

PETITION FOR ZONING VARIANCE 83-200-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property shown 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 1802.3.C.1 (303.1) to permit a front yard setback of 10' in lieu of the required 60', and to permit a minimum width of individual side yards of 10' in lieu of the required 15', and to permit a rear yard depth of 30' in lieu of the required 40', and to permit a rear yard depth of 30' in lieu of the required 40'.

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

Because of the shape of the lot and the existing topography of the lot, the practical difficulty is created for construction of a dwelling that would accommodate a single family residence.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser
Sara Ann Ruhl
Signature
1203 Harper House
Address
Cross Keys, Maryland 21210
City and State
Attorney for Petitioner:
Mark Henley
Signature
206 Washington Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-1174

Legal Owner(s):
William H. Buchanan, Jr.
(Type or Print Name)
Signature
Audrey J. Buchanan
(Type or Print Name)
Signature
802 Eton Road
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1983, 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 1st day of March, 1983, at 9:30 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE/S of Bellona Ave., 1,500' : OF BALTIMORE COUNTY
N of Joppa Rd., 9th District
WILLIAM H. BUCHANAN, JR., : Case No. 83-200-A
et ux, Pet. Honors

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Signature
Peter Max Zimmerman
Deputy People's Counsel

Signature
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 8th day of February, 1983, a copy of the foregoing Order was mailed to Mark Henley, Esquire, 206 Washington Avenue, Towson, MD 21204, Attorney for Petitioner, and Sara Ann Ruhl, 1203 Harper House, 111 Hamlet Mill Road, Village of Cross Keys, Baltimore, MD 21210, Contract Purchaser.

Signature
John W. Hession, III

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 18, 1983

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

Members

Department of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Public Prevention

Health Department

Public Planning

Building Department

Board of Education

Planning Administration

Industrial Development

Mark Henley, Esquire
206 Washington Avenue
Towson, Maryland 21204

RE: Item No. 109 - Case No. 83-200-A
Petitioner: William H. Buchanan, et ux
Variance Petition

Dear Mr. Henley:

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,

Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: McKee & Associates, Inc.
1717 York Road
Lutherville, Maryland 21095

BALTIMORE COUNTY, MARYLAND

AIR-MAIL CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning
FROM: J. J. Frazier
SUBJECT: Zoning Variance Items
Date: December 21, 1982

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 87 - Raymond J. Marocco, et al
- Item # 89 - Sebo Federal Credit Union
- Item #108 - Louis E. & Martha E. Kulaga
- Item #109 - William H. & Audrey J. Buchanan, Jr.
- Item #110 - Roy Neal
- Item #111 - Baltimore and Ohio Railroad Co.
- Item #112 - Eugene & Mary Pesagno
- Item #115 - Bernard & Rose Stefanaki
- Item #119 - Michael E. & Andrea W. Hartman
- Item #122 - Dino G. & Mary D. Blazakis

Signature
J. J. Frazier, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/rth

Item #109 (1982-1983)
Property Owner: William H. & Audrey J. Buchanan, Jr.
Page 2
January 18, 1983

Water and Sanitary Sewer:

There is a 6-inch public water main and 8-inch public sanitary sewerage in Bellona Avenue.

Very truly yours,

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

RAM: M:FWR:iss

S-PE Key Sheet
42 NW 6 Pos. Sheet
NW 11 B Topo
69 Tax Map

Re: Item #109 (1982-1983)
Property Owner: William H. & Audrey J. Buchanan, Jr.
S/ES Bellona Ave., 1500' N. from centerline of Joppa Rd.
Acres: 98/62.29 x 97.15/126.72
District: 9th

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:

Bellona Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Controls:

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.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLING
DIRECTOR

January 5, 1983

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

-ZAC- Meeting of December 7, 1982
Item Nos. 107, 108, 109, 110, 111, and 112.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 107, 108, 109, 110, 111, and 112.

Signature
Michael S. Flannigan
Traffic Engineering Assoc. II

MSF/ccm

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 2nd day of March, 1983, that the ~~human~~ Petition for Variance(s) to permit a front yard setback of 36 feet in lieu of the maximum required 60 feet, side yard setbacks of 10 feet in lieu of the required 15 feet, a sum of side yards of 20 feet in lieu of the required 40 feet, and a rear yard setback of 30 feet in lieu of the required 40 feet, in accordance with the site plan prepared by McKee & Associates, Inc., filed herein, is hereby GRANTED from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7390

PAUL H. RENCKE
CHIEF

December 20, 1982

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William H. and Audrey J. Buchanan, Jr.

Location: SE/S Bellona Avenue 1500' N. from centerline of Joppa Road

Item No.: 105 Zoning Agenda: Meeting of December 7, 1982

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. H. Jung* Noted and Approved: *George M. H. Jung*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-200-A
William H. & Audrey J. Buchanan, Jr.

Date: February 25, 1983

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

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

NEG:JGH:lc

cc: Arlene January
Shirley Hess

March 22, 1983

Mr. & Mrs. Jack C. Henry, Sr.
8110 Bellona Avenue
Towson, Maryland 21204

Re: Appeal of Case No. 83-200-A

Dear Mr. & Mrs. Henry:

We are in receipt of your letter dated March 19, 1983 with reference to the appeal of Case No. 83-200-A (William H. Buchanan, Jr., et al.). Our office cannot process your appeal unless a check in the amount of \$80.00 is mailed to our office immediately. Please send your check to Baltimore County Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland 21204, and made payable to Baltimore County, Maryland. Upon receiving the appeal fee for this case, we will then process this appeal. If you have any questions regarding this, please call me at 494-3391.

Very truly yours,

Arlene January
Legal Secretary I

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Comodari, Zoning Dept. Date: December 16, 1982

FROM: Ted Burnham, Building Plans Review C.E.B.

SUBJECT: Meeting, December 7, 1982...

Item #107	See Comments
Item #108	See Comments
Item #109	STD. Comment
Item #110	STD. Comment
Item #111	See Comments
Item #112	See Comments

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dube, Superintendent

Towson, Maryland - 21204

Date: December 6, 1982

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

Z.A.C. Meeting of: December 7, 1982

RE: Item No: 107, 108, 109, 110, 111, 112
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

MCKEE, & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

Telephone: 301-252-5822

November 23, 1982

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE
LOT 1, WOODLANDS
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Southeast side of Bellona Avenue (40 feet wide) said point being located 1500 feet North of the intersection of Joppa Road and Bellona Avenue and being known and designated as Lot 1 of a plat dated December 26, 1942 and recorded among the Plat Records of Baltimore County in Plat Book C.H.K. 13, folio 114, and known as the Woodlands.



quoted 3-2-83
BALTIMORE COUNTY ZONING COMMISSIONER
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
APPEAL
VARIANCE HEARING
1 MARCH 1983
Wm. H. Buchanan
CASE NO. 83-200-A
9:30 AM
SUBJECT: REDUCTION OF PROPERTY SETBACKS
BE ADVISED, THAT ANY RULING IN FAVOR OF THE PETITIONER IS HEREBY APPEALED. NO SUBJECT OF HARDSHIP WAS PRESENTED. THE PARTICULARS OF ANY AGREEMENTS BETWEEN SELLER AND PURCHASER WERE NOT MADE KNOWN TO THE COURT. THE OWNERS OF SAID PROPERTY WERE NOT PRESENT. A LACK OF SEWER FACILITIES HAVE NOW SURFACED. BALTIMORE COUNTY LAND ACQUISITION HAS CONTACTED US TO OBTAIN AN EASEMENT ACROSS OUR PROPERTY THIS SHOULD HAVE BEEN PRESENTED AT THE HEARING.
19 MARCH 1983
19 MARCH 1983
Jack C. Henry, Sr.
JACK C. HENRY, SR.
SARA P. HENRY
8110 BELLONA AVENUE
TOWSON, MARYLAND 21204

PETITION FOR VARIANCES

9th Election District

ZONING: Petition for Variances
 LOCATION: Southeast side of Bellona Avenue 1,500 ft. North of Joppa Road
 DATE & TIME: Tuesday, March 1, 1983 at 9:30 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 front yard setback of 30 ft. in lieu of the maximum required 60 ft., and to permit a minimum width of individual side yards of 10 ft. in lieu of the required 15 ft., and to permit a sum of side yards of 20 ft. in lieu of the required 40 ft., and to permit a rear yard depth of 30' in lieu of the required 40 ft.

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - minimum side yard, sum of side yards and rear yard setback in a D.R. 2 zone
 Section 303.1 - average front yard depth in a D.R. 2 zone

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

Being the property of William H. Buchanan, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 1, 1983 at 9:30 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

83-201

granted 3-2-83 DEC

WM. H. BUCHANAN, JR., et ux

BALTIMORE COUNTY ZONING COMMISSIONER
 111 E. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204

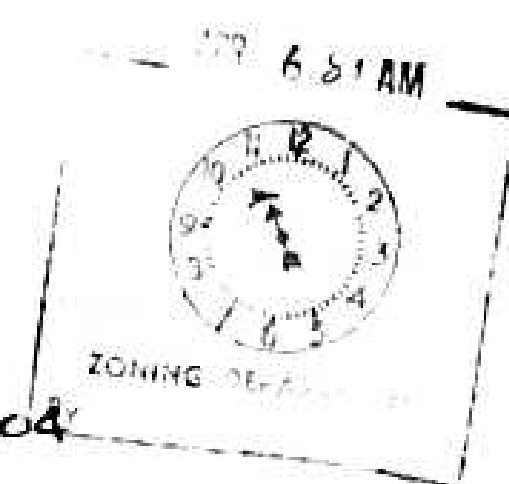
SUBJECT: ZONING VARIANCE DECISION
 CASE 83-200-A 1 MARCH 1983

DEAR SIR:

UNDER THE PROVISIONS OF THE FREEDOM OF INFORMATION ACT OR AS A NORMAL SERVICE, YOU ARE RESPECTFULLY REQUESTED TO FURNISH A COPY OF THE WRITTEN DECISION FOR THE ABOVE REFERENCED CASE.

Sincerely,

JACK C. HENRY
 8115 BELLONA AVENUE
 TOWSON, MARYLAND 21204
 4 APRIL 1983



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

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

February 22, 1983

Mark Hanley, Esquire
 206 Washington Avenue
 Towson, Maryland 21204

Re: Petition for Variance
 SE/S Bellona Ave., 1,500' N of Joppa Rd.
 William H. Buchanan, Jr., et ux - Petitioners
 Case No. 83-200-A

Dear Mr. Hanley:

This is to advise you that \$56.55 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 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
 Commissioner

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

No. 115026

DATE: 3/1/83 ACCOUNT: R-01-615-020
 AMOUNT: \$56.55
 RECEIVED FROM: Ruhl Management Company
 FOR: Advertising & Posting Case No. 83-200-A
 (William H. Buchanan, Jr., et ux)

0 036*****565510 8016A

VALIDATION OR SIGNATURE OF CASHIER

83-200-A
 CERTIFICATE OF PUBLICATION
 TOWSON, MD. 15 1983
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 9th day of Feb 1983.
 THE TOWSON TIMES
 Cost of Advertisement, \$ 27.80

PETITION FOR VARIANCES
 SUBJECT: Petition for Variance
 LOCATION: Southeast side of Bellona Avenue, 1,500' N of Joppa Road
 DATE & TIME: Tuesday, March 1, 1983 at 9:30 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 front yard setback of 30 ft. in lieu of the maximum required 60 ft., and to permit a minimum width of individual side yards of 10 ft. in lieu of the required 15 ft., and to permit a sum of side yards of 20 ft. in lieu of the required 40 ft., and to permit a rear yard depth of 30' in lieu of the required 40 ft.
 The Zoning Regulation to be excepted as follows:
 Section 1B02.3.C.1 - minimum side yard, sum of side yards and rear yard setback in a D.R. 2 zone
 Section 303.1 - average front yard depth in a D.R. 2 zone
 All that parcel of land in the Ninth District of Baltimore County
 Being the property of William H. Buchanan, Jr., et ux, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Tuesday, March 1, 1983 at 9:30 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

