

IN RE: PETITION FOR ADMIN. VARIANCE *
(11 Lynn Ridge Court)
6th Election District *
3rd Council District *
Richard and Pamela V. Gawrych *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0234-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Richard and Pamela V. Gawrych ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a shed (accessory structure) located in the front yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

It is to be noted that this administrative variance case closed on May 18, 2015 but was not received by OAH until June 17, 2015; the whereabouts of the case file between these dates is unknown.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 2, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-18-15

By DW

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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 Administrative Law Judge, 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.

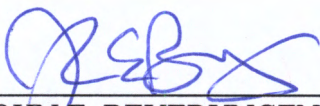
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of **June, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a shed (accessory structure) located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-18-15 2

By 192



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 11 LYNN RIDGE CT LINEBORD, MD 21102 Currently zoned RC2 & RC8
Deed Reference 06060 100237 10 Digit Tax Account # 1700000593
Owner(s) Printed Name(s) RICHARD & PAMELA GAWRYCH

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCZR To permit ashed (accessory structure) located in the front yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

RICHARD GAWRYCH / PAMELA GAWRYCH

Name #1 - Type or Print

Name #2 - Type or Print

Richard Gawrych Pamela Gawrych

Signature #1

Signature #2

11 LYNN RIDGE CT LINEBORD MD

Mailing Address

City

State

21102 / 410-374-0192 (H) / RPGOAKS@GMAIL.COM

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2015-0234-A

Filing Date

4/22/15

Estimated Posting Date

5/3/15

Reviewer

G. H.

Rev 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 11 LYNNRIDGE CT LINEBORO MD 21102
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

— We are retired and we want to be able to remain in our home for as long as possible. We are currently
— making some home improvements that will facilitate that goal. One of the improvements is a shed built that
— will allow us to access snow blowers from level ground. The layout of our lot is such that the existing shed
— has an incline leading to the driveway that when snowy or icy is difficult to navigate. This past winter we
— found getting the snow blower out of the existing shed and up the incline to our driveway to be very difficult.
— Our neighborhood lay out is not the conventional neighborhood layout with houses lining a street. Where
— we want to put the shed along the driveway is in the backyard view of three neighbors and the side front
— yard of the fourth neighbor. We have seven neighbors that abut our property four of whom would be able to
— see the shed. Three of these neighbors have no problem with our building a shed along the driveway. The
— fourth neighbor is "new" and has not moved in yet. We snow blow our long driveway and the panhandle
— along with our sidewalk and turnaround. The driveway and panhandle is approximately 1125 feet ±.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Richard Gawrych
Signature of Owner (Affiant)

RICHARD GAWRYCH
Name- Print or Type

Pamela Gawrych
Signature of Owner (Affiant)

PAMELA GAWRYCH
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

PA York
STATE OF ~~MARYLAND~~, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 16th day of April, 2015, before me a Notary of Pennsylvania, in
and for the County aforesaid, personally appeared:

Print name(s) here: RICHARD GAWRYCH & PAMELA GAWRYCH

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

AS WITNESS my hand and Notaries Seal

Renee J Edwards
Notary Public
Jul 9, 2018
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
RENEE J EDWARDS
Notary Public

SHREWSBURY TWP, YORK CNTY
My Commission Expires Jul 9, 2018

REV. 5/8/2014

Richard and Pamela Gawrych
11 Lynn Ridge Court
Lineboro, MD 21102

THE ZONING HEARING PROPERTY DESCRIPTION:

Part A

ZONING PROPERTY DESCRIPTION FOR 11 Lynn Ridge Ct. Beginning at a point on the south side of Lynn Ridge Court which is 50' (R/W) wide at the distance of 1300'($\pm$) southeast of the centerline of the nearest improved intersecting street Gunpowder Rd. which is 50' (R/W) wide.

Part B

Being Lot # 20, Section #1 in the subdivision of Walkers Run as recorded in Baltimore County Plat #38, Folio #58, containing 2.93 acres. Located in the 6th Election District and 3rd Council District.

