

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stephen Jeffrey Britt, 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 1B02.3, C.1. to permit lot widths of 50' instead of the required 55' for lots 192 and 201 and to permit a side yard setback of 11' in lieu of the required 25' on lot 201.

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

The recorded lot No. 199, as shown in the exhibit is vacant. The existing house on Lot 201, under the same ownership, is situated so that all side yard requirements are met even if lot 199 is sold. except the requested side yard variance to Ridge Road. The lots meet all standards of D.R.S. 5, as set forth in Section 1B02.3 Paragraph C, except minimum Lot width. The lots cannot be developed without this variance, and therefore creates a hardship on the owner and Contract Purchaser.

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.

EDWARD R. CHASE, Contract purchaser
D.R. BREITWERT AVE. Address 1716 Carroll Avenue
Baltimore, Md. 21230
Petitioner's Attorney
Protostant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of July, 1979, 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 25th day of September, 1979, at 10:15 o'clock

A. M.
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE 9/25/79

MAP 24
SUB-D
ELECTION
G.S. 13
9/2/79
FILE
13
47

47-370

9/25/79
10:15 A.M.

RE: PETITION FOR VARIANCES
NW corner of Ridge Ave. and
Carroll Ave., 13th District
STEPHEN JEFFREY BRITT, Petitioner
Case No. 80-93-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.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of September, 1979, a copy of the foregoing Order was mailed to Mr. Stephen Jeffrey Britt, Petitioner, 1716 Carroll Avenue, Halethorpe, Maryland 21227; and Mr. Edmund R. Chase, Contract Purchaser, 2010 Breitwert Avenue, Baltimore, Maryland 21230.

John W. Hession, III

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. Stephen Jeffrey Britt
1716 Carroll Avenue
Halethorpe, Maryland 21227

RE: Petition for Variances
NW corner of Ridge Avenue and
Carroll Avenue - 13th Election District
Stephen Jeffrey Britt - Petitioner
NO. 80-93-A (Item No. 19)

Dear Mr. Britt:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Edmund R. Chase
2010 Breitwert Avenue
Baltimore, Maryland 21230

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

boender associates

BALTIMORE DIVISION INC.
TOWN & COUNTRY PROFESSIONAL BUILDING
ELLICOTT CITY, MARYLAND 21043
301-465-7777

engineers
surveyors
planners

DESCRIPTION
LANDS OF STEPHEN JEFFREY BRITT, ETUX
THIRTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEING all of those two (2) adjacent, contiguous and parallel lots lying on the Northwest corner of Ridge Road (50' wide) and Carroll Avenue (50' wide), each lot having 50.00 foot frontage along the Westerly right of way line of Carroll Avenue and running Westerly from same for a distance of 125.00 feet, said lots be known and designated as lots 199 and 201 on a plat of subdivision entitled "Plat of Halethorpe" recorded among the Land Records of Baltimore County, Maryland in Platbook J.W.S. 1 at Folio 60, said lots also being all of the Lands described in a conveyance from Susan A. Hirschman, Reuben Alperstein, Leslie S. Goldstein, Joel A. Hirschman and Mannes F. Greenberg, to Stephen Jeffrey Britt and Mary Alexius Britt, his wife, by deed dated July 31, 1978 and recorded among the aforesaid land records in Liber 5922 at Folio 841.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-83 Item 19

Petition for Variance for minimum lot widths and side yard setback
Northwest corner of Ridge Avenue and Carroll Avenue
Petitioner - Stephen Jeffrey Britt

13th District

HEARING: Tuesday, September 25, 1979 (10:15 A.M.)

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

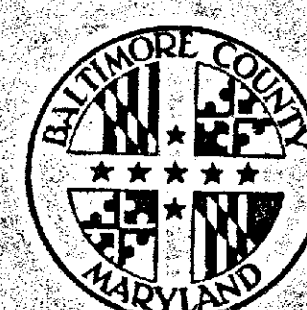
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Stephen Jeffrey Britt
1716 Carroll Avenue
Halethorpe, Maryland 21227
cc: Mr. Edmund R. Chase
2010 Breitwert Ave.
Baltimore, Md. 21230

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 24th day of July, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Stephen Jeffrey Britt
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OR
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

September 19, 1979

Mr. Stephen Jeffrey Britt
1716 Carroll Avenue
Halethorpe, Maryland 21227

RE: Item No. 19
Petitioner Stephen Jeffrey Britt
Variance Petition

Dear Mr. Britt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans of 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.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

JAN 30 1980

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

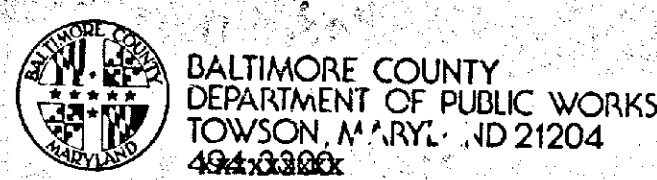
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of September, 1979, that the herein Petition for the Variance(s) to permit lot widths of 50 feet instead of the required 55 feet for Lot Nos. 199 and 201 and a side yard setback of 11 feet in lieu of the required 25 feet on Lot No. 201 should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County



THORNTON M. MOURING
DIRECTOR

September 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #19 (1979-1980);
Property Owner: Stephen Jeffrey Britt
N/W corner Ridge Avenue and Carroll Avenue
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' instead of the required 55' and to permit a side yard setback of 11' in lieu of the required 25' on lot #201.
Acres: 100 x 125 District: 13th

Dear Mr. Hammond:

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:

Carroll and Ridge Avenues, existing public roads, are proposed to be improved in the future as 30 and 40-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widenings, including a fillet area for slight distance and any necessary reversible 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:

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.

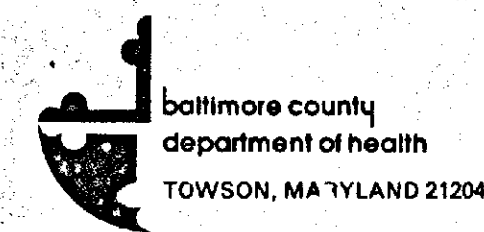
Water and Sanitary Sewer:

There are public 2 and 6-inch water mains and 8-inch public sanitary sewerage in Carroll Avenue.

Very truly yours,
Ellsworth L. Diver
ELLSWORTH L. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:iss
cc: J. Somers

C-W Key Sheet
22 SW 13 & 14 Pos. Shts.
SW 6 D Topo
108 Tax Map



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

September 12, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

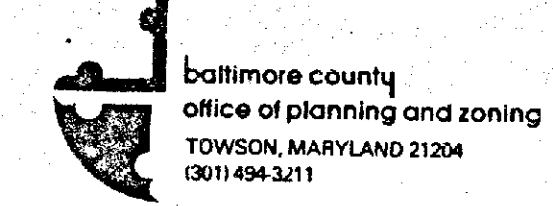
Comments on Item #19, Zoning Advisory Committee Meeting of July 24, 1979, are as follows:

Property Owner: Stephen Jeffrey Britt
Location: N/W corner Ridge Avenue & Carroll Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' instead of the required 55' and to permit a side yard setback of 11' in lieu of the required 25' on lot #201.
Acres: 100 x 125
District: 13th

Metropolitan water and sewer are available. Therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRE/rth



John D. Seyffert
XEROX/SHAWNEE
DIRECTOR

September 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

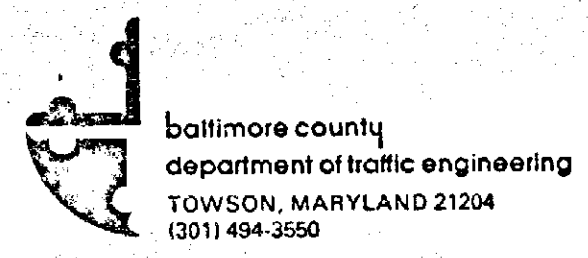
Comments on Item #19, Zoning Advisory Committee Meeting, July 24, 1979, are as follows:

Property Owner: Stephen Jeffrey Britt
Location: N/W corner Ridge Avenue and Carroll Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' instead of the required 55' and to permit a side yard setback of 11' in lieu of the required 25' on lot #201.
Acres: 100 x 125
District: 13th

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
Planner III
Current Planning and Development



STEPHENE COLLINS
DIRECTOR

August 28, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items for the July 24, 1979 Zoning Advisory Committee meeting:
Items: 13, 15, 17, 18, and 19.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 13, 1979
FROM: Ted Burnham
Zoning Advisory Committee
SUBJECT: Meeting of July 24, 1979

- | | |
|--------------|--|
| ITEM NO. 13 | Standard Comment |
| ITEM NO. 14 | See Comment |
| ITEM NO. 15 | See Comment |
| ITEM NO. 16 | Standard Comment |
| ITEM NO. 17 | No Comment |
| ITEM NO. 18 | See Comment and referral to Mr. Joseph Nolan |
| ITEM NO. 19 | Standard Comment |
| ITEM NO. 20 | Standard Comment |
| ITEM NO. 223 | Revised - See Comments |

Ted Burnham
Ted Burnham, Chief
Plans Review

TB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond Date: August 10, 1979
Office of Planning and Zoning
FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of July 24, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- | | |
|-----------|---|
| ITEM # 13 | Property Owner: Paul R. Scher & Jackie Shuman
Location: S/E corner Ridge Valley Dr. & Falling Brook Ct.
No Comments |
| ITEM # 15 | Property Owner: Charles C. & Linda A. Neal
Location: S/S Anthony Avenue 150' E. of Vincent Avenue
No Comments |
| ITEM # 17 | Property Owner: Kenilwest Limited Partnership
Location: No plats submitted
No Comments |
| ITEM # 18 | Property Owner: William J. Franklin, Jr.
Location: S/S Cockeys Mill Road, 3150' W. of Reisterstown Road
No Comments |
| ITEM # 19 | Property Owner: Stephen Jeffrey Britt
Location: N/W Corner Ridge Avenue & Carroll Avenue
No Comments |

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 18, 1979

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

Z.A.C. Meeting of: July 24, 1979

RE: Item No: 13, 14, 15, 16, 17, 18, 19, 20
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

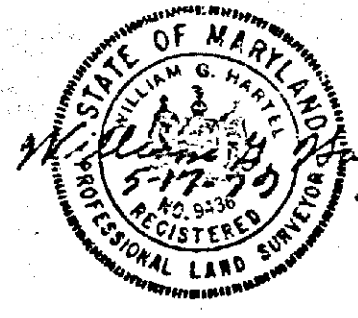
Dear Mr. DiNenna:

All of the above have no bearing on student population.

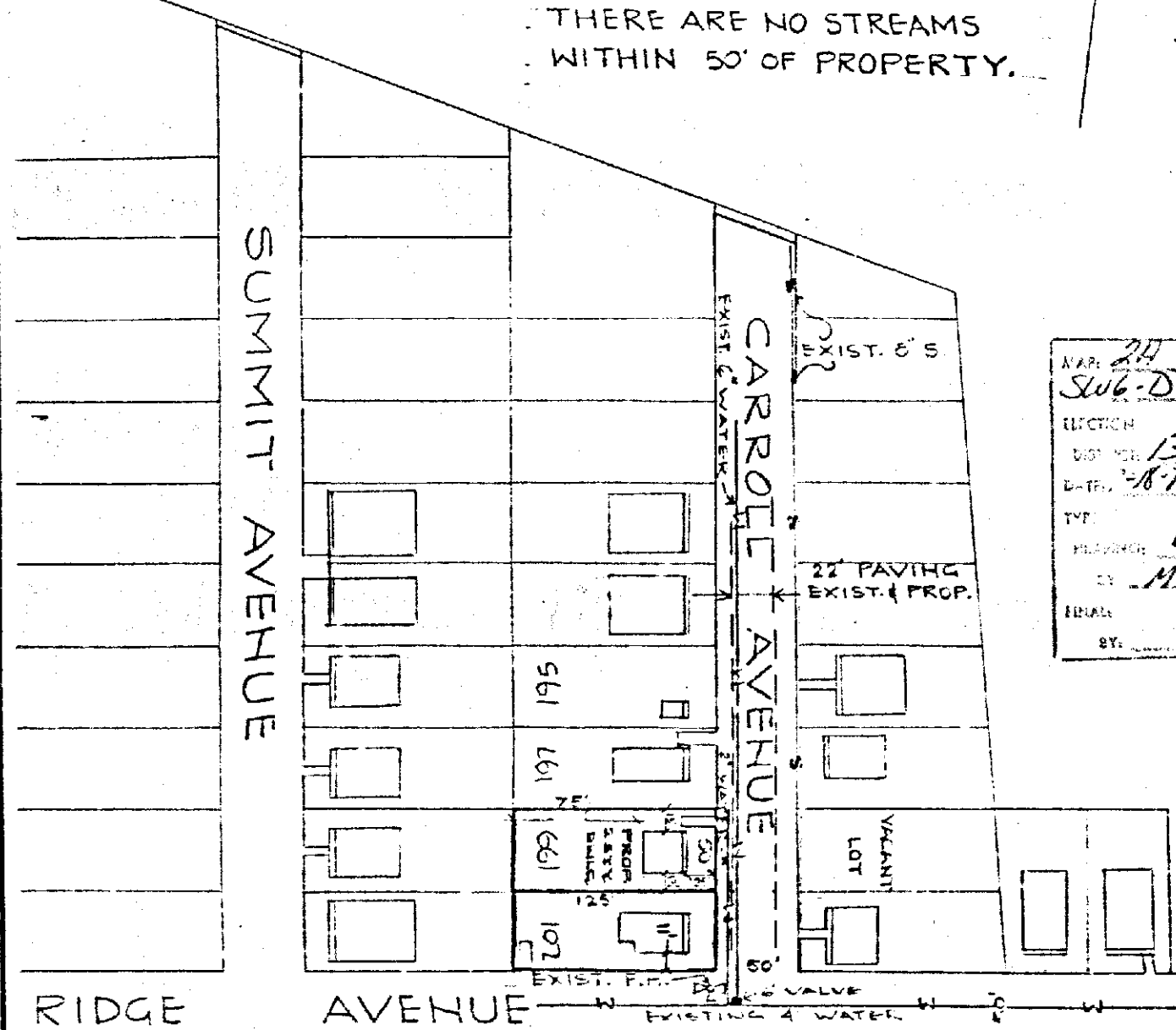
Very truly yours,
W. Nick Petawich
W. Nick Petawich,
Field Representative

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BUTTS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACY, DVM.

JAN 30 1980



ZONING VARIANCE
FOR PROPOSED 2 STORY
FRAME DWELLING
24'-0" x 25'-4"
D.R. 3.5
NOTE: NO BEARINGS ARE
INDICATED ON RECORD PLAT.
THERE ARE NO STREAMS
WITHIN 50' OF PROPERTY.



VAR. 20
SUB-D
REVISION
DIST. 13
DATE 8-19-79
TYPE
REASON
BY
SY.

TITLE
PROJECT ZONING VARIANCE PLAT KNOWN AS
LOT 199 PLAT BOOK JWS 1 FOLIO 60 HALETHORPE
LOCATION CARROLL AVENUE ELECTION DIST. 13
DATE: 5-14-79 DESIGN BY: DRAWN BY: G.W. CHECKED BY: R.M.
SCALE: 1" = 100' JOB NO.: 7971 DRAWING NO.: 1 OF 1

boender associates

engineers
surveyors
planners

BALTIMORE 301-465-7777 • SALISBURY 301-749-1286

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
Posted for: PETITION FOR VARIANCE
Petitioner: STEPHEN JEFFREY BRITT
Location of property: NW CORNER OF RIDGE AVE. & CARROLL AVE.
Location of Signs: W/S CARROLL AVE. 75' +/- N OF RIDGE AVE.
Remarks: *Flowers R. Ireland*
Posted by: *Flowers R. Ireland* Date of return: SEPT. 11, 1979
Signature

1-SIGN

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 6, 1979.
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 one time~~ ^{for one time} ~~successive weeks~~ before the 27th day of September, 1979, the last publication appearing on the day of September 1979.

THE JEFFERSONIAN
L. Frank Struth
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83148
DATE August 28, 1979 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM: Edmund R. Chase
FOR: Filing Fee for Case No. 80-93-A
25.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83191
DATE September 12, 1979 ACCT. 01-662
AMOUNT \$51.06
RECEIVED FROM: Mary A. Britt
FOR: Advertising and Posting for Case No. 80-93-A
51.06
VALIDATION OR SIGNATURE OF CASHIER

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. September 6, 1979.
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 one time~~ ^{for one time} ~~successive weeks~~ before the 27th day of September, 1979, the last publication appearing on the day of September 1979.

THE JEFFERSONIAN
L. Frank Struth
Manager.

Cost of Advertisement, \$ 44.00

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 September 6 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Stephen Britt was inserted in the following:

- ☐ Catonsville Times ☒ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 7th day of September 1979, that is to say, the same was inserted in the issues of September 6, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Edith Burger*

PETITION FOR VARIANCE
13th District
ZONING: Petition for Variance for minimum lot widths and side yard setback.
LOCATION: Northwest corner of Ridge Avenue and Carroll Avenue
DATE & TIME: Tuesday, September 25, 1979 at 10:15 A.M.
PUBLIC HEARING: Room 106, 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.
Petition for Variance to permit lot widths of 50 feet instead of the required 55 feet for Lots 199 and 201 and to permit a side yard setback of 11 feet in lieu of the required 25 feet on Lot 201.
The Zoning Regulation to be excepted as follows:
Section 1802.3.C.1 - minimum lot widths and side yard setbacks.
All that parcel of land in the Thirteenth District of Baltimore County.
Being all of those two (2) adjacent, contiguous and parallel lots lying on the Northwest corner of Ridge Road (50' wide) and Carroll Avenue (50' wide), each lot having 50.00 foot frontage along the West-ly right of way line of Carroll Avenue and running West-ly from same for a distance of 125.00 feet, said lots be "con and designated as lots 199 and 201 on a plat of subdivision entitled "Plat of HALETHORPE" recorded among the Land Records of Baltimore County, Maryland in Plat Book JWS 1 & 2, Folio 60, said lots also being all of the lands described in a conveyance from Susan A. Hirschman, Reuben Alperstein, Leslie S. Goldstein, Joel A. Hirschman and Manne F. Greenberg, to Stephen Jeffrey Britt and Mary Alexus Britt, his wife, by deed dated July 31, 1978 and recorded among the aforesaid land records in Liber 8922 at Folio 841.
Being the property of Stephen Jeffrey Britt, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, September 25, 1979 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Sept. 6

PETITION FOR VARIANCE
13th District
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Zoning Commissioner
of Baltimore County
Sept. 6

JAN 30 1980