

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
NW/S Emory Road, 2100 ft. NE
of Emory Church Road
5804 Emory Road
4th Election District
3rd Councilmanic District
Glenn M. Heagerty, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-439-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Glenn M. Heagerty and Joseph F. Heagerty, for that property known as 5804 Emory Road in the northern section 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 allow a side yard setback of 24 ft., in lieu of the required 35 ft., for an addition in the side yard. 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

ORDE
Date 6/5/96
By D. Sarah

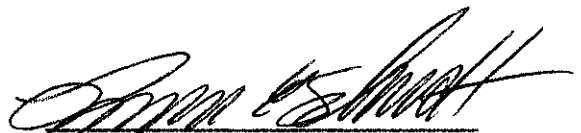
MICROFILMED

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 5th day of June, 1996 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 24 ft., in lieu of the required 35 ft., for an addition in the side yard, be and is hereby GRANTED, subject, however, to the following restriction:

1. The 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

ORDER RECEIVED FOR FILING

Date

6/5/96

By

M. J. [Signature]

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 4, 1996

Messrs. Glenn M. Heagerty
and Joseph F. Heagerty
632 Lavenham Court
Timonium, Maryland 21093

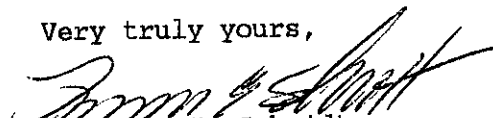
RE: Petition for Administrative Variance
Case No. 96-439-A
Property: 5804 Emory Road

Dear Messrs. Heagerty:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5804 EMORY ROAD
which is presently zoned RC 2

96-439-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) 1A01.3.B.3 TO PERMIT A SETBACK OF ²⁴26 FT IN LIEU OF THE REQUIRED 35 FT FOR A BUILDING ADDITION IN THE SIDEYARD

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) MUST ADD ADDITION TO EXISTING RESIDENCE FOR GLENN M. HEAGERTY AND HIS WIFE DIANE TO LIVE IN TO CARE FOR GLENN'S MOTHER CATHERINE WHO CANNOT LIVE ALONE BECAUSE SHE HAS ALZHEIMERS. ONLY PRACTICAL & FEASIBLE PLACE TO CONSTRUCT ADDITION IS SOUTHWEST SIDE OF HOUSE REQUIRING SET BACK OF ²⁴26 FEET - ¹¹9 FEET LESS THAN RC-2 REQUIREMENT OF 35 FEET.
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 filling 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.

632 LAVENHAM G 561-5925
Address Phone No.

(Type or Print Name)

TIMONIUM MD 21093
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City State Zipcode

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: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 445

ESTIMATED POSTING DATE: _____

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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 5804 EMORY ROAD
address
UPPERCO MD 21155
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)

MUST ADD ADDITION TO EXISTING RESIDENCE FOR GLENN M. HEAGERTY AND HIS WIFE DIANE TO LIVE IN TO CARE FOR GLENN'S MOTHER CATHERINE WHO CAN NOT LIVE ALONE BECAUSE SHE HAS ALZHEIMERS. ONLY PRACTICAL AND FEASIBLE PLACE TO CONSTRUCT ADDITION IS SOUTHWEST SIDE OF HOUSE REQUIRING SET BACK OF ²⁴ 26 FEET - 2 FEET LESS THAN RC-2 REQUIRMENT OF 35 FEET. THE BOUNDER IS READY TO BEGIN CONSTRUCTION 5/14/96. TIME IS OF THE ESSENCE.

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.

Glenn M. Heagerty
(signature)
GLENN M. HEAGERTY
(type or print name)



Joseph F. Heagerty
(signature)
JOSEPH F. HEAGERTY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Glenn M. Heagerty and Joseph F. Heagerty

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

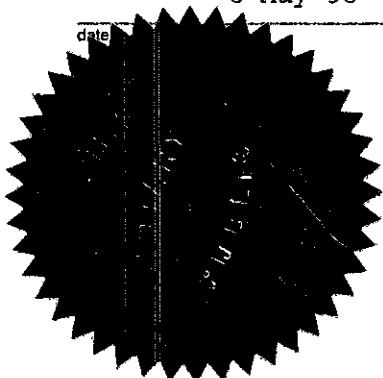
6 May 96

date

[Signature]
NOTARY PUBLIC

My Commission Expires:

1 March 00



96-439-A

ZONING DESCRIPTION FOR 5804 EMORY ROAD

Beginning at a point on the northwest side of Emory Road which is 40 feet wide at the distance of 2100 feet northeast of the centerline of the nearest improved intersecting street Emory Church Road which is 30 feet wide. As recorded in Deed Liber 939, Folio #412, containing 1.01 acres, N.38 32'45" W.281.17 ft., N.45 40'15" E.160.21 ft., S.38 32'45" E.281.17 ft, and S.45 40'15" W.160.21 ft. to the place of beginning. Also known as 5804 Emory Road and located in the 4th Election District 3 Councilmanic District.

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445

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-439-A

District 4th _____ Date of Posting 5/17/96

Posted for: Variance

Petitioner: Blon & Joseph Haggerty

Location of property: 5804 Emory Rd, NWB

Location of Sign: Leaving road way on property being zoned.

Remarks: _____

Posted by: Michael _____

Number of Signs: 1 _____ Date of return: 5/24/96

MICROFILMED



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

No. 011260

DATE 5/15/96 ACCOUNT 001-6150

AMOUNT \$ 10.00 (JLL)

RECEIVED FROM: Diane & Glenn Heagerty

#710- VERIFICATION
Item #445 #445

FOR: _____

MICROFILMED BY 120374NYCHRC \$10.00
BA 009:08AM05-16-96

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

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

JLL # 445
No. 012216
ADMLN. VAR.

DATE 5/9/96 ACCOUNT R0016150

(R)

AMOUNT \$ 85.00

RECEIVED FROM: HEAGERTY
5804 EMORY RD.

FOR: RV 50.00

1 SIGN 35.00
MICROFILMED BY 01A00#0070MICHRC \$85.00
BA 0010:26AM05-09-96

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

96-439



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.: 445 Petitioner: GLENN M. + JOSEPH F. HEAGERTY

Location: 5804 EMORY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GLENN M. HEAGERTY

ADDRESS: 632 LAVENHAM COURT

TIMONIUM, MD 21093

PHONE NUMBER: (410) 561-5925

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

May 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-439-A (Item 445)
5804 Emory Road
NW/S Emory Road, 2100' NE of Emory Church Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Glenn M. Heagerty and Joseph F. Heagerty

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 May 19, 1996. The closing date (June 3, 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.

Arnold Jablon
Director

cc: Glenn M. Heagerty and Joseph F. Heagerty

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

May 30, 1996

Mr. Glenn M. Heagerty
632 Lavenham Court
Timonium, MD 21093

RE: Item No.: 445
Case No.: 96-439-A
Petitioner: G. M. Heagerty, et al

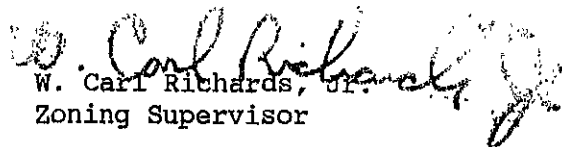
Dear Mr. Heagerty:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 9, 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/re
Attachment(s)

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

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 MAY 20, 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: 437, 438, 440, 441, 442, 443,
444, 445, 446, 447 AND 448. 10

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

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

I N T E R O F F I C E C O R R E S P O N D E N C E

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

DATE: May 28, 1996

FROM: Robert W. Bowling, P.E., Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 28, 1996
 Item Nos. 437, 440, 442, 444, 445, 446, 448 & 449

RWB/DAK

(445)

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

RWB:HJO:jrb

cc: File

(445)



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-17-96

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

RE: Baltimore County
Item No. 445 (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 410-545-5581 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 16, 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 No. 417, 442, 443, 444, 445, 447, and 448

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 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

ISSUED + NO OTHER RESPONSE.
PICKED UP
By MR
HEAGERTY
5/17/96 JLL
4TH ED

**PROVISIONAL APPROVAL
PERMIT NUMBER: _____**



Date: 5/16/96

Location: 5804 EMORY RD

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 # 445
- 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 Glenn M. Heagerty
 Printed Name GLENN M. HEAGERTY
 Address 632 LAVENHAM CT
TIMONIUM, MD 21093
 Work Phone # 561-5925
 Home Phone # 561-5925

Signed - ~~Contract Purchaser~~ OWNER Joseph F. Heagerty
 Printed Name Joseph F. Heagerty
 Address 5803 Emory Rd.
Uppercase, Md 21155
 Work Phone # _____
 Home Phone # 429-5259

Revised 8/11/95

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Carl. I need a provisional approval form
& let me have this back.

5/16/96

JL

CALLED MR HAEGERTY FOR PICK UP + COMPLETION OF
PROVISIONAL TO BE RETURNED TO US. HIS ~~FORM~~ FORM IS IN P/U FILE
APRIL UNDER H. I ADVISE HIM OF THIS ON HIS MESSAGE

TACE

JL

INDEXED

96-2929

5/17/96
af
JO fs

MOSTAFA IZADI, P.E.
P.O. BOX 798
SPARKS, MD 21152-0798
H (410) 771-4084
W (410) 631-3717

May 16, 1996

Mr. Larry Schmidt
Baltimore County Zoning Commissioner
Room 113
Old Court House
400 Washington Avenue
Towson, MD 21204

RE: Special Hearing for
Wintergreen Subdivision

Dear Mr. Schmidt:

My wife and I have filed for a special hearing on May 8, 1996, for a refinement to the Development Plan for the above referenced Subdivision. Development Review Committee has determined our request meets the requirements of a refinement to the Development Plan on February 12, 1996, and the recommendations by DRC have been adopted by Mr. Arnold Jablon on February 15, 1996.

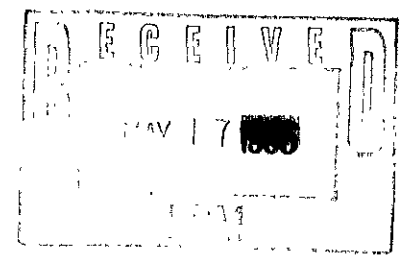
Hereby, we respectfully request your help for an expeditious hearing to enable us start construction of our new house as soon as possible. We would like to take advantage of dry weather and build our house in this coming Summer.

Should you have any questions, please do not hesitate to contact us.

Sincerely,
Mostafa Izadi
Mostafa Izadi
Zohreh A. Izadi
Zohreh A. Izadi

✓ cc: Mr. Arnold Jablon, Director

MICROFILMED



May 4, 1996

VARIANCE FILE UNDER ITEM # 445
5/14/96
Scascher 96-2841
FILED BY JLL

Arnold Jablon
Director PDM
County Office Building, Rm. 111
111 W. Chesapeake Ave.
Towson, MD 21204

5/19/96
MAY 13 1996
BUILDING PERMIT

Dear Mr. Jablon:

We respectfully request conditional approval of our Application for ~~Administrative Variance~~ for an addition to be added to the property located at 5804 Emory Road, Upperco, Maryland 21155.

We have obtained the necessary signatures in support of this request.

Respectfully,

Glenn M. Heagerty
Glenn M. Heagerty

Joseph F. Heagerty
Joseph F. Heagerty

We have reviewed the plans for the ^{26'}/~~24'~~ x ^{38'}/~~36'~~ addition to the above referenced property and fully support the application for set back variance as requested in Petition for Administrative Variance which is attached hereto. We fully understand that the addition will result in a set back of 26 feet which is ¹¹/~~9~~ feet less than the RC-2 Zoning Requirement of 35 feet. ²⁴

26' x 38' ADDITION OK
24' SET BACK OK

Signature	Date	Address	Notes
<i>Joseph F. Heagerty</i>	5/4/96	5803 Emory Road	JFH 5/11/96
<i>Frances L. Heagerty</i>	5/4/96	5803 Emory Rd.	Flh 5/11/96
<i>Mary E. Rill</i>	5/4/96	5802 Emory Rd.	M.E. Rill 5/12/96
<i>Suzanne K. Friedel</i>	5/4/96	5806 Emory Rd.	S.K. 5/11/96
<i>Gloria Friedel Jr</i>	5/4/96	5806 Emory Rd.	G.F. 5/11/96
<i>Eda Mae Roop</i>	5/4/96	5802 Emory Rd.	J.M. R. 5/10/96
<i>Emory W Burs</i>	5/4/96	5757 Emory Rd	EWB 5/12/96
<i>Mary E. Burs</i>	5-4-96	5757 Emory Rd.	M.E.B. 5/12/96
Signature	Date	Address	

MICROFILM

* SEE OTHER SIDE FOR CONTINUED STATEMENT.



