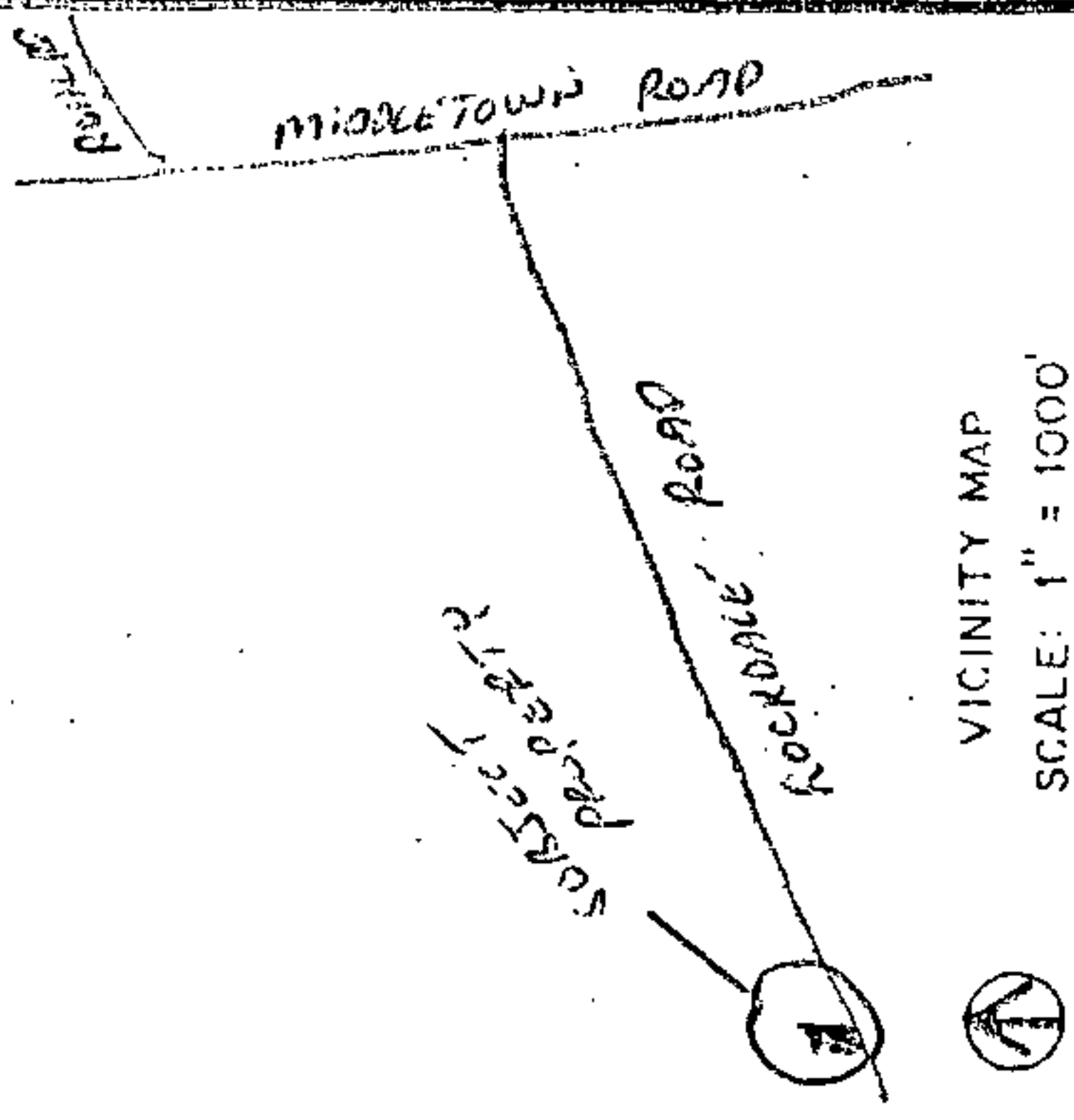
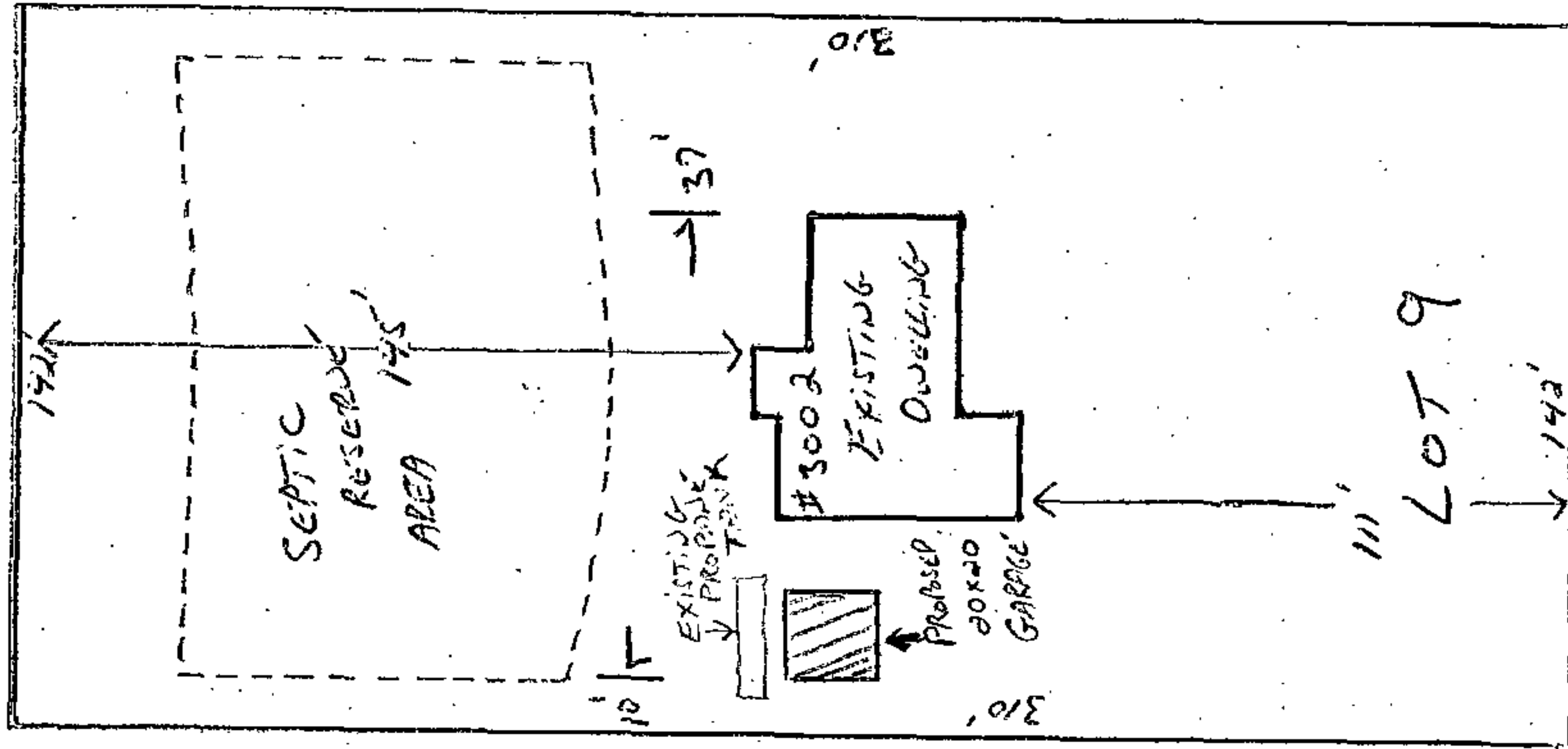
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3002 ROCKDALE ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME TRACEY'S CROSSING

PLAT BOOK # 22 FOLIO # 125 LOT # 9 SECTION # 1

OWNER ELWOOD & ANNE GOTTLIEB



LOCATION INFORMATION	
ELECTION DISTRICT	6
COUNCILMANIC DISTRICT	3
1" = 200' SCALE MAP #	00552
ZONING	RC 4
LOT SIZE	1.0106 ACRES
	44,039 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	YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY SEAN GOTTLIEB

SCALE OF DRAWING: 1" = 50'

549

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

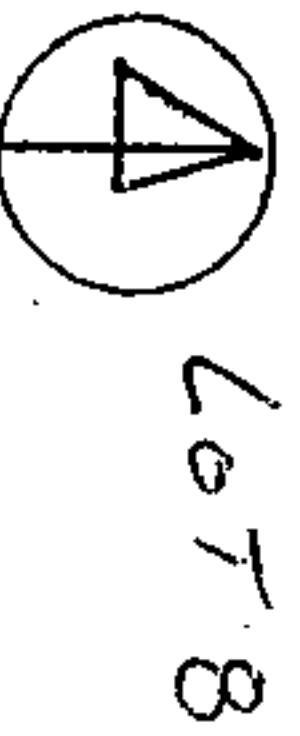
PROPERTY ADDRESS 3002 Rockdale Road

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

SUBDIVISION NAME TRACEY'S CROSSING

PLAT BOOK # 22 FOLIO # 125 LOT # 9 SECTION #

OWNER ELWOOD & ANNE GOTTLIEB

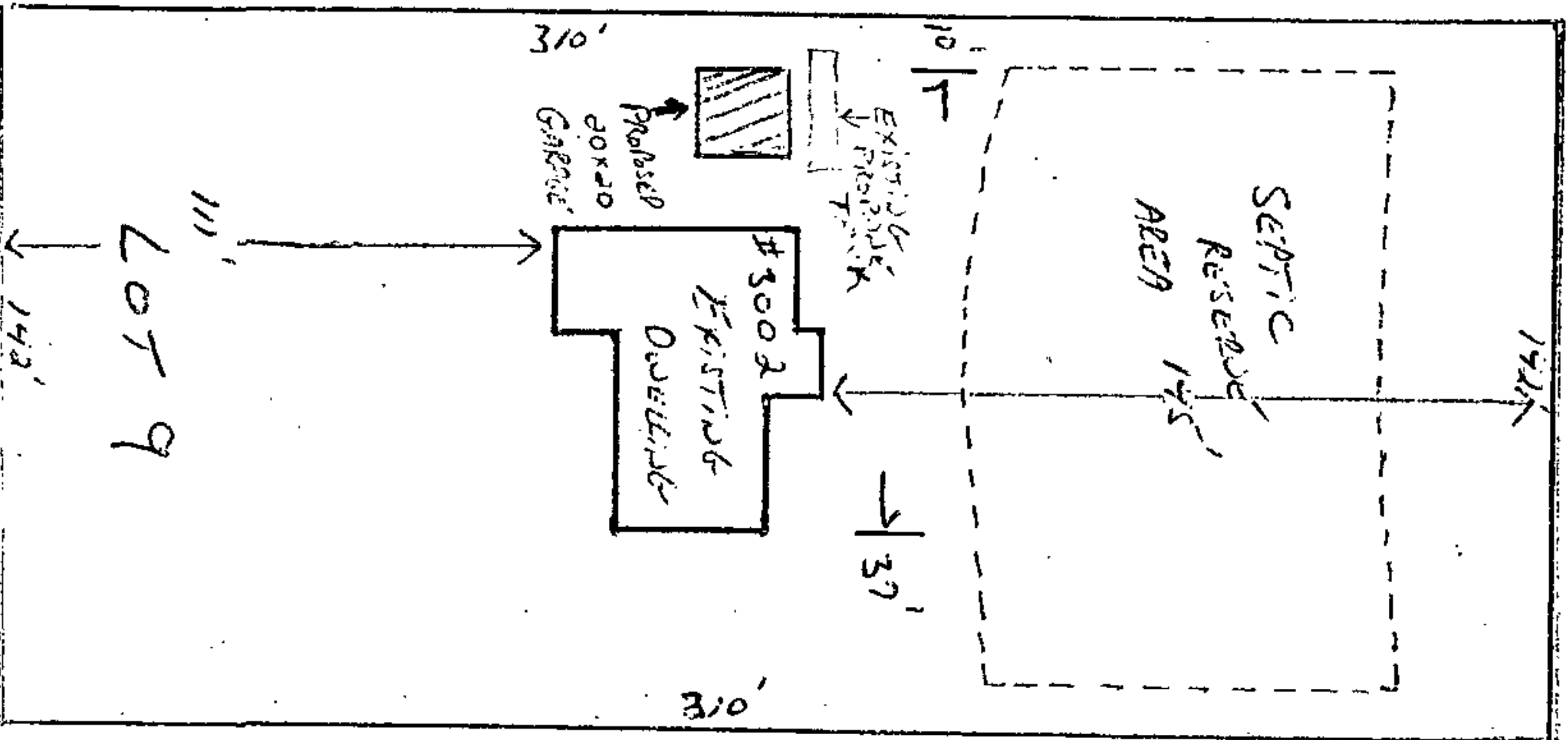


PREPARED BY SEAN GOTTLIEB

SCALE OF DRAWING: 1" = 50'

