

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Eastham Road, 630' NE of the *
c/l Coldbrook Road * DEPUTY ZONING COMMISSIONER
(2111 Eastham Road) *
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District *
Case No. 98-28-A
David C. Dougherty, et ux *
Petitioners *

* * * * *

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 owners of the subject property, David C. and Barbara A. Dougherty. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3.5 feet in lieu of the required 11.25 feet (pursuant to Section 301.1.A of the B.C.Z.R.) for a proposed carport. 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

ORDER RECEIVED FOR FILING

Date 8/26/97

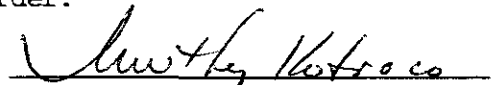
By [Signature]

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 26th day of August, 1997 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3.5 feet in lieu of the required 11.25 feet (pursuant to Section 301.1.A of the B.C.Z.R.) for a proposed carport, 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.
- 2) The proposed carport shall remain open on the three exposed sides and shall not be enclosed in any manner.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 8/26/97
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

Mr. & Mrs. David C. Dougherty
2111 Eastham Road
Timonium, Maryland 21093-3307

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Eastham Road, 630' NE of the c/l Coldbrook Road
(2111 Eastham Road)
8th Election District - 4th Councilmanic District
David C. Dougherty, et ux - Petitioners
Case No. 98-28-A

Dear Mr. & Mrs. Dougherty:

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

98-28-A

2111 Eastham Road, Timonium, MD

which is presently zoned 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) 1802.3.B, BCZP, TO PERMIT

A CARPORT WITH A SIDEYARD SETBACK OF 3.5' IN LIEU OF THE REQUIRED 11.25' (301.1A.)

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

SEE REVERSE

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):

David C. Dougherty

(Type or Print Name)

Signature

Barbara A. Dougherty

(Type or Print Name)

Signature

2111 Eastham Road

410-453-6648

Address

Phone No.

Timonium,

MD

21093-3307

City

State

Zipcode

Name, Address and phone number of representative to be contacted

David C. Dougherty

Name

2111 Eastham Rd.

410-453-6648 - H

Address

Phone No.

410-617-2410 - W

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 #: 28

ORDER RECEIVED FOR FILING

Date

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 2111 Eastham Road
address

Timonium, MD 21093-3307
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)

We wish to construct a carport that runs the width of the house on the northern side. The alternative, to construct a garage in the rear yard, is inconsistent with the topography of the lot in that the ground falls roughly eight (8) feet in the thirty feet behind the dwelling. The proposed carport will extend thirteen (13) feet from the present wall of the house, and it will not be enclosed except for the truss area. It will therefore leave 3'11" at the back of the house, and 5'6-1/2" at the front, between the addition and the property line. This addition will involve the demolition of an existing concrete porch that extends 6' from the wall. The existing blacktop driveway will be replaced by a concrete pad that will extend 13' from the house. Distance to neighboring house 36'10" (23'10" after carport is constructed). 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.

David C. Dougherty
(signature)
DAVID C. DOUGHERTY
(type or print name)



Barbara A. Dougherty
(signature)
Barbara A. Dougherty
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of July, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID C. DOUGHERTY AND BARBARA A. DOUGHERTY

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.

7-14-97
date

Joan M. Besket
NOTARY PUBLIC

My Commission Expires:

My Commission Expires November 1, 1999

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 2111 Eastham Road
address
Timonium, MD 21093-3307
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)

We wish to construct a carport that runs the width of the house on the northern side. The alternative, to construct a garage in the rear yard, is inconsistent with the topography of the lot in that the ground falls roughly eight (8) feet in the thirty feet behind the dwelling. The proposed carport will extend thirteen (13) feet from the present wall of the house, and it will not be enclosed except for the truss area. It will therefore leave 3'11" at the back of the house, and 5'6-1/2" at the front, between the addition and the property line. This addition will involve the demolition of an existing concrete porch that extends 6' from the wall. The existing blacktop driveway will be replaced by a concrete pad that will extend 13' from the house. Distance to neighboring house 36'10" (23'10" after carport is constructed). 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.

David C. Dougherty
(signature)
DAVID C. DOUGHERTY
(type or print name)

Barbara A. Dougherty
(signature)
Barbara A. Dougherty
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of July, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID C. DOUGHERTY AND BARBARA A. DOUGHERTY

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.

7-14-97
date

Joan M. Besket
NOTARY PUBLIC

My Commission Expires:

My Commission Expires November 1, 1999



Petition for Administrative Variance

98-28-A

to the Zoning Commissioner of Baltimore County

for the property located at

2111 Eastham Road, Timonium, MD

which is presently zoned 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) 1802.3B; BC 2R, to

permit a carport with a side yard setback of 3.5' in lieu of the required 11.25' (301.1A)

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

SEE REVERSE

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):

David C. Dougherty

(Type or Print Name)

Signature

Barbara A. Dougherty

(Type or Print Name)

Signature

2111 Eastham Road

410-453-6648

Address

Phone No

Timonium,

MD

21093-3307

City

State

Zipcode

Name, Address and phone number of representative to be contacted

David C. Dougherty

Name

2111 Eastham Rd.

410-453-6648 - H

Address

Phone No

410-617-2410 - W

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: _____ DATE: 7-24-97

ESTIMATED POSTING DATE: 8-3-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 28

98-28-A

Supplementary Description of Request And Hardship

This document supplements and clarifies the affidavit files with the request for an Administrative Variance by **David C. And Barbara A. Dougherty**, 2111 Eastham Road, Timonium, MD 21093

* additions to the affidavit are in **boldface** type.

We wish to construct a carport that runs the width of the house on the northern side. Our only viable alternative, to construct a garage in the rear yard, is inconsistent with the topography of the lot in that the ground falls roughly eight (8) feet in the thirty feet behind the dwelling. **This would necessitate extensive and costly filling and an unsightly elevation in the northern portion of the yard. It would also require the cutting down of healthy mature trees, which in itself has an adverse aesthetic effect.**

The proposed carport will extend thirteen (13) feet from the present wall of the house, and it will not be enclosed except for the truss area. It will therefore leave 3'11" at the back of the house, and 5' 6½" at the front, between the addition and the property line. This addition further involves the demolition of an **unsightly and potentially unsafe** existing concrete porch that extends 6' from the house wall **for a distance of 18' from the back of the house to an existing chimney.** The existing blacktop driveway will be replaced by a concrete pad that will extend 13' from the house, **whereas the present driveway extends 17'6" beyond the house.** The distance to the neighboring house is 36'10" (23'10" after the carport is constructed).

Related Aesthetic considerations: because of a turn in Eastham Road [please see the site map, page 15 of the required documentation], this side of the house is unusually exposed to public view as people walk or drive southwest on Eastham Road. The carport would be an aesthetic improvement for both the individual property and the neighborhood.

28

98-28-A

Zoning Description

Zoning description for 2111 Eastham Road

Beginning at a point on the **east** side of **Eastham Road** which is **50 feet right-of-way, actual width 30 feet** wide at the distance of **630 feet (M/L)** **northeast** of the centerline of the nearest improved intersecting street **Coldbrook Road**, which is **50 feet right-of-way, actual width 30 feet** wide. Being lot # **13**, Block **C**, Section # **amended plat of section two** in the subdivision of **Fountain Hill**, as recorded in Baltimore County Plat Book # **26**, folio **14**, containing **11,088 square feet, or > one-fourth acre**. Also known as **2111 Eastham Road** and located in the **2nd** election District, **4th** Councilmanic District.

28

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035933

DATE

7/25/97

ACCOUNT

28
12001-6150

AMOUNT \$

50.00

RECEIVED FROM:

Dougherty

2111 Casham Rd.

FOR:

W. Wm. Carr

TRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS

ACTUAL

TIME

7/25/1997 7/25/1997 08:40:09

5 MISCELLANEOUS CASH RECEIPT

Receipt # 010503

CR NO. 035933

50.00 CHECK # 194

Baltimore County, Maryland



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: 98-28-A

2111 Eastham Road

E/S Eastham Road, 630' +/- NE of centerline Coldbrook Road

8th Election District - 4th Councilmanic District

Legal Owner(s): David C. Dougherty & Barbara A. Dougherty

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: David C. Dougherty & Barbera A. Dougherty



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.: 98-28-A

A VARIANCE TO PERMIT A CARPORT WITHIN
3' OF THE SIDE PROPERTY LINE IN LIEU
OF THE REQUIRED 11.25'.

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.: 28

Petitioner: DAVID C. & BARBARA DOUGHERTY

Location: 2111 Eastham Rd Timonium MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DAVID DOUGHERTY

ADDRESS: 2111 Eastham Rd
Timonium MD 21093

PHONE NUMBER: 410-453-6648

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: 10/07/98

Arnold Jaelen, 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:

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.