2015-0234-1A

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

No. 121452

Date: 4/22/15

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/23/2015 4/22/2015 14:07:36

REG WS05 WALKIN RDOS LRO
 RECEIPT # 792328 4/22/2015

Dept 5 528 ZONING VERIFICATION
 CR NO. 121452

Recpt Tot 975.00
 975.00 CK 9.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	706	0000		0050				75.00

Total: 75.00

Rec From: Richard Gawrych

For: 11 Lynn Bridge Ridge CT

2015 0234 A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0234 -A

Address 11 Lynn Ridge CT 21102

Contact Person: Gary Huik
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/22/15

Posting Date: 5/3/15

Closing Date: 5/18/15

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 2015- 0234 -A Address 11 Lynn Ridge CT 21102

Petitioner's Name Richard & Pamela Gawrych Telephone _____

Posting Date: 5/3/15 Closing Date: 5/18/15

Wording for Sign: To Permit a propose shed (accessory structure)
to be located in the front yard in lieu of the
required rear yard.

Revised 7/18/14

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 6, 2015

Re:

Zoning Case No. 2015-0234-A

Petitioner / Owner: Gawrych

Date of Closing: May 18, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **4 Lynn Ridge Court**.

The sign(s) were posted on **May 2, 2015**.

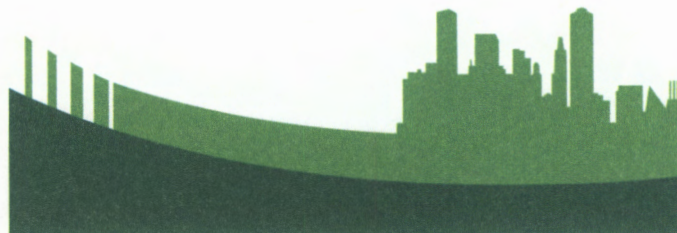
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE CASE NO. 2015-0234-A

11 LYNN RIDGE COURT

**REQUEST: TO PERMIT A PROPOSED
SHED (ACCESSORY STRUCTURE) TO
BE LOCATED IN THE FRONT YARD IN
LIEU OF THE REQUIRED REAR YARD.**

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 MAY 18, 2015.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-687-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE
CASE NO. 2015-0234-A
11 LYNN RIDGE COURT

**REQUEST: TO PERMIT A PROPOSED
SHED (ACCESSORY STRUCTURE) TO
BE LOCATED IN THE FRONT YARD IN
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PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
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THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE MAY 18, 2015.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-687-3391

MEMORANDUM

DATE: July 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0234-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment5-6

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

A-30

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

3-21

ADJACENT PROPERTY OWNERS (2)

Danielle Davis
Linda Trester} Supports

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 5-2-15by Joak

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Registration			
Account Identifier:		District - 06 Account Number - 1700000593					
Owner Information							
Owner Name:		GAWRYCH RICHARD GAWRYCH PAMELA V		Use:		RESIDENTIAL YES	
Mailing Address:		11 LYNN RIDGE CT LINEBORO MD 21102-2418		Principal Residence:		/06060/ 00237	
Location & Structure Information							
Premises Address:		11 LYNN RIDGE CT 0-0000		Legal Description:		2.934 AC SS LYNN RIDGE CT WALKERS RUN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:
0001	0021	0012		0000	1		20
Assessment Year:				2014			
Special Tax Areas:				Town: NONE			
Ad Valorem:				Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area	
1979		1,596 SF				2.9300 AC	
County Use						04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation	
1 1/2	YES	STANDARD UNIT	SIDING	2 full			
Value Information							
Base Value		Value		Phase-in Assessments			
		As of		As of		As of	
		01/01/2014		07/01/2014		07/01/2015	
Land:		113,300		102,000			
Improvements		168,300		152,700			
Total:		281,600		254,700		254,700	
Preferential Land:		0				0	
Transfer Information							
Seller: WILLIAM F WEIDMA N CONSTRUCTION CO				Date: 08/09/1979		Price: \$71,900	
Type: ARMS LENGTH IMPROVED				Deed1: /06060/ 00237		Deed2:	
Seller:				Date:		Price:	
Type:				Deed1:		Deed2:	
Seller:				Date:		Price:	
Type:				Deed1:		Deed2:	
Exemption Information							
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015	
County:		000		0.00			
State:		000		0.00			
Municipal:		000		0.00 0.00		0.00 0.00	
Tax Exempt:				Special Tax Recapture:			
Exempt Class:				NONE			
Homestead Application Information							
Homestead Application Status: Approved 04/30/2008							

