

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
 N/S Boyce Avenue, 400 ft. SW of c/l of Charles Street  
 1005 Boyce Avenue  
 9th Election District  
 4th Councilmanic District  
 Richard Tucker, et ux  
 Petitioners

\* BEFORE THE  
 \* ZONING COMMISSIONER  
 \* OF BALTIMORE COUNTY  
 \* Case No. 95-356-A  
 \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Richard Tucker and Barbara L. Tucker, his wife, for that property known as 1005 Boyce Avenue in the Ruxton section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pool in the side yard, in lieu of the rear yard, and an existing shed in the front yard, in lieu of the rear yard. All of the relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING  
 Date 5/1/95  
 By M. Howard

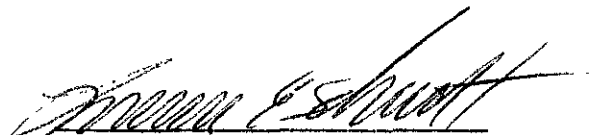
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of May, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pool in the side yard, in lieu of the rear yard, and an existing shed in the front yard, in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER FOR ZONING VARIANCE  
DATE 5/11/95  
M. G. Goad

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 10, 1995

Mr. and Mrs. Richard Tucker  
1005 Boyce Avenue  
Ruxton, Maryland 21204

RE: Petition for Administrative Variance  
Case No. 95-356-A  
Property: 1005 Boyce Avenue

Dear Mr. and Mrs. Tucker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative 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 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.



# 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) is/are 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 1005 Boyce Ave.  
address  
Ruxton, MD 21204  
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: (indicate hardship or practical difficulty)

- 1.) Placing the pool in the rear yard set back would place it too close to the existing power lines.
- 2.) Houses to the north of the rear yard set back are too close for visual and spatial privacy.
- 3.) Adherence would prevent plans for extensive privacy landscaping.

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.

Richard B. Tucker  
(signature)

Mr. Richard Tucker  
(type or print name)



BARBARA L. TUCKER  
(signature)

Mrs. Barbara Tucker  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 7th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard B. Tucker and Barbara L. Tucker

the Affiants(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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/7/95  
date

Margaret Frances Collier  
NOTARY PUBLIC

My Commission Expires: March 1, 1996

NOTARIAL SEAL

Application No. 135,653  
 Written By: SRS:blm

THIS DEED, Made this ----- 23rd ----- day of January, in the year one thousand nine hundred and fifty-eight, by and between JOHN T. LOVE, JR., GEORGE LOVE and E. McCLURE ROUZER, Executors, under the Last will and Testament of John T. Love, deceased, of Baltimore County, in the State of Maryland, parties of the first part; and WILLEM D. VAN ZELM and GRACE W. VAN ZELM, his wife, of Baltimore County, in the State of Maryland, parties of the second part.

WHEREAS, John T. Love, deceased, by his Last will and Testament duly recorded in the Office of the Register of Wills for Baltimore County, in Wills Liber J.P.C. No. 53, folio 47, constituted and appointed the said John T. Love, Jr., George Love and E. McClure Rouzer, Executors of his Will with full power unto said Executors to sell, assign, transfer, and convey the whole or any portion of his estate, as by reference to said Will will more fully appear, and

WHEREAS, the said Executors, in exercise, by virtue and in pursuance of the power and authority so vested in them as aforesaid, have sold unto the said parties of the second part the land and premises hereinafter described, at and for the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100ths Dollars (\$47,500.00), which said sale has been duly reported to and ratified by the Orphans Court of Baltimore County, wherefore these presents are executed.

NOW, THEREFORE THIS DEED WITNESSETH, that for and in consideration of the premises and the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100ths Dollars (\$47,500.00), the receipt of which is hereby acknowledged, the said parties of the first part, Executors, acting by virtue and in pursuance of the power and authority conferred upon them as aforesaid, do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or heirs and assigns, in fee simple, all those two lots of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:-

BEGINNING for the first at a point on the fifth or North 75-1/2 degrees East 16.74 perch line of the land described in a Deed from Sarah Robinson MacGill to William H. Winstead and Helen P. Winstead, his wife, dated January 2, 1926 and recorded among the Land Records of Baltimore County, in Liber W.P.C. No. 626 folio 521, etc., of which tract the lot herein described is a part, distant 246.69 feet southwesterly from the intersection of said line with the center line of Boyce Avenue, said point of beginning being at the center of a twenty-five foot avenue described in said Deed, and running thence binding reversely on said fifth line and on the center of said twenty-five foot avenue as now surveyed South 77 degrees 28 minutes West 45.13 feet; thence binding on the center of said twenty-five foot avenue and reversely on the fourth line of said Deed as now surveyed, North 69 degrees 07 minutes West 218 feet; thence North 17 degrees 13 minutes East 205 feet to an iron pipe; thence South 69 degrees 07 minutes East 210 feet to an iron pipe; thence South 2 degrees 48 minutes West 189.10 feet to the place of beginning. Containing 1.10 acres, more or less.

BEING the same parcel of land described in a Deed dated August 16, 1932, and recorded among the Land Records of Baltimore County, in Liber L.McL.M. No. 898, folio 522, from William H. Winstead and Helen P. Winstead, his wife, to John T. Love and Ellen George Love, his wife, as tenants by the entirety; the said Ellen George Love departed this life on or about the 9th day of June 1939.

BEGINNING for the second thereof at a point on the fourth or south  $71-1/4$  degrees east 79.6 perch line of the first lot of land described in a Deed from Paul M. Burnett, Assignee, to Walter M. Weillepp, dated December 14th, 1932 and recorded among the Land Records of Baltimore County, in Liber L.McL.M. No. 908, folio 149 &c., distant 218 feet northwesterly from the end thereof, said point being also at the center line of a twenty-five foot avenue described in said deed and at the westernmost outline of the land described in a Deed from William H. Winstead and Helen P. Winstead, his wife, to John T. Love, dated August 16th, 1932 and recorded among the aforesaid land records in Liber L.McL.M. No. 898, folio 522 &c., and running thence binding reversely on said fourth line as now surveyed and on the center of said Avenue North 69 degrees, 7 minutes West 75 feet, thence parallel with said Westernmost outline North 17 degrees, 13 minutes East 182.50 feet, thence south 86 degrees 5 minutes east 76.91 feet to said westernmost outline, thence binding on said Westernmost outline south 17 degrees, 13 minutes west 205 feet to the place of beginning. Containing 0.33 acres and being a portion of the first parcel of land in said first mentioned Deed.

The Improvements on the above described parcels of land being now known as 1005 Boyce Avenue.

BEING the same parcel of land described in a Deed dated September 20, 1935 and recorded among the Land Records of Baltimore County, in Liber C.W.R.Jr., No. 960, folio 455, from Consolidation Co. Inc., to John T. Love and Ellen George Love, his wife, as tenants by the entirety.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining, and especially the right unto the parties of the second part, their heirs and assigns, to the use in common for purposes of ingress and egress of the twenty-five foot road referred to in the first above description from the southwesternmost corner of the lot firstly described along the course of said road easterly to Boyce Avenue, and, further, together with the right unto the parties of the second part, their heirs and assigns, to lay and maintain a water pipe in the bed of the north one-half of said twenty-five foot avenue from the southwest corner of said lot in the bed of the north one-half of said twenty-five foot avenue easterly to Boyce Avenue.

TO HAVE AND TO HOLD the within described lots or parcels of land and premises, together with the rights, privileges, appurtenance and advantages, thereto belonging or appertaining, and especially together with the easements, heretofore referred to unto and to the proper use and benefit of the said Willem D. Van Zalm and Grace W. VanZelm, his wife, as tenants by the entirety, in fee simple.

WITNESS: the hands and seals of the within named Grantors.

WITNESS:

Julia A. Knoerr  
Julia A. Knoerr

John T. Love, Jr. (SEAL)  
John T. Love, Jr., Executor

Julia A. Knoerr  
Julia A. Knoerr

George Love (SEAL)  
George Love, Executor

Julia A. Knoerr  
Julia A. Knoerr

E. McClure Rouzer (SEAL)  
E. McClure Rouzer, Executor

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this -- 23rd -- day of January, in the year one thousand nine hundred and fifty-eight, before me the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared JOHN T. LOVE, JR., GEORGE LOVE, and E. McCLURE ROUZER, Executors, the within named Grantors, and they acknowledged the foregoing Deed to be their act as such Executors, and in my presence signed and sealed the same.

IN TESTIMONY WHEREOF, I herunto set my hand and Notarial seal.

Julia A. Knoerr  
Julia A. Knoerr Notary Public

My Commission Expires: March 19, 1959



Rec'd for Record JAN 27 1958 at 1329.50  
Per George L. Beverly, Clerk.  
Mailed to Mad. Tit...

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-356-A

District P 1st Date of Posting 2/21/95

Posted for: Variance

Petitioner: Richard & Barbara Tackey

Location of property: 1005 Boyce Ave., N/S

Location of Signs: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 2/28/95  
Signature

Number of Signs: 1







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

receipt  
 95-356-A

Account: R-001-6150

Number

Date 4/12/95

Taken by: [unclear]  
 I-Item: 354

Tucker, Richard - 1005 Bayre Ave  
 010 - Zoning Var. (ZRL) - \$ 50.00  
 080 - 1 sign posting - \$ 35.00  
 -----  
 Total - \$ 85.00

VOIDED

00000000000000000000

000.00

04 APR 1995 10:44-12 29

Please Make Checks Payable To: Baltimore County



Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21286

receipt

95-356

Account: R-001-6150

Number 356A

Date

4-25-95

REVISION FEE

\$50.00

03A03ND020M10NR0  
 6A 0002:ROPNO4-05-95

\$0.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County  
**Zoning Administration &  
 Development Management**  
 113 West Chesapeake Avenue  
 Towson, Maryland 21284

receipt

Account: R-001-6150

Number 356A

Date

4-25-95

\$50.00

REVISION FEE

03A03H0020M1CHRC

\$50.00

BA 0002:20PM04-25-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

# 354

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 accessed 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, DIRECTOR

-----  
For newspaper advertising:

Item No.: 354

Petitioner: Mr. and Mrs. Richard Tucker

Location: 1005 Boyce Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. and Mrs. Richard Tucker

ADDRESS: 1005 Boyce Avenue

Roxton, MD 21204

PHONE NUMBER: 823-8051

AJ:ggs

*Handwritten note:* 11/11/11

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 21, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-356-A (Item 354)  
1005 Boyce Avenue  
N/S Boyce Avenue, 400' SW of c/l Charles Street  
9th Election District - 4th Councilmanic  
Legal Owner(s): Richard Tucker and Barbara Tucker

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 23, 1995. The closing date (May 8, 1995) 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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 \$60.00 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  
Director

cc: Mr. & Mrs. Richard Tucker  
Thomas O. Gamper, AIA



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 5, 1995

Mr. and Mrs. Richard Tucker  
1005 Boyce Avenue  
Ruxton, Maryland 21204

RE: Item No.: 354  
Case No.: 95-356-A  
Petitioner: R. Tucker, et ux

Dear Mr. and Mrs. Tucker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor


WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE


TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director   
Office of Planning and Zoning

DATE: April 24, 1995

SUBJECT: Variance Requests

INFORMATION:

Item Numbers: 352, 354, 355, 356, 359, and 360. 

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by: Jeffrey W Long

Division Chief: Carol Kern

PK/JL

Joyce Walson  
ZAC Comments

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 4/24/95

DATE: 4/28/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

- Item #'s: 352  
-354  
358  
-359  
360  
361

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 04/25/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF APR. 24, 1995.

Item No.: SEE BELOW

Zoning Agenda:

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.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 352, 354, 355, 356, 357,  
358, 359 AND 360.

**RECEIVED**

APR 27 1995

**ZADM**

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4281, MS-1102F

cc: File





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

4-21-95

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

Re: Baltimore County  
Item No.: 354 (MJK)

Dear Ms. Watson:

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*

*for*

Ronald Burns, 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

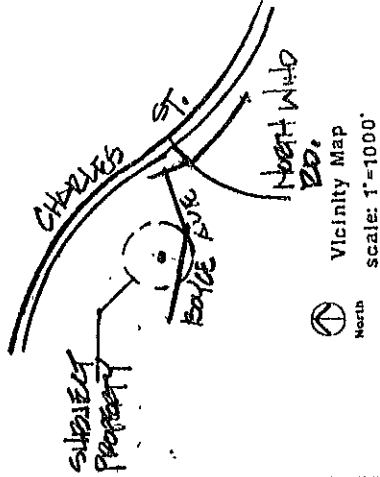
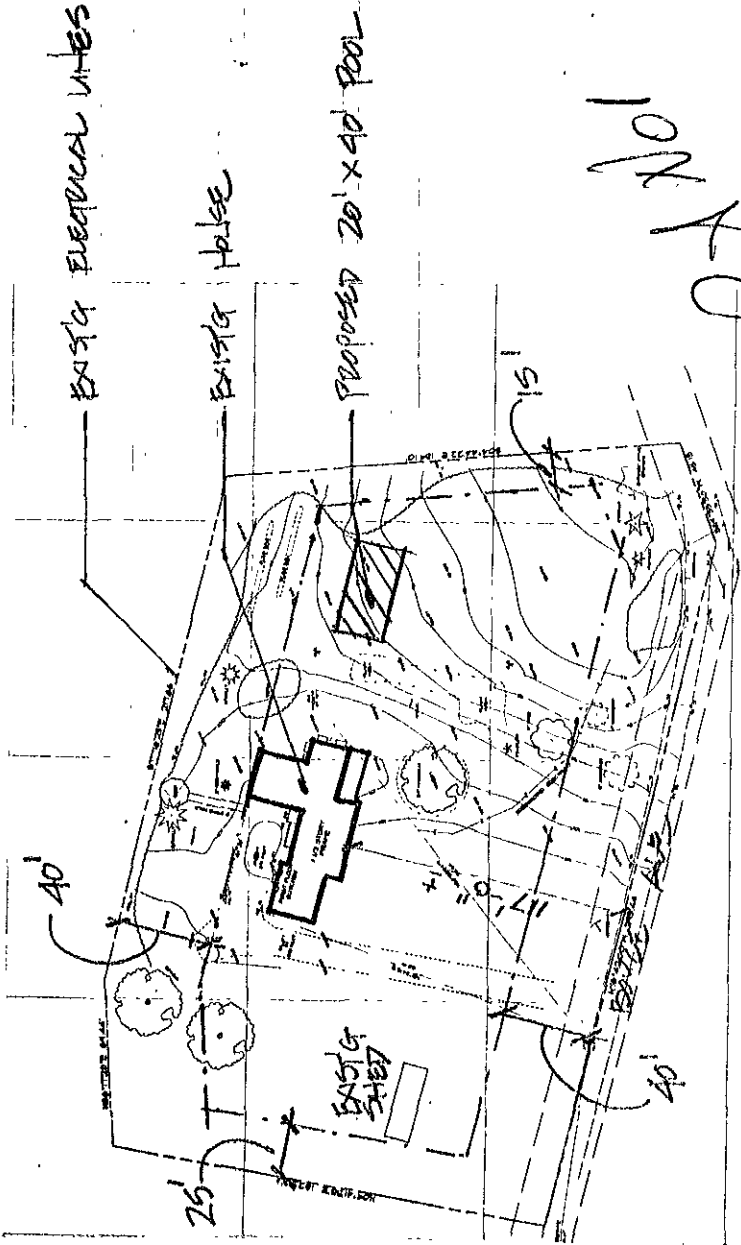
Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 1005 Boyce Ave., Ruxton, MD 21204 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: See Deed ( Attached )  
 plat book# , folio# , lot# , section#

