

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
W/S Brompton Road, 200' N of the *
c/l of Longhill Road * DEPUTY ZONING COMMISSIONER
(6713 Brompton Road) *
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District *
Patricia V. Butler * Case No. 98-27-A
Petitioner *

* * * * *

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 the owner of the subject property, Patricia V. Butler. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 25 feet for a proposed 10' x 11' addition. 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 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.

ORDER RECEIVED FOR FILING

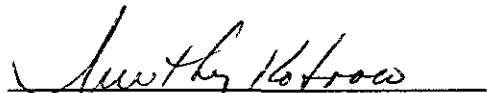
Date

By

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 26th day of August, 1997 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 25 feet for a proposed 10' x 11' addition, 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 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDERED BY: [Signature]
Date: 8/28/97
By: [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

August 26, 1997

Ms. Patricia V. Butler
6713 Brompton Road
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Brompton Road, 200' N of the c/l of Longhill Road
(6713 Brompton Road)
2nd Election District - 2nd Councilmanic District
Patricia V. Butler - Petitioner
Case No. 98-27-A

Dear Ms. Butler:

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

to the Zoning Commissioner of Baltimore County

for the property located at

98-27-A
6713 Brompton Rd

which is presently zoned PR-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) 1802.3.C.1; BL2R, TO PERMIT A REARYARD SETBACK of 21' FOR A SUNROOM IN LIEU OF The Required 25'.

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

sun room will not disturb or obstruct adjacent properties. Wll only add appeal and character to existing property

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

Patricia V. Butler
(Type or Print Name)

Patricia V. Butler
Signature

6713 Brompton Rd
Address

Baltimore, Md 21207
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

Patricia V. Butler
(Type or Print Name)

Patricia V. Butler
Signature

(Type or Print Name)

Signature

6713 Brompton Rd (410) 281-1360
Address Phone No

Baltimore MD 21207
City State Zipcode

Name, Address and phone number of representative to be contacted

Douglas S. Balchen
Name

1585 sulphur spring Rd (410) 242-5970
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: WM DATE: 7-24-97

ESTIMATED POSTING DATE: 8-3-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 27

ORDER RECEIVED FOR FILING
Date 8/26/97
By [Signature]

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 6713 Brompton Rd
address
Baltimore MD 21207
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)

Building a sun room on this property
will not disturb or obstruct adjacent
properties. will only add appeal and character
to Existing property

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.

Patricia V. Butler
(signature)
PATRICIA V. BUTLER
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of July, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patricia V. Butler

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

7/16/97
date

Susan D. Snug
NOTARY PUBLIC

My Commission Expires: 9/1/98

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 6713 Brompton Rd
address
Baltimore MD 21207
City State Zip Code

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will not disturb or obstruct adjacent
properties. We'll only add appeal and character
to existing property.

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.

Patricia V. Butler
(signature)
PATRICIA V. BUTLER
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

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Patricia V. Butler

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AS WITNESS my hand and Notarial Seal

date

7/16/97

NOTARY PUBLIC

Susan D. Smig

My Commission Expires: 9/1/98



Petition for Administrative Variance

98-27-A
to the Zoning Commissioner of Baltimore County

for the property located at

6713 Brompton Rd

which is presently zoned

DR5.5

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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) 1802.3.C.1; BC2R, TO PERMIT A REAR YARD SETBACK OF 21' FOR A SUNROOM IN LIEU OF THE REQUIRED 25'.

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

Sun room will not disturb or obstruct adjacent properties, will only add appeal and character to existing property.

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 we are the legal owner(s) of the property which is the subject of this Petition

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: JCM

DATE

7-24-97

ESTIMATED POSTING DATE:

8-3-97

Printed with Soybean Ink
on Recycled Paper

ITEM #:

27

98-247A

Zoning description for 6713 Brompton Road beginning at a point on the west side of Brompton Road which is 40 feet wide at the distance of 200 feet North of the centerline of the nearest improved intersecting street, Longhill Road, which is 40 feet wide. Being Lot # 17 Block, section 262 in the subdivision of Deerfield as recorded in Baltimore County, Plat Book # 1 31. Folio # 130 containing 7373 square feet. Also known as 6713 Brompton Road and located in the 2 Election District 2 Councilman District.

Butler

27

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

27
98.27

No. 041081

DATE 7-24-97

ACCOUNT 2001-6150

AMOUNT \$ 50.00

RECEIVED

FROM: P. Butler 6713 Brownston Rd.

FOR:

M. Van (010)

CONTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jcm

PAID RECEIPT

PROCESS ACTUAL

TIME

7/24/1997 7/24/1997 15:47:29

REG 10503 CASHIER UNIT VM DRAFTER

MISCELLANEOUS CASH RECEIPT

Receipt # CR NO. 041081

010479

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-27-A

Petitioner/Developer: _____

Patricia Butler

Date of Hearing/Closing: 8-18-97

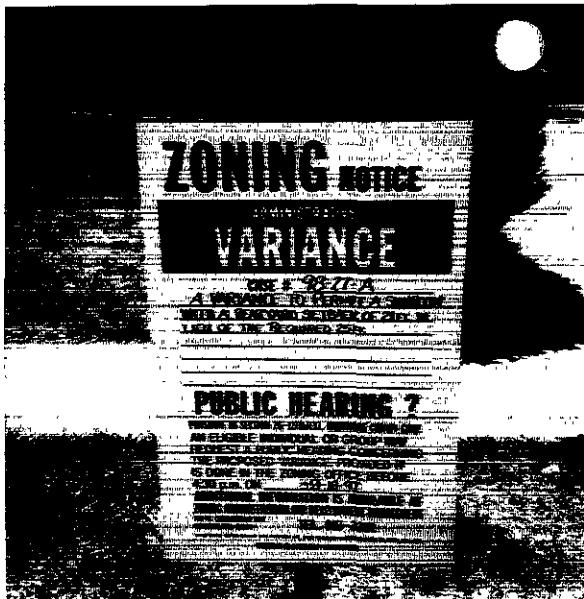
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 6713 Brompton Road
Baltimore, MD 21207

The sign(s) were posted on July 31, 1997
(Month, Day, Year)



Sincerely,

Mark Fitzgerald

(Signature of Sign Poster and Date)

Mark Fitzgerald

(Printed Name)

SHANNON-BAUM SIGNS
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

7-31-97

(City, State, Zip Code)

(410) 781-4000

(Telephone Number)



Baltimore County
Department of Permits and
Development Management

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

August 6, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-27-A
6713 Brompton Road
W/S Brompton Road, 200' N of centerline Longhill Road
2nd Election District - 2nd Councilmanic District
Legal Owner(s): Patricia V. Butler
Post by Date: 8/3/97
Closing Date: 8/18/97

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: Patricia V. Butler



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 8-3-97

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

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**

Case No.: 98-27-A

A VARIANCE TO PERMIT A SUNROOM
WITH A REARYARD SETBACK OF 21ft. IN
LIEU OF THE REQUIRED 25'.

PUBLIC HEARING ?

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

*

8-18-97

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

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.: 27

Petitioner: Patricia Butler

Location: 6713 Brompton Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Appleby Systems Inc.

ADDRESS: 1585 sulphur spring Rd Baltimore MD
21227

PHONE NUMBER: (410) 242-5970

AJ:ggs

(Revised 09/24/96)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

DATE: 10/07/95

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 August 4, 1997

Item No.: SEE BELOW

Zoning Agenda:

Set Item:

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.

6. The Fire Marshal's Office has no comments at this time, in reference to the following item number:

020, 021, 022, 023, 024, 025, 026, 027, 028, 029,
030, 031, and 032

RECEIVED: LT PROPERTY & SUPERVISOR
Fire Marshal's Office, PHONE 887-4880, 887-1102F
File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 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. 20, 22, 26, 27, 28, 29, 33, 38, 39, 40 and 41

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:

Gary L. Kerns

AFK/JL

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

TO: PDM

DATE: Aug 11, 97

FROM: R. Bruce Seeley. RBS/sp
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 4, 97

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

Item #'s: 20 30
 21 31
 24
 26
 (27)
 28

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 11, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for August 11, 1997
Item Nos. 020, 021, 022, 023, 025,
026, 027, 028, 029, 030, & 033

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

RWB:HJO:jrb

cc: File



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 8-7-97
Item No. 027 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact 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

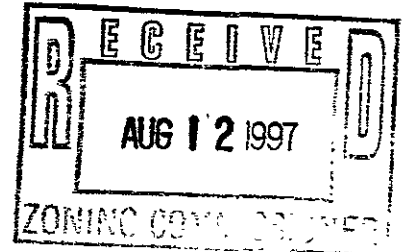
INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 1997

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

SUBJECT: Zoning Advisory Petitions



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Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: July 24, 1997

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #27
67133 Brompton Road

Applicant was advised that plan did not contain all checklist information and was not drawn to scale in all locations.

Also "hardship and practical difficulty" statement was "brief".

JCM:scj

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

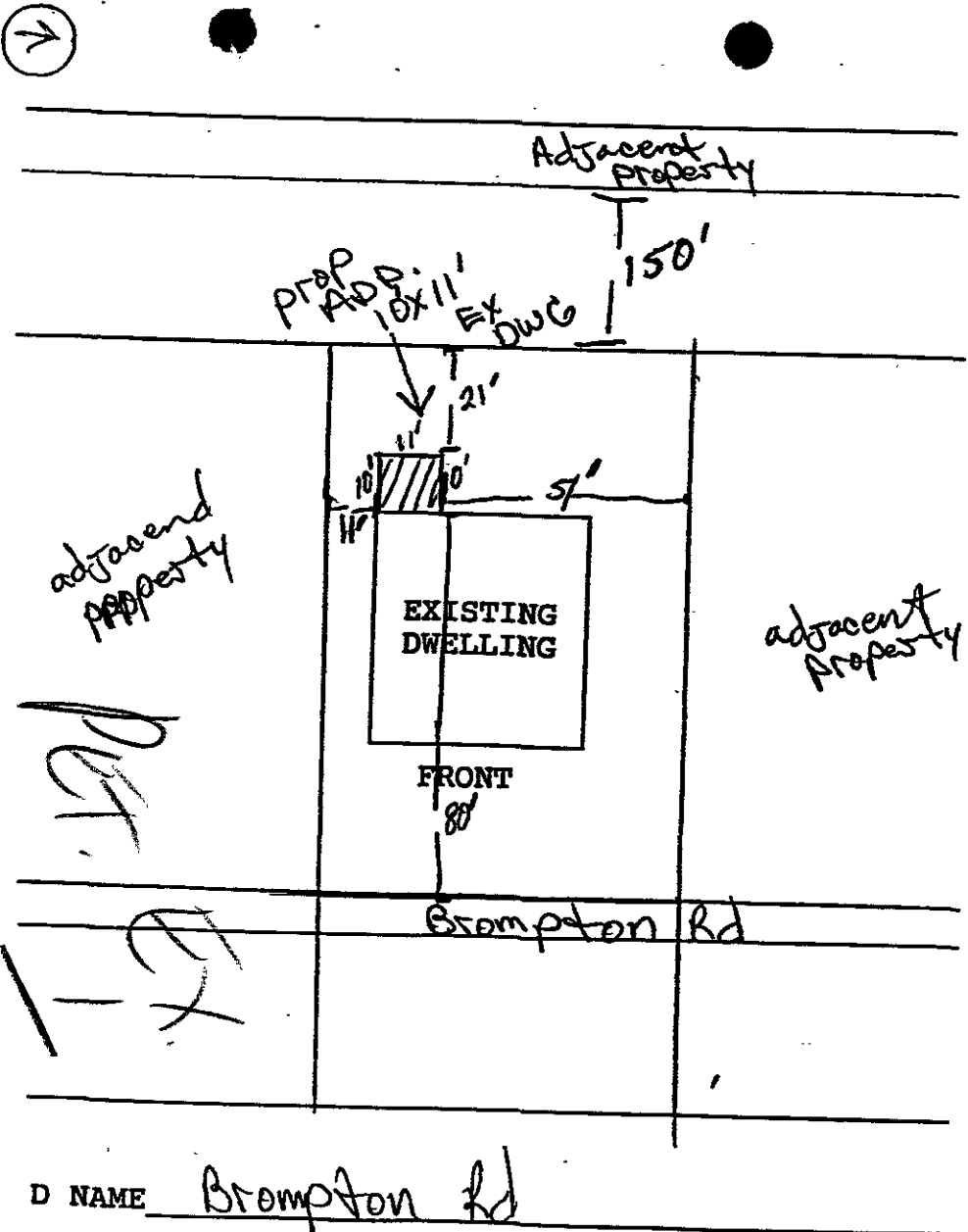
PROPERTY ADDRESS: 6713 Brompton Rd

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

Subdivision name: Dees Field

plat book # 31130 folio # 5607/350 lot # 17 section # 632

OWNER: Pete & Jo Butler



D NAME Brompton Rd



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 02
Councilmanic District: 2

1"=200' scale map: N 10/4-7

Zoning: 04.5.5 7373

Lot size: acreage square feet

Public/Private
SEWER: ☒ Public ☐ Private
WATER: ☒ Public ☐ Private
Chesapeake Bay Critical Area: ☐ Yes ☒ No
Prior Zoning Hearings: None

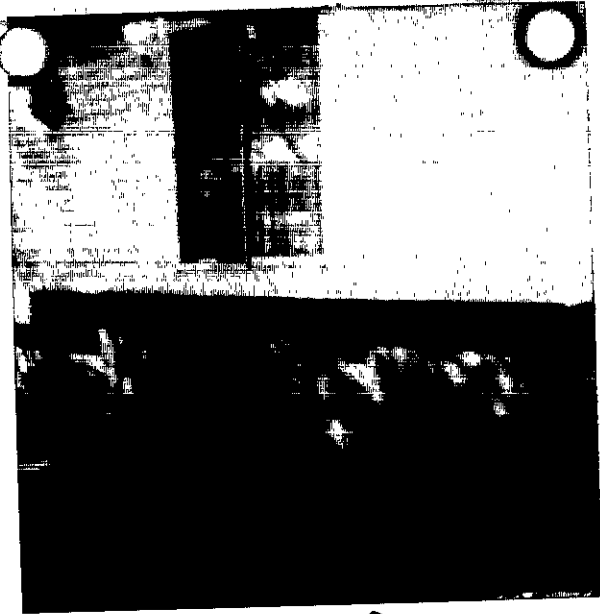
Zoning Office USE ONLY!

Reviewed by: ITEM #: CASE#:

9m 27

North
date: 7-24-97
prepared by: Greg S. Belcher Scale of Drawing: 1" = 40'

