

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SE of Chestnut Road, 783 feet SW from		
Seneca Road	*	DEPUTY ZONING
15 th Election District		
6 th Councilmanic District	*	COMMISSIONER
(3729 Chestnut Road)		
	*	FOR BALTIMORE COUNTY
Carl L. Rossmark		
<i>Petitioner</i>	*	Case No. 2009-0185-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Carl L. Rossmark for property located at 3729 Chestnut Road. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an attached garage to be 3 feet from a side property line in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct an attached garage to protect his automobiles from inclement weather and to provide much needed storage space. The existing dwelling was constructed in 1969 and prior to construction a variance (Case No. 1969-0001) was granted to permit a front building line of 100 feet instead of the required 150 feet. The property is 104 feet wide at the front property line, 550 feet deep along the left property line and 580 feet deep along the right property line and contains 1.298 acres. The existing dwelling is constructed 22 feet from the left property line. The property owners of 3727 Chestnut Road, Robert Paul Schreiber and Charles T. and Sharon L Brickell, did not voice any objection to the variance request.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review

RECEIVED FOR FILE
2-19-09
[Signature]

dated January 26, 2009. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated February 4, 2009 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 15% and there are limits on forest clearing. Clearing up to 20% must be mitigated 1:1, clearing between 20%-30% must be mitigated at 1.5:1 for the entire area cleared, and clearing above 30% is not permitted without a variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 18, 2009 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.

RECEIVED FOR FILE
2-19-09


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 February, 2009 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an attached garage to be 3 feet from a side property line in lieu of the required 50 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
3. The flood protection elevation for this site is 11.2 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
9. 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).

~~ORDER RESERVED FOR FLOOD~~

2.19.09
pa

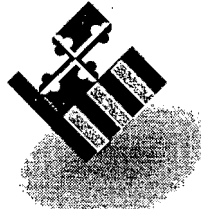
10. The property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 15% and there are limits on forest clearing. Clearing up to 20% must be mitigated 1:1, clearing between 20%-30% must be mitigated at 1.5:1 for the entire area cleared, and clearing above 30% is not permitted without a variance.

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

APPROVED FOR PRINT
2-19-09

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 19, 2009

CARL L. ROSSMARK
3729 CHESTNUT ROAD
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 2009-0185-A
Property: 3729 Chestnut Road

Dear Mr. Rossmark:

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 cursive script, reading "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 3729 Chestnut Road Baltimore, MD 21220
which is presently zoned RC5

Deed Reference: 11725 / 418 Tax Account # 1518475480

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)

1A04.3, B.2.6; BC22,
TO PERMIT AN ATTACHED GARAGE TO BE 3ft. from
A SIDE PROPERTY LINE IN LIEU OF THE REQUIRED
50ft.

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

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

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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):

Carl L. Rossmark

Name - Type or Print

Signature

Name - Type or Print

Signature

3729 Chestnut Road 410 675-5440

Address Telephone No.

Baltimore, MD 21220

City State Zip Code

Representative to be Contacted:

Carl L. Rossmark

Name

3729 Chestnut Road W:410 675-5440

Address Telephone No.

Baltimore MD 21220

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2009-D185-A

Reviewed By [Signature] Date 1-7-09

REV 7/20/07

Estimated Posting Date 1-18-09

ORIGINAL FILED FOR PLANS

2-19-09

[Signature]

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 3729 Chestnut Road
Address Baltimore, MD 21220
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):

I need the variance to construct a garage on my property for several reasons such as my need for more storage space, protection of assets or automobiles from the weather. This was planned when the house was initially built but at the time financial issues prohibited it.

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.

Carl L. Rossmark
Signature

Signature

Carl L. Rossmark

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of NOVEMBER, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

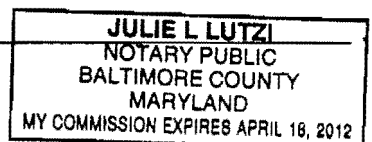
CARL L. ROSSMARK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Julie L. Lutzi
Notary Public

My Commission Expires _____

REV 7/24/07



COPY

EXAMPLE 3 ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3729 CHESTNUT RD BALTO MD 21220

Exhibit "A"

BEGINNING FOR THE SAME at a point on the southeast side of Chestnut Road 30 feet wide as shown on the Plat No. 2, Bowley's Quarter, which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 7, folio 13, distant 783.11 feet measured Southwesterly along the Southeast side of Chestnut Road from its intersection with the Southwest side of Seneca Road, 30 feet wide, said point of beginning being at the end of the South 43 degrees 40 minutes 30 seconds West 104.31 foot line as set forth in a Deed dated November 14, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3925, folio 528, from Laura G. Voegler, unmarried, to Charles E. Kelly and Cecelia Kelly, his wife, and running thence binding on the said Southeast side of Chestnut Road, the courses herein being referred to the True Meridian as established by the Baltimore County Metropolitan District, South 43 degrees 40 minutes 30 seconds West 104.31 feet, thence leaving Chestnut Road, South 62 degrees 51 minutes 30 seconds East, 580.14 feet, thence North 27 degrees 08 minutes 30 Seconds East 100.00, to the end of the South 62 degrees 51 minutes 30 seconds East 550.45 foot line as set forth in a Deed recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3925, folio 528, hereinafter referred to, thence reversing said line and binding thereon North 62 degrees 51 minutes 30 seconds West 550.45 feet to the place of beginning, containing 1.298 Acres of land, more or less, situate on the Southeast side of Chestnut Road. The improvements thereon being known as **No. 3729 Chestnut Road**.

CERTIFICATE OF POSTING

RE: Case No: 2009-0185-A

Petitioner/Developer: CARL ROSSMARK

Date Of Hearing/Closing: 2/2/09

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 3729 CHESTNUT RD

This sign(s) were posted on January 18, 2009
(Month, Day, Year)

Sincerely,

Martin Ogle 1/18/09
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



01/18/2009

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0185 -A Address 3729 CHESTNUT Rd.

Contact Person: J. McFrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-7-09 Posting Date: 01-08-09 Closing Date: 02-02-09

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- 0185 -A Address 3729 CHESTNUT Rd.

Petitioner's Name CARL ROSSMARK Telephone 410-675-5440

Posting Date: 1-18-09 Closing Date: 02-02-09

Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK OF 3 ft.
FOR AN ATTACHED GARAGE IN LIEU OF THE
REQUIRED 50 ft.

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:

2009-0185-A

Petitioner:

CARL L ROSSMAN

Address or Location:

3729 CHESTNUT RD BAYO MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name:

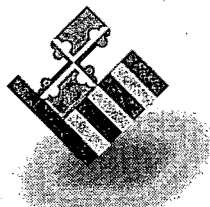
Address:

SAME

Telephone Number:

W: 410 675-5440

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
February 02, 2009

Carl L. Rossmark
3729 Chestnut Rd.
Baltimore, MD 21220

Dear: Carl L. Rossmark

RE: Case Number 2009-0185-A, 3729 Chestnut Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 07, 2009. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

January 26, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 19, 2009

Item Numbers 0035,0128,0183, 0184,0185,0186,0187,0188,0189

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 26, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For January 26, 2009
Item No. 2009-0185-A

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

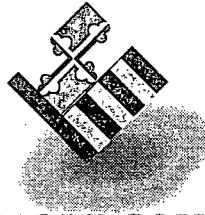
The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:lrk

cc: File

ZAC-ITEM NO 2009-0185-A-012609



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

January 26, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 19, 2009

Item Numbers 0035, 0128, 0183, 0184, ~~0185~~, 0186, 0187, 0188, 0189

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 22, 2009

RECEIVED

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

JAN 22 2009

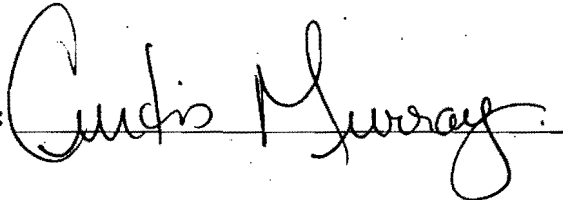
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 09-185- 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





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: Jan. 22, 2009

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

RE: Baltimore County
Item No 2009-0185-A
3729 CHESTNUT ROAD
ROSSMARK 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. 2009-0185-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 18 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: February 4, 2009
SUBJECT: Zoning Item # 09-185-A
Address 3729 Chestnut Road
(Rossmark Property)

Zoning Advisory Committee Meeting of January 19, 2009

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

X 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).

X 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:

The property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 15% and there are limits on forest clearing. Clearing up to 20% must be mitigated at 1:1, clearing between 20%-30% must be mitigated at 1.5:1 for the entire area cleared; and clearing above 30% is not permitted without a variance.

