

IN RE: PETITION FOR VARIANCE * BEFORE THE
N/S Winands Road, 260' NE of the
c/l Whispering Meadow Drive * ZONING COMMISSIONER
(8600 Winands Road)
2nd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 98-4-A
Woodbrook Baptist Church, Owners;
Southern Land Company, Contract Purchasers

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Woodbrook Baptist Church, by James E. Cumbie, Trustee, and the Contract Purchasers, Southern Land Company, by Ronald O. Schaftel, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 413.1.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) entrance signs of 180 sq.ft. each, 360 sq.ft. total, in lieu of the one (1) sign of 15 sq.ft. 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 were David Altfeld and P.J. Pearlstone, representatives of the Southern Land Company, Bob Bradley, a representative of Morris & Ritchie Associates, the engineering firm which prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Appearing as a Protestant in the matter was William Bralove, who resides in the adjacent community of Olde Mill Estates.

Testimony and evidence offered revealed that the subject property consists of 16.5 acres, more or less, zoned D.R. 3.5 and is proposed to be developed with 55 single family homes by Southern Land Company. In fact,

ORDER RECEIVED FOR FILING

Date

By

the development plan for this project was scheduled for a public hearing before Deputy Zoning Commissioner Timothy M. Kotroco as Hearing Officer, on August 14, 1997. In the instant case, the Petitioners seek relief as set forth above to permit the installation of two identification signs at the entrance to the proposed development, to be known as Woodbrook, at the intersection of Winands Road and proposed Paige View Road. Testimony and evidence presented indicated that the actual size of the lettering on the signs will encompass 12.5 sq.ft.; however, the lettering will be mounted on a brick wall face which has a total area of 180 sq.ft. Therefore, in order to construct these signs as proposed, the requested variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. Given the fact that there was no

ORDER RE: VARIANCE HEARING
Date: 8/29/97
By: [Signature]

testimony to support a denial of the variance, and the fact that there were no adverse comments submitted by any Baltimore County reviewing agency, it appears that the relief requested will not result in any detriment to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of August, 1997 that the Petition for Variance seeking relief from Section 413.1.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) entrance signs of 180 sq.ft. each, 360 sq.ft. total, in lieu of the one (1) sign of 15 sq.ft., 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 the 30-day 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) The relief granted herein is conditioned upon the Petitioners' compliance with the terms and conditions of the Hearing Officer's Opinion and Order issued in the development plan for Woodbrook, Case No. II-570.
- 3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/29/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

August 29, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Winands Road, 260' NE of the c/l Whispering Meadow Drive
(8600 Winands Road)
2nd Election District - 3rd Councilmanic District
Woodbrook Baptist Church, Owners; Southern Land Company, Contract
Purchasers - Petitioners
Case No. 98-4-A

Dear Mr. Hoffman:

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

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. James E. Cumbie, Trustee, Woodbrook Baptist Church
2 Hopkins Plaza, Baltimore, Md. 21202

Mr. Ronald O. Schaftel, President, The Southern Land Company
9832 York Road, Suite 2B, Cockeysville, Md. 21030

Mr. William Bralove, 4272 Mery Ridge Drive, Randallstown, Md. 21133

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8600 Winands Road
which is presently zoned DR3.5

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 part of hereof, hereby petition for a Variance from Section(s)

Section 413.1E.1 of the Baltimore County Zoning Regulations to permit two (2) entrance signs to have a sign face of 180 sq. ft. individually, 360 sq. ft. combined, in lieu of the 15 sq. ft. per sign permitted.

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

To be determined at hearing.

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 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:

The Southern Land Company, Inc.

(Type or Print Name)

By: Ronald O. Schaffer
Signature Ronald O. Schaffer, President

9832 York Road, Suite 2B

Address

Cockeysville MD 21030
City State Zipcode

Legal Owner(s):

Woodbrook Baptist Church

(Type or Print Name)

By: James E. Combie
Signature James E. Combie, Trustee

(Type or Print Name)

Signature

2 Hopkins Plaza

Address

410-244-7400

Phone No.

Baltimore

City

MD

State

21202

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200

Address Phone No.

Towson MD 21204
City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JCM

DATE

7-1-97



ORDERED
Date
By

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



98-4-A

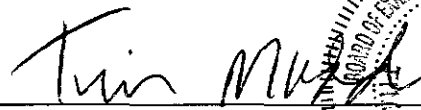
ZONING DESCRIPTION

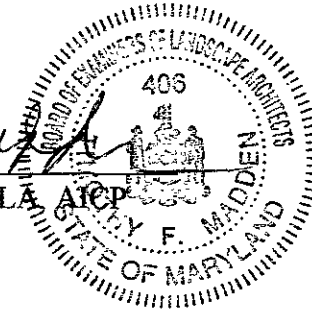
BEGINNING at a point distant 260 feet more or less measured northeasterly along the north side of Winands Road, 50 feet wide, from the centerline of Whispering Meadow Drive, 50 feet wide. Thence the following courses and distances:

North 23° 56' 33" East 1712.65 feet, South 74° 21' 55" East 350.26 feet, South 17° 20' 12" West 1255.20 feet, South 38° 36' 16" West 492.77 feet, By a curve to the left with a radius of 2887.79 feet, an arclength of 247.51 feet, and a chord of North 71° 25' 59" West 247.44 feet, North 73° 53' 18" West 121.03 feet, to the place beginning.

CONTAINING 16.619 Acres of land more or less.

BEING know as Parcel 1207 as shown on Baltimore County Tax Map 77 and located in the Second Election District of Baltimore County, Maryland, also being the land described in and recorded in Deed Liber 1058, Folio 42.


Timothy F. Madden, ASLA, AICP
Principal



Job #10547.zone

4

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/24, 19 97

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/24, 19 97.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

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 at Towson, Maryland on the following:

Proposed as follows:
Case #98-4-A
1000 Wiggins Road
NE from Whispering Meadow Drive
2nd Election District
3rd Councilmanic
Legal Owner(s):
Woodbrook Baptist Church
Variance: to permit two entrance signs in lieu of the one permitted to have a sign face of 180 square feet individually, 360 square feet combined, in lieu of the 15 square feet per sign permitted.
Hearing: Wednesday, August 13, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

7/335 July 24 C160207

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041029

DATE

1 July

ACCOUNT

R-001-6150

AMOUNT

\$ 250.⁰⁰

RECEIVED
FROM:

Southern Land Corp. — 8600 Winans Rd.

FOR:

(020) JAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESS ACTUAL TIME

7/02/1997 7/01/1997 15:41:11

REG 1803 CASHIER UNIT ULM DRIVER

MISCELLANEOUS CASH RECEIPT

Receipt # 007644

CR NO. 041029

OFF:

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.:

98-4-A

Petitioner/Developer: WOODBROOK CHURCH, ETAL
C/O R. HOFFMAN, ESQ. & M.R.A.

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

11:00 AM

RM-407 C.C.B.

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 #8600 WINANDS RD.
VICINITY

The sign(s) were posted on 7/25/97
(Month, Day, Year)

Sincerely,

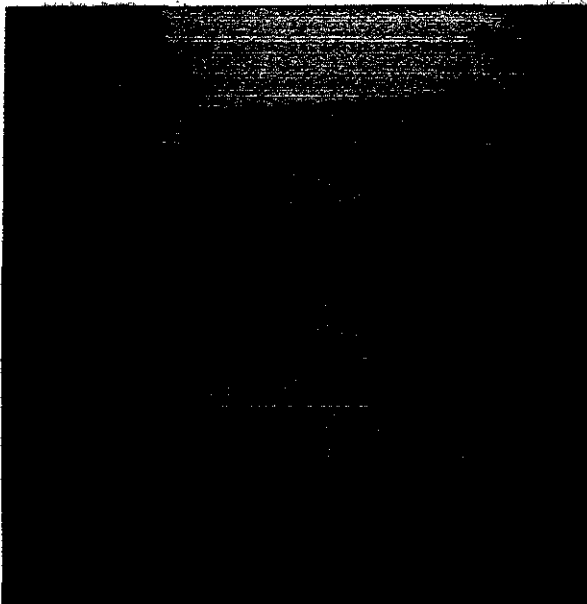
Patrick M. O'Keefe 7/28/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

