

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Suzanne Needle, 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 1 A 03.4.B.4 to permit a side setback of 5' and rear setback of 35' both in lieu of the / to permit a setback of 54' to centerline street in lieu of 100'

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

(Side Yard) In order to meet the practical requirement for additional living space a building addition is required which economically must be constructed on the side of the dwelling which encroaches into the sideyard setback area.
(Front Yard) The existing dwelling as it is situated encroaches into the front yard setback area whereby this variance will permit the encroachment by variance to the Zoning Regulations.

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

Suzanne Needle
Contract purchaser
Address 17939 FALLS ROAD
HAMPSHIRE, MD.
Petitioner's Attorney
Address 653-2700

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of June 1982, 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 County, on the 6th day of July 1982 at 9:45 o'clock A.M.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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(over)

PETITION FOR VARIANCES

5th Election District

ZONING: Petition for Variances
LOCATION: Southeast corner of Gunpowder and Falls Roads
DATE & TIME: Tuesday, July 6, 1982 at 9:45 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 Variances to permit a side setback of 5' and rear setback of 35', both in lieu of the required 50' and to permit a setback of 54' to the centerline of street in lieu of 100'

The Zoning Regulation to be excepted as follows:
Section 1A03.4.B.4 - minimum side yard, rear yard setbacks and distance to the centerline of street in a RC-4 zone

All that parcel of land in the Fifth District of Baltimore County

Being the property of Suzanne Needle, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 6, 1982 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 ZONING PLANS ADVISORY COMMITTEE

June 30, 1982

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

cc: 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

Ms. Suzanne Needle
17939 Falls Road
Hampstead, Maryland 21074

RE: Item No. 205
Petitioner - Suzanne Needle
Variance Petition

Dear Ms. Needle:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

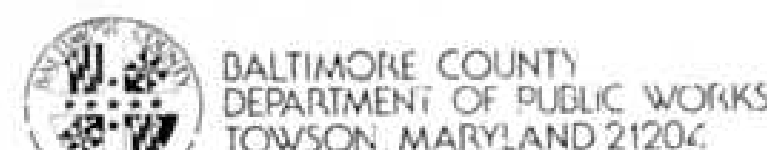
Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: Spellman, Larson & Associates
Suite 110, Jefferson Bldg.
Towson, Maryland 21204



HARRY J. PISTEL P.E.
DIRECTOR

May 19, 1982

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

Re: Item #205 (1981-1982)
Property Owner: Suzanne Needle
S/E corner Falls and Gunpowder Roads
Acres: 8.3442 District: 5th

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:

Falls Road (Md. 25) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Gunpowder Road, an existing public road, is proposed to be improved in the future on a 50-foot right-of-way with filllet areas for sight distance at the Falls Road intersection.

Sediment Control:

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. George's Run traverses this property as indicated.

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

Item #205 (1981-1982)
Property Owner: Suzanne Needle
Page 2
May 19, 1982

Storm Drains: (Cont'd)

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:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Disarticulation Line. Baltimore County Water and Sewerage Plans 7 and S-4A, as amended, indicate "No Planned Service" in the area.

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM: EAM: PWR: su

cc: Jack Wimbley

GO-NW Key Sheet
116 & 117 NW 33 Pos. Sheets
NW 29 & 30 I Topo
15 Top Map



Maryland Department of Transportation

State Highway Administration

Larry K. Bridwell
Secretary
M. S. Calhoun
Administrator

April 28, 1982

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

Att: Mr. N. Commodari

Re: ZAC Meeting of April 20, 1982
ITEM: #205
Property Owner: Suzanne Needle
Location: S/E Corner Falls & Gun Powder Roads (Route 25)
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 50' and to permit a setback of 54' to centerline of the street in lieu of the required 100'.
Acres: 8.3442
District: 5th

Dear Mr. Hammond:

On review of the site plan of February 2, 1982, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

Teletypewriter for Improved Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-462-5062 Statewide Toll Free
P.O. Box 717 North Calvert St., Baltimore, Maryland 21203 0717

Ms. Suzanne Needle
17939 Falls Road
Hampstead, Md. 21074

Spellman, Larson & Associates
Suite 110, Jefferson Bldg.
Towson, Md. 21204

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 3rd day of June 1982

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Suzanne Needle
Petitioner's Attorney Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 83-2-A
SUBJECT: Petitioner: Suzanne Needle

Date: June 14, 1982

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:Gme

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE corner of Gunpowder & Falls
Rds., 5th District : OF BALTIMORE COUNTY
SUZANNE NEEDLE, Petitioner : Case No. 83-2-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 therefor, 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
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of June, 1982, a copy of the foregoing Order was mailed to Suzanne Needle, 17939 Falls Road, Hampstead, MD 21074.

John W. Hession, III

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5th Date of Posting: June 22, 1982
Posted for: Variance
Petitioner: Suzanne Needle
Location of property: SE corner of Gunpowder and Falls Rds.
Location of Sign: South east corner of Gunpowder and Falls Rds.
Remarks:
Posted by: J. J. [Signature] Date of return: June 25, 1982
Number of Signs: 1

PETITION FOR VARIANCES
5th Election District
ZONING: Petition for Variance
LOCATION: Southeast corner of
Gunpowder and Falls Roads
DATE & TIME: Tuesday, July 6,
1982 at 9:45 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 on the petition for variance to the Zoning Ordinance of Baltimore County, Maryland.

The petition for variance to the Zoning Ordinance of Baltimore County, Maryland, is to vary the minimum lot area from 10,000 to 5,000 square feet.

All that parcel of land in the Fifth District of Baltimore County, Maryland, being the same as a parcel of land shown on the map of Baltimore County, Maryland, and running thence and bounding the center line of Gunpowder Road North 44 degrees 44 minutes 58 seconds East 42.34 feet and North 35 degrees 41 minutes 40 seconds East 40.81 feet thence making the center line of Gunpowder Road and running South 89 degrees 00 minutes 10 seconds East 40.73 feet North 74 degrees 04 minutes 00 seconds East 126.00 feet North 17 degrees 14 minutes 58 seconds East 32.25 feet North 29 degrees 31 minutes 20 seconds West 42.25 feet South 77 degrees 01 minutes 28 seconds West 175.00 feet South 14 degrees 03 minutes 15 seconds East 127.88 feet and North 74 degrees 15 minutes 24 seconds West 111.31 feet to the center line of Falls Road thence and bounding the center line of Falls Road North 18 degrees 02 minutes 40 seconds West 87.70 feet to the place of beginning.

Being the property of Suzanne Needle, as shown on plat plan filed with the Zoning Department, Hearing Date: Tuesday, July 6, 1982 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
June 17, 1982

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 17, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ one time ~~before the 6th~~ day of July, 1982, the ~~6th~~ publication appearing on the 17th day of June, 1982.

THE JEFFERSONIAN,
S. Leach Smith,
Manager.

Cost of Advertisement, \$

DUPLICATE
CERTIFICATE OF PUBLICATION

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ZONING: Petition for Variance
LOCATION: Southeast corner of
Gunpowder and Falls Roads
DATE & TIME: Tuesday, July 6,
1982 at 9:45 A.M.
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County Office Building, 111 W.
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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 17, 1982

June 8, 1982

Ms. Suzanne Needle
17939 Falls Road
Hampstead, Maryland 21074

NOTICE OF HEARING

Re: Petition for Variance
SE corner of Gunpowder and Falls Rds
Suzanne Needle - Petitioner
Case #83-2-A

TIME: 9:45 A.M.

DATE: Tuesday, July 6, 1982

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

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>UCN</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: _____	Map # <u>2F</u>									

Item # 205

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7 day of April, 1982.

Filing Fee \$ 25.00

Received: ☒ Check☐ Cash☐ Other

Item # 205

Submitted by: Suzanne Needle

William E. Hammond, Zoning Commissioner

Reviewed by: UCN

The Petition for assignment of a

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 106885

DATE: 4/7/82

ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Suzanne Needle
17939 Falls Road
Hampstead Md. 21074Filing fee for Variance petition for:
Suzanne Needle
\$25.00

VALIDATION OR SIGNATURE OF CARRIER

July 9, 1982

Ms. Suzanne Needle
17939 Falls Road
Hampstead, Maryland 21074

RE: Petition for Variance
SE corner of Gunpowder and Falls
Roads - 5th Election District
Suzanne Needle - Petitioner
NO. 83-2-A (Item No. 205)

Dear Ms. Needle:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sr

Attachments

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



**SPELLMAN, LARSON
& ASSOCIATES, INC.**

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
833-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.
ALBERT REMY
MARK C. MARTIN

**DESCRIPTION FOR VARIANCE TO ZONING, FALLS ROAD & GUN POWDER ROAD
5TH DISTRICT, BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point where the center line of Falls Road meets the center line of Gun Powder Road and running thence and binding on the center line of Gun Powder Road North 44 Degrees 44 Minutes 58 Seconds East 43.34 feet and North 38 Degrees 43 Minutes 48 Seconds East 60.53 feet thence leaving the center line of Gun Powder Road and running South 80 Degrees 03 Minutes 10 Seconds East 462.78 feet North 74 Degrees 04 Minutes 04 Seconds East 198.00 feet North 37 Degrees 18 Minutes 50 Seconds East 132.00 feet South 42 Degrees 20 Minutes 28 Seconds East 165.33 feet South 29 Degrees 21 Minutes 20 Seconds West 429.29 feet South 70 Degrees 03 Minutes 28 Seconds West 478.50 feet South 14 Degrees 01 Minutes 13 Seconds West 127.88 feet and North 74 Degrees 15 Minutes 24 Seconds West 111.34 feet to the center line of Falls Road herein referred to and running thence and binding on the center line of Falls Road North 15 Degrees 52 Minutes 40 Seconds West 619.70 feet to the place of beginning.

4/14/82



MICROFILMED

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR VARIANCES

5th Election District

ZONING: Petition for Variances
LOCATION: Southeast corner of Gunpowder and Falls Roads
DATE & TIME: Tuesday, July 6, 1982 at 9:45 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 Variances to permit a side setback of 5' and rear setback of 35', both in lieu of the required 50' and to permit a setback of 54' to the center line of street in lieu of 100'

The Zoning Regulation to be excepted as follows:
Section 1A03.4.B.4 - minimum side yard, rear yard setbacks and distance to the centerline of street in a RC-4 zone

All that parcel of land in the Fifth District of Baltimore County

Being the property of Suzanne Needle, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 6, 1982 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

MICROFILMED



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 30, 1982

Ms. Suzanne Needle
17939 Falls Road
Hampstead, Maryland 21074

Re: Petition for Variances of
SE/corner of Gunpowder & Falls Rds.
Suzanne Needle - Petitioner
Case#83-2-A

Dear Ms. Needle:

This is to advise you that \$63.45 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 115, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 108907

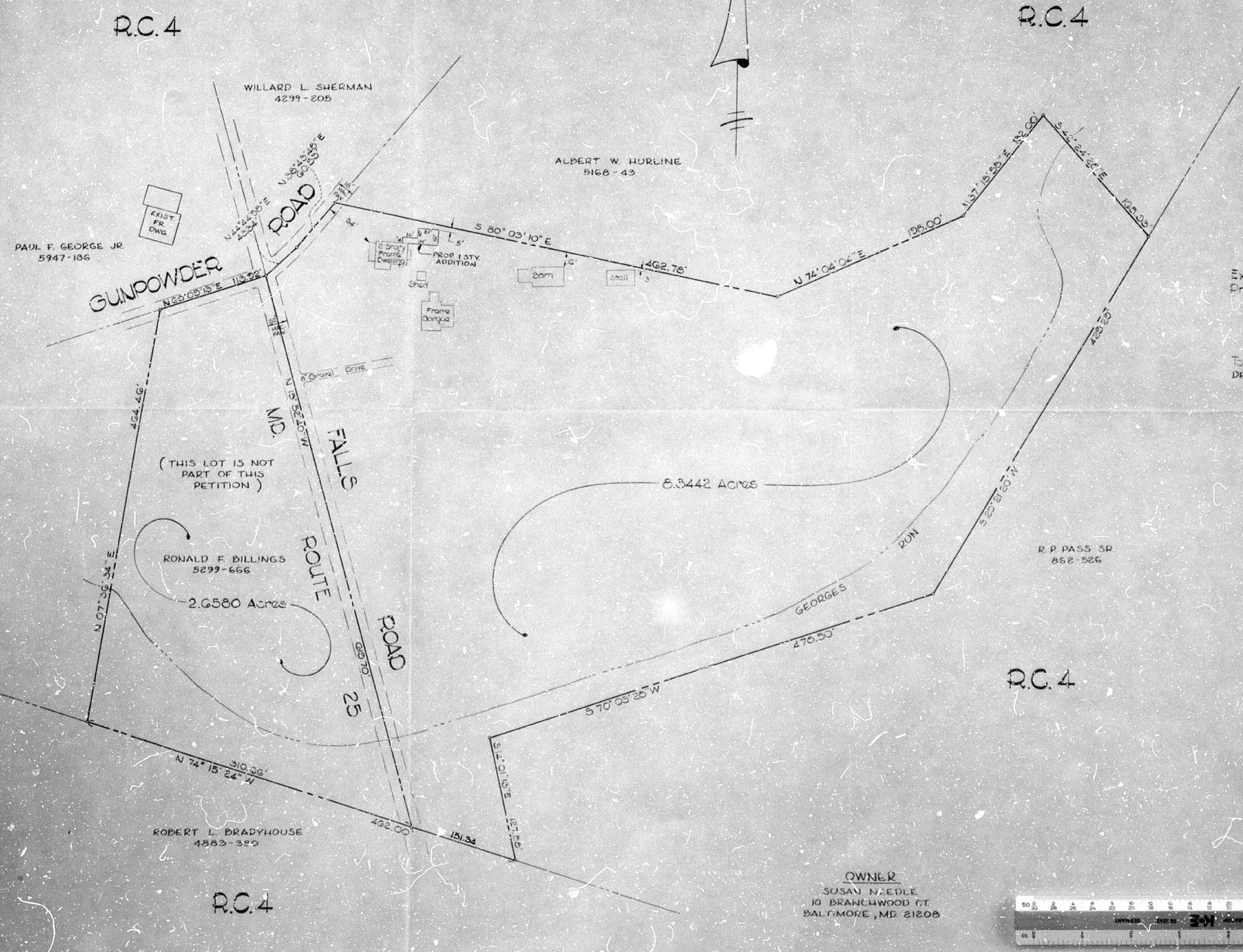
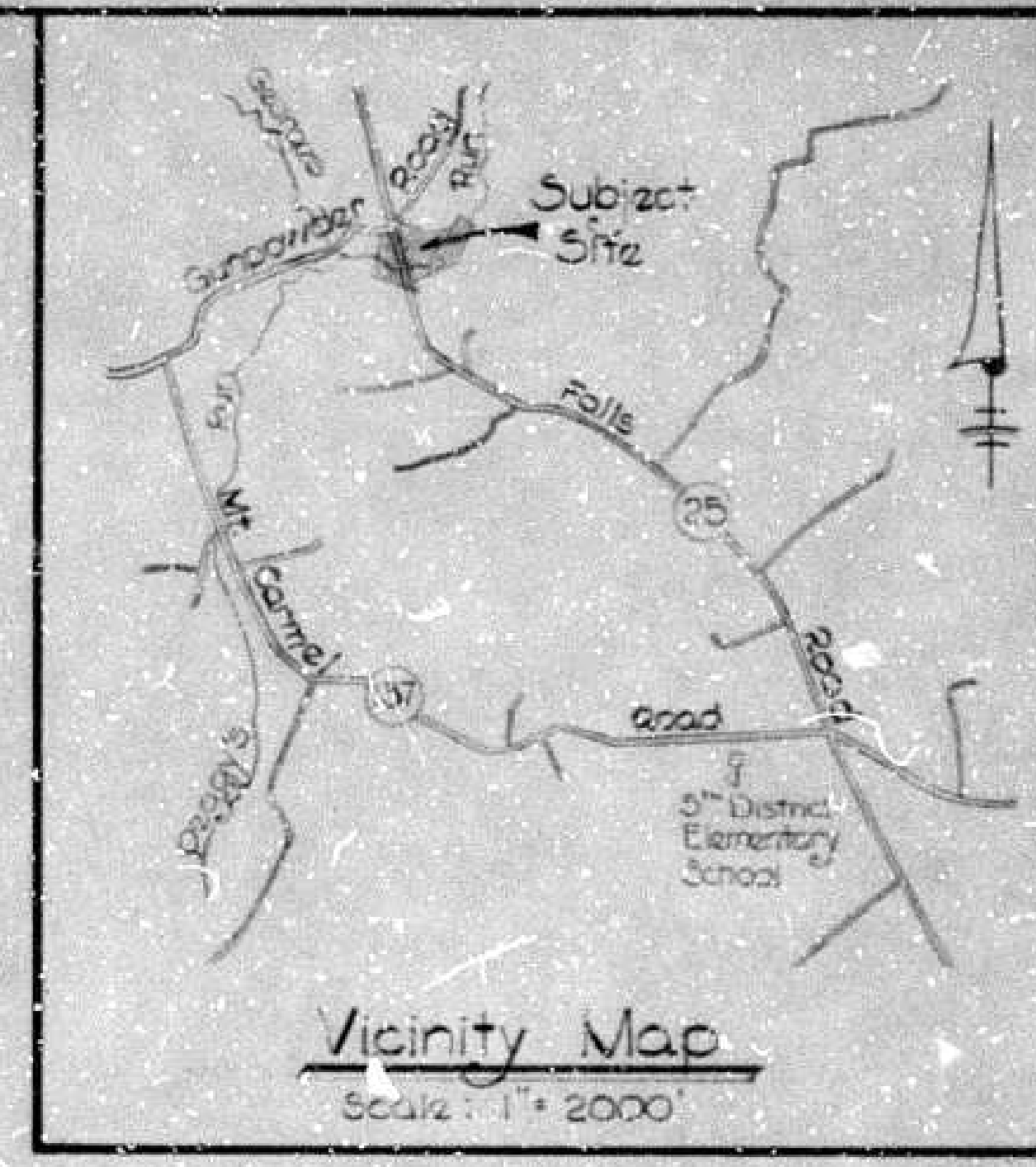
DATE 7/8/82 ACCOUNT 61-662

AMOUNT \$63.45

RECEIVED FROM Suzanne Needle
FOR Advertising & Posting Case #83-2-A

MICROFILMED

342-0000834510-0000
VALIDATION OR SIGNATURE OF CASHIER



GENERAL NOTES

Existing Zoning - R.C.4
Proposed Zoning - R.C.4 With Variance To Sidyard of 5', As Shown, Instead of The Required 50' To Lot Line, And 54' Frontyard From Center Line of Street Instead of The Required 100'.
Total Acreage - 8.3442 Acres
DEED REF - 5306/182

Old Plat



REVISIONS		
NO.	DATE	DESCRIPTION

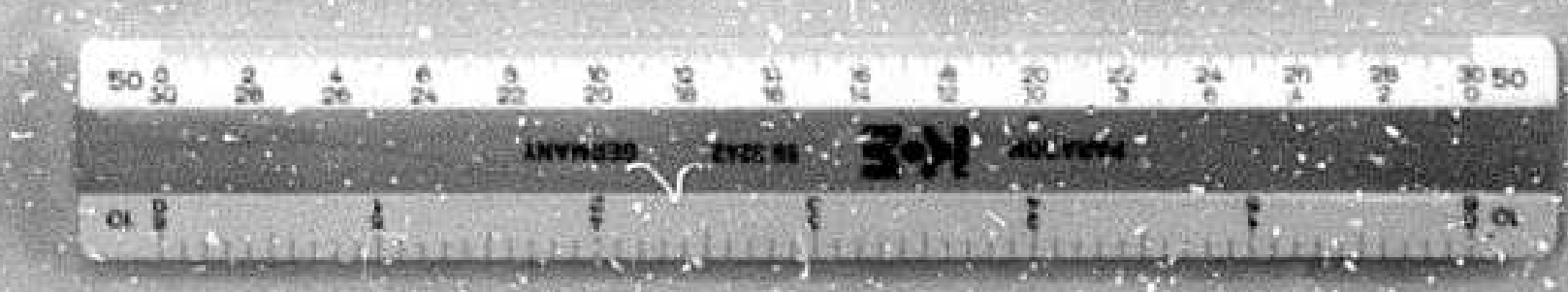
SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 223-3535

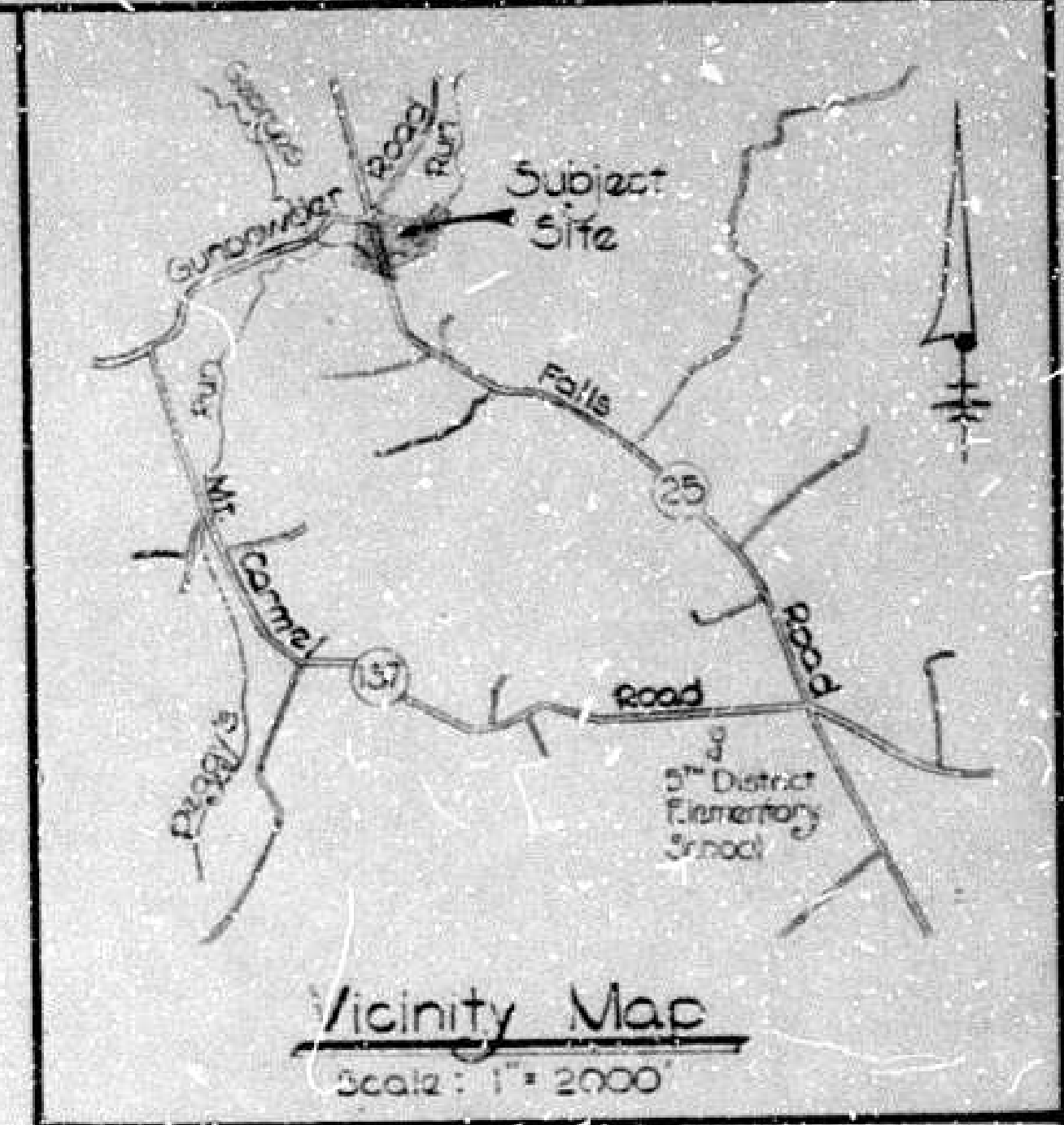
Plat For
VARIANCE TO ZONING

FALLS ROAD
AND
GUNPOWDER ROAD

5TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 50' DES. BY: T.M.H. SHT. 1 OF 1
DATE: Feb. 2, 1982 DRN. BY: T.M.H.

OWNER
SUSAN NEEDLE
10 BRANCHWOOD CT.
BALTIMORE, MD 21208





R.C.4

R.C.4

WILLARD L. SHERMAN
4299 - 205

ALBERT W. HURLINE
5168 - 43

PAUL F. GEORGE JR.
5947-186

GUNPOWDER ROAD

FALLS ROUTE 25

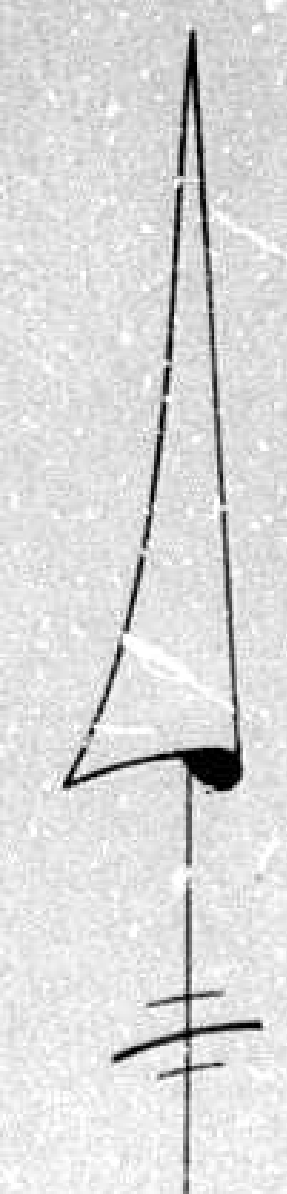
(THIS LOT IS NOT PART OF THIS PETITION)

RONALD F. BILLINGS
5299-666

2.6580 Acres

ROBERT L. BRADYHOUSE
4883-380

R.C.4



GENERAL NOTES

Existing Zoning - R.C.4
Proposed Zoning - R.C.4 WITH VARIANCE TO SIDEYARD OF 5' AND REARYARD OF 35', AS SHOWN, INSTEAD OF THE REQUIRED 50' TO LOT LINE, AND 54' FRONTYARD FROM CENTERLINE OF STREET INSTEAD OF THE REQUIRED 100'

Total Acreage - 8.3442 Acres
DEED REF. - 5305/182

8.3442 Acres

R.P. PASS SR
862-526

R.C.4

OWNER
SUSAN NEEDLE
10 BRANCHWOOD CT
BALTIMORE, MD 21208



*Revised plan
Shm #205
6/2/82*

REVISIONS		
NO	DATE	DESCRIPTION
1	4-14-82	BEARINGS & DISTANCES
2	6-3-82	ADD REARYARD

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

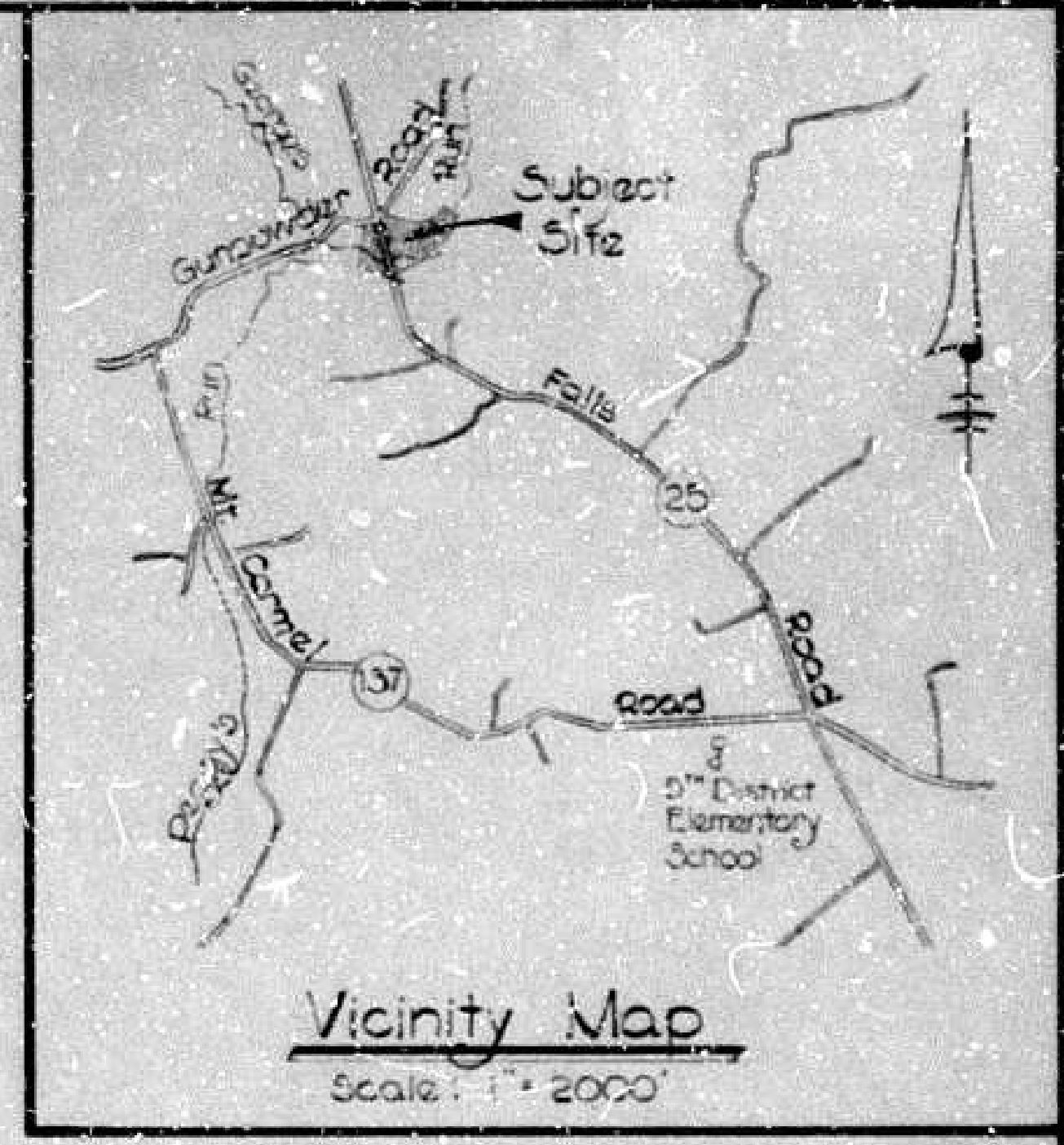
Plat For VARIANCE TO ZONING

FALLS ROAD AND GUNPOWDER ROAD

5TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 50' DES. BY: T.M.H. SHT. 1 OF 1
DATE: Feb. 2, 1982 DRN BY: T.M.H.

R.C.4

R.C.4



WILLARD L. SHERMAN
4299-205

ALBERT W. HURLINE
5168-43

PAUL F. GEORGE JR.
5947-186

GUNPOWDER ROAD

FALLS ROAD

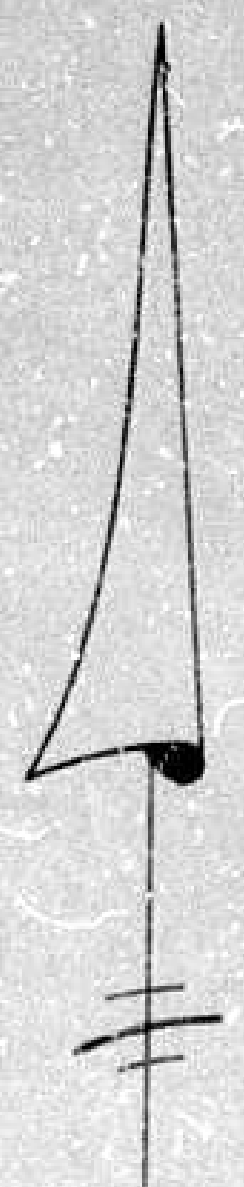
(THIS LOT IS NOT PART OF THIS PETITION)

RONALD F. BILLINGS
5299-666

2.3580 Acres

ROBERT L. BRADYHOUSE
4883-380

R.C.4



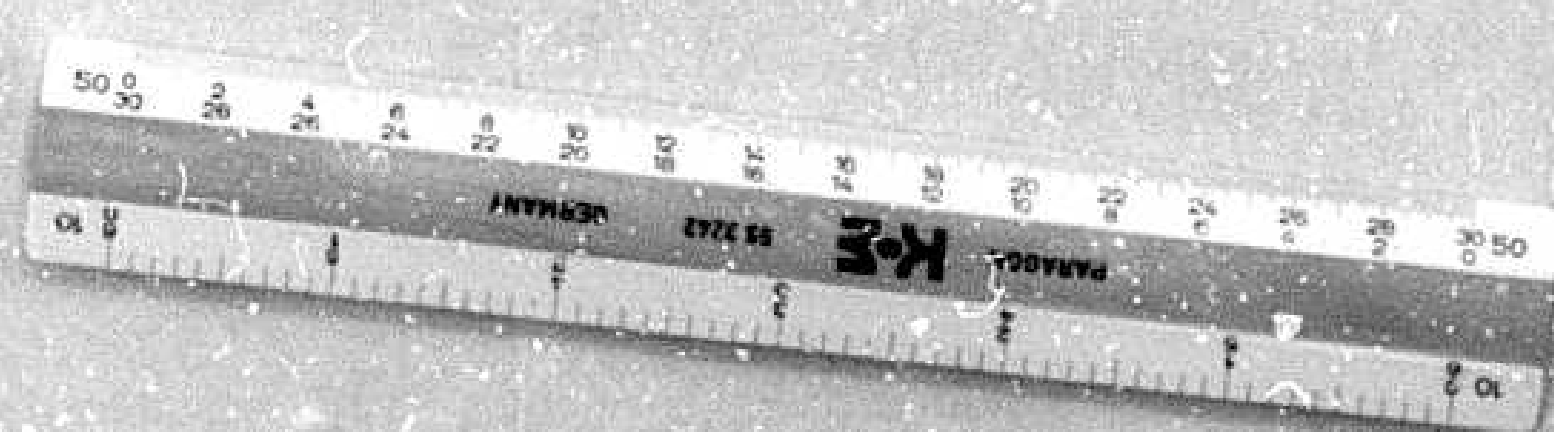
GENERAL NOTES

Existing Zoning - R.C.4
Proposed Zoning - R.C.4 WITH VARIANCE TO SIDEYARD OF 5' AND REARYARD OF 35', AS SHOWN, INSTEAD OF THE REQUIRED 50' TO LOT LINE, AND 54' FRONTYARD FROM CENTERLINE OF STREET INSTEAD OF THE REQUIRED 100'

Total Acreage - 8.3442 Acres
DEED REF. - 5308/182

8.3442 Acres

R.C.4



OWNER
SUSAN NEEDLE
10 BRANCHWOOD CT.
BALTIMORE, MD 21208

PETITIONER'S
EXHIBIT 1

Revised Plan
Hon. #205
6/3/82



REVISIONS		
NO.	DATE	DESCRIPTION
1	4-14-82	BEARINGS & DISTANCES
2	6-3-82	ADD REARYARD

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE 823-7535

Plat For
VARIANCE TO ZONING

FALLS ROAD
AND
GUNPOWDER ROAD

S.T. & SECTION DISTRICTS BALTIMORE COUNTY, MD.
SCALE 1" = 50' DES. BY: DATE: Feb. 2, 1982 DRN. BY: T.M.H.U. SH 1 OF 1