



KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

March 13, 2025

RE: Spirit and Intent Request
Zoning Case No. 2008-0459-A
110 Newburg Avenue
Tax No. 010758015

Dear M. Robert Belas:

This response refers to your February 26, 2025 letter to Mr. Jeffery Perlow, Chief of Zoning. Your letter requests confirmation that the proposed one-story addition falls within the spirit and the dimensions of the initial hearing. The footprint of 16 ft x 14.5 ft for the newly proposed one-story addition is smaller than the previously approved 24 ft x 25 ft one-story addition. Although the one-story addition was granted it was never constructed. The prior Zoning Case No. 2008-0459-A, for the one-story addition, granted the following:

1. A side setback of 4 ft in lieu of 15 ft
2. The sum of both side setbacks to be 16.5 ft in lieu of 40 ft
3. The accessory structure in the side yard in lieu of the rear.

The newly proposed one-story addition will have the following setbacks:

1. A side setback of 4.5 ft in lieu of 15 ft
2. The sum of both side setbacks to be 16.5 ft in lieu of 40 ft.

The accessory structure will not be in side yard due to the reduction in the size of the addition.

Please be advised that the documents and your request have been reviewed. Although the approved one-story addition was not constructed, the proposed one-story addition will be smaller than what was granted in the above case. A granted Variance does not expire, however in this case, the setbacks may be increased but not reduced as proposed. Based on the information provided it has been determined that the Zoning Office can confirm that the two-story addition is within the Spirit and Intent (S&I) of the previously approved Zoning Case No. 2008-0459-A.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Page 2

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

Christina Frink

Christina Frink
Planner II, Zoning Review

25-0189 CF

February 26, 2025

Baltimore County Zoning Review Office
County Office Building
111 W Chesapeake Ave, Room #223 or 124
Towson, MD 21204

RE: Case Number: 2008-0459-A, 110 Newburg Avenue
Petitioner: M. Robert Belas, Jr.

To whom it may concern:

In 2008 I filed a petition for administrative variance to construct a one-story addition to the rear of my home at 110 Newburg Avenue. The variance request was granted, and existing side yard setback dimensions were adopted. I have attached a copy of the Administrative Variance, Case Number: 2008-0459-A, dated May 12, 2008.

Having established what was approved, I will note that I did not build the enclosed addition at that time. Instead, I chose only to replace the exterior deck in-kind which has served me well until now. At this time however, I have the financial means to construct the one-story addition and would like to amend my prior zoning variance.

Please note that this request falls within the spirit of intent from the initial hearing and is well within the dimensions that were formerly approved. The prior addition was approved at 24 feet deep by 25 feet wide and was to be flush with the existing home's sidewall of 4 feet from the property line. The new addition is designed to be 16 feet deep by 14.5 feet wide and will take up a much smaller portion of the yard. Please refer to both the former site plan and the newly revised one that indicates the footprint of the new addition.

If you have any questions, feel free to reach out to me at (410) 215-7650. I will hold off on filing for my building permit until I receive confirmation from your office. Thank you for your cooperation with this matter.

Sincerely,



M. Robert Belas, Jr.
110 Newburg Avenue
Catonsville, MD. 21228

email:
bbelas@comcast.net

Prepared By: Mary Weiss, AIA
Date: 2/25/2025





**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
26-Feb-2025 11:40:18A

Transaction **102758**
1 Revised Peition Documents \$20.00

Total \$20.00
CREDIT CARD SALE \$20.00
VISA 7400

Retain this copy for statement
validation

Station: Permit Processing - Mini

26-Feb-2025 11:40:24A
\$20.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX7400
ROBERT BELAS
Reference ID: 505700577228
Auth ID: 00751C
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE

Clover ID: ZJ0QXCVX4TRJE
Payment QFH6PP04W0YV2

Clover Privacy Policy
<https://clover.com/privacy>

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side Newburg Avenue, 158 feet N c/l		
Payson Avenue	*	DEPUTY ZONING
1 st Election District		
1 st Councilmanic District	*	COMMISSIONER
(110 Newburg Avenue)		
	*	FOR BALTIMORE COUNTY
Michael Robert Belas, Jr.		
<i>Petitioner</i>	*	Case No. 08-459-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 owner of the subject property, Michael Robert Belas, Jr. for property located at 110 Newburg Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet, a sum of side yards of 16.5 feet, and an accessory structure (garage), which will be in the side yard after the addition is constructed, in lieu of the required 15 feet, 40 feet, and rear yard, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner needs additional living space and proposes to remove an old wooden deck attached to the rear of the home and construct a closed, insulated living space extension to the first floor over the footprint currently covered by the deck. The home was built in 1938 and lies 4 feet (building to property line) from the north facing property line. The addition is 24 feet deep and will be flush with the existing home's sidewall of 4 feet from the property line.

