

IN RE: PETITION FOR ZONING VARIANCE
S/S Bee Tree Mill Court, 1826'
W of the c/l of York Road
(17 Bee Tree Mill Court)
7th Election District
3rd Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-30-A

Bee Tree Partnership
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owner of the subject property, Bee Tree Partnership, by Robert E. Carpenter, Partner, and the Contract Purchasers, Kevin and Cheryl Barrows. The Petitioner requests relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 34 feet in lieu of the required 50 feet and to amend the latest Amended Final Development Plan of Bee Tree Mill for a proposed dwelling in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Cheryl Barrows, Contract Purchaser, and J. Finley Ransone, Registered Land Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 17 Bee Tree Mill Court, consists of 1.202 acres, more or less, zoned RC 5 and is currently unimproved. Said property is also known as Lot 12 of Bee Tree Mill. The Petitioner is desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1. However, as a result of a relocated well on adjoining Lot 11, Lot 12 had to be reconfigured and the front setback line adjusted accordingly. As a result, the proposed dwelling does not fit within the prescribed building envelope.

Testimony further indicated that due to the irregular shape of the lot, the location shown on Petitioner's Exhibit 1 is the most practical.

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, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Peti-

tioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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 15th day of September 1992 that the Petition for Zoning Variance requesting relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 34 feet in lieu of the required 50 feet and to amend the latest Amended Final Development Plan of Bee Tree Mill for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

September 15, 1992

(410) 847-4346

Mr. Robert E. Carpenter
Bee Tree Partnership
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
S/S Bee Tree Mill Court, 1826' W of the c/l of York Road
(17 Bee Tree Mill Court)
7th Election District - 3rd Councilmanic District
Bee Tree Partnership - Petitioner
Case No. 93-30-A

Dear Mr. Carpenter:

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 867-3351.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John Vergos
542 Stemmers Run Rd., Baltimore, Md. 21221

Ms. Cheryl Barrows
8331 Old Harford Road, Baltimore, Md. 21234

People's Counsel

File

ORDER RECEIVED FOR FILING
Date 9/15/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/15/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/15/92
By [Signature]

TMK:bjs

- 3 -



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at Bee Tree Mill Ct (1712) PAA/Ten, Md. 21204
which is presently zoned RC/5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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(s)

1A04.3.B.3
To allow a 34' front setback in lieu of the required 50' and to amend the latest amended FDP of Bee Tree Mill.

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

Due to revision of original front set back line, house does not fit within the prescribed building envelope set back lines. A variance from 50 ft to 34 ft is requested for the front set back. Lot line was adjusted and subject envelope narrowed as a result. 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.

Contact Purchaser/Lessee
Kevin Barrows Cheryl Barrows
(Type or Print Name)
Kevin Barrows Cheryl Barrows
Signature
902 Clymer Ct
Address
Beth Air MD 21015
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zipcode

(File to 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.)
Legal Owner(s)
Bee Tree Partnership
(Type or Print Name)
Robert E. Carpenter
Signature
Robert E. Carpenter
(Type or Print Name)

4111 E. Joppa Rd 528-4600
Address Phone No.
Baltimore Md 21236
City Name Address and phone number of legal owner, contract purchaser or representative to be contacted

Name
Address
City State Zipcode

Phone No.
Address
City State Zipcode

ESTIMATED LENGTH OF HEARING
minutes for Hearing
Estimated Date
Hear Two Months

ALL OTHER
REVIEWED BY: LG DATE: 7/2/92

July 23, 1992

ZONING DESCRIPTION

ALL that piece or parcel of land situated, lying, and being in the seventh Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

BEGINNING for the same at a point on the southwest side of Bee Tree Mill Court which is 50 feet wide at the distance of 1826.35 feet northwesterly from the centerline of York Road, Maryland State Route 45, 60 feet wide, being Lot No. 12, as shown on the plat entitled Second Amended Plat, Bee Tree Mill, Section Two, Plat One, as recorded in Baltimore County Plat Book No. 82, Folio 60, containing 1.202 acres, more or less. Also known as No. 17 Bee Tree Mill Court.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 7/23/92

Posted for: variance

Petitioner: Kevin & Cheryl Barrows & Bee Tree Partnership

Location of property: 4111 E. Joppa Rd. (17), 1826' W of York Rd.

Location of Signs: along road, on property, Baltimore

Remarks: none

Posted by: M. Kotroco Date of return: 8/28/92

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 21, 1992

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 Aug 20, 1992.

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

\$193.83

NOTICE OF HEARING
The Zoning Commission of Baltimore County, the authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed identified herein in Room 100 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 or Room 116, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 at 10:00 a.m. on September 14, 1992.
CASE #92-254 (Item #30)
S/S Bee Tree Mill Court, 1826' W of the c/l of York Road, 17 Bee Tree Mill Court
7th Election District
3rd Councilmanic District
Bee Tree Partnership
Contract Purchasers:
Kevin & Cheryl Barrows
HEARING: MONDAY, SEPTEMBER 14, 1992 at 10:00 a.m. in Room 116, Old Courthouse.
Variance to allow a 34 foot front setback in lieu of the required 50 feet and to amend the latest amended FDP of Bee Tree Mill.

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

Date: 7/31/92

BEE TREE PART.
17 Bee Tree Mill Ct

15 Bee Tree Mill Ct, 1826' W of York Rd

Residential Variance \$50.00

Please Make Checks Payable To: Baltimore County
BA 001152AM07-31-92 \$50.00

Cashier Validation



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

receipt

Date
Account: R 001 6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 7/31/92

7/31/92

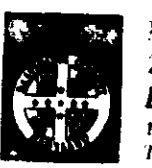
119300030

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (TRL)	1 X	\$50.00
TOTAL:		\$50.00

LAST NAME OF OWNER: BEE TREE PARTNER

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date
Account: R 001 6150
Number

93-30

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (TRL)	1 X	\$50.00
TOTAL:		\$50.00

LAST NAME OF OWNER: BEE TREE PARTNER

Please Make Checks Payable To: Baltimore County
BA 001152AM07-31-92 \$50.00

Cashier Validation

ORDER RECEIVED FOR FILING
Date 9/15/92
By [Signature]

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 9-4-92

Re: Tree Partnership
4111 E. Joppa Road
Baltimore, Maryland 21236

RE:
CASE #93-30-4 (Item #30)
S/S Bee Tree Mill Court, 1826' W of c/l York Road
17 Bee Tree Mill Court
7th Election District - 3rd Councilmanic
Legal Owner(s): Bee Tree Partnership
Contract Purchase(s): Kevin & Cheryl Barrows
HEARING: MONDAY, SEPTEMBER 14, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 62.69 is due for advertising and posting of the above captioned property and hearing date.

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 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUG 05 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #93-30-4 (Item #30)
S/S Bee Tree Mill Court, 1826' W of c/l York Road
17 Bee Tree Mill Court
7th Election District - 3rd Councilmanic
Legal Owner(s): Bee Tree Partnership
Contract Purchase(s): Kevin & Cheryl Barrows
HEARING: MONDAY, SEPTEMBER 14, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow a 34 foot front setback in lieu of the required 50 foot and to amend the latest amended F.D.P. of Bee Tree Mill.

Arnold Jablon
DIRECTOR

Zoning Commissioner of
Baltimore County

cc: Bee Tree Partnership
Kevin & Cheryl Barrows
G. MATTHEW J. EER ESQ
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 2, 1992

Mr. Robert E. Carney, Jr.
Bee Tree Partnership
4111 E. Joppa Road
Baltimore, MD 21236

RE: Item No. 30, Case No. 93-30-A
Petitioner: Bee Tree Partnership, et al
Petition for Variance

Dear Mr. Carney:

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 indicate the appropriateness of the zoning action requested, but 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.

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 20th day of July, 1992

Arnold Jablon
DIRECTOR

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

Petitioner: Bee Tree Partnership, et al
Petitioner's Attorney:

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 8/24/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

Stonegate at Patapsco (Aerial Property): 6-1-92

90476
CON DED TE (Waiting for developer to submit plans first)

COUNT 1

Theresa A. Manistadt NC 7-13-92

DED DEPRM STP TE

COUNT 1

Swings Run Apartments NC 7-20-92

DED DEPRM STP TE

COUNT 1

Alfred Pinkard 28 NC 8-10-92

DED DEPRM RP STP TE

Bee Tree Partnership NC

DED DEPRM RP STP TE

Albert F. Baumgart 31 NC

DED DEPRM RP STP TE

Edith B. Ransom 32 NC

DED DEPRM RP STP TE

Michael And Patricia A. Perholtz 33 W/C

DED DEPRM RP STP TE

Charles C. Sr. And Patricia G. Chelbda 34 N/C

DED DEPRM RP STP TE

COUNT 6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 11, 1992

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

SUBJECT: Petitions from Zoning Advisory Committee
August 10, 1992

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

Item No. 28, Alfred Pinkard
Item No. 30, Bee Tree Partnership
Item No. 31, Albert Baumgart
Item No. 32, Edith Ransom
Item No. 33, Michael and Patricia Perholtz
Item No. 34, Charles and Patricia Chelbda

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

EM/FM/rdn

RECEIVED
AUG 25 1992
ZONING OFFICE

ITMS28.33/ZAC1

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 8/24/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

Stonegate at Patapsco (Aerial Property): 6-1-92

90476
CON DED TE (Waiting for developer to submit plans first)

COUNT 1

Alfred Pinkard 28 N/C 8-10-92

DED DEPRM RP STP TE

Bee Tree Partnership 30 N/C

DED DEPRM RP STP TE

Albert F. Baumgart 31 N/C

DED DEPRM RP STP TE

Edith B. Ransom 32 N/C

DED DEPRM RP STP TE

Michael And Patricia A. Perholtz 33 W/C

DED DEPRM RP STP TE

Charles C. Sr. And Patricia G. Chelbda 34 N/C

DED DEPRM RP STP TE

COUNT 6

Colonial Village Company 19 W/C 8-3-92

DED DEPRM STP TE

Susan J. Blum 23 W/C

DED DEPRM STP TE

COUNT 2

FINAL TOTALS
COUNT 9

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(410) 887-4500

AUGUST 6, 1992

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

RE: Property Owner: BEE TREE PARTNERSHIP
Location: #17 BEE TREE MILL COURT
Item No.: 30 (LJG) Zoning Agenda: AUGUST 10, 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.

7. The Fire Prevention Bureau has no comments at this time.

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

JP/KEK

RECEIVED
AUG 25 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response
Authorized signature _____ Date 8/3/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Alfred Pinkard	28	No Comment	8-10-92
DEPRM RP			
✓ Bee Tree Partnership	30	No Comment	
DEPRM RP			
✓ Albert F. Baumgart	31	No Comment	
DEPRM RP			
✓ Edith B. Ransom	32	No Comment	
DEPRM RP			
✓ Michael And Patricia A. Perholtz	33	No Comment	
DEPRM RP			
✓ Charles C. Sr. And Patricia G. Chelbda	34	No Comment	
RP			

COUNT 6

✓ James And Linda Heier	35	No Comment	8-24-92
DED DEPRM RP STP TE			
✓ Allan L. Snyder Et. Al.	36	No Comment	
DED DEPRM RP STP TE			
✓ Salvo Auto Parts	37	No Comment	
DED DEPRM RP STP TE			
✓ Adela M. Lombardi And Florence Kunsky	38	No Comment	
DED DEPRM RP STP TE			
✓ Helaine G. And Melvin R. Trosch	39	No Comment	
DED DEPRM RP STP TE			
✓ Baltimore Country Club of Baltimore City	40	No Comment	
DED DEPRM RP STP TE			

93-30-A 9-14-92
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 11, 1992

FROM: J. Lawrence Pilson, JLP/PLS
Development Coordinator, DEPRM

SUBJECT: Zoning Item #30
17 Bee Tree Mill Court
Zoning Advisory Committee Meeting of August 10, 1992

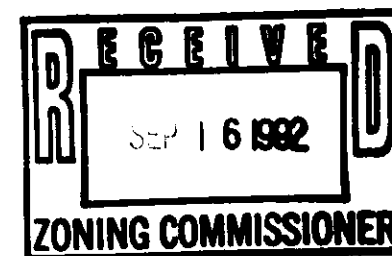
The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Additional soil evaluations will be required prior to building permit approval due to variable bedrock conditions encountered in the area, as stated in the letter dated 2/7/91.

LP:sp

BEETREE/TXTSPB



Mr. Arnold Jablon
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

I am seeking your assistance in expediting a request for variance that my wife and I applied for yesterday through Larry Goetz. Due to misunderstandings between the developer and the engineer, we were told that the variance we were seeking (to modify the front setback on a vacant lot) could be handled through a 3-week process called an administrative variance. Much to our dismay, we were informed by zoning that this is not true and a several month process is in front of us before we can even break ground.

Because of limitations on temporary living arrangements (we must vacate our house by August 31), the one-way 45-minute commute of our children to school during this time, and the rescheduling of the construction of our new house, this unforeseen, extended period of time will cause extreme hardship.

It is therefore that I come to you for your assistance; any help will be greatly appreciated. My work number is 584-7050 and home phone is 893-9193. We thank you for your time and personal attention in this unfortunate situation.

