

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 E/S Bear Creek Drive, 212.5' S * ZONING COMMISSIONER
 of the c/l North Boundary Road * OF BALTIMORE COUNTY
 (8210 Bear Creek Drive) * Case No. 97-18-A
 12th Election District *
 7th Councilmanic District *
 George S. Kreisher, 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 8210 Bear Creek Drive, located in the vicinity of North Boundary Road in Dundalk. The Petition was filed by the owners of the property, George S. and Anna H. Kreisher. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1-1.3B of the Zoning Commissioner's Policy Manual to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, and 11 feet from the rear street on a double frontage lot in lieu of the minimum required 25 feet. 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 subject property having been duly 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

ORDER RECEIVED FOR FILING
 Date 5/11/96
 By [Signature]

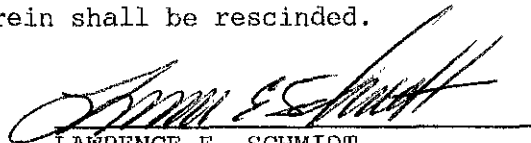
MICROFILMED

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 16th day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1-1.3B of the Zoning Commissioner's Policy Manual to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, and 11 feet from the rear street on a double frontage lot in lieu of the minimum required 25 feet, 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/16/96
By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 16, 1996

Mr. & Mrs. George S. Kreisher
8210 Bear Creek Drive
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Bear Creek Drive, 212.5' S of the c/l North Boundary Road
(8210 Bear Creek Drive)
12th Election District - 7th Councilmanic District
George S. Kreisher, et ux - Petitioners
Case No. 97-18-A

Dear Mr. & Mrs. Kreisher:

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".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8210 BEAR CREEK DR.
which is presently zoned DR-5.5

97-18-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) HOO.14 POLICY MANUAL 1-1.3B

TO ALLOW A DETACHED STRUCTURE (GARAGE) TO BE IN THE SIDE YARD IN LIEU OF THE REAR YARD, 11 FT. FROM THE REAR STREET ON A DOUBLE FRONTAGE LOT, IN LIEU OF THE REQUIRED 25 FT.

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

REASONS THE ZONING REGULATIONS CANNOT BE MET ON MY PROPERTY

1. GARAGE WOULD BE POSITIONED IN THE MIDDLE OF MY YARD
2. TREES WOULD HAVE TO BE CUT DOWN.
3. RESTRICT THE USE OF MY PROPERTY FOR RELAXATION & ENJOYMENT.

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)

GEORGE S. KREISHER
(Type or Print Name)

Signature

George S. Kreisher
Signature

Address

ANNA H. KREISHER
(Type or Print Name)

City State Zipcode

Anna H. Kreisher
Signature

Attorney for Petitioner:

8210 BEAR CREEK DR. 288-3311
Address Phone No.

(Type or Print Name)

BALTIMORE MD. 21222
City State Zipcode
Name, Address and phone number of representative to be contacted.

Signature

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

ORDER RECEIVED FOR FILING

Date

By

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 19

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 9210 BEAR CREEK DR.
address
BALTIMORE MD. 21222
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. COMPLIANCE WITH REQUIREMENT WOULD PLACE PROPOSED GARAGE AT THE SIDE OF MY HOUSE AND MY NEIGHBORS, BLOCKING VIEW FROM SIDE WINDOWS.
2. COMPLIANCE WOULD NECESSITATE REMOVING 2 TREES ONE A LARGE SHADE TREE.
3. OTHER LOCATIONS PRESENT PROBLEMS. FRONT STREET HAS OPEN GUTTER ON MY SIDE AND RETAINING WALL. BACK SOUTH EAST CORNER HAS ELECTRIC SERVICE POLE & GUY WIRES, PLUS AT LEAST 4 TREES TO BE REMOVED.
4. GARAGE AT THE MIDDLE OF MY YARD WOULD OCCUPY THE SPACE THAT IS NOW USED FOR GARDENING, COOKING OUT & RELAXING.

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.

George S. Kreisher
(signature)
GEORGE S. KREISHER
(type or print name)



Anna H. Kreisher
(signature)
Anna H. Kreisher
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11TH day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George S. Kreisher & Anna H. Kreisher

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.

July 11, 1996
date

Herbert Zeibekichen
NOTARY PUBLIC

My Commission Expires: 10-1-96

ZONING DESCRIPTION FOR
8210 BEAR CREEK DR.

97-18-A

BEGINNING AT A POINT ON THE EAST SIDE OF BEAR CREEK DR. WHICH IS 30' R/W WIDTH WIDE AT THE DISTANCE OF 212.5' SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET N. BOUNDARY RD. WHICH IS 30' R/W WIDTH WIDE. BEING LOT # 164-167 IN THE SUBDIVISION OF ROSEWALD BEACH AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #10, FOLIO #88 CONTAINING 0.41 ACRES. ALSO KNOWN AS 8210 BEAR CREEK DR. AND LOCATED IN THE 12TH ELECTION DISTRICT, 7TH COUNCILMANIC DISTRICT.

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19.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-18-17

District 12th Posted for: Carroll Date of Posting 7/26/96

Petitioner: George & Ann Krosh

Location of property: 8710 Beechbrook Dr

Location of Signer: Facing rear side of property being zoned

Remarks: _____

Posted by: M. Kelly Date of return: 8/7/96

Number of Signs: 1

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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.: 19 Petitioner: GEORGE S & ANNA H. KREISHER

Location: 8210 BEAR CREEK DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE S. KREISHER

ADDRESS: 8210 BEAR CREEK DR.

BALTIMORE MD. 21222

PHONE NUMBER: (410) 288-3311

19.



Baltimore County
Department of Permits and
Development Management

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

July 22, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-18-A (Item 19)
8210 Bear Creek Drive
E/S Bear Creek Drive, 212.5' S of c/l Boundary Road
12th Election District - 7th Councilmanic
Legal Owner(s): George S. Kreisher and Anna H. Kreisher

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 July 28, 1996. The closing date (August 12, 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: George and Anna Kreisher

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7-3

APPLICATION FOR PERMIT
 BALTIMORE COUNTY MARYLAND
 DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
 TOMSON, MARYLAND 21204

DATE: 6/25/76
 OEA: CAP/LJB
 HISTORIC DISTRICT/BLDG.

PERMIT #: B
 RECEIPT #: A
 CONTROL #: CGC-
 REFERENCE #:

FEE: \$5.00
 PAID BY: J. Kelly
 FOR: R. Kelly

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

TYPE OF IMPROVEMENT
 1. NEW BLDG CONST
 2. ADDITION
 3. ALTERATION
 4. REPAIR
 5. WRECKING
 6. MOVING
 7. OTHER COC

TYPE OF USE
 RESIDENTIAL

01. ONE FAMILY
 02. TWO FAMILY
 03. THREE AND FOUR FAMILY
 04. FIVE OR MORE FAMILY
 (ENTER NO UNITS)
 05. SWIMMING POOL
 06. GARAGE
 07. OTHER

TYPE FOUNDATION
 1. SLAB
 2. BLOCK
 3. CONCRETE

BASEMENT
 1. FULL
 2. PARTIAL
 3. NONE

PROPERTY ADDRESS: 7700 Oakleaf Rd
 SUITE/SPACE/FLOOR: _____
 SUBDIV: HILLENDALE PARK
 *TAX ACCOUNT #: 17-00-010424
 OWNER'S INFORMATION (LAST, FIRST)
 NAME: ~~ALLEN KELLEY~~ CAROLINE PLACE T/R BARKLEIGH HOUSE
 ADDR: 7760 BARKLEIGH RD

