

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LARRY E. KNIGHT, 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 2.3B (206.3) of the Zoning Law of Baltimore County to approve a side yard setback of 10 feet in lieu of the required 15 feet.

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

That in order for the owner to construct a dwelling with a minimum width of 30 feet, a variance will be necessary. That the lot is a corner lot which requires two front yard set backs to be set, therefore, making it difficult for the construction of a dwelling.

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 of Baltimore County.

Contract purchaser Larry E. Knight Legal Owner
Address: 458 Main Street
Reisterstown, Md. 21136
Lloyd J. Hammond, Esquire, Attorney
Address: 204 Courtland Avenue Protestants' Attorney
Towson, Maryland 21204
Address: 204 Courtland Avenue Protestants' Attorney
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of March, 1977, 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 the public hearing be held before the Zoning out Baltimore County, that property be posted, and that the public hearing be held before the Zoning out Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of March, 1977, at 10:30 o'clock A.M.

Larry E. Knight
Zoning Commissioner of Baltimore County.

(over)

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 586-2851
S. ERIC DINENBA
ZONING COMMISSIONER

March 30, 1977

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/corner of New Avenue and Jacob
Lee Court - 4th Election District
Larry E. Knight - Petitioner
NO. 77-183-A (Item No. 155)

Dear Mr. Hammond:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George G. Martinak
GEORGE G. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR VARIANCE
SE/C of New Ave. & Jacob Lee Court,
4th District
LARRY E. KNIGHT, Petitioner
Case No. 77-183-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kautz, Jr.
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of March, 1977, a copy of the foregoing Order was mailed to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



W. T. SADLER, INC.
attorneys

DESCRIPTION TO ACCOMPANY APPLICATION FOR SIDELINE VARIANCE

LOT 17 - LEE MANOR
4th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

APPLICANT: LARRY E. KNIGHT

DATE: JANUARY 3, 1977

DESCRIPTION:

All that lot or parcel of ground on the East side of New Avenue, approximately 50 feet, more or less, North of Bond Avenue, in the Fourth Election District, Baltimore County, Maryland and designated as Lot 17, as shown on the Plat of Lee Manor, which plat is recorded among the Land Records of Baltimore County in Plat Book O.T.G. 35, folio 67.



By William T. Sadler DATE: 3/1/77
William T. Sadler, Esq. PLS 7730

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: March 14, 1977

FROM: Roman E. Serber, Acting Director of Planning

SUBJECT: Petition 77-183-A, Petition for Variance for a Side Yard.
Southeast corner of New Avenue and Jacob Lee Court
Petitioner - Larry E. Knight

4th District

HEARING: Monday, March 20, 1977 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Roman E. Serber
Roman E. Serber
Acting Director of Planning

NRG:231/m

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
119 W. Calverton Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Acting Chairman

MEMBER:

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE "BASIC COMMISSION
FIRE DEPARTMENT
FALTS DEPT/ATMAY
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

March 18, 1977

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Variance Petition
Re: No. 155
Larry E. Knight - Petitioner

Dear Mr. Hammond:

The Zoning :ans 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 plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

This currently vacant, wooded lot, zoned D.R. 3.5 and part of the Lee Manor subdivision, is located on the southeast corner of New Avenue and Jacob Lee Court (improved) in the 4th Election District. Adjacent lots immediately contiguous to this site are similarly zoned and also unimproved, while dwellings exist on both sides of New Avenue to the west and south of this site.

This Variance is necessitated by your client's proposal to construct a dwelling within 9 feet of the interior side property line in lieu of the required 10 feet.

Particular attention should be afforded the comments of the Health Department concerning the proposed sanitary sewer connection.

Lloyd J. Hammond, Esquire
Page 2
March 18, 1977

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Acting Chairman
Zoning Plans Advisory Committee

NBC/scw

Enclosure

cc: W. T. Sadler, Inc.
13 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be granted; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard setback of 9 feet instead of a Variance the required 10 feet is a D.R. 3.5 Zone should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of March, 1977, that the hereto Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, Health Department, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BAITMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Item #155 (1976-1977)
Property Owner: Larry E. Knight
8/16 cor. New Ave. and Jacob Lee Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 9' in lieu of the required 10'.
Acres: 145.00 x 67.96 District: 4th

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:

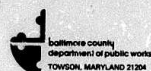
Baltimore County highway and utility improvements are not directly involved and are secured by Public Works Agreement #4701 (revised) and signed January 11, 1977 in connection with the further development of "Lee Manor" (O.T.G. 35/67 excluding Lots 19 and 21).

This property is tributary to the Wynnes Falls Sanitary Sewerage System, subject to State Health Department regulations.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #155 (1976-1977).

Very truly yours,
Elizabeth M. Dwyer / J. M. Dwyer
Elizabeth M. Dwyer, P.E.
Chief, Bureau of Engineering

END: EAM:FWH:SS
cc: R. Morton (file in Lee Manor)
H. Shalowitz
W-SW Key Sheet
61 NW 39 & 40 Pgs. Sheets
NW 16 J Topo
48 Top Map



THORNTON M. MOURING, P.E.
DIRECTOR

February 24, 1977

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

Re: Item #155 (1976-1977)
Property Owner: Larry E. Knight
8/16 cor. New Ave. and Jacob Lee Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 9' in lieu of the required 10'.
Acres: 145.00 x 67.96 District: 4th

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:

Baltimore County highway and utility improvements are not directly involved and are secured by Public Works Agreement #4701 (revised) and signed January 11, 1977 in connection with the further development of "Lee Manor" (O.T.G. 35/67 excluding Lots 19 and 21).

This property is tributary to the Wynnes Falls Sanitary Sewerage System, subject to State Health Department regulations.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #155 (1976-1977).

Very truly yours,

Elizabeth M. Dwyer / J. M. Dwyer
Elizabeth M. Dwyer, P.E.
Chief, Bureau of Engineering

END: EAM:FWH:SS

cc: R. Morton (file in Lee Manor)
H. Shalowitz

W-SW Key Sheet
61 NW 39 & 40 Pgs. Sheets
NW 16 J Topo
48 Top Map



March 1, 1977

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 #155, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Larry E. Knight
Location: SE/C New Avenue and Jacob Lee Court
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 9' in lieu of the required 10'.
Acres: 145.00 x 67.96
District: 4th

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 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
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 155 - SAC - January 25, 1976
Property Owner: Larry E. Knight
Location: SE/C New Ave. & Jacob Lee Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 9' in lieu of the required 10'.
Acres: 145.00 x 67.96
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard setback.

Very truly yours,

Michael S. Fleming
Michael S. Fleming
Traffic Engineer Associate

MEF/jlf



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

February 1, 1977

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

Dear Mr. DiNenna:

Comments on Item 155, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Larry E. Knight
Location: SE/C New Ave. & Jacob Lee Ct.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 9' in lieu of the required 10'.
Acres: 145.00 x 67.96
District: 4th

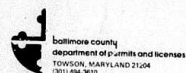
A moratorium was placed in new sewer connections in the Wynnes Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Metropolitan sewer must be extended to this property prior to final approval of the Health Department. Metropolitan water exists.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/HJF/rm



JOHN D. SEVITT
DIRECTOR

January 27, 1977

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

Dear Mr. DiNenna:

Comments on Item #155 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Larry E. Knight
Location: SE/C New Ave. & Jacob Lee Court
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 9' in lieu of the required 10'.
Acres: 145.00 x 67.96
District: 4th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 1'0" of a property line. Contact Building Department if distance is between 3'0" and 5'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck
Charles E. Burbanck
Plans Review Chief
CEB/rj



Paul H. Reinecke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas S. Commodari
Zoning Advisory Committee

Re: Property Owner: Larry E. Knight

Location: SE/C New Ave. & Jacob Lee Ct.

Item No. 155

Zoning Agenda January 25, 1977

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with "a" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle access and location shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The building and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: Charles E. Burbanck
Planning Group
Special Inspection Division

Noted and Approved: George M. Gaudin
Baltimore Fire
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 24, 1977

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

Z.A.C. Meeting of: January 25, 1977

RE: Item No: 155
Property Owner: Larry E. Knight
Location: SE/C New Ave. & Jacob Lee Ct.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 9' in lieu of the required 10'.

District: 4th
No. Acres: 145.00 x 67.96

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

NNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. ROTHSCHILD

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
T. V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON H. SMITH, JR.
RICHARD W. THACKY, D.V.M.



TOWSON, MD. 21204

March 9, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Knight
was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
28th day of March 1977, that is to say, the same
was inserted in the issues of March 9, 1977.

STROMBERG PUBLICATIONS, INC.

BY *Stromberg*

CERTIFICATE OF PUBLICATION

TOWSON MD. March 10, 1977

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 a week
at one time some weeks before the 28th
day of March 1977, the first publication
appearing on the 10th day of March
1977.

THE JEFFERSONIAN

G. L. Smith
G. L. Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th
Date of Posting: MARCH 12, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: LARRY E. KNIGHT
Location of Property: SE/COR. OF NEW AVE. & JACOB LEE CT.
Location of Sign: SE/COR. OF NEW AVE. & JACOB LEE CT.
Remarks: *Thomas B. Holand*
Posted by: *Thomas B. Holand*
Date of return: MARCH 13, 1977

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 11 day of
JAN 1977. Filing Fee \$ 25 Received ☒ Check
Cash
Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *L. Knight* Submitted by *L. Nimmann*
Petitioner's Attorney *L. Nimmann* Reviewed by *NBC*

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 11 day of
JAN 1977. Filing Fee \$ 25 Received ☒ Check
Cash
Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *L. Knight* Submitted by *L. Nimmann*
Petitioner's Attorney *L. Nimmann* Reviewed by *NBC*

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 46487
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Mar. 28, 1977 ACCOUNT 01-662
AMOUNT \$12.25
RECEIVED FROM Lloyd J. Hammond, Reg. 11 J111 Court
Baltimore, Md. 21136
FOR: Reverting and posting of property for Larry Knight
#77-183-A
61722829 4225100
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 46456
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Mar. 7, 1977 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Lloyd J. Hammond, Reg. 11 J111 Court, Baltimore
Md. 21136
FOR: Petition for Variance for Larry E. Knight
#77-183-A
61722829 2500000
VALIDATION OR SIGNATURE OF CASHIER

TRUE MERIDIAN

CHATSWORTH GROVE
Section I
OTA 31-21

CURVE DATA

NO	Δ	RADIUS	7/11	LENGTH	CHD	CHD BEARING
A	58°18'02"	250.0'	121.599	224.067	229.729	N66°17'38"W
B	58°18'02"	250.0'	104.288	200.628	196.917	N66°17'38"W
C	75°12'37"	149.205	118.457	197.585	192.631	N16°37'25"W
D	75°12'37"	25.205	71.124	128.058	118.889	N16°37'25"W
E	41°24'35"	50.00'	14.031	56.157	56.853	N2°16'41"E
F	41°24'35"	50.00'	18.838	56.157	56.355	N43°41'17"E
G	242°49'10"	50.00'	56.604	229.555	76.000	N16°17'38"W

COORDINATE TABLE

NO	NORTH	WEST	NO	NORTH	WEST
1	20558708	58882542	12	67124.442	58558050
2	60278559	5892905	13	60210.571	58541061
3	60278559	5892905	14	60508.193	58571471
4	61015.99	50482.93	15	58567.585	58555801
5	60781712	58415129	16	62558250	58528442
6	60582697	58392870	17	62578.577	58525441
7	60350.077	58102.192	18	62591.028	58504038
8	6028.120	58874.542	19	62766.036	58470226
9	60784.127	58905.381	20	60923.957	58782544
10	60784.127	58905.381	21	62815.285	58501611
11	60774.115	58788.600	22	60925.017	58513036

NOTE:

O.T.G. 35 FOLIO 67

RECEIVED FOR RECORD

MAR 30 1972 at 11:00

same day recorded in Liber

O.T.G. No. 1110

One of the Records of

Baltimore County and ex-

amined, per

Coordinates shown herein are referred to the system established by the Baltimore County Metropolitan District & are based upon the following Ties or Stations

*6292 N 62801.47 W 57691.25
*5497 N 61878.54 W 58868.47

"LEE MANOR"

4th Plat. Dist. for Baltimore County, Md.

Raistartown Non Profit Housing Corp
RD 193 Raistartown, Md. 21136

SURVEYOR'S CERTIFICATE

I, Carroll Hagan, Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out and the plat thereof prepared in compliance with Sections 72A to 72E, inclusive, of Article 17 of the Annotated Code of Maryland, 1959 Edition as amended or amended by the Acts of 1943 and 1947 and subsequent Acts, in any, amendatory thereto.

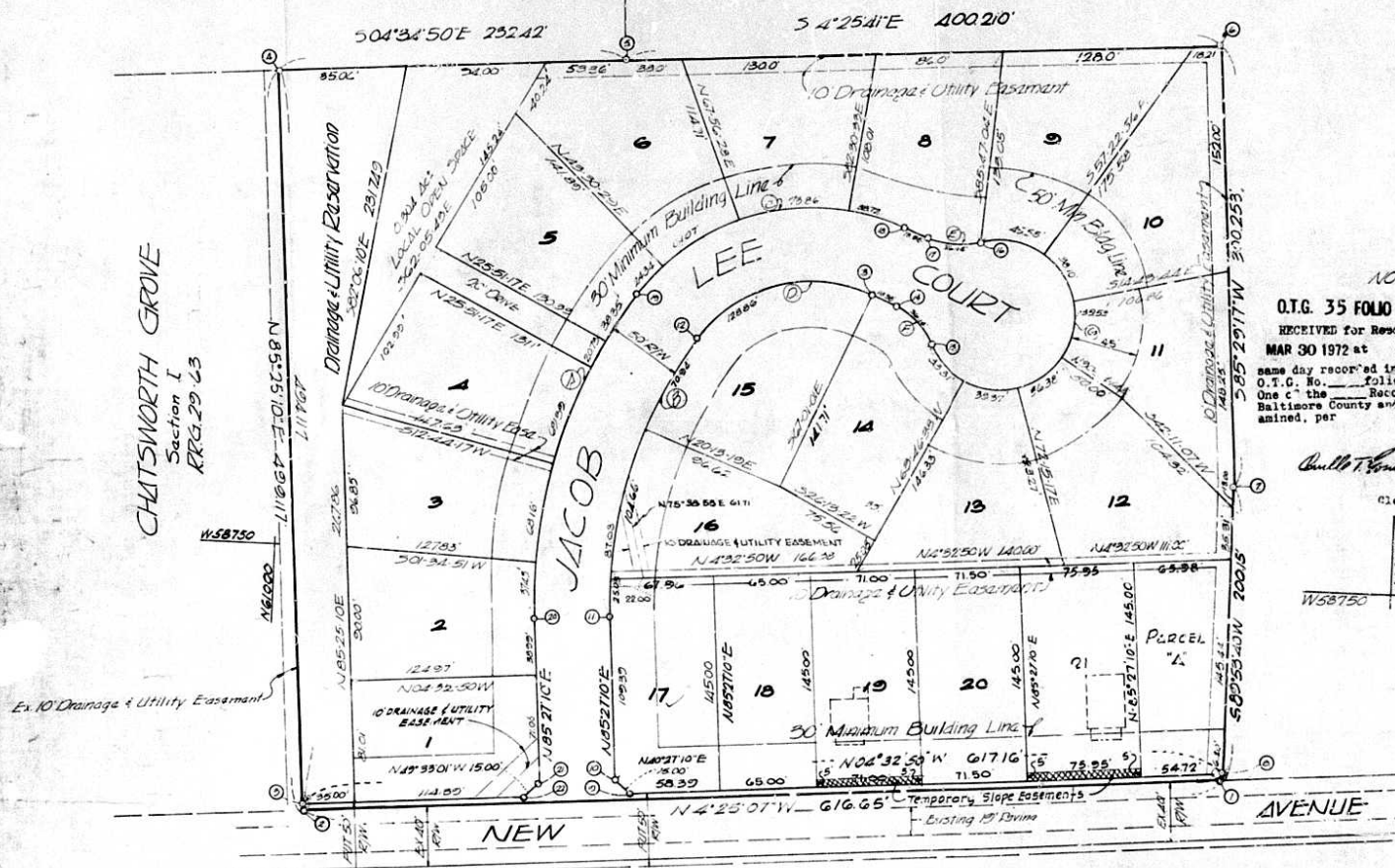
EVANS, HAGAN & HOLDEFER

SURVEYORS AND CIVIL ENGINEERS

4700 ELSBRODE AVENUE / BALTIMORE, MD. 21214
(301) 420-2444

157 POPULAR STREET / CAMERON, MD. 21713 / (301) 328-3330
115 E. MAIN STREET / WESTMINSTER, MD. 21157 / (301) 348-1790
15 S. WASHINGTON STREET / EASTON, MD. 21401 / (301) 322-3423

DATE 9/14/70 SCALE 1"=50'



Approved: Baltimore County Planning Board

By: [Signature]

Approved: Baltimore County Highway Department

Highway Engineer

Approved: Baltimore County Health Department

Health Officer

Date 9/14/70

Date 9/14/70

The streets and/or roads as shown herein and mentioned in the attached deed are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the lands hereby is specifically reserved to the grantors of the deed to which this PLAT is attached, their heirs & assigns.