We are in this time frame problem because we did not realize until last week that our property line is crooked which results in the set back being only ^{24"}26 feet. We had assumed that the property line was parallel to the house which we thought gave us a set back of 36 feet.

We plan to start construction on 5/14/96 so we can complete the addition by mid to late August so my wife Diane Heagerty and me (Glenn Heagerty) can move in to care for my mother who has Alzheimers and can not live alone any longer.

Please consider this request as being of utmost importance since time of the essence

Respectfully submitted
 Glenn M. Heagerty

PLEASE CALL GLENN HEAGERTY
 AT 561-5925 FOR
 PICK UP OF THE RESPONSE.

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LYNN + GEORGE FRIEDEL

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 5804 EMORY ROAD

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

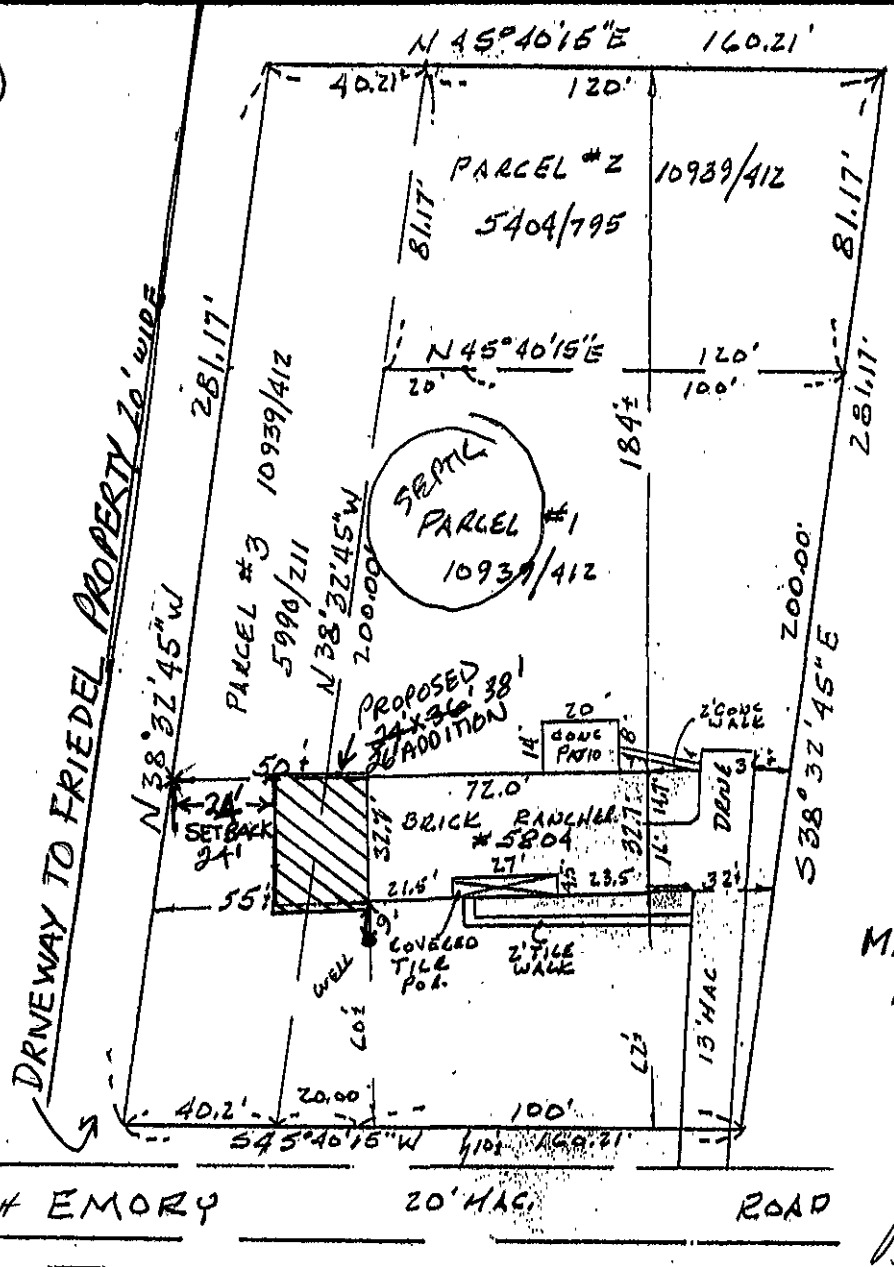
Subdivision name: _____
 plat book # 939, folio # 412, lot # _____, section # _____

OWNER: LYNN M + JOSEPH F. HEASBERRY

96-439-1

MARY RILL

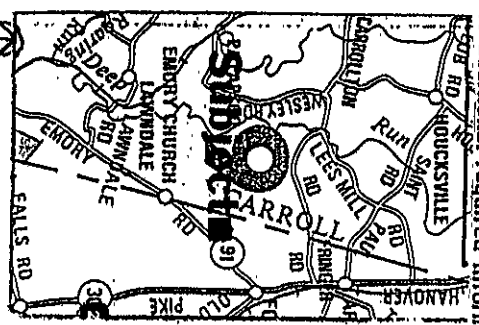
Det No. 1



North
 date: 5/7/96
 prepared by: GLENN HEASBERRY Scale of Drawing: 1" = 50'

