

IN RE: PETITION FOR SPECIAL HEARING
NW/Corner Everett Road and
Daisy Dell Court
(16900 Daisy Dell Court)
7th Election District
3rd Councilmanic District

Scott Siegert, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-39-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 Scott and Nancy Siegert, owners of the subject property, which is located in the vicinity of Mt. Carmel Road in northern Baltimore County. The Petitioners seek approval of a second kitchen on the first floor of the proposed dwelling for use by an immediate family member. 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 Scott Siegert, property owner, and Paul Mueller, Builder. Appearing as an interested party was Roger Thompson, a nearby property owner. Mr. Thompson submitted a letter from Mr. and Mrs. James G. Valerino at the hearing which indicates their opposition to the request.

Testimony and evidence offered revealed that the subject property is an unimproved lot consisting of 2.713 acres, zoned R.C.5., located not far from York Road in Monkton. The property is an irregularly shaped lot located on the northwest corner of the intersection of Everett Road and Daisy Dell Court in the subdivision known as Mount Carmel Meadows. The Petitioners are building a single family dwelling on the subject property in accordance with Petitioner's Exhibit 1. Mr. Siegert testified that the

ORDER RECEIVED FOR FILING

Date

By

proposed dwelling will consist of two stories and a basement, and will be occupied by Mr. and Mrs. Siegert and their two children. Mr. Siegert further testified that he has an older sister who presently resides with his parents. She has apparently lived with her parents for many years; however, the parents are moving out of state and the sister proposes to live with Mr. and Mrs. Siegert and their children.

In order to accommodate Mr. Siegert's sister, a portion of the proposed dwelling will be constructed to provide independent living quarters for her. This area will contain a bedroom, bathroom, living area, and small kitchenette. It is to be noted that the proposed dwelling will not be a duplex in nature, in that there will be internal access from the sister's living quarters to the rest of the house. From external appearances, the house will be single family in character.

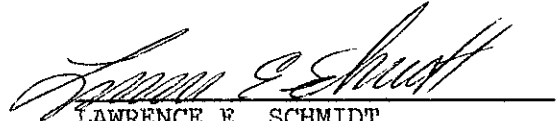
Based upon the testimony and evidence offered, I am persuaded to grant the relief requested in the Petition for Special Hearing for so long as the separate unit is occupied by a family member. Moreover, there shall be internal access from one unit to another to prevent the dwelling from assuming the character of a duplex unit. Furthermore, I will require that the Petitioner record a copy of this Order in the Land Records of Baltimore County so that subsequent Purchasers of the subject property are alerted to the fact that the dwelling must remain single family in character.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of September, 1997 that the Petition for Special Hearing to approve a second kitchen on the first floor of the proposed

dwelling for use by an immediate family member, 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 proposed dwelling shall have internal access between one living unit and the other. The proposed second living unit within the dwelling shall be limited to Mr. Siegert's sister, or other members of the immediate family.
- 3) 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.
- 4) When applying for a building permit, the site 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 9/16/87
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

September 16, 1997

Mr. & Mrs. Scott Siegert
9501 Oak Branch Way
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL HEARING
NW/Corner Everett Road and Daisy Dell Court
(16900 Daisy Dell Court)
7th Election District - 3rd Councilmanic District
Scott Siegert, et ux - Petitioners
Case No. 98-39-SPH

Dear Mr. & Mrs. Siegert:

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 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: Mr. Paul F. Mueller
P.O. Box 115, West Friendship, Md. 21794

Mr. & Mrs. James G. Valerino
240 Everett Road, Monkton, Md. 21111

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16900 Daisy Dell Court

98-39-5PH

which is presently zoned RC5

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 a second kitchen on the first floor for use by immediate family member.

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.

(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:

Legal Owner(s):

(Type or Print Name)

Scott Siegert
(Type or Print Name)

Signature

Scott F. Siegert
Signature

Address

Nancy Siegert
(Type or Print Name)

City

State

Zipcode

Nancy L. Siegert
Signature

Attorney for Petitioner.

9501 Oak Branch Way (410) 529-0823
Address Phone No.

(Type or Print Name)

Baltimore, MD 21236
City State Zipcode
Name, Address and phone number of representative to be contacted.

Signature

Paul F. Mueller (410) 442-1455
Name
P.O. Box 115
West Friendship, MD 21794
Address Phone No.

Address

Phone No.

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date _____ Next Two Months

ALL ☒ OTHER

REVIEWED BY: CAM DATE 1 Aug 97

ORDER RECEIVED FOR FILING

Date

By

RECEIVED AUG 07 1997



39

ZONING DESCRIPTION FOR 16900 Daisy Dell Court

98-39-SPH

Beginning at a point on the west side of Daisy Dell Court which is ⁵⁰~~four~~ hundred feet
(~~400'~~) wide at the distance of twenty feet (20') north of the centerline of the nearest
improved intersecting street Everett Road which is ^{50'}~~forty feet (40')~~ wide. Being Lot
#2 in the subdivision of Mount Carmel Meadows as recorded in Baltimore County
Plat Book #68, Folio #142, containing 2.713 acres. Also known as 16900 Daisy Dell
Court and located in the 7th Election District, 3rd Councilmanic District.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 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 Aug. 14, 19 97.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County will hold a public hearing in Tow-

son, Maryland on the property identified herein as follows:

Case: #96-39-SFH

16900 Daisy Dell Court

NWC Everett Road and

Daisy Dell Court

7th Election District

3rd Councilmanic

Legal Owner(s):

Scott Siegert & Nancy Siegert

Special Hearing: to approve

a second kitchen.

Hearing: Monday, September 8, 1997 at 2:00 p.m.,

Room 407 Courts Bldg., 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 concern-

ing the File and/or Hearing,

Please Call (410) 887-3391.

8/179 August 14 C166271

CERTIFICATE OF POST

RE: Case No.: 98-39 SPH
Petitioner/Developer: SIEGERT, ETAL
Date of Hearing/Closing: 9/8/97

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 #16900 DAISEY DELL
COURT

The sign(s) were posted on 8/22/97
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 8/28/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

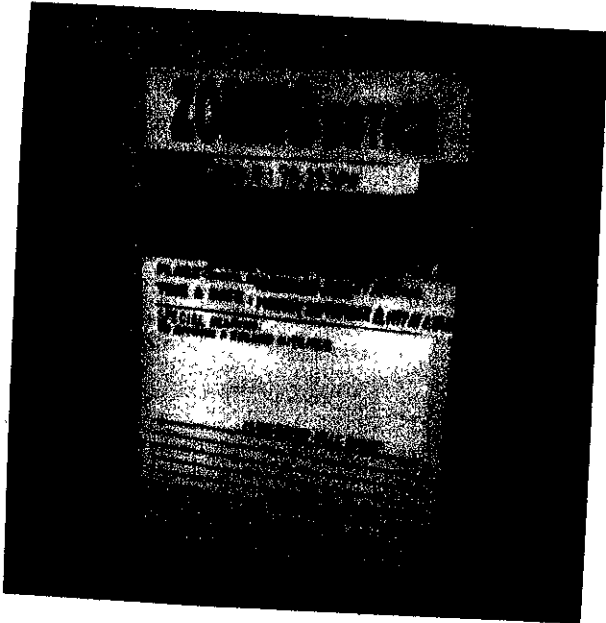
Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571
Pager (410) ~~666-5366~~

9/96
out dno



BALTIMORE COUNTY, MARYLAND

**OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

042702

DATE 8/1/97 **ACCOUNT** R-001-6156

CAM
39 **AMOUNT** \$ \$50.00

RECEIVED FROM: Siegert

FOR: 16900 Daisy Dell Ct

SPH

UTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
8/01/1997 8/01/1997 09:26:02

REG **MS02 CASHIER JRIC JMR DRAWER**

\$ MISCELLANEOUS CASH RECEIPT

Receipt # **008269**

CR ID. **042702**

0111

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Development Process
County Office Building
111 West Chesapeake
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.: 39

Petitioner: Siebert

Location: 16900 Daisy Dell Ct

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SCOTT + NANCY SIEBERT

ADDRESS: 9501 OAK BRANCH WAY
BALTIMORE, MD 21236

PHONE NUMBER: 410 529-0823

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.: 98-39-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to allow AN
IN LAW Apartment (with separate kitchen)
IN AN RC-5 ZONE.

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: PUTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please forward billing to:

Scott and Nancy Siegert
9501 Oak Branch Way
Baltimore, MD 21236
410-529-0823

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: 98-39-SPH
16900 Daisy Dell Court
NWC Everett Road and Daisy Dell Court
7th Election District - 3rd Councilmanic
Legal Owner(s): Scott Siegert and Nancy Siegert

Special Hearing to approve a second kitchen.

HEARING: MONDAY, SEPTEMBER 8, 1997 at 2:00 p.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

August 8, 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: 98-39-SPH
16900 Daisy Dell Court
NWC Everett Road and Daisy Dell Court
7th Election District - 3rd Councilmanic
Legal Owner(s): Scott Siegert and Nancy Siegert

Special Hearing to approve a second kitchen.

HEARING: MONDAY, SEPTEMBER 8, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Scott and Nancy Siegert
Paul F. Muller

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 24, 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

September 8, 1997

Mr. and Mrs. Scott Siegert
9501 Oak Branch Way
Baltimore, MD 21236

RE: Item No.: 39
Case No.: 97-39-SPH
Petitioner: Scott Siegert, et ux

Dear Mr. and Mrs. Siegert:

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 August 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)





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 8-8-97
Item No. 039 CAM

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

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 14, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for August 18, 1997
 Item Nos. 035, 036, 037, 039, & 041

 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: 8/13/97

FROM: R. Bruce Seeley BS/SP
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 11, 97

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

Item #'s:

34

35

38

(39)

40

41

RBS:sp

BRUCE2/DEPRM/TXTSBP

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 C. Kerns

AFK/JL



Baltimore County
Fire Department

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

DATE: 10/01/95

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owners: SEE BELOW

Location: DISTRIBUTION MEETING OF August 11, 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.

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

035, 037, 038, 039, 040, and 041

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



RE: PETITION FOR SPECIAL HEARING
16900 Daisy Dell Court, NWC Everett Road
and Daisy Dell Court
7th Election District, 3rd Councilmanic

Scott and Nancy Siegert
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-39-SPH

* * * * *

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 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Paul F. Mueller, P.O. Box 115, West Friendship, MD 21794, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: August 1, 1997

TO: Hearing Officer

FROM: Catherine A. Milton
Planner I
Zoning Review, PDM

SUBJECT: Item #39
16900 Daisy Dell Court

Will submit floor plans at hearing.

CAM:scj

Mr. and Mrs. James G. Valerino
240 Everett Road
Monkton, MD 21111
410-357-4391

September 8, 1997

Hearing Commissioner
Zoning Issues

Re: Mount Carmel Meadows
Second Kitchen Zoning Request

To Whom It May Concern:

Please be advised that we are adjacent homeowners to the Mount Carmel Meadows Project. We are opposed to the second kitchen request for the following reasons.

This home is only the second of thirteen homes proposed for this development. This is a single family development and is advertised as such. Allowing a home with a second kitchen sets a dangerous precedent for this relatively rural area. Please be advised that the home in question has a second kitchen area, bedroom area, full bath and a separate entrance. In effect, it is a complete and separate apartment within this home. It is our understanding that this separate apartment is not to be used as an in-law quarters or for a nanny but in fact will be rented out. Because there are eleven additional homes to be built, some on only an acre, we are afraid that if you allow this request to go forward, the remaining homes to be built, will in effect also be duplexes. The very narrow Everett Road, Daisy Dell Road and well and septic systems are not equipped for this possibility.

In looking back at your records, you will see that the existing neighbors were opposed to this development of 13 houses on 30 acres as it greatly changes the make-up of our community. Everett Road is a very rural setting with a number of farms and farmettes on it.. We are very opposed to anything additional that would increase traffic,. water consumption, etc. We are also worried about what happens if this request is allowed to go through and the home in question is later sold.

Please allow our concerns to be put on the records. Because my husband is out of town on business and I am home with 4 small children, we were unable to attend in person.

We can be contacted for further comments, etc. Regardless, please inform us of your decision.

Sincerely,

Amy Valerino
James Valerino

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

RT

Roger R Thompson

409 EVERETT RD

Monkton Md 21111

Mr James C Valeriano

240 Everett Rd Monkton

md 21111



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Scott / Sugiet

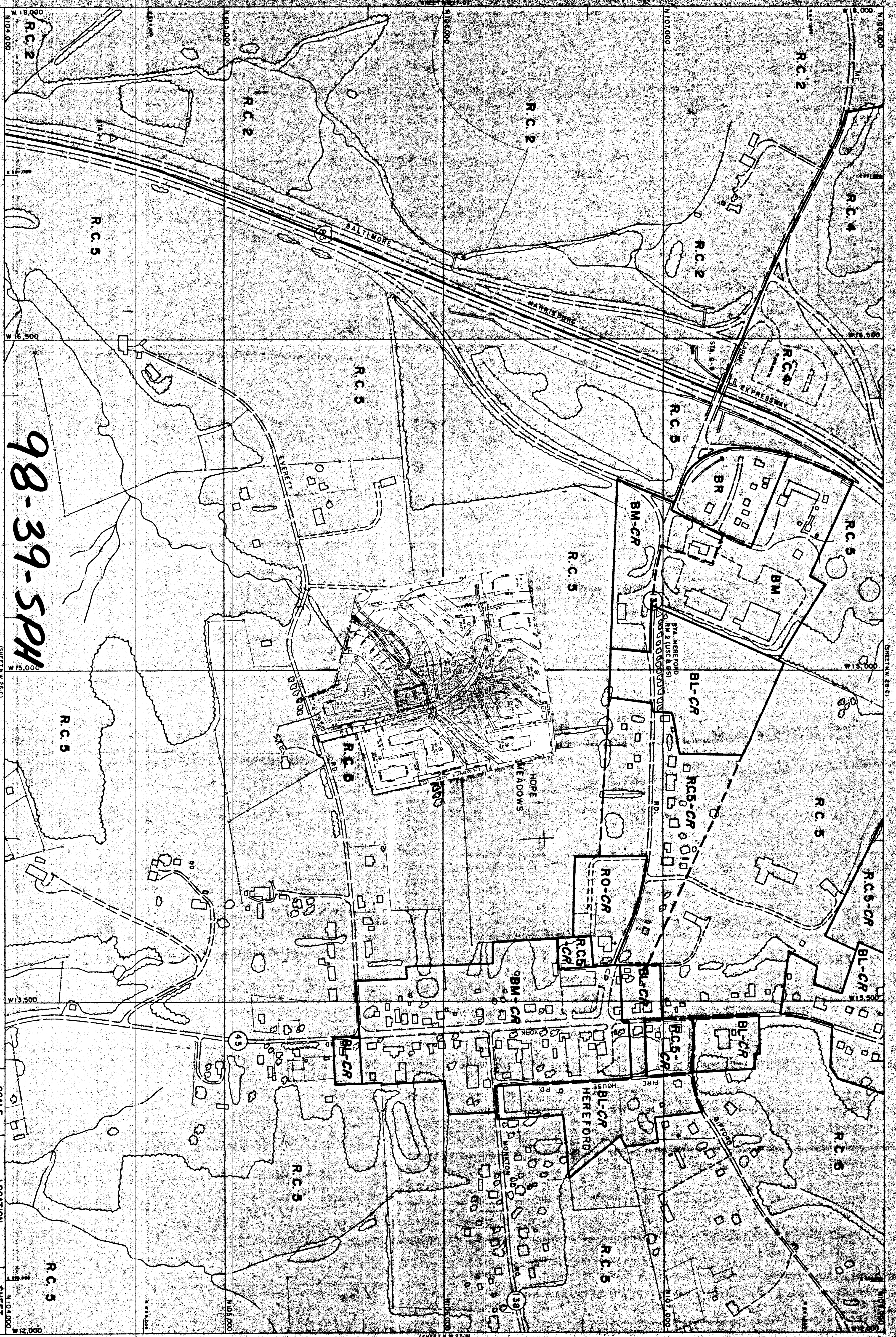
PAUL MUELLER

ADDRESS

9501 Oak Branch Way
Balto. Md 21236

PO Box 115 W. FRIENDSHEP
MD 21794





1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
REB. Nos. 129-96, 138-96, 131-96, 132-96, 133-96, 134-96, 135-96
Karin Kanarek
Chairman, County Council

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
REB. Nos. 129-96, 138-96, 131-96, 132-96, 133-96, 134-96, 135-96
Karin Kanarek
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION HEREFORD	SHEET N.W. 27-C
DATE OF PHOTOGRAPHY JANUARY 1986		