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

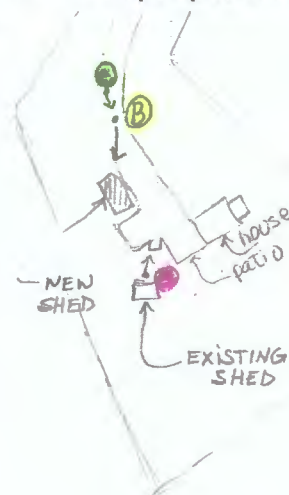
2015-0234-A

Richard and Pamela Gawrych
11 Lynn Ridge Court
Lineboro, MD 21102

1



This is a view from the existing shed in the side yard. The slope up to the driveway is steep.



This is standing in the driveway facing the turnaround. The house is on the left. This is the place we would like to place a shed. It is just about level with the driveway.

B

2015 0234-A

Richard and Pamela Gawrych
11 Lynn Ridge Court
Lineboro, MD 21102

2



This is a view of the driveway approaching our house. The placement of the shed would be on the left side of the driveway about 10 – 12 feet from the turnaround.

2015-0234-A



Rich Pam Gawrych <rpgoaks@gmail.com>

Re: Question about a shed

1 message

Danielle Davis <daniellem3@gmail.com>

Sat, Mar 21, 2015 at 12:03 PM

To: rich and pam gawrych <rpgoaks@gmail.com>

Cc: linda mester <lgm1118@yahoo.com>

No issues here!! House is looking great! You guys are full of surprises:)

Sent from my iPhone

On Mar 21, 2015, at 11:28 AM, rich and pam gawrych <rpgoaks@gmail.com> wrote:

Hello to you all,

We are thinking about putting up another shed along our driveway near our turn around. We would have to file for a zoning variance because it will be in the front of our house. But before we even begin the procedure, we wanted to know if anyone has an objection to the project.

I don't see it impacting anyone negatively and it would afford some privacy to Linda and Mike. The shed would be siding with a shingle roof and no rear windows. The door would open out to our driveway. Rich wants to be able to store the snowblower closer to the driveway.

Please let me know your thoughts.

Happy Spring,
Rich and Pam

2015-0234-a.



Rich Pam Gawrych <rpgoaks@gmail.com>

Re: Question about a shed

1 message

lgm1118@yahoo.com <lgm1118@yahoo.com>

Sat, Mar 21, 2015 at 12:42 PM

To: rich and pam gawrych <rpgoaks@gmail.com>

Cc: Danielle Davis <daniellemd3@gmail.com>

Go for it.

Linda Mester

Sent from my iPhone

On Mar 21, 2015, at 11:28 AM, rich and pam gawrych <rpgoaks@gmail.com> wrote:

Hello to you all,

We are thinking about putting up another shed along our driveway near our turn around. We would have to file for a zoning variance because it will be in the front of our house. But before we even begin the procedure, we wanted to know if anyone has an objection to the project.

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Please let me know your thoughts.

Happy Spring,
Rich and Pam

2015-0234-A



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 17, 2015

Richard & Pamela Gawrych
11 Lynn Ridge Court
Lineboro MD 21102

RE: Case Number: 2015-0234 A, Address: 11 Lynn Ridge Court

Dear Mr. & Ms. Gawrych:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 22, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 4/30/15

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

RE: Baltimore County
Item No 2015-0234-A
Administrative Variance
Richard & Pamela Gworych
11 Lynn Ridge Court.

Dear Ms. Lewis:

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. 2015-0234-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For May 4, 2015
Item No. 2015-0232, 0233 and 0234

