

IN RE: PETITION FOR ADMIN. VARIANCE
N side of Westchester Avenue; 125 feet W
of the c/l of Oella Lane
1st Election District
1st Councilmanic District
(2404 Westchester Avenue)

Timothy and Katrina Lovell
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0146-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, Timothy and Katrina Lovell for property located at 2404 Westchester Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 8 feet 6 inches in lieu of the required 15 feet, and a sum of side yard of 17 feet 9 inches in lieu of the required 40 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition onto the rear of their home to accommodate the family of 6. The existing house has only one bathroom. This existing dwelling does not currently meet the side setback requirements. Adding any type of an addition to the house would require a variance. The proposed addition cannot be added to the front or side of the house. The rear of the home is the only practical location for the proposed addition, and the rear of the home does meet the setback requirements. The proposed addition would be 'flush' with the sidewalls of the existing home. Petitioners home was constructed in 1940.

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.

ORDER RECEIVED FOR FILING

Date 11-16-10

By PJ

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 31, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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.

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 16th day of November, 2010 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 8 feet 6 inches in lieu of the required 15 feet, and a sum of side yard of 17 feet 9 inches in lieu of the required 40 feet for an addition is hereby GRANTED, subject to the following:

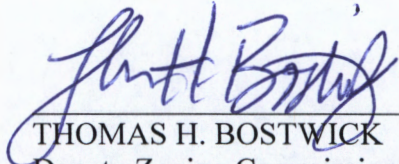
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 11-16-10

By [Signature]

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 11-16-10

By 



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 16, 2010

TIMOTHY AND KATRINA LOVELL
2404 WESTCHESTER AVENUE
ELLCOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 2011-0146-A
Property: 2404 Westchester Avenue

Dear Mr. and Mrs. Lovell:

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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Joe Sharman, PO Box 51, Woodbine MD 21797



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2404 WESTCHESTER
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) 1802.3.C.1; BC2R, TO PERMIT

SIDEYARD SETBACKS OF 8ft 3 inches AND ~~9~~ 9ft 6 inches
IN LIEU OF THE REQUIRED 15ft, AND SUM OF SIDE YARDS OF
17ft 9 inches IN LIEU OF THE REQUIRED 40ft. 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 _____

ORDER RECEIVED FOR FILING
11-16-10
By [Signature]

Legal Owner(s):

TIMOTHY J. LOVELL
Name - Type or Print _____
X Timothy J. Lovell
Signature _____
Katrina Lovell
Name - Type or Print _____
X Katrina Lovell
Signature _____
2404 WESTCHESTER AVE 410 480 3960
Address _____ Telephone No. _____
ELICOTT CITY MD 21043
City _____ State _____ Zip Code _____

Representative to be Contacted:

JOE SHARMAN
Name _____
PO Box 51 410-552-3777
Address _____ 443-827-6225
WOODBINS MD 21797
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. 2011-0146-A

REV 10/25/01

Reviewed By JCM Date 10-20-10

Estimated Posting Date 10-31-10

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 2404 WESTCHESTER AVE
Address
ELLCOTT CITY MD 21043
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):

- ① WITH SIDE SETBACKS OF 40' COMBINED, THE ~~EXISTING~~ HOUSE CURRENTLY DOES NOT MEET SIDE SETBACK REQUIREMENTS. ADDING ANY TYPE OF ADDITION TO THE HOUSE WOULD REQUIRE A VARIANCE. THE PROPERTY IS ONLY 45' WIDE
- ② THE EXISTING HOUSE HAS 1 BATHROOM. WITH A FAMILY OF 6, AN ADDITION IS NEEDED. DUE TO ZONING SETBACKS, AN ADDITION CANNOT BE ADDED ON THE FRONT, SIDE, OR ABOVE THE HOUSE (HEIGHT RESTRICTION). THE REAR AREA IS THE MOST PRACTICAL & DOES MEET REAR SET BACK REQUIREMENTS
- ③ THE PROPOSED ADDITION WOULD NEED TO STAY "IN LINE" WITH THE HOUSE SIDES TO BLEND WELL WITH THE SURROUNDING HOUSES. THE PROPOSED ADDITION WOULD CONTINUE THE SIDE CONFINES OF THE DWELLING, AND NOT PROTRUDE OUTSIDE OF THE HOUSE SIDE FOOT PRINT. THIS PROPOSAL SUITS THE SITUATION BEST.

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.

Tim Lovell
Signature
Tim Lovell
Name - Type or Print

Katrina C. Lovell
Signature
Katrina C. Lovell
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of OCTOBER, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

BALTIMORE COUNTY
ST. OF MD
Notary Public
My Commission Expires FEB 2013

ZONING DESCRIPTION FOR 2404 Westchester Ave, Ellicott City, 21043

Beginning at a point on the **North** side of **Westchester Ave**

which is **18'** wide at the distance of **125' West** of the

centerline of the nearest improved intersecting street **Oella Lane**

which is **20'** wide. Being Parcel# **832** Liber _____, Folio _____, in the subdivision of

175 S Oella Lane as recorded in Baltimore County Plat Book **Map 100 G 09**

containing **7,052 SF**. Also known as **2404 Westchester Ave**

and located in the **01** Election District, **01**

Councilmanic District.

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

No. **61050**

Date: **10.20.10**

PAID RECEIPT

BUSINESS ACTUAL TIME DES

10/21/2010 10/20/2010 11:09:28 2

REC N502 MAIL JENA JEE

RECEIPT # 708094 10/20/2010 (FL)

Dept 5 528 ZONING VERIFICATION

CR NO. 061050

Receipt Tot \$65.00

\$65.00 CR \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65 -

Total: **65. -**

Rec From: **T. Lovell**

For: **2011 - 0146-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2011-0146-A

Petitioner/Developer _____

Timothy Lovell

Date of Hearing/Closing 11/15/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

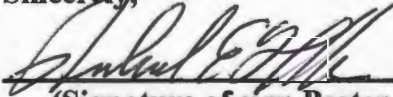
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

2404 Westchester Ave.

The sign(s) were posted on 10/31/10
(Month, Day, Year)

Sincerely,

 10/31/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0146-A

Petitioner/Developer: _____

Timothy Lovell

Date of Hearing/Closing: 11/15/10



2404 Westchester Ave.

Posting Date: 10/31/10

Timothy Lovell 10/31/10
(Signature and date of sign poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0146 -A Address 2404 Westchester Ave.

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

Filing Date: 10/20/10 Posting Date: 10/31 Closing Date: 11/15

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 2011- 0146 -A Address 2404 WESTCHESTER Ave.

Petitioner's Name Timothy Lovell Telephone 410-480-3960

Posting Date: 10/31/10 Closing Date: 11/15/10

Wording for Sign: To Permit SIDE YARD SETBACKS OF 8ft. 3 inches AND 9ft. 6 inches IN LIEU OF THE REQUIRED 15ft. AND A SUM OF SIDE YARDS OF 17ft 9 inches IN LIEU OF THE REQUIRED 40ft. FOR AN ADDITIONAL.

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 2011-0146-A

Petitioner: TIMOTHY COVELL

Address or Location: 2404 Westchester Ave, ELlicott City, Md.
21043

PLEASE FORWARD ADVERTISING BILL TO

Name: _____

Address: SAME

Telephone Number: 410-480-3960



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 15, 2010

Mr. Timothy J. & Katrina Lovell
2404 Westchester Ave.
Ellicott City, Md 21043

Dear Timothy & Katrina:

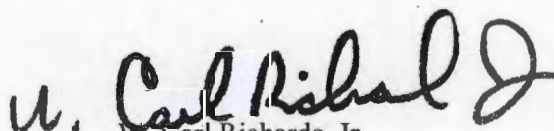
RE: 2011-0146-A, 2404 Westchester Ave

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 20, 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:rjc
Enclosures

c: People's Counsel
Joe Sharman P.O. Box 51 Woodbine Md 21797

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 3, 2010

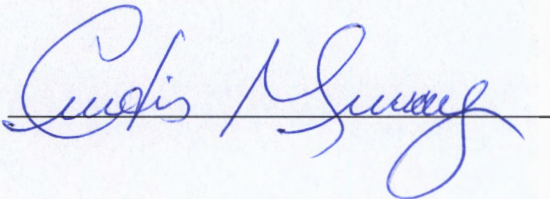
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-146- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

NOV 04 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Closing 11/15/10

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

DATE: November 1, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2010
Item Nos. 2011-126, 137, 140, 141,
142, 144, 145, 146 and 147

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11082010 -NO COMMENTS.doc

AV
11-15-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 1, 2010
SUBJECT: Zoning Item # 11-146-A
Address 2404 Westchester Avenue
(Lovell Property)

Zoning Advisory Committee Meeting of October 25, 2010.

