

IN RE: **PETITION FOR VARIANCE**

S/S Freeway, 107' SE c/line of

Hollins Ferry Road

(2907 Freeway)

13th Election District

1st Council District

Stanley J. Goddard

Petitioner

*

*

*

*

*

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2009-0040-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Stanley J. Goddard. The Petitioner requests a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 16 feet in lieu of the required 25 feet for a partially constructed addition. The subject property and requested relief are more particularly described on the redlined site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Stanley J. Goddard, property owner; Bernadette L. Moskunas with Site Rite Surveying, Inc., and William Brown, who resides on the subject property and a contractor who is building the enclosed front porch. There were no Protestants or other interested persons present; however, it is to be noted that this matter came before me as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management. Evidently, Patton J. Lam, who also resides on Freeway, questioned the construction of the addition at the subject property. A resolution of the violation case (Case No. 08-2030) for constructing a front addition without the required permits is pending the outcome of this variance request.

NOTED RECEIVED FOR FILING

Date 10-27-08

By

103

Testimony and evidence offered disclosed that the subject property is a narrow rectangular shaped parcel (16' wide x 105' deep) located on the northeast corner of Hollins Ferry Road and Freeway in the Halethorpe/Riverview area of the County. The property contains a gross area of 1,680 square feet, more or less, zoned D.R.10.5, and is improved with a middle-of-group, two-story, townhouse dwelling. The Petitioner has owned and resided on the property for 17 years. Apparently, Mr. Goddard, desiring more living and storage space, added an enclosed front porch (9' x 14' – See Petitioner's Exhibit 1). This improvement was initiated without benefit of a building permit as noted by Karen Hopkins following a site visit. Unbeknownst to Mr. Goddard and his resident contractor, Mr. Brown, enclosing a front porch created a setback problem in that the setback must be a minimum distance of 25 feet from the front property line. As shown on the site plan, the porch is located 16' from the front property line. It is noted that under the prior "D Residential – 1954" regulations, a front yard setback of 25 feet from the front property line is required for the now enclosed porch.¹

In support of the request, the Petitioner testified that all work was of high quality and the improvement was sorely needed for his enjoyment of the property. Photographs of the property support this contention and show that there are other similar enclosed front porches and many Freeway houses with open front porches in the community. Finally, the Petitioner submitted into evidence as Exhibit 5 written statements from his adjacent and nearby neighbors, whose homes are in the block of seven (7) next to the subject property stating that they have no objections to the new front porch.

¹ Although current D.R.10.5 area regulations in Section 1B02.3C.1 (Chart) have been revised several times and now require a minimum lot area of 3,000 square feet, a lot width of 20 feet and side/front yard setbacks of 10 feet and a minimum rear yard depth of 50 feet, the 1954 regulations are applicable. B.C.Z.R. Section 103 provides the regulations in this case are those in effect at the time the subdivision was originally submitted to the Baltimore County Planning Commission in 1954.

ORDER RECEIVED FOR FILING
Date 10-27-08
BY [Signature]

After due consideration of the evidence and testimony presented, I am persuaded that the Petitioner has met the spirit and intent of Section 307.1 of the B.C.Z.R. for relief to be granted. There were no adverse comments submitted by any County reviewing agency and the affected neighbors are in support of the variance requested. The Office of Planning, in its revised Zoning Advisory Committee (ZAC) comment, dated October 20, 2008, points out that the subject property has an enclosed trash can container located within the County's right-of-way. It is clear from the photographs submitted by Dennis Wertz that other additions exist throughout the neighborhood and thus, the proposal is not out of character with the surrounding locale. Finally, it is clear that strict compliance with the B.C.Z.R. would result in a practical difficulty and/or unreasonable hardship upon the Petitioner and require the demolition of the existing porch. For all of these reasons, I am persuaded to grant the variance.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, the relief requested should be granted.

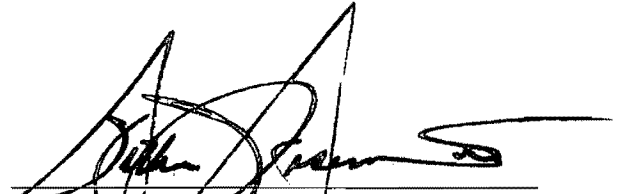
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of October 2008 that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 16 feet in lieu of the required 25 feet for an enclosed front porch addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following conditions which are conditions precedent to the relief granted:

1. The Petitioner may apply for building permits 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 relief granted herein shall be rescinded.
2. The decision in this case is not a legal precedent that may be cited as such in any other zoning/development case involving lots in the Riverview subdivision.

ORDER RECEIVED FOR FILING
Date 10-27-08
BY BV

3. The trash can enclosure located on the grass strip between the curb and the sidewalk in front of 2907 Freeway shall be removed. No trash cans, trash or other debris shall be permitted to be stored in the front yard or in the area located between the curb line and the front lot line.
4. When applying for any permits, the site plan must reference this case and set forth and address the restrictions of this Order.

