

|                                     |                       |
|-------------------------------------|-----------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * BEFORE THE          |
| E/S Stockton Road, 2300' S of       |                       |
| Carroll Mill Road                   | * ZONING COMMISSIONER |
| (2631 Stockton Road)                |                       |
| 10th Election District              | * OF BALTIMORE COUNTY |
| 3rd Councilmanic District           |                       |
|                                     | * Case No. 96-316-A   |
| Frank A. Wolfe, et ux               |                       |
| Petitioners                         | *                     |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 2631 Stockton Road, located in the vicinity of Old York Road in Phoenix. The Petition was filed by the owners of the property, Frank A. and Joan E. Wolfe. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 24 feet in lieu of the required 35 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for 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 variances 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, pictures, and affidavits

ORDER RECEIVED FOR FILING

Date 3/22/96

By [Signature]

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22 day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 24 feet in lieu of the required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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.
- 2) The subject property must continue to be used as a single family dwelling. The Petitioners shall not allow or cause the proposed improvements to be converted for use as a second dwelling unit or an apartment.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 3/22/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 21, 1996

Mr. & Mrs. Frank A. Wolfe  
2631 Stockton Road  
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Stockton Road, 2300' S of Carroll Mill Road  
(2631 Stockton Road)  
10th Election District - 3rd Councilmanic District  
Frank A. Wolfe, et ux - Petitioners  
Case No. 96-316-A

Dear Mr. & Mrs. Wolfe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

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

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Michael A. Riley  
5325 Sweet Air Road, Baldwin, Md. 21013

People's Counsel

File



# 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 X 2631 STOCKTON RD.  
address  
X PHOENIX MD. 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1) RIGHT SIDE OF PROPERTY (WEST) WOULD NOT ALLOW ENOUGH SIDE SET BACK & FLOW PATTERN TO EXISTING HOME (INTERIOR LAYOUT)
- 2) REAR OF PROPERTY CONTAINS SEPTIC & DRAIN FIELD AREA
- 3) NOT FEASIBLE TO BUILD 2ND STORY BECAUSE OF EXISTING RAUWATER DESIGN
- 4) DUE TO EXPANDED FAMILY (CHILDREN & GRAND PARENTS) MORE LIVING SPACE IS REQUIRED.

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.

X Frank C. Wolfe  
(signature)  
X FRANK WOLFE  
(type or print name)



X Joan E. Wolfe  
(signature)  
X Joan E Wolfe  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 18th day of February, 1996, 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.

2/18/96  
date

X Martin J. Paul  
NOTARY PUBLIC

My Commission Expires July 1996

NOTARY PUBLIC



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2631 STOCKTON RD PHOENIX MD. 21131  
which is presently zoned R.C.-2.

96-316-A

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) 1901.33.3 To Allow A 24 FT

IN LIEU OF THE REQUIRED 35 FT. IN AN R.C.-2 ZONE.

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

SEE REVERSE SIDE

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

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

City

State

Zipcode

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: SDI

DATE: 2-20

ESTIMATED POSTING DATE: 3-02

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 317

J. FINLEY RANSONE & ASSOCIATES  
*Land Surveying* *Engineering*

*Real Estate Development*

*Construction Management*

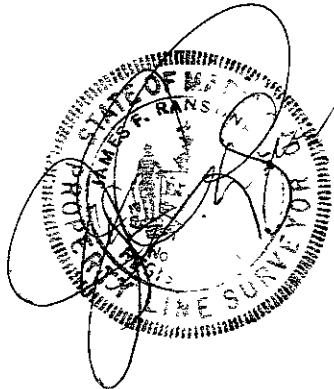
96-316-A

**ZONING DESCRIPTION  
WOLFE PROPERTY**

2631 Stockton Road

**BEGINNING** at a point in the center of Stockton Road, distant 2,300 feet as measured along the center of Stockton Road, southwesterly from the intersection of the center of Stockton Road with the center of Carroll Mill Road; thence binding in the center of Stockton Road, and binding on the outlines of the property of the petitioners; South 26 degrees 08 minutes 03 seconds West 216.39 feet; thence leaving said road and continuing to bind on the outlines of the property of the petitioners; South 63 degrees 51 minutes 53 seconds East 247.12 feet; thence, North 26 degrees 06 minutes 47 seconds East 213.14 feet; thence North 60 degrees 47 minutes 43 seconds West 247.40 feet; to the place of beginning.

**THE IMPROVEMENTS** thereon being known as No. 2631 Stockton Road.



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

District..... Date of Posting.....  
Posted for: .....  
Petitioner: .....  
Location of property: .....  
Location of Signer: *East View St. 31, St. 1, St. 1, St. 1*  
Remarks: .....  
Posted by *W. F. Cook* 3/1/76 Date of return: .....  
Number of Signs: *1* Signature *W. F. Cook*



Post by: 3/3/96

ADMINISTRATIVE VARIANCES  
CLOSING DATE.....MARCH 18, 1996

CASE NUMBER: 96-316-A  
2631 Stockton Road  
E/S Stockton Road, 2300' S of Carroll Mill Road  
10th Election District - 3rd Councilmanic  
Legal Owner: Frank A. Wolfe and Joan E. Wolfe

Administrative Variance to allow a 24-foot side yard setback in lieu of the required 35 feet.

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

DATE 2-20-96 ACCOUNT R CCI 613C  
96-316-A AMOUNT \$ 85.00

RECEIVED FROM: FRANK A. WOLFE  
2631 STOCKTON RD PHOENIX MD 21131

|                   |           |            |
|-------------------|-----------|------------|
| OIO ADMIN. VAN    | 50        |            |
| OSC 1 SIGN        | 35        | 1 - 113.7. |
| FOR: <u>TOTAL</u> | <u>85</u> |            |

VALIDATION OR SIGNATURE OF CASHIER # 317.

