

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/8 Wilen Oak Road, 50' W of * DEPUTY ZONING COMMISSIONER
the c/l intersection of * OF BALTIMORE COUNTY
Golden Ring Road & Bassett Road
(Goldenwood)
14th Election District
6th Councilmanic District * Case No. 93-166-A
Goldenwood Associates
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the owners of the subject property, Goldenwood Associates, by Frank Scarfield, through their attorney, Thomas L. Hennessey, Esquire. The Petitioners request relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Sections 1801.2.C.2a (B.C.Z.R.) and V.B.5.a (C.M.D.P.) to permit a window to tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 25 to 45; from Sections 1801.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to right-of-way line distance of 13 feet in lieu of the required 15 feet and from Section V.B.6.d (C.M.D.P.) to permit a window to centerline of public travelway distance of 51 feet in lieu of the required 53 feet for Lots 14 to 18; and from Sections 1801.2.C.2.a and 301.1.a (B.C.Z.R.) to permit an open projection distance to tract boundary of 18 feet in lieu of the minimum required 26.25 feet for Lots 25 to 45, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Frank Scarfield, a principal in the development of this property, and Wilbur Duvall, Registered Professional Engineer. The Petitioners were represented by Thomas L. Hennessey, Esquire. There were no Protestants.

Testimony indicated that the subject property consists of 9.2 acres, zoned D.R. 5.5, and is located off of Golden Ring Road in the Rosedale section of Baltimore County. The Petitioners are desirous of developing the property with townhouse dwelling units. Testimony indicated that the Petitioners originally planned to construct a continuous row of townhomes with a common front foundation wall. However, as the development progressed, the Petitioners surmised that if the townhomes were offset, or staggered, the properties would be more saleable and the development more attractive. Mr. Scarfield testified that he is hoping to provide affordable housing to the citizens of Baltimore County and that he met with Frank Welsh, Director of the Baltimore County Department of Community Development, in an attempt to obtain funding for the proposed development. After meeting with Mr. Welsh, it was decided that the townhomes should be staggered in order to make the development more attractive and a better candidate for public funding. As a result of the proposed staggering of the homes in question, the requested variances are necessary.

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.

- 2 -

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 Petitioner'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 11th day of January, 1993 that the Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Sections 1801.2.C.2a (B.C.Z.R.) and V.B.5.a (C.M.D.P.) to permit a window to tract boundary distance of 30 feet in lieu of the required 35 feet for Lots 25 to 45; from Sections 1801.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to right-of-way line

- 3 -

Distance of 13 feet in lieu of the required 15 feet and from Section V.B.6.d (C.M.D.P.) to permit a window to centerline of public travelway distance of 51 feet in lieu of the required 53 feet for Lots 14 to 18; and from Sections 1801.2.C.2.a and 301.1.a (B.C.Z.R.) to permit an open projection distance to tract boundary of 18 feet in lieu of the minimum required 26.25 feet for Lots 25 to 45, 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.
- 2) The Petitioners shall amend the Final Development Plan for Goldenwood indicating all variances granted pursuant to this case and indicating that no lots have been sold within 300 feet of these variances.

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

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/14/93
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

January 11, 1993

(410) 887-4386

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
Towson, Maryland 21286

RE: PETITION FOR ZONING VARIANCE
NW/8 Wilen Oak Court, 50' W of the c/l intersection of
Golden Ring Road and Bassett Road
(Goldenwood)
14th Election District - 6th Councilmanic District
Goldenwood Associates - Petitioners
Case No. 93-166-A

Dear Mr. Hennessey:

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 887-3351.

Very truly yours,

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

TMK:bjs

cc: People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at TANGERINE PLANT
Golden Ring Road & Wilen Oak Court
which is presently zoned DR 5.5

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)

See attachment 'A'

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

To be discussed at hearing

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.

Engineer

Mark Kromm

(Type or Print Name)

530 East Joppa Road

(Address)

Towson

(City)

MD

(State)

21286

(Zipcode)

407 W. Pennsylvania Ave.

(Address)

Towson

(City)

MD

(State)

21286

(Zipcode)

6110 Holabird Avenue

(Address)

Baltimore

(City)

MD

(State)

21222

(Zipcode)

530 East Joppa Road

(Address)

583-9571

(Phone No.)

(I/We do solemnly swear and affirm, under the penalties of perjury, that true are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

Goldenwood Associates

(Type or Print Name)

Frank Scarfield

(Type or Print Name)

Signature

6110 Holabird Avenue

(Address)

Baltimore

(City)

MD

(State)

21222

(Zipcode)

530 East Joppa Road

(Address)

583-9571

(Phone No.)

ESTIMATED LENGTH OF HEARING

_____ minutes

_____ hours

_____ days

_____ weeks

_____ months

_____ years

REVIEWED BY: [Signature] DATE: 1/16/93

ORDER RECEIVED FOR FILING
Date 1/14/93
By [Signature]

Goldenwood
Attachment "A"

93-166-A

Lots 25 to 45

Variance from sections 1801.2.C.2a (B.C.Z.R.) and V.B.5.a (C.M.D.P.) to permit a window to tract boundary distance of 30 feet in lieu of the required 35 feet.

Lots 14 to 18

Variance from sections 1801.2.C.6 (B.C.Z.R.) and V.B.6.a (C.M.D.P.) to permit a window to right-of-way line distance of 13 feet in lieu of the required 15 feet and V.B.6.d (C.M.D.P.) to permit window to centerline of public travelway distance of 51 feet in lieu of the required 53 feet.

Lots 25 to 45

Variance from sections 1801.2.C.2.a (B.C.Z.R.) and 301.1.a (B.C.Z.R.) to permit an open projection distance to tract boundary of 18 feet in lieu of the required 26.25 feet.

26.25 feet

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

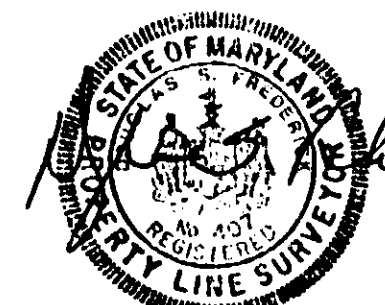
ZONING DESCRIPTION
"GOLDENWOOD"
PLAT BOOK S.M. 59 FOLIO 63

93-166-A

BEGINNING for the same at a point on the Northeasternmost right-of-way line of Golden Ring Road, said point being North 35 degrees West 50 feet from the centerline intersection of Bassett Road and Golden Ring Road, thence running for the following eleven courses and distances, viz:

1. North 53 degrees 14 minutes 00 seconds West 38.57 feet; thence
2. By a curve to the left having a radius of 570.61 feet and an arc length of 118.46 feet being subtended by a chord bearing North 59 degrees 10 minutes 14 minutes 24 seconds East 322.06 feet; thence
3. North 08 degrees 14 minutes 24 seconds East 214.23 feet; thence
4. North 72 degrees 30 minutes 53 seconds West 214.23 feet; thence
5. South 20 degrees 39 minutes 12 seconds West 6.55 feet; thence
6. North 88 degrees 42 minutes 08 seconds West 100.00 feet; thence
7. North 20 degrees 39 minutes 12 seconds East 689.62 feet; thence
8. South 70 degrees 11 minutes 09 seconds East 187.18 feet; thence
9. North 08 degrees 14 minutes 24 seconds East 103.66 feet; thence
10. South 53 degrees 14 minutes 00 seconds East 297.00 feet; thence
11. South 15 degrees 54 minutes 23 seconds West 1043.59 feet to the point of the beginning.

CONTAINING 9.2 acres of land, more or less.



530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 147 Date of Posting: 12/5/92
Posted for: Goldenwood Associates
Petitioner: Goldenwood Associates
Location of property: 111 West Chesapeake Avenue, Towson, MD 21204
Location of Sign: 111 West Chesapeake Avenue, Towson, MD 21204
Remarks: As per zoning code, no sign is required for this case.
Posted by: Arnold Jablon Date of return: 12/5/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/10/92
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 12/10/92

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

61.02

PUBLIC HEARING FEES
020 - ZONING VARIANCE AUTHORITY
LAST NAME OF OWNER: GULLEBRUD
TOTAL: \$250.00
04A040089MCHRC
BA 001025AM11-16-92 \$250.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt



Printed on Recycled Paper

Number

Date

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE:

Goldenwood Associates
6610 Belair Avenue
Baltimore, Maryland 21220

RE:
CASE NUMBER: 93-166-A (Item 175)
N/A & S/S Tawson Place, 8544 N/S Wilson Court
14th Election District - 14th Councilmanic
Petitioner(s): Goldenwood Associates
HEARING: TUESDAY, JANUARY 5, 1992 at 11:00 a.m. in Room 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ _____ 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. IN 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 cable number on the check and make sure 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

cc: Thomas L. Hennessey, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

NOV 30 1992

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing of the property identified below in Room 118 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

CASE NUMBER: 93-166-A (Item 175)
N/A & S/S Tawson Place, 8544 N/S Wilson Court
14th Election District - 14th Councilmanic
Petitioner(s): Goldenwood Associates
HEARING: TUESDAY, JANUARY 5, 1992 at 11:00 a.m. in Room 118, Old Courthouse.

Variances to allow 25 to 45 ft. to permit a window to project beyond the side of the lot, to allow the required 20 ft. to be met, and to permit a window to project beyond the side of the lot, to allow the required 20 ft. to be met, and to permit a window to project beyond the side of the lot, to allow the required 20 ft. to be met.

Arnold Jablon
DIRECTOR

cc: Goldenwood Associates
Mark K. Krom
Towson, MD Hennessey, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

December 28, 1992

(410) 887-3353

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
Towson, MD 21286

RE: Case No. 93-166-A, Item No. 175
Petitioner: Goldenwood Associates
Petition for Variance

Dear Mr. Hennessey:

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



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 16th day of November 1992.

Arnold Jablon
DIRECTOR

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

Petitioner: Goldenwood Associates
Petitioner's Attorney: Thomas L. Hennessey

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Thomas L. Hennessey Date: 11/30/92

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Gregg and Joyce Kroeger	164		11-23-92 NC
DED DEPRM RP STP TE	164		NC
=====			
DED DEPRM RP STP TE	165		Comment
=====			
DED DEPRM RP STP TE	166		NC
=====			
DED DEPRM RP STP TE	167		Comment
=====			
DED DEPRM RP STP TE	168		NC
=====			
DED DEPRM RP STP TE	172		NC
=====			
DED DEPRM RP STP TE	173		NC
=====			
DED DEPRM RP STP TE	174		NC
=====			
DED DEPRM RP STP TE	175		NC
=====			
DED DEPRM RP STP TE	177		Comment
=====			
DED DEPRM RP STP TE	178		NC
=====			

COUNT 11

Richard M. Diotte

155

11-9-92

DED DEPRM RP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: December 9, 1992
FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section
SUBJECT: Petitions from Zoning Advisory Committee
(November 23, 1992 and December 7, 1992)

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

Roscoe Phipps, Item No. 166
Goldenwood Associates, Item No. 175
Preakness Silver Hill, Inc., Item No. 180
Timothy and Meredith Scott, Item No. 186
Bentley and Enrique Clausen, Item No. 189
Shirley and Ronda Swab, Item No. 190

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.

Prepared by: Francis Morsey
Division Chief: Ervin McDaniel

EMcD/FM:rdn

180.ZAC/ZAC1

DPM/Traffic Engineering
Development Review Committee Response Form
Authorized signature _____ Date 11/30/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Gregg and Joyce Kroeger	164	NIC	11-23-92
DED DEPRM RP STP TE			
Baltimore Bar-B Que Management Inc.	165	NIC	
DED DEPRM RP STP TE			
Roscoe Phipps	166	NIC	
DED DEPRM RP STP TE			
American Legion Dept. of MD	167	NIC	
DED DEPRM RP STP TE			
Cecelia Escalante	168	NIC	
DED DEPRM RP STP TE			
Michael J. and Peggy L. Navarre	172	NIC	
DED DEPRM RP STP TE			
Rulte Home Corporation	173	NIC	
DED DEPRM RP STP TE			
Clinton and Erika Routh	174	NIC	
DED DEPRM RP STP TE			
Goldenwood Associates	175	NIC	
DED DEPRM RP STP TE			
Salvo Road Limited Partnership	177	NIC	
DED DEPRM RP STP TE			
Ronald R. and Janet Lee Gaspari	178	NIC	
DED DEPRM RP STP TE			

COUNT 11
Stonegate at Patapsco (Azeal Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

Development Review Committee Response Form
Authorized signature _____ Date 12/18/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Lewis Brooks Ramsey	128		10-19-92
DED DEPRM RP			
COUNT 1			
Ralph L. and Elsie M. Hackler	160		11-16-92
DED DEPRM RP			
COUNT 1			
American Legion Dept. of MD	167		11-23-92
DED DEPRM RP			
Goldenwood Associates			
DED DEPRM RP			
COUNT 2			
Richard M. Diotte	155		11-9-92
DED DEPRM RP			
COUNT 1			
Catherine L. Graham	191		12-14-92
DED DEPRM RP STP TE			
Richard C. and Nancy G. Powell	192		
DED DEPRM RP STP TE			
Huntington Development Corporation	193		
DED DEPRM RP STP TE			
Nancy E. and David M. Paige	194		
DED DEPRM RP STP TE			

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
NOVEMBER 27, 1992 (410) 887-4500

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

RE: Property Owner: GOLDENWOOD ASSOCIATES
Location: N/S WILEN OAK COURT
Item No.: + 175 (RT) Zoning Agenda: NOVEMBER 23, 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: _____ Noted and Approved _____
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

LAW OFFICES
Thomas L. Hennessey, P.A.
407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21206-4200
AREA CODE (410) 883-7710
FAX (410) 883-7281
RETURN MAIL ADDRESS
P.O. Box 8475
TOWSON, MARYLAND 21208-8475

November 3, 1992

HAND-DELIVERED

W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21286

Attention: William A. Brocato

Re: Petition for Variance - Goldenwood

Dear Bill:

In accordance with your request for the Variance in Goldenwood, attached please find three signed Petitions. The other material has been left with my file so that we might prepare for the hearing. When filing this Variance check the time schedule with my office. I will be out of the State or unavailable January 8 through January 20, 1993.

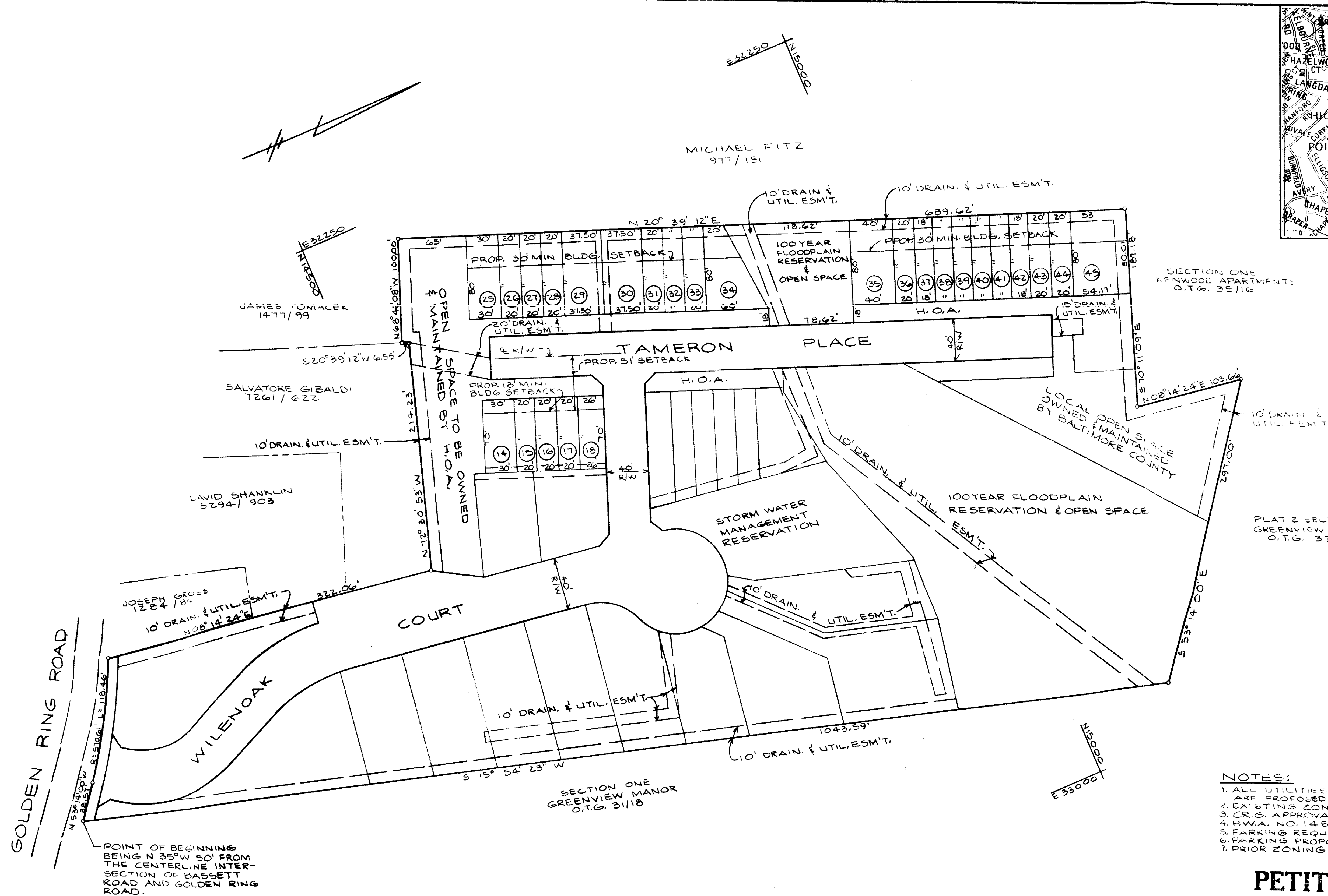
Yours very truly,
Thomas L. Hennessey (s)

TLH/zm
Enclosures

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Will Duvall (Owner)	530 E. Joppa Rd. Towson MD
FRANK SCARFIELD (Owner)	6610 HOLABIRD AVE. #1224
Tom Hennessey (Att)	407 W. Penna Ave



- NOTES:
1. ALL UTILITIES TO SERVICE THIS SUBDIVISION ARE PROPOSED.
 2. EXISTING ZONING: DR 5.5 - 9.2 AC
 3. C.R.G. APPROVAL DATE: 10-11-84
 4. P.W.A. NO. 148502
 5. PARKING REQUIRED: 90 SPACES
 6. PARKING PROPOSED: 90 SPACES
 7. PRIOR ZONING HISTORY: NONE

PETITIONER'S
EXHIBIT 1
93-166-A

OWNER/DEVELOPER
GOLDENWOOD ASSOCIATES
6610 HOLABIRD AVE.
BALTO., MD. 21222

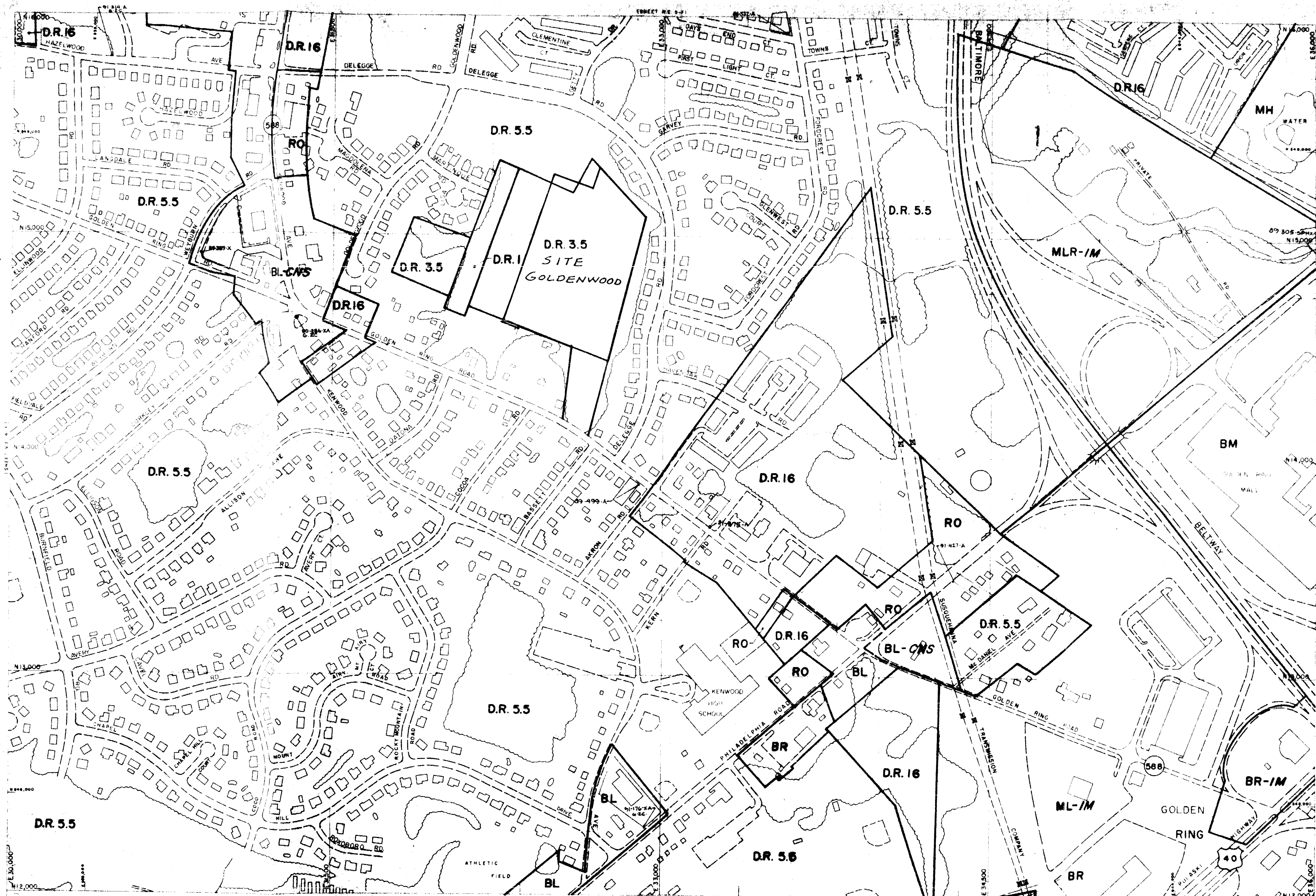
PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

GOLDENWOOD

14TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 50' OCT. 5, 1992
COUNCILMANIC DIST. 6



W. DUVALL & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21206
(410) 583-9571



J-NE I-NW

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

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

Chairman, County Council

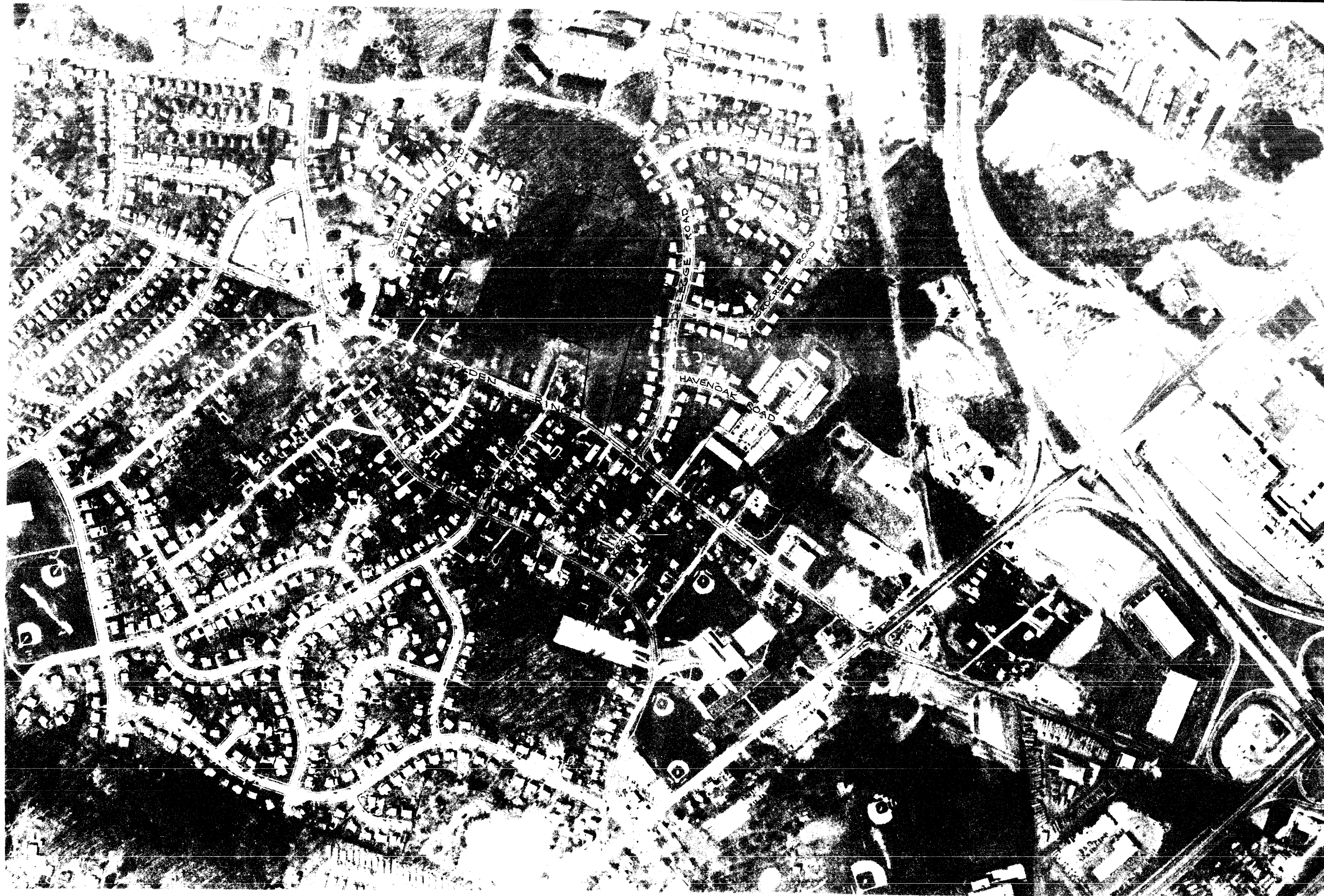
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ROSSVILLE
GOLDEN RING
AREA
GOLDENWOOD

SHEET
N E
4-F

93-166-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' +

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

ROSSVILLE
GOLDEN RING
AREA

SHEET

93-166-A

N.E.
4-F

GOLDENWOOD