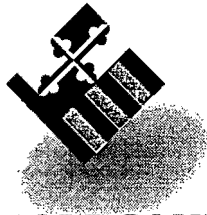
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

COPIES RECEIVED FOR FILING
Date 10-27-08
By DJJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 27, 2008

Stanley J. Goddard
2907 Freeway
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE

S/S Freeway, 107' SE c/line of Hollins Ferry
(2907 Freeway)
13th Election District - 1st Council District
Stanley J. Goddard - Petitioner
Case No. 2009-0040-A

Dear Mr. Goddard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with conditions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Bernadette L. Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101,
Towson, MD 21286
William Brown, 2907 Freeway, Baltimore, MD 21227
People's Counsel; Code Enforcement Division, DPDM; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2907 Freeway
which is presently zoned DR 10.5

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)

1302.3.B to permit a front
yard setback of 16 ft. in lieu of the required 25 ft. for a
partially constructed addition.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty) to be discussed at time of hearing

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Stanley Goddard
Name - Type or Print _____
Stanley Goddard
Signature _____
Name - Type or Print _____
Signature _____
2907 Freeway 443-570-5845
Address _____ Telephone No. _____
Baltimore MD 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Site Rite Surveying, Inc.
Name _____
200 E. Joppa Road, #101 (410) 828-9060
Address _____ Telephone No. _____
Towson MD 21286
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2009-0040-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By BA Date 8/7/08

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10-27-08

By LOW

Zoning Description for #2907 Freeway

Beginning at a point on the south side of Freeway, which is 60 feet wide at the distance of 107 feet southeast of the centerline of Hollins Ferry Road, which is 70 feet wide. Being Lot No. 4, block 4 in the subdivision of "Riverview" as recorded in the Baltimore County Plat Book No. 20, folio 46, containing 1,680 square feet. Also known as #2907 Freeway and located in the 13th Election District, 1st Councilmanic District.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2009-0040-A

2907 Freeway
S/side Freeway, 107 feet s/east of centerline of Hollins Ferry Road

13th Election District

1st Councilmanic District

Legal Owner(s): Stanley Goddard

Variance: to permit a front yard setback of 16 feet in lieu of the required 25 feet for a partially constructed addition.

Hearing: Tuesday, October 7, 2008 at 10:00 a.m. in Room 104, Jefferson Building, 105 W. Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, Please Contact the Zoning Commissioner's Office at (410) 887-4386

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/20 Sept. 23 184357

CERTIFICATE OF PUBLICATION

9/25/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/23/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2009-0040-A

2907 Freeway

S/side Freeway, 107 feet s/east of centerline of Hollins Ferry Road

13th Election District

1st Councilmanic District

Legal Owner(s): Stanley Goddard

Variance: to permit a front yard setback of 16 feet in lieu of the required 25 feet for a partially constructed addition.

Hearing: Friday, September 19, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/6/96 Sept. 16, 183767

CERTIFICATE OF PUBLICATION

9/18/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/16/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/22/08

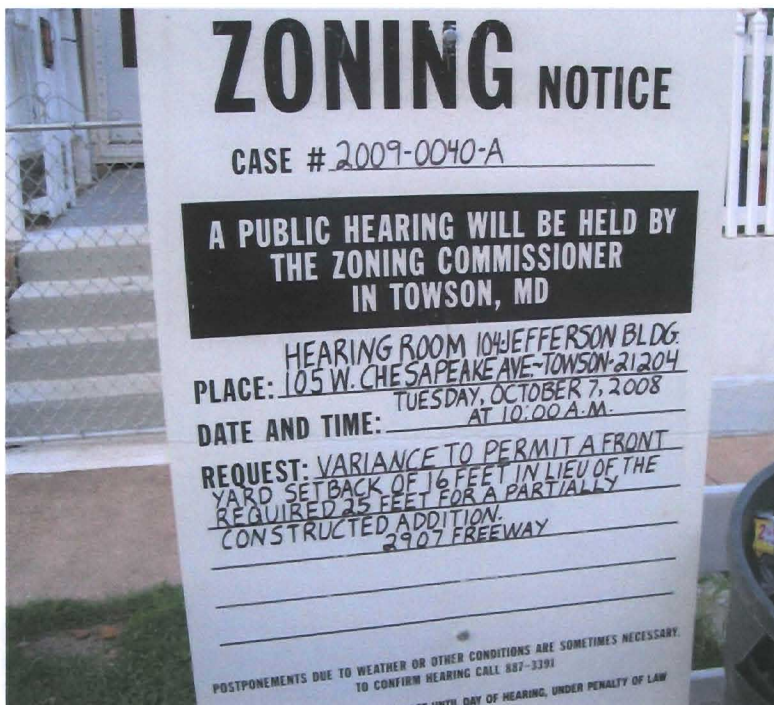
Case Number: 2009-0040-A

Petitioner / Developer: STANLEY GODDARD~
SITE RITE SURVEYING, INC.

Date of Hearing (Closing): OCTOBER 7, 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:
2907 FREEWAY

The sign(s) were posted on: SEPTEMBER 18, 2008



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)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18569**

Date **8/1/08**

PAID RECEIPT

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

Total **4.65**

Rec
From

For

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

9/8/08
 petition was
 incorrectly worded.
 Correct version
 is front yard
 not rear yard
required 25 ft.
 not 50 ft. BH

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2009-0040-A

2907 Freeway

S/side Freeway, 107 feet s/east of centerline of Hollins Ferry Road

13th Election District

1st Councilmanic District

Legal Owner(s): Stanley Goddard

Variance: to permit a rear yard setback of 16 feet in lieu of the required 50 feet for a partially constructed addition.

