

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 7408 Park Drive & Wycliff Rd. * ZONING COMMISSIONER
 7408 Park Drive * OF BALTIMORE COUNTY
 4th Councilmanic District *
 Stephen C. McElroy, et ux * Case Nos. 94-212-A
 Petitioners *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 7408 Park Drive in the Harford Park subdivision of Baltimore County. The Petition is filed by Stephen C. McElroy and Donna K. McElroy, property owners. The Petitioners seek relief from Sections 400.1, 400.3 and 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage) to be located on a corner lot in the middle one-third of the rear yard and with a height of 24 ft., in lieu of the required one-third of the rear yard farthest removed from the side street and minimum 15 ft. height requirement. Also requested is relief to allow a fence with a height of 42 inches on a corner lot within 25 ft. of the point of intersection of two streets, in lieu of the required 36 inches. The relief requested is more particularly shown on the site plan marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing for this case was one of the Petitioners, Stephen C. McElroy. There were no interested persons or Protestants present.

Uncontradicted testimony and evidence offered is that the subject site is approximately .19 acres in area and is zoned D.R.5.5. This is a corner lot located adjacent to the intersection of Park Drive and Wycliff Road. The property is improved by a two story framed dwelling which

fronts Park Drive. To the rear, there apparently existed a detached single car garage. This old garage was 18 ft. x 18 ft. in size and was accessed to the property by a dirt driveway from Wycliff Road. The garage was located in the center rear portion of the lot immediately behind the house.

Mr. McElroy testified that the garage was recently destroyed by fire and he decided to build a replacement. The garage is necessary to store his automobiles and household storage. The proposed garage will be a two car garage and will contain a second floor. The proposed dimensions are 24 ft. wide by 24 ft. deep. The height will also be 24 ft. Apparently, Mr. McElroy came to Baltimore County with his plans in the latter portion of 1991. Although he correctly stated the proposed dimensions and location of the garage, his permit was incorrectly approved by a representative of the Office of Zoning Administration and Development Management (ZADM). It was only later discovered that the proposed variances are necessary.

Mr. McElroy testified that, in reliance of the permit, he has built much of the garage. He believes that conforming to the regulations would constitute a practical difficulty, particularly since this garage replaces an earlier structure. Although acknowledging that the new garage is slightly larger, he points out that it is located within the original footprint and is not appreciably larger.

As to the fence, Mr. McElroy testified that the location of same does not interfere with the sight distance for traffic on either Wycliff Rd. or Park Drive. It is located so as to not interfere with traffic on either of those streets. He also noted that only the post portion of the fence exceeds 36 inches in height. That is, the fence is designed with posts

that reach a height of 42 inches. In between each post are a series of pickets which are approximately 36 inches in height. Thus, Mr. McElroy argues that much of the fence complies with the height limitation.

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 variances are 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 a practical difficulty or unreasonable hardship will result if the variances are 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 the variances requested, and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular par-

cel. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be 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 relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January, 1994 that a variance from Sections 400.1, 400.3 and 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage) to be located on a corner lot in the middle one-third of the rear yard and with a height of 24 ft., in lieu of the required one-third of the rear yard farthest removed from the side street and minimum 15 ft. height requirement, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow a fence with a height of 42 inches on a corner lot within 25 ft. of the point of intersection of two streets, in lieu of the required 36 inches, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The 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 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.

ORDER RECEIVED FOR FILING
 Date 1/12/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 1/12/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 1/12/94
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 1/12/94
 By [Signature]

3. There shall be no service garage work performed within the structure or on the subject property at any time.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:mn

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

January 11, 1994

(410) 887-4386

Mr. and Mrs. Stephen C. McElroy
 7408 Park Drive
 Baltimore, Maryland 21234

RE: Case No. 94-212-A
 Petition for Variance
 7408 Park Drive
 Stephen C. McElroy, et ux, Petitioners

Dear Mr. and Mrs. McElroy:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance 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,
Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mn
 att.

ORDER RECEIVED FOR FILING
 Date 1/12/94
 By [Signature]

Petition for Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 7408 PARK DR.
94-212-A which is presently zoned DRES

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property above 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 Sections 400.1, 400.3, 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory (detached garage) on a corner lot to be located in the middle 1/3 of rear yard and with a height of 24 feet in lieu of the required 1/3 rear yard farthest removed from the side street and maximum 15 feet height and to allow a fence with a height of 42 inches on a corner lot within 25 feet of the point of intersection of two streets. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

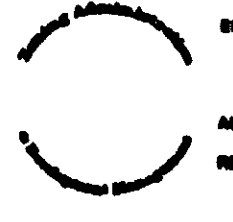
Contract Purchaser/Lessee: _____
 (Type or Print Name)
 Signature: Stephen Curtis McElroy
 Address: _____
 City: _____ State: _____ Zip: _____
 Attorney for Petitioner: _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City: _____ State: _____ Zip: _____

Legal Owner:
 Signature: Donna Kimberly McElroy
 Address: _____
 City: _____ State: _____ Zip: _____

7408 PARK DR. W 651002 650 6219
 Balto md 21234
 Name, address and phone number if applicable to be contacted

ZONING DESCRIPTION FOR 7408 PARK DR
 Election District 9 (address)
 Councilmanic District 6
 Beginning at a point on the Northwest side of PARK DR
 (street on which property fronts) which is 50
 wide at a distance of 20 (number of feet of right-of-way width)
 centerline of the nearest improved intersecting street: Wycliffe
 which is 40 wide. *Being Lot # 12, 13
 Block 16, Section # A in the subdivision of
Harford Park
 (name of subdivision) as recorded in Baltimore County Plat
 Book # WPC #5, Folio # 62, containing
7800 sq. ft.
 (square feet and acres)

94-212-A



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

94-212-A

District: 1st Date of Posting: 11/19/93
Posted for: Stephen C. McElroy
Petitioner: Stephen C. McElroy
Location of property: 7408 Park Dr. Towson, Md.
Location of Sign: 7408 Park Dr. Towson, Md.
Remarks:
Posted by: Arnold Jablon Date of return: 11/19/93
Number of Signs: 1

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-8190
Date: 11-19-93 Item Number: 214
Taken in by: JJS
Stephen McElroy
7408 Park Dr.
(21234) 94-212-A
010 Residential Variance \$ 50.00
080 Sign & posting \$ 35.00
Total \$ 85.00
Please Make Checks Payable To Baltimore County
Cashed Validation

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/2 19 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 12/2, 1993

THE JEFFERSONIAN,
A. Henneken
LEGAL AD. - TOWSON

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/neighboring 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.: 214
Petitioner: _____
Location: _____
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Stephen & Donna McElroy
ADDRESS: 7408 PARK DR
Balto md 21234
PHONE NUMBER: 665 4800

Adj: ggs (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
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 109 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

Case Number: 94-212-A (Item 214)
7408 Park Drive
7408 Park Drive and Myrtle Road
9th Planning District - 6th Councilmanic
Petitioner(s): Stephen Curtis McElroy and Donna Kimberly McElroy
HEARING: MONDAY, DECEMBER 20, 1993 at 9:00 a.m. in Room 109, 608 Court House.

Variance to allow an accessory (detached garage) on a corner lot to be located in the middle 1/3 of the rear yard and with a height of 24 feet in lieu of the required 1/3 rear yard setback measured from the side street and maximum 15 feet height; and to allow a fence with a height of 42 inches on a corner lot within 25 feet of the point of intersection of two streets.

Arnold Jablon
Arnold Jablon
Director

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON 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 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
December 10, 1993

Mr. and Mrs. Stephen C. McElroy
7408 Park Drive
Baltimore, Maryland 21234

RE: Case No. 94-212-A, Item No. 214
Petitioner: Stephen C. McElroy, et ux
Petition for Variance

Dear Mr. and Mrs. McElroy:

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 November 19, 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.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 3, 1993
Zoning Administration and Development Management
FROM: Robert M. Bowling, Senior Engineer
Development Plan Review Section
RE: Zoning Advisory Committee Meeting
For December 6, 1993
Item No. 214

The Development Plan Review Section has reviewed the subject zoning item. The proposed fence should not interfere with the line of sight.

RWB:e

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

11-24-93
Re: BALTIMORE CO.
Item No: 214 (JJS)

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
DAVID N. RAMSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3610
DECEMBER 7, 1993

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

ZONING AGENDA: MEETING OF NOVEMBER 29, 1993

Property Owner: Jerome A. Siegel, et al
Location: 46500 Block Baltimore National Pike -- Fike Park Plaza
Item No.: +210 (JCM)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Round Hollow Limited Partnership
Location: #1015 York Road
Item No.: +215 (JJS)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Giles Building and Development Company
Location: #6918 Ridge Road - Fuller Medical Center
Item No.: +216 (MJK)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Frost Brothers Development Corporation
Location: #5 Russell Frost Court
Item No.: +217 (JRF)
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Manor Farm Homes, Inc.
Location: #8 Clarion Court
Item No.: 205 (JRF)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Arthur Smith & Arlene Smith
Location: #950 Seneca park Road
Item No.: 207 (MJR)

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

Property Owner: Neal Jacobs and Constance Lynn Jacobs
Location: #11222 & #11224 Ridgeway Avenue South
Item No.: 208 & 209 (MJK)
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Terry A. Greenwood and Joan Greenwood
Location: #4020 North Point Road
Item No.: #211 (JJS1)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Sophia Gertrude Sauerbrey & Norris Fridinger,
Personal Representative
Location: Beldale Courts
Item No.: #212 (WCR)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Richard Borschuk
Location: #3317 Whitesway Road
Item No.: #213 (JLL)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Stephen Curtis McElroy & Donna Kimberly McElroy
Location: #7408 Park Drive
Item No.: #214 (JJS)
Comments: 7. The Fire Prevention Bureau has no comments at this time.

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments are applicable and required to be corrected or incorporated into the final plans for the property.

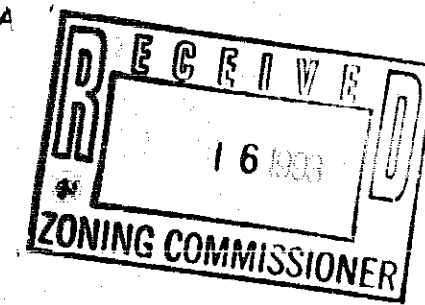
REVIEWER: *[Signature]*
Fire Prevention Bureau
Lieutenant Robert Sauerwald, 887-4880

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: December 6, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 211, 214, 218 and 220.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *[Signature]*
Division Chief: *[Signature]*

PK/JL:lw

ZAC.214/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner/
Deputy Zoning Commissioner
DATE: November 18, 1993

FROM: John J. Sullivan, Jr., *[Signature]* 94-212-A
Planner II

SUBJECT: McElroy Variance Petition Fees
Item No.: 214

This petition involves an existing garage, the placement and height of which are in violation of the Baltimore County Zoning Regulations. However, a building permit number, B-115532, was erroneously issued for same (copy attached). Per Don Rascoe, the (2) \$50.00 fees can be waived.

JJS:jaw

c: Donald T. Rascoe
Timothy Pitts

TIME: 14:19:19
DATE: 12/31/91
PERMIT #: B115532
RECEIPT #: A142560
CONTROL #: MR
XREF #: B115532
FEE: 55.00
PAID: 55.00
APPLIED: 12/31/91
ISSUED: 12/31/91
OCCPNY:
INSPECTOR: 09R
NOTES: NML/DDP

ENTER - PERMIT DETAIL
PF2 - APPROVALS
TIME: 14:19:32
DATE: 11/19/93
PERMIT #: B115532
BUILDING CODE: 1
FLOOR: 06
FOUNDATION: BASE
CONSTRUC FIEL: 3
CENTRAL AIR: 1E
ESTIMATED COST: 10,000.00
OWNERSHIP: 1
RESIDENTIAL CAT: 1
SEFF: 1
FAMILY BEDROOMS: 1

ENTER - NEXT DETAIL
PF1 - GENERAL PERMIT
TIME: 14:19:44
DATE: 11/19/93
PERMIT #: B115532
GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:
ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

ENTER - NEXT DETAIL
PF1 - GENERAL PERMIT
TIME: 14:20:02
DATE: 11/19/93
BLD PLAN: 12/31/91
PERMITS: 12/31/91

Item 214

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner/
Deputy Zoning Commissioner
DATE: November 18, 1993

FROM: John J. Sullivan, Jr., *[Signature]* 94-212-A
Planner II

SUBJECT: McElroy Variance Petition Fees
Item No.: 214

This petition involves an existing garage, the placement and height of which are in violation of the Baltimore County Zoning Regulations. However, a building permit number, B-115532, was erroneously issued for same (copy attached). Per Don Rascoe, the (2) \$50.00 fees can be waived.

JJS:jaw

c: Donald T. Rascoe
Timothy Pitts

GGG
Make sure
this stays in
file for
item 214.

1 Fee Req.
50.00
unlimited Varianceos
WCR 11/22

Sophia
11-24

VIOLATION CASE FILE
MEMORANDUM

CASE NO.: 94-451

DATE: 9/16/93

CONVERSATION:
IN-PERSON
TELEPHONE

INDIVIDUAL(S) INVOLVED:
[Signature]

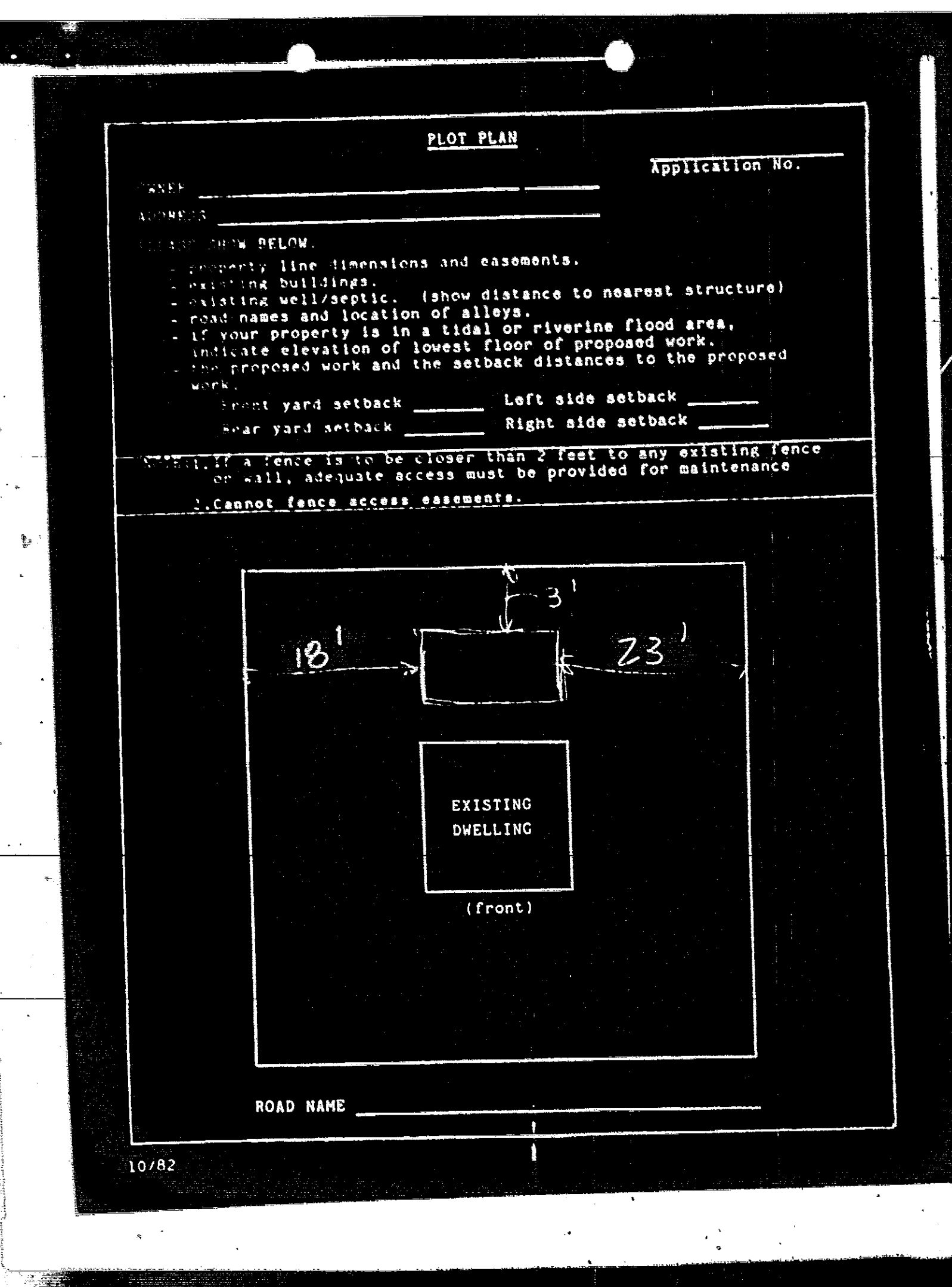
SUBJECT DISCUSSED:

