

**IN RE: PETITION FOR ADMIN. VARIANCE**  
S side of Cromwell Bridge Road, 60 feet E  
of the c/l of Beaverbank  
9<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
**(951 Cromwell Bridge Road)**

Keith and Alison Kelley  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2009-0227-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, Keith and Alison Kelley for property located at 951 Cromwell Bridge Road. Resolution 19-09 concerning the public disclosure of Keith Kelly, an employee of the Baltimore County Department of Environmental Protection and Resource Management, was approved at the County Council meeting held on March 16, 2009. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side setback of 4 feet in lieu of the required 10 feet, a sum of side yards of 19 feet in lieu of the required 25 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a garage measuring 24 feet x 29 feet onto the left side of their home. The dwelling is located on a hill with the existing two car garage located on the left side and basement level of the home. A drainage and utility easement is located outside the Petitioner's left side property line. Petitioners' home is located much closer to Cromwell Bridge Road than the adjacent residence at 949 Cromwell Bridge Road. The property located to the left side, known as 1001 Cromwell Bridge Road, contains a three-story office building and parking lot.

~~\_\_\_\_\_~~  
4.22.09  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 15, 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.


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 April, 2009 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side setback of 4 feet in lieu of the required 10 feet, a sum of side yards of 19 feet in lieu of the required 25 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet for an addition is hereby GRANTED, subject to the following:

~~\_\_\_\_\_~~  
4-22-09  
~~\_\_\_\_\_~~  
M

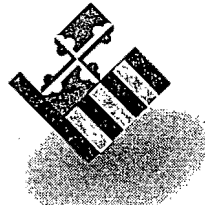
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

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

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

~~ORDER RECEIVED FOR FILING~~  
~~4-27-09~~  
~~B~~



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

April 22, 2009

KEITH AND ALISON KELLEY  
951 CROMWELL BRIDGE ROAD  
TOWSON MD 21286

Re: Petition for Administrative Variance  
Case No. 2009-0227-A  
Property: 951 Cromwell Bridge Road

Dear Mr. and Mrs. Kelley:

Enclosed please find the decision rendered in the above-captioned case.

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 951 Cromwell Bridge Rd  
which is presently zoned DR3.5

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) 1802.3.C.1; BCZR, TO PERMIT

A SIDE SETBACK OF 4ft. IN LIEU OF THE REQUIRED 10ft,  
A SUM OF SIDE YARDS 19ft. IN LIEU OF THE REQUIRED  
25ft. AND A REAR YARD SETBACK OF 10ft. IN LIEU OF  
THE REQUIRED 30ft. FOR AN ADDITION.

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):**

Keith Kelley  
Name - Type or Print \_\_\_\_\_  
Keith Kelley  
Signature \_\_\_\_\_  
Alison Kelley  
Name - Type or Print \_\_\_\_\_  
Alison L. Kelley  
Signature \_\_\_\_\_  
951 Cromwell Bridge Rd 210-583-8316  
Address Telephone No. \_\_\_\_\_  
Towson MD 21286  
City State Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Keith Kelley  
Name \_\_\_\_\_  
951 Cromwell Bridge Rd 410-583-8316  
Address Telephone No. \_\_\_\_\_  
Towson MD 21286  
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. 2009-0327-A

Reviewed By Jum Date 3-2-09

REV 10/25/01 4-22-09

Estimated Posting Date 3/15/09

# 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 951 Cromwell Bridge Rd  
Address  
Towson MD 21286  
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):

practical difficulty reasons:

- ① The family would like a full basement (currently 1/2 of basement is used for the existing 2 car garage)
- ② The existing driveway is on the side of the house as the prop. garage
- ③ The parking of cars in the existing garage is setting off the CO <sup>↑</sup> detected

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.

Keith Kelley  
Signature  
Keith Kelley  
Name - Type or Print

Alison L. Kelley  
Signature  
Alison Kelley  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26<sup>th</sup> day of February, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Norman M. Nassau  
Notary Public  
My Commission Expires 11-1-09

ZONING DESCRIPTION FOR 951 CROMWELL BRIDGE ROAD

Beginning at a point on the south side of Cromwell Bridge Road which is 70' at the distance of 60' east of the centerline of the nearest improved intersecting street Beaverbank Circle which is 50' wide. Being lot#3 in the subdivision of George W. Helfrich Property as recorded in Baltimore County Plat Book #48, Folio #91 containing 14,292 square feet. Also known as 951 Cromwell Bridge Road and located in the 9<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **35598**

Date: **3-2-09**

PAID RECEIPT

MISRECEIPT ACTUAL TIME DRN  
 3/02/2009 3/02/2009 09:32:50 2  
 RECD 0502 MAIL JRVA JEE  
 RECEIPT # 625433 3/02/2009 OFLN  
 5 028 ZONTAG VERIFICATION  
 035598  
 Recpt Tot 65.00  
 625.00  
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: **65.00**

Rec From: **K. Keller**  
 For: **2009-0227-A**  
**J. Mc...**

**DISTRIBUTION**  
 WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2009- 0227 -A Address 951 CROMWELL BRIDGE Rd.

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

Filing Date: 3-2-09 Posting Date: 3/15 Closing Date: 3/30

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, 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.
- 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- 0227 -A Address 951 CROMWELL BRIDGE Rd.

Petitioner's Name K. KELLEY Telephone \_\_\_\_\_

Posting Date: 3/15/09 Closing Date: 3/30/09

Wording for Sign: To Permit A SIDEYARD SETBACK OF 4ft. IN LIEU OF THE REQUIRED 10ft., A SUM OF SIDE YARDS OF 19ft. IN LIEU OF THE REQUIRED 25ft., AND A REAR YARD SETBACK OF 10ft. IN LIEU OF THE REQUIRED 3ft. FOR AN ADDITION.

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/neighbor 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: \_\_\_\_\_

0227

Petitioner: \_\_\_\_\_

KIETH KELLEY

Address or Location: \_\_\_\_\_

951 Cramwell BRIDGE Rd.,

PLEASE FORWARD ADVERTISING BILL TO:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

SAME

Telephone Number: \_\_\_\_\_

CERTIFICATE OF POSTING

RE: Case No 2009-0227-5A

Petitioner/Developer KEITH KELLEY

Date Of Hearing/Closing: 3/30/09

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 penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property  
at 951 CROMWELL BRIDGE RD

This sign(s) were posted on March 15, 2009  
Month, Day, Year

Sincerely,

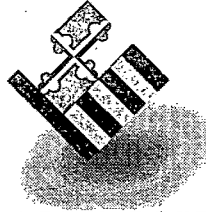
Martin Ogle 3/15/09  
Signature of Sign Poster and Date

Martin Ogle  
60 Chelmsford Court  
Baltimore, Md, 21220  
443-629-3411

*posted 3/15/09*



03/15/2009



**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*  
March 30, 2009

Keith & Alison Kelley  
951 Cromwell Bridge Rd.  
Towson, MD 21286

Dear: Keith & Alison Kelley

RE: Case Number 2009-0227-A, 951 Cromwell Bridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 02, 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, MARYLAND  
INTEROFFICE CORRESPONDENCE

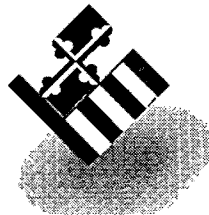
**TO:** Timothy M. Kotroco, Director      **DATE:** March 10, 2009  
Department of Permits &  
Development Management

**FROM:** Dennis A. <sup>DKK</sup>Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 16, 2009  
Item Nos. 2009-0222, 0225, 0226, and  
0227

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

DAK:CEN:lrk  
cc: File  
ZAC- NO COMMENTS-03162009



**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

March 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 9, 2009

Item Numbers 0225, 0226, ~~0227~~, ~~0228~~ and 0229

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



State Highway Administration

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

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

Maryland Department of Transportation

Date: MARCH 12, 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 2009-0227-A
951 CROMWELL BRIDGE RD
KELLEY 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. 2009-0227-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,

Michael P Bailey

FoA Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 9, 2009

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-227- 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 Donnel Zeigler in the Office of Planning at 410-887-3480.

**Prepared By:**  
CM/LL





**From:** Lynn Lanham  
**To:** pzook@baltimorecountymd.gov  
**Date:** 4/21/2009 9:50:47 AM  
**Subject:** Re: Fwd: 2009-0227-A (admin. variance that closed 3/30/09 - Planning comments needed) (Vacation)

I am out of the office and will return on Monday April 28, 2009. If you need an immediate response to your question please contact Bruce Seeley.

**Patricia Zook - 2009-0227-A (admin. variance that closed 3/30/09 - Planning comments needed)**

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**From:** Patricia Zook  
**To:** Murray, Curtis  
**Date:** 4/15/2009 10:37:16 AM  
**Subject:** 2009-0227-A (admin. variance that closed 3/30/09 - Planning comments needed)

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Good morning Curtis -

We are still need comments for this administrative variance request. The Petitioner is a County employee of DEPRM.

**CASE NUMBER: 2009-0227-A**

951 Cromwell Bridge Road

Location: S side of Cromwell Bridge Road, 60 feet E of the c/l of Beaverbank

9th Election District, 5th Councilmanic District

Legal Owner: Keith and Alison Kelley

Closing Date: 3/30/2009

**ADMINISTRATIVE VARIANCE** To permit a side setback of 4 feet in lieu of the required 10 feet; a sum of side yards 19 feet in lieu of the required 25 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet for an addition.

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)



**County Council  
of  
Baltimore County**

Court House  
Towson, Maryland 21204  
410-887-3196  
Fax: 410-887-5791

March 17, 2009

RECEIVED

MAR 18 2009

ZONING COMMISSIONER

William J. Wiseman, Esquire  
Baltimore County Zoning Commissioner  
The Jefferson Building  
Towson, Maryland 21204

Dear Mr. Wiseman:

Attached please find a copy of Resolution 19-09 concerning the public disclosure of Keith Kelly, an employee of the Baltimore County Department of Environmental Protection and Resource Management, who has applied for a zoning variance to construct an attached garage to his residence at 951 Cromwell Bridge Road, Towson, Maryland 21286.

This Resolution was approved by the County Council at its March 16, 2009 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

**S.G. Samuel Moxley**  
FIRST DISTRICT

**Kevin Kamenetz**  
SECOND DISTRICT

**T. Bryan McIntire**  
THIRD DISTRICT

**Kenneth N. Oliver**  
FOURTH DISTRICT

**Vincent J. Gardina**  
FIFTH DISTRICT

**Joseph Bartenfelder**  
SIXTH DISTRICT

**John Olszewski, Sr.**  
SEVENTH DISTRICT

**Thomas J. Peddicord, Jr.**  
LEGISLATIVE COUNSEL  
SECRETARY

TJP:dp  
Enclosure

cc: Keith Kelly

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2009, Legislative Day No. 6

Resolution No. 19-09

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Mr. Vincent J. Gardina Councilman

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By the County Council, March 16, 2009

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A RESOLUTION concerning the public disclosure of Keith Kelly, an employee of the Baltimore County Department of Environmental Protection and Resource Management.

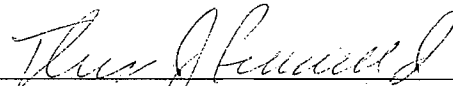
WHEREAS, Keith Kelly, an employee of the Department of Environmental Protection and Resource Management, has applied for a zoning variance to construct an attached garage to his residence at 951 Cromwell Bridge Road, Towson, Maryland 21286; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance filed by Keith Kelly does not contravene the public welfare.

READ AND PASSED this **16TH** day of **MARCH**, 2009.

BY ORDER



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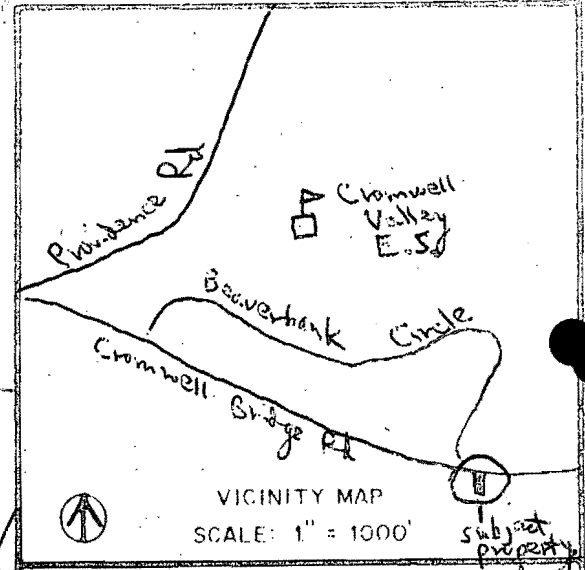
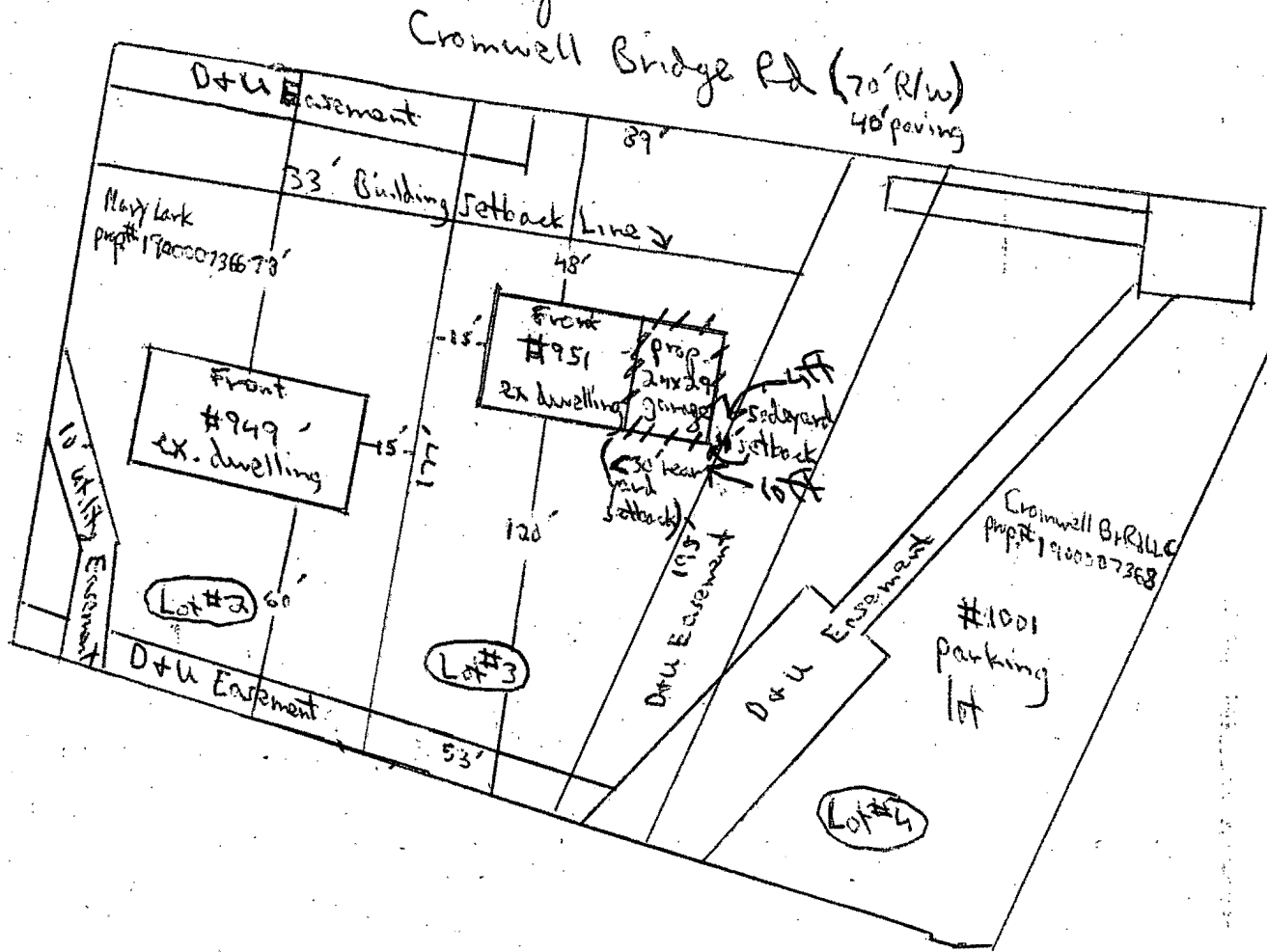
Thomas J. Peddicord, Jr.  
Secretary

ITEM: **RESOLUTION 19-09**

PLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

PROPERTY ADDRESS 951 Cromwell Bridge Rd  
 SUBDIVISION NAME Geisler/Helffrich Property  
 PLAT BOOK # 48 FOLIO # 91 LOT # 3 SECTION # \_\_\_\_\_  
 OWNER Kath + Alison Kelley

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 9  
 COUNCILMANIC DISTRICT 5  
 1" = 200' SCALE MAP 07032  
 ZONING DR 3.5

LOT SIZE	<u>3281</u> ACREAGE	<u>14,292</u> SQUARE FEET
SEWER	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
WATER	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
100 YEAR FLOOD PLAIN	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PRIOR ZONING HEARING	None	