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.

ORDER REVIEWED FOR FINAL
 5.12.08
 pm

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 9, 2008 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 12th day of May, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet, a sum of side yards of 16.5 feet, and an accessory structure (garage), which will be in the side yard after the addition is constructed, in lieu of the required 15 feet, 40 feet, and rear yard, respectively is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

SAVED RECEIVED FOR FILING
5.12.08
p3

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

COPIES RECEIVED FOR FILING
5-12-08
pm



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 110 Newburg Avenue, Catonsville, MD 21228
which is presently zoned DR-2

Deed Reference: 8465 / 465 Tax Account # 0107580150

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)

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

none

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Michael Robert Belas, Jr

Name - Type or Print

Signature

Name - Type or Print

Signature

110 Newburg Avenue

410-215-7650

Address

Telephone No.

Catonsville

MD

21228

City

State

Zip Code

Representative to be Contacted:

same

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. 2008-0459-A

Reviewed By BSK

Date 4/2/08

REV 7/20/07

Estimated Posting Date 4/13/08

5-12-08
BSK

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

110 Newburg Avenue

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):

Due to aging and ill parents, I am in need of additional living space. I propose to remove an old wooden deck attached to the rear of my house and construct a closed, insulated living space extension to the first floor over the footprint currently covered by the deck. My house, built in 1938, lies 4 feet (building-to-property line) from the north-facing property line. Strict compliance with setback requirements would unreasonably prevent the construction or render the resulting addition unusable for its intended purpose. I request permission to build this addition following the original stone foundation at 4 feet building-to-property line distance for an additional 24 feet, as described in the "Plat accompanying petition for zoning 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.

Michael Robert Belas, Jr.
Signature

Signature

Michael Robert Belas, Jr.

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Katherine S. Ashong
Notary Public

My Commission Expires

11/01/2009

1B02.3.C.1 to permit a side yard setback of 4 ft., a sum of side yards of 16.5 ft., and an accessory structure (garage), which will be in ~~side~~ the side yard after the addition is constructed, in lieu of the required 15 ft., 40 ft., and rear yard, respectively.

DESCRIPTION OF PROPERTY

ZONING DESCRIPTION FOR 110 Newburg Avenue, Catonsville, MD 21228

Beginning at a point on the west side of Newburg Avenue which is 50 feet at the distance of 158 ft north of the centerline of the nearest improved intersecting street Payson Avenue which is 21 feet wide. As recorded in Deed Liber 8465, Folio # 465, and include the measurements and directions for the same on the West side of Newburg Avenue at the Southeast corner, which place of beginning is designed to be 1278 feet Southerly from the South side of the Frederick Turnpike Road, running thence Westerly parallel with the Northernmost outline of the whole tract of ground, thence Northerly 50 feet to the Northernmost outline aforesaid, and thence Easterly binding on said Northernmost outline 160 feet 9 inches to the place of beginning containing 8,037.5 ft² (0.18 acre).

Also known as No. 110 Newburg Avenue and located in the 1st Election District, 1st Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12127**

Date: **4/2/03**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/02/2000 4/02/2000 10:21:47 1
 REC 4501 WALKIN JRIC JHR
 >>RECEIPT # 361629 4/02/2000 DELH
 Dept 5 528 ZOWING VERIFICATION
 CR # 012127
 Recpt Tot 165.00
 165.00 CR 6.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount

Total: _____

Rec From: Robert B. [Signature]

For: [Signature]

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 04/14/08

Case Number: 08-0459-A

Petitioner / Developer: M. ROBERT BELAS

Date of Hearing (Closing): APRIL 28, 2008

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:
110 NEWBURG AVENUE

The sign(s) were posted on: 04/09/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 08- 0459 -AAddress 110 Newburg Ave.Contact Person: Bruno Redaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/2/08Posting Date: 4/13/08Closing Date: 4/28/08

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- 0459 -AAddress 110 Newburg Ave.Petitioner's Name Mr. Robert BelasTelephone 410-215-7650Posting Date: 4/13/08Closing Date: 4/28/08

