

456  
87-55-A  
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 1A03.4.B.4 to permit a front yard setback of 35 feet in lieu of the required 50 feet.

- 1. Size of present dwelling too small for family growth (2-bedroom—800 sq. ft.)
2. Location of septic prevents building on west end of house.
3. Location of existing house, on lot, prevents building on south side because of close proximity to property line.
4. Topography of land prevents building 40 ft. off the east end of existing house. This would create severe water drainage problems, ultimately ending in flooding of the existing dwelling.

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: Thomas Allen Reed (Type or Print Name)
Signature: Thomas Allen Reed
Address: 11109 Powers Avenue, Cockeysville, Maryland 21030
Attorney for Petitioner: Peter Max Zimmerman (Type or Print Name)
Address: 11109 Powers Avenue, Cockeysville, Maryland 21030
Attorney's Telephone No.: (301) 666-8825

MAP M-12-A  
3D  
E.O. 8  
DATE 4-2-87  
200  
1009  
DP

ORDER RECEIVED FOR FILING  
DATE 8/22/86  
BY State of Baltimore  
87-55-A

IN RE: PETITION FOR ZONING VARIANCE 1442' SE of Powers Avenue, 1400' N of Osage Road (11109 Powers Avenue) 8th Election District
BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 87-55-A

The Petitioner herein requests a zoning variance to permit a front yard setback of 35 feet in lieu of the required 50 feet to construct an addition.

Testimony by the Petitioner indicates that the existing dwelling provides insignificant habitable space. The location of the well and septic areas and a severe slope prevent the placement of the addition on any other side of the home.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of August, 1986, that the herein request for a zoning variance to permit a front yard setback of 35 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

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

DESCRIPTION FOR VARIANCE  
11109 POWERS AVENUE  
8TH ELECTION DISTRICT

Beginning at a point South 60° East, 1442 feet, from the intersection of Powers Avenue (16' wide) and a private drive, section of Powers Avenue and Osage Road, and running thence South 52° 10' West, 103.75 feet; thence South 37° 50' East, 208.75 feet; thence North 52° 10' East, 103.75 feet; thence North 37° 50' West, 208.75 feet to the point of beginning.

Containing 0.497 acres of land, more or less.

OFFICE COPY

RE: PETITION FOR VARIANCE 1442' SE of Powers Ave., (11109 Powers Ave.) 8th District
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 87-55-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
TOWSON, MD 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Thomas Allen Reed, 11109 Powers Ave., Cockeysville, MD 21030, Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

ORDER RECEIVED FOR FILING  
DATE 8/22/86  
BY State of Baltimore  
87-55-A

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1986, 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 on the 19th day of August, 1986, at 9:30 o'clock.

Curt Jahn  
Zoning Commissioner of Baltimore County.

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

ARNOLD JARLON ZONING COMMISSIONER August 22, 1986 JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Thomas Allen Reed 11109 Powers Avenue Cockeysville, Maryland 21030

RE: Petition for Zoning Variance 1442' SE of Powers Avenue 1400' N. of Osage Road 8th Election District Case No. 87-55-A

Dear Mr. Reed: Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours, Jean M. H. Jung Deputy Zoning Commissioner

JMHJ:bjs Attachments cc: People's Counsel

PETITION FOR ZONING VARIANCE 8th Election District Case No. 87-55-A

LOCATION: 1442 feet Southeast of Powers Avenue, 1400 feet North of Osage Road (11109 Powers Avenue) DATE AND TIME: Tuesday, August 19, 1986, 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 Zoning Variance to permit a front yard setback of 35 feet in lieu of the required 50 feet

Being the property of Thomas Allen Reed, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JARLON ZONING COMMISSIONER OF BALTIMORE COUNTY

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

ARNOLD JARLON ZONING COMMISSIONER August 14, 1986 JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Thomas Allen Reed 11109 Powers Avenue Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE 1442' SE of Powers Ave., 1400' N of Osage Rd. (11109 Powers Ave.) 8th Election District Thomas Allen Reed - Petitioner Case No. 87-55-A

Dear Mr. Reed: This is to advise you that \$88.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 106, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 021828

DATE 8/19/86 ACCOUNT R-01-015-000 SIGNS & POSTS RETURNED AMOUNT \$ 98.75 Karen L. Nance, 11109 Powers Ave., Cockeysville, Md. 21030 RECEIVED FROM TOWSON, MD 21204 FOR 8 8320\*\*\*\*\*12011 1194F VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland 87-55-A District 8th Date of Posting 7/11/86 Posted for Variance Petitioner Thomas Allen Reed Location of property 1442' SE of Powers Ave., 1400' N of Osage Rd., 11109 Powers Ave. Location of Signs Facing adjacent street 1442' SE of Powers Ave., 1400' N of Osage Rd. Remarks 4 Powers Ave. Posted by M. H. Jung Signature Date of return 7/18/86 Number of Signs 2

June 24, 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 30, 1986. THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper, printed and published in Towson, Baltimore County, Md., appearing on July 30, 1986.