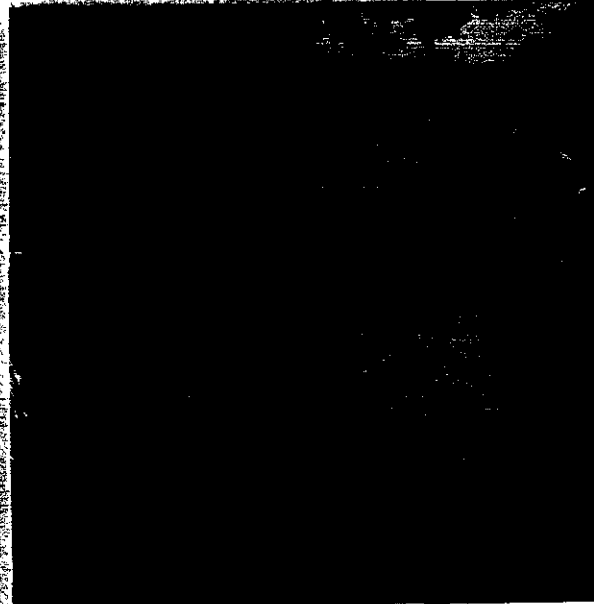
(Address)



VIC. #8600-WINANDS ROAD

P. 7/25/97

HRG. 8/13/97



(WOODBROOK) WINANDS ROAD

P. 7/25/97

HRG 8/13/97



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/neighbor 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.: 4

Petitioner: The Southern Land Company, Inc

Location: 8600 Winands Road.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod

ADDRESS: 210 Allegheny Ave
Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)

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.: 98-4-A

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT 2 COMMUNITY
ENTRANCE SIGNS ^{IN LIEU OF THE PERMITTED ONE} WITH A TOTAL SIGNAGE AREA
OF 306 SQ. FT. IN LIEU OF THE
PERMITTED 15 SQ. FT.

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

TO: PUTTUXENT PUBLISHING COMPANY
July 24, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
210 Allegheny Avenue
Towson, MD 21204
410-494-6201

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: 98-4-A
8600 Winands Road
N/S Winands Road, 260'+/- NE from c/l Whispering Meadow Drive
2nd Election District - 3rd Councilmanic
Legal Owner(s): Woodbrook Baptist Church

Variance to permit two entrance signs in lieu of the one permitted to have a sign face of 180 square feet individually, 360 square feet combined, in lieu of the 15 square feet per sign permitted.

HEARING: WEDNESDAY, AUGUST 13, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

July 18, 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: 98-4-A
8600 Winands Road
N/S Winands Road, 260' +/- NE from c/l Whispering Meadow Drive
2nd Election District - 3rd Councilmanic
Legal Owner(s): Woodbrook Baptist Church

Variance to permit two entrance signs in lieu of the one permitted to have a sign face of 180 square feet individually, 360 square feet combined, in lieu of the 15 square feet per sign permitted.

HEARING: WEDNESDAY, AUGUST 13, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Woodbrook Baptist Church
The Southern Land Company, Inc.
Robert A. Hoffman, Esq.

- 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
Department of Permits and
Development Management

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

August 8, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 004
Case No.: 97-4-A
Petitioner: Woodbrook Baptist Church

Dear Mr. Hoffman:

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 July 1, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

TO: PDM

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

SUBJECT: Zoning Advisory Committee
Meeting Date: 7/14/97

DATE: 7/14/97

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

Item #'s:

591

559

579

002

005

006

007

004

RBS:sp

BRUCE2/DEPRM/TXTS8P

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 Nos. 590, 591, 003, 004, 005,
 007, 008

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

17 1997

INTER-OFFICE CORRESPONDENCE

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

DATE: July 15, 1997

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

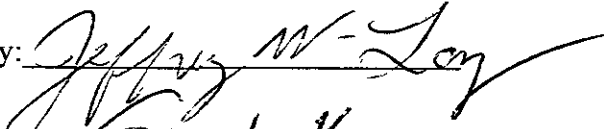
SUBJECT: Zoning Advisory Petitions

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

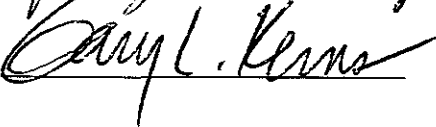
Item Nos. 571, 580, 591, 3, 4, 8, 9

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:



Division Chief:



AFK/JL

Baltimore County Government
Fire Department



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

(410) 887-4500

July 18, 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 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:

590, 591, 001, 008, and 009, 009

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



RE: PETITION FOR VARIANCE * BEFORE THE
8600 Winands Road, N/S Winands Rd, 260'+/- * ZONING COMMISSIONER
NE from c/l Whispering Meadow Drive * OF BALTIMORE COUNTY
2nd Election District, 3rd Councilmanic *
Legal Owner(s): Woodbrook Baptist Church * CASE NO. 98-4-A
Contract Purch/Lessee: Southern Land Co. *
Petitioners
* * * * *

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.

