

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PEABODY DEVELOPMENT CO.
I or we, **HENRY J. SWEENEY, PRES.**, 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 1802.3C(1) to permit a side yard setback of 8 feet on one side in lieu of the required 10 feet, and a sun of both side yards of 16 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. My son and his wife are presently renting a one bedroom apartment and have just had a child.
2. The increasing cost of rent.
3. They would like to establish permanent residency in Baltimore County as long-term property owners.
4. There were no adjacent properties for sale.
5. The property we purchased was within our financial limitations.

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.

WALLACE R. WAYNICK
FRANCES M. WAYNICK
Contract purchaser
Address **3710 E. JOPPA ROAD**
BALTIMORE, MD. 21236

PEABODY DEVELOPMENT CO.
HENRY J. SWEENEY, PRES.
Legal Owner
Address **N.E. Cor. Chulmleigh & Sheffield Roads**
Baltimore, Maryland 21212

Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this **20th** day of **December**, 197**5**, 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 **27th** day of **January**, 197**5**, at **10:15** o'clock **P**.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
from Section 1802.3C(1) of
the Baltimore County
Zoning Regulations
S/S of Lincoln Street 494
feet West of York Road
8th District

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

Peabody Development Company
Petitioner
Wallace R. and Frances M. Waynick
Contract Purchasers

No. 75 - 160 - A

ORDER OF DISMISSAL

Petition of Peabody Development Company (Wallace R. and Frances M. Waynick, contract purchasers) for Variance from Section 1802.3C(1) of the Baltimore County Zoning Regulations, on property located on the south side of Lincoln Street 494 feet west of York Road, in the 8th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal, filed May 4, 1976 (a copy of which is attached hereto and made a part hereof), from the attorney representing the contract purchasers-appellants in the above entitled matter.

WHEREAS, the said attorney for the said contract purchasers-appellants requests that the appeal filed on behalf of said contract purchasers be dismissed and withdrawn as of May 4, 1976.

IT IS HEREBY ORDERED, this **4th** day of May, 1976, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

[Signature]
Walter A. Reiter, Jr., Chairman

[Signature]
Robert L. Gifford

[Signature]
Herbert A. Davis

PETITION FOR VARIANCE
Section 1 B02.3C (1)
S/S of Lincoln Street
494' W of York Road
8th Election District
Peabody Development Co.

BEFORE THE
BALTIMORE COUNTY
BOARD OF APPEALS

75-160-A
Item #118

Petitioner

ORDER TO ENTER APPEARANCE

Mr. Clerk:
Please enter my appearance as counsel for the following Protestants in the above-captioned matter:

Mrs. Ethel Martin
4 Washington Street
Timonium, Md. 21093

Mrs. George F. Eckhart
101 Washington Street
Timonium, Md. 21093

Mrs. Mary L. Mix
7 Washington Street
Timonium, Md. 21093

Mrs. Mary L. Covahey
2322 York Road
Timonium, Md. 21093

Edward C. Covahey, Jr.
Atty. for Protestants
614 Bosley Ave.
Towson, Md. 21204
328-9441

I HEREBY CERTIFY that on this **7** day of February, 1975, a copy of the foregoing Order to Enter Appearance was mailed to Myer E. Grossfeld, Esquire, 2514 N. Charles Street, Baltimore, Md. 21218.

Edward C. Covahey, Jr.

LAW OFFICES
WALDMAN and GROSSFELD
2514 N. CHARLES STREET
BALTIMORE, MARYLAND 21218
333-4150

April 30, 1976

Mr. Walter A. Reiter, Jr., Chairman
County Board of Appeals
Room 219 Court House
Towson, Maryland 21204

Re: Case No. 75-160-A
Petition for Variance
(Peabody Development Company)
Wallace R. and Frances M. Waynick, Contract Purchasers

Dear Mr. Reiter:

Please dismiss the Appeal in the above-referred to matter now pending and scheduled for hearing on Tuesday, June 13, 1976 at 10:00 a.m.

Very truly yours,
WALDMAN and GROSSFELD

By *[Signature]*
MYER E. GROSSFELD

MEG/ms
cc: Edward C. Covahey, Jr., Esquire
Mr. Henry J. Sweeney, President - Peabody Development Company

*Rec'd 5-4-76
10:40 AM*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: **S. Eric DiNenna, Zoning Commissioner** Date **January 23, 1975**

FROM: **William D. From, Director of Planning**

SUBJECT: **Petition #75-160-A. South side of Lincoln Street 494 feet West of York Road - Petition for Variance for a Side Yard. Petitioner - Peabody Development Co., Inc.**

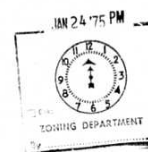
8th District

HEARING: Monday, January 27, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.
The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, The County's official master plan.

[Signature]
William D. From, Director
Office of Planning and Zoning

WDF:MEG:rev



LAW OFFICES
WALDMAN and GROSSFELD
2514 N. CHARLES STREET
BALTIMORE, MARYLAND 21218
333-4150

February 25, 1975

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for a Variance
Section 1 B02.3C (1)
File # 75-160-A (Item # 118)

Gentlemen:

Please enter the appearance of Myer E. Grossfeld and Waldman and Grossfeld as attorneys for Wallace R. and Frances M. Waynick in the above referred to matter. Please enter an appeal from the decision of the Zoning Commissioner dated February 13, 1975 relative to the denial of the petitioner's request for a zoning variance.

Enclosed please find our check in the amount of \$35.00 covering the cost of the appeal.

Very truly yours,
WALDMAN and GROSSFELD

By *[Signature]*
MYER E. GROSSFELD

MEG/ae
Enclosure

cc: Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

Mr. Henry J. Sweeney, President
Peabody Development Company
Chulmleigh and Sheffield Roads
Baltimore, Maryland 21212

RE: Petition for Variances
S/S of Lincoln Street, 494' W of
York Road - 8th Election District
Peabody Development Company -
Petitioner
NO. 75-160-A (Item No. 118)

Dear Mr. Sweeney:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,
[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

cc: Mr. & Mrs. Wallace R. Waynick
3710 East Joppa Road
Baltimore, Maryland 21236

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

Beginning at a point on the east side of Lincoln Street said point being 45.00 feet from the westerly most side of York Road and the southerly side of 11 coin, said property being lots 56 & 57 section D on the plat of Timonium Heights which plat is recorded in the plat records of Baltimore County in W.T.C. M.S. page 82 and also recorded among the land records of Baltimore County in Liber 2004 folio 504.

Containing 5040.00 square feet more or less.



**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 21, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Franklin T. Hoggans, Jr.

MEMORANDUM
FOR THE RECORD
SUBJECT: VARIANCE PETITION
ITEM 118
PEABODY DEVELOPMENT CO., - PETITIONER

Mr. Henry J. Sweeney, President
Peabody Development Co., Inc.
N.E. Cor. Chulmick & Sheffield Roads
Baltimore, Maryland 21212

RE: Variance Petition
Item 118
Peabody Development Co., - Petitioner

Dear Mr. Sweeney:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of the property. The following comments are a result of this review and inspection.

The subject property is located on the south side of Lincoln Street, 494 feet west of York Road, and is a 40 foot wide lot on which the petitioner is requesting permission to construct a single family dwelling. Adjacent properties on the south side of Lincoln Street, a partially improved road, are presently unimproved.

Please note with particular interest the comments of Bureau of Engineering concerning possible widening of Lincoln Street, as well as revision for storm water and surface water drainage.

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

Mr. Henry J. Sweeney, President
Re: Item 118
January 21, 1975

Page 2

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,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: John D. Brennan
Land Surveyor
8905 Carlisle Avenue
Baltimore, Md. 21236

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

January 9, 1975

Bureau of Engineering
EUGENE W. DIVER, P.E. CHIEF

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

Re: Item #118 (1974-1975)
Property Owner: Peabody Development Co.
S/S of Lincoln St., 494' W. of York Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a side yard setback of 8' on one side in lieu of the required 10' and a sum of both side yards of 16' in lieu of the required 25'.
No. of Acres: 5040.00 sq. ft. District: 8th

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.

Highways:

Lincoln Street is a partially improved 30-foot right-of-way shown on the recorded plat of Timentus Heights (W.P.S. 5, Folio 82). If improved in the future as a public road, Lincoln Street is proposed to be a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversion easements for slopes, will be required in connection with any grading or building permit application.

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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #118 (1974-1975)
Property Owner: Peabody Development Co.
Page 2
January 9, 1975

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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:

There is an 8-inch public water main in Lincoln Street approximately 150 feet east of this property (Drawing #4-335, File 3).

Sanitary Sewer:

Public sanitary sewerage exists in Lincoln Street (Drawing #6-02u8, File 1).