Wording for Sign: To Permit a side yard setback of 4 ft. and a sum of side yards of 16.5 ft., and an existing accessory structure (garage) which will be located in the side yard after the addition is constructed in lieu of the required 15 ft., 40 ft. and rear yard, respectively.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2008-0459-A

Petitioner: M. Robert Belas

Address or Location: 110 Newburg Ave, Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: M Robert Belas

Address: 110 Newburg Ave
Catonsville, MD 21228

Telephone Number: 410-215-7650

Revised 7/11/05 - SCJ



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

April 28, 2008

Michael Robert Belas, Jr.
110 Newburg Avenue
Catonsville, MD 21228

Dear Mr. Belas:

RE: Case Number: 2008-0459-A, 110 Newburg Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 2, 2008. 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



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: **April 14, 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. **8-459-A**
110 NEWBURG AVENUE
BELAS 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. **8-459-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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2008
Item Nos. 08-450, 451, 452, 453, 454,
456, 457, 458, 459, 460, 462, 463, 464,
465, 466, 468, 469.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk

cc: File

ZAC- 04162008-NO COMMENTS

Recent Photographs of 110 Newburg Avenue, Catonsville, MD 21228



From Newburg Avenue Facing West



From Rear of the House Facing East

Patricia Zook - 2 admin. variances need Planning comments

From: Patricia Zook
To: Murray, Curtis
Date: 5/8/2008 9:50 AM
Subject: 2 admin. variances need Planning comments
CC: Bostwick, Thomas

Good morning Curtis -

We need Planning comments for two administrative variance cases:

08-459-A, located at 110 Newburg Avenue, closed 4-28-08
08-452-A, located at 8621 Old Harford Road, closed 4-28-08

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vvv4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 01 Account Number - 0107580150

Owner Information

Owner Name: BELAS M ROBERT, JR **Use:** RESIDENTIAL
Mailing Address: 110 NEWBURG AV **Principal Residence:** YES
 BALTIMORE MD 21228 **Deed Reference:** 1) / 8465/ 465
 2)

Location & Structure Information

Premises Address **Legal Description**
 110 NEWBURG AVE LT WS NEWBURG AV
 1278 S OF FREDERICK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
101	8	279						1	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1938	1,635 SF	8,000.00 SF	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	86,000	182,000		
Improvements:	112,590	174,540		
Total:	198,590	356,540	251,240	303,890
Preferential Land:	0	0	0	0

Transfer Information

Seller: WEILAND JOHN F	Date: 04/27/1990	Price: \$165,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8465/ 465	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



102
0108302760
104

105
0119910041
113

0113752461
106

0106000350
115

0116350560
108

0107580730
117

DR 2

0107580150
110

112
0112401170

NEWBURG AVE

114
0106100150

0113007410
121

0107451400
4

0106100300
6

0113202700
8

2200001454
123

PAYSON AVE

0102000920
3

0113142611
1

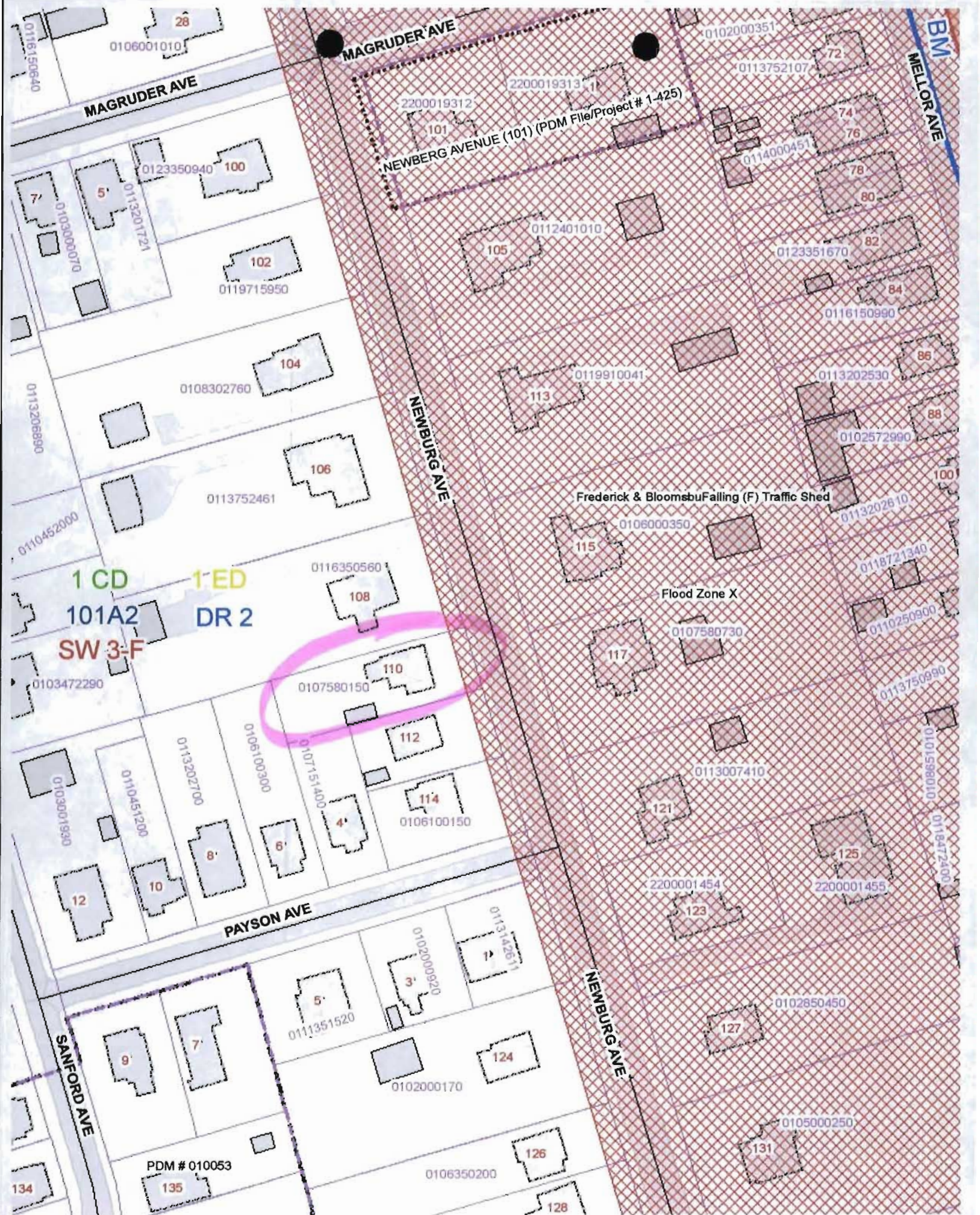
0111351520
5

0102850450
127

0102000170
124

131

#0459



MAGRUDER AVE

MAGRUDER AVE

NEWBERG AVENUE (101) (PDM File/Project # 1-425)

BM
MELLOR AVE

NEWBURG AVE

Frederick & BloomsbuFalling (F) Traffic Shed

Flood Zone X

NEWBURG AVE

PAYSON AVE

SANFORD AVE

1 CD
101A2
SW 3-F

1-ED
DR 2

PLAT TO ACCOMPANY PETITION FOR ZONING

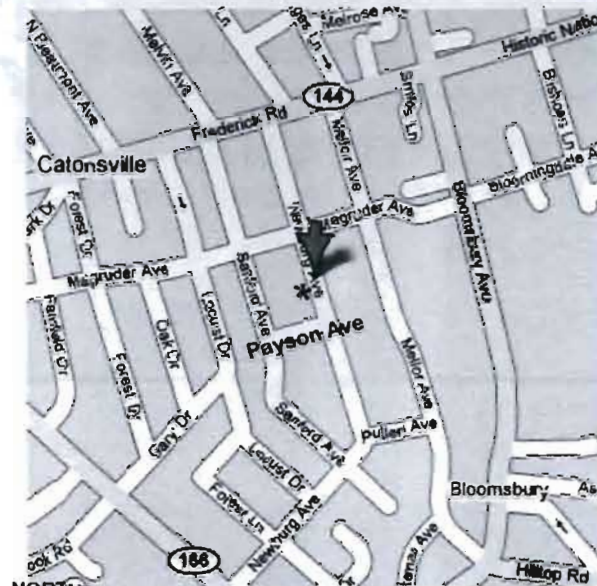


VARIANCE

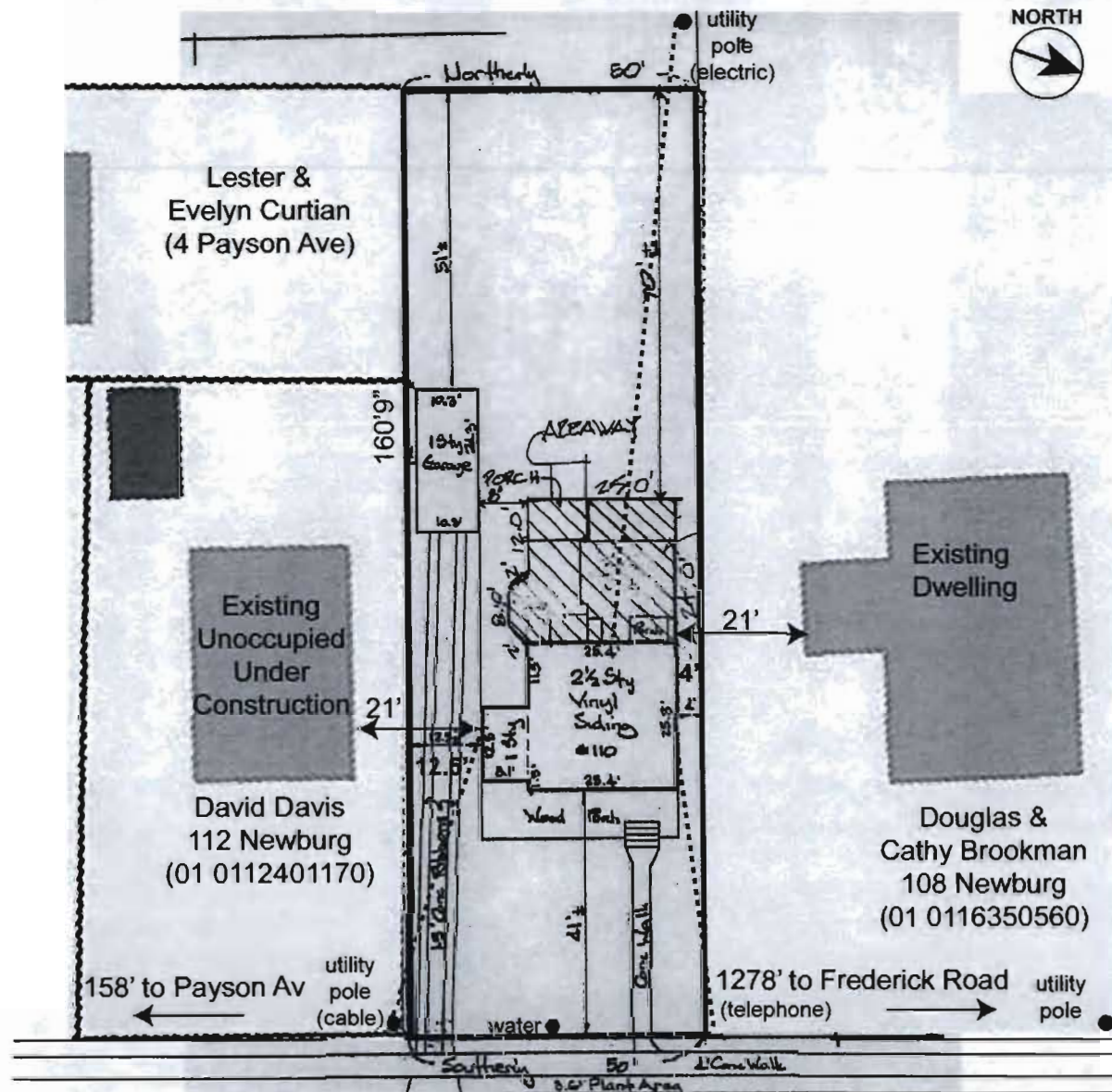


SPECIAL HEARING

PROPERTY ADDRESS: 110 Newburg Avenue
 SUBDIVISION NAME: Catonsville, MD 21228
 DEED REF: LIBER 08465 FOLIO: 0465 LOT # SECTION #
 OWNER: Michael Robert Belas, Jr. (listed as M. Robert Belas, Jr.)



VICINITY MAP
 SCALE: 1" = 1000'



Scale: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT: 1st
 COUNCILMANIC DISTRICT: 1
 1" = 200' SCALE MAP #: 101A2
 ZONING: DR-2
 LOT SIZE: 0.18 ACREAGE 8,037.50 SQUARE FEET

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

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY: M. ROBERT BELAS, JR.

DATE: MARCH 21, 2008

HR

0459

2008-0459-A