Hearing: Friday, September 19, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
9/072 Sept. 4 182780

CERTIFICATE OF PUBLICATION

9/4/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/4/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/04/08

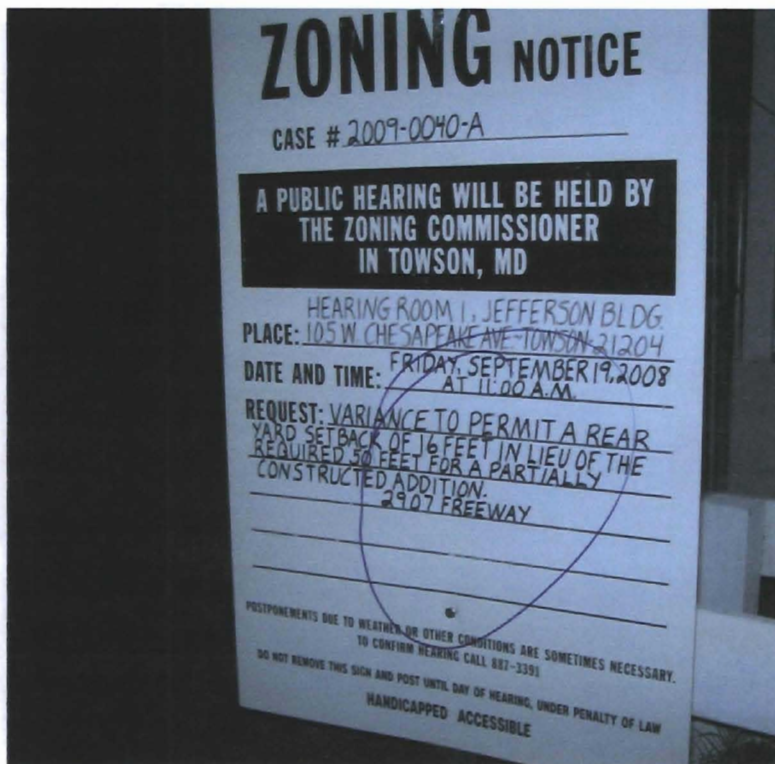
Case Number: 2009-0040-A

Petitioner / Developer: STANLEY GODDARD~
SITE RITE SURVEYING, INC.

Date of Hearing (Closing): SEPTEMBER 19, 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:
2907 FREEWAY

The sign(s) were posted on: SEPTEMBER 4, 2008



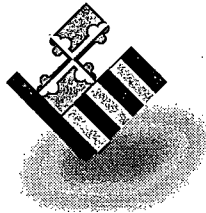
Linda O'Keefe
(Signature of Sign Poster)

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)



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
September 10, 2008

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0040-A

2907 Freeway

S/side Freeway, 107 feet s/east of centerline of Hollins Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: Stanley Goddard

Variance to permit a front yard setback of 16 feet in lieu of the required 25 feet for a partially constructed addition.

Hearing: Friday, September 19, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Stanley Goddard, 2907 Freeway, Baltimore 21227
Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 11, 2008**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 16, 2008 Issue - Jeffersonian

Please forward billing to:
Stanley Goddard
2907 Freeway
Baltimore, MD 21227

443-570-5845

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0040-A

2907 Freeway

S/side Freeway, 107 feet s/east of centerline of Hollins Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: Stanley Goddard

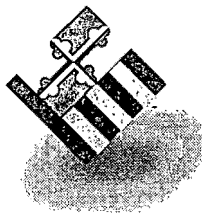
Variance to permit a front yard setback of 16 feet in lieu of the required 25 feet for a partially constructed addition.

Hearing: Friday, September 19, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
August 26, 2008

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0040-A

2907 Freeway

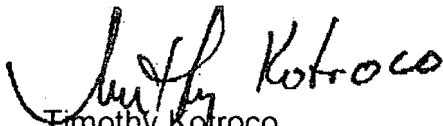
S/side Freeway, 107 feet s/east of centerline of Hollins Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: Stanley Goddard

Variance to permit a rear yard setback of 16 feet in lieu of the required 50 feet for a partially constructed addition.

Hearing: Friday, September 19, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Stanley Goddard, 2907 Freeway, Baltimore 21227
Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 4, 2008**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 4, 2008 Issue - Jeffersonian

Please forward billing to:
Stanley Goddard
2907 Freeway
Baltimore, MD 21227

443-570-5845

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0040-A

2907 Freeway

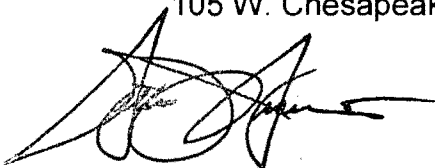
S/side Freeway, 107 feet s/east of centerline of Hollins Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: Stanley Goddard

Variance to permit a rear yard setback of 16 feet in lieu of the required 50 feet for a partially constructed addition.

Hearing: Friday, September 19, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS; PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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.

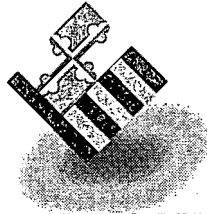
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009- 0040- A
Petitioner: Stanley Goddard
Address or Location: 2907 Freeway

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stanley Goddard
Address: 2907 Freeway
Baltimore, MD 21227
Telephone Number: 443- 570-5845



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

September 11, 2008

Stanley Goddard
2907 Freeway
Baltimore, MD 21227

Dear: Stanley Goddard

RE: Case Number 2009-0040-A, 2907 Freeway

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 7, 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
Site Rite Surveying, INC., 200 E. Joppa Rd. #101, Towson, MD 21286



BALTIMORE COUNTY
MARYLAND

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

August 22, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August ~~18~~²², 2008

Item Number: 0038, 0040, 0041, 0043, 0044 and 0045

Pursuant to your request, this Bureau has reviewed the referenced plan(s) 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 27, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 25, 2008
Item Nos. 09-0038, 0040, 0041, 0042,
0044, and 0045

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

DAK:CEN:lrk
cc: File
ZAC- 08272008-NO COMMENTS

BW 10/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 20, 2008

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

SUBJECT: 2907 Freeway

INFORMATION:

Item Number: 9-040

Petitioner: Stanley Goddard

Zoning: DR 10.5

Requested Action: Variance

RECEIVED
OCT 24 2008
BY: _____

SUMMARY OF RECOMMENDATIONS:

The petitioner's plan has been revised and now shows the correct location of the subject property and the existing addition (see plan dated 9/30/08).

