

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Pebblecreek Drive, 440' W
of Spyglass Court
(11531 Pebblecreek Drive)
8th Election District
4th Councilmanic District

William M. Huhn, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-555-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by William M. Huhn, and his wife, Diana L. Huhn, for the subject property, known as 11531 Pebblecreek Drive, which is located in the vicinity of Jenifer Road in Timonium. The Petitioners seek relief from Sections 504, 301.1 and 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section V.B.5 of the Comprehensive Manual of Development Policies (C.M.D.P. (1971-92 Regulations) to permit an open deck with a tract boundary setback of 19 feet in lieu of the required 27 and 1/2 feet, and to amend the last approved Final Development Plan for Pebblecreek, Lot 33 thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners 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 a 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 in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community

ORDER RECEIVED FOR FILING
Date 7/11/97
By [Signature]

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. 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 Deputy Zoning Commissioner for Baltimore County this 11th day of July, 1997 that the Petition for Administrative Variance seek relief from Sections 504, 301.1 and 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and from Section V.B.5 of the Comprehensive Manual of Development Policies (C.M.D.P. (1971-92 Regulations) to permit an open deck with a tract boundary setback of 19 feet in lieu of the required 27 and 1/2 feet, and to amend the last approved Final Development Plan for Pebblecreek, Lot 33 thereof, 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.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FRING
Date 7/11/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 11, 1997

Mr. & Mrs. William M. Huhn
11531 Pebblecreek Drive
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Pebblecreek Drive, 440' W of Spyglass Court
(11531 Pebblecreek Drive)
8th Election District - 4th Councilmanic District
William M. Huhn, et ux - Petitioners
Case No. 97-555-A

Dear Mr. & Mrs. Huhn:

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



CHANGES OK
WTS



ORIGINAL: KEEP ZONING FILE
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at x 11531 PEBBLECREEK DRIVE
which is presently zoned x 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) 504, ~~501~~ AND 1801.2.C.2, & BCZR

CMDR 1971-92 REGS. TO PERMIT AN OPEN DECK WITH A 19 FT. SETBACK
AND V.B.5 ~~AND ~~1801.2.C.2~~~~ IN LIEU OF THE REQUIRED 27 1/2 FT. SETBACK TO TRACT BOUNDARY, AND TO AMEND THE
LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 33 OF PEBBLECREEK.

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

SEE AFFIDAVIT

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.

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

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.

Legal Owner(s):

x WILLIAM M. HUNN

(Type or Print Name)

x William M. Hunn

Signature

x DIANA L. HUNN

(Type or Print Name)

x Diana L. Hunn

Signature

x 11531 PEBBLECREEK DR (410) 252590

Address

Phone No

x TIMONIUM

x MD

x 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted

WORK (410) 8378800
EXT 566

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

REVIEWED BY: VL

DATE

6/12/97

ESTIMATED POSTING DATE

6/22/97



Printed with Soybean Ink
on Recycled Paper

ITEM #:

555

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 11531 PEBBLECREEK DRIVE
address
TIMONIUM MD. 21093
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)

THE LAND IN THE REAR OF OUR HOME DOES NOT
RECEIVE ADEQUATE SUNLIGHT BECAUSE OF THE ORIENTATION.
AS A RESULT OUR YARD IS DAMP AND MUDDY A GREAT
DEAL OF THE TIME. THIS RESULTS IN THE YARD BEING
UNUSEABLE MOST OF THE TIME. A DECK WOULD ALLOW
US TO USE THE BACK YARD. THE CURRENT RESTRICTION
OF A NINE FOOT WIDE DECK IS NOT ADEQUATE FOR OUR
PURPOSES, AND WE THEREFORE REQUEST A VARIANCE.

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

(signature)

WILLIAM M. HUNN
(type or print name)



(signature)

DIANA L. HUNN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of JUNE, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William M. Hunn & Diana L. Hunn

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.

date

6/9/97

NOTARY PUBLIC

Phyllis Cook

My Commission Expires:

4/1/00

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 11531 PEBBLECREEK DRIVE
address
TIMONIUM MD. 21093
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)

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OF A NINE FOOT WIDE DECK IS NOT ADEQUATE FOR OUR
PURPOSES, AND WE THEREFORE REQUEST A VARIANCE.

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

(signature)
William M. Huhn
(type or print name)



(signature)
DIANA L. Huhn
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of JULY, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William M. Huhn & Diana L. Huhn

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

AS WITNESS my hand and Notarial Seal.

6/9/97
date

Phyllis Cook
NOTARY PUBLIC

My Commission Expires:

4/1/00

555

Offices OK
Wk

555

ZONING DESCRIPTION FOR 11531 Pebblecreek Drive.

NW 1/4 SIDE OF PEBBLECREEK DR. 440 FT. W. OF SPYGLASS CT.
Being known as Lot Numbered 33, as shown on a plat entitled, FIRST

RESUBDIVISION PEBBLECREEK, Lots 25 through 36, (Previously Recorded at S.M.
63/55)", which Plat is duly recorded among the Land Records of Baltimore county,
Maryland in Plat Book S.M. 64, folio 071. The improvements thereon being known as
11531 Pebblecreek Drive, Timonium, Maryland 21093.

The property encompasses 5,150 SF and is located in the 8th Election District.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

038193

BY ✓ 11/555

27/555

ACCOUNT

DATE

6/12/97

AMOUNT

\$ 100.00

RECEIVED
FROM:

HUMAN.

FOR:

RV ADMIN FILING + APPENDMENT

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL

6/12/1997 6/12/1997 14:16:12

REG 14506 CASHIER KNOX KXH DRAWER

MISCELLANEOUS DASH RECEIPT

Receipt # 001088

CR NO. 038193

\$100.00 CHECK

Baltimore County, Maryland

OFFN

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No. 97-555-A

HUHN, ETAL
% P.M. O'KEEFE

Date of Hearing/Closing

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 #11531 PEBBLE CREEK
DR. LOT 33

The sign(s) were posted on 6/18/97
(Month, Day, Year)

Sincerely,
Patrick M. O'Keefe 6/18/97
(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
(Telephone Number)

904
cert.doc

ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 97-555-A

A VARIANCE TO PERMIT A SETBACK OF 19 FEET
IN LIEU OF THE REQUIRED 27 1/2 FEET FOR A
PROPOSED DECK AND TO AMEND THE LAST
APPROVED FINAL DEVELOPMENT PLAN
FOR PEBBLECREEK, LOT # 33
11531 PEBBLECREEK DRIVE

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON JULY 7, 1997: MONDAY
ADDITIONAL INFORMATION IS AVAILABLE AT:
ZONING ADMINISTRATION AND DEVELOPMENT

11531 PEBBLE CREEK DR
LOT 33
7/7/97



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 555

Petitioner: WUHN

Location: 11531 PEBBLECREEK DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM WUHN

ADDRESS: 11531 PEBBLECREEK DR

TIMONIU, MD. 21093

PHONE NUMBER: (410) 252-5190

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Administrative VarianceDate to be Posted: Anytime before but no later than * 6/22/97.

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

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 97-555-A

A VARIANCE TO PERMIT A SETBACK OF 19 FT. IN LIEU OF THE REQUIRED
27 1/2 FT FOR A PROPOSED DECK AND TO AMEND THE LAST APPROVED
FINAL DEVELOPMENT PLAN FOR PEBBLECREEK, LOT #33

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**

*** 07/07/97**

**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

June 24, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-555-A
11531 Pebblecreek Drive
NW/S Pebblecreek Drive, 440' W of Spyglass Court
8th Election District - 4th Councilmanic
Legal Owner(s): William M. Huhn and Diana L. Huhn
Post by Date: 06/29/97
Closing Date: 07/07/97

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, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: William and Diana Huhn





Baltimore County
Department of Permits and
Development Management

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

July 8, 1997

Mr. and Mrs. William Huhn
11531 Pebblecreek Drive
Timonium, MD 21093

RE: Item No.: 555
Case No.: 97-555-A
Petitioner: William Huhn, et ux

Dear Mr. and Mrs. Huhn:

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 June 12, 1997.

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 (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





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 6-20-97
Item No. 555 JLL

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,

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 552, 553, 554, 555, 557, 558 and 562

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Diane Allen
(for Gary Hems)

AFK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Jan 25, 97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: June 23, 97

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

Item #'s: 556 559
554 560
555 561
557
558

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: July 1, 1997
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief ~~Signature~~ ROBERT W. BOWLING
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 30, 1997
Item Nos. 550, 551, 552, 554, 555,
556, 557, 558, 559, 560, & 562

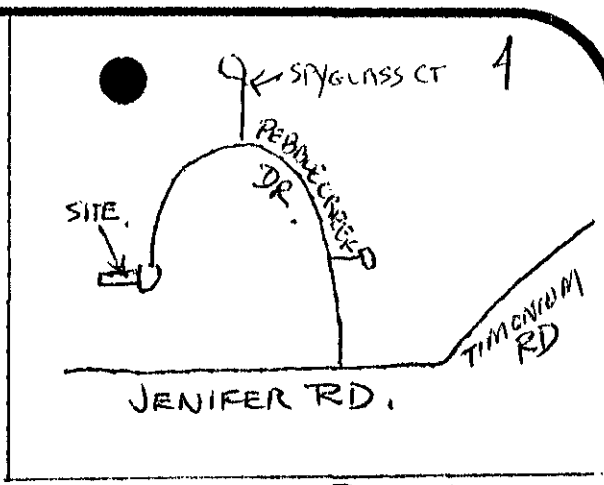
The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