Very truly yours,

Eugene W. Diver
EUGENE W. DIVER, P.E.
Chief, Bureau of Engineering

END:FAM:FAH:es

cc: John Somers

c-MS Key Sheet
56 and 57 NW 1/4 Pos. Sheets
NW 1/4 A Topo
51 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



December 23, 1974

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 #118, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: Peabody Development Co.
Location: S/S of Lincoln St. 494 ft. W. of York Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3C(1) to permit a side yard setback of 8 ft. on one side in lieu of the required 10 ft. and a sum of both side yards of 16 ft. in lieu of the required 25 ft.
No. of Acres: 5040.00 sq. ft.
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 19, 1974

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

Dear Mr. DiNenna:

Comments on Item 118, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: Peabody Development Co.
Location: S/S of Lincoln St. 494 ft. W. of York Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3C(1) to permit a side yard setback of 8 ft. on one side in lieu of the required 10 ft., & a sum of both side yards of 16 ft. in lieu of the required 25 ft.

No. of Acres: 5040.00 sq. ft.
District: 8th

Metropolitan water and sewer are available.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973, therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HBV/mcy

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MELZER DEPUTY TRAFFIC ENGINEER

February 6, 1975

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

Re: Item 118 - ZAC - December 24, 1974
Property Owner: Peabody Development Co.
Location: S/S of Lincoln St. 494 ft. W. of York Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a side yard setback of 8 ft. on one side in lieu of the required 10 ft., & a sum of both side yards of 16 ft. in lieu of the required 25 ft.
No. of Acres: 5040.00 sq. ft.
District: 8th

Dear Mr. DiNenna:

No traffic problems are expected by the requested variance to a residential lot.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc.

MSF/lb

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 11, 1974

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

Re: Item 118
Property Owner:
Location:
Present Zoning:
Proposed Zoning:
Faabody Development Company
575 of Lincoln Street, 494 ft. W. of York Road
D.R. 3.5
Variance from Section 1802.3C (1) to permit a side yard setback of 10 ft., on one side in lieu of the required 10 ft., and a sum of both side yards of 16 ft., in lieu of the required 25 ft.

District: 8th
No. Acres: 5040.00 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

Mr. Henry J. Sweeney, President
Peabody Development Co., Inc.
N.E. Cor. Chalmers & Sheffield Roads
Baltimore, Md. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
21212

Item 118

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of January 1975

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Peabody Development Company

Petitioner's Attorney
John D. Brennan
Land Surveyor
8905 Carlisle Avenue
Baltimore, Md. 21236

Reviewed by: *Franklin T. McGowan, Jr.*
Franklin T. McGowan, Jr.
Chairman,
Zoning Advisory
Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: JAN. 11, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: PEABODY DEV. CO., INC.
Location of property: S/S OF LINCOLN ST. 494' W OF YORK RD
Location of Signs: S/S OF LINCOLN ST. 515' from W OF YORK RD
Remarks:
Posted by: *Thomas R. Roland* Signature Date of return: JAN. 17, 1975

PETITION FOR A VARIANCE
ZONING: DR. DISTRICT
LOCATION: South side of York Road
DATE & TIME: Monday, January 27, 1975 at 10:15 A.M.
PUBLIC HEARING: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 10 feet on one side instead of the required 10 feet, and a sum of both side yards of 16 feet instead of the required 25 feet.
The Zoning Regulation to be accepted as follows:
Section 1802.3C.1 - Side Yard Setback
All that parcel of land in the Eighth District, Baltimore County, Maryland, containing 5040.00 square feet more or less.
Being the property of Peabody Development Co., Inc., as shown on plat filed with the Zoning Department.
Hearing Date: Monday, January 27, 1975 at 10:15 A.M.
Public Hearing: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Jan. 10, 1975 (12)

THE TOWSON TIMES

TOWSON, MD. 21204

January 10, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - SOUTH SIDE OF LINCOLN STREET

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 27 day of January 1975 that is to say, the same was inserted in the issues of January 9, 1975

STROMBERG PUBLICATIONS, Inc.

By: *C. Stromberg*

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 9, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week for successive weeks before the 27th day of January 1975, the first publication appearing on the 16th day of January 1975.

Robert Jefferson
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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>JLB</i>			Revised Plans: Change in outline or description: Yes ☐ No ☐							
Previous case: <i>JLB</i>			Map #							

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17958
DATE March 19, 1975 ACCOUNT 01-662
AMOUNT \$5.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Myer E. Grossfeld, Esquire
Cost of Posting Property of Peabody Development Company for an Appeal Hearing
S/S of Lincoln Street, 494' W of York Road - 8th Election District
Case No. 75-160-A (Item No. 118)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17912
DATE March 5, 1975 ACCOUNT 01-662
AMOUNT \$35.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Myer E. Grossfeld, Esquire
Cost of Filing of an Appeal on Case No. 75-160-A (Item No. 118)
S/S of Lincoln Street, 494' W of York Road - 8th Election District
Peabody Development Company - Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17415
DATE Jan. 6, 1975 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Wallace B. Waynick
3710 E. Joppa Rd.
Baltimore, Md. 21236
Petition for Variance for Peabody Dev. Co., Inc.
#75-160-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17455
DATE Jan. 21, 1975 ACCOUNT 01-662
AMOUNT \$47.75
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Wallace B. Waynick
3710 E. Joppa Rd.
Baltimore, Md. 21236
Advertiser and posting of property for Peabody Dev. Co. - #75-160-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: March 15, 1975
Posted for: APPEAL
Petitioner: PEABODY DEVELOPMENT COMPANY
Location of property: S/S OF LINCOLN ST. 494' W OF YORK RD
Location of Signs: S/S OF LINCOLN ST. 515' from W OF YORK RD
Remarks:
Posted by: *Thomas R. Roland* Signature Date of return: March 21, 1975

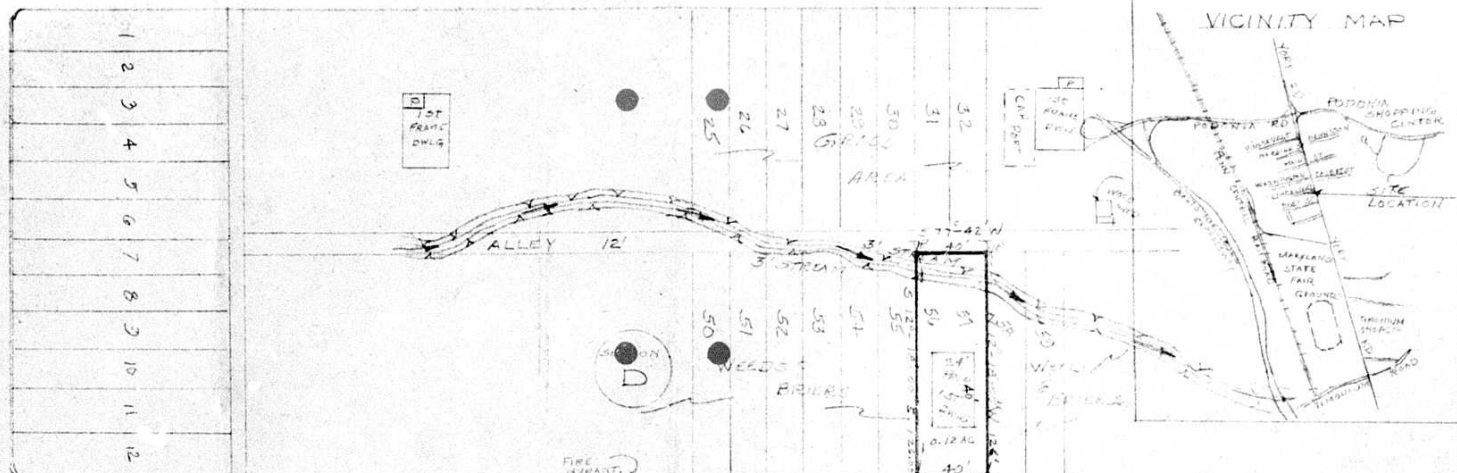
(15' MAC) ROSE

30' R/W

ST

SEC
C

VICINITY MAP



(DIRT)

LINCOLN

ST

TO LOT

30' R/W

484.00
TO PROPERTY

SECTION
E

GRASS

CULTIVATED
AREA

ALLEY 12'

ST

30' R/W

MAC (14')

WASHINGTON

SCALE 1" = 50'

LOTS #56 & 57 SEC(D)
TIMONIUM HEIGHTS
DISTRICT NO #3
BALTIMORE CO, MD



NOVEMBER 27, 1974

JOHN D BRESNAN
LAND SURVEYOR #5915
8305 CARLISLE AVE
BALTIMORE MD 21236

PLAT TO ACCOMPANY
REQUEST FOR
VARIANCE CHANGE
FOR LOTS

SECTION D LOT #56-57
TIMONIUM HEIGHTS
DEED 2004/504
ZONED DR 3.5