TOWSON TIMES.

Susan Slender Oswald, Publisher

34.00

87-55-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 day of July, 1986.

ARNOLD JABLON, Zoning Commissioner

Petitioner: Thomas Allen Reed, Attorney; Received by: James E. Dyer, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner; Date: July 21, 1986

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

SUBJECT: Zoning Petitions No. 87-42-A, 87-48-A, 87-49-A, 87-51-A, 87-55-A, 87-56-A, 87-57-A and 87-58-A

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

Norman E. Gerber, AICP, Director

NEG:JGH:slm

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 31, 1986. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 31, 1986.

THE JEFFERSONIAN,

Susan Slender Oswald, Publisher

Cost of Advertising

24.75

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1986

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

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

Mr. Thomas Allen Reed, 11109 Powers Avenue, Cockeysville, Maryland 21030

RE: Item No. 456 - Case No. 87-55-A; Petitioner: Thomas Allen Reed; Petition for Zoning Variance

Dear Mr. Reed:

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...

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, Chairman, Zoning Plans Advisory Committee

JED:kbb

Enclosures

NOTICE OF HEARING

RE: 1442' SE of Powers Ave., 1400' N of Osage Rd. (11109 Powers Ave.) PETITION FOR ZONING VARIANCE. 8th Election District. Thomas Allen Reed - Petitioner. Case No. 87-55-A

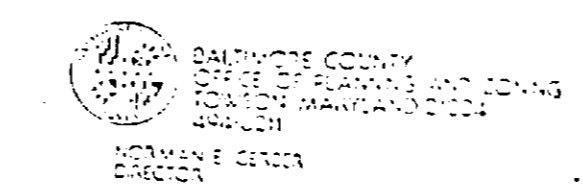
TIME: 9:30 a.m.; DATE: Tuesday, August 19, 1986

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

ARNOLD JABLON, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND. OFFICE OF FINANCE - REVENUE DIVISION. MISCELLANEOUS CASH RECEIPT. No. 021694

DATE: 6/2/86; ACCOUNT: 01-613; AMOUNT: \$ 35.00; RECEIVED FROM: THOMAS REED (KAREN L. NANCE); FOR: FILING FEE FOR VARIANCE ITEM 456



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

July 15, 1986

Re: Zoning Advisory Meeting of June 24, 1986; Item # 456; Petitioner: THOMAS ALLEN REED; Location: 1442' SE OF POWERS AVE., 1400' N OF OSAGE RD.

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 applicable:

- There are no site planning factors requiring comment.
A County Review Group meeting is required.
Criteria 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 recordation 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.
This property contains soils which are defined as wetlands, and development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
Development of this site may constitute a potential conflict with the Baltimore County Factor Plan.
The amended Development Plan was approved by the Planning Board on...
Mandatories: This property is located in a deficient service area as defined by the Baltimore County Land Use Manual, 1981, 110-79. 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 top level intersection as defined by Bill 110-79, and its conditions change are reevaluated annually by the County Council.
Additional comments:

cc: James Dwyer

Eunice A. Huber, Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 456, Zoning Advisory Committee Meeting of 6/2/86

Property Owner: THOMAS ALLEN REED; Location: 11109 POWERS AVENUE; District: ; Water Supply: PRIVATE; Sewage Disposal: PRIVATE

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/a before work begins.
A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tub, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 456, Zoning Advisory Committee Meeting of 6/2/86, Page 2

- Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either abandonment, or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
Soil percolation tests (have been/must be) conducted.
The results are valid until...
Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until...
is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
Others: The Health Dept recommends approval of this zoning petition on the condition that the owner assumes all responsibilities outlined in the attached letter.

Ian J. Forrest, Director, BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

June 04, 1987

MR. TOM REED  
11109 POWERS AVENUE  
COCKEYSVILLE, MD 21030  
(301) 666-8825

April 16, 1986

Mr. Tom Ernst  
Environmental Support Services  
141 Bosley Avenue  
Towson, MD 21204

Dear Mr. Ernst:

To follow the suggestion of Glen Bittner, who I talked to today, I am writing to request a variance in the proximity requirement for an existing well in relationship to an addition to be made to my residence at 11109 Powers Avenue in Cockeysville.

I am enclosing a diagram which shows my existing ranch house, the proposed addition, the well location and the location of the four other dry holes which were drilled by G. Edgar Harr Sons Corp., well drillers, in 1979 in an attempt to find water. The location of the septic system also is shown.

I understand the distance requirement of a well to the building, but because of the topography and space limitation this is the only place the addition can go.

I agree to accept the responsibility for problems that may occur because of the lesser distance and future problems that may occur. I also agree to use treated lumber on the sill plate and termite flashing where appropriate.

The enclosed diagram will show that the present distance from the structure to the well is 16 feet 10 inches and the distance to the well from the proposed addition is about 9 feet.

Thank you.

Thomas A. Reed  
Sincerely,

Thomas A. Reed  
Encl: 1

*approved*  
*John F. O'Neill*  
HEALTH DEPT. 14 MAY 86



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

July 24, 1986

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 456 Zoning Advisory Committee Meeting are as follows:

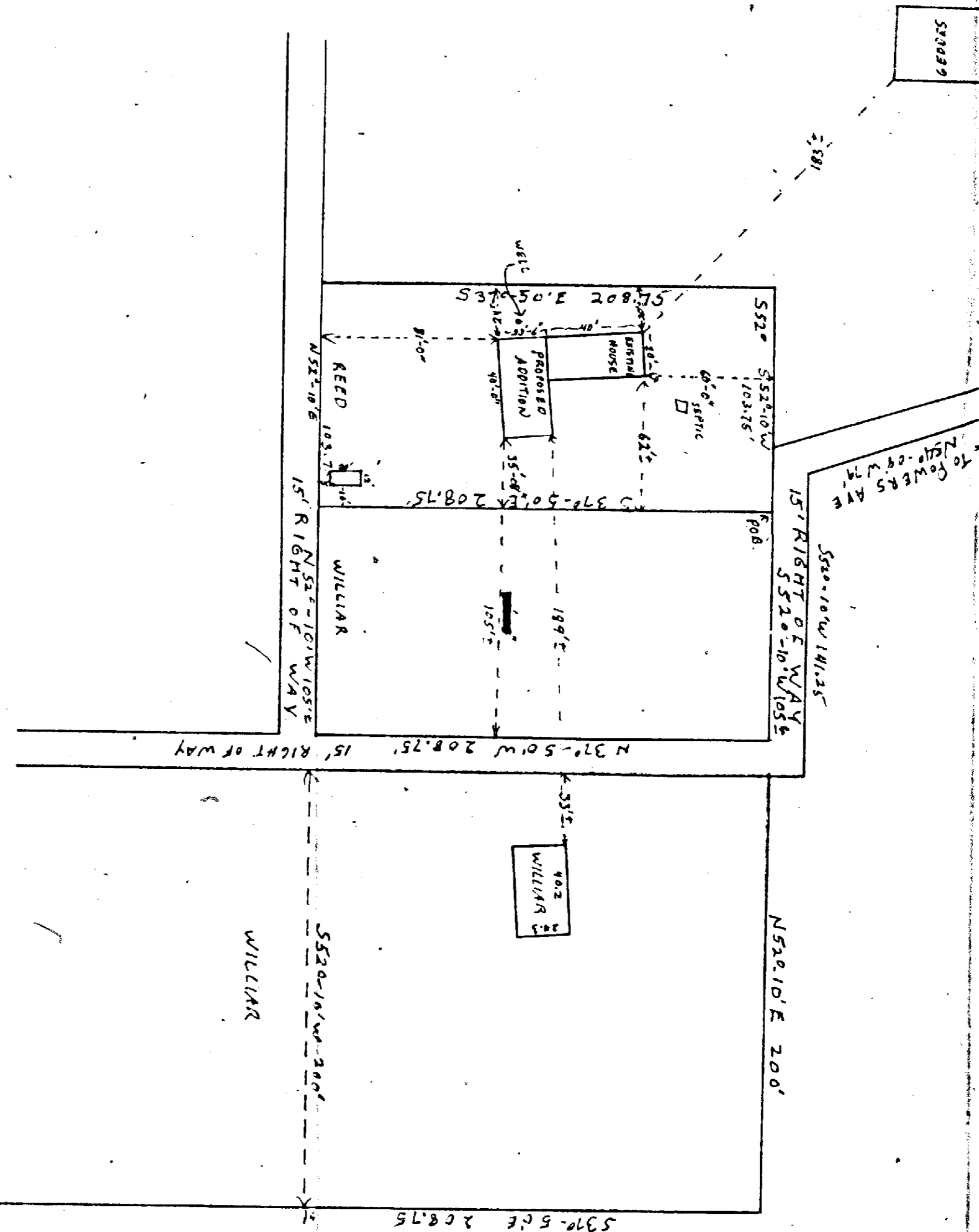
Property Owner: Thomas Allen Reed  
Location: 1442 feet SE of Powers Avenue, 1400 feet N. Osage Road  
District: 8th.

APPLICABLE CODES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.N.S.T. #11-1-1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings and 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.
  - D. 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.
4. All Use Groups except R-1 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-2 Use 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 or party exterior wall within 3'-0" of an interior lot line.
5. 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.
6. The requested variance appears to conflict with Section(a) \_\_\_\_\_ of the Baltimore County Building Code.
7. 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 Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
8. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 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.
9. Comments:
10. 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 112 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

*Charles E. Clendenen*  
By: C. E. Clendenen, Chief  
Building Plans Bureau

LJ/2/86



DATE: APRIL 17, 1986	APPROVED BY: [Signature]	DRAWN BY: JAW/MS/FEET
SCALE: 1" = 50'		REVIEWED:
DRAWING NUMBER: 1 OF 2		



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

PAUL H. RENCKE  
CHIEF

June 25, 1986

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

RE: Property Owner: Thomas Allen Reed

Location: 1442' SE of Powers Avenue, 1400' N. Osage Road

Item No.: 456

Zoning Agenda: Meeting of 6/24/86

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 comment at this time.