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 16, 1983
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for 1 successive weeks before the 1st day of March 1983, the first publication appearing on the 10th day of February 1983.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$

Mark Hanley, Esquire
 206 Washington Avenue
 Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
 SE/S of Bellona Ave., 1,500' N of Joppa Rd.
 William H. Buchanan, Jr., et ux - Petitioners
 Case No. 83-200-A

TIME: 9:30 A.M.

DATE: Tuesday, March 1, 1983

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

TOWSON, MARYLAND

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

No. 111916

DATE: 11/2/82 ACCOUNT: R-01-615-020
 AMOUNT: 35.00
 RECEIVED FROM: Ely, Lee & Co.
 FOR: Ely, Lee & Co. 109 E. Baltimore St. 12139

0 046*****350010 248A

VALIDATION OR SIGNATURE OF CASHIER

March 2, 1983

Mark Hanley, Esquire
 206 Washington Avenue
 Towson, Maryland 21204

RE: Petition for Variances
 SE/S of Bellona Avenue, 1,500' N of Joppa Road - 9th Election District
 William H. Buchanan, Jr., et ux - Petitioners
 NO. 83-200-A (Item No. 109)

Dear Mr. Hanley:

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

Very truly yours,

JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMH3/srl

Attachments

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

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 27th day of January 19 83

WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: William H. Buchanan, et ux

Petitioner's Attorney: Mark Hanley, Esq.

Reviewed by: Nicholas B. Commodar
 Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 9th Date of Posting 2-18-83

Posted for: Petitioners

Petitioner: William H. Buchanan, Jr., et ux

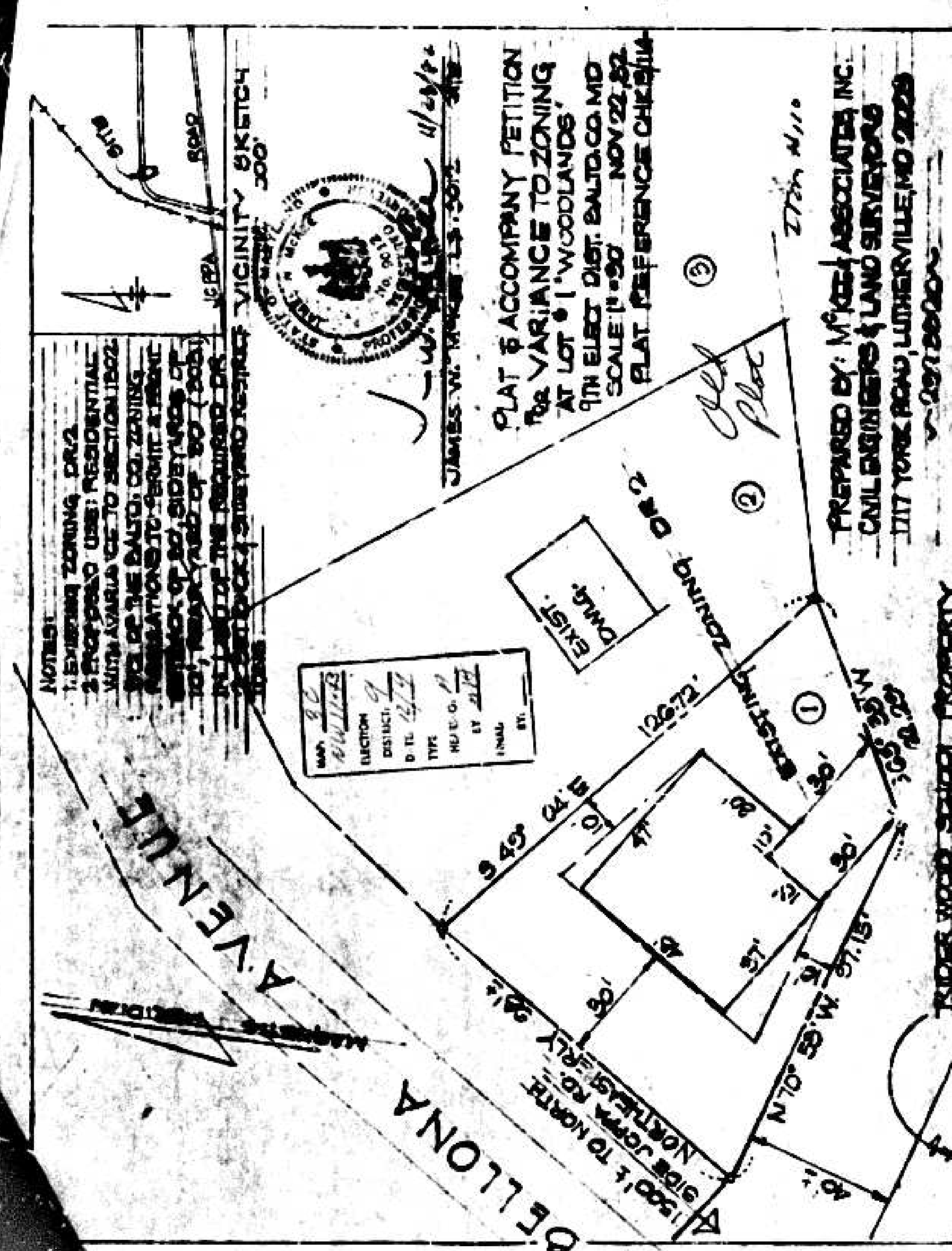
Location of property: SE/S of Bellona Ave. 1,500' N of Joppa Rd.

