

IN RE:	PETITION FOR RESIDENTIAL	* BEFORE THE
	ZONING VARIANCE	
	S/S Montrose Avenue, 1200' (+/-)	* ZONING COMMISSIONER
	W of c/l Male Avenue	
	325 Montrose Avenue	* OF BALTIMORE COUNTY
	15th Election District	
	5th Councilmanic District	* Case No. 98-141-A
	John S. Owens, et ux	
	Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by John S. Owens and Terry A. Owens, his wife, for that property known as 325 Montrose Avenue in the Montrose Farm subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a front yard setback of 11 ft., in lieu of the required 25 ft., for an attached garage, in a D.R. 5.5. zone. The property and relief sought are more particularly described on Petitioners' Exh. No. 1, the plat to accompany the Petition.

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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR 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 7<sup>th</sup> day of November 1997, that the Petition for a Residential Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a front yard setback of 11 ft., in lieu of the required 25 ft., for an attached garage, in a D.R. 5.5. zone, be and is hereby GRANTED, subject, however, 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 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.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm



Baltimore County  
Zoning Commissioner  
Office of Planning

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

November 5, 1997

Mr. and Mrs. John S. Owens  
325 Montrose Avenue  
Baltimore, Maryland 21221

RE: Petition for Administrative Variance  
Case No. 98-141-A  
Property: 325 Montrose Avenue

Dear Mr. and Mrs. Owens:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





98-141-A

# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 325 Montrose Ave.  
which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1; BCZR, TO

PERMIT A FRONT YARD SETBACK OF 11ft. IN LIEU OF THE REQUIRED 25ft. FOR A GARAGE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The setback has changed since the house was built.

The garage when brought to the front of the porch will be no closer than the poured concrete porch is now.

Moving the garage even with the front of the porch will allow for a continuous roof line across the front.

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).  
John S Owens  
(Type or Print Name)

John S Owens  
Signature

Terry A. Owens  
(Type or Print Name)

Terry A. Owens  
Signature

410-391-5564  
325 Montrose Ave. 81221  
Address Phone No

Baltimore, Md. 21221  
City State Zipcode

Name, Address and phone number of representative to be contacted

SAME  
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 #: \_\_\_\_\_

7-141-80

# 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 325 Montrose Ave.  
address  
Baltimore, Md. 21221  
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)

1. The setback has changed since the house was built and to comply with the present zoning when adding the garage would alter the appearance of the entire project.

2. The garage will be no closer to the street than the poured concrete porch is now that already exist.

3. Moving the front of the garage even with the front of the porch would allow for one continuous roof line across the front making for a much more attractive design.

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.

John S. Owens  
(signature)  
John S. Owens  
(type or print name)



Terry A. Owens  
(signature)  
Terry A Owens  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John S. Owens & Terry A. Owens

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

10-9-97  
date

Rhonda J. Miller  
NOTARY PUBLIC

My Commission Expires: RHONDA J. MILLER  
**NOTARY PUBLIC STATE OF MARYLAND**  
My Commission Expires June 24, 1998

98-141-A



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 325 Montrose Ave.  
which is presently zoned DRS-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) B02.3.C.1; BCZR, TO PERMIT A FRONT YARD SETBACK OF 11ft. IN LIEU OF THE REQUIRED 25ft. FOR A GARAGE.

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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)

John S Owens  
(Type or Print Name)

Signature

John S Owens  
Signature

Address

Terry A. Owens  
(Type or Print Name)

City

State

Zipcode

Terry A. Owens  
Signature

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

410-391-5564

325 Montrose Ave. 81221  
Address Phone No

Baltimore, Md. 21221  
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:



Printed with Soybean Ink  
on Recycled Paper

ITEM #: \_\_\_\_\_

ESTIMATED POSTING DATE

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City State Zip Code

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John S. Owens  
(signature)  
John S. Owens  
(type or print name)



Terry A. Owens  
(signature)  
Terry A Owens  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John S. Owens & Terry A. Owens

the Affiant(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.

10-9-97  
date

Rhonda J. Miller  
NOTARY PUBLIC

My Commission Expires:

RHONDA J. MILLER  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 24, 1998

ZONING DESCRIPTION FOR 325 MONTROSE AVE.  
(address)

Beginning at a point on the SOUTH side of  
(north, south, east or west)

MONTROSE AVE which is 40  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 1200 FEET WEST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MACE AVE  
(name of street)

which is 60 FEET wide. \*Being Lot # 76 + 77,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of \_\_\_\_\_  
(name of subdivision)

as recorded in Baltimore County Plat Book # 6, Folio # 183,

containing 15,500 SQUARE FEET. Also known as 325 MONTROSE AVE  
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

98-141-A

BALTIMORE COUNTY, MARYLA  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

171

No. 044437

DATE 10-9-97 ACCOUNT Recd-6150

AMOUNT \$ 50.00

RECEIVED FROM: J. Owens - 325 Montrose Ave.