FARM

2100 FT TO EMORY CHURCH EMORY RD



LOCATION INFORMATION

Election District: 4
 Councilmanic District: 3

T=200' scale map#: NW 22-L
 Zoning: RC 2
 Lot size: 1.01 44,960 square feet

SEWER: public private
 WATER:
 Chesapeake Bay Critical Area: YES NO

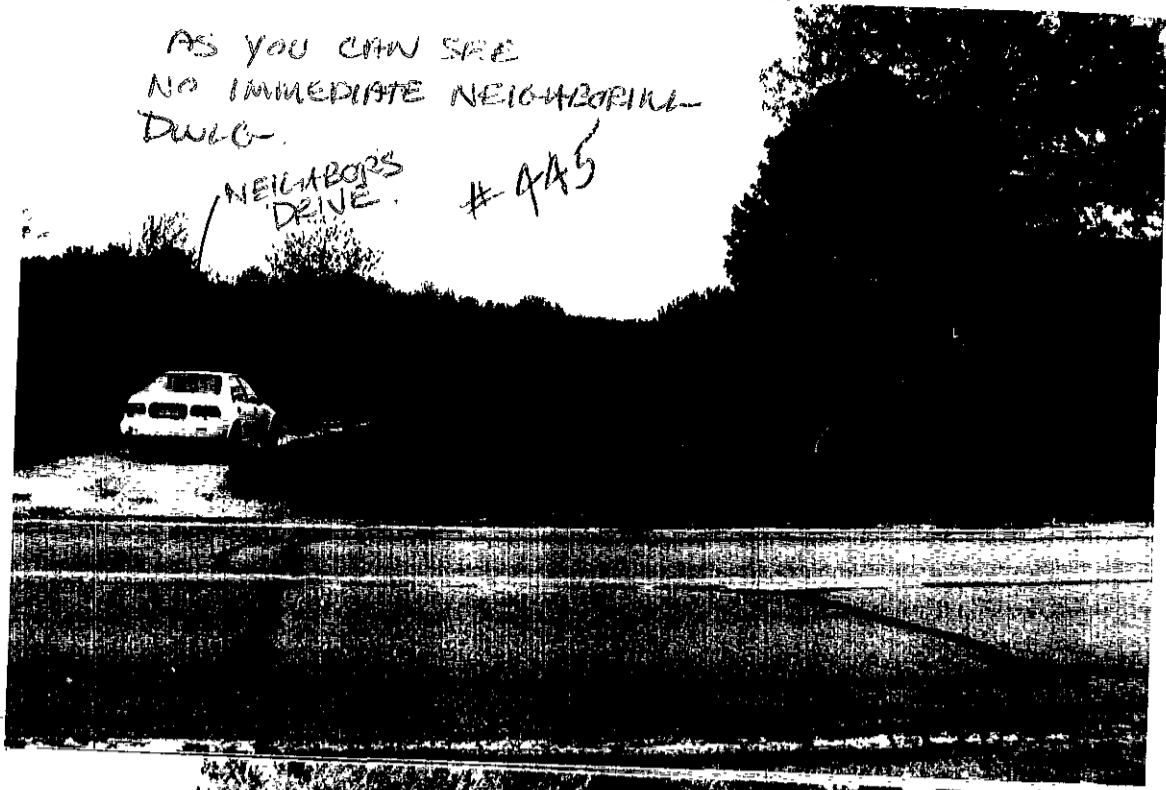
Prior Zoning Hearings: NONE
 NOT IN FLOOD PLAIN

Zoning Office USE ONLY!

Reviewed by: _____ ITEM #: _____ CASE #: _____
445

AS YOU CAN SEE
NO IMMEDIATE NEIGHBORING
DWLG.