Location of Signs: SE/S of Bellona Ave. approx. 1,500' North of Joppa Rd.

Remarks:

Posted by: [Signature] Date of return: 2-18-83

Number of Signs: 1



NOTE: THE AVERAGE SETBACK OF EXISTING HOUSES WITHIN 200 FT. OF LOT IS 91.3 FT. FROM E. OF BELLONA AVENUE.

NOTES:
 1. EXISTING ZONING DR-2
 2. PROPOSED USE: RESIDENTIAL WITH VARIANCE TO SECTION 1802.3 CI OF THE BALTO. CO. ZONING REGULATIONS TO PERMIT A FRONT SETBACK OF 20', SIDEYARDS OF 10', REAR YARD OF 30' (3021) IN LIEU OF THE REQUIRED DR-2 SETBACK & SIDEYARD RESTRICTIONS.

VICINITY SKETCH
 1" = 200'

[Signature] 11/23/82
 JAMES W. FARRER LS. 5012 DATE

PLAT & ACCOMPANY PETITION FOR VARIANCE TO ZONING AT LOT # 1 "WOODLANDS" 9TH ELECT. DIST. BALTO. CO. MD
 SCALE 1" = 30' NOV 22, 82
 PLAT REFERENCE CHKD/114

③

*Permit plan
 JTW #109
 1/27/83*

PREPARED BY: MCKEE & ASSOCIATES, INC.
 CIVIL ENGINEER & LAND SURVEYORS
 1717 YORK ROAD, LUTHERVILLE, MD 2003
 ~252 5820~

RIDER WOOD SCHOOL PROPERTY

BELLONA AVENUE

MAGNETIC MERIDIAN

1500'± TO NORTH SIDE JORRA RD. NORTHEAST

40'±
 N 70° 53' N
 97.15'
 30'
 10'
 48'
 37'
 18'
 10'
 30'
 47'
 10'
 94.11'
 126.72'
 56° 33' W
 62.29'

EXIST. ONLY

EXISTING ZONING DR-2

①

②