95-356-A

OWNER: Mr. And Mrs. Richard Tucker



LOCATION INFORMATION

Election District: Ninth  
 Councilmanic District: Fourth  
 1"-200' scale map#: N W 10 - A  
 Zoning: DR - 2  
 Lot size: 1.43 + 62,419.5  
 acreage square feet

( Public being SEWER:      
 Investigated WATER:      
 Chesapeake Bay Critical Area:      
 Prior Zoning Hearings: NO

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

date: 4/12/95  
 prepared by: Tom Gamper, AIA Scale of Drawing: 1" = 80' - 0 "

mark 354

95-356-A



West Elevation  
(side away from  
proposed pool)



East elevation  
(side facing  
proposed pool.)



View of side yard  
where pool is pro-  
posed (view from  
living/sun room)

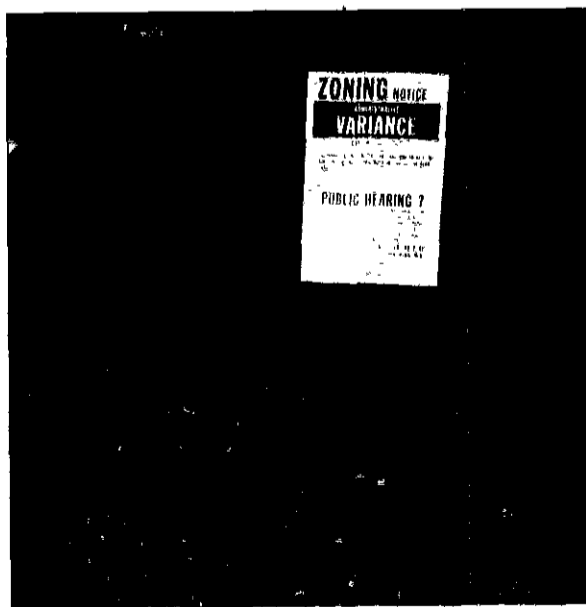
2000-10-10



South elevation  
(front of house)



North elevation  
(rear of house)



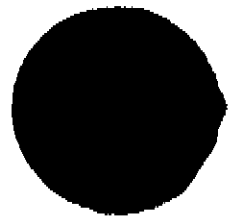
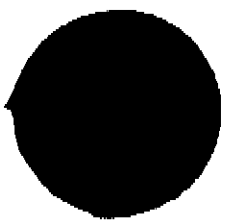
356



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	AIRPORT MCD
TOWNSHIP	# 354
SHEET	NW 10-A