Upon a subsequent site visit on 10/15/08, the Office of Planning found that there are at least 3 townhouses with similar (i.e., fully enclosed) additions located on Freeway. Also, many of the townhouses located along Freeway have covered front porches (see the attached photo for an example). In at least 4 cases the front porches have been enclosed with screening.

Therefore, the Office of Planning does not oppose the petitioner's request. Provided the following is addressed:

The trash can enclosure located on the grass strip between the curb and the sidewalk in front of 2907 Freeway should be removed (see attached photo). No trashcans, trash, or other debris should be permitted to be stored in the front yard or in the area located between the curb line and the front lot line.

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

Reviewed by: 

Division Chief: 

AFK/LL: CM

Attachment: ,

TB 9/19
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2008

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

SUBJECT: 2907 Freeway

INFORMATION:

Item Number: 9-040

Petitioner: Stanley Goddard

Zoning: DR 10.5

Requested Action: Variance

RECEIVED
SEP 05 2008

BY:

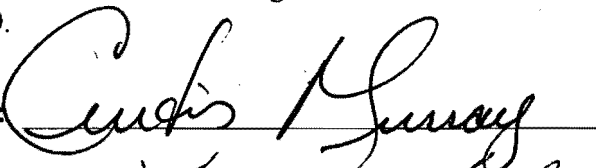
SUMMARY OF RECOMMENDATIONS:

The petitioner's plan shows the subject property as being located on the south side of Freeway. This property is actually located on the opposite side of the street (see enclosed aerial photo).

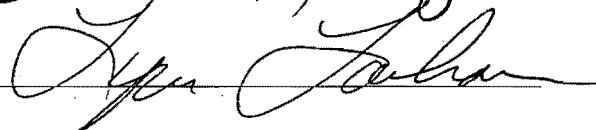
The petition indicates that a rear yard setback variance is requested but the constructed addition is actually located in the front yard. In any event, there doesn't appear to be any legitimate justification for granting a setback variance for this addition. It is the observation of the Office of Planning that, no other Freeway townhouses in the vicinity of this property have similar fully enclosed additions.

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

Reviewed by:



Division Chief:
AFK/LL: CM



Attachment:

TB 9/19
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 27 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination **JWL**

DATE: August 27, 2008

SUBJECT: Zoning Item # 09-040-A
Address 2907 Freeway
(Goddard Property)

Zoning Advisory Committee Meeting of August 18, 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: 8/27/08

M E M O R A N D U M

DATE: September 19, 2008

TO: To The File

FROM: Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. 2009-0040-A – Request Description on Sign Posting and
Advertising Not Revised

The above-referenced case was scheduled for a hearing on Friday, September 19, 2008 at 11:00 am. It was brought to my attention that the Petition for Variance request description was changed; however the wording for the sign posting and the advertising was not revised.

The property needs to be reposted and re-advertised for the next hearing. No testimony taken or evidence admitted, so this matter can be reset in front of either Bill Wiseman or myself in the future.

c: Kristen Matthews, Permits & Development Management

From: Debra Wiley
To: Duvall, David
Date: 10/14/08 12:19:04 PM
Subject: Computer Search

Hi David,

At Bill Wiseman's request, I am forwarding you this email. We have searched our computer records from the year 2000 forward. We would appreciate an assist from you and Jeff Perlow as to whether you have any record of variance relief granted for the following addresses on "Freeway" in the Riverview community in the Halethorpe (21227) area:

3069, 2916, 2907, 2952, 2954 and 3023

Thank you for the assist. We will await the benefit of your advice.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: Perlow, Jeffrey; Richards, Carl

RE: PETITION FOR VARIANCE
2907 Freeway; S/S Freeway, 107' SE
C/line of Hollins Ferry Road
13th Election & 1st Councilmanic Districts
Legal Owner(s): Stanley Goddard
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 09-040-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

AUG 20 2008

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of August, 2008, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Attn: Path

From: Christina
Code Enforcement

Re: 80-2030

VIOLATION

Case Entry/Update

Mode . . . : CHANGE

Format . . . : CASREC

File . . . : PDLV0001

Dt Rec: 6102008 Intake: HOPKINS, K Act: _____ Case #: 08-2030

Insp: HOHNE, P. Insp Grp: ENF Insp Area: 17 Tax Acct: 1305430170

Address: 2907 FREEWAY Apt #: _____ Zip: 21227

Owner: GODDARD, STANLEY

Problem Descript.: BLDG ADD W/O PERMIT

Complainant Name (Last): LAM (First): FAT

Complainant Addr: _____

Complainant City: _____ State: _____ Zip: _____

Complainant Phone (H): 4102422681 (W): _____

Date of Reinspection: 9302008 Date Closed: _____ Delete Code (F): _____

F3=Exit

F5=Refresh

F6=Select format

F9=Insert

F10=Entry

F11=Change

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Notes: 08-2030 6/11/08 FOUND ADDITION BEING CONSTRUCTED ON FRONT OF ROW HOME.
ISSUED SWO. COMPLAINANT CALLED. P/U 6/25/08 P.HOHNE/NS***
6/27/08 NO CHANGE. R/C 7/7/08 P.HOHNE/NS***
7/9/08 NO CHANGE. NO PERMIT APPLIED FOR. SET FOR HEARING ON 8/19/08. P/U 8/14/08
P.HOHNE/NS***
08/18/08 OWNER HAS APPLIED FOR VAR. # 0040A. P/U 09/30/08. P.HOHNE/KH.***

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Bill Wiseman - Case No. 2009-0040-A

From: <siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 10/09/08 9:23:31 AM
Subject: Case No. 2009-0040-A

Mr. Wiseman,

I have spoken to Dennis Wirtz regarding the above referenced case. We are in agreement that a meeting will be scheduled upon my receipt of enclosed addition locations along Freeway. In the meantime he will discuss the case with Jeff Mayhew and Lynn Lanham during unrelated scheduled meetings Thursday and Friday. I should have the locations from Mr. Goddard by Friday and we schedule a meeting with Dennis for next week. Thank you in advance for your patience regarding this matter and I hope to have outstanding issues resolved no later than the end of next week.

Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286
(410)828-9060

McCain or Obama? Stay updated on coverage of the Presidential race while you browse - [Download Now!](#)

Site Rite Surveying, Inc.

**Shell Building, Room 101
200 East Joppa Road
Towson, Maryland 21286
410-828-9060
Fax 410-828-9066**

SUBJECT: 2907 Freeway
2009-0040-A

OUR FILE: _____

BY: _____

☐ APPROVED - DWG(S) _____

☐ APPROVED AS NOTED - DWG(S) _____

☐ RETURNED FOR CORRECTION - DWG(S) _____

☐ PLEASE RESUBMIT - DWG(S) _____

☐ _____

DATE: _____

ATT. Bernadett

Freeway Houses with Porches & No Porches

3037 No Porch

3039 open Porch

3041 open Porch

3043 No Porch

3045 No Porch

3047 No Porch

3049 No Porch

3051 No Porch

3053 No Porch

3055 open Porch

3057 No Porch

3059 No Porch

3061 open Porch

3063 No Porch

3065 No Porch

3067 open Porch

3069 closed Porch ✓

ATT. Burnadett

Freeway Houses with Porches

2900 No Porch	2901 open Porch
2902 open Porch	2903 open Porch
2904 No Porch	2905 No Porch
2906 No Porch	2907 closed Porch
2908 open Porch	<u>2909 No Porch</u>
2910 NO	2911 No Porch
2912 H	2913 No Porch
2914 OLIES	2915 open Porch
2916 open Porch closed	2917 No Porch
2918 open Porch	2919 open Porch
2920 No Porch	2921 open Porch
2922 open Porch	2923 open Porch
2924 open Porch	2925 open Porch
2926 No Porch	2927 open Porch
2928 NO	2929 open Porch
2930 H	2931 open Porch
2932 H	2933 No Porch
2934 O	2935 No Porch
2936 U	2937 No Porch
2938 E	2939 open Porch
2940 S	2941 open Porch
2942 No Porch	2943 open Porch
2944 open Porch	2945 open Porch
2946 open Porch	2947 open Porch
2948 open Porch	2949 open Porch
2950 open Porch	2951 No Porch
2952 closed Porch	2953 open Porch

Bernadett

Freeway with Patches & No Patches
2954 Closed porch
 2956 Open Porch

2955 Open Porch

2957 Open Porch

2959 Open Porch

2961 Open Porch

2963 Open Porch

2965 Open Porch

2967 Open Porch

2969 Open Porch & closed

3001 ~~2971~~ Open Porch3003 ~~2973~~ Open Porch

3005 2975 Open Porch

3007 ~~2977~~ Open Porch3009 ~~2979~~ Open Porch3011 ~~2981~~ Open Porch3013 ~~2983~~ Open Porch3015 ~~2985~~ Open Porch3017 ~~2987~~ No Porch3019 ~~2989~~ No Porch3021 ~~2991~~ No Porch3023 Closed Porch

3025 No Porch

3027 No Porch

3029 No Porch

3031 No Porch

3033 Open Porch

3035 Open Porch



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

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

Account Identifier: District - 13 Account Number - 1305430170

Owner Information

Owner Name: GODDARD STANLEY J **Use:** RESIDENTIAL
Mailing Address: 2907 FREEWAY **Principal Residence:** YES
 BALTIMORE MD 21227 **Deed Reference:** 1) / 8795/ 127
 2)

Location & Structure Information

Premises Address **Legal Description**
 2907 FREEWAY RIVERVIEW

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	9	367				4	4	1	Plat Ref: 20/ 46

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,024 SF	1,680.00 SF	04
Stories	Basement	Type	Exterior
2	NO	CENTER UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2008	07/01/2009
Land	22,000	48,000		
Improvements:	42,530	68,660		
Total:	64,530	116,660	99,282	116,660
Preferential Land:	0	0	0	0

Transfer Information

Seller: ELLIS EARL A,JR ELLIS RICHARD G	Date: 05/22/1991	Price: \$61,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8795/ 127	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

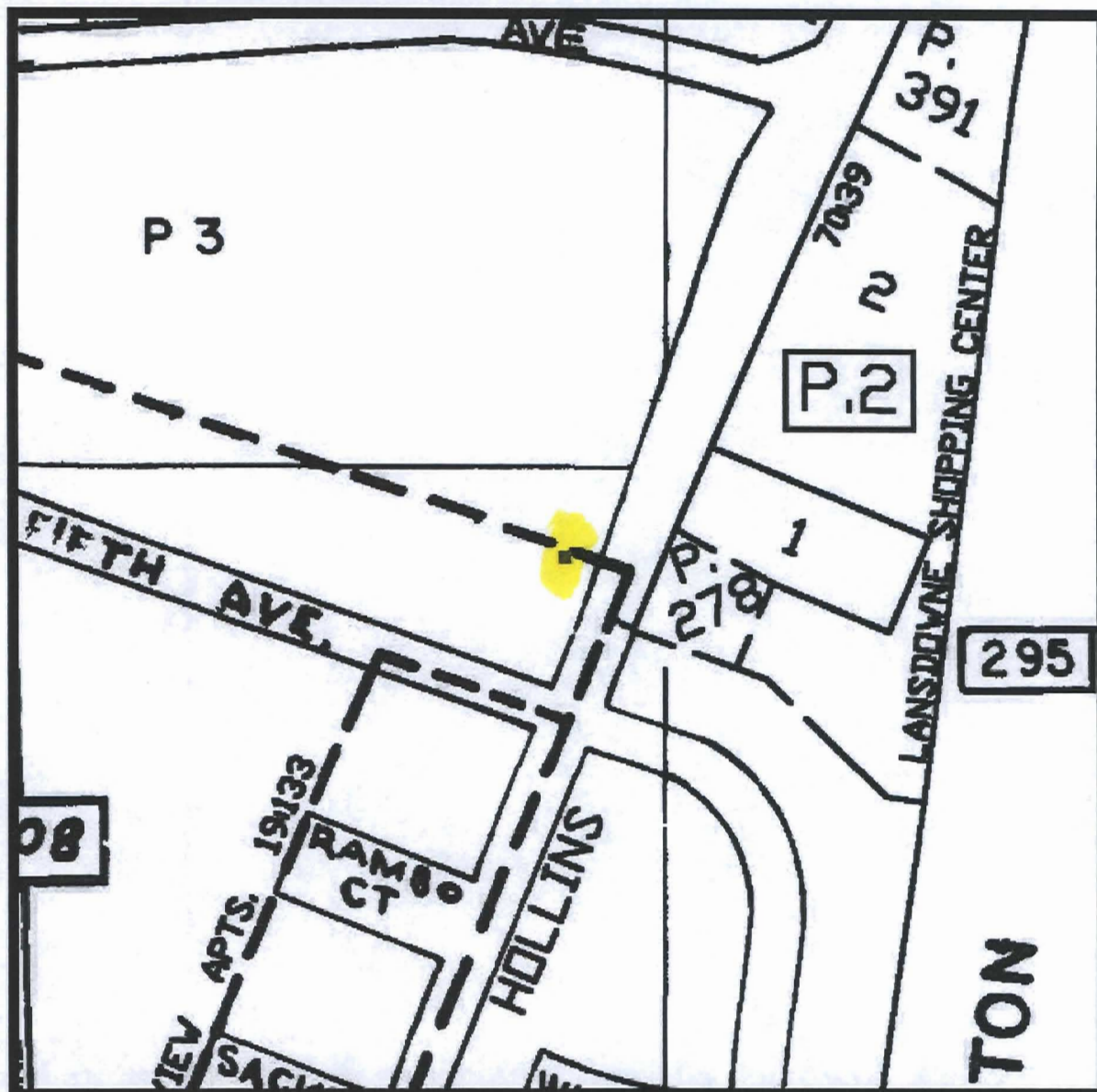
19
 2008
 1991
 17



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 13 Account Number - 1305430170



Property maps provided courtesy of the Maryland Department of Planning ©2004.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html





1302000940

DR 5.5

HOLLINS FERRY RD

Pt. Bk. 70 Folio 39
2300002271

BL CCC

2300002270

3915

BM 3921

1320660230

HOLLINS FERRY RD

FREEWAY

Flood Zone X

13 ED

FIFTH AVE

ROAD

DR 16

109B1

SW 6-B

FIFTH AVE

HOLLINS FERRY RD

RAMBO CT

DR 10.5

5
HOLLINS FERRY RD

FREEWAY

0040



2917-2927 Freeway

10/15/08



2907 Freeway

10/15/08

CASE NAME 2907 Freeway
CASE NUMBER 2009-0040-A
DATE 10/7/08

CASE NAME 2907 Freeway
CASE NUMBER 2009-0040-A
DATE 10/7/08

[illegible]

Case No.: 2009-0040-A 2907 FREEWAY

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	RED-LINED SITE PLAN	
No. 2	PHOTO'S - EXISTING CONDITIONS	
No. 3	REVIEW - SUBDIVISION PLAT - 1954	
No. 4	PHOTOS OF NEIGHBORING ADDITIONS in BLOCK	
No. 5	Neighbors who do NOT OPPOSE REQUEST	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		











Oct. 1, 2008

Dear Neighbors!

I live at 2907 Freeway! As you can see, I am trying to finish my front porch. Do you have any problems with my front porch being finished. I have a hearing on Oct 20th in Tucson. Please sign name and address if it is O.K. To finish Project!!

