

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
 W/S Weddel Avenue, 120 ft. W. of Benson Avenue  
 1227 Weddel Avenue  
 13th Election District  
 1st Councilmanic District  
 Warren E. Downey, et ux  
 Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Case No. 92-409-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.5.b. of the Comprehensive Manual Development Process (CMDP) to permit a side yard setback of 8 ft., in lieu of the required 30 ft., and to amend the latest approved Final Development Plan for 2nd Amended Final Development Plan of Whittemore Park, Lot No. 35, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

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 Date 5/19/92  
 By [Signature]

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of May, 1992 that the Petition for a Zoning Variance from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.5.b. of the Comprehensive Manual Development Process (CMDP) to permit a side yard setback of 8 ft., in lieu of the required 30 ft., and to amend the latest approved Final Development Plan for 2nd Amended Final Development Plan of Whittemore Park, Lot No. 35, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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.
- The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

[Signature]  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 for Baltimore County

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 Date 5/19/92  
 By [Signature]

LES/mm

-2-

Suite 113 Courthouse  
 400 Washington Avenue  
 Towson, MD 21284

(410) 887-1386

May 28, 1992

Mr. and Mrs. Warren E. Downey  
 1227 Weddel Avenue  
 Baltimore, Maryland 21227

RE: Petition for Residential Zoning Variance  
 Case No. 92-409-A

Dear Mr. and Mrs. Downey:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variances has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
 [Signature]  
 Lawrence E. Schmidt  
 Zoning Commissioner

LES:mm  
 encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-409-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and map attached hereto and made a part hereof, petition for a Variance from Section 504 (B.C.Z.R.) and V.B.5.b (CMDP) TO PERMIT A SIDE YARD SETBACK OF 8' INSTEAD OF THE REQUIRED 30' AND TO AMEND THE LATEST APPROVED FINAL DEVELOPMENT PLAN FOR 2ND AMENDED FINAL DEVELOPMENT PLAN OF WHITTEMORE PARK, LOT 35 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY FOR THE FOLLOWING REASONS: (When ready or printed attach)

THE REASON WE WOULD LIKE TO ADD A GARAGE TO OUR HOME IS BECAUSE WE DO NOT HAVE A BASEMENT WHICH LIMITS STORAGE AND WORK SPACE WHICH IS GREATLY NEEDED. WE WOULD ALSO LIKE A PLACE TO STORE OUR VEHICLES, DUE TO THE INCREASING CAR THEFTS IN THE AREA.

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 State Zip Code  
 Attorney for Petitioner:  
 (Type or print name)  
 (Signature)  
 Address:  
 City State Zip Code

Legal Owner(s):  
 WARREN E. Downey  
 [Signature]  
 LINDA M. Downey  
 [Signature]  
 1227 Weddel Ave. 21227 (TOD)  
 Baltimore, MD. 21227

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, and that the property be reported.

ORDER RECEIVED FOR FILING  
 Date 5/19/92  
 By [Signature]  
 ZONING COMMISSIONER OF BALTIMORE COUNTY

92-409-A  
 KEEP IN ZONING FILE.  
 ZONING DESCRIPTION:  
 BEGINNING AT A POINT ON THE NORTH SIDE OF WEDDEL AVE. (A 50 FT. RIGHT OF WAY) AT A DISTANCE OF 120 FT. WEST OF BENSON AVE. (A 60 FT. RIGHT OF WAY) BEING KNOWN AS LOT # 35 AS RECORDED IN PLAT BOOK # 52 FOLIO 100 IN THE SUBDIVISION OF WHITTEMORE PARK. ALSO KNOWN AS # 1227 WEDDEL AVE. IN THE 13TH ELECTION DISTRICT.

I accept responsibility for the accuracy of the information as provided by both of us. DATE: APRIL 28, 1992  
 NAME: WARREN E. Downey  
 PRINT: WARREN E. Downey

Baltimore County Zoning Commissioner  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

receipt

Date: 5/04/92 Account: R001-6150 Number: H9200449

PAID PER HAND-WRITTEN RECEIPT DATED 4/28/92

	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$50.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: DOWNEY

Please Make Checks Payable To: Baltimore County

Baltimore County Government  
 Office of Zoning Administration and Development Management  
 Office of Planning & Zoning

111 West Chesapeake Avenue  
 Towson, MD 21284 887-3553

May 19, 1992

Mr. & Mrs. Warren E. Downey  
 1227 Weddel Avenue  
 Baltimore, MD 21227

RE: Item No. 449, Case No. 92-409-A  
 Petitioner: Warren E. Downey, et ux  
 Petition for Administrative Variance

Dear Mr. & Mrs. Downey:

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 preliminary review by Zoning personnel.

AFFIDAVIT  
 IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at: 1227 Weddel Avenue  
 Baltimore, MD. 21227

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (When ready or printed attach)

The reason we would like to add a garage to our home is because we do not have a basement which limits storage and work space which is greatly needed we would also like a place to store our vehicles due to the increasing car thefts in the area.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signatures: Warren E. Downey, Linda M. Downey]

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of April, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Warren E. Downey and Linda M. Downey

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath to the contents of the foregoing and the matters and facts hereinabove set forth are true and correct to the best of their/her/his knowledge and belief.

AS WITNESS my hand and Notarial Seal.  
 April 26, 1992  
 My Commission Expires: 3-1-96

92-409 A

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 13 Date of Posting: 5/7/92

Posted for: Residential Variance

Petitioner: Warren E. Linda M. Downey

Location of property: 1227 Weddel Ave. 120' 6" A. Benson Ave.

Location of sign: in front of 1227 Weddel

Remarks: [Signature]

Posted by: [Signature] Date of return: 5/1/92

Number of Signs: 1

BALTIMORE COUNTY GOVERNMENT  
 OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
 MISCELLANEOUS CASH RECEIPT

DATE: 4/28/92

RECEIVED FROM: Downey

FOR: ADMIN VAR. FILING

040440120WICMRC  
 ON 0011-0100-00  
 VALIDATION OF SIGNATURE OF CLERK

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this  
28th day of April 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Warren E. Downey, et ux  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING  
New Courts Building  
401 Bosley Avenue  
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section  
Office of Planning and Zoning

DATE: May 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - May 4, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George Raduano - Merritt Blvd.  
Huntington Development Corp. - Hunting Tweed Drive  
Waldon J. Stevanus - 8524 Vollmert Avenue  
Rita L. Ruff - Elm Road  
Eric Van Den Beemt - Monkton Road  
Warren E. Downey - Weddel Avenue #447

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

5-4-92.txt  
Petitns.txt

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

DATE: May 7, 1992

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: May 4, 1992

LEGAL OWNER: W. E. Downey 449

There are no comments for this site.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/dm

Department of Environmental Protection & Resource Management  
Development Review Committee Response  
Authorized signature *L. Anne Kelly* Date 5-11-92

File Number	Waiver Number	Zoning Issue	Meeting Date
Rita L. Ruff	#444		5-4-92 NC
DED DEPRM RP STP TE		Jeffery W. And Charles H. Sheldon	WC
DED DEPRM RP STP TE		Eric and Patricia vanden Beemt	WC
DED DEPRM RP STP TE		William R. And Carol L. Sturgeon	in process
✓ Larry R. And Dianna L. Long			NC
DED DEPRM RP STP TE #448			
✓ Warren E. And Linda M. Downey			NC
DED DEPRM RP STP TE			

COUNT 10  
FINAL TOTALS  
COUNT 29

\*\*\* END OF REPORT \*\*\*

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500 (301) 887-4500

MAY 8, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: WARREN E. DOWNEY AND LINDA M. DOWNEY  
Location: #1227 WEDDEL AVENUE  
Item No.: 449 \* (JLL) Zoning Agenda: MAY 4, 1992

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.

REVIEWER: *C. J. P. P. P.* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for May 11, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for the following properties:

Scripps Howard Broadcasting Company  
6400 York Road

Huntington Development Corporation  
3216 Hunting Tweed Drive

Waldon J. Stevanus & Margaret O. Stevanus  
8524 Vollmert Avenue

Rita L. Ruff  
1307 Elm Road

Jeffrey W. Sheldon & Charles H. Sheldon  
211 Nicodemus Road

Eric vanden Beemt & Patricia vanden Beemt  
16616 Remare Road

Wm R. Sturgeon & Carol L. Sturgeon  
8715 Windsor Hill Road

Warren E. Downey & Linda M. Downey 449  
1227 Weddel Avenue

ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAK:s

Department of Recreation and Parks  
Development Review Committee Response  
Authorized signature *Robert P. ...* Date 5/4/92

File Number	Waiver Number	Zoning Issue	Meeting Date
1500 Glencoe Road - Oldfields School, Inc.	432		4-27-92
STP DEPRM RP (To EIRD)		No Comments	

COUNT 1

- ✓ George Raduano And Elizabeth Raduano 5-4-92
- DED DEPRM RP STP TE #440 No Comments
- ✓ Scripps Howard Broadcasting Company
- DED DEPRM RP STP TE #441 No Comments
- ✓ Huntington Development Corporation (Hunting Tweed Drive)
- DED DEPRM RP STP TE #442 No Comments
- ✓ Waldon J. And Margaret O. Stevanus
- DED DEPRM RP STP TE #443 No Comments
- ✓ Rita L. Ruff
- DED DEPRM RP STP TE #444 No Comments
- ✓ Jeffery W. And Charles H. Sheldon
- DED DEPRM RP STP TE #445 No Comments
- ✓ Eric and Patricia vanden Beemt
- DED DEPRM RP STP TE #446 No Comments
- ✓ William R. And Carol L. Sturgeon
- DED DEPRM RP STP TE #447 No Comments
- ✓ Larry R. And Dianna L. Long
- DED DEPRM RP STP TE #448 No Comments
- ✓ Warren E. And Linda M. Downey
- DED DEPRM RP STP TE #449 No Comments

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

April 30, 1992

Warren E. and Linda M. Downey  
1227 Weddel Avenue  
Baltimore, Maryland 21227

RE: CLASS NUMBER: 92-409-A  
LOCATION: N/S Weddel Avenue, 120' W of Beacon Avenue  
1227 Weddel Avenue  
13th Election District - 1st Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

- Your property will be posted on or before May 11, 1992. The closing date is May 26, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Laurence E. Schmidt*  
Laurence E. Schmidt  
Zoning Commissioner, Baltimore County

Keep in File 92-409-A  
H.O.  
Mr. Downey requested to be allowed to file without sealed site plans. Actually they don't look bad and the property line in question is clearly marked on the accompanying photos. No window is proposed on the wall. Mr. Downey is handicapped (blind) and I felt that since he signed responsibility forms (on this file) that his request was not totally inappropriate in light of our communication difficulties.  
4/28/92

KEEP IN CONJUNCTION FILE  
Requester Request to file without sealed plans. I do not and signed accept full responsibility for requesting to be allowed to file without sealed site plans as required in the Baltimore County Regulations. I understand that such waiver of responsibility is not a legal requirement and I am requesting such a waiver.  
Warren E. Downey  
Warren E. Downey  
April 28, 1992

7981 PAGE 573 92-409-A

SIMPLE - CORPORATE GRANTOR - LONG FORM

**This Deed, MADE THIS 19th day of September**  
in the year one thousand nine hundred and eighty-eight by and between  
**INTERSTATE VENTURES, INC., a body corporate**  
of the State of Maryland, Grantor, party of the first part, and  
**WARREN E. DOWNEY and LINDA M. DOWNEY, his wife, parties** C AC/F 15,  
C T IX 316,  
C DCS 442.  
DEED 774,  
SF CLERK 470323 C001 REC 71  
09/2

Witnesseth, That in consideration of the sum of EIGHTY-EIGHT THOUSAND THREE HUNDRED TWENTY-EIGHT AND 00/100 DOLLARS (\$88,328.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part

**RECEIVED FOR TRANSFER**  
State Department of Assessments & Taxation  
for Baltimore County  
AGRICULTURAL TRANSFER TAX NOT APPLICABLE  
SIGNATURE: JR DATE: 9/26/88  
SIGNATURE: JR DATE: 9/26/88

dous grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives/assignors and assigns forever, in fee simple, all that lot of ground situated in the State of Maryland, and described as follows, that is to say:  
FOR DESCRIPTION OF PROPERTY PLEASE SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the property which by Deed dated December 28, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6842, Folio 39 was granted and conveyed by Mabel T. Letzter and Ethel T. Elgert, Surviving Directors of The Whittemore Realty Company, unto Interstate Ventures, Inc., the herein Grantor.

Grantor reserves an easement for construction of necessary drainage and utilities of 7.5 feet along both the side lot lines and 15 feet along the front and rear lot lines of the subject property.

Grantor also reserves a temporary grading easement over the subject property so as to allow Grantor to comply with the appropriate Baltimore City and Baltimore County approved grading plan, said easement to cease when the appropriate governmental authority accepts the final grading for the subject property.

This conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of substantially all of the property and assets of the party of the first part.

Warren E. Downey and Linda M. Downey, parties of the second part, hereby certify under the penalties of perjury that the land conveyed in said Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

Warren E. Downey - Grantor  
Linda M. Downey - Grantee

To certify with the build thereupon, and the rights, alle, ways, waters, privileges, appurtenances and advantages thereto belonging, or-in-an-wise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives/assignors and assigns forever, in fee simple.

