

8-218-A # 102 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 400.1 to permit an accessory structure (garage) to extend into the side yard and to permit a side set back of 21 feet in lieu of the required 24 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. This property was bought in 1977 and at that time the garage structure was already there; property was bought with the garage in view and as part of the purchase price.
2. The County, through its Building Engineers in 1983 (see attached letter from Joseph M. Nolan, Asst. Building Engineer, did give us permission to retain said garage. We are abiding by the terms of said letter.
3. The garage structure is being used and has been used by the Petitioners, and it would be a hardship not to have the use of same.
4. The neighbors who are closest involved have no objection to the structure remaining.

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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 752-4634

Legal Owner(s):
Michael Vinos
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of October, 1985, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of November, 1985, at 9:30 o'clock

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

FOR DESCRIPTION OF PROPERTY, SEE BACK.

ORDER RECEIVED FOR FILING
DATE October 6, 1985
BY *Michael Vinos*
ADMINISTRATIVE

Michael Vinos, et ux
N/S Suburban Rd. 217' E of the c/l of Walgrove Rd. (805 Suburban Rd.) 4th

102

SEP 12 1985
SUBMIT
DATE 9/12/85
TYPE
READING
BY
FILE

Case No., 86-218-A

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 14th day of October, 1985.

Arnold Jablon
Zoning Commissioner

Petitioner Michael Vinos, et ux
Attorney Joel Margolis, Esquire
Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 23, 1985

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

Joel Margolis, Esquire
200 E. Lexington Street
Baltimore, Maryland 21202

000

RE: Item No. 102 - Case No. 86-218-A
Petitioners - Michael Vinos, et ux
Variance Petition

Dear Mr. Margolis:

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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

NOVEMBER 6, 1985

Re: Zoning Advisory Meeting of September 24, 1985
Item # 102 - MICHAEL VINOS, et ux
Location: N/S SUBURBAN RD. 217' E OF
THE C/L OF WALGROVE ROAD

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are:

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ Development on these soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on 1/15/85.
- ☐ The property is located in a deficient service area as defined by Bill 179-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 179-79, and its conditions change are reevaluated annually by the County Council.
- ☐ Additional comments:

CC: James Howell

Enrique A. Boser
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Traffic Engineering has no comments for items number 100, 101, 102, 103, 104, 106, 107, 109, 111, 112, and 114.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer, Assoc II

MSF/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

September 26, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comandari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Michael Vinos, et ux

Location: N/S Suburban Rd., 217' E. of the centerline of Walgrove Road

Item No.: 102
Zoning Agenda: Meeting of 9/24/85

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 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.
- ☐ 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.

REVIEWED: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

November 14, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 102 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael Vinos, et ux
Location: N/S Suburban Road, 217' E of the c/l of Walgrove Road
District:

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.R.C. 17-1) - 1980 and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☐ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☐ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party wall. See Table 401, Section 1067, Section 1068, and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. THE WALL SHALL BE AN APPROVED 1 hour fire rated design, void of openings.
- ☐ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☐ The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- ☐ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland structural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to . See Section 312 of the Building Code.
- ☐ The proposed project appears to be located in a Flood Plain, Flood/Riverine. Please see the attached copy of Section 24-60 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☐ Comments:
- ☐ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles J. Hannon
311 E. Baltimore, 3rd
Building Plans Review

11/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date: November 12, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-212-A, 86-213-A, 86-218-A, 86-219-A, 86-220-A, 86-221-A, 86-223-A, and 86-224-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AEP
Director

NEG:JGH:slm

AUG 12 1985

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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

ZONING DESCRIPTION

Beginning on the north side of Suburban Road, 50 feet wide, at the distance of 217 feet east of centerline of Walgrove Road Being Lot 28 Block K, in the subdivision of Suburbia, Section 1. Book 26 Folio 89. Also known as 805 Suburban Road.

To Whom It May Concern:
RE: MICHAEL VINOS

Mike has been a very nice neighbor to my family. He is always helpful and friendly. This does not only apply to Mike but to his entire family.

I am upset about his having to appear in court. This letter is to certify that I am not complaining about the shed being too close to my property line.

PETITIONER'S
EXHIBIT 3

Sincerely,
Michael Vinos
805 Suburban Road

November 20, 1985

Mr. Michael Vinos
805 Suburban Road
Reisterstown, Maryland 21136

RE: B-83-119
RFA 83-0569
Garage @ 805 Suburban Rd.