Name	address	Phone No.
FRED SPARKS	2905 FREEWAY	410-242-4648
ERIC MUMMA	2904 FREEWAY	916-853-2344
Wanda I	2907 Freeway	443-570-5845
William Fong	2907 Freeway	443-570-5845
Jack	2906 Freeway	No Phone
Lynda Robinson	2906 Freeway	No Phone
Forster	2903 Freeway	443) 306-9041
STANLEY GODDARD	2907 Freeway	443-570-5845

PETITIONER'S

EXHIBIT NO.

5

1997-0432-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NWC Freeway Rd. and Winsap Court * BEFORE THE ZONING COMMISSIONER
926 Winsap Court * OF BALTIMORE COUNTY
13th Election District *
1st Councilmanic District * Case No. 97-432-A
Austin C. Stone, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Austin C. Stone and Patricia E. Stone, his wife, for that property known as 926 Winsap Court in the southwestern section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 427 of the Baltimore County Zoning Regulations (BCZR) to allow a fence with a height of 6 ft. adjoining a front yard, in lieu of the maximum permitted 3-1/2 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
Date 5/28/97
By M. Spade

7-29-14
258

IS
(Date 10/1/59)

MELVIN T. LOCKER #17-29-A
N/S of Freeway 125 SE of Hollins
Perry Rd. 13th

in lieu of the required 15 feet and 50 feet respectively.

Expansion of family requires an additional bedroom and is not possible without variance.

900

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Address 2913 Flamingo 12100

Protestant's Attorney

Addresses

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day

of June, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of July, 1976, at 10:45 o'clock

County, on the 26th day of July, 1976, at 10:45 o'clock

Zoning Commissioner of Baltimore County

(over)

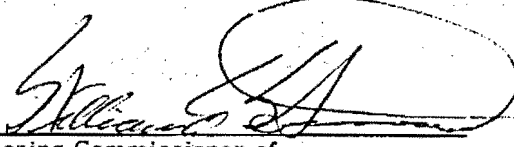
[Handwritten signature]

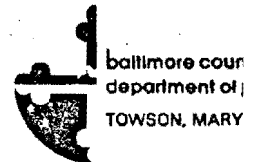
#77-29-A

1980-0051-A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of September, 1979, that the herein Petition for Variance to permit a rear yard setback of forty feet in lieu of the required fifty feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.


Zoning Commissioner of
Baltimore County



THORNTON M. MOURING, P
DIRECTOR

Mr. William E. I.
Zoning Commissioner
County Office Bn
Towson, Maryland

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Dear Mr. Hammon:

The follow
for review by t

General:

Baltimore
This property i

Developmen
result in a sed
of the property
the stripping o

The Petiti
to prevent crea
concentration c
improper gradin
responsibility

This offic
Advisory Commit

Zoning Commissioner of Baltimore County

END:EAM:FWR:ss

ORDER RECEIVED FOR FILING

DATE September 5, 1979

BY William E. I.
ADMINISTRATIVE ASSISTANT

1985-0093-A

COMMISSIONER OF ZONING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 9th day of October, 19 84, that the herein Petition for Variance(s) to permit a rear yard setback of 37 feet in lieu of the required 50 feet for the expressed purpose of constructing a one story addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE October 9, 1984