Rockdale Road

Middlebrook Road



#3004
Proposed
Dwelling

#3000
Proposed
Dwelling



VICINITY MAP
SCALE: 1" = 1000'



Rockdale Road

Middlebrook Road

LOCATION INFORMATION

ELECTION DISTRICT 6

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 005022

ZONING RC 4

LOT SIZE 1.0106 ACRES 44,039 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ YES ☒ NO

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

549

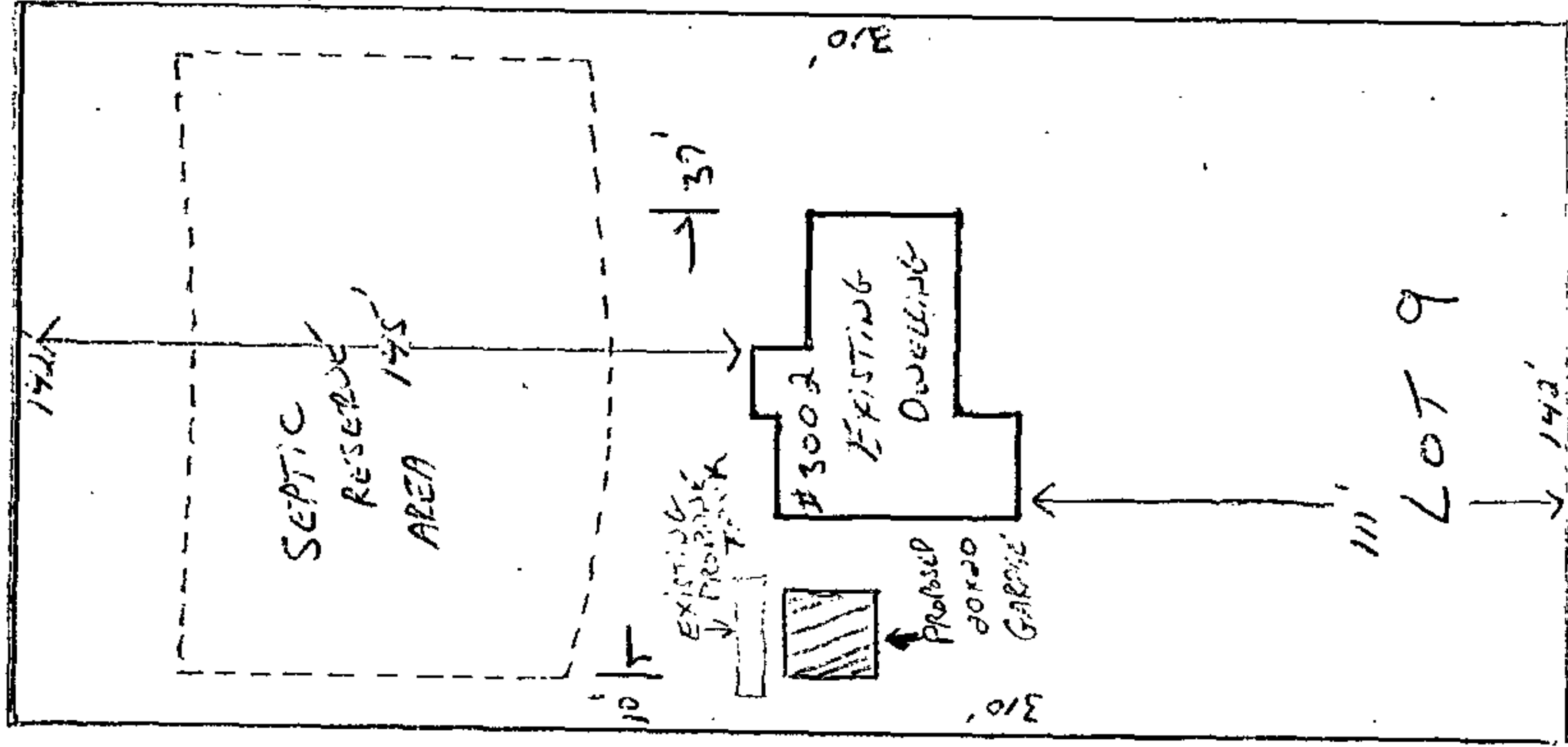
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3002 ROCKDALE ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME TRACEY'S CROSSING