Dear Mr. Vinos:

After our meeting held in my office on June 29, 1983, I did inspect the structure in the side yard of your home at the referenced location. It is obvious to me that the carport would not meet any building or zoning requirements for construction or location. The structure obviously was built without benefit of permit and out of scrap and used material. Because of the age of the structure, I will not order it to be removed at the present time. It must be clearly understood that no additions or alterations can be done on the structure, such as the adding of walls or a door. I have closed the file on this matter and the file will remain closed unless it is brought to my attention that the carport further deteriorates or any additional walls or doors are installed on the structure.

Very truly yours,

Joseph M. Nolan
Assistant Buildings Engineer

JMN:es

PETITIONER'S
EXHIBIT 2

July 22, 1983

IN RE: PETITION FOR VARIANCE
N/S of Suburban Rd.,
217' E of the centerline
of Walgrove Road,
(805 Suburban Road) -
4th Election District
Michael Vinos, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-218-A

The Petitioners herein request variances to permit an accessory structure (garage) to extend into the side yard in lieu of the required rear yard and a side yard setback of one foot in lieu of the required 2 1/2 feet.

One of the Petitioners testified that the existing garage/shed was on the site when he purchased it in 1977. At that time the shed was the same size as shown on the plan submitted, marked Petitioner's Exhibit 1, but it has since been renovated and re-roofed. It is a one-story structure with permanent rear walls, blocked side walls three to four feet up with removable metal panels above, and no doors. It is used chiefly for storage and rarely as a garage. A 1983 letter from the Baltimore County Buildings Engineer (Petitioner's Exhibit 2) states that, although built without benefit of permit, he was not ordering it removed unless there was further deterioration or additional walls or doors were installed.

A neighbor who resides across the street testified that the garage was not on the site when the Petitioner moved in. The structure is built of scrap material and is, in his opinion, an eyesore. The variances requested would not adversely affect the general welfare of the community if, and only if, improvements such as siding and garage doors, were added.

All parties stipulated that the Deputy Zoning Commissioner, accompanied by a Baltimore County building inspector, could visit the site and the general neighborhood.

BY

DATE RECEIVED FOR FILING
December 6, 1985
DATE
BY

The site visit revealed that, in the opinion of the Assistant Buildings Engineer, the subject building cannot be brought up to code, in fact it will be necessary to demolish the existing building, and even to excavate around the footings and foundation, in order for the building inspector to determine if they are in compliance with code minimums. In addition, the visit revealed that there is a grease pit in the floor of the building in question, there is a large accessory building in the rear yard, and that various additions have been made to the dwelling.

After due consideration of the testimony and evidence presented, as well as a site inspection of the property, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of December, 1985, that the herein Petition for Variance to permit an accessory structure (garage) to extend into the side yard in lieu of the required rear yard and to permit a side yard setback of one foot in lieu of the required 2 1/2 feet, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Permits to raze and to build must be obtained.
2. The accessory structure (garage) shall be no larger and no closer to the property line than indicated on the plan marked Petitioner's Exhibit 1.
3. The reconstructed building shall be inspected by Baltimore County building inspectors and meet all requirements of the BOCA code and any other county requirements. Siding, of one neutral color and one design and texture shall be added to the rear and sides of the structure. Garage doors of the same neutral color shall be added to the front. Construction shall

be completed within one year of the issuance of the building permit.

4. A revised site plan showing all buildings and additions shall be submitted for this file within sixty days of the date of this Order.

JMHJ:bg

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



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

ARNOLD JABLON
ZONING COMMISSIONER

December 6, 1985

Joel Margolis, Esquire
200 E. Lexington Street
Baltimore, Maryland 21202

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE
N/S of Suburban Road,
217' E of the centerline
of Walgrove Road,
(805 Suburban Road) -
4th Election District
Michael Vinos, et ux,
Petitioners
Case No. 86-218-A

Dear Mr. Margolis:

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

Very truly yours,

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

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Dennis Jensen
806 Suburban Road
Reisterstown, MD 21133

PETITION FOR VARIANCE
4th Election District

LOCATION: North side of Suburban Road, 217' East of the centerline of Walgrove Road (805 Suburban Road)

DATE AND TIME: Tuesday, November 26, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 400.1 to permit an accessory structure (garage) to extend into the side yard in lieu of the required rear yard and to permit a side set back of 1' in lieu of the required 2 1/2'.

