

Lynn M. Jaeger
7700 Rider Hill Road
Baltimore, MD 21204

Cell: 410-303-0177
lynnjaeger@comcast.net

Mr. Carl Richards, Zoning Review Supervisor
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

October 21, 2009

RE: Case # 0137

Dear Mr. Richards:

I wish to withdraw the above referenced Petition for Administrative Variance that was submitted on my behalf after a meeting yesterday, October 20, at 2 p.m. Jeffrey Perlow was the Planner who took the Petition information from Frank Lucas, my architect.

Unfortunately, I was out of town and could not attend the planning meeting. From what I am able to understand after I talked to Mr. Lucas and Mr. Perlow this afternoon, Mr. Lucas did not have all the information that was necessary to answer the questions Mr. Perlow had about my property. Some "guesstimates" were made. Some of that information was important in identifying the variance issues. I have decided to wait to file a Petition until I am able to attend the planning meeting and get more precise and accurate information in the Petition.

I understand that the filing fee paid yesterday will be forfeited and that I will need to pay another filing fee when I return and file a new Petition.

I would appreciate it if you would give all the documents that were filed on my behalf yesterday to Bruce Doak of GCE Limited, surveyors and engineers. Mr. Doak said he could pick these papers up later today. Mr. Doak has agreed to help me file a more accurate Petition.

I appreciate Mr. Perlow's time and patience talking with me by telephone today to help me understand what transpired at the meeting and what changes need to be made to file a more accurate Petition. I apologize for any inconvenience this has caused your department. Thank you for your help.

Sincerely,

Lynn M. Weiskittel Jaeger



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7700 River Hill Road
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.c.1, BC2R to permit a proposed garage addition with attached breezeway with a front yard setback of 17 feet in lieu of the minimum required 40 feet, and a side yard setback of 1 foot in lieu of the minimum required 15 feet, and a sum of side yard setbacks of 39 feet in lieu of the minimum required 40 feet.

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

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

LYNN M. WEISKITTEL (Jaeger)

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/23/09 day of October, 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.

2010-0137-A

Reviewed By

JNP

Date

10/20/09

Estimated Posting Date

11/1/09

Affidavit in Support of Administrative Variance

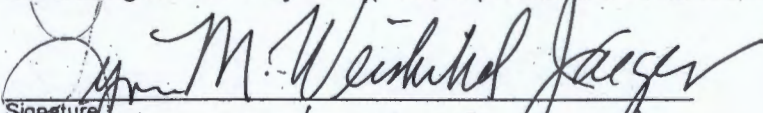
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at

7700 Rider Hill Road
Address
Baltimore MD 21204-6525
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): (see attached)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
LYNN M. Weiskittel (Jager)
Name - Type or Print

Signature

Name - Type or Print

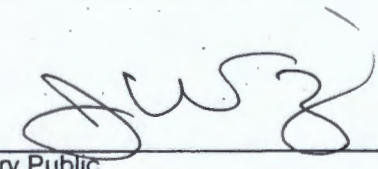
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of Oct, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lynn m Weiskittel Jager

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires _____

JASON WAWCOWICZ
NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES 04/15/2013

REASONS FOR AN ADDITION

I have reared 2 children here and my 3 bedroom house was great for the 3 of us. My children have now married and, so far, have 3 children of their own. I have remarried a man with 3 grown daughters, two of whom have married and have one child each at this time. Thus we have grown from a family of 3 to a family of 16—and the count is growing. My husbands' children and grandchildren all live out of state (New York, Pennsylvania, and Oregon). My son's young family of 4 do not live nearby, and they often stay overnight with us here. I want to add 2 bedrooms, a bath, and storage space to my 3 bedroom house so we can gather more comfortably when our blended and extended family comes for weekends, holidays, and other visits.

Considering the fact that that my 3 bedroom home is on a 1.1 acre parcel and in light of my family circumstances, I believe it is reasonable and consistent with the neighborhood that I expand my house to a total of 5 bedrooms and that I be permitted to do so in the manner requested.

NEIGHBORS' APPROVAL

The neighbor with whom I share the south boundary line has submitted a letter affirming his approval of my project. (See attached letter from Stanislaw Mostwin.) He has reviewed my plans and has no objection to my proposed addition being built 2' off our shared boundary line. His home on his 2.4 acre lot is approximately 550' from my garage, and my garage cannot be seen from his house. The area is very wooded, and they cannot see my garage from most points on their lot.

None of the other neighbors with whom I share boundary lines can see my garage from their homes. (See attached photographs.) Their homes are all more than 200' away from my proposed building site.

WATER RUNOFF PATH

Only the eastern half of my 1.1 acres is usable due to the steep hill that descends from the house towards the west boundary line. (See topographical map attached.) ✓
In the usable, eastern half of my property, there is a decided east to southwest slope, but it is much less steep.

The home on the original Rider estate was built in 1926 at the top of the hill for which our area and street are named. That original home site is directly across the street from me at 7703 Rider Hill, and my lot is the repository for the water that runs westward off the hill. My driveway entrance is the highest point on my lot. A downwards slope begins at that point, running south and west towards the area between my house and garage. The existing garage seems oddly far from the house, and I believe that it was built there to accommodate the water runoff path. If my proposed addition were built 15' from the south line rather than on the old garage site, 2'-off the line, the new structure would be exactly in this run off path, moving the runoff northward, directly towards my house. In addition, significant re-grading would be required if the new structure were built 15' off the line, and such

re-grading would interfere with the long existing water run-off path and might create drainage problems for the main house. (See attached topographical map.)

HARDSHIP AND PRACTICAL DIFFICULTY

The above facts show that the topography of my lot and the water runoff path it creates are unique and different from the surrounding properties such that the 15' set back provision impacts negatively, uniquely, and more on my property than on surrounding properties. The difficulties the topography creates for building on my lot are not the result of my own actions, are peculiar to and in contrast with other properties in the zoning district, and make creating the proposed addition without a variance unduly hard.

The spirit of the ordinance is to ensure that neighbors are not unduly crowded by structures on adjoining properties. My proposed addition will not impinge on the adjoining property either visually or physically. Key facts that show that the neighbors will not be crowded or adversely affected by my addition are:

- I have a 1.1 acre parcel,
- the neighbor who shares the boundary at issue has 2.4 acres,
- due to distance (approximately 550 feet) and wooded terrain, the neighbor who shares the boundary at issue cannot see the garage site from their house
- a garage has been on this site without complaint or issue for 76 years, and
- none of the neighbors with whom I share boundary lines are within 200' of my proposed addition.

These facts assure that spirit of the ordinance will be observed and public safety and welfare will be secured if the requested variance is granted. Strict compliance with the 15' set back provision would be unnecessarily burdensome and would be substantially unjust to me in these circumstances.

CORRECTING A NON-CONFORMING USE

My house was built in 1933, "backwards" on the lot, because the builder anticipated that the County would build a short road connecting Malvern and Berwick on the easement that then existed for that purpose along the west boundary of this lot. My garage was built south and east of the house, which would have been behind the house if the anticipated road had been built. The connecting road was never built, the easement lapsed long ago, and access to my house is exclusively from Rider Hill Road. Thus, the back of my house became the front, and the detached garage is in front of the house.

I believe that the reason for the ordinance against garages in front of a house is aesthetic. If the variance I request is granted and I am allowed to build this addition on the site of the old garage, it will remedy this non-conforming garage in front of the house and greatly improve the appearance of my property.

In 2009, my assessment for 7700 Rider Hill Road went down. I had not petitioned for this.

