

IN RE: PETITION FOR ADMIN. VARIANCE *
(7511 North Point Road)
15th Election District
7th Council District
Robert Crusse, Jr.
Petitioner

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0288-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Robert Crusse, Jr. (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit an accessory building (garage) with a height of 20 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 6, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 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

ORDER RECEIVED FOR FILING

Date 5-30-17

By [Signature]

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 § 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the accessory building (garage) height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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, this 30th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory building (garage) with a height of 20 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the accessory building (garage) into a dwelling unit or apartment. The accessory building (garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory building (garage) shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 5-30-17

By lw

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 5-30-17

By EW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 30, 2017

Robert Crusse, Jr.
7511 North Point Road
Baltimore, MD 21219

RE: Petition for Administrative Variance
Case No. 2017-0288-A
Property: 7511 North Point Road

Dear Petitioner:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: David Billingsley, 601 Charwood Ct., Edgewood, MD 21040



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 7511 NORTH POINT ROAD Currently zoned DR5.5
 Deed Reference 38279/36 10 Digit Tax Account # 1501000121
 Owner(s) Printed Name(s) ROBERT CRUSSE, JR

(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)

400.3 TO PERMIT AN ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET

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):

ROBERT CRUSSE JR.

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

7511 NORTH POINT RD. BALTO, MD

Mailing Address

City

State

21219 (443-271-6085)

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:

DAVID BILLINGSLEY

Name – Type or Print

Signature

601 SHARWOOD ST. EDGEWOOD, MD

Mailing Address

City

State

21040 (410)679-8719

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 5 day of May, 2017 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0288-A

Filing Date 4/25/2017

Estimated Posting Date 5/7/17

Reviewer M

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: 7511 NORTH POINT RD. BALTO. MD. 21219
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)

I wish to construct a garage in the rear yard of my residence. I would like the garage door to be

12 feet high with the bottom of the roof trusses at 14 feet placing the peak of the roof at 20

feet. This will allow me to work on my boat and truck inside the garage.

The garage will be sided to match the existing dwelling and will not be used for additional living

quarters or commercial use.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

ROBERT CRUSSE, JR
Name- Print or Type

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

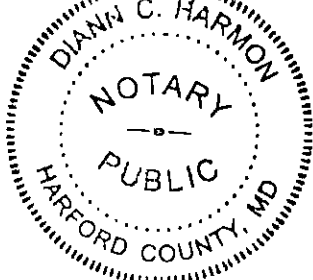
HARFORD
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ROBERT CRUSSE, JR.

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

REV. 5/5/2016

2017-0288-A

ZONING DESCRIPTION

7511 NORTH POINT ROAD

Beginning for the same at a point on the southwest side of North Point Road (40 feet wide) said point being distant 242 feet southeasterly from its intersection with the center of Lodge Farm Road, thence being all of Lot 404 as shown on the plat entitled Lodge Forest recorded among the Baltimore County plat records in Plat Book 10 Folio 76.

Containing 10,000 square feet or 0.230 acre of land, more or less.

Being known as 7511 North Point Road. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

2017-0788-A

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

NO 153046

Date: 4/25/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: 75.00

Rec From: CENTRAL DRAFTING & DESIGN

For: 2017. 0288-A

2017-0288-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME BRN
4/25/2017 4/25/2017 09:54:14 2
REG W502 WALKIN JEE
>>RECEIPT # 007753 4/25/2017 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO. 153046
Recpt Tot \$75.00
\$175.00 CK \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

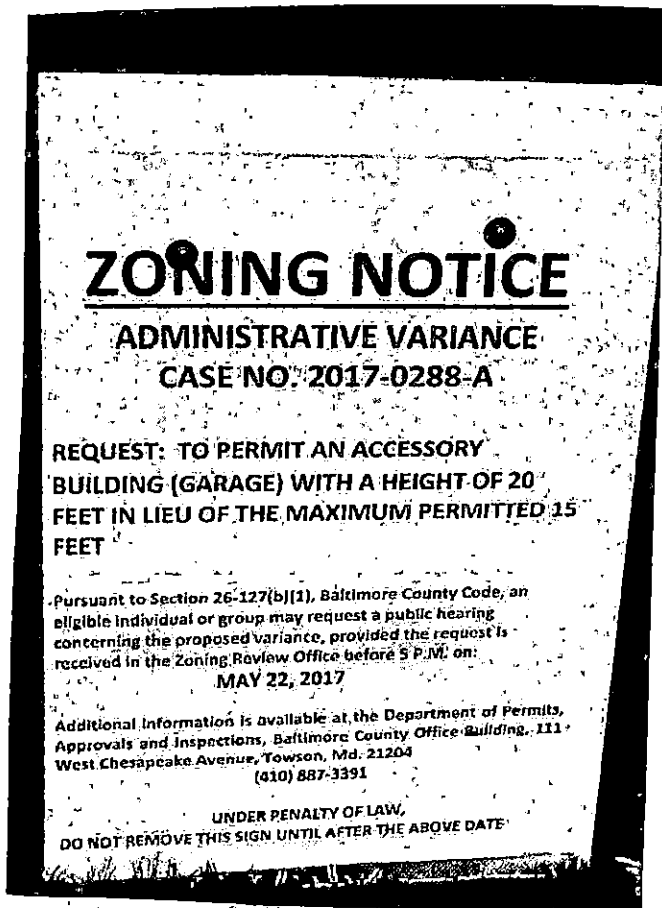
CERTIFICATE OF POSTING

Date: MAY 6, 2017

RE: Project Name: 7511 NORTH POINT ROAD
Case Number /PAI Number: 2017-0288-A
Petitioner/Developer: ROBERT CRUSSE, JR
Date of Hearing/Closing: MAY 22, 2017

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 7511 NORTH POINT ROAD

The sign(s) were posted on MAY 6, 2017
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017 0288 -A Address 7511 North Point Road
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/25/17 Posting Date: 5/7/17 Closing Date: 5/22/17

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 2017 0288 -A Address 7511 North Point Rd
Petitioner's Name Robert Crusse Jr Telephone 443-271-6085
Posting Date: 5/7/17 Closing Date: 5/22/17
Wording for Sign: To Permit AN Accessory building (garage) with a height of 20 feet in lieu of the permitted 15 feet maximum.

Revised 7/9/15



KEVIN KAMENETZ
County Executive

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

May 23, 2017

Robert Crusse Jr.
7511 Northpoint Road
Baltimore MD 21219

RE: Case Number: 2017-0288 A, 7511 North Point Road

Dear Ms. Cunningham:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 24, 2017. 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, reading "W. Carl Richards, Jr.", is written over a circular stamp that partially obscures the signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

Date: 5/1/17

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

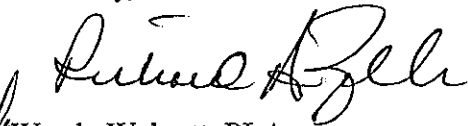
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0288-A.

*Administrative Variance
Robert Crusse Jr.
4511 North Point Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

DATE: May 12, 2017

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2017
Item No. 2017-0161, 0279, 0287, 0288 and 0290

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC05082017.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0288-A
Address 7511 North Point Road
(Crusse, Jr. Property)

Zoning Advisory Committee Meeting of **May 8, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 5-4-2017

M E M O R A N D U M

DATE: June 30, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0288-A- Appeal Period Expired