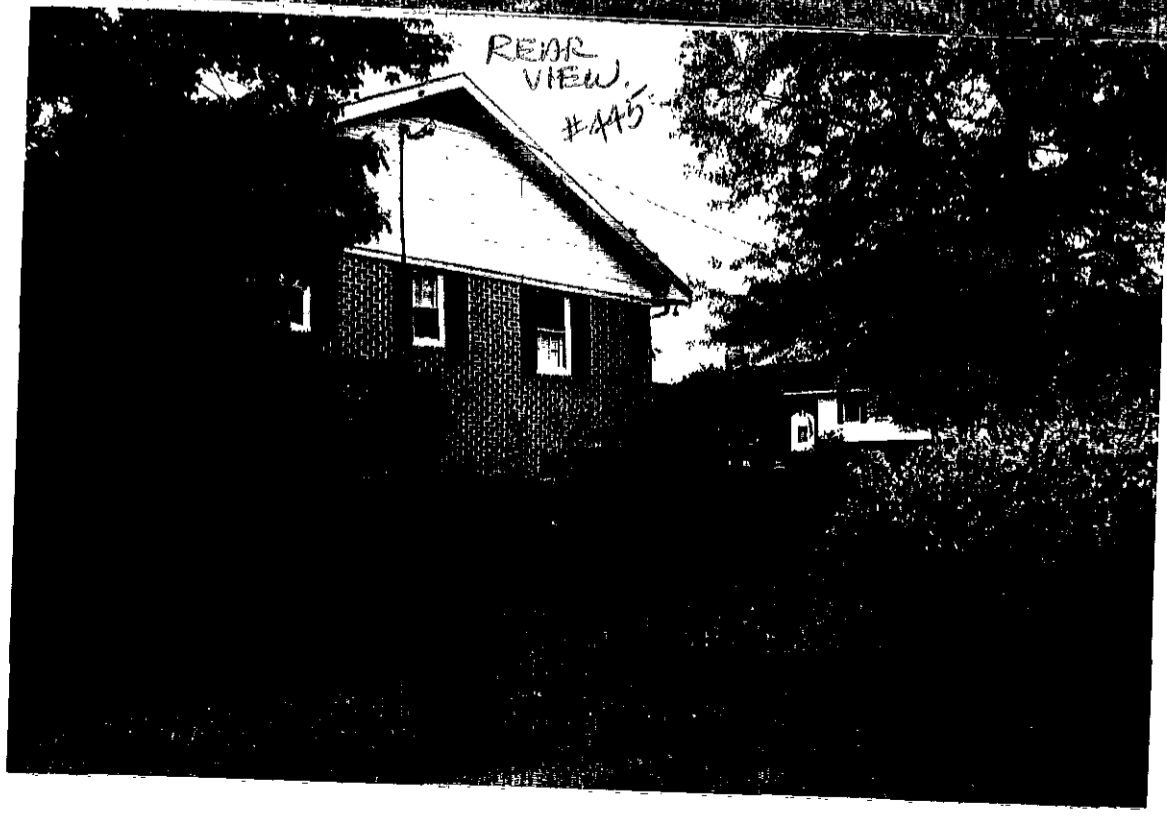
NEIGHBORS
DRIVE #445



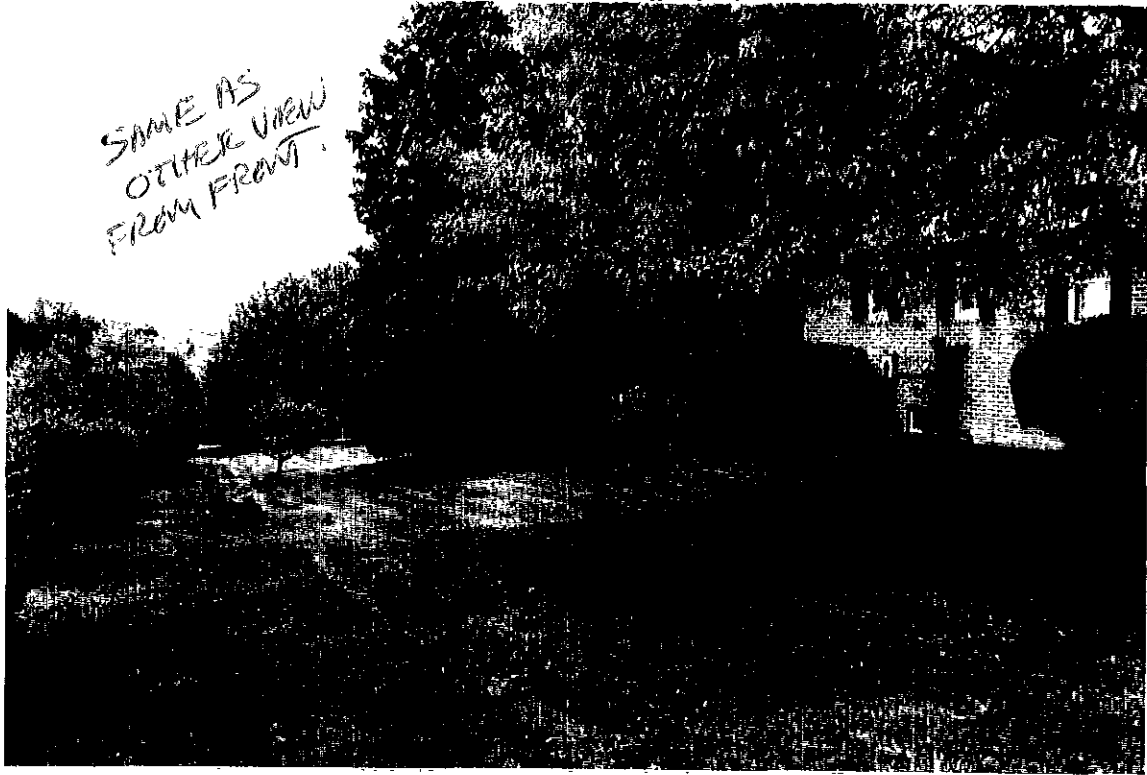
#445



REAR
VIEW #445



SAME AS
OTHER VIEW
FROM FRONT.

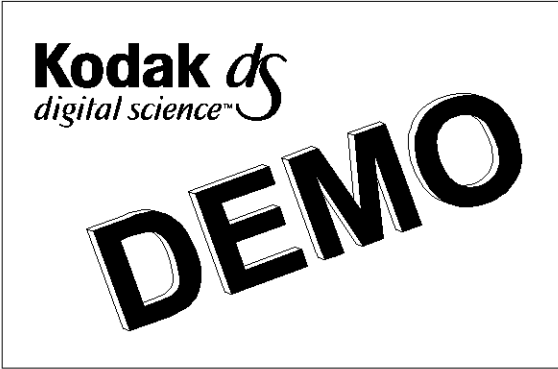


Baltimore County Government
Office of Zoning Administration
and Development Management



1 West Chesapeake Avenue
Towson, MD 21204

(410) 887



No.

District

building

Dear :

The zoning office cannot approve permit application for the following

- Improper setbacks.
- Improper use.
- Improper location.

Inspection of the property must be made.
Insufficient information on permit/plans

Copies of the revised plan folded to 8-1/2"x11" must be submitted in person to the counter in room 100/to my attention in room 109, County Office Building, 111 West Chesapeake Avenue, Towson, MD. All plans must be accompanied by a copy letter listing the revisions and referencing the building permit.

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE NW/4 Emory Road, 2100 ft. NR of Emory Church Road 5804 Emory Road 4th Election District 3rd Councilmanic District Glenn M. Heagerty, et al Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 96-439-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Glenn M. Heagerty and Joseph F. Heagerty, for that property known as 5804 Emory Road in the northern section 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 allow a side yard setback of 24 ft., in lieu of the required 35 ft., for an addition in the side yard. 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

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 5th day of June, 1996 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 24 ft., in lieu of the required 35 ft., for an addition in the side yard, be and is hereby GRANTED, subject, however, to the following restriction:

- 1. The 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

ORDER RECEIVED FOR FILING Date 5/14/96 By [Signature]

LES:mmm

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 4, 1996

Messrs. Glenn M. Heagerty and Joseph F. Heagerty 632 Lavenham Court Timonium, Maryland 21093

RE: Petition for Administrative Variance Case No. 96-439-A Property: 5804 Emory Road

Dear Messrs. Heagerty:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours, Lawrence E. Schmidt Zoning Commissioner

LES:mmm encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5804 EMORY ROAD which is presently zoned RC-2

76-439-A A SETBACK OF 24 FT IN LIEU OF THE REQUIRED 35 FT FOR A BUILDING ADDITION IN THE SIDE YARD

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section 1A01.3.B.3 TO PERMIT A SETBACK OF 24 FT IN LIEU OF THE REQUIRED 35 FT FOR A BUILDING ADDITION IN THE SIDE YARD

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) MUST ADD ADDITION TO EXISTING RESIDENCE FOR GLENN M. HEAGERTY AND HIS WIFE DIANE TEXIE IN TO CARE FOR GLENN'S MOTHER CATHERINE WHO CAN NOT LIVE ANGLE BECAUSE SHE HAS ALZHEIMERS. ONLY PRACTICAL + FEASIBLE PLACE TO CONSTRUCT ADDITION IS SOUTHWEST SIDE OF HOUSE REQUIRING SET BACK OF 24 FEET - 11 FEET LESS THAN RC-2 REQUIREMENT OF 35 FEET

Form with fields for Name, Address, City, State, Zip, and other details. Includes signatures of Glenn M. Heagerty and Joseph F. Heagerty.

A Public Hearing having been requested and held to be required, it is ordered that the Board of Appeals be held on June 14, 1996 at 7:00 PM at the County Board of Appeals, 111 West Chesapeake Avenue, Towson, Maryland 21286, to hear the appeal.

RECEIVED BY: DATE: [Signature] ITEM #: 445

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) are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) do so to presently reside at 5804 EMORY ROAD. MUST ADD ADDITION TO EXISTING RESIDENCE FOR GLENN M. HEAGERTY AND HIS WIFE DIANE TO LIVE IN TO CARE FOR GLENN'S MOTHER CATHERINE WHO CAN NOT LIVE ANGLE BECAUSE SHE HAS ALZHEIMERS. ONLY PRACTICAL + FEASIBLE PLACE TO CONSTRUCT ADDITION IS SOUTHWEST SIDE OF HOUSE REQUIRING SET BACK OF 24 FEET - 11 FEET LESS THAN RC-2 REQUIREMENT OF 35 FEET. CONSTRUCTION 5/14/96. TIME IS OF THE ESSENCE.

