

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Westchester Avenue, 310 feet N
of c/l of Fredrick Road
1st Election District
1st Councilmanic District
(3000 Westchester Avenue)

Marcel and Amy Bourasseau
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0018-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, Marcel and Amy Bourasseau for property located at 3000 Westchester Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side yard setback of 4 feet and a side yard sum of 7 feet in lieu of the minimum required 15 feet and sum of 40 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a two-story addition onto the west side of their home. The property is irregularly shaped with the home constructed at the very edge of the property. Their existing home was constructed in 1918 long before the imposition of zoning on the property.

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.

COPIES RECEIVED FOR FILE

8-22-08

[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 8, 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.

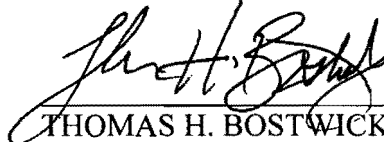
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of August, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side yard setback of 4 feet and a side yard sum of 7 feet in lieu of the minimum required 15 feet and sum of 40 feet is hereby GRANTED, subject to the following:

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.

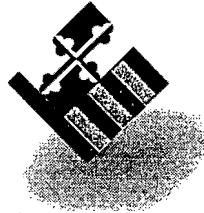
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8.22.08


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

STATION RECEIVED FROM FIELD
8-22-08

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 22, 2008

MARCEL AND AMY BOURASSEAU
3000 WESTCHESTER AVENUE
ELLICOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 2009-0018-A
Property: 3000 Westchester Avenue

Dear Mr. and Mrs. Bourasseau:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3000 Westchester Ave Ellicott City MD
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) 1 B O 2 . 3 . C . 1 - to permit a

proposed addition to have a side yard setback of 4 feet and side sum of 7 feet in lieu of the minimum required 15 and sum of 40

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):

MARCEL BOURASSEAU

Name - Type or Print

Signature

AMY BOURASSEAU

Name - Type or Print

Signature

3000 Westchester Ave

410 465 9940

Address

Telephone No.

Ellicott City

MD

21043

City

State

Zip Code

Representative to be Contacted:

MARCEL BOURASSEAU

Name

3000 Westchester Ave

410 465 9940

Address

Telephone No.

Ellicott City

MD

21043

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.

CASE NO. 2009-0018-A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By RID

Date 7/21/08

Estimated Posting Date 8/3/08

Affidavit in Support of Administrative Variance

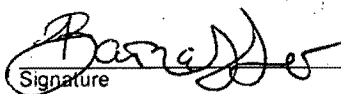
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3000 Westchester Ave
Address
Ellicott City MD 21043
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):

We would like to add a small addition to the West side of our house/Property. This addition will include a bathroom, and it is for this reason that such addition will take place on the West side of our house - as this is where the water pipes are located at. This 10 foot addition would end approximately four feet from our neighbor's property line.

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
Marcel Bourasseau
Name - Type or Print

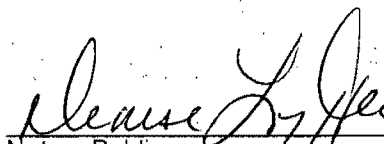

Signature
AMY BOURASSEAU
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of June, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marcel Bourasseau
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
DENISE LITTLE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Mar. 14, 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.

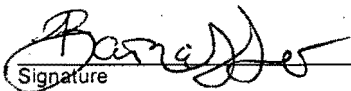
That the Affiant(s) does/do presently reside at 3000 Westchester Ave
Address
Ellicott City MD 21043
City State Zip Code

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):

We would like to add a small addition to the West side of our house/property. This addition will include a bathroom, and it is for this reason that such addition will take place on the West side of our house - as this is where the water pipes are located at.

This 10 foot addition would end approximately four-feet from our neighbor's property line.