The appeal period for the above-referenced case expired on June 29, 2017. 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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1507000121			
Owner Information					
Owner Name:	CRUSSE ROBERT JR		Use:	RESIDENTIAL	
Mailing Address:	7511 NORTH POINT RD BALTIMORE MD 21219-1411		Principal Residence:	YES	
			Deed Reference:	/38279/ 00036	
Location & Structure Information					
Premises Address:		7511 NORTH POINT RD 0-0000		Legal Description:	
LODGE FOREST					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0017	0098		0000	
					Block:
					405
					Lot:
					2015
					Assessment Year:
					Plat No:
					0010/
					Plat Ref:
					0076
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1927		2,208 SF			
				Property Land Area	
				10,000 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2015	07/01/2016	
				As of	
				07/01/2017	
Land:		74,500	74,500		
Improvements		123,000	134,300		
Total:		197,500	208,800	205,033	208,800
Preferential Land:		0			0
Transfer Information					
Seller: CRUSSE ROBERT JR		Date: 11/16/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /38279/ 00036		Deed2:	
Seller: CRUSSE ROBERT, JR		Date: 03/19/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19756/ 00091		Deed2:	
Seller: CRUSSE ROBERT, JR		Date: 08/15/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /18590/ 00497		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2016	07/01/2017
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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

History for
2017-0288A

IN RE: PETITION FOR VARIANCE

W side of North Point Road
15th Election District
7th Councilmanic District
(7509 and 7511 North Point Road)

Stacy and Robert Crusse Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

CASE NO. 06-423-A
06-424-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Robert Crusse Jr. and Stacy Crusse. The Petitioners are requesting variance relief for property located at 7509 and 7511 North Point Road, in the Sparrows Point section of the County.

In case no. 06-423-A (7511 North Point Road) the Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a lot width of 50 feet in lieu of the required 55 feet and a side yard setback for an existing house of 8.7 feet in lieu of the required 10 feet. In case no. 06-424-A (7509 North Point Road) the Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a lot width of 50 feet in lieu of the required 55 feet.

The property was posted with Notice of Hearing on March 27, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 23, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated March 16, 2006, a copy of which is included in the file of this case.

Interested Persons

Appearing at the hearing on behalf of the variance request was Robert Crusse, Jr., Petitioner and Rick Richardson, professional engineer who prepared the Plat to Accompany. No protestants or citizens appeared at the hearing. People’s Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