Glenn M. Heagerty and Joseph F. Heagerty (Signatures)

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, on 5 day of May, 1996, before me a Notary Public of the State of Maryland, ss and for the County aforesaid, personally appeared Glenn M. Heagerty and Joseph F. Heagerty

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

AS WITNESS my hand and Notarial Seal, 6 May 96 [Signature]



ZONING DESCRIPTION FOR 5804 EMORY ROAD

Beginning at a point on the northwest side of Emory Road which is 40 feet wide at the distance of 2100 feet northeast of the centerline of the nearest improved intersecting street Emory Church Road which is 30 feet wide. As recorded in Deed Liber 939, Folio #412, containing 1.01 acres, N. 38 32' 45" W. 281.17 ft., N. 45 40' 15" E. 160.21 ft., S. 38 32' 45" E. 281.17 ft., and S. 45 40' 15" W. 160.21 ft. to the place of beginning. Also known as 5804 Emory Road and located in the 4th Election District 3 Councilmanic District.

96-439-A

AA5

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY. District: 4th, Posted for: 14 days, Petitioner: Glenn M. Heagerty, Location of property: 5804 Emory Rd, NWB, Location of Sign: 632 Lavenham Ct, Timonium, MD 21093.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT. DATE: 5/13/96, ACCOUNT: 690150, AMOUNT: \$ 25.00. RECEIVED FROM: HEAGERTY, 5804 EMORY RD. FOR: 5/13/96 \$25.00.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT. DATE: 5/15/96, ACCOUNT: 691-6150, AMOUNT: \$ 10.00 (JLL). RECEIVED FROM: Diane & Glenn Heagerty. #710- VERIFICATION Item #445 \$445.

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

Form for newspaper advertising: For newspaper advertising: Item No: 445, Petitioner: GLENN M. + JOSEPH F. HEAGERTY, Location: 5804 EMORY ROAD, NAME: GLENN M. HEAGERTY, ADDRESS: 632 LAVENHAM COURT TIMONIUM, MD 21093, PHONE NUMBER: (410) 561-5925



Baltimore County
Department of Permits and
Development Management

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

May 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-439-A (Item 445)
5804 Emory Road
8075 Emory Road, 21007 NE of Emory Church Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Glenn M. Heagerty and Joseph F. Heagerty

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.

- Your property will be posted on or before May 19, 1996. The closing date (June 3, 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.
- 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).
- 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: Glenn M. Heagerty and Joseph F. Heagerty

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

May 30, 1996

Mr. Glenn M. Heagerty
632 Lavenham Court
Timonium, MD 21093

RE: Item No.: 445
Case No.: 96-439-A
Petitioner: G. M. Heagerty, et al

Dear Mr. Heagerty:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 9, 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
W. Carl Richards
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-4590

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

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 MAY 20, 1996

Item No.: SEE BELOW Zoning Agenda:

Settlement:

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

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 437, 439, 440, 441, 442, 443, 444, 445, 446, 447 AND 448.

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

cc: File

Printed with Soybean Ink
on Recycled Paper



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. 445 (JL)

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 410-545-5581 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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 16, 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 No. 417, 442, 443, 444, 445, 447, and 448

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 887-3495.

Prepared by: *Jeffrey M. Long*

Division Chief: *David L. Winstead*

PK/JL

ITEM442/PZONE/TXTJWL

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: _____

Date: 5/16/96

Location: 5804 EMORY RD

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 # 445
- Owner must file for a public hearing within ___ days before the Zoning Commissioner 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.

Carl Jablon
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT
ZONING STAFF

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: *Glenn M. Heagerty* Signed - Contract Purchaser: *Joseph F. Heagerty*
Printed Name: *Glenn M. Heagerty* Printed Name: *Joseph F. Heagerty*
Address: *632 LAVENHAM CT* Address: *5803 Emory Rd*
TIMONIUM, MD 21093 *Upperville, Md 21055*
Work Phone # *561-5925* Work Phone # *429-5259*
Home Phone # *561-5925* Home Phone # *429-5259*

5/16/96
By MR. Heagerty
5/17/96
4th ED



*Carl - I need a provisional approval form
+ let me have this back.*
5/16/96 JL
CALLED MR. HEAGERTY FOR PICK UP + COMPLETION OF
PROVISIONAL APPROVAL PERMIT. HIS FORM IS IN PU FILE
UNDER H. I ADVISE HIM OF THIS ON HIS MESSAGE
TAPPE.
JL

96-2429

MOSTAFA IZADI, P.E.
P.O. BOX 798
SPARKS, MD 21152-0798
H (410) 771-4084
W (410) 631-3717

May 15, 1996

Mr. Larry Schmidt
Baltimore County Zoning Commissioner
Room 113
Old Court House
400 Washington Avenue
Towson, MD 21204

RE: Special Hearing for
Winterygreen Subdivision

Dear Mr. Schmidt:

My wife and I have filed for a special hearing on May 8, 1996, for a refinement to the Development Plan for the above referenced Subdivision. Development Review Committee has determined our request meets the requirements of a refinement to the Development Plan on February 12, 1996, and the recommendations by DRC have been adopted by Mr. Arnold Jablon on February 15, 1996.

Hereby, we respectfully request your help for an expeditious hearing to enable us start construction of our new house as soon as possible. We would like to take advantage of dry weather and build our house in this coming Summer.

Should you have any questions, please do not hesitate to contact us.

Sincerely,
Mostafa Izadi
Mostafa Izadi
Joseph A. Izadi
Zohreh A. Izadi

cc: Mr. Arnold Jablon, Director

May 4, 1996

Arnold Jablon
Director PDM
County Office Building, Rm. 111
111 W. Chesapeake Ave.
Towson, MD 21204

Dear Mr. Jablon:

We respectfully request conditional approval of our Application for Administrative Variance for an addition to be added to the property located at 5804 Emory Road, Upperco, Maryland 21155.

We have obtained the necessary signatures in support of this request.

Respectfully,

Glenn M. Heagerty
Glenn M. Heagerty
Joseph F. Heagerty
Joseph F. Heagerty

We have reviewed the plans for the 24' x 36' addition to the above referenced property and fully support the application for set back variance as requested in Petition for Administrative Variance which is attached hereto. We fully understand that the addition will result in a set back of 26 feet which is 8 feet less than the RC-2 Zoning Requirement of 35 feet.

