

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Greenspring Avenue; 760 feet NW
of the c/l of Caves Road
8th Election District
2nd Councilmanic District
(11903 Greenspring Avenue)

John L. Bidlack Sr. and Roxanne M. Bidlack
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0147-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, John L. Bidlack Sr. and Roxanne M. Bidlack for property located at 11903 Greenspring Avenue. The variance request is from Section 427.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a residential occupancy fence to be erected with a height of 6 feet in the rear yard of a lot which adjoins the front yard of another residence in lieu of the permitted 42 inches. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a 92 feet long privacy fence. The neighbors constructed a 6 feet high privacy fence adjacent to the north property line of the Petitioners' back yard except the last 92 feet. Petitioners wish to continue this fence construction to the back corner of their backyard for consistency. The fence will provide safety and security for the Petitioners' property. Photographs submitted with the Petition illustrate that the proposed fence will be constructed in front of the existing trees. The most affected property owner did not express any objection to the variance request. Petitioners' property contains .96 acre of land zoned RC 5.

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 November 3,

ORDER RECEIVED FOR FILING

Date 11-16-10

By BJ

2010 which indicates that they do not oppose the requested provided the fence is similar in type to the existing 6 feet high fence.

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 427.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a residential occupancy fence to be erected with a height of 6 feet in the rear yard of a lot which adjoins the front yard of another residence in lieu of the permitted 42 inches 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

ORDER RECEIVED FOR FILING

Date 11-16-10

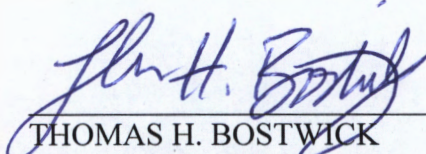
2

By [signature]

Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The fence shall be similar in type to the existing 6 feet high fence.

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 3
By psb



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 16, 2010

JOHN L. BIDLACK SR. AND ROXANNE M. BIDLACK
11903 GREENSPRING AVENUE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 2011-0147-A
Property: 11903 Greenspring Avenue

Dear Mr. and Mrs. Bidlack:

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 cursive script, appearing to read "Th. 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 11903 Greenspring Avenue
which is presently zoned R.C.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) 427B. (BCZR)

TO PERMIT A RESIDENTIAL OCCUPANCY FENCE TO BE ERECTED WITH A
HEIGHT OF 6-FEET IN THE REAR YARD OF A LOT WHICH ADJOINS THE FRONT
YARD OF ANOTHER RESIDENCE IN LIEU OF THE PERMITTED 42-INCHES.

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

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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

25HTAM 2 ACHREB
CASE NO. 2011-0147-A
NOTARY PUBLIC
BALTIMORE CITY, MARYLAND
REV. 10/23/01

Reviewed By D.T. 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

Address 11903 Greenspring Avenue
City Owings Mills State MD Zip Code 21117

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) The neighbors constructed a 6' high privacy fence adjacent to the north property line of the owner's back yard except the last 92 feet. The owners wish to continue this construction to the back corner of their back yard for consistency.
- 2) The owner's dog is large and can jump over a 5' high fence to escape into the neighbors yard. This is very undesirable.
- 3) Deer roam freely in the area and can also jump over a 5' high fence to get into the owner's yard. The owners wish to prevent this.
- 4) Present zoning requirement is a 10' setback from the property line when installing a tall fence. The owners do not wish to lose access to 1000 sq ft of their yard.

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

John L. Bidlack Jr

Name - Type or Print

John L. Bidlack Jr

Signature

Roxane M. Bidlack

Name - Type or Print

Roxane M. Bidlack

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of October, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Lawrence Bidlack and Roxane Marie Bidlack
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

Brenda S. Mathes

My Commission Expires

Zoning Description

Zoning Description for 11903 Greenspring Avenue Owings Mills, Md. 21117
(Address)

Beginning at a point on the East side of
(north, south, east or west)

Greenspring Avenue which is 60 feet
(name of street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 760 feet Northwest of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Caves Road
(name of street)

which is 50 feet wide. *Being Lot #2
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of The Ott Property
(name of subdivision)

as recorded in Baltimore County Plat Book # 29, Folio # 96,

containing .97 Acre, Also known as 11903 Greenspring Avenue
(square feet or acres) (property address)

And located in the 8th Election District, 2nd Councilmanic District.

2011-0147-A

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

No. **61001**

Date: **10/20/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

10/20/2010 10/20/2010 14:24:40 1

REG MSD1 WALKIN JRIC JNR

>>RECEIPT # 476175 10/20/2010 OFLN

5 528 ZONING VERIFICATION

REC NO. 061001

Recpt Tot \$65.00

\$65.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		10150						65.00	

Total: **65.00**

Rec From: **JOHN L. BIDLACK, SR.**

For: **2011-0147-A**

11903 GREENSPRING AVE

D. THOMPSON

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2011-0147-A

Petitioner/Developer BIDACK

Date Of Hearing/Closing: 11/15/10

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 11903 GREENSPRING AVE

This sign(s) were posted on October 31, 2010

Month, Day, Year

Sincerely,

Martin Ogle 10/31/10

Signature of Sign Poster and Date

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



Martin Ogle 10/31/10

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0147 -A

Address 11903 GREENSPRING AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/20/10

Posting Date: 10/31/10

Closing Date: 11/15/10

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 2011- 0147 -A

Address 11903 GREENSPRING AVE.

Petitioner's Name BIDLACK

Telephone 410-560-3231

Posting Date: 10/31/10

Closing Date: 11/15/10

Wording for Sign: To Permit A RESIDENTIAL OCCUPANCY FENCE TO BE ERECTED
WITH A HEIGHT OF 6-FEET IN THE REAR YARD OF A LOT WHICH ADJOINS
THE FRONT YARD OF ANOTHER RESIDENCE IN LIEU OF THE PERMITTED
42-INCHES.

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: 2011-0147-A

Petitioner: BIDLACK

Address or Location: 11903 GREENSPRING AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. JOHN L. BIDLACK, SR.

Address: 11903 GREENSPRING AVE.

OWINGS MILLS, MD 21117

Telephone Number: 410-560-3231



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

November 15, 2010

John Sr. & Roxane Bidlack
11903 Greenspring Avenue
Owings Mills, Md 21117

Dear John & Roxane:

RE: 2011-0147-A 11903 Greenspring Avenue

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



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

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

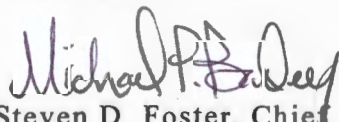
RE: Baltimore County
Item No. 2011-0147A
11903 GREENSPRING AVE.
BIDLACK PROPERTY
ADMIN. VARIANCE -

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. 2011-0147A.

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 3, 2010

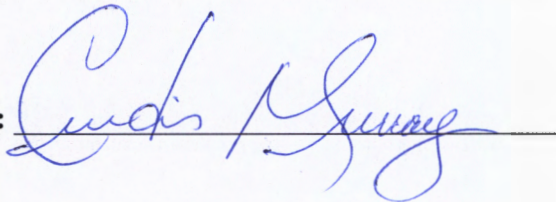
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-147- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the fence is similar in type to the existing 6-foot high fence.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter 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 # 11-147-A
Address 11903 Greenspring Avenue
(Bidlack 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

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

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

Account Identifier:

District - 08 Account Number - 0807016251

Owner Information

Owner Name:	BIDLACK JOHN L,SR BIDLACK ROXANE MARIE	Use:	RESIDI
Mailing Address:	11903 GREENSPRING AVE OWINGS MILLS MD 21117-1605	Principal Residence:	YES
		Deed Reference:	1) /221 2)

Location & Structure Information

Premises Address
11903 GREENSPRING AVE

Legal Description

11903 GREENSPRING AVE
OTT PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat N Plat F
50	21	250					2	2	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County
1988	3,062 SF	.96 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	240,000	240,000		
Improvements:	304,060	304,060		
Total:	544,060	544,060	544,060	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

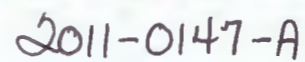
Seller:	Date:	Price:
BIDLACK JOHN L,SR	06/27/2005	\$0
Type: NOT ARMS-LENGTH	Deed1: /22118/ 498	Deed2:
GERTNER GILBERT	10/08/2004	\$36
Type: IMPROVED ARMS-LENGTH	Deed1: /20806/ 408	Deed2:
OTT FRANCIS R & THELMA	01/29/1964	\$0
Type: NOT ARMS-LENGTH	Deed1: / 4259/ 343	Deed2:

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 *



FENCE TO BE CONSTRUCTED IN FRONT OF TREE LINE.