Being the property of Michael Vinos, et ux as shown on the plat filed with the Zoning Office.

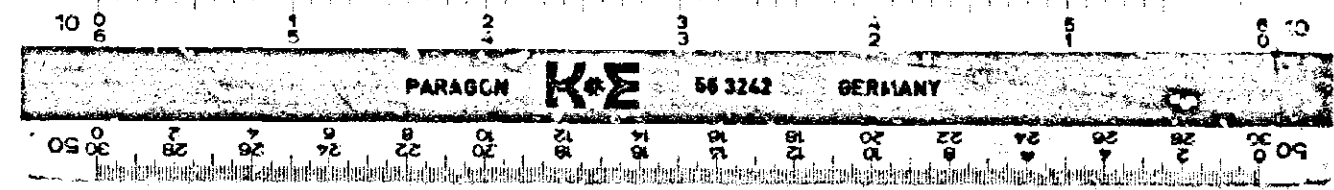
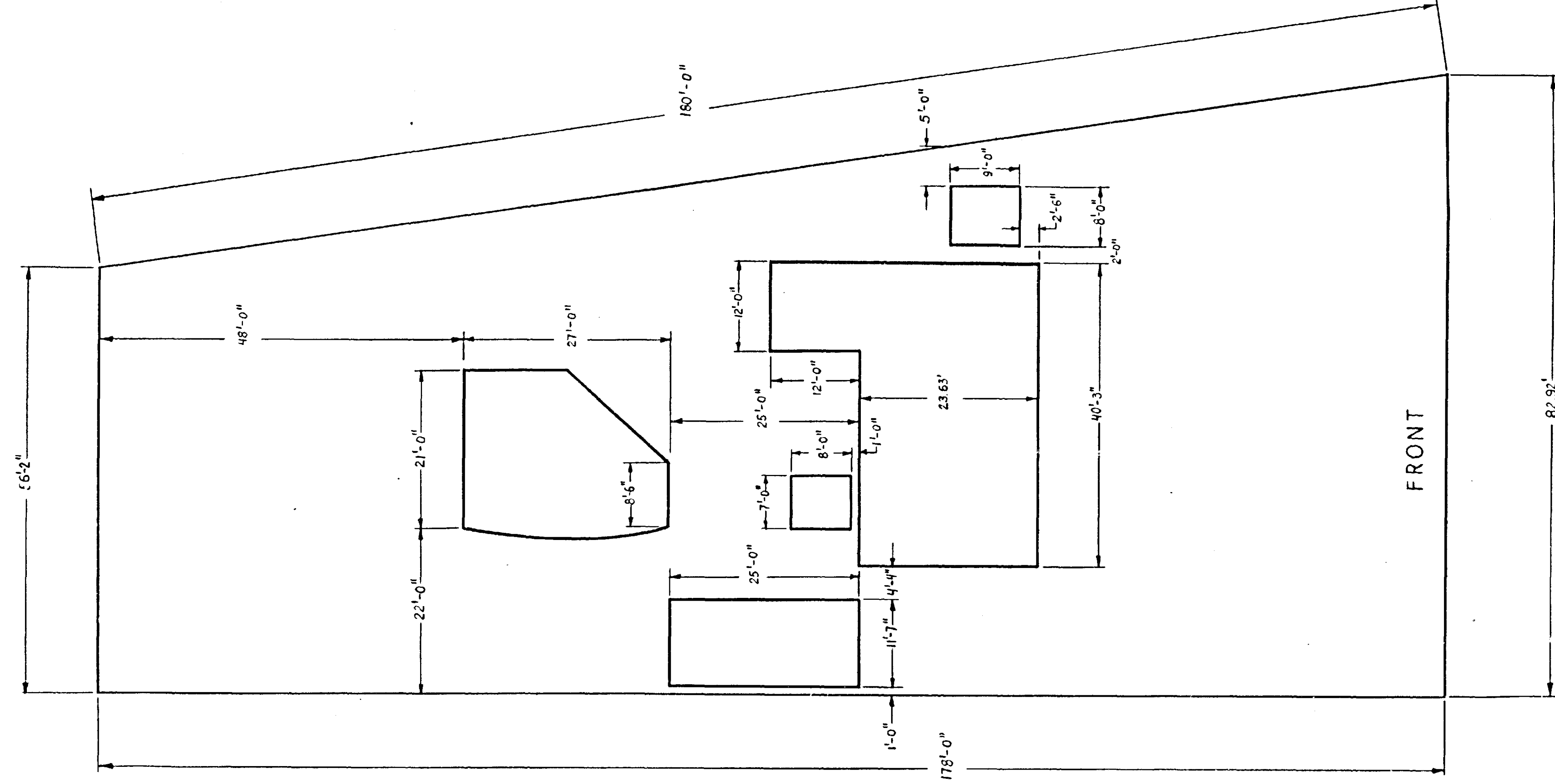
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DATE RECEIVED FOR FILING
December 6, 1985
BY
ADMINISTRATIVE ASSISTANT

DATE RECEIVED FOR FILING
December 6, 1985
BY
ADMINISTRATIVE ASSISTANT

AUG 12 1986



PLANS APPROVED
BY THE CITY OF TULSA
DATE 2/24/84

SUBURBAN ROAD

SCALE : 1"=10'-0"

COORDINATES				
N	WEST	NORTH	N	WEST
1	53 183.27	53 605.55	54	54 176.40
2	54 012.78	53 651.38	55	54 135.65
3	54 218.03	53 704.03	56	54 176.24
4	54 444.29	53 943.47	57	54 111.12
5	54 625.35	53 989.87	58	53 923.83
6	54 745.73	53 995.70	59	53 934.90
7	54 764.32	53 993.96	60	54 329.14
8	54 800.42	54 029.27	61	54 427.62
9	54 825.37	54 049.77	62	54 454.69
10	54 823.31	54 088.28	63	54 343.53
11	54 831.07	54 081.96	64	53 973.75
12	54 814.62	54 061.39	65	53 771.92
13	54 820.04	54 066.93	66	53 707.82
14	54 675.67	54 064.16	67	53 584.01
15	54 676.22	54 045.80	68	53 455.96
16	54 616.27	54 043.34	69	53 579.44
17	54 516.36	54 039.24	70	53 677.59
18	54 488.64	54 034.56	71	53 934.32
19	54 460.37	54 027.27	72	54 374.49
20	54 535.08	54 000.06	73	54 502.08
21	54 503.20	54 972.22	74	54 631.15
22	54 530.86	54 915.08	75	54 637.77
23	54 539.94	54 924.71	76	54 696.28
24	54 544.07	54 974.54	77	54 707.18
25	54 546.83	54 974.31	78	54 589.57
26	54 555.24	54 975.91	79	54 584.35
27	54 524.16	54 961.00	80	54 600.32
28	54 369.71	54 914.21	81	54 631.32
29	54 091.09	54 854.87	82	54 612.10
30	54 910.26	54 279.34	83	54 618.58
31	53 925.56	54 180.29	84	54 451.34
32	53 932.28	54 175.84	85	54 392.50
33	53 365.25	54 040.98	86	54 107.49
34	53 453.49	54 010.33	87	53 357.24
35	53 468.84	54 050.44	88	53 279.87
36	53 546.08	54 773.35	89	53 267.29
37	53 871.83	54 753.22	90	53 077.38
38	54 114.05	54 727.86	91	53 083.41
39	54 124.14	54 700.14	92	53 592.62
40	54 110.38	54 689.35	93	53 312.90
41	54 193.32	54 349.87	94	53 312.45
42	54 178.44	54 312.63	95	53 389.82
43	54 174.04	54 303.33	96	54 116.63
44	54 185.61	54 292.44	97	54 368.72
45	54 256.20	54 248.98	98	54 437.56
46	54 451.20	54 200.93	99	54 552.49
47	54 428.50	54 156.38	100	54 553.31
48	54 364.91	54 129.18	101	54 562.53
49	53 902.28	54 111.87	102	54 556.48
50	53 743.43	54 934.53	103	54 539.90
51	53 784.50	54 924.49	104	54 527.35
52	53 841.00	54 763.53	105	54 385.13
53	53 965.90	54 764.66	106	54 006.78
54	54 073.19	54 901.20	107	53 682.97
55	54 165.85	54 968.72	108	52 553.13
			109	52 553.13
			110	53 002.61
			111	53 094.54

CURVES				
From To	Radius	Δ	Arc	Chord
14 15	940	1°15'10"	18.37	51°43'25"W
15 16	300	13°22'12"	70.01	N72°46'14"W
16 17	225	5°02'32"	129.76	N57°11'06"W
17 18	34	64°58'24"	56.41	N41°23'10"W
18 19	250	3°13'52"	137.87	N24°51'54"W
19 20	40	40°31'38"	282.93	N60°55'39"W
20 21	300	24°33'44"	212.59	S61°51'38"W
21 22	40	63°36'46"	44.41	S58°08'22"E
22 23	400	25°31'28"	178.19	S75°45'44"W
23 24	250	22°16'20"	97.16	S74°48'20"W
24 25	300	22°16'20"	116.59	N74°08'00"E
25 26	40	76°20'10"	403.31	S58°49'35"E
26 27	250	2°03'40"	115.68	N53°55'10"W
27 28	20	44°02'06"	15.37	N45°03'27"W
28 29	50	27°17'26"	243.73	S17°12'53"W
29 30	20	58°04'40"	20.27	N66°36'30"E
30 31	200	23°41'20"	62.69	S52°30'30"E
31 32	200	73°26'52"	362.11	S86°03'25"W
32 33	300	8°51'08"	46.35	N61°39'34"W
33 34	250	8°51'08"	38.65	S61°39'34"E
34 35	910	73°25'50"	337.30	N66°03'25"E
35 36	200	22°18'00"	77.67	S29°32'00"E
36 37	50	92°18'07"	40.46	S27°41'05"E
37 38	225	23°28'06"	115.72	S59°03'14"W
38 39	1000	22°25'33"	39.154	S55°32'07"E

CURVES				
From To	Radius	Δ	Arc	Chord
39 40	241.07	50°30'56"	388.88	N87°29'28"W
40 41	250	9°31'47"	74.85	N67°29'53.5"W
41 42	900	10°25'03"	163.64	N7°33'31.5"E
42 43	840	10°25'03"	152.73	S7°33'31.5"E
43 44	450	12°31'53"	98.42	N48°28'03.5"W
44 45	300	32°00'00"	217.82	S78°44'40"E
45 46	350	39°55'00"	243.84	S71°18'30"W
46 47	300	16°37'22"	87.04	S62°33'21"W
47 48	86	45°44'42"	139.60	S83°07'39"E
48 49	600	26°31'40"	277.80	S87°15'50"E
49 50	1600	30°08'10"	841.54	N68°24'15"E
50 51	2420	20°57'27"	1054.13	S62°42'13.5"E
51 52	1550	30°08'10"	815.26	S64°24'15"W
52 53	550	26°31'40"	254.65	N87°15'50"W
53 54	300	22°16'20"	116.67	N85°05'01"W
54 55	300	39°55'00"	269.00	N7°18'30"E
55 56	460	49°38'23"	330.50	S67°03'11.5"E
56 57	1060	23°40'35"	438.62	N50°47'19.5"E
57 58	94	54°23'08"	292.38	S67°51'24"E
58 59	1111	23°14'42"	1014.25	N60°57'31"E

P.W.A. Completed 4-25-64
 Final Plat Checked:
 Planning 216
 Engineering 507
 Date 8-2-69

APPROVED BY PLANNING BOARD OF BALTIMORE COUNTY
 August 1, 1969
 Director
 APPROVED
 8/13/69
 COUNTY ROADS ENGINEER

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and they are based on the following traverse stations: X1003 N52°08'45"E N52°08'45"E X1004 N52°08'45"E N52°08'45"E X1005 N52°08'45"E N52°08'45"E X1006 N52°08'45"E N52°08'45"E X1007 N52°08'45"E N52°08'45"E X1008 N52°08'45"E N52°08'45"E X1009 N52°08'45"E N52°08'45"E X1010 N52°08'45"E N52°08'45"E X1011 N52°08'45"E N52°08'45"E X1012 N52°08'45"E N52°08'45"E X1013 N52°08'45"E N52°08'45"E X1014 N52°08'45"E N52°08'45"E X1015 N52°08'45"E N52°08'45"E X1016 N52°08'45"E N52°08'45"E X1017 N52°08'45"E N52°08'45"E X1018 N52°08'45"E N52°08'45"E X1019 N52°08'45"E N52°08'45"E X1020 N52°08'45"E N52°08'45"E X1021 N52°08'45"E N52°08'45"E X1022 N52°08'45"E N52°08'45"E X1023 N52°08'45"E N52°08'45"E X1024 N52°08'45"E N52°08'45"E X1025 N52°08'45"E N52°08'45"E X1026 N52°08'45"E N52°08'45"E X1027 N52°08'45"E N52°08'45"E X1028 N52°08'45"E N52°08'45"E X1029 N52°08'45"E N52°08'45"E X1030 N52°08'45"E N52°08'45"E X1031 N52°08'45"E N52°08'45"E X1032 N52°08'45"E N52°08'45"E X1033 N52°08'45"E N52°08'45"E X1034 N52°08'45"E N52°08'45"E X1035 N52°08'45"E N52°08'45"E X1036 N52°08'45"E N52°08'45"E X1037 N52°08'45"E N52°08'45"E X1038 N52°08'45"E N52°08'45"E X1039 N52°08'45"E N52°08'45"E X1040 N52°08'45"E N52°08'45"E X1041 N52°08'45"E N52°08'45"E X1042 N52°08'45"E N52°08'45"E X1043 N52°08'45"E N52°08'45"E X1044 N52°08'45"E N52°08'45"E X1045 N52°08'45"E N52°08'45"E X1046 N52°08'45"E N52°08'45"E X1047 N52°08'45"E N52°08'45"E X1048 N52°08'45"E N52°08'45"E X1049 N52°08'45"E N52°08'45"E X1050 N52°08'45"E N52°08'45"E X1051 N52°08'45"E N52°08'45"E X1052 N52°08'45"E N52°08'45"E X1053 N52°08'45"E N52°08'45"E X1054 N52°08'45"E N52°08'45"E X1055 N52°08'45"E N52°08'45"E X1056 N52°08'45"E N52°08'45"E X1057 N52°08'45"E N52°08'45"E X1058 N52°08'45"E N52°08'45"E X1059 N52°08'45"E N52°08'45"E X1060 N52°08'45"E N52°08'45"E X1061 N52°08'45"E N52°08'45"E X1062 N52°08'45"E N52°08'45"E X1063 N52°08'45"E N52°08'45"E X1064 N52°08'45"E N52°08'45"E X1065 N52°08'45"E N52°08'45"E X1066 N52°08'45"E N52°08'45"E X1067 N52°08'45"E N52°08'45"E X1068 N52°08'45"E N52°08'45"E X1069 N52°08'45"E N52°08'45"E X1070 N52°08'45"E N52°08'45"E X1071 N52°08'45"E N52°08'45"E X1072 N52°08'45"E N52°08'45"E X1073 N52°08'45"E N52°08'45"E X1074 N52°08'45"E N52°08'45"E X1075 N52°08'45"E N52°08'45"E X1076 N52°08'45"E N52°08'45"E X1077 N52°08'45"E N52°08'45"E X1078 N52°08'45"E N52°08'45"E X1079 N52°08'45"E N52°08'45"E X1080 N52°08'45"E N52°08'45"E X1081 N52°08'45"E N52°08'45"E X1082 N52°08'45"E N52°08'45"E X1083 N52°08'45"E N52°08'45"E X1084 N52°08'45"E N52°08'45"E X1085 N52°08'45"E N52°08'45"E X1086 N52°08'45"E N52°08'45"E X1087 N52°08'45"E N52°08'45"E X1088 N52°08'45"E N52°08'45"E X1089 N52°08'45"E N52°08'45"E X1090 N52°08'45"E N52°08'45"E X1091 N52°08'45"E N52°08'45"E X1092 N52°08'45"E N52°08'45"E X1093 N52°08'45"E N52°08'45"E X1094 N52°08'45"E N52°08'45"E X1095 N52°08'45"E N52°08'45"E X1096 N52°08'45"E N52°08'45"E X1097 N52°08'45"E N52°08'45"E X1098 N52°08'45"E N52°08'45"E X1099 N52°08'45"E N52°08'45"E X1100 N52°08'45"E N52°08'45"E X1101 N52°08'45"E N52°08'45"E X1102 N52°08'45"E N52°08'45"E X1103 N52°08'45"E N52°08'45"E X1104 N52°08'45"E N52°08'45"E X1105 N52°08'45"E N52°08'45"E X1106 N52°08'45"E N52°08'45"E X1107 N52°08'45"E N52°08'45"E X1108 N52°08'45"E N52°08'45"E X1109 N52°08'45"E N52°08'45"E X1110 N52°08'45"E N52°08'45"E X1111 N52°08'45"E N52°08'45"E X1112 N52°08'45"E N52°08'45"E X1113 N52°08'45"E N52°08'45"E X1114 N52°08'45"E N52°08'45"E X1115 N52°08'45"E N52°08'45"E X1116 N52°08'45"E N52°08'45"E X1117 N52°08'45"E N52°08'45"E X1118 N52°08'45"E N52°08'45"E X1119 N52°08'45"E N52°08'45"E X1120 N52°08'45"E N52°08'45"E X1121 N52°08'45"E N52°08'45"E X1122 N52°08'45"E N52°08'45"E X1123 N52°08'45"E N52°08'45"E X1124 N52°08'45"E N52°08'45"E X1125 N52°08'45"E N52°08'45"E X1126 N52°08'45"E N52°08'45"E X1127 N52°08'45"E N52°08'45"E X1128 N52°08'45"E N52°08'45"E X1129 N52°08'45"E N52°08'45"E X1130 N52°08'45"E N52°08'45"E X1131 N52°08'45"E N52°08'45"E X1132 N52°08'45"E N52°08'45"E X1133 N52°08'45"E N52°08'45"E X1134 N52°08'45"E N52°08'45"E X1135 N52°08'45"E N52°08'45"E X1136 N52°08'45"E N52°08'45"E X1137 N52°08'45"E N52°08'45"E X1138 N52°08'45"E N52°08'45"E X1139 N52°08'45"E N52°08'45"E X1140 N52°08'45"E N52°08'45"E X1141 N52°08'45"E N52°08'45"E X1142 N52°08'45"E N52°08'45"E X1143 N52°08'45"E N52°08'45"E X1144 N52°08'45"E N52°08'45"E X1145 N52°08'45"E N52°08'45"E X1146 N52°08'45"E N52°08'45"E X1147 N52°08'45"E N52°08'45"E X1148 N52°08'45"E N52°08'45"E X1149 N52°08'45"E N52°08'45"E X1150 N52°08'45"E N52°08'45"E X1151 N52°08'45"E N52°08'45"E X1152 N52°08'45"E N52°08'45"E X1153 N52°08'45"E N52°08'45"E X1154 N52°08'45"E N52°08'45"E X1155 N52°08'45"E N52°08'45"E X1156 N52°08'45"E N52°08'45"E X1157 N52°08'45"E N52°08'45"E X1158 N52°08'45"E N52°08'45"E X1159 N52°08'45"E N52°08'45"E X1160 N52°08'45"E N52°08'45"E X1161 N52°08'45"E 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N52°08'45"E X1195 N52°08'45"E N52°08'45"E X1196 N52°08'45"E N52°08'45"E X1197 N52°08'45"E N52°08'45"E X1198 N52°08'45"E N52°08'45"E X1199 N52°08'45"E N52°08'45"E X1200 N52°08'45"E N52°08'45"E X1201 N52°08'45"E N52°08'45"E X1202 N52°08'45"E N52°08'45"E X1203 N52°08'45"E N52°08'45"E X1204 N52°08'45"E N52°08'45"E X1205 N52°08'45"E N52°08'45"E X1206 N52°08'45"E N52°08'45"E X1207 N52°08'45"E N52°08'45"E X1208 N52°08'45"E N52°08'45"E X1209 N52°08'45"E N52°08'45"E X1210 N52°08'45"E N52°08'45"E X1211 N52°08'45"E N52°08'45"E X1212 N52°08'45"E N52°08'45"E X1213 N52°08'45"E N52°08'45"E X1214 N52°08'45"E N52°08'45"E X1215 N52°08'45"E N52°08'45"E X1216 N52°08'45"E N52°08'45"E X1217 N52°08'45"E N52°08'45"E X1218 N52°08'45"E N52°08'45"E X1219 N52°08'45"E N52°08'45"E X1220 N52°08'45"E N52°08'45"E X1221 N52°08'45"E N52°08'45"E X1222 N52°08'45"E N52°08'45"E X1223 N52°08'45"E N52°08'45"E X1224 N52°08'45"E N52°08'45