

IN RE: PETITION FOR ADMIN. VARIANCE

E side Ridgeway Road, 516.46 feet S of
Edmondson Avenue
1st Election District
1st Councilmanic District
(235 Ridgeway Road)

Dorothy T. Furnary
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-482-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, Dorothy T. Furnary for property located at 235 Ridgeway Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached garage with a height of 20 feet in lieu of the allowed 15 foot height. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner desires to construct a new garage measuring 36 feet x 36 feet x 20 feet in height. This new garage will replace an old, smaller existing garage. A garage roof height of 20 feet will match the existing pitch of the home's roof and allow for more storage for the growing family. According to the Maryland Department of Assessments and Taxation, the subject property contains 26,752 square feet.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated May 2, 2008 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

FORM RECEIVED FOR FILING

5.28.08

[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 26, 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 28th day of May, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached garage with a height of 20 feet in lieu of the allowed 15 foot height is hereby GRANTED, subject to the following:

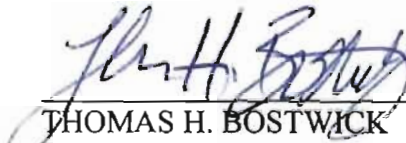
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

RECEIVED FOR FILE

5-28-08

PM

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

ORDER RECEIVED FOR FILING
5-28-08




BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 28, 2008

DOROTHY T. FURNARY
SARA GILL
235 RIDGEWAY ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 08-482-A
Property: 235 Ridgeway Road

Dear Ms. Furnary and Mrs. Gill:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

REV 10/25/01

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 235 RIDGEWAY ROAD
Address
CAROLSVILLE 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):

- 20' High Garage To Match Existing Pitch of House.
- More Storage for Growing Family
- dwelling attic not suitable for storage
- dwelling Basement gets wet, not suitable for storage

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.

Dorothy T. Furnary
Signature
Dorothy T. Furnary
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 1/17/2012

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 235 RIDGEWAY Road
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):

- 20' High Garage To MATCH EXISTING Pitch of House.
- More Storage for Growing Family
- dwelling
- attic not suitable for storage
- dwelling Basement gets wet, not suitable for storage

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.

Dorothy T. Furnary
Signature
Dorothy T. Furnary
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 1/17/2012

TAX. ACCOUNT # 1411111111

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 235 RIDGEWAY ROAD
CATONSVILLE MD 21228
which is presently zoned DR-2

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) 400.3 (BCZR) TO PERMIT A

PROPOSED DETACHED GARAGE WITH A HEIGHT OF 20 FT. IN LIEU OF
THE ALLOWED 15 FT. HEIGHT.

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

235 RIDGEWAY ROAD 410-744-5580
Address Telephone No.

CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

SARAH A. GIL
Name

235 RIDGEWAY ROAD 410-747-7742
Address Telephone No.

CATONSVILLE MD 21228
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 5-28-08 day of MAY 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.

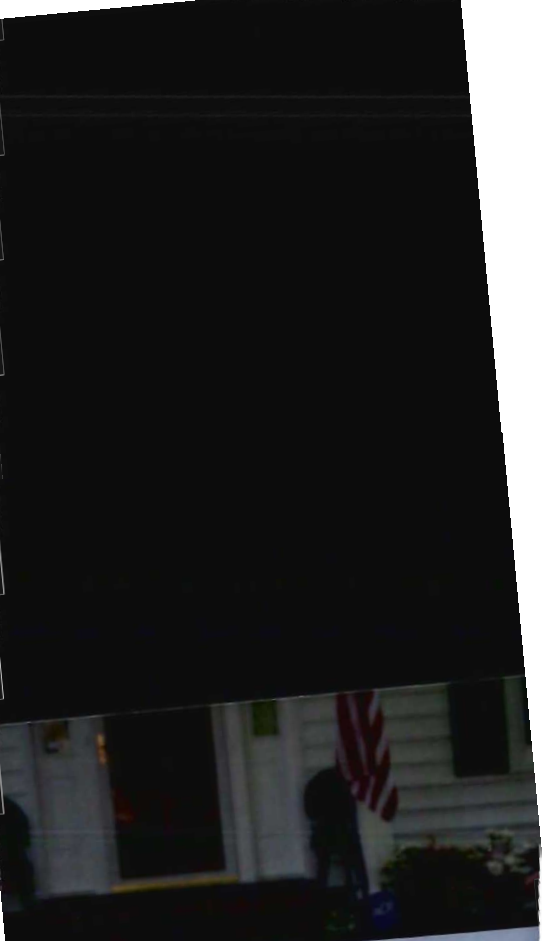
Zoning Commissioner of Baltimore County

CASE NO. 2008 0482 A

Reviewed By VL Date 4/15/08

REV 10/25/01

Estimated Posting Date 4/27/08



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-482-A

TO PERMIT A PROPOSED DETACHED
GARAGE WITH A HEIGHT OF 20 FEET
IN LIEU OF THE ALLOWED 15 FEET
HEIGHT

PUBLIC HEARING ?

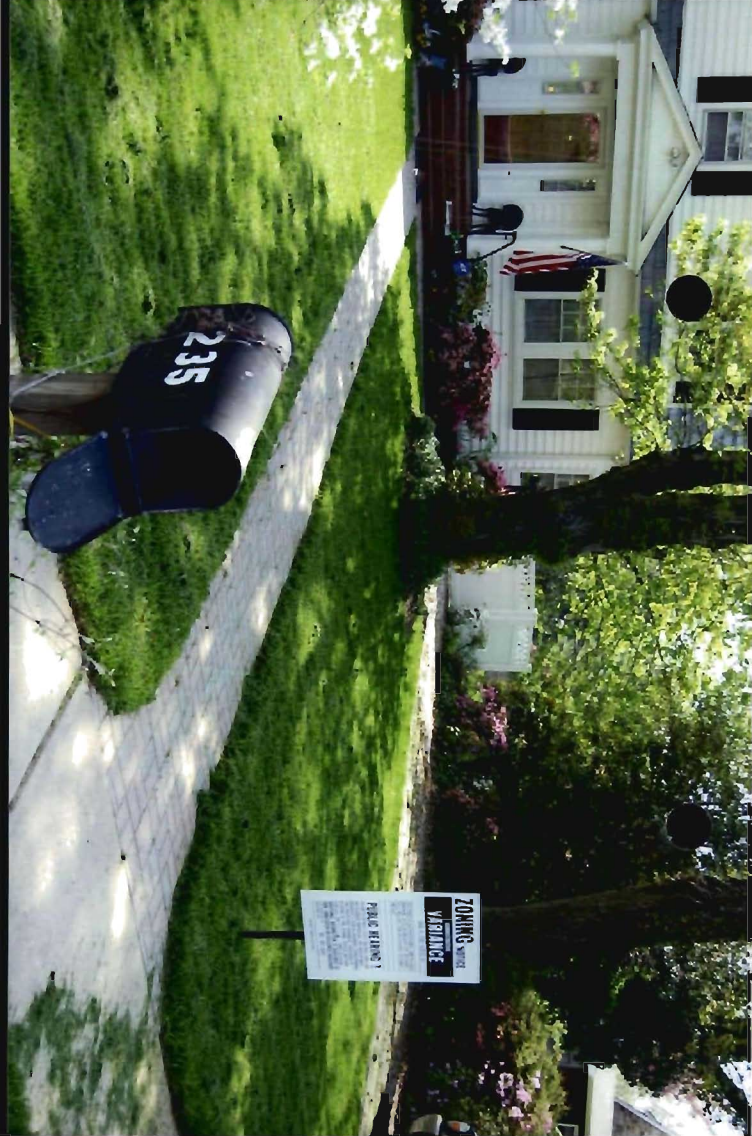
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ----- MAY 12, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN FROM PROPERTY WITHOUT WRITING DATE, ZONING PERMIT NO. AND RETURN SIGN TO ZONING, WM. 10

MEETING IS HANDICAP ACCESSIBLE



0482

Zoning Description

ZONING DESCRIPTION FOR **235 Ridgeway Road, Catonsville MD, 21228.**

Beginning at a point on the **EAST** side of **Ridgeway Road** which is **102.59'** wide at the distance of **516.46'** **South** of the centerline of the nearest improved intersecting street **EDMONDSON AVE** which is **6'** wide. *Being **Lot # 32, Block 2, Section # 1** in the subdivision of **GRAHAM PLACE** as recorded in Baltimore County Plan Book # **W.P.C. NO7, Folio # 109, approximately 20,000 sq feet,** Also know as **235 Ridgeway Road** and located in the **1st** Election District, **1st** Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

