

M E M O R A N D U M

DATE: September 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0010-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 10, 2018. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(602 Goucher Avenue)
8th Election District *
3rd Council District *
Melissa Le Roux (Peterson) *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0010-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 subject property, Melissa Le Roux (Peterson) [“Petitioner”]. The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a garage in the side yard of an existing single family dwelling in lieu of the third of the year yard that is farthest removed from the side street. 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 July 20, 2018, 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 (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 8-10-18

By WJ

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

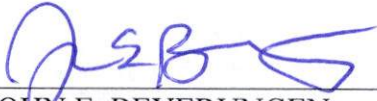
THEREFORE, IT IS ORDERED, this 10th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a garage in the side yard of an existing single family dwelling in lieu of the third of the year yard that is farthest removed from the side street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 her 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.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 8-10-18
By [Signature]



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 602 Goucher Ave, Lutherville Timonium 21286 Currently zoned DR5.5

Deed Reference 26223 / 60482

10 Digit Tax Account # 0802086750

Owner(s) Printed Name(s) _____

(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. ADMINISTRATIVE VARIANCE from Section(s)

Section 400.1

To permit a garage in the side yard of an existing single family dwelling in lieu of the third of the rear yard that is farthest removed from the side street.

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):

Melissa Le Roux /
Name #1 – Type or Print Name #2 – Type or Print

[Signature] /
Signature #1 Signature #2

602 Goucher Ave. Lutherville MD
Mailing Address City State

21095 / 443-721-0964 / missou@hotmail.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:

Larry D. Lundberg
Name – Type or Print

[Signature]
Signature

7317 Pan Ridge Rd Parkville MD
Mailing Address City State

21234 / 443-250-1309 / legoslarry@yahoo.com
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 2019-0010-A Filing Date 7/10/2018 Estimated Posting Date 7/22/18 Reviewer [Signature]

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 602 Goucher Ave Latherville Timonium, MD 21286
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)

If the garage were placed in the rear yard this would require that the driveway go through the play yard of two small children. A dangerous situation, therefore it needs to be sited as shown in the side yard near the street with a short driveway not where the children play

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

[Signature]
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

Melissa Le Roux
Name- Print or Type

[Signature]
Name- Print or Type

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

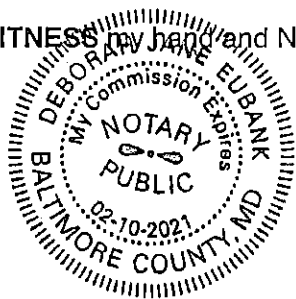
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of June, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Deborah Eubank / Melissa Le Roux

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

AS WITNESS my hand and Notaries Seal



Deborah Jane Eubank
Notary Public
2-10-2021
My Commission Expires

Zoning property description for 602 Goucher Ave, Lutherville Timonium, MD 21286.

Beginning at a point on the NE side of Goucher Ave which is 40 feet wide at a distance of 20 feet NW of the centerline of Greenspring Dr which is 40 feet wide thence 71 feet NW thence 120 feet NE thence 58 feet SE thence 117 feet SW.

Being Lots 1 and 2 in the subdivision of "Luther Villa Plat1" in Baltimore County Plat Book #7 Folio #128 containing 11,845 square feet. Located in the 8th Election District and 3rd Council District.

2019-0010-A

CERTIFICATE OF POSTING

Date: JULY 20, 2018

RE: Project Name: 602 GOUCHER AVE # 1
Case Number /PAI Number: 2019-0010-A
Petitioner/Developer: PATTERSON
Date of Hearing/Closing: AUGUST 6, 2018

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 602 GOUCHER AVE

The sign(s) were posted on JULY 20, 2018

(Month, Day, Year)

Jul 20, 2018 9:41:43 AM
Lutherville-Timonium

ZONING NOTICE ADMINISTRATIVE VARIANCE

602 GOUCHER AVENUE
CASE NO. 2019-0010-A

REQUEST: TO PERMIT A GARAGE IN THE SIDE
YARD OF AN EXISTING SINGLE FAMILY
DWELLING IN LIEU OF THE THIRD OF THE REAR
YARD THAT IS FARTHEST REMOVED FROM THE
SIDE STREET

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 the request is
received in the Zoning Review Office before 3 P.M. on
AUGUST 6, 2018

Additional information is available at the Department of Permits,
Approvals and Inspections, Baltimore County Office Building, 214
West Chesapeake Avenue, Towson, Md. 21204
(410) 687-2592

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL
AFTER THE ABOVE DATE

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)

CERTIFICATE OF POSTING

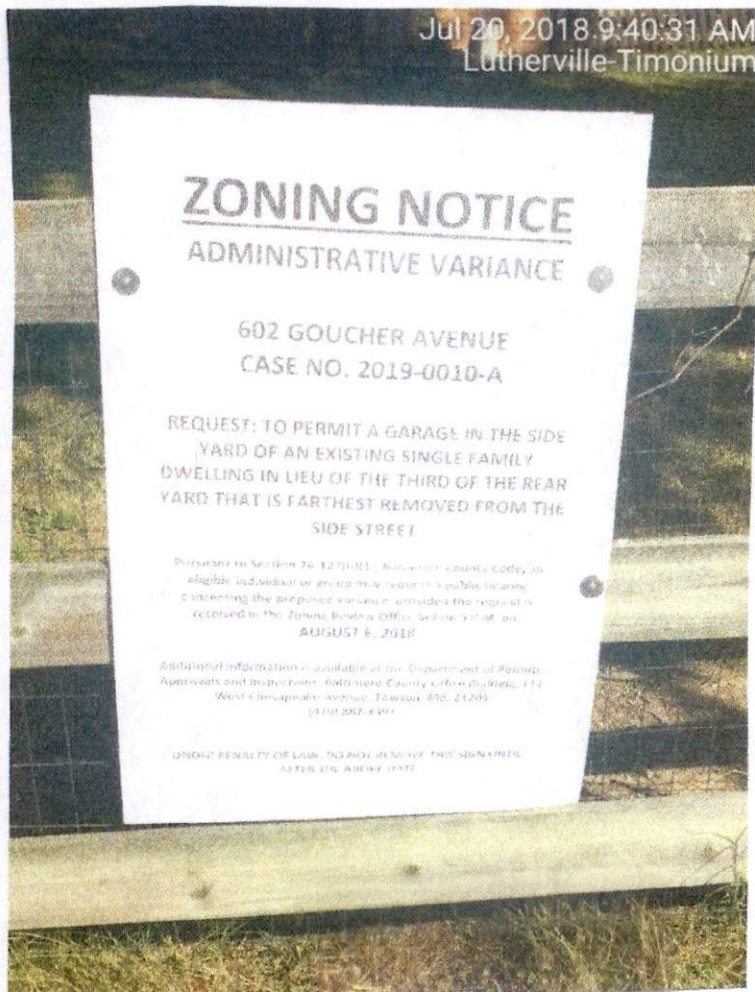
Date: JULY 20, 2018

RE: Project Name: 602 GOUCHER AVE # 2
Case Number /PAI Number: 2019-0010-A
Petitioner/Developer: PATTERSON
Date of Hearing/Closing: AUGUST 6, 2018

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 602 GOUCHER AVE

The sign(s) were posted on JULY 20, 2018

(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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0010 -A Address 602 Goucher Avenue
Contact Person: HENDRI W. SILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/10/18 Posting Date: 7/22/18 Closing Date: 8/6/18

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0010 -A Address 602 Goucher Avenue
Petitioner's Name Melissa Patterson Telephone 443-721-0964
Posting Date: 7/22/18 Closing Date: 8/6/18
Wording for Sign:

To permit a garage in the side yard of an existing single family dwelling in lieu of
the third of the rear yard that is farthest removed from the side street.

Revised 6/28/2018

Date: 7/10/18

BUSINESS ACTUAL TIME DRW
7/11/2018 7/10/2018 09:51:01 1

0501 WALKIN LJR
ECETPT # 753845 7/10/2013 OFCN

528 ZONING VERIFICATION

NO. 27172

Recpt tot \$75.00
 \$75.00 - 04 1.00 04
 Baltimore County, Maryland

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

Total: 75.00

Rec From: Larry R. Lundberg

For: 667 Goucher Avenue

2017-0010-A

DISTRIBUTION

WHITE CASHIER

PINK=AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

August 7, 2018

Melissa Le Roux
602 Goucher Avenue
Lutherville MD 21093

RE: Case Number: 2019-0010 A, Address: 602 Goucher Avenue

Dear Ms. LeRoux:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 10, 2018. 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 horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Larry R Lundberg, 9319 Pan Ridge Road, Parkville MD 21234

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0010-A
Address 602 Goucher Avenue
(Roux Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

OFFICE OF
ADMINISTRATIVE HEARINGS

Date: 7/16/18

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

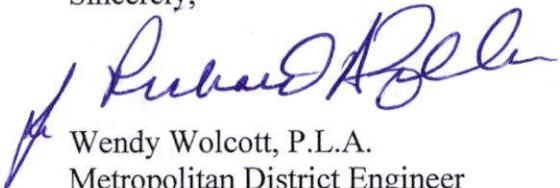
Dear Ms. Lewis:

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. 2019-0010-A-

*Administrative Variance
Melissa LeRoux
602 Goucher Avenue*

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0010-A
Address 602 Goucher Avenue
(Roux Property)

Zoning Advisory Committee Meeting of **July 23, 2018.**

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-2-18</u>	by <u>Billingley</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 0802086750			
Owner Information					
Owner Name:		PETERSON MELISSA		Use: RESIDENTIAL	
Mailing Address:		602 GOUCHER AVE LUTHERVILLE TIMONIUM MD 21093-5007		Principal Residence: YES Deed Reference: /26223/ 00482	
Location & Structure Information					
Premises Address:		602 GOUCHER AVE 0-0000		Legal Description: LTS 1,2 602 GOUCHER AVE LUTHER VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0060	0017	0568		0000	M 1 2017 Plat Ref: 0007/0128
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1948		1,632 SF		Property Land Area 11,845 SF County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	NO	STANDARD UNIT	FRAME	2 full/ 2 half	1 Carport
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2017		As of 07/01/2017 As of 07/01/2018	
Land:		122,900		122,900	
Improvements		126,200		137,100	
Total:		249,100		260,000 252,733 256,367	
Preferential Land:		0		0	
Transfer Information					
Seller: MOEHNKE PERRY S		Date: 10/01/2007		Price: \$367,000	
Type: ARMS LENGTH IMPROVED		Deed1: /26223/ 00482		Deed2:	
Seller: MELITO THOMAS J		Date: 03/12/2003		Price: \$217,000	
Type: ARMS LENGTH IMPROVED		Deed1: /17665/ 00277		Deed2:	
Seller: ROUSE THOMAS J		Date: 04/24/1996		Price: \$138,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11549/ 00004		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2017 07/01/2018	
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:**

ZAC AGENDA

Case Number: 2019-0010-A **Reviewer:** Leonard Wasilewski

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Melissa Le Roux

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 602 GOUCHER AVE

Location: NE/S of Goucher Avenue at the NW corner of Greenspring Drive

Existing Zoning: DR 5.5

Area: 11845 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a garage in the side yard of an existing single family dwelling in lieu of the third of the year yard that is farthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

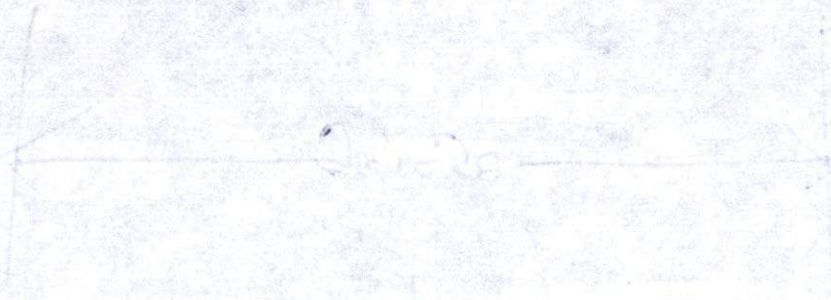
Violation Cases: None

Closing Date: 08/06/2018

Miscellaneous Notes:



Coz Goucher Ave
Side View





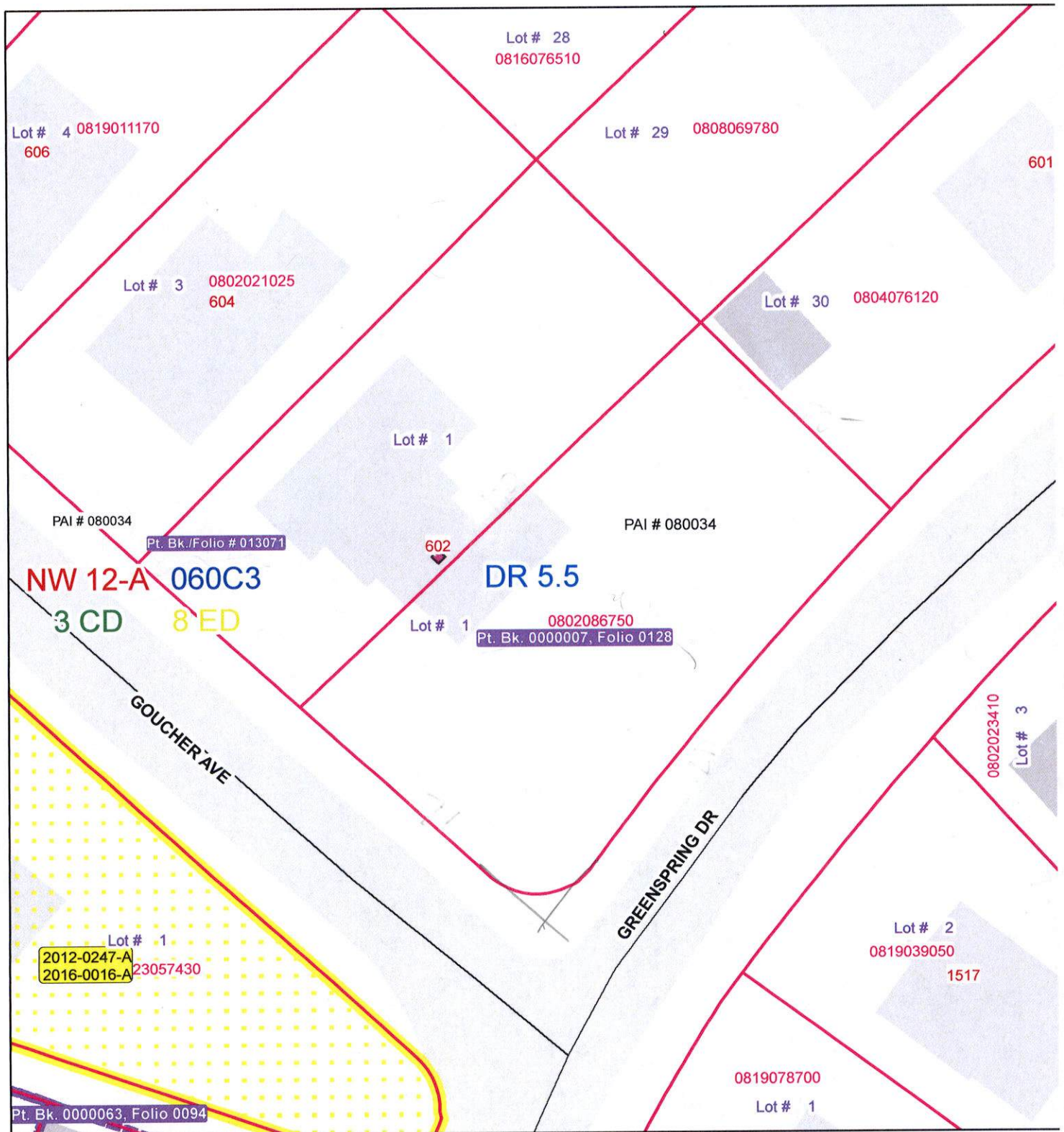
602 Goucher Ave

Front view



602 Goucher Ave

602 Goucher Avenue



Publication Date: 6/13/2018



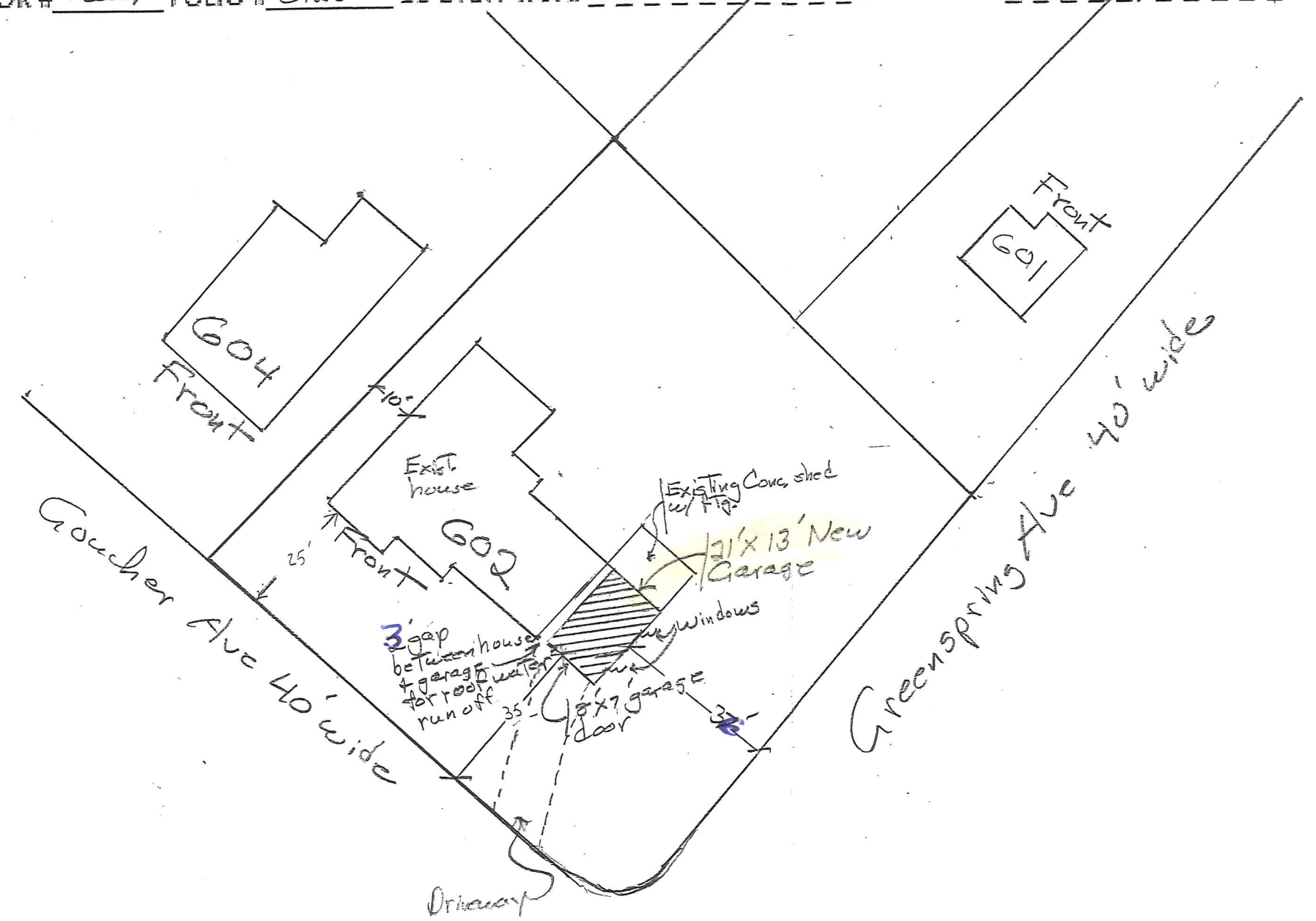
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

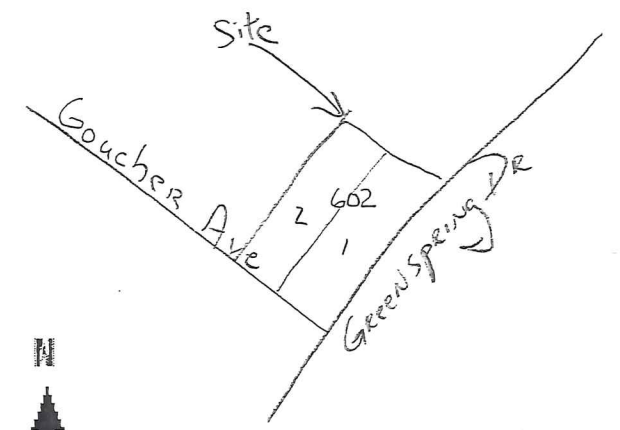
1 inch = 30 feet

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 602 Goucher Ave OWNER(S) NAME(S) Melissa Peterson
Lutherville Timonium MD 21093-5007
SUBDIVISION NAME Luther Villa Plat 1 LOT # 1+2 BLOCK # _____ SECTION # M
PLAT BOOK # 0007 FOLIO # 0128 10 DIGIT TAX # 0802086750 DEED REF. # 26223/00482



PLAN DRAWN BY Larry Lundberg DATE June 16, 18 SCALE: 1 INCH = 30 FEET
2019-0010-A

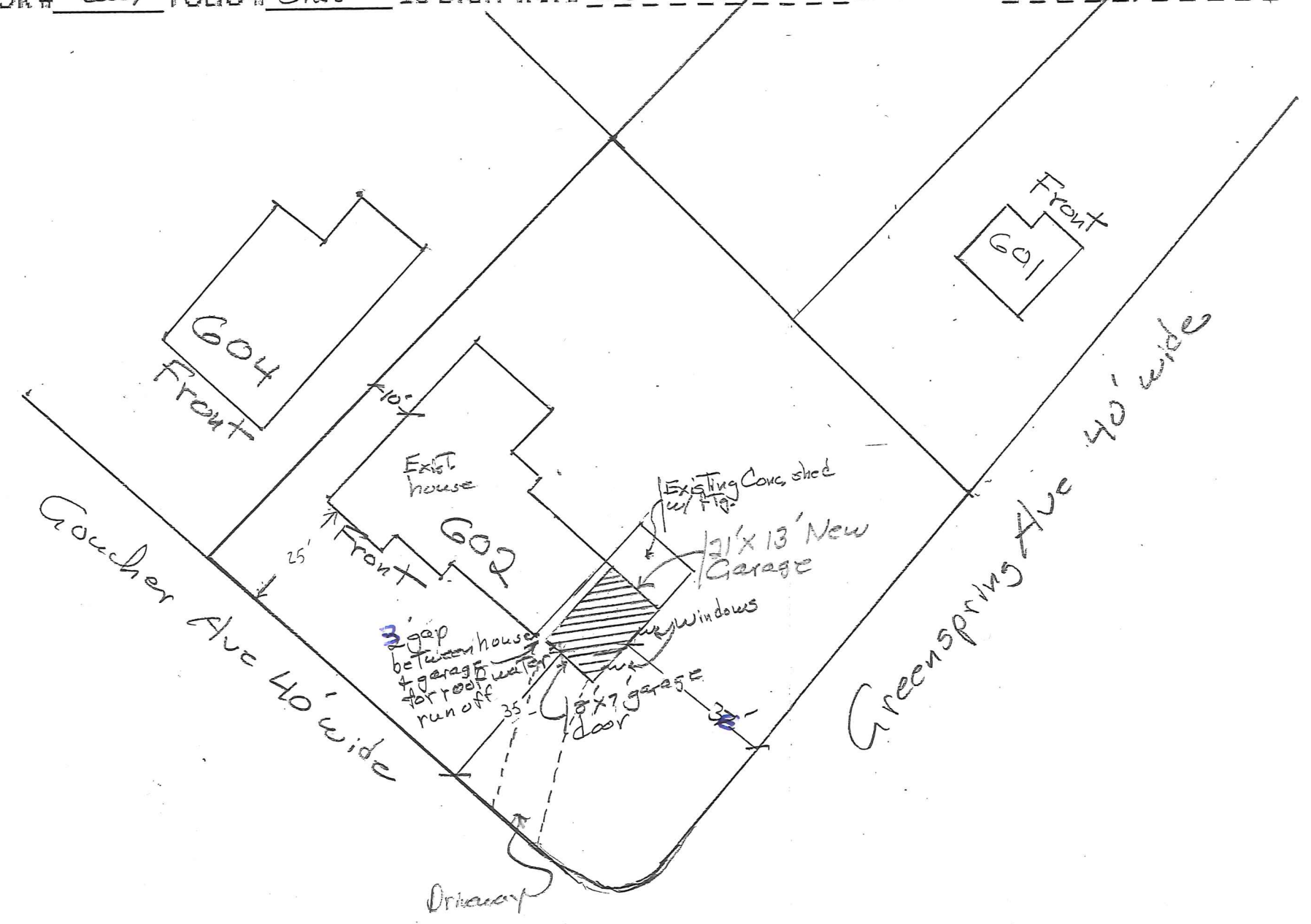
SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 060C3
SITE ZONED DR5.5
ELECTION DISTRICT 8
COUNCIL DISTRICT 3
LOT AREA ACREAGE _____
OR SQUARE FEET 11,845
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? None
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
None
VIOLATION CASE INFO:
None
Pet & R. 1

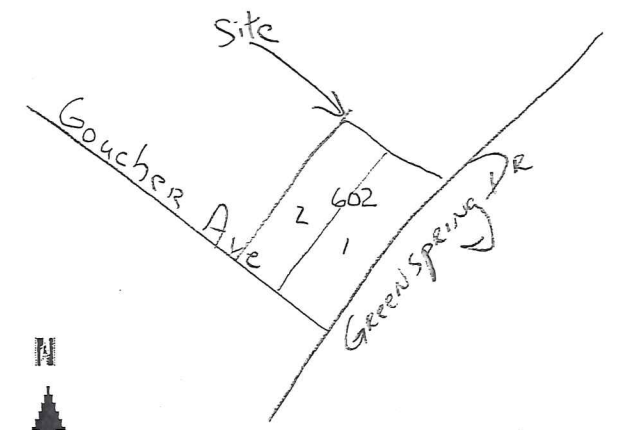
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 602 Goucher Ave OWNER(S) NAME(S) Melissa Peterson
Lutherville Timonium MD 21093-5007
SUBDIVISION NAME Luther Villa Plat 1 LOT # 1+2 BLOCK # _____ SECTION # M
PLAT BOOK # 0007 FOLIO # 0128 10 DIGIT TAX # 0802086750 DEED REF. # 26223/00482



PLAN DRAWN BY Larry Lundberg DATE June 16, 18 SCALE: 1 INCH = 30 FEET

2018-0610-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 060C3
SITE ZONED DR5.5
ELECTION DISTRICT 8
COUNCIL DISTRICT 3
LOT AREA ACREAGE _____
OR SQUARE FEET 11,845
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? None
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
None

VIOLATION CASE INFO:

None