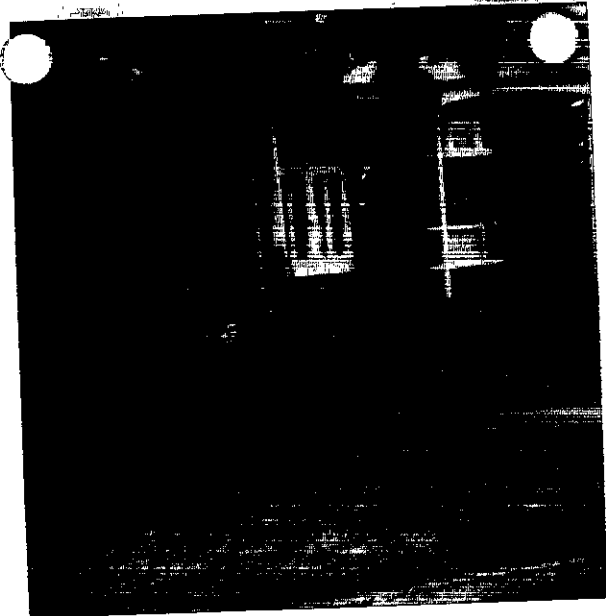
95-27A



Butler 27
Reas



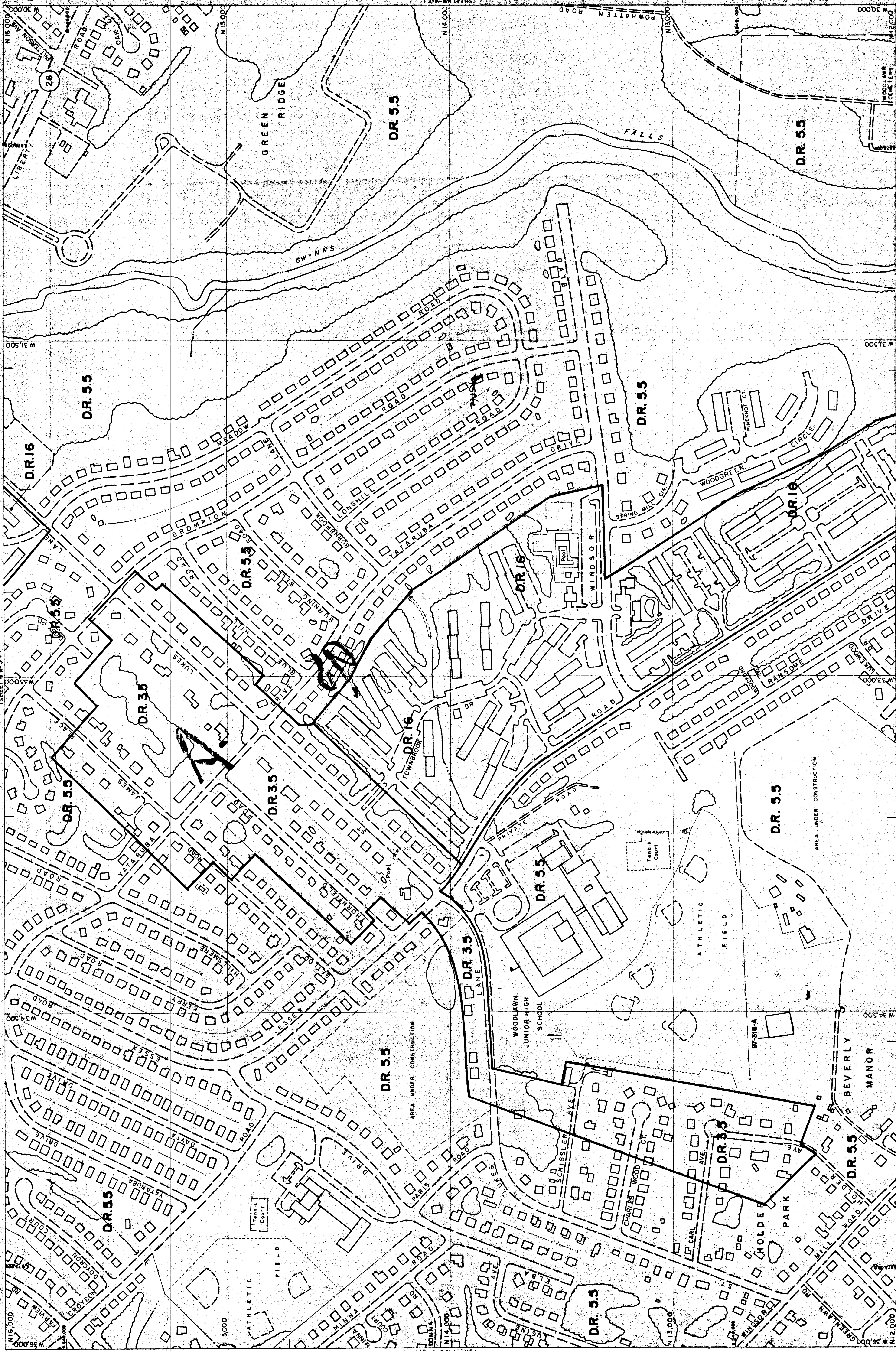
Right 27



Front 27



Left



SCALE 1" = 200'	LOCATION MILFORD AREA	SHEET N.W. 4-F
	DATE OF PHOTOGRAPHY JANUARY 1986	

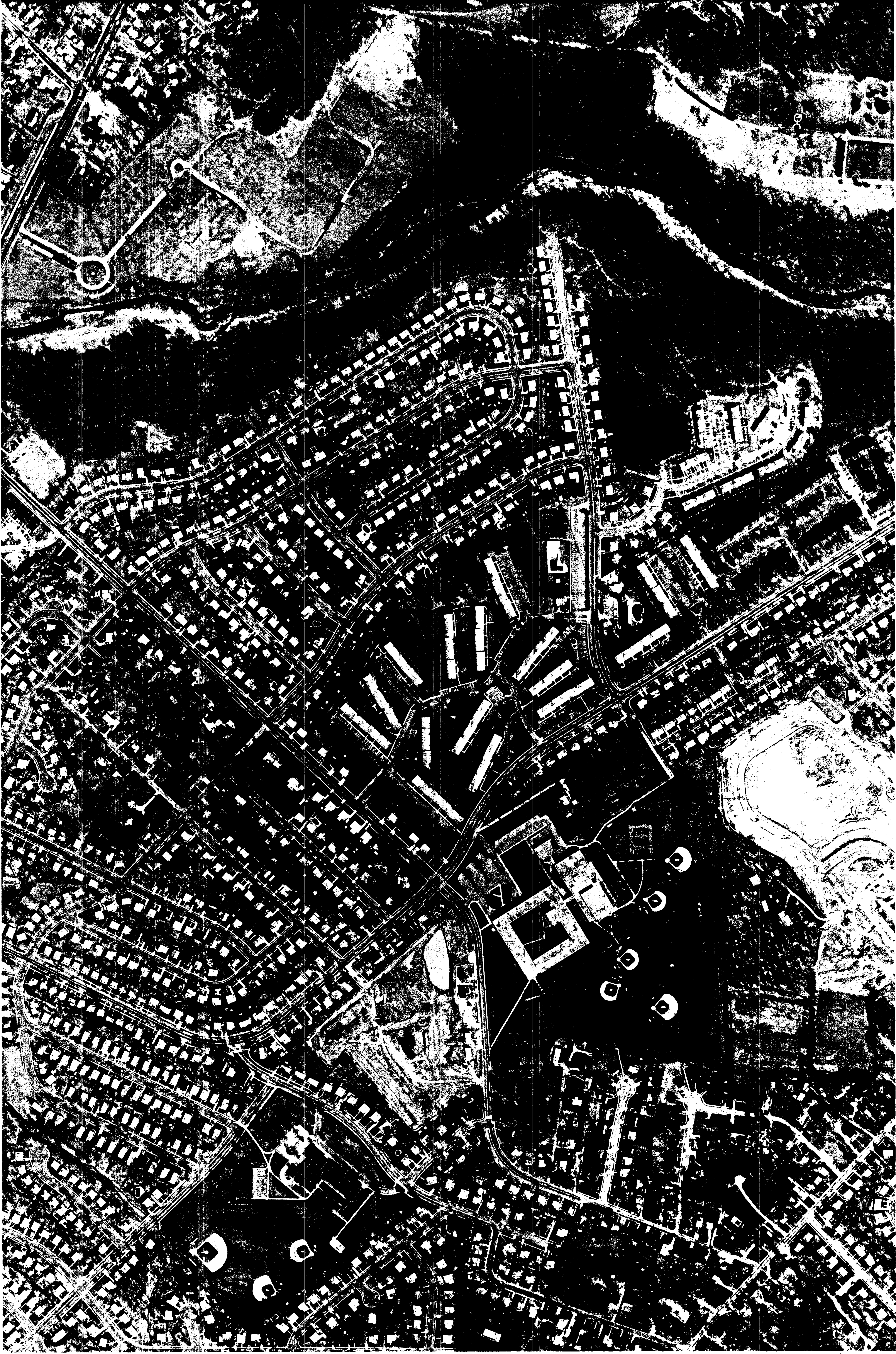
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

19% COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 5, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kameny
Chairman, County Council

L-N-E

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



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		SCALE	LOCATION	SHEET
		1" = 200' ± DATE OF PHOTOGRAPHY JANUARY 1986	MILFORD AREA	N.W. 4-F