Sincerely yours,

Kevin Barrows

RECEIVED
AUG 4 1992
ZONING OFFICE

8/5/92 Appx to builder and civil OK to fill plans & expedite
Sept 14/92 hearing

93-30-A
Hm 30

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

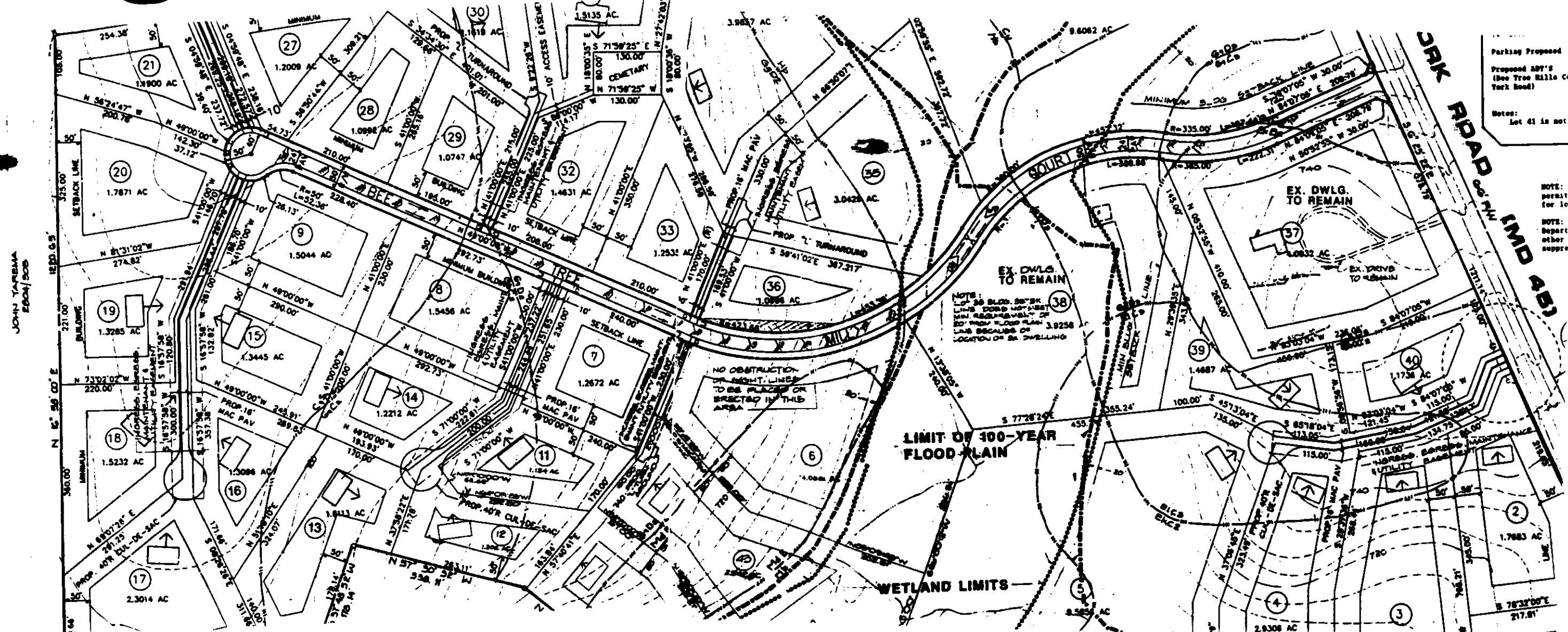
NAME

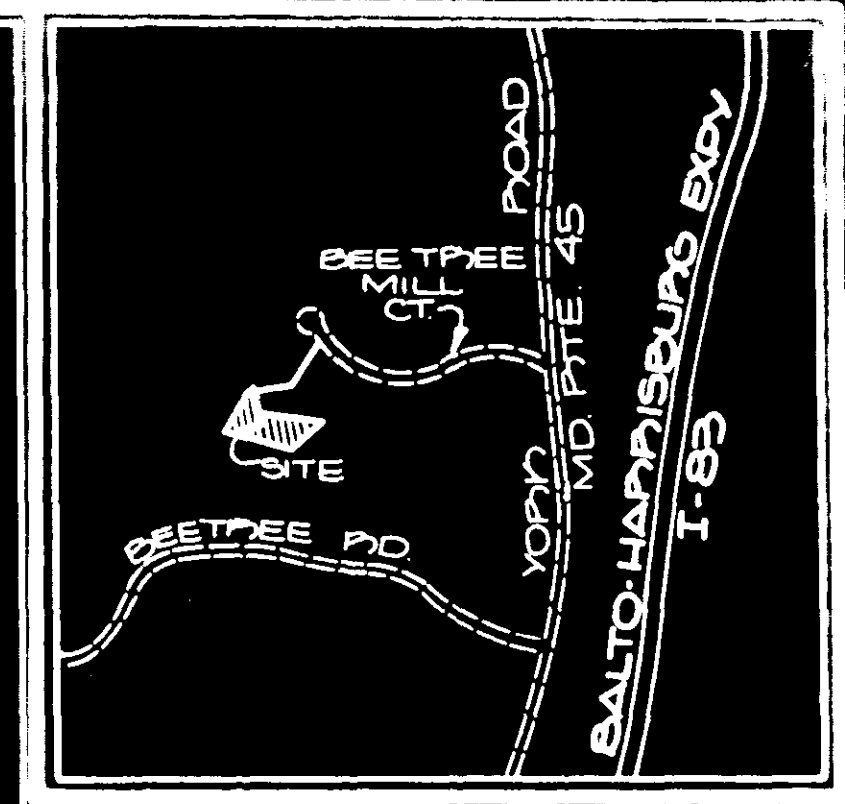
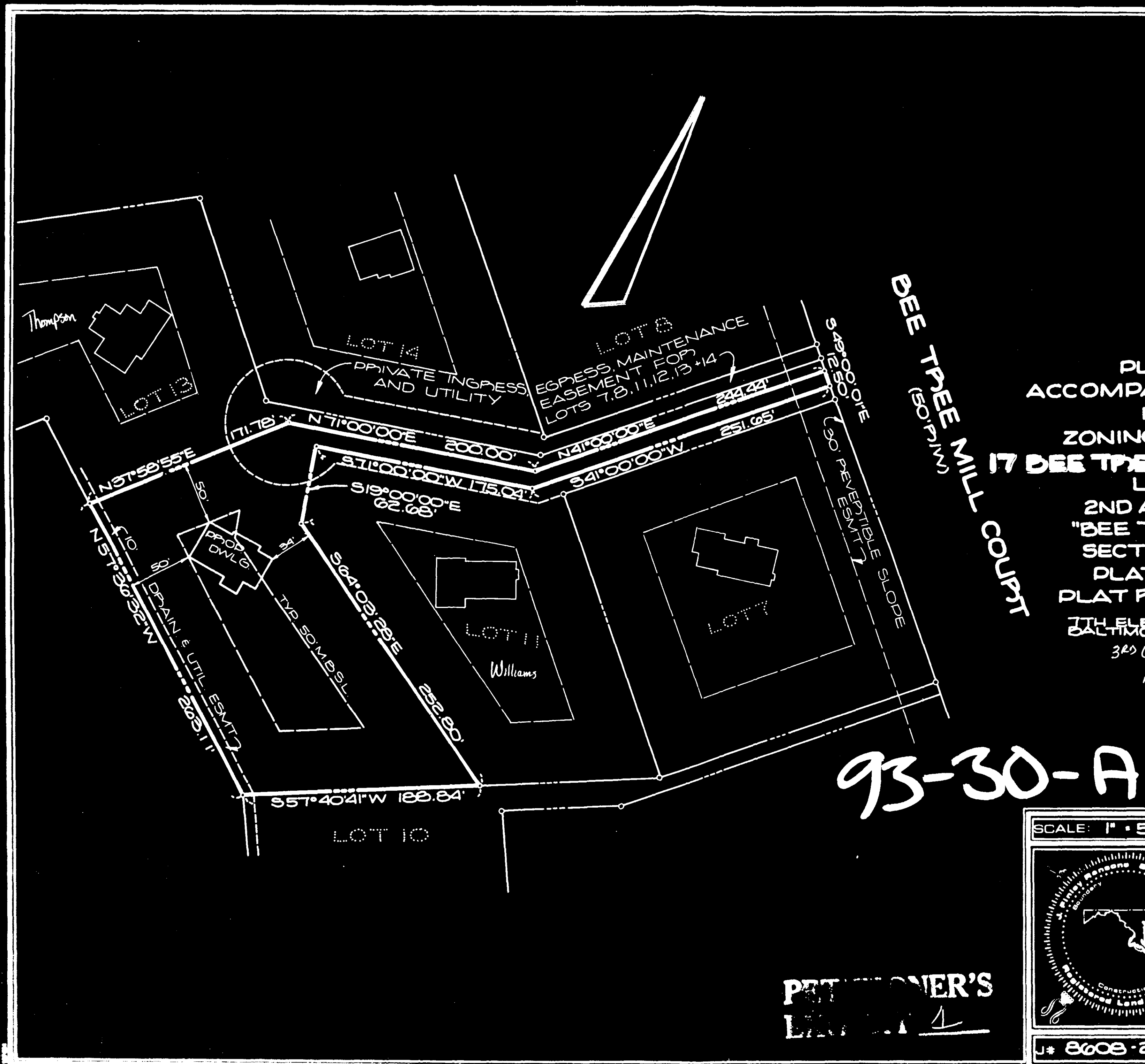
ADDRESS

J. FINEY RANSOME
Cheryl Barrows

2015 MERRIMAN'S HILL RD. #113
3331 Old Harford Rd. #234

93-30-A





VICINITY MAP
1"=1000'

PLAT TO
ACCOMPANY PETITION
FOR
ZONING VARIANCE
17 BEE TREE MILL COURT
LOT 12
2ND AMENDED PLAT
"BEE TREE MILL"
SECTION TWO
PLAT ONE
PLAT REF: 62/50
7TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
34th Council District
RC-5



93-30-A

PETITIONER'S
LAWYER 4

SCALE: 1" = 50'	DATE: 23 JULY 92
	
J. FINLEY RANSONE & ASSOCIATES REGISTERED LAND SURVEYORS P.O. BOX 10180 TOWSON, MARYLAND 21285-0180 686-7448	
J* 8609-235	F* 78-019