<i>Joseph F. Heagerty</i>	5/4/96	5803 Emory Road
Signature	Date	Address
<i>Glenn M. Heagerty</i>	5/4/96	5803 Emory Rd.
Signature	Date	Address
<i>Marie E. Rill</i>	5/4/96	5802 Emory Rd.
Signature	Date	Address
<i>Stephen K. Friezel</i>	5/4/96	5806 Emory Rd.
Signature	Date	Address
<i>George Friezel Jr.</i>	5/4/96	5806 Emory Rd.
Signature	Date	Address
<i>George Friezel</i>	5/4/96	5802 Emory Rd.
Signature	Date	Address
<i>Emory W. Burk</i>	5/4/96	5757 Emory Rd.
Signature	Date	Address
<i>Henry C. Burk</i>	5-4-96	5757 Emory Rd.
Signature	Date	Address

STATE

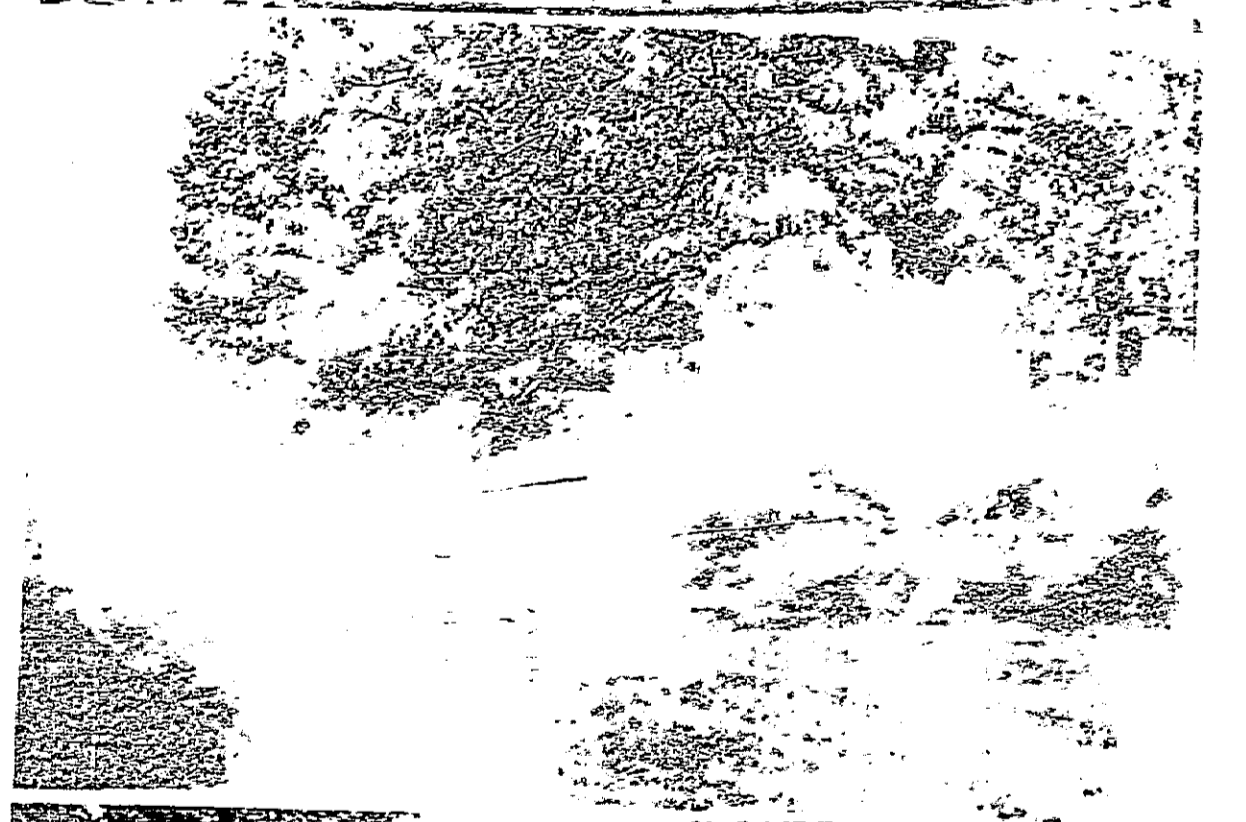
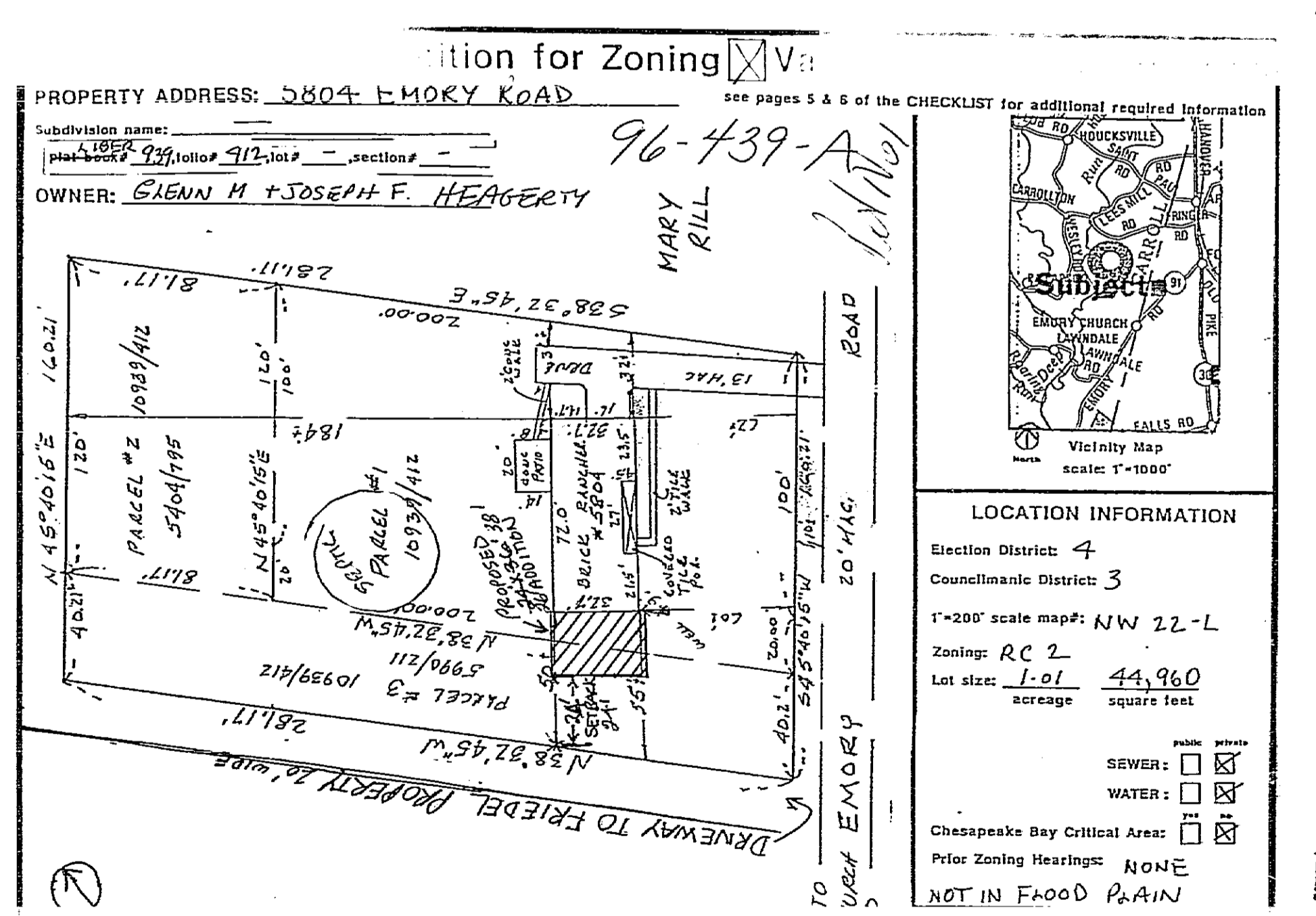
We are in this time from problem because we did not realize until last week that our property line is correct. We had assumed that the property line was parallel to the house which we thought gave us a set back of 35 feet.

