

IN RE: PETITION FOR ZONING VARIANCE  
 NE/S Greenbank Road, opposite  
 N/end of Choptank Road  
 (7132 Greenbank Road)  
 15th Election District  
 5th Councilmanic District

• BEFORE THE  
 • DEPUTY ZONING COMMISSIONER  
 • OF BALTIMORE COUNTY  
 • Case No. 92-176-A

Mildred H. Freund  
 Petitioner

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The petitioner herein requests a variance from Sections 400.1 and 400.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet in a D.R. 5.5 zone, and to permit accessory structures (shed and gazebo) to be located in the front yard in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petitioner was Dan Scroggs. There were no Protestants.

Testimony indicated that the subject property, known as 7132 Greenbank Road, consists of .713 acres more or less zoned D.R. 5.5 and is improved with a single family dwelling, shed and gazebo. Said property is located within the Chesapeake Bay Critical Areas on the Gunpowder River. Petitioner filed the instant Petition as a result of a complaint filed with the Zoning Enforcement Division of the Zoning Administration and Development Management office as to a fence Petitioner had installed to legalize the subject accessory structures which are located in what is considered the front yard of this waterfront property. Testimony indicated that Petitioner recently had the subject gazebo and fence erected on the waterfront side of her property. Petitioner testified that her immediate neighbors have no objections to the improvements made and that to

require strict compliance with the zoning regulations would create practical difficulty and unreasonable hardship for her. Testimony and evidence presented indicated that the subject dwelling was constructed in 1940 in the Oliver Beach subdivision which was developed with 50-foot wide lots. Further testimony indicated that the subject dwelling is located 15 feet from the rear property line on Greenbank Road as depicted on Petitioner's Exhibit 1. Petitioner testified the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

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.

ORDER RECEIVED FOR FILING  
 Date 11/27/91  
 By [Signature]

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 27th day of November, 1991 that the Petition for Zoning Variance from Sections 400.1 and 400.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet in a D.R. 5.5 zone, and to permit accessory structures (shed and gazebo) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her 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 relief granted shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted hereto, including, but not limited to, any final recommendations to be submitted by DEPRM upon completion of their review of this project. Written proof of compliance with any final recommendations made by DEPRM must be submitted to the Zoning Commissioner's Office for review and inclusion in the case file prior to the issuance of any permits.

[Signature]  
 TIMOTHY M. ROTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

ORDER RECEIVED FOR FILING  
 Date 11/27/91  
 By [Signature]

TMK:bjs

111 West Chesapeake Avenue  
 Towson, MD 21286

887-3353

November 27, 1991

Ms. Mildred H. Freund  
 7132 Greenbank Road  
 Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE  
 NE/S Greenbank Road, opposite the N/end of Choptank Road  
 (7132 Greenbank Road)  
 15th Election District - 5th Councilmanic District  
 Mildred H. Freund - Petitioner  
 Case No. 92-176-A

Dear Ms. Freund:

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,

[Signature]  
 TIMOTHY M. ROTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs

cc: People's Counsel

File

Chesapeake Bay Critical Areas Commission  
 Taxes State Office Building, D-4  
 Annapolis, Md. 21404

DEPRM

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 159 Date of Posting: 11/27/91  
 Posted for: Mildred H. Freund  
 Location of property: 7132 Greenbank Rd., at N/end of Choptank Rd.  
 Location of Sign: 7132 Greenbank Rd., at N/end of Choptank Rd.  
 Remarks: See attached site plan.  
 Posted by: [Signature] Date of return: 11/27/91  
 Number of Signs: 1

**Petition for Variance**

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 400.1 and 400.3.C.1 to allow a 50' width of property and accessory structures in the front yard in lieu of the required rear yard (wall/berm) and 55' width in a D.R. 5.5 zone. I am petitioning for the following reasons: (Indicate hardship or practical difficulty)  
 (See Attached)

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 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/Lessee:  
 (Type or Print Name)  
 Signature  
 Address  
 City and State

Legal Owner(s):  
 MILDRED H. FREUND  
 (Type or Print Name)  
 Mildred H. Freund  
 Signature  
 (Type or Print Name)  
 Signature

Attorney for Petitioner:  
 (Type or Print Name)  
 Signature  
 Address  
 City and State

7132 Greenbank Road (301) 335-2314  
 Address Phone No.  
 Baltimore, Md. 21220  
 City and State  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 SAME  
 Name  
 Address Phone No.

Attorney's Telephone No.:  
 Address Phone No.