APPLICANT INFORMATION

NAME: Allen K Kelley
 COMPANY: A Carling Place Inc.
 STREET: 5323 Sweet Air Rd.
 CITY, ST, ZIP: Baltimore, Md. 21013
 PHONE #: 592-2711
 SIGNATURE: Allen K Kelley
 TRACT: _____
 PLANS: CONST PLOT PLAT DATA
 BLOCK: EL 2 PL 2

*CONTR: OWNER
 ENGR: _____
 SETLR: _____

DESCRIBE PROPOSED WORK:

Change of occupancy from multi-family to remove assisted living. 2 to house 7 people

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
 09. CHURCH, OTHER RELIGIOUS BUILDING
 10. FENCE (LENGTH HEIGHT)
 11. INDUSTRIAL, STORAGE BUILDING
 12. PARKING GARAGE
 13. SERVICE STATION, REPAIR GARAGE
 14. HOSPITAL, INSTITUTIONAL, NURSING HOME
 15. OFFICE, BANK, PROFESSIONAL
 16. PUBLIC UTILITY
 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
 18. SIGN
 19. STORE
 20. SWIMMING POOL
 SPECIFY TYPE RESTAURANT

21. TANK, TOWER
 SPECIFY TYPE

PETITION PROBLEMS

#17 --- RT

1. Everything in folder, except posting sheet and receipt, says item "7" instead of "17".

#19 --- JRA

1. No review information on bottom of petition form.
2. Not marked critical area.
3. Folder says "coastal zone" - What is that?

#20 --- JCM

1. Petition doesn't have zoning - just "residential".

#21 --- MJK

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

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July 19, 1996

BALTIMORE COUNTY, MARYLAND

INTEROFFICE MEMORANDUM

March 1, 1996

TO: Robin Churchill
Executive Office

FR: Eugene Freeman
Department of Permits and
Development Management

RE: Notre Dame Prep School Fund Raiser

Review
I have received the attached letter from Pedestal Productions describing activities planned for Notre Dame Prep School's Fund Raiser to occur on April 20, 1996. The planned Vegas Night activities would require a Baltimore County Casino Event Permit. This permit cannot be issued to Pedestal Productions; it must be issued to Notre Dame Prep School. Pedestal Productions cannot, under state law and county regulations, participate in the conduct of the casino event. All casino event activities (games) must be totally managed by Notre Dame Prep School, and all games must be operated by people from Notre Dame Prep School. No dice (crap) games and no slot machines are permitted.

Enclosed are copies of the following documents.

- a. Annotated Code of Maryland, Article 27, Section 255, which governs gaming events in Baltimore County;
- b. Baltimore County Casino Event Rules and Regulations;
- c. Casino Event Permit Application for use by Notre Dame Prep school. It must be filed a minimum of fourteen (14) days prior to the event.

enclosures

EAF/nmn

*Alberny
book for Betty
Hanging basket.*

1833

Schapiro joining herein to release her dower interest.)

AND WHEREAS the parties of the second part are the owners of a plot of ground which is described in a deed dated August 28, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172 folio 403 from William J. Foley, Inc. to Esther L. Letmate and Rose Letmate, her mother, as joint tenants; and

WHEREAS the entire tract of land owned by the parties of the first part and second parts is subject to certain restrictions which are referred to in a deed from Gertrude Maxwell to William J. Foley, Inc., dated August 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172 folio 399, the restriction which is No. 2 reading in part as follows: "the plots so sold shall contain not less than one-half acre each and not more than one dwelling shall be erected on any of said plots";

AND WHEREAS the party of the third part has contracted to purchase from the parties of the first part, part of the said tract described in the deed above mentioned, free and clear from the restriction herein specifically referred to, and it becomes necessary for the elimination and voidance of the said restriction that the parties of the second part also consent thereto, it being the intention of the parties that the said restriction be lifted from the entire tract.

NOW THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the premises and of the sum of Five (\$5.00) Dollars, in hand paid by the party of the third part to each of the parties of the first and Second Parts, the parties hereto agree as follows, for themselves, their respective heirs and assigns:

The parties of the first part hereby agree with the party of the third part that the second restriction contained in a deed from B. Gertrude Maxwell to William J. Foley, Inc., dated August 27, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172 folio 399, is forever waived, released and extinguished as to all of the land and any interest therein owned by either of said parties.

AND THIS AGREEMENT FURTHER WITNESSETH, that in consideration of the party of the third part, for himself, his heirs and assigns, agreeing that the plot of ground marked "A", upon the Plat hereto attached, shall forever remain unimproved and that one dwelling shall be erected on each of lots Numbered 1, 2, and 3 on said Plat, the Parties of the second part, for themselves, their heirs and assigns, agree with the party of the third part, for himself, his heirs and assigns, that restriction numbered 2 contained in the aforesaid Deed from B. Gertrude Maxwell, unmarried, to William J. Foley, Inc., dated August 27, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172. folio 399, shall be forever waived, released and extinguished as to the land or any interest therein owned by either of the parties hereto.

IT IS UNDERSTOOD AND AGREED between the parties that all the rest of the restrictions shall remain in full force and effect.

AS WITNESS the Hands and seals of the parties hereto.

TEST:

William E. Blake	Joseph S. Schapiro	(SEAL)
William E. Blake	Joseph S. Schapiro	
William E. Blake	Maynard S. Schapiro	(SEAL)
William E. Blake	Maynard S. Schapiro	
Julius A. Letmate	Esther L. Letmate	(SEAL)
Julius A. Letmate	Esther L. Letmate	

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Rec. 3-28-50

Julius A. Letmate
Julius A. Letmate
Julius Sugar
Julius Sugar

Rose M. Letmate (SEAL)
Rose M. Letmate
Gordon E. Sugar (SEAL)
Gordon E. Sugar

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 18th day of February, 1950, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared Esther L. Letmate, Rose M. Letmate and Gordon E. Sugar, and acknowledged the foregoing Agreement to be their act.

(Notarial Seal)

Eugene Hettleman
Eugene Hettleman Notary Public

STATE OF CALIF. COUNTY OF LOS ANGELES, TO WIT:

I HEREBY CERTIFY that on this 18th day of March, 1950, before me, the subscriber, a Notary Public of the State of Calif. in and for the County of Los Angeles, aforesaid, personally appeared Joseph S. Schapiro and Maynard S. Schapiro, and acknowledged the foregoing Agreement to be their act.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal)

C. E. Porter
C. E. Porter Notary Public

My commission expires April 29, 1953.

Rec Mar 28 1950 at 9:00 AM & exd per T Braden Silcott Clerk- Rec dmc Exd by RB&RL

132824 Joseph S Schapiro et al : THIS DEED, Made this 18th day of March, 1950, by
Deed to Gordon E Sugar : and between Joseph S. Schapiro and Maynard S. Schapiro,
US \$18.70 SS \$18.70 : his wife, of Los Angeles County, in the State of Califor-
----- : nia, of the first part, and Gordon E. Sugar, of the second
part.