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

/mb

June 24, 1987

← TO SHERWOOD RD.  
POWERS AVE  
← 1400' TO OSAGE ROAD  
15' RW 536 3/4 W 553'

16' RW  
WPC 514-544

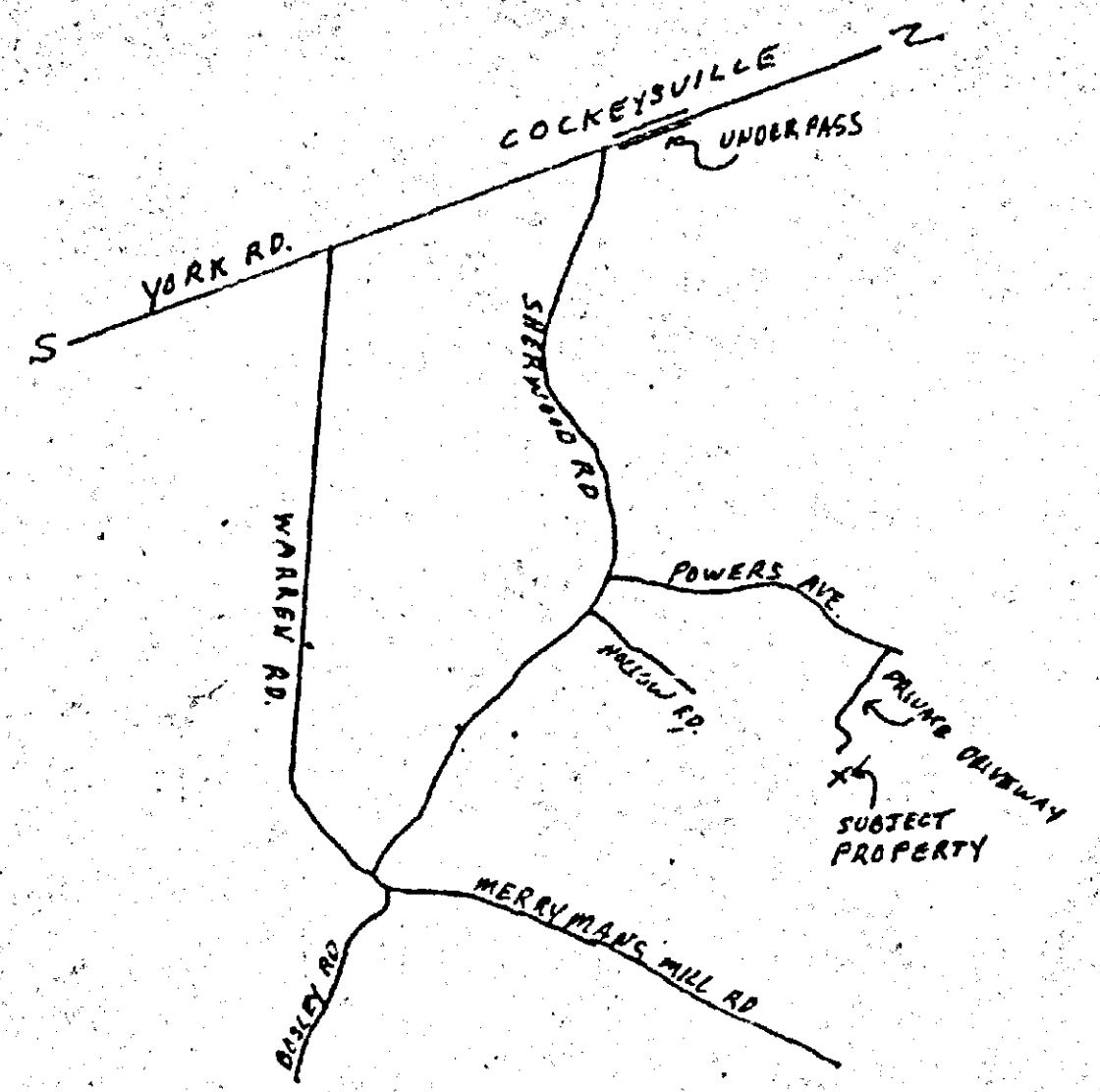
DISTANCE TO ROAD  
1442' ±  
120° ESE FROM END OF  
POWERS AVE

GRAVEL ROAD

15' RW 14125

SUBJECT PROPERTY

WHOLE TRACT  
JAMES POWERS  
DEED TO  
JAMES C. BARBOUR  
W.P.C. 514-544  
41 1/2 ACRES



VICINITY MAP

PLAT FOR ZONING VARIANCE  
OWNER - THOMAS REED  
DISTRICT - 8 ZONED RC4  
MAP 042 - BLOCK 18 - .497 ACRES  
EXISTING UTILITIES ON POWERS AVE.  
PARCEL 120 - LIBER 6078 - FOLIO 657

THOMAS A. REED 1109 POWERS AVE. COCKEYSVILLE, MARYLAND 21030		
SCALE: 1" = 200'	APPROVED BY:	DRAWN BY THOMAS REED
DATE: JAN 19, 1981		REVISED
		DRAWING NUMBER
		2 OF 2

456  
87-55-A  
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 1A03.4.B.4 to permit a front yard setback of 35 feet in lieu of the required 50 feet.

- 1. Size of present dwelling too small for family growth (2-bedroom—800 sq. ft.)
2. Location of septic prevents building on west end of house.
3. Location of existing house, on lot, prevents building on south side because of close proximity to property line.
4. Topography of land prevents building 40 ft. off the east end of existing house. This would create severe water drainage problems, ultimately ending in flooding of the existing dwelling.

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: Thomas Allen Reed
Legal Owner(s): Thomas Allen Reed
Signature: Thomas Allen Reed
Address: 11109 Powers Avenue, Cockeysville, Maryland 21030
Attorney for Petitioner: Jean M. H. Jung

MAP M112-A
3D
E.P. 8
DATE 4-2-87
200
1009
DP
N. 69, 890
11109

ORDER RECEIVED FOR FILING
DATE 8/22/86
BY State of Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of July, 1986, 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 on the 19th day of August, 1986, at 9:30 o'clock

Curtis J. Jahn
Zoning Commissioner of Baltimore County.

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DATE 8/22/86
BY State of Baltimore

IN RE: PETITION FOR ZONING VARIANCE
1442' SE of Powers Avenue,
1400' N of Osage Road
(11109 Powers Avenue)
8th Election District
Thomas Allen Reed
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-55-A

The Petitioner herein requests a zoning variance to permit a front yard setback of 35 feet in lieu of the required 50 feet to construct an addition.

Testimony by the Petitioner indicates that the existing dwelling provides insignificant habitable space. The location of the well and septic areas and a severe slope prevent the placement of the addition on any other side of the home.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of August, 1986, that the herein request for a zoning variance to permit a front yard setback of 35 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

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

DESCRIPTION FOR VARIANCE
11109 POWERS AVENUE
8TH ELECTION DISTRICT

Beginning at a point South 60° East, 1442 feet, from the intersection of Powers Avenue (16' wide) and a private drive, section of Powers Avenue and Osage Road, and running thence South 52° 10' West, 103.75 feet; thence South 37° 50' East, 208.75 feet; thence North 52° 10' East, 103.75 feet; thence North 37° 50' West, 208.75 feet to the point of beginning.

Containing 0.497 acres of land, more or less.

OFFICE COPY

RE: PETITION FOR VARIANCE
1442' SE of Powers Ave.,
(11109 Powers Ave.)
8th District
THOMAS ALLEN REED,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-55-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Thomas Allen Reed, 11109 Powers Ave., Cockeysville, MD 21030, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 22, 1986

Mr. Thomas Allen Reed
11109 Powers Avenue
Cockeysville, Maryland 21030

RE: Petition for Zoning Variance
1442' SE of Powers Avenue
1400' N. of Osage Road
8th Election District
Case No. 87-55-A

Dear Mr. Reed:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

8th Election District

Case No. 87-55-A

LOCATION: 1442 feet Southeast of Powers Avenue, 1400 feet North of Osage Road (11109 Powers Avenue)

DATE AND TIME: Tuesday, August 19, 1986, 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 Zoning Variance to permit a front yard setback of 35 feet in lieu of the required 50 feet

Being the property of Thomas Allen Reed, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Thomas Allen Reed
11109 Powers Avenue
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
1442' SE of Powers Ave., 1400' N of
Osage Rd. (11109 Powers Ave.)
8th Election District
Thomas Allen Reed - Petitioner
Case No. 87-55-A

Dear Mr. Reed:

This is to advise you that \$88.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 106, County Office Building, Towson, Maryland

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

No. 021828

DATE 8/19/86 ACCOUNT R-01-015-000
SIGNS & POSTS RETURNED AMOUNT \$ 98.75
KAREN L. NANCE, 11109 Powers Ave., Cockeysville, Md. 21030
RECEIVED FROM TOWSON, MD 21204
FOR 8 8320\*\*\*\*\*12011 1194F

VALIDATION OR SIGNATURE OF CASHIER

June 24, 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 30, 1986. THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper, printed and published in Towson, Baltimore County, Md., appearing on July 30, 1986.

TOWSON TIMES.

Susan Slender Oswald, Publisher

34.00

87-55-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 day of July, 1986.

ARNOLD JABLON, Zoning Commissioner

Petitioner: Thomas Allen Reed. Received by: James E. Dyer, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner. Date: July 21, 1986

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

SUBJECT: Zoning Petitions No. 87-42-A, 87-48-A, 87-49-A, 87-51-A, 87-55-A, 87-56-A, 87-57-A and 87-58-A

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

Norman E. Gerber, AICP, Director

NEG:JGH:slm

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 31, 1986. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 31, 1986.

THE JEFFERSONIAN,

Susan Slender Oswald, Publisher

Cost of Advertising 24.75

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1986

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

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

Mr. Thomas Allen Reed, 11109 Powers Avenue, Cockeysville, Maryland 21030

RE: Item No. 456 - Case No. 87-55-A. Petitioner: Thomas Allen Reed. Petition for Zoning Variance

Dear Mr. Reed:

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...

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, Chairman, Zoning Plans Advisory Committee

JED:kbb

Enclosures

NOTICE OF HEARING

RE: 1442' SE of Powers Ave., 1400' N of Osage Rd. (11109 Powers Ave.) PETITION FOR ZONING VARIANCE. 8th Election District. Thomas Allen Reed - Petitioner. Case No. 87-55-A

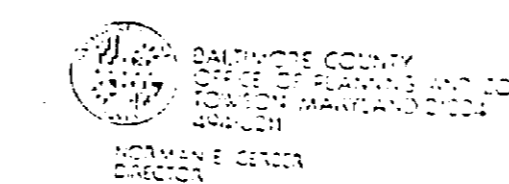
TIME: 9:30 a.m. DATE: Tuesday, August 19, 1986

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

ARNOLD JABLON, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND. No. 021694. OFFICE OF FINANCE - REVENUE DIVISION. MISCELLANEOUS CASH RECEIPT

DATE: 6/2/86. ACCOUNT: 01-613. AMOUNT: \$ 35.00. RECEIVED FROM: THOMAS REED (KAREN L. NANCE). FOR: FILING FEE FOR VARIANCE ITEM 456. VALIDATION OR SIGNATURE OF CASHIER



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

July 15, 1986

Re: Zoning Advisory Meeting of June 24, 1986. Item # 456. Petitioner: THOMAS ALLEN REED. Location: 1442' SE OF POWERS AVE., 1400' N OF OSAGE RD.

Dear Mr. Jablon: The Division of Current Planning and Zoning has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- There are no site planning factors requiring comment.
A County Review Group meeting is required.
Criteria 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 recordation 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.
This property contains soils which are defined as wetlands, and development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
Development of this site may constitute a potential conflict with the Baltimore County Factor Plan.
The amended Development Plan was approved by the Planning Board on...
Mandatories: This property is located in a deficient service area as defined by the Baltimore County Land Use Manual, 1981, 110-79. 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 top level intersection as defined by Bill 110-79, and its conditions change are reevaluated annually by the County Council.
Additional comments:

cc: James Dwyer

Eunice A. Huber, Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 456, Zoning Advisory Committee Meeting of 6/2/86

Property Owner: THOMAS ALLEN REED

Location: 11109 POWERS AVENUE, District

Water Supply PRIVATE, Sewage Disposal PRIVATE

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
( ) Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/a before work begins.
( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 456, Zoning Advisory Committee Meeting of 6/2/86, Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either abandonment, or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
( ) Soil percolation tests (have been/must be) conducted.
( ) The results are valid until...
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until...
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
( ) Others: The Health Dept recommends approval of this zoning petition on the condition that the owner assumes all responsibilities outlined in the attached letter.

Ian J. Forrest, Director, BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

June 04, 1987

MR. TOM REED  
11109 POWERS AVENUE  
COCKEYSVILLE, MD 21030  
(301) 666-8825

April 16, 1986

Mr. Tom Ernst  
Environmental Support Services  
141 Bosley Avenue  
Towson, MD 21204

Dear Mr. Ernst:

To follow the suggestion of Glen Bittner, who I talked to today, I am writing to request a variance in the proximity requirement for an existing well in relationship to an addition to be made to my residence at 11109 Powers Avenue in Cockeysville.

I am enclosing a diagram which shows my existing ranch house, the proposed addition, the well location and the location of the four other dry holes which were drilled by G. Edgar Hart Sons Corp., well drillers, in 1979 in an attempt to find water. The location of the septic system also is shown.

I understand the distance requirement of a well to the building, but because of the topography and space limitation this is the only place the addition can go.

I agree to accept the responsibility for problems that may occur because of the lesser distance and future problems that may occur. I also agree to use treated lumber on the sill plate and termite flashing where appropriate.

The enclosed diagram will show that the present distance from the structure to the well is 16 feet 10 inches and the distance to the well from the proposed addition is about 9 feet.

Thank you.

Thomas A. Reed  
Sincerely,

Thomas A. Reed  
Encl: 1

*approved*  
*John F. O'Neill*  
HEALTH DEPT. 14 MAY 86



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

July 24, 1986

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 456 Zoning Advisory Committee Meeting are as follows:

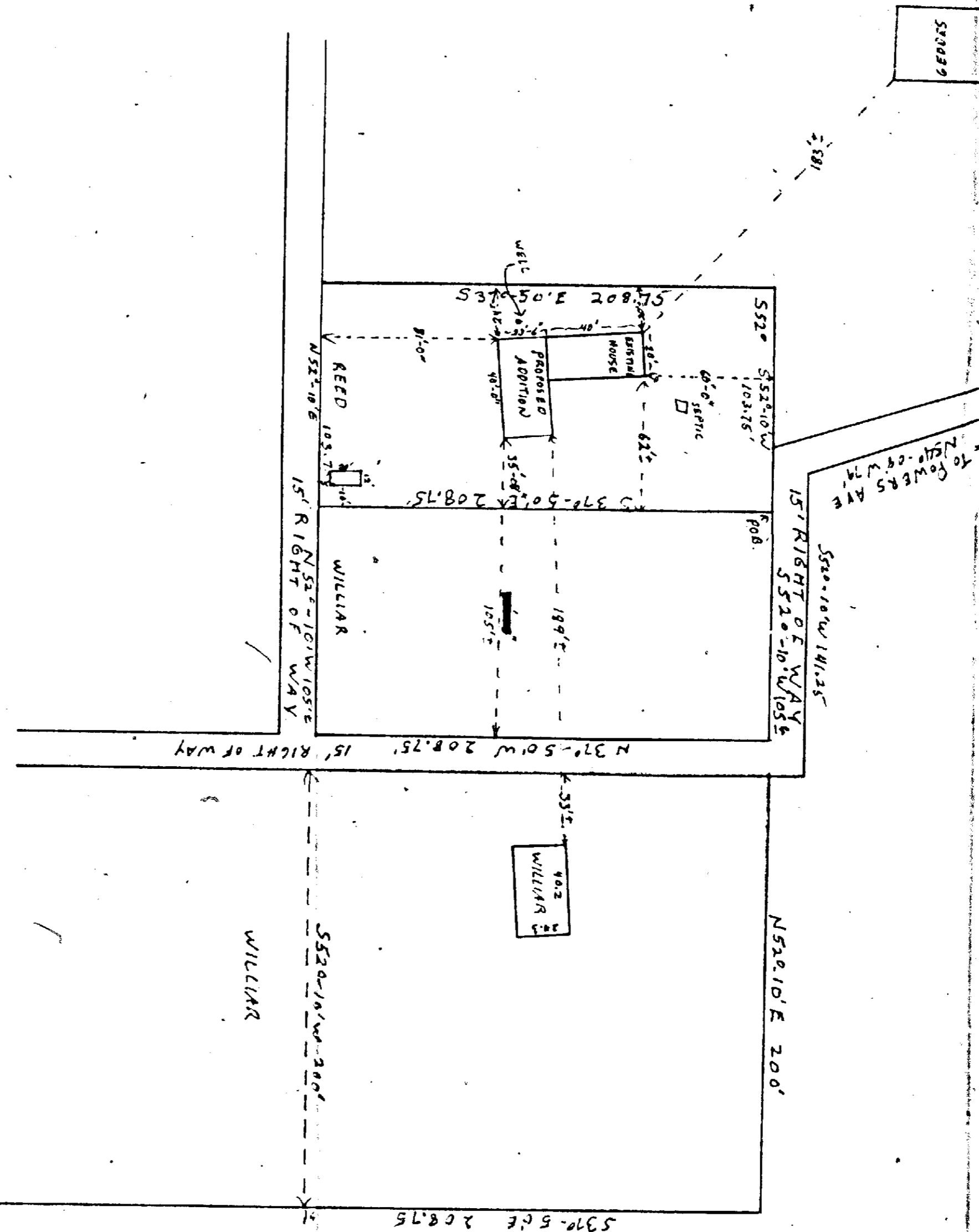
Property Owner: Thomas Allen Reed  
Location: 1442 feet SE of Powers Avenue, 1400 feet N. Osage Road  
District: 8th.

APPLICABLE CODES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.N.S.T. #11-1-1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings shall be 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.
4. 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.
5. All Use Groups except R-1 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-2 Use 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 or party exterior wall within 3'-0" of an interior lot line.
6. 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.
7. The requested variance appears to conflict with Section(a) \_\_\_\_\_ of the Baltimore County Building Code.
8. 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 Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 210.0 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.
10. Comments:
11. 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 N. Chesapeake Avenue, Towson, Maryland 21204.

*Charles E. Clum*  
By: C. E. Burman, Chief  
Building Plans Service

LJ/2/86



DATE: APRIL 17, 1986	APPROVED BY: THOMAS A. REED	DRAWN BY/TAKEN AS FIELD: [Signature]
SCALE: 1" = 50'	REVIEWED: [Signature]	DRAWING NUMBER: 1 OF 2

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

PAUL H. RENCKE  
CHIEF

June 25, 1986

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

RE: Property Owner: Thomas Allen Reed

Location: 1442' SE of Powers Avenue, 1400' N. Osage Road

Item No.: 456

Zoning Agenda Meeting of 6/24/86

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 comment at this time.

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

/mb

June 24, 1987

← TO SHERWOOD RD.  
POWERS AVE  
← 1400' TO OSAGE ROAD  
15' RW 536 3/4 W 553'

16' RW  
WPC 514-544

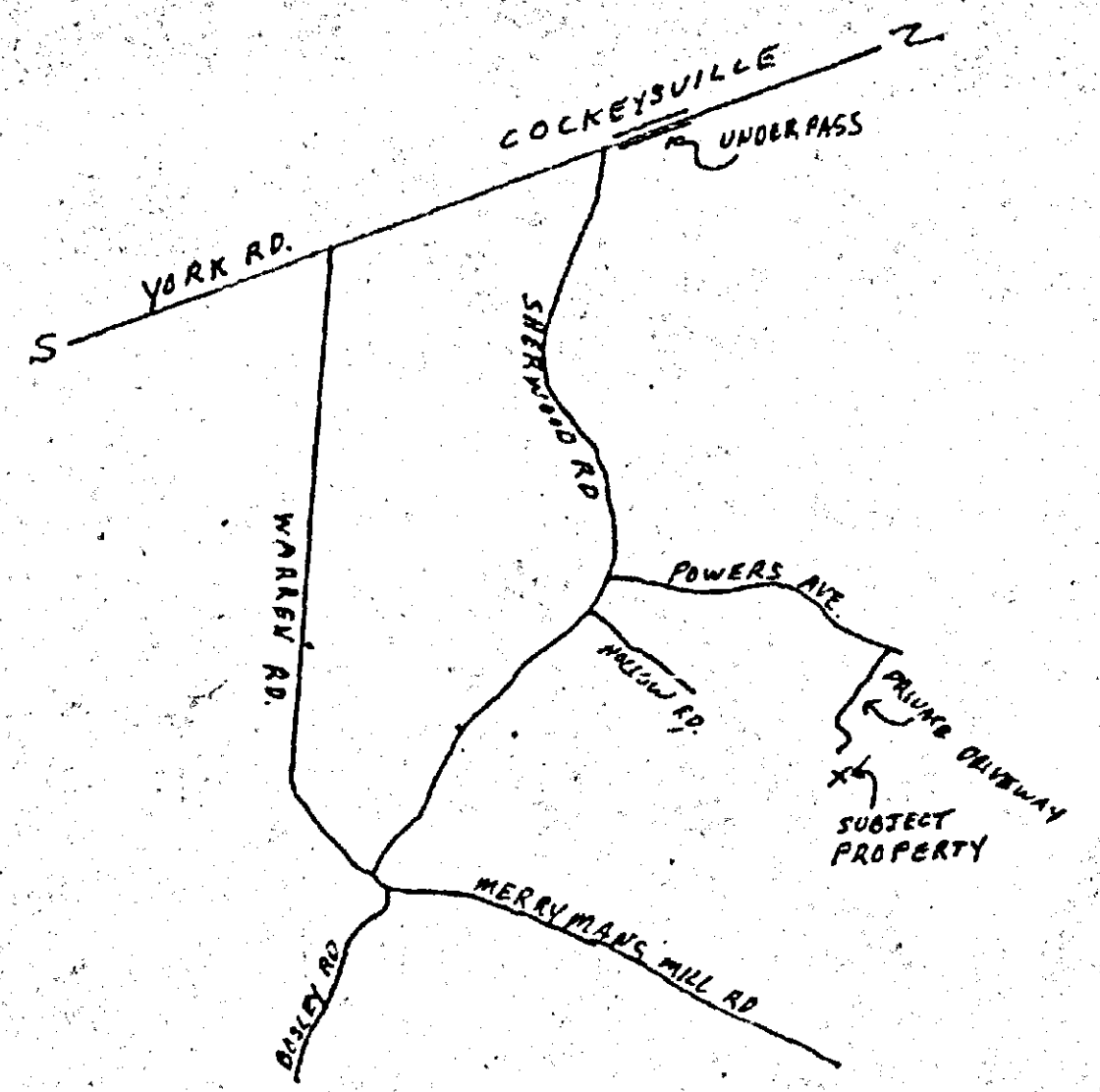
DISTANCE TO ROAD  
1442' ±  
120° ESE FROM END OF  
POWERS AVE

GRAVEL ROAD

15' RW 14125

SUBJECT PROPERTY

WHOLE TRACT  
JAMES POWERS  
DEED TO  
JAMES C. BARBOUR  
W.P.C. 514-544  
41 1/2 ACRES



VICINITY MAP

PLAT FOR ZONING VARIANCE  
OWNER - THOMAS REED  
DISTRICT - 8 ZONED RC4  
MAP 042 - BLOCK 18 - .147 ACRES  
EXISTING UTILITIES ON POWERS AVE.  
PARCEL 120 - LIBER 6078 - FOLIO 657

THOMAS A. REED 1109 POWERS AVE. COCKEYSVILLE, MARYLAND 21030		
SCALE: 1" = 200'	APPROVED BY:	DRAWN BY THOMAS REED
DATE: JAN 19, 1981		REVISED
		DRAWING NUMBER
		2 OF 2