

IN RE: PETITION FOR VARIANCE * BEFORE THE
 NE/S McDonogh Road at its intersection *
 w/NE/S Woods Road * DEPUTY ZONING COMMISSIONER
 (8600 McDonogh Road) *
 2nd Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District *
 McDonogh School, Inc. * Case No. 95-424-A
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8600 McDonogh Road, located in the vicinity of the Gwynns Falls in Owings Mills. The Petition was filed by the owner of the property, McDonogh School, Inc., by Lawrence Johnston, Business Manager and Vice President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek a variance from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 370 feet in lieu of the maximum permitted 200 feet. The subject property and relief sought are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Lawrence Johnston representing McDonogh School, Inc., Jean Tansey and Bob Green, representatives of Daft-McCune-Walker, Inc., the engineering/architectural firm that prepared the site plan for this project, Patsy Malone, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 6.494 acres, zoned D.R.1 and is the site of the McDonogh School. The property is located on the north side of McDonogh

ORDER RECEIVED FOR FILING

Date

By

7/12/95
 [Signature]

MICROFILMED

Road, just off Woods Road, in Owings Mills. The Petitioners are desirous of constructing a 64,200 sq.ft. addition to the existing field house to provide more space for indoor athletics in an effort to accommodate the growing needs of their student population, all of whom take courses in physical education. Testimony indicated the Petitioners were careful to design the proposed addition in keeping with the architecture of existing improvements. Because the overall length of the building once the addition is added will be some 370 feet, the requested variance is necessary.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to

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Date 1/2/95
By [Signature]

JAN 2 1995

show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property

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Date 1/27/95
By [Signature]

line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; 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, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

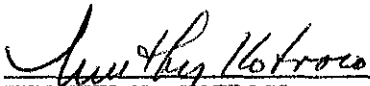
I find from the testimony and evidence presented at the hearing before me that the Applicants have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the variance requested should be granted.

COPIES RECEIVED FOR FILING
FILED
BY
7/12/95
[Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of July, 1995 that the Petition for Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 370 feet in lieu of the maximum permitted 200 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/12/95
By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 12, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NE/S McDonogh Road at its intersection w/NE/S Woods Road
(8600 McDonogh Road)
2nd Election District - 3rd Councilmanic District
McDonogh School, Inc. - Petitioner
Case No. 95-424-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Lawrence Johnston, Business Mgr. and Vice Pres., McDonogh School,
10075 Red Run Blvd., Suite 505, Owings Mills, Md. 21117-6128

Ms. Jean Tansey and Mr. Bob Green, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel

File

416



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at McDonogh Road, Owings Mills, Maryland 21117

95-424-A

which is presently zoned DRL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate 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)

504.2 of the Baltimore County Zoning Regulations and the Comprehensive Manual of Development Policies to permit a building length of 370 ft. in lieu of the ~~300~~ ft. allowed.

200 TMK

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

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly 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 Purchase/Lessee.

Legal Owner(s)

(Type or Print Name)

McDonogh School, Inc.

(Type or Print Name)

Signature

By: LEJH
Signature Lawrence Johnston, Business Manager/V.P.

Address

(Type or Print Name)

City State Zipcode

Signature

Agency for Petitioner.

Robert A. Hoffman
(Type or Print Name)

10075 Red Run Boulevard
Suite 505 581-4712
Address Phone No

Signature Venable, Baetjer & Howard
210 Allegheny Avenue
494-6262
Phone No

Owings Mills, Maryland 21117-6128
City State Zipcode
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Towson, Maryland 21204
City State Zipcode

Robert A. Hoffman
Name 210 Allegheny Avenue
Towson, Maryland 21204 494-6262
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR
unavailable for hearing

the following dates _____ Next Two Months

ALL OTHER
REVIEWED BY: [Signature] DATE 5/18/95

ORDER RECEIVED FOR FILING

Date 5/18/95
By [Signature]



416
95-424-A

Description to Accompany Petition for Zoning Variance

6.494 Acre Parcel

Southwest and Northeast Sides of Woods Road

North of McDonogh Road

Second Election District, Baltimore County, Maryland



Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

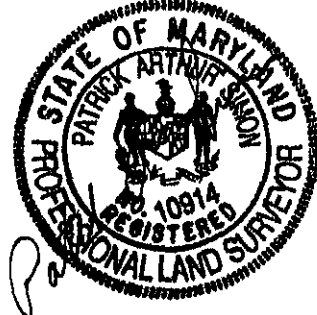
*A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals*

Beginning for the same in Woods Road at the point situate 1855 feet, more or less, as measured northeasterly along said centerline from its intersection with the centerline of McDonogh Road, thence leaving said point of beginning and running the six following courses and distances, viz: (1) South 13 degrees 09 minutes 30 seconds West 45.00 feet, thence (2) North 76 degrees 50 minutes 30 seconds West 370.00 feet, thence (3) North 13 degrees 09 minutes 30 seconds East 557.00 feet, thence (4) South 76 degrees 50 minutes 30 seconds East 520.00 feet, thence (5) South 13 degrees 09 minutes 30 seconds West 512.00 feet, and thence (6) North 76 degrees 50 minutes 30 seconds West 150.00 feet to the point of beginning; containing 6.494 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 18, 1995

Project No. 82013.Q4 (L82013Q4)



DMW

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-424-2

District 2nd.

Date of Posting 6/2/05

Posted for: Various

Petitioner: McDonough School, Inc.

Location of property: Woods Rd., 1855th NE/McDonough Rd.

Location of Signs: Facing roadway on property being zoned, at beginning of Woods Rd. leading to location of site.

Remarks: _____

Posted by [Signature]
Signature

Date of return: 6/9/05

Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland; 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-424-A
(Item 418)
In Woods Road, 1855' NE
of McDonogh Road
2nd Election District
3rd Councilmanic
Legal Owner(s):
McDonogh School, Inc.
Hearing: Friday,
June 23, 1995 at 9:00
a.m. in Rm. 106, County Of-
fice Building.

Variance to permit a building
length of 370 feet in lieu of the
300 feet allowed.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call: 887-3391.
6/028 June 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/11, 1995

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 6/11, 1995

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

4-11-95



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

receipt

95-424-A

Account: R-001-6150

Number

4/6

Date

3/18/95

1 non res man 020 250.00

2 signs 080 70.00

\$ 320.00

RECEIVED

McDonough School inc
 Mc Donough Rd.

Paid BY
 Venable Patch & Howard

10/20/2004 4:14 PM
 BY 6013221005-19 29

4300.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 416

Petitioner: McDonogh School, Inc.

Location: McDonogh Road, Owings Mills 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormond, Legal Assistant

ADDRESS: Venable, Baetjer + Howard

210 Allegheny Avenue
Towson, Md 21204

PHONE NUMBER: 410-494-6200

AJ:ggs

(Revised 04/09/93)



TO: PUTUMENT PUBLISHING COMPANY
June 1, 1995 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204
494-6200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-424-A (Item 416)
in Woods Road, 1855' NE of McDonogh Road
2nd Election District - 3rd Councilmanic
Legal Owner(s): McDonogh School, Inc.
HEARING: FRIDAY, JUNE 23, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a building length of 370 feet in lieu of the 300 feet allowed.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 26, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-424-A (Item 416)

in Woods Road, 1855' NE of McDonogh Road

2nd Election District - 3rd Councilmanic

Legal Owner(s): McDonogh School, Inc.

HEARING: FRIDAY, JUNE 23, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a building length of 370 feet in lieu of the 300 feet allowed.

A handwritten signature in black ink that reads "Arnold Jablon".

Arnold Jablon
Director

cc: McDonogh School, Inc.
Robert A. Hoffman, Esq.

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 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No.: 416
Case No.: 95-424-A
Petitioner: McDonogh School, Inc.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 18, 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 (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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



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

TO: Mr. Arnold Jablon, Director June 6, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #416 - McDonogh School
8600 McDonogh Road
Zoning Advisory Committee Meeting of May 30, 1995

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

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP: BK: sp

MCDONOGH/DEPRM/TXTSBP

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 05/31/95

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

RE: Property Owner: MCDONOGH SCHOOL, INC.

LOCATION: IN WOODS RD. 1855' NE FROM MCDONOGH RD. (MCDONOGH SCHOOL)

Item No.: 416

Zoning Agenda: VARIANCE

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED

JUN 1 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File




BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 7, 1995

FROM: Pat Keller, 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. 412, 416 and 418

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 W. Long

Division Chief: Carol L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 5, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for June 5, 1995
Items 413, 414, 415, 416, 417, 418 and 419 &

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

11/17/95



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-26-95

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.: 416 (JLL)

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,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

RE: PETITION FOR VARIANCE * BEFORE THE
in Woods Road, 1855' NE of McDonogh Road * ZONING COMMISSIONER
2nd Election District, 3rd Councilmanic *
McDonogh School, Inc. * OF BALTIMORE COUNTY
Petitioners *
CASE NO. 95-424-A

* * * * *

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

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

#416

MM

Given: See the 200 scale
Map for (2) sign locations.

1 sign should state variance + see 2nd
sign location 1855 ft ± N. of this sign
for actual variance site location.

Wm Comp.

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny 21204

Larry Johnston

8600 McDermott Rd 21208

Patsy Malone

210 Allegheny Ave 21204

Jean Janssen

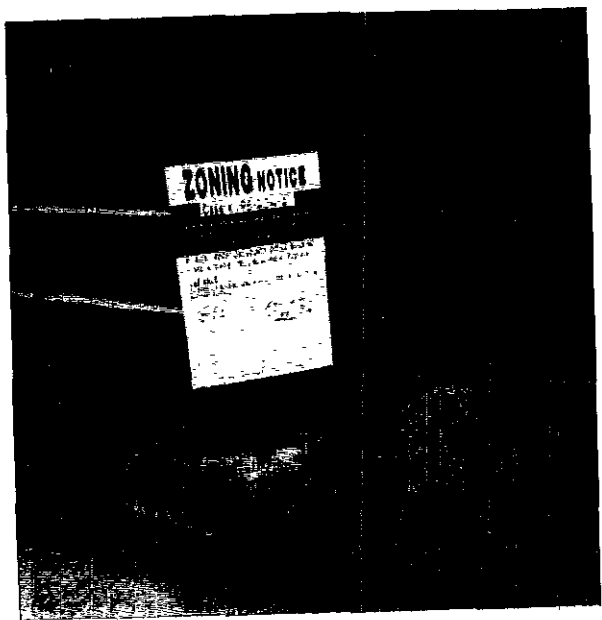
200 E Pennsylvania Ave 21204

Bob Greene

11



95-424-A



IN RE: PETITION FOR VARIANCE * BEFORE THE
NE/S McDonogh Road at its intersection * DEPUTY ZONING COMMISSIONER
w/NE/S Woods Road * OF BALTIMORE COUNTY
(8600 McDonogh Road) * Case No. 95-424-A
7th Election District
3rd Councilmanic District
McDonogh School, Inc.
Petitioner

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The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Crowell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to

show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property

line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; 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, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pp. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Applicants have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the variance requested should be granted.

ORDER RECEIVED FOR FILING
Date 7/12/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/12/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/12/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/12/95
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of July, 1995 that the Petition for Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 370 feet in lieu of the maximum permitted 200 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:djs

ORDER RECEIVED FOR FILING
Date 7/12/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 12, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NE/S McDonogh Road at its intersection w/NE/S Woods Road
(8600 McDonogh Road)
2nd Election District - 3rd Councilmanic District
McDonogh School, Inc. - Petitioner
Case No. 95-424-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,
[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:djs

cc: Mr. Lawrence Johnston, Business Mgr. and Vice Pres., McDonogh School, 10075 Red Run Blvd., Suite 505, Owings Mills, Md. 21117-6128
Ms. Jean Tansey and Mr. Bob Green, Daft-McCune-Walker, Inc. 200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel
File

Printed with Southern Ink



Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at McDonogh Road, Owings Mills, Maryland 21117
which is presently zoned DRI

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 504.2 of the Baltimore County Zoning Regulations and the Comprehensive Manual of Development Policies to permit a building length of 370 ft. in lieu of the 200 ft. allowed.

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Purchaser/Owner

Type or Print Name

Signature

Address

City

State

County

Agency for Petitioner

Type or Print Name

Signature

Address

City

State

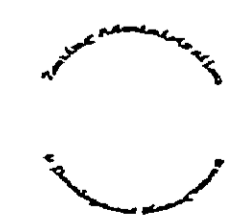
County

McDonogh School, Inc.
By: [Signature]
Lawrence Johnston, Business Manager/V.P.

10075 Red Run Boulevard
Suite 505 581-4712
Owings Mills, Maryland 21117-6128

Robert A. Hoffman
210 Allegheny Avenue
Towson, Maryland 21204 494-6262

ORDER RECEIVED FOR FILING
Date 7/12/95
By [Signature]



ESTIMATED LENGTH OF HEARING: 1 HR
DATE: 7/12/95

Description to Accompany Petition for Zoning Variance
6.494 Acre Parcel
Southwest and Northeast Sides of Woods Road
North of McDonogh Road
Second Election District, Baltimore County, Maryland



Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705
A Team of Land Planners
Landscape Architects
Engineers, Surveyors &
Environmental Professionals

Beginning for the same in Woods Road at the point situate 1855 feet, more or less, as measured northeasterly along said centerline from its intersection with the centerline of McDonogh Road, thence leaving said point of beginning and running the six following courses and distances, viz: (1) South 13 degrees 09 minutes 30 seconds West 45.00 feet, thence (2) North 76 degrees 50 minutes 30 seconds West 370.00 feet, thence (3) North 13 degrees 09 minutes 30 seconds East 557.00 feet, thence (4) South 76 degrees 50 minutes 30 seconds East 520.00 feet, thence (5) South 13 degrees 09 minutes 30 seconds West 512.00 feet, and thence (6) North 76 degrees 50 minutes 30 seconds West 150.00 feet to the point of beginning; containing 6.494 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 18, 1995

Project No. 82013.Q4 (L82013Q4)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-424-A
Towson, Maryland

District: 2nd Date of Posting: 6/2/95

Posted for: Variance

Petitioner: McDonogh School, Inc.

Location of property: Woods Rd. 1855' NE McDonogh Rd.

Location of Sign: Facing property being zoned, at
beginning of Woods Rd. leading to location of site.

Remarks: _____

Posted by: [Signature] Date of return: 6/9/95

Number of Signs: 1

receipt
95-424-A

Date: 3/18/95 Number: 4/6

1 Non return 230.00
2 signs 080 70.00
\$320.00

McDonogh School, Inc. Venable, Baetjer & Howard.
McDonogh Rd.

Cashier Validation _____

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, DIRECTOR

For newspaper advertising:
Item No.: 416
Petitioner: McDonogh School, Inc.
Location: McDonogh Road, Owings Mills 21117

PLEASE FORWARD ADVERTISING BILL TO:
NAME: Barbara W. Ormond, Legal Assistant
Venable, Baetjer & Howard
ADDRESS: 210 Allegheny Avenue
Towson, Md. 21204
PHONE NUMBER: 410-494-6200

AJ:ggg (Revised 04/09/93)

TO: PUBLISHER PUBLISHING COMPANY
June 1, 1995 Issue - Jeffersonian

Please forward billing to:
Barbara W. Ormond, Legal Assistant
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204
494-6200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-424-A (Item 416)
In Woods Road, 1855' NE of McDonogh Road
2nd Election District - 3rd Councilmanic
Legal Owner(s): McDonogh School, Inc.
HEARING: FRIDAY, JUNE 23, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a building length of 370 feet in lieu of the 300 feet allowed.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/11, 1995

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 6/11, 1995

THE JEFFERSONIAN,
A. Henricks
LEGAL AD. - TOWSON

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
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HEARING: FRIDAY, JUNE 23, 1995 at 9:00 a.m. in Room 106, County Office Building.
Variance to permit a building length of 370 feet in lieu of the 300 feet allowed.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.
6/2/95

Baltimore County Government
Office of Zoning Administration
and Development Management

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

May 26, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-424-A (Item 416)
In Woods Road, 1855' NE of McDonogh Road
2nd Election District - 3rd Councilmanic
Legal Owner(s): McDonogh School, Inc.
HEARING: FRIDAY, JUNE 23, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a building length of 370 feet in lieu of the 300 feet allowed.

Arnold Jablon
Director

cc: McDonogh School, Inc.
Robert A. Hoffman, Esq.

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 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

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

June 15, 1995

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No.: 416
Case No.: 95-424-A
Petitioner: McDonogh School, Inc.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 18, 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 (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,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management June 6, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #416 - McDonogh School
8600 McDonogh Road
Zoning Advisory Committee Meeting of May 30, 1995

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

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:BK:sp
MCDONOGH/DEPRM/TXTSBP

Baltimore County Government
Fire Department

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

DATE: 05/31/95

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

RE: Property Owner: MCDONOGH SCHOOL, INC.
LOCATION: IN WOODS RD. 1855' NE FROM MCDONOGH RD. (MCDONOGH SCHOOL)

Item No.: 416 Zoning Agenda: VARIANCE

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.

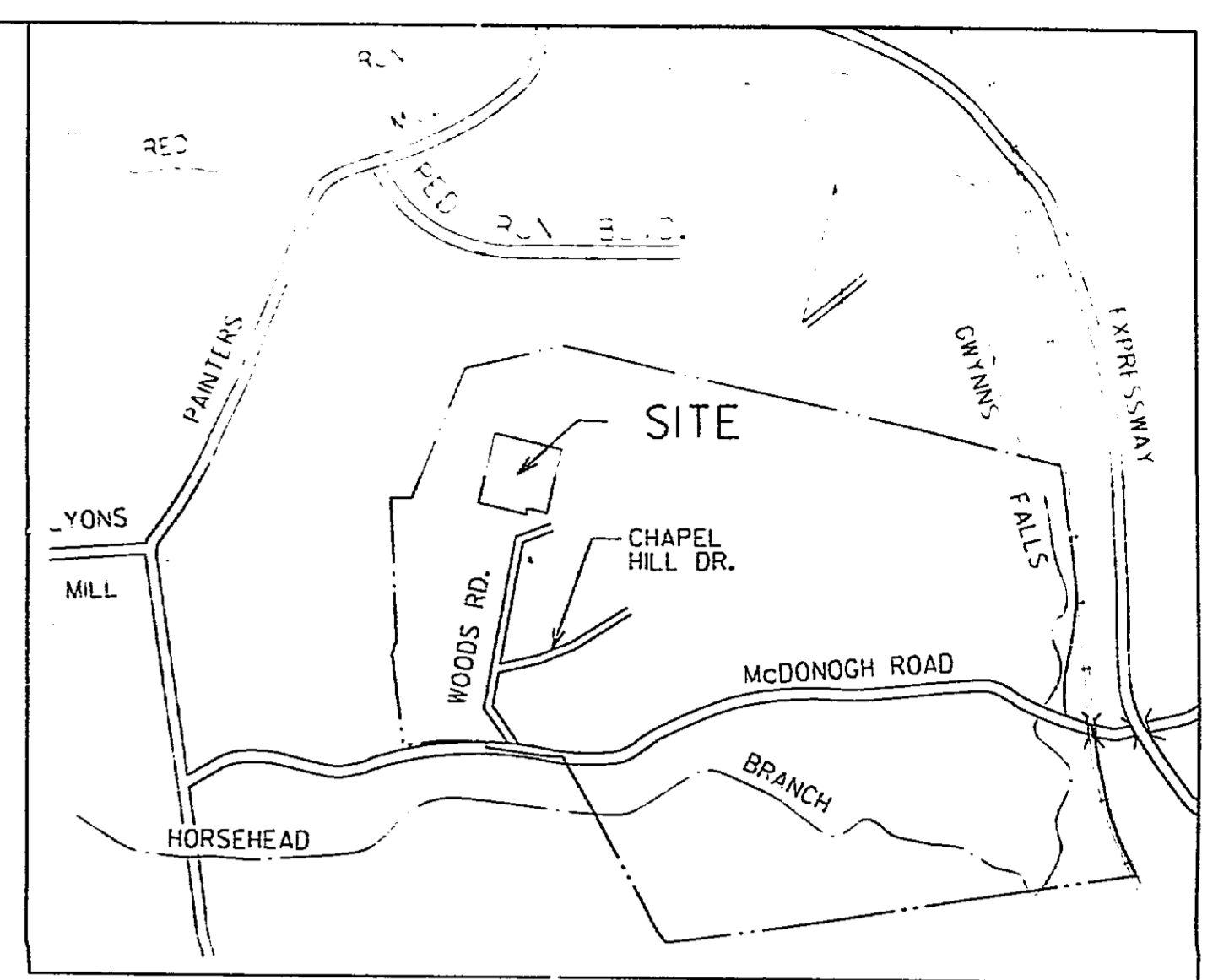
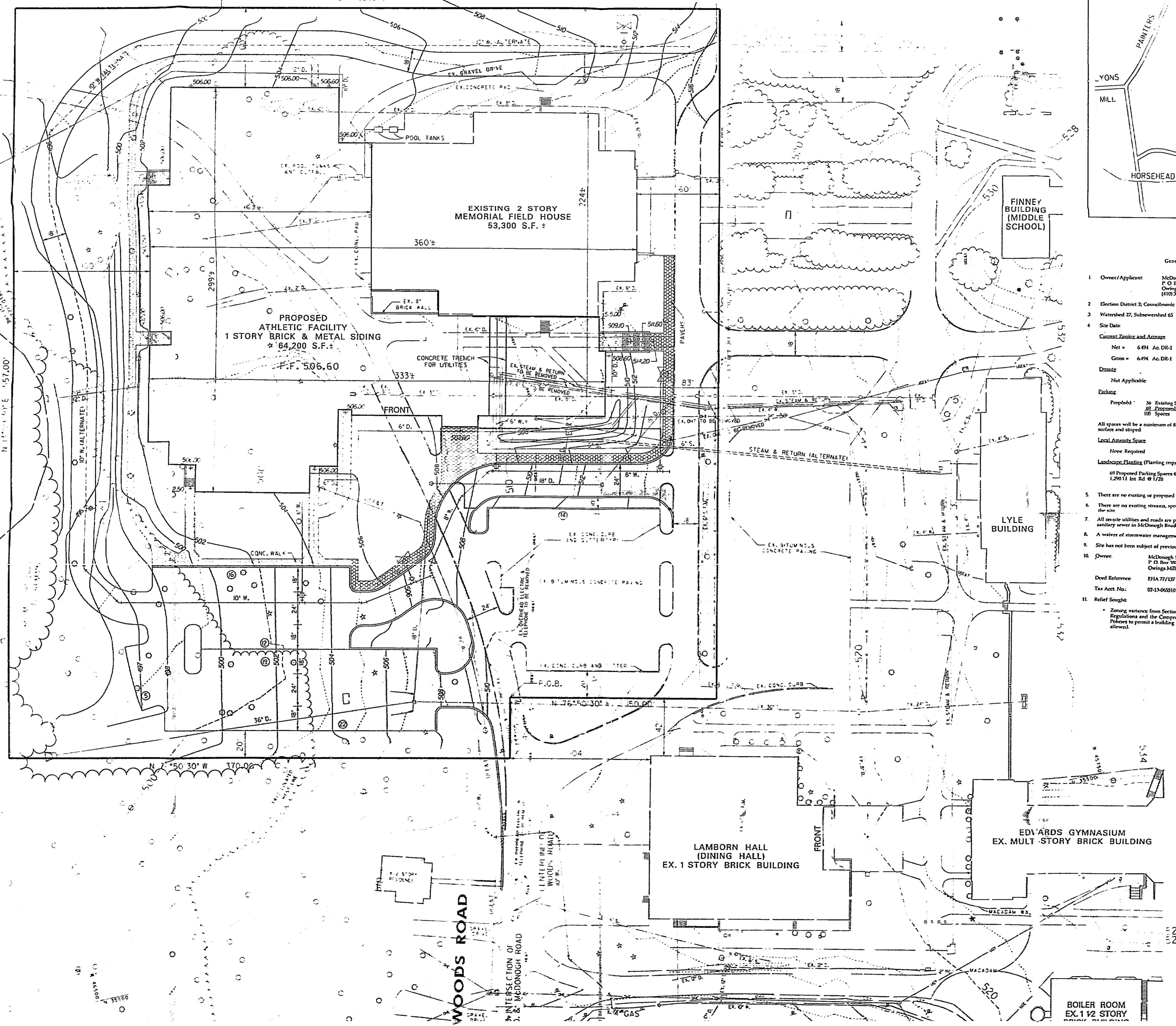
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
JUN 1 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



VICINITY MAP
SCALE: 1" = 1000'

- General Notes
- Owner/Applicant: McDonough School, Inc.
P.O. Box 300
Owings Mills, MD 21117
(410) 363-0600
 - Election District 2; Councilmanic District 3; Census Tract 4121
 - Watershed 27, Subwatershed 65
 - Site Date: _____
 - Current Zoning and Attach: _____
Net = 6.494 Ac. DR-1
Gross = 6.494 Ac. DR-1
 - Density: _____
Not Applicable
 - Distance: _____
Proposed: 36 Existing Spaces
22 Existing Spaces
105 Spaces
- All spaces will be a minimum of 8.5 x 18', paved with a durable, dustless surface and striped.
- Local Amenity Space: _____
None Required
- Landscape Planting (Planting required for addition only)
- | | |
|--|------------------------|
| 69 Proposed Parking Spaces @ 1/12" = 6 PU (S.M.D.) | 65 EX. TREES TO REMAIN |
| 1,200 LI. UN. RD. @ 1/20" = 71 FU (S.M.D.) | 71 FU (S.M.D.) |
- There are no existing or proposed well or septic systems on site.
 - There are no existing streams, springs, or wetlands on or within 50 feet of the site.
 - All onsite utilities and roads are private. Site is served by public water and sanitary sewer in McDonough Road and Horsehead Branch, respectively.
 - A waiver of stormwater management will be requested.
 - Site has not been subject of previous zoning action.
 - Owner: McDonough School, Inc.
P.O. Box 300
Owings Mills, MD 21117
 - Deed Reference: EHA 77/137
 - Tax Acre. No.: 02-13-06010
 - Relief Sought: _____
Zoning variance from Section 56.2 of the Baltimore County Zoning Regulations and the Comprehensive Manual of Development Policies to permit a building length of 370 feet in lieu of the 300 feet allowed.

LEGEND

- FIRE HYDRANT
- EX. TREES TO REMAIN
- EX. CONTOURS
- PROPOSED CONTOURS DAFT-McCUNE-WALKER, INC.

95-424A

PRINTED
MAY 18 1995

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-2333
Fax: 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

PLAN AND PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
McDONOUGH SCHOOL ATHLETIC FACILITY EXPANSION
8600 McDONOUGH ROAD

ELECTION DISTRICT 2 BALTIMORE COUNTY, MARYLAND

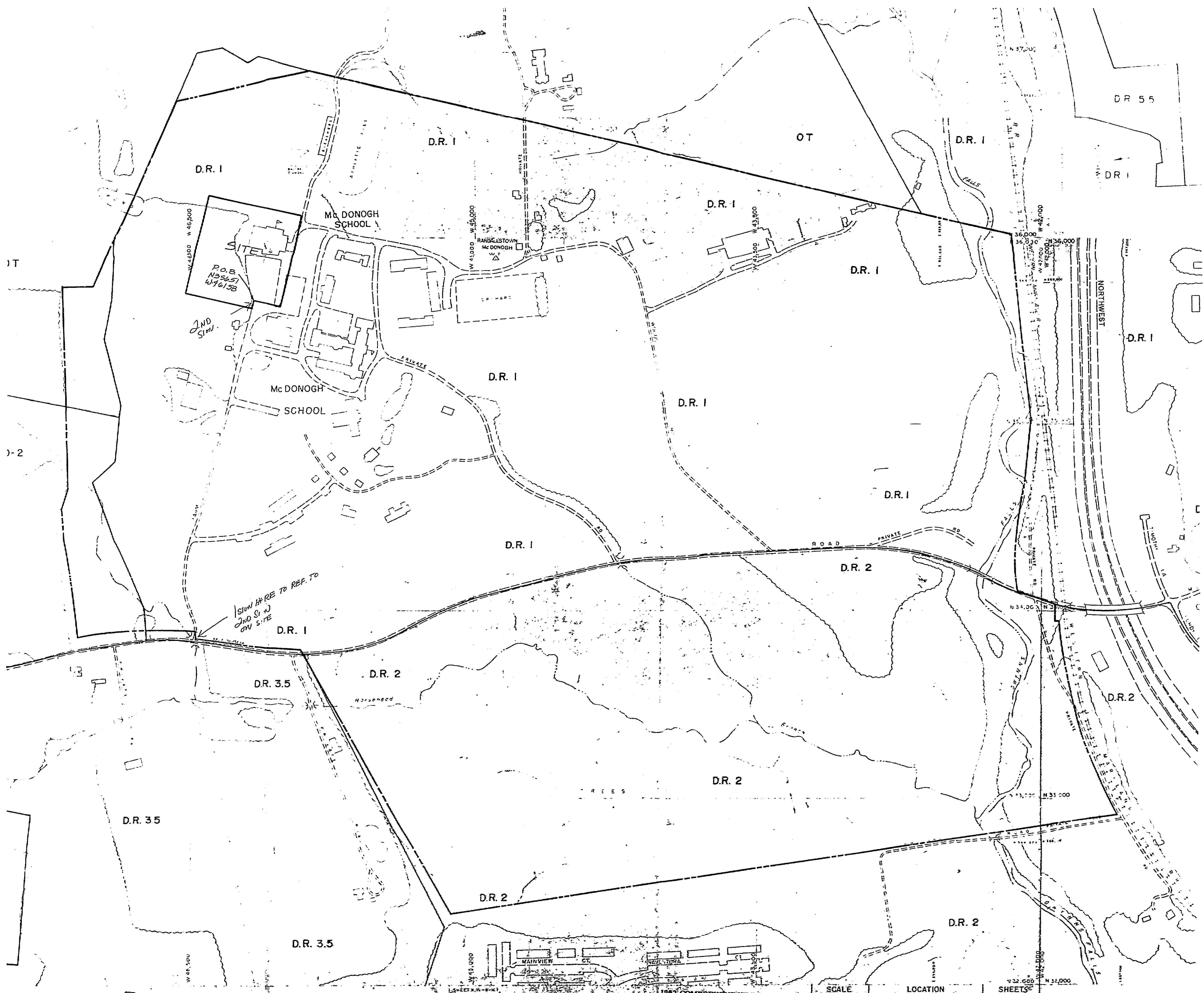
	ISSUE DATES	_____
	REVIEW	_____
	BDP	_____
	PERMIT	_____
	CONSTRUCTION	_____
BASE	_____	
DRAWN	_____	

A16

PETITIONER'S EXHIBIT NO. _____

95-424-A

200 SCALE
ZONING MAP



DATE SOURCES

PRINTED
MAY 18 1995
DAFT-McCUNE-WALKER, INC.

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 286 3333
Fax 286 2733

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

TO ACCOMPANY PETITION

**McDONOGH SCHOOL
ATHLETIC FACILITY EXPANSION**
5600 McDONOGH ROAD
200 SCALE MAP

NO.	DATE

116

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

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

William D. Howard
Chairman, County Council

SCALE

LOCATION
McDONOGH AREA

DATE
OF
PHOTOGRAPHY

SHEETS

1 OF 1