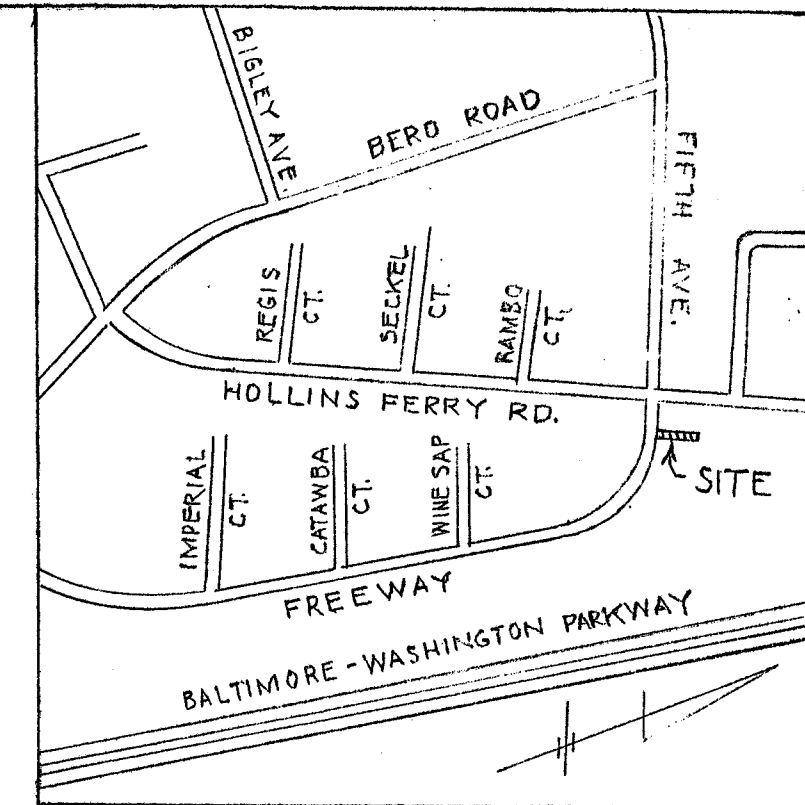
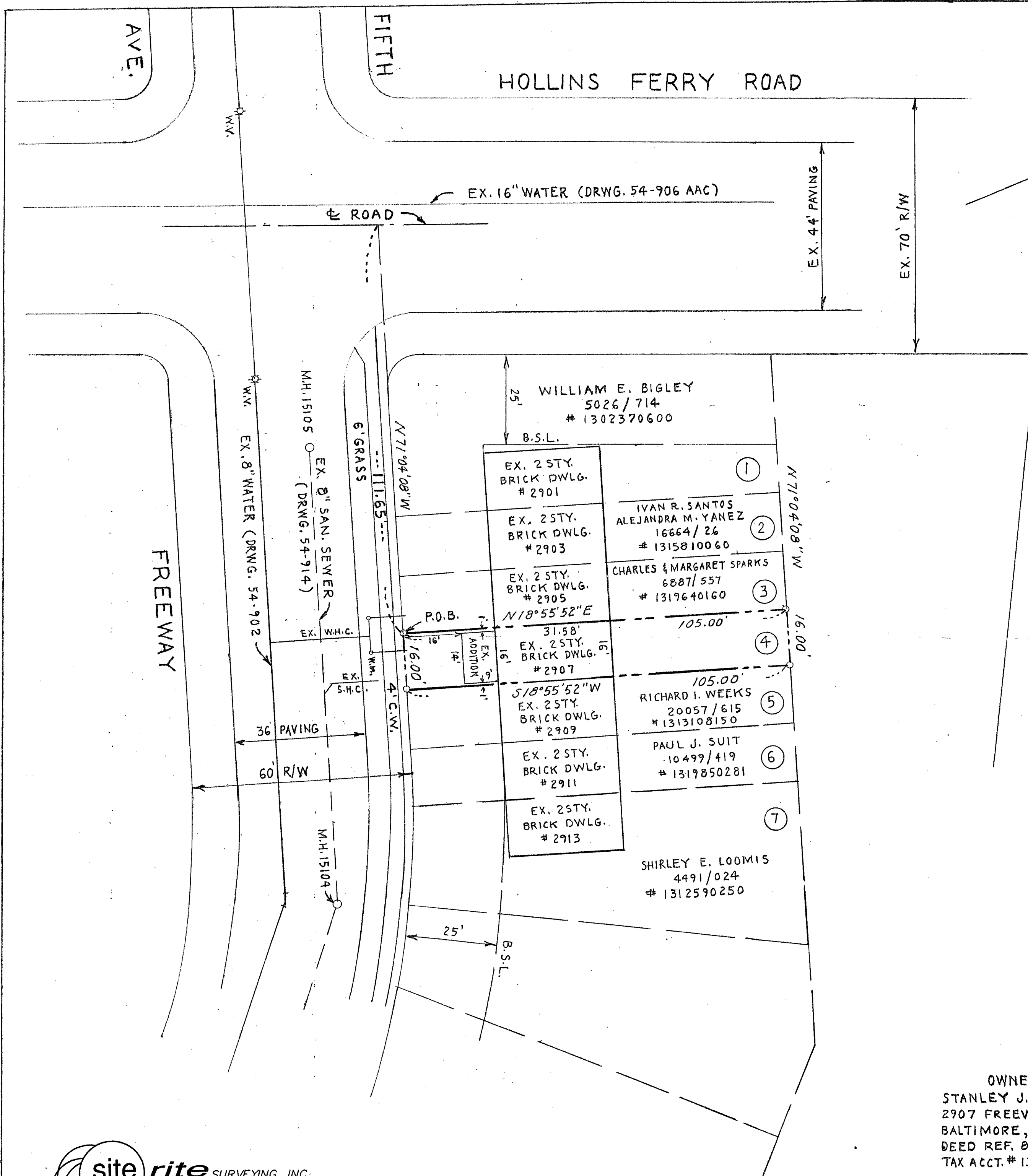
BY Mary Campagna (Club)
ADMINISTRATIVE ASSISTANT

SPECIAL 1

BY

DATE

ORDER RECEIVED FOR FILING



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES:

1. EXISTING ZONING: D.R.10.5 (109B1)
2. EXISTING LOT AREA: 1,680 S.F. or 0.038 Acre +/-
3. PUBLIC WATER AND SEWER ARE AVAILABLE TO THIS SITE
4. NOT LOCATED IN CHESAPEAKE BAY CRITICAL AREA
5. NOT LOCATED IN AN HISTORIC DISTRICT
6. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO. 24000 0510C ZONE: "X"
7. NO PRIOR ZONING HEARING
8. VIOLATION CASE #08-2030
9. A BUILDING PERMIT APPLICATION HAS BEEN COMPLETED FOR THE 14'X9' ADDITION
10. LOT OF RECORD AS SHOWN ON PLAT ENTITLED "RIVERVIEW" 20/46 DATED 1954.

**PLAN TO ACCOMPANY
PETITION FOR VARIANCE
#2907 FREEWAY
LOT 4, BLOCK 4
"RIVERVIEW" 20/46
TAX MAP: 109 GRID: 9 PARCEL: 367
TAX ACCOUNT NO. 1305430170
DEED REF.: 8795/127
ELECTION DISTRICT NO. 13 C1
BALTIMORE COUNTY, MD
SCALE: 1" = 20'
AUGUST 7, 2008
JOB NO. 9724**

OWNER
STANLEY J. GODDARD
2907 FREEWAY
BALTIMORE, MD, 21227
DEED REF. 8795/127
TAX ACCT. # 1305430170

RED-LINED
9/30/08