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

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

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.: 317 Petitioner: FRANK & JOAN WOLFE

Location: 2631 STOCKTON RD. PHOENIX MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

NAME: FRANK & JOAN WOLFE

ADDRESS: 2631 STOCKTON RD. PHOENIX MD 21131

PHONE NUMBER: 410-472-9113

9085412317



Baltimore County  
Department of Permits and  
Development Management

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

March 7, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-316-A  
2631 Stockton Road  
E/S Stockton Road, 2300' S of Carroll Mill Road  
10th Election District - 3rd Councilmanic  
Legal Owner: Frank A. Wolfe and Joan E. Wolfe

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 March 3, 1996. The closing date (March 18, 1996) 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.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Frank and Joan Wolfe





Baltimore County  
Department of Permits and  
Development Management

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

March 15, 1996

Mr. and Mrs. Frank A. Wolfe  
2631 Stockton Road  
Phoenix, Maryland 21131

RE: Item No.: 317  
Case No.: 96-316-A  
Petitioner: F. A. Wolfe

Dear Mr. and Mrs. Wolfe:

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 February 20, 1996.

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.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 11, 1996

FROM:  Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for March 11, 1996  
Items 316, 317, 318, 319, 320, 321, 322

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc: File

ZONE1

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 02/20/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 06, 1996

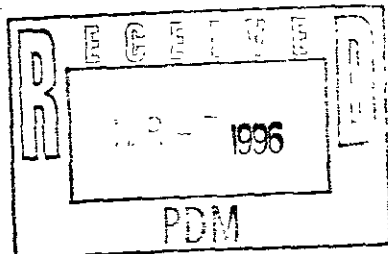
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 316, 317, 319 AND 322.



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

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 7, 1996

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. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333

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:

Gary L. Kerns

PK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

3-1-96

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

RE: Baltimore County  
Item No. 317 (JRA)

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

# PETITION PROBLEMS

## #317 — JRA

1. Notary section is incomplete.

## #320 — JJS

1. Receipt still in folder, not given to petitioner.

## #321 — JLL

1. No telephone number for legal owner.

## #322 — JLL

1. Two contract purchasers listed on petition form - only one signature.
2. Need attorney - legal owner is incorporated.

## #232 --- JLL

1. Need printed name and title of person signing for contract purchaser.

2007/05/04

Baltimore County Government  
Office of Permits and Development Management  
111 West Chesapeake Avenue, Room 111  
Towson, MD 21204  
(410) 887-3391

PROVISIONAL APPROVAL

PERMIT NUMBER: B 263278



Date: MARCH 7, 1996

Location: 2631 STOCKTON RD. PHOENIX MD.

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions**:

☒ Owner has filed for a public hearing, Item # 317.

CASE# 96-316

☐ Owner must file for a public hearing within \_\_\_ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within \_\_\_ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

ZONING STAFF

DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner \* Frank Wolfe Signed - Contract Purchaser \_\_\_\_\_

Printed Name FRANK JOAN WOLFE Printed Name \_\_\_\_\_

Address 2631 STOCKTON RD. Address \_\_\_\_\_

PHOENIX, MD 21131

Work Phone # 410-592-7390 Work Phone # \_\_\_\_\_

Home Phone # 410-472-9113 Home Phone # \_\_\_\_\_

**Michael A. Riley And Associates, Inc.**

Builder  
5325 Sweet Air Road  
Baldwin, Maryland 21013  
(301) 592-7390 HOME  
832-0627 PAGER

96-847

2/21/96

Y

TO WR  
For Accepting Plans  
JRA 2/22/96  
uc

Arnold Jablon  
Director PDM  
County Office Bldg.

Provisional  
Approval  
Form  
Neighbors  
Approval

This Is A Request For Permission To  
(File ONLY) For A Building Permit To Do An  
Addition On Home Located At 2631  
STOCTON RD. PHOENIX, MD. / IN LIGHT  
OF VARIANCE ALREADY FILED UNDER

ITEM # 317.

Permission Is Being Requested Due To  
Time Restraints Because Of Pregnancy Of  
Home Owner. Any Time Gained In The  
Process Will Be Greatly Appreciated - Before  
The Baby Is Born.

\* Please Call For Pick Up  
Of Letter Thank You!  
592-7390

Thank You,

Michael G. H. [Signature]  
2/21/96

# Balto. County Zoning

We the DiFerdinando's  
@ 2641 Stockton Rd do not  
have any objections or  
concerns in regards  
to the proposed addition  
@ 2631 Stockton Rd - Wolfe  
Residence.

Tony DiFerdinando, II. 2/27/96  
Mary DiFerdinando

# Balto County Zoning

We the Shoemakers

@ 2633 Stockton Rd do not  
have any objections or  
concerns in regards

to the proposed addition

@ 2631 Stockton Rd. Wolfe  
residence.

Robert A. Shoemaker

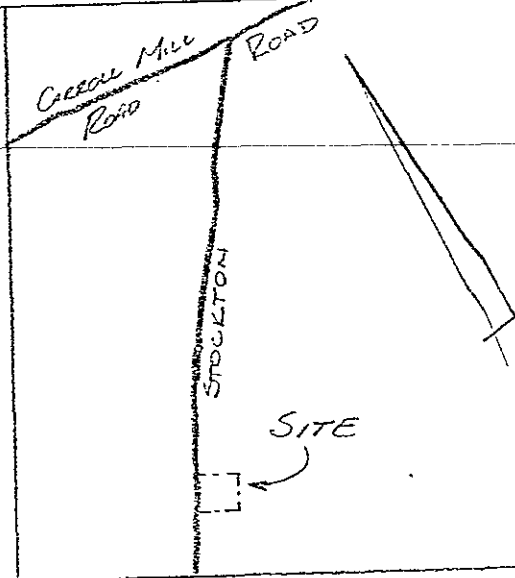
ROBERT A. SHOEMAKER

2633 STOCKTON RD.

PHOENIX, MD. 21131



ALTIMORE COUNTY MD.



VICINITY MAP  
SCALE: 1" = 1,000'

2 PASTURE

WOLFE PROPERTY

2631 STOCKTON ROAD  
DEED REF: 7203/402

CLOSEST  
HOUSE

NFIP DATA

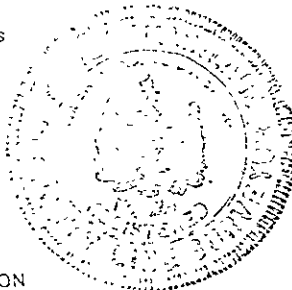
NOTE: The information on this plat shows only that the improvements indicated hereon are contained within the outlines of the lot upon which they are erected and this Plat is not to be construed as an establishment of property lines.

Community No: 240010  
Panel No: 0150B  
Zone: C

THIS IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS, AND THAT THEY ARE LOCATED ON THE LOT AS SHOWN HEREON

SURVEYOR  
REG. NO. MD 124 DATE 2/12/96

File No.: 10B-149



Scale: 1" = 50'

Date: FEB 17, 1996

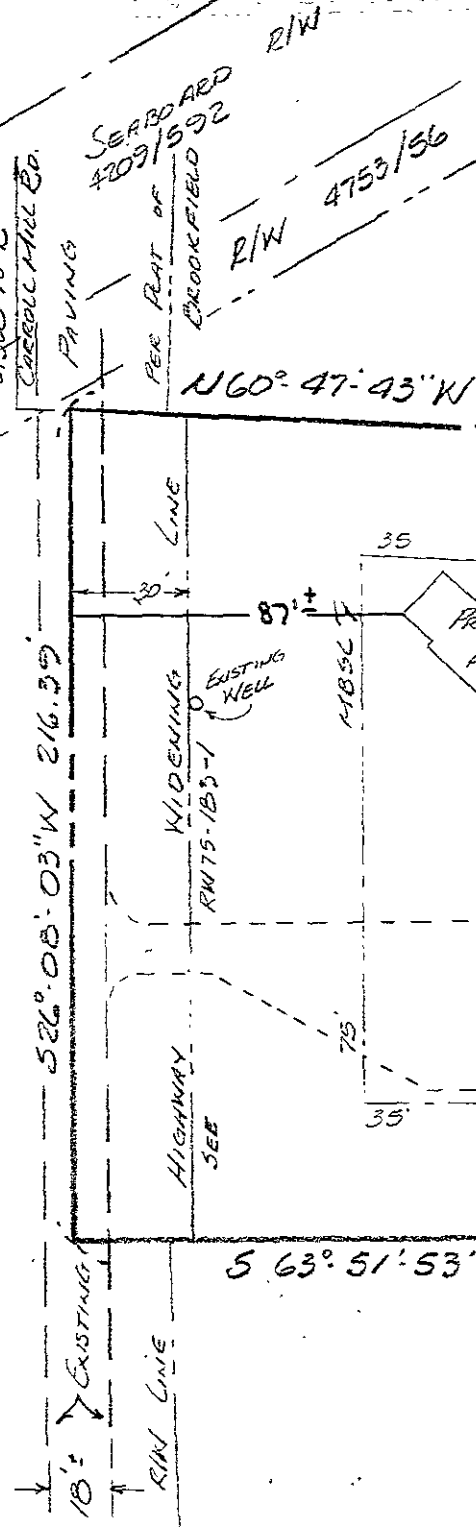
J. Finley Ransone & Associates  
Registered Land Surveyors  
P.O. Box 10160  
Towson, Maryland  
21285-0160

# 10<sup>TH</sup> ELECTION DISTRICT, L

RICHARD F PRICE  
TAX MAP 35, P 260  
9061/554  
1600000027

STOCKTON ROAD

RC-2



LOT 6  
RC-2  
20+ ACRES

LOT 6  
RC-2

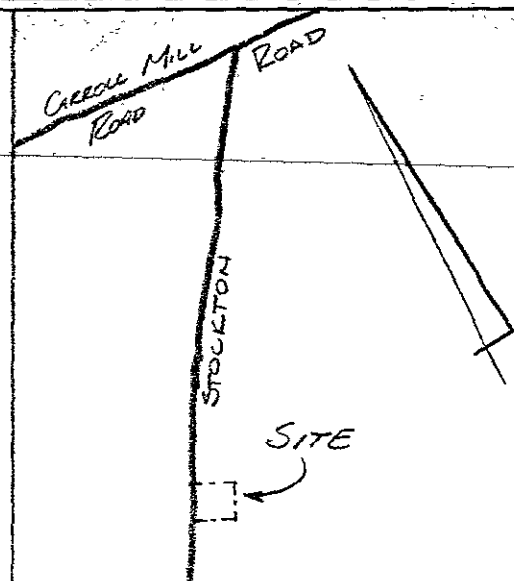
LOT 6  
PART ONE SEC THREE  
BROOKFIELD  
56/59  
RC-2

96-316-A

# BALTIMORE COUNTY MD.

## GENERAL NOTES

1. OWNER: FRANK A & JOAN E WOLFE  
2631 STOCKTON ROAD  
PHENIX, MD 21131
2. SITE DATA: ELECTION DISTRICT: 10  
COUNCILMANIC DIST: 3  
TAX MAP 35 GRID 3 PARCEL 236  
TAX ACC No.: 1700002181  
GROSS SITE AREA - 1.190 AC ±  
NET SITE AREA - 1.040 AC ±  
CURRENT ZONING - RC-2  
PROPOSED ZONING - RC-2 } NE 22B  
UTILITIES - PRIVATE WELL & SEPTIC



VICINITY MAP  
SCALE: 1" = 1,000'

3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YR. FLOOD PLAIN.
4. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 200' OF THE PROPERTY LINE
5. THE EXISTING DWELLING IS A 1 STORY BRICK & FRAME SINGLE FAMILY UNIT. THE PROPOSED ADDITION WILL BE USED AS AN "IN-LAW" DWELLING UNIT.

## PLAT TO ACCOMPANY PETITION FOR

### ADMINISTRATIVE VARIANCE

## WOLFE PROPERTY

2631 STOCKTON ROAD

DEED REF: 7809/402

NO PRIOR ZONING HEARING  
NOT IN C.B.C.A.!

PET. EX. 1

CLOSEST  
HOUSE  
\*

NOTE: The information on this plat shows only that the improvements indicated hereon are contained within the outlines of the lot upon which they are erected and this Plat is not to be construed as an establishment of property lines.

THIS IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED ON THE LOT AS SHOWN HEREON.

SURVEYOR  
REG. NO. MD 124 DATE 2/19/96

File No.: 108-149



### NFIP DATA

Community No: 240010  
Panel No: 0150B  
Zone: C

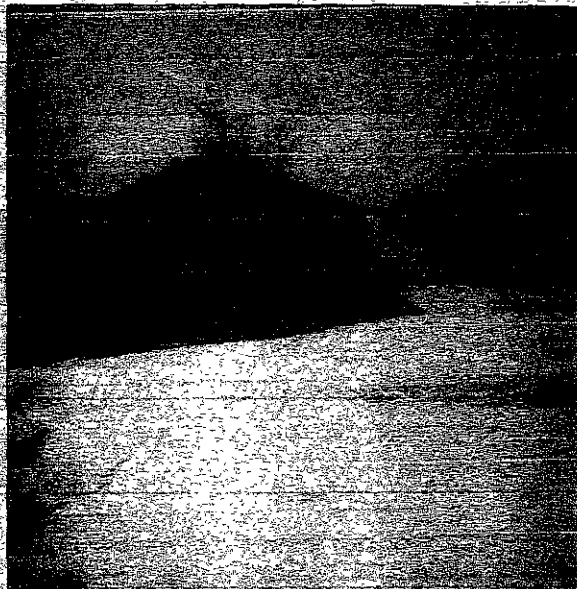
Scale: 1" = 50'

Date: Feb 17, 1996

J. Finley Ransone & Associates  
Registered Land Surveyors  
P.O. Box 10160  
Towson, Maryland  
21285-0160



SIDE  
WING



ADDITIONAL  
SOUTH VIEW  
SIDE OF EXISTING HOME



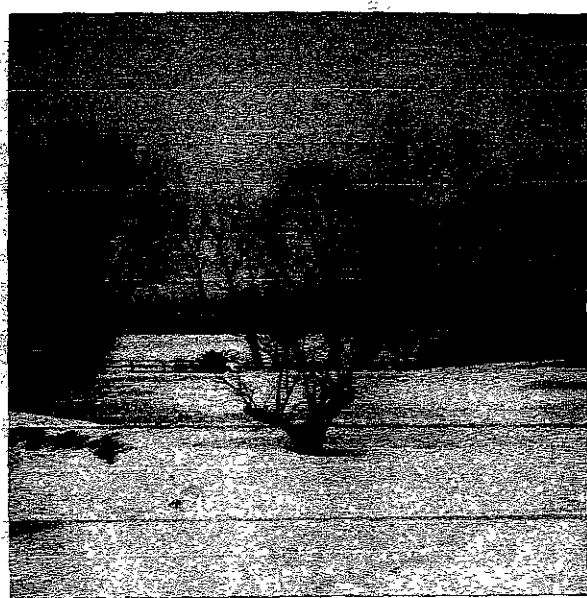
FRONT OF EXISTING  
HOUSE LOOKING EAST



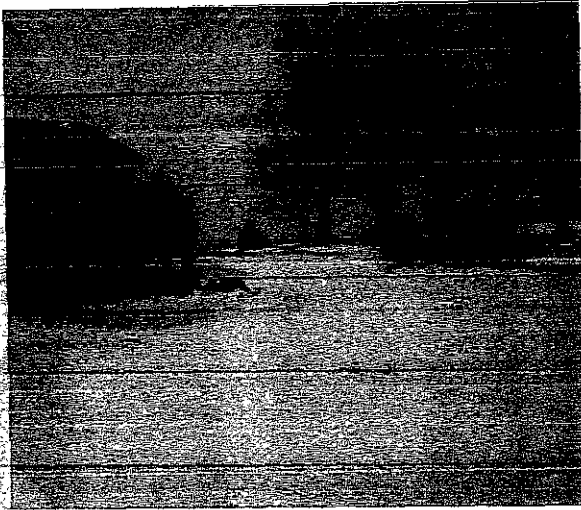
TO DEAR OF  
ON  
SE 100'



VIEW FROM PROPOSED ADDITION  
ADDITION LOCATION  
LOOKING NORTH



LOOKING EAST  
HORSE PASTURE BEYOND



REAR YARD  
LOOKING NORTH



ADDITION SIDE  
SE VIEW SHOWING  
SIDE OF HOUSE



ADDITION SIDE  
REAR OF PROPERTY  
LOOKING NW



VIEW FROM PROPOSED REAR OF  
SE VIEW  
ADDITION  
CLOSEST HOUSE 1,000'