FOR: Ad. UAR: (010)

DISTRIBUTION

WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

*J. Owens*

PAID RECEIPT  
FISCAL YEAR      FISCAL YEAR      TIME  
10/10/1997      10/09/1997      15:21:59  
NO.      4304      CASHIER      1991      195      000000  
\$ MISCELLANEOUS      00000000  
Receipt #      023712  
CR NO.      044437

10/06/1997  
Baltimore County, Maryland

CASHIER'S VALIDATION

**CERTIFICATE OF POSTING**

**RE: Case No.: # 98-141-A**  
**Petitioner/Developer:**  
**(John Owens)**  
**Date of Hearing/Closing:**  
**(Nov. 3, 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**

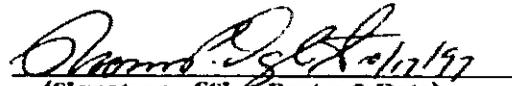
**Ladies and Gentleman:**

**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 \_\_\_\_\_**

**\_\_\_\_325 Montrose Ave. Baltimore Maryland 21221\_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Oct. 17, 1997 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

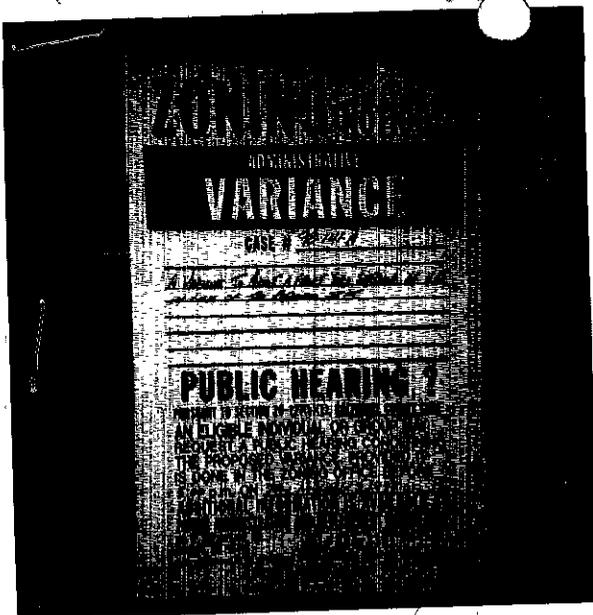
  
**(Signature of Sign Poster & Date)**

\_\_\_\_\_**Thomas P. Ogle, Sr.**\_\_\_\_\_

\_\_\_\_\_**325 Nicholson Road**\_\_\_\_\_

\_\_\_\_\_**Baltimore, Maryland 21221**\_\_\_\_\_

\_\_\_\_\_**(410)-657-8405**\_\_\_\_\_  
**(Telephone Number)**



98-141-A



Baltimore County  
Department of Permits and  
Development Management

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

October 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-141-A  
325 Montrose Avenue  
S/S Montrose Avenue, 1200<sup>+</sup>/- W of c/l Male Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): John S. Owens and Terry A. Owens  
Post by Date: 10/19/97  
Closing Date: 11/03/97

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 that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: John and Terry Owens



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than \* 10-19-97

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

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No.: 98-141-A

A VARIANCE TO PERMIT A FRONT YARD  
SETBACK OF 11ft. IN LIEU OF  
THE REQUIRED 25ft.

### 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

\* ~~10~~ 11-3-97

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

October 29, 1997

Mr. and Mrs. John Owens  
325 Montrose Avenue  
Baltimore, MD 21221

RE: Item No.: 141  
Case No.: 98-141-A  
Petitioner: John S. Owens, et ux

Dear Mr. and Mrs. Owens:

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 October 9, 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." with a stylized flourish at the end.

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: 10/24/97

FROM: R. Bruce Seeley .  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Oct 20, 1997

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

Item #'s:	132	139
	133	<del>140</del>
	134	141
	136	142
	138	145
		146

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 10/24/97  
Item No. 141 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,

A handwritten signature in black ink that reads "Cindy A. Webb".

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: October 27, 1997

FROM: *pub* Robert W. Bowling, Chief  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for October 27, 1997  
Item Nos. 132, 133, 134, 136, 141,  
142, and 145

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Dept. of Permits & Development Management

**DATE:** October 27, 1997

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

**SUBJECT:** Item No. 141 325 Montose Avenue

The Planning Office does not oppose the applicant's request; however, it is recommended that the existing tree in the side yard be retained.

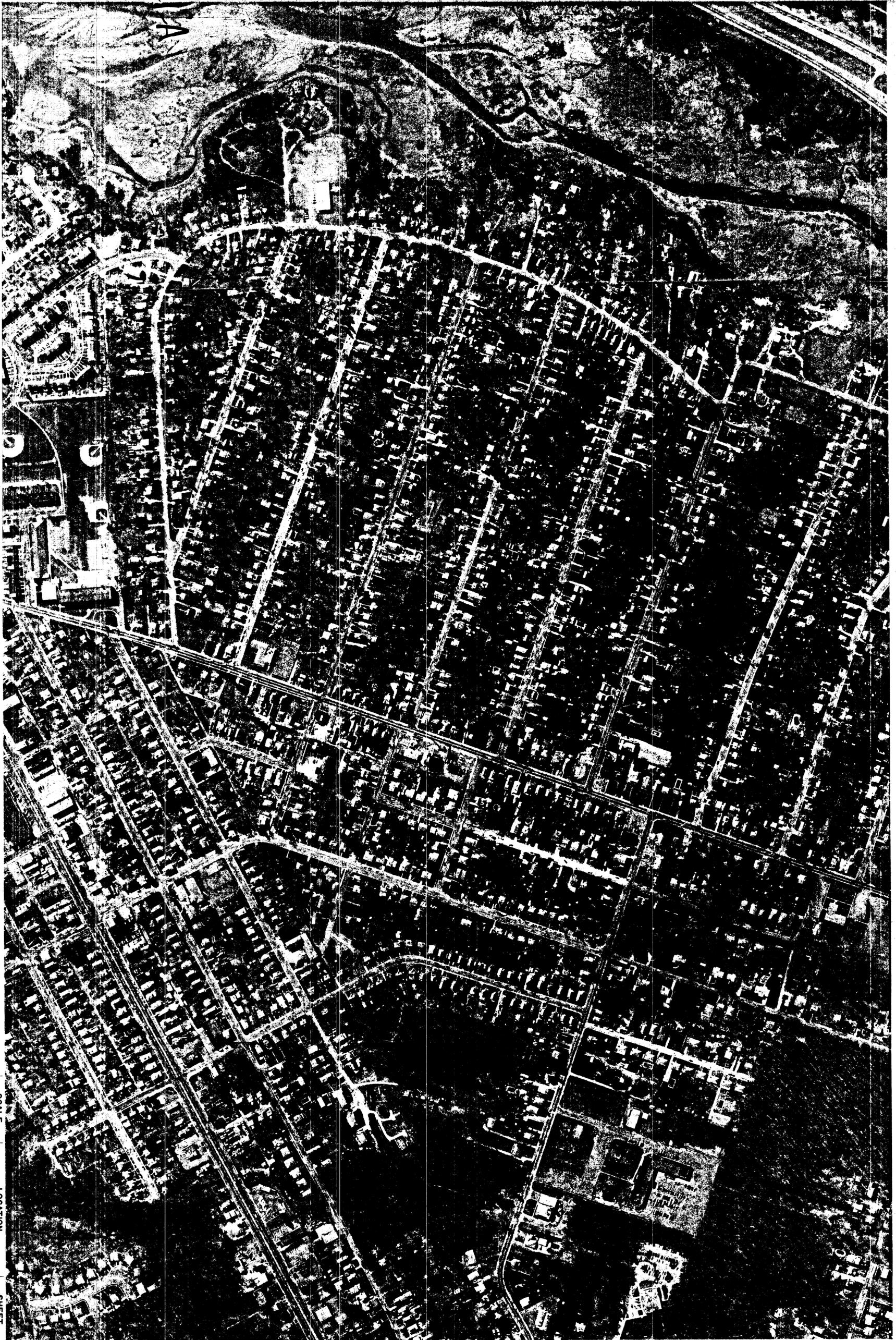
If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

98-141A



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

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	ESSEX	NE 2-6
DATE OF PHOTOGRAPHY JANUARY 1966		

(SHEET N.E. 2-F)



NORTHEAST

CREEK

1-SW

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS

BY	DATE
JKM	7-18-84

SCALE

1" = 200'

LOCATION

SHEET

Topography Compiled by Photogrammetric Methods  
ABRAMS AERIAL SURVEY CORP LANSING MICH

