

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
W/S New Freedom Road, 561 ft. N	* ZONING COMMISSIONER
of Oakland Road	
21516 New Freedom Road	* OF BALTIMORE COUNTY
6th Election District	
3rd Councilmanic District	* Case No. 95-68-A
Robert C. Schlaline, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert C. Schlaline and Joan E. Schlaline, his wife, for that property known as 21516 New Freedom Road in the Sunset View Subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed building addition setback of 22-1/2 ft., in lieu of the required 35 ft., for an addition, in an R.C.2 zone. The property and relief sought are 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 PREPARED FOR FILING
 Date 9/21/95
 By M. Howard

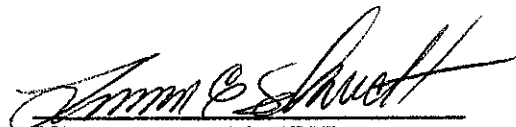
MICROFILMED

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 21st day of September, 1995 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed building addition setback of 22-1/2 ft., in lieu of the required 35 ft., for an addition, in an R.C.2 zone, 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:mmm

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 19, 1995

Mr. and Mrs. Robert C. Schlaline, Jr.
21516 New Freedom Road
Freeland, Maryland 21053

RE: Petition for Administrative Variance
Case No. 96-68-A
Property: 21516 New Freedom Road

Dear Mr. and Mrs. Schlaline:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, 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 dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance

96-68-A

to the Zoning Commissioner of Baltimore County

for the property located at 21516 New Freedom Rd.

which is presently zoned RC2

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) 1A01.3.B.3.

A PROPOSED BUILDING ADDITION SETBACK OF 22 1/2 FT. IN LIEU OF THE REQUIRED ~~35~~ 35 FT.

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

SEE STATEMENT IN PET. FILE

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 Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

X Legal Owner(s):

Robert C. Schlaline Jr.
(Type or Print Name)

Robert C. Schlaline Jr.
Signature

Joan B. Schlaline
(Type or Print Name)

Joan B. Schlaline
Signature

343-1328
Address Phone No.

21516 New Freedom Rd.
Address

Freeland Md. 21053
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 88

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 21516 New Freedom Rd.
address
FREELAND Md. 21053
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)

SEE STATEMENT IN PET. FILE

• Need to construct addition to house 10' closer to property line

• Economic hardship and practical difficulty of other alternative placement or orientation of addition.

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.

Robert C. Schlafline Jr.
(signature)
Robert C. Schlafline Jr.
(type or print name)



Joan E. Schlafline
(signature)
Joan E. Schlafline
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of Aug, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

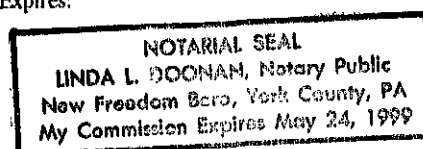
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/23/95
date

Linda L. Doonan
NOTARY PUBLIC

My Commission Expires:



MICROFILMED

STATEMENT IN SUPPORT OF

PRACTICAL DIFFICULTY/HARDSHIP

21516 NEW FREEDOM RD.

The reason we want to put the addition on the house this way is

① The garage is in the way going the other direction.

② The lot is only 100 ft. wide

Rqd. setbacks
50' each
side
= 100 ft.

③ It will add architectural continuity to the house, where proposed rather than at any other point.

96-68-A

ZONING DESCRIPTION FOR 21516 New Freedom Road

Beginning at a point on the west side of New Freedom Road which is ~~100~~^{25 FT ±} wide at the distance of ~~5~~^{56 FT} northeast of the centerline of the nearest improved intersecting street Smith Oakland Rd. Ave. which is 25' wide. *Being lot # ~~6~~ 7, Block ____, Section # ____, in the division of Sunset View as recorded in Baltimore County Plat Book # 12, Folio # 078, containing .66 & .45 acres. Also known as 21516 New Freedom Road and located in the 6th Election District, 3rd Councilmanic District.

96-68-12

No. *#383*
BY JLL
004.96

96-68-A

AMOUNT \$ 85.00

RECEIVED FROM: (APPLICANT) SCHALINE FOR 21516 NEW FREEDOM RD.

FOR: RV FILING ADMIN Code 010 50.00
1 SIGN POSTING 35.00
WADSWORTH & SONS LTD 85.00
BQ 6011:36AM09-24-95

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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.: 88

Petitioner: Joan & Robert Schlaline

Location: 21516 New Freedom Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert C Schlaline, Jr.

ADDRESS: 21516 New Freedom Rd.

Greenland, Md. 21053

PHONE NUMBER: 410-343-1328

AJ:ggs

MICROFILMED

(Revised 04/09/93)



Printed on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 31, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-68-A (Item 88)
21516 New Freedom Road
W/S New Freedom Road, 561' N of Oakland Road
6th Election District - 3rd Councilmanic

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 September 3, 1995. The closing date (September 18, 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: Robert and Jaon Schlalaine

10/11/95 11:11 AM





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

Mr. and Mrs. Robert C. Schlaline
21516 New Freedom Road
Freeland, Maryland 21053

RE: Item No.: 88
Case No.: 96-68-A
Petitioner: R. Schlaline, et ux

Dear Mr. and Mrs. Schlaline:

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 August 24, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

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 Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 088 (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 affected by any State Highway Administration projects.

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 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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

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PETITION PROBLEMS

#86 --- JLL

1. Need authorization for person signing for contract purchaser.

#88 --- JLL

1. Notary section is incomplete.

#89 --- CAM

1. Need authorization for person signing for legal owner.

#90 --- CAM

1. Need authorization for person signing for contract purchaser.
2. Who signed for attorney?

4/10/2013 1:11

#88

Ownership of Adjacent Properties

Minor R. Bowman
1814 Oakland Rd.
(410) 357-8478

acct. no.
0602057670

Paul J. Smith
21512 New Freedom Road
(410) 357-8217

(Lot 5) 0619051101

Edna Krause
(John Krause - deceased)
21518 New Freedom Road
(410) 957-4262

(Lot 8) 0601035110

Bruce Stutzka + Audrey (Lots 39, 40) 0619071480
21501 Parker Road
(410) 343-2349

0605000025

Mother
in law

Pauline Eastridge (Lot. 39)
21501 Parker Rd.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

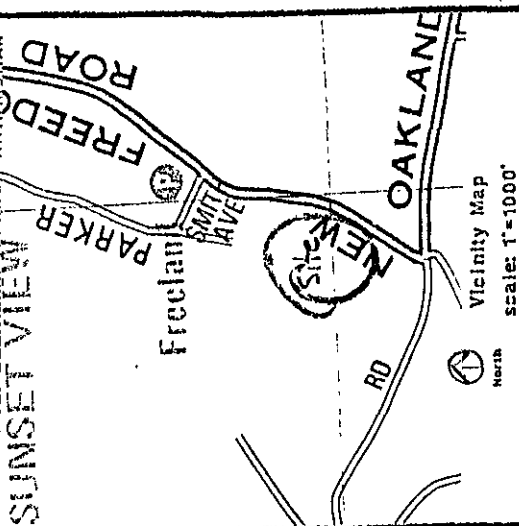
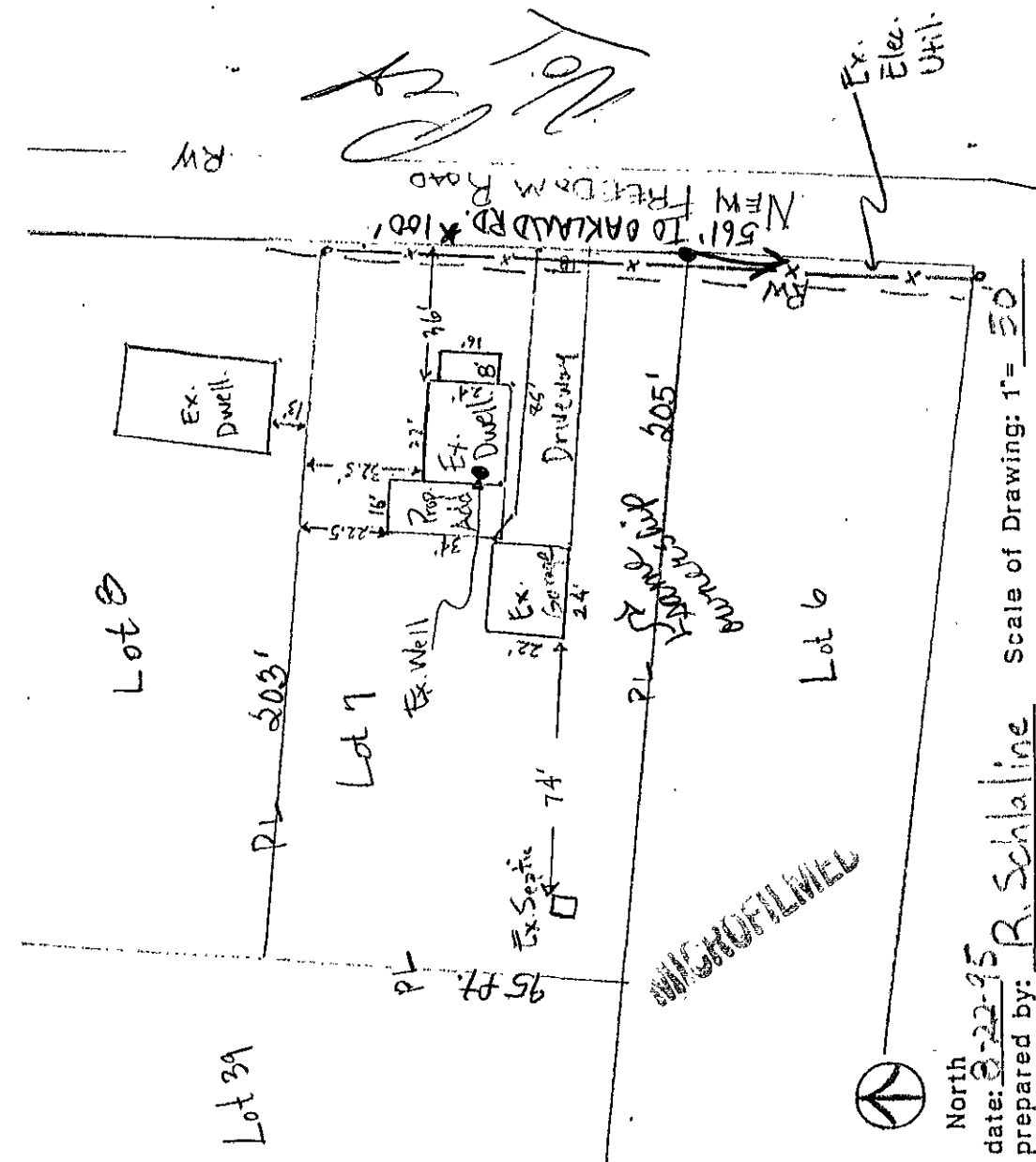
PROPERTY ADDRESS: 21516 New Freedom Rd. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SUNSET VIEW

plat book # 12, folio # 578, lot # 7, section # NA

OWNER: Robert + Jeanie Schalline

96-68-A



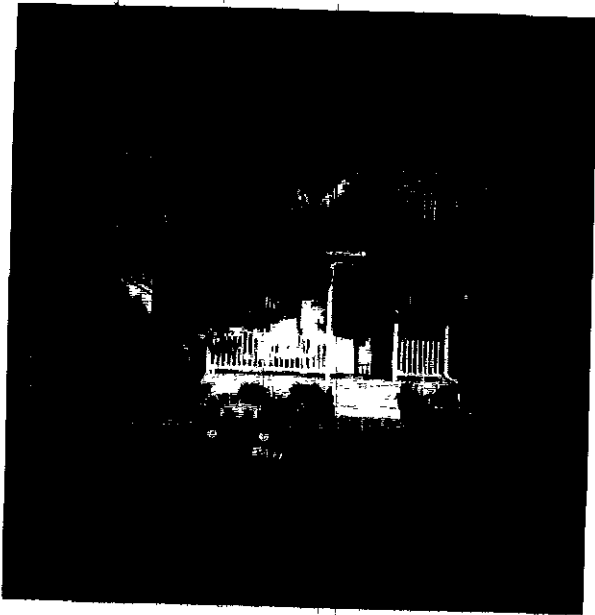
LOCATION INFORMATION

Election District: 6th
 Councilmanic District: 3rd
 1"=200' scale map #: NN39E
 Zoning: RC2
 Lot size: .45 acreage 19853 square feet

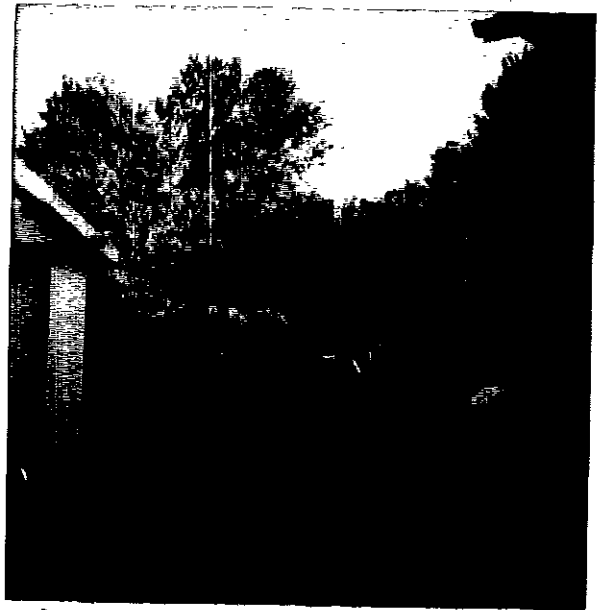
SEWER: ☐ public ☒ private
 WATER: ☐ yes ☒ no
 Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NA

Zoning Office USE ONLY!
 REVIEWED BY: [Signature] ITEM #: 99 CASE #:

North
 date: 8-22-95
 prepared by: R. Schalline Scale of Drawing: 1" = 50'

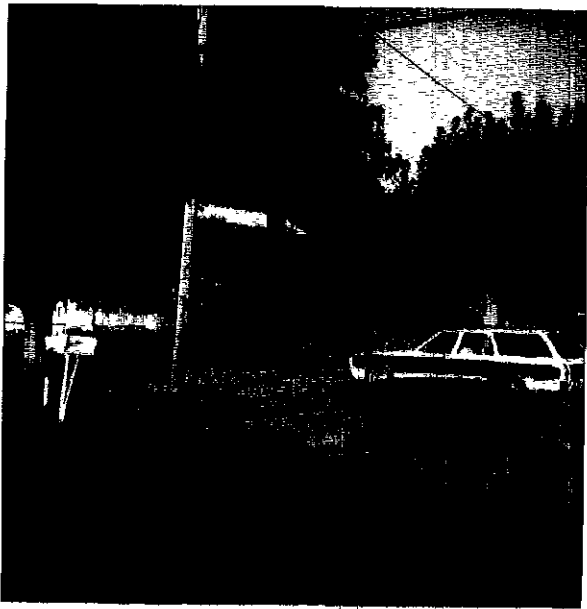


Front of house-Addition
will be on the right-
Garage on left #88

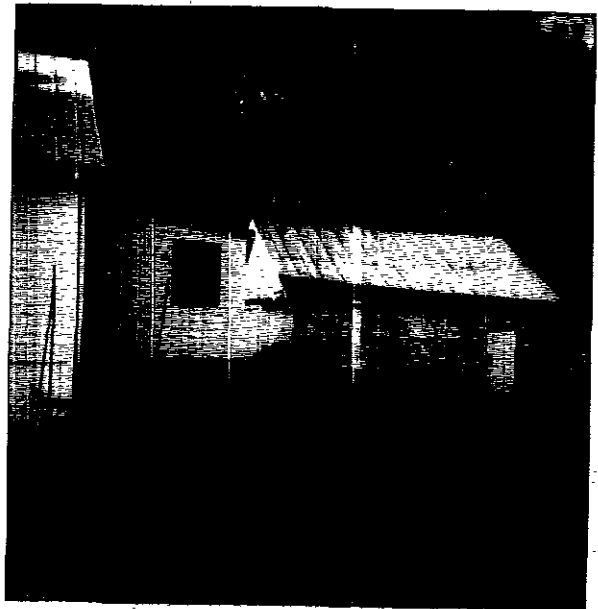


Garage

↑ House
#88

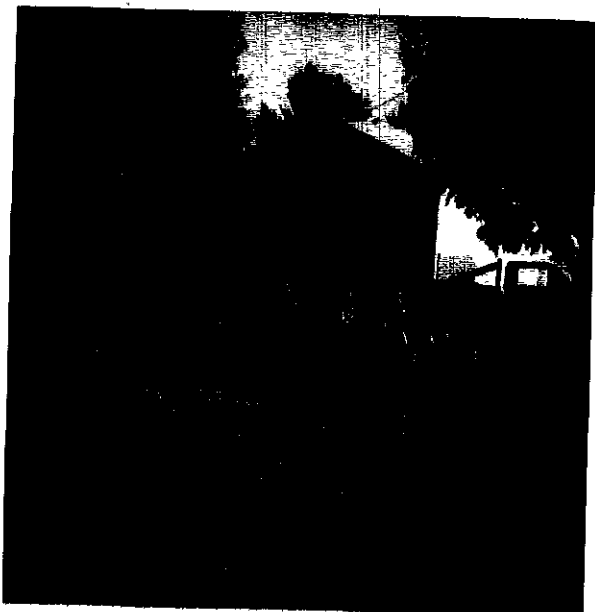


Proposed site of addition
#88

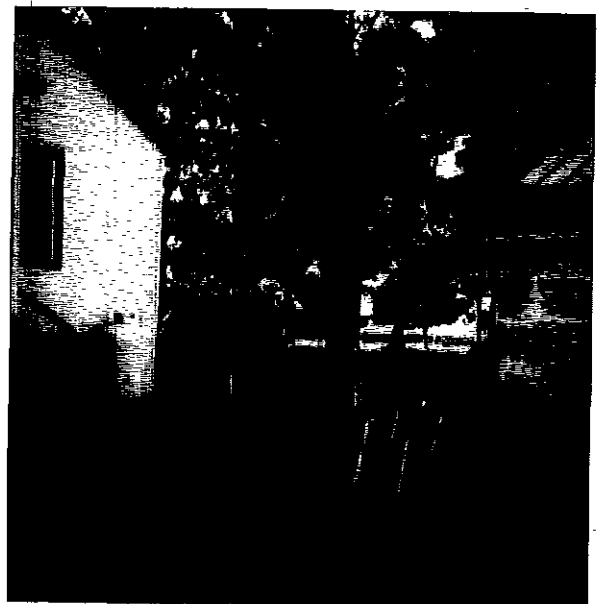


(Dirt is from dug out basement)

Proposed addition site
#88

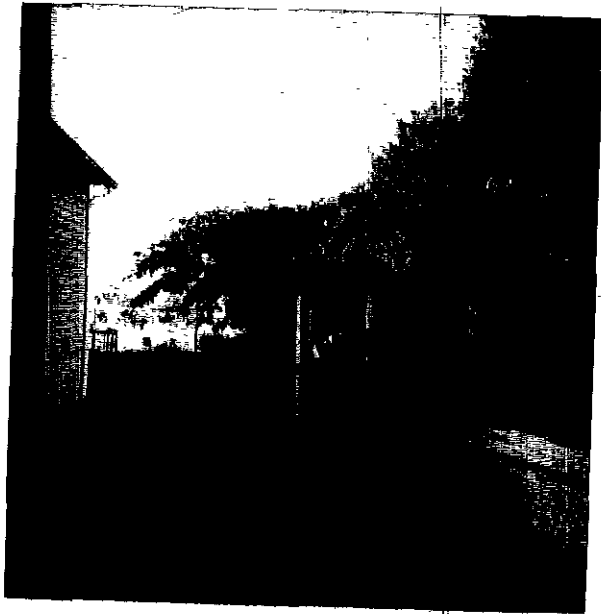


Next door neighbors
house on the side of
proposed addition #88



↑ Garage
#88

96-68-A



Proposed addition
this side #88

1/1/88 11:00 AM

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
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W/S New Freedom Road, 561 ft. N	* ZONING COMMISSIONER
of Oakland Road	
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Robert C. Schlaline, et ux	
Petitioners	*

* * * * *

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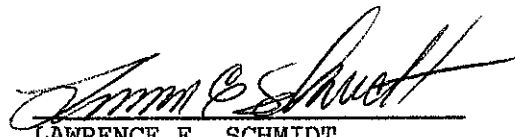
MICROFILMED

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LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 19, 1995

Mr. and Mrs. Robert C. Schlaline, Jr.
21516 New Freedom Road
Freeland, Maryland 21053

RE: Petition for Administrative Variance
Case No. 96-68-A
Property: 21516 New Freedom Road

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Very truly yours,

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Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance

96-68-A

to the Zoning Commissioner of Baltimore County

for the property located at 21516 New Freedom Rd.

which is presently zoned RC2

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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 Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

X Legal Owner(s):

Robert C. Schlaline Jr.
(Type or Print Name)

Robert C. Schlaline Jr.
Signature

Joan B. Schlaline
(Type or Print Name)

Joan B. Schlaline
Signature

343-1328
Address Phone No.

21516 New Freedom Rd.
Address

Freeland Md. 21053
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No

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Zoning Commissioner of Baltimore County



REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 88

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 21516 New Freedom Rd.
address
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City State Zip Code

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• Need to construct addition to house 10' closer to property line

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Robert C. Schlafline Jr.
(signature)
Robert C. Schlafline Jr.
(type or print name)



Joan E. Schlafline
(signature)
Joan E. Schlafline
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of Aug, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

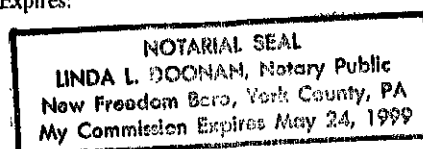
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/23/95
date

Linda L. Doonan
NOTARY PUBLIC

My Commission Expires:



MICROFILMED

STATEMENT IN SUPPORT OF

PRACTICAL DIFFICULTY / HARDSHIP

21516 NEW FREEDOM RD.

The reason we want to put the addition on the house this way is

① The garage is in the way going the other direction.

② The lot is only 100 ft. wide

Rqd. setbacks
50' each
side
= 100 ft.

③ It will add architectural continuity to the house, where proposed rather than at any other point.

96-68-A

ZONING DESCRIPTION FOR 21516 New Freedom Road

Beginning at a point on the west side of New Freedom Road which is ~~100~~^{25 FT ±} wide at the distance of ~~5~~^{56 FT} northeast of the centerline of the nearest improved intersecting street Smith Oakland Rd. Ave. which is 25' wide. *Being lot # ~~6~~ 7, Block ____, Section # ____, in the division of Sunset View as recorded in Baltimore County Plat Book # 12, Folio # 078, containing .66 & .45 acres. Also known as 21516 New Freedom Road and located in the 6th Election District, 3rd Councilmanic District.

96-68-12

No. *#383*
BY JLL
004.96

96-68-A

AMOUNT \$ 85.00

RECEIVED FROM: (APPLICANT) SCHALINE FOR 21516 NEW FREEDOM RD.

FOR: RV FINE ADMIN Code 010 50.00
1 SIGN POSTING 35.00
 02ADP80072HTCRF \$85.00
 WASHINGTON, D.C. 20540-0111:36AM02-24-75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY **VALIDATION**
YELLOW - CUSTOMER

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.: 88

Petitioner: Joan & Robert Schlaline

Location: 21516 New Freedom Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert C Schlaline, Jr.

ADDRESS: 21516 New Freedom Rd.

Greenland, Md. 21053

PHONE NUMBER: 410-343-1328

AJ:ggs

MICROFILMED

(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 31, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-68-A (Item 88)
21516 New Freedom Road
W/S New Freedom Road, 561' N of Oakland Road
6th Election District - 3rd Councilmanic

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 September 3, 1995. The closing date (September 18, 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: Robert and Jaon Schlalaine

10/11/95 11:11 AM





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

Mr. and Mrs. Robert C. Schlaline
21516 New Freedom Road
Freeland, Maryland 21053

RE: Item No.: 88
Case No.: 96-68-A
Petitioner: R. Schlaline, et ux

Dear Mr. and Mrs. Schlaline:

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 August 24, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

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 Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 088 (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 affected by any State Highway Administration projects.

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 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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

MICROFILMED

PETITION PROBLEMS

#86 --- JLL

1. Need authorization for person signing for contract purchaser.

#88 --- JLL

1. Notary section is incomplete.

#89 --- CAM

1. Need authorization for person signing for legal owner.

#90 --- CAM

1. Need authorization for person signing for contract purchaser.
2. Who signed for attorney?

4/11/2013 1:11 PM

#88

Ownership of Adjacent Properties

Minor R. Bowman
1814 Oakland Rd.
(410) 357-8478
acct. no.
0602057670

Paul J. Smith
21512 New Freedom Road
(410) 357-8217
(Lot 5) 0619051101

Edna Krause
(John Krause - deceased)
21518 New Freedom Road
(410) 957-4262
(Lot 8) 0601035110

Bruce Stutzka + Audrey (Lots 39, 40) 0619071480
21501 Parker Road
(410) 343-2349
0605000025

Mother
in law
Pauline Eastridge (Lot. 39)
21501 Parker Rd.

Special Hearing

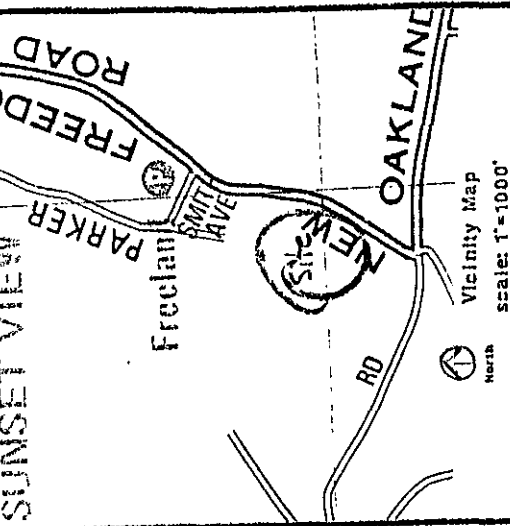
see pages 5 & 6 of the CHECKLIST for additional required information

ST
ES
V
R
ED
D

DA
ER
KE

PAR
FR
RO

96-68-A



Election District: 6th
 Councilmanic District: 3rd
 1"=200' scale map#: NW39E
 Zoning: RC2
 Lot size: .45
 acreage
 square feet: 19853

public private

SEWER: ☐ ☒

WATER: ☐ ☒

yes no

Chesapeake Bay Critical Area: ☐ ☒

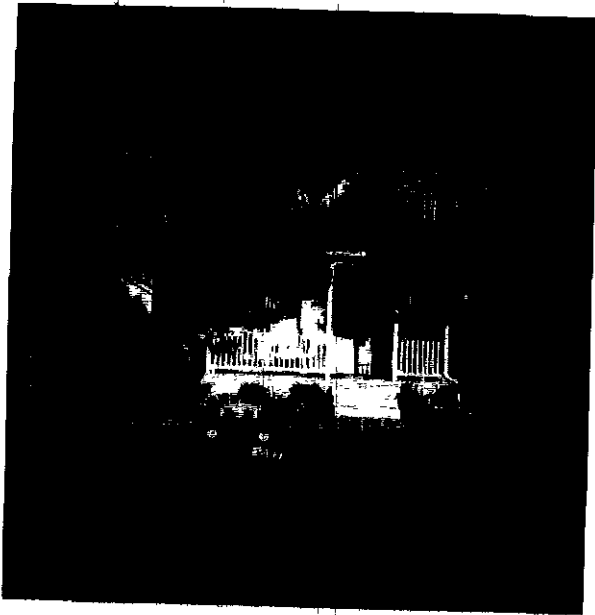
Prior Zoning Hearings:

Zoning Office USE ONLY!

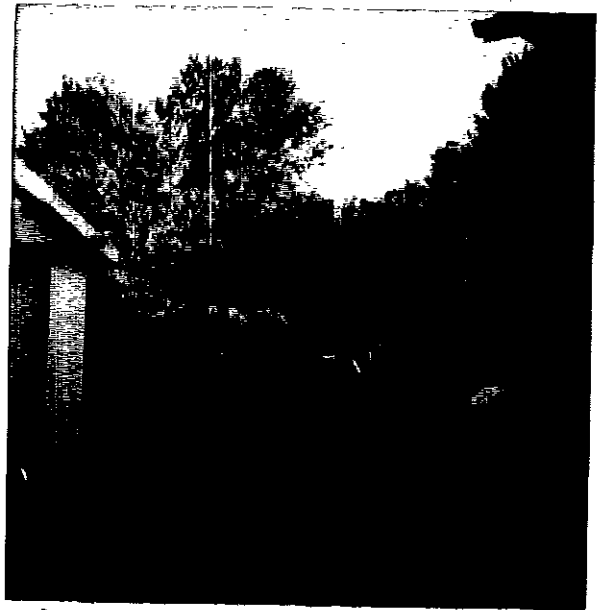
reviewed by:	ITEM #:	CASE#:
Blair		

North
date: 8-22-95
prepared by: R. Schla line
Scale of Drawing: 1" = 50'

Scale of Drawing: $1'' = 50'$

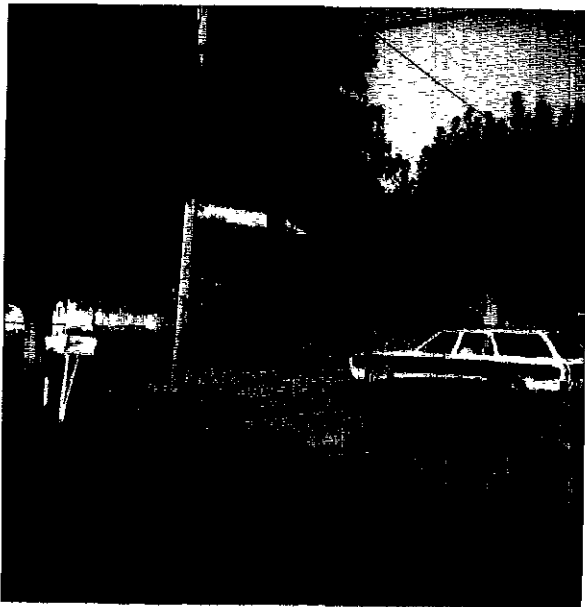


Front of house-Addition
will be on the right-
Garage on left #88

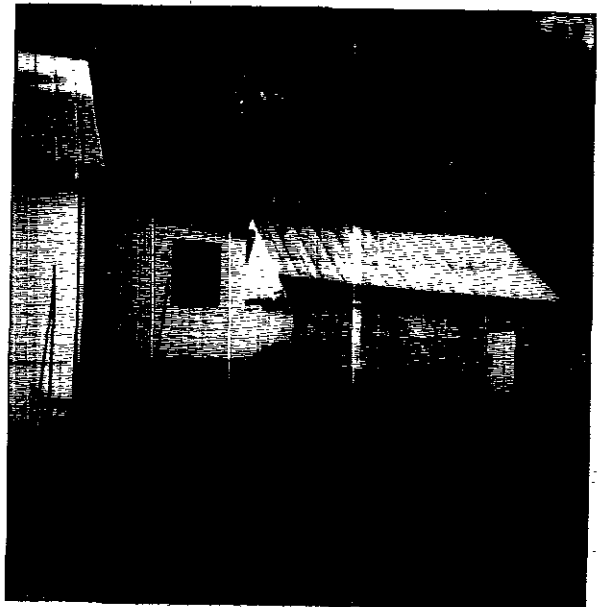


Garage

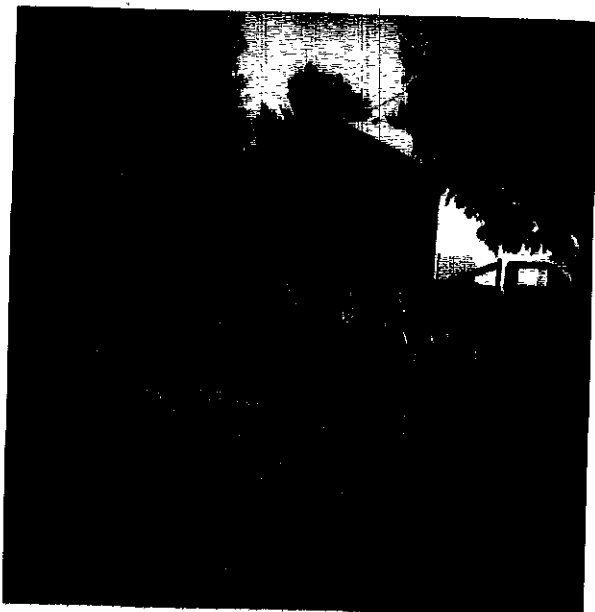
↑ House
#88



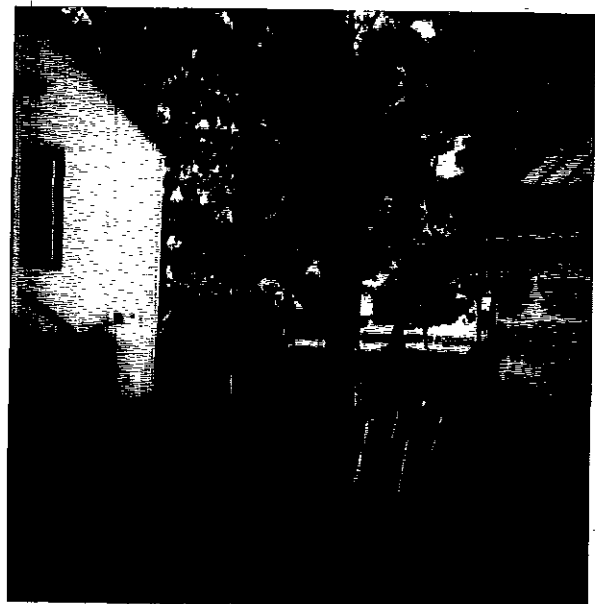
Proposed site of addition
#88



(Dirt is from dug out basement)
Proposed addition site
#88

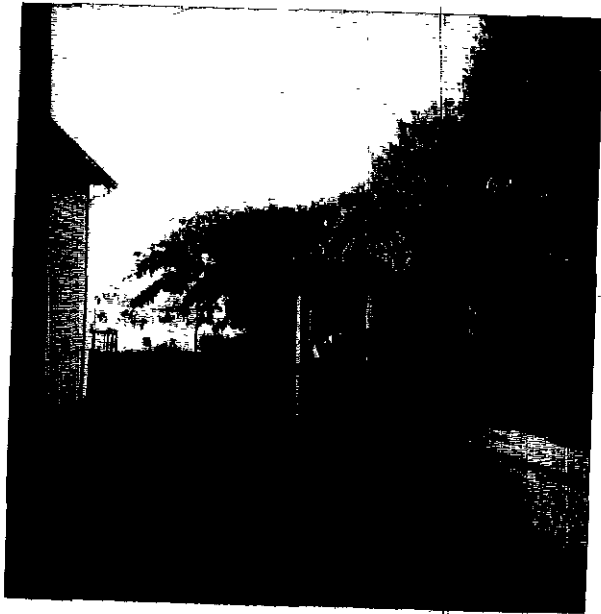


Next door neighbors
house on the side of
proposed addition #88



↑ Garage
#88

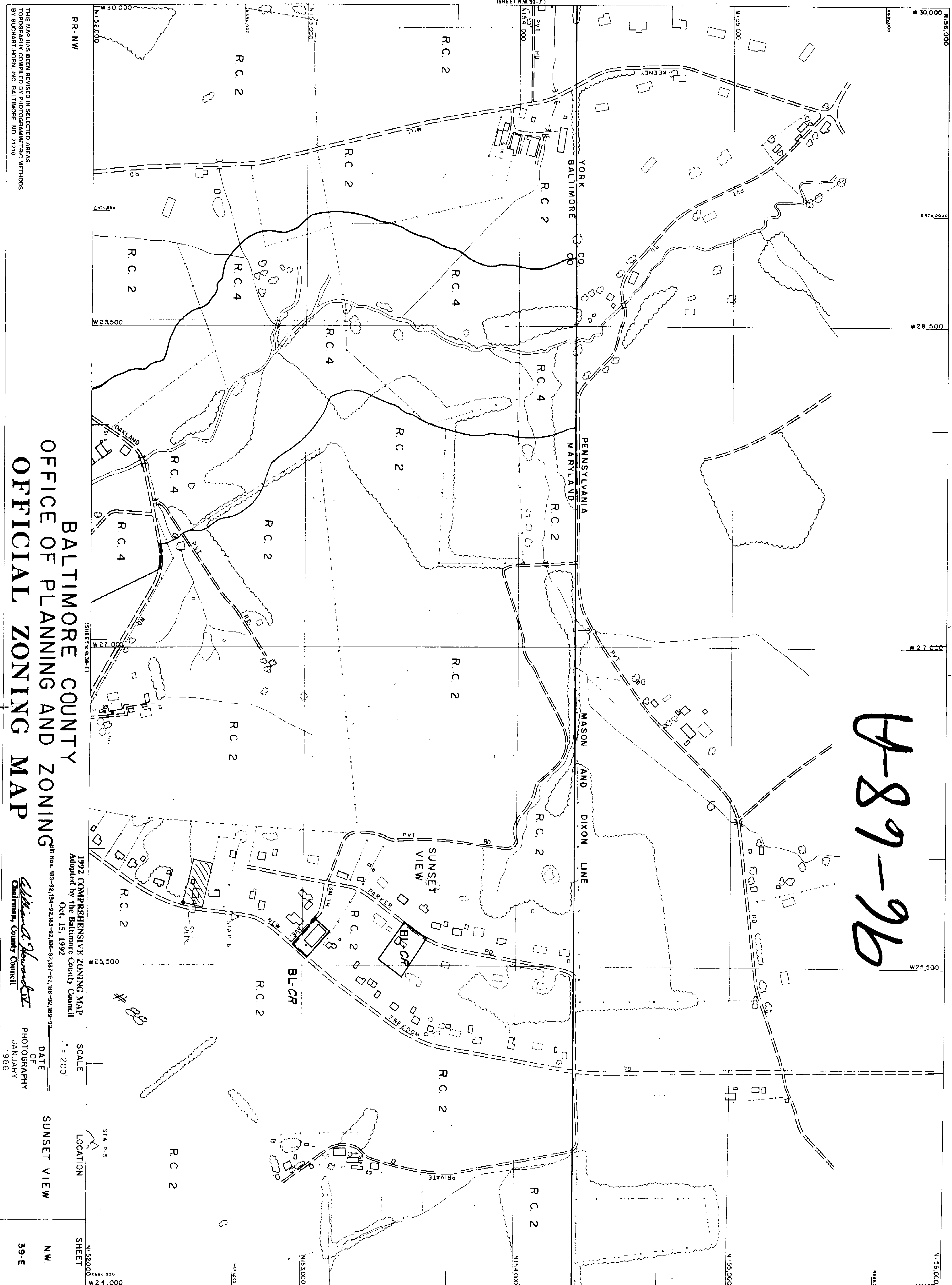
96-68-A



Proposed addition
this side #88

1/1/88 11:00 AM

A-89-96



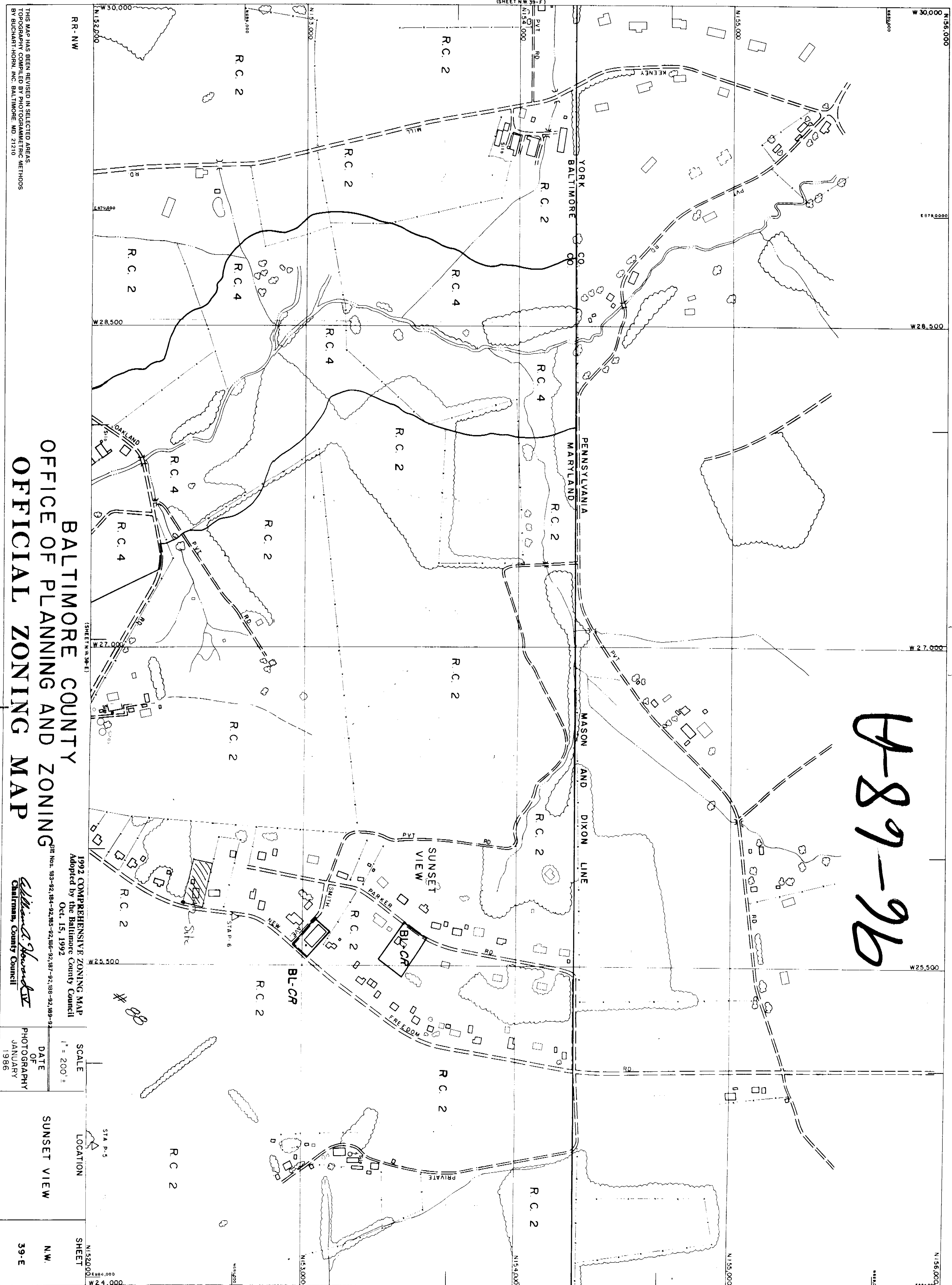
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP



SCALE	LOCATION	SHEET
1" = 200'	MICHAEL MCD	N.W.
DATE	SUNSET VIEW	39-E
PHOTOGRAPHY		
JANUARY		
1966		

A-89-96



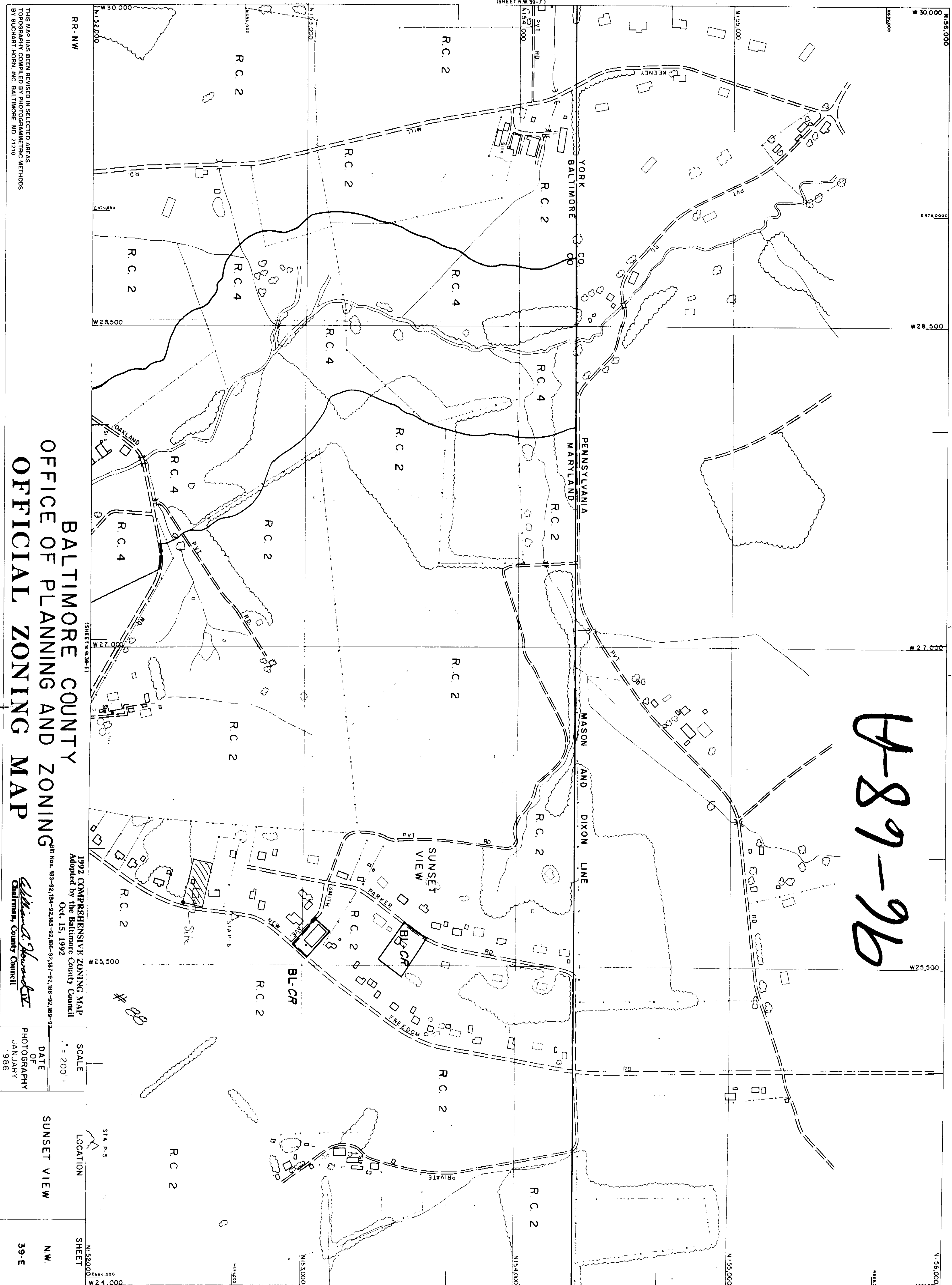
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP



SCALE	LOCATION	SHEET
1" = 200'	MICHAEL MCD	N.W.
DATE	SUNSET VIEW	39-E
PHOTOGRAPHY		
JANUARY		
1966		

A-89-96



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	MICHAEL MCD	N.W.
DATE	SUNSET VIEW	39-E
PHOTOGRAPHY		
JANUARY		
1966		

1966

[illegible]

COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SUNSET VIEW	DATE OF PHOTOGRAPHY	YEAR
$1^{\circ} = 200'$				1986

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

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

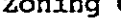
SCALE	LOCATION	SHEET
1" = 200'	MICHAEL MCD	N.W.
DATE	SUNSET VIEW	39-E
PHOTOGRAPHY		
JANUARY		
1966		

1966

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

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-1000

(410) 887-438

September 19, 199

RE: Petition for Administrative Variance
Case No. 96-68-A
Property: 21516 New Freedom Road

Dear Mr. and Mrs. Schlaline

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, 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
Zoning Commissioner

LES:INT
encl

- Painted with Sophocan

ZONING DESCRIPTION FOR 21516 New Freedom Road

Beginning at a point on the west side of New Freedom Road which is 125 wide at the distance of 561.17 North of the centerline of the nearest improved intersecting street Smiths Creek Rd Ave. which is 25 wide. *Being lot # 66 7, Block , Section # , in the division of Sunset View as recorded in Baltimore County Plat Book # 12, Folio # 978, containing .66 & .45 acres. Also known as 21516 New Freedom Road and located in the 6th Election District. 3rd Councilmanic District.

100

The reason we want to put the addition on the house this way is

- ① The garage is in the way going the other direction.
- ② The lot is only 100 ft wide
- ③ It will add architectural continuity to the house, where proposed rather than

at any other point

22

2nd. set backs
50' each
side
= 100 ft

8

96-68-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 6th _____ Date of Posting 9/1/85
 Posted for: Vernice
 Petitioner: Robert A. Jones Feb 16/86
 Location of property: 2106 New Providence Rd
 Location of Sign: Fronting driveway on property being zoned
 Remarks: _____
 Posted by: Att. [Signature] _____ Date of return 8/8/85
 Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. **#38**
21 JUL
004886

DATE **8/24/95** ACCOUNT **ROD16150**

96-68-A AMOUNT \$ **85.00**

(APPROPRIATE)
RECEIVED FROM: **SCHWINE FOR BICK NEW FREEDOM RI**

FOR: **PAID FINANCIAL ADMIN CARD 010 50.00**
15000 PENDING **35.00**
DEPOSITED TO THE TREASURY
BY: **8/24/95 2:45 PM**

POSTING, 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.: 88

Petitioner: Joan & Robert Schialline

Location: 21516 New Freedom Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert C. Schialline, Jr.

ADDRESS: 21516 New Freedom Rd.

Greenland, Md 21053

PHONE: 410-343-1328

(Revised 04/29/91)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 1995

NOTICE OF CASE #7222 ASSIGNMENT

TO: JOAN & ROBERT C. SCHIALLINE
21516 New Freedom Road
4th Election District - 3rd Councilmanic

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 September 3, 1995. The closing date (September 18, 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 \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

ARNOLD JABLON
Director

cc: Robert and Joan Schialline

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

Mr. and Mrs. Robert C. Schialline
21516 New Freedom Road
Greenland, Maryland 21053

RE: Item No.: 88
Case No.: 96-68-A
Petitioner: R. Schialline, et ux

Dear Mr. and Mrs. Schialline:

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 August 24, 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)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Kellers, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

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

Prepared by: Jeffrey M. Long

Division Chief: Carol V. Vond

PK/JL

ITEM62: PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-17-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 088 (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 affected by any State Highway Administration projects.

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
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

PETITION PROBLEMS

#86 --- JLL

1. Need authorization for person signing for contract purchaser.

#88 --- JLL

1. Notary section is incomplete.

#89 --- CAM

1. Need authorization for person signing for legal owner.

#90 --- CAM

1. Need authorization for person signing for contract purchaser.
2. Who signed for attorney?

Ownership of Adjacent Properties

Minor R. Bowman
1814 Oakland Rd
(410) 357-8478

Paul J. Smith
21512 New Freedom Road
(410) 357-8217

Edna Krause
(John Krause - deceased)
21518 New Freedom Road
(410) 957-4262

Bruce Stutzka + Audrey (Lots 39, 40)
21501 Parker Road
(410) 343-2349

Pauline Eastridge (Lot 39)
21501 Parker Rd.

acct. no.
0602657670

(Lot 5) 0619051101

(Lot 8) 0601035110

0605000025

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 21516 New Freedom Rd

Subdivision name: 21516 New Freedom Rd

Plat book: 21516 New Freedom Rd

OWNER: 21516 New Freedom Rd

96-68-A

Lot 39

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

Lot 0

Lot -1

Lot -2

Lot -3

Lot -4

Lot -5

Lot -6

Lot -7

Lot -8

Lot -9

Lot -10

Lot -11

Lot -12

Lot -13

Lot -14

Lot -15

Lot -16

Lot -17

Lot -18

Lot -19

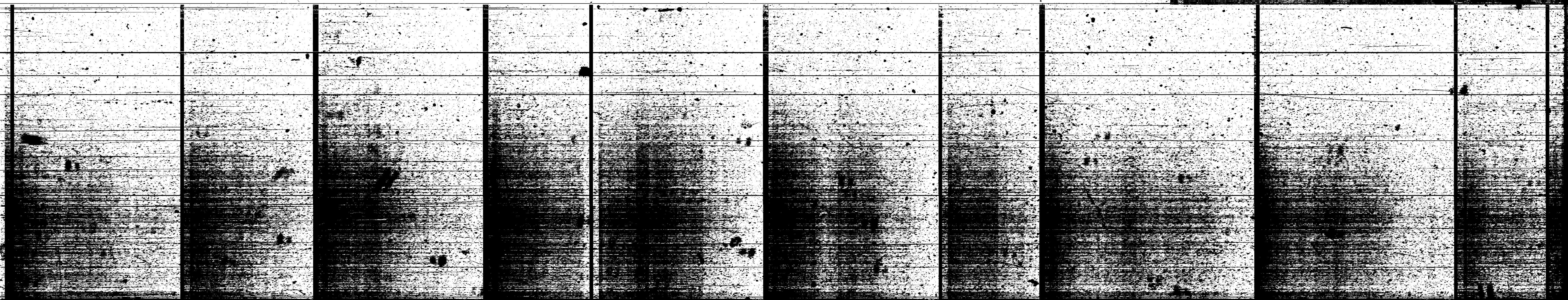
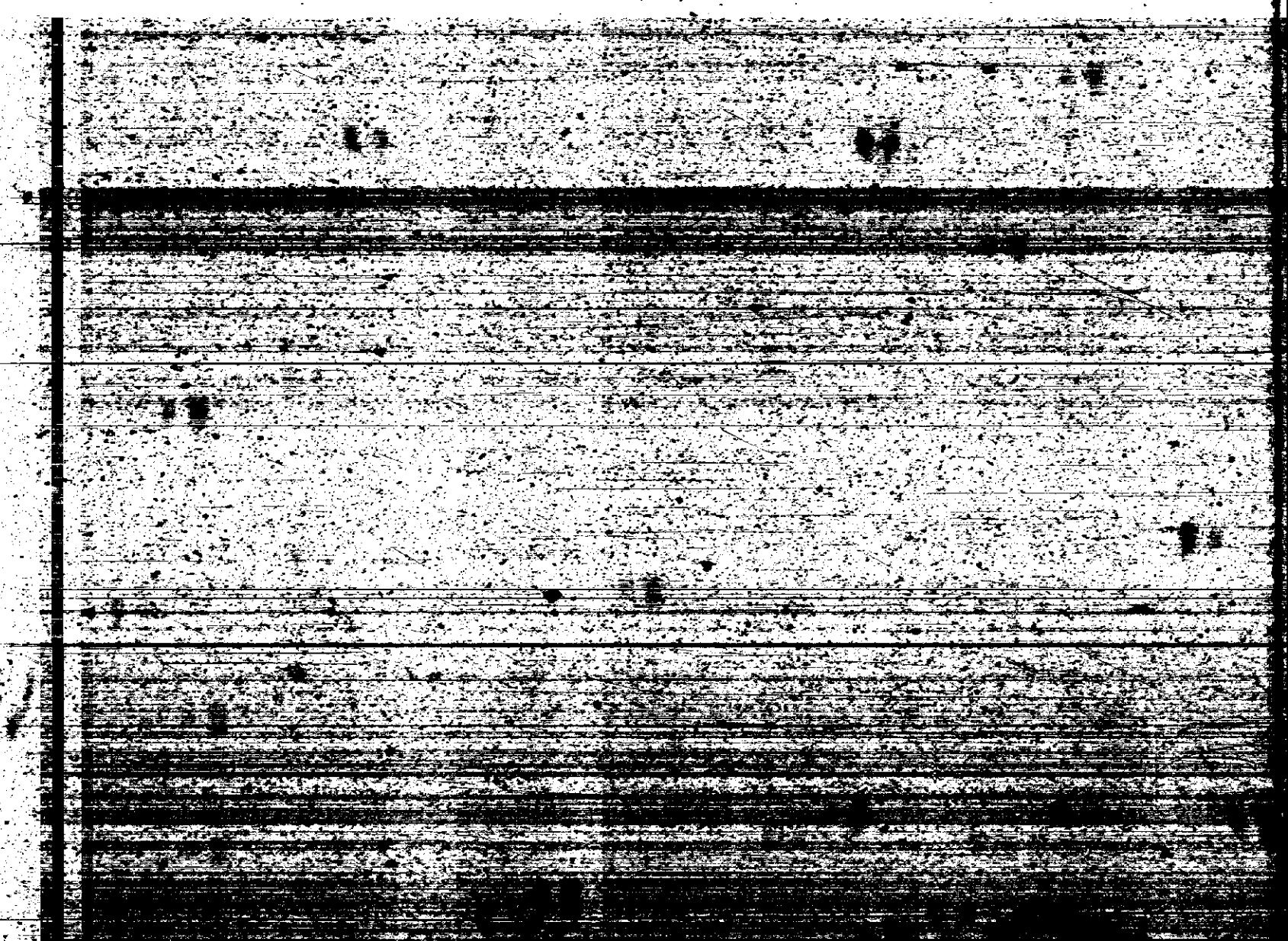
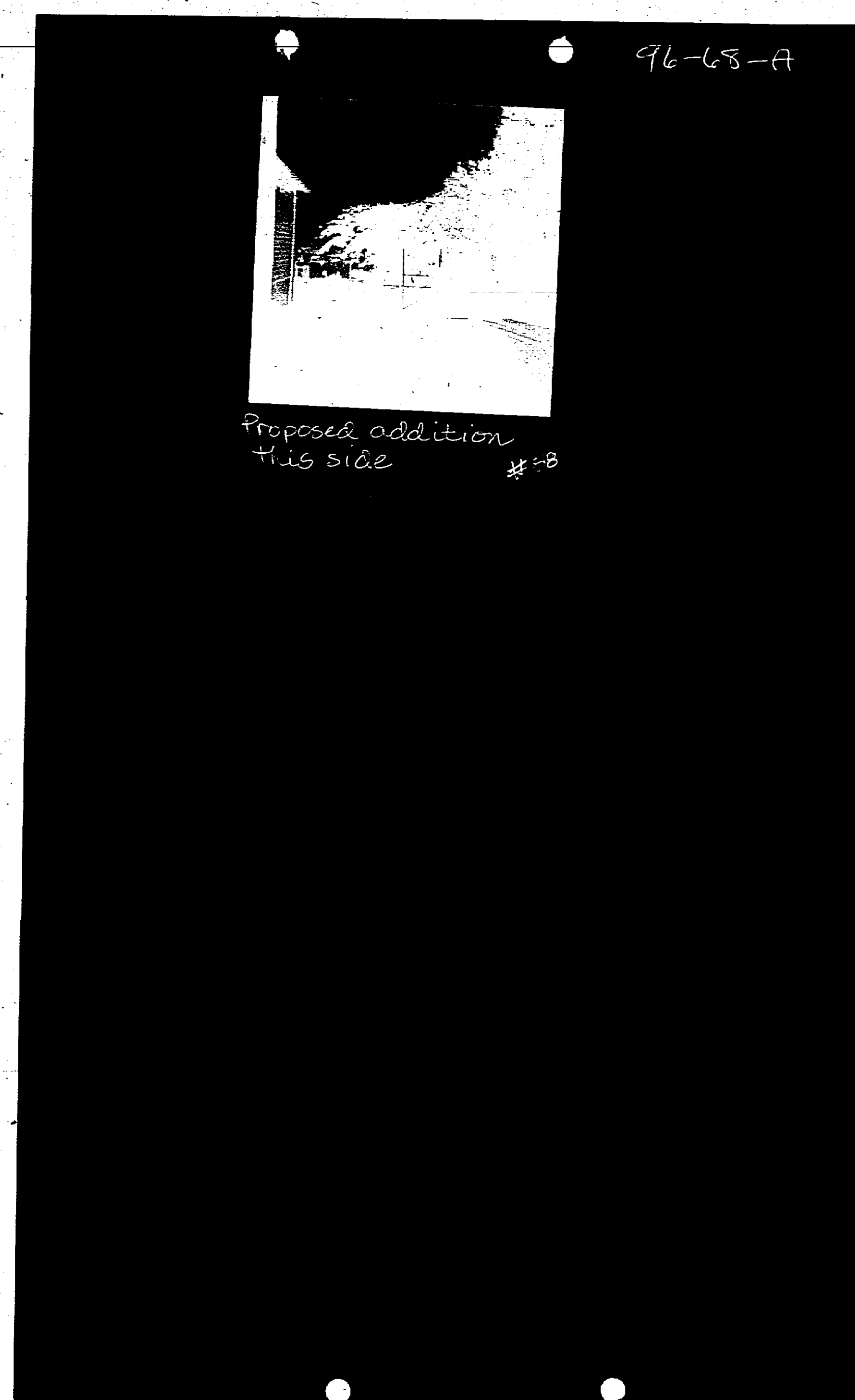
Lot -20

Lot -21

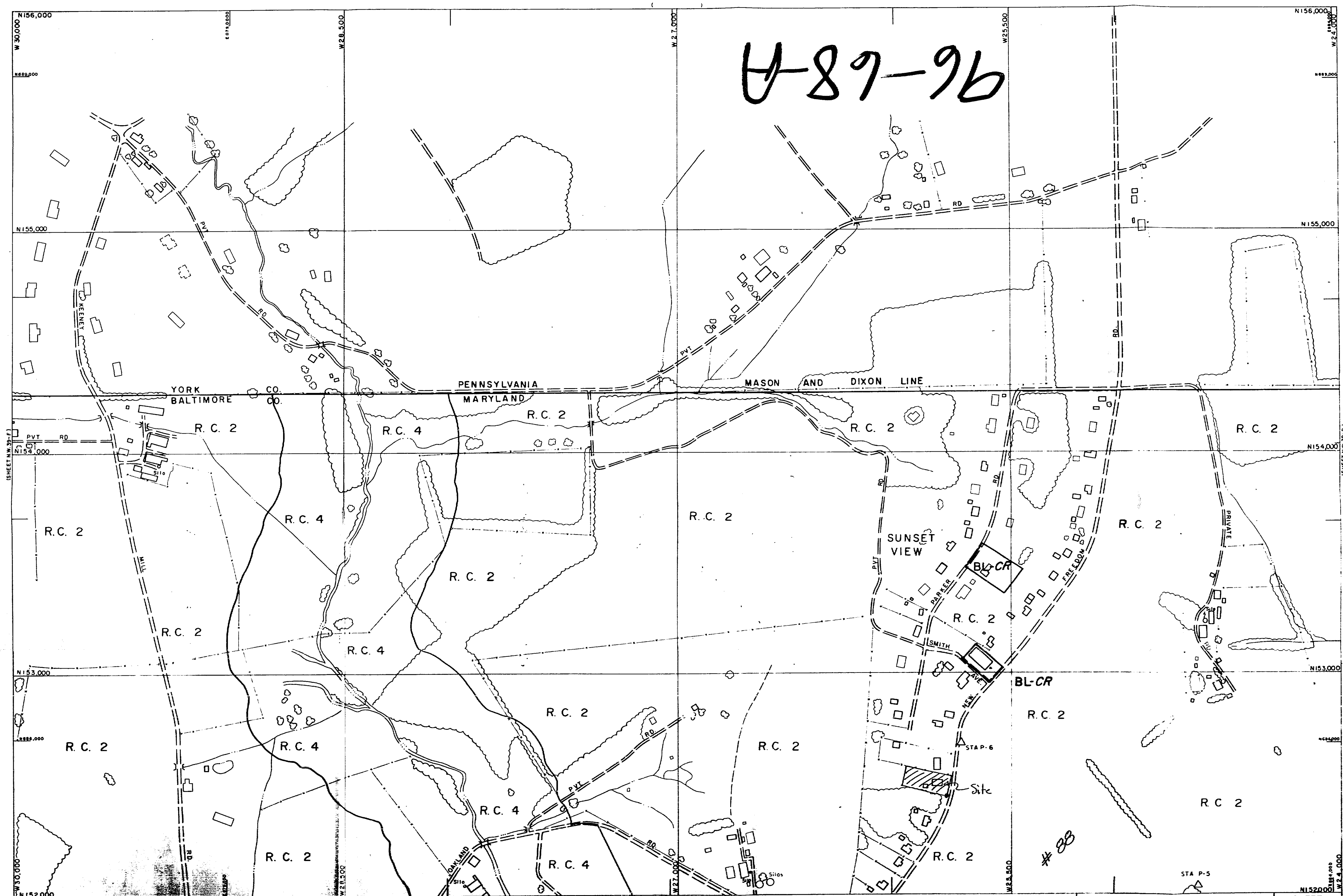
Lot -22

Lot -23

Lot -24



H-89-96



RR-NW

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

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

William A. Howard
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SUNSET VIEW

SHEET
N.W.
39-E



BALTIMORE COUNTY **96-68-A**
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 26401

SCALE	LOCATION	SHEET
1" = 200'		
DATE OF PHOTOGRAPHY JANUARY 1986	SUNSET VIEW	N.W. 39-E

GROFILME