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

020, 021, 022, 023, 025, 026, 027, 028, 029,
030, 031, and 035

RE REVIEW: LT ROBERT P. BAUERWALL
Fire Marshal Office, PHONE 887-4881, MS-11027
cc: 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

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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: August 11, 1997

FROM: *RWB* 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

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



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. 028 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

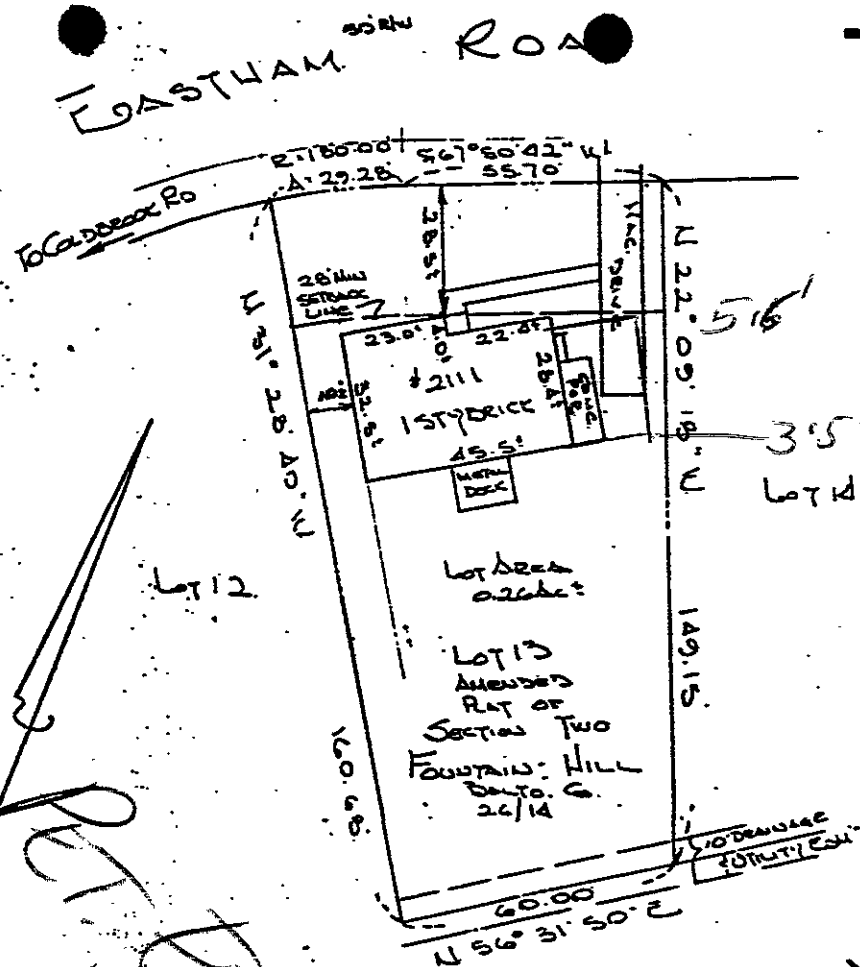
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 2111 Eastham Rd. Timonium see pages 5 & 6 of the CHARTER

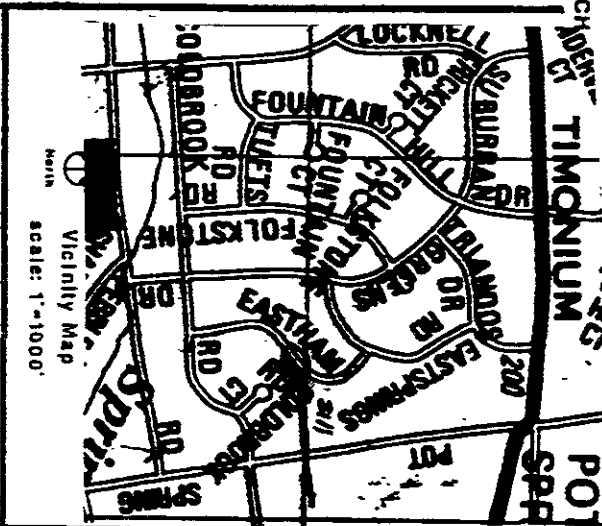
Subdivision name: Fountain Hill

plat book # 26, folio 14, lot # 13, section # 2 (Amended)

OWNER: David C. & Barbara A. Douthett



I) The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or it in connection with contemplated transfer, financing or re-financing;
 II) The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing future improvements;
 III) The plat does not provide accurate identification of property boundary lines but such identification may not be relied upon for the transfer of title or securing financing or re-financing.
 THIS IS TO CERTIFY that this plat meets the Minimum Standards of Practice of the State of Maryland.
 REGISTRATION # 8675
 This property is not located in a U.S.G. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation, though believed accurate, is not guaranteed.



LOCATION INFORMATION

Election District: 2
 Councilmanic District: 4

1"-200' scale map: N/E 14 A

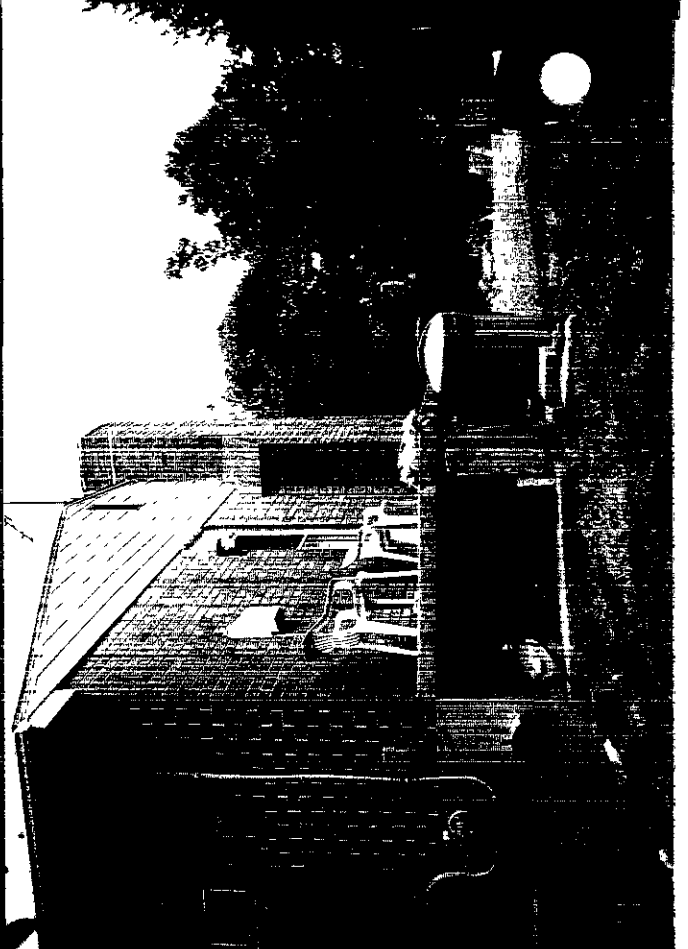
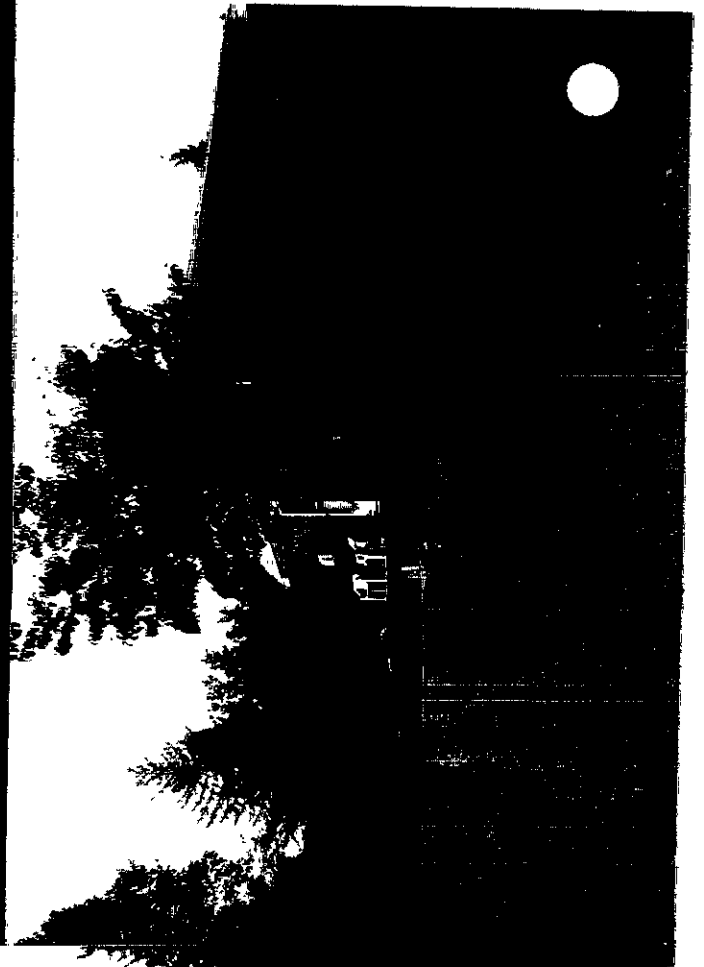
Lot size: 1.25 acreage 11,088 square feet

Chesapeake Bay Critical Area: ☐ YES ☒ NO
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
 reviewed by: ITEM #: CASE #:
Sm 28

North
 date: _____
 prepared by: _____
 Scale of Drawing: 1" = 42'

98-28-A





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		TIMONIUM	N.E. 14-A

18-90
✓