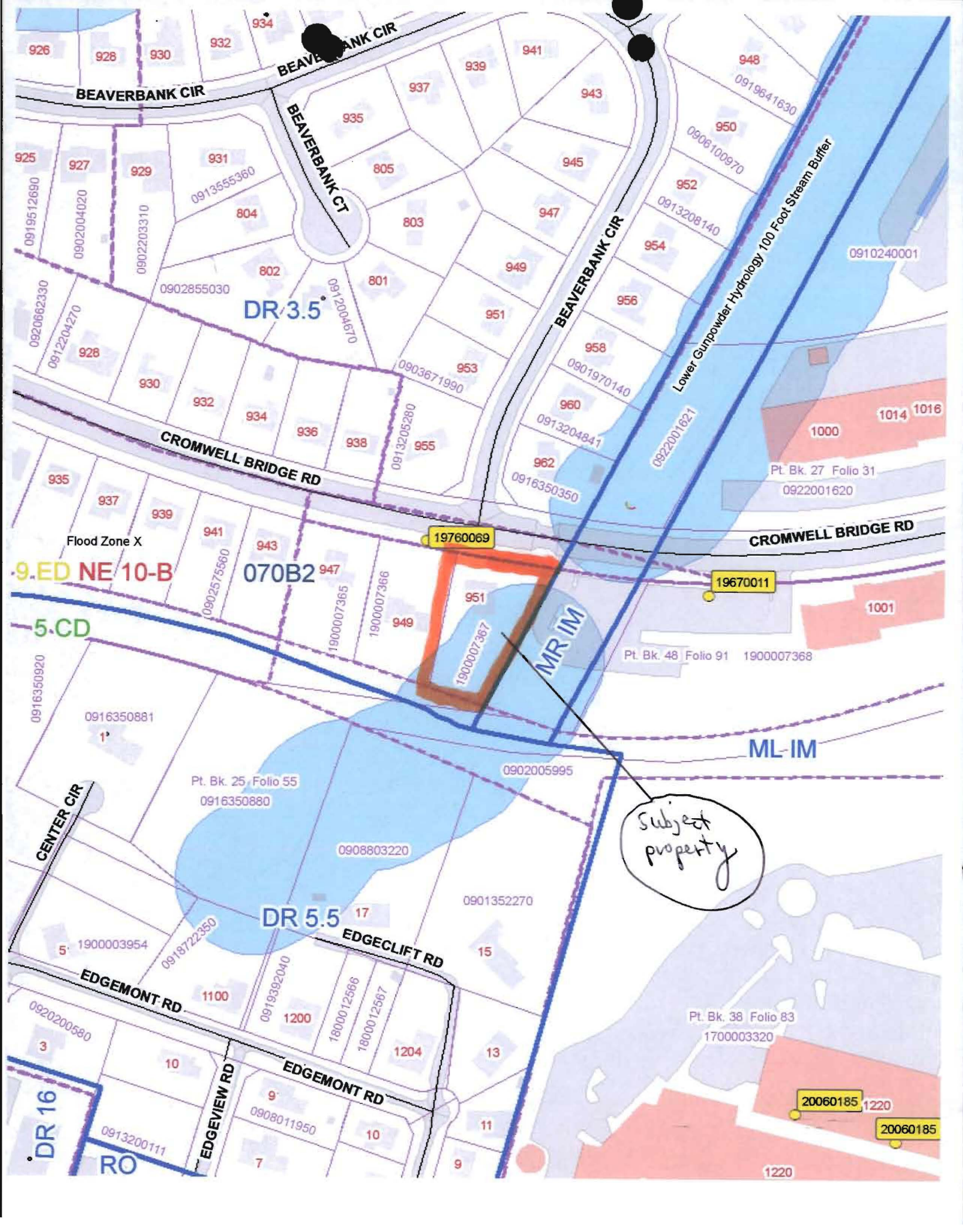


PREPARED BY Kath Kelley on 2/2/09

SCALE OF DRAWING: 1" = 50

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #



BEAVERBANK CIR

BEAVERBANK CIR

BEAVERBANK CT

BEAVERBANK CIR

CROMWELL BRIDGE RD

CROMWELL BRIDGE RD

CENTER CIR

EDGEMONT RD

EDGEMONT RD

EDGECLIFT RD

EDGEVIEW RD

DR 3.5

070B2

DR 5.5

9.ED NE 10-B

5.CD

DR 16

RO

MR IM

ML-IM

Subject property

19760069

19670011

20060185

20060185

Lower Gunpowder Hydrology 100 Foot Stream Buffer

Pt. Bk. 27 Folio 31

Pt. Bk. 48 Folio 91

Pt. Bk. 38 Folio 83

Pt. Bk. 25 Folio 55

0910240001

0922001620

0916350880

0908803220

0902005995

0901352270

1700003320

0913200111

0908011950

0919512690

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Flood Zone X

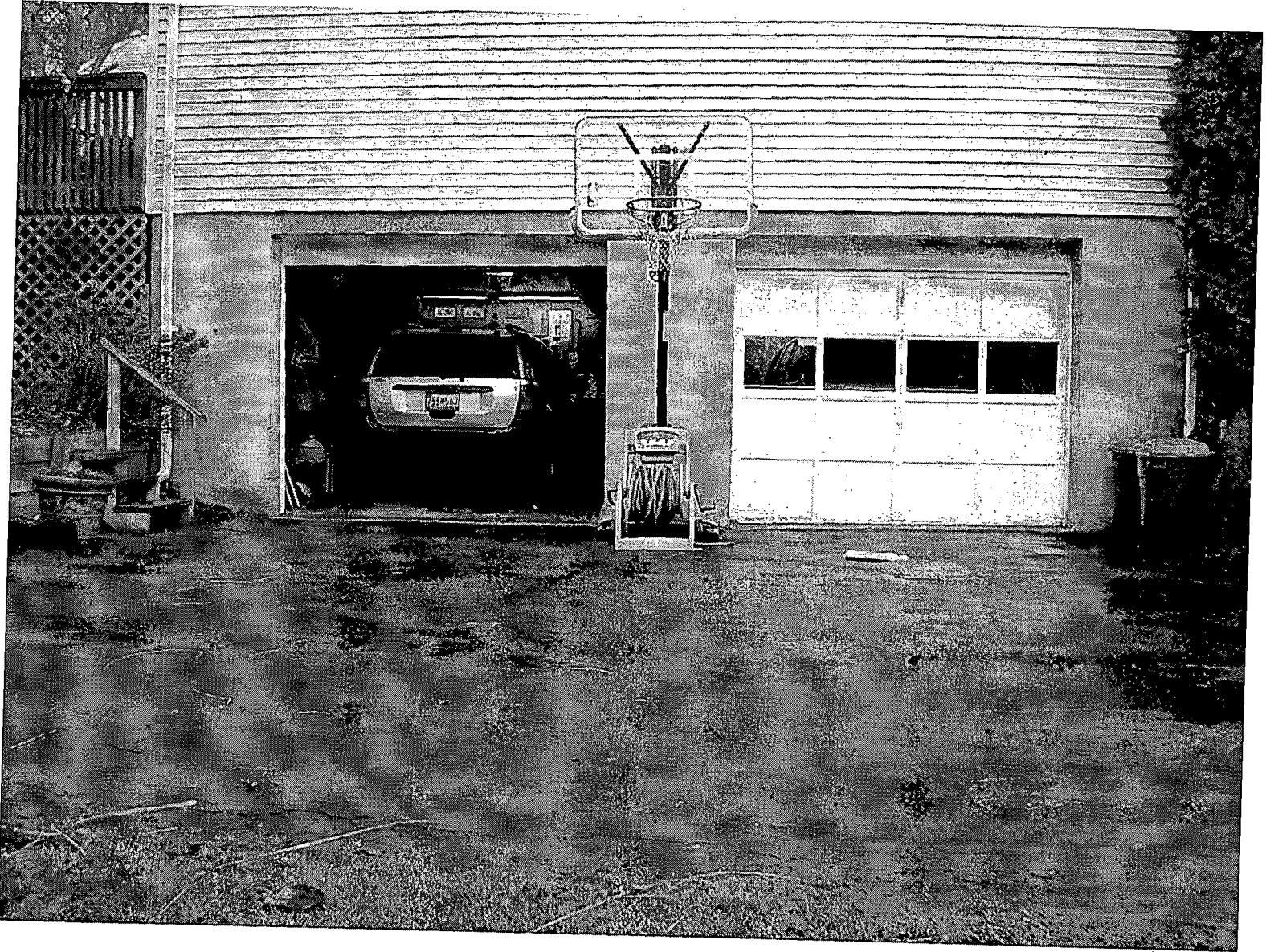
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951 Cromwell Br. Road





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*office building located  
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