

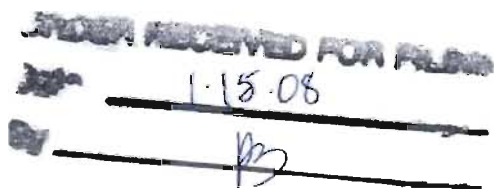
|                                            |   |                          |
|--------------------------------------------|---|--------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE               |
| S side of Old Home Road, 180 feet +/-      |   |                          |
| W c/l Meadow Road                          | * | DEPUTY ZONING            |
| 14 <sup>th</sup> Election District         |   |                          |
| 6 <sup>th</sup> Councilmanic District      | * | COMMISSIONER             |
| <b>(404 Old Home Road)</b>                 |   |                          |
|                                            | * | FOR BALTIMORE COUNTY     |
| Gladys Ilgenfritz                          |   |                          |
| <i>Petitioner</i>                          | * | <b>Case No. 08-265-A</b> |

\* \* \* \* \*

**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 owner of the subject property, Gladys Ilgenfritz for property located at 404 Old Home Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sunroom with a side yard setback of 5.5 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner would like to build a 9 foot x 12 foot sunroom on the side of her home. The proposed location is the only practical place to build the sunroom. There is an existing porch with a door leading into the home. The rear of the home does not have an exit. The Petitioner's home is on a duplex sharing lot; however her lot is only 4,625 square feet in size and the lot at 406 Old Home Road is 5,375 square feet in size. The Petitioner's lot measures only 37 feet x 125 feet and the adjoining lot measures 43 feet x 125 feet. A variance of 4.5 feet is needed to construct the sunroom.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.


  
 1.15.08

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 23, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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.

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 15<sup>th</sup> day of January, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sunroom with a side yard setback of 5.5 feet in lieu of the required 10 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

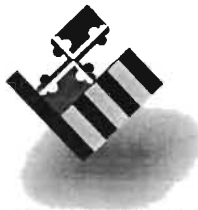
ORDER RECEIVED FOR FILED  
1-15-08  
[Signature]

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

  
\_\_\_\_\_  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

FROM RECEIVED FOR FILED  
1-15-08  
B3



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

January 15, 2008

GLADYS ILGENFRITZ  
404 OLD HOME ROAD  
BALTIMORE MD 21206

Re: Petition for Administrative Variance  
Case No. 08-265-A  
Property: 404 Old Home Road

Dear Ms. Ilgenfritz:

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, reading "Th. H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Scott Bathurst, 1586 Sulphur Spring Road, Baltimore MD 21221



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 404 Old Home Rd  
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) 1B02.3.C1; BCZR

*To Permit A Sunroom with a sideyard setback  
of 5.5 ft in lieu of The Regular 10 ft.*

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):

Gladys Ilgenfritz

Name - Type or Print

Signature

Name - Type or Print

Signature

404 Old Home Rd

410-665-3071

Address

Telephone No.

Baltimore

MD

21206

City

State

Zip Code

## Representative to be Contacted:

Scott Bathurst

Name

1585 Sulphur Spring Rd

410-242-5970

Address

Telephone No.

Baltimore

MD

21221

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.

08-265-A

REV 10/25/01

Reviewed By

gem

Date

12.14.07

Estimated Posting Date

12.23.07

FOUR RECEIVED FOR FILE

1-15-08

ms



# 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 404 Old Home Rd  
Address  
Baltimore MD 21206  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I would like to build a sunroom (9'x12') on the side of my home.. The problem is the side property set back for my zone is 7ft. With the sunroom I will only be left with 5'6" . This problem is caused by the fact that my home is a duplex sharing lot 46/45 (Which is 80'x125') with my neighbor at 406 Old Home Rd. The difficulty is the lots are not divided equally, my portion of the lot only 37'x125' (4,625sf) where 406 Old Home Rd. is 43'x125' (5,375sf). If the lots were equally divided 40'x125' and 40'x125' I would not need to request a Variance. This location is the only practical place I can build the sunroom. There is an existing porch with a door leading into my house. And the rear of my house does not have an existing exit from my home. Therefore I am asking for a variance of 5'6" side yard setback in lieu of the required 7ft. Thank you.

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.

Gladys Ilgenfritz  
Signature  
Gladys Ilgenfritz  
Name - Type or Print

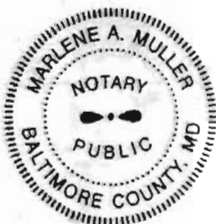
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



MARLENE A. MULLER  
NOTARY PUBLIC  
BALTIMORE COUNTY, MD  
My Commission Expires  
September 1, 2008

Marlene A. Muller  
Notary Public  
My Commission Expires September 1, 2008



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 404 Old Home Rd  
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) 1802.3.01 B & C

*To Permit A Sunroom with A Sideyard Setback  
of 5.5 ft. in Lieu of the Required 10 ft.*

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):

Gladys Ilgenfritz

Name - Type or Print

Signature

Name - Type or Print

Signature

404 Old Home Rd

410-665-3071

Address

Telephone No.

Baltimore

MD

21206

City

State

Zip Code

## Representative to be Contacted:

Scott Bathurst

Name

1585 Sulphur Spring Rd

410-242-5970

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

08-265-A

REV 10/25/01

Reviewed By

Date

12-14-07

Estimated Posting Date

12-23-07

INDEXED FOR FILING

1-15-08

B

# 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

404 Old Home Rd

Address

Baltimore

City

MD

State

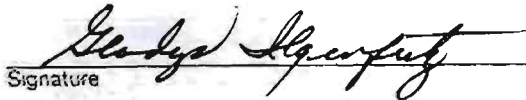
21206

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I would like to build a sunroom (9'x12') on the side of my home.. The problem is the side property set back for my zone is 7ft. With the sunroom I will only be left with 5'6" . This problem is caused by the fact that my home is a duplex sharing lot 46/45 (Which is 80'x125') with my neighbor at 406 Old Home Rd. The difficulty is the lots are not divided equally, my portion of the lot only 37'x125' (4,625sf) where 406 Old Home Rd. is 43'x125' (5,375sf). If the lots were equally divided 40'x125' and 40'x125' I would not need to request a Variance. This location is the only practical place I can build the sunroom. There is an existing porch with a door leading into my house. And the rear of my house does not have an existing exit from my home. Therefore I am asking for a variance of 5'6" side yard setback in lieu of the required 7ft. Thank you.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

Gladys Ilgenfritz

Name - Type or Print

Signature

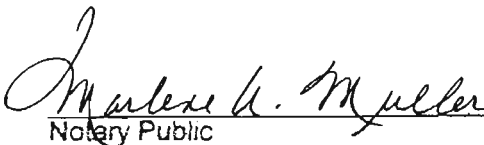
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

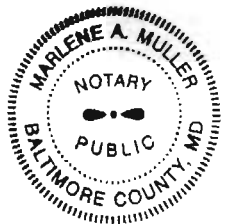
AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

September 1, 2008



MARLENE A. MULLER  
NOTARY PUBLIC  
BALTIMORE COUNTY, MD  
My Commission Expires  
September 1, 2008



Zoning Description for 404 Old Home Rd.

Beginning at a point on the South side of Old Home Rd. which is 40 ft. wide at the distance of 180 ft. west of the centerline of the nearest improved intersecting street Meadow Rd. which is 40 ft. wide. \*Being lot #46, Map:81, Grid:21, Parcel:765 in the subdivision of Elmwood as recorded in the Baltimore county Plat Book #14, Folio #10, containing 4,625.00SF. Also known as 404 Old Home Rd. and located in the 14<sup>th</sup> election district, 6<sup>th</sup> Councilmanic District.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **00749**

Date: **12.14.07**

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | .BS<br>Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|-------------|--------|
| 001  | 006  |      |             | 6150          |            |              |             | 65.-   |
|      |      |      |             |               |            |              |             |        |
|      |      |      |             |               |            |              |             |        |
|      |      |      |             |               |            |              |             |        |
|      |      |      |             |               |            |              |             |        |
|      |      |      |             |               |            |              |             |        |

Total: **65.-**

Rec From: **G. ILLI-VERBITZ**

For: **09-265-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 12/14/2007 12/14/2007 07:00:02  
 12/14/2007 12/14/2007 07:00:02  
 12/14/2007 12/14/2007 07:00:02  
 5.0000 VERIFICATION  
 000749  
 Recpt Tot 65.00  
 65.00 OK 8.00  
 Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No.: 08-265-A

Petitioner/Developer: GLADYS

ILGENFRITZ

Date of Hearing/Closing: 1-7-08

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:

404 OLD HOME ROAD

The sign(s) were posted on 12-23-07  
(Month, Day, Year)

Sincerely,

Robert Black 12-24-07  
(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 08- 265 -A

Address 404 Old Home Rd

Contact Person: Joe Merrey  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/14/07

Posting Date: 12/23/07

Closing Date: 01/07/08

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 08- 265 -A

Address 404 Old Home Rd

Petitioner's Name Gladys Elgenfritz

Telephone \_\_\_\_\_

Posting Date: 12/23/07

Closing Date: 01/07/08

Wording for Sign: To Permit A Sunroom with a side yard setback of 5.5ft in lieu of the Required 10ft.

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/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.**

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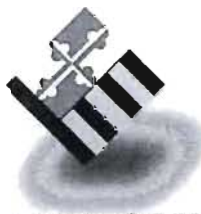
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**For Newspaper Advertising:**

Item Number or Case Number: 08-265-A  
Petitioner: Gladys Ingenritz  
Address or Location: 404 Old Home Rd

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Appleby Windowsystems  
Address: 1800 Trolley Rd  
York PA 17404  
Telephone Number: 410 242 0076



**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*

January 7, 2008

Gladys Ilgenfritz  
404 Old Home Road  
Baltimore, MD 21206

Dear Ms. Ilgenfritz:

RE: Case Number: 08-265-A, 404 Old Home Road

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel  
Scott Bathurst 1585 Sulphur Spring Road Baltimore 21221

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 27, 2007

RECEIVED  
JAN 08 2008

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

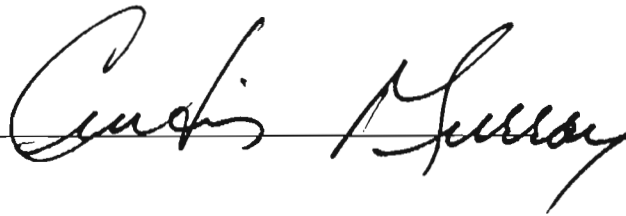
**BY:**.....

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 08-265- 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:



CM/LL

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** January 3, 2008

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 24, 2007  
Item Nos. 08-257, 259, 260, 261, 262, 263,  
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.doc





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: JANUARY 3, 2008

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

RE: Baltimore County  
Item No. B-265-A  
404 OLD HOME ROAD  
ILGENFRIZ 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. B-265-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,

*Fo* Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

County Office Building, Room 111  
, 2007  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 257,259,260,265,266,267,268,269,270,271,272,273,274

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.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4880 (C) 443-829-2946  
MS-1102F