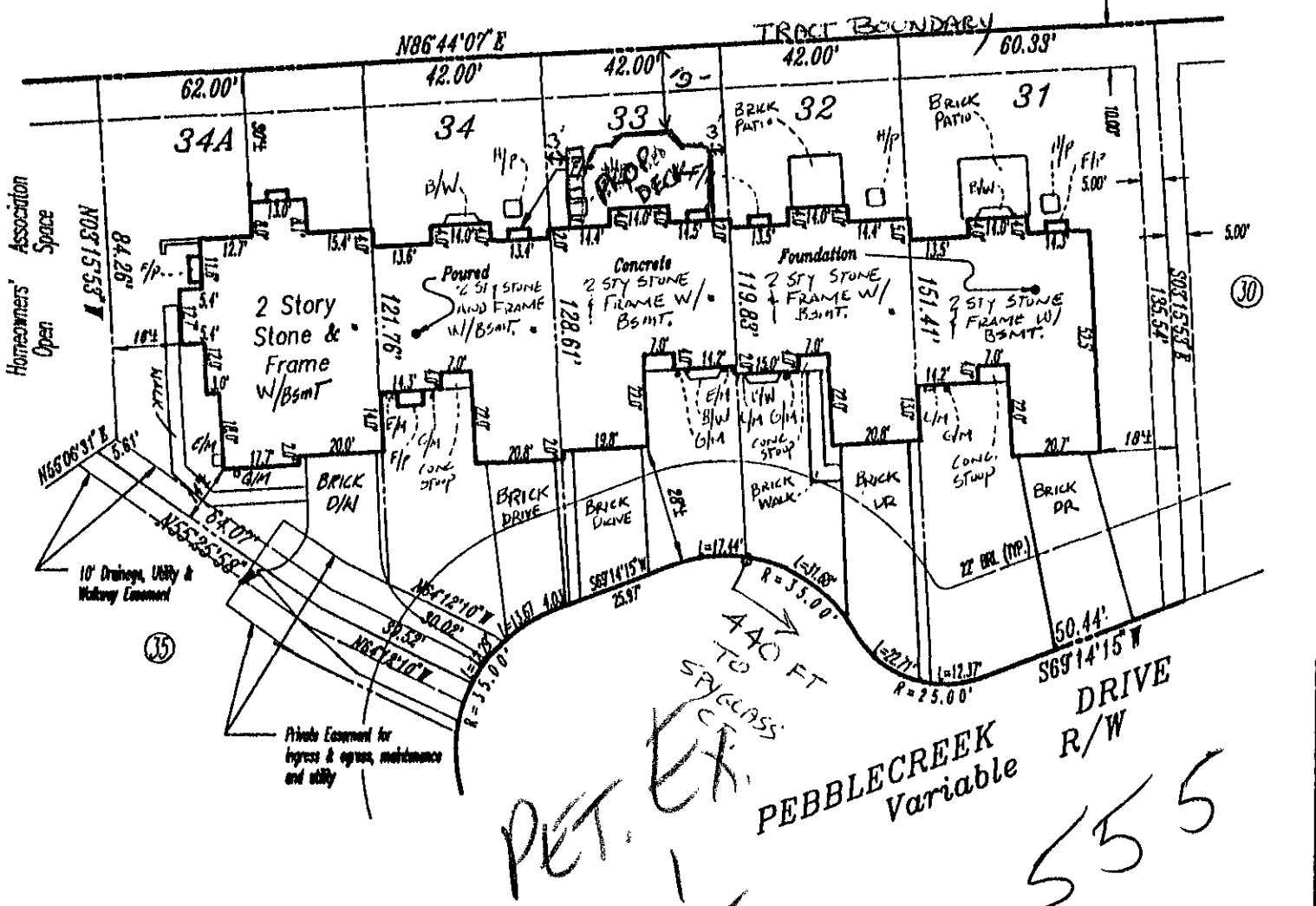
cc: File

CHANGES OK
WA

OWNERS,
BILL & DIANA HOHN
11531 PEBBLECREEK DR.
BALTO, MD. 21093.
410 252 5190
ZONING-TR 3.5/MAP #NW 13B.
LOTSIZE, 5,150
-N- UTILITIES: PUBLIC WATER + SEWER.
ED. 8 CD. 4



Mayfair
P.B. 61 F. 93 & 94



ADDRESS TABLE

- Lot 31: #11527 Pebblecreek Drive
- Lot 32: #11529 Pebblecreek Drive
- Lot 33: #11531 Pebblecreek Drive
- Lot 34: #11533 Pebblecreek Drive
- Lot 34A: #11535 Pebblecreek Drive

LEGEND

- | | | | |
|------|--------------|-----|---------------------|
| F/P | = FIREPLACE | O/H | OVERHANG |
| B/W | = BAY WINDOW | H/P | HEAT PUMP/AIR COND. |
| D/W | = DRIVEWAY | G/M | GAS METER |
| CONC | = CONCRETE | E/M | ELECTRIC METER |

ADDRESS No.: SEE ADDRESS TABLE
TOP OF WALL ELEV. = N/A FIRST FLOOR ELEV. = N/A
NO BOUNDARY OR MONUMENTATION ESTABLISHED OR LOCATED.

THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THE INFORMATION SHOWN HAS BEEN ESTABLISHED BY CURRENT ACCEPTABLE SURVEY PROCEDURES AND FROM AVAILABLE RECORD INFORMATION. THIS SURVEY IS TO BE USED FOR TITLE PURPOSES ONLY AND IS NOT TO BE USED FOR ESTABLISHED PROPERTY LINES.

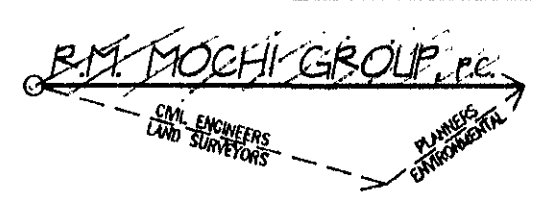
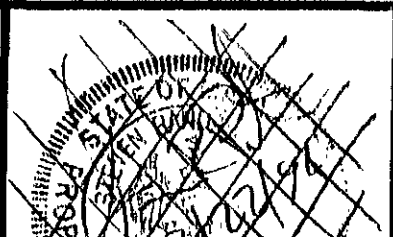
FLOOD INSURANCE RATE MAP (FIRM) FLOOD ZONE "C"
AREA OF MINIMAL FLOODING
PER COMMUNITY PANEL NUMBER 240010 0235 B

PEBBLECREEK
VARIANCE HEARING PLAN

PLAT BOOK S.M. 64 FOLIO 071
ELECTION DISTRICT No. 8
BALTIMORE COUNTY, MARYLAND

LOCATION SURVEY

FOUNDATION	DATE: 6/8/94
FINAL	DATE: 6/12/97 12/22/94



555

I William Lohr acknowledge that Photos are required before removal of Pasted sign. I accept responsibility to see that Photos are delivered as per petition 555 requirements.

William Lohr
6/12/97

555

N
4

NW 13B

1" = 200'

206

POB.

W 0.500

N 52.000

D.R. 3.5

JENIFER

ROAD

CHAPEL VAL

WALTON WAY

DICK

SQUA