PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

A STATE OF THE PARTY OF THE PAR

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BRIAN T. ABT and
XXXXX we, DONNA M. HEINZE 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 1802.30.1 to permit a lot width of 50 feet in lieu of the required 55 feet and a front setback of 16 feet in lieu of the reliared 25 feet and a rear setback of 10 feet in lieu of the required 0 feet. 5 tion 301. Ito permit a front setback of 8 feet for an open deck in lieu of the required 18.75 feet. Section 400.4 to permit an existing accessory structure in the side-yard in lieu of the required rear yard.

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

1. The practical difficulty for the Petitioners is their inability to obtain a building permit because their lot is 50' wide instead of the requisite 55' wide.

2. Petitioners purchased this property to build a single family home, and their present inability to obtain a building permit will work a great hardship upon them in view of the large sum of money they have expended to purchase the property.

3. A variance to allow construction on a 50' wide lot will not violate the purposes of the zones as set out in Section 100.1(A) of the

the purposes of the zones as set out in Section 100.1(A) of the
Baltimore County Zoning Regulations i.e. to promote the health, security
comfort, convenience, prosperity, orderly development, and the general
welfare of the community. See attached Exhibit "A".

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
Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser 8651 Baltimore National Pike Ellicott City. Maryland 21043
Petitioner's Attorney 44-3408

Address 2230 Della At. Baltion, me 425-002/ 340 Japlin At Baltinue, ml. 21224 Protestant's Attorney 6337806

Brian J. als

Zoning Commissioner of Baltimore County.

ORDERED By The Zoning Commissioner of Baltimore County, this_____

of ______, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

RE: Item No. 227

Variance Petition

Petitioner - Brain T. Abt, et al

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Kevin J. Kelehan, Esquire 8651 Baltimore National Pike Ellicott City, Maryland 21093 Nicholas B. Commodari

Dear Mr. Kelehan:

Chairman MEMBERS

Bureau of Department of Traffic Engineering State Roads Commission Bureau of

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development

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 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. This Variance originates as a result of your clients' purchase of this 50' wide lot prior to obtaining the necessary hearing to reduce required lot width. In addition, after conversation with Mr. Abt and due to the orientation of the proposed dwelling, Variances for front

include a Variance to legalize the location of the existing combination

shed/patio, which is located to the rear of this site. Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

and rear setbacks are also included. It was my decision to also

Very truly yours, NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NBC:hk

Enclosures

RE: PETITION FOR VARIANCES S/S of Montrose Ave., 200'

. BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY W of Mace Ave., 15th District

BRIAN T. ABT, et al, Petitioners : Case No. 81-10-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

Inter Will on seem The John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 20th day of June, 1980, a copy of the aforegoing Order was mailed to Kevin J. Kelehan, Esquire, Reese & Carney, 8651 Baltimore National Pike, Ellicott City, Maryland 21043, Attorney for Petitioners.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

June 23, 1980

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

> Re: Item #227 (1979-1980) Property Owner: Brian T. Abt & Donna M. Heinze S/S Montrose Ave. 200' W. Mace Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55', and a front setback of 16' in lieu of the required 25', a rear setback of 10' in lieu of the required 30', a front setback of 8' for an open deck in lieu of the required 18.75' and to permit an accessory structure in the side yard in lieu of the required rear yard. Acres: 0.184 District: 15th

Dear Mr. Hammond:

General:

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.

This property, Lot 70 of "Montrose Farms", W.P.C. 6, Folio 183, is located 500.23 feet westerly of Mace Avenue, not 200 feet as indicated on the submitted plan. Fighways:

Montrose Avenue, an existing County road, is improved as a 30-foot closed section roadway on a 40-foot right-of-way. No further highway improvements are proposed at this time.

The construction/reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner. Sediment Control:

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

Item #227 (1979-1980) Property Owner: Brian T. Abt & Donna M. Heinze June 23, 1980

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 is public 8-inch water main and 8-inch sanitary sewerage in Montrose Avenue.

Very truly yours,

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

END: EAM: FWR: ss

cc: J. Wimbley I-SW Kay Sheet

8 NE 27 Pos. Sheet NE 2 G Topo 90 Tax Map

Kevin J. Kolchan, Escaire 8651 Beltimore National Pike Eilleot: City, Mar.lan! 21093

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 5th

WILLIAM E. HAMMOND Zoning Commissioner

Petitinger Die a T. Abt, et al

Petitioner's Attorney

_Reviewed by://www.blance. Nicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204

PAUL H. REINCKE CHIEF

Mr. William Hammond

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Brian T. Abt & Donna M. Heinze

Location: S/S Montroge Ave. 200' W Mace Ave.

Item No: Zoning Agenda: Meeting of 5/20/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" 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 or _____ 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 EXCFEDS 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 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(xx) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Planning Group Noted and Approved: Fire Prevention Bureau Special Inspection Division

August 7, 1980

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 appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County this , 15 20 that the herein Petition for the Variance(F' to

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

BEFORE THE RE: PETITION FOR VARIANCES S/S of Montrose Ave., 200' W of DEPUTY ZONING Mace Ave. - 15th Election District Brian T. Abt, et al - Petitioners COMMISSIONER NO. 81-10-A (Item No. 227)

:::

BALTIMORE COUNTY

::: :::

DATE

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet, a front yard setback of 16 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, a front yard setback of 8 feet for an open deck in lieu of the required 18.75 feet, and an existing

accessory structure to be located in the side yard in lieu of the required rear yard. When advertised, a typographical error was made in that the rear yard setback requested was said to be 20 feet.

Testimony presented in behalf of the Petitioners indicated that the subject property was subdivided in 1914 and recorded among the Land Records of Baltimore County on September 26, 1919. The Petitioners purchased the lot in a private sale and were not informed of the 50 foot lot width requirement until the day of settlement. Further, they have been advised that there is no additional land available for purchase.

The fact that the proposed dwelling is to be a Swiss chalet style neccessiates the need for the requested variances. The Development Control Section of the Zoning Office generally designates the wall containing the entrance to the living room as the front of the dwelling, which, in this case, would be the 40 foot west wall. Argument was presented that the front orientation has traditionally been considered the wall containing large view windows or glass sliding doors in this type of dwelling, which, in the instant case, would be

bolt.more county department of traffic engineering TOWSON, MARYLAND 21204 (301) 494 3580 STEPHEN E. COLLINS DIRECTOR

June 12, 1980

Mr. William Decisiond Zoning Cerris: bener County Office Ballding To won, Maryland 27204

Dear Mr. Danabad:

The Department of Trafile Engineering has no economists of others 219, 223, 226, 227, and 230 of the Zealog Navirery Constitue Meeting of May 20, 1980. Very truly yours,

> Michael S. Flanigan Englmeer Associate II

MSF/hmd

the 24 foot north wall. If the north wall was considered the front wall, the only variance required by the Petitioners would be the lot width.

No one appeared at the time of the public hearing in protest of the subject

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would re-ult in practical difficulty and unreasonable hardship upon the Petitioners and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of July, 1980, that the herein Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet, a front yard setback of 16 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, a front yard setback of 8 feet for an open deck in lieu of the required 18.75 feet, and an existing accessory structure to be located in the side yard in lieu of the required rear yard should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

TED ZALESKI, JR

Dear Mr. Hammond:

DIRECTOR

June 2, 1980

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

Comments on Item #227 Zoning Advisory Committee Meeting. May 20, 1980

Brian T. Abt & Donna M. Heinze S/S Montrose Ave. 200' W Mace Ave. Property Owner: Location: Exiating Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and a front setback of 16' in lieu of the required 25', a lear setback of 10' in lieu of the required 30' a front setback of 8' for an open deck in lieu of the required 18.7' and to permit an accessory structure in the side yard in lieu of the Acres: required rear yard. The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978,

building/ _____permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to f. e a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Mary Architect or Engineer shall be required to file a permit application. X E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent

lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewell is required if construction

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

occupancy shall be applied for, along with an alteration permit applice ., and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change i.. use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

NOTE: These comments reflect only on the information : rovided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of r w permit. If desired a ditional information may be obtained by visiting Room #. 2 (Plans Review) at 111 West Chesapeake Ave., Towson.

App. No. 118127

February,

Lawyer's Title

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 15, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Proposed Zoning:

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227,228, 229, 230 merty Owner: tion: Present Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

LIBER 6 1 3 8 PAGE 7 3 4

REAL ESTATE TITLE COMPANY. INCORPORATED Koyeer Building Baltimere, Md.

This Deed, Made this

PER SIMPLE DEED

Baltimore County, State of Maryland, ---

No. 73 as shown on said Plat of Montrose Farms.

in the year one thousand nine hundred and manut, a eighty by BARRY D. TICE and

PAMELA P. TICE, his wife, of Baltimore County, State of Maryland, parties of the first part; and CLIFFORD ALLEN O'CONNELL, of Baltimore County, State of Haryland, 022500 2 110402 ****1200

WITNESSETH that in consideration of the sum of \$58,000.00 (the actual consideration paid or to be paid) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part-

do --- grant and convey unto the said party of the second part, his----

personal representatives xxxxx and assigns, in fee-simple, all those lots or parcels of

BF INNING for the same on the southwest side of Montroes Avenue, at the division line between Lot No. 71 and Lot No. 70, as shown on the Plat of Montrose Farms, subdivided by the Cityco Realty Company of Baltimore City, and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 183; and running themce northwesterly, binding on said southwest side of Montrose Avenue, 115 feet to a point distant 15 feet northwesterly from the division line between Lots Nos. 72 and 73, as shown on said plat; themce southwesterly at right angles to Montrose Avenue, 160 feet to the southwesternmost outline of the lots shown on said plat; thence binding on said outline, southeasterly, 115 feet to the division line between Lots Nos. 71 and 70; and thence northeasterly binding on said division line, 160 feet to the place of beginning. Being Lots Numbered. 71 and 72 and the southeasternmost 15 feet of Lot

The improvements thereon being known as No. 335 Hontrose Avenue. SAVING AND EXCEPTING, however, that portion of the above described lot of ground which was conveyed unto Baltimore County, Maryland, by deed dated July 19, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4910, folio 393, together with an easement as set forth therein, for the widening of Montrose Avenue.

ALSO SAVING AND EXCEPTING all that percel of land which by Deed dated August 7, 1972 and recorded among the Land Records of Baltimore County in Liber E.H.K. J., No. 5296, folio 278, was granted and conveyed by Thomas D. Houck, et al, to Baltimore County, Maryland, described as follows:

LIBER 6 1 3 8 2462 7 3 5

BEING the right to create, use and maintain on the area of land containing 0.004 acre, more or less, (165 sq. ft.) shown shaded and hatched thus //////, and indicated "Revertible Easement for Supporting Slopes" on Baltimore County Drawing No. HRW 62-057-3A, such slopes as are necessary to retain and support the highway and/or adjacent property, it being agreed between the parties hereto, however, that at such time as the contour of the land over which this slope easement is granted is changed so that the easement required for slope is no longer necessary to retain, support or protect the highway construction, then said easement for slopes shall cease to exist.

BEING part of/ property as described in a Deed dated May 23, 1974 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 5448, folio 927, from Thomas D. Houck and Patricia A. Houck, his wife, to the Grantors herein.

OR

LIBERS 138 PASE 736
TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining. TO HAVE AND TO HOLD the said lots or parcals of ground——and on mises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, his personal representatives and AND the said parties of the first part-

- hereby covenant that / have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed: that they will warrant specially the property hereby granted, and that the y will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

TEST:	Paris W	[SEAL]
Very & Gasski	Pamela P. Tice	[SEAL]
		[SEAL]

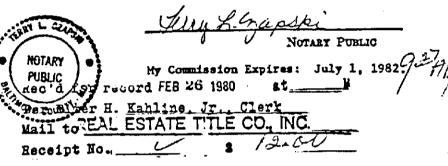
STATE OF MARYLAND, BALTIMORE COUNTY I HEREBY CERTIFY, that on this

in the year one thousand nine hundred and

of the State of Maryland, incoming aforesaid, personally appeared

Barry D. Tice and Pamela P. Tice, his wife, the Grantors herein, act, deed and for the purposes and they acknowledged the foregoing Deed to be therein set forth.

WITNESS my hand and notarial seal the day and year last above written.



LIBER 6 | 50 FACE 4 9 D

DEED - FEE SIMPLE - INDIVIDUAL SHANTOR - LONG FORM

This Deed, MADE THIS

in the year one thousand nine hundred and BARRY D. TICE and PANELA P. TICE, his wife,

the State of Maryland, parties

BRIAN T. ABT and DONNA M. HEINZE, of the State of Maryland, parties

WITNESSETH, That in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED DOLLARS, the receipt whereof is hereby acknowledged,

the said parties of the first part

of the secon part.

do grant and convey to the said parties of the second part, as joint tenants and not

, in fee simple, all

lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say: BEING known and designated as Lot No. 70 on the Plat of Montrose Farms, Subdivided by The Cityco Realty Company of Baltimore City, and recorded among the

Land Records of Baltimore County in Plat Book No. 6, folio 183.

SAVING AND EXCEPTING, however, that portion of the above described lot of ground which was conveyed unto Baltimore County, Maryland, by deed dated July 19, 1968, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4910, folio 393, together with an easement as set forth therein, for the widening of Montrose Avenue.

ALSO SAVING AND EXCEPTING all that parcel of land which by Deed dated August 7, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5296, folio 278, was granted and conveyed by Thomas D. Houck, et al. to Balti-more County, Maryland, and the rights therein granted to Baltimore County.

BEING part of the lot of ground described in a Deed dated May 23, 1974, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5448, folio 927, from Thomas D. Houck and wife to the said Grantors herein, in fee simple.

30350 %

00.01**** MAZETZEÍ 08-1-894

Euch 1a

of the first part, and

LISER 6 1 5 0 PASE 4 9 1

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said parties of the second part, as joint tenants and not as tenants in common, their

, in fee simple.

WITNESS the hand s and seal s of said grantor s

AND the said parties of the first part hereby covenant suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed: they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

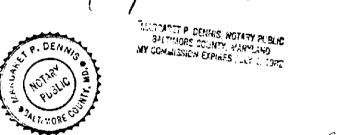
MARGARET P. DENNIS

STATE OF MARYLAND, BALTIMORE CITY , to wit: I HEREBY CERTIFY, That on this 24th in the year one thousand nine hundred and eighty the subscriber, a Nota y Public of the State aforesaid, personally appeared

Barry Rice and Pamela P. Tice, his wife, known to me (or satisfactorily proven) to be the person s whose names ware subscribed to the within instrument, and acknowledged that they each executed the same for the purposes therein contained, and in my presence signed and sealed the same. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

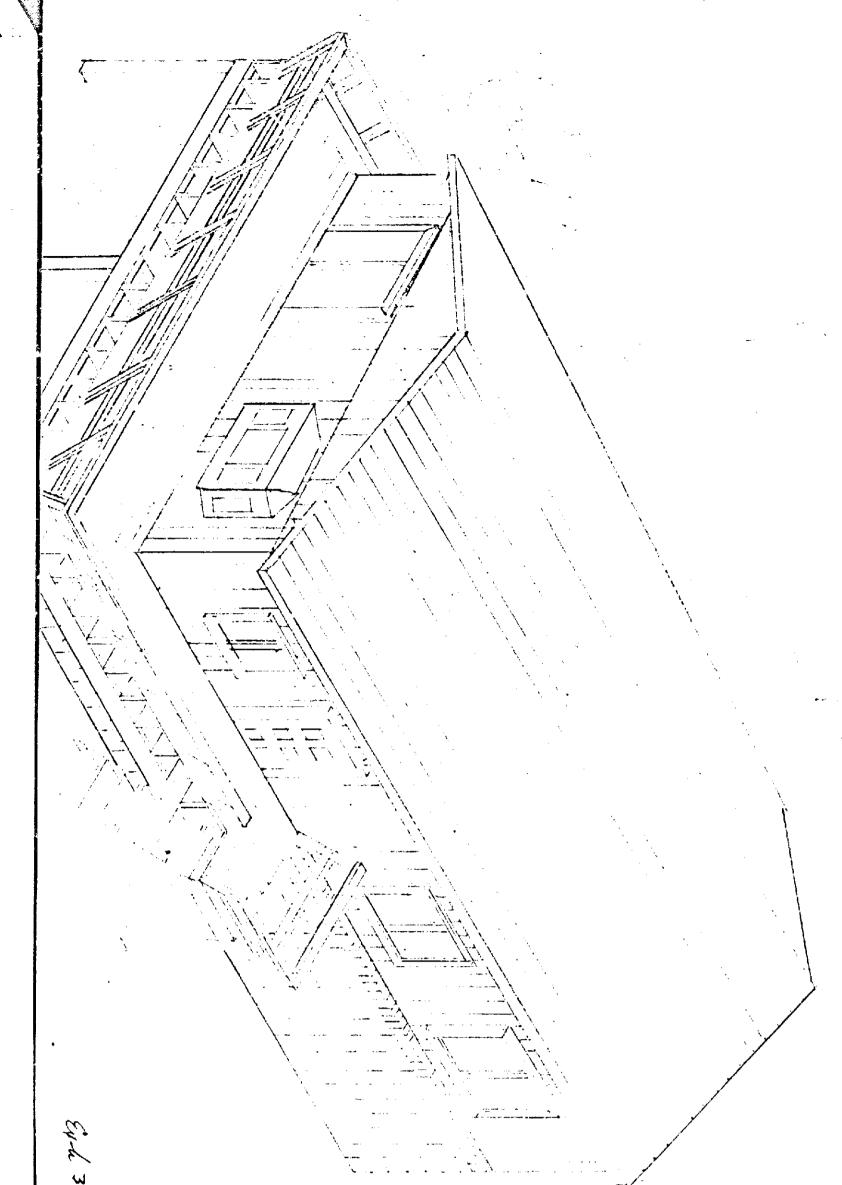
My Commission expires:

July 1, 1982



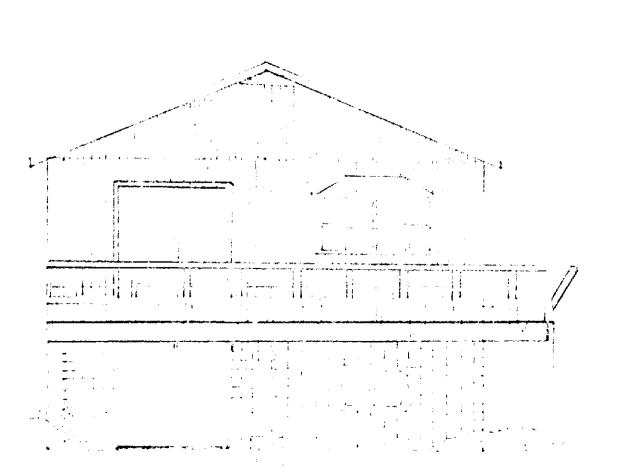
Rec'd for record APR 1 1980 at 2 12 1 Mail to Brief T (16) Receipt No. 10 10

, before me.



