

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1987

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

ooo

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

Donald E. Brand, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 404 - Case No. 88-23-A
Petitioner: Harry Horney, et ux
Petition for Zoning Variance

Dear Mr. Brand:

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:bjjs

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue, Towson, Md. 21204



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

STERNIE KERNER
Chair
C. Richard Moore
Acting Director

May 11, 1987

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

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 396, 404, 409, 410, 414, 415, 411, 412, and 406.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2506
494-4500

Paul H. Reincke
Chief

April 23, 1987

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

Dennis F. Rasmussen
County Executive

Re: Property Owner: Harry Horney, et ux

Location: S/S Middleborough Road, 360' S. of centerline of West Road

Item No.: 404 Zoning Agenda: Meeting of 4/21/87

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.

(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: *John E. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved:

Fire Prevention Bureau

/31

IN RE: PETITION FOR ZONING VARIANCE
S/S Middleborough Road, 360'
S of the c/l of West Road
(1719 Middleborough Road)
15th Election District
5th Councilmanic District
Harry Horney, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-23-A

The Petitioners herein request a variance to permit a 10-foot side yard setback in lieu of the required 35 feet, as more particularly described on the plan submitted, prepared by Paul Lee Engineering, Inc., dated 11/24/86 and identified as Petitioner's Exhibit 2.

Testimony by and on behalf of the Petitioners indicated that the subject property was subdivided to create a number of lots including Lot 2, which contains an existing dwelling, and Parcel "A", as reflected on the plan submitted, prepared by Paul Lee Engineering, Inc., dated March 1985 and identified as Petitioner's Exhibit 1. Parcel "A" was of sufficient size for building purposes but could not meet tract boundary requirements. The Petitioners propose the re-recording of Parcel "A" as a buildable lot and a variance to permit a tract boundary setback of 10 feet for the construction of a dwelling.

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 Petitioners, in the opinion of the Deputy Zoning Commissioner, 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 27th day of July, 1987 that a side yard setback of 10 feet, in

ORDER RECEIVED FOR FILING
Date
By *John E. O'Neill*

accordance with Petitioner's Exhibit 2, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED.

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

ORDER RECEIVED FOR FILING
Date
By *John E. O'Neill*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

July 27, 1987

Donald E. Brand, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Dennis F. Rasmussen
County Executive

RE: Petition for Zoning Variance
S/S Middleborough Road, 360' S of the c/l of West Road
(1719 Middleborough Road)
15th Election District, 5th Councilmanic District
Harry Horney, et ux - Petitioner
Case No. 88-23-A

Dear Mr. Brand:

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance 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
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjjs

Enclosures

cc: People's Counsel

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 1. B. 0. 1. 2. C. 2. a. to allow a 10 feet (10') sideyard setback in lieu of 35 feet (35').

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

Placement of house of the size and shape compatible with the neighborhood in the optimal manner.

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

Legal Owner(s):
Harry Horney
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
Donald E. Brand
(Type or Print Name)
Signature
Address
City and State

2014 Middleborough Road
Baltimore, Maryland 21221
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Harry Horney
2014 Middleborough Road
Baltimore, Md. 21221
City and State
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of June, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1987, at 9:30 o'clock A.M.

ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS (month)
ALL - OTHER (month)
REVIEWED BY: DATE: 4/7/87

MAP 11
4B
E. D. 15
DATE 6/22/87
200
1000
DP

Harry Horney, et ux
S/S Middleborough Rd., 360' S of c/1
of West Rd. (1719 Middleborough Rd.)
Baltimore, Md.
88-23-A
A 404

88-23-A
A 404

Case No. 88-23-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 May, 1987.

Arnold Jablon
Zoning Commissioner

Petitioner
Petitioner's Attorney
Harry Horney, et ux
Donald E. Brand, Esquire

Received by: James S. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: June 13, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 88-23-A

Parcel "A" should be re-recorded as a lot.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
JUN 19 1987
ZONING OFFICE

RECEIVED
JUN 19 1987
ZONING OFFICE

CPS-008

LAW FIRM
Romada, Gontum, Hennegan & Fox
IRVINGTON FEDERAL BUILDING
AND EASTERN BOULEVARD
BOSTON, MASSACHUSETTS 02111
TELEPHONE (617) 666-8274

RECEIVED
JUN 22 1987
ZONING OFFICE

ROBERT J. ROMADA
JOHN B. GONTUM
JOHN O. HENNEGAN
CHARLES E. FOX, III
DONALD E. BRAND
DONALD H. SHERIFF

June 18, 1987

Arnold Jablon, Zoning Commissioner
of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Re: Petition for Zoning Variance
S/S Middleborough Road
Case No. 88-23-A
Harry Horney, et ux - Petitioners

Dear Mr. Jablon:

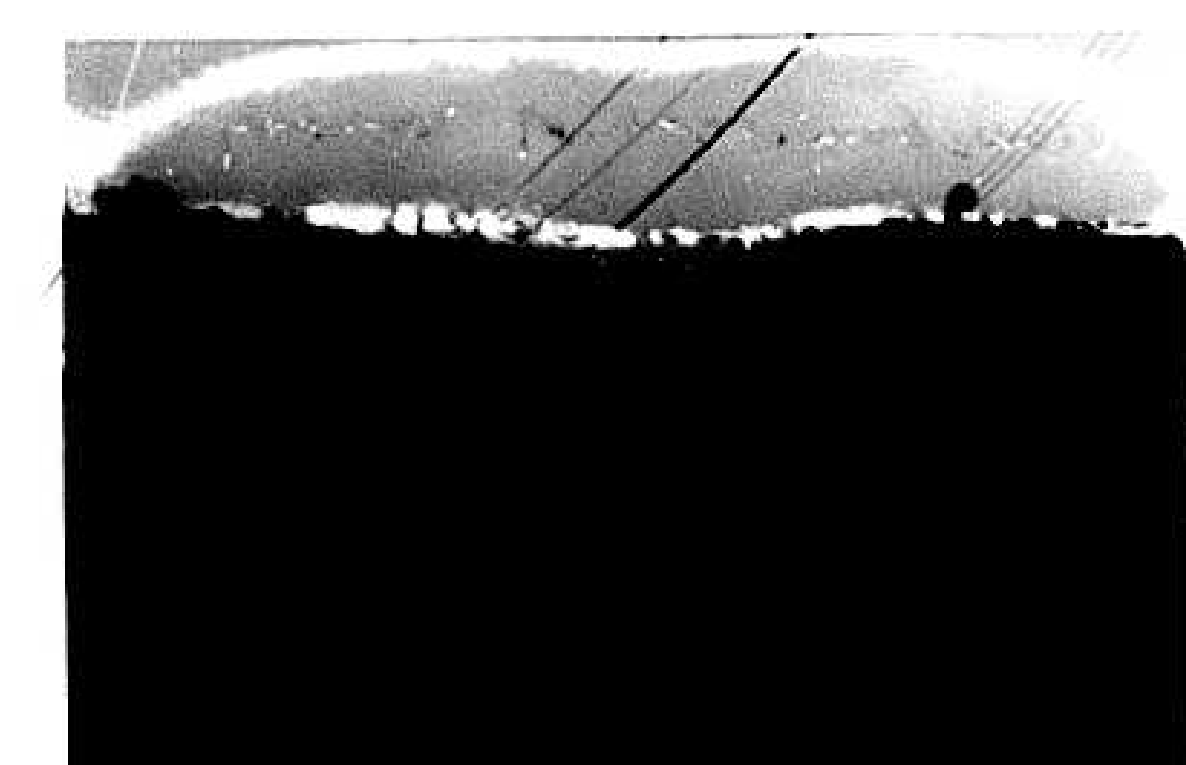
I would appreciate it if you would reschedule the hearing presently set for Thursday, July 23, 1987 for an earlier time. If an earlier time is not possible, don't change the date.

Thank you for your consideration in this matter. Please advise me of the new hearing date.

Very truly yours,
Donald E. Brand

DEB/klp

cc: Mr. Harry Horney



Paul Lee P.E.

Paul Lee Engineering Inc.
300 W. Pennsylvania Ave.
Towson, Maryland 21204
301-841-5841

DESCRIPTION

1719 MIDDLEBOROUGH ROAD - PARCEL "A"

HARRY HORNEY PROPERTY

15TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located 360 feet $\pm$ south of the center line of West Road, and on the south side of Middleborough Road, thence leaving said south side of Middleborough Road: (1) South $12^{\circ}19'48''$ East 125.00 feet, (2) South $77^{\circ}40'12''$ West 65.00 feet and (3) North $12^{\circ}19'48''$ West 125.00 feet to the south side of Middleborough Road; thence binding on the south side of Middleborough Road (4) North $77^{\circ}40'12''$ East 65.00 feet to the point of beginning.

Containing 0.187 acres of land, more or less.



Exempt - Survey - No Plans 11/24/86
J.O. 82022

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District
Case No. 88-23-A

LOCATION: South Side of Middleborough Road, 360 feet South of Centerline of West Road (1719 Middleborough Road)

DATE AND TIME: Thursday, July 23, 1987, 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 10 foot side yard setback in lieu of the required 35 feet

Being the property of Harry Horney, et ux, 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Middleborough Rd., 360' S : OF BALTIMORE COUNTY
of C/L of West Rd. (1719 :
Middleborough Rd.), 15th Dist. :
HARRY HORNEY, et ux, Petitioners : Case No. 88-23-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
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Donald E. Brand, Esquire, 809 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioners.

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

July 15, 1987

Donald E. Brand, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
S/S Middleborough Rd., 360' S of c/l of West
Rd. (1719 Middleborough Rd.)
15th Election District - 5th Councilmanic District
Case No. 88-23-A
Harry Horney, et ux - Petitioners

Dear Mr. Brand:

This is to advise you that \$110.25 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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
35987
DATE: 7/23/87 ACCOUNT: R-01-615-000
SIGN & POST
RETURNED
AMOUNT \$ 110.25
Quality Oil Co., 2014 Middleborough Rd.,
Balto., Md. 21221
RECEIVED FROM: ADVERTISING & POSTING RE CASE #88-23-A
FOR: B 8820*****110251a 8234F
VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
to: Towson, Maryland

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/23/87
Posted for: Harry Horney, et ux
Petitioner: 360' S of C/L of West Rd.
Location of property: 1719 Middleborough Rd.
Location of Sign: 1719 Middleborough Rd., across 15' E of middle of road
Remarks: on front of building
Posted by: Matthew Signature Date of return: 7/23/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Balto., Md. 21221 JULY 2, 1987

THIS IS TO CERTIFY, that the annexed advertisement of
HARRY HORNEY, ET UX 15th ELECTION DISTRICT.
To advertise FOR 89676 REQ M03282, S/S
MIDDLEBOROUGH RD., 360'S OF C/L OF WEST RD.
(1719 MIDDLEBOROUGH RD.)
HEARING: THURSDAY, JULY 23, 1987, at 9:30
a.m.,
119 lines at \$59.50

was inserted in The Avenue News a weekly newspaper
published in Baltimore County, Maryland once a week for one
successive week(s) before the 3rd day of JULY 1987;
that is to say, the same was inserted in the issues of 7/2 1987.

The Avenue Inc.

per publisher

By David Caldwell

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 1987.

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 2, 1987.

THE JEFFERSONIAN,

Susan Leidy, District
Publisher

Donald E. Brand, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

June 10, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Middleborough Rd., 360' S of c/l of West
Rd. (1719 Middleborough Rd.)
15th Election District - 5th Councilmanic District
Case No. 88-23-A
Harry Horney, et ux - Petitioners

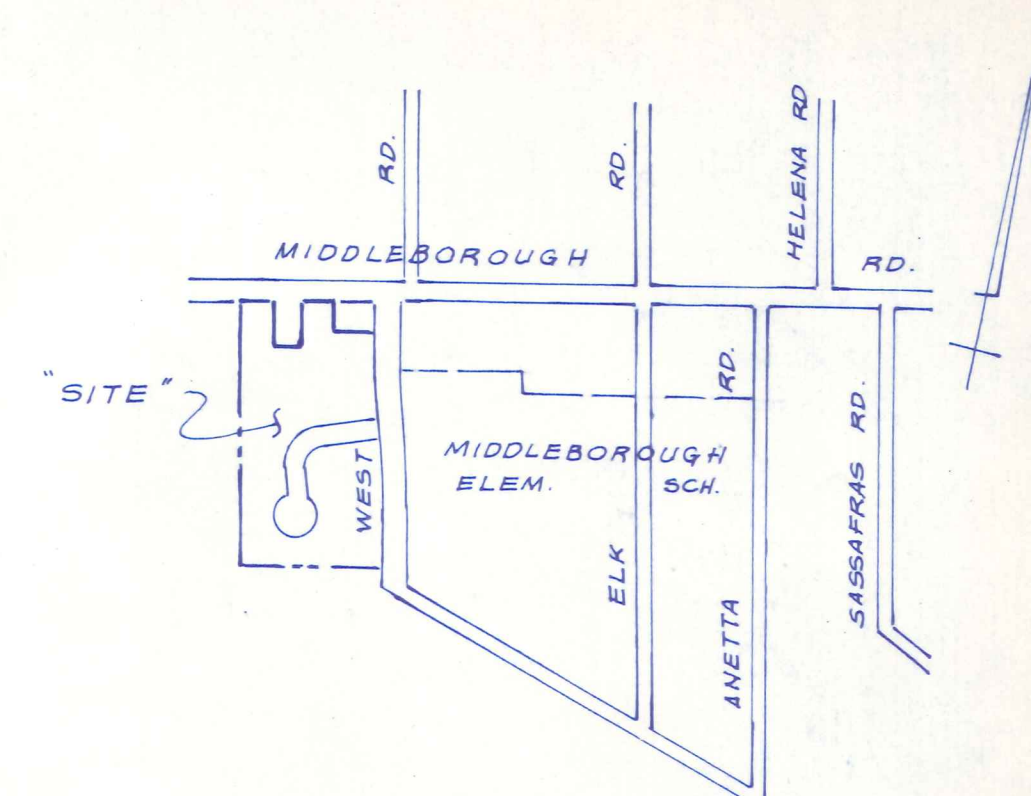
TIME: 9:30 a.m.
DATE: Thursday, July 23, 1987

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

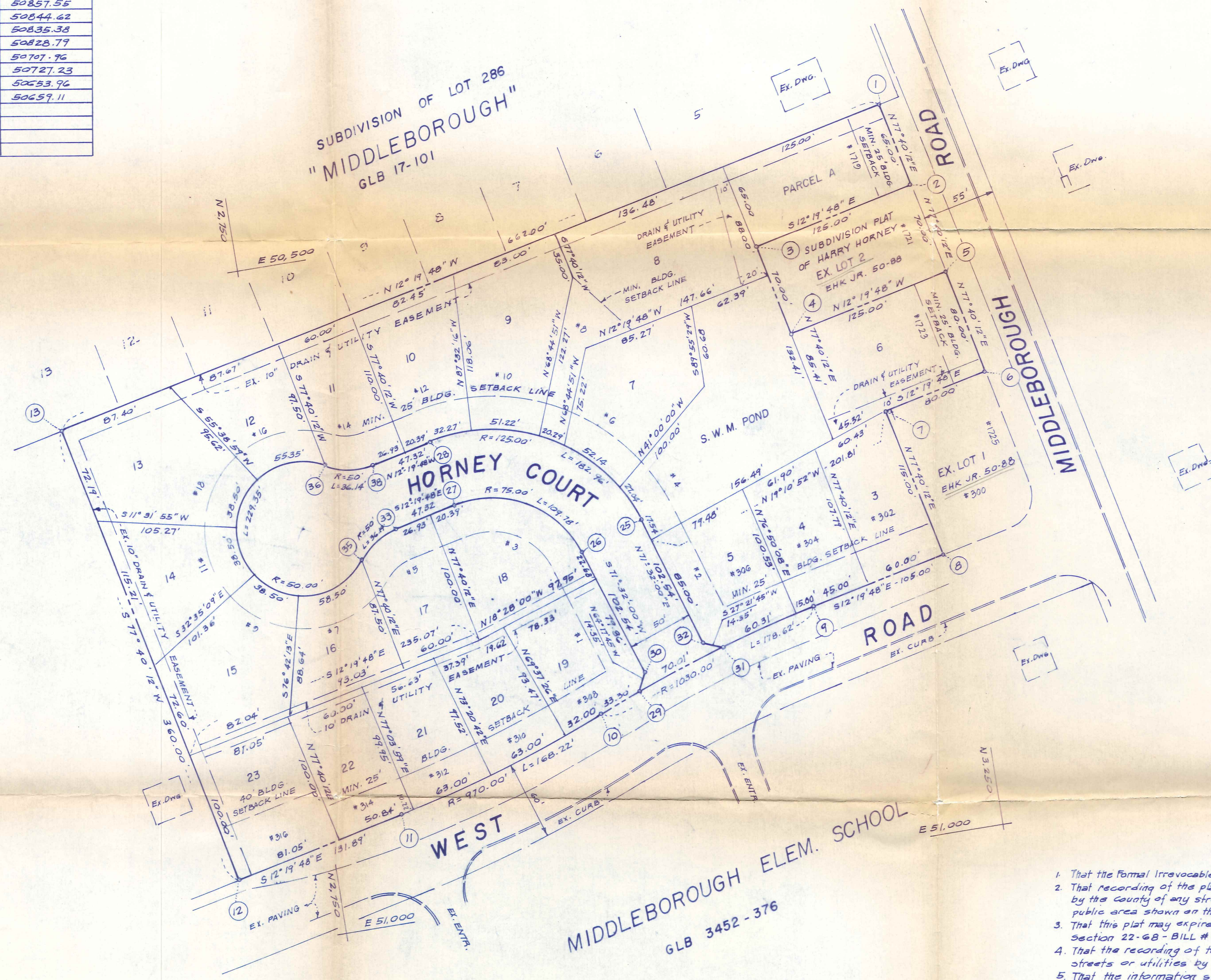
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
32526
DATE: 4/7/87 ACCOUNT: R-01-615-000
AMOUNT \$ 36.00
VARIANCE ITEM # 909
B 8843*****35001a 8072F
VALIDATION OR SIGNATURE OF CASHIER

COORDINATES		
NO	NORTH	EAST
1	3246.33	50454.73
2	3260.21	50518.23
3	3138.29	50544.72
4	3153.04	50613.31
5	3275.16	50586.42
6	3292.24	50644.77
7	3214.09	50681.85
8	3238.64	50794.20
9	3136.07	50816.62
10	2765.73	50869.67
11	2805.32	50919.63
12	2676.48	50947.71
13	2599.60	50976.10
25	3017.92	50731.53
26	2770.50	50747.36
27	2883.34	50697.85
28	2872.66	50649.01
29	2796.75	50857.55
30	3002.97	50844.62
31	3063.14	50835.38
32	3050.40	50828.77
33	2837.11	50707.76
35	2807.47	50727.23
36	2791.45	50633.96
38	2872.66	50659.11

CURVE DATA									
FROM	TO	RADIUS	ANGLE	LENGTH	TO	CHD. BEARING & DIST.			
9	10	1030.00	09°-56'-11"	178.62	81.54'	S17°-17'-54"-E - 178.40'			
10	11	970.00	09°-56'-11"	168.22	84.32'	S17°-17'-54"-E - 168.01'			
25	28	125.00	83°-51'-48"	182.76	112.28'	S29°-36'-06"-N - 167.06'			
26	27	75.00	83°-51'-48"	109.78	67.37'	S29°-36'-06"-N - 100.24'			
33	35	50.00	41°-24'-35"	36.14	18.90'	S33°-02'-06"-E - 35.36'			
35	36	50.00	62°-49'-10"	229.35	—	S77°-40'-12"-W - 75.00'			
36	38	50.00	41°-24'-35"	36.14	18.90'	N08°-22'-30"-E - 35.36'			



LOCATION PLAN
SCALE: 1" = 500'



GENERAL NOTES:

1. TOTAL AREA = 4.81 Ac. (5.21 Gross)
2. EXISTING ZONING OF SITE = DR 5.5
3. ALLOWABLE DENSITY (5.21 x 5.5) = 28
4. PROPOSED NUMBER OF LOTS = 21 + 1 PARCEL
5. LOCAL OPEN SPACE REQ'D.
6% (5.21 Ac.) = 0.31 Ac.
6. DEVELOPER HAS PAID FEE FOR L.O.S. WAIVER (SEPT. 20, 1983)
7. CRG PLAN APPROVED - 3-7-85

Filed for record

Date AUG 13 1985

Test

ENK JR. 53 FOLIO 82

RE-SUBDIVISION PLAT OF LOT 3

HARRY HORNEY PROPERTY

(EHK JR. 50-88)

ELECT. DIST. 15

BALTO. CO., MD.

SCALE: 1" = 50'

MAR. 1985

1. That the formal Irrevocable Offers of Dedication have been made.
2. That recording of the plat does not constitute or imply acceptance by the County of any street, easement, park, open space, or other public area shown on the plat.
3. That this plat may expire in accordance with the provisions of Section 22-68 - BILL # 56-82
4. That the recording of the plat does not guarantee installation of streets or utilities by Baltimore County.
5. That the information shown may be superseded by a subsequent or amended plat.
6. That the additional information concerning the plat may be obtained from the office of Planning and Zoning and the Department of Public Works.

PETITIONER
EXHIBIT

DEVELOPER

HARRY HORNEY
2014 MIDDLEBOROUGH RD.
BALTIMORE, MD 21221
DEEDS 6213-341, 6337-645

#88-23-A
1988-0023-A

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

APPROVED: 8/5/85 [Signature]
DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED: DEPARTMENT OF PLANNING & ZONING
8/5/85 [Signature]
DIRECTOR

APPROVED: DEPARTMENT OF PUBLIC WORKS
8/5/85 [Signature]
DIRECTOR

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to by the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations.

#10337 N3223.45 E50762.89
#10338 N3482.44 E51419.37

OWNERS CERTIFICATE

The requirements of Section 3-108A, Article 21 of the Annotated Code of Maryland, as far as they relate to the preparation of this plat have been complied with.

HARRY E. HORNEY

OWNER

DATE

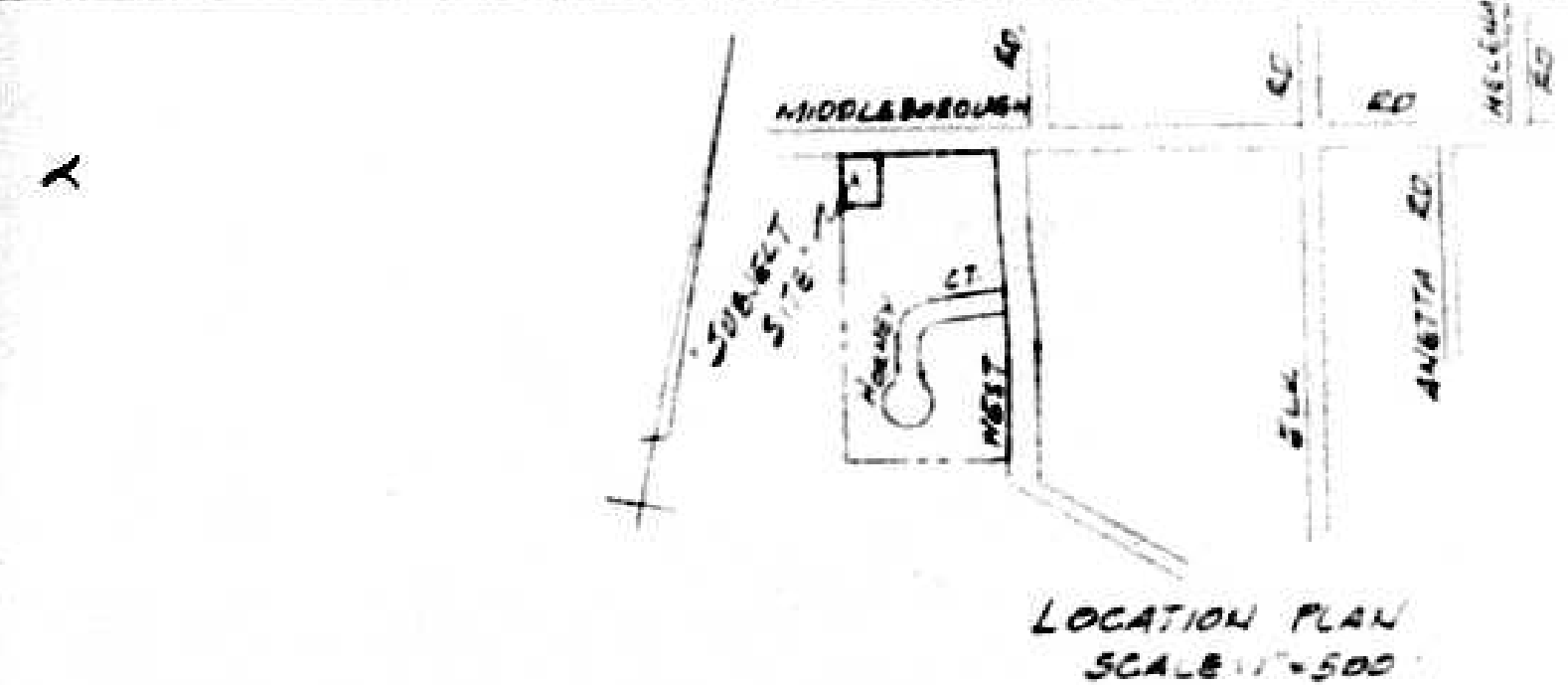
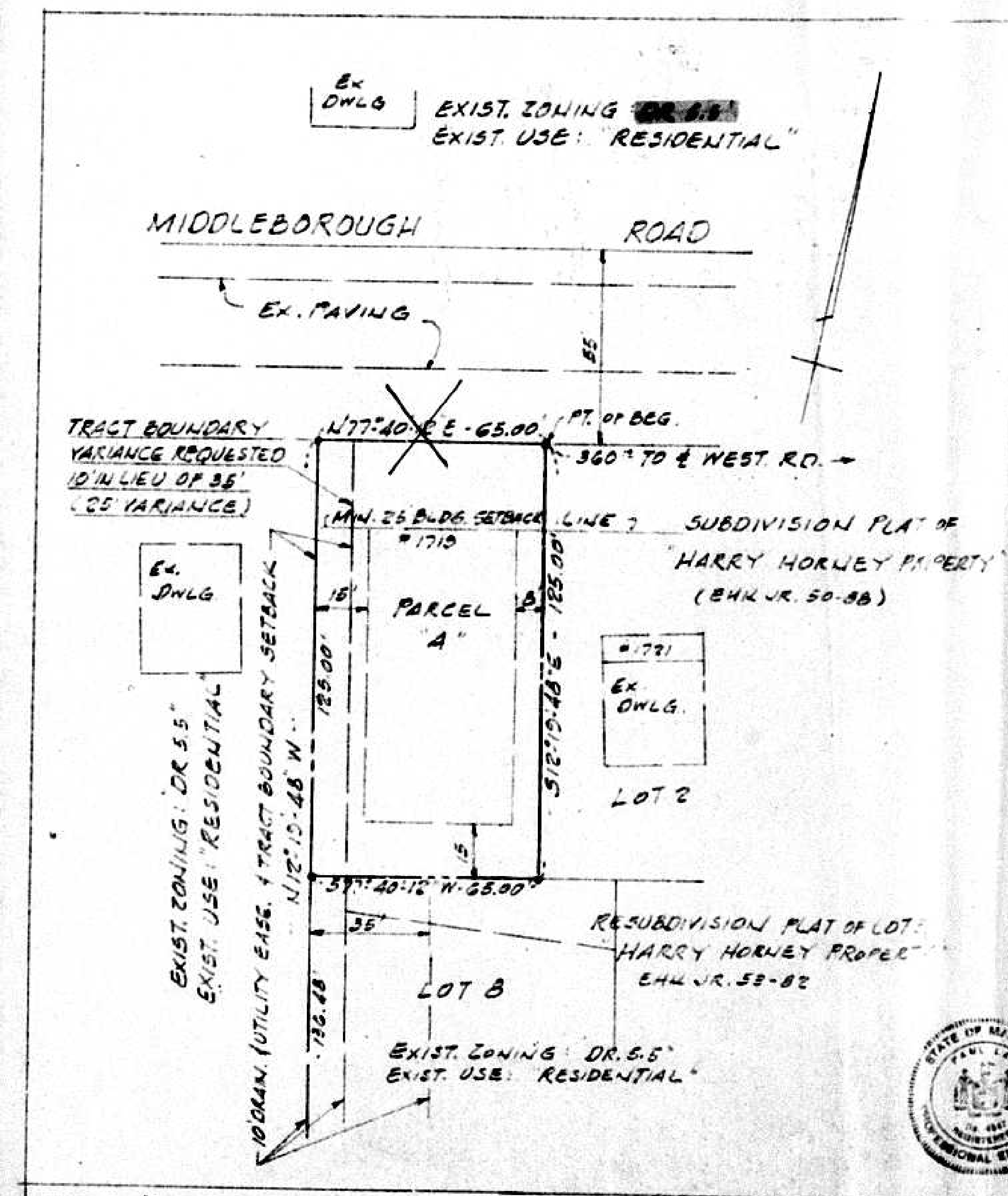
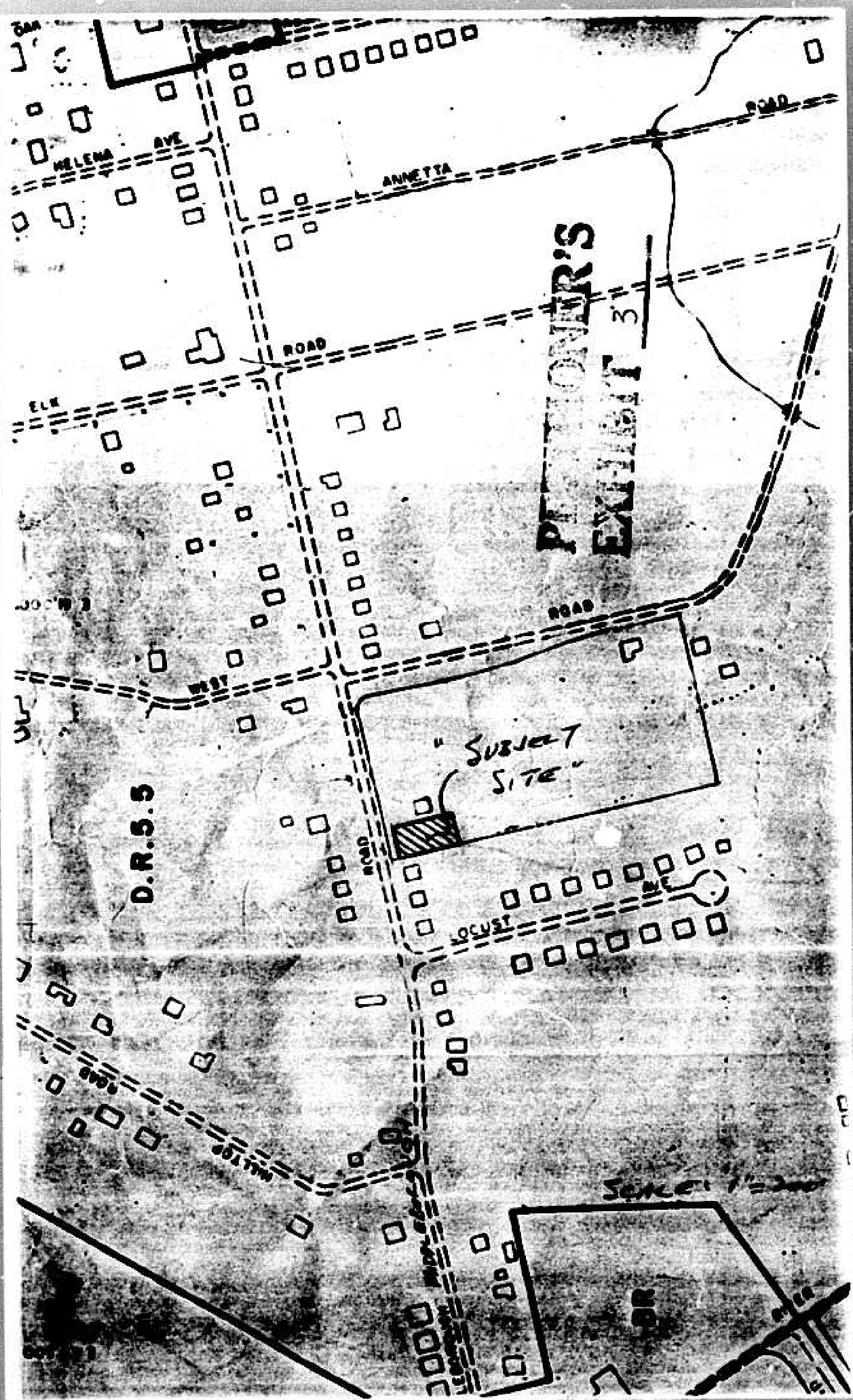
SURVEYORS CERTIFICATE

I, FRANK S. LEE, a Registered Property Line Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

REGISTERED PROPERTY LINE SURVEYOR #11 DATE



COMPUTED: DRAWN: CHECKED: J.C.#



GENERAL NOTES

1. AREA OF PARCEL 'A' = 3,125 S.F. (0.0717 Acs.)
2. EXISTING ZONING PARCEL 'A' = ~~DR. 5.5~~
3. EXISTING USE PARCEL 'A' = VACANT
4. PROPOSED ZONING PARCEL 'A' = DR. 5.5
5. PROPOSED USE PARCEL 'A' = RESIDENTIAL
6. PETITIONER REQUESTING A VARIANCE TO SECTION 1801.2.C.2a OF THE ZONING REGULATIONS TO PERMIT A TRACT BOUNDARY SETBACK OF 10' INSTEAD OF THE REQUIRED 35' (A VARIANCE OF 25').
7. PUBLIC UTILITIES AVAILABLE TO SITE.
8. CRG PLAN APPROVED - 3-7-85

PETITIONER'S EXHIBIT 2

PLAT TO ACCOMPANY PETITION FOR

TRACT BOUNDARY VARIANCE
#1719 MIDDLEBOROUGH ROAD
PARCEL 'A'

15th ELECT. DIST. BALTIMORE COUNTY, MD
SCALE: 1" = 30' NOV. 24, 1986



PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

404
PR-23-A
OFFICE COPY