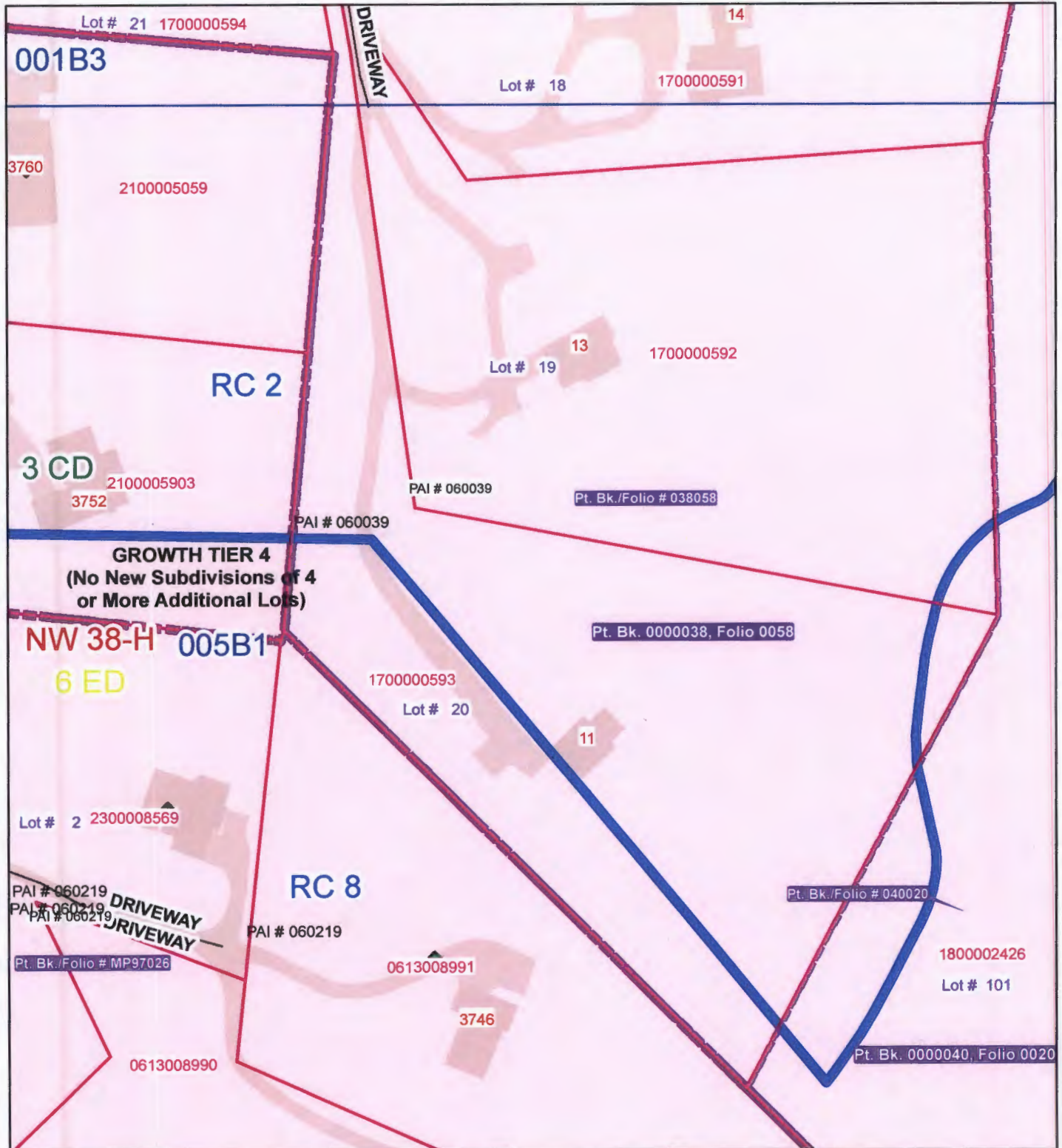
DATE: May 6, 2015

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05042015.doc

11 Lynn Ridge Court



Publication Date: 4/14/2015



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

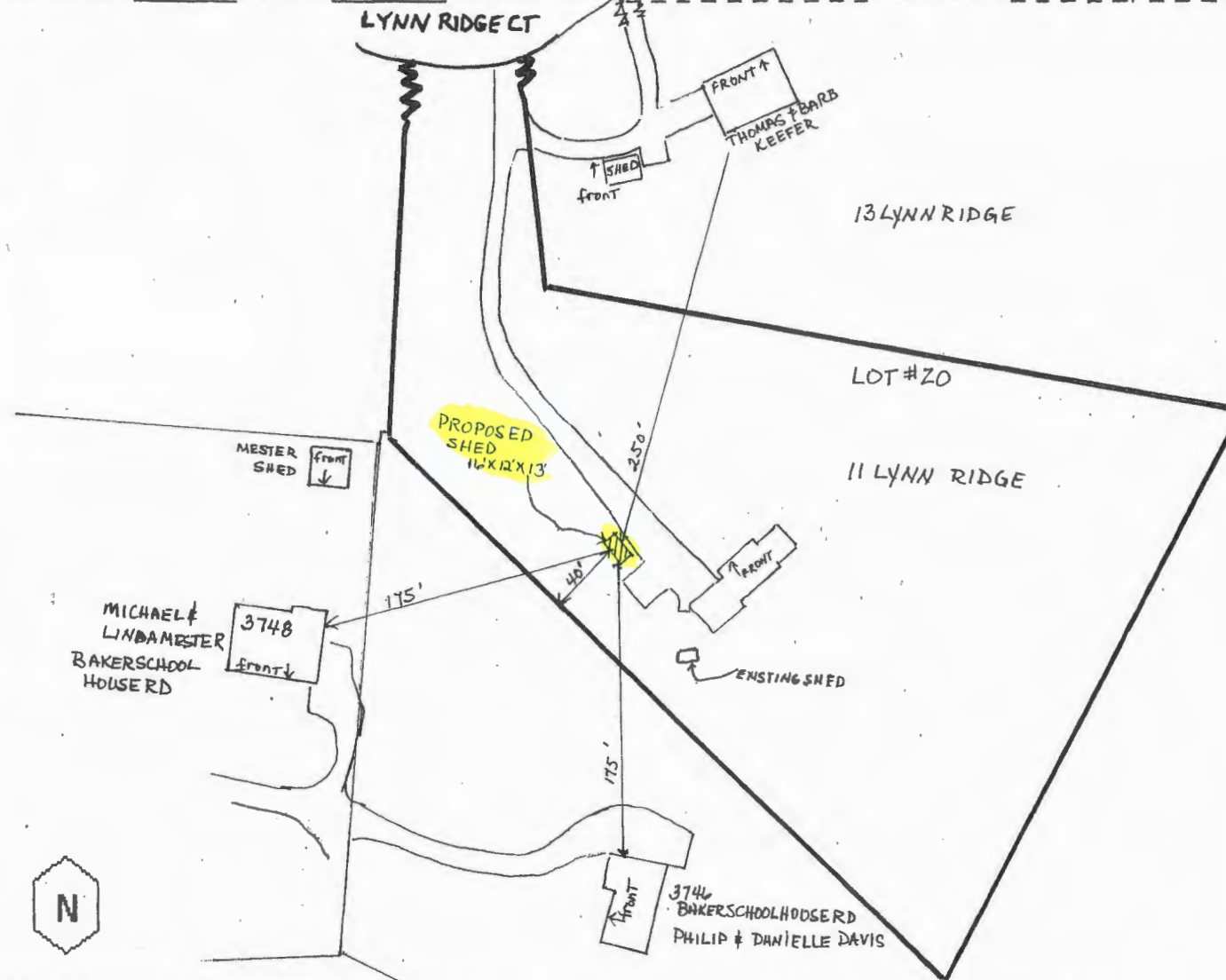
2015 - 0234 A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 11 LYNN RIDGE CT OWNER(S) NAME(S) RICHARD & PAMELA GAWRYCH

SUBDIVISION NAME WALKERS RUN LOT # 20 BLOCK # - SECTION # 1

PLAT BOOK # 38 FOLIO # 58 10 DIGIT TAX # 1700000593 DEED REF. # 06060100337

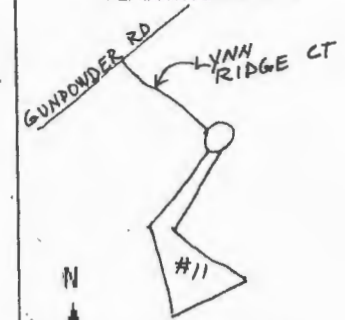


PLAN DRAWN BY PAMELA GAWRYCH

DATE 04-15-2015 SCALE: 1 INCH = 100 FEET

2015-0234-A

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 0001

SITE ZONED RC2 & RCB

ELECTION DISTRICT 6

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.93 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

VIOLATION CASE INFO: