

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Appearing on behalf of the Petition were Gary C. and Lea Anne Dunton, legal owners, and their attorney, Robert A. Hoffman, Esquire.

Testimony indicated that the subject property, known as 803 Katesford Road, consists of 1.074 acres, more or less, zoned R.C. 5 and is improved with a two-story single family dwelling. This property is located in Cockeysville near Padonia Road in the Laurelford subdivision which is comprised of expensive homes on substantial lots and is among the more exclusive neighborhoods in Baltimore County. The Petitioners purchased the property approximately one year ago and moved into the residence thereon in April, 1993. Although the existing dwelling contains an attached three-car garage, Mr. Duntun testified that one of the car bays is not useable. Apparently, the prior owner of the property expanded the laundry room inside the house, the result of which made utilization of one of the bays for automobile storage impossible. Desirous of storing a third car on the property, the Petitioners decided to construct a detached garage to the rear of the property, 20 feet by 18 feet in dimension, in accordance with Petitioner's Exhibit 1. They retained the services of a builder, identified as Donald Johnson, to construct the subject building and handle the necessary permits for same. Apparently, when Mr. Johnson secured the requisite permits from Baltimore County, he indicated on the application for the permit that the garage would be 14 feet in height. As noted above, Section 400.2 of the B.C.2.R. restricts detached structures to a limit of 15 feet in height. In that the structure was proposed to be less than the maximum allowed, a permit was issued. Testimony revealed that during the course of construction, the property owners were advised that the proposed

As noted above, Mr. Full requested a public hearing on this Petition and presented his reasons for opposition at the hearing. Quite frank-

First, a showing must be made that a denial of the relief requested would constitute a practical difficulty upon the Petitioners. The concept of practical difficulty has been addressed by the appellate courts of this State. See McLean v. Soley, 210 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

- 4 -

Mr. Pull also requested that certain restrictions be added to my Order in the event the Petition was granted. In this respect, I will restrict the Petitioners as to the use of this garage. It may not be converted to a second dwelling unit or apartment and my Order will so

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

People's Choice

Confidential Purchaser/Leasee

Print or Print Name _____

Signature _____

Address _____

City _____ State _____ Zip Code _____

Attorney for Purchaser

Print or Print Name _____

Address _____

City _____ State _____ Zip Code _____

Phone No. _____

Mail _____

Legal Description

_____ GRACE C. DUNTON _____

_____ MAY C. DUNTON _____

_____ LEAH ANNE DUNTON _____

_____ STEPHEN DUNTON _____

_____ 803 Kahriford Road G67-4762 _____

_____ Cockeysville, MD 21030 _____

_____ LEAH ANNE DUNTON _____

_____ 803 Kahriford Rd G67-4762 _____

Living Communities of Wetland Areas

171

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) does/do presently reside at 803 Katesford Road
Cockeysville, MD 21030
City State Zip Code

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: (include narrative or practical difficulty)

The rear fence of the property for many years we have a growing fence. This is needed daily space and we will suffer in the living of the house.

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

Mary C. Dunton Lorraine Dunton
Signature Signature
Type or print name Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of September, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary C. Dunton & Lorraine Dunton

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

AS WITNESS my hand and Notarial Seal

9/23/93

Louise M. Johnson
My Commission Expires: 4/1/97

EXAMPLE 3 - Zoning Description

These copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 803 KATESFORD RD
Election District 8th Councilmanic District 3rd

Beginning at a point on the SOUTH side of KATESFORD RD
(north, south, east or west)

(street on which property fronts) which is 50'
(number of feet of right-of-way width)

wide at a distance of 430' EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MICHAELSFORD RD
(name of street)

which is 50' wide. *Being Lot # 1
(number of feet of right-of-way width)

Block I, Section I in the subdivision of
LAUREL FORD
(name of subdivision) as recorded in Baltimore County Plat

Book # 60, Folio 129, containing
1.074 ac +/-
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in deed book #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting 11/1/93

Posted for: Variance

Petitioner: Mary C. Dunton & Lorraine Dunton

Location of property: 803 Katesford Rd, Cockeysville, Md 21030

Location of Sign: 803 Katesford Rd, Cockeysville, Md 21030

Remarks:

Posted by: M. Johnson Date of return: 12/1/93

Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting 12/1/93

Posted for: Variance

Petitioner: Mary C. Dunton & Lorraine Dunton

Location of property: 803 Katesford Rd, Cockeysville, Md 21030

Location of Sign: 803 Katesford Rd, Cockeysville, Md 21030

Remarks:

Posted by: M. Johnson Date of return: 12/1/93

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/1/93

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 12/1/93

THE JEFFERSONIAN
A. Henderson
LEGAL AD - TOWSON

Case Number: 94-168-A
803 Katesford Road,
Cockeysville, Md 21030
8th Election District - 3rd Councilmanic
Petitioner/Owners: Gary C. and Lorraine Dunton
Variance to permit an accessory structure with a height of 19 ft. in lieu of the required 15 ft.
HEARING: TUESDAY, DECEMBER 28, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse
LAWRENCE E. SCHULTZ
Zoning Administrator
111 West Chesapeake Avenue
Towson, Maryland 21204
800-555-5555

ITEM 171 receipt
74-168-A
Date 10-20-93
GARY DUNTON 803 KATESFORD RD.
ADMIN. U. (CIC)
POSTING (080)
35.00
35.00

0340140109410402
80 632015PM13 20 93 \$85.00
Please Make Checks Payable To: Baltimore County
Custler Validation

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 94-168-A

Petitioner(s): GARY & LORRAINE DUNTON

Location: 803 KATESFORD ROAD

I/we, RICHARD L. FULL

(Type or print name) (Type or print name)

☒ Legal Owners ☒ Residents, of

12309 MICHAELSFORD ROAD

Address

COCKEYSVILLE, MD 21030 (410) 628-5343

City/State/Zip Code Phone

which is located approximately 1,000 feet from the

property which is the subject of the above petition, do hereby formally

request that a public hearing be set in this matter.

(Richard L. Full) 11/2/93

Signature Date

Signature Date

Baltimore County Government
Office of Zoning Administration
and Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 171

Petitioner: GARY DUNTON

Location: 803 Katesford Rd, Cockeysville, Md 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: SAME

PHONE NUMBER: 667-4762

AJ:ggg (Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
December 9, 1993 Issue - Jeffersonian

Please forward billing to:

Gary and Lorraine Dunton

803 Katesford Road

Cockeysville, Maryland 21030

410-667-4762

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 West Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-168-A (Item 171)
803 Katesford Road,
Cockeysville, Md 21030
8th Election District - 3rd Councilmanic
Petitioner/Owners: Gary C. and Lorraine Dunton

Variance to permit an accessory structure with a height of 19 ft. in lieu of the required 15 ft.

HEARING: TUESDAY, DECEMBER 28, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHULTZ
Zoning Administrator FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
DECEMBER 1, 1993

NOTICE OF HEARING

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or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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HEARING: TUESDAY, DECEMBER 28, 1993 at 10:30 a.m. in Rm. 118, Old Courthouse.

Arnold Jablon
Arnold Jablon
Director

cc: Gary and Lorraine Dunton

Richard L. Full

Robert A. McFann, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 WEST CHESAPEAKE AVENUE IN THE HEARING DATE.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 12, 1993

Mr. and Mrs. Gary C. Dunton
803 Katesford Road
Cockeysville, Maryland 21030

Re: Case No. 94-168-A, Item No. 171
Petitioner: Gary C. Dunton, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Dunton:

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 October 20, 1993, and a hearing was 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.



Maryland Department of Transportation
State Highway Administration

O James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-111 (JCL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
BOB SMALL, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2238 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: November 1, 1993

SUBJECT: 803 Katesford Road

INFORMATION:

Item Number: 171

Petitioner: Dunton Property

Property Size: _____

Zoning: R.C. 5

Requested Action: _____

Hearing Date: 1 / 1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends the following condition:

- The Petitioner shall not convert the storage structure to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: *Jeffrey M. Long*

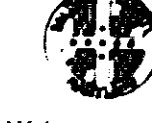
Division Chief: *Carol L. Kassar*

PK/JL:lw

ZAC:JLW/PCONE:ZAC1

Pg. 1

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

NOVEMBER 12, 1993

(410) 887-3353

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

MEETING OF NOVEMBER 1, 1993

Property Owner: MHL Realty Company
Location: #1504 Reisterstown Road
Item No.: #168 (WCP)

Property Owner: John Buxton and Margaret Buxton
Location: #7702 Park Drive
Item No.: #169 (RT)

Property Owner: Edward C. Chavatel & Virginia H. Chavatel
Location: #32 Pleasant Hill Road
Item No.: #170 (PT)

Property Owner: Lea Anne Dunton & Gary C. Dunton
Location: #803 Katesford Road
Item No.: #171 (JWC)

Property Owner: Steven W. Heiger & Peggy A. Heiger
Location: #23 Glasshouse Gaith
Item No.: #172 (JRF)

Property Owner: Powerline Investments, Inc.
Location: #1704 Middleborough Road
Item No.: 173 (JLL)

Property Owner: Powerline Investments, Inc.
Location: #1702 Middleborough Road
Item No.: 174 (JLL)

Property Owner: Carol A. Grillo and Philip P. Grillo
Location: #100 Armagh Drive
Item No.: #175 (JCM)

Property Owner: Margaret Chenoweth & Donald L. Chenoweth &
Edward Chenoweth
Location: Lot Behind #2927 Chenoak Avenue
Item No.: #176 (RT)

Printed with Raytheon Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 29, 1993

Lea Anne and Gary C. Dunton
803 Katesford Road
Cockeysville, Maryland 21030

Re: CASE NUMBER: 94-168-A
ITEM NUMBER: 171
LOCATION: 803 Katesford Road

Dear

Pursuant to review by Mr. Richards and/or his staff, the above matter has been incompletely rendered. Notwithstanding, it was processed through the system; enclosed you will find either a "Notice of Hearing" or "Notice of Case Number Assignment".

Be advised that the closing/hearing date, as indicated on the enclosed "Notice", will stand only if proper documentation is received within two weeks of the date of this letter. Alternatively, this case will be moved four to five weeks further out. To avoid such a delay, you must provide the following:

New petition forms (signed by all parties) listing "hardship" on the front of the forms.

ARNOLD JABLON
DIRECTOR

AJ:ggg

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 29, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Lea Anne Dunton and Gary C. Dunton
803 Katesford Road
Cockeysville, Maryland 21030

Re: CASE NUMBER: 94-168-A (Item 171)
803 Katesford Road
S/S Katesford Road, 430' +/- E of c/l Michaelford Road
9th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact only with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 7, 1993. The closing date (November 22, 1993) 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. They 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.

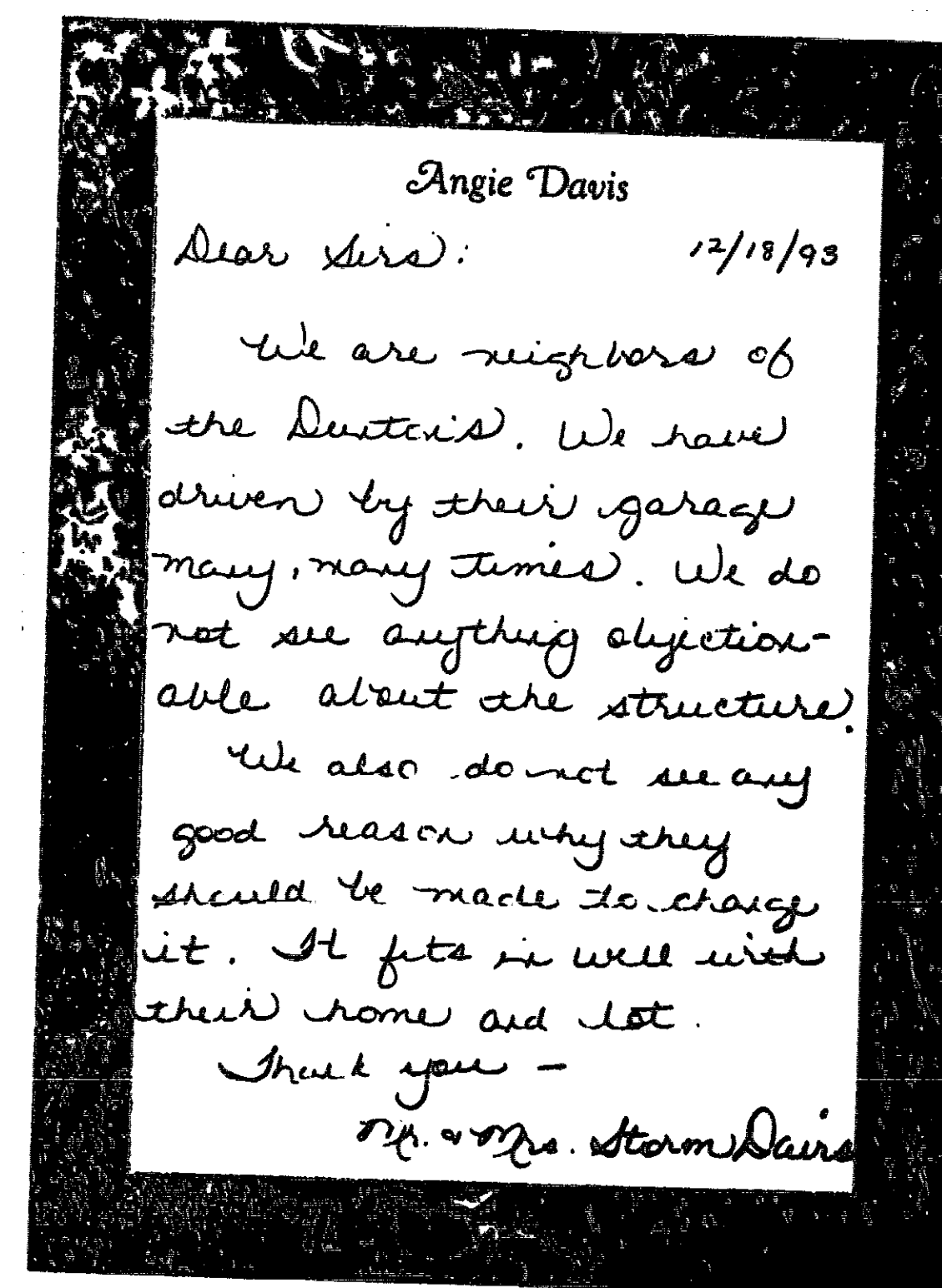
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- 3) 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. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

Printed with Raytheon Ink
on Recycled Paper



*Mrs. & Mrs. William Tobee
804 Katesford Road
Cockeysville, Md. 21030
12/15/93*

*To Whom it may concern:
Regarding Zoning Notice # 94-168-A
on 803 Katesford Road, Cockeysville, Md.
As neighbors directly across from
the above named residence we find
no objection to the new garage or
height of the roof on the new garage.
We have the most direct and
constant view and find it a
charming addition to the property.*

*William J. Tobee
William J. Tobee*

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 803 KATESFORD RD
 Subdivision name: LAURELFORD
 plat book # 50, folio # 129, lot # 1, section # 1
 OWNER: GARY, LEA ANNE, DUNTON

see pages 5 & 6 of the CHECKLIST for additional required information

North
date: _____
prepared by: _____

Scale of Drawing: 1"=50'

LOCATION INFORMATION

Election District: 8th
 Councilmanic District: 3rd
 1"=200' scale map #: NW16C
 Zoning: RC-5
 Lot size: 1.094 acreage 48,300 square feet

SEWER: ☐ PUBLIC ☒ PRIVATE
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ YES ☒ NO
 Prior Zoning Hearings: _____

Zoning Office USE ONLY!
 reviewed by: JCM ITEM #: 171 CASE #: _____

O'Connor PAPER & PLAN
 GREENSPRING
 Suite 100
 10807 Falls Road
 Cockeysville, MD 21030
 (410) 801-1700
 FAX (410) 801-1579

July 25, 1993

Gary Dunton
 803 Katesford Road
 Cockeysville, Md. 21030

Dear Gary

As per your request the Laurelford Architectural Review Committee has reviewed the plans and site plan you submitted for the detached garage you wish to build on your property at 803 Katesford Road.

The plans are approved contingent on the brick, siding and roofing material to be used matches those that are on the main house. Please be aware that this approval does not eliminate the requirements (if any) of Baltimore County for permits and inspections.

If we can be of any further assistance, please do not hesitate to call.

Sincerely

 Robert Pollock
 Laurelford Architectural Review Committee member

Maryland's Leading, Independent, Locally Owned Real Estate Company

Baltimore County Government
 Department of Permits and Inspections

111 West Chesapeake Avenue
 Towson, MD 21204

September 3, 1993

Mr. Gary Dunton
 803 Katesford Rd.
 Cockeysville, Md. 21030

Re: Building on
 803 Katesford Rd.
 Permit #370905

Dear Mr. Dunton:

Our records indicate that you were informed of a building code violation at the referenced location. The building inspector assigned to your area has reported that the condition has not been corrected, and that the violation is continuing.

A hearing has been scheduled on Tuesday, Sept. 21, 1993 at 10:45 a.m. in Room 100 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland to discuss this matter.

The purpose of this hearing is a final attempt to resolve this problem and avoid the necessity of filing criminal charges against you in the District Court of Maryland for the violation of the Baltimore County Building Code.

Your presence at the hearing is required. You may be represented by an attorney if you wish, and present any information you feel is pertinent.

If the matter referred to above has been corrected, or there is any other reason you feel the hearing should not be held, please call the inspector at 847-1953 between 7:30 and 4:15 a.m. for you may contact him in writing at the above address.

Very truly yours,

 Frank Dunbar
 Building Supervisor

cc: date file
 b file
 Inspector - Kemp

NOTE TO FILE: 10-20-93
 PETITIONER WILL BE MAILING PHOTOGRAPHS.

JCM
 8798-93
 11/5/93
 11/19/93
 8

ZADM
 111 West Chesapeake Ave
 Room 100
 Towson, MD 21204

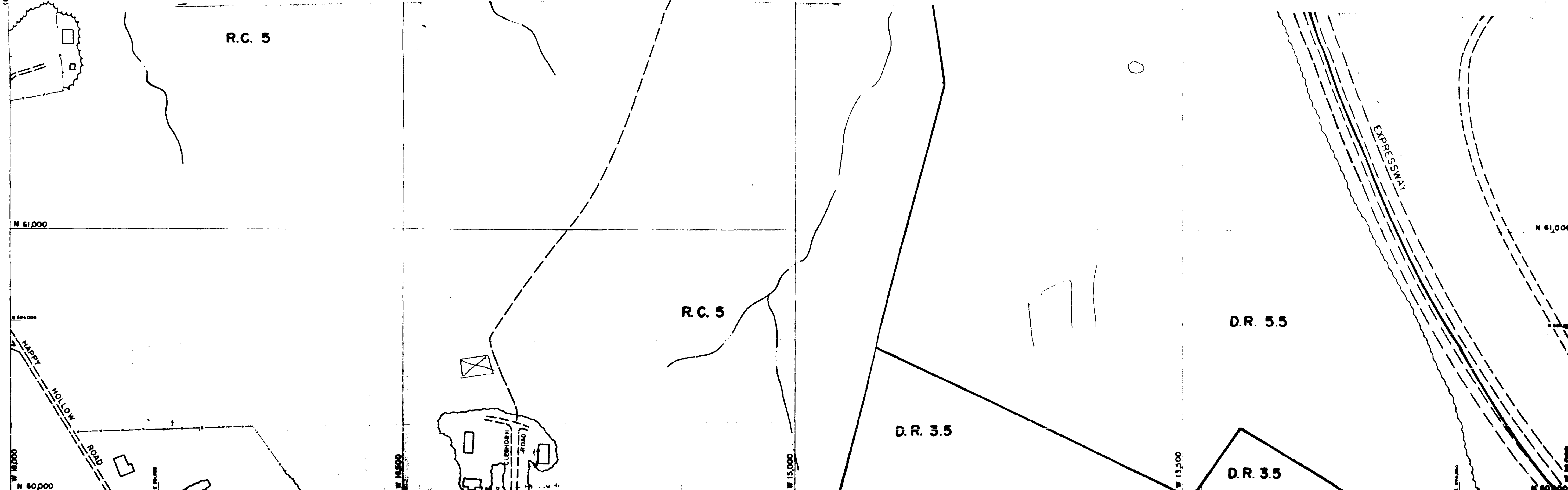
The enclosed pictures should be added to case # 94-168-A, Item # 171. This completes all documentation for this case

Sincerely,
 Lea Anne Dunton
 Lea Anne Dunton

RECEIVED
 NOV 9 1993
 ZADM

Petitioner's exhibits 94-168-A
 photographs





V - SW V - SE
S - NW S - NE

~~1982 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 15, 1982~~
~~Ord. Nos. 144-82, 145-82, 146-82, 147-82, 148-82, 149-82, 150-82~~

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard IV
Baltimore County Council

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

TEXAS

SHEET

N.W.

16-C

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

911 118 0