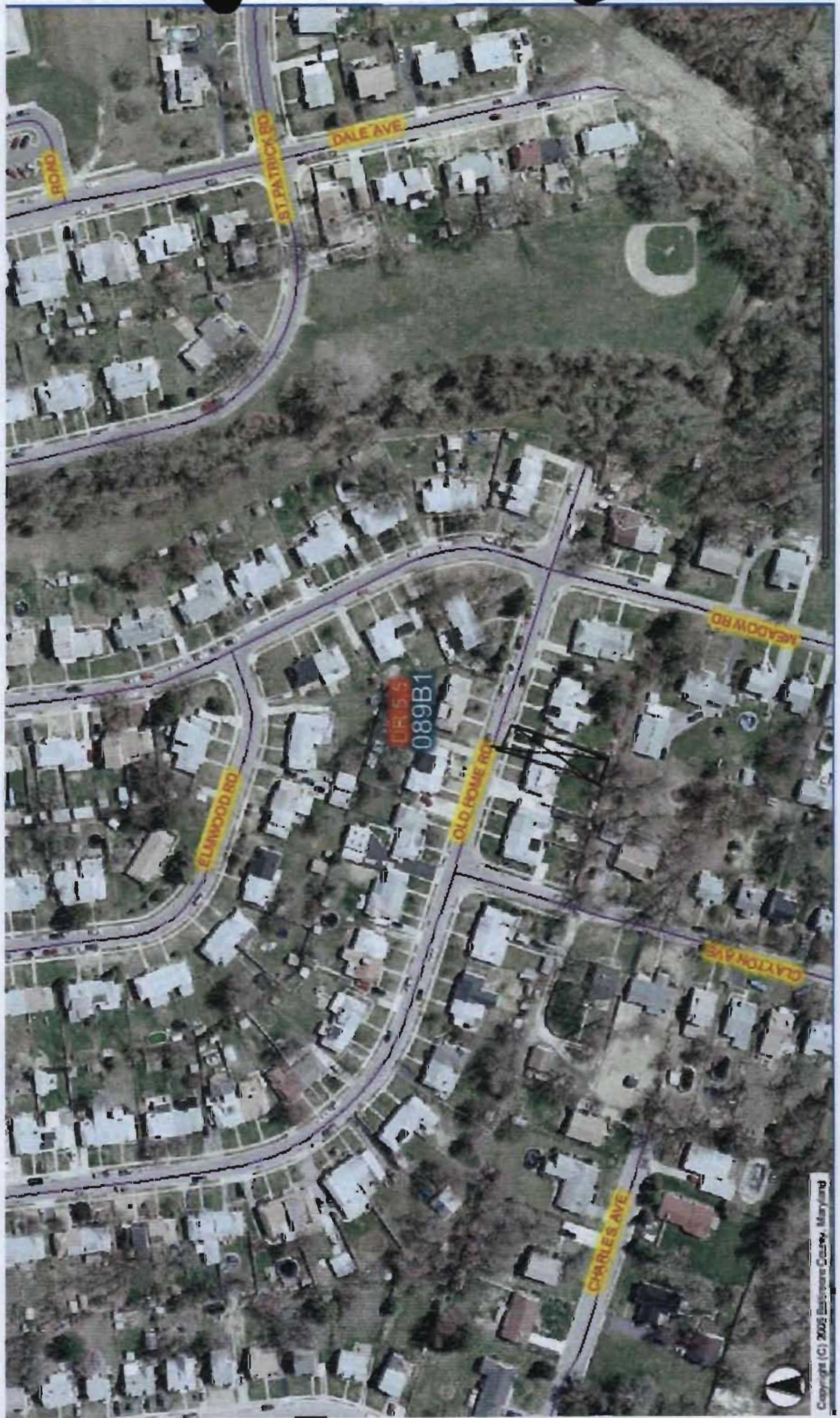
cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper







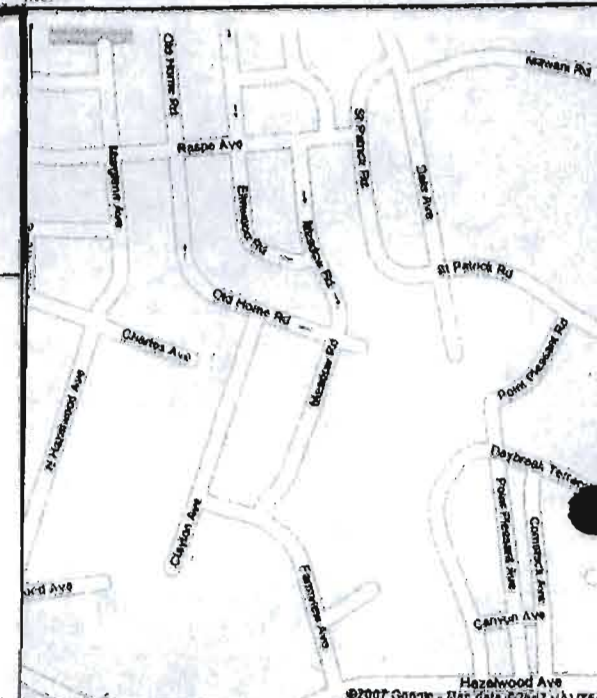
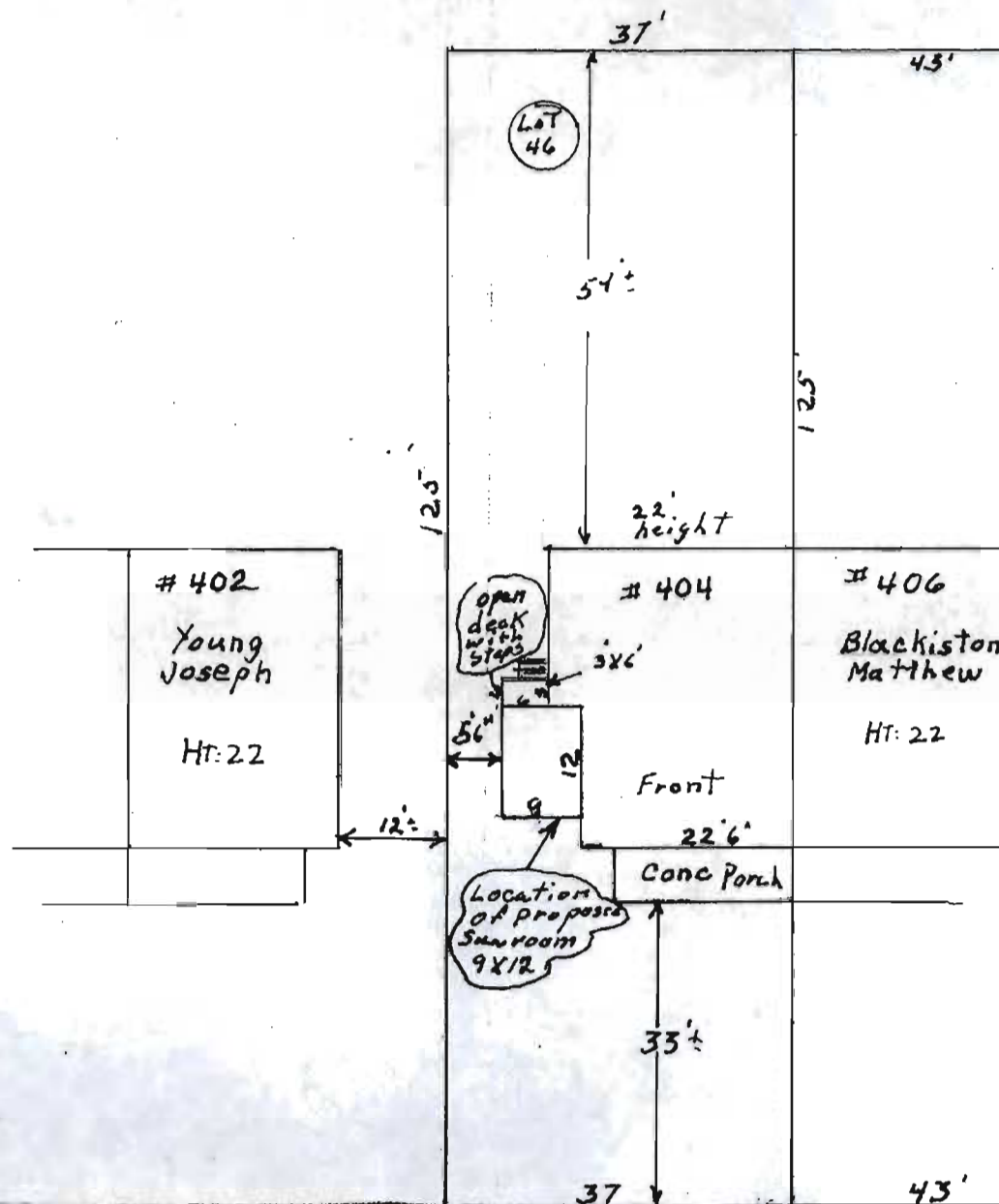
# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 404 Old Home Rd

SUBDIVISION NAME Elmwood

PLAT BOOK # 14 FOLIO # 10 LOT # 46 SECTION #     

OWNER Ilgentritz, Gladys



## LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 089B1

ZONING DR 5.5

LOT SIZE 106 ACRES 4,625 SQUARE FEET

|       | PUBLIC                              | PRIVATE                  |
|-------|-------------------------------------|--------------------------|
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 SCM ITEM # 08-265 CASE # A



NORTH

180' To C of Meadow Rd 40' R/W  
Gerard Andersen

Old Home Rd  
40' R/W





404 Old Home Rd.



Location of proposed Sunroom on  
ext Conc. Porch



Ext Conc porch on side of house.



Rear Veiw of 404 Old Home Rd.