OWNER'S CERTIFICATE

The requirements of Sections 72A to 72D of Article 17 of the Annotated Code of Maryland, 1959 Edition, Chapter 1016 of the Acts of 1945, as amended by Chapters 84 and 78 of the Acts of 1947, and subsequent Acts if any, amendatory thereto, so far as they concern the making of the plat and affixing of the markers, have been complied with.

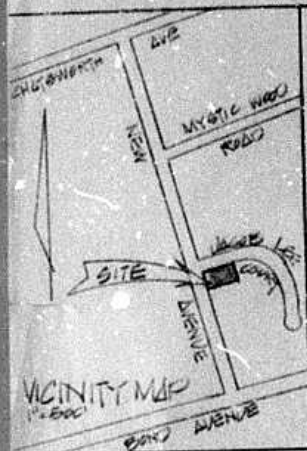
Raistartown Non Profit Housing Corp

Owner of Land Shown Hereon

By: [Signature]

470 1024
HWS
9-14-70
Date 9/14/70





EXISTING ZONING OR 35.



OR 35

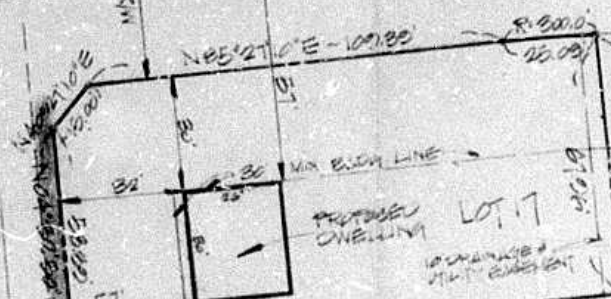
NEW

AVENUE

LOT 1
OR 35
(UNAPPROVED)
LARRY E. KNIGHT
LEE MANOR
05/01

LOT 2

JACOB LEE COURT



LOT 16
OR 35
(UNAPPROVED)
LARRY E. KNIGHT
LEE MANOR
05/01

LOT 8
OR 35
(UNAPPROVED)
LARRY E. KNIGHT
LEE MANOR
05/01



LOT 9

PLAT PLAN TO ACCOMPANY APPLICATION FOR
SIDELINE VARIANCE
LOT 17 - LEE MANOR

ELECTION DISTRICT #4
SCALE 1"=50'
BALTIMORE COUNTY, MARYLAND
DECEMBER 17, 2016

OWNER
LARRY E. KNIGHT
450 MAIN STREET
ROBERTSON, MARYLAND
21136

NO.	10
DATE	10/13
BY	✓
DATE	12-77
BY	✓
DATE	1/16
BY	✓



SURVEYOR
W.T. SLYDER, INC.
11 WEST PENNSYLVANIA AVENUE
PINEBLUFF, MARYLAND
21064