95-356-A

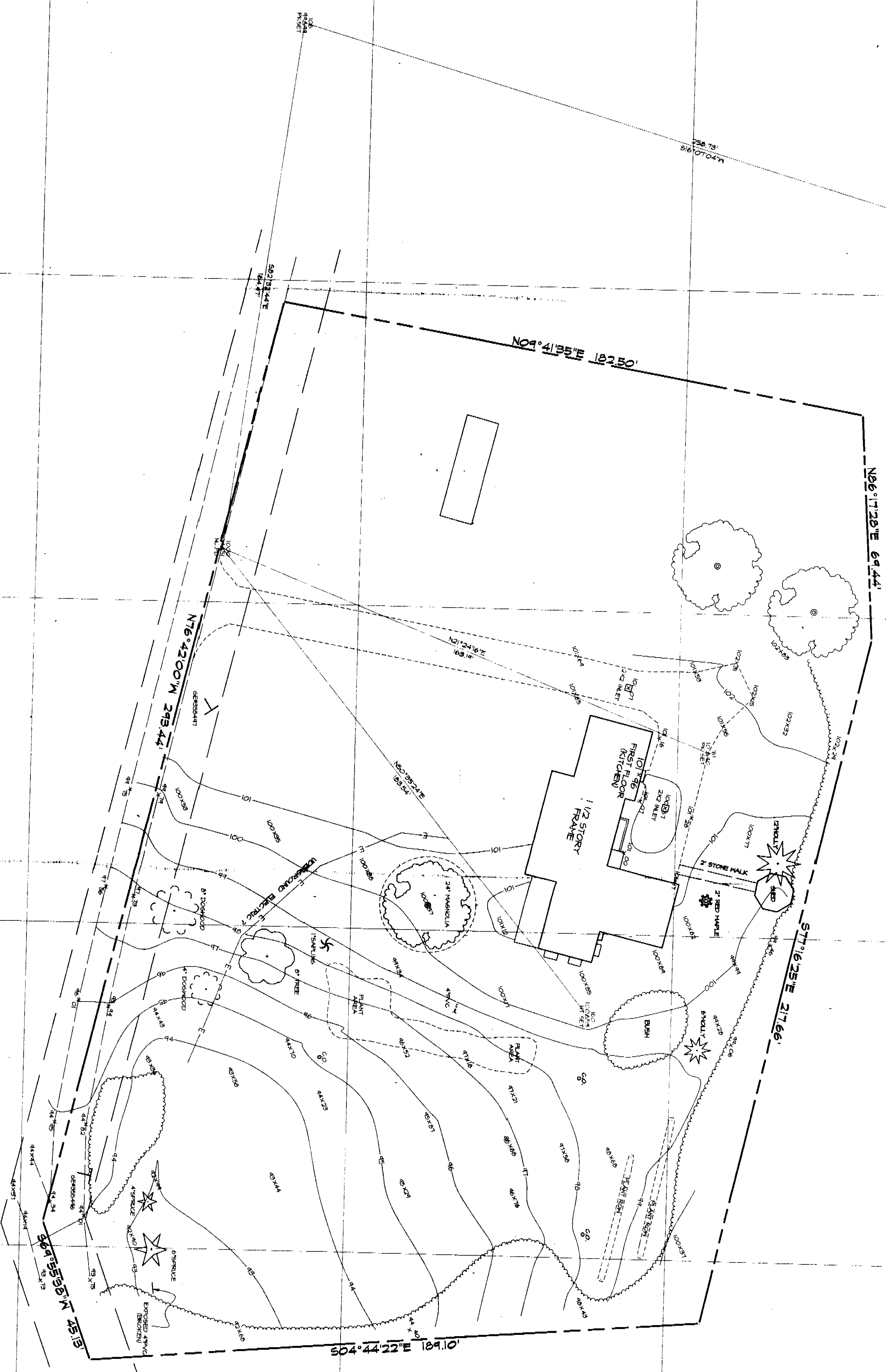


PHOTOFILMED

# 354

95-356-A

95-356-A



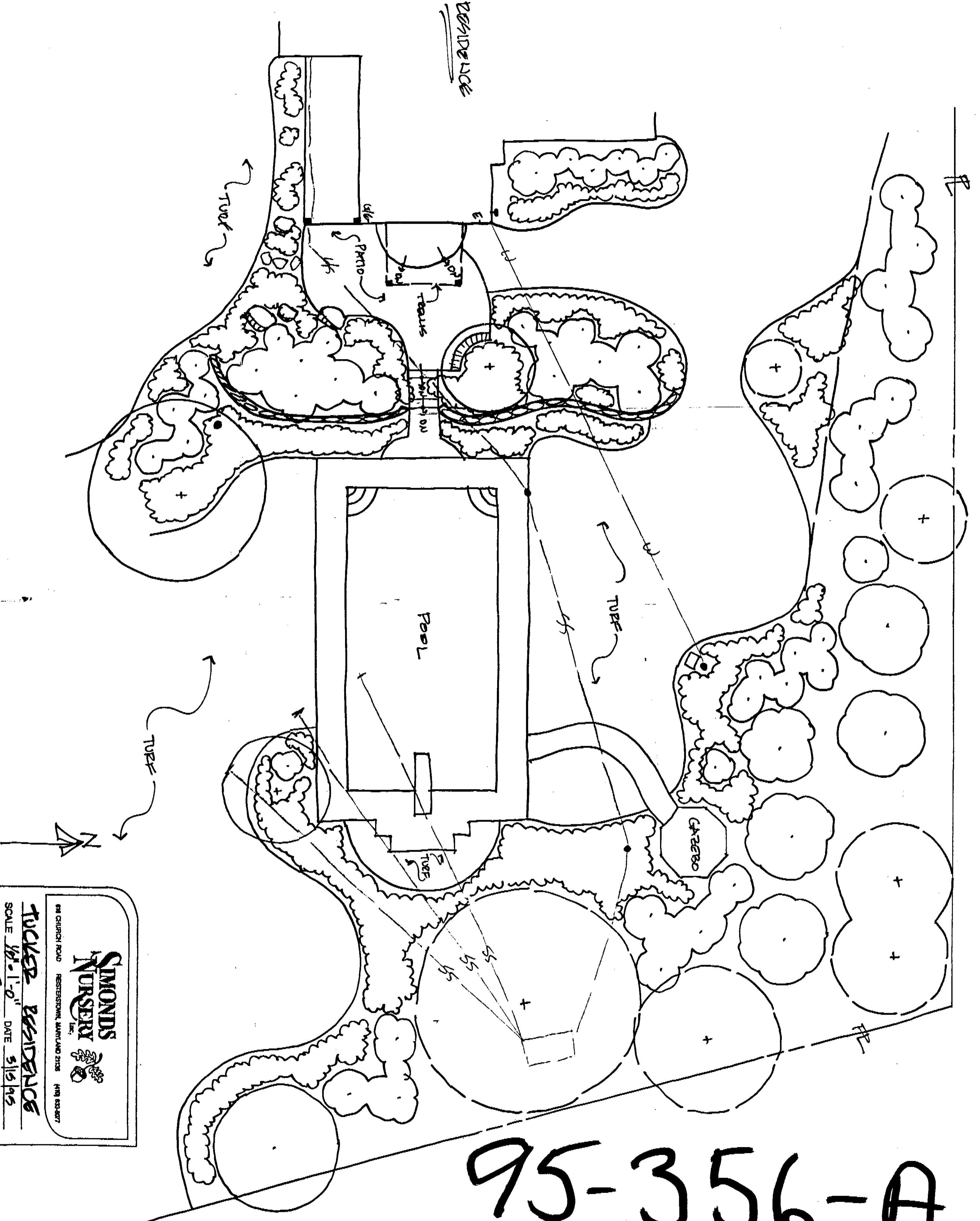
95-356-A


#354

PARTIAL TOPOGRAPHIC SURVEY  
**TUCKER PROPERTY**  
 MICROFILMED  
 1005 BOYCE AVENUE  
 4TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1"=20' DATE: JULY 6, 1994

**GERHOLD, CROSS & ETZEL**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 Suite 100  
 320 East Tomsontown Boulevard  
 Tomson, Maryland 21286  
 (410) 833-4470






  
 614 CHURCH ROAD    WESTBOROUGH, MASSACHUSETTS 01581    (419) 834-0077

**TUCKER RESIDENCE**

SCALE 1/4" = 1'-0"    DATE 5/16/95

DESIGNER J. GRYBA

# 354

95-356-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE N/S Boyce Avenue, 400 ft. SW of Charles Street 1005 Boyce Avenue 9th Election District 4th Councilmanic District Richard Tucker, et ux Petitioners

\* BEFORE THE \* ZONING COMMISSIONER \* OF BALTIMORE COUNTY \* Case No. 95-356-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Richard Tucker and Barbara L. Tucker, his wife, for that property known as 1005 Boyce Avenue in the Ruxton section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pool in the side yard, in lieu of the rear yard, and an existing shed in the front yard, in lieu of the rear yard. All of the relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of May, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pool in the side yard, in lieu of the rear yard, and an existing shed in the front yard, in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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.

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

LES:mmm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 10, 1995

Mr. and Mrs. Richard Tucker  
1005 Boyce Avenue  
Ruxton, Maryland 21204

RE: Petition for Administrative Variance  
Case No. 95-356-A  
Property: 1005 Boyce Avenue

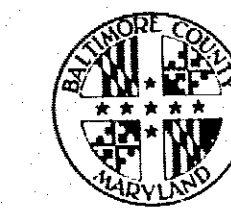
Dear Mr. and Mrs. Tucker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative 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 887-3353.

Very truly yours,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.



Petition for Administrative Variance  
95-356-A  
to the Zoning Commissioner of Baltimore County

for the property located at 1005 Boyce Ave. Ruxton, MD 21204  
which is presently zoned DR - 2

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) 400.1 to permit a pool in the side yard and an existing shed in the front yard both in lieu of the rear yard.

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

- 1.) Placing the pool in the rear yard set back would place it too close to the existing power lines.
  - 2.) Houses to the north of the rear yard set back are too close for visual and spatial privacy.
  - 3.) Adherence would prevent plans for extensive privacy landscaping. 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.

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

Contract/Purchaser Name: Mr. Richard Tucker  
Type of Petitioner: Homeowner  
Signature: *Richard Tucker*  
Address: Mrs. Barbara Tucker  
Barbara L. Tucker  
1005 Boyce Ave., Ruxton, MD 21204  
Phone No: 823 - 8051 / 3000  
Ruxton, MD 21204  
Thomas O. Gämper, AIA  
306 E. 33rd St. 235 - 2992  
Baltimore, MD 21218

A Public Hearing has been required and it is hereby required. An appeal to the County Board of Appeals may be filed 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 887-3353.

RECEIVED DATE: 4/12/95  
ESTIMATED POSTING DATE: 4/12/95

ITEM #: 354

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/they presently reside at 1005 Boyce Ave. Ruxton, MD 21204

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: (indicate variance or practical difficulty)

- 1.) Placing the pool in the rear yard set back would place it too close to the existing power lines.
- 2.) Houses to the north of the rear yard set back are too close for visual and spatial privacy.
- 3.) Adherence would prevent plans for extensive privacy landscaping.

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.

*Richard Tucker*  
Mr. Richard Tucker  
Mrs. Barbara Tucker

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit: I HEREBY CERTIFY, this 7th day of April, 1995, before me a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard E. Tucker and Barbara L. Tucker

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, 4/7/95  
My Commission Expires: March 1, 1996

LINE# 3303 PAGE 078

Application No. 135,453  
Written By: SRS:blm

THIS DEED, Made this 23rd day of January, in the year one thousand nine hundred and fifty-eight, by and between JOHN T. LOVE, JR., GEORGE LOVE and E. McGUIRE BOUZZER, Executors, under the Last Will and Testament of John T. Love, deceased, of Baltimore County, in the State of Maryland, parties of the first part; and WILLIAM D. VAN ZELM and GRACE V. VAN ZELM, his wife, of Baltimore County, in the State of Maryland, parties of the second part.

WHEREAS, John T. Love, deceased, by his Last Will and Testament duly recorded in the Office of the Register of Wills for Baltimore County, in Will-Liber J.P.O. No. 53, folio 47, constituted and appointed: the said John T. Love, Jr., George Love and E. McGuire Bouzzer, Executors of his Will with full power unto said Executors to sell, assign, transfer, and convey the whole or any portion of his estate, as by reference to said Will will more fully appear and.

WHEREAS, the said Executors, in exercise, by virtue and in pursuance of the power and authority so vested in them as aforesaid, have sold unto the said parties of the second part the land and premises hereinafter described, known from the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100th Dollars (\$47,500.00), which said sale has been duly reported to and ratified by the Orphans Court of Baltimore County, wherefore these presents are executed.

NOW, WHEREFORE THIS DEED WITNESSETH, that for and in consideration of the premises and the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100th Dollars (\$47,500.00), the receipt of which is hereby acknowledged, the said parties of the first part, Executors, acting by virtue and in pursuance of the power and authority conferred upon them as aforesaid, do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or heirs and assigns, in fee simple, all those two lots of ground situated in Baltimore County, in the State of Maryland, and described as follows, that is to-wit:

BEHINDING for the first at a point on the fifth or North 75-1/2 degrees East 15.74' parcel line of the land described in a deed from Sarah Robinson MacCall to William H. Winstead and Helen P. Winstead, his wife, dated January 2, 1926 and recorded among the Land Records of Baltimore County, in Liber V.P.C. No. 626 folio 52; and of which tract the lot hereinafter described is a part; distant 246.69 feet southerly from the intersection of said line with the center line of Boyce Avenue, said point of beginning being at the center of a twenty-five foot avenue described in said deed, and running thence binding reversely on said fifth line and on the center of said twenty-five foot avenue as now surveyed South 77 degrees 28 minutes West 45.13 feet; thence binding on the center of said twenty-five foot avenue and reversely on the fourth line of said land as now surveyed North 69 degrees 07 minutes West 218 feet; thence North 17 degrees 13 minutes East 205 feet to an iron pipe; thence South 69 degrees 07 minutes East 210 feet to an iron pipe; thence South 2 degrees 48 minutes West 189.10 feet to the place of beginning: Containing 1.10 acres, more or less.

95-356-A #354

LINE# 3303 PAGE 079

BEHINDING the same parcel of land described in a deed dated August 16, 1932 and recorded among the Land Records of Baltimore County, in Liber V.P.C. No. 838, folio 52; from William H. Winstead and Helen P. Winstead, his wife, John T. Love and Ellen George Love, his wife, as tenants by and undivided; the said Ellen George Love departed this life on or about the 9th day of June, 1939.

BEHINDING for the second parcel of land described in a deed dated August 16, 1932 and recorded among the Land Records of Baltimore County, in Liber V.P.C. No. 838, folio 52; and running thence binding reversely on said fourth line as now surveyed and on the center of said twenty-five foot avenue, 7 minutes West 75 feet; thence parallel with said westbound center line 17 degrees 13 minutes East 182.50 feet; thence South 69 degrees 07 minutes East 69.31 feet to said westbound center line, thence binding on said westbound center line south 17 degrees, 13 minutes West 205 feet to the place of beginning. Containing 0.33 acres and being a portion of the first parcel of land in said first-mentioned deed.

The improvements on the above-described parcels of land being now known as 1005 Boyce Avenue.

BEING the same parcel of land described in a deed dated September 20, 1935 and recorded among the Land Records of Baltimore County, in Liber C.V.D.S., No. 940 folio 455, from Constellation Co., Inc., to John T. Love and Ellen George Love, his wife, as tenants by the entireties.

TOGETHER with the buildings and improvements thereon erected, made on being and all and every rights, alleys, ways, waters, privileges, appurtenances and advantages to themse belonging or in anywise appertaining, and especially the right unto the parties of the second part, their heirs and assigns to the use in common for purposes of ingress and egress of the twenty-five foot road referred to in the first above-description from the southeastward corner of the lot first-described along the course of said road easterly to Boyce Avenue, and, thence, together with the right unto the portion of the second part, their heirs and assigns, to lay and maintain a water pipe in the bed of the north one-half of said twenty-five foot avenue from the southwest corner of said lot in the bed of the north one-half of said twenty-five foot avenue easterly to Boyce Avenue.

TO HAVE AND TO HOLD the within described lots or parcels of land and premises, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, and especially together with the aforesaid, heretofore referred to and unto the proper use and benefit of the said William D. Van Zelm and Grace V. Van Zelm, his wife, as tenants by the entireties, in fee simple.

95-356-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-356-A  
Towson, Maryland

District: 9th Date of Posting: 4/12/95  
Posted for: Variance  
Petitioner: Richard E. Tucker, Barbara L. Tucker  
Location of property: 1005 Boyce Ave., Ruxton, MD  
Location of Sign: 1005 Boyce Ave., Ruxton, MD  
Remarks:  
Posted by: *Richard Tucker* Date of return: 4/12/95  
Number of Signs: 1

receipt  
95-356-A  
Account #001-4150  
Number

Date: 4/12/95  
Tucker, Richard - 1005 Boyce Ave  
0100 - 1005 Boyce Ave - \$ 50.00  
000 - 1005 Boyce Ave - \$ 35.00  
Total - \$ 85.00



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.

*Carl Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 354  
 Petitioner: Mr. and Mrs. Richard Tucker  
 Location: 1005 Boyce Avenue  
 PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: Mr. and Mrs. Richard Tucker  
 ADDRESS: 1005 Boyce Avenue  
Ruxton, MD 21204  
 PHONE NUMBER: 822-8051

AJ:ggg (Revised 04/09/93)

#354



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

April 21, 1995

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-356-A (Item 354)  
 1005 Boyce Avenue  
 N/S Boyce Avenue, 400' SW of c/l Charles Street  
 9th Election District - 4th Councilmanic  
 Legal Owner(s): Richard Tucker and Barbara Tucker

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 21, 1995. The closing date (May 6, 1995) 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 \$60.00 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  
Director  
cc: Mr. & Mrs. Richard Tucker  
Thomas G. Gemper, AIA

Printed with Soybean Ink on Recycled Paper



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

May 5, 1995

Mr. and Mrs. Richard Tucker  
1005 Boyce Avenue  
Ruxton, Maryland 21204

RE: Item No.: 354  
 Case No.: 95-356-A  
 Petitioner: R. Tucker, et ux

Dear Mr. and Mrs. Tucker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink on Recycled Paper

TO: Arnold Jablon, Director  
 Zoning Administration &  
 Development Management

FROM: Pat Keller, Director  
 Office of Planning and Zoning

DATE: April 24, 1995  
 SUBJECT: Variance Requests

INFORMATION:  
 Item Numbers: 352, 354, 355, 356, 359, and 360.

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol Keller*

PK/JL

ITEM352/PZONE/ZAC1

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 4/29/95

FROM: DEPRM  
 Development Coordination

SUBJECT: Zoning Advisory Committee  
 Agenda: 4/24/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

- Item #'s: 352  
354  
 358  
 359  
 360  
 361

LS:sp  
LETTY2/DEPRM/TXTSBB



700 East Joppa Road, Suite 901  
Towson, MD 21286-5500 (410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
 Development Management  
 Baltimore County Office Building  
 Towson, MD 21204  
 MAIL STOP-1103

RE: Property Owner: SEE BELOW  
 LOCATION: DISTRIBUTION MEETING OF APR. 24, 1995.

Item No.: SEE BELOW Zoning Agenda:

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.

3. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 352, 354, 355, 356, 357, 358, 359 AND 360.

RECEIVED  
APR 27 1995  
ZADM

REVIEWER: LT. ROBERT P. SAUERHALD  
Fire Marshal Office, PHONE 887-4681, MS-1106F

cc: File

Printed with Soybean Ink on Recycled Paper

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

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

Re: Baltimore County  
 Item No: 354 (MJK)

Dear Ms. Watson:

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*  
 for Ronald Burns, 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

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 1005 Boyce Ave., Ruxton, MD 21204 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: See Deed (Attached)  
 plat book # \_\_\_\_\_, sheet # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: Mr. and Mrs. Richard Tucker

95-356-A

LOCATION INFORMATION  
 Election District: Ninth  
 Councilmanic District: Fourth  
 1"=200' scale map: N N 10 - A  
 Zoning: DR - 2  
 Lot size: 1.43 + .62 = 2.05 acres square feet

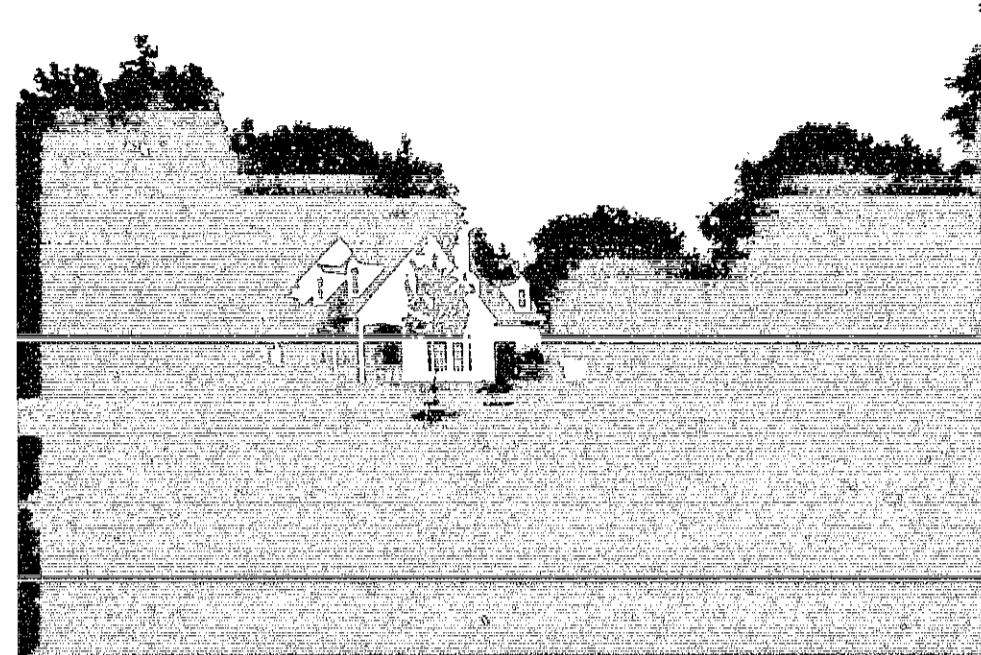
( Public being SEWER:   
 Investigated WATER:   
 Chesapeake Bay Critical Area:   
 Prior Zoning Hearings: NO

Zoning Office USE ONLY!  
 reviewed by: WCR ITEM #: 354 CASE#:  
 date: 4/12/95 prepared by: Tom Gemper, AIA Scale of Drawing: 1" = 80' = 0'

15-356-A



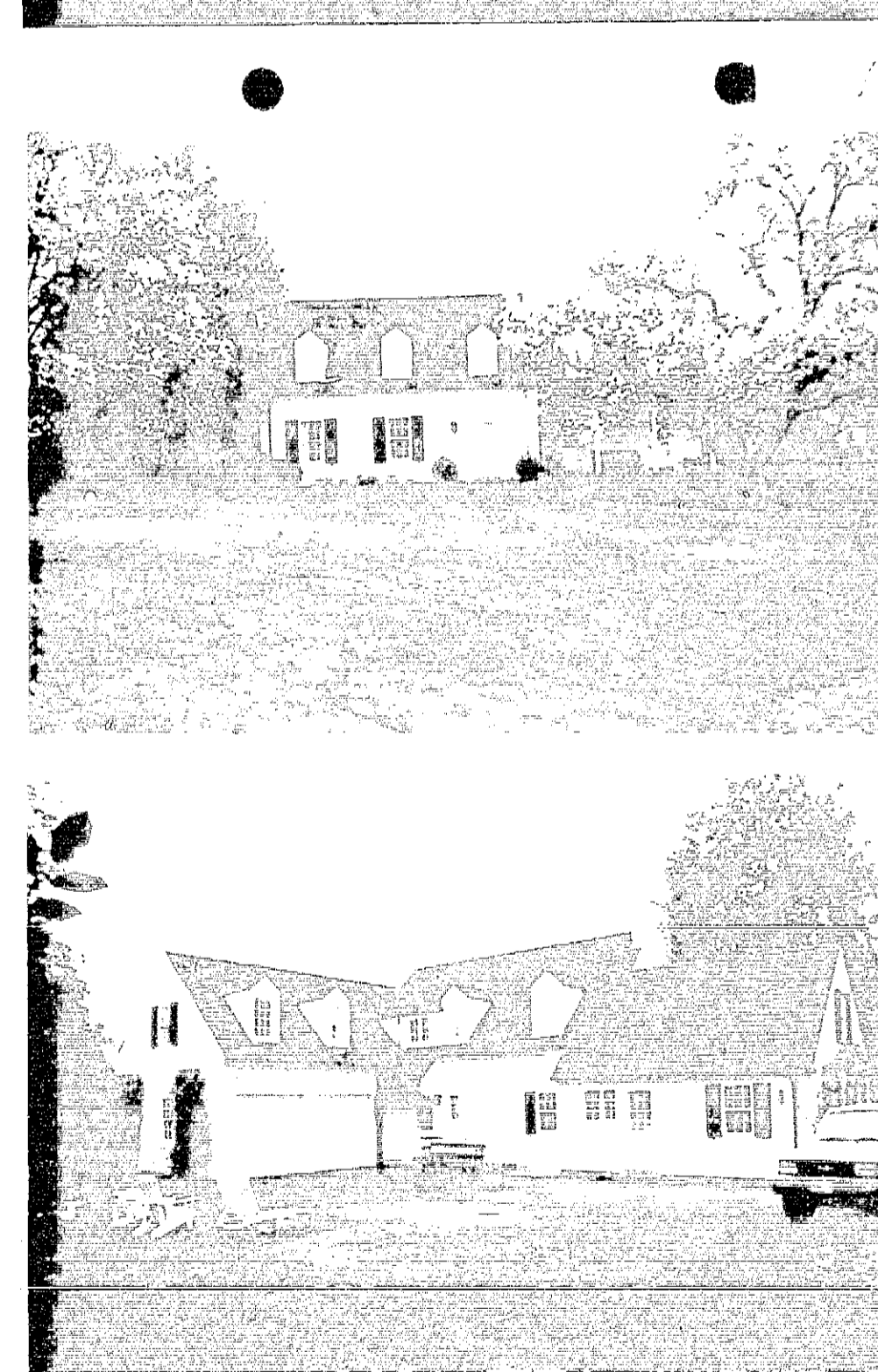
West Elevation  
(side away from  
proposed pool)



East Elevation  
(side facing  
proposed pool)

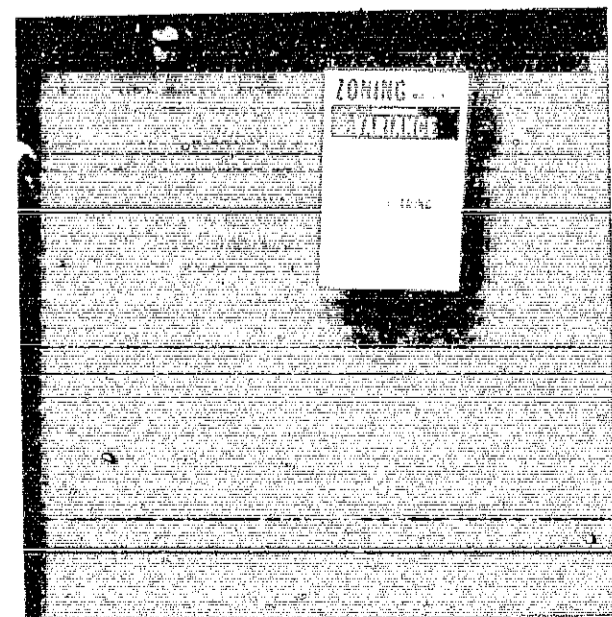


View of side yard  
where pool is pro-  
posed. (view from  
living sun room)