The 'remarks' on the State Dept of Assessment and Taxation worksheet are:

"2002 reassessment, Dwelling appears in Average condition; Garage still needs work; Has new retaining walls/septic system; condition of crumbling brick retaining walls & Deteriorating Garage;
S/A 96-97:MA"

1 PROPERTY ADMINISTRATIVE DATA

Account No. 04 09 0916602770

Map/Gr/Par/Sec/Bl/Lt 69 / 11 / 1051 / / /

District / Card Seq 09 / 05570-000-00-00

Owner's Name WEISKITTEL LYNN MILLER

Address 7700 RIDER HILL RD
00000

Dwelling No: 1

MVI/Model No 36

Occupancy Owner (H)

Curtilage 766270

Land Use Residential

Valued by 432

Year built 1933

Grade 5

Condition Average

DwellingType Standard Unit

Foundation Area 1944

Enclosed Area 3521

Sec. 1 Perimeter 184

Total Perimeter 226

12 TOTAL LAND VALUE

353,500

13 TOTAL PROPERTY VALUE

766,270

REMARKS

2002 RA, DW APPEARS IN AV COND; GAR STILL NEEDS WORK; HAS NEW RETAINING WALLS/SEPTIC SYS; S/A 99/00: PER REVIEW,

ALL ON/ADN OFF ON IMPRIMENTS FOR PROPS WITH A FAILED SEPTIC SYS, COND OF CRUMBLING BPK RETAINING WALLS &

DETERIORATG GAR; S/A 96-97-MA

RESIDENT WORKSHEET - REASSESSMENT YEAR 2008

1 PROPERTY ADMINISTRATIVE DATA

Account No.	04 09 0916602770	CamaSet	9.02	Dwelling No:	1	Grade	5
Map/Gr/Par/Sec/Bl/Lt	69 / 11 / 1051 / / /	CamaSubset	24	MVI/Model No	36	Condition	Average
District / Card Seq	09 / 05570-000-00-00			Occupancy	Owner (H)	DwellingType	Standard Unit
Owner's Name	WEISKITTEL LYNN MILLER			Curtilage	766270	Foundation Area	1944
Address	7700 RIDER HILL RD			Land Use	Residential	Enclosed Area	3521
	00000			Valued by	432	Sec. 1 Perimeter	184
				Year built	1933	Total Perimeter	226

2 DWELLING COST CALCULATION

SEC.	STORY	TYPE	LENGTH	WIDTH	SQUARE FEET	RATE	COST
1	2 Story With Basement	1/2 Brick Siding			1,577	198.23	312,604
2	1 Story With Basement	Brick			150	128.85	19,327
3	1 Story No Basement	Brick			64	116.22	7,437
4	1 Story No Basement	Frame			153	104.99	16,063

3 SUBTOTAL: DWELLING SQUARE FOOT COST

355,430

4 OTHER CHARGES

ITEM	LENGTH	WIDTH	SIZE/UNITS	RATE	COST
Roof - Slate			1,944	2.97	5,774
Heat - Hot Air					
Baths (Over Allowance)			2	4,676.00	9,352
Finished Basement			391	37.72	14,748
AC Combined System			3,521	2.17	7,640
Half Baths			1	2,152.00	2,152
Fireplace - 2 Story Brick			1	6,167.00	6,167
Fireplace - 2 Story Same Chimney			1	1,773.00	1,773
Brick Patio			880	9.98	8,782
Brick Patio			240	9.98	2,395
FP1StBr			1	3,325.00	3,325
Basement Adjustment			-348	15.71	-5,467

5 SUBTOTAL: OTHER CHARGES

56,640

6 TOTAL DWELLING BASE COST

412,070

Cost Index	x	1.28
Replacement Cost New (RCN)		527,450
Less Depreciation	42%	-221,528
Subtotal: RCN Less Depreciation		305,920
Market Value Index	x	1.33

7 DWELLING VALUE

406,870

8 ACCESSORY STRUCTURES

TYPE (YEAR BUILT)	GRADE	LENGTH	WIDTH	SIZE/UNITS	RATE	DEPR	COST
Frame Garage	5			520.00	56.74	80%	5,900

9 TOTAL ACCESSORY STRUCTURES VALUE

5,900

10 TOTAL IMPROVEMENT VALUE

412,770

11 LAND VALUATION

LAND TYPE	Land 10	SIZE Acre	RATE	ADJUSTMENT	COST
Primary		1.00	350,000.00		350,000
Secondary		0.10	35,000.00		3,500
Total Land Size		1.10			

ZONING DESCRIPTION FOR 7700 RIDER HILL ROAD

As recorded in Deed Liber 7724, page 181:

BEGINNING at the INTERSECTION of the CENTERLINE of Rider Hill Road with the DIVISION LINE between Lots number 11 and 12 on the Plat of "Malvern", said plat being recorded among the Land Records of Baltimore County in Plat Book No. 4, folio 2,

and running thence BINDING ON SAID DIVISION LINE, South 34 degrees 58 minutes west 112.29 feet to a pipe heretofore planted at the end of said division line,

thence binding on the southernmost outline of the aforesaid Lot No. 12, SOUTH 87 degrees 45 minutes WEST 311.85 feet to the center of a road 20 feet wide, as laid out on the aforesaid plat,

thence binding on the center of said 20' road, NORTH 24 degrees 50 minutes EAST 153.71 feet,

thence NORTH 83 degrees 34 minutes EAST 306.61 feet to the CENTER of Rider Hill Road aforesaid, at the distance of 70 feet northwesterly from the place of beginning,

thence binding on the center of Rider Hill Road, SOUTH 5 degrees 31 minutes EAST 70 feet to the place of beginning.

The said lot containing 1.10 acres of land, more or less, and being part of Lots 11 and No. 12 on the aforesaid Plat of "Malvern".

The improvements thereon being known as 7700 Rider Hill Road and located in the 9th Election district, 2nd Councilmanic District.

WITHDRAWN
10/23/09

2010-0137-A

**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: 2010-0137-A
Petitioner: LYNN M. WEISKITTEL JAEGER
Address or Location: 7700 Rider Hill Road
21204

PLEASE FORWARD ADVERTISING BILL TO: 15 Before Nov. 20
Name: LYNN JAEGER
Address: 1150 Reef Road, apt. 4
Vero Beach, FL 32963

Telephone Number: 40-303-0177 (cell)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0137 -A Address 7700 Rider Hill Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/20/09 Posting Date: 11/1/09 Closing Date: 11/16/09

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 a neighbor 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 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 2010- 0137 -A Address 7700 Rider Hill Road

Petitioner's Name Lynn M. Weiskittel Jaeger Telephone x 410-303-0177

Posting Date: 11/1/09 Closing Date: 11/16/09

Wording for Sign: To Permit a proposed garage addition with attached breezeway with a front yard setback of 17 feet in lieu of the minimum required 40 feet, and a side yard setback of 1 foot in lieu of the minimum required 15 feet, and sum of side yard setbacks of 39 feet in lieu of the minimum required 40 feet.

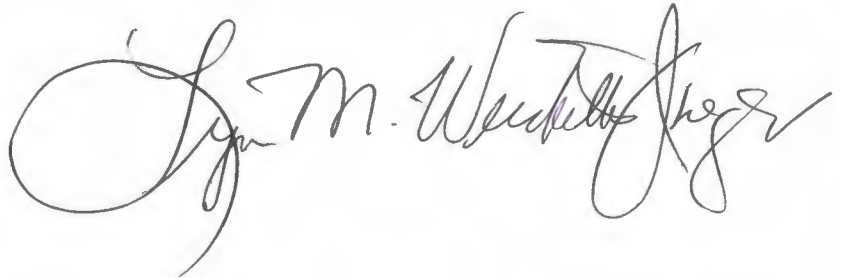
Revised 8/20/09

Lynn M. Jaeger
7700 Rider Hill Road
Baltimore, MD 21204

Home: 410-337-3699
Cell: 410-303-0177
lynnjaeger@comcast.net

October 14, 2009

Frank Lucas, 1505 Berwick Road, Ruxton, MD 21204, 410-821-8187,
is my architect and my appointed representative for the Variance
Petition I am filing with the Zoning Commissioner of Baltimore County.

A handwritten signature in cursive script, reading "Lynn M. Jaeger". The signature is written in dark ink and is positioned above the "WITH DRAWN" stamp.