Mr. M-E stated B-115532 that clearly called for 24' height. I retrieved handwritten application indicating a sign-off line by Larry Gode on 7/6/90 & 10/9/91. Secondly Mr. M-E indicated Mr. Gode had conferred with his supervisor regarding variance placement & signed off anyway.

I suggested 2 variances would be required. 1) placement of structure not in rear 1/2 of corner lot @ height of a.c. structure exceeding 15' @ height of frame m. corner exceeding 3'

I also suggested that he write Mr. Gode to see if he will consider a height variance to match those in the vicinity

Form with handwritten notes: "Construct detached 2 car garage using existing concrete pad - footings only". Includes sections for "PROPERTY INFORMATION", "FOUNDATION", "CENTRAL AIR", "ESTIMATED COST", "OWNERSHIP", "RESIDENTIAL CAT", "SEFF", "FAMILY BEDROOMS", "GARBAGE DISP", "POWDER ROOMS", "BATHROOMS", "KITCHENS", "ZONING INFORMATION", "PETITION", "DATE", "MAP", "PLANNING INFORMATION", "MSTR PLAN AREA", "SUBSEWER", "CRIT AREA", "PASSWORD", "ENTER - NEXT DETAIL", "PF1 - GENERAL PERMIT", "TIME: 14:20:02", "DATE: 11/19/93", "BLD PLAN: 12/31/91", "PERMITS: 12/31/91".



Plat to accompany Petition for Zoning Variance
 Property address 7408 Park DR.
 Subdivision Hartford Park Plat Book 5 folio 62
 Owner Stephen & Penny McElroy Sect A Lot W-1-3

Elect. Dist. 9
 Co. Dist. 64
 1"=200' scale map W. NE 7-C
 Zoning DR-5.5
 Lot size 7800 sq ft
 Public Water & Sewer. No Prior Hearings

Neighborhood Critical Area
 WYCLIFFE RD (40' WIDE)
 Item # 214

94-212A PARK DR.
 (50' WIDE)

NOTE:
 1) BEING LOTS 1, 2 & 3, BLOCK 16, AS SHOWN ON IN PLAT OF SECTION 1, HARTFORD PARK, RECORDED IN BALTO. CO. IN PLAT BOOK NO. 5, PC 5-62.
 2) THIS PROPERTY LIES IN ZONE 'C' (AREA OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP NO. 240010 DT10B, DATED MARCH 2, 1991.
 Plat altered for Zoning Purposes

LOCATION SURVEY
 7408 PARK DRIVE
 BALTIMORE COUNTY, MD.

SSM
 STEPHEN S. MCCOY, INC.
 BUSINESS & RESIDENTIAL PLANNERS & SURVEYORS
 608 FARMOUTH AVE., SUITE 100
 TOWSON, MD 21286

I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.
 This plat is not intended for use in establishing property lines.

BY	RIDGE	J.K.	SPG	14 30	10/16/09	89939
APPROVED BY	TITLE CO.	DRAWN BY	CHECK BY	DATE	DATE	NO. 10