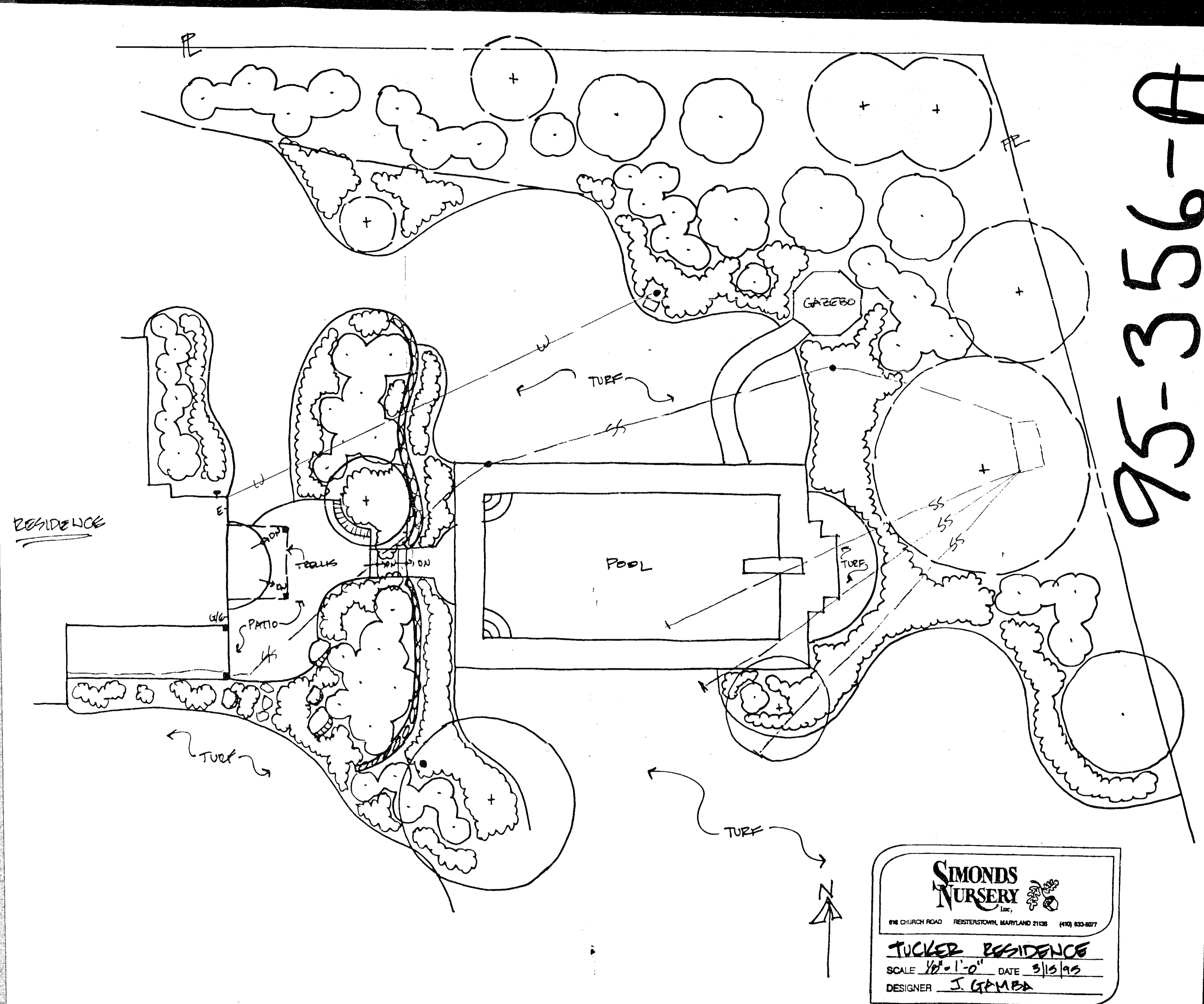


View of house  
from pool house

View of house  
from main house



356



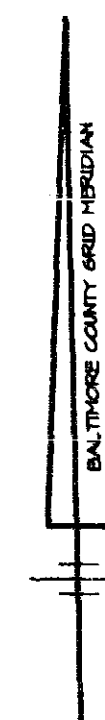
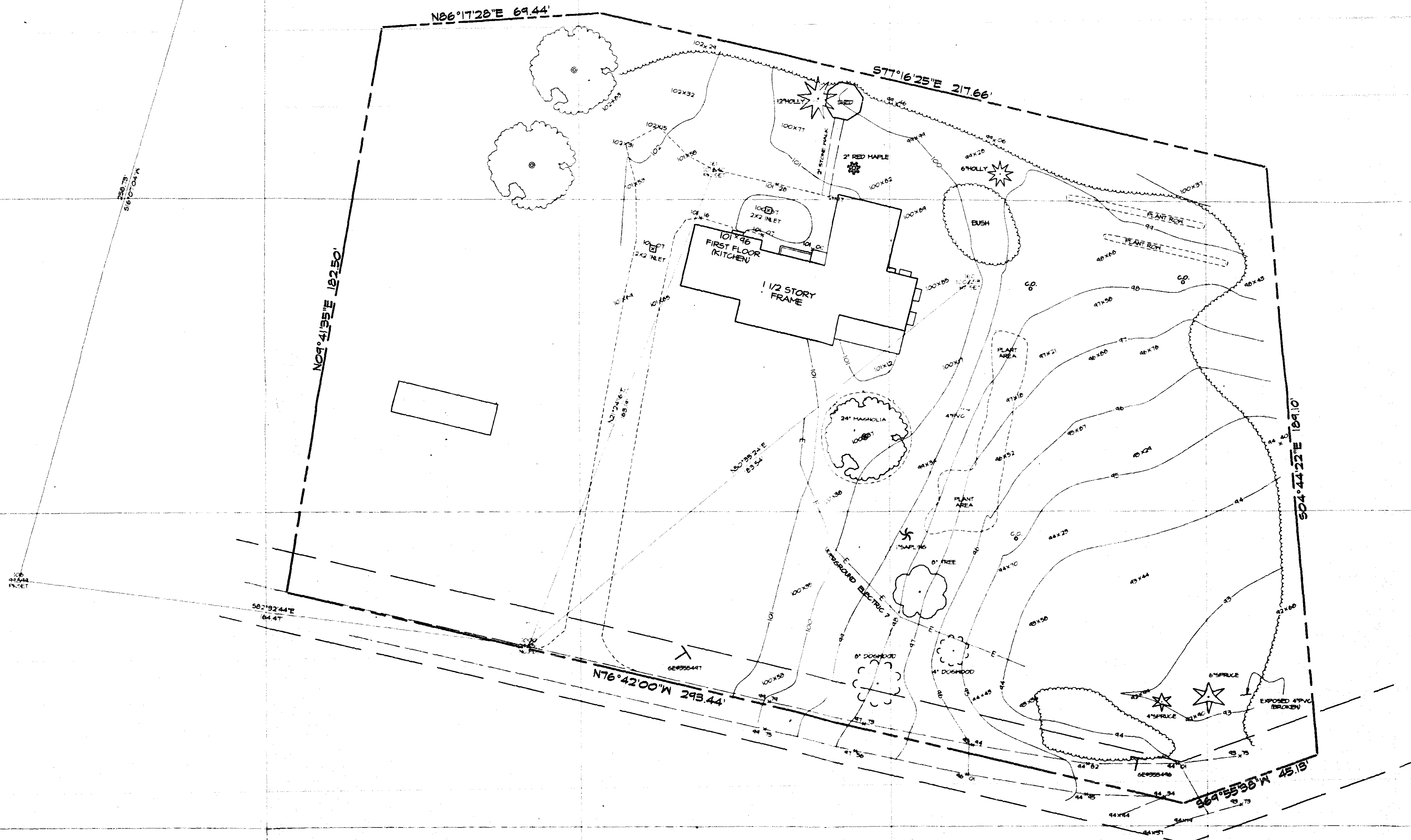
**SIMONDS NURSERY**  
INC.  
 618 CHURCH ROAD REISTERSTOWN, MARYLAND 21138 (410) 833-8877

**TUCKER RESIDENCE**  
 SCALE 1/8" = 1'-0" DATE 5/15/95  
 DESIGNER J. GEMBA

# 354

95-356-A

95-356-A

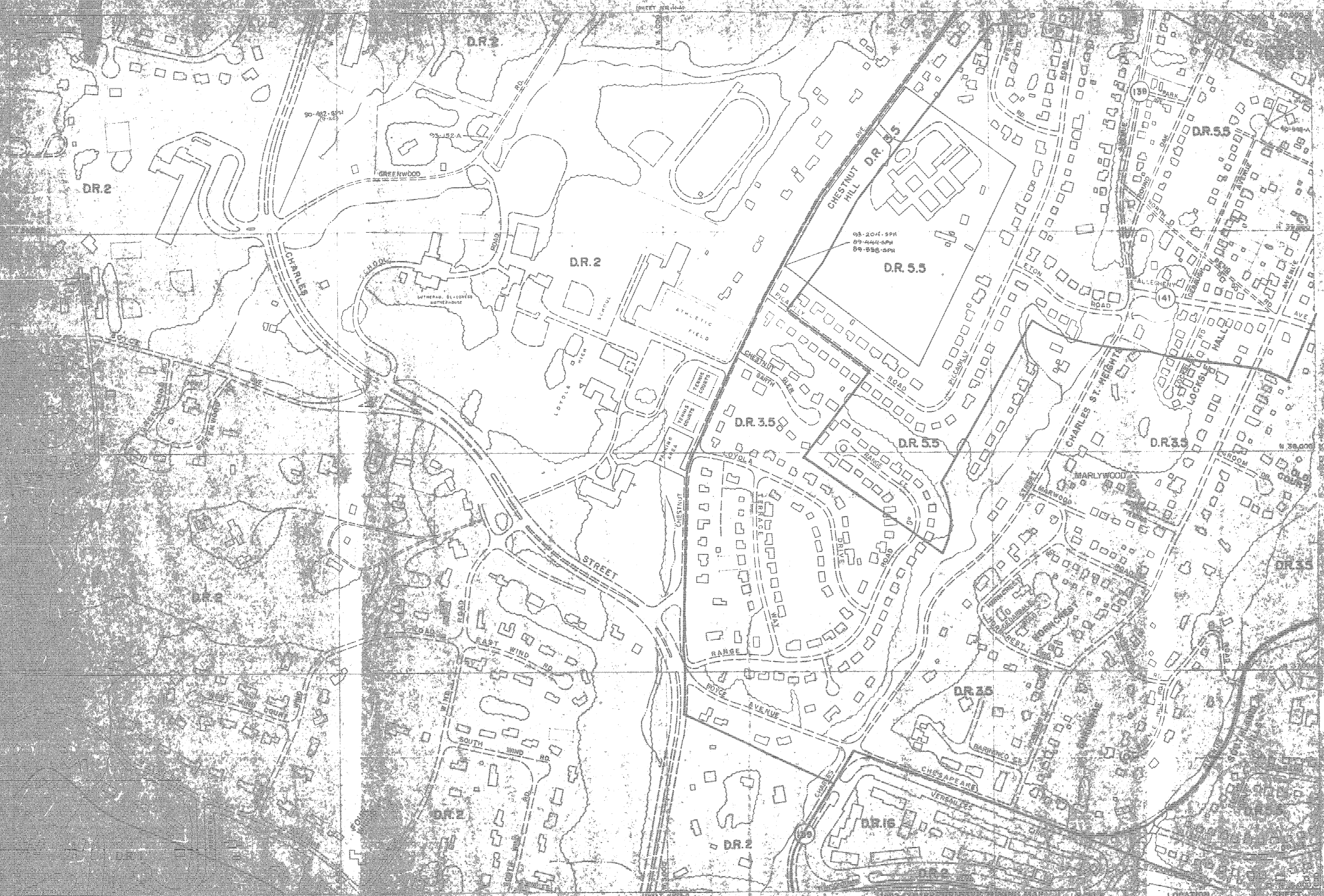


95-356A

#354

PARTIAL TOPOGRAPHIC SURVEY  
 OF  
**TUCKER PROPERTY**  
 1005 BOYCE AVENUE  
 9th ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1"=20' DATE: JULY 6, 1994

**GERHOLD, CROSS & ETZEL**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 Suite 100  
 320 East Towntown Boulevard  
 Towson, Maryland 21286  
 (410) 823-4470



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

95-356-A  
#201



95-356-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	TOWSON	NW
DATE		10-A
OF		
PHOTOGRAPHY		
JANUARY		
1986		

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