(====

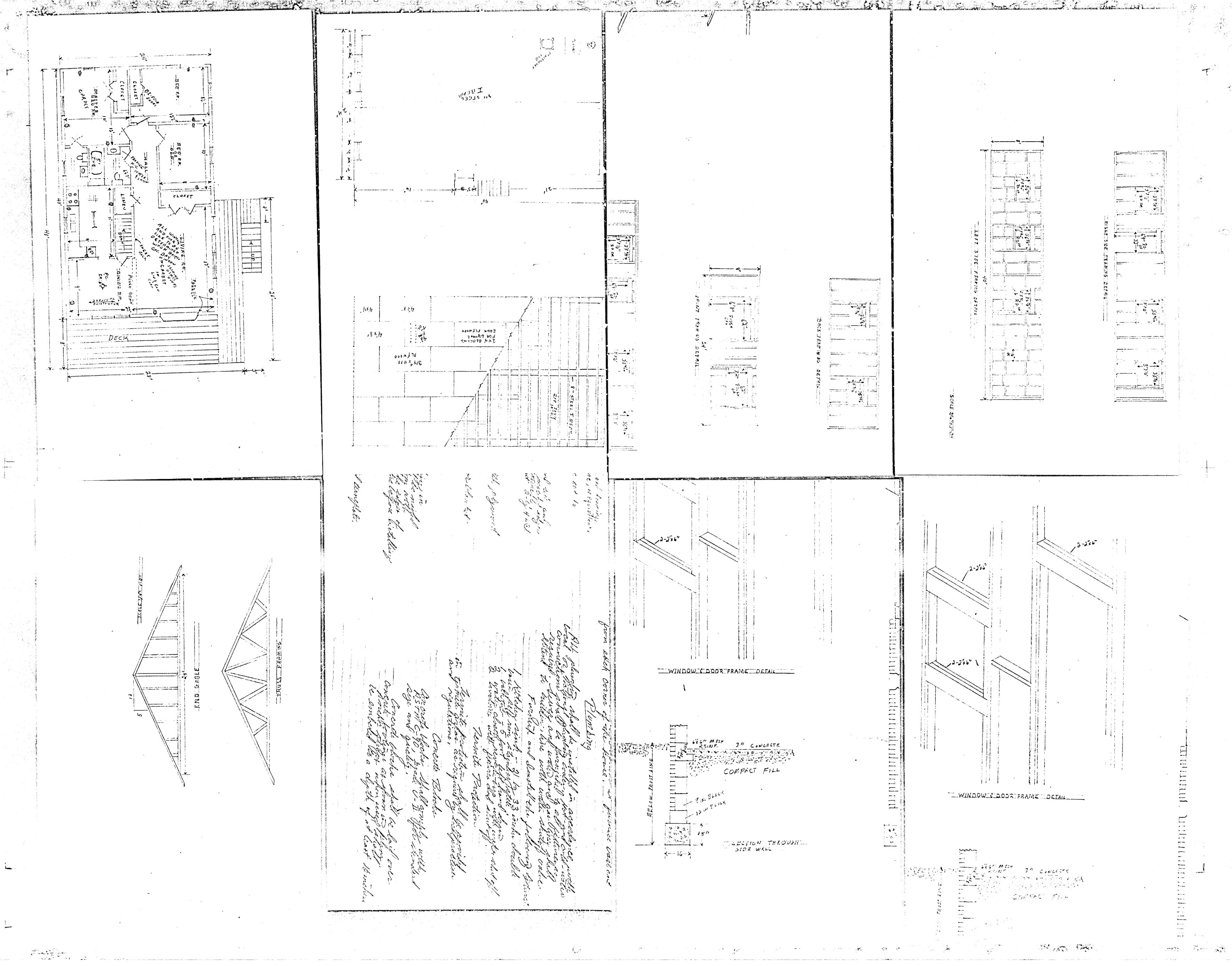
REAR END ELEVATION

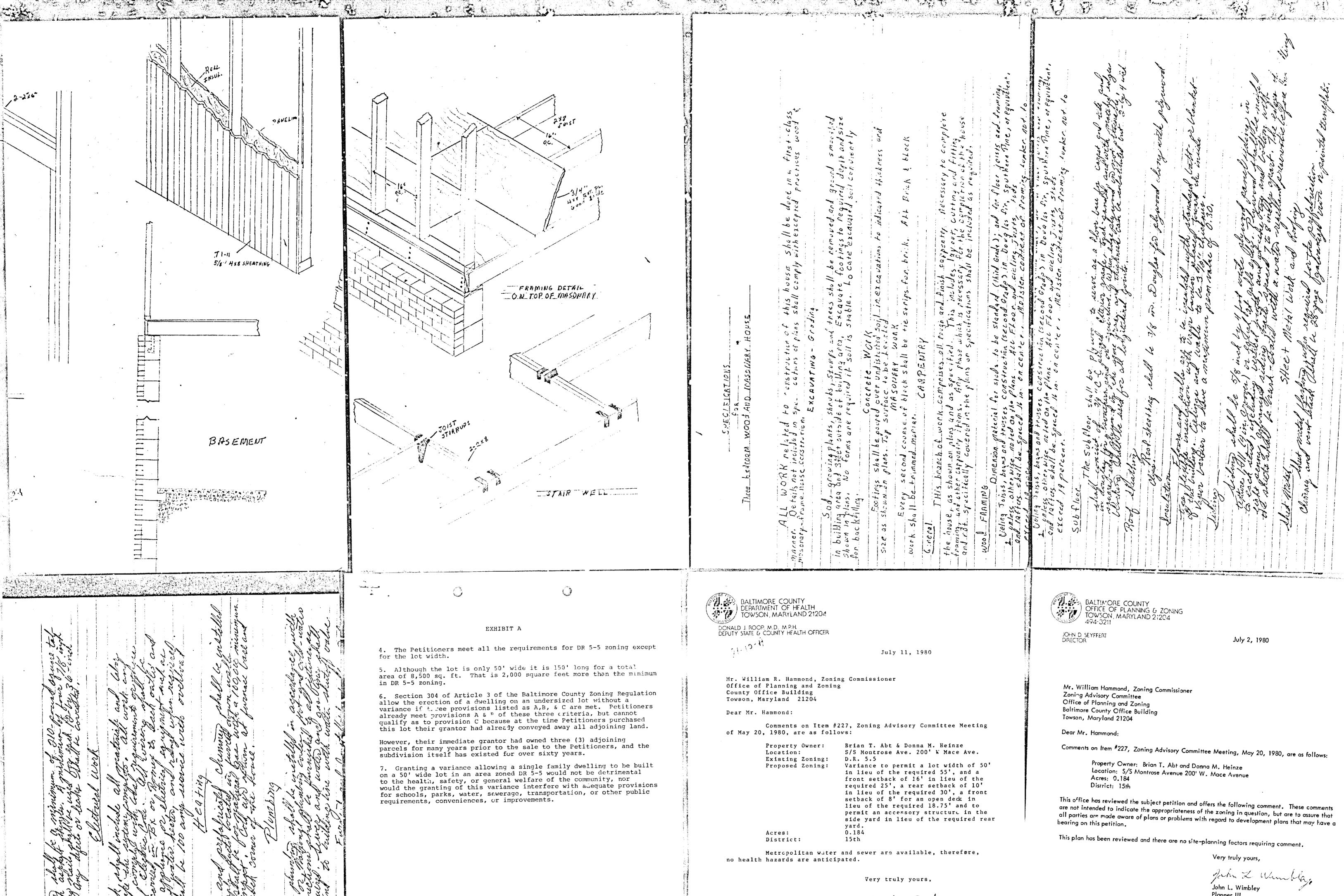


The second secon the state of the s A Section of the second section of the section of the second section of the second section of the section of the second section of the section

TRANTENA TURNATION

The second secon





Planner III

Current Planning and Development

IJF/mw

Ian J. Forrest, Virector

BUREAU OF ENVIRONMENTAL SERVICES

I, Jany Working, owner of Lot 69 of Montrose Farms, certify I am aware of the Petition for Variance filed by Brian Abt and Donna Heinze asking for a variance to allow construction on a 50' wide lot and set-back requirements as more particularly set out in the Variance Petition.

I have no objection to the construction as envisioned by the Variance Petition and as a neighboring landowner do not object to this proposed construction.

Lauge Doy 4 7/4/80

wh 4 a

The Honorable Donald P. Hutchinson

THURSDAY, AUGUST 14, 1980

9:45 A.M.

Page Two

July 17, 1980

South side of Kinwat Avenue, 128.56 feet West of Tibsen Avenue · 15th Election District - 5th Councilmanic District Petition for Variance to permit a rear yard setback of 8 inches in lieu of the required 2.5 feet for an existing accessory structure (shed) John M. Lantz, et ux - Petitioners

-81-34-AItem No. 238

> WILLIAM E. HAMMOND ZONING COMMISSIONER

WEH:sj

cc: Mr. B. Melvin Cole County Council Research & Public Affairs People's Counsel James Hoswell Corridor Plan

Mu + Mrs. Robert B. Greff, owner of Lots 48+45 of Montrose Farms, certify I am aware of the Petition for Variance filed by Brian Abt and Donna Heinze asking for a variance to allow construction on a 50' wide lot and set-back requirements as more particularly set out in the Variance Petition. I have no objection to the construction as envisioned by the Variance

Petition and as a neighboring landowner do not object to this proposed construction.

LAW OFFICES REESE AND CARNEY 8651 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043

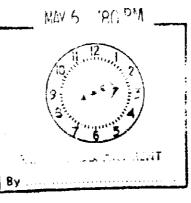
CHARLES A. REESE DAVID A. CARNEY DAVID C. HJORTSBERG RICHARD D. NEIDIG KEVIN J. KELEHAN

(301) 461-2600 WASHINGTON AREA (301) 621-5255

ROCKVILLE AREA SUITE 505 SUFFIRBAN TRUST BUILDING 255 NORTH WASHINGTON STREET ROCKVILLE, MARYLAND 20850 (301) 762-6210

May 5, 1980

Mr. Nick Commodari Baltimore County Office of Planning and Zoning County Office Building 111 W. Chesapeake Avenue Towson, MD 21204



RE: Brian Abt and Donna Heinze Zoning Petition

Dear Mr. Commodari:

I write this letter on behalf of the petitioners, Brian Abt and Donna Heinze who are petitioning for a variance from the 55 foot width restriction in a D-R 5.5 zoning area as more fully described in their petition. Please be advised that they have purchased the property in April with an eye towards immediate construction, not knowing that the width variation prohibited the attention of a building permit. It is absolutely imperative that they receive a building permit and begin construction since they are being married in the winter and have to move into the finished house by that time. Further, the prices which they have received cannot hold during the three to four months which it would take to finally complete the process.

Accordingly, since this is a very simply question not involving intricate parking or a use variance, I respectfully ask that you expedite the hearing date and put it on the earliest possible docket since the questions are very simple and the resolution should not be complex.

> Very truly yours, EESE AND CARNEY

Beginning at a point on the South side of Montrose Avenue 200 feet West of Mace Avenue and known as Lot 70 as shown on the Plat of in Liber 6, Folio 183.

DESCRIPTION FOR VARIANCE

"Montrose Farms" which is recorded in the Land Records of Baltimore County

Silan 76. 227

LAW OFFICES REESE AND CARNEY 8651 BALTIMORE MATIONAL PIKE ELLICOTT CITY, MARYLAND 21043

(301) 461-2600

WASHINGTON AREA

(301) 621-5255

CHARLES A. REESE DAVID A, CARNEY DAVID C. HJORTSBERG RICHARD D. NEIDIG

SUITE 505 SUBURBAN TRUST BUILDING 255 NORTH MAYHINGTON STREET ROCKVILLE, MARYLAND 20850

ROCKVILLE AREA

William Hammond, Esquire Zoning Administrator

Baltimore County Baltimore County Office Building Towson, Maryland 21204

RE: Brian Abt and Donna Heinze - Pending Variance Petition

May 8, 1980

Dear Mr. Hammond:

Please be advised that this office represents and is the attorney of record for the above captioned petitioners who recently purchased a lot in the Essex area. In negotiating the purchase of the lot, they negotiated and consummated the purchase of the lot without the benefit of counsel and employed us only after discovering from the Permits and Inspections Department that the lot was technically non-buildable since it did not comply with the 55 foot width restriction contained in the zoning ordinance. Please be advised that Mr. Commodari from your office has our zoning petition seeking a variance due to practical difficulty and undue hardship. As you know, zoning ordinances and requests for variances are construed more liberally when bulk or set back restrictions are concerned rather than when use restrictions are sought to be changed.

Since this request involves only the construction of a single family residence and since there seems to be no apparent opposition in the neighborhood to such construction (the subdivision having been of record for some 60 years and many residences having been constructed prior to the enactment of the ordinance), I would respectfully ask that this be placed on the expedited hardship docket in order to allow a prompt hearing on this matter which should not involve extended testimony, extensive comments from planning, public works or other administrative agencies or a long list of protestants voicing opposition to increased traffic or other unsitely changes in the neighborhood. Rather, this involves a simple

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To The Honorable Donald P. Hutchinson Date July 17, 1980

FRO: William E. Hammond

SUBJECT Zoning Hearings

TUESDAY, AUGUST 12, 1980

9:30 A.M.

North side of Hollins Ferry Road, 2120 feet East of Halethorpe Farm Road 13th Election District - 1st Councilmanic District Petition for Special Exception for the erection of four 12 x 25 foot illuminated advertising structures and Variance to permit a front yard setback of 25 feet from the street right-of-way

in lieu of the required average of 37.5 feet The B&O Railroad Company - Petitioners

81-31-XA Item No. 24.

9:45 A.M.

81-32-X

9:30 A.M.

81-33-X

Item No. 245

Item No. 244

East side of York Road, 75 feet North of

Anneslie Road 8th Election District - 4th Councilmanic District

Petition for Special Exception for an office building and Variance to permit a setback from a D.R.5.5 zoning line of 40 feet in lieu of the

required 75 feet

Ervin J. Cerveny, et ux - Petitioners

THURSDAY, AUGUST 14, 1980

West side of Bacon Road, 3500 feet South of Big Falls Road

10th Election District - 3rd Councilmanic District Petition for Special Exception for a trailer on proposed Lot 1 (tenant house) and a trailer

on proposed Lot 2 Hurley Powers, et al - Petitioners

question of fact which should be considered and resolved expeditiously.

Lastly, Mr. Abt and Ms. Heinze must have their variance and building permit as soon as possible in order to allow them to construct a livable residence before the winter of this year, when they plan to marry. They have lined up a contractor whose prices cannot be held if this matter were placed on the regular docket. I am told that the woman who places matters on the docket will be on vacation which would necessitate further delay in the event this request were not granted.

I would appreciate whatever concern and attention can be shown in this matter in order to expedite what should be a prefunctory hearing involving a very simple issue.

Very truly yours

KJK:jf cc: Mr. Abt

Petition for Variances

ZONING:

South side of Montrose Avenue, 200 feet West of Mace Avenue LOCATION:

Thursday, July 10, 1980 at 9:45 A.M. DATE & TIME:

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 Variances to permit a lot width of 50 feet in lieu of the required 55 feet; front setback of 16 feet in lieu of the required 25'; rear yard setback of 20 feet in lieu of the required 30 feet; front yard setback of 8 feet for an open deck in lieu of the required 18.75 feet and to permit an existing accessory structure in the side yard in lieu of the

The Zoning Regulations to be excepted as follows:

required rear yard

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts Section 301.1 - Projections into yards Section 400.1 Accessory Buildings in Residence Zones

All that parcel of land in the Fifteenth District of Balt'more County

Being the property of Brian T. Abt, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 10, 1980 at 9:45 A.M. Public Hearing: Room 106, County Office Building 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond July 1, 1980 Zoning Commissioner John D. Seyffert, Director Office of Planning and Zoning

Petition No. 81-10-A

Petition for Variance South side of Montrose Avenue, 200 feet West of Mace Petitioner- Brian T. Abt, et al

Fifteenth District

HEARTIG: Thursday, July 40, 1980 (9:45 A.M.)

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

JDS:JGH:vg

Kevin J. Kelehan, Esquire Reese & Carney 8651 Baltimore National Pir. Ellicott City, Maryland 21043

NOTICE OF HEARING

RE: Petition for Variance - S/S Montrose Avenue, 200' W of Mace Avenue Brian T. Abt., et al = Case No. 80-273-A 3/-/8-4

9:45 A.M. Thursday, July 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND

BALTIMORE COUNTY

COUNTY CANTWORE COUNTY POD FOR MARYLAND 21204

WELLAM E FAMMUNG ZOMNO COMMISSIONEL

June 25, 1980

Kevin J. Kelehan, Esquire Reese and Carney 8651 Baltimore National Pike Ellicott City, Maryland 21043

> RE: Petition for Variances S/S of Montrose Ave.. 200' W of Mace Ave - Brian T. Aut, et al Case No. 81-10-A

Dear Mr. Kelehan:

is to advise you that \$50.75 is due for advertual, and posting of the above-property.

Please make alook payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, tefore the hearing.

Zoning Commissioner

WEH: 8j

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

WILLIAM E. HAMMOND ZONING COMMISSIONER

July 18, 1986

Kevin J. Kelchan, Esquire 8651 Baltimore National Pike Ellicott City, Maryland 21043

> RE: Petition for Variances S/S of Montrose Ave., 200' W of Mace Aye. - 15th Election District Brian T. Abt, et al - Petitioners NO. 81-10-A (ltem No. 227)

Dear Mr. Kelchan:

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

Very truly yours,

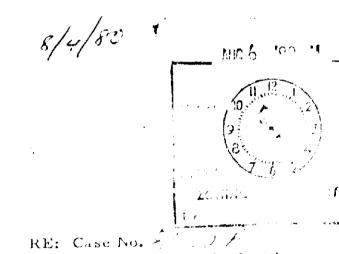
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204



RE: Case No. -Bullding Period Application No.

Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Brian T. Alt , tal Donna M. Herrige

BALTIMORE COUNTY OF	FICE OF PLANNING & ZONING
111 W. C	ffice Building Chesapeake Avenue Maryland 21204
Your Petition has been received this _	04th day of 7200 , 1980 *
Filing Fee \$ 25.00	Received: Check
	Cash
	Other
#327	William E. Hammond, Zoning Commissioner
Petitioner Dr. Mar. 1914	Submitted by Jacke F. Market
Petitioner's Attorney Term Tells	Ken Reviewed by Dans the
	acceptance of the Petition for assignment of a

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Posted for: 14.66601 To	Date of Posting
12 22 20 11	26.6. 6.6. al
Location of property: 5/6	March 100 3501 20
THE HOLD THE	
Location of Signs:	agreedly across wind some
Remarks:	
Posted bySignature	Date of return 6 / 37/36
Number of Signs:	

	CEI
ZONING: Petition for Variances	
LOCATION: Sout' side of Montross Avenue, 200 feet West of Mace Avenue	
DATE & TIME: Thursday, July 10, 1980 at 9:45 A.M.	
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapoake Avenue, Towson, Maryland.	THI
The Zoning Commissioner of Bal- timore County, by authority of the	publishe
Zoning Act and Regulations of Bat- timore County, will hold a public hearing:	and pub
Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet; front setback of 16	of other of
feet in lieu of the required 25': rear yard setback of 20 feet in lieu of the required 80 feet; front yard setback of 8 feet for an open deck in lieu of	day of .
the required 18.75 feet and to permit an existing accessory structure in the side yard in Neu of the required	appearin
rear yard The Zoning Regulations to be excepted as follows: Section 1802.3C.1 — Development	19
Standards for Small Lots or Tracts Section 301.1—Projection into yards Section 400.1 Accesso. y Buildings in Residence Zones All that parcel of land in the Fif- teenth District of Baltimore County Beginning at a point on the South side of Montross Avenue 200 feet	
West of Mace Avenue and known as Lot 70 as shown on the Piat of "Mont one Farms" which is record- ed in the Land Records of Baitimore County in Liber 6, Folio 183. Reing the property of Brian T. Abt. et al, as shown on plat plan filed with the Zuning Department	Cost of A

Hearing Date: Thursday, July 10, 1980 at 8:35 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesa-peaks Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

RTIFICATE OF PUBLICATION TOWSON, MD.,___ June 15 ____, 19 ___ IS IS TO CERTIFY, that the annexed advertisement was ed in THE JEFFERSONIAN, a weekly newspaper printed olished in Towson. Paltimore County, Md., once in each successive weeks before the ____ 130m-----the first publication. ng on the_____dey of____due_____

VIOO

Cost of Advertisement, \$_____

BALTIMORE COUNTY, MARYLAND OFFICE OF FI GCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 088874
ATE JUDA 11. 1900 ACCOUNT	01_662
THUOMA	25.00
eceived Feese & Carney	
	O-A

VALIDATION OR SIGNATURE OF CASHIER

SUPLIEGT PROF.	PESSER THE THE	•
Post March Line Color	VICINITY MAP EXISTING	<i>(53)</i>
	PROPOSED OF STATE OF	DWELLING
	O. GO SHEDY PATION DWELLING DWELLING OF SHEDY PATION OF SHELLING O	£ 11577.116
	BLDG. LNOW	•
ge e were done e en en en admon	MACE AVE	

PLAT TO ACCOMPTANY TONING VARIANCES TOX S BRIAN T. 1 BT & DONNA M. HEINZE 15th EUCT, DISTRICT, ZONE DRISS MONTROSE FARM" LOT 70, 500K No. 6, FOLIO 183 WATER & SELVER EXISTING IN MONTROES AVE. SCALE: 1"=50"

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO. Brian T. at 5/5-/80

OWNER DATE

Donna M. Hornso 5/5/50

OWNER DATE

the second was a second of the					
		* - · · · · · ·		-	
9 2 4 6 6 6 1 2 2 2 2 2 1 1 2 2 2 2 2 2 1 1 2					
0 1 2					
30 28 4 6 8	on the artificial to the	1			
24 22 50 12	14 16	and a season	State Said		
	16 14	19 20	22 2		
	The second second	HI industrument	8 24	26 20	30
	100000		A STATE OF THE PARTY OF THE PAR		73
2 77 15				2 Breis Sales	The state of the s
ot s			أدراه مساعدت	The second second	
	2 9 4	8		20	
	Harry Carley	S	10 2	IT -	
		(i,i) : (i,i) : $(i,i$	limbindo	. it	τ ;
TT ST S S S S S S S S S S S S S S S S S		. '			ſ.

PETITION FOR	
VARIANCE	

15th District
Zoning: Petition for Variances
Location: South side of Montrose Avenue, 200 feet West of Mace Avenua.

Date & Time: Thursday, July 10, 1980 at 9:15 A.M.

10, 1980 at 9:15 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapsake 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:

hearing: Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet; front setback of 16 feet in lieu of the required 25'; rear yard setback of 20 feet in lieu of the required 30 feet; front yard setback of 8 feet for an open deck in lieu of the required 18.75 feet and to permit an existing accessory structure in the side yard in lieu of the required rear yard.

The Zoning Regulations to be excepted as follows: Development Standards for

Small Lots or tracts. Section 301.1 - Projections into yards.
Section 400.1 Accessory Buildings in Residence Zones.

All that parcel of land in the Fifteenth District of Baltimore

County.

Beginning at a point on the South side of Montrose Avenue 200 feet West of Macs Avenue and known as Lot 70 as shown and known as Lot 70 as shown on the Plat of "Montrose Farms" which is recorded in the Land Records of Baltimore County in Liber 6, Folio 183.

Being the property of Brian T.

Abt, et al, as shown on plat plan filed with the Zoning Department

Department. Hearing Date: THURSDAY, JULY 10, 1980

AT 9:45 A.M.
Public Hearing: Room 106,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF WILLIAM E. HAMMOND

Zoning Commissioner of Baltimore County

Occ Es	sex T	imes
Essex, Md.,	June.	19 19 9
Pelitin This is	to Certify, Th	nat the annexed
all	· •	
was inserted in सुद्र।	Essex Times, a	newspaper
printed and publishe	d in Baltimore	County, once in
each of	bri	_ successive
weeks before the	June.	day of
<u> </u>	11.00	Publisher.

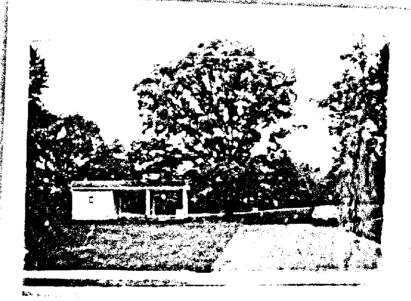
No. 089633

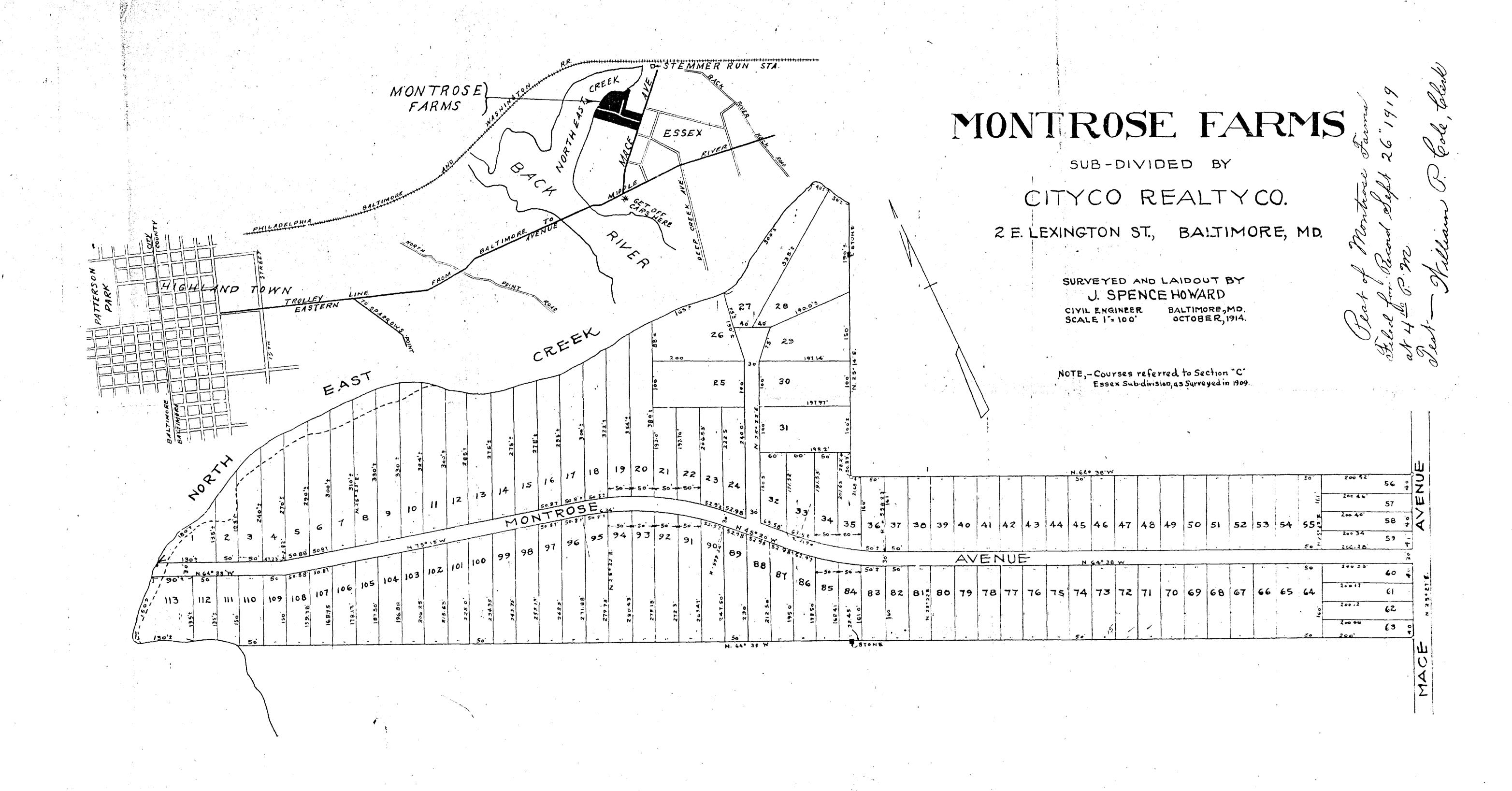
July 11, 1980	ACCOUNT01-662
	AMOUNT \$50.75
Doma Heinzs	Posting of Cars No. E1-10-A

BALTIMORE COUNTY, MARYLAND



•	7 :						1	1	i	
Y 8	THE SUP	Sunday, February 3,		AGE (550)	R.E. LOTS &	ACREAGE (55	50) R.	E LOTS & SCREAGE (599)	R.E. FARMS & LAND (555)	R.E. FARMS & LAND
PROPERTIES	(535)	SOx 12 3 SR. Sosnish Ducy.					- 17	ERRY MALL-MMES RD3/ acres W/urls, Zoned DR55 and 3.5. \$6900 per acre. Details Mr.	Ron Bradley	- Realto
252-	MARK : 8300		COUNT	RY I	IFF R	EALTY		Jones. LARFORD CO 1002 Seamount		
252-1 NEW FREEDM, Noss, 14,400 renov. B. Fager E. BALTO: E.X	Pa; 5 apts & of- sq. ft, newly	\$40bite Home Sales Corp. 799-0361	ł .			was workseld a W	WICE 1	Rd. off Wheel Rd. and Pt. 24 in	Better Homa	s & Gard
1 - 4 4 A A A A A A A A A A A A A A A A A	nadibus ve 178 4	79 14 Wide 2 BR. Beeutrful Mod- ern Decor. Must See To Ap- preciete. Assume Payments.	splingtion of sizes, grade subdi-	e, locations and viciosis which ip	Usrantias vou y	find a productive v	well	W/approved perc and pee. Ready to go, Recorded plat.	SOUTHERN Y	ORK COUNTY
BH2-9203 mag	PACKAGE-Ex-	Atobia Horne Sales Corp.	on any lot you purche you're looking for prud what you have in mind.	≐6 4' BA (,	OW! Mayoe one	of the lollowing is I	met	665 2096	Comments of Streetsbury, A huge	A SPARKLING NEW HOR'S tresh in this 4 8R, 21/1 bett
pet return & to	ex shelter, finenc	769-0661 70x14 2 BR, Barge Front Living Room, With Many Opions, As-	PRICE LOCATION		<u> </u>	AGENT PHONE		INFLATION FIGHTER 10 acre total ready for building	house with possible 481 8R, garage. Hauch more, \$71,900.	HB3, en a country ears w of room, \$69,500.
CODO.	Etaine Magarili a Ettinger 564 E.—Office 8 2	Burne Payments,	\$23,900 8125-40	15 60 CLE-DB-BBC 1 BLCGFTOT BCS.		V. Mater 567-716 M. Inchi 592-87	16	overlocking Palamec inver	A NICE HOME in Styder Estates with quarty cretternanding proughout.	CUSTOM BUILT high ran rambing brick & aurs, hor
bedrm, apt., Hoffman 486-3	\$22,500Ggr. Mm 079 000668THESAll	789-0660	433.000 14.45	Seeutoful Ingh schi Luch green schil		S. M Jan 252-39 3 lacks 592-87	10	19 Acres waterfront lots on Chesepeake bay ready for build- ing	with 4 BRs. \$83,900.	\$72,900.
Break Stan Sec	oks 486-0134. erdt 653-0091	Bath Vs. With Air Condition. Full Price Only 6495.00 Call 789-0661.	\$22,900 Fullston	Scene wew Gom	1.4 BCE	V. MFW 567-71	185	CALL 235-4300 Thoroughbred Reelty 539-3327	IN TOWN CONVENENCE with country stroophers, is besutifully	A RUSTIC HOME on a hup fot enhanced by wooded
2542 W. FF	ANKLIN ST.	Mobile Home Sales Corp. 783-0660	\$18.900 Faffaton	Corner (h sc. neel For welkout berry	r FIL 7 NL, brame	M. leafs 592-87 \$. Abright 252-38 J. te-to 592-87	800	CHESTNUT RIDGE	inndecaped brick rarcher - bouth- ern Farms, Hee everything, for \$67,800.	ings, this 3 viriold frome h. 2 bette, \$74,900.
LandBuildir	ng-Equipment keAfocation	SCHULT 70x 12 Beckuped for quack sale	\$38,900 Phoents	. 8 sectuded was High level beautif	ut West.	J. to-to 592-87 C. Owedle 200-83 V. Mater 557-71	356	TOWNSON	YOU CAN COMBINE business &	OPEN SUNDAY 1-4,
Call Bill I	McCowen 66-4419	GROUP O HOG SPECIAL 70x14	ennione Finality	Prime N ac. sch.: 1,42 acs. pirkg.	gream space	M. tecte 544-87 S. Abroom 252-34	716	Building Lat on One of the Niceet Streets in Towson, Hersty Sheerman 8°3-2943	house operation & igs. Name house on 16 acres or. Stewartstown.	Ext. 31 W., right on Freelet Ridge Rd., left on Dekland, New Freeland Rd.
FREDER	! :K, INC. 752-5400	3 BRs. Loaded. Call	\$23,900 Berum	Sectuded 60% w 1,13 aca, and of Majastic 5+ aca.	¢t., F866	S. Astrophil 252-38	1880 171 9	FRIEND HEALTY, INC.	\$199,900	(717) 74
	50'S	CHARGO A MUST from solid only	400 000 E-T-	6,3 serene ecs., 4 ecs., trap. 400	WOODS, FTINES	C. Gerrald 295-6: V. Mater 557-7	185	OWINGS MILLS	1717 235-3814 SHREWSBURY, PA.	DALLASTOW
0829—\$c idio	ne cottage has 4	1 656 3006	\$40,900 Phoenic	ANIMAND WITH	ded 4.5 acs. y welcout between	M. tecte 562-6 3. lecte 562-6 6. Courcie 296-6	8718	Relater stown Area 40 LOTS DR 2	R.E. LOTS & ACREAGE (550)	SOUTHERN YORK COU
27-6-9696.	1,000 erroust in- are Countyl Cal	80x12 Special Price. In park. Call Cramin Mobile Sales 687-6373	\$12,900 Bd Ar \$17,960 Jarretted.	It as, with public the correlatory is	C WANT.	C. Savrelie 296-8 V. Miller 567-7 M. tools 592-8		BUILDER DEVELOPER OPPORT	SSEX-Beaut, birds, lot on quet	acres in lovely setting.
MAGILL	REALTORS	TRAILER For other or home 12+45, Good cond. 328-0096 o		14 wooded ec.,	acs. some woods , comemporary set	S. Abright 252:3	3880	Cull Both Made 747-5633, Eves	\$13.500 BR6-8046.	\$165,000. Wayne M
& Profession Oakwood Rd	OCTORS, Dentista lete, Glan Burn a l. 3.3 acres m el Hospital, Avec	SEE US BEFORE YOU BUY MOBILE HOME SALES CORP.	\$41,900 Hydes \$13,900 Bel Ar	A ac establish	ed community	C. Granda Ziro-		SOUTHERN YORK CO.	FREELAND 2 ac, wooded building lot. Possible gwiner financing. Gataway Realtons 256-5151	EXCEPTIONAL VALUE
, has many p	rotestions; brich	WTO Mobile Home - buy, 732	F .	Office Ope	en Todey 10 to taville Pike (Rt.	5 146)		the Maryland Line in Polysylve ine, rr. Strewbury, Stewarts	BEL AIR 1 acre tot. Exchange cus	1 mms LR1 STY COU
struction. Gos portunity, Ce	od investment op it Hede Collins b sruee 647-5860 o	. 1997 Ask 100 GB00		Intersects Fal	liston Road (Rt.	152)	- 1	Acre up by 3 Acres, wooded	LOTS Harlord Caunty/Edge	Littory / 17/244/1900
/89-3600.		in Secret 130-8114.	^{3.}]	Or Cal	R 557-7333	4.	اجرز	lot, Financial avail, 879-1074 of	IA DOCT SAN LE AVEA choice	THE CONTRACT LIAB
Brick and of g	NON AREA pour tor, 1 hant. Parking	7 extension, \$5000, 799-4828	<u> </u>					A HAPPEL INC.	wise -nvest. \$32,900 557-8306	REAL ESTATE.
cers, lot 35% mediate sale.	124, Priced for im	R.E. LOTS & ACREAGE (550		RE I	TTAN	HEVV	ا ت	cLDERSBERY, 1.3 & 2 Acr Woods, Warren Edwards, 833 5510, 795 3688.	242-5784 Received	FREDERICK CO.,
E.G. ROCK	NES REALTY	PRETTY BOY	LUTHERVALLE OF	HOE JACKSO	OMMULE OFFICE 867-1900	ROLAND PARK 0 323-3060	OFFICE	Berbera Kight, 788-9425.	Party & Associates 764-2131.	Monececy River, Lor
(1700P) Auto,	truck & Bus reper	3 looking plush Maryland farn	Mento	2.4 Ace. V	Norded	Mr. Suller 582-624 Mr. Fc white 235-		Lowell Seal, 79h 47 ld.	6 Approved Well, 252-0734.	- Hard road Irto, Been
ga home at used by bu	so incl. Every unit is reas for come but service 3 kg	is A neighborhood of quel	\$21,500 Monkton	mil Last lof In	6 bidg. lots community /well & view	Mrs. Feroe 582-84	463 46	FREDERICK BURG, VA. Area A. S. min. from 195, Woods	to sal man 1 5 age w/well, level	L HORSES OR BEEF !
	toof Linds Mecce 7 or 285-5600.	262-2111 (Evec. 666-0781)		gton Lavel lot v	w/city water w/wed	Mr. Shutt 296 21 Mrs. Boshmer 59 Mr. Latrobe 472	2-7021	Owner financing. For info. t	Clear corner lot, 557 9195. RARFOPD COUNTY Homesite	ac. farm W/3 by ma
MIT VERNO	N/BE! VEDER	E 8.2 truly beautiful ecres .	\$33,000 Segs-no	No restric	ers, woods, well wooded, privacy stions, wooded	Mrs. Servers 687	9383	this or many other ties, call or write Bount Reef Snell Rure Std., Spotsylven Va. 22553 703-582-5830, 70	COUNTRY LIFE HE IT 557-7333	
	d.6 unit prop l prestigious sies Prime cond. Gol	on apple trace for homeenes ov	25,000 Freedom	7.5 Acs. 1	rolling countryeds	Mr. Miller 321-13	0205	I KROZAK ER DOMO WEREN	162 ACRES-Dogwood & Dave	J.D. KEATING P (301) 447-6
502-2897 F Nephew 321	Prime cond. Got Sales Dugen Maria C. Dugen 1-08-10.	8. Reuty decrator	AD SAO,500 Medon	YLORO MATAIN	Vagraticant ware KS INVESTMENT			PIKESVILLE "Balto Co" lavel W/with service \$16,000.	Ender Co. Wine Co. Will	704
T/	IA/SOA!	879-1300 (Eves, 8/9-9220).	and one growing the control of	The street			. 1	T W	•	





Ewh. 2