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

Reviewer: JWL Date: 12/1/10



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 27, 2010

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

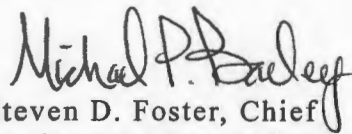
RE: Baltimore County
Item No. 2011-0146A
2404 WESTCHESTER AVE.
LOVELL PROPERTY
ADMIN. VARIANCE -

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. 2011-0146-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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier:

District - 01 Account Number - 0112400810

Owner Information

Owner Name:	LOVELL TIMOTHY JONES LOVELL KATRINA CLAIRE	Use:	RESIDENTIAL
Mailing Address:	2404 WESTCHESTER AVE ELLICOTT CITY MD 21043-4742	Principal Residence:	YES
		Deed Reference:	1) /23209 2)

Location & Structure Information

Premises Address
2404 WESTCHESTER AVE

Legal Description

2404 WESTCHERSTER AVE NW
175 S OELLA LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat
100	9	832						1	Plat

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County U
1940	1,456 SF	7,052.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	119,500	119,500		
Improvements:	126,940	87,700		
Total:	246,440	207,200	207,200	207,200
Preferential Land:	0	0	0	0

Transfer Information

Seller:	HENNEBERRY KATRINA C	Date:	06/13/2005	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/23209/ 712	Deed2:	
Seller:	JONES CHERYL L	Date:	04/04/2001	Price:	\$130
Type:	IMPROVED ARMS-LENGTH	Deed1:	/15090/ 285	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Patricia Zook - Re: Comments needed - Administrative Variances that closed 11-15-10

From: Dennis Kennedy
To: Zook, Patricia
Date: 11/16/2010 11:40 AM
Subject: Re: Comments needed - Administrative Variances that closed 11-15-10

Patti:

We have no comment on Items 2011-0141, 0142, 0146, and 0147. Carol will bring you a copy of our comment on 2011-0143.

Dennis

>>> Patricia Zook 11/16/2010 10:59 AM >>>

I forgot to mention that if you don't have comments, feel free to reply to this e-mail and I'll place it in the file(s).

Thanks again.

Good morning Dennis -

The following administrative variance case files were just brought over and they are missing comments from your office:

2011-0147-A, 2011-0146-A, 2011-0142-A, 2011-0143-A and 2011-0141-A.

Thanks for your help, Dennis.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Comments needed - Administrative Variances that closed 11-15-10

From: Patricia Zook
To: Kennedy, Dennis
Date: 11/16/2010 10:50 AM
Subject: Comments needed - Administrative Variances that closed 11-15-10

Good morning Dennis -

The following administrative variance case files were just brought over and they are missing comments from your office:

2011-0147-A, 2011-0146-A, 2011-0142-A, 2011-0143-A and 2011-0141-A.

Thanks for your help, Dennis.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov











Lot # 2

PDM # 010402

2200011184

Lot # 1

Pt. Bk./Folio # MP91337

0103472030

0113752550

431

1600005011

OELLA AVE

2400

1600005012

0120800040

0112400810

SW 3-H

100B1

DR 2

2404

1 CD

1 ED

1700010122

2406

0104351600

BM

0102850193
2401

0102572073

WESTCHESTER AVE

2403

0111000100

0106572321

2405

0111000131

PDM # 010416

19930213

0110450770

Pt. Bk./Folio # MP93134

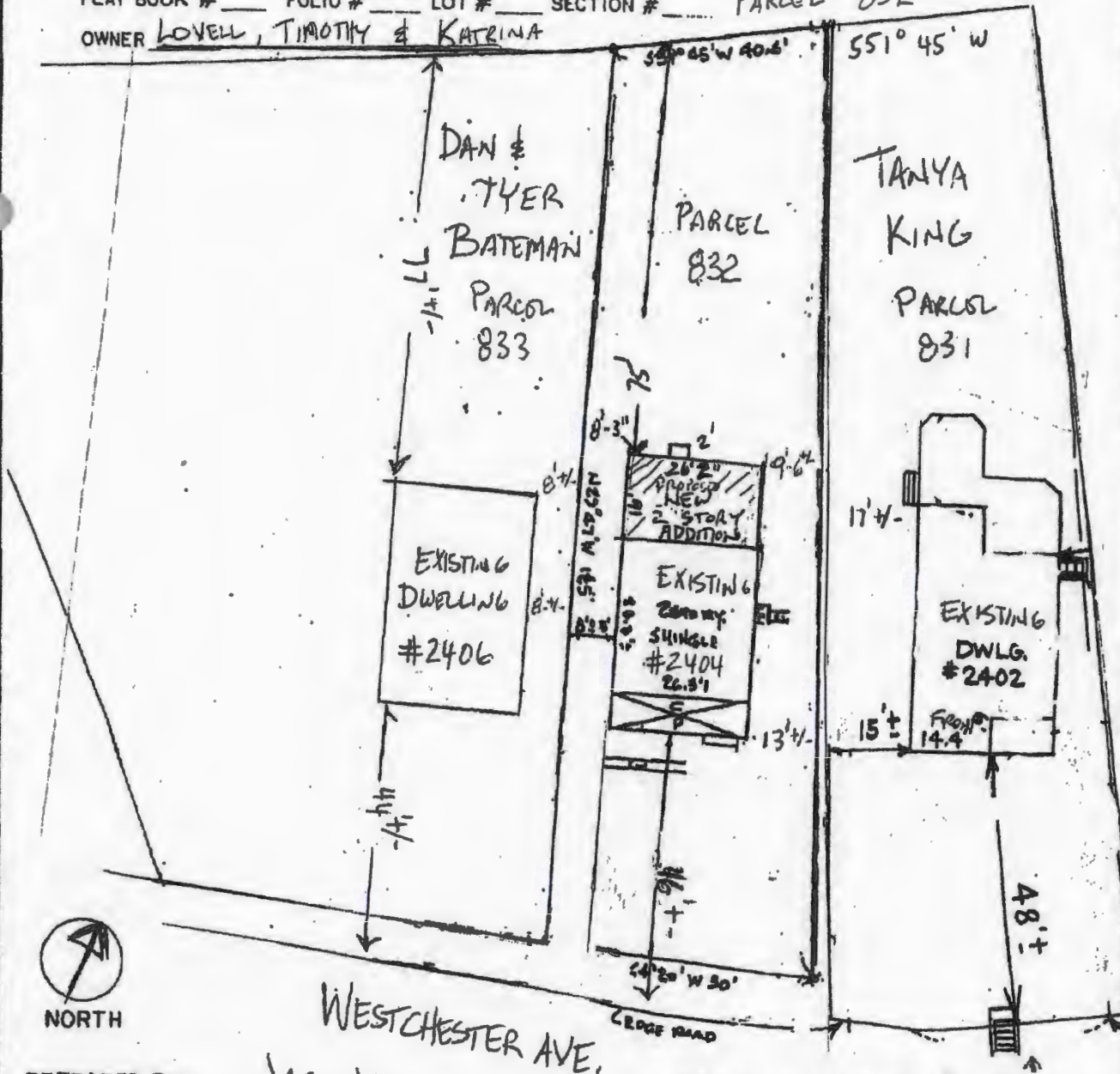
DR 1

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

PARCEL# 832

PARCEL# 832

PARCEL# 832



NORTH

PREPARED BY JAS JR

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

ELECTION DISTRICT 01
COUNCILMANIC DISTRICT 01
1" = 200' SCALE MAP # 100 G 09
ZONING DR 2
LOT SIZE 0.16
ACREAGE 7052
SQUARE FEET
PUBLIC SEWER ☒ PRIVATE SEWER ☐
PUBLIC WATER ☒ PRIVATE WATER ☐
YES NO
CHESAPEAKE BAY CRITICAL AREA ☐ ☒
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/
BUILDING ☐ ☒
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM# _____ CASE # _____