2011-0147-A





2011-0147-A



BEGINNING OF NEIGHBORS EXISTING FENCE



2011-0147-A

NEIGHBORS EXISTING FENCE

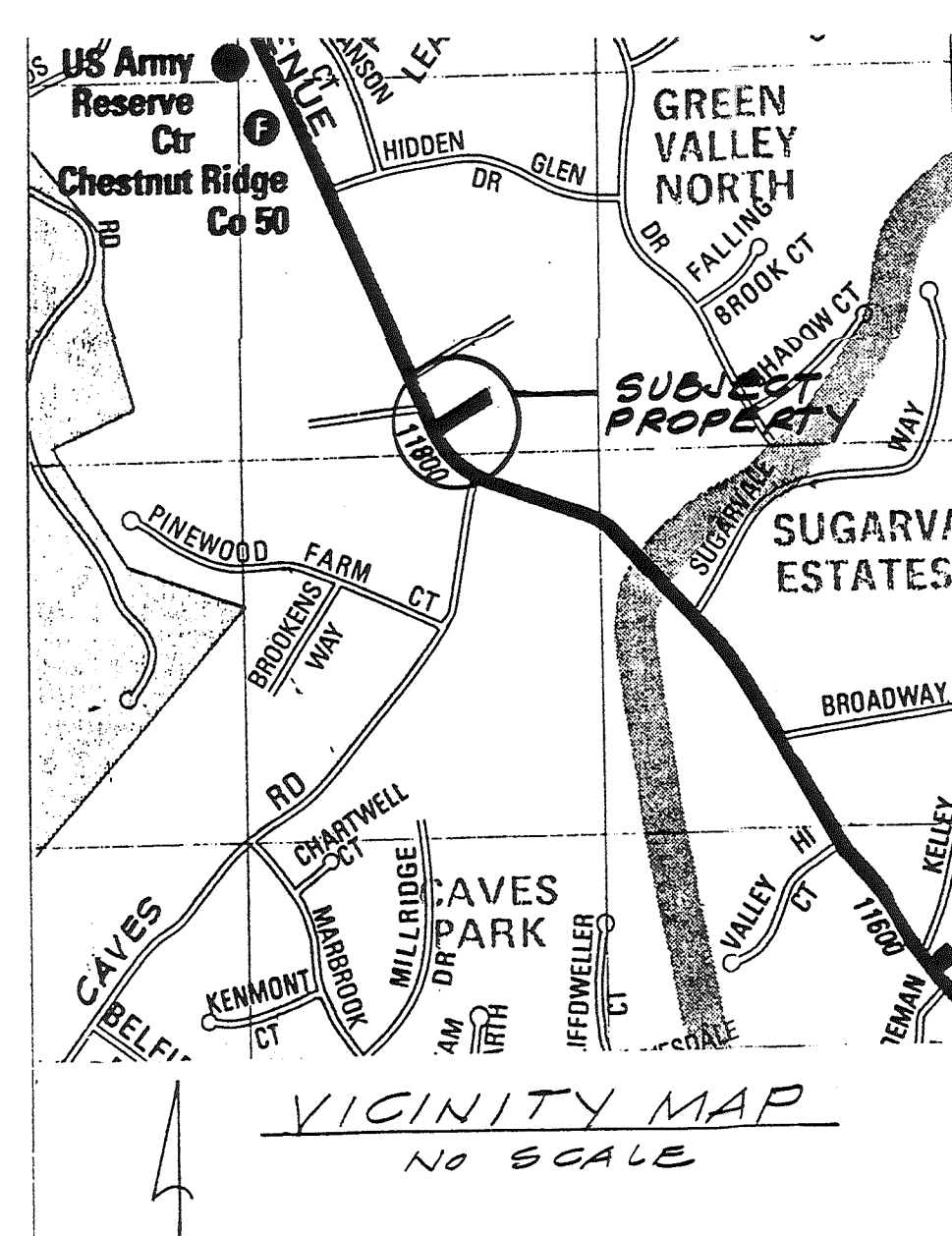
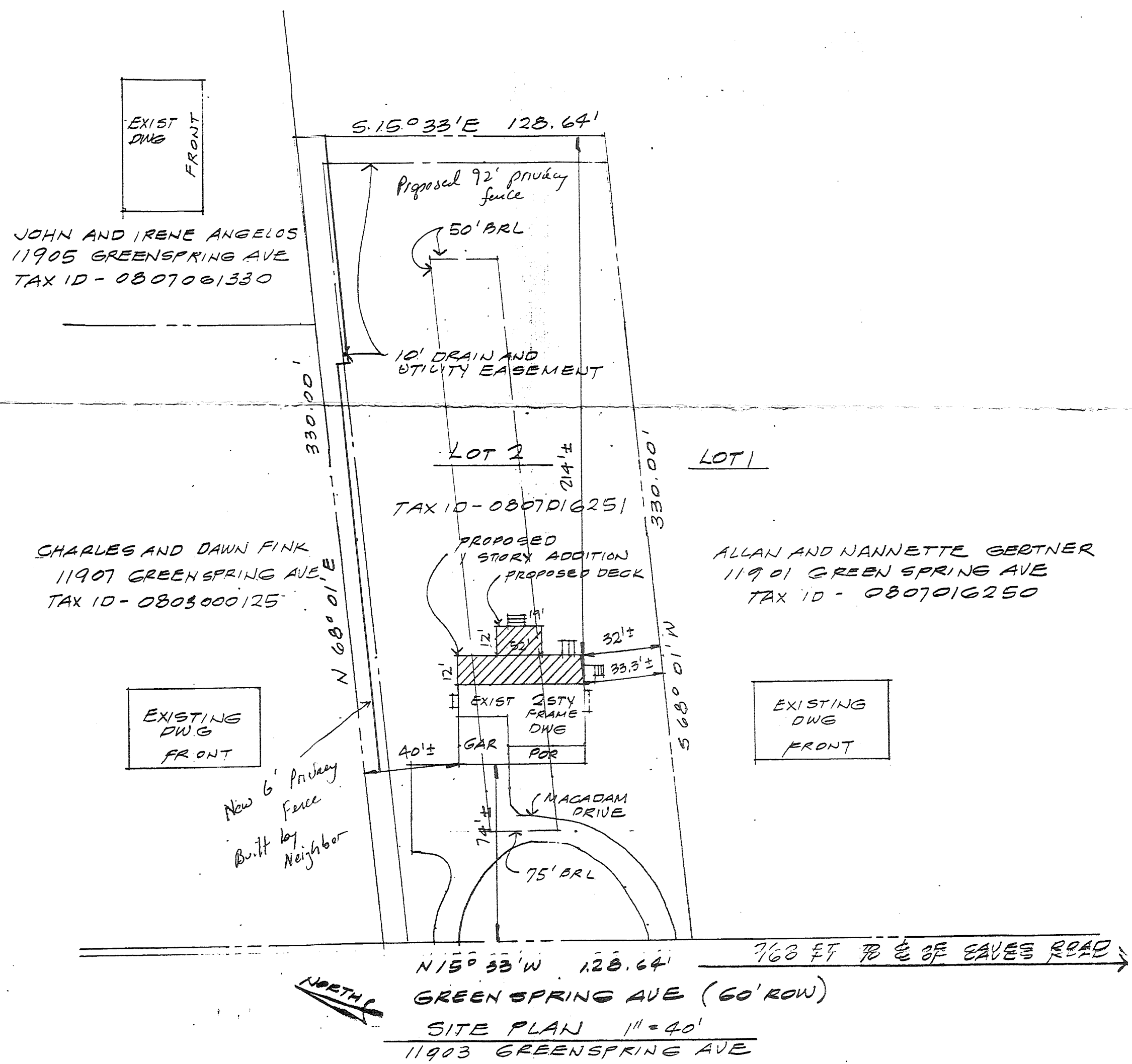


2011-0147-A

NEIGHBORS EXISTING FENCE LINE



2011-0147-A



LOCATION INFORMATION

ELECTION DISTRICT - 4
COUNCILMANIC DISTRICT - 2
ZONING - RC-5 (Vested R-40 1985 Zoning)
LOT SIZE - 128.64' x 330.00'

ACREAGE - .97 AC
SQUARE FEET - 42,451

UTILITIES:
PRIVATE SEPTIC SYSTEM
PRIVATE WELL

NOT IN CHESAPEAKE BAY CRITICAL AREA
100 YEAR FLOOD PLAIN - NO
HISTORIC PROPERTY - NO
PRIOR ZONING HEARING - NONE

PROPERTY ADDRESS:
11903 GREENSPRING AVE
SUBDIVISION:
THE OTT PROPERTY
PLAT BOOK R.R.G. # 29
FOLIO 96

ZONING OFFICE ONLY

REVIEWED BY	ITEM #	CASE
D.T.	0147	2011-0147-A

PLAN TO ACCOMPANY PETITION FOR Zoning Variance

OWNER
MR AND MRS JOHN BIDLACK
11903 GREENSPRING AVE
OWINGS MILLS, MD 21117

PREPARED BY = CLS

DATE: 7-18-10