PLAT BOOK # 22 FOLIO # 125 LOT # 9 SECTION #

OWNER ELWOOD & ANNE GOTTLIEB



#3004
PROPOSED
DWELLING

LOT 8



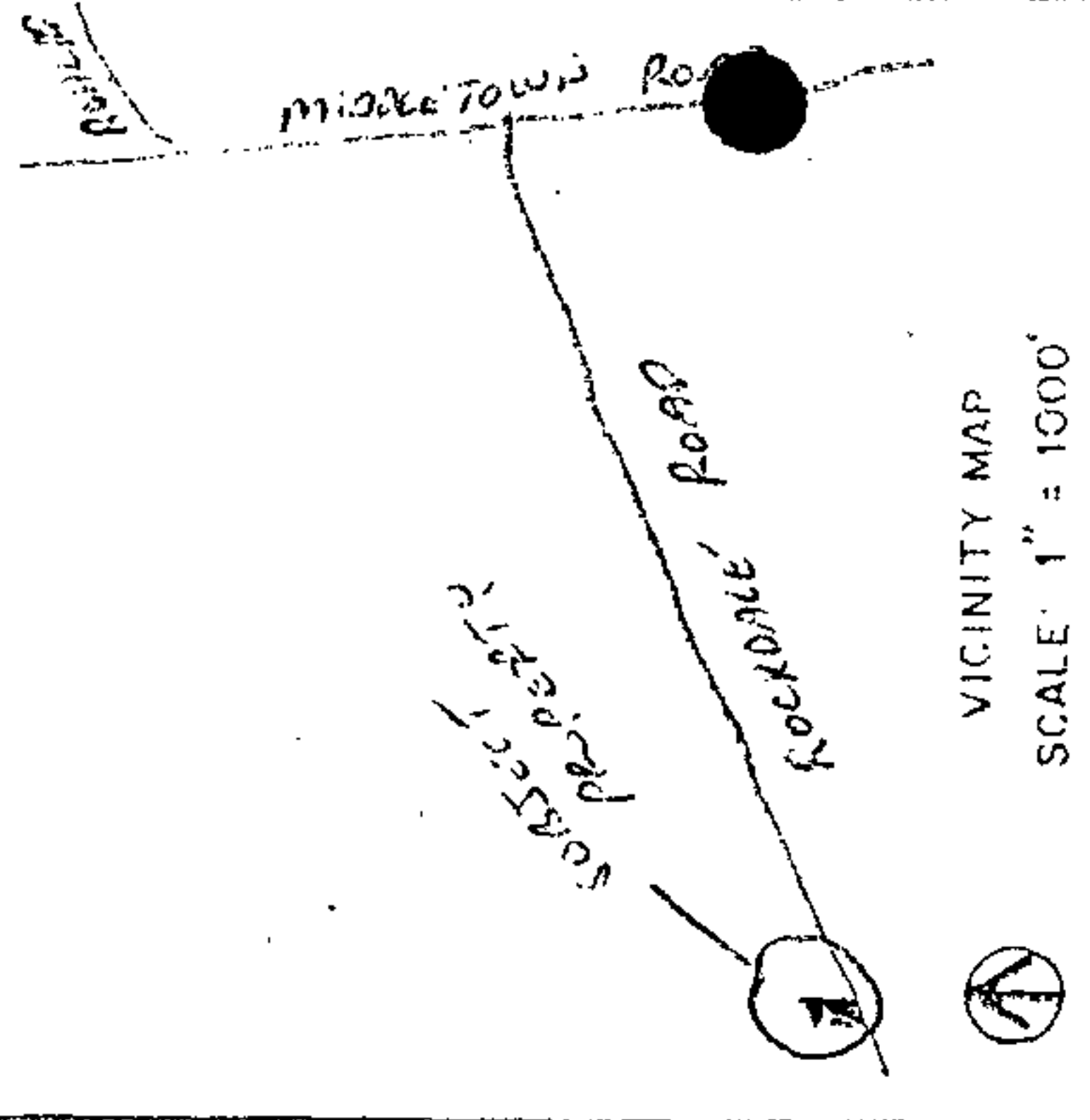
NORTH

ROCKDALE ROAD

MIDDLE TOWN ROAD

PREPARED BY SEAN GOTTLIEB

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 6

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 00502

ZONING RC 4

LOT SIZE 1.0106 ACRES 44,039 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 NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

