

IN RE: PETITION FOR SPECIAL HEARING
NW/S Stockton Road, 1143' E of
Carroll Road
(2200 Stockton Road)
10th Election District
6th Councilmanic District

Steven H. Gudeman
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-1-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Steven H. Gudeman. The Petitioner seeks approval of the non-density transfer of 2.377 acres from the property known as 2200 Stockton Road. 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.

Appearing at the hearing on behalf of the Petition was Steven H. Gudeman, legal owner of the property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is part of a larger, roughly rectangular shaped parcel containing nearly 44 acres. The property is unimproved and is primarily zoned R.C.2, but for a small strip of R.C.4 zoned land along the northern boundary of the property. The northwest corner of the subject property is bisected by Stockton Road, a public road owned by Baltimore County, in fee, which was apparently acquired by the County many years ago.

Some time ago, Mr. Gudeman requested a special hearing before then Deputy Zoning Commissioner, Ann M. Nastarowicz, requesting a finding that the public road owned by the County effectively bisected his property

ORDER RECEIVED FOR FILING

Date

By

so as to create two different lots. (See Case No. 88-490-SPH) After a series of appeals, an unreported opinion issued by the Court of Appeals held otherwise, and ruled that the property was but one parcel.

At the hearing on the instant case, Mr. Gudeman testified that he wishes to transfer the bisected corner of the subject property, consisting of approximately 2.377 acres, and combine same with another property also owned by his family and located entirely to the north and west of Stockton Road. The proposed transfer is for non-density purposes and will allow the balance of the overall tract, 41.329 acres, more or less, to be located entirely to the south and east of Stockton Road and sold as a single parcel.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Special Hearing. The location of Stockton Road, which was constructed many years ago, effectively divides the property and the proposed conveyance is altogether appropriate under the B.C.Z.R. Moreover, it is clear that there will be no detriment to the health, safety or general welfare of the surrounding locale if the relief requested is granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the special hearing shall be granted.

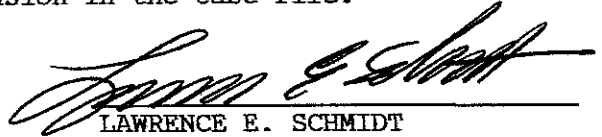
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August, 1997 that the Petition for Special Hearing seeking approval of the non-density transfer of 2.377 acres from the property known as 2200 Stockton Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day

DATE OF FILING
Date 8/18/97
By [Signature]

appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/13/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

August 18, 1997

Mr. Steven H. Gudeman
2200 Stockton Road
Phoenix, Maryland 21131

RE: PETITION FOR SPECIAL HEARING
NW/S Stockton Road, 1143' E of Carroll Road
(2200 Stockton Road)
10th Election District - 6th Councilmanic District
Steven H. Gudeman - Petitioner
Case No. 98-1-SPH

Dear Mr. Gudeman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Lawrence E. Schmidt". The signature is stylized with a large, sweeping "L" and "S".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

NORTH WEST SIDE OF STOCKTON ROAD,
1143'± WEST OF CARROLL MILL ROAD

which is presently zoned RC 2 & RC 4

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE NON-DENSITY CONVEYANCE OF 2.377 AC.±

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

I, or we, agree to pay expenses of above Special Hearing 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):

STEVEN H. GUDEMAN

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2200 STOCKTON ROAD 410-771-8174
Address Phone No.

PHOENIX, MARYLAND 21131
City State Zipcode

Name, Address and phone number of representative to be contacted.

BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Name 320 E. TOWSONTOWN BLVD

SUITE 100 21286 410-823-4470

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY: SM

DATE

7-1-97

ORDER RECEIVED FOR FILING

Date

By



GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

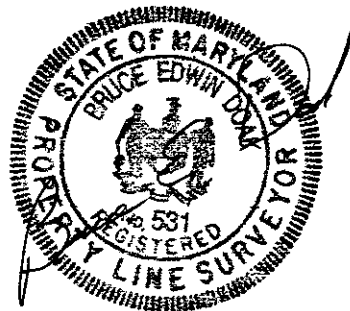
EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL

June 25, 1997

**Zoning Description
Gudeman Property
10th Election District Baltimore County, Maryland**

Beginning for the same at a point on the northwest side of Stockton Road, said point of beginning being measured northwesterly along Stockton Road 1143.09 feet from the center of Carroll Mill Road, thence running and binding on a part of the north outline and on a part of the west outline of land of the herein petitioner the two following courses and distances viz: North 69 degrees 57 minutes 43 seconds West 383.84 feet and South 21 degrees 40 minutes 13 seconds West 753.41 feet to intersect the northwest side of Stockton Road, running thence and binding on the northwest side of Stockton Road the six following courses and distances viz: North 56 degrees 53 minutes 20 seconds East 9.24 feet, North 37 degrees 53 minutes 20 seconds East 426.65 feet, North 39 degrees 08 minutes 20 seconds East 76.62 feet, North 55 degrees 53 minutes 20 seconds East 102.03 feet, North 62 degrees 08 minutes 20 seconds East 246.71, and South 74 degrees 21 minutes 40 seconds East 18.80 feet to the place of beginning.