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Stockton Road, 2300' S of  
Carroll Mill Road  
(2631 Stockton Road)  
10th Election District  
3rd Councilmanic District  
Frank A. Wolfe, et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 96-316-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 2631 Stockton Road, located in the vicinity of Old York Road in Phoenix. The Petition was filed by the owners of the property, Frank A. and Joan E. Wolfe. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 24 feet in lieu of the required 35 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for 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 variances 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, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22 day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 24 feet in lieu of the required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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.
- 2) The subject property must continue to be used as a single family dwelling. The Petitioners shall not allow or cause the proposed improvements to be converted for use as a second dwelling unit or an apartment.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

March 21, 1996

(410) 887-4386

Mr. & Mrs. Frank A. Wolfe  
2631 Stockton Road  
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Stockton Road, 2300' S of Carroll Mill Road  
(2631 Stockton Road)  
10th Election District - 3rd Councilmanic District  
Frank A. Wolfe, et ux - Petitioners  
Case No. 96-316-A

Dear Mr. & Mrs. Wolfe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Michael A. Riley  
5325 Sweet Air Road, Baldwin, Md. 21013

People's Counsel

File

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2631 Stockton Rd, Phoenix, MD 21131  
which is presently zoned RC-2

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 1A01.3.B.3 of the Baltimore County Zoning Regulations to allow a 24 foot side yard setback in lieu of the required 35 feet in an RC-2 zone.

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

- 1) RIGHT SIDE OF PROPERTY (WEST) WOULD NOT ALLOW ENOUGH SIDE SET BACK & FLOW PATTERNS TO EXISTING HOME (INTERIOR LAYOUT)
- 2) REAR OF PROPERTY CONTAINS SEPTIC & DRAIN FIELD AREA
- 3) NOT FEASIBLE TO BUILD AND STAY BECAUSE OF EXISTING RAWLER DESIGN

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.

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owners of the property which is the subject of this Petition.)

Legal Owner(s)

Frank A. Wolfe

Joan E. Wolfe

Joan C. Wolfe

2631 Stockton Rd 410-9113

Phoenix, Md 21131

Michael A. Riley & Associates, Inc.

5325 Sweet Air Rd 592-7390

Baldwin, Md 21013

Reviewed by JJA Date 3-20

Estimated Posting Date 3-02

Item #: 317

## 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) alone competent to testify thereto in the event that a public hearing is scheduled in the future with respect thereto.

That the Affiant(s) do(es) presently reside at 2631 STOCKTON RD

City PHOENIX MD State BALTIMORE

That based upon personal knowledge, the following are the facts upon which I have the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1) RIGHT SIDE OF PROPERTY (WEST) WOULD NOT ALLOW ENOUGH SIDE SET BACK & FLOW PATTERNS TO EXISTING HOME (INTERIOR LAYOUT)

2) REAR OF PROPERTY CONTAINS SEPTIC & DRAIN FIELD AREA

3) NOT FEASIBLE TO BUILD AND STAY BECAUSE OF EXISTING RAWLER DESIGN

4) DUE TO EXISTING FAMILY (CHILDREN & GRANDPARENTS) MORE LIVING SPACE IS REQUIRED

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.

Signature of Affiant(s)

Signature of Affiant(s)

Signature of Affiant(s)

Signature of Affiant(s)

Signature of Affiant(s)

Signature of Affiant(s)

Signature of Affiant(s)

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Signature of Affiant(s)

Signature of Affiant(s)



Baltimore County  
Department of Permits and  
Development Management

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

# 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.: 317 Petitioner: FRANK & JOAN WOLFE  
Location: 2631 STOCKTON RD PHOENIX MD 21131  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: FRANK & JOAN WOLFE  
ADDRESS: 2631 STOCKTON RD PHOENIX MD 21131  
PHONE NUMBER: 410-472-9113

Printed with Soybean Ink  
on Recycled Paper

317.

12



Baltimore County  
Department of Permits and  
Development Management

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

March 7, 1996

# NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-316-A  
2631 Stockton Road  
E/S Stockton Road, 2300' S of Carroll Mill Road  
10th Election District - 3rd Councilmanic  
Legal Owner: Frank A. Wolfe and Joan E. Wolfe

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 refrasher regarding the administrative process.

1) Your property will be posted on or before March 7, 1996. The closing date (March 15, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

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

*Carl Jablon*

Arnold Jablon  
Director

cc: Frank and Joan Wolfe

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

March 15, 1996

Mr. and Mrs. Frank A. Wolfe  
2631 Stockton Road  
Phoenix, Maryland 21131

RE: Item No.: 317  
Case No.: 96-316-A  
Petitioner: F. A. Wolfe

Dear Mr. and Mrs. Wolfe:

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 February 20, 1996.

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.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 11, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for March 11, 1996  
Items 316, 317, 318, 319, 320, 321, 322

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc: File

ZONE1

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 02/20/96

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

RE: Property Owner: SEE BELOW

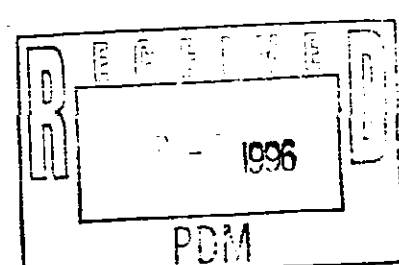
Location: DISTRIBUTION MEETING OF MAR. 06, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 316, 317, 319 and 322.



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

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 7, 1996

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. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333

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: *Erin L. Kline*

PK/JL

ITEM316/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

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

RE: Baltimore County  
Item No. 317 (JRA)

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*  
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

# PETITION PROBLEMS

#317 --- JRA

1. Notary section is incomplete.

#320 --- JJS

1. Receipt still in folder, not given to petitioner.

#321 --- JLL

1. No telephone number for legal owner.

#322 --- JLL

1. Two contract purchasers listed on petition form - only one signature.
2. Need attorney - legal owner is incorporated.

#232 --- JLL

1. Need printed name and title of person signing for contract purchaser.

PROVISIONAL APPROVAL  
PERMIT NUMBER: B-263278

Date: MARCH 7 1996

Location: 2631 STOCKTON RD PHOENIX MD

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:

- ☒ Owner has filed for a public hearing, item #317.
- ☐ Owner must file for a public hearing within 30 days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within 30 days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

*Carl John*  
ZONING STAFF DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner *Frank A. Wolfe* Signed - Contract Purchaser *Frank A. Wolfe*

Printed Name *FRANK A. WOLFE* Printed Name *FRANK A. WOLFE*

Address *2631 STOCKTON RD.* Address *2631 STOCKTON RD.*

City *PHOENIX MD 21131* City *PHOENIX MD 21131*

Work Phone # *410-592-7390* Work Phone # *410-592-7390*

Home Phone # *410-472-9115* Home Phone # *410-472-9115*

Revised 8/1/95

M.H.L. 10791

Michael A. Biley And Associates, Inc.

Builder  
5325 Sweet Air Road  
Baltimore, Maryland 21013  
(301) 592-7390 Home  
812-0627 Office

Arnold Jablon  
Director PDM  
County Office Bldg.

This Is A Request For Permission To  
File For A Building Permit To Do An  
Addition On Home Located At 2631  
STOCKTON RD. PHOENIX, MD. IN LIGHT  
OF VARIANCE ALREADY FILED UNDER  
ITEM # 317.

Permission Is Being Requested Due To  
Time Restraints Because Of Pregnancy Of  
Home Owner. Any Time Gained In The  
Process Will Be Greatly Appreciated - Before  
The Baby Is Born.

\* Please Call For Pick Up  
Of Letter Thank You!  
592-7390

Thank You,

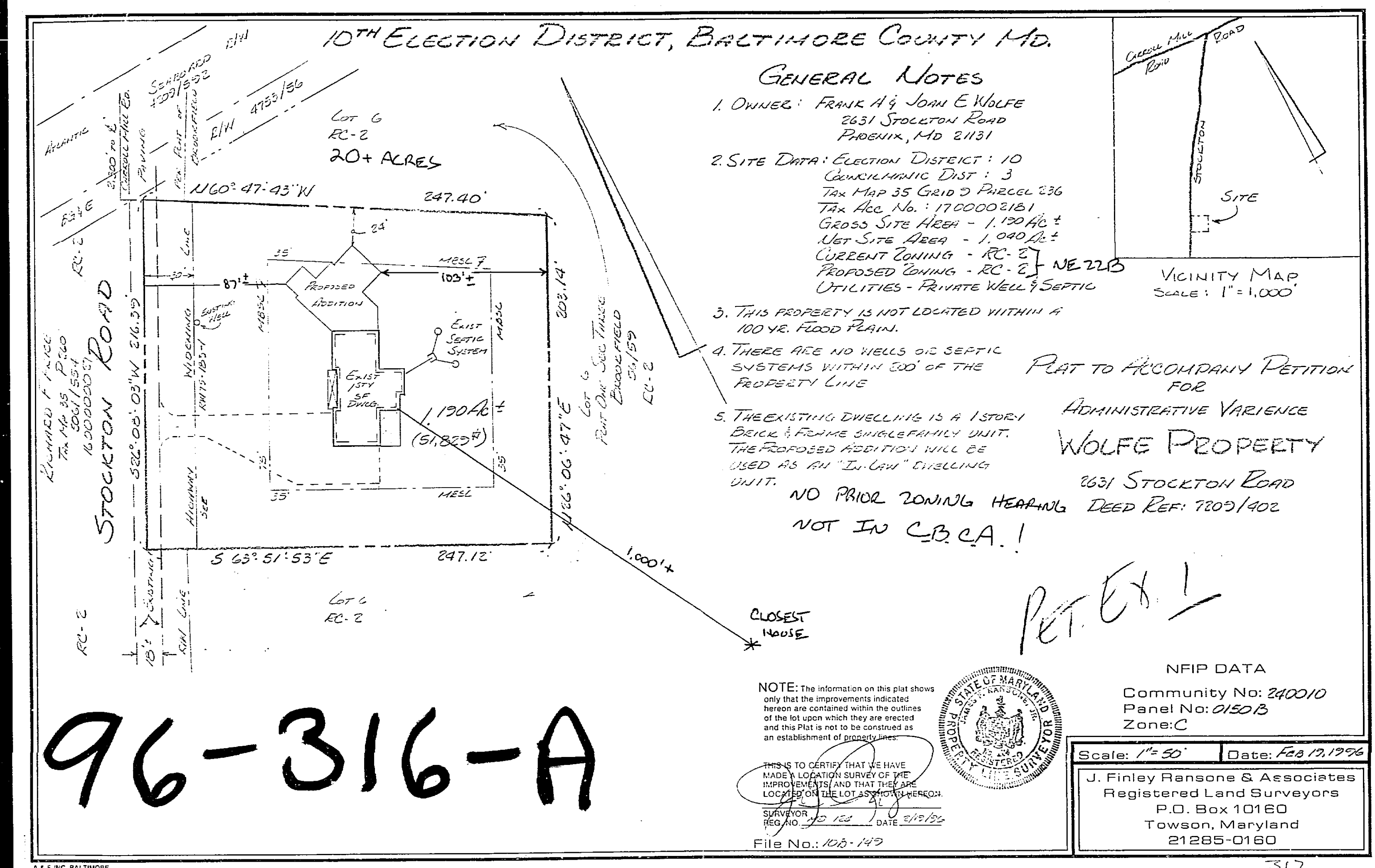
*Frank A. Wolfe*  
2/21/96

96-847

2/11/96

To: *Accepting Planning*  
JRA 2/22/96

Provisional  
Approval  
Form  
& Notations  
Approval



317

Balto County Zoning

We the Shoemakers  
@ 2633 Stockton Rd do not  
have any objections or  
concerns in regards  
to the proposed addition  
@ 2631 Stockton Rd. Wolfe  
residence.

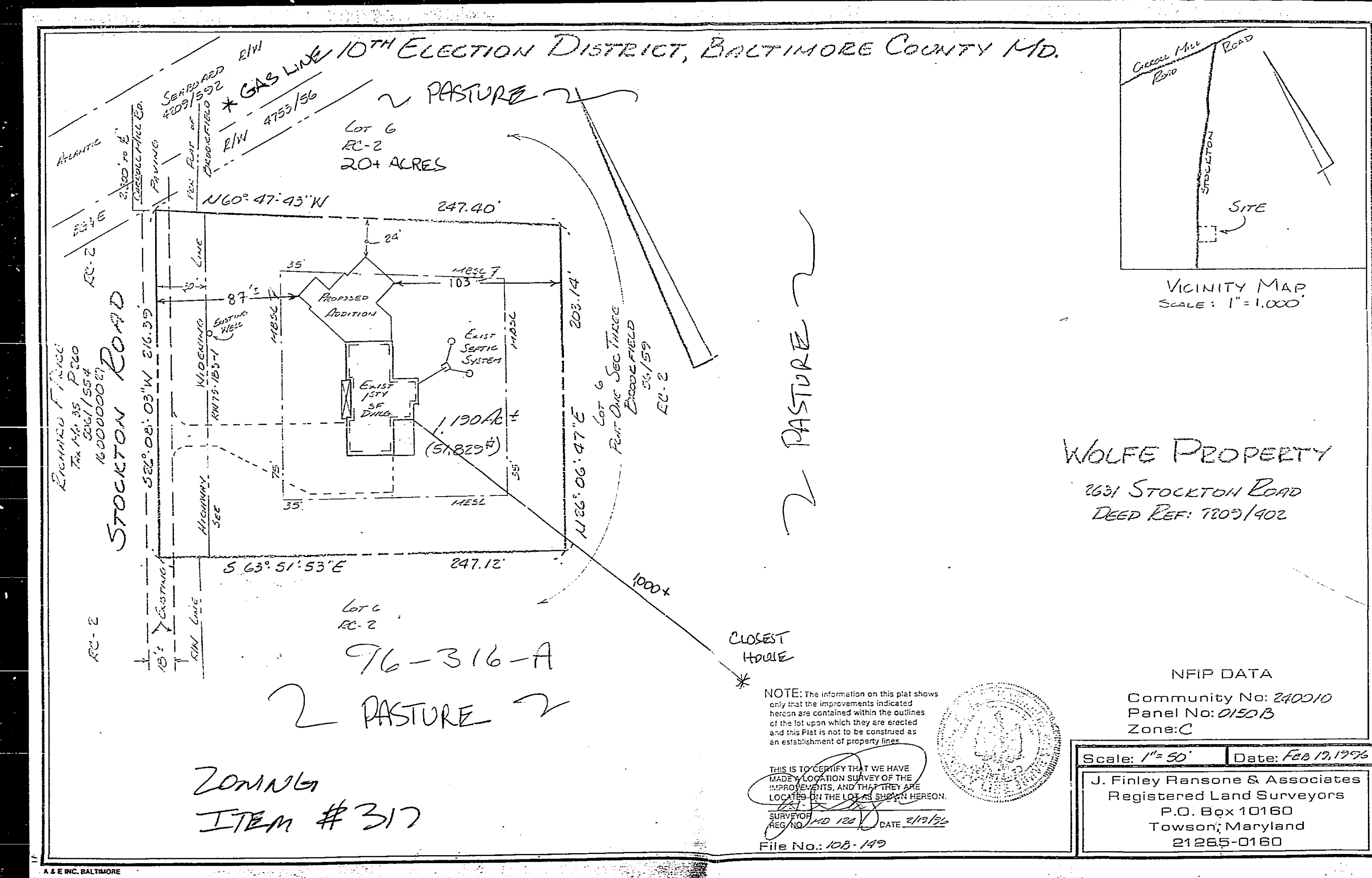
*Robert A. Shoemaker*  
*Robert A. Shoemaker*  
2633 STOCKTON RD  
PHOENIX, MD 21131

# 317

Balto. County Zoning

We the Defendinando's  
@ 2641 Stockton Rd do not  
have any objections or  
concerns in regards  
to the proposed addition  
@ 2631 Stockton Rd - Wolfe  
residence.

*Tony D. Defendinando* 2/27/96  
*Mary D. Defendinando*





REAR YARD  
LOOKING NORTH



SE VIEW SHOWING  
SIDE OF HOUSE



SOUTH VIEW  
SIDE OF EXISTING HOME



FRONT OF EXISTING  
HOUSE LOOKING EAST



REAR OF PROPERTY  
LOOKING NW



SE VIEW  
CLOSEST HOUSE 100'



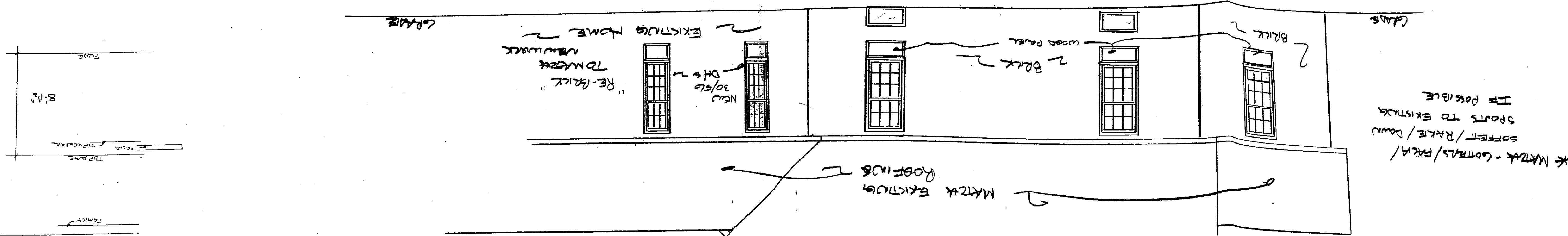
ADDITIONAL LOCATION  
LOOKING NORTH



LOOKING EAST  
HORSE PASTURE BEYOND

# FRONT ELEVATION

SCALE 1/4"=1'-0"



