

IN RE: PETITION FOR SPECIAL HEARING
E/S Manor Road, 520' N of
Windemere Parkway
(12535 Manor Road)
11th Election District
6th Councilmanic District
Samuel M. Tagg
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-326-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 12535 Manor Road located in the Long Green area of northeastern Baltimore County. The Petition was filed by the owner of the property, Samuel M. Tagg. The Petitioner seeks a special hearing to approve the use of Lot 2 of Stone Manor Farm, Section One, as a buildable lot for residential purposes. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Samuel M. Tagg, property owner, and his son-in-law, Walter L. Beaumont, Jr. There were no protestants present.

Testimony revealed that the subject property consists of 2.6616 acres, more or less, zoned R.C. 2 and is unimproved. This property was once part of a larger tract of land owned by the Petitioner; however, in the late 1970s, the Petitioner was advised that the new R.C. 2 zoning regulations would be taking effect in the near future and that any subdivision of his land should be done prior thereto. The Petitioner then carved out 4.7075 acres from his farm and created two lots, Lot 1 of which was transferred to his son-in-law, Walter Beaumont, and Lot 2 which is the subject of this request. Testimony demonstrated that the plat depicting

the two lots in question was recorded in the Land Records of Baltimore County on March 30, 1979, several months before the new R.C. 2 zoning regulations took effect. Lot 2 therefore became a "lot of record" which pre-dated the R.C. 2 zoning regulations. Inasmuch as Lot 2 contains 2.6616 acres of land, Lot 2 also enjoys a right of subdivision on time. At this time, however, the Petitioner is only seeking approval for one residence to be constructed on Lot 2 and any subdivision of the subject lot would be left for a future public hearing.

After due consideration of the testimony and evidence presented, I find that Lot 2 is a buildable lot inasmuch it was recorded in the Land Records of Baltimore County prior to the effective date of the R.C. 2 zoning regulations. To deny the relief requested would create a practical difficulty or unreasonable hardship for the Petitioner. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of April, 1994 that the Petition for Special Hearing to approve the use of Lot 2 of Stone Manor Farm, Section One, as a buildable lot for residential purposes, 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;

- 2 -

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 relief granted herein shall be rescinded.

Samuel M. Tagg
TWO:bjc
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
600 Washington Avenue
Towson, MD 21201

April 14, 1994

(410) 867-4386

Mr. Samuel M. Tagg
12601 Manor Road
Glen Ave, Maryland 21057

RE: PETITION FOR SPECIAL HEARING
E/S Manor Road, 520' N of Windemere Parkway
(12535 Manor Road)
11th Election District - 6th Councilmanic District
Samuel M. Tagg - Petitioner
Case No. 94-326-SPH

Dear Mr. Tagg:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing was 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 the Zoning Administration and Development Management office at (867-1393).

Very truly yours,

Samuel M. Tagg
TWO:bjc
Deputy Zoning Commissioner
for Baltimore County

TWO:bjc

cc: Mr. Walter L. Beaumont, Jr.
12535 Manor Road, Glen Ave, Md. 21057

People's Council

File

ORDER RECEIVED FOR FILING
Date *4/14/94*
By *[Signature]*

ORDER RECEIVED FOR FILING
Date *4/14/94*
By *[Signature]*



Petition for Special Hearing

94-326-SPH
to the Zoning Commissioner of Baltimore County
for the property located at 12535 Manor Road

which is presently zoned PC 2

This Petition shall be filed with the Office of Zoning Administration & Development Management, 111 West Chesapeake Avenue, Towson, Maryland 21204, on or before the date specified in the advertisement and plat attached hereto, and shall be accompanied by the fee prescribed in the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the use of Lot 2 as shown on the plat of Section 1, Stone Manor Farms, E.H.R.Jr. 44-48 as a buildable lot for residential purposes.

The lot was placed back into agricultural use from 1981 to the present.