Containing 2.377 acres of land more or less.



CERTIFICATE OF POSTING

RE: Case No.:

98-1-SPH

Petitioner/Developer: S. GUDEMAN, ETAL

% BRUCE DOAK, ESQ.

Date of Hearing/Closing: 8/13/97

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 #2200 STOCKTON RD.

The sign(s) were posted on

7/24/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/28/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

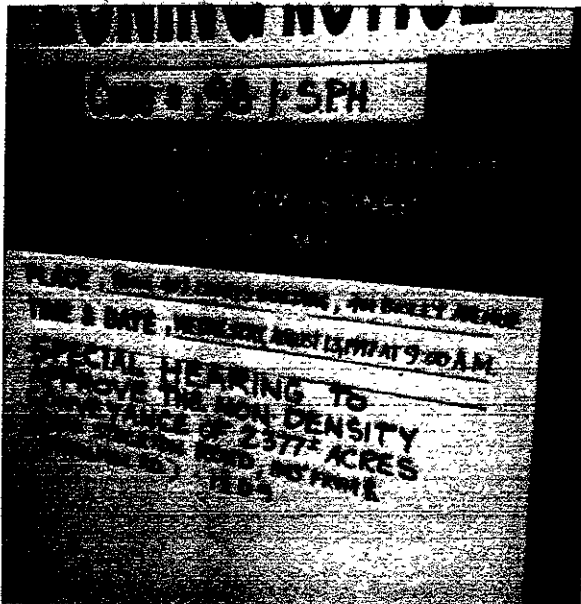
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



GUDEMAN
2200 STOCKTON ROAD

P: 7/24/97

H: 8/13/97

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

78-1-17

No.

041009

PAID RECEIPT

DATE 6-21-97 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: S. GUDERMAN 2200 STURTON RD.

(1-40) 321.

FOR:

PROCESS ACTUAL TIME
7/01/97 7/01/97 12:15:15
REG NO. 041009
MISCELLANEOUS CASH RECEIPT
CR NO. 041009
50.00 CHECK
BALTIMORE, MARYLAND

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-1-~~9~~^{SPH}

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL HEARING TO APPROVE A
NON-DENSITY TRANSFER OF 2.377 ACRES[±]

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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/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 (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.: 1

Petitioner: STEVEN H. GUDEMAN

Location: NORTHWEST SIDE STOCKTON ROAD 1140'± WEST
OF CARROLL MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STEVEN H. GUDEMAN

ADDRESS: 2200 STOCKTON ROAD

PHOENIX, MARYLAND 21131

PHONE NUMBER: 410-771-8174

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

July 17, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-1-SPH
2200 Stockton Road
NW/S Stockton Road, 1143'+/- from c/l Carroll Mill Road
10th Election District - 6th Councilmanic
Legal Owner(s): Steven H. Gudeman

Special Hearing to approve the non-density conveyance of 2.377+/- acres.

HEARING: WEDNESDAY, AUGUST 13, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Steven H. Gudeman
Bruce E. Doak

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 29, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Zoning Commissioner
Office of Planning

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

September 10, 1997

Mr. Steven H. Gudeman
2200 Stockton Road
Phoenix, Maryland 21131

RE: PETITION FOR SPECIAL HEARING
NW/S Stockton Road, 1143' E of Carroll Mill Road
(2200 Stockton Road)
10th Election District - 6th Councilmanic District
Steven H. Gudeman - Petitioner
Case No. 98-1-SPH

Dear Mr. Gudeman:

In response to your letter dated August 22, 1997 concerning the above-captioned matter, the following comments are offered.

I have again reviewed the case file and site plan submitted in connection with the Petition for Special Hearing. As to Paragraph 1 of your letter, you are correct that the parcel under consideration is not known as 2200 Stockton Road, but rather is that portion of your property designated in the Petition as lying on the northwest side of Stockton Road, 1143' W of Carroll Mill Road. Indeed, 2200 Stockton Road is the address of your residence. Therefore, the Order is amended accordingly.

As to the second paragraph of your letter, my recollection of the testimony offered at the hearing was that the tract would be sold and I improperly concluded that there would be a single transaction. My Opinion and Order should not be read to prohibit any permissible subdivision under the B.C.Z.R.

I have placed a copy of your letter and this response in the case file to correct these matters.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Case File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 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 No. 1

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:

Cary L. Kerns

AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

July 16, 1997

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 July 14, 1997

Item No.: SEE BELOW

Zoning Agency:

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.

2. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

590, 571, 001, 003, and 009, 004

REVIEWER: LT. ROBERT P. BAUERWALD
Fire Marshal's Office, PHONE 887-4821, MS-1102F
cc: File



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

INTEROFFICE CORRESPONDENCE

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

DATE: July 21, 1997

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

SIGNED: ROBERT W. BOWLING

SUBJECT: Zoning Advisory Committee Meeting
 for July 21, 1997
 Item No. 001

 The Development Plans Review Division has reviewed the subject zoning item.
An ultimate 60-foot right-of-way with a centerline radius of 670 feet should be shown
for Stockton Road.

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING
2200 Stockton Road, NW/S Stockton Road,
1143'+/- from c/l Carroll Mill Road
10th Election District, 6th Councilmanic

Steven H. Gudeman
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-1-SPH
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*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.



PETER MAX ZIMMERMAN

Steven H. Gudeman
2200 Stockton Road
Phoenix, Maryland 21131

August 22, 1997

Baltimore County
Zoning Commissioner
Suite 405, County Courts Bldg.
Towson, MD 21204

Atten: Mr. Lawrence E. Schmidt, Zoning Commissioner

Re: Petition for Special Hearing
Case No. 98-1-SPH (Order dated Aug.18, 1997)

Dear Mr. Schmidt,

Per our telephone conversation of Aug. 20, 1997, this letter will serve as clarification of two statements written in the above referenced case. (See highlighted copy enclosed)

1. The first paragraph, page 1 line four states "the non-density transfer of 2.377 Ac. from the property known as 2200 Stockton Road" where in fact that is the address of my residence. It should read "known as the Gudeman Property". This also appears on page 2, last paragraph, line four.

2. The first paragraph, page 2, the last sentence states that the balance of the overall tract will be "sold as a single parcel" where in fact it is my intention to sell the remainder in two parcels as entitled by the R.C.2 zoning regulations.

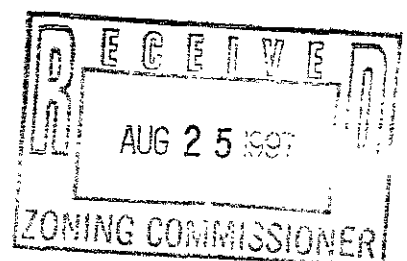
If you are in agreement with the items clarified above, please indicate by signing below and returning a copy for my records. If I have mistated the facts, do not hesitate to give me a call (410-242-7017).

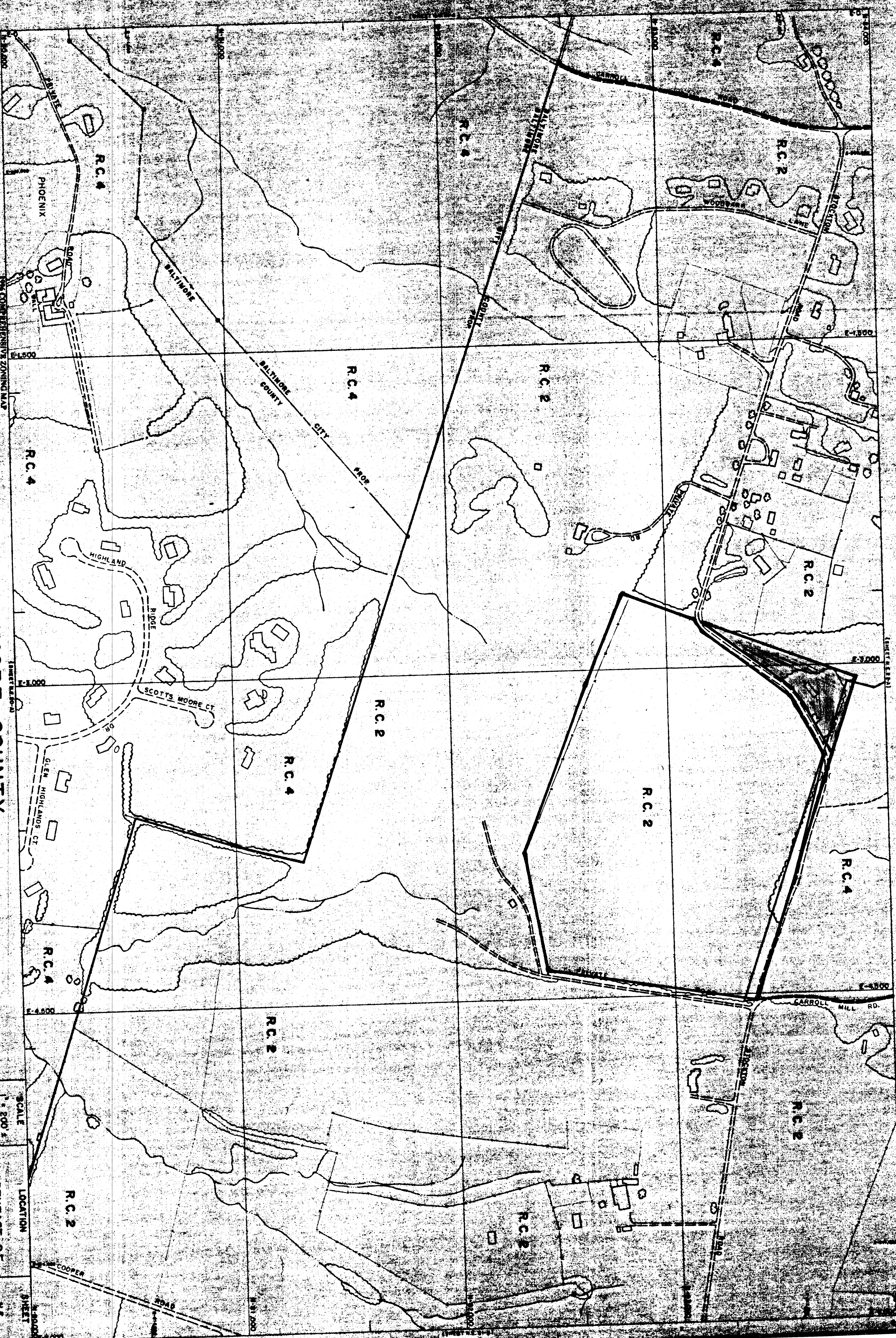
Thank you for your attention in this matter.

Very Truly Yours,


Steven H. Gudeman

Enclosures





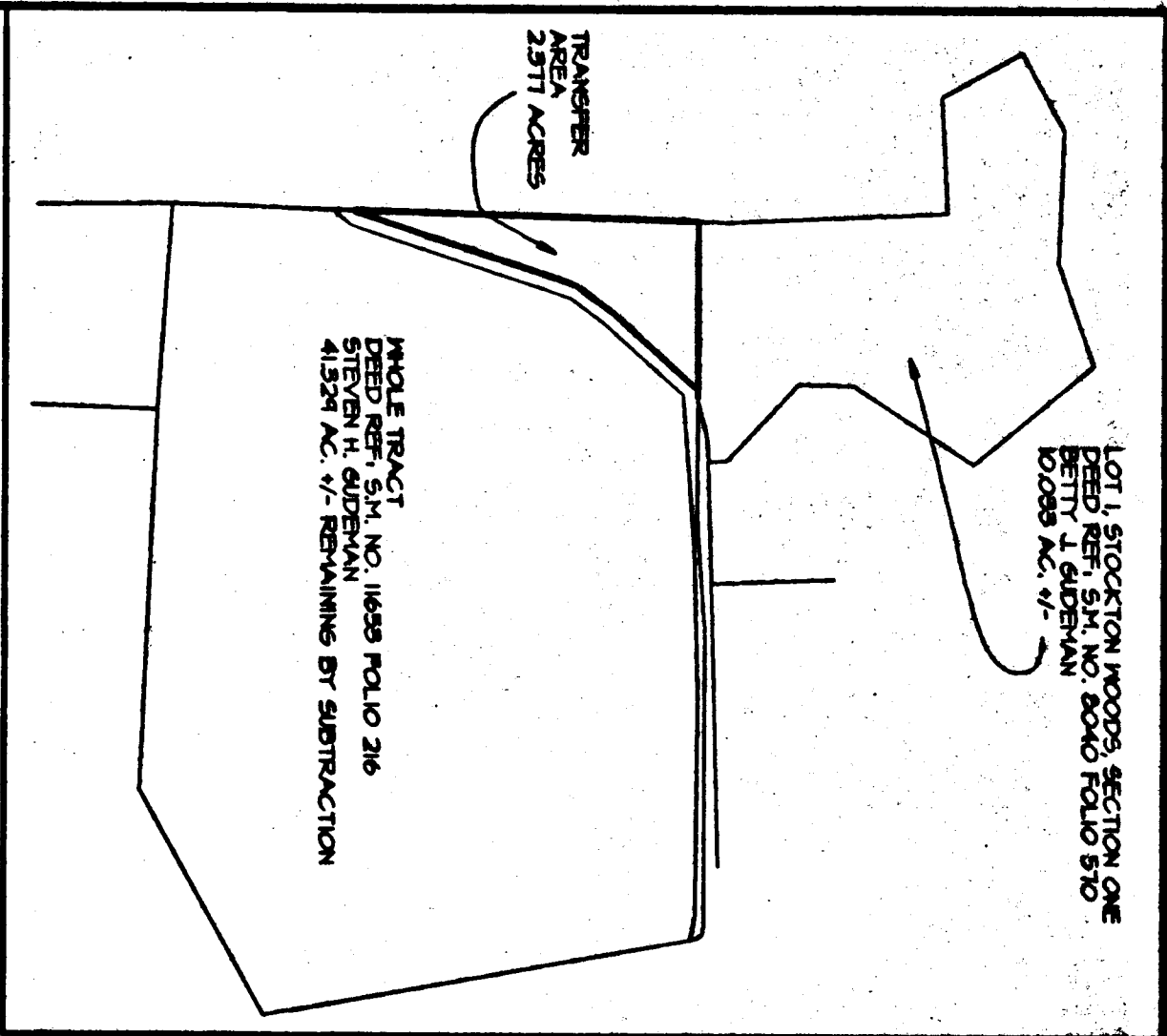
V-NE U-NW
00-SE EE-NW

THE BALTIMORE COUNTY COUNCIL
ADOPTED BY
OCTOBER 2, 1976
BAL. CO. COM. RES. 13-4, 13-4A, 13-4B, 13-4C, 13-4D, 13-4E, 13-4F, 13-4G, 13-4H, 13-4I, 13-4J, 13-4K, 13-4L, 13-4M, 13-4N, 13-4O, 13-4P, 13-4Q, 13-4R, 13-4S, 13-4T, 13-4U, 13-4V, 13-4W, 13-4X, 13-4Y, 13-4Z, 13-4AA, 13-4AB, 13-4AC, 13-4AD, 13-4AE, 13-4AF, 13-4AG, 13-4AH, 13-4AI, 13-4AJ, 13-4AK, 13-4AL, 13-4AM, 13-4AN, 13-4AO, 13-4AP, 13-4AQ, 13-4AR, 13-4AS, 13-4AT, 13-4AU, 13-4AV, 13-4AW, 13-4AX, 13-4AY, 13-4AZ, 13-4BA, 13-4BB, 13-4BC, 13-4BD, 13-4BE, 13-4BF, 13-4BG, 13-4BH, 13-4BI, 13-4BJ, 13-4BK, 13-4BL, 13-4BM, 13-4BN, 13-4BO, 13-4BP, 13-4BQ, 13-4BR, 13-4BS, 13-4BT, 13-4BU, 13-4BV, 13-4BW, 13-4BX, 13-4BY, 13-4BZ, 13-4CA, 13-4CB, 13-4CC, 13-4CD, 13-4CE, 13-4CF, 13-4CG, 13-4CH, 13-4CI, 13-4CJ, 13-4CK, 13-4CL, 13-4CM, 13-4CN, 13-4CO, 13-4CP, 13-4CQ, 13-4CR, 13-4CS, 13-4CT, 13-4CU, 13-4CV, 13-4CW, 13-4CX, 13-4CY, 13-4CZ, 13-4DA, 13-4DB, 13-4DC, 13-4DD, 13-4DE, 13-4DF, 13-4DG, 13-4DH, 13-4DI, 13-4DJ, 13-4DK, 13-4DL, 13-4DM, 13-4DN, 13-4DO, 13-4DP, 13-4DQ, 13-4DR, 13-4DS, 13-4DT, 13-4DU, 13-4DV, 13-4DW, 13-4DX, 13-4DY, 13-4DZ, 13-4EA, 13-4EB, 13-4EC, 13-4ED, 13-4EE, 13-4EF, 13-4EG, 13-4EH, 13-4EI, 13-4EJ, 13-4EK, 13-4EL, 13-4EM, 13-4EN, 13-4EO, 13-4EP, 13-4EQ, 13-4ER, 13-4ES, 13-4ET, 13-4EU, 13-4EV, 13-4EW, 13-4EX, 13-4EY, 13-4EZ, 13-4FA, 13-4FB, 13-4FC, 13-4FD, 13-4FE, 13-4FF, 13-4FG, 13-4FH, 13-4FI, 13-4FJ, 13-4FK, 13-4FL, 13-4FM, 13-4FN, 13-4FO, 13-4FP, 13-4FQ, 13-4FR, 13-4FS, 13-4FT, 13-4FU, 13-4FV, 13-4FW, 13-4FX, 13-4FY, 13-4FZ, 13-4GA, 13-4GB, 13-4GC, 13-4GD, 13-4GE, 13-4GF, 13-4GG, 13-4GH, 13-4GI, 13-4GJ, 13-4GK, 13-4GL, 13-4GM, 13-4GN, 13-4GO, 13-4GP, 13-4GQ, 13-4GR, 13-4GS, 13-4GT, 13-4GU, 13-4GV, 13-4GW, 13-4GX, 13-4GY, 13-4GZ, 13-4HA, 13-4HB, 13-4HC, 13-4HD, 13-4HE, 13-4HF, 13-4HG, 13-4HH, 13-4HI, 13-4HJ, 