ESSEX

98-141-A

E 36,000

E 445,000

E 375,000

E 400,000

E 40,500

E 42,000

N 0,000

N 10,000

N 20,000

N 30,000

N 40,000

N 50,000

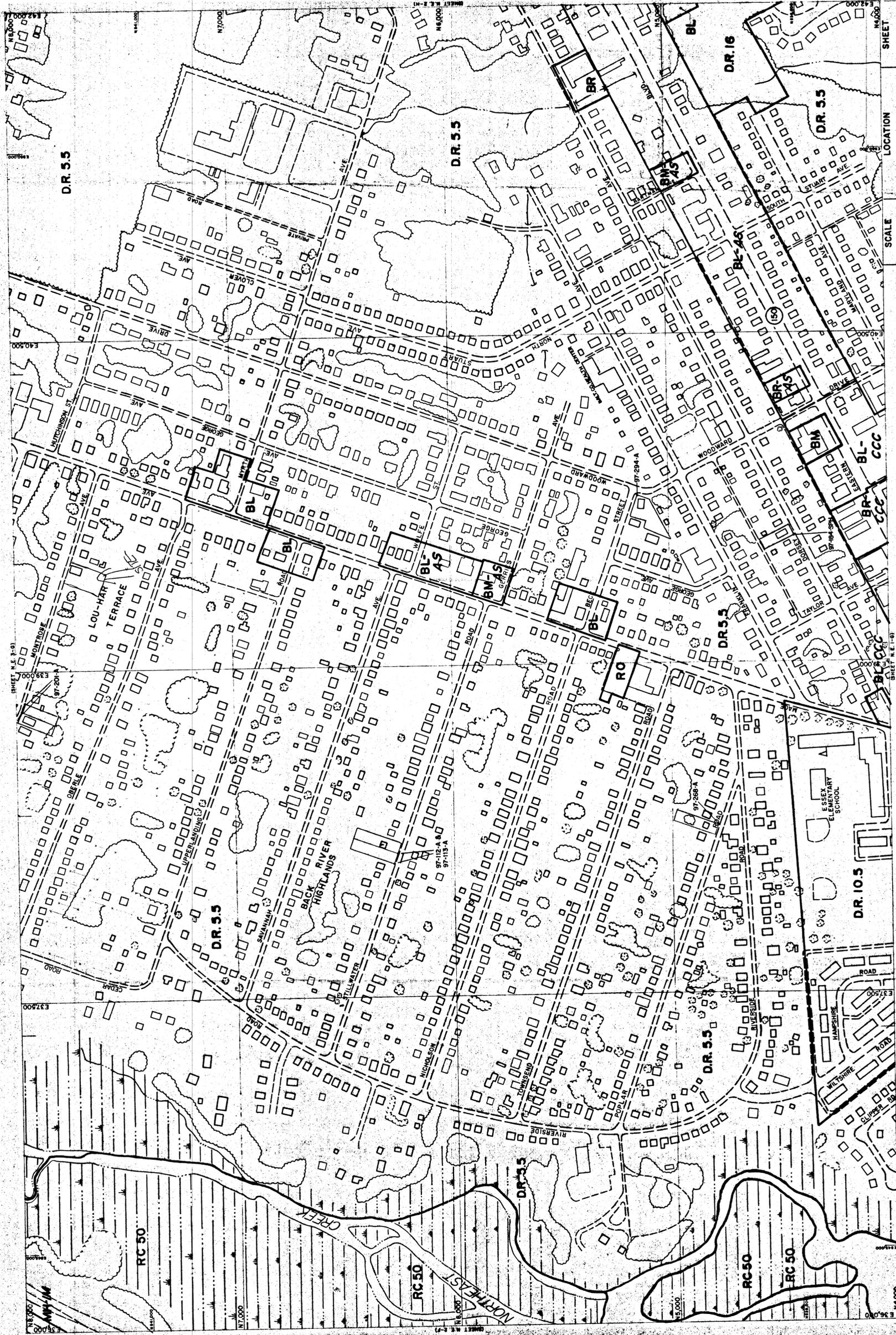
N 60,000

N 70,000

(SHEET N.E. 2-H)

(SHEET N.E. 2-G)

(SHEET N.E. 2-I)



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

1996 COMPREHENSIVE ZONING MAP  
 ADOPTED BY  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 8, 1996  
 BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

1 - SW  
 1" = 200' ±  
 DATE OF PHOTOGRAPHY  
 JANUARY 1986  
 LOCATION  
 ESSEX  
 SHEET  
 N.E.  
 2-G

*Kevin Kamenev*  
 Chairman, County Council

98-141-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS BY PHOTOMETRIC METHODS BY RICHART-HORN, INC. BALTIMORE, MD. 21210

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 325 MONTROSE AVE 21221

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

Subdivision name: MONTROSE FARM

plat book # 6, folio # 183, lot # 76 & 77, section #

OWNER: JOHN S. & TERRY A. OWENS

*Plat No 7*



NOTES:

- Also designated as Lots 76 & 77 on Plat of "Montrose Farms", recorded among the Land Records of Balto. Co. in P.B. W.P.C. 6-183

- This Lot does not lie within the 100-year flood plain.

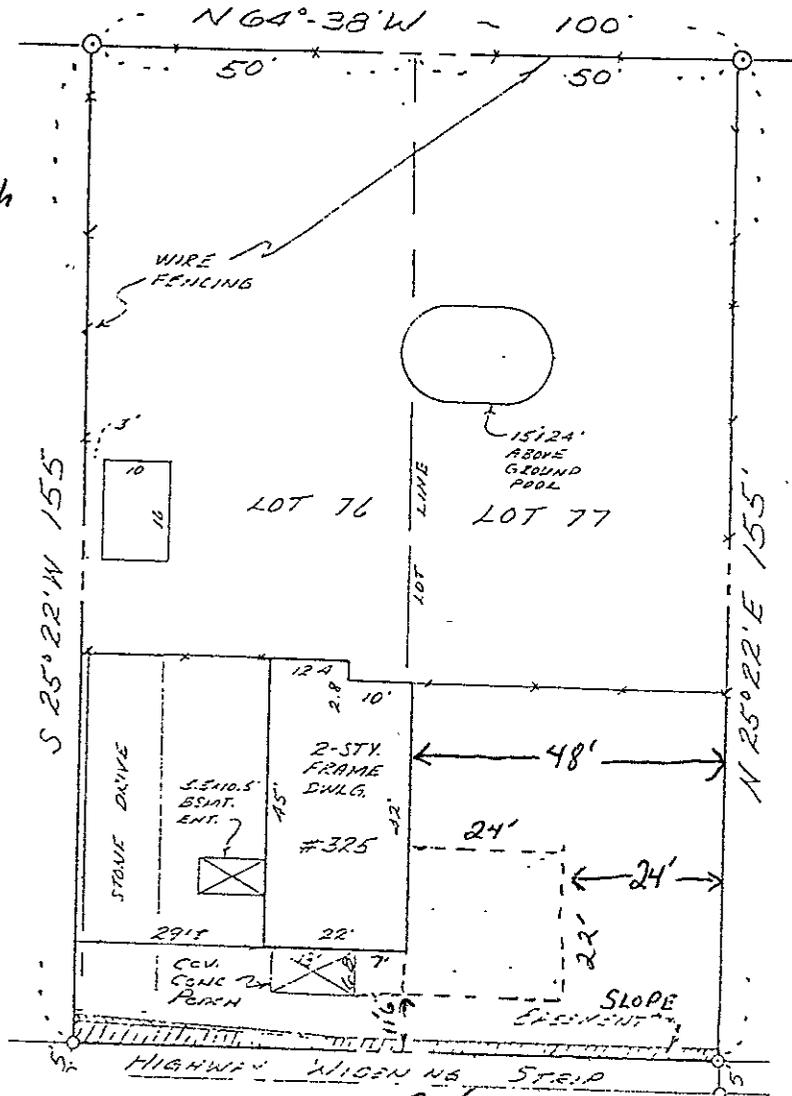
\* - For slope easement see Balto. Co. Drawing No. HP-4 62-057-4 & 62-057-4A



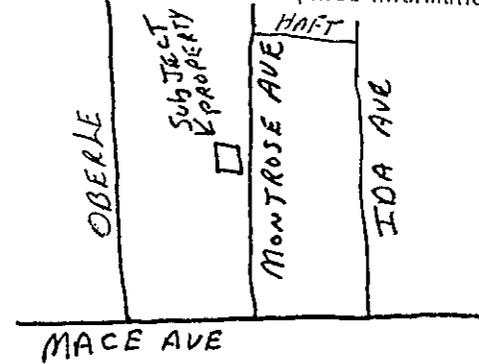
North

date: 10-7-97

prepared by: JOHN S. OWENS



Scale of Drawing: 1" = 30' 40' N/W MONTROSE AVE



Vicinity Map  
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map #: NE-26

Zoning: OR 5.5

Lot size: .35 acreage 15,500 square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

98-141-A