

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles W. Miller, legal owner, 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 1702.39 (24-1b) of the Zoning Regulations of Baltimore County, to permit rear yard setbacks of 9.58 feet and 5.16 feet for Lot Nos. 1 and 2, respectively. Said Lots, also known as "Parcel A" of the "Mount Ridge" subdivision, are located on the southwest side of Garden Ridge Road, in the First Election District of Baltimore County.

The following reasons indicate hardship or practical difficulty:
This being a piece of land left over from Mount Ridge development, while the size of the lot is much greater than the required amount of land to build this dwelling. It is because the way the land lies, being more to either side.
However, if the small variance asked for is granted, this would permit me to build a home in keeping with the neighborhood, as well as meeting my living requirements and would afford Baltimore County considerable revenue in taxes.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Charles W. Miller
Legal Owner: Charles W. Miller
Address: 3501 BARNES DRIVE
Baltimore, MD. 21218
Phone: 467-9885
Petitioner's Attorney: James E. Dyer
Address: 1000 N. E. 11th St.
Baltimore, MD. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1972, at 10:30 o'clock.

Copy to the 11th day of December, 1972, at 10:30 o'clock.
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCES : BEFORE THE
SW/S of Garden Ridge Road, : DEPUTY ZONING
167.03' W of Mount Ridge Road - : COMMISSIONER
1st District :
Charles W. Miller, et ux - : OF
Petitioners :
NO. 73-139-A (Item No. 68) : BALTIMORE COUNTY

This Petition represents a request to permit rear yard setbacks of 9.58 feet and 5.16 feet for Lot Nos. 1 and 2, respectively. Said Lots, also known as "Parcel A" of the "Mount Ridge" subdivision, are located on the southwest side of Garden Ridge Road, in the First Election District of Baltimore County.

Testimony indicated that the subject parcel is the residue land left over from the development of the above referenced group home subdivision. The parcel contains more than ample area for the proposed semi-detached dwellings. However, the shape of the lot, which has 137.17 feet of road frontage with an average depth of only 58.32 feet, is not adaptable to the minimum requirements for the rear yard setback. All other setbacks, front and side yards, can be more than amply complied with.

Mr. Alexander Schmick, the owner of a large tract of land that abuts the rear of the subject parcel, was the only Protestant present at the hearing. He objected to a five (5) foot rear yard adjacent to his property and felt that grading for the proposed dwelling would create problems with the natural flow of water drainage. He did indicate that the problem could possibly be solved if a retaining wall were constructed and other precautions taken.

During the hearing, the possibility of a property transaction between Mr. Schmick and the Petitioners arose. Since such a transaction could nullify the need for the requested Variances, it was agreed that the Order would be held sub curia. However, they could not reach an agreement on the value of the land, and the Order is now being written.

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In considering the requested Variances, one must consider the fact that this property has been vacant for several years and, consequently, has not been maintained in the same manner as other improved lots in the development and would, in all probability, be more compatible with the neighborhood if improved, even though the rear yards were not of normal size.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of July, 1973, that the herein petitioned for Variances, to permit rear yard setbacks of 9.58 feet and 5.16 feet for Lot Nos. 1 and 2, respectively, in lieu of the required fifty (50) feet, should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of Baltimore County

MICROFILMED - 2 -

114 W. 28th Street
Baltimore 10, Md.
January 26, 1965.
DESCRIPTION OF PART OF PARCEL "A", MOUNT RIDGE, FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND.
Beginning for the same on the Southwest side of Garden Ridge Road at the distance of 167.03 feet measured Northwestwardly along the Southwest side of Garden Ridge Road from a point of curve on the Westernmost side of Mount Ridge Road, and shown on Plat of Mount Ridge, recorded among the Land Records of Baltimore County in Plat Book C.L.R. No. 16, folio 56, and running thence and binding on the Southwest side of Garden Ridge Road, and referring the courses of this description to the Baltimore County Grid Meridian, North 36 Degrees 25 Minutes 20 Seconds West 67.17 feet to the outline of Parcel "A" as shown on said Plat, thence leaving Garden Ridge Road and binding on the outline of said Parcel "A" the two following courses and distances: South 63 Degrees 09 Minutes 50 Seconds West 42.13 feet and South 83 Degrees 30 Minutes 30 Seconds East 96.59 feet, and thence leaving the outline and running for a line of division across said Parcel "A" North 55 Degrees 36 Minutes 40 Seconds East 65.08 feet to the place of beginning.
Being the Northeasternmost portion of Parcel "A" as shown on the Plat herein referred to.



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MCCARTY & MCCARTY
ATTORNEYS AND COUNSELLORS AT LAW
1606 FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
July 23, 1973
TELEPHONE: RIDEWAY 7-3303



Mr. James E. Dyer
Baltimore County Office of Planning and Zoning
Jefferson Building
Towson, Maryland 21204

Re: No. 73-139-A (Item No. 68)
Charles W. Miller, et ux Petitioners
for Variance

Dear Mr. Dyer:
Mr. Alexander Schmick, the protestant in the above captioned matter, has informed this office that he does not intend to appeal this decision to the County Board of Appeals.

He has asked me to request that your office return the plat which he supplied to the commission when he presented his protest. You may send the plat to this office.

I also wish to thank you for the courtesy extended to Mr. Schmick and this office during the proceedings.

Very truly yours,
Thomas B. McCarty
Thomas B. McCarty

cc: Department of Public Works
County Office Building
Towson, Maryland

BALTIMORE COUNTY, MARYLAND
EXECUTIVE OFFICE
TOWSON, MARYLAND 21204
July 27, 1973



Ms. Della Schmick
137 Cherrydell Road
Baltimore, Maryland 21228

Dear Ms. Schmick:

Mr. Anderson asked me to acknowledge your letter of July 24. Although the County Executive is not permitted to become involved in zoning cases pending before the Zoning Commissioner or the Zoning Board of Appeals, I will, in order to be of assistance to you, forward copies of your letter to Mr. Eric DiNenna, Zoning Commissioner; Mr. James Dyer, Deputy Zoning Commissioner; and Mr. John Slowik, Chairman, Board of Appeals, so that they will be aware of your views related to the case described in your letter.

To further assist you, I must advise you that a letter cannot be considered as evidence at the hearing before the Board of Appeals and that if you wish to follow through with your appeal, you should be prepared to personally testify and/or present other expert testimony to substantiate the basis of your appeal. Since I am not permitted to give you legal advice, I can only suggest that you further discuss this matter with your attorney.

If additional information is desired, please feel welcome to contact this office at any time.

Sincerely,
Morton Klammer
Morton Klammer
Administrative Assistant
to County Executive

K/m
cc: Mr. DiNenna
Mr. Dyer
Mr. Slowik

137 Cherrydell Rd.
Baltimore, Md. 21228
JUL 26 1973
RECEIVED
COUNTY EXECUTIVE OFFICE
JUL 26 1973
Dear Ms. Schmick:
I have just received your letter of July 24, 1973, regarding your appeal of the decision of the Zoning Board of Appeals in Case No. 73-139-A. I am sorry that I cannot give you a more definitive answer at this time, but I will do my best to assist you. The Board of Appeals has decided that your appeal is not successful at this time. However, you may wish to consider the possibility of a variance from the Zoning Regulations. I will forward your letter to the appropriate officials for their consideration. I am sure they will take your concerns into account. I will keep you informed of any further developments. Thank you for your letter. Sincerely,
James E. Dyer
Deputy Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: December 8, 1972
FROM: Frank H. Fisher, Planner
SUBJECT: Petition #73-139-A. Southwest side of Garden Ridge Road 167.03 Feet West of Mount Ridge Road.
Petition for variance for rear yards.
Petitioners - Charles W. and Victoria M. Miller
1st District

HEARING: Monday, December 11, 1972 (10:30 A.M.)
The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make.
The subject property is known as Parcel A of Mount Ridge Subdivision recorded in the 1st District of Baltimore County. In order to divide Parcel A into two separate lots as proposed by the petitioner, a subdivision of Parcel A is required.

It is suggested by this office that the property owner take steps to resubdivide Parcel A before making a request for variance for the rear yard. If the owner could not obtain the recorded plat for the two lots, it would appear that variances would not be necessary.

FHF:rw

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BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 1, 1972

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING
STATE RIGHTS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT
PROJECT PLANNING

BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. Charles W. Miller
3501 Alameda Circle
Baltimore, Maryland 21218

RE: Variance Petition
Item 68
Charles W. Miller - Petitioner

Dear Mr. Miller:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the southwest side of Garden Ridge Road, 117 feet north of Ridge Road. The subject property is an unimproved 0.105 lot that contains 8212 square feet of property. The petitioner proposes to build one semi-detached dwelling with a rear yard setback of 5.16 feet for one dwelling and a rear yard setback of 9.58 feet for the other dwelling. There are existing row homes to the south of the subject site and on the opposite side of Garden Ridge Road. The property to the rear is improved with individual brick and frame dwellings with other group homes further to the north. Curb and gutter exists along Garden Ridge Road at this location. However, no sidewalks have been extended in front of the subject property.

This petition is accepted for filing, however, it should be noted that if the proposed dwelling were turned 90° a greater rear yard could be established although variances would still be required.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

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Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

November 9, 1972

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #68 (1972-1973)
Property Owner: Charles W. Miller
S/S Garden Ridge Road, 117' N. of Mount Ridge Rd.
Present Zoning: D.R. 10.5
Proposed Zoning: Variance from Section 214.1b to permit a rear yard for Lot #1 of 9.58' and a rear yard of 5.16' for Lot #2 instead of required 50'
District: 1st No. Acres: 8212.67 sq. ft.

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The 1963 plan should be revised and updated. The revised plan should indicate adjacent property outlines, ownerships and use, all neighboring houses or buildings, roadway paving, existing alley and existing public utilities, as required per the Check List.

It appears that a subdivision plat may be required in connection with this property which appears as Parcel "A" on the recorded plat of Mount Ridge (G.L.R. 18 Folio 56).

Highways:

Garden Ridge Road is an existing County road which terminates at the northern boundary of this Parcel of land. This road connects with a 16-foot alley leading easterly to Taylor Avenue.

No further highway improvements are required. However, sidewalk is required to be constructed along the frontage of this property. Further, any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc., in connection with the development of this site will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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Item #68 (1972-1973)
Property Owner: Charles W. Miller
Page 2
November 9, 1972

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENM:FWB:en

Q-W Key Sheet
S SW 18 Position Sheet
SW 2 E Topo
101 Tax Map

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BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

THOMAS J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MILLER
TRAFFIC ENGINEER

November 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 68 - ZAC - October 17, 1972
Property Owner: Charles W. Miller
Garden Ridge Road N. of Mount Ridge Road
Variance from Section 214.1b to permit a rear yard for Lot #1 of 9.58' and a rear yard of 5.16' for Lot #2 instead of req. 50'
District 1

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 25, 1972

DONALD J. ROOF, M.D., M.P.H.
COUNTY OFFICE AND COUNTY HEALTH OFFICE

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 68, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

Property Owner: Charles W. Miller
Location: S/W/S Garden Ridge Road, 117' N of Mount Ridge Road

Present Zoning: D.R. 10.5
Proposed Zoning: Variance from Section 214.1b to permit a rear yard for Lot #1 of 9.58' and a rear yard of 5.16' for Lot #2 instead of required 50'.
District: 1
No. Acres: 8,212.67 sq. ft.

Since metropolitan water and sewer are available to the site, no health hazard is anticipated.

Very truly yours,

Thomas J. Clifford
THOMAS J. CLIFFORD, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nn

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quinby
Acting Director

JEFFERSON BUILDING
Suite 201
Towson, Md. 21204
(410-221)

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410-221)

November 10, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #68, Zoning Advisory Committee Meeting, October 17, 1972, are as follows:

Property Owner: Charles W. Miller
Location: S/W/S Garden Ridge Road, 117' N of Mount Ridge Road
Present Zoning: D.R. 10.5
Proposed Zoning: Variance from Section 214.1b to permit a rear yard for Lot #1 of 9.58' and a rear yard of 5.16' for Lot #2 instead of required 50'
District: 1
No. Acres: 8212.67 square feet

It is suggested by this office that the building be redesigned. The building should be built lengthwise across the lot, which would create a building width of 57 feet and a building depth of 19.33 feet.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

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Baltimore County, Maryland
OFFICE OF THE BUILDINGS ENGINEER
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

November 3, 1972

BERNARD A. DIERKE
ENGINEER

G. Elmer Hoppert, Jr.
BUILDINGS ENGINEER
Acting

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #68, Zoning Advisory Committee Meeting, October 17, 1972, are as follows:

Property Owner: Charles W. Miller
Location: S/W/S Garden Ridge Road, 117' N. of Mount Ridge Road
Present Zoning: D.R. 10.5
Proposed Zoning: Variance from Section 214.1b to permit a rear yard for Lot #1 of 9.58' and a rear yard of 5.16' for Lot #2 instead of required 50'

District: 1
No. Acres: 8212.67 square feet

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations".

Sincerely,

G. Elmer Hoppert, Jr.

G. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)

MICROFILMED

CERTIFICATE OF PUBLICATION
 TOWSON, MD. November 23, 1972.
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each one (1) day of December 19, 72, the first publication appearing on the 23rd day of November 19, 72.
 THE JEFFERSONIAN,
 Manager.
 Cost of Advertisement, \$.....
 MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 23, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each one (1) day of December 19, 72, the first publication appearing on the 23rd day of November 19, 72.

THE JEFFERSONIAN,
 Manager.

Cost of Advertisement, \$.....

MICROFILMED

THE CATONSVILLE TIMES
 OFFICE OF THE
 CATONSVILLE, MD. 21228 Nov. 27, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One (1) week before the 27th day of Nov., 1972, that is to say, the same was inserted in the issue of November 22, 1972.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Tinger*

MICROFILMED

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 5824
 DATE Nov. 20, 1972 ACCOUNT 01-662
 AMOUNT \$55.00
 WHITE - CASHIER
 PROTECTO BUILDERS, Inc.
 2950 Greenmount Ave.
 Baltimore, Md. 21218
 Petition for Variance for Charles Miller #73-139-A
 DISTRIBUTION
 FIVE - AGENCY
 YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 5830
 DATE Dec. 5, 1972 ACCOUNT 01-662
 AMOUNT \$55.95
 WHITE - CASHIER
 PROTECTO BUILDERS, Inc.
 2950 Greenmount Ave.
 Baltimore, Md. 21218
 Advertisement and posting of property for Charles V. Miller #73-139-A
 DISTRIBUTION
 FIVE - AGENCY
 YELLOW - CUSTOMER

15160 73-139-A
CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 151
 Date of Posting Nov 25, 1972
 Posted for: *VERONICA*
 Petitioner: *CHARLES W. MILLER*
 Location of property: *S.W. 1/4 of GARDEN RIDGE Rd. 167.03 W. of MOUNT RIDGE Rd.*
 Location of Signs: *W. 1/2 of Garden Ridge Rd. 170.07 W. of Mount Ridge Rd.*
 Remarks:
 Posted by: *Charles W. Miller*
 Date of return: *Dec. 4, 1972*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		GDS Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>CH</i>	Revised Plans: Change in outline or description Yes No									
Previous cases:	Map #									

J. Charles W. Miller
 2951 Alameda Circle
 Baltimore, Maryland 21218
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your Petition has been received and accepted for filing
 this 28th day of October 1972.
S. Eric Dinenna
 Zoning Commissioner
 Petitioner: *Mr. Charles W. Miller*
 Petitioner's Attorney: _____
 Reviewed by: *[Signature]*
 Advisory Committee



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COORDINATE INDEX								
N°	WEST	SOUTH	N°	WEST	SOUTH	N°	WEST	SOUTH
1	26447.39	8603.13	16	26327.88	7770.15	31	26732.43	8173.05
2	26362.62	8498.50	17	26367.37	7719.29	32	26750.94	8121.95
3	26172.39	8263.69	18	26417.39	7850.05	33	26765.39	8067.58
4	26163.88	7891.79	19	26487.82	7755.84	34	26749.73	8048.42
5	26367.53	7612.94	20	26406.79	7664.44	35		
6	26378.73	7623.09	21	26544.96	7806.58			
7	26405.16	7562.43	22	26421.15	7868.23			
8	26505.28	7631.01	23	26385.55	7916.53			
9	26281.58	7734.55	24	26402.68	7779.16			
10	26251.25	8077.41	25	26438.28	7840.16			
11	26288.83	8215.73	26	26486.20	7926.09			
12	26453.97	8420.24	27	26439.58	7964.39			
13	26540.63	8527.59	28	26459.80	7999.38			
14	26498.90	8380.76	29	26662.02	8238.78			
15	26334.65	8178.71	30	26707.26	8199.50			

GLB 18 Feb 56

Filed for Record

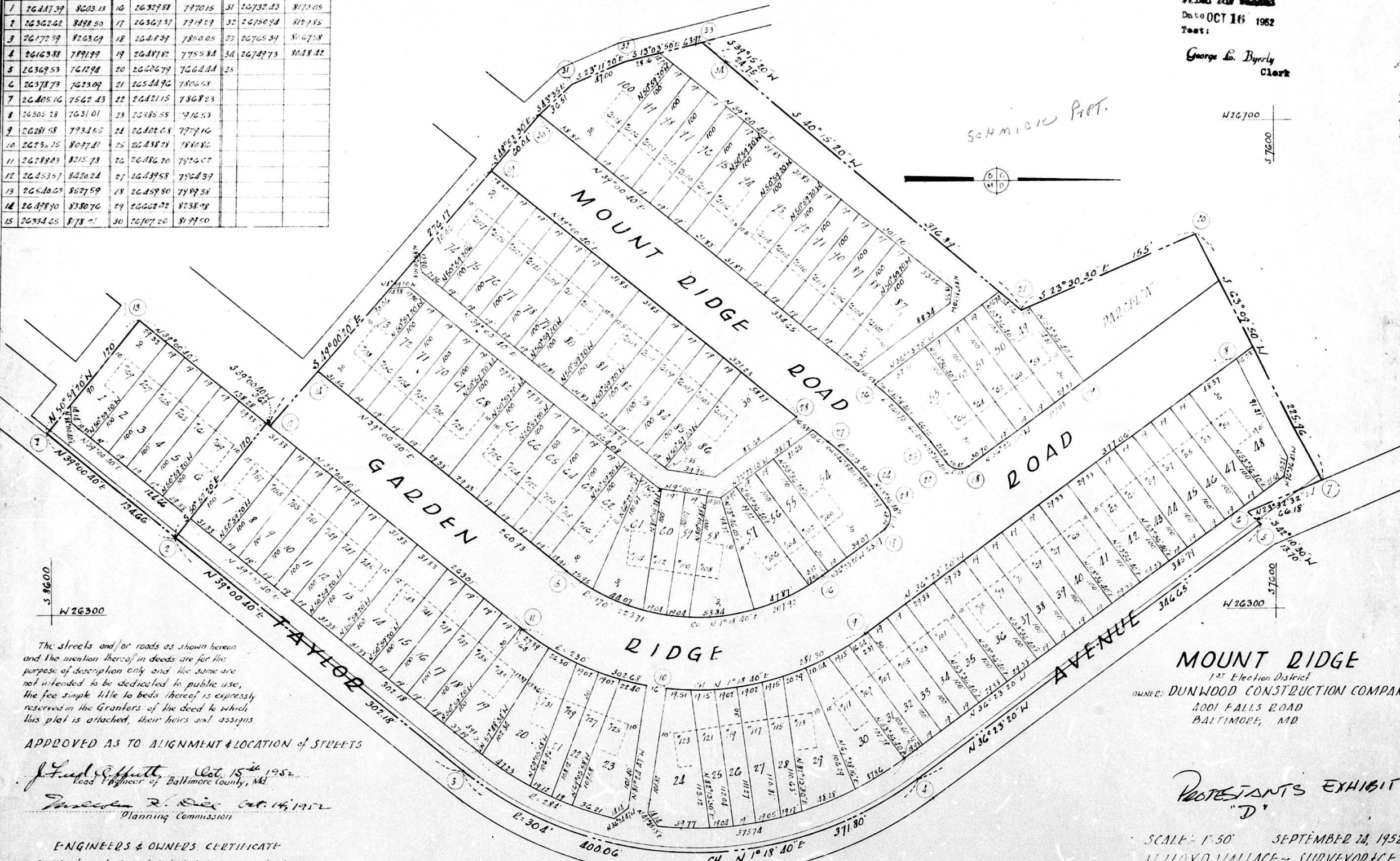
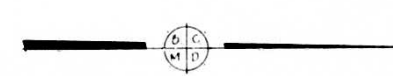
Date OCT 16 1952

Test:

George L. Byrley
Clark

N26700
S7600

SCHMIDT PLOT



The streets and/or roads as shown herein and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title to beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.

APPROVED AS TO ALIGNMENT & LOCATION OF STREETS

J. Hugh E. Smith Oct. 15th 1952
Lead Engineer of Baltimore County, Md.
Frederick R. Diez Oct. 14, 1952
Planning Commission

ENGINEERS & OWNERS CERTIFICATE

Certification is hereby made that all of the requirements of the Annotated Code of Maryland, Chapter 106, Section 72B of Article 17, 1947 Supplement have been complied with on this plat.

Witness: *Dunwood Const. Co. Inc.* *P. R. Jordan* (Jr.) Engineer *N. Lloyd Wallace*

MOUNT RIDGE

1st Election District
OWNED BY: DUNWOOD CONSTRUCTION COMPANY
4001 FALLS ROAD
BALTIMORE, MD

PROTESTANTS EXHIBIT
"D"

SCALE - 1" = 50' SEPTEMBER 24, 1952
N. LLOYD WALLACE - SURVEYOR & C
3205 THE ALAMEDA - BALTIMORE, MD
DEG N° 63

MICROFILMED