13-4HK, 13-4HL, 13-4HM, 13-4HN, 13-4HO, 13-4HP, 13-4HQ, 13-4HR, 13-4HS, 13-4HT, 13-4HU, 13-4HV, 13-4HW, 13-4HX, 13-4HY, 13-4HZ, 13-4IA, 13-4IB, 13-4IC, 13-4ID, 13-4IE, 13-4IF, 13-4IG, 13-4IH, 13-4II, 13-4IJ, 13-4IK, 13-4IL, 13-4IM, 13-4IN, 13-4IO, 13-4IP, 13-4IQ, 13-4IR, 13-4IS, 13-4IT, 13-4IU, 13-4IV, 13-4IW, 13-4IX, 13-4IY, 13-4IZ, 13-4JA, 13-4JB, 13-4JC, 13-4JD, 13-4JE, 13-4JF, 13-4JG, 13-4JH, 13-4JI, 13-4JJ, 13-4JK, 13-4JL, 13-4JM, 13-4JN, 13-4JO, 13-4JP, 13-4JQ, 13-4JR, 13-4JS, 13-4JT, 13-4JU, 13-4JV, 13-4JW, 13-4JX, 13-4JY, 13-4JZ, 13-4KA, 13-4KB, 13-4KC, 13-4KD, 13-4KE, 13-4KF, 13-4KG, 13-4KH, 13-4KI, 13-4KJ, 13-4KK, 13-4KL, 13-4KM, 13-4KN, 13-4KO, 13-4KP, 13-4KQ, 13-4KR, 13-4KS, 13-4KT, 13-4KU, 13-4KV, 13-4KW, 13-4KX, 13-4KY, 13-4KZ, 13-4LA, 13-4LB, 13-4LC, 13-4LD, 13-4LE, 13-4LF, 13-4LG, 13-4LH, 13-4LI, 13-4LJ, 13-4LK, 13-4LL, 13-4LM, 13-4LN, 13-4LO, 13-4LP, 13-4LQ, 13-4LR, 13-4LS, 13-4LT, 13-4LU, 13-4LV, 13-4LW, 13-4LX, 13-4LY, 13-4LZ, 13-4MA, 13-4MB, 13-4MC, 13-4MD, 13-4ME, 13-4MF, 13-4MG, 13-4MH, 13-4MI, 13-4MJ, 13-4MK, 13-4ML, 13-4MM, 13-4MN, 13-4MO, 13-4MP, 13-4MQ, 13-4MR, 13-4MS, 13-4MT, 13-4MU, 13-4MV, 13-4MW, 13-4MX, 13-4MY, 13-4MZ, 13-4NA, 13-4NB, 13-4NC, 13-4ND, 13-4NE, 13-4NF, 13-4NG, 13-4NH, 13-4NI, 13-4NJ, 13-4NK, 13-4NL, 13-4NM, 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13-4XD, 13-4XE, 13-4XF, 13-4XG, 13-4XH, 13-4XI, 13-4XJ, 13-4XK, 13-4XL, 13-4XM, 13-4XN, 13-4XO, 13-4XP, 13-4XQ, 13-4XR, 13-4XS, 13-4XT, 13-4XU, 13-4XV, 13-4XW, 13-4XX, 13-4XY, 13-4XZ, 13-4YA, 13-4YB, 13-4YC, 13-4YD, 13-4YE, 13-4YF, 13-4YG, 13-4YH, 13-4YI, 13-4YJ, 13-4YK, 13-4YL, 13-4YM, 13-4YN, 13-4YO, 13-4YP, 13-4YQ, 13-4YR, 13-4YS, 13-4YT, 13-4YU, 13-4YV, 13-4YW, 13-4YX, 13-4YY, 13-4YZ, 13-4ZA, 13-4ZB, 13-4ZC, 13-4ZD, 13-4ZE, 13-4ZF, 13-4ZG, 13-4ZH, 13-4ZI, 13-4ZJ, 13-4ZK, 13-4ZL, 13-4ZM, 13-4ZN, 13-4ZO, 13-4ZP, 13-4ZQ, 13-4ZR, 13-4ZS, 13-4ZT, 13-4ZU, 13-4ZV, 13-4ZW, 13-4ZX, 13-4ZY, 13-4ZZ

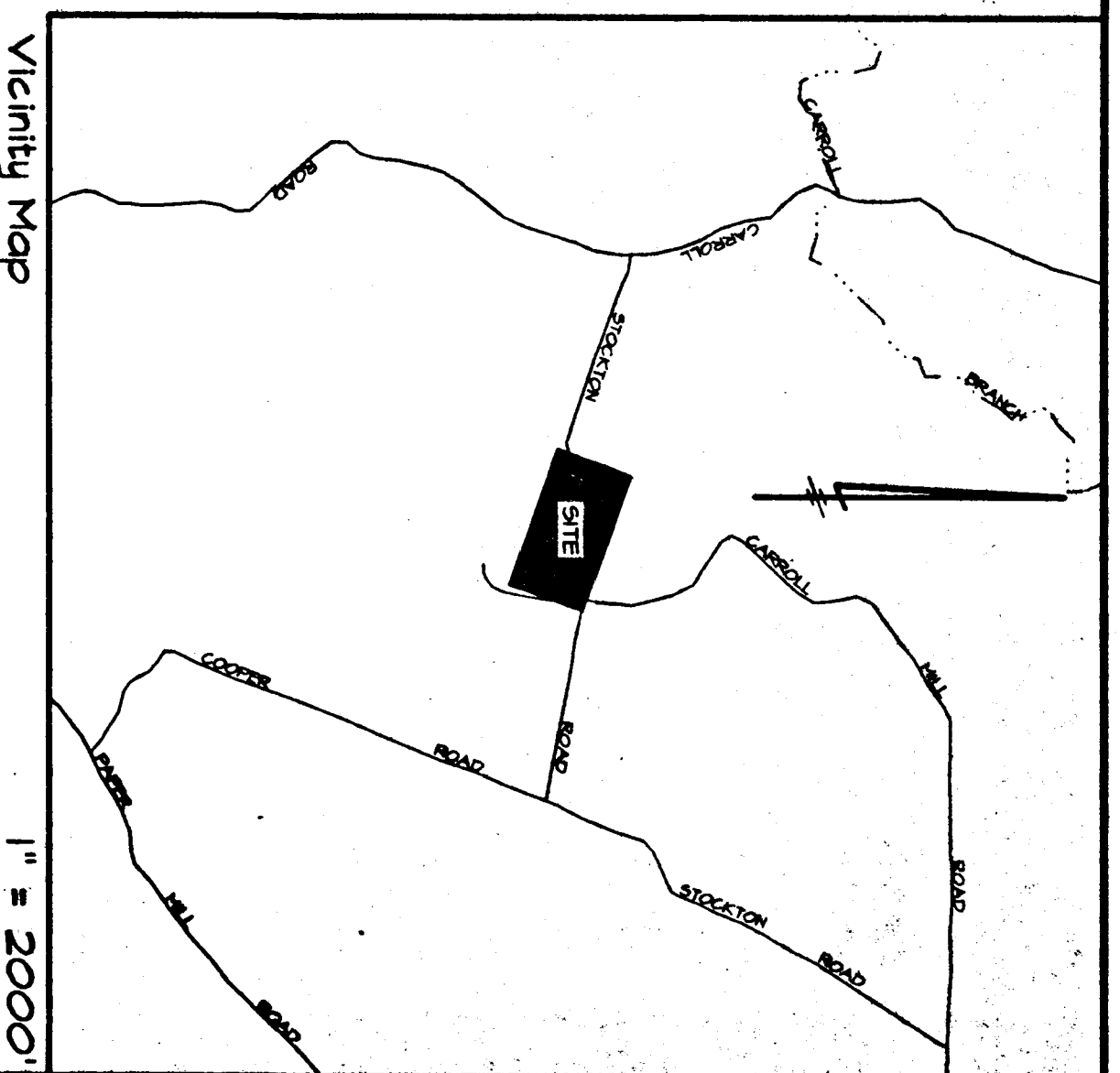
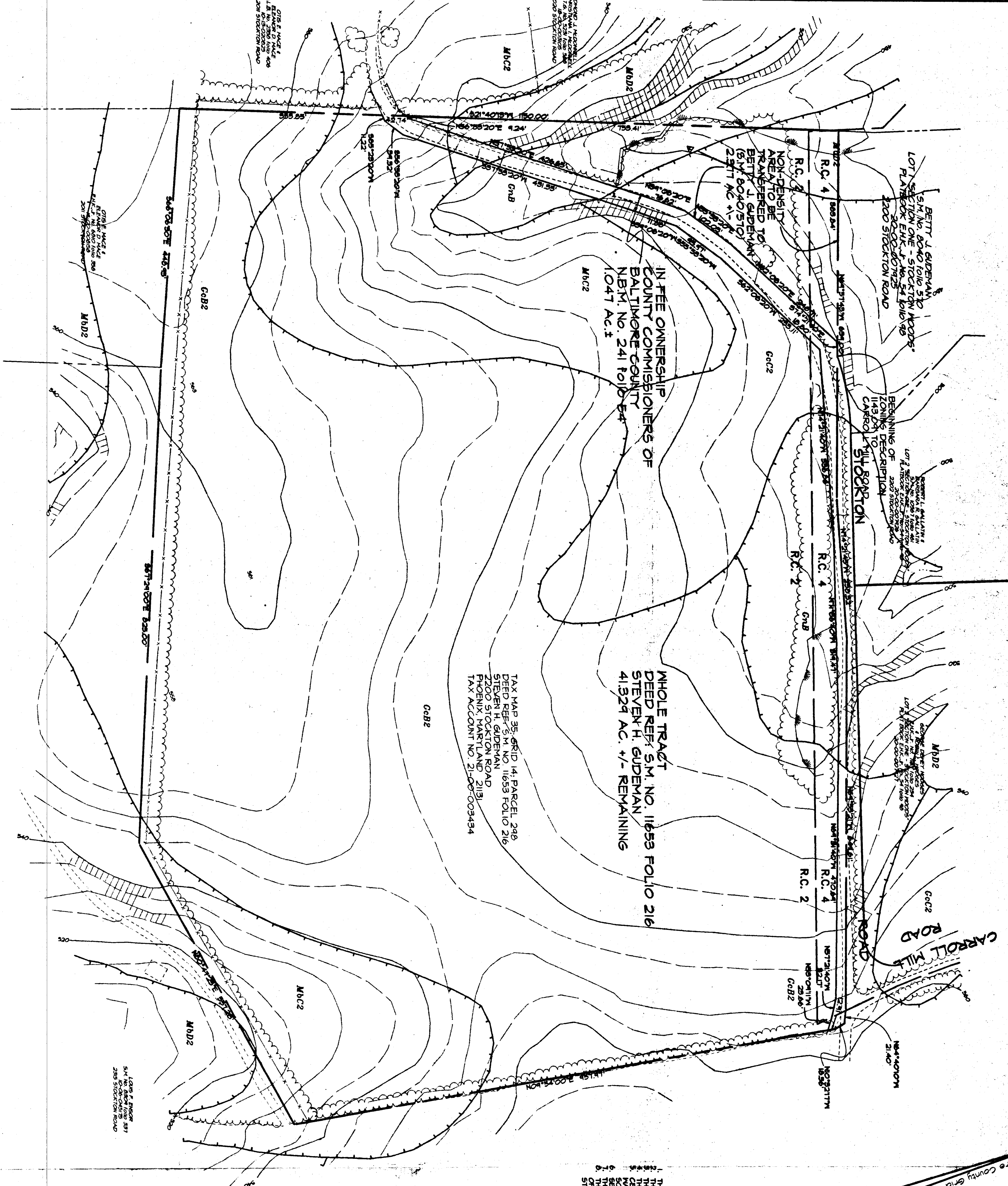
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION NORTHEAST OF PHOENIX	SHEET N.E. 21-4
DATE OF PHOTOGRAPHY JANUARY 1986		