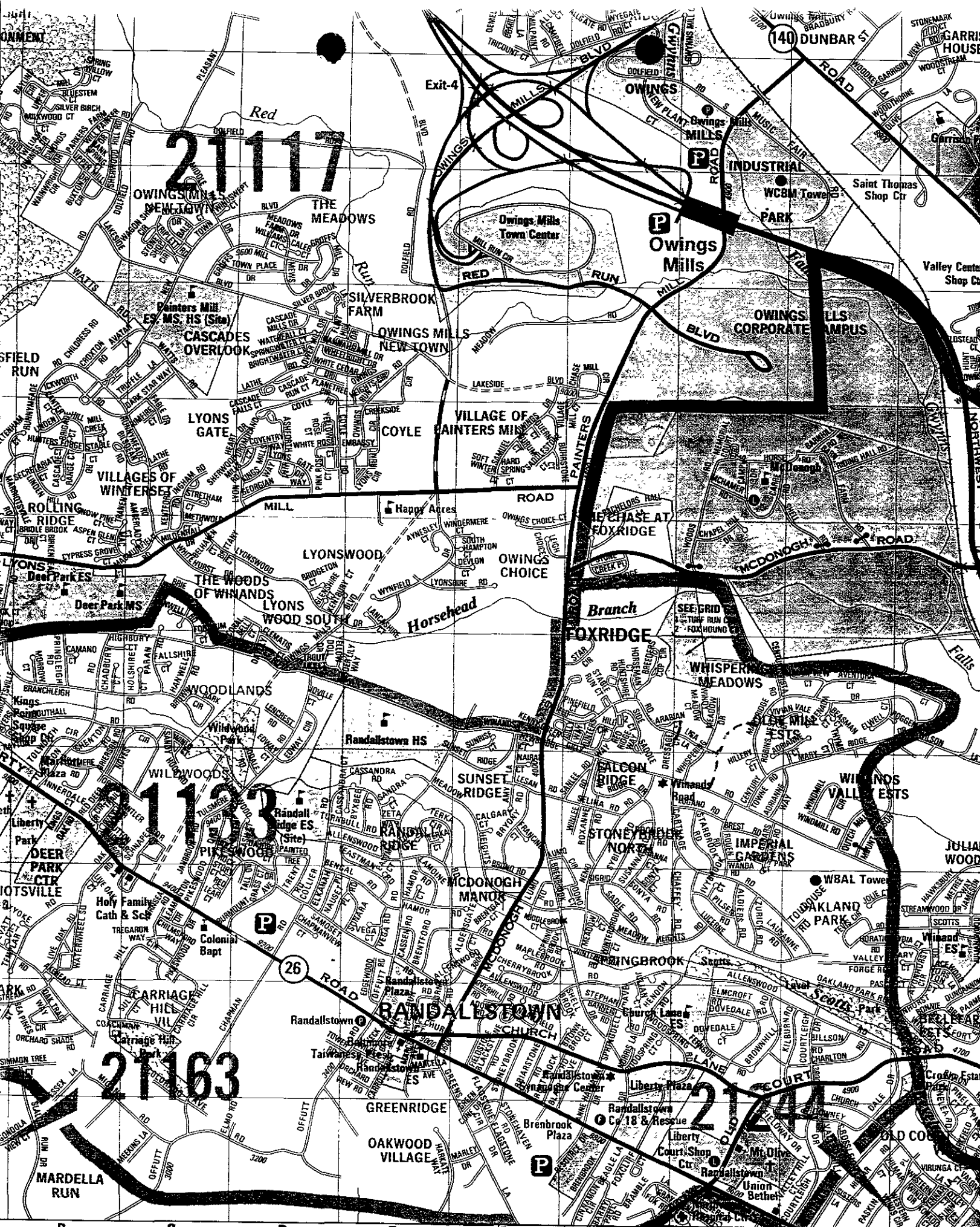
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, P. O. Box 5517, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