549

NV 7-G

P.B./FOLIO
077177

20900

2400011428

2934

RC 2

6 ED

P.B./FOLIO
077175

3000

3 CD

2400011416

SITE
RC 4

2400011414

3002

3004

3006
2400011413

2400011419

0

2400011412

3008

3010

NW 36-G

005C2

P.B./FOLIO
077176

20900

2400011428

2400011426

2400011427

3009

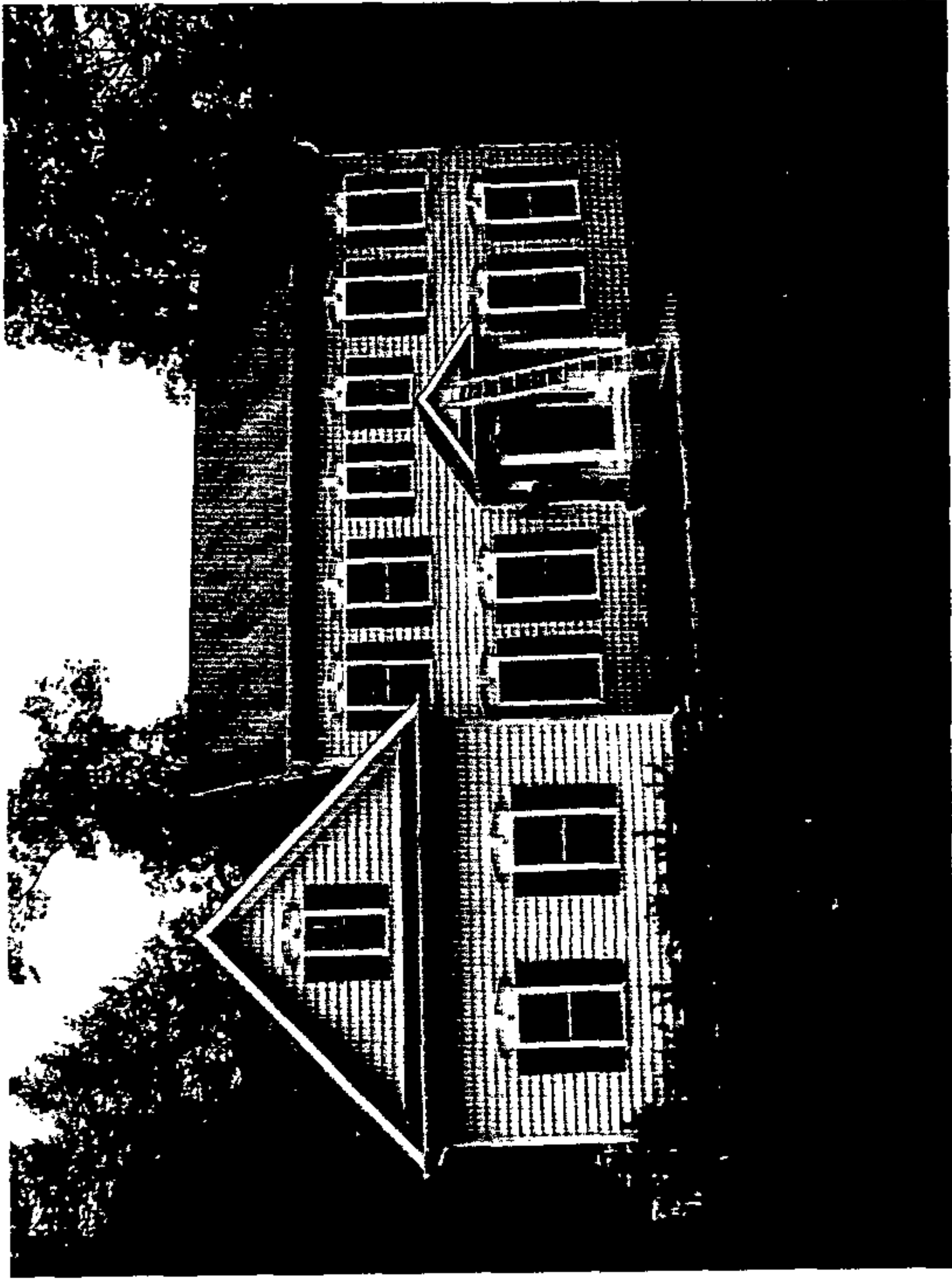
2400011425

005C3

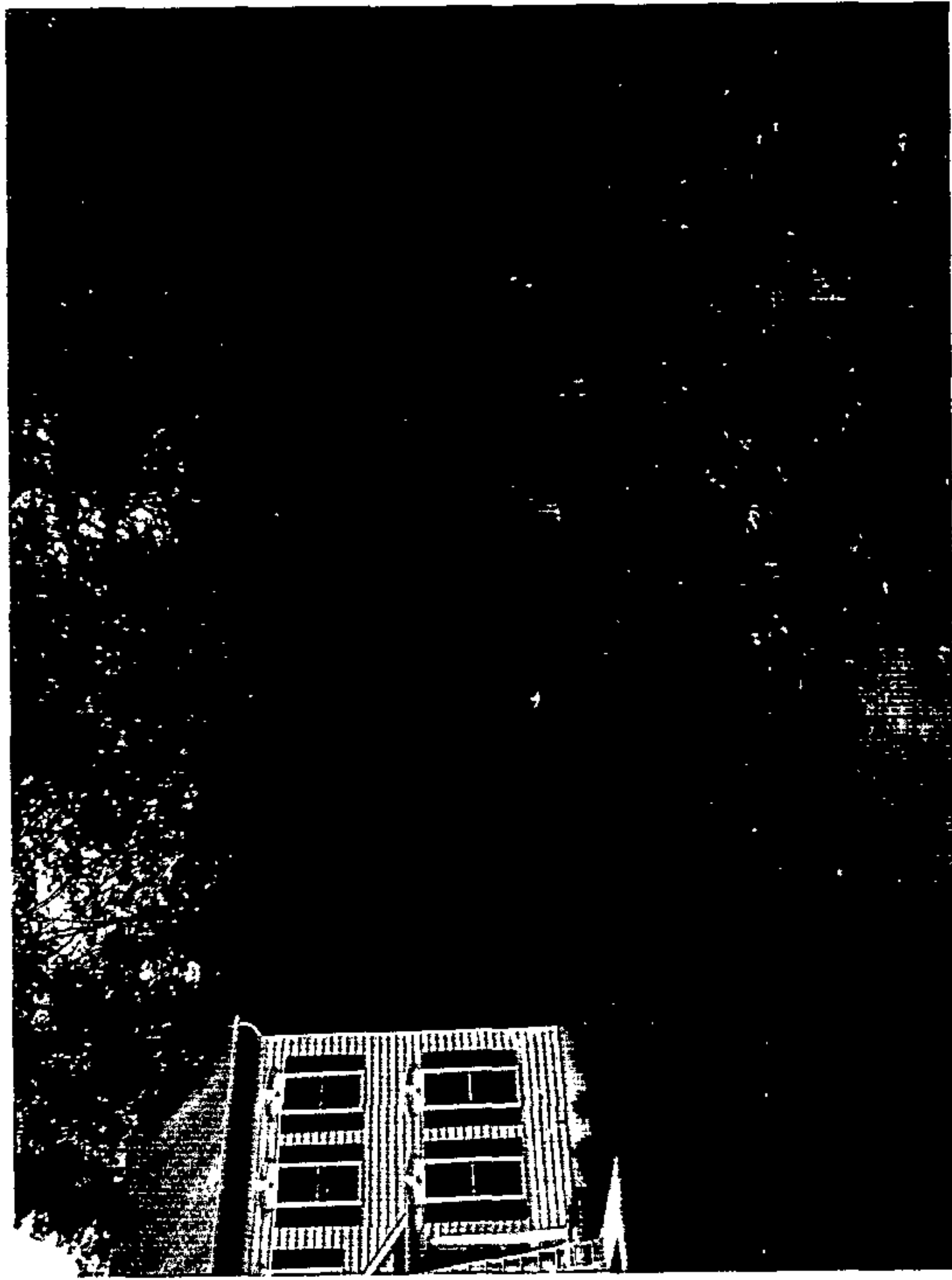
3011

2400011424

3015



Front View of Home



RIGHT SIDE of Home'