0815D14



OVERVIEW
1" = 400'



GENERAL NOTES

1. THE BOUNDARY SURVEY SHOWN IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, LTD., THE TOPOGRAHY SHOWN IS FROM BALTIMORE COUNTY 200 SCALE PHOTOGRAPHIC SURVEY NO. 11653-A.

2. THE LOT LINES SHOWN ARE FROM THE BALTIMORE COUNTY 200 SCALE PHOTOGRAPHIC SURVEY NO. 11653-A.

3. THE LOT LINES SHOWN ARE FROM THE BALTIMORE COUNTY 200 SCALE PHOTOGRAPHIC SURVEY NO. 11653-A.

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10. THE LOT LINES SHOWN ARE FROM THE BALTIMORE COUNTY 200 SCALE PHOTOGRAPHIC SURVEY NO. 11653-A.

98-1-SPH

OWNER
STEVEN H. GUDEMAN
2200 STOCKTON ROAD
PHOENIX, MARYLAND 21131
(410) 711-6174

PLAN TO ACCOMPANY
A PETITION FOR A
SPECIAL HEARING TO APPROVE
THE NON-DENSITY CONVEYANCE
OF 2.377 ACRES +/-
GUDEMAN PROPERTY

STOCKTON ROAD
Deed Ref: S.M. No. 11653 Folio 216
Tax Account No. 21-00-003434
Zoned R.C. 2 & R.C. 4
Tax Map 35, Grid 14; Parcel 298
10th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 100' April 14, 1997

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
520 East Townsonton Boulevard
Towson, Maryland 21286
(410) 523-4470

SOIL TYPES & LIMITATIONS

TYPE	SERVIC FILTER FIELDS	NON-SERVIC FIELDS	STREETS & PARKING	DATE	REVISIONS AND ADDITIONS
6cB2	Shrub	Shrub	High water table		
6cB2 11cC2	High water table	High water table	High water table		
6cB2	High water table	High water table	High water table		
6cB2	High water table	High water table	High water table		

SYMBOLS LEGEND

A. EXISTING WELL

EXISTING CLEAVAGE

SOIL LINE

EDGE OF BRUSH

LIMIT OF WETLANDS

EXISTING PAVING

ZONING LINE