

IN RE: PETITION FOR VARIANCE
NE/S Summer Woods Way, 1545' E
of Reisterstown Road
(Lot 11 of Summer Woods)
4th Election District
3rd Councilmanic District

Altieri Homes
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-41-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Altieri Homes, by Scott Adachek, Construction Manager. The Petitioner seeks relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building face to a street right-of-way setback of 20 feet in lieu of the required 25 feet and to amend the final development plan for Summer Woods, Lot 11, Plat B thereof, accordingly. 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 Ed Haile, Professional Engineer with Daft-McCune-Walker, Inc., who prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.175 acres, more or less, zoned D.R. 3.5 and is proposed to be developed with a single family dwelling. The concrete foundation for the proposed dwelling was mistakenly poured 20 feet from the front property line in lieu of the required 25 feet. By way of a foundation survey performed by Daft-McCune-Walker, Inc., the mistake was

ORDER RECEIVED FOR FILING

Date

By

discovered which prompted the Petitioner to file the instant request for variance to correct this problem prior to further development of the property.

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).

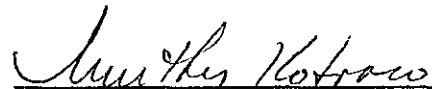
After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioner. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING
Date 9/18/77
By [Signature]

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 Deputy Zoning Commissioner for Baltimore County this 18th day of September, 1997 that the Petition for Special Hearing seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building face to a street right-of-way setback of 20 feet in lieu of the required 25 feet and to amend the final development plan for Summer Woods, Lot 11, Plat B thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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

ORDER RECEIVED FOR FILING

Date 9/18/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

September 18, 1997

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

RE: PETITION FOR VARIANCE
NE/S Summer Woods Way, 1545' E of Reisterstown Road
(Lot 11 of Summer Woods)
4th Election District - 3rd Councilmanic District
Altieri Homes - Petitioner
Case No. 98-41-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 cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Scott Adachek, Altieri Homes
9017 Red Branch Road, Columbia, Md. 21045

Mr. Ed Haile, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Summer Woods Way Lot 11, Plat B

which is presently zoned DR 3-5

98-41-A

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)

from "Section 1B01.2.C.1.b to permit a 20 foot front setback from front building face to a public street right of way" in lieu of the required 25 feet and to amend the final development plan for Summer Woods, Lot 11, Plat B.

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

Building was staked incorrectly and foundation has been constructed. Removal of portion of foundation within setback would significantly alter character to architecture and be inconsistent with future neighboring homes.

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:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Altieri Homes

(Type or Print Name)

Signature

(Type or Print Name)

Signature

9017 Red Branch Road

Address

Phone No.

Columbia, MD 21045

(410) 715-4500

City

State

Zipcode

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

Melanie Moser

Name

Daft-McCune-Walker, Inc.

Address

Phone No.

200 E. Pennsylvania Avenue (410) 296-3333

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE: _____

Zoning Administration
& Development Management

RECEIVED AUG 07 1997

ORDER RECEIVED FOR FILING

Date

By

98-41-A

Description
to Accompany Petition for Zoning Variance
Lot 11 Summer Woods
Altieri Homes Property
Northeast Side of Summerwoods Way
Fourth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

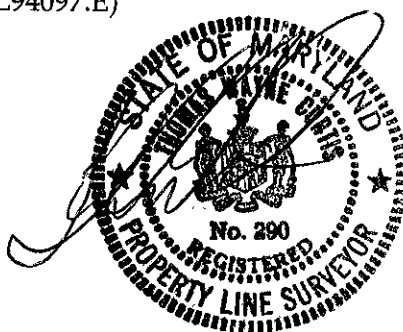
Environmental Professionals

Being a parcel of land located on the Northeast side of Summer Woods Way, distant 1545 feet, more or less, from the intersection of said Summer Woods Way with Reisterstown Road, Maryland Route 140, said parcel of land being Lot 11 as shown on a Plat of Subdivision entitled "Plat B, Summer Woods", recorded among the Land Records of Baltimore County, Maryland, in Plat Book SM 68, Folio 100, containing 0.175 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 1, 1997

Project No. 94097.E (L94097.E)



CERTIFICATE OF PUBLICATION

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: #98-41-A

Lot 11 Summer Woods Way
on Plat B of Summer Woods
NE/S Summer Woods Way,
1545' E of Reisterstown Road
4th Election District
3rd Councilmanic
Legal Owner(s):

Alfred Holmes

Variance: to permit a 20 foot
front setback from front building
face to a public street

right-of-way in lieu of the re-
quired 25 feet and to amend
the final development plan for
Summer Woods, Lot 11, Plat
B.

Hearing: Thursday, September
11, 1997 at 2:00 p.m.,
407 Courts Bldg., 461 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

8/178 Aug 14

C166268

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. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 98-41-A
 Petitioner/Developer: ALTIERI HOMES, ETC.
90 LINDA JONES, D.M.W.
 Date of Hearing/Closing: 9/11/97
AT 2:00 PM

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 #120 SUMMERWOOD WAY
LOT-11 - PLAT-B

#120 SUMMER WOODS WAY
 The sign(s) were posted on 8/26/97
 (Month, Day, Year)

Sincerely,

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

Patrick M. O'Keeffe

(Printed Name)

523 Penny Lane

(Address)

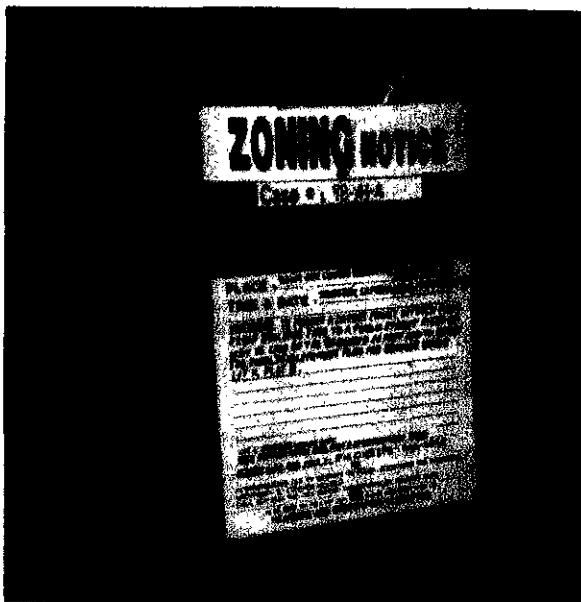
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5346

(Telephone Number)

905-8571
 Pager (410) 666-5346



98-41-A
#120-SUMMERWOOD
LOT-11, PLAT-B

BALTIMORE COUNTY, MARYLAND

**OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

042704

DATE 8/1/97 **ACCOUNT** R0016150

AMOUNT \$ 100.00

RECEIVED FROM: ALTIERI HOMES

FOR: RV FILING WITH AMENDMENT

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
8/01/1997 8/01/1997 10:43:44

REG US05 **CASHIER** BTRY DXT **DRAWER** 5

MISCELLANEOUS CASH RECEIPT

Receipt # 019497 **OFLN**

CR NO. 042704

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION



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/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.: 41

Petitioner: Altieri Homes

Location: Summer Woods, Lot 11, Plot B

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Altieri Homes

ADDRESS: 9017 Red Branch Rd.
Columbia, Md. 21045

PHONE NUMBER: 410-715-4500

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.: 98-41-A

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT A 20 FT. FRONT SETBACK FROM FRONT
BUILDING LINE IN LIEU OF THE REQUIRED 25 FT. AND TO AMEND
THE FINAL DEVELOPMENT PLAN FOR SUMMER WOODS, FOR LOT 11, PLAT B

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:

Alteeri Homes
9017 Red Branch Road
Columbia, MD 21045
410-715-4500

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: 98-41-A
Lot 11 Summer Woods Way on Plat B of Summer Woods
NE/S Summer Woods Way, 1545' E of Reisterstown Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Alteri Homes

Variance to permit a 20 foot front setback from front building face to a public street right-of-way in lieu of the required 25 feet and to amend the final development plan for Summer Woods, Lot 11, Plat B.

HEARING: THURSDAY, SEPTEMBER 11, 1997 at 2:00 p.m. in 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: 98-41-A

Lot 11 Summer Woods Way on Plat B of Summer Woods
NE/S Summer Woods Way, 1545' E of Reisterstown Road
4th Election District - 3rd Councilmanic
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HEARING: THURSDAY, SEPTEMBER 11, 1997 at 2:00 p.m. in Room 407 Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

cc: Altieri Homes
Melanie Moser/Daft-McCune-Walker, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 27, 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. Scott Adachek
Altieri Homes
9017 Red Branch Road
Columbia, MD 21045

RE: Item No.: 41
Case No.: 97-41-A
Petitioner: Altieri Homes

Dear Mr. Adachek:

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 31, 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, reading "W. Carl Richards, Jr." in a cursive style.

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. 041 JLL

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,

L. J. Gredlein
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

INTEROFFICE CORRESPONDENCE

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/JP
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

19 1997

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

DATE: 10/07/96

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 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.

8. 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. SAUERWALD

Fire Marshal Office, PHONE 807-4881, MS 1102F

cc: File



RE: PETITION FOR VARIANCE	*	BEFORE THE
Lot 11 Summer Woods Way on Plat B of		
Summer Woods, NE/S Summer Woods Way,	*	ZONING COMMISSIONER
1545' E of Reisterstown Road		
4th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Alteri Homes	*	CASE NO. 98-41-A
Petitioner		
* * * * *		

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.

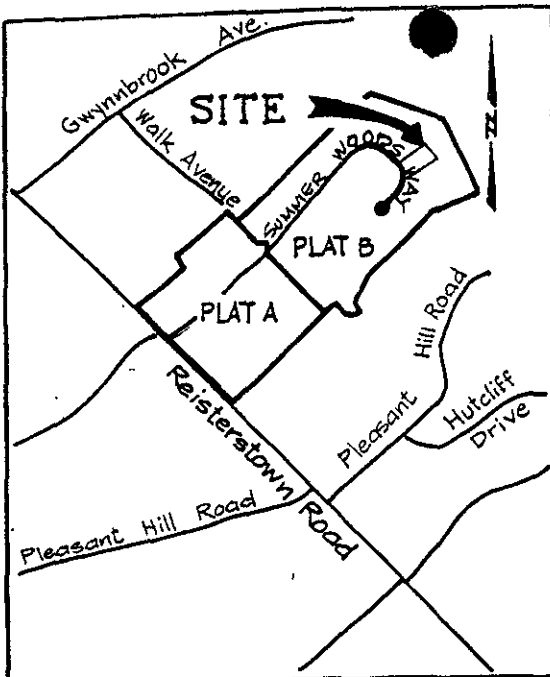
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 Melanie Moser, Daft-McCune-Walker, Inc., 200 E. Pennsylvania Avenue, Towson, MD 21204, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



VICINITY MAP
Scale: 1" = 1000'

98-41-A

41

ZONING DR 3.5
MAP NW 131
TAX MAP 58 GRID 8
Prior Zoning History - NONE

OWNER: ALTIERI HOMES
9017 RED BRANCH ROAD
COLUMBIA, MD 21045

1. The subject property does not lie within a flood hazard zone as shown on Flood Insurance Rate Map No. 240010 0220 C, dated March 2, 1981
2. There are no streams within 50ft of the property.

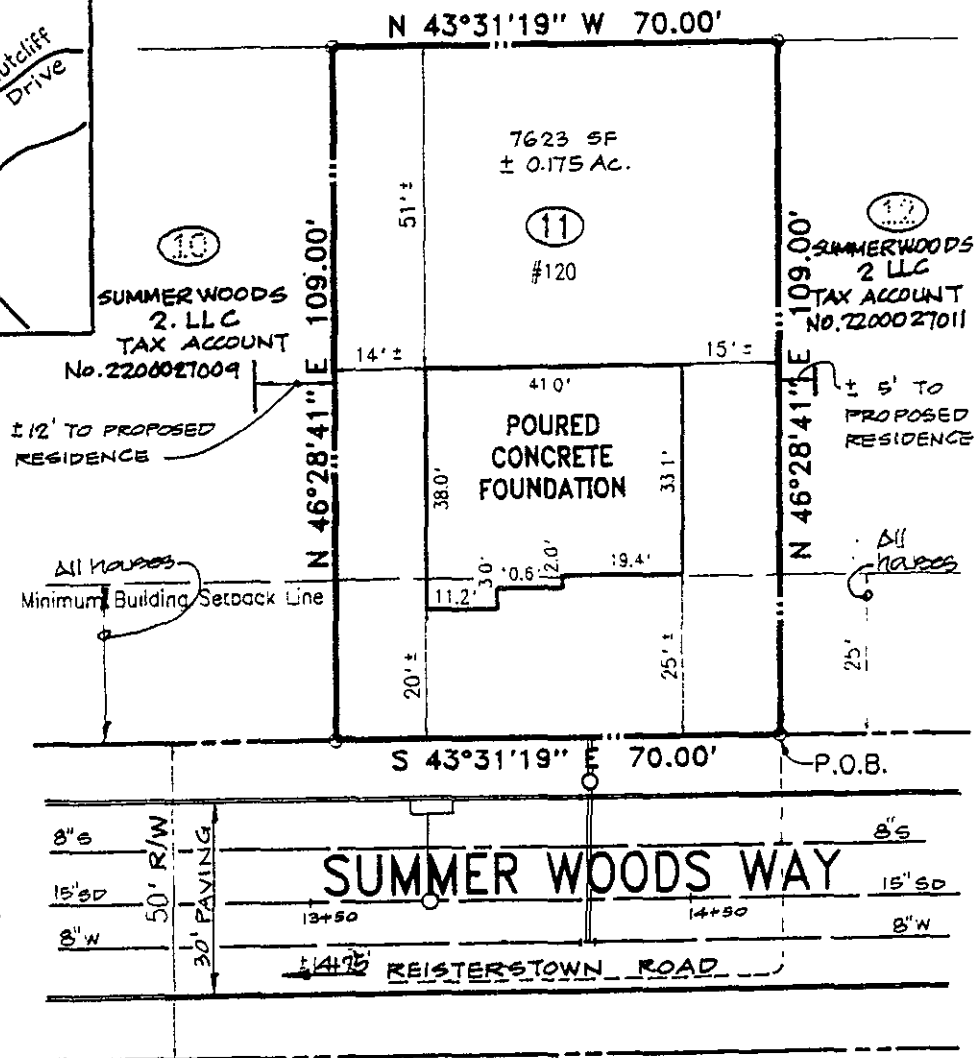
PLAT TO ACCOMPANY VARIANCE HEARING
FOR

LOT 11
SUMMER WOODS WAY
SUMMER WOODS
S.M. 68 FOLIO 100

4th Election District 3rd Councilmanic Dist. Baltimore County, Maryland

SUMMER WOODS
LOCAL OPEN SPACE
AND
FOREST BUFFER AND FOREST
CONSERVATION EASEMENT
TAX ACCOUNT NO. 2200027009

B.C.M.D. GRID MERIDIAN



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements on, and the improvements are located as shown. Exact property corners have not been established or set.

DMW

Daft • McCune • Walker, Inc.

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 298 3333
Fax 296 4705

Scale: 1" = 30'

Date: July 11, 1997

Drawn by: CSR Checked by:

File: att11 <CERT>

Job No. 94097-13

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Rob Hoffman
Ed Haulle

ADDRESS

210 Allegheny Ave 21204
200 E Pennsylvania Ave 21204



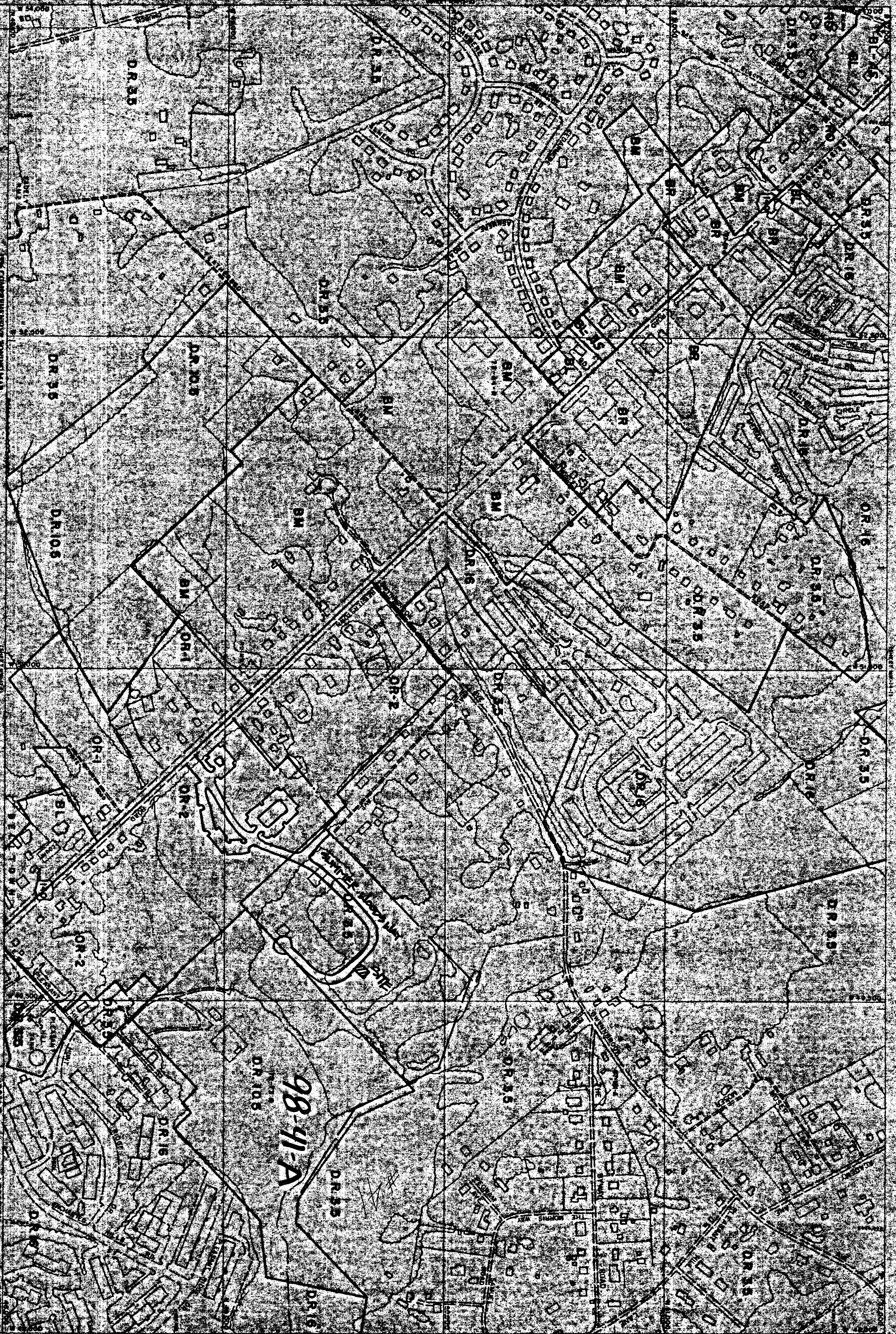
1996
Zoning

NW 13 I

THIS MAP WAS PREPARED BY THE BALTIMORE COUNTY PLANNING AND ZONING DEPARTMENT IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING ORDINANCE, CHAPTER 21-1, AND THE BALTIMORE COUNTY ZONING MAP ACT, CHAPTER 21-2.

Kim Conway
Planning and Zoning Director

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP



DATE	LOCATION	SHEET
11/1/2003	BELLTOWN	101