WITH DRAWN
10/23/09

2010-0137-A

No. 47531
Date: 10/20/09

PAID RECEIPT

REPORT	DATE	TIME	BY
10/21/2009	10/20/2009	19:49:38	7

DET 1st 03 MARY KIM LEE

742CE1P1 426997 10/20/2007 OPEN

5. 200 ZONING VERIFICATION

047531

Recpt. Tot. 143, (10)

145.00	OK	4.00	CA
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Baltimore County, Maryland

[illegible]

Total: 65.00

Rec
From: Lynn M. Weiskittel Jaeger

For: Adm Varoian - 7700 Kedar Hill Road
206-0137-A (Weishittel Jaeger)

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

WITHDRAWN 10/23/09

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

2010-0137(AV)
w/ drawn by
Bruce Doak
on 10/23/09

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

DATE: December 21, 2009

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

RECEIVED

SUBJECT: 7700 Rider Hill Road

DEC 22 2009

INFORMATION:

Item Number: 10-137 and 149

ZONING COMMISSIONER

Petitioner: Lynn M. Weiskittel (Jager)

Zoning: DR 2

Requested Action: Variance

The petitioner requests a side yard setback Variance of 2' in lieu of 15' and a rear yard setback of 18' in lieu of 40' in order to add an addition to the existing dwelling. The location approximates that of an existing freestanding garage, which will be razed and will be attached via a breezeway.

The property in question is within the Ruxton Riderwood Lake Roland Design Review area. The applicant's architect provided floor area calculations for the existing dwelling and the proposed addition which states that the floor area of all of the new additions is 42%, less than 50% of the floor area of the existing dwelling. Planning staff will review architectural elevation drawings administratively. The applicant's engineer showed the locations of all adjacent dwellings as requested.

SUMMARY OF RECOMMENDATIONS:

Provided the applicant demonstrates uniqueness of the lot and the Zoning Commissioner grants the subject variance, the Office of Planning suggests the following conditions:

- Submit final architectural elevation drawings for review and approval prior to the issuance of any building permits.
- Provide a grading plan or study to DEPRM for review and approval.

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

Prepared by:

Division Chief:
AFK/LL: CM

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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-30-2009

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

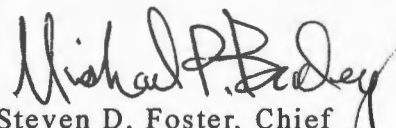
RE: Baltimore County
Item No. 2010-0137-A
7700 RIDER HILL RD
WEISKITTEL/JAEGER PROPERTY
ADMIN. VARIANCE

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. 2010-0137-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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.sha.maryland.gov



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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 26. 2009

Item Numbers: 0134, 0135, 0136, 0137, 0138

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

WITHDRAWN
10/23/09

PLAT

SITE PLAN to accompany
Petition for Administrative Zoning Variance

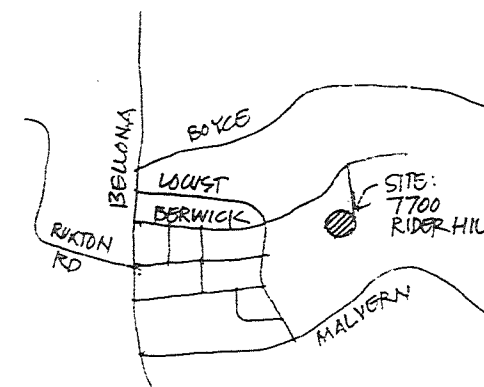
Property Address: 7700 Rider Hill Road
Baltimore, MD 21204
Subdivision: Malvern
Plat Book: #4
Folio: #2
Lot: #12 + #11
Owner: Lynn M. Weiskittel

LUCAS
ASSOCIATES
Architects

1014 West 36th Street
Baltimore, Maryland 21211

Tel. 410.467.8200
Fax 410.467.0965
www.lucasarchitects.com

Vicinity Plan



Additions and
Renovations to the

WEISKITTEL/
JAEGER
RESIDENCE

7700 Rider Hill Road
Ruxton, Maryland 21204

Location Information

Election District: 9
Councilman District: 2
1" = 200' Map: Plan Sheet 069B2 / 069C2
Zoning: DR 2
Lot Size: Acreage: 1.09
Square Feet: 47572
Sewer: Private
Water: Public