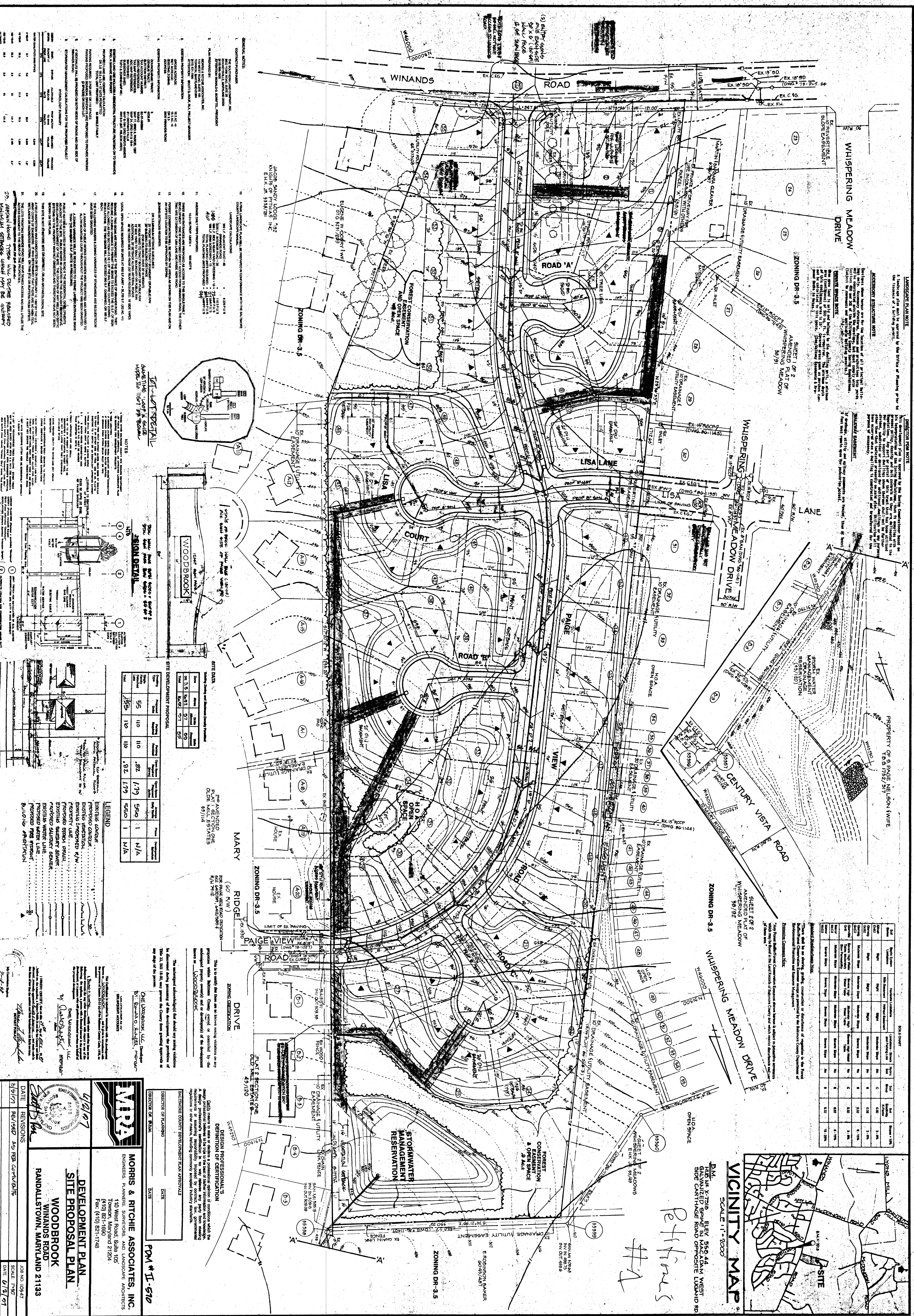


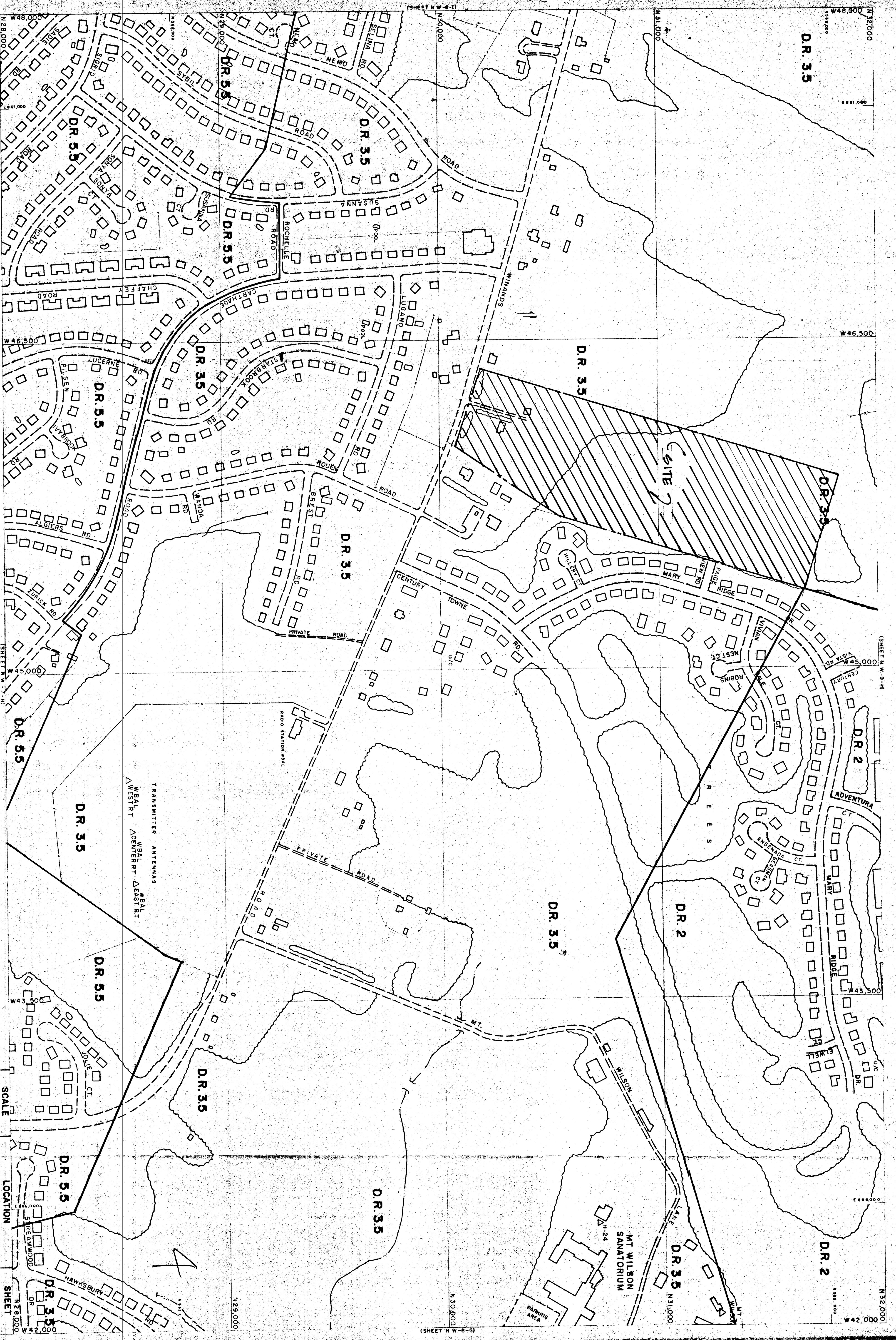
21117

21133

21163

21144





P-SW P-SE
P-NW P-NE

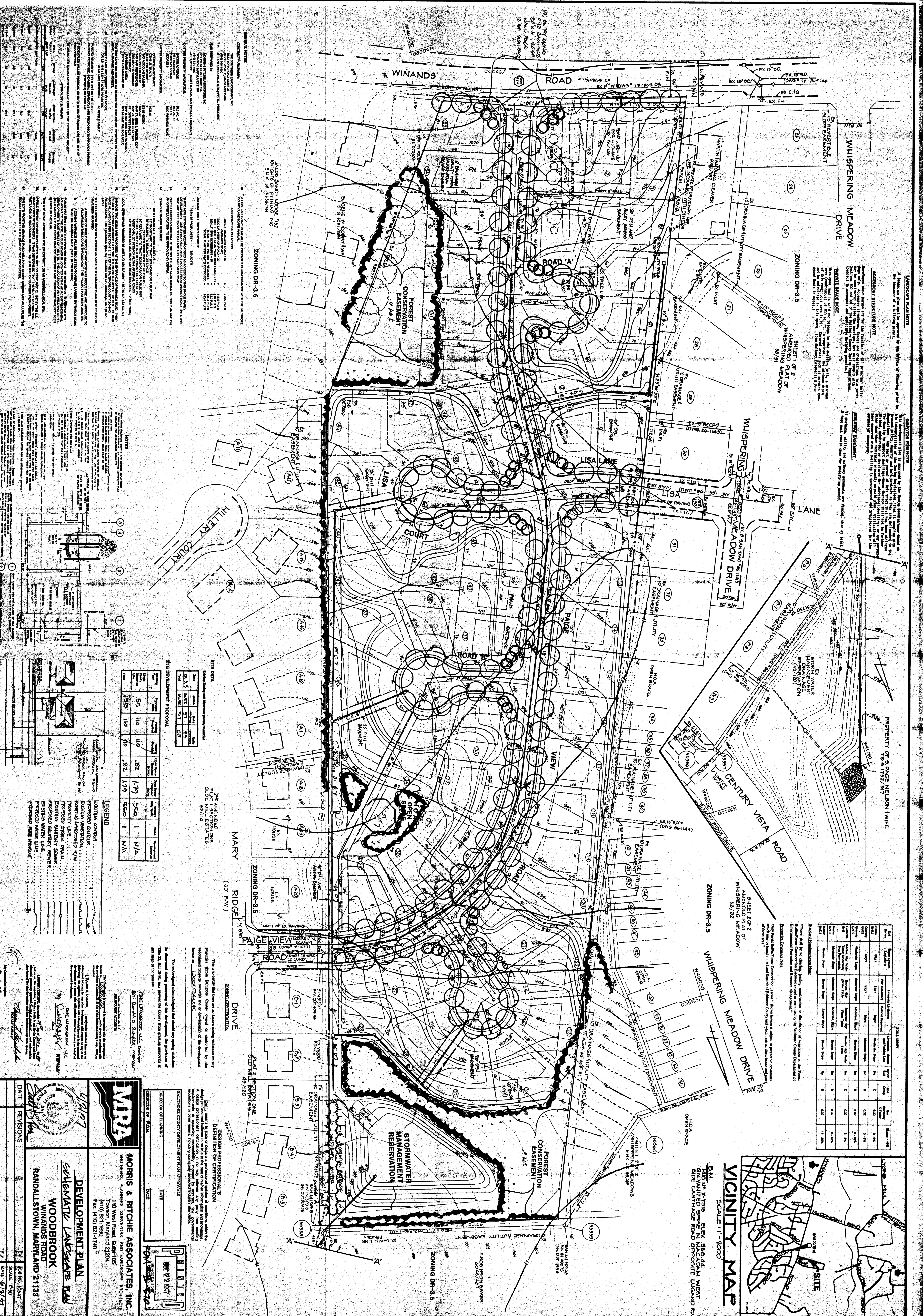
1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 125-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

Kevin Kenney
Chairman, County Council

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	MT. WILSON AREA
SHEET	6-H



[illegible]

Standard Precautions Note:

"There shall be no clearing, grading, construction or disturbance of vegetation in the Fort Buller Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

VICINITY MAP

B.M.
HUB NR X-7916 ELEV. 550.44
GALVANIZED SPIKE IN MACADAM WEST
SIDE CARTRIDGE ROAD

1990

2000

—

Diagram illustrating a roof section with a slope of 55.35% and an angle of 55.35°.

INV IN 400.75
INV OUT 490.0



SEMENT
4.21.55
8/7/56

ZONING DR-3.5

WATER
MENT

CHAIN L
FENCE

AIN 100' SWM
FENCE CUTTER A
SWM 100' SWM
-48-

6.5

professional opinion of conditions which the best of his/her information and knowledge. no way relieves any party from meeting imposed by contract, law, governmental

PLAN APPROVALS

DATE: 01/22/1997

DATE PM 12-5-76

110 West Road, Suite 105
Towson, Maryland 21204
410.284.4000

DEVELOPMENT PLAN

WOODBROOK
WINNANDS ROAD

108 NO - 10647

SCALE: 1"=30'
DATE: 6/2/97