We plan to start construction on 5/14/96 so we can complete the addition by mid to late August so my wife Glenn Heagerty and me (Glenn Heagerty) can move in to care for my mother who has Alzheimer's and can not live alone any longer.

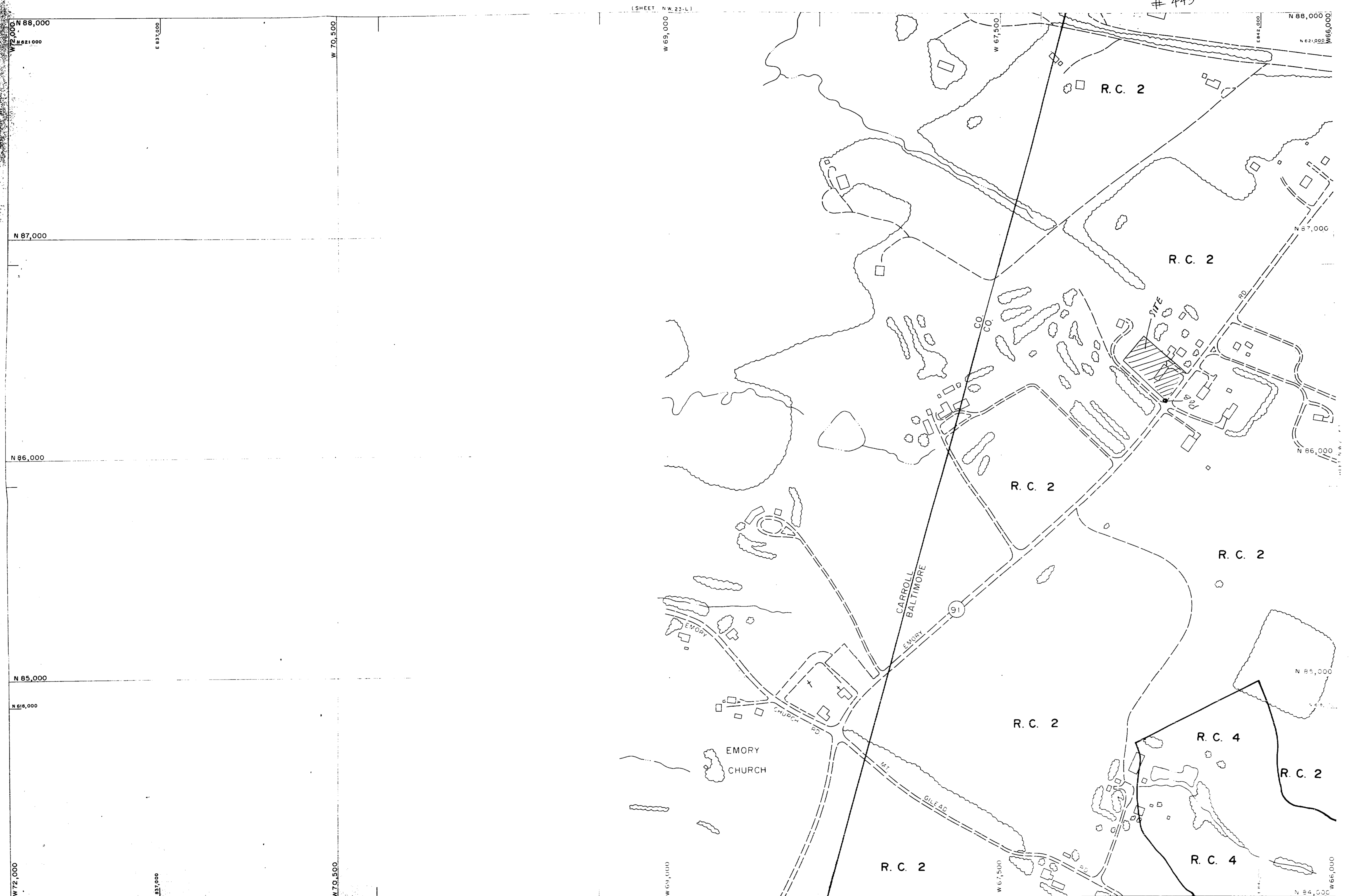
Please consider this request as being of utmost importance since timing of the season.

Respectfully submitted
Glenn M. Heagerty

PLEASE CALL GLENN HEAGERTY
AT 561-5925 FOR
PICK UP OF THE RESPONSE.



MULTI FILMED



BB-SE

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 BILL Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

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 A. Howard
 Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	EMORY CHURCH	N W
DATE OF PHOTOGRAPHY		22-L
JANUARY 1986		

96-439-A

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
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	EMORY CHURCH	N.W. 22-L
DATE OF PHOTOGRAPHY JANUARY 1986		