Reviewer: Regina Esslinger

Date: February 2, 2009

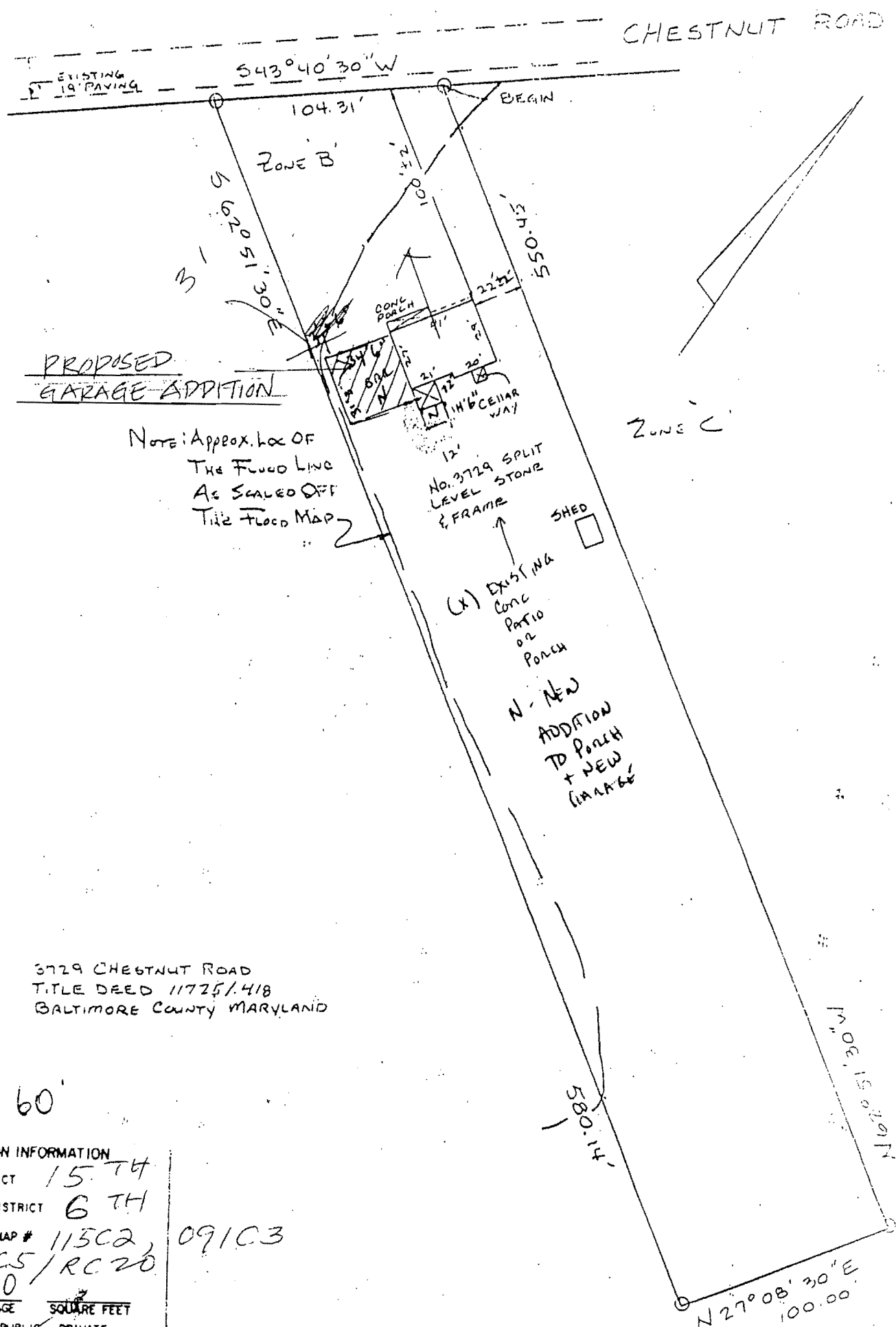
PROPERTY ADDRESS 3729 CHERRYWOOD RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME

PLAT BOOK # 7 FOLIO # 13 LOT # SECTION #

OWNER CARL ROSSMARIK

14 copies



3729 CHESTNUT ROAD
TITLE DEED 11725/418
BALTIMORE COUNTY MARYLAND

LOCATION INFORMATION

ELECTION DISTRICT 15.74

COUNCILMANIC DISTRICT 6 TH

1" = 200' SCALE MAP # 11502

ZONING: RC5 / RC 20

LOT SIZE 1.30

PUBLIC ☒ PRIVATE

SEWER ☒ ☐

WATER, ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☒ ☒

HISTORIC PROPERTY/ ☐ ☒

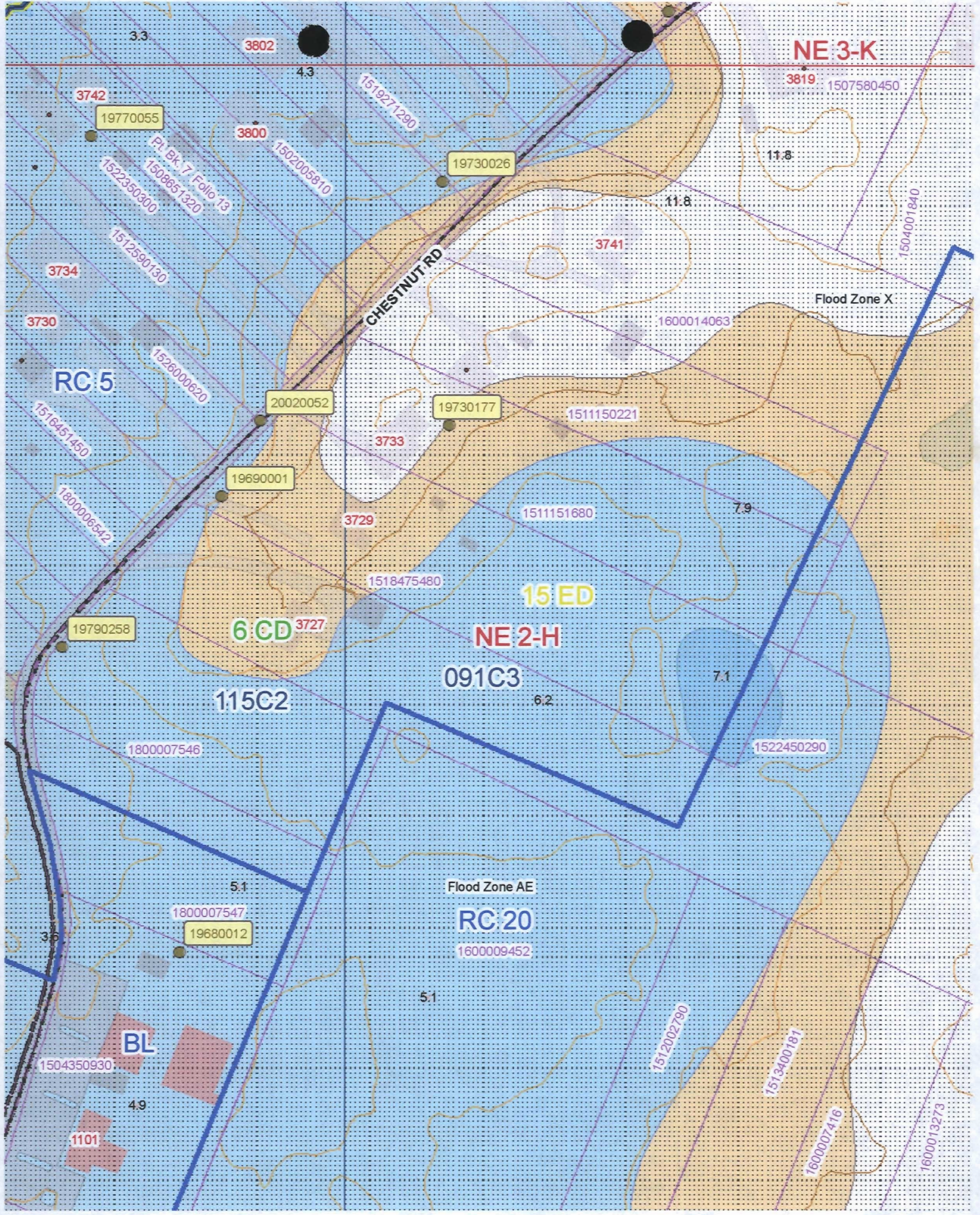
PRIOR ZONING HEARING ☒

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

* PRIOR ZONE CASE
1969-0001 s. VARIANCE

1969-000 / GRANTED JULY 19, 1968 TO PERMIT
A FRONT BUILDING LINE OF 100'
INSTEAD OF THE REQUIRED 150'





3729 CHESTNUT RD



3729 CHESTNUT RD