

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Kahlston Road; 15 feet NW of
the c/l of Lawnhurst Road
11th Election District
5th Councilmanic District
(4112 Kahlston Road)

James A. and Janet M. Small
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0305-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, James A. and Janet M. Small for property located at 4112 Kahlston Road. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front addition with a setback of 22 feet in lieu of the required 35 feet front average. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition to the front of their house to increase its living area. Currently, the dwelling contains only 960 square feet for the growing family. The property contains 15,000 square feet. None of the neighbors on Kahlston Road expressed any opposition to the proposed addition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated June 2, 2010 and requests that the Petitioners provide elevation drawings to them prior to the Zoning Commissioner granting the subject variance. The proposal appears to be a major addition to the front façade of the subject structure.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 23, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR

te 6-10-10

PS

The Petitioners have 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 Petitioners. If denied, Petitioners would be unable to construct a modest addition measuring 12 feet x 12 feet for the expanding family.

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 10th day of June, 2010 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front addition with a setback of 22 feet in lieu of the required 35 feet front average is hereby GRANTED, subject to the following:

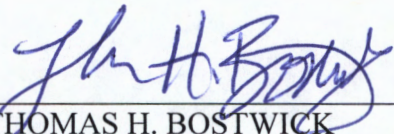
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 6-10-10

By PJ

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

Date 6.10.10

By ms



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 10, 2010

JAMES A. AND JANET M. SMALL
4112 KAHLSTON ROAD
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 2010-0305-A
Property: 4112 Kahlston Road

Dear Mr. and Mrs. Small:

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 4112 KAHLSTON ROAD
which is presently zoned DR 3.5

Deed Reference: 264991698 Tax Account # 1108081620

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) 303.1

To permit a front addition with a setback of 22feet in lieu of the required 35 feet front average.

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):

JAMES SMALL

Name - Type or Print

Signature

JANET SMALL

Name - Type or Print

Signature

4112 KAHLSTON RD

Address

BALTIMORE MD

City

State

410 248

0537

Telephone No.

21236

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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. 2010-0305-A

Reviewed By W

Date 5/10/10

Estimated Posting Date 5/23/10

FRM476-09 ORDER RECEIVED FOR FILING

Rev 3/09

Date 6-10-10

By M

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 own and reside at 4112 KAHLSTON ROAD
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) WITHOUT OUR VARIANCE BEING

GRANTED WE CANNOT BUILD OUR ADDITION. THE
HOUSE IS AN OLDER HOUSE AND HAS LIMITED SPACE.
OUR FAMILY IS EXPANDING AND WE NEED THE ADDITIONAL
SPACE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

[Signature]
Signature

Signature

Jim Small
Name- print or type

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 9th day of May, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): James Small
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

9/29/11
Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 4112 Kahlston Road

Beginning at a point on the north^{EAST} side of Kahlston Road at the distance of 75 feet^{WEST} of the centerline of the nearest improved intersecting street Lawnhurst Road which is a 40 foot R/W.

.Being Lot # 10, of Kahland as recorded in Baltimore

County Plat Book # 14, Folio # 30, containing 0.344 ac. Also

known as 4112 Kahlston Road and located in the 11th Election

District, 5th Councilmanic District.

2010-0305-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0305 -A Address 4112 Kahlston Road

Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/10/10 Posting Date: 5/23/10 Closing Date: 6/7/10

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 2010- 0305 -A Address 4112 Kahlston Road

Petitioner's Name JAMES & Janet Small Telephone 410 248 0537

Posting Date: 5/23/10 Closing Date: 6/7/10

Wording for Sign: To Permit A front addition with A setback of 22 feet
in lieu of the required 35 feet front Adveceage.

Revised 8/20/09

**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 - 0305 - A

Petitioner: JAMES SMALL

Address or Location: 4112 KAHLSTON ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES SMALL

Address: 4112 KAHLSTON ROAD

BALTIMORE MD 21236

Telephone Number: 410 248-0537

Revised 7/11/05 - SCJ

2010-0305-A

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

No. 30210

Date: 5/1/81

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/						
2000	10	100		100							65.00

Total: 65.00

Rec
From: Town of...

For: 442 East...

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 5/25/10

RE: Case Number: 2010-0305A

Petitioner/Developer: JAMES & JANET SMALL

Date of Hearing/Closing: 6/7/10

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 4112 KAHLSTON ROAD

The sign(s) were posted on 5/23/10
(Month, Day, Year)

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Magledd Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-305A

TO PERMIT A FRONT
ADDITION WITH A SETBACK
OF 22 FEET IN LIEU OF THE
REQUIRED 35 FEET AVERAGE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 PM ON JUNE 7, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-305A

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ADDITION WITH A SETBACK
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TOWSON, MD. 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 7, 2010

James and Janet Small
4112 Kahlston Rd.
Baltimore, MD 21236

Dear: James and Janet Small

RE: Case Number 2010-0305-A, 4112 Kahlston Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 10, 2010. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 7, 2010
Item Nos. 2010- 302, 305, 309, 313,
314, 315, 316, 317, 318, 319, 320 &
321

DATE: May 27, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-006072010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 2, 2010

RECEIVED

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

JUN 02 2010

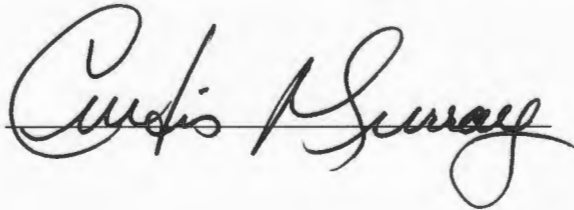
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-305- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and requests that the petitioner provide elevation drawings to this office prior to the Zoning commissioner granting the subject variance. The proposal appears to be a major addition to the front façade of the subject structure.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-01-2010

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

RE: Baltimore County
Item No. 2010-0305-A
4112 KAHLSTON ROAD
SMALL 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. 2010-0305-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

AV
6-7-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 15 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: June 14, 2010
SUBJECT: Zoning Item # 10-305-A
Address 4112 Kahlston Road
(Small Property)

Zoning Advisory Committee Meeting of May 24, 2010

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

Reviewer: JWL Date: 6/14/2010



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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 24th, 2010

Item Numbers: 0305, 0309, 0313, 0315, 0316, 0317, 0318, 0320 and 0321

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

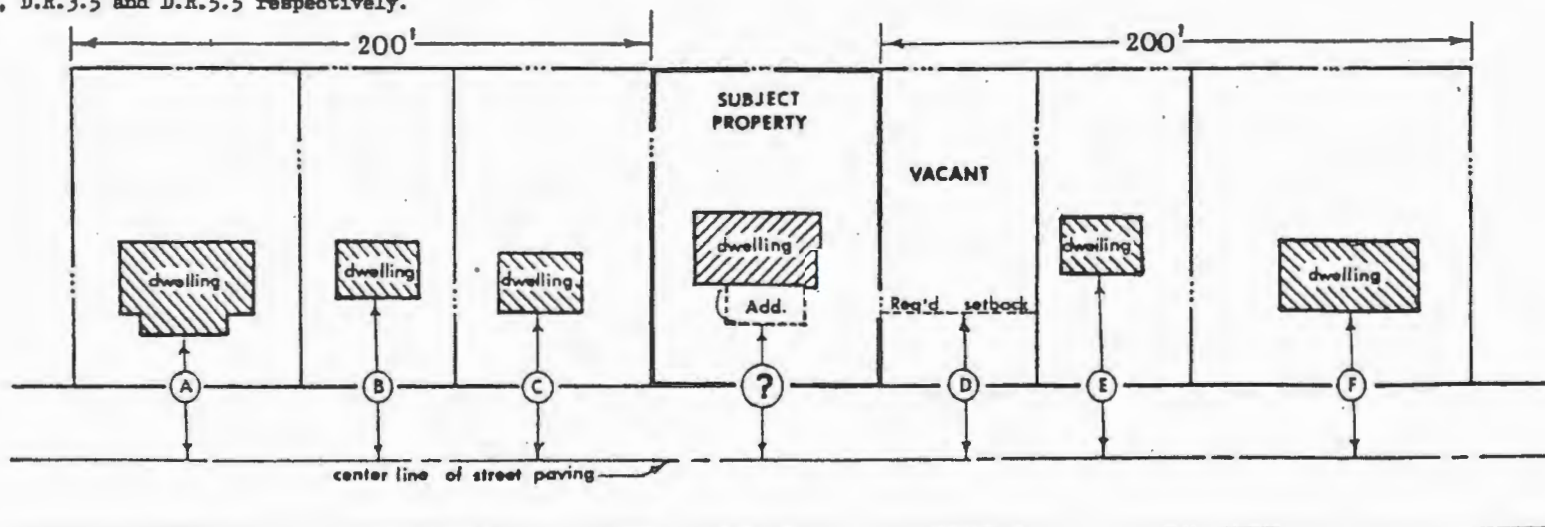
cc: File

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

NORMAL REQUIRED SETBACKS

D.R.5.5- 50 ft.



