

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, Robert Mann and Janet Mann, legal owner(s) of the property situated 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 the zoning regulations and restrictions of Baltimore County, Maryland, to permit the following use, structure, or activity on the property described in the description and plat attached to this petition:

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (attach hereto a plat or plan):

To construct a 22' by 32' garage attached to present house located 50' from property line, leaving 50' remaining.

Due to grade of yard this is the only practical parking and to allow on kitchen side of house.

See attached description

Property is to be parked and advertised as permitted 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 as amended pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Robert Mann
Janet Mann
Legal Owner

Address: 15635 Falls Rd.

Sparks, Md. 21152

Petitioner's Attorney

Petitioner's Attorney

OWNED BY The Zoning Commissioner of Baltimore County, this 29th day

of November 1977, that the subject matter of this petition is advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property is posted, and that the public hearing is had before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 29th day of January, 1978 at 10:00 o'clock P. M.

John W. Heaton, III
Zoning Commissioner of Baltimore County.



(over)

100P
1/30/78

20-157-71
101

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/8 of Falls Rd. 2600' N of : OF BALTIMORE COUNTY
Blackrock Rd., 5th District :
ROBERT MANN, et ux, Petitioners : Case No. 78-150-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

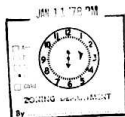
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Knotts, Jr.
Charles E. Knotts, Jr.
Deputy People's Counsel

John W. Heaton, III
John W. Heaton, III
People's Counsel
County Office Building
Towson, Maryland 21284
494-2168

I HEREBY CERTIFY that on this 11th day of January, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Robert Mann, 15635 Falls Road, Sparks, Maryland 21152, Petitioners.

John W. Heaton, III
John W. Heaton, III



Located at the North East side of Falls Road, Beginning at a point 2600 feet North of Blackrock Road as recorded in the Land Record of Baltimore County, Plat of Mann's Choice, Lot Number 1 Liber 40, Folio 116, also known as 15635 Falls Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: 5, Eric DiNenna, Zoning Commissioner Date: January 16, 1978

FROM: Lucille H. Graw, Director of Planning
SUBJECT: Petition #78-150-A, Petition for Variance for a Side Yard.
Case #1107
Northwest side of Falls Road 2600 feet North of Blackrock Road
Petitioner - Robert and Janet Mann
5th District

Monday, January 30, 1978 (1:00 P.M.)

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

Lucille H. Graw
Lucille H. Graw
Director of Planning

LHG:JGHw

ORDER RECEIVED FOR FILING

DATE: January 1, 1978
BY: Lucille H. Graw

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
(410) 60-3001

February 1, 1978

Mr. & Mrs. Robert Mann
15635 Falls Road
Sparks, Maryland 21152

RE: Petition for Variance
NE/8 of Falls Road, 2600' N of
Blackrock Road - 5th Election District
Robert Mann, et ux - Petitioners
NO. 78-150-A (Item No. 107)

Dear Mr. & Mrs. Mann:

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

Very truly yours,

George J. Martnak
GEORGE J. MARTNAK
Deputy Zoning Commissioner

CJM/mw

Attachments

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

Jan 30, 1978

Mr George J Martnak
Dep Zoning Comm
Balto County, Md.

Re: Petition #78-150-A

Dear Sir,

By this letter we wish to advise you that we are applying for a building permit today. This is to construct a garage as specified in the zoning variances petition - approved today - Jan. 30, 1978.

After a letter of approval is issued, we realize that there is a 30 day waiting period for protests.

We will act responsibly and wait out this period before beginning any construction on the garage.

Sincerely,

Robert Mann
Janet E. Mann

George J. Martnak
Jan 30, 1978

15635 Falls Road
Sparks, Md. 21152

Mr. Robert Mann
Mrs. Janet Mann
15635 Falls Road
Sparks, MD 21152

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
411 E. Chaucer Avenue
Towson, Maryland 21286

Your Petition has been received and approved for filing this 29th day of January, 1978.

Eric DiNenna
Eric DiNenna
Zoning Commissioner

Petitioner: Mr. & Mrs. Robert Mann
Petitioner's Attorney: Charles E. Knotts, Jr.
Chairman, Zoning Variance Advisory Committee

UNFILED

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 Petitioners

the above Variance should be had; 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 26 feet instead of the 50 feet required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of FEBRUARY 1978, that the herein 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 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 1st day of FEBRUARY 1978, that the above Variance be and the same is hereby DENIED.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
(301) 98-2211

December 21, 1977

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21286

Dear Mr. DiNenna:
Comments on Item #107, Zoning Advisory Committee Meeting, November 29, 1977, are as follows:

Property Owner: Robert & Janet Hann
Location: NE/S Falls Road 2600' NW Blackrock Road
Existing Zoning: RC-4
Proposed Zoning: Variance to permit a side setback of 26' in lieu of the required 50'.
Acres: 3.4401
District: 5h

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. Whitley
John L. Whitley
Planner III
Project and Development Planning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
1110 COLUMBIA AVE.
TOWSON, MD. 21286
Nicholas B. Commodari
Commodari

Chairman
Witness

BUREAU OF ENVIRONMENTAL SERVICES
DEPARTMENT OF PUBLIC WORKS
STATE BOARD COMMISSION

BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Robert Hann
Mrs. Janet Hann
15635 Falls Road
Sparks, Maryland 21152

January 16, 1978

RE: Variance Petition
Item Number 107
Petitioner - Mr. Robert Hann
Mrs. Janet Hann

Dear Mr. and Mrs. Hann:

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 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 suitability of the requested zoning.

Located on the northeast side of Falls Road, approximately 2,600 feet northwest of Blackrock Road in the 1st Election District, the subject property is presently improved with an existing dwelling. Surrounding properties consist of farm land to the north and west, while a foundation for proposed dwelling exist to the east.

This Variance is required by your proposal to construct a garage addition to the side of the existing dwelling within 26 feet of the side property line in lieu of the required 50 feet.

The comments from the Department of Traffic Engineering were not available at this time, however, it was verbally indicated to me that there were no problems

Baltimore County
Department of Health
TOWSON, MARYLAND 21286

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

December 14, 1977

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

Dear Mr. DiNenna:

The following are comments on Item # 107 - Janette Avonora's Committee Meeting of November 29, 1977

Property Owners: Robert & Janet Hann
Location: NE/S Falls Rd. 2600' NW Blackrock Rd.
Acres: 3.4401
Dist. tract: 5h

Since this is a recently constructed home with an approved water well and sewage disposal system, no health problems are anticipated.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/pac

SEC 35 118

Mr. and Mrs. Robert Hann
Item Number 107
January 16, 1978

with this proposal.

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
Chairman
Zoning Plans Advisory Committee

NBC:rf

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21286

STEPHEN COLLINS
DIRECTOR

January 30, 1978

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

Dear Mr. DiNenna:

Item No. 107 - IAC - November 29, 1977
Property Owners: Robert & Janet Hann
Location: NE/S Falls Rd. 2600' NW Blackrock Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 26' in lieu of the required 50'.
Acres: 3.4401
District: 5h

Dear Mr. DiNenna:

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

Very truly yours,
Nicholas S. Flanigan
Nicholas S. Flanigan
Traffic Engineer Associate

NST/hms

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21286

THORNTON M. MOURNING, P.E.
DIRECTOR

December 27, 1977

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

Re: Item #107 (1977-1978)
Property Owners: Robert & Janet Hann
NE/S Falls Rd. 2600' NW Blackrock Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 26' in lieu of the required 50'.
Acres: 3.4401 District: 5h

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:

Comments were supplied Mr. Robert L. Hann, December 2, 1976 by the Bureau of Public Works in connection with the preliminary-final plan for "Hann's Choice", Project No. 4229, of which this property comprises lot #2. Those comments are referred to for your consideration.

Very truly yours,
Ellsworth A. Dyer, P.E.
ELLSWORTH A. DYER, P.E.
Chief, Bureau of Engineering

END:RAM,PM:iss

cc: R. Norton
R. Downes

CC-HE Key Sheet
24 & 25 NE 24 & 27, Pos. Sheets
NW 24 & 27 A & C Top,
26 & 27 Tax Map

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert & Janet Hann

Location: NE/S Falls Rd. 2600' NW Blackrock Rd.

Item No. 107

Zoning Agency Meeting of 11/9/77

Comments:

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

- () 1. Fire hydrants for the referenced property are provided and shall be located at intervals of 100 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 dead-end condition shown at _____
- () 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 buildings 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.

Director: *Thornton M. Mourning*
Approved: *Ellsworth A. Dyer*
Social Inspection Division
Fire Prevention Bureau

business county
department of permits and licenses
TOWSON, MARYLAND 21286
CIVIL AND ZONING

JOHN D. BISHMAN
DIRECTOR

December 8, 1977

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 28, 1977

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

Z.A.C. Meeting of: November 29, 1977

RE: Item No: 107
Property Owner: Robert & Janet Hand
Location: NE/S Falls Rd. 2600' NW Blackrock Rd.
Present Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 26' in lieu of the required 50'.

District: 5th
No. Acres: 5.4401

Dear Mr. DiMenna:

No bearing on student population.

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

WNP/tp

JOSEPH W. MCGOWAN, PRESIDENT
T. HARVEY WILKINS, JR., TREASURER
MARCUS M. ROTUNDO

THOMAS H. ROYER
WILL LORANCE, CL. CLERK
ROGER S. HAYDEN
ROBERT V. DUBEL, SUPERVISOR

ALVIN LORACE
WILL WILSON & SMITH, JR.
RICHARD W. TRACY, C.V.M.

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					1/12	WH				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC,										
Reviewed by: <i>WNP</i>	Revised Plans: Change in outline or description Yes ___ No ___									
Previous case: <i>None</i>	Map # <i>RE</i>									

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 12, 1978

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 _____ day of _____ one time _____ week before the _____ day of _____ JANUARY 1978, the first publication appearing on the _____ day of _____ JANUARY 1978.

THE JEFFERSONIAN
S. Eric DiMenna
Manager

Cost of Advertisement \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 17 day of March 1978. Filing Fee \$ 250 Received Cash Other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner Robert Hand Submitted by Robert Hand
Petitioner's Attorney _____ Reviewed by WNP

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

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 January 12 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Robert Hann, NE/S of Falls Road 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 _____ successive weeks before the _____ day of _____ JANUARY 1978, that is to say, the same was inserted in the issues of January 12, 1978

STROMBERG PUBLICATIONS, INC.

BY *Estelle Berger*

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

Dear Mr. DiMenna:

Comments on Item # 107 Zoning Advisory Committee Meeting, November 29, 1977 are as follows:

Property Owner: Robert & Janet Hand
Location: N/W/S Falls Road - 2600' N/W Blackrock Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 26' in lieu of the required 50'.

Acres: 5.4401
District: 5th

- The items checked below are applicable:
- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" 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
Plan Review Chief
C2B:rrj

1-SIGN 78-150-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 5th Date of Posting: JAN. 13, 1978

Posted for: PETITION FOR VARIANCE

Petitioner: ROBERT HANN

Location of property: NE/S OF FALLS RD. 2600' N OF BLACKROCK RD.

Location of Sign: FRONT 15635 FALLS RD.

Remarks: Thomas K. Ireland

Posted by: Thomas K. Ireland Date of return: JAN. 19, 1978

BALTIMORE COUNTY, MARYLAND No. 65428

OFFICE OF PERMITS AND LICENSES DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Jan. 28, 1978 AMOUNT: \$25.00

PAID TO: Robert L. Hann 15635 Falls Rd., Spotsville, Md. 21229

FOR: Advertising and posting of signs - 78-150-A

AMOUNT PAID: 25.00

VALIDATION OR SIGNATURE OF CLERK

BALTIMORE COUNTY, MARYLAND No. 57391

OFFICE OF PERMITS AND LICENSES DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Jan. 5, 1978 AMOUNT: \$25.00

PAID TO: Robert L. Hann 15635 Falls Rd., Spotsville, Md.

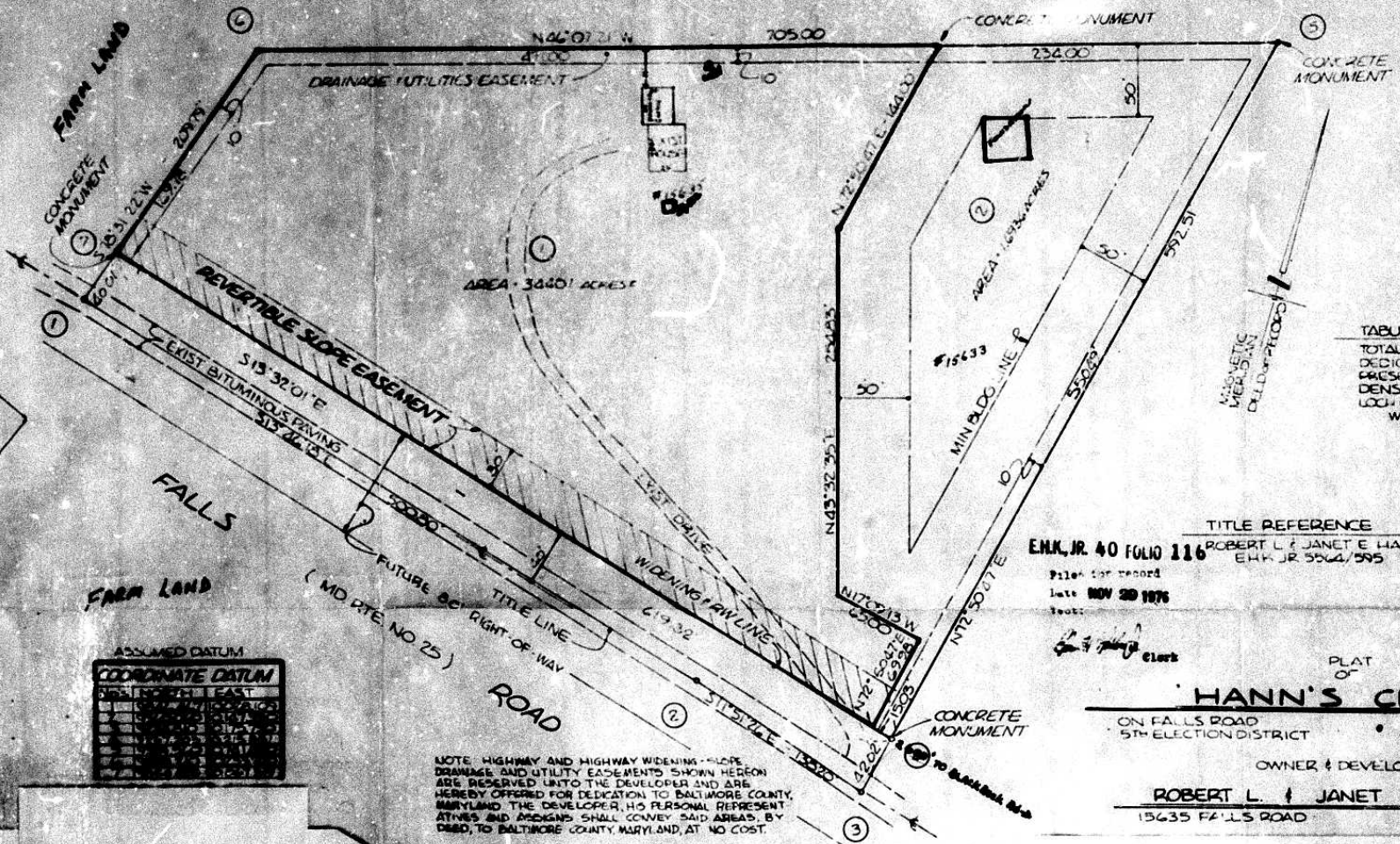
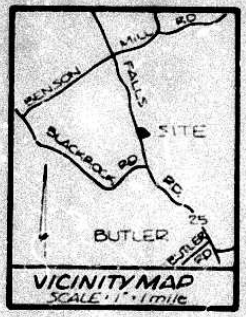
FOR: Petition for Variance - 78-150-A

AMOUNT PAID: 25.00

VALIDATION OR SIGNATURE OF CLERK



FARM LAND



TABULATIONS
 TOTAL AREA - 37061 ACRES
 DEDICATION AREA - 0.6724 ACRES
 PRESENT ZONING - RCF
 DENSITY - 0.35
 LOCH FARMEN RESERVOIR WATERSHED

TITLE REFERENCE
 EMK. JR. 40 FOLIO 116 ROBERT L. & JANET E. HANN
 E.M.K. JR. 5564/595

Filed for record
 date NOV 20 1976
 Book:

Clark

PLAT OF

HANN'S CHOICE

ON FALLS ROAD 5TH ELECTION DISTRICT NEAR BUTLER, BALTIMORE CO., MD.

OWNER & DEVELOPER

ROBERT L. & JANET E. HANN
 13635 FALLS ROAD SPARKS, MD 21152

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NOTE: HIGHWAY AND HIGHWAY WIDENING - SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS, BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

NOTE: FOR PINHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE PORTION OF THE PINHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PINHANDLE LOT DRAINWAY

Map No.	116
Section	5
Date	11/22/76
Drawn by	AB
Checked by	
Approved by	