AND the said part of the first part hereby covenant that not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that will warrant specially the property hereby granted; and that will execute such further assurances of the same as may be requisite.

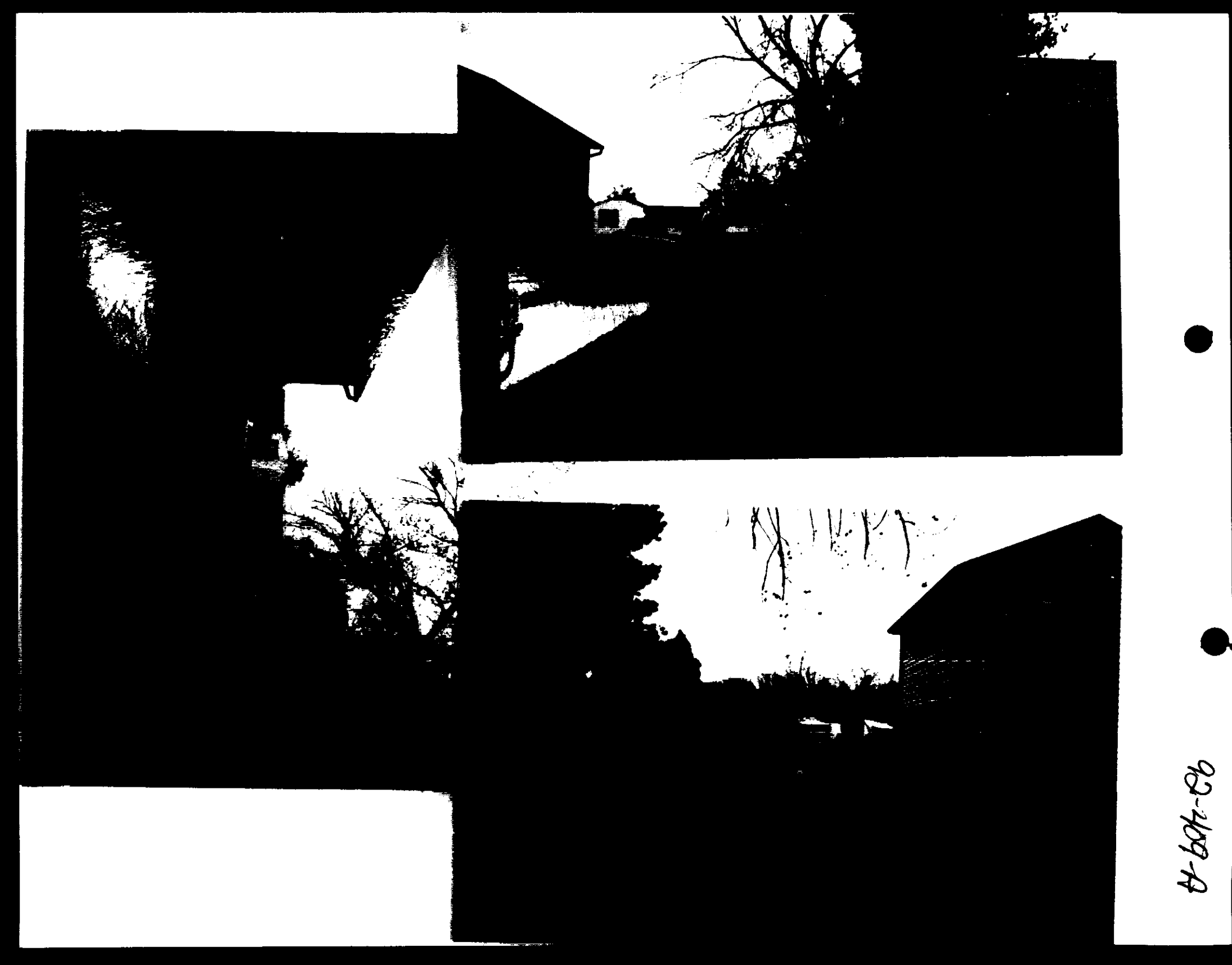
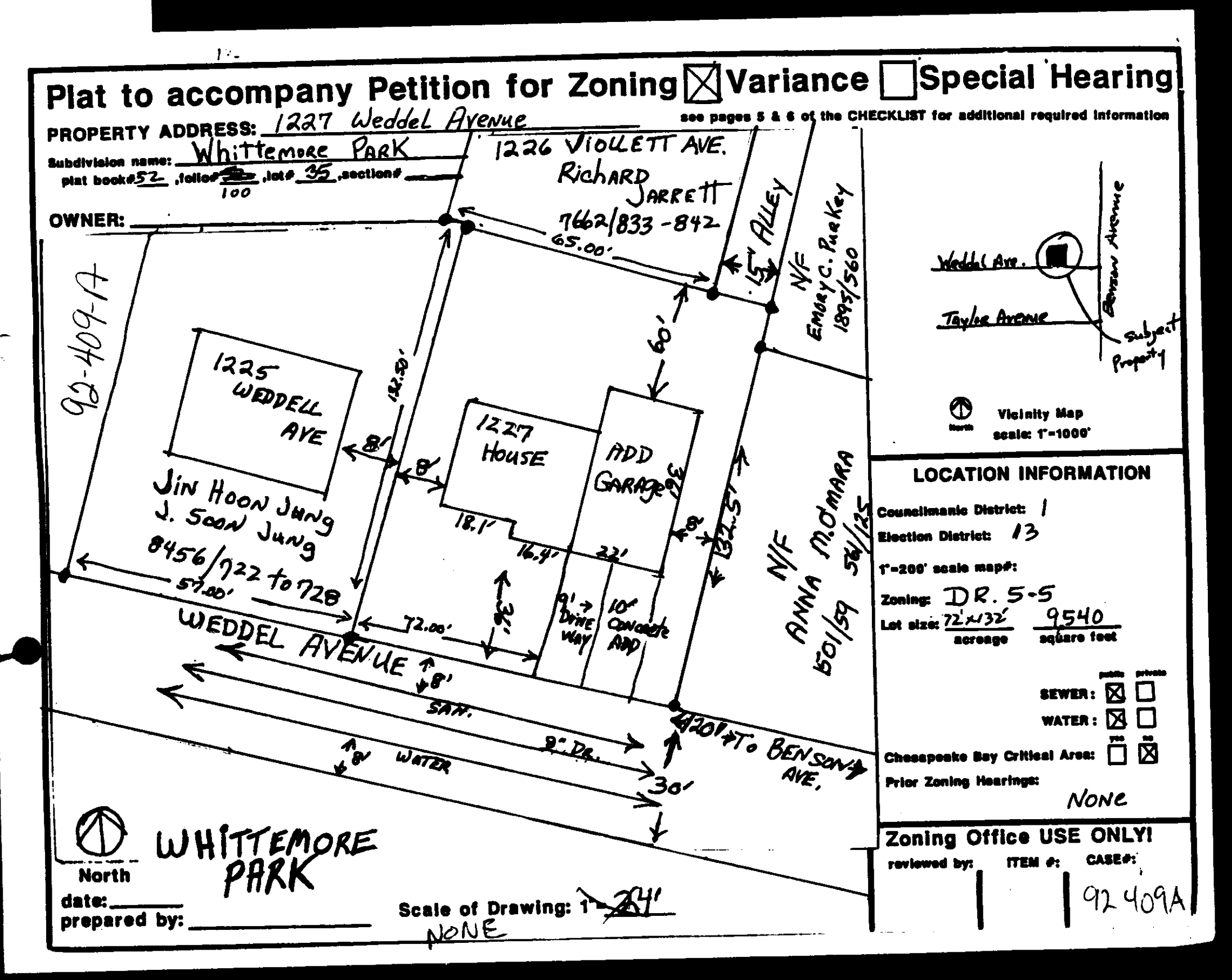
Witness the name and corporate seal of said body corporate and the signature of  
Simon Rosenberg the President thereof.  
Attest:  
INTERSTATE VENTURES, INC.  
By: Simon Rosenberg (SEAL)  
President  
Simon Rosenberg  
Secretary

STATE OF Maryland  
County of Howard, to wit:  
I HEREBY CERTIFY, That on this 19th day of September, 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Simon Rosenberg who acknowledged himself to be the President of INTERSTATE VENTURES, INC. a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by him self as such President  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
Ann Marie Ferriss  
Notary Public.  
My Commission expires: July 1, 1990

7981 PAGE 575  
EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 35 as shown on Plat entitled "Resubdivision of a Portion of Whittemore Park", which Plat is recorded among the Land Records of Baltimore County in Plat Book 52, Folio 100. The improvements thereon being known as 1227 Weddel Avenue.

MAIL TO:  
Prestige Title Co.  
9175 Guilford Rd.  
Columbia, Md. 21046



92-409-A



G-SW G-SE

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

*[Signature]*  
 Chairman, County Council

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

SCALE  
 1" = 200'

DATE  
 OF  
 PHOTOGRAPHY  
 JANUARY  
 1986

LOCATION  
 LANSDOWNE

SHEET  
 S.W.  
 4-C

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210