Left Side of Home

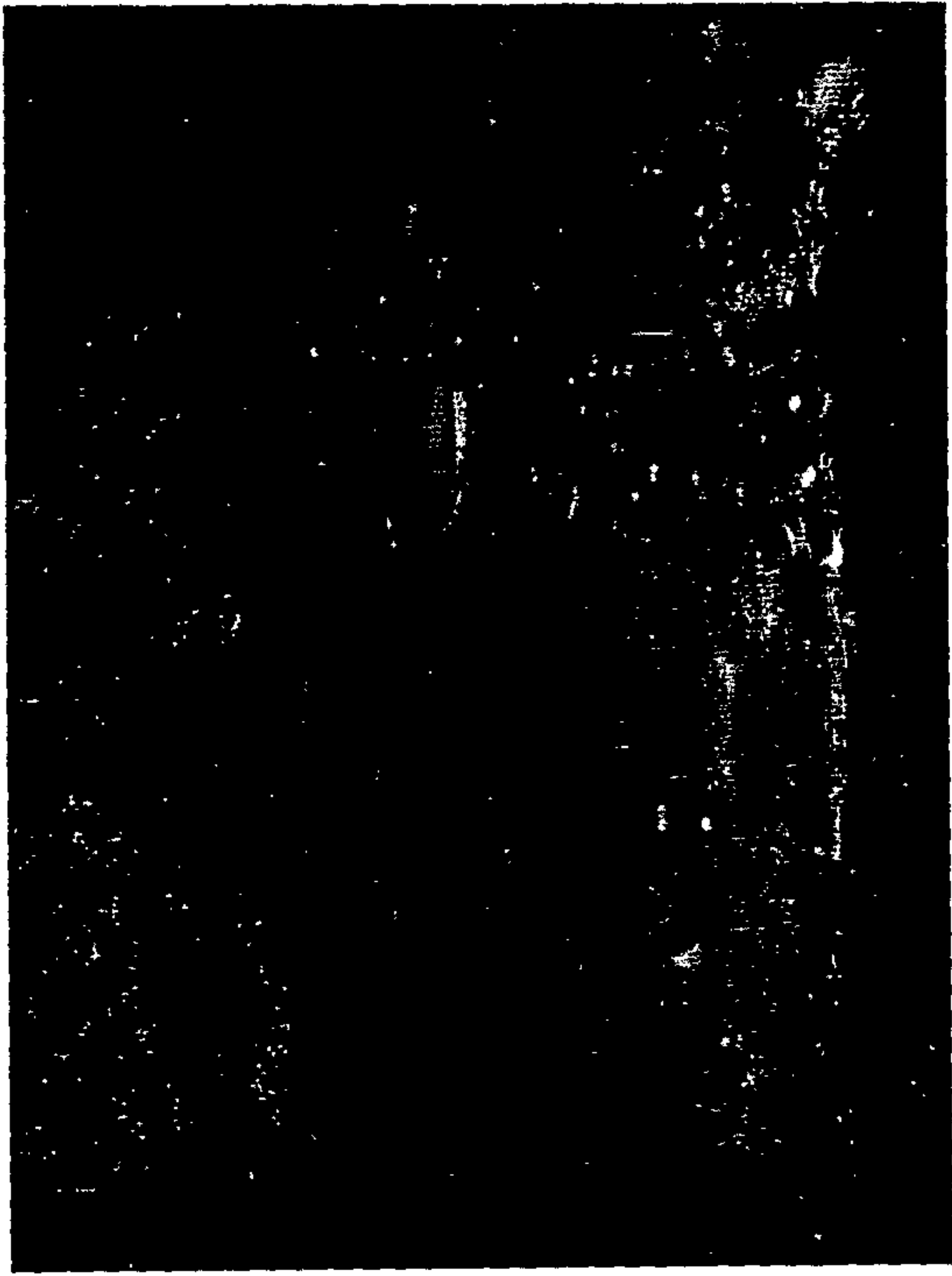


PROPOSED SITE OF 20x20 GARAGE



REAR SEPTIC FIELD

549



EXISTING 1K GACON PROPOSE TALK

549

BALTIMORE COUNTY MARYLAND
OFFICE OF PUBLIC FINANCE
MISCELLANEOUS RECEIPT

No. 0000007

DATE 6/16/07

ACCOUNT 6001006-0150

AMOUNT \$65.00

RECEIVED FROM

E. L. VAN GOTTCE LTD.

FOR

07-542-A

INITIALIZED
DATE

TIME

VALUE

CASHIER'S VALIDATION

PAID RECEIPT

RECEIVED BY

DATE

AMOUNT

REMARKS

PAID TO

DATE

PAID FOR

PAID TO

PAID FOR