OFFICE USE ONLY  
 ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.  
 AVAILABLE FOR HEARING  
 MON./TUES./WED. - NEXT TWO MONTHS  
 ALL OTHER

REVIEWED BY: DATE:

To whom it may concern:

Stated below are the reasons that would cause an undo hardship regarding the possible movement of the existing gazebo.

1. Firstly, the gazebo is a permanent structure, on concrete block, weighing 3000 lbs. and therefore would be a true burden to attempt to move it.
2. Secondly, there is not enough room on either of the 3 other sides of the house to place it even if it could be moved. Also, please note that this is an open see - thru structure that does not obstruct any neighbor's view.
3. Thirdly, the topography of the land dictates that the place selected for the Gazebo is the only practical place to position it. The slope of the ground is too steep to move the gazebo forward and to move it back would impair the view.
3. Fourth, as it is already paid for (\$2500), it would be a financial burden to lose it.
4. Finally, the gazebo was purchased after checking with zoning and upon showing them a site plan we were informed that we did not need a permit as the gazebo was under 100 square feet.

**ZONING DESCRIPTION**

CRITICAL AREA

Beginning at a point on the north side of Greenbank Rd. which is 30 feet wide at the distance of 25 feet west of the center line of the nearest improved intersecting street, Choptank Road, which is 30 feet wide. Being Lot #32, Section B in the subdivision of Oliver Beach as recorded in Baltimore County Plat Book #12, Folio #56, containing 9,275 square feet. Also known as 7132 Greenbank Road in the 15th Election District.

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Regulations of Baltimore County, will hold a public hearing on the proposed variance from the Zoning Regulations of Baltimore County at the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21286 as follows:

Case Number: 92-176-A  
 NE/S Greenbank Road,  
 directly across from N/end  
 Choptank Road  
 7132 Greenbank Road  
 15th Election District  
 Baltimore County  
 Petitioner:  
 Mildred H. Freund  
 Hearing Date: Thursday,  
 November 27, 1991 at 9:30  
 a.m.  
 Purpose: to allow a 50 foot  
 width of property and accessory  
 structures in the front yard in lieu  
 of the required rear yard (wall/berm)  
 and 55 ft. width.

LAWRENCE E. SCHMIDT  
 Zoning Commissioner of  
 Baltimore County  
 10/29 October 31:

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/31/91

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 10/31, 1991.

THE JEFFERSONIAN,

[Signature]  
 Publisher

\$37.52

CERTIFICATE OF PUBLICATION  
Office of  
**THE AVENUE NEWS**

442 Eastern Blvd  
Baltimore, MD 21222  
October 31, 1991

THIS IS TO CERTIFY, that the annexed advertisement of

Mildred H. Freund in the matter of Zoning Hearing of 7132 Greenbank Rd. Case #92-176-A P.O. # 0116137, Reg #M49778, 52.5 lines @.60 or \$31.50

was inserted in **The Avenue News** a weekly newspaper published in Baltimore County, Maryland once a week for 1 successive week(s) before the 1 day of November 19 91; that is to say, the same was inserted in the issues of October 31, 19 91.

**The Avenue Inc.**  
per publisher  
By *Lawrence E. Schmidt*

**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 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21284 as follows:  
Case Number: 92-176-A  
NE/S Greenbank Road, directly across from West Choptank Road  
7132 Greenbank Road  
15th Election District - 5th Councilmanic  
Councilmanic  
Petitioner(s): Mildred H. Freund  
HEARING: THURSDAY, NOVEMBER 21, 1991 at 9:30 A.M.  
Variance to allow a 50 foot width of property and accessory structures in the front yard in lieu of the required rear yard (waterfront) and 50 ft. width.  
Lawrence E. Schmidt  
Zoning Commissioner  
of Baltimore County

Baltimore County  
Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284  
Date \_\_\_\_\_  
Account # 016 30  
Number \_\_\_\_\_  
Please Make Checks Payable to Baltimore County  
111 West Chesapeake Avenue  
Towson, MD 21284

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21284  
887-3553  
COPY  
DATE: 10 7 91  
Mildred H. Freund  
7132 Greenbank Road  
Baltimore, Maryland 21220  
RE:  
CASE NUMBER: 92-176-A  
NE/S Greenbank Road, directly across from West Choptank Road  
7132 Greenbank Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Mildred H. Freund  
HEARING: THURSDAY, NOVEMBER 21, 1991 at 9:30 a.m.  
Dear Petitioner(s):  
Please be advised that \$ 91.02 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21284. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21284  
887-3553  
COPY  
DATE: 10 7 91  
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Variance to allow a 50 foot width of property and accessory structures in the front yard in lieu of the required rear yard (waterfront) and 50 ft. width.  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner  
of Baltimore County  
cc: Mildred H. Freund

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21284  
887-3553  
November 6, 1991  
Ms. Mildred H. Freund  
7132 Greenbank Road  
Baltimore, MD 21220  
RE: Item No. 189, Case No. 92-176-A  
Petitioner: Mildred H. Freund  
Petition for Variance  
Dear Ms. Freund:  
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.  
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.  
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.  
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: November 6, 1991  
Page 2  
2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.  
3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.  
Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee  
JED:jw  
Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21284  
887-3553  
Your petition has been received and accepted for filing this 11th day of October, 1991.  
*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR  
Received By:  
*James E. Dyer*  
Chairman  
Zoning Plans Advisory Committee  
Petitioner: Mildred H. Freund  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: October 29, 1991  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Parkwood Cemetery, Item No. 184  
Flamm Property, Item No. 167  
Guercio Property, Item No. 168  
Ferenc Property, Item No. 169  
Wasilewski Property, Item No. 170  
Mahaffey Property, Item No. 173  
Miller & Hatfield Property, Item No. 179  
Yan Property, Item No. 186  
Charvat Property, Item No. 187  
Reynolds Property, Item No. 188  
Freund Property, Item No. 189  
In reference to the petitioners' requests, the staff offers no comments.  
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/rdn  
ITEM184/TXTROZ

Baltimore County Government  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21284-5500  
CCTOPEE 04, 1991 (301) 887-4500

Project Engineer  
Electric  
County Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21284

RE: Property Owner: MILDRED H. FREUND  
Location: 7132 GREENBANK ROAD  
Item No.: 189 Zoning Order: CCTOPEE 22, 1991

Comments:  
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.

APPROVED: *[Signature]* Peter and  
Approved: *[Signature]* Fire Prevention Bureau  
Special Inspection Division

JP/AFK

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: November 6, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 22, 1991

This office has no comments for item numbers 124, 166, 167, 168, 169, 173, 174, 175, 176, 179, 180, 181, 182, 184, 186, 187, 188 and 189.

*[Signature]*  
Rahee J. Famili  
Traffic Engineer II

RJP/lvd

**ZONING ENFORCEMENT**  
Baltimore County  
Zoning Office  
Towson, Maryland 21284

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer  
Zoning Supervisor  
DATE: October 25, 1991  
FROM: James H. Thompson  
Zoning Enforcement Coordinator  
RE: Item No. 189  
Petitioner: Mildred H. Freund

92-176-A

VIOLATION CASE # C-92-185  
LOCATION OF VIOLATION 7132 Greenbank Road  
DEFENDANT Mildred H. Freund  
ADDRESS 1304 Regester Avenue

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
Mr. Dave Kilchenstein	7130 Greenbank Road Baltimore, Maryland 21220

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

cc: Gwen Stephens  
Development Control

ljs/

92-176-A Nov. 3-1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: October 29, 1991  
FROM: Robert W. Bowling, P.E.  
RR: Zoning Advisory Committee Meeting  
for October 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 124, 167, 168, 169, 170, 173, 176, 178, 179, 180, 184, 186, 187, 188 and 189.

In addition, we have no comments at this time for Item #438 (Case No. 91-466).

For Item 166, we will have no comments until the County Review Group Meeting.

For Item 171, see our County Review Group comments dated October 10, 1991.

For Items 174 and 175, minor subdivision review comments were prepared for this site, dated October 8, 1990.

Item 181 represents a minor subdivision, which should be processed through the minor subdivision procedure.

For Item 182, no comments are necessary on density transfer.

*[Signature]*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

11/21/91 92-176-A  
11/6/91 2688-92  
9

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
DATE: November 22, 1991  
FROM: J. James Dieter, Director  
SUBJECT: Petition for Zoning Variance - Item 189  
Fraund Property  
Chesapeake Bay Critical Area Findings

RECEIVED  
NOV 27 1991  
ZONING OFFICE

SITE LOCATION  
The subject property is located at 7132 Greenbank Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mildred E. Freund

APPLICANT PROPOSAL  
The applicant has requested a variance from sections 1801.1 and 1802.3.C.1 of the Baltimore County Zoning Regulations to permit a 50 foot width of property and accessory structure in the front yard in lieu of the required rear yard and 55 foot width.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. (COMAR 14.15.10.01.0)

Plat to accompany Petition for Zoning  Variance  Special Hearing  
PROPERTY ADDRESS: 7132 Greenbank Rd. see pages 5 & 6 of the CHECKLIST for additional required information  
Subdivision name: Oliver Beach  
plat book # 12, folio # 56, lot # 32, section # 8  
OWNER: Mildred H. Freund

92-176-A

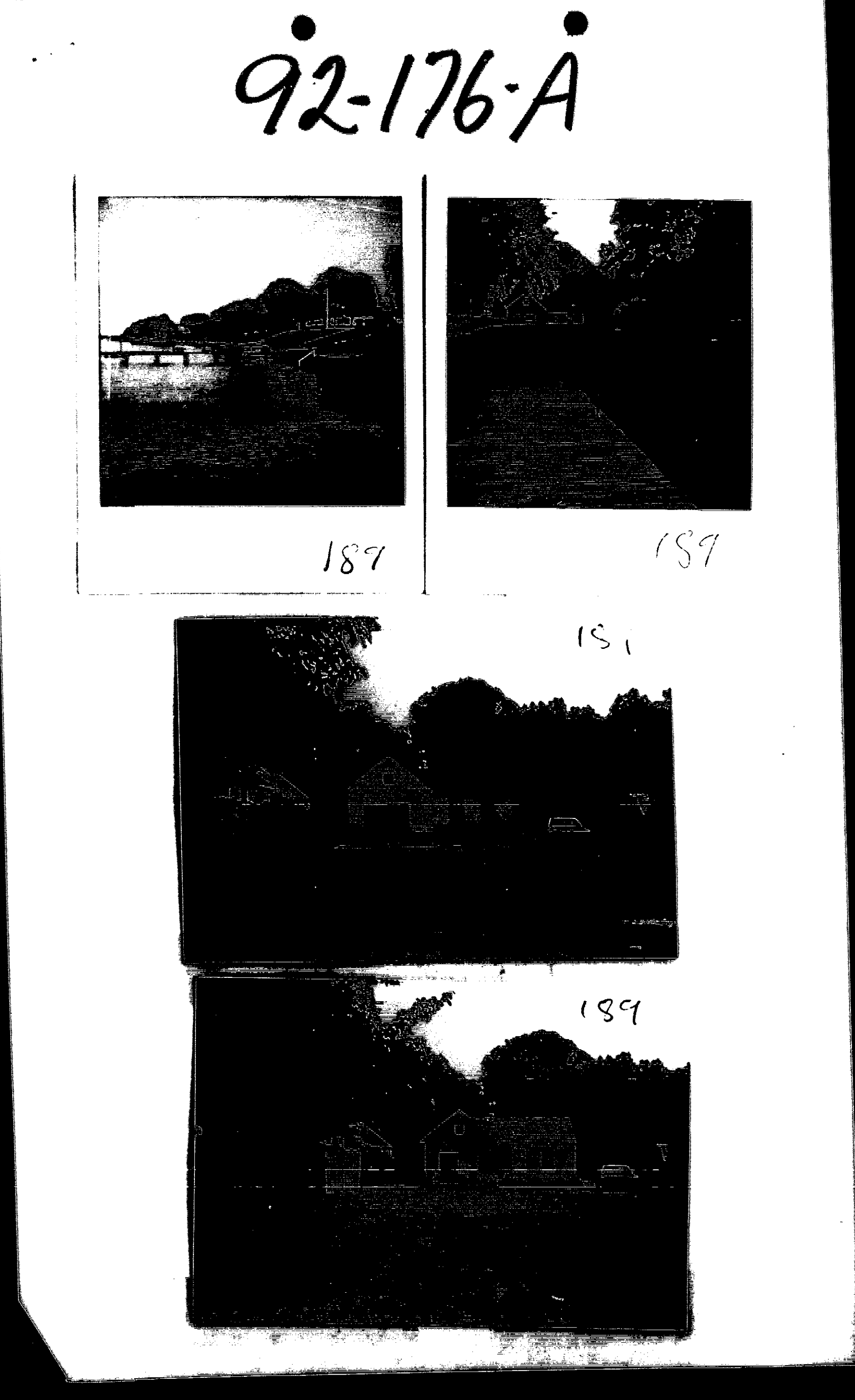
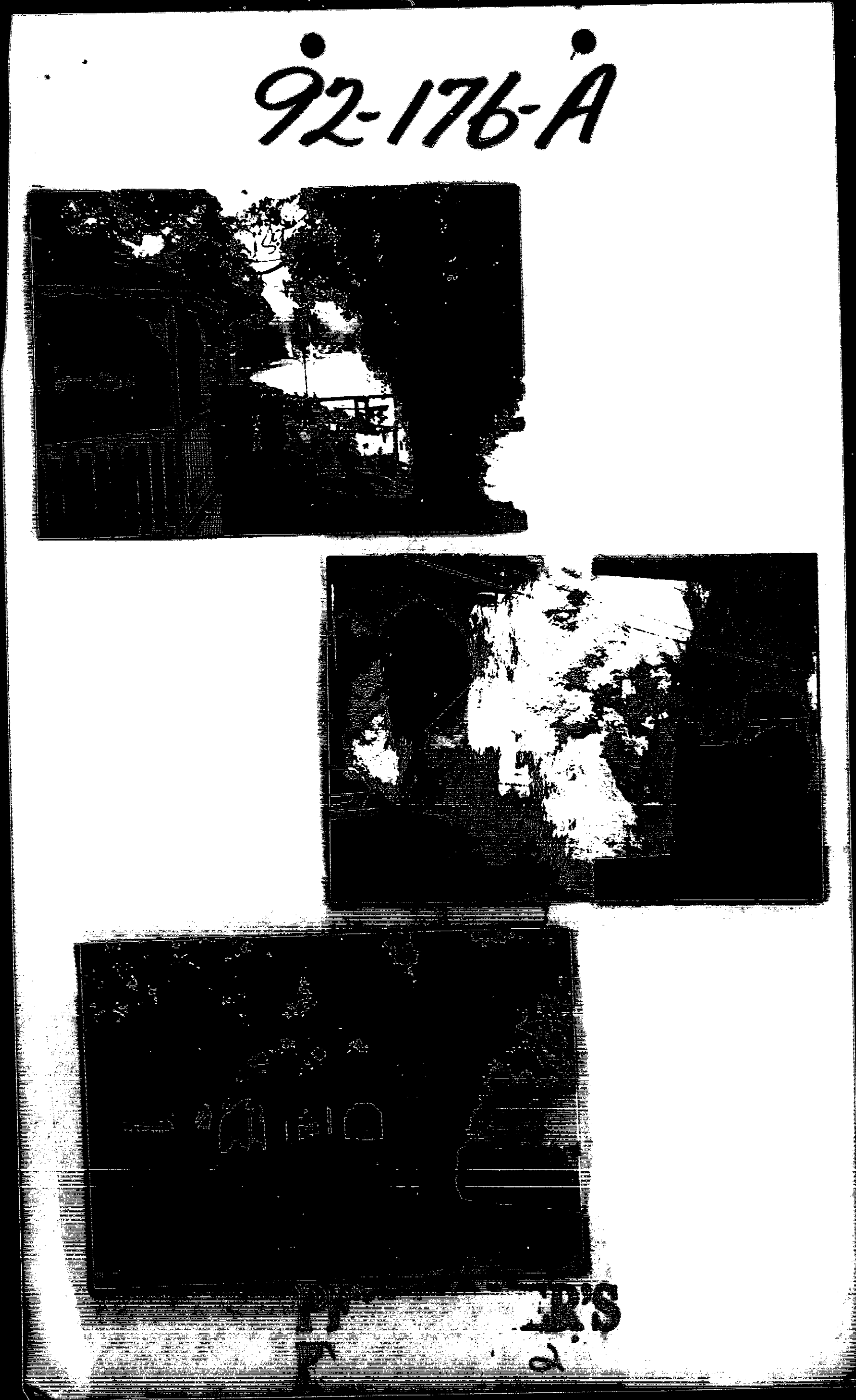
PETITIONER'S EXHIBIT

North arrow  
date: 10/5/91  
prepared by: MHE  
Scale of Drawing: 1" = 50'

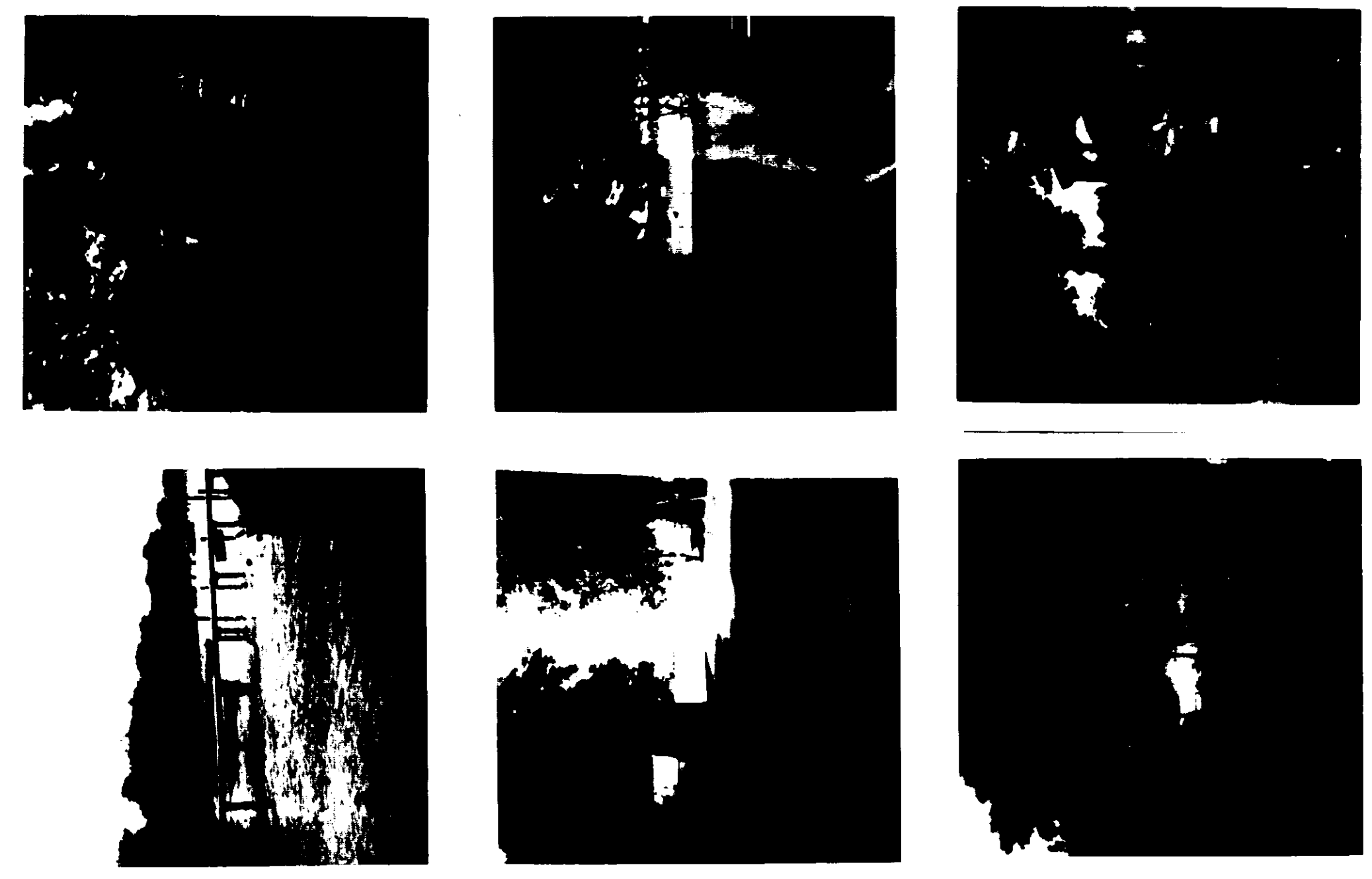
LOCATION INFORMATION  
Councilmanic District: 5<sup>th</sup>  
Election District: 15<sup>th</sup>  
1"=200' scale map#: NE 5M  
Zoning: D.R.-5.5  
Lot size: 0.213 acreage 9,275 square feet

Chesapeake Bay Critical Area:  
Prior Zoning Hearings: None

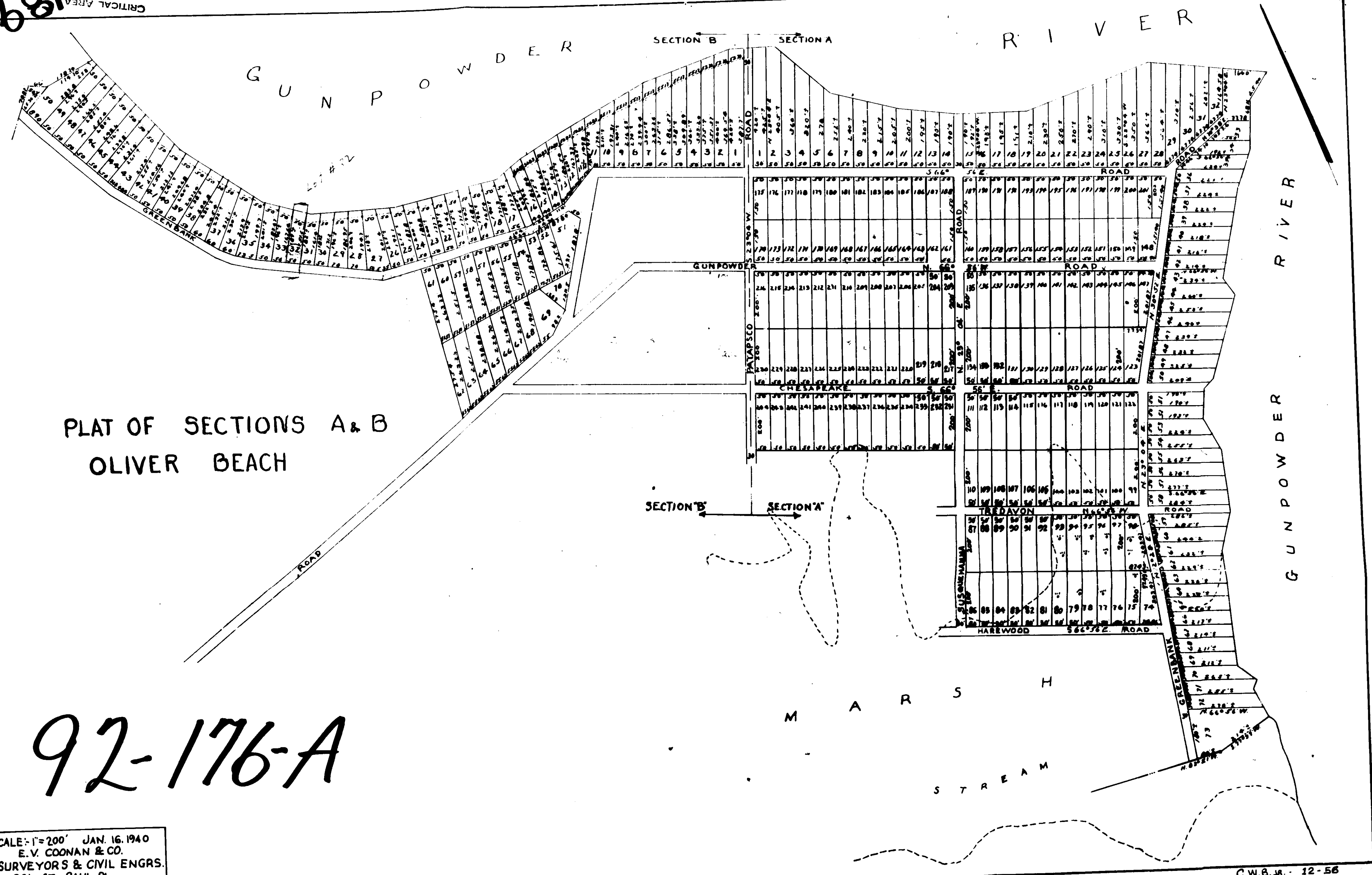
Zoning Office USE ONLY  
revised by: MHE date: 11/21/91 CASE NO: 189



92-176-A

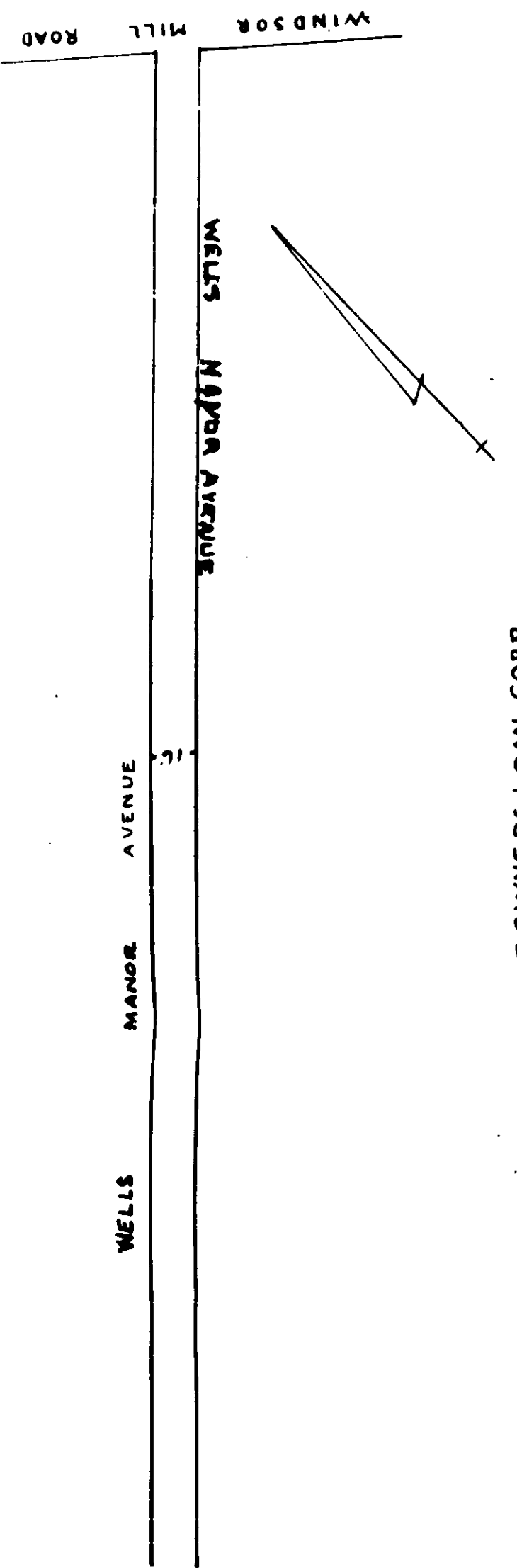


1891



PLAT OF SECTIONS A & B  
OLIVER BEACH

92-176-A



PROPERTY OF HOME OWNERS LOAN CORP.  
BALTIMORE COUNTY METROPOLITAN DISTRICT  
J.O. 1630 SCALE 1"=50' DEC 22, 1939 39-591  
Filed for record with Deed  
From Home Owners Loan Corp.  
To Co. of Baltimore  
Trust C. Wilby Clark

SCALE: 1"=200' JAN. 16, 1940  
E. V. COONAN & CO.  
SURVEYORS & CIVIL ENGRS.  
231 ST. PAUL PL.  
BALTO., MD.



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

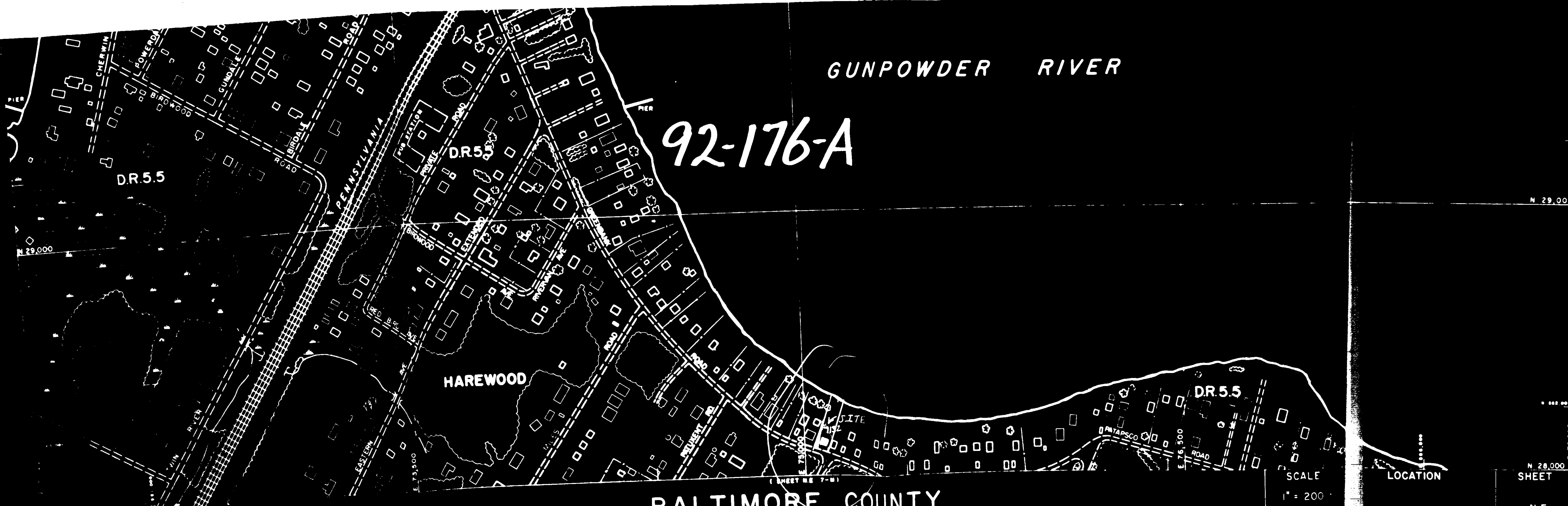
189

SCALE 1" = 200' ±  
DATE OF PHOTOGRAPHY JANUARY 1986  
LOCATION HAREWOOD  
SHEET N.E. 8-M

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

GUNPOWDER RIVER

92-176-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

189

SCALE 1" = 200'  
DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION HAREWOOD  
SHEET N.E. 8-M

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
Chairman, County Council

MAP HAS BEEN REVISED IN SELECTED AREAS  
BY AIR PHOTOGRAPHICS, INC. BALTIMORE, MD 21210