

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
W/S Weatherbee Road, 50 ft. N	* ZONING COMMISSIONER
of Draper Road	
306 Weatherbee Road	* OF BALTIMORE COUNTY
9th Election District	
4th Councilmanic District	* Case No. 97-176-A
John B. Steele, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by John B. Steele and Mary D. Steele, his wife, property owners, for that property known as 306 Weatherbee Road in Towson, (Overbrook subdivision of Baltimore County). The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 5 ft., in lieu of the required 15 ft., and a sum of side yards of 15 ft., in lieu of the required 25 ft., for an addition, in a D.R.3.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
 Date 11/19/96
 A. H. H. H.

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 14th day of November, 1996 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 5 ft., in lieu of the required 15 ft., and a sum of side yards of 15 ft., in lieu of the required 25 ft., for an addition, in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

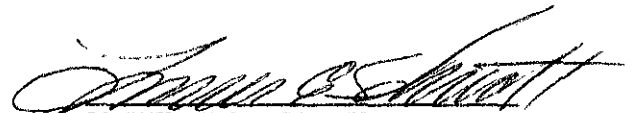
1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date

By

LES:mmn



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 14, 1996

Mr. and Mrs. John B. Steele
306 Weatherbee Road
Towson, Maryland 21286

RE: Petition for Administrative Variance
Case No. 97-176-A
Property: 306 Weatherbee Road

Dear Mr. and Mrs. Steele:

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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED





Petition for Administrative Variance

97-176-A

to the Zoning Commissioner of Baltimore County

for the property located at

306 Weatherbee Rd.

which is presently zoned

DR.3.5

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) and subdivision of

Oceanbrook AB Recorded in county Plat Book #12

SEE BELOW

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

SEE REVERSE

1802.3.C.1; BCZR, TO PERMIT A SIDEYARD SETBACK OF 5' IN LIEU OF THE REQUIRED 15' AND A SUM OF SIDE YARDS OF 15' IN LIEU OF THE REQUIRED 25'.

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

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

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

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

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

10-15-96

ESTIMATED POSTING DATE:

10-27-96



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #:

176

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 306 Weatherbee Rd
address
Towson MD. 21286
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)

We ARE up in AGE AND CAN NO longer
climb the STAIRS TO the BATH ROOM which
is ON the second floor. We would like to
build A first floor BATH ROOM THAT is
handicaped Accessable.

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.

John B. Steele
(signature)
John B. Steele
(type or print name)



Mary D. Steele
(signature)
MARY D. Steele
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John B. and Mary D. Steele

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

AS WITNESS my hand and Notarial Seal.

October 14, 1996
date

Khari L. Longana
NOTARY PUBLIC

My Commission Expires:

June 1, 2000

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 306 Weatherbee Rd.
address
Towson MD 21286
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)

We are up in age and can no longer
climb the stairs to the bath room which
is on the second floor. We would like
to build a first floor bath room that
is handicapped accessible.

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.

John B. Steele
(signature)
John B. Steele
(type or print name)



Mary D. Steele
(signature)
Mary D. Steele
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John B. and Mary D. Steele

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

AS WITNESS my hand and Notarial Seal.

October 1, 1996
date

Cherie L. Longana
NOTARY PUBLIC

My Commission Expires:

June 1, 2000

MICROFILMED



Petition for Administrative Variance

97-176-A

to the Zoning Commissioner of Baltimore County

for the property located at

306 Weatherbee Rd.

which is presently zoned DR. 3.5

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) Article 3 Subdivision of

Overbrook as recorded in county Plat Book #12.

SEE BELOW

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

SEE REVERSE

→ 1802.3.C.1; BLTR, TO PERMIT A SIDEYARD SETBACK OF 5' IN LIEU OF THE REQUIRED 15' AND A SUM OF SIDEYARDS OF 15' IN LIEU OF THE REQUIRED 25'.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: DLW

DATE:

10-15-96

ESTIMATED POSTING DATE:

10-27-96



Printed with Soybean Ink
on Recycled Paper

ITEM #:

176

ZONING DESCRIPTION

97-176-A

ZONING DESCRIPTION FOR 306 WEATHERBEE ROAD TOWSON MD.

Beginning at a point on the N. 46 52' E. - N. 43 08' W. side of Weatherbee road
which is 25' R/W wide at the distance of 50' north of the centerline of the nearest
improved intersecting street ^{DRAPER RD.} ~~Weatherbee Road~~ which is 50' wide. *Being Lot # ~~3~~ 4.

Block 2, Section # A in the subdivision of Overbrook as recorded in Baltimore

County Plat Book # 12, Folio # 1038, containing 5,800 square feet. Also known as

306 Weatherbee road and located in the 9 th. Election District, 4 th. Councilmanic

District.

176

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

DATE 10-15-96 ACCOUNT Room-6150

AMOUNT \$ 50.00

RECEIVED

FROM John Steele
306 W. 7th St.

FOR

Ad. Vae (010)

01AD080100NICHRC

EA 901013AM10-15-96

\$50.00

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Xen

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-176-A

Petitioner/Developer: _____

JACK STEELE

Date of Hearing/Closing: Nov. 12, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 306 WEATHERBEE ROAD
BALTIMORE, MARYLAND 21286

The sign(s) were posted on OCT 27, 1996
(Month, Day, Year)

Sincerely,

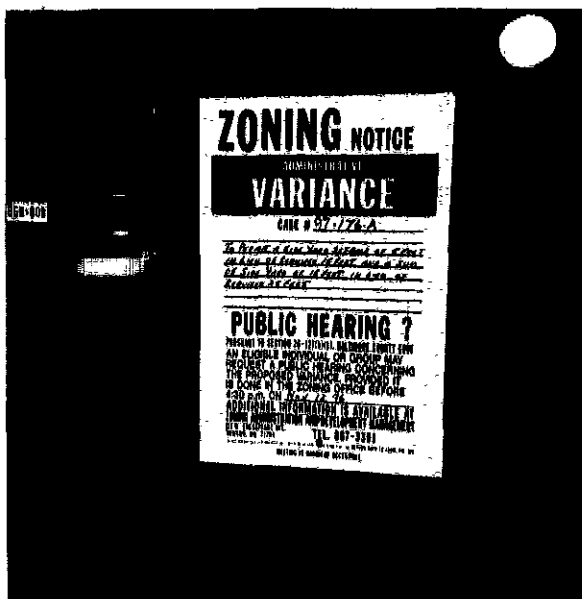
Thomas P. Ogle 10/27/96
(Signature of Sign Poster and Date)

Thomas P. OGLE SR
(Printed Name)

325 Nicholson Road
(Address)

BALTIMORE MD. 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-176-A

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 176
Petitioner: John B. Steele
Location: 306 Weatherbee Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John B. Steele
ADDRESS: 306 Weatherbee Rd.
Towson, MD. 21286
PHONE NUMBER: 410-494-9495

AJ:ggs

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(Revised 04/09/93)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10-27-96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-176-A

To Permit A SIDEYARD SETBACK of 5' IN LIEU OF
THE REQUIRED 15', AND A SUM OF SIDE YARDS OF
15' IN LIEU OF THE REQUIRED 25'

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

11-12-96
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

October 25, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-176-A (Item 176)
306 Weatherbee Road
W/S Weatherbee Road, 50' N of c/l Draper Road
9th Election District - 4th Councilmanic
Legal Owner(s): John B. Steele and Mary B. Steele
Post by Date: 10/27/96
Closing Date: 11/12/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

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

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

Arnold Jablon
Director

cc: John and Mary Steele

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Baltimore County
Department of Permits and
Development Management

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

December 12, 1996

Mr. and Mrs. John B. Steele
306 Weatherbee Road
Towson, MD 21286

RE: Item No.: 176
Case No.: 97-176-A
Petitioner: John B. Steele, et ux

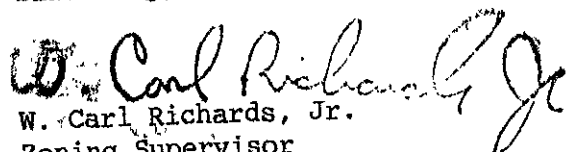
Dear Mr. and Mrs. Steele:

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 October 15, 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.

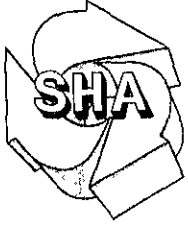
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10-23-96

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

RE: Baltimore County
Item No. 176 (JCM)

Dear Ms. Eubanks:

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 Bob Small
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 Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/24/96

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 OCT. 28, 1996.

Item No.: SEE BELOW Zoning Agenda:

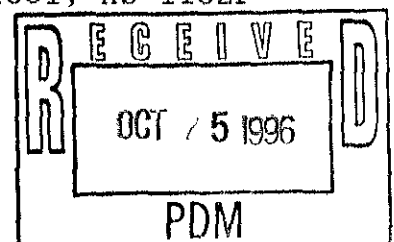
Gentlemen:

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: 176, 177, 178, 180
AND 181.

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

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 23, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 176, 178, 180, and 181

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:

Barry L. Kerns

PK/JL

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ITEM176/PZONE/TXTJWL

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 6, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 4, 1996
Item Nos. 175, 176, 177, 178, 180,
181, and 182

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

RWB:HJO:jrb

cc: File

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

TO: PDM

DATE: 10/25/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct. 28, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

175
176
178
179
180

RBS:sp

BRUCE2/DEPRM/TXTSBP

BENJAMIN K. YORKOFF, M.D.

7401 OSLER DRIVE
SUITE 104
TOWSON, MARYLAND 21204
TELEPHONE 321-8580

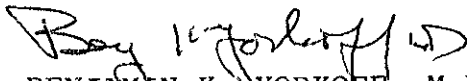
97-176-A

TO WHOM IT MAY CONCERN:

IT IS NECESSARY FOR MR. JOHN STEELE TO HAVE A BATHROOM
ON THE FIRST FLOOR OF HIS HOME, DUE TO MEDICAL CONDITIONS.
HE SUFFERS FROM LUMBAR SPINE PAIN, ARTHRITIS, AND ANGINA,
AND MUST UNDERGO CONTINUOUS THERAPY.

IF THERE IS ANY QUESTIONS FRGARDING THIS NEED, PLEASE
FEEL FREE TO CONTACT THIS OFFICE.

SINCERELY,


BENJAMIN K. YORKOFF, M.D.

BKY: MIH

176

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97-176-A

NE @ A 1"=200' 1971 #4

PLAN FILE

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS 306 Weatherbee Rd. Towson

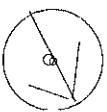
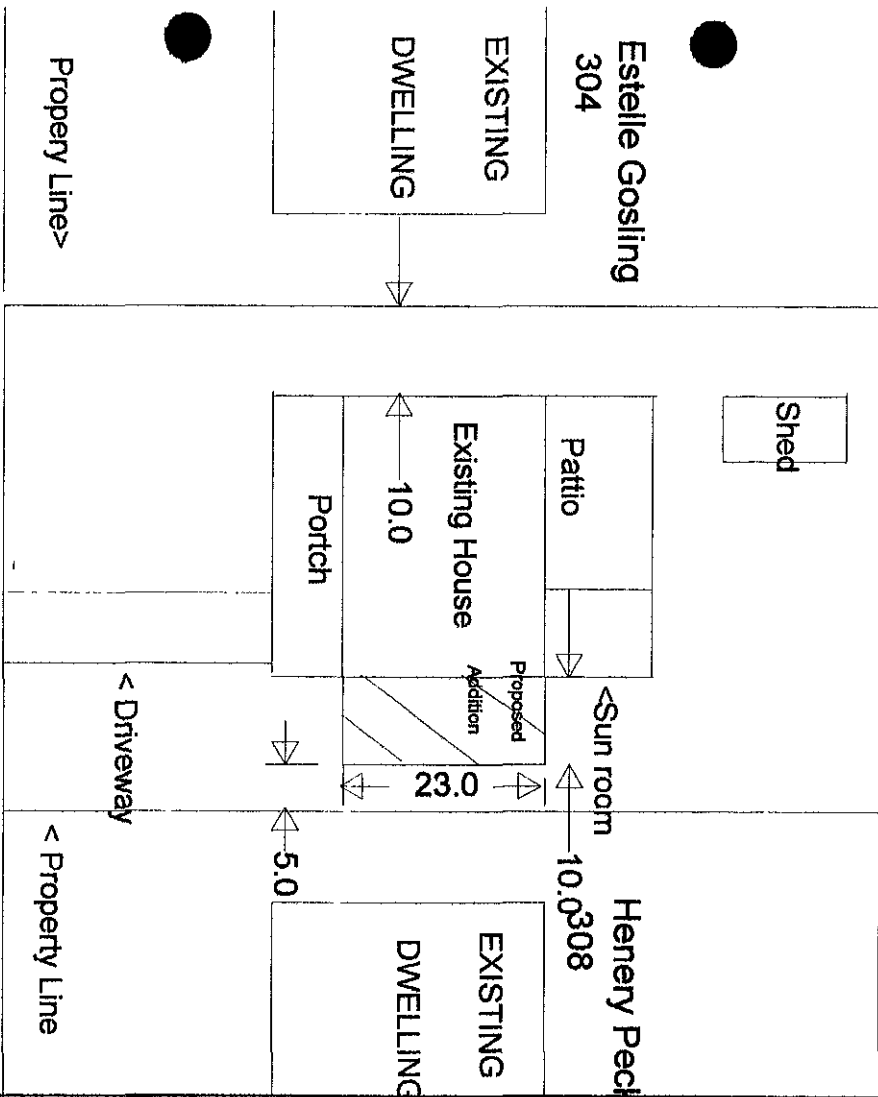
Subdivision name : OVER BROOK

Plat Book# 12, Folio# 1038, Lot# 4, Section# A

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

OWNER : Mr. & Mrs. Jack B. Steele

97-176-A



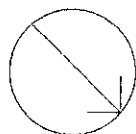
North

(50' R/W 25' Paving) Weatherbee Rd.

Scale of Drawing: 1"= 20'

date : 2/1/96

prepared by : Laurence F.X. Hooper Jr.



1"=1000 ft.



NORTH

LOCATION INFORMATION

Councilmanic District: 4 th.

Election District: 9 th.

1"=200' scale map#: N. 46 degree, s 52' E.

Zoning: DR. 3.5

Lot size: .1331 5800.00

acreage

square feet

public

private

SEWER: X

WATER: X

Cheasapeake Bay Critical Area: YES NO

Prior Zoning Hearings: NONE

reviewed by: Zoning Office USE ONLY!

CASE #:

MICROFILMED



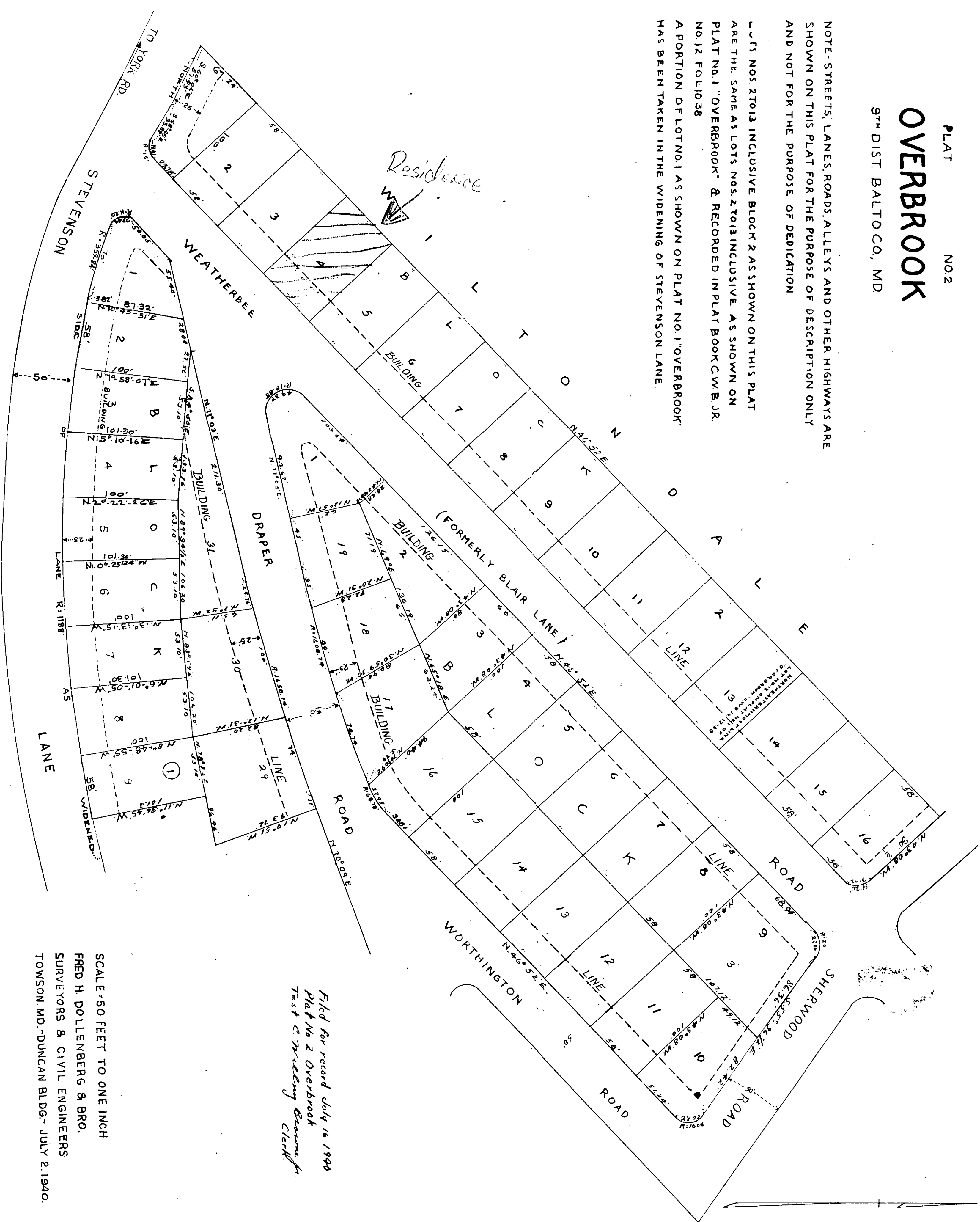
FILED FOR RECORD WITH Bond
FROM *Kendall & Son Inc.*
TO *Paul Reporter*
July 15, 1940
TEST & *William Brown Jr.*
CLERK

SECTION A
NORWOOD PARK
INCLUDING A RESUBDIVISION OF
LOTS 16-23 BLOCK A
LOTS 4-17 BLOCK C
LOTS 310 BLOCK D
LOTS 1-4 BLOCK E
AS SHOWN ON PLAT 1 NORWOOD PARK RECORDED AMONG
THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 877

PLAT NO. 2
OVERBROOK
9TH DIST. BALTO CO., MD

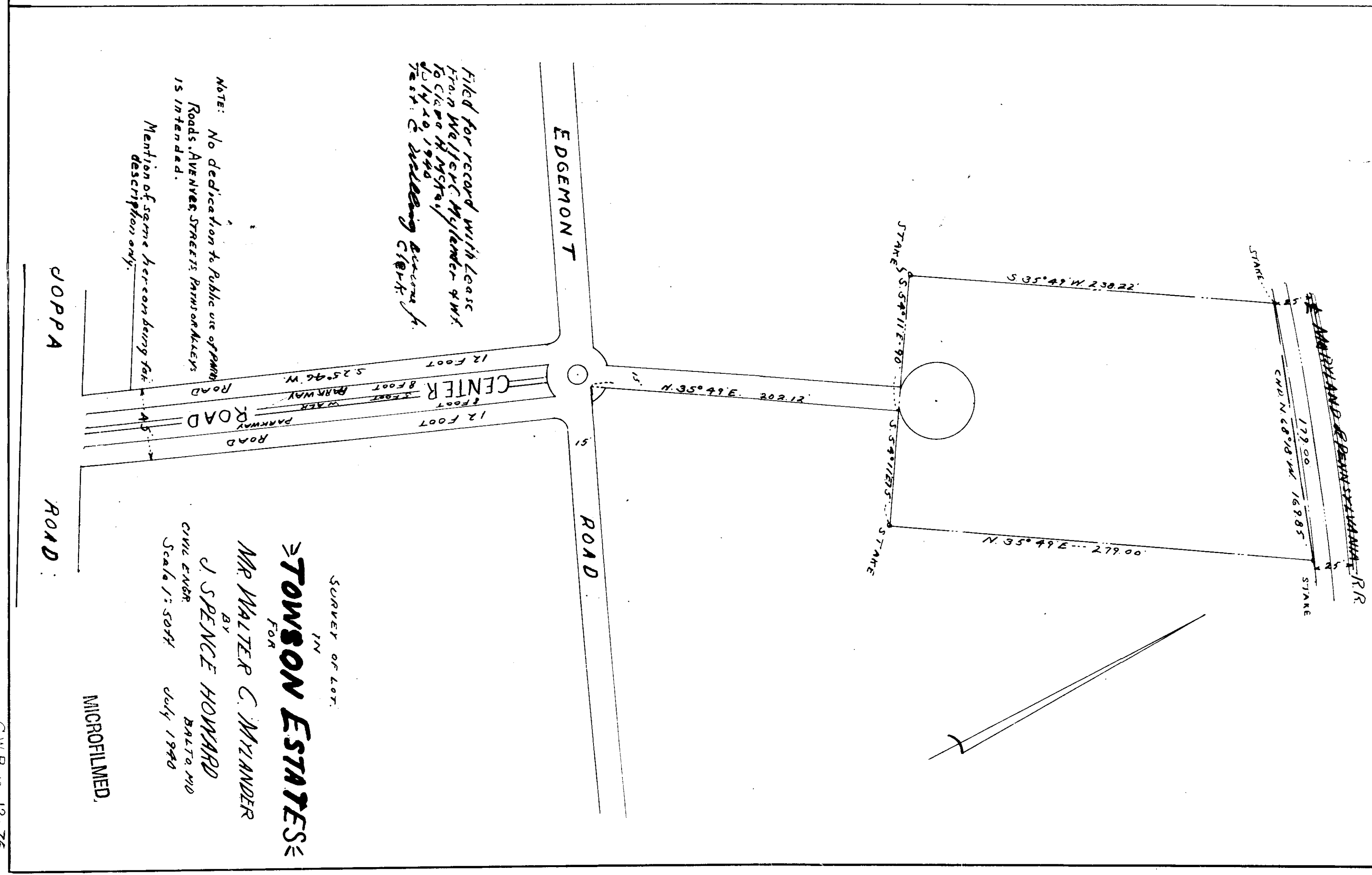
NOTE: STREETS, LANES, ROADS, ALLEYS AND OTHER HIGHWAYS ARE
SHOWN ON THIS PLAT FOR THE PURPOSE OF DESCRIPTION ONLY
AND NOT FOR THE PURPOSE OF DEDICATION

LOTS NOS. 2 TO 13 INCLUSIVE BLOCK 2 AS SHOWN ON THIS PLAT
ARE THE SAME AS LOTS NOS. 2 TO 13 INCLUSIVE AS SHOWN ON
PLAT NO. 1 "OVERBROOK" & RECORDED IN PLAT BOOK C.W.B. JR.
NO. 12 FOLIO 38
A PORTION OF LOT NO. 1 AS SHOWN ON PLAT NO. 1 "OVERBROOK"
HAS BEEN TAKEN IN THE WIDENING OF STEVENSON LANE.



Filed for record July 14, 1940
Plat No. 2 Overbrook
Test & *William Brown Jr.*
CLERK

SCALE = 50 FEET TO ONE INCH
FRED H. DOLLEBERG & BRO.
SURVEYORS & CIVIL ENGINEERS
TOWSON, MD. - DUNCAN BLDG. - JULY 2, 1940.



Filed for record with Lease
from *Walter C. Mylander* and
Charles H. Mylander
July 20, 1940
Test & *William Brown Jr.*
CLERK

NOTE: No dedication to public use of
Roads, Avenues, Streets, Private Ways
is intended.
Mention of same hereon being for
description only.

SURVEY OF LOT
IN
TOWSON ESTATES
FOR
MR. WALTER C. MYLANDER
BY
J. SPENCE HONNARD
CIVIL ENGINEER
BALTO. MD.
Scale 1" = 50 FT. July 1940

MICROFILMED

V-961-L6



Rest Area

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	STONELEIGH	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	ANNESLIE	8-A
	ROGERS FORGE	MICROFILMED