

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Lawrence Hill Road,
53 feet N of Clifford Road
11th Election District
6th Councilmanic District
(8612 Lawrence Hill Road)

Craig and Angela Mahoney
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0005-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Craig and Angela Mahoney for property located at 8612 Lawrence Hill Road. The variance request is from Section 1B01.2.C.6 (VB 3, VB 5.a, VB 5.b, VB 6.a, VB 6.b, VB 6.c of the Comprehensive Manual of Development Policies) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear setback of 1 foot in lieu of the required 15 feet, and to amend the Final Development Plan approved in Case No. 85-12-SPHA. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct an open deck measuring 5 feet x 9 feet in size and an addition with basement measuring 14 feet x 24 feet. Petitioners intend to reside an ailing parent in the new addition. There are existing rear exterior doors than can easily be made into an entrance to the new spaces. Placing the addition at another location of the dwelling would require substantial modifications to the existing interior floor plan. Letters of support for the proposal were submitted by neighbors residing at 8610 Lawrence Hill Road, 8614 Lawrence Hill Road, 8616 Lawrence Hill Road, 8618 Lawrence Hill Road and 5034 Tartan Hill Road. The land behind the Petitioners' property is open space.

~~8.19.08~~
~~8.19.08~~
~~8.19.08~~

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.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 20, 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 19th day of August, 2008 that a variance from Section 1B01.2.C.6 (VB 3, VB 5.a, VB 5.b, VB 6.a, VB 6.b, VB 6.c of the Comprehensive Manual of Development Policies) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear setback of 1 foot in lieu of the required 15 feet, and to amend the Final Development Plan approved in Case No. 85-12-SPHA is hereby GRANTED, subject to the following:

RECEIVED FOR FILED
8.19.08
[Signature]

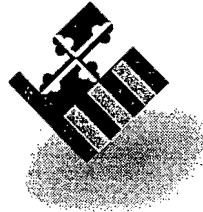
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILED
8.19.08
pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 19, 2008

CRAIG AND ANGELA MAHONEY
8612 LAWRENCE HILL ROAD
PERRY HALL MD 21128

Re: Petition for Administrative Variance
Case No. 2009-0005-A
Property: 8612 Lawrence Hill Road

Dear Mr. and Mrs. Mahoney:

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 black ink, appearing to read "Th. H. Bostwick", written over a horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Kevin Taylor, PO Box 538, Jarrettsville MD 21084



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8612 Lawrence Hill Rd
which is presently zoned PR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.6 (VB3, VB5.a, VB5.b, VB6.a, VB6.b, VB6.C - CMDP) TO ALLOW A REAR SETBACK OF 1 FOOT IN LIEU OF THE REQUIRED 15 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN APPROVED IN # BS-12-SPHA

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

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 8 day of August 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. 2009-0005-A

Reviewed By cm Date 7-8-08

REV 10/25/01

Estimated Posting Date 7-20-08

81908

PM

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

8612 Lawrence Hill Rd
Address
Perry Hall 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):

The occupant applies for a variance based on the positioning of the rear property line in relation to the rear of the existing structure. There exists 15' from the rear of the existing structure to the property line and currently a 15' setback is in place. Occupant intends to reside ailing parent, and construct enclosed area for family room space and basement for newly arriving parents belongings. There are existing rear exterior doors that can easily be made into an entrance to the new spaces. Other areas of the property would require substantial modifications to the existing interior floorplan to allow access to the new spaces. The rear property line abuts existing mandated open spaces so the requested addition would not encroach to adjacent land-owners.

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

Name - Type or Print

Signature

Name - Type or Print

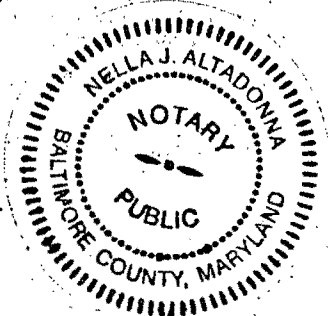
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig Mahoney and Angela Mahoney

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Notary Public

My Commission Expires 1 September 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 8612 Lawrence Hill Rd
Address Perry Hall 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):

The occupant applies for a variance based on the positioning of the rear property line in relation to the rear of the existing structure. There exists 15' from the rear of the existing structure to the property line, and currently a 15' setback is in place. Occupant intends to reside ailing parent, and construct enclosed area for family room space and basement for newly arriving parents belongings. There are existing rear exterior doors that can easily be made into an entrance to the new spaces. Other areas of the property would require substantial modification to the existing interior floorplan to allow access to the new spaces. The rear property line abuts existing mandated open spaces so the requested addition would not encroach to an adjacent landowners.

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.

Craig Mahoney
Signature
Craig Mahoney
Name - Type or Print

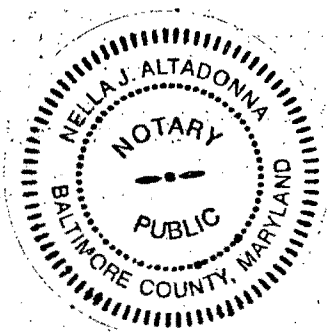
Angela Mahoney
Signature
Angela Mahoney
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Nella J. Altadonna
Notary Public
My Commission Expires 1 September 2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8612 Lawrence Hill 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) BDI.2.C.6 (V.B.3, KB.5.a, VB5.b, VB6.a, VB6.b, VB6.c - CMDP) TO ALLOW A REAR SETBACK OF 1 FOOT IN LIEU OF THE REQUIRED 15 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN APPROVED IN EA # 85-12-SPA

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

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 8 day of August 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. 2009-0005-A

Reviewed By cm

Date 7-8-08

REV 10/25/01

Estimated Posting Date

7-20-08

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 8612 Lawrence Hill Rd.
(address)

Beginning at a point on the WEST side of
(north, south, east or west)

Lawrence Hill which is 40'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 53' north of the
(number of feet) (north south, east or west)

centerline of the nearest improved intersecting street Clifford
(name of street)

which is 40' wide. * Being Lot # 10,
(number of feet of right-of-way width)

Block 1, Section# 3 in the subdivision of Lawrence Hill
(name of subdivision)

as recorded in Baltimore County Plat Book # 54, Folio # 9,

containing 5,140 sq ft. Also known as 8612 Lawrence Hill Rd.
(square feet or acres) (property address)

and located in the 11 Election District 6 Councilmanic District.

0005

CASHIER'S VALIDATION

August 15, 2008

**To: Patty
410-887-3468**

**From: Dick Hoffman
410-879-3122
443-243-7360 cell**

subject: 8612 Lawrence Hill Rd.

Per request from Kevin Taylor, TM Contracting, I am faxing a copy of the sign posting certification for the subject property.

If you have any questions do not hesitate to contact me.

**THANKS,
Dick Hoffman**

(3 sheets including this cover)

Certificate of Posting

RE: Case NO. 2009-0005-A

Petitioner/Developer _____

Craig MahoneyDate of Hearing/Closing 8/4/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

8612 Lawrence Hill RoadThe sign(s) were posted on 7/20/08

(Month, Day, Year)

Sincerely,

 7/20/08
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

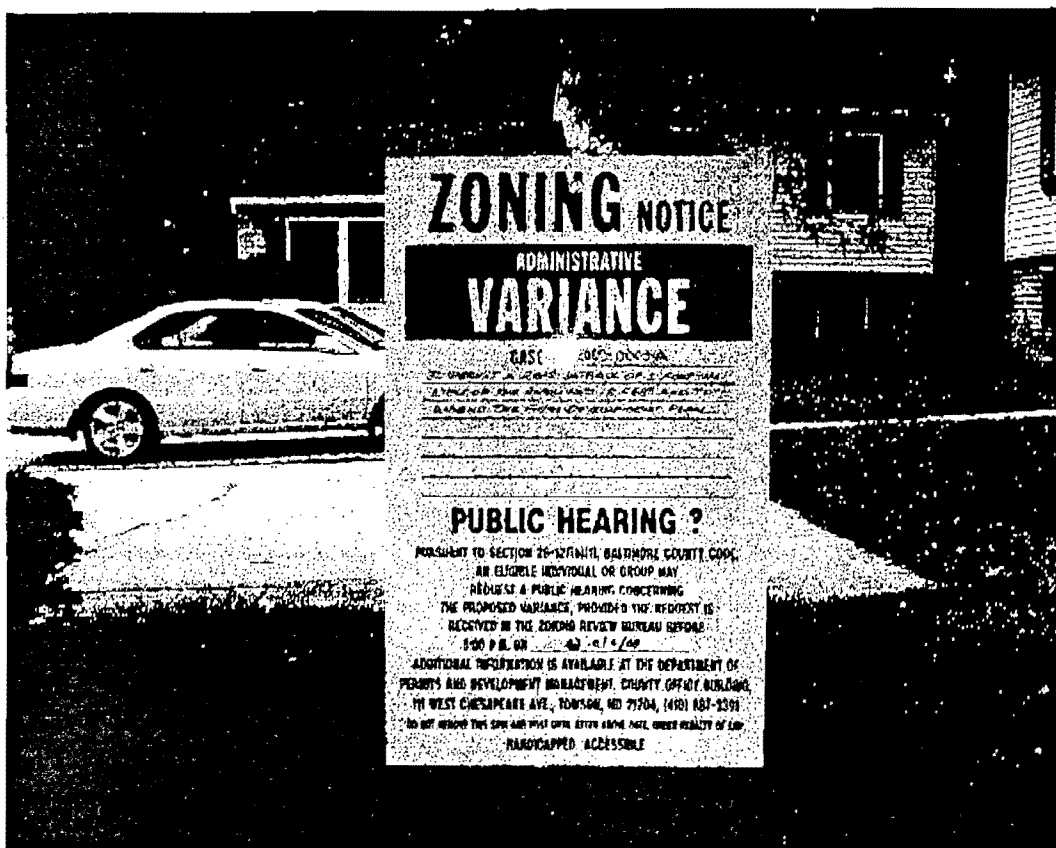
410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2009-0005-A

Petitioner/Developer: _____

Craig MahoneyDate of Hearing/Closing: 8/4/08

8612 Lawrence Hill Road

Posting Date: 7/20/08Richard E. Hoffman

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0005 -A Address 8612 LAWRENCE Hill Rd

Contact Person: CRAIG McGRAW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-8-08 Posting Date: 7-20-08 Closing Date: 8-4-08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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

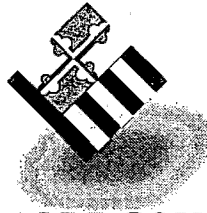
Case Number 2009- 0005 -A Address 8612 LAWRENCE Hill Rd

Petitioner's Name CRAIG MAHONEY Telephone 410-931-2747

Posting Date: 7-20-08 Closing Date: 8-4-08

Wording for Sign: To Permit A REAR SETBACK OF 1 FOOT IN LIEU
OF THE REQUIRED 15 FEET AND TO AMEND THE
FINAL DEVELOPMENT PLAN

WCR - Revised 7/7/08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

Craig & Angela Mahoney
8612 Lawrence Hill Rd.
Perry Hill, MD 21128

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management
August 4, 2008

Dear: Craig & Angela Mahoney

RE: Case Number 2009-0005-A, 8612 Lawrence Hill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 8, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Kevin Taylor, P.O. Box 538, Jarrettsville, MD 21084

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2008

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

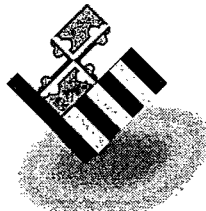
SUBJECT: Zoning Advisory Committee Meeting
For July 28, 2008
Item Nos. 2008-0588, 2009-0001, 0002, 0004,
0005, 0006, 0007, 0008, 0009, and 0010

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

DAK:CEN:lrk

cc: File

ZAC-07282008-NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 22, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: July 21, 2008

Item No.: 2008-0570-A, 2008-0588-SPH, 2008-0600-SPHA, 2009-001-A,
2009-0002-A, 2009-0003-A, 2009-0004-A, 2009-0005-A,
2009-0006-A, 2009-0008-A, 2009-0009-A and 2009-0010-A

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 31, 2008

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

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AUG 06 2008

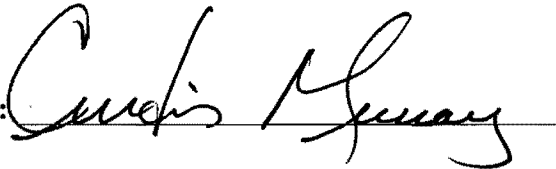
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-005- 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

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: August 19, 2008
SUBJECT: Zoning Item # 09-005-A
Address 8612 Lawrence Hill Road
(Mahoney Property)

RECEIVED
AUG 19 2008

BY:

Zoning Advisory Committee Meeting of July 21, 2008

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

 Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

 Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

 Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Paul Dennis

Date: August 5, 2008



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: 7/29/2008

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

RE: Baltimore County
Item No 2009-0005-A
8612 LAWRENCE HILL RD
MAHONEY 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. 2009-0005-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,

Fo² 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

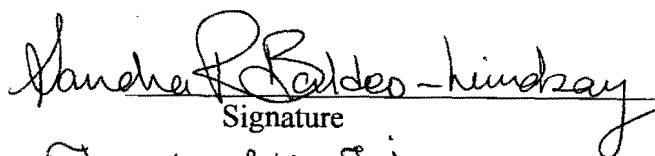
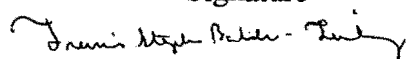
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



Francis and Sandra Baldes-Lindsay
8610 Lawrence Hill Road
Perry Hall, MD. 21128

This letter is for the purpose of review by Baltimore County for the request to construct an addition at our neighboring property of 8612 Lawrence Hill Road.

We have been advised of the intent to construct an addition that will be closer to the property line than is currently zoned for our area, and we have no objections to the project, its location, size, and proximity to the existing property line(s).

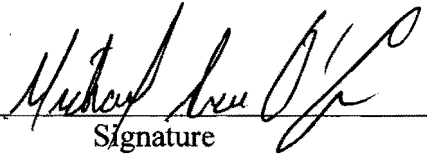

Signature


7-20-08.
Date

Michael Conner
8614 Lawrence Hill Road
Perry Hall, MD. 21128

This letter is for the purpose of review by Baltimore County for the request to construct an addition at our neighboring property of 8612 Lawrence Hill Road.

We have been advised of the intent to construct an addition that will be closer to the property line than is currently zoned for our area, and we have no objections to the project, its location, size, and proximity to the existing property line(s).


Signature

7/28/08
Date



Taylor Made

CUSTOM CONTRACTING

Innovative Design & Remodeling

Lloyd Emery
5034 Tartan Hill Road
Perry Hall, MD. 21128

This letter is for the purpose of review by Baltimore County for the request to construct an addition at our neighboring property of 8612 Lawrence Hill Road.

We have been advised of the intent to construct an addition that will be closer to the property line than is currently zoned for our area, and we have no objections to the project, its location, size, and proximity to the existing property line(s).

Lloyd A Emery
Signature

7/20/08
Date



500014451

5030

8622

2000002095

2000002098

8620

2000002199

5032

1800014452

931-2777

Russell H. Reeling

Hector Carrasco

2000002197

8619

2000002193

8617

8618

2000002097

8613

2000002096

LLOYD EMERY

Pt. Sk. 45 Folio 53

1800014453

5034

8615

8613

2000002194

Michaelo Carrasco

931-4235

Pt. Sk. 54 Folio 5

2000002100

8612

8614

2000002099

NE 8-H 072B3

DR 5.5

2000002193

8611

Theodore Adams

931-0769

LAWRENCE HILL RD

whitepages.com

8610

2000002101

8608

2000002102

8606

2000002103

2000002104

8604

8602

2000002105

2000002108

5038

0005

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

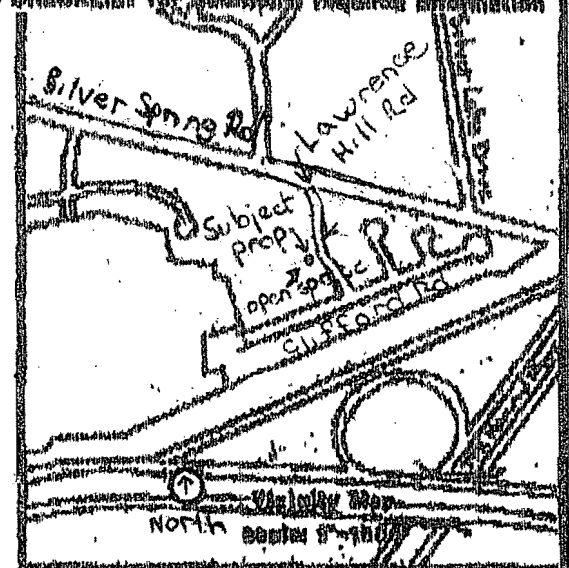
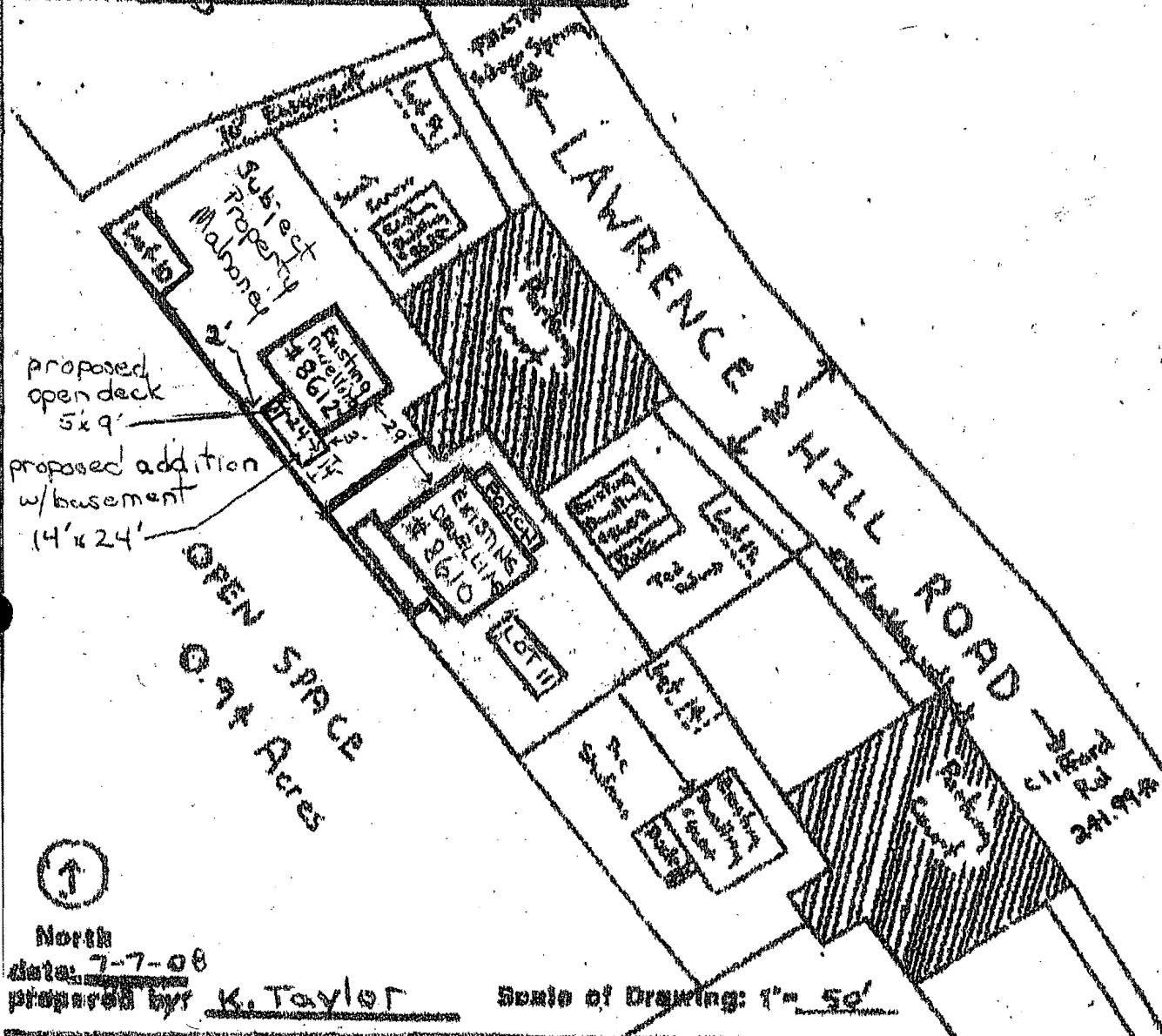
PROPERTY ADDRESS: 942 Lawrence Hill Rd

see pages B & C of the CHECKLIST for additional required information

subdivision name: Lawrence Hill

Plat book # 54 Folio # 9 Lot # 10 Sec. # III

OWNER: Angela + Craig Mahoney



LOCATION INFORMATION

Election District 11
 Councilman's District 5
 1/2nd scale map: N.E. - 1/4
 Zoning: DR 5.5 072733
 Lot area: 1045 4560.09
 square square feet
 NOT HISTORIC
 NOT FLOOD PLAIN
 Sewer: ☒ ☐
 Water: ☒ ☐
 Checkpoints Bay Willard Area: ☐ ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: CM 0005 2009-0005-A
 dated: 7-7-08
 prepared by: K. Taylor

Scale of Drawing: 1" = 50'