If a buildable lot is allowed we would also like to discuss possible

alternatives to the proposed use of the lot as a buildable lot for residential use as possible.

I, or my agent, agree to pay the costs of all Special Hearing proceedings, including all costs of the petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County.

By signing this petition, the petitioner agrees to the conditions of the Petition, and the fee and the fee shall be paid by the petitioner on or before the date specified in the advertisement and plat attached hereto.

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94-326-SPH

EXHIBIT A

Beginning for the same at a point on the 5th or N 48° W 54' purchase line of the second parcel of a deed dated November 14, 1964, from Elizabeth Shipley, widow, to W. Samuel Tagg, widower, for life with full powers of disposition, with remainder to Samuel Marvin Tagg and Maria Becker Tagg, his wife, said deed being recorded among the Land records of Baltimore County, Maryland in Liber B.R.C. 4390, folio 257, said point being 37.24 feet from the end of said line and being on the easternmost right of way line of the highway widening of Manor Road as shown on the Plat of Stone Manor Farm, Section 1, said plat being recorded among the aforesaid Land records in Plat book B.R.C. 44, folio 48, and running thence and binding on said highway widening, as now surveyed, N 19° 20' 15" W 26.43 feet, thence, binding on the southeasternmost side of Lot 1 as shown on the aforesaid plat, S 50° 39' 45" E 849.43 feet, thence, binding on the southeasternmost line of said lot, N 39° 20' 15" W 325.00 feet, thence, for lines of division, S 39° 29' 45" E 270.48 feet, and S 39° 29' 45" E 107' 35.59 feet to intersect the 4th or N 44° 1/4' E 301.4 purchase line of the aforesaid deed, thence, binding on a portion of said line, and on the northeasternmost side of a private line, S 50° 36' 00" W 200 feet to the southeasternmost end of an open road as described in a deed recorded among the aforesaid Land records in Liber B.R.C. 59, folio 285, thence, binding on said open road N 31° 27' 15" E 7.55 feet and W 50° 39' 45" W 904.07 feet to the place of beginning.

Containing 2.6616 acres of land, more or less.

Being part of a deed dated November 14, 1964 and recorded among the Land records of Baltimore County, Maryland in Liber B.R.C. 4390, folio 257 which was granted and conveyed by Elizabeth Shipley, widow, to W. Samuel Tagg, widower, for life, with powers of disposition, with remainder to Samuel Marvin Tagg and Maria Becker Tagg, his wife. The said W. Samuel Tagg having executed this life hereafter without having exercised the aforesaid powers. The said Maria Becker Tagg having also departed this life.

/LOI2/DESCRPT
January 31, 1994.

CERTIFICATE OF POSTING

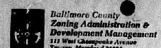
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Map No. *114* Date of Posting *3/15/94*
Filed for *Special Hearing*
Petitioner: *Samuel M. Tagg*
Location of property: *12535 Manor Rd., Glen Ave., Baltimore, Md.*
Location of signs: *Along roadway on property being heard*
Number of signs: *1*
Filed by: *[Signature]* Date of return: *3/15/94*

CERTIFICATE OF PUBLICATION

TOWSON, MD. *March 11, 1994*
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* consecutive weeks, the first publication appearing on *March 10, 1994*

THE JEFFERSONIAN
A. Henrichson
LEGAL AD - TOWSON



Re: 94-326-SPH
Samuel M. Tagg
12601 Manor Rd. (21057)
S.F. = 12535 Manor Rd

4030 Res. Special Hearing 450.00
4080 Sign & Posting 35.00
Total \$485.00

01A/140136AT/CMC
PS 011243PM02-24-94

Please Make Checks Payable To Baltimore County

receipt

HS09PC16

485.00

ORDER RECEIVED FOR FILING
Date *4/14/94*
By *[Signature]*

ORDER RECEIVED FOR FILING
Date *4/14/94*
By *[Signature]*

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-326-SPH

(410) 887-3353

DATE: CLOSING DATE OF HEARING DATE

INVOICE

Walter L. Beaumont, Jr.
12539 Manor Road
Glen Arm, Maryland 21057

CASE NUMBER/PROJECT NAME: 94-326-SPH

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/Set = \$60.00 Due*

[In lieu of payment, we ask that you make use of the following waiver]