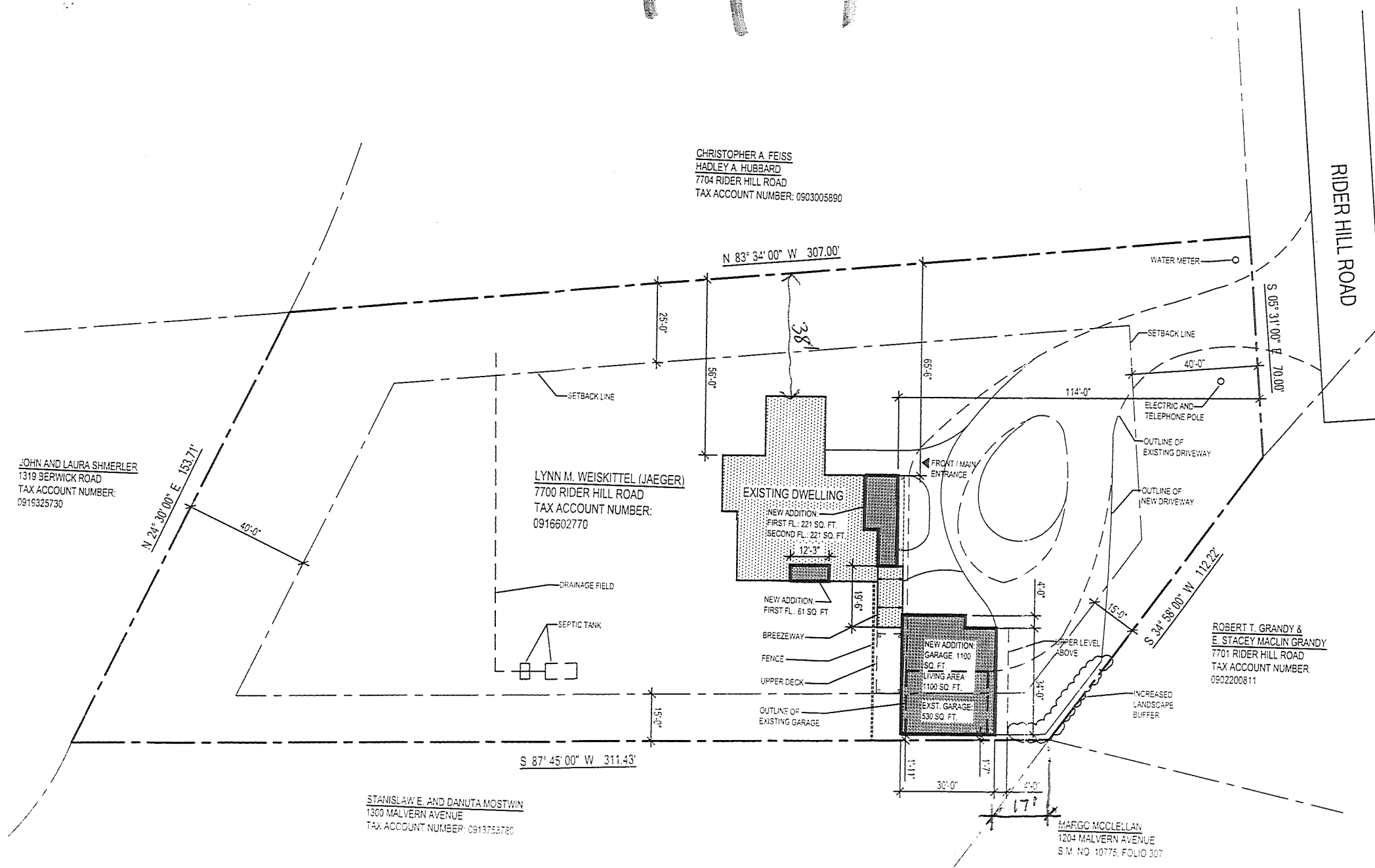
Chesapeake Bay Critical Areas: No
100 Year Flood Plain: No
Historic Property / Building: No
Prior Zoning Hearings: -----

20 October 2009

Zoning Use Only

Reviewed By: JWP
Item No.: 0137
Case No.: 2010-0137-A

A 0.1



1 SITE PLAN
A 0.1 1" = 40'