16
0482

No. 12142

Date: 4/15/08

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 4/16/2008 4/15/2008 10:25:40 2
 REG 002 MAIL APRA JEF
 >>RECEIPT # 574033 4/15/2008 OFLJ
 Dept: 5 528 ZONING VERIFICATION
 012142
 Recpt Tot 625.00
 625.00 00 9.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001006				6150				65.00

Total: 65.00

Rec
From:

For: RV FILM - 235 Ridgway Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-482-A

Petitioner/Developer: GILL FOR FURNARY

Date of Hearing/Closing: MAY 12, 2008

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

Attention: **Christen Matthews**

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the property located at _____

235 RIDGEWAY ROAD

The sign(s) were posted on APRIL 26, 2008

(Month, Day, Year)

Sincerely,

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

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

(FIVE
COPY)

Case Number ²⁰08- 0482 -A Address 235 RIDGEWAY RD.
Contact Person: LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/15/08 Posting Date: 4/27/08 Closing Date: 5/12/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 ²⁰08- 0482 -A Address 235 RIDGEWAY RD
Petitioner's Name DOROTHY FLURNARY Telephone 410 747 9742
Posting Date: 4/27/08 Closing Date: 5/12/08
Wording for Sign: TO PERMIT A PROPOSED DETACHED GARAGE WITH A HEIGHT OF
20 FT. IN LIEU OF THE ALLOWED 15 FT. HEIGHT

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: 0482
Petitioner: FURNARY
Address or Location: 235 Ridgeway Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sally Gill
Address: 235 Ridgeway Rd
Catonsville, Md
21228
Telephone Number: 410-747-4742

Revised 2/20/98 - 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

05-12-08

Dorothy T. Furnary
235 Ridgeway Rd.
Catonsville, MD 21228

Dear Mrs. Dorothy Furnary:

RE: Case Number: 2008-0482-A, Address: 9618 Dixon Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 5/12/2008. 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
Sara A. Gill, 235 Ridgeway Rd., Catonsville, MD 21228

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 2, 2008

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

RECEIVED
MAY 05 2008

BY:.....

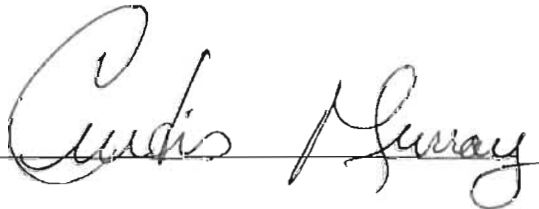
SUBJECT: 8-482 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



AFK/LL: CM

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



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

Maryland Department of Transportation

Date: April 21, 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-482-A
235 RIDGEWAY ROAD
FURNARY 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-482-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,

A handwritten signature in black ink that reads "Michael P. Bailey".

Foster
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 28, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2008
Item No.: 08-470, 471, 472, 474, 475, 476,
477, 478, 479, 480, 481, 482, 483, 484,
485, 486, 487, and 488.

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

DAK:CEN:lrk
cc: File

ZAC-04282008-NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481,
482, 483, 484, 485, 486 and 488

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



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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

Account Identifier: District - 01 Account Number - 0120200121

Owner Information

Owner Name:	FURNARY JOSEPH C FURNARY DOROTHY T	Use:	RESIDENTIAL
Mailing Address:	235 RIDGEWAY ROAD BALTIMORE MD 21228	Principal Residence:	YES
		Deed Reference:	1) / 9446/ 428 2)

Location & Structure Information

Premises Address	Legal Description
235 RIDGEWAY RD	GRAHAM PLACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	11	665			I		32	1	
									Plat Ref: 7/ 109

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1926	3,728 SF	26,752.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	86,180	185,180		
Improvements:	257,480	425,850		
Total:	343,660	611,030	432,783	521,906
Preferential Land:	0	0	0	0

Transfer Information

Seller: TEMMINK WILLIAM M	Date: 11/05/1992	Price: \$150,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9446/ 428	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

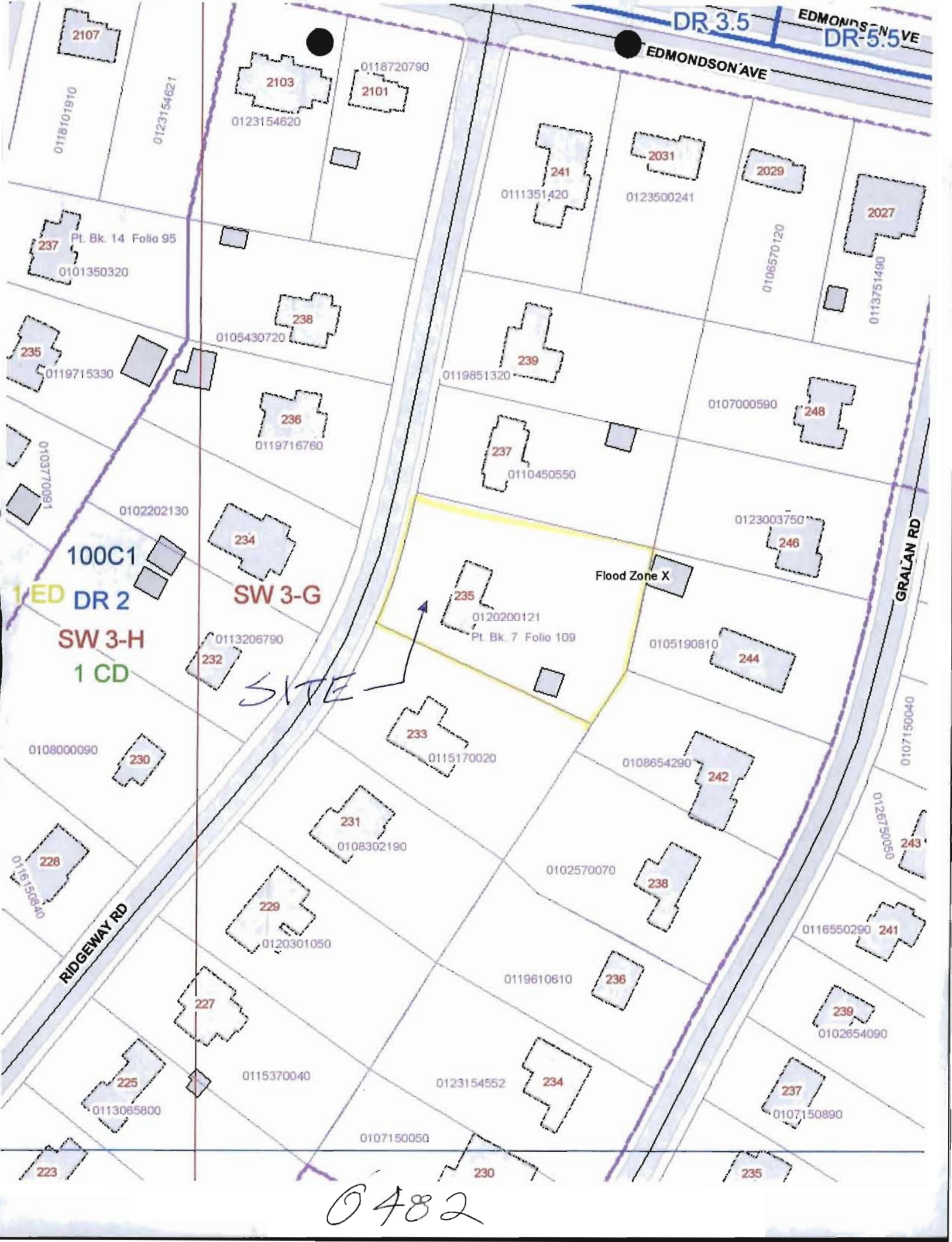
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *









DR 3.5

EDMONDSON AVE
DR-5.5

EDMONDSON AVE

GRALAN RD

RIDGEWAY RD

SITE

Flood Zone X

SW 3-G

SW 3-H
1 CD

100C1
1 ED DR 2

0482

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

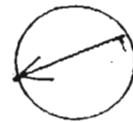
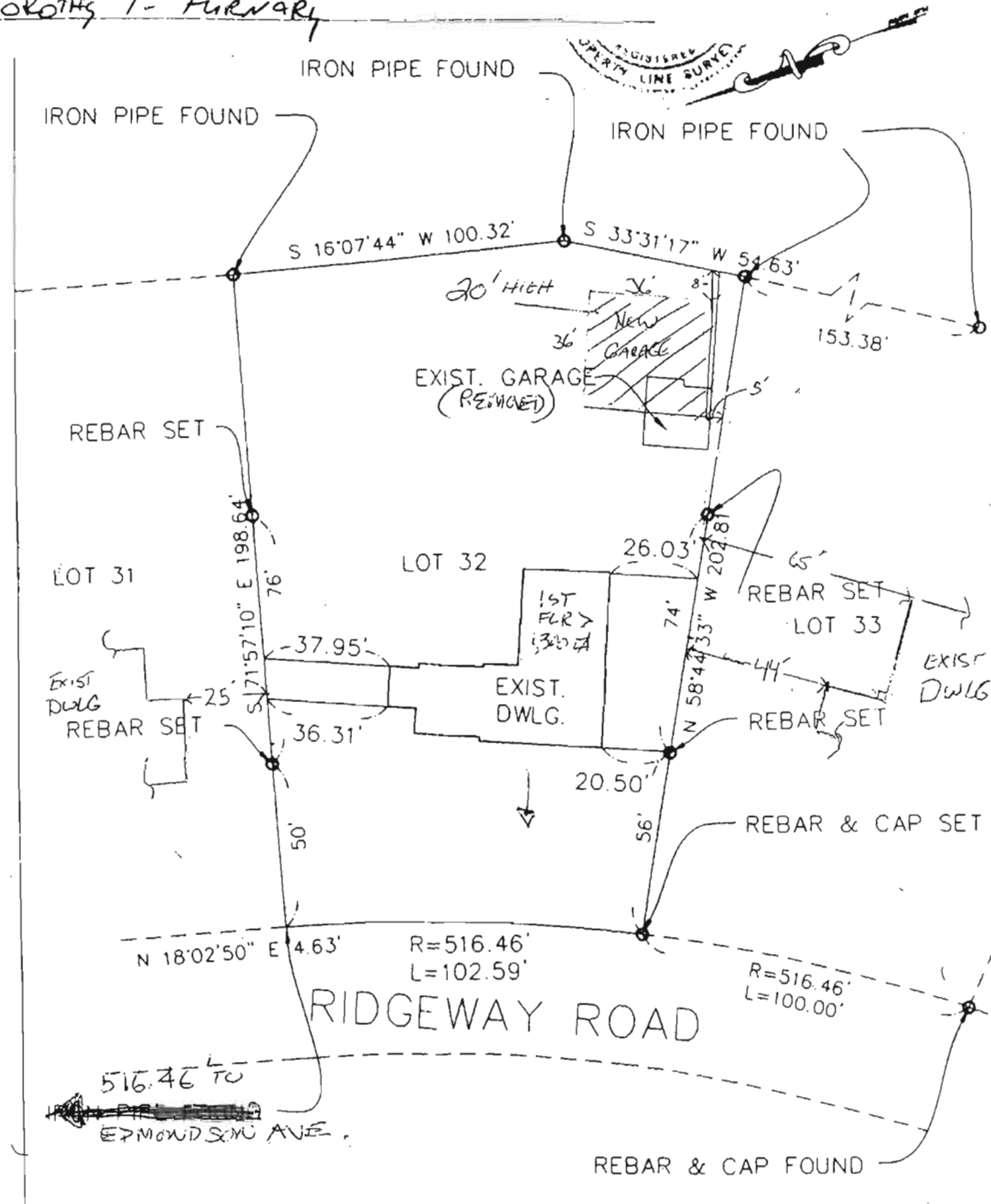
PROPERTY ADDRESS 235 RIDGEWAY ROAD CATONSVILLE MD 21228 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GRAHAM PLACE

PLAT BOOK # 7 FOLIO # 109 LOT # 32 SECTION # 1

OWNER DOROTHY T. FURNARY

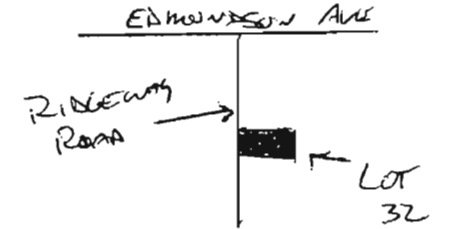
PER APPLICANT:
APPLICANT WILL
PROVIDE LABELED
PHOTOS WELL IN
ADVANCE OF
HEARING CLOSING
DATE FOR INCLUSION
IN FILE.



NORTH

PREPARED BY JEFFREY S. GILL

SCALE OF DRAWING: $1'' = \frac{1}{50}'' = 50$



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 100C1

ZONING DR 2

LOT SIZE $\approx \frac{1}{2}$

$\approx \frac{1}{2}$ ACREAGE 20,000 $\pm$ ~~25,000~~ SQUARE FEET

SEWER PUBLIC PRIVATE
[X] []

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA

YES	NO
☐	☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

jl

2008-0482-A