

IN RE: PETITION FOR ZONING VARIANCE
SE/Corner Lafayette and
Harford Roads
(1137 Lafayette Road)
1st Election District
1st Councilmanic District
Steven A. Crawford
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-130-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit an undersized building lot to have a width of 45 feet in lieu of the required 55 feet, and a side yard setback of 15 feet in lieu of the minimum required 25 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition were Susan Hunt, Petitioner's fiancée, and Al Rayner, a friend. There were no Protestants.

Testimony indicated that the subject property, known as 1337 Lafayette Road, consists of 5,625 sq. ft. zoned D.R. 5.5 and is presently unimproved. Mr. Crawford testified that his father purchased the subject property, also known as Lots 53 and 54 of Catonsville Manor, in 1981 and that he acquired the property in 1985. Testimony indicated the property is located at the corner of Lafayette Road and Harford Road, which at this point is a paper street and has never been developed. Petitioner is desirous of constructing a single family dwelling on the property, which is only 45 feet wide, as depicted in Petitioner's Exhibit 1. Mr. Crawford testified that neither he nor any other member of his family own adjoining property which would permit him to meet the minimum lot width requirement. Testimony indicated that there are other houses in Catonsville Manor developed on 45-foot lots due to the original subdivision of the development.

Mr. Crawford testified that prior to filing the instant Petition, he discussed his plans with the adjoining property owner of 1331 Lafayette Road, Mrs. Sherman, in an attempt to acquire an additional 10 feet. Mr. Crawford testified that Mrs. Sherman, who had owned the adjoining property for about 15 years, was not interested in selling a 10-foot strip of her property to him. Mr. Crawford argued that the granting of the variance would not result in any detriment to the health, safety or general welfare of the surrounding community and that practical difficulty exists as the lot cannot be developed unless the variances are granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of November, 1990 that the Petition for Zoning Variance to permit an undersized building lot to have a width of 45 feet in lieu of the required 55 feet, and a side yard setback of 15 feet in lieu of the minimum required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioner shall submit construction and elevation drawings. At that time, verification shall be made as to the layout of the proposed dwelling.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Towson, Maryland 21204
(301) 327-0000

November 28, 1990

Mr. Steven A. Crawford
229 N. 5th Street, Apt. 78
McSherry Town, Pennsylvania 17344

RE: PETITION FOR ZONING VARIANCE
SE/Corner Lafayette and Harford Roads
(1337 Lafayette Avenue)
1st Election District - 1st Councilmanic District
Steven A. Crawford - Petitioner
Case No. 91-130-A

Dear Mr. Crawford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:hjs

cc: Mr. Jack Crawford
618 Edmondson Avenue, Baltimore, Md. 21228

People's Counsel

File

ORDER RECEIVED FOR FILING

Date 11/28/90
By [Signature]

ORDER RECEIVED FOR FILING

Date 11/28/90
By [Signature]

AMN:hjs

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-130-A

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 1802.3.C.1 by Section 304 to allow an undersized lot to have a width of 45 ft., a side yard setback of 15 ft. in lieu of the required 55 ft. and 25 ft. respectively.

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

To L. 4128524 at Harford

MAP NW/LE	FE
E.D.	1
DATE	11-29
200	6F
1000	1
	C

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 be 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
(Type or Print Name)
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Signature
Address
(Type or Print Name)
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 13 day of Nov, 1990, at 11 o'clock A.M.

CAM: ORDER RECEIVED FOR FILING Zoning Commissioner of Baltimore County.
Date 11/28/90
By [Signature]

beginning at a point on the SE side of the right of way
on Lafayette Ave 40' wide with its intersection with the
SW side of Harford Ave 40' wide being Lots 53 and 54 Block
22 Plat #3 in the subdivision of Catonsville Manor Plat Book
Folio 128 in the 15th Election District. Being in area
of 5,625 sq. ft. or 129± acres.

91-130-A

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

receipt
No 3216

Date 8/17/90 H9100069
PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (IRL) 1 X \$35.00
LAST NAME OF OWNER: CRAWFORD TOTAL: \$35.00

0440480107H1CHRC
BA 0012+33FNO3-17-90 \$35.00

Please make checks payable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 22, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 18, 1990

THE JEFFERSONIAN,

S. Zebe Orlin
Publisher

\$51.75

Oct \$76.75

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 1:00 p.m.
Petition for Zoning Variance
Case number: 91-130-A
1337 Harford and Lafayette Avenues
1st Election District
1st Councilmanic District
Petitioner: Steven Allen Crawford
Hearing Date: Tuesday, Nov. 13, 1990 at 1:00 p.m.
Variance: To allow an undersized lot to have a width of 45 ft. in lieu of the required 55 ft. and a side yard setback of 15 ft. in lieu of the required 25 ft. and 25 ft. respectively.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CATV100217 Oct. 18.

CERTIFICATE OF PUBLICATION

10-23, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10-18, 1990

CATONSVILLE TIMES

S. Zebe Orlin
Publisher

\$51.75

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 1:00 p.m.
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1337 Harford and Lafayette Avenues
1st Election District
1st Councilmanic District
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Hearing Date: Tuesday, Nov. 13, 1990 at 1:00 p.m.
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CATV100217 Oct. 18.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-130-A

District 1st Date of Posting October 22, 1990
Posted for: Variance
Petitioner: Steven Allen Crawford
Location of property: SE/Corner of Harford and Lafayette Avenues
1337 Lafayette Avenue
Location of Sign: SE/Corner of Harford and Lafayette Avenues
1337 Lafayette Avenue
Remarks:
Posted by: S. J. Gaster Date of return: November 2, 1990
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

receipt
No 3862

Date 11/13/90 H91000410
PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (IRL) 1 X \$35.00
LAST NAME OF OWNER: CRAWFORD TOTAL: \$35.00

0440480801H1CHRC
BA 0012+33FNO3-17-90 \$35.00

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Steven Allen Crawford
229 N. 5th Street, Apt. 78
McSherry Town, Pennsylvania 17344

Re: Petition for Zoning Variance
CASE NUMBER: 91-130-A
SEC Harford and Lafayette Avenues
1337 Lafayette Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Steven Allen Crawford
HEARING: TUESDAY, NOVEMBER 13, 1990 at 11:00 a.m.

Dear Petitioner:

Please be advised that \$76.75 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 1, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-130-A
SEC Harford and Lafayette Avenues
1337 Lafayette Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Steven Allen Crawford
HEARING: TUESDAY, NOVEMBER 13, 1990 at 11:00 a.m.

Variances to allow an undersized lot to have a width of 45 ft., a side yard setback of 15 ft. in lieu of the required 55 ft. and 25 ft. respectively.

cc: Steven Allen Crawford
Al Rayner

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 30, 1990

Mr. Steven Allen Crawford
229 N. 5th Street, Apt. 78
McSherry Town, PA 17344

RE: Item No. 69, Case No. 91-130-A
Petitioner: Steven A. Crawford, et ux
Petition for Zoning Variance

Dear Mr. Crawford:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

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

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
5th day of September, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Steven Allen Crawford

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: September 14, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Steven Allen Crawford, Item No. 69

The Petitioner is requesting a Variance to permit a 50 ft. lot width in lieu of the minimum 45 ft. required. Staff has the following comments on the above request and a side yard setback of 15 ft.:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on a deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the commissioner's "Findings of Fact and Conclusion of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM69/ZAC1

RECEIVED 9/21/90

Baltimore County
Fire Department
700 East Joppa Road, Suite 301
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

SEPTEMBER 6, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STEVEN ALLEN CRAWFORD
Location: #1337 LAFAYETTE AVENUE
Item No.: 69 Zoning Agenda: SEPTEMBER 4, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy. CHAPTER 22

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

JK/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
SEPTEMBER 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT OF PLANNING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 69
PROPERTY OWNER: Steven Allen Crawford
LOCATION: SEC Harford & Lafayette Avenues (#1337 Lafayette Ave)
ELECTION DISTRICT: 1st
COUNCILMANIC DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS ~~SHALL~~ ARE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS. SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

RECEIVED
SEP 12 1990
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for September 4, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 52, 55, 59, 60, 63, 65, 68, 69 and 70.

For Item 58, a County Review Group Meeting is required.

For Items 45, 62 and 66, the previous County Review Group comments still apply.

For Item 57, the topography shows a pole at corner of drive that will interfere with widening. Half paving width of Sulphur Spring Road is 21 feet, right-of-way equals 30 feet (not shown on plan). Entrance apron to be 7-inch concrete on 4-inch CR-6, similar to Plate R-32.

For Item 61, a revised County Review Group Meeting is needed. Original County Review Group Meeting under "Chartley Building" was for one story office.

For 91-42-A, Maryland National Bank Reconstruction, we have no comments.

Robert W. Bowling, P.E.
Robert W. Bowling, P.E. Chief
Developers Engineering Division

RWB:s

LIBER 6254 PAGE 076
DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM
91-130
This Deed, MADE THIS 20th day of January by and between DENNIS LEE CRAWFORD, of Carroll County, State of Maryland, of the first part, and JACK CRAWFORD, of the second part.
WITNESSETH, That in consideration of the sum of NO DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Dennis Lee Crawford does grant and convey to the said Jack Crawford, his heirs, personal representatives/successors and assigns, lot s of ground situate in Baltimore County, Maryland, and described as follows, that is to say:
BEGINNING for the first thereof and being known and designated as Lots 53 and 54, Block No. 22, Plat No. 3, on the Plat of "Catonsville Manor" which Plat is recorded among the Land Records of Baltimore County in Plat Book 6 folio 128.
BEGINNING for the second thereof and being known and designated as Lots 18 and 19 in Block No. 22 on Plat #2, as shown on said Plat of the property of Catonsville Manor, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6 folio 116.
BEGINNING for the third thereof and being all those lots known as Lots 14, 15, 16 and 17, Block 22, Plat 2 of the Plat of "Catonsville Manor", which plat is recorded among the Plat Records of Baltimore County in W.P.C. No. 6 folio 116.
BEGINNING for the fourth thereof and being all those lots known and designated as Lots 44, 45, 46, 47, 48, 49, 50, 51 and 52, inclusive, Block No. 22, Plat No. 3 on the Plat of "Catonsville Manor" which Plat is recorded among the Land Records of Baltimore County in Plat Book 6, folio 128.
BEING the same lots of ground which by deed dated November 5, 1979, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 6104 folio 119 was granted and conveyed by Jack Crawford to the grantor herein.
TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENKRANTZ
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND
Per: [Signature] 1-23-87 Notary Public 6011-H-C

LIBER 7157 PAGE 753
DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM
91-130
This Deed, MADE THIS 20th day of April by and between JACK CRAWFORD, of Baltimore County, Maryland, and the State of Alabama, of the first part, and STEVEN ALLEN CRAWFORD, of Baltimore County, Maryland, of the second part.
WITNESSETH, That in consideration of the sum of NO DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Jack Crawford does grant and convey to the said Steven Allen Crawford, his heirs, personal representatives/successors and assigns, lot s of ground situate in Baltimore County, Maryland, and described as follows, that is to say:
BEGINNING for the same thereof and being known and designated as Lots 53 and 54, Block No. 22, Plat No. 3, on the Plat of "Catonsville Manor" which Plat is recorded among the Land Records of Baltimore County in Plat Book 6 folio 128.
BEGINNING the first lots of ground which by deed dated January 20, 1981, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 6254 page 076 were granted and conveyed by Dennis Lee Crawford unto the grantor herein.
[Signatures and stamps]

PLEASE PRINT CLEARLY
PETITIONER(S) SIGN-IN SHEET
NAME ADDRESS
[Signatures and addresses]

Plat to accompany Petition for Zoning Variance Special Hearing
PROPERTY ADDRESS: 1337 Lafayette Ave
Subdivision name: Catonsville Manor
plat book 6, folio 128, and 518, Sections 3
OWNER: Steven Allen Crawford
91-130-A
LOCATION INFORMATION
County/Time District: 1
Election District: 1
1"=200' scale maps: N W I F
Zoning: DR 4.5
Lot size: 1337 sq. ft.
Sewer: []
Water: []
Chesapeake Bay Critical Area: []
Zoning Office USE ONLY!
reviewed by: [] ITEM #: 69 CASE#: []