WITNESSETH, That in consideration of the sum of five (\$5.00) Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Joseph S. Schapiro and Maynard S. Schapiro, his wife, do grant and convey unto the said Gordon E. Sugar, his heirs and assigns in fee simple all that lot of ground situate in the third Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same on the east side of Park Heights Avenue, at the beginning of the third line of a parcel of land, which by deed dated January 24, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1428, folio 402 etc., was conveyed by William J. Foley, Inc., to Joseph S. Schapiro; running thence binding on said third line and on the east side of Park Heights Avenue southerly by a line curving to the right with a radius of 844.45 feet a distance of 173.01 feet (the chord of said arc being south 10 degrees 17 minutes East 172.71 feet), thence still binding on Park heights Avenue and part of the fourth line of the above described deed south 4 degrees 15 minutes east 492.53 feet to the beginning point of a parcel of land which by deed dated August 28, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172 folio 403 was conveyed by William J. Foley, Inc. to Esther L. Letmate and Rose M. Letmate, her mother, running thence binding on the fourth, third and second lines of said deed, but in a reversely direction, the three following courses and distances; north 88 degrees 16 minutes East 221.31 feet, south 11 degrees 12 minutes West 305.53 feet and North 76 degrees 42 minutes 30 seconds west 146.52 feet to

07-17-96

TO WHOM IT MAY CONCERN,

I AM REQUESTING A VARIANCE FOR THE REASONS STATED IN MY APPLICATION, BUT I WOULD LIKE TO STATE ADDITIONAL REASONS THAT MAY OR NOT BE PERTINENT TO MY REQUEST.

AS YOU WILL NOTE THE EXISTING GARAGE ON MY PROPERTY WILL HAVE TO BE REMOVED TO MAKE ROOM FOR A NEW GARAGE. THE OLD GARAGE MEASURES 12' X 19' AND IS TOO SMALL FOR MOST OF TODAY'S CARS. (MY TRUCK IS 20' LONG). THIS GARAGE WAS BUILT APPROXIMATELY 50 YEARS AGO, BUILT RIGHT ON THE PROPERTY LINE, HAS NO FOUNDATION EXCEPT A CEMENT SLAB, AND IS CRACKED IN MANY PLACES.

THE NEW GARAGE I INTEND TO BUILD WILL BE 24' X 24' WITH 2 DOORS, AND BUILT TO THE BALTIMORE COUNTY CODE, (EXCEPT FOR THE VARIANCES REQUESTED) BY A LICENSED CONTRACTOR. THIS WILL IMPROVE THE APPEARANCE OF MY PROPERTY AND MY NEIGHBORS.

THE SITE FOR THE NEW GARAGE WAS SELECTED BECAUSE IT WILL DISRUPT MY PROPERTY THE LEAST OF ANY OF THE OTHER POSSIBLE LOCATIONS. 90% OF THE BLACKTOP DRIVEWAY WILL ALREADY BE IN PLACE. NO TREES WILL HAVE TO BE REMOVED. MY VEGETABLE GARDEN SPACE WILL BE PRESERVED.

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MY NEIGHBOR ON WHOSE PROPERTY LINE THE OLD GARAGE SITS HAS NO OBJECTIONS TO MY PLAN. HE WILL SUBMIT A STATEMENT STATING THIS.

ONE OTHER REASON FOR THE NEED OF A PLACE TO PARK MY VEHICLES OFF THE STREET IS THE FACT THAT THE STREET AT THE REAR OF MY PROPERTY N. BOUNDARY RD. IS POSTED WITH NO PARKING AT ANY TIME SIGNS ON MY SIDE OF THE STREET. ACROSS THE STREET IS A LARGE HOLIDAY GATE APARTMENT COMPLEX WITH MANY APARTMENTS. THE FRONT STREET BEAR CREEK DR. HAS AN OPEN GUTTER & NO SIDEWALKS OR CURBING WHICH RESTRICTS PARKING

THANK YOU

GEORGE S. KREISHER

George S. Kreisher

HAVING TALKED WITH MY NEIGHBOR MR KREISHER ABOUT HIS PLANS FOR A GARAGE, I HAVE NO OBJECTIONS TO HIS PLANS.

SINCERELY

JAMES B. PORONSKI
8206 BEAR CREEK DR.

James B. Poronski

George Kreisher
8210 Bear Creek Dr.
Baltimore, MD 21222-4804



DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT

111 WEST CHESAPEAKE AVENUE

ROOM 111

TOWSON, MD 21204

ATTN. JOHN ALEXANDER

REF. # 19

21204/4802

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1210 BEAR CREEK DR.

Subdivision name: ROSEWALD BEACH

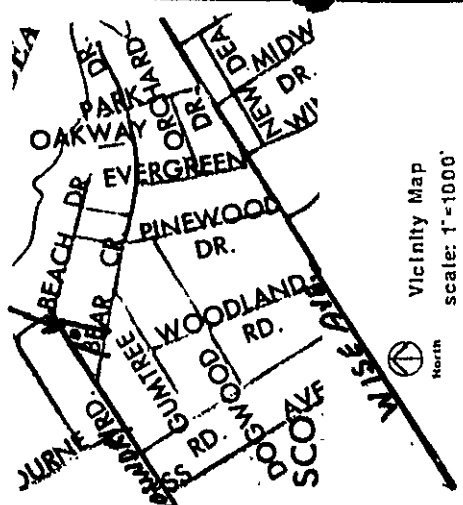
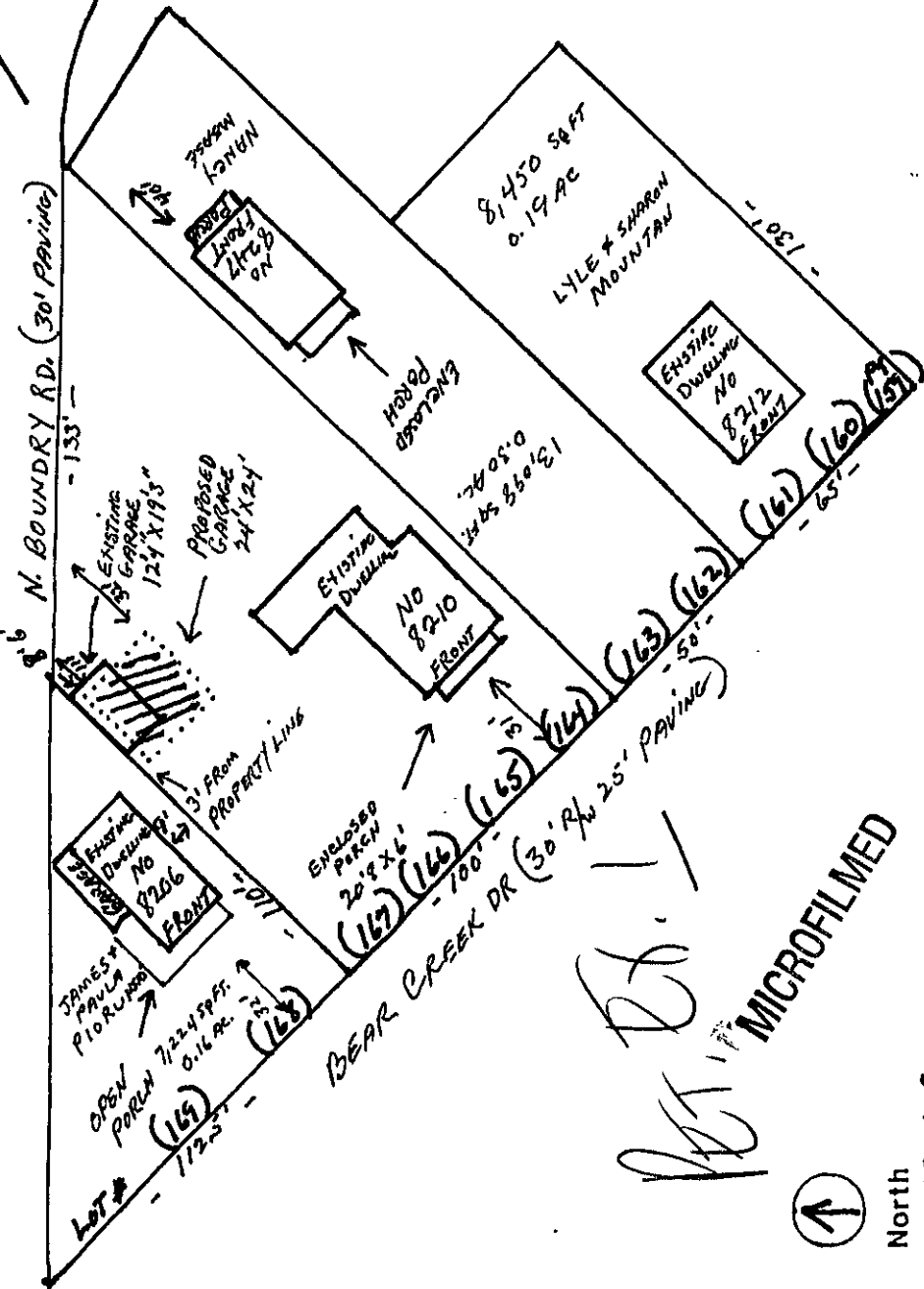
plat book # 10, folio # 88, lot # 164-K Section # _____

OWNER: GEORGE & ANNA KREISHER

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

SUBJECT PROPERTY

97-18-A



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION	
Election District:	12
Councilmanic District:	7
1"=200' scale map#:	SE-36
Zoning:	DR-5.5
Lot size:	0.41 acreage
	17,936 square feet
public	<input type="checkbox"/>
private	<input type="checkbox"/>
SEWER:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
WATER:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>
Prior Zoning Hearings:	NONE
Zoning Office USE ONLY!	
reviewed by:	ITEM #: 61 CASE#:
	EUS

Handwritten signature
MICROFILMED

date: 07-11-96
prepared by: G. KREISHER
Scale of Drawing: 1" = 50'



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

191
97-18-A
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±	LOCATION	NORTH POINT	SHEET	S.E.
DATE OF PHOTOGRAPHY	JANUARY 1986		MICROFILMED		3-6

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 E/S Bear Creek Drive, 212.5' S * ZONING COMMISSIONER
 of the c/l North Boundary Road * OF BALTIMORE COUNTY
 (8210 Bear Creek Drive) * Case No. 97-18-A
 12th Election District
 7th Councilmanic District
 George S. Kreisher, 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 8210 Bear Creek Drive, located in the vicinity of North Boundary Road in Dundalk. The Petition was filed by the owners of the property, George S. and Anna H. Kreisher. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1-1.3B of the Zoning Commissioner's Policy Manual to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, and 11 feet from the rear street on a double frontage lot in lieu of the minimum required 25 feet. 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 subject property having been duly 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 14th day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1-1.3B of the Zoning Commissioner's Policy Manual to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, and 11 feet from the rear street on a double frontage lot in lieu of the minimum required 25 feet, 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.

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

LES:bjjs

Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21284

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



August 16, 1996

(410) 887-4386

Mr. & Mrs. George S. Kreisher
 8210 Bear Creek Drive
 Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
 E/S Bear Creek Drive, 212.5' S of the c/l North Boundary Road
 (8210 Bear Creek Drive)
 12th Election District - 7th Councilmanic District
 George S. Kreisher, et ux - Petitioners
 Case No. 97-18-A

Dear Mr. & Mrs. Kreisher:

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
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:bjjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING
 Date 8/16/96
 By [Signature]

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 8210 BEAR CREEK DR.
 which is presently zoned DR-55

97-18-A
 This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 of the Policy Manual 1-1.3B TO ALLOW A DETACHED STRUCTURE (GARAGE) TO BE IN THE SIDE YARD IN LIEU OF THE REAR YARD, 11 FT. FROM THE REAR STREET AND A DOUBLE FRONTAGE LOT IN LIEU OF THE REQUIRED 25 FT. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- REASONS THE ZONING REGULATIONS CANNOT BE MET ON MY PROPERTY:
1. GARAGE WOULD BE POSITIONED IN THE MIDDLE OF MY YARD
 2. TREES WOULD HAVE TO BE CUT DOWN.
 3. RESTRICT THE USE OF MY PROPERTY FOR RELAXATION & ENTERTAINMENT.

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

With an advisory decision and affirm, under the provisions of zoning, that have the highest interest of the property which is the subject of this petition.

Legal Owner(s):
 Type of Petitioner: George S. Kreisher
 Signature: George S. Kreisher
Anna H. Kreisher
 Type of Petitioner: Anna H. Kreisher
George S. Kreisher
 City: _____ Date: _____ Zipcode: _____
 Attorney for Petitioner: _____
 Type of Petitioner: _____
 Signature: _____
 Address: 8210 BEAR CREEK DR. 288-3311
 City: BALTIMORE MD. 21222
 Name, Address and phone number of representative to be contacted: _____
 City: _____ State: _____ Zipcode: _____ Phone No: _____

OFFICER RECEIVED FOR FILING
 Date 8/16/96
 By [Signature]

PRINTED BY: _____ DATE: _____
 ESTIMATED POSTING DATE: _____
 ITEM #: 19

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) herein competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/d currently reside at 8210 BEAR CREEK DR.
BALTIMORE MD 21222

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: (please itemize or practice affidavit)

1. COMPLIANCE WITH REQUIREMENT WOULD PLACE PROPOSED GARAGE AT THE SIDE OF MY HOUSE AND MY NEIGHBORS, BLOCKING VIEW FROM SIDE WINDOWS.
2. COMPLIANCE WOULD NECESSITATE REMOVING 2 TREES AND A LARGE SHRUB TREE.
3. OTHER LOCATIONS PRESENT PROBLEMS. FRONT STREET HOLDING LOTTER IN MY SIDE AND RETAINING WALL. BACK SOUTH EAST CORNER HAS ELECTRIC SERVING POLE WITH WIRES, PLUS AT LEAST 4 TREES TO BE REMOVED.
4. GARAGE AT THE MIDDLE OF MY YARD WOULD OCCUPY THE SPACE THAT IS NOW USED FOR GARDENING, COOKING OUT & RELAXING.

That Affiant(s) acknowledge(s) that if a general is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

George S. Kreisher
 GEORGE S. KREISHER
 Type of Petitioner
Anna H. Kreisher
 ANNA H. KREISHER
 Type of Petitioner

STATE OF MARYLAND, COUNTY OF BALTIMORE: I HEREBY CERTIFY, this 11th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared George S. Kreisher & Anna H. Kreisher

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

AS WITNESS my hand and Notarial Seal, Robert Zeibschken
July 11, 1996
 My Commission Expires: 10-1-96

ZONING DESCRIPTION FOR 8210 BEAR CREEK DR. 97-18-A

BEGINNING AT A POINT ON THE EAST SIDE OF BEAR CREEK DR. WHICH IS 30' R/W WIDTH WIDE AT THE DISTANCE OF 212.5' SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET N. BOUNDARY RD. WHICH IS 30' R/W WIDTH WIDE. BEING LOT # 14-167 IN THE SUBDIVISION OF ROSEWALD BEARN AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #10, FOLIO #88 CONTAINING 0.41 ACRES. ALSO KNOWN AS 8210 BEAR CREEK DR AND LOCATED IN THE 12TH ELECTION DISTRICT, 7TH COUNCILMANIC DISTRICT.

19.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12th Date of Posting: 7/26/96
 Posted for: George S. Kreisher
 Petitioner: George S. Kreisher
 Location of property: 8210 Bear Creek Dr.
 Location of Sign: Front Street on Property
 Remarks: _____
 Posted by: M. Kelly Date of return: 8/1/96
 Number of Signs: 1



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.: 19 Petitioner: GEORGE S & ANNA H. KREISHER

Location: 8210 BEAR CREEK DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE S. KREISHER

ADDRESS: 8210 BEAR CREEK DR.

BALTIMORE MD. 21222

PHONE NUMBER: (410) 288-3311

Printed with Soy-based Ink on Recycled Paper

12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

July 22, 1996

NOTICE OF CASE ASSIGNMENT

Re: CASE NUMBER: 97-18-A (Item 19)
8210 Bear Creek Drive
276 Bear Creek Drive, 222.5' S of O/I Boundary Road
12th Election District - 7th Councilmanic
Legal Owner(s): George S. Kreisher and Anna H. Kreisher

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 867-3393. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 28, 1996. The closing date (August 12, 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 Commissioners. 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 Commissioners), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

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

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

Arnold Jablon
Arnold Jablon
Director

cc: George and Anna Kreisher

Printed with Soy-based
and Recycled Paper

PETITION PROBLEMS

#17 --- RT

1. Everything in folder, except posting sheet and receipt, says item "7" instead of "17".

#19 --- JRA

1. No review information on bottom of petition form.
2. Not marked critical area.
3. Folder says "coastal zone" - What is that?

#20 --- JCM

1. Petition doesn't have zoning - just "residential".

#21 --- MJK

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

July 19, 1996

Schapiro joining herein to release her dower interest.)
AND WHEREAS the parties of the second part are the owners of a plot of ground which is described in a deed dated Aug. 28, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172 folio 403 from William J. Foley, Inc. to Esther L. Letmate and Rose Letmate, her mother, as joint tenants; and

WHEREAS the entire tract of land owned by the parties of the first part and second parts is subject to certain restrictions which are referred to in a deed from Gertrude Maxwell to William J. Foley, Inc., dated August 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172 folio 399, the restriction which is to be read in part as follows: "the plots so sold shall contain not less than one-half acre each and not more than one dwelling shall be erected on any of said plots";

AND WHEREAS the party of the third part has contracted to purchase from the parties of the first part, part of the said tract described in the deed above mentioned, free and clear from the restriction herein specifically referred to, and it becomes necessary for the elimination and avoidance of the said restriction that the parties of the second part also consent thereto, it being the intention of the parties that the said restriction be lifted from the entire tract.

NOW THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the premises and of the sum of Five (\$5.00) Dollars, in hand paid by the party of the third part to each of the parties of the first and second parts, the parties hereto agree as follows, for themselves, their respective heirs and assigns:

The parties of the first part hereby agree with the party of the third part that the second restriction contained in a deed from B. Gertrude Maxwell to William J. Foley, Inc., dated August 27, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172 folio 399, is forever waived, released and extinguished as to all of the land and any interest therein owned by either of said parties.

AND THIS AGREEMENT FURTHER WITNESSETH, that in consideration of the party of the third part, for himself, his heirs and assigns, agreeing that the plot of ground marked "A", upon the Plat hereto attached, shall forever remain unimproved and that one dwelling shall be erected on each of lots numbered 1, 2, and 3 on said Plat, the Parties of the second part, for themselves, their heirs and assigns, agree with the party of the third part, for himself, his heirs and assigns, that restriction numbered 2 contained in the aforesaid Deed from B. Gertrude Maxwell, unmarried, to William J. Foley, Inc., dated August 27, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1172, folio 399, shall be forever waived, released and extinguished as to the land or any interest therein owned by either of the parties hereto.

IT IS UNDERSTOOD AND AGREED between the parties that all the rest of the restrictions shall remain in full force and effect.

AS WITNESS the Hands and Seals of the parties hereto.

TEST:
William E. Blake Joseph C. Schapiro (Seal)
William E. Blake Joseph C. Schapiro
William E. Blake Maynard S. Schapiro (Seal)
William E. Blake Maynard S. Schapiro
Julius A. Letmate Esther L. Letmate (Seal)
Julius A. Letmate Esther L. Letmate

96-3984

07-17-96

To whom it may concern,
I AM REQUESTING A VARIANCE FOR THE REASONS STATED IN MY APPLICATION, BUT I WOULD LIKE TO STATE ADDITIONAL REASONS THAT MAY OR NOT BE PERTINENT TO MY REQUEST.

AS YOU WILL NOTE THE EXISTING GARAGE ON MY PROPERTY WILL HAVE TO BE REMOVED TO MAKE ROOM FOR A NEW GARAGE. THE OLD GARAGE MEASURES 12'X19' AND IS TOO SMALL FOR MOST OF TODAY'S CARS. (MY TRUCK IS 20' LONG). THIS GARAGE WAS BUILT APPROXIMATELY 50 YEARS AGO, BUILT RIGHT ON THE PROPERTY LINE, HAS NO FOUNDATION EXCEPT A CEMENT SLAB, AND IS CRACKED IN MANY PLACES.

THE NEW GARAGE I INTEND TO BUILD WILL BE 24' X 24' WITH 2 DOORS, AND BUILT TO THE BALTIMORE COUNTY CODE (EXCEPT FOR THE VARIANCES REQUESTED) BY A LICENSED CONTRACTOR. THIS WILL IMPROVE THE APPEARANCE OF MY PROPERTY AND MY NEIGHBORS.

THE SITE FOR THE NEW GARAGE WAS SELECTED BECAUSE IT WILL DISRUPT MY PROPERTY THE LEAST OF ANY OF THE OTHER POSSIBLE LOCATIONS. 90% OF THE BACKYARD DRIVEWAY WILL ALREADY BE IN PLACE. NO TREES WILL HAVE TO BE REMOVED. MY VEGETABLE GARDEN SPACE WILL BE PRESERVED.

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 8210 BEAR CREEK DR. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ROSEWOLD BEACH

Plot book: 12, folio 88

OWNER: GEORGE & ANNA KREISHER

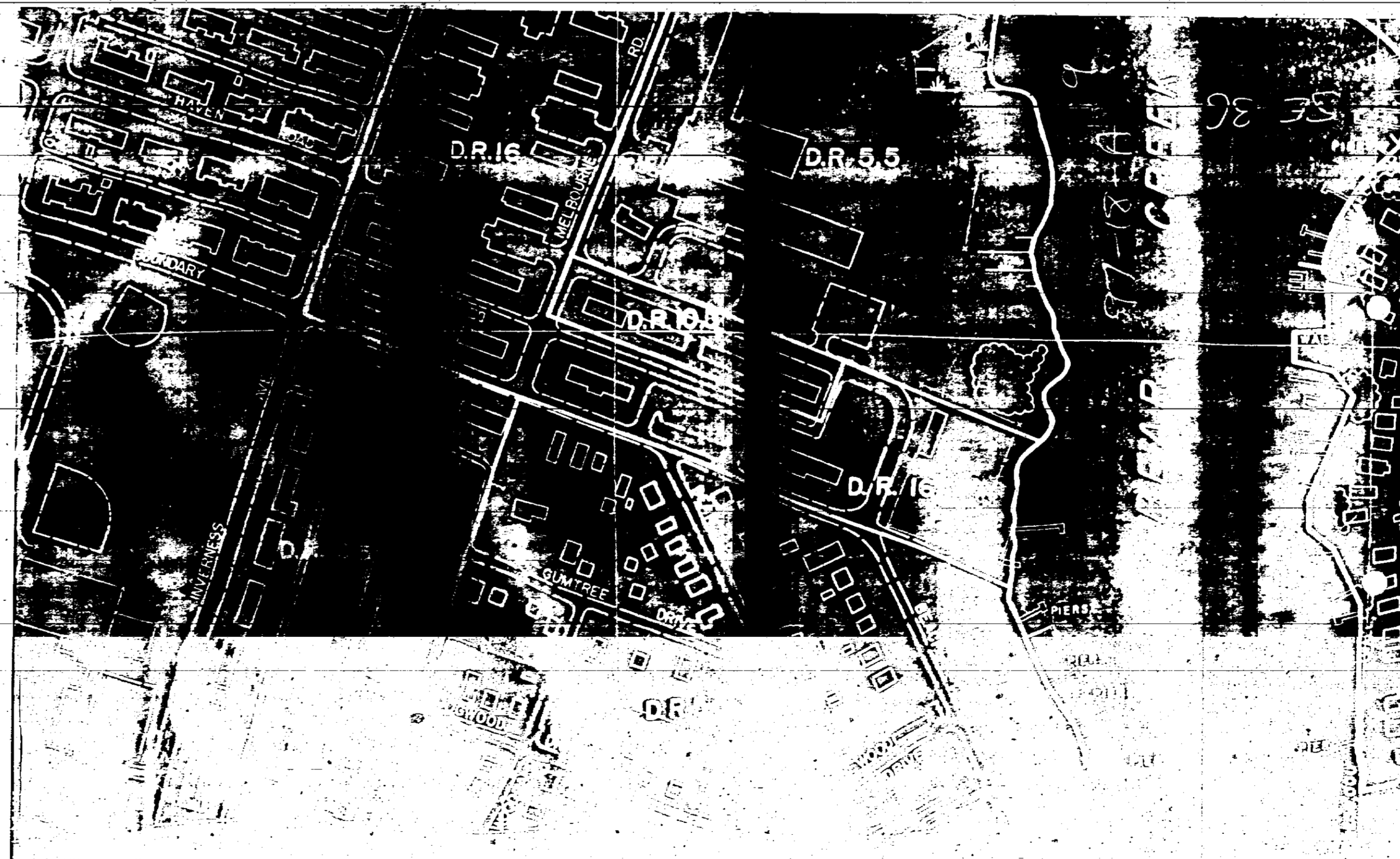
97-18-A

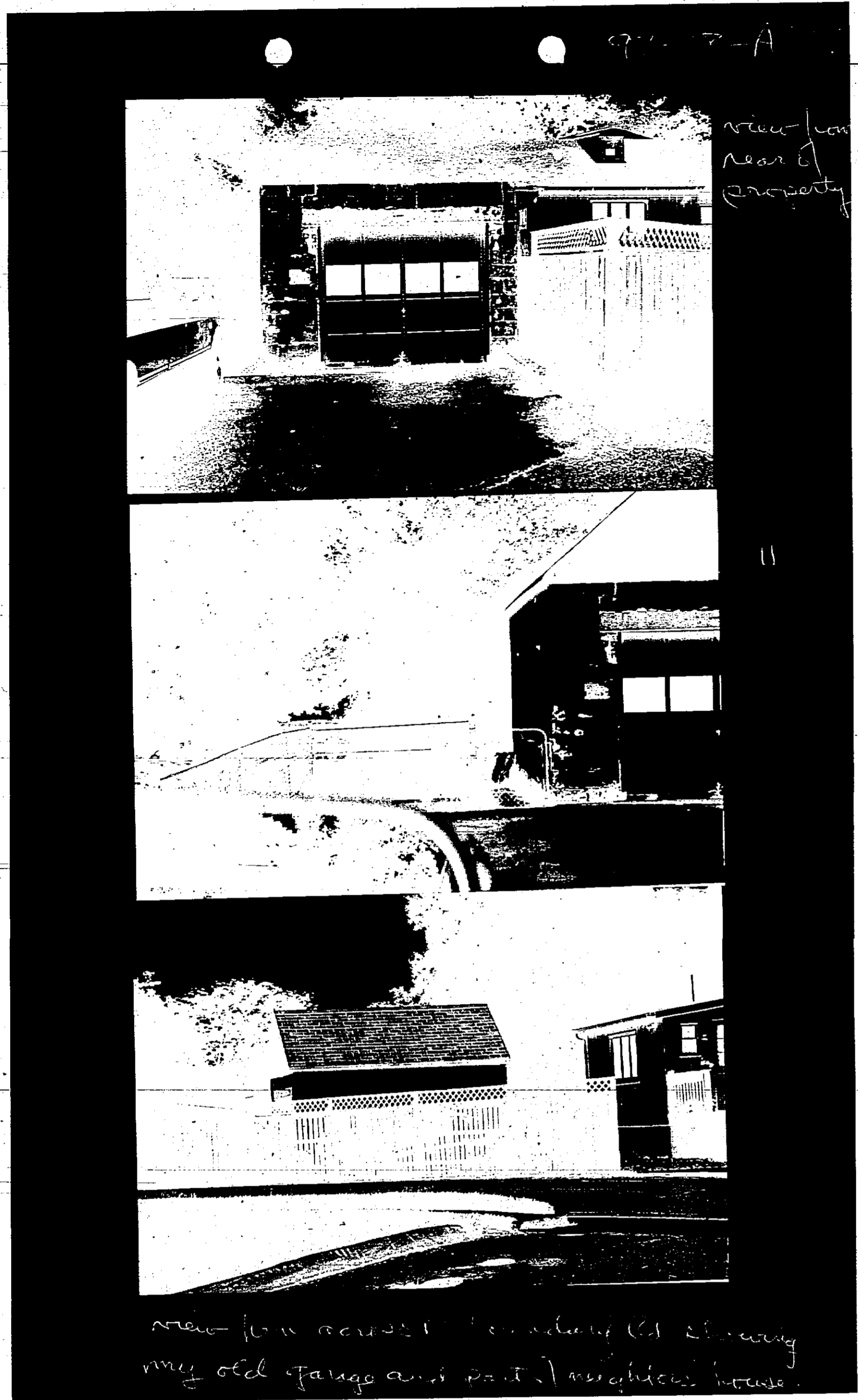
LOCATION INFORMATION
Election District: 12
Councilmanic District: 7
1"=200 scale map: SE-36
Zoning: DR-55
Lot size: 0.41 17,736 sq. ft.

SEWER: YES NO
WATER: YES NO
Chesapeake Bay Critical Area: YES NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: 579 ITEM #: 19 CASE #:

North
date: 07-19-96
prepared by: G. KREISHER Scale of Drawing: 1" = 50'

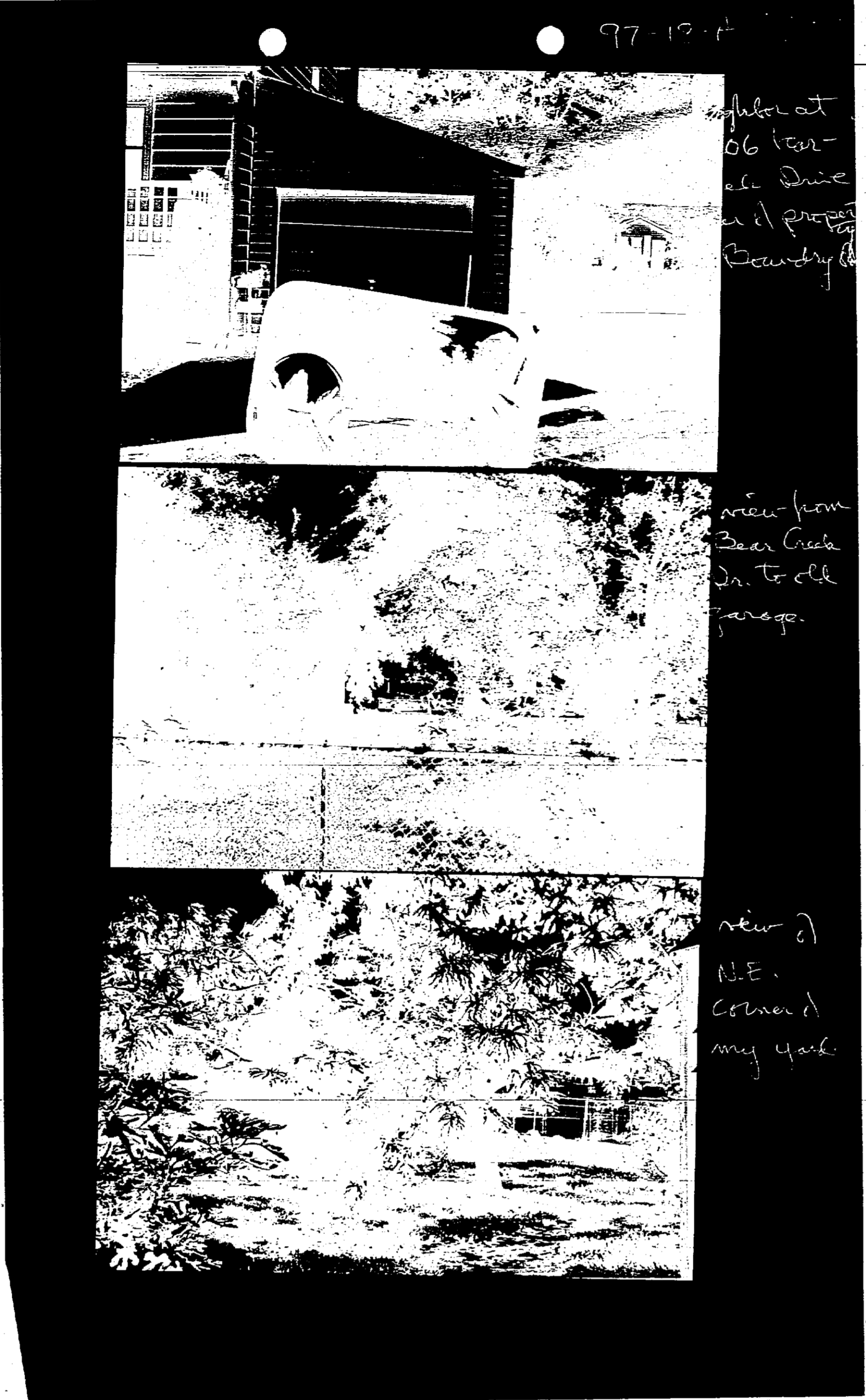




97-18-A

view from
near of
property

view from
near of
property

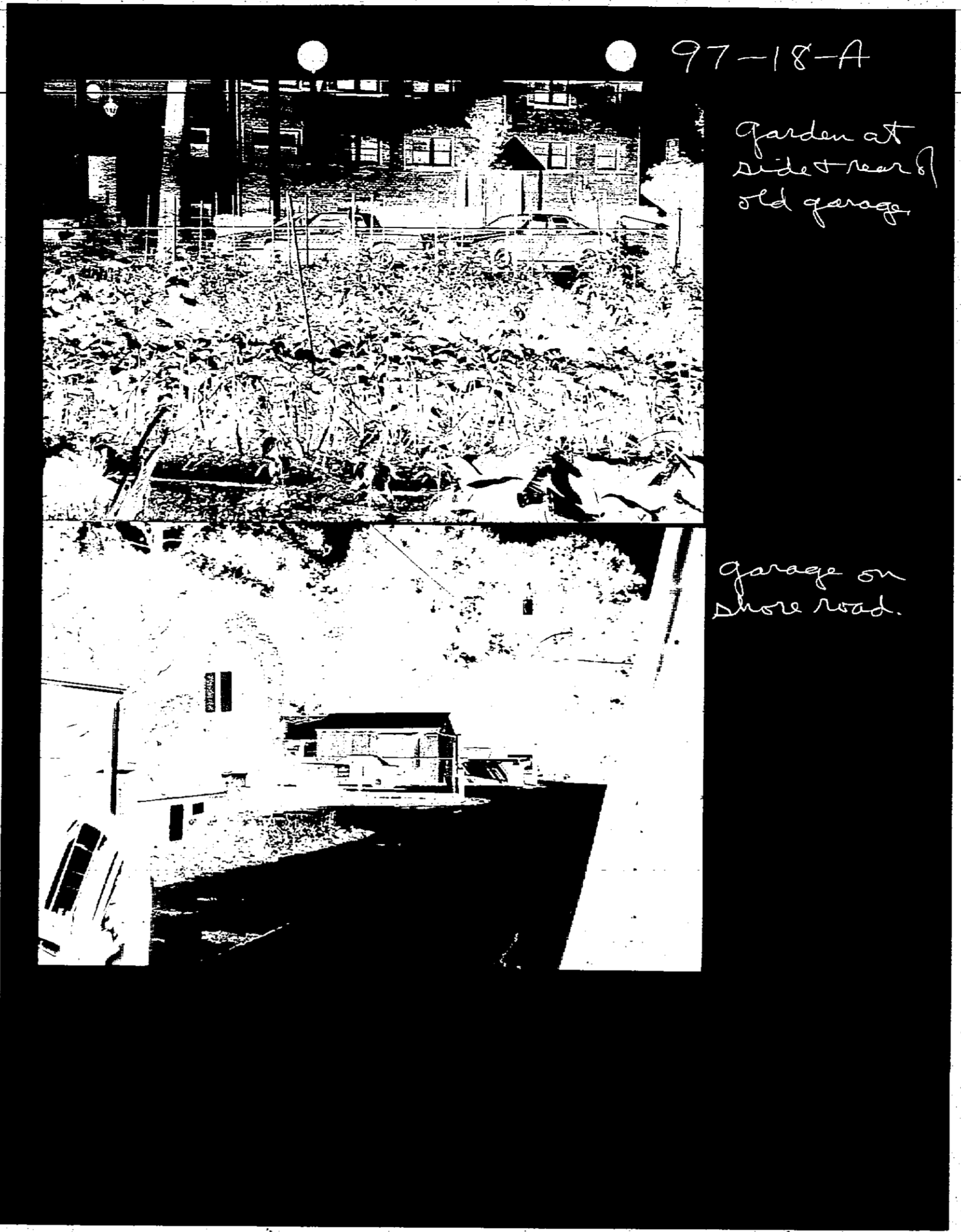


97-18-A

view at
06 km
of Drive
in property
boundary

view from
Bear Creek
Dr. to old
garage

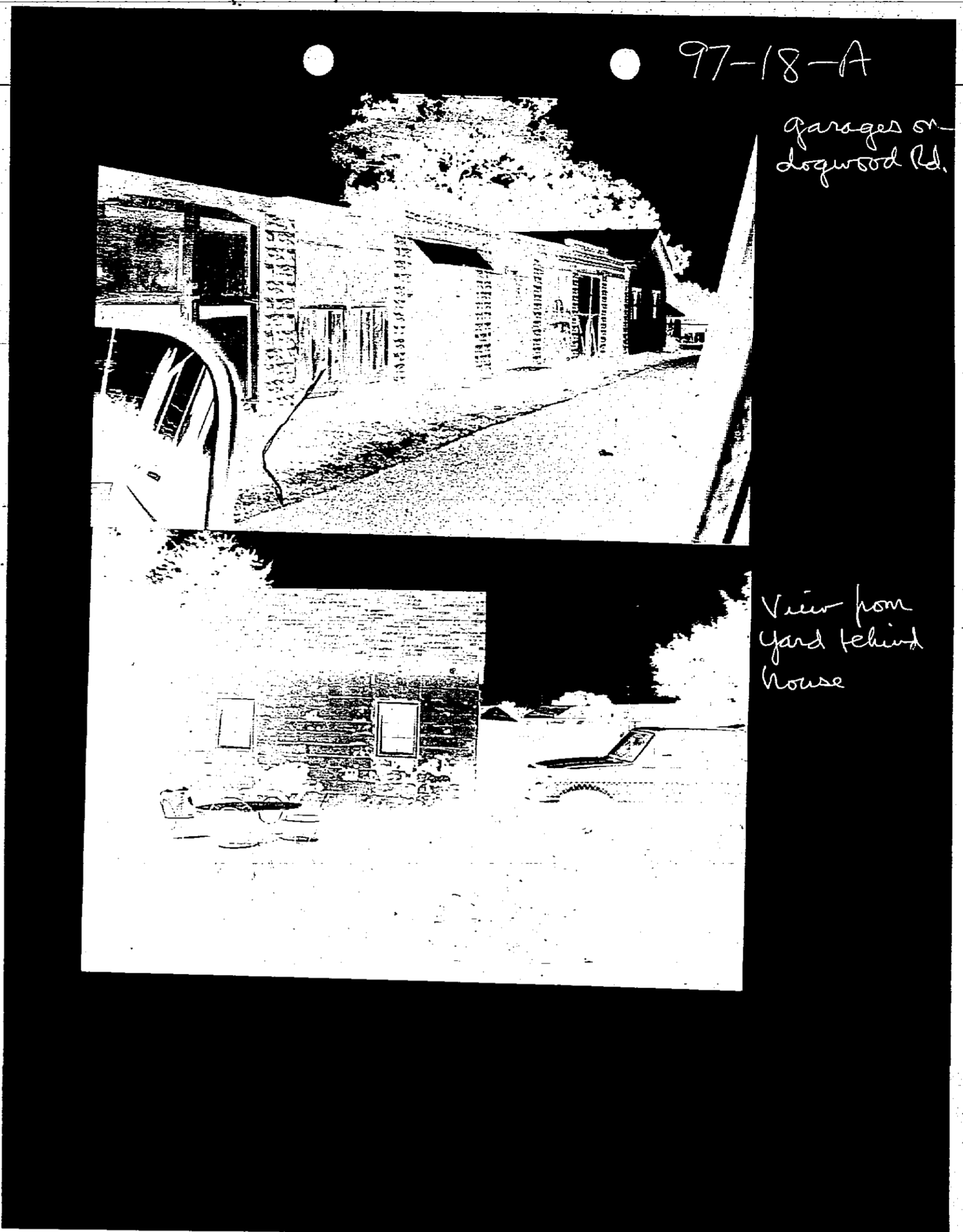
view of
N.E.
corner of
my yard



97-18-A

Garden at
side of rear of
old garage

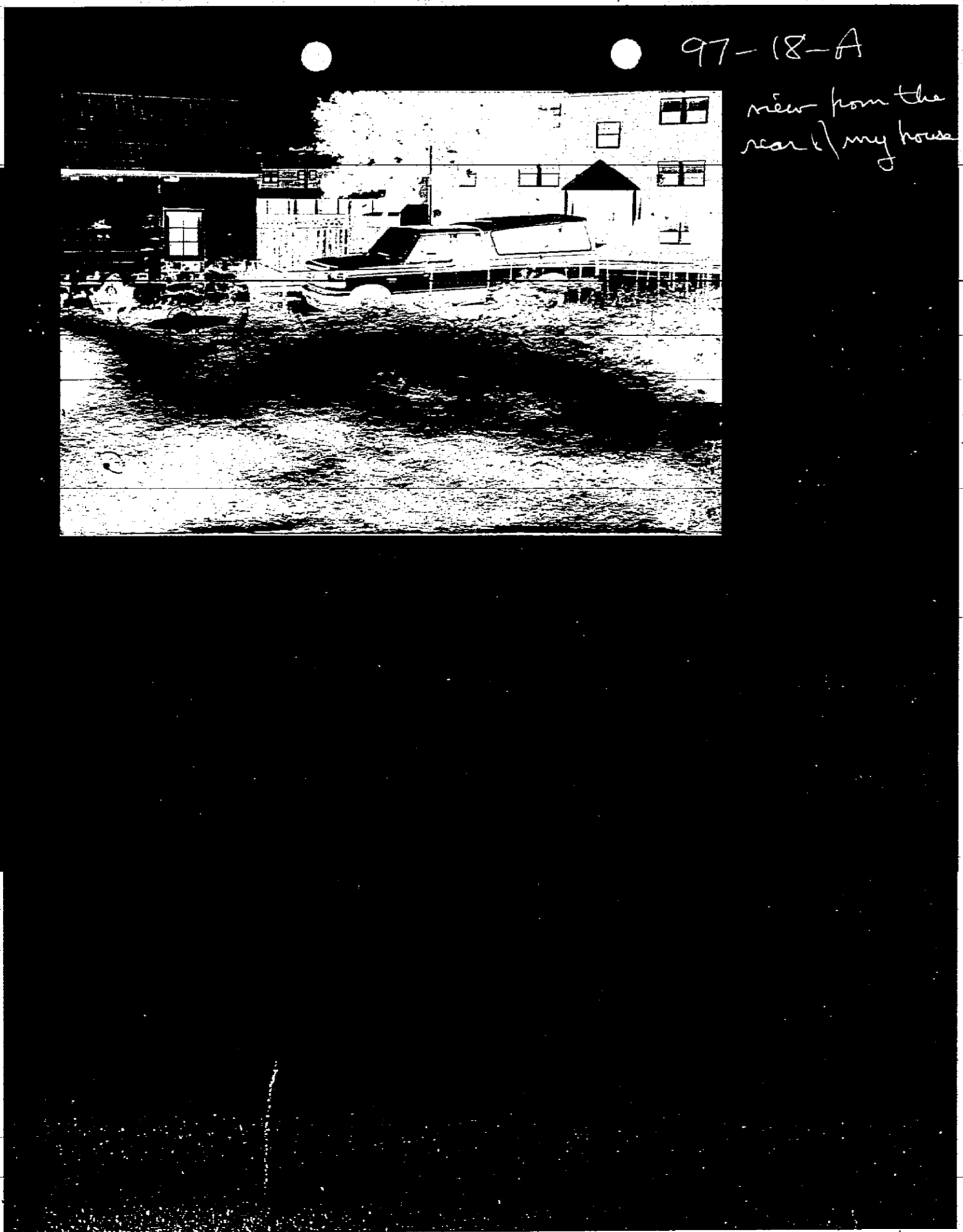
garage on
shore road



97-18-A

garage on
shore road

View from
yard behind
house



97-18-A

view from the
rear of my house



19
97-18-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S.E.
DATE OF PHOTOGRAPHY		3-6
JANUARY 1986		