## REAR ELEVATION

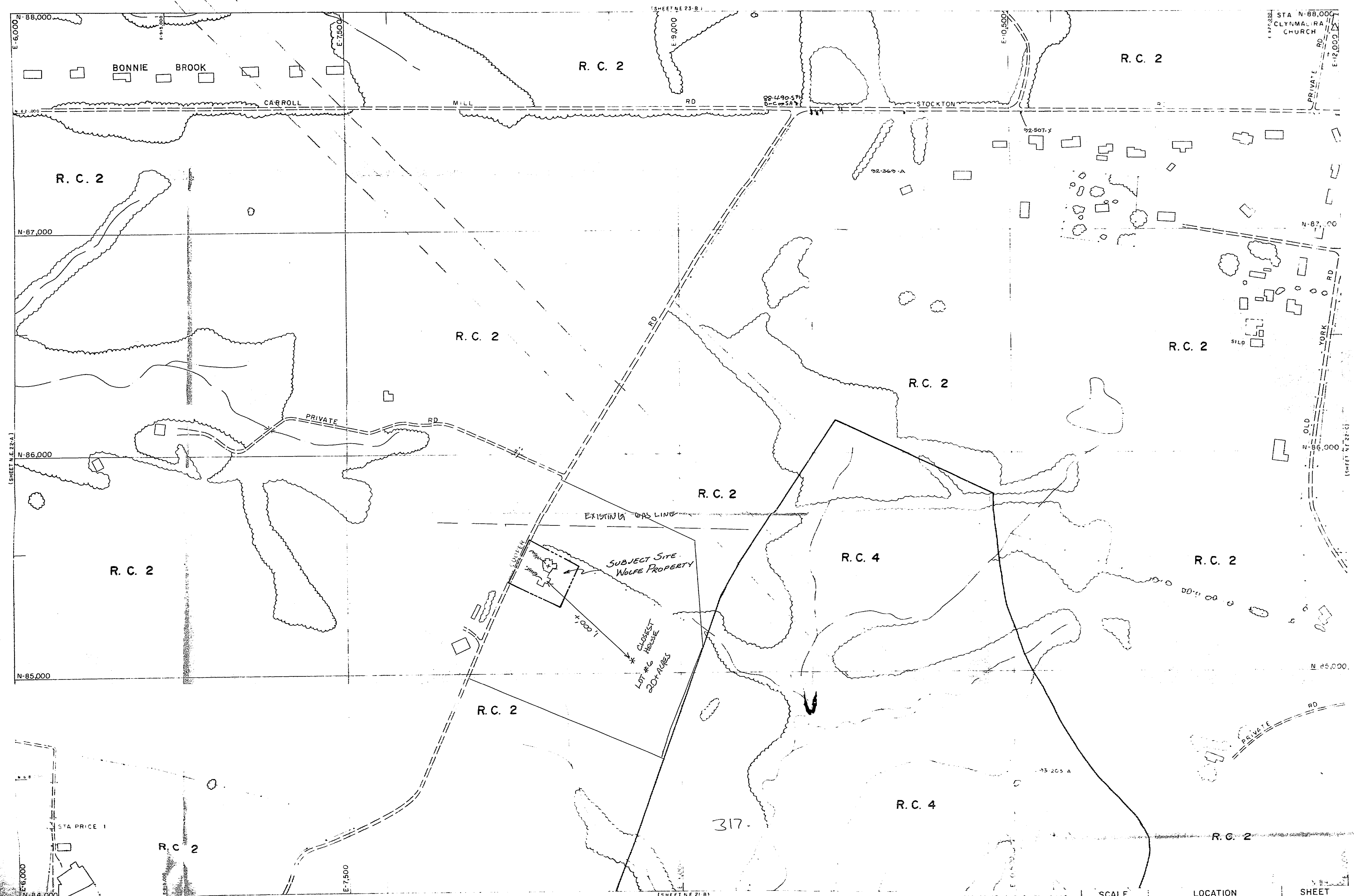
SCALE: 1/4"=1'-0"

WINDOWS: ANDERSEN  
LUMBER: 2x12 JOIST #1/F/KD  
STUDS/PATES: SPFD/KD  
INSULATION: AS SHOWN

96-316-A

317

|                             |                          |
|-----------------------------|--------------------------|
| WOLFE RESIDENCE             |                          |
| SCALE: 1/4"=1'-0"           | APPROVED BY: [Signature] |
| DATE: 2/16/96               | DRAWN BY: MAX            |
| 2631 STOCKTON RD. PABX, MD. |                          |
| FRONT/REAR ELEV.            | DRAWING NUMBER: 1066     |



~~1988 COMPREHENSIVE ZONING MAP~~  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-89, 145-89, 146-89, 147-89, 148-89, 149-89, 150-89

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92  
*William H. Hunsicker*  
Chairman, County Council

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY

LOCATION  
SOUTHWEST  
CLYNMALIRA  
CHURCH

SHEET  
NE  
22-B

96-316-A



PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSDALE, MD 20681

317.  
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

LOCATION  
SOUTHWEST  
CLYNMALIRA  
CHURCH

SHEET  
N.E.  
22-B

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1996