

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner Northmont Road and
Jody Knoll Road
(3117 Northmont Road)
2nd Election District
2nd Councilmanic District

Mark A. Baylor
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSJONER
* OF BALTIMORE COUNTY
* Case No. 97-278-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3117 Northmont Road, located in the vicinity of Liberty Road in Randallstown. The Petitioner seeks relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1B01.2.C.4, RTA 1970) to permit a rear yard setback of 10 feet in lieu of the required 20 feet for a proposed 24' x 12' addition, and a side yard setback of 12 feet in lieu of the required 25 feet for an existing garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence 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 Deputy 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. Further-

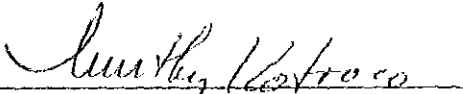
2/5/99
[Handwritten signatures and stamps]

more, 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 Deputy Zoning Commissioner for Baltimore County this 5th day of February, 1997 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1B01.2.C.4, RTA 1970) to permit a rear yard setback of 10 feet in lieu of the required 20 feet for a proposed 24' x 12' addition, and a side yard setback of 12 feet in lieu of the required 25 feet for an existing garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

[Handwritten notes and signatures in the left margin, including "1/25/97" and "obey"]

gwm

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner Northmont Road and
Jody Knoll Road
(3117 Northmont Road)
2nd Election District
2nd Councilmanic District

Mark A. Baylor
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* DEPUTY ZONING COMMISSIONER
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TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Petition for Administrative Variance

97-278-A

to the Zoning Commissioner of Baltimore County

for the property located at 3117 Northmont Rd
which is presently zoned DR5-5

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)

1302.3 B. (1301.2.C.4, RTA 1970) to permit a 10' rear setback in lieu of 20' and an existing (by permit) 12' side setback in lieu of 25'.

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

- 1.) ADDITIONAL Living SPACE
- 2.) NO OTHER PLACE ON THE HOUSE TO EXPAND.

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

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

(We do solemnly declare and affirm, under the penalties of perjury, that 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: TEK DATE: 1/8/97

ESTIMATED POSTING DATE: 1/19/97



Printed with Soybean Ink on Recycled Paper

ITEM #: 278

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 2117 Northmont Rd.
address
Baltimore Md. 21244
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)

I NEED A VARIANCE, SO THAT I CAN
BUILD ADDITIONAL LIVING SPACE FOR ME
AND MY FAMILY.

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.

Mark Baylor
(signature)

MARK BAYLOR
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of December, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Baylor

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/30/96
date

Stephanie DeLoe
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 4, 1997



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

February 5, 1997

Mr. Mark A. Baylor
3117 Northmont Road
Baltimore, Maryland 21244

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/Corner Northmont Road and Jody Knoll Road
(3117 Northmont Road)
2nd Election District - 2nd Councilmanic District
Mark A. Baylor - Petitioner
Case No. 97-278-A

Dear Mr. Baylor:

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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File



Petition for Administrative Variance

97-278-A

to the Zoning Commissioner of Baltimore County

for the property located at 3117 Northmont Rd.
which is presently zoned DR 5.5

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)

1 B02.3.B. (1 B01.2.C.4., R.T.A. 1970) to permit a 10' rear setback in lieu of 20' and an existing (by permit) 12' side setback in lieu of 25'

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

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- 2.) NO OTHER PLACE ON THE HOUSE TO EXPAND

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: mmh

DATE: 1/8/97

ESTIMATED POSTING DATE: 1/19/97

Printed with Soybean Ink on Recycled Paper

ITEM #: 378

ORDER RECEIVED FOR FILING
1/15/97
mmh



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 3107 NORTH MOUNT RD.
address
BltO. MD. 21244
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)

I NEED A VARIANCE, SO THAT I CAN
BUILD ADDITIONAL LIVING SPACE FOR ME AND
MY FAMILY

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.

Mark Baylor
(signature)
Mark Baylor
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of December, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK BAYLOR

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.

12/30/96
date

Stephanie Deloro Carr
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 4, 1997

97-278-A

Beginning on the southeast side of Northmont Road, fifty feet wide, at the distance of 25 feet northeast of the centerline of Joly Knoll Rd, Being Lot 14 of the subdivision of Windsor Gardens, Plat Book 45, Folio 26, containing .17 acres. Also known as 3117 Northmont Road in the 2nd Election District.

#

BALTIMORE COUNTY, MARYLAND
OFFICE OF F I C E - R E V E N U E D I V I S I O N
M I S C E L L A N E O U S C A S H R E C E I P T

No. 028068

DATE 1/8/97 ACCOUNT 01-615

Item: 278
By: 2971 AMOUNT \$ 50.00

RECEIVED FROM: Baylor, Mark

FOR: 010 - Res Var. — \$50.00

01A0080176MICHRC \$50.00
MICHAEL WILD BA 0010:15AM01-08-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

97-278-A
A-81-11



Baltimore County
 Department of Permits and
 Development Management

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

97-278-A

278

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 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.: 278 Petitioner: Mark Baylor
 Location: 3117 Northmont Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mark Baylor
 ADDRESS: 3117 Northmont Rd.
Ba 140. MD 21244
 PHONE NUMBER: (410) 521-3028

CERTIFICATE OF POSTING

RE: Case No.: 97-278-A

Petitioner/Developer: MARK BAYLOR

Date of Hearing/Closing: 2/3/97

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 #3117 NORTHMONT RD

The sign(s) were posted on 1/19/97 — corrected
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/30/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

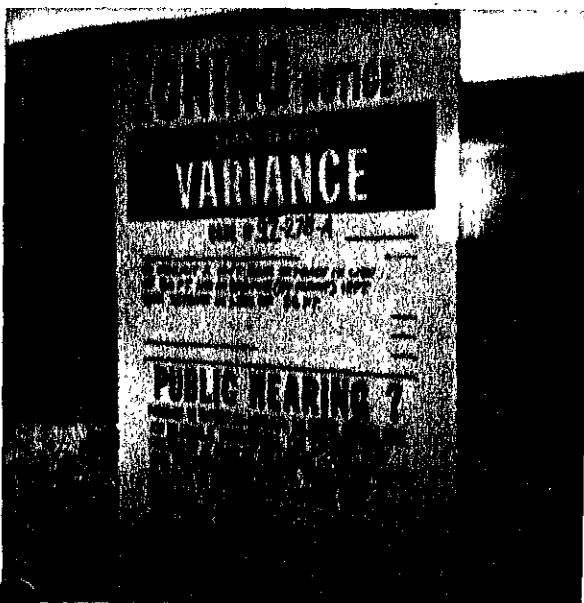
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



#3117 NORTHMONT RD,
MARK BAYLOR, ETAL

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 1/14/97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-278

to permit a 10' rear setback in lieu of 20'
and an existing (by permit) 12' side setback in lieu of 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**

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

January 15, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-278-A (Item 278)
3117 Northmont Road
corner SE/S Northmont Road, NE/S Jody Knoll Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Mark H. Baylor
Post by Date: January 19, 1997
Closing Date: February 3, 1997

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.

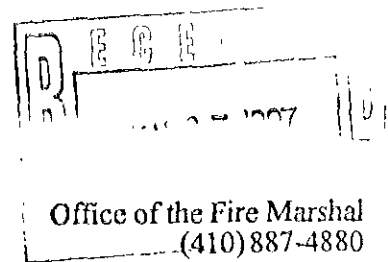
Arnold Jablon
Director

cc: Mark Baylor

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



DATE: 01/23/97

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 JAN. 21, 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:
276, 277, 278, 281, 282, 283, 284 AND 286.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: January 17, 1997

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. 277, 278, 279, 281 and 283

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:

Sam L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 1-17-97
Item No. 278 (MJK)

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. J. Burns'.

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

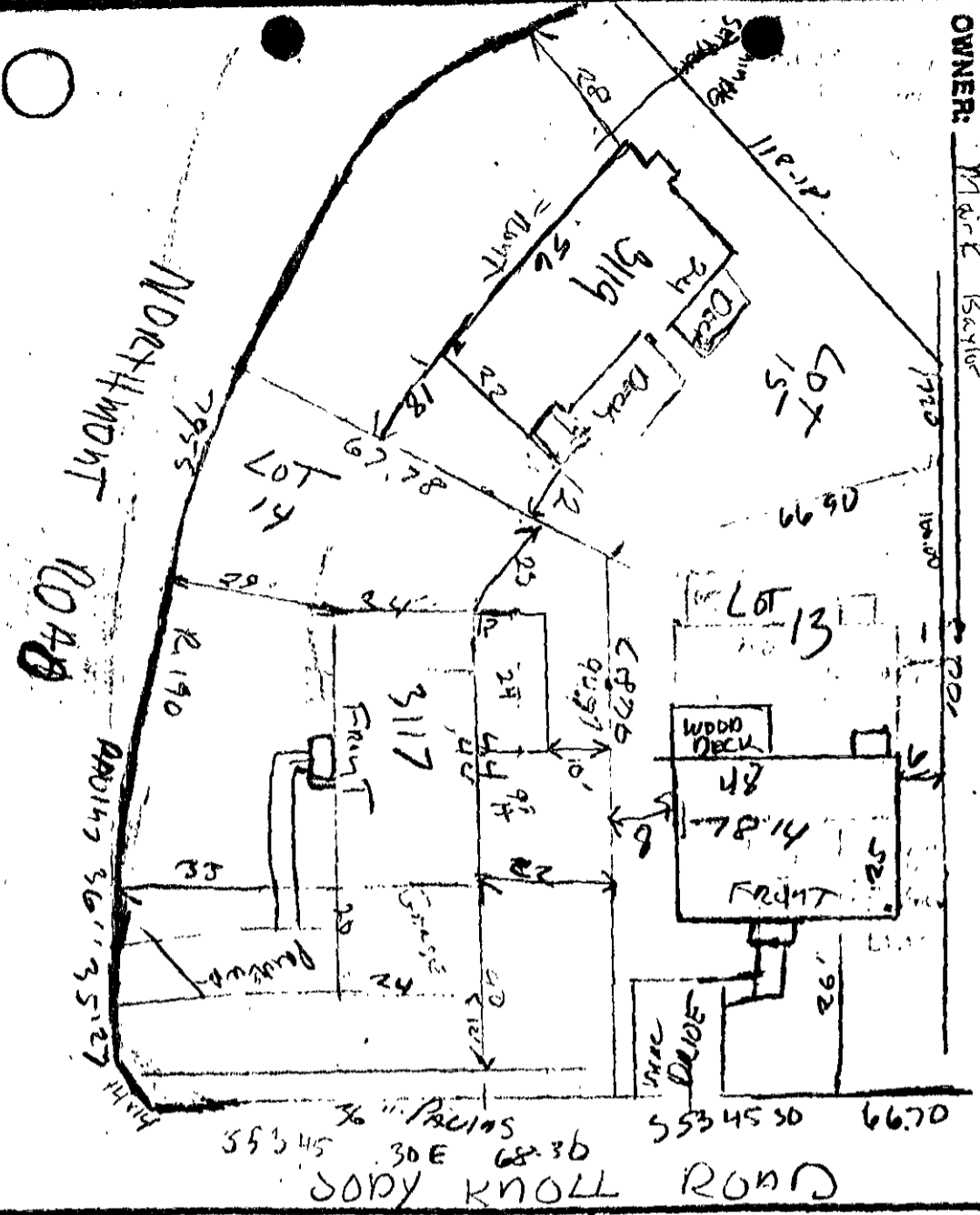
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 3117 Northmont Road

Subdivision name: Windsor Gardens
 plat book # 45, folio R & lot # 14, section #

OWNER: Mick Baylor

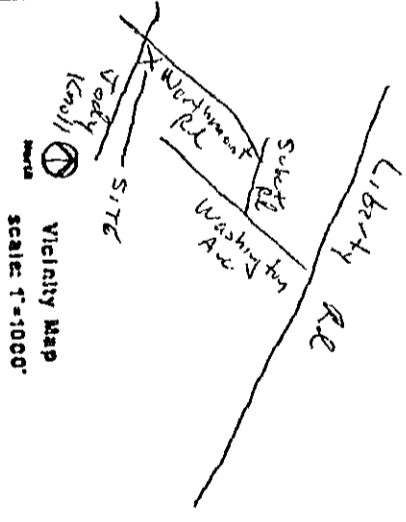
see pages 5 & 6 of the CHECKLIST for additional required information



North

date:
 prepared by: MNB

Scale of Drawing: 1" = 1'-30"



LOCATION INFORMATION

Election District: 2
 Councilmanic District: 2

1"-200' scale map: NW 5-G

Zoning: RS-5

Lot size: 7,280 acreage 17 Ac square feet

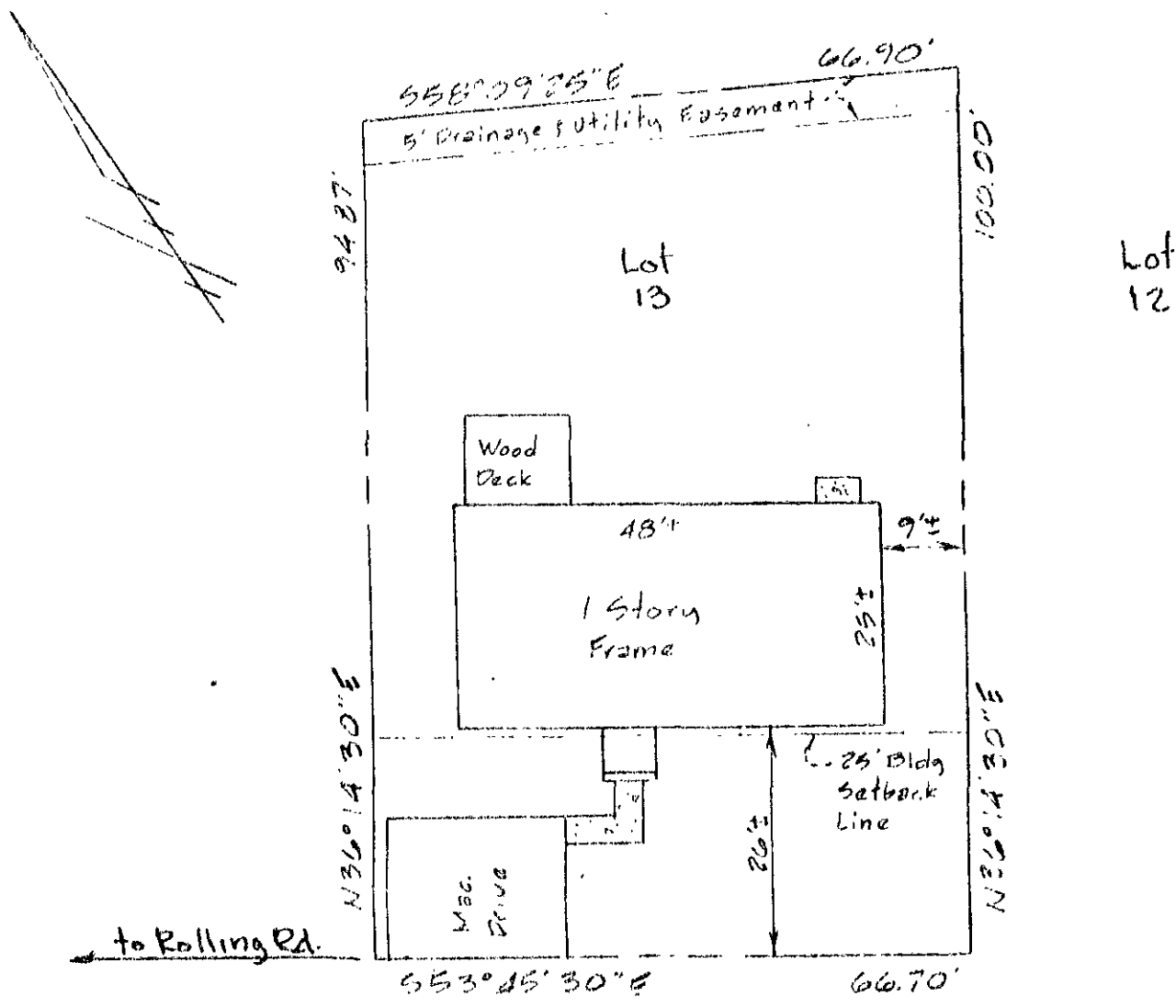
Utilities:
 SEWER:
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings:
 none

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

MNB 278

Handwritten signature/initials



JODY KNOLL ROAD

This Parcel is in Flood Hazard Zone C.

Being Lot 13, Block E Plot II of "Windsor Gardens" Plot Book 46 Folio 27

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THIS LOT FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE LOCATED AS SHOWN. THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

BEING THAT PARCEL DESCRIBED IN DEED REFERENCE LIBER _____ FOLIO _____ RECORDED IN THE LAND RECORDS OFFICE OF Baltimore County, MD

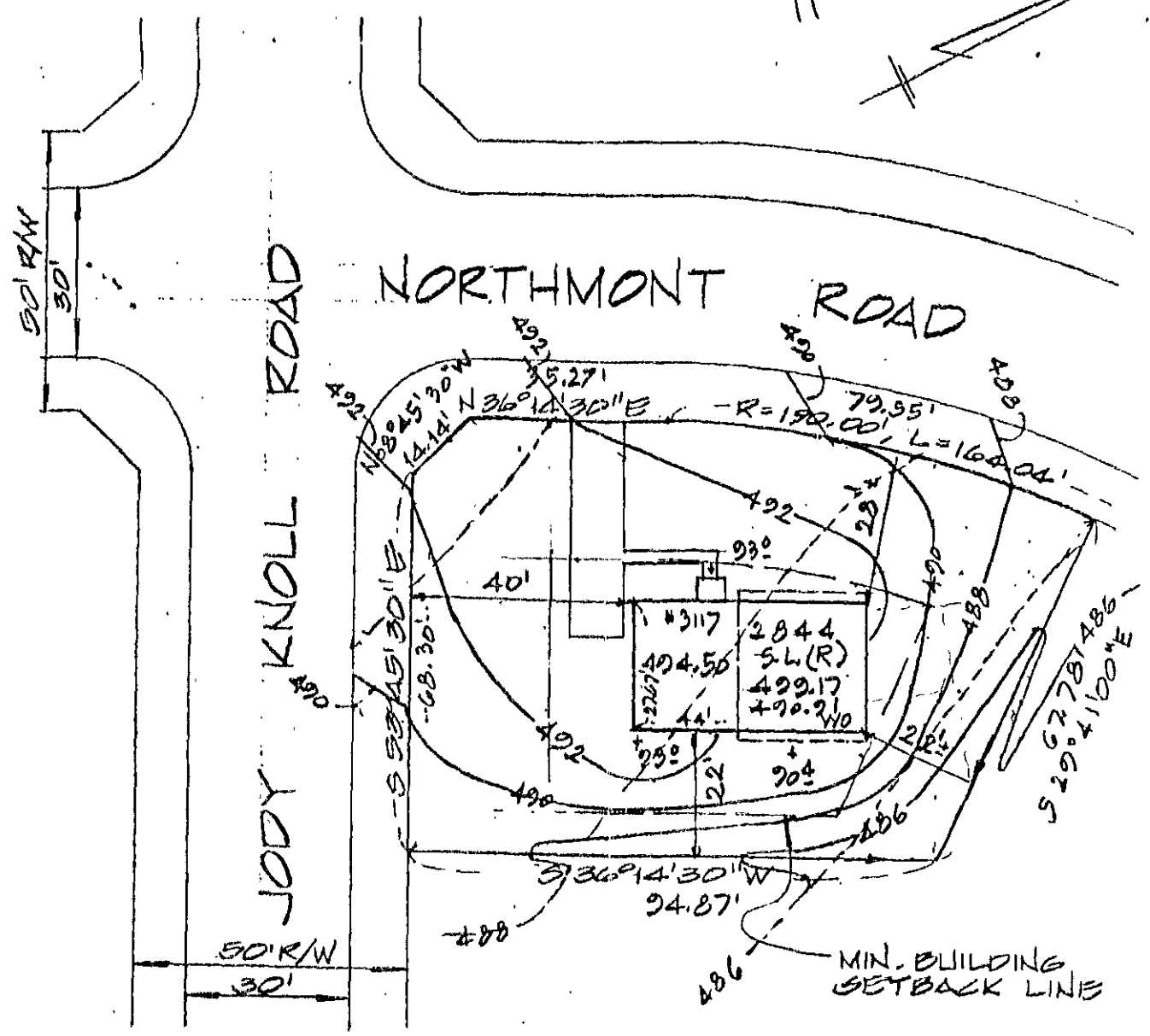
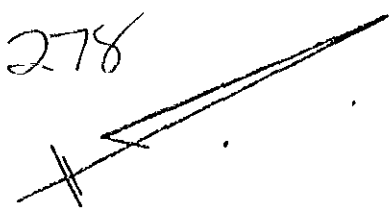
Louise J. Hastings

REG. NO. 505



LOCATION SURVEY 7814 JODY KNOLL ROAD	SCALE 1" = 20'
HASTINGS SURVEYING 41 EASTSHIP ROAD BALTIMORE, MARYLAND 21222 (301) 288-5663	DATE 4-20-91
	JOB NO. 295

278



BUILDING PERMIT PLAN
 LOT 14
 BLOCK "E"

WINDSOR GARDENS

E.H.K. JR. 48/26

ELEC. DIST. 202 BALTO. CO., MD

Mark A. Baya

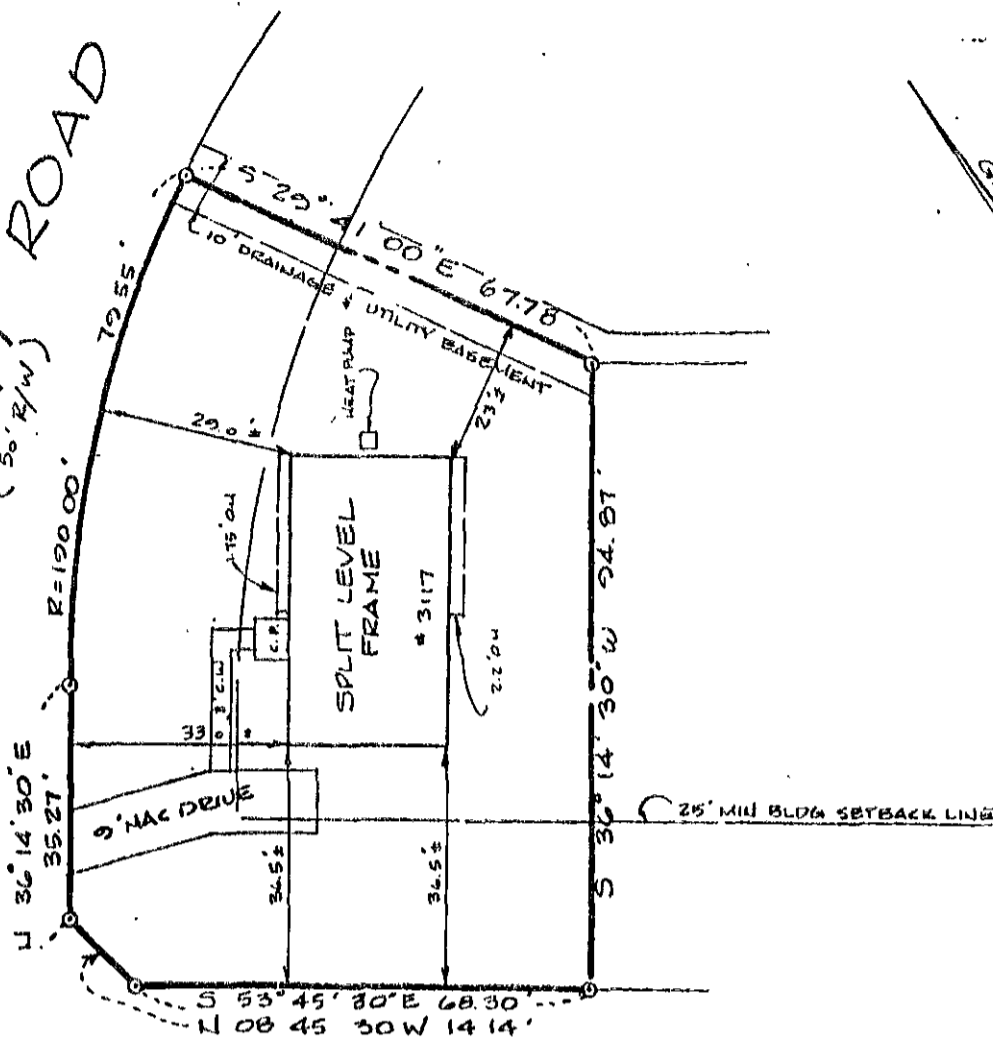
KIDDE CONSULTANTS, INC.	
1020 Cromwell Bridge Road, Baltimore, Maryland 21204	
Scale: 1" = 30'	Issued: 5-12-86

487787

NW
54

91-178-A

NORTHMONT ROAD
(50' R/W)



JODY KNOLL ROAD
(50' R/W)

CERTIFICATION PLAT
OF

LOT N^o 14 BLOCK-E
PLAT ONE

WINDSOR GARDENS

2ND ELEC. DIST. BALTO CO MD
EHLJR 48/26



THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries.

Leo C. Downs

Per KIDDE CONSULTANTS, INC.

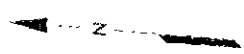
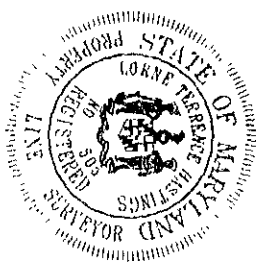
THIS PLAT NOT INTENDED FOR USE IN THE ESTABLISHMENT OF
PROPERTY LINES

KIDDE CONSULTANTS, INC.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Scale: 1" = 30'

Issued: 9-1-77

Rev. 9/77



I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DWELLING SHOWN ON THIS DRAWING ON THE PROPERTY KNOWN AS
 5119 NORTHMONT ROAD
 BALTIMORE COUNTY, MARYLAND
 LIES WITHIN THE LOT LINES SHOWN AS COMPILED FROM TITLE OR OTHER SOURCES. OTHER IMPROVEMENTS SHOWN ARE FOR PICTORIAL PURPOSES ONLY. THIS DRAWING IS NOT A BOUNDARY SURVEY AND HAS BEEN PREPARED EXCLUSIVELY FOR TITLE PURPOSES ONLY.

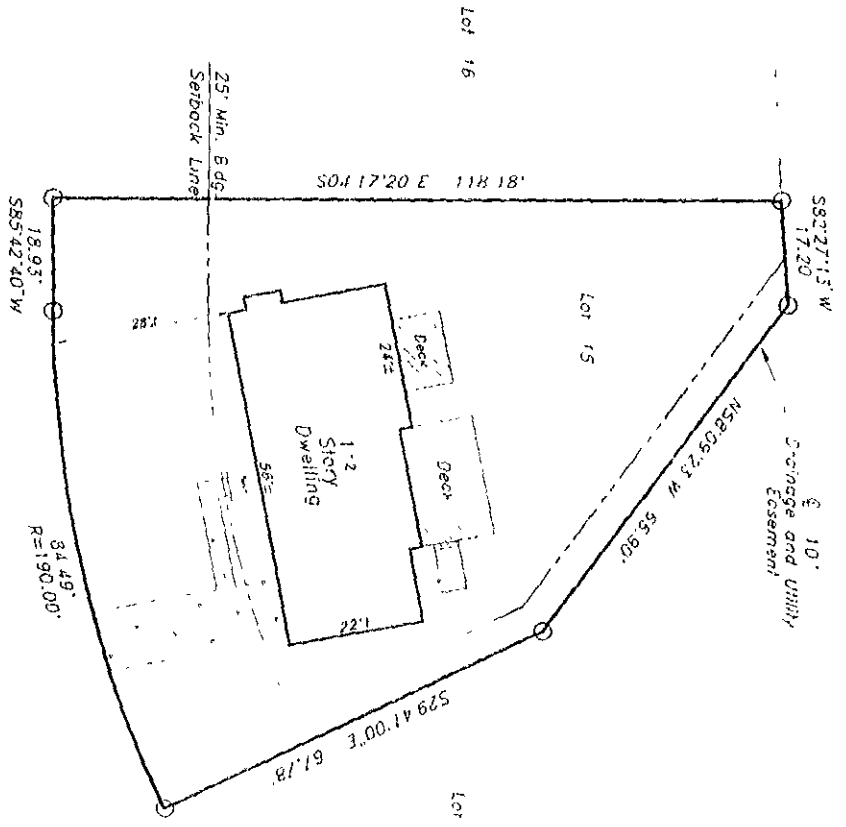
James A. Hastings
 12/24/92

RUXTON DESIGN CORPORATION
 8422 BELLONA LANE
 TOWSON, MARYLAND 21204
 (410) 823-5000

SCALE: 1" = 25'

LV-2285

NORTHMONT ROAD



LOT NUMBER: 15
 BLOCK/SECTION: E 300K 45
 OR REFERENCE: Plat 1
 TITLE OF PLOT: Windsor Gardens

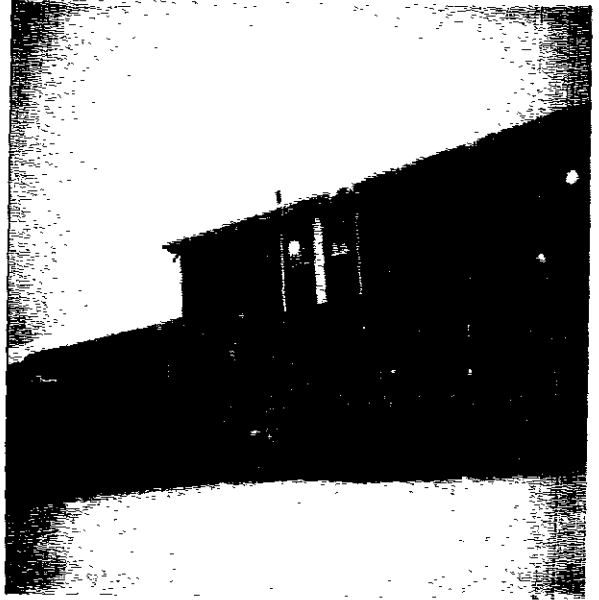
Property Lies in Flood Zone C

12/24/92

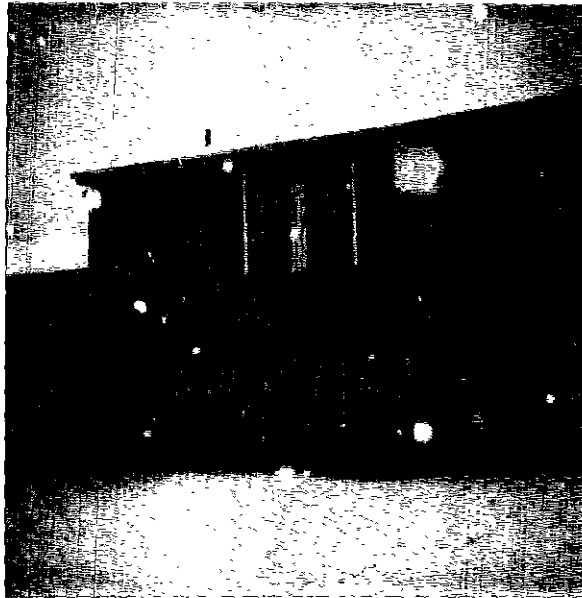
97-278-A



Mr. Mark Dwyer
2117 Northmont Rd. 21244
NEW ROOM IN BACK



Mr. MARK DWYER
2117 Northmont Rd. 21244
NEW ROOM IN BACK



Mr. Mark Dwyer
2117 Northmont Rd.
NEW ROOM IN BACK

(10/11)

breach; to recover damages; and to take such other legal action as may be necessary to insure compliance with the easement and the covenants, conditions, limitations and restrictions herein contained.

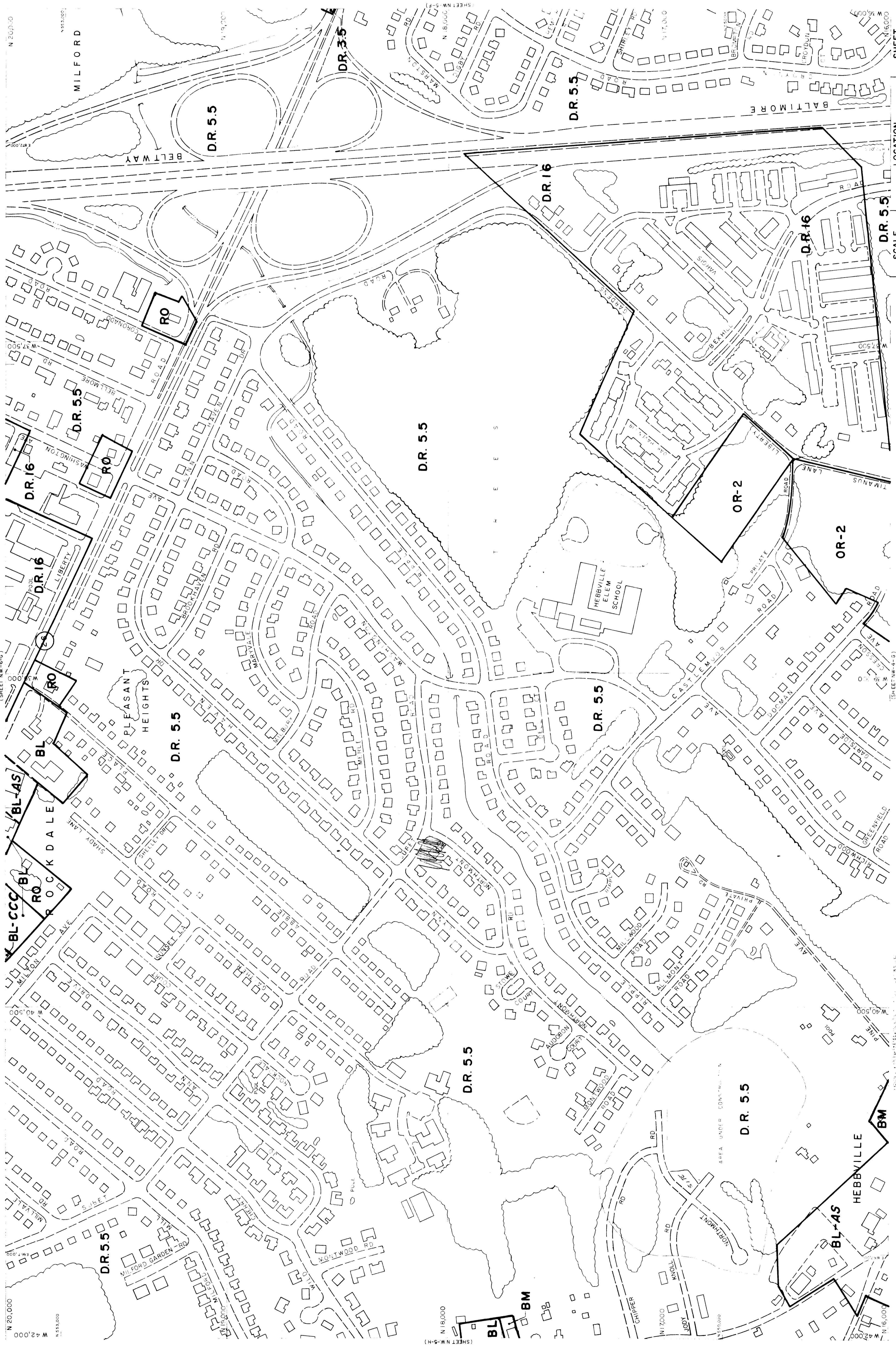
- (5) If the Grantors have any doubt concerning the easement, covenants conditions, limitations or restrictions herein contained with respect to any particular use of the said land, they may submit a written request to the Grantee for consideration and approval of such use.
- (6) That this easement does not grant the public any right of access or any right of use of the above described land.
- (7) That nothing herein contained shall relieve the Grantors, their heirs, personal representatives, successors or assigns of the obligation to pay real estate taxes.
- (8) That this easement shall be in perpetuity, or for so long as profitable farming is feasible on the Grantor's land and may be released only by the Grantee as provided by Agricultural Article Section 2-514, Maryland Annotated Code.

AND the Grantors further covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property interest hereby conveyed; and that they will execute such further assurances of the same as may be required.

THE FARM CREDIT BANK OF BALTIMORE, successor by merger of THE FEDERAL LAND BANK OF BALTIMORE, hereby joins in the execution of this Deed of Easement for the sole purpose of agreeing to subordinate, and hereby does subordinate to this Deed of Easement its two (2) mortgage liens from Grantors dated January 9, 1987 in the original principal amount of \$230,000.00 recorded among the aforesaid Land Records in Liber S.M. No. 7384, folio 51 and dated December 11, 1987 in the original principal amount of \$100,000.00 recorded among the aforesaid Land Records in Liber S.M. No. 7747, folio 530.

PEOPLES BANK OF GLEN ROCK, hereby joins in the execution of this Deed of Easement for the sole purpose of agreeing to subordinate, and hereby does subordinate, to this Deed of Easement, its mortgage lien from

97-278-A



SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	HEBBVILLE ROCK DALE WOODMOOR
SHEET	NW 5-G

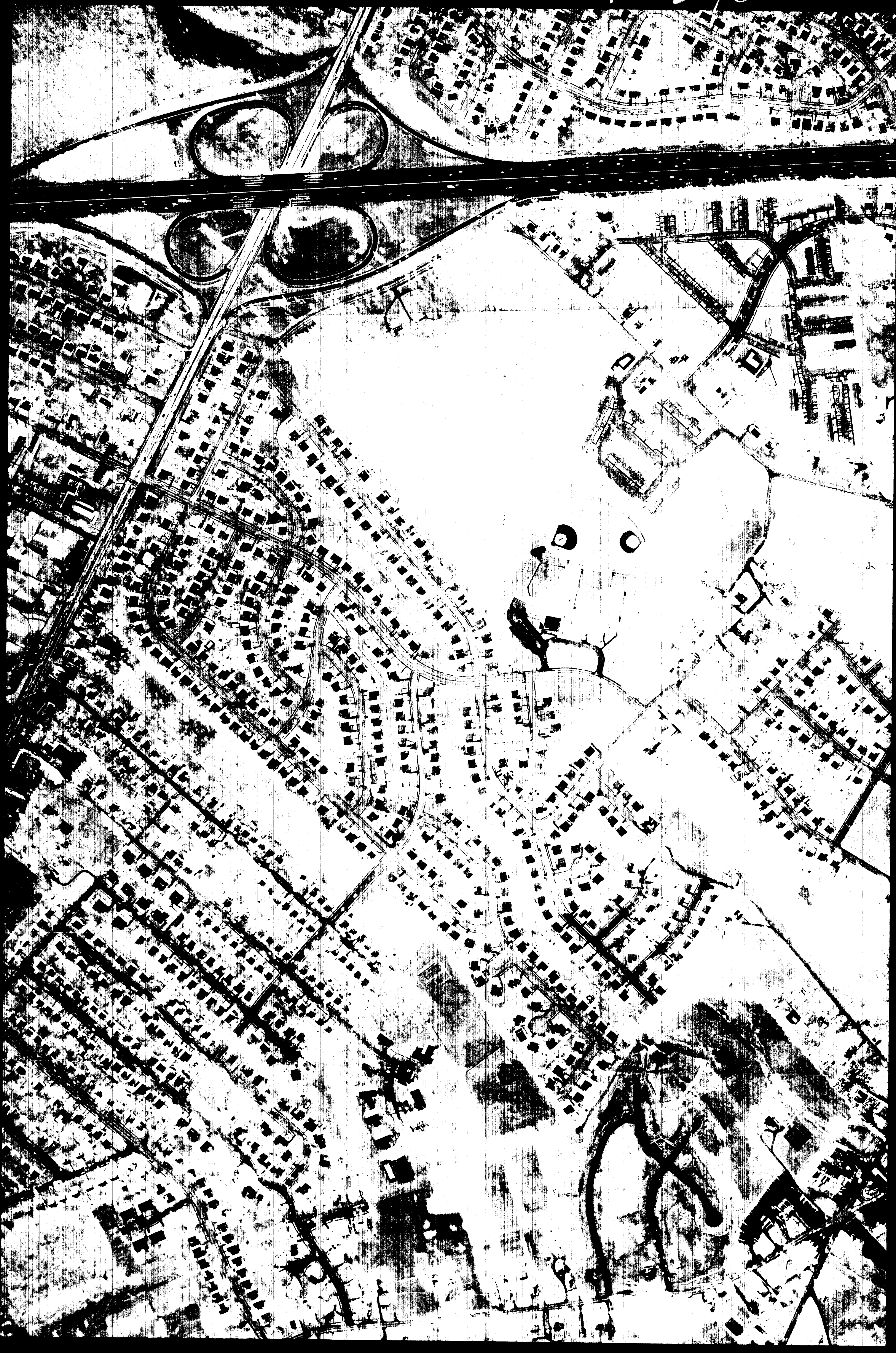
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

L-N E

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

MICROFILMED # 278

97-278-A



SHEET LOCATION

HEBBVILLE
ROCKDALE
WOODMOOR

SCALE

1" = 200'

DATE

PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

IMPROVED

N.W.
5-G

278