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
Marcel Bourasseau
Name - Type or Print

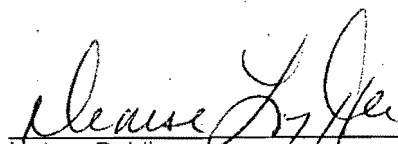

Signature
Amy Bourasseau
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of June, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marcel Bourasseau
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
DENISE LYTLE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Mar. 14, 2012

Zoning Description

Zoning Description for 3000 Westchester Avenue. Ellicott City, MD 21043

Beginning at a Point on the West side of Westchester Avenue which is 26-Feet Wide at the Distance of 310 feet, North of the centerline of the nearest improved intersecting street Frederick Rd. which is 50 Feet wide.

Containing 66864.46 Feet . Also known as 3000 Westchester Avenue and located in the 1 Election District, 1 Councilmanic District.

"As recorded in Deed Liber 10075, Folio 721" 9.98' at N38°02'10"W, 91.18' at S83°44'06"W, 10.00' at S02°15'54"E, 47.03' at S43°59'22"W, 30.16' at S86°06'56"W, 14.23' at S47°52'08"W, 47.50' at N13°22'58"W, 20.00' at N05°52'30"W, 186.54' at N83°44'06"E, 24.39' at S38°02'10"E, A= 20.29' at R=66.06'.

Item # 18

No. 10050

Date:

100

RECEIVED

DATE	ACTUAL	TITLE	TIME
7/22/2006	7/21/2006	15-00-50	15-00-50

SECRET * 440514 7/21/77

○ 2006 年 10 月 20 日

602

$$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$$

675-81

243.36 12

100

San Diego County, California

[illegible]

Totals:

65 60

From:

For:

Zoning Hearing - case # 2009-0018-A

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

Certificate of Posting

RE: Case NO. 2009-0018-A

Petitioner/Developer _____

M & A Bourassean

Date of Hearing/Closing 8/18/08

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 _____

3000 Westchester Ave.

The sign(s) were posted on 8/3/08
(Month, Day, Year)

Sincerely,

(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

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

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2009-0018-A

Petitioner/Developer: _____

M & A Bourassean

Date of Hearing/Closing: 8/3/08



3000 Westchester Ave.

Posting Date: 8/18/08

Richard E. Hoffman

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0018 -A Address 3000 Westchester Ave

Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/21/08 Posting Date: 8/3/08 Closing Date: 8/18/08

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- 0018 -A Address 3000 Westchester Ave

Petitioner's Name M + A Bourasseau Telephone 410 465 9940

Posting Date: 8/3/08 Closing Date: 8/18/08

Wording for Sign: To Permit a proposed addition to have a side yard setback of 4 feet and side sum of 7 feet in lieu of the minimum required 15 and sum of 40

WCR Revised 7/7/08

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: 2009-0018-A

Petitioner: Marcel & Amy Bourasseau

Address or Location: 3000 Westchester Ave Ellicott City, MD 21043

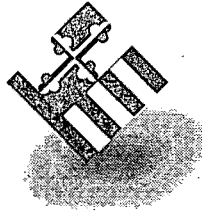
PLEASE FORWARD ADVERTISING BILL TO:

Name: Marcel Bourasseau

Address: 3000 Westchester Ave

Ellicott City, MD 21043

Telephone Number: 410 465 9940



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

August 19, 2008

Marcel & Amy Bourasseau
3000 Westchester Ave.
Ellicott City, MD 21043

Dear: Marcel & Amy Bourasseau

RE: Case Number 2009-0018-A, 3000 Westchester Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 21, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

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: 7-28-2008

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

RE: Baltimore County
Item No 2009-0018-A
3000 WESTCHESTER AVE
BOURASSEAU 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. 2009-0018-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).

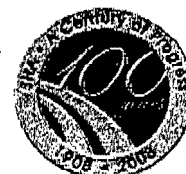
Very truly yours,

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: July 29, 2008

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

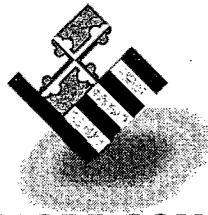
SUBJECT: Zoning Advisory Committee Meeting
For August 4, 2008
Item Nos. 2009-0011, 0012, 0013, 0014,
0015, 0016, 0017, and 0018.

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

DAK:CEN:lrk

cc: File

ZAC- 07292008-NO COMMENTS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 29, 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.: 2009-0011-A, 2009-0012-A, 2009-0014-A, 2009-00015-SPH,
2009-0016-A and 2009-0018-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: August 12, 2008

RECEIVED
AUG 18 2008

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

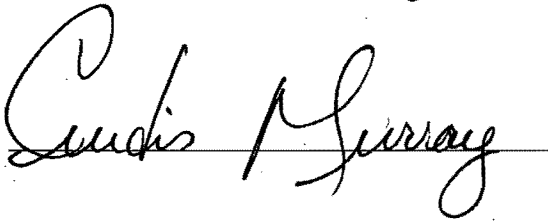
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-018- 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 Dennis Wertz 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 # 09-018-A
Address 3000 Westchester Avenue
(Bourasseau Property)

RECEIVED
AUG 19 2008

BY:

Zoning Advisory Committee Meeting of July 27, 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: J. Livingston

Date: August 19, 2008

Carl Richards - Case Number 2010-0018-SPHA

From: "Al Murdock" <mufam@verizon.net>
To: <crichards@baltimorecountymd.gov>, <mmohler@baltimorecountymd.gov>, <drascoe@baltimorecountymd.gov>
Date: 10/9/2009 10:03 PM
Subject: Case Number 2010-0018-SPHA
CC: <mufam@verizon.net>

Dear Mr. Richards, Mr. Mohler, and Mr. Rascoe,

We do not support the passing of an ordinance to build a Church in a residential neighborhood at the Corner of Blair Avenue and Liberty Road. And, we ask that you block the request. As noted by neighbors and again echoed here, this zoning will cause severdship on our quiet and peaceful neighborhood and to the children already residing on Blair Avenue. In addition, there will be:

- Less parking spaces for our families, which are already limited;
- Excessive noise;
- Frash and litter in the community;
- Strangers in the community, while our children are playing; and
- Cars speeding and carousing through our neighborhood;

We have no objection to church, as we are God fearing church-going residents ourselves. What we do not support is the location of the potential church, in our residential neighborhood.

Sincerely,

Alfred and Tonia Murdock
3608 Blair Avenue

Carl Richards - Re: Case Number 2010-0018-SPHA

From: Donald Rascoe
To: Mohler, Mike; Murdock, Al; Richards, Carl
Date: 10/13/2009 12:07 PM
Subject: Re: Case Number 2010-0018-SPHA
Attachments: 10-0018-SPHA_1.doc

Mr. Murdock,

Neither Mr. Richards, Mr. Mohler nor I have any decision in the determination of whether a church should be located on the property in question. Churches are a matter of right in residentially zoned properties.

In this case, the Deputy Baltimore County Zoning Commissioner was asked to grant certain zoning relief that would allow the church to build on the property in the manner in which they requested.

I am attaching a copy of the Deputy Zoning Commissioner's Order where he denied the relief requested by the petitioner.

Donald T. Rascoe
Deputy Director
Department of Permits
and Development Management

111 West Chesapeake Avenue
Towson, Maryland 21204

410-887-3353 (work)
410-887-5708(fax)

>>> "Al Murdock" <mufam@verizon.net> Friday, October 09, 2009 10:03 PM >>>
Dear Mr. Richards, Mr. Mohler, and Mr. Rascoe,

We do not support the passing of an ordinance to build a Church in a residential neighborhood at the Corner of Blair Avenue and Liberty Road. And, we ask that you block the request. As noted by neighbors and again echoed here, this zoning will cause severe hardship on our quiet and peaceful neighborhood and to the children already residing on Blair Avenue. In addition, there will be:

Less parking spaces for our families, which are already limited;
Excessive noise;
Trash and litter in the community;
Strangers in the community, while our children are playing; and
Cars speeding and carousing through our neighborhood;

We have no objection to church, as we are God fearing church-going residents ourselves. What we do not support is the location of the potential church, in our residential neighborhood.

Sincerely,

Alfred and Tonia Murdock
3608 Blair Avenue



East side of house
Neighbors houses on left

Item # 18



Westchester Ave
South from End of our driveway

Item # 10



Driveway entrance - shared
Neighbors house

Item # 1



West side of house
(from South)

Item # 18



West side of house
(area for addition)

Item #18



West side of house
(area for addition)

Item #18



Front Porch
from North

Item # 18



Item # 18.

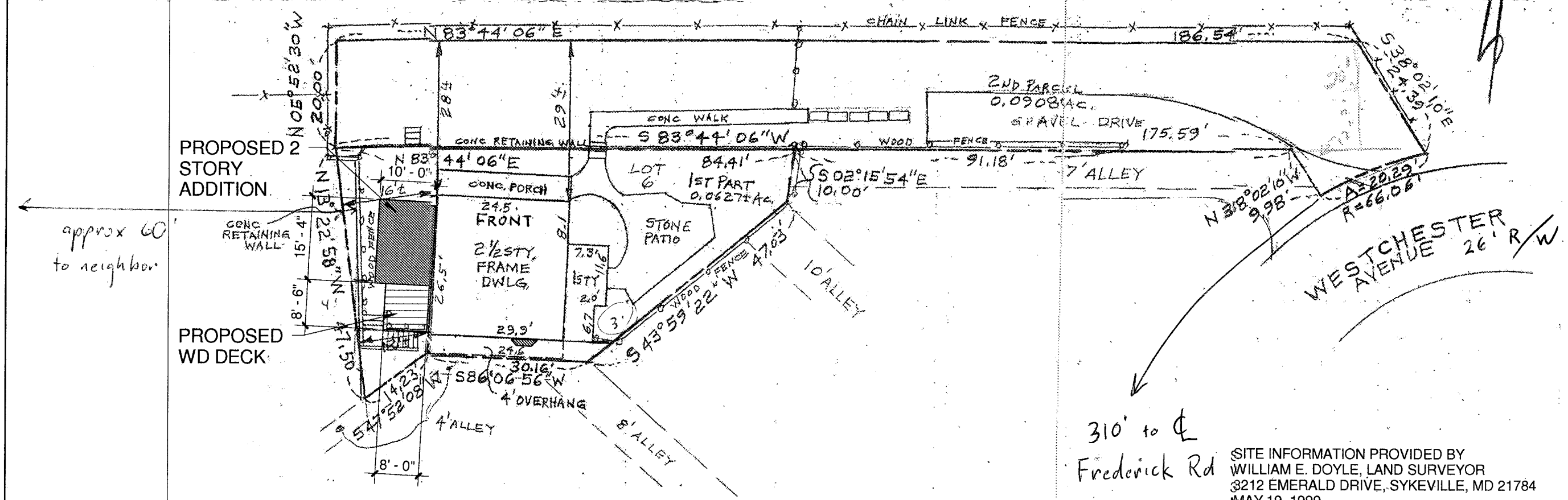
PLOT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 3000 WESTCHESTER AVE
ELLCOTT CITY MD 21043-4754

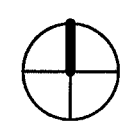
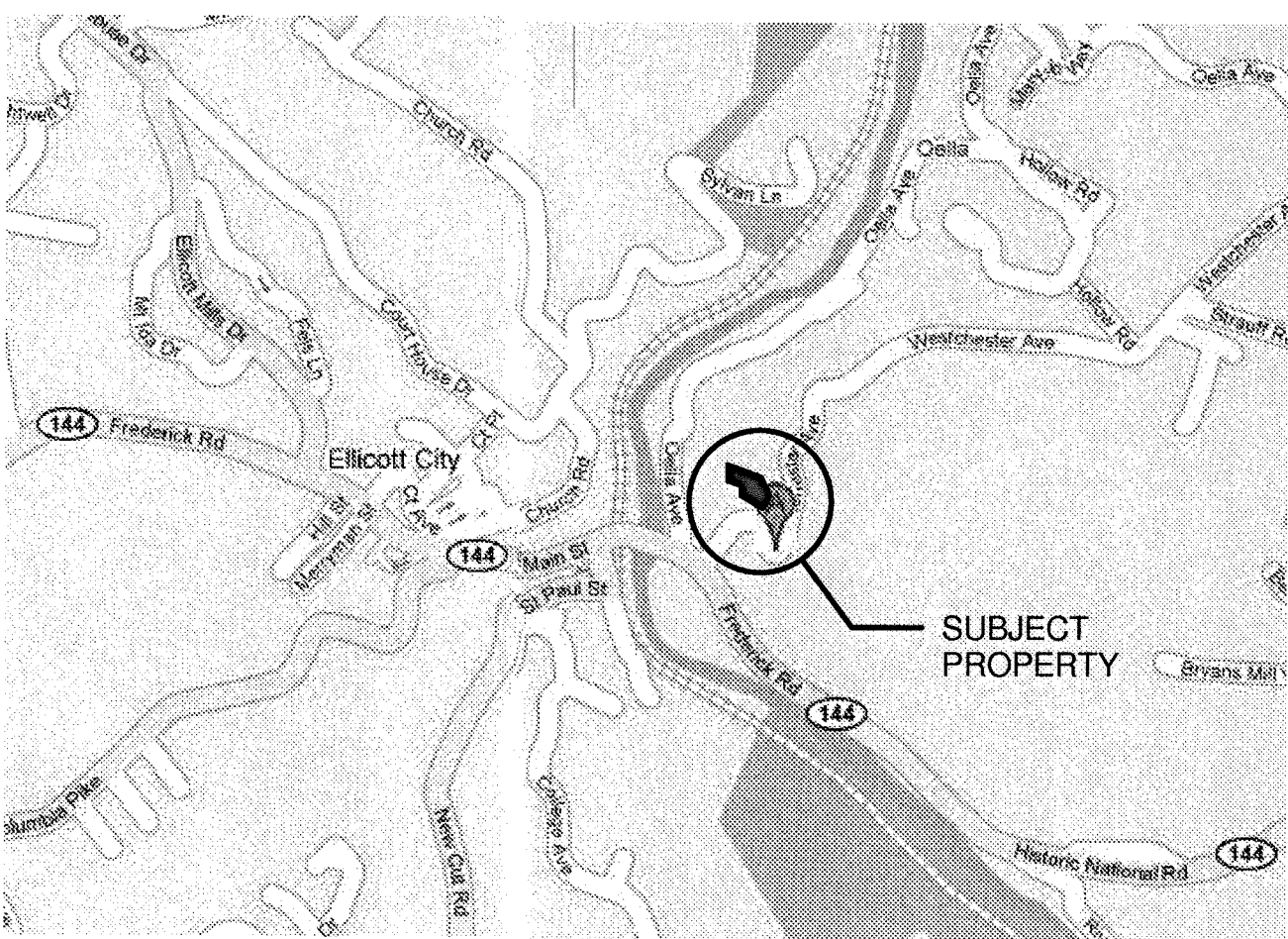
PLAT BOOK # N/A FOLIO # _____ LOT # _____ SECTION # _____

OWNER: MARCEL AND AMY BOURASSEAU

William E. Doyle R.L.S., INC.
LAND SURVEYOR 8440
3212 EMERALD DRIVE SYKEVILLE, MARYLAND 21784 PHONE (301) 795-2210



SITE INFORMATION PROVIDED BY
WILLIAM E. DOYLE, LAND SURVEYOR
3212 EMERALD DRIVE, SYKEVILLE, MD 21784
MAY 19, 1999



VICINITY MAP
SCALE: NTS

LOCATION INFORMATION

ELECTION DISTRICT: 1
COUNCILMAN DISTRICT: 1
1"=200' SCALE MAP # 100A2
ZONING: DR2
LOT SIZE .1535 ACRE 7374 SQ. FT.
ACREAGE 66864.46 SQ. FT.
SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐		
WATER	☒	☐		
CHESAPEAKE BAY CRITICAL AREA			☐	☒
100 YEAR FLOOD PLAIN			☒	☐
HISTORIC PROPERTY/ BUILDING			☐	☒
PRIOR ZONING HEARING		NONE		

ZONING OFFICE USE ONLY

REVIEWED BY R.D. Wall ITEM # _____ CASE # 2009-0018-A

PREPARED BY JM

SCALE OF DRAWINGS 1" = 20'-0"