

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE/S Meadow Glen Road, 285' SE * ZONING COMMISSIONER
of Bird River Road * OF BALTIMORE COUNTY
(1014 Meadow Glen Road) * Case No. 98-162-A
15th Election District *
5th Councilmanic District *
William F. Phelps, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by William F. and Miriam C. Phelps, owners of the subject property. The Petitioners seek relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.a and V.5.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear yard setback of 30 feet in lieu of the required 35 feet for an existing dwelling, a rear tract boundary setback of 18 feet in lieu of the required 26.25 feet, for a proposed open deck, and to amend the Final Development Plan for Rohe Farm, Lot 7 thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commission-

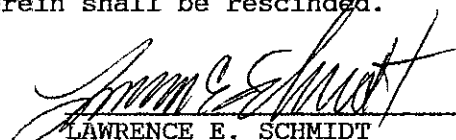
ORDER RECEIVED FOR FILING
Date 11/3/97
By [Signature]

er, the information, pictures, 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 B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of November, 1997 that the Petition for Administrative Variance seek relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.a and V.5.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear yard setback of 30 feet in lieu of the required 35 feet for an existing dwelling, a rear tract boundary setback of 18 feet in lieu of the required 26.25 feet, for a proposed open deck, and to amend the Final Development Plan for Rohe Farm, Lot 7 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/13/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

November 13, 1997

Mr. & Mrs. William F. Phelps
1014 Meadow Glen Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Meadow Glen Road, 285' SE of Bird River Road
(1014 Meadow Glen Road)
15th Election District - 5th Councilmanic District
William F. Phelps, et ux - Petitioners
Case No. 98-162-A

Dear Mr. & Mrs. Phelps:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File





Petition for Administrative Variance AND TO AMEND F.D.P. (ROHE FARM) to the Zoning Commissioner of Baltimore County

for the property located at

1014 MEADOW GLEN RD

which is presently zoned

RESIDENTIAL
DR 2

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)

45-22-A UP SEC. 504.2 BCLR §
V.B.5.9 & V.B.5.6 CMDP - VARIANCE TO ALLOW EXISTING DWG. REAR SETBACK
OF 30' IN LIEU OF THE RECD. 35' AND PROPOSED OPEN DECK REAR SETBACK
OF 18' IN LIEU OF THE RECD. 26.25' AND FROM TRACT BOUNDARY, AND
TO AMEND THE F.D.P. (ROHE FARM)
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

see AFFIDAVIT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

William F. Phelps

Miriam C. Phelps

(Type or Print Name)

William F. Phelps

Miriam C. Phelps

Signature

ALBERT Bilovesky

(Type or Print Name)

Albert Bilovesky

Signature

1014 MEADOW GLEN RD.

410-887-7046 - (W)

410-238-4449 - (H)

Address

Phone No

BALTIMORE, MARYLAND

21220

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: R.T

DATE: 10-15-97

ESTIMATED POSTING DATE: 10-26-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 98-162-A

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 1014 MEADOW GLEN RD.
address

BAITIMORE, MARYLAND.
City State

21220
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)

AT PRESENT I CANNOT MEET THE REQUIRMENTS TO BUILD
A 12' DECK PORCH ON MY PROPERTY. (AT THE REAR OF MY
PROPERTY AND ATTACHED TO MY HOUSE). BECAUSE I HAVE
ONLY 30' OF PROPERTY FROM THE REAR OF MY HOME
TO THE BOUNDARY LINE OF MY NEIGHBORS PROPERTY THERE ARE
34 COMPLETED DWELLINGS IN THIS NEW SUBDIVISION SUFFERING UNDER THE
SAME PROHIBITION AS MINE. NINE (9), HAVE 12' DECKS. I FEEL AS THOUGH
I SHOULD BE GRANTED THE SAME PRIVILEGE.

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.

William F. Phelps
(signature)
WILLIAM F. PHELPS
(type or print name)



Albert Bilovsky
(signature)
ALBERT B. LOVESKY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William F Phelps Micham C Phelps Albert Bilovsky

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.

October 5, 1997
date

Donald W. Spry
NOTARY PUBLIC

My Commission Expires: Dec 1, 1998



Petition for Administrative Variance AND TO AMEND F.D.P. (ROHE FARM) to the Zoning Commissioner of Baltimore County

for the property located at

1014 MEADOW GLEN RD.

which is presently zoned

RESIDENTIAL
DR 2

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) 95-121-A "504.2 BC2R 9"

U.B.S. & U.S. 6 C.M.D.P. TO ALLOW EXISTING DWG. REAR YARD SETBACK OF 30' IN LIEU OF THE REQD. 35' AND PROPOSED OPEN DECK REAR YARD SETBACK OF 18' IN LIEU OF THE REQD. 26.25' FROM TRACT BOUNDARY, AND TO AMEND F.D.P. (ROHE FARM)
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See AFFIDAVIT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

WILLIAM F. Phelps

MIRIAM C. Phelps

(Type or Print Name)

William F. Phelps

Miriam C. Phelps

Signature

ALBERT Bilovesky

(Type or Print Name)

Albert Bilovesky

Signature

1014 MEADOW GLEN RD 410-887-7046 (w)

410-238-4149 (h)

Address

Phone No

BAITIMORE, MARYLAND

21220

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: R.T.

DATE: 10-15-97

ESTIMATED POSTING DATE: 10-26-97



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on Recycled Paper

ITEM #: 216

98-1626-A

ORDER RECEIVED FOR FILING

Date 11/13/97

By [Signature]

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 1014 MEADOW GLEN RD
address
BAITIMORE, MARYLAND 21226
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)

AT PRESENT I CANNOT MEET THE REQUIRMENTS TO BUILD
A 12' DECK PORCH ON MY PROPERTY, CAT THE REAR OF MY
PROPERTY AND ATTACHED TO MY HOUSE). BECAUSE I HAVE ONLY
30' OF PROPERTY FROM THE REAR OF MY HOME TO THE
BOUNDRY LINE OF MY NEIGHBORS PROPERTY. THERE ARE 34
COMPLETED DWELLINGS IN THIS NEW SUB-DIVISION SUFFERING UNDER THE
SAME PROHIBITION AS MINE, NINE (9) HAVE 12' DECKS. I FEEL AS
THOUGH I SHOULD BE GRANTED THE SAME PRIVILEGE

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.

William F. Phelps
(signature) WILLIAM F. PHELPS
(type or print name) MIRIAM C. PHELPS



Albert Bilovsky
(signature) ALBERT BILOVSKY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of October, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William F. Phelps Miriam C. Phelps Albert Bilovsky

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.

October 5, 1994
date

Donald W. Gwartz
NOTARY PUBLIC

My Commission Expires: Dec 1, 1998

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1014 MEADOW GLEN RD.
(address)

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

MEADOW GLEN RD which is 50'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 285' ± SOUTH EAST
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BIRD RIVER RD.
(name of street)

which is 70' wide. *Being Lot # 7,
(number of feet of right-of-way width)

Block --, Section -- in the subdivision of ROHE FARM
(name of subdivision)

as recorded in Baltimore County Plat Book # 64, Folio # III,

containing 6,525. Also known as ---
(square feet or acres) (property address)

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

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

20162
98-162-A



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.: 98 162

Petitioner: WILLIAM F. PHELPS

Location: 1014 MEADOW GLEN RD.
BALTIMORE, MARYLