

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 E/S Anglohill Rd., 109 ft. N *
 of c/l of Saxonhill Drive * DEPUTY ZONING COMMISSIONER
 10603 Anglohill Road *
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District * Case No. 98-80-A
 Robert T. Franz, 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 for the subject property, known as 10603 Anglohill Road, located in the Cockeysville section of Baltimore County. The Petition was filed by the owners of the property, Robert T. Franz and Rose M. Franz, his wife, through the administrative variance process. The Petitioners seek relief from Sections 1B02.3.B and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 3 ft. side yard setback in lieu of 7.5 ft., for a screened-in porch. 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 having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and

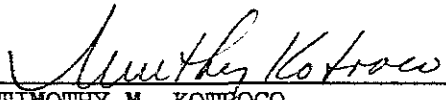
UNDER FILED FOR FILING
 9/23/97
 by [Signature]

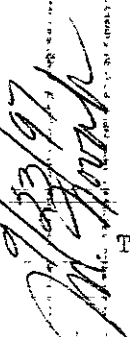
affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of September, 1997 that the Petition for a Zoning Variance from Sections 1B02.3.B and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 3 ft. side yard setback in lieu of 7.5 ft., for a screened-in porch, in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

9/23/97

TMK:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

September 23, 1997

Mr. and Mrs. Robert T. Franz
10603 Anglohill Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
Property: 10603 Anglohill Road
Case No. 98-80-A

Dear Mr. and Mrs. Franz:

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 Zoning Administration 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:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10603 Angleshill RD. Cockeysville MD 21030
which is presently zoned D.R. 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)

1302.3.B. + 301 to permit a 3 ft. side yard in lieu of 7.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The South side of my house is the only feasible area within which to locate this room. The topography on the North side is such that it is impossible to locate the room on that side (Drainage Sunk) Furthermore, there are bedrooms on the North side of the house which have no exterior doors. The South side does have an exterior doorway through the Kitchen.

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

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

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:

DATE:

ESTIMATED POSTING DATE

Printed with Soybean Ink
on Recycled Paper

ITEM #:

80

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 10603 Angleshill RD
address
Cockeysville MD. 71030
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)

See reasons stated on reverse side. In addition,
my neighbors next to me have no objection
(See letter of Support)

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.

Rose M. Franz
(signature)
Rose M. Franz
(type or print name)



Robert T. Franz
(signature)
Robert T. Franz
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of August, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert & Rose Franz

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.

August 1, 1997
date

Susan M. Kucharek
NOTARY PUBLIC

My Commission Expires: June 7, 2000

Affidavit in support of Administrative Variance

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That the Affiant(s) does/do presently reside at 10603 Angleshill RD.
address
Cockeysville MD. 21030
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)

See reasons stated on reverse side. In addition,
my neighbors next to me have no objection (See letter
of Support)

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.

Rose M. Franz
(signature)
Rose M. Franz
(type or print name)



Robert T. Franz
(signature)
ROBERT T. FRANZ
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 1 day of August, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert + Rose Franz

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

August 1, 1997
date

Susan M. Kucharek
NOTARY PUBLIC

My Commission Expires June 7, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10603 Anglhill RD. Cockeysville 21030
which is presently zoned D.R. 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)

1362.3.13 + 301 to permit a 3 ft side yard in lieu of 7.5 ft

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

The south side of my house is the only feasible area within which to locate this room. The topography on the North side is such that it is impossible to locate the room on that side (Drainage Swale). Furthermore, there are bedrooms on the North side of the house which have no exterior doors. The South side does have an exterior doorway through the Kitchen.

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

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

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

DATE:

ESTIMATED POSTING DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #:

80

PROPERTY DESCRIPTION

ZONING DESCRIPTION FOR 10603 Anglohill RD.