2017-0288-A



Publication Date: 4/25/2017



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet



A



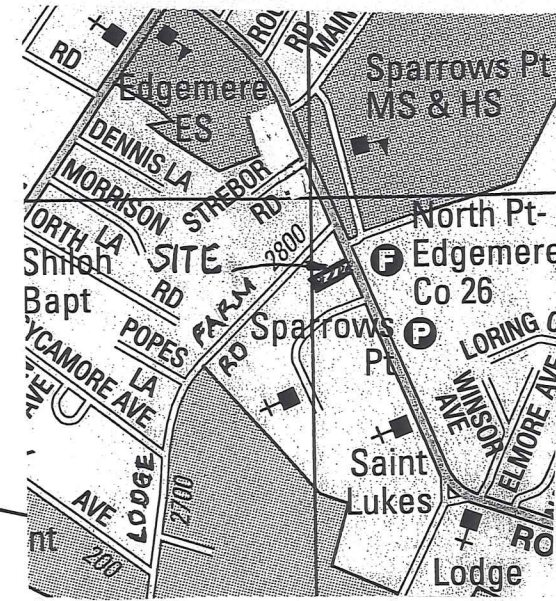
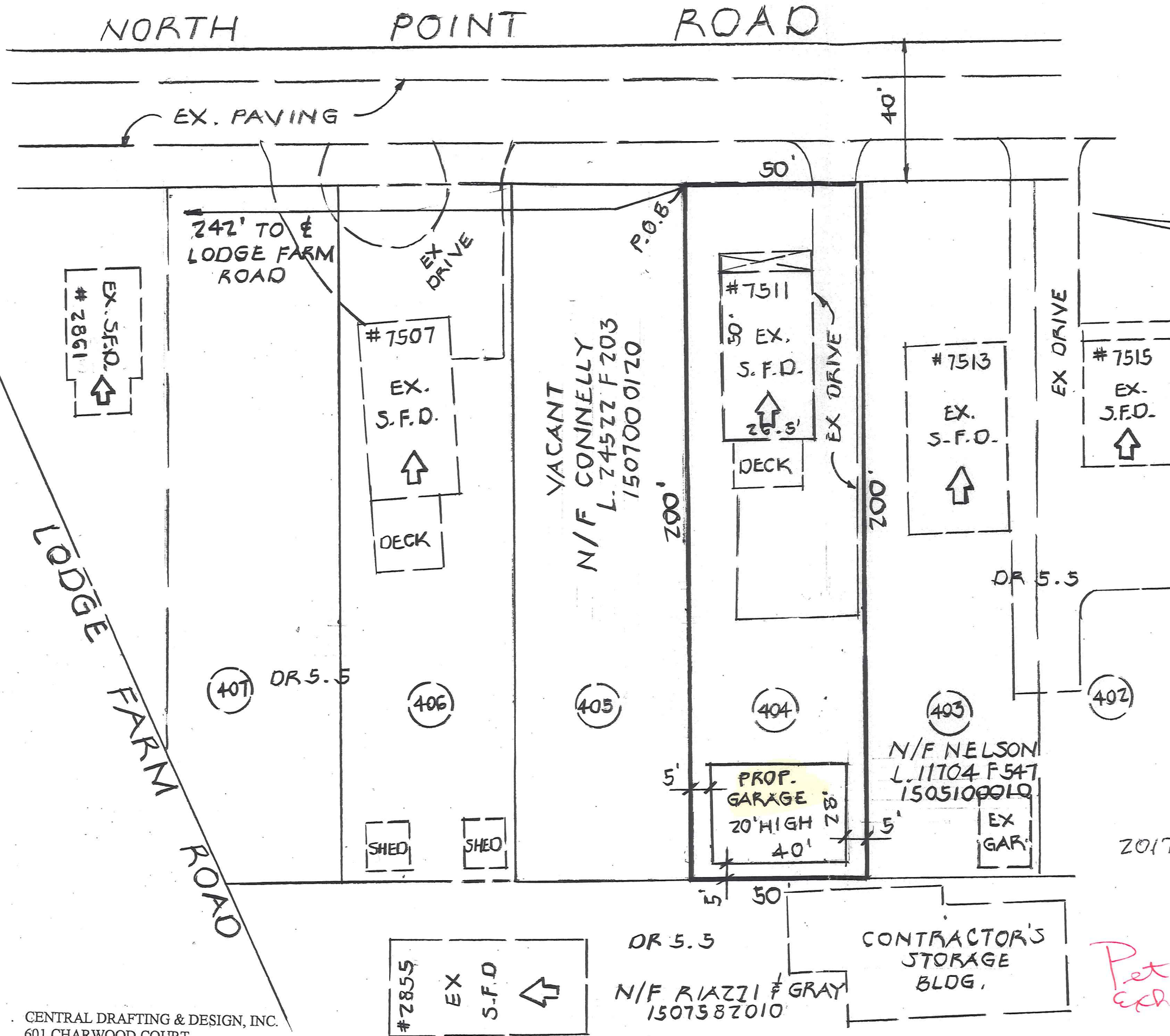
B



U



D



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP 111C2)
2. AREA.....10,000 S.F. = 0.230 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN 100 YEAR FLOOD ZONE OR CBCA
5. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST.
6. PREVIOUS ZONING HISTORY: CASE NO. 2006-0423-A GRANTING A SIDE YARD OF 8.7 FEET AND A LOT WIDTH OF 50 FEET

OWNER

ROBERT CRUSSE, JR.
7511 NORTH POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.38279 F.36
ACCT NO. 1507000121

2017-0288-A

Pet. Exh. 1

PLAT TO ACCOMPANY REQUEST FOR ADMINISTRATIVE VARIANCE

7511 NORTH POINT ROAD
LOT 404 LODGE FOREST P.B. 10 F. 76
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET MARCH 4, 2017