2010-0305-A

2010-0305-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

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

Account Identifier: District - 11 Account Number - 1108081620

Owner Information

Owner Name: SMALL JAMES A **Use:** RESIDENTIAL
 SMALL JANET M **Principal Residence:** YES
Mailing Address: 4112 KAHLSTON RD **Deed Reference:** 1) /26499/ 698
 BALTIMORE MD 21236-1025 2) /26499/ 695

Location & Structure Information

Premises Address **Legal Description**
 4112 KAHLSTON RD 4112 KAHLSTON RD
 KAHLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
63	21	335					10	3	Plat Ref: 14/ 30

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	960 SF	15,000.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	101,500	101,500		
Improvements:	131,020	131,430		
Total:	232,520	232,930	232,656	232,792
Preferential Land:	0	0	0	0

Transfer Information

Seller: HUNSINGER MYRON E	Date: 12/19/2007	Price: \$272,000
Type: NOT ARMS-LENGTH	Deed1: /26499/ 698	Deed2: /26499/ 695
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO			
Exempt Class:			Special Tax Recapture: * NONE *

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose No Comment</u>
-------------------------	-------------------	--------------------------------------

5-27-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

n/a

FIRE DEPARTMENT

6-2-10

PLANNING

(if not received, date e-mail sent _____)

review
elevation
drawings6-1-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No.)

PRIOR ZONING

(Case No.)

NEWSPAPER ADVERTISEMENT

Date:

n/a

SIGN POSTING

Date:

5-23-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐n/a

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: OP wants elevation drawings prior to approval



MERRITT DEVELOPMENT CONSULTANTS INC.

2418 EAST JOPPA ROAD, BALTIMORE MD, 21234

PHONE: 410-663-5525 FAX: 410-663-4315

MERRITDC@COMCAST.NET

TRANSMITTAL FORM

TO: ZONING

DATE: 5/18/10

PROJECT NAME: _____

OUR PROJECT NO.: _____

ATTN: LENNY

WE ARE SUBMITTING THE FOLLOWING:

FOR APPROVAL _____ FOR YOUR USE/FILE _____ FOR REVIEW _____

QUANTITY DESCRIPTION

3	AFFIDAVIT FOR ADMINISTRATIVE VARIANCE
	CASE NO 2010-305-A

COMMENTS: _____

SINCERELY,

Chuck

CHARLES MERRITT
PRESIDENT

2010-0305-A



SUBJECT PROPERTY
CASE NO. 2010-8305-Δ



2010-0305-A

SUBJECT PROPERTY
CASE NO. 2010-0305-A

CASE NO. 2010-0305-A

HOUSE ON RIGHT
SIDE



~~ACROSS THE~~
~~HOUSE ON RIGHT SIDE~~



2010-0305-A

SUBJECT PROPERTY
CASE NO 2010-0305-A



2010-0305-11

HOUSE ON LEFT
CASE NO 2010-0305-A



118049120
Pt. Bk. 23, Folio 20

NE 12-H

1108031600
Pt. Bk. 14, Folio 30

NE 11-H

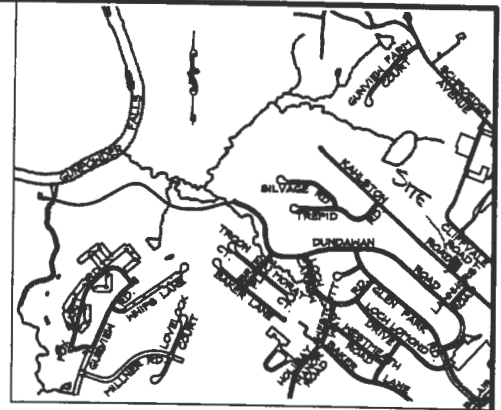
DR 5.5

5 CD

11 ED

063B3

2010-0305-A



VICINITY MAP
1"=1000'

LOT
11

FRONT YARD
AVERAGE

4110 34' TO E
4108 36' TO E

NOTES:

THIS SITE HAS NO PRIOR
ZONING CASES

THIS SITE IS SERVED BY
PUBLIC UTILITIES

THERE IS NO FLOODPLAIN
ON THIS SITE

ZONING OR 3.5 MAP 63B3

ELECTION DIST. NO. 11

COUNCILMANIC DIST. 5

30'

JAMES & JANET SMALL
4112 KAHLSTON ROAD
BALTIMORE MD 21236

TAX NO. 1108081620

DEED REF. Z6499/698

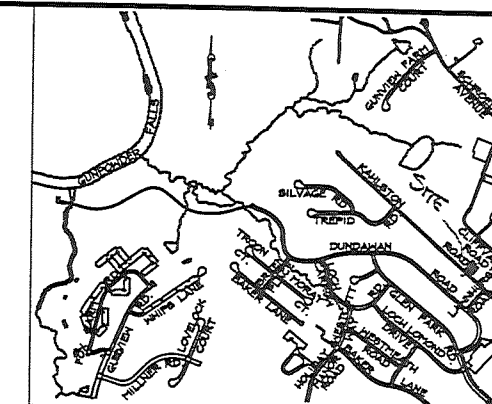
PLAN TO ACCOMPANY
VARIANCE REQUEST

4112 KAHLSTON ROAD

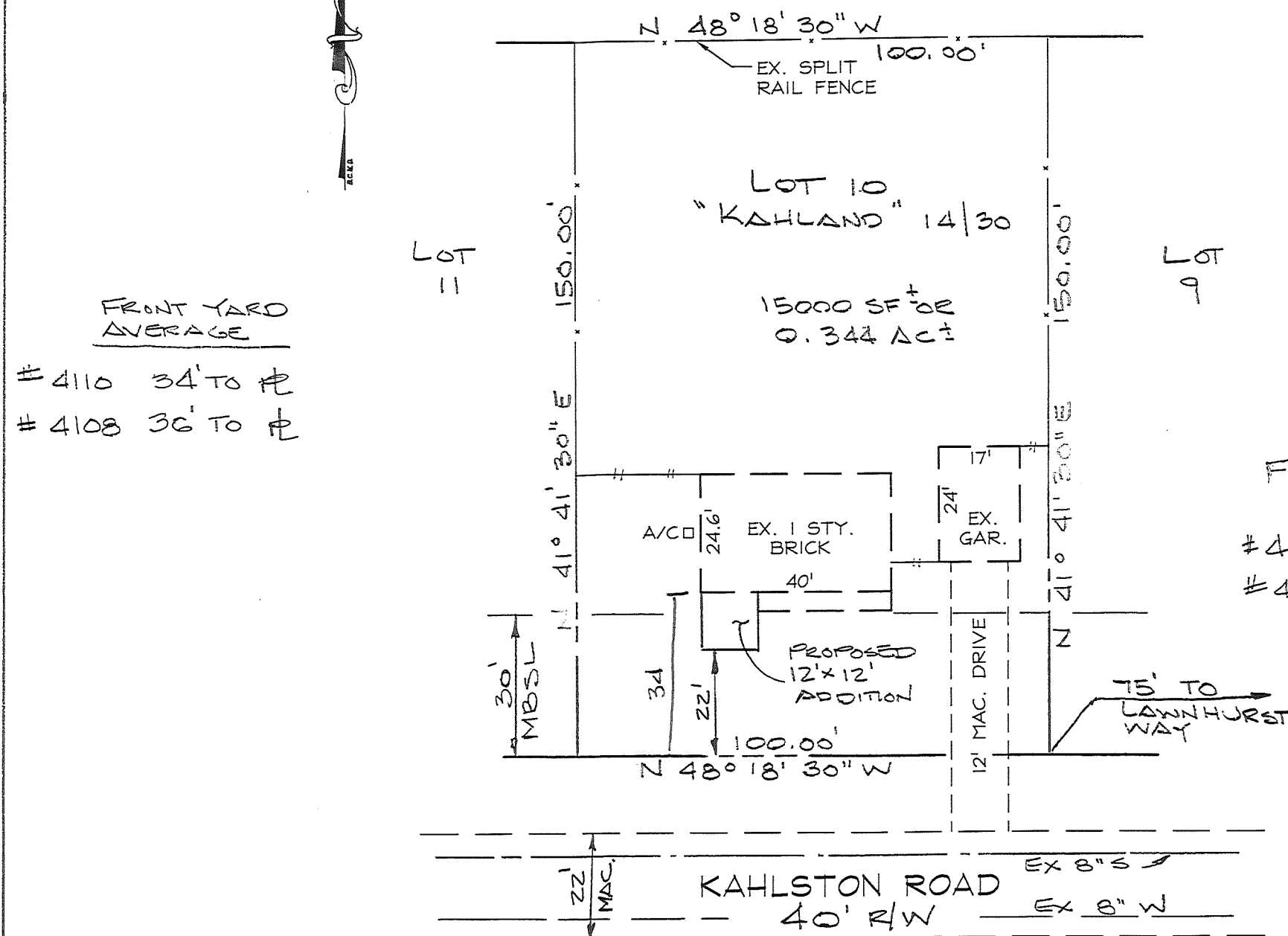
DISTRICT XXCX
SCALE: 1"=30'

BALTIMORE COUNTY, MD
APRIL 24, 2010

2010-0305A



VICINITY MAP
1"=1000'



FRONT YARD AVERAGE

#4114 35' TO PL
#4116 37' TO PL

NOTES:

1. THIS SITE HAS NO PRIOR ZONING CASES
2. THIS SITE IS SERVED BY PUBLIC UTILITIES
3. THERE IS NO FLOODPLAIN ON THIS SITE
4. ZONING OR 3.5 MAP 6383 ELECTION DIST. NO. 11 COUNCILMANIC DIST. 5

JAMES & JANET SMALL
4112 KAHLSTON ROAD
BALTIMORE MD 21236
TAX NO. 1108081620
DEED REF. Z6499/698

PLAN TO ACCOMPANY
VARIANCE REQUEST
4112 KAHLSTON ROAD

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