BEGINNING AT A POINT ON THE EAST SIDE OF
Anglohill RD. WHICH IS 30 FEET WIDE AT THE DISTANCE
OF 109 FEET NORTH OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET SAXONHILL DR. WHICH IS
30 FEET WIDE. BEING LOT # 50, BLOCK J, SECTION 111
IN THE SUBDIVISION OF SPRINGDALE AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK # 33, FOLIO # 8,
CONTAINING 9211 SQ. FEET. ALSO KNOWN AS 10603 Anglohill
RD AND LOCATED IN THE 8TH ELECTION DISTRICT,
3RD COUNCILLMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

043336

DATE 8/28/97

ACCOUNT 01-615

Item: 80
By: MSK

AMOUNT \$ 50.00

RECEIVED FROM: Franz, Robert - 10603 Aygleh, H. AL.

FOR: CIO - Res Var - \$150.00

CONTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS DATE

8/28/1997 8/28/1997

REC 18802 CASHIER REC BY 01/19/98

RECEIVED BY 01/19/98

18802 01/19/98

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-80-A

**Petitioner/Developer:
(Robert T. Franz)
Date of Hearing/Closing:
(Sept. 22, 1997)**

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____
_10603 Anglohill Road Cockeysville Maryland 21030_____**

**The sign(s) were posted on _____ Sept 5, 1997 _____
(Month, Day, Year)**

Sincerely,

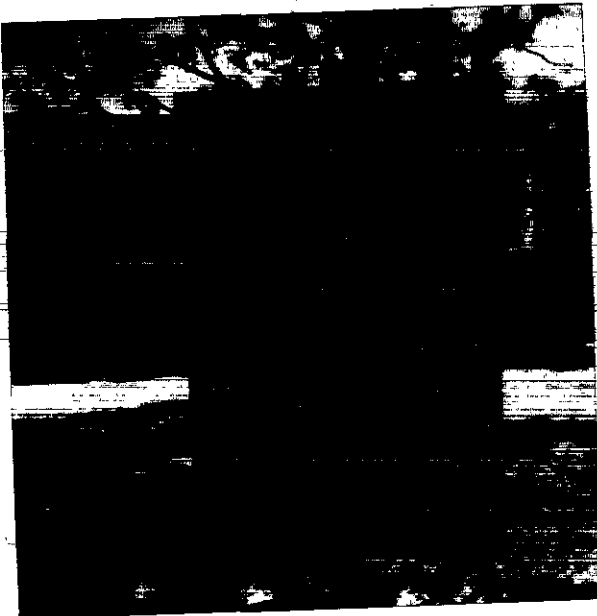

(Signature of Sign Poster & Date)

**_____
Thomas P. Ogle, Sr.**

**_____
325 Nicholson Road**

**_____
Baltimore, Maryland 21221**

**_____
(410)-687-8405
(Telephone Number)**



98-80-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 9/7/97

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

Item # 80

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 98-80-AVariance to permit a 3 ft. side yard in lieu of 7.5 ft**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**

*

9/22/97

**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**

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 7/7/97

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

Item # 80

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-80-A

Variance to permit a 3 ft. side yard in lieu of 7.5 ft

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

* 9/22/97

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.: 80

Petitioner: Robert Franz

Location: 10603 Anglo Hill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert Franz

ADDRESS: 10603 Anglo Hill Rd.
Cockeysville, MD 21030

PHONE NUMBER: 410-667-6419

AJ:ggs

(Revised 09/24/96)



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

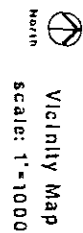
PROPERTY ADDRESS: _____ see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

Plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

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



LOCATION INFORMATION

Election District:
Councilmanic District:

1"=200 scale map

Zoning:

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Areas: ☐ yes ☐ no
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

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

September 22, 1997

Mr. and Mrs. Robert Franz
10603 Anglohill Road
Cockeysville, MD 21030

RE: Item No.: 80
Case No.: 98-80-A
Petitioner: Robert Franz, et ux

Dear Mr. and Mrs. Franz:

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 28, 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 dark ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE:

9/8/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep. 8, 97

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

Item #'s:

079

080

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

*To Gues
for filing
a/s*

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

DATE: September 4, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 79 and 80

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 M. Long

Division Chief

Gary L. Kerns

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

9-8-97

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 080 (MJK)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

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,

Bob Small

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
Fire Department

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

September 9, 1997

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

RE: Property Owner: Dennis Florian and Kathy Florian 070
Robert T. Franz and Rose R. Franz 080

Location: DISTRIBUTION MEETING OF SEPTEMBER 8, 1997

Item No. 070 AND 080 Zoning Agenda

Re: Item:

Pursuant to your request, the referenced project 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.

3. The Fire Marshal's Office has no comments at this time.
IN RESPONSE TO THE FOLLOWING ETC.

DATE: 9/9/97

RE: ITEM: 070 AND 080 ZONING AGENDA

For more information, please call the Fire Marshal's Office, PHONE 887-4880, EXT. 100.



97-4940

9/22/97

CG to BS

for file

suplty aware should
be advised that

there is

cover art

which

can't be

changed

by service

~~Larry~~

~~[REDACTED]~~

[

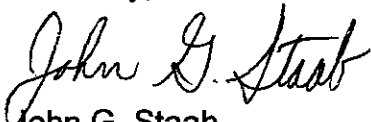
August 15, 1997

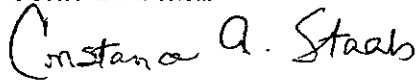
Zoning Commissioner for Baltimore
County

To whom it may concern:

As owners of the property at 10601 Anglohill Road, Cockeysville, Maryland 21030, we do not object to Robert T. Franz obtaining a zoning variance for his property at 10603 Anglohill Road in order to construct a screened-in-porch that will be adjacent to our residence. Our understanding is that the porch will extend approximately ten feet out from the Franz residence and will still be an acceptable distance from our residence.

Sincerely,


John G. Staab


Constance A. Staab

80

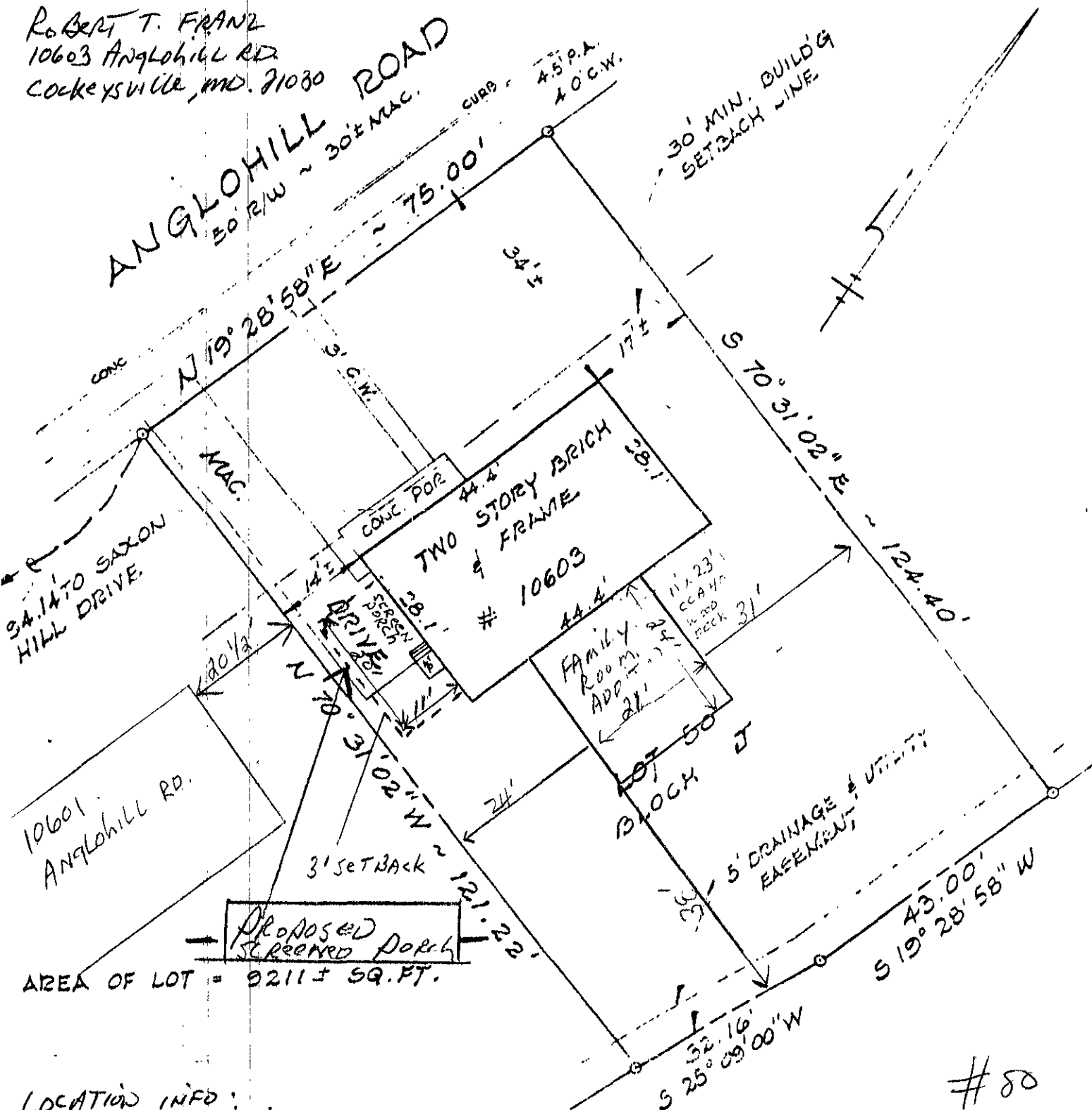
356

EVANS, HAGAN & HOLDEFER, INC.**SURVEYORS AND CIVIL ENGINEERS**

8013 BELAIR ROAD / BALTIMORE, MD. 21238 (301) 668-1501
 539 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3350
 111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 848-1790
 11 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

Plat showing property known as #10603 Anglohill Road. Also known as Lot 50, Block J, as shown on PLAT 10 (REVISED), A PART OF SECTION III, SPRINGDALE, which Plat is recorded among the Land Records of Baltimore County in Plat Book 33, Folio 8.

ROBERT T. FRANZ
 10603 Anglohill Rd
 Cockeysville, MD. 21030



LOCATION INFO:

COUNCILMAN'S DISTRICT: 3

ELECTION DISTRICT: 08

ZONING D.R. 3.5

SEWER: YES

WATER: YES

CHR. BAY CRITICAL AREA: NO

PRIOR HEARINGS: NO

SCALE 20 ft. = 1 inch

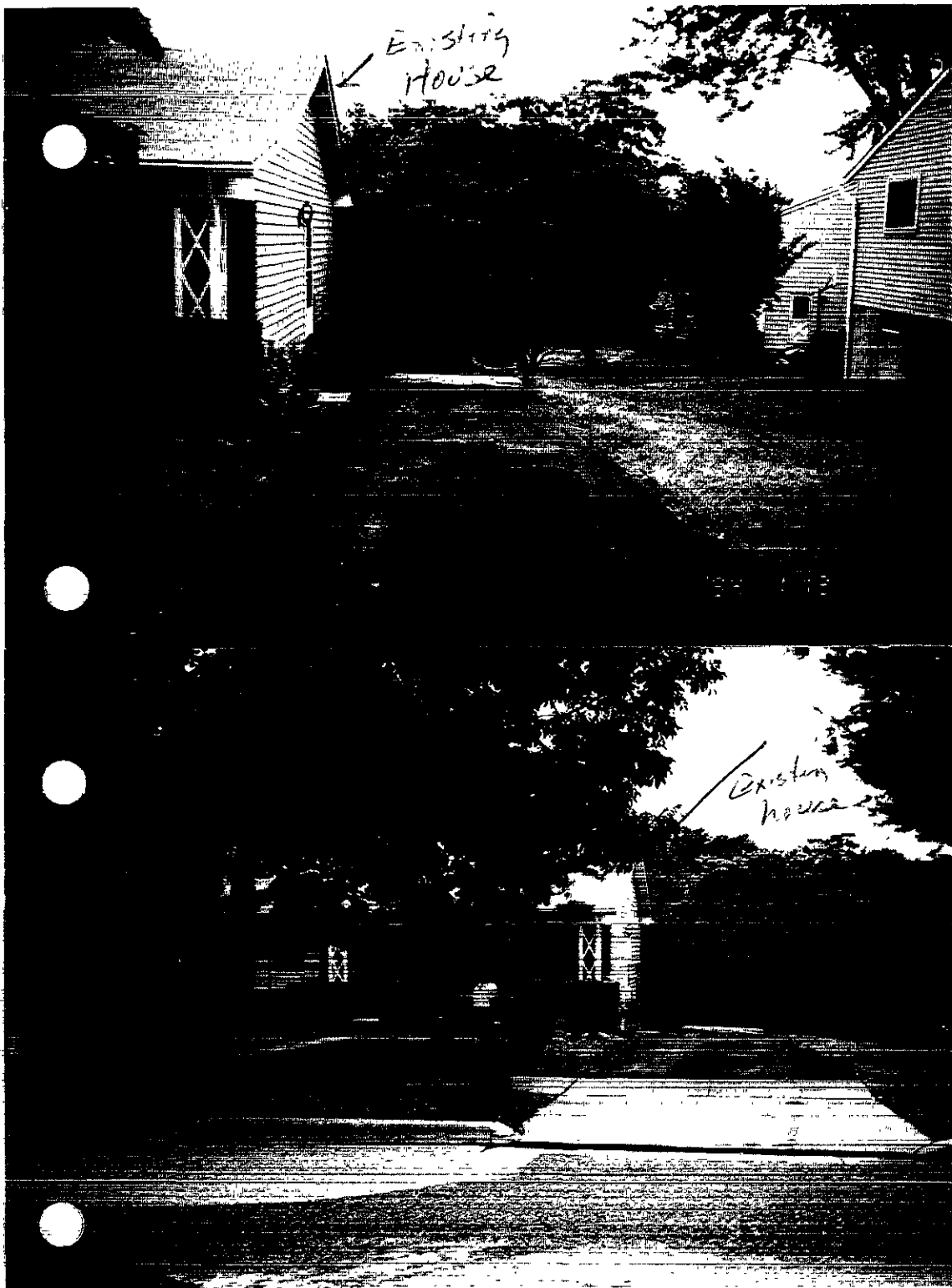
I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements only, and the improvements are located as shown. Exact property corner have not been established or set. We assume no responsibility or liability for any rights-of-way or easements recorded or unrecorded, not appearing on the record plat and/or mentioned in the title deed referred to hereon.

Signed this 31st day of March 1978

Eric M. M. M.
 SURVEYOR AND CIVIL ENGINEER

Ret Ex #1

78209





N68,000
N67,000
N66,000
N65,000
N64,000

V-SE U-SW

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
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION LOCH RAVEN RESERVOIR AREA	SHEET NE 17-A
DATE OF PHOTOGRAPHY JANUARY 1986		

#80



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN RESERVOIR AREA	NE 17-A
DATE OF PHOTOGRAPHY JANUARY 1986		

#80