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-326-SPH

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for 24HR

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-326-SPH

(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 RESULT IN CANCELLATION OF HEARING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 327

Petitioner: Samuel M. Tagg

Location: 12601 Manor Rd. Glen Arm, Md. 21057

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Walter L. Beaumont

ADDRESS: 12539 Manor Rd.
Glen Arm, Md. 21057

PHONE NUMBER: 512 6326

MUST BE SUPPLIED

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-326-SPH

(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 on the property identified herein in Room 109 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on:

Room 109, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-326-SPH (Item 327)

12539 Manor Road
Glen Arm, Maryland 21057
Petitioner: Samuel M. Tagg
Petitioner's Home: 7400
HEARING: MONDAY, APRIL 4, 1994 at 11:00 a.m. in Room 109 County Office Bldg.

Special Hearing to consider the use of lot 42 as shown on the plot of Section 1, Stone House Farm, as a bulidable lot for residential purposes.

Arnold Jablon, Director

cc: Samuel M. Tagg
Walter L. Beaumont, Jr.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 109, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARING SIGN & POSTING REQUIREMENTS: FOR SPECIAL ADVERTISING: CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING 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

94-326-SPH

(410) 887-3353

March 28, 1994

Mr. Walter L. Beaumont
12539 Manor Road
Glen Arm, MD 21057

RE: Case No. 94-326-SPH, Item No. 327
Petition for Special Hearing
Petitioner: Samuel M. Tagg

Dear Mr. Beaumont:

The above-referenced petition and accompanying plans were accepted for filing on February 22, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Plans Advisory Committee (ZPAC) has reviewed these plans. Enclosed are copies of the comments from the reviewing agency/agencies offering or requesting information on the petition. The action requested, but rather to ensure that all parties, i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional information comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

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 the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel.

Mr. Walter L. Beaumont, Jr.
March 28, 1994
Page 2

2. Any attorney choosing to file without preliminary review should be fully aware of their responsibility for accuracy and completeness. Any petition(s) filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition(s) has/have been filed incorrectly, there is the possibility that another hearing will be required or that the zoning commissioner will deny the petition.

3. Attorneys, engineers, and applicants who make appointments to file petitions on a regular basis and who fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time any further appointments are made. Failure to keep those appointments without 72 hours advance notice will result in the forfeiture of the filing fees.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm
Enclosures

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 14, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 14, 1994
Item No. 327

The Developers Engineering Section has reviewed the subject zoning item. If the approval is given for a bulidable lot for residential purposes then per Development Regulations a 1,000 foot wide, with a length restriction of 1,000 feet in a BC Zone is required per Department of Public Works Standard Plate R-47.

RWB:uw

Maryland Department of Transportation
State Highway Administration

O. James Lighthouse
Secretary
Highway Administration

3-1-94

Re: Baltimore County
Item No. 327 (JOS)

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

Dear Mr. 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,
for DAVID N. KATZ, ACTING CHIEF
James C. Small
Engineering Access Permits
Division

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-3528 (toll-free) Toll Free
Relay Maryland P.O. Box 777 - Baltimore, MD 21203-0777
Street Address: 777 North Central Street - Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Settlement:

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.

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 325, 326, 327, 328 & 329.

RECEIVED
MAR 9 1994
ZADM

REVIEWER: L.T. ROBERT P. GAUERHARDT
Fire Prevention, PHONE 487-4881, MS-110BP

cc: File

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 22, 1994

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. 327, 334, 337, 339, 340, 343 and 346.

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: *Jeffrey M. Long*
Division Chief: *Carol L. Keller*

PK/21:W

ZAC-327/PZORH/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

March 24, 1994

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

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #327 - Tagg Property
12535 Manor Road
Zoning Advisory Committee Meeting of March 7, 1994

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

Ground Water Management:

Valid soil percolation tests exist on the subject property.

Prior to building permit, a well meeting the minimum Baltimore County
Standards of 1 g.p.m. must be drilled.

JLP:ITE:sp

TAGG/DEPRM/TKTSBP

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

SAMUEL M. TAGG
12535 MANOR RD
GLEN ARW MD 21037
12535 MANOR RD
GLEN ARW MD 21037

PETITION FOR : BEFORE :
SPECIAL HEARING : ZONING COMMISSIONER
12535 Manor Road : OF BALTIMORE COUNTY
PETITIONER : CASE NO: 94-326-SPH
SAMUEL M. TAGG

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above
captioned matter. Notice should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

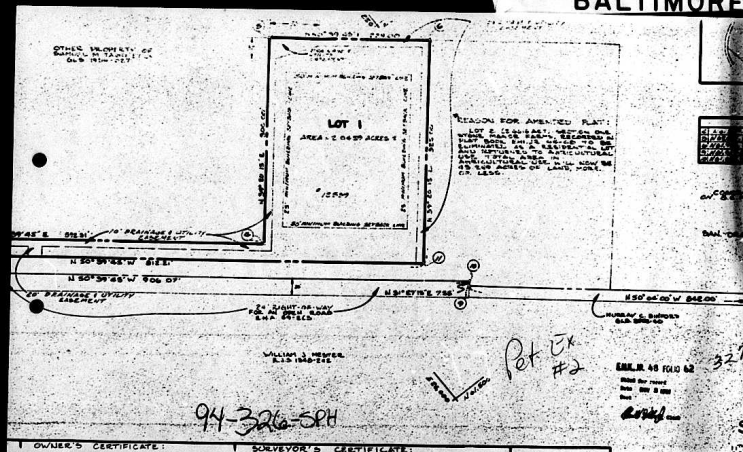
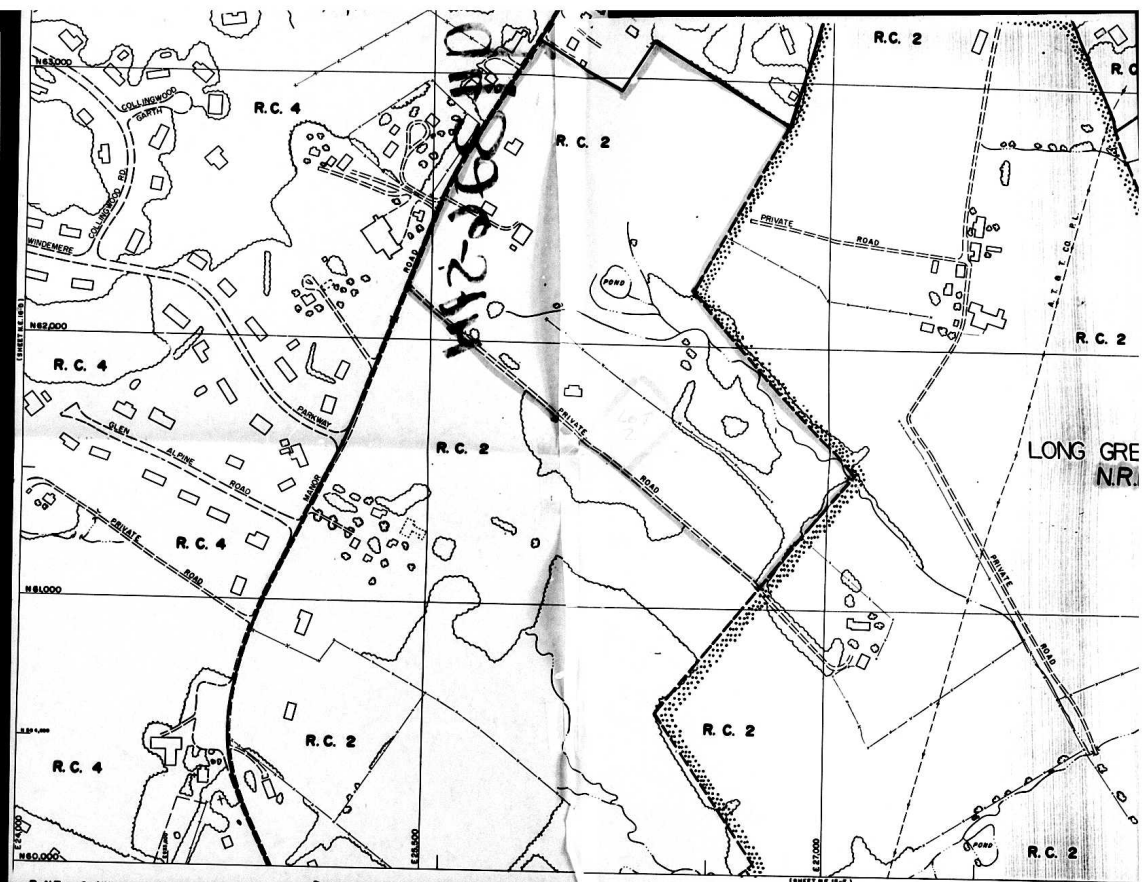
Carol S. Whittle
Deputy People's Counsel
Room 417, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY THAT on this 12 day of April, 1994, a copy
of the foregoing Entry of Appearance was mailed to Samuel M. Tagg.
12601 Manor Road, Glen Arw, MD 21037.

RECEIVED
APR 14 1994

ZADM

Peter Max Zimmerman
Peter Max Zimmerman



NOTES:
HIGHWAY AND HIGHWAY WIDENING,
SLOPE, DRAINAGE AND UTILITY
EASEMENTS SHOWN HEREON ARE
RESERVED UNTIL THE DEVELOPER
AND ARE HEREBY OFFERED FOR
CONVEYANCE TO BALTO. CO., MD.
THE DEVELOPER HIS PERSONAL
REPRESENTATIVES AND ASSIGNS
SHALL CONVEY SAID AREAS BY
DEED TO BALTO. CO., MD. AT NO
COST.

FOR PANHANDLE LOTS; REFUSE
COLLECTION, SNOW REMOVAL, AND
ROADWAY MAINTENANCE ARE
PROVIDED TO THE JUNCTION OF THE
PANHANDLE AND STREET R/W LINE
ONLY, AND NOT ON TO THE PANHANDLE
LOT DRIVEWAY.

STORM WATER MANAGEMENT NOT
REQUIRED FOR THIS SUBDIVISION

DENSITY NOTES
GROSS AREA OF TRACT = 45.295 ACRES
EXISTING ZONING = RC 2
No. OF DWELLING UNITS
PERMITTED $(2 \times 45.295) = 9$ UNITS

OTHER PROPERTY OF
SAMUEL M. TAGG, ET. UX.
G.L.B. 1984-027

TOTAL AREA: 1862.39 SQ. FT.

LOT 1
AREA - 2.0459 ACRES

LOT 2
AREA - 2.6616 ACRES

12539

12535

COORDINATE TABLE					
1	N62.948.6450	E26.220.9140	9	N61.616.75996	E26.117.7658
2	N62.922.7925	E23.697.7554	10	N61.624.5802	E26.121.6853
3	N62.906.9015	E23.450.3508	11	N61.605.3477	E26.086.7180
4	N61.897.5575	E25.985.7485	12	N62.925.2455	E25.447.5592
5	N61.061.2632	E26.115.6129	13	N62.000.1065	E25.450.3870
6	N61.936.7050	E26.296.7573	14	N62.175.0777	E25.669.7166
7	N61.785.5575	E26.257.5575			
8	N61.983.2804	E26.231.1954			

COORDINATES SHOWN ON THIS PLAT ARE BASED ON B.C.M.D. TRAVERSE STATIONS, AS FOLLOWS:

X-7385 N 62631.46 E 25571.76

X-7386 N 62907.83 E 25756.81

SAN. DRAINAGE AREA - GUNPOWDER FALLS

ENK 44 FOLIO 48

Filed for record
Date MAR 30 1972

Ben J. S. Clark

PLAT OF

STONE MANOR FARMS
SECTION ONE

11TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE 1"=30' NOVEMBER 1, 1978

13-77

94-326-SPH DEED REF. GLB.1954-027

WILLIAM E. DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR

5312 EMERALD DR.
SYKESVILLE, MD. 21784

HIGHWAY'S DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT & LOCATION

ROADS ENGINEER

APPROVED FOR BALTIMORE COUNTY
DEPARTMENT

DEPUTY STATE (COUNTY) HEALTH OFFICER

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

DIRECTOR

OWNER'S CERTIFICATE:

THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1987 EDITION, CONCERNING CLERKS OF THE COURT, SUBSTITUTED CLERKS OF CIRCUIT COURTS AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. DOYLE, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND AS NOW IN FORCE, BILL CH 106, OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THERETO.



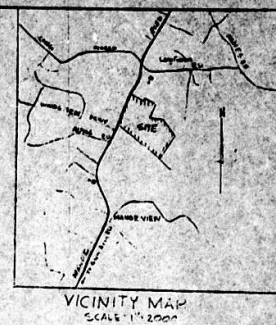
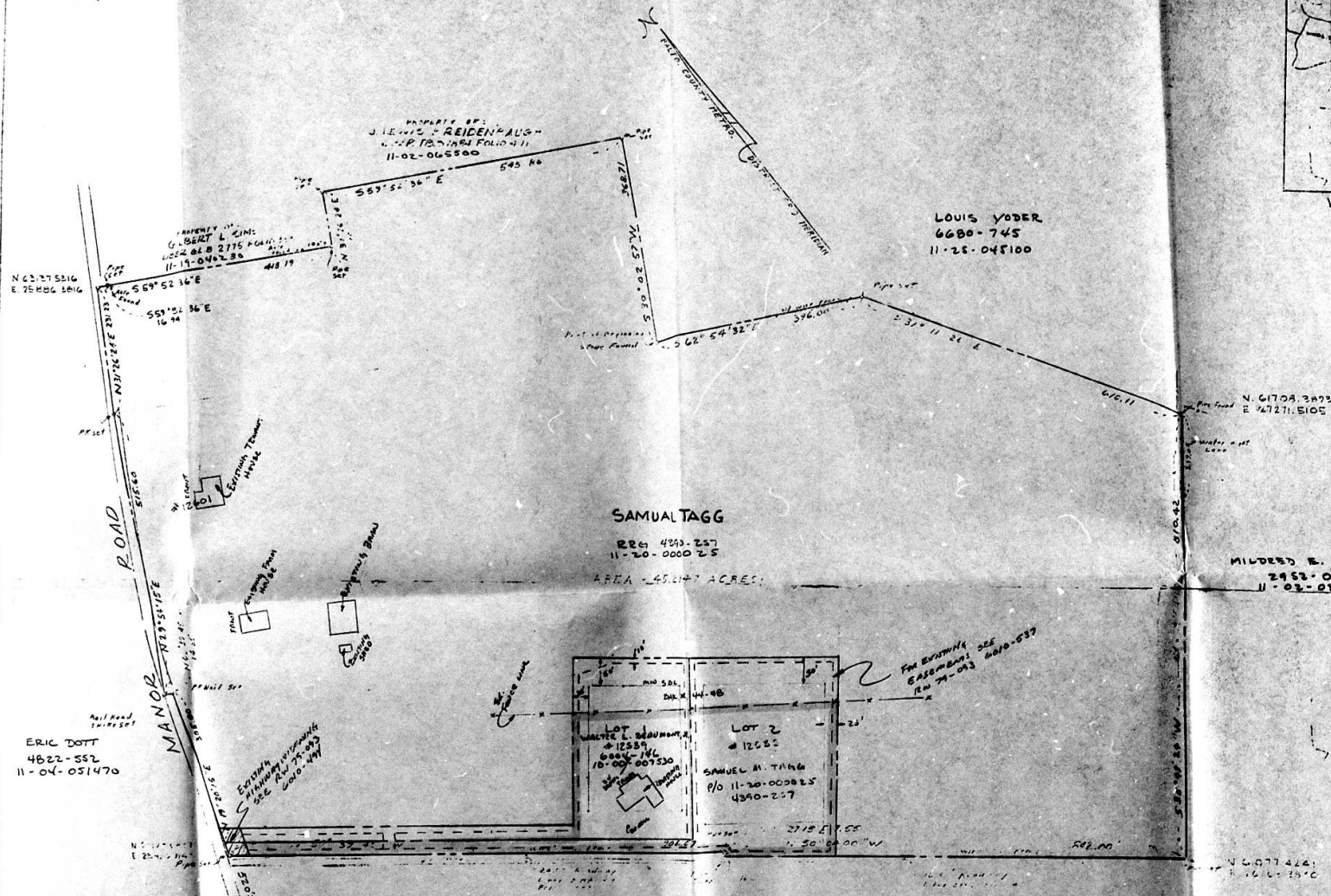
William E. Doyle
REG. PROF. LAND SURVEYOR # 6440

Jan. 22, 1979.

P. W. R. Completed None Done
 Final Plot Checks 108
 Financing 1085 Carroll 2-23
 Registered 1085
 Street Names 1085
 House Nos. 1085 9/4/77

94-326-SPH

WILLIAM E. DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR



SAMUEL TAGG

REG 4350-257
11-20-000025

AREA - 45.247 ACRES

LOUIS YOSER
6680-745
11-25-045100

MILDRED E. DEALISH
2952-040
11-03-037420

WILLIAM J. MEISTER
1348-242
11-13-040075

PROPERTY OF
SAMUEL MILVIN TAGG
REG. 4350-257
12601 MANOR ROAD
GLEN ARM, Md. 21057
542 8137

TAX ACT No 11-20-000025

NOTE:
COORDINATE - BASED ON NAD 83
LOCALITY - 1/4 SECTION 12, T14N, R12E
X-7358 Y-7356

POSSIBLE LOT LINE
ADJUSTMENT

Ref Ex #3
327

PLAT TO ACCOMPANY
SPECIAL HEARING

LOCATION INFORMATION
CONGRESSIONAL DISTRICT
ELECTION DISTRICT
ZONING
LOT SIZE (LOT 1)

6
11
RC2
2.662 AC
115,937 SQFT
NO
NO
NE 16 E

CHESAPEAKE BAY
CRITICAL AREA
PRIOR ZONING HEARING
1"=200' SCALE MAP

GROSS AREA OF TRACT 45.245 AC
LOT 1 (PREVIOUSLY OWNED) 2.046 AC
LOT 2 2.662 AC
HIGHWAY WIDENING 0.045

1,973,050 SQFT
89,124 SQFT
115,937 SQFT
1,862 SQFT



OUTLINE SURVEY
PROPERTY OF

SAMUEL TAGG

SITUATED ON THE SOUTHEAST CORNER OF SECTION 12, T14N, R12E, BALTIMORE COUNTY, MARYLAND

SCALE 1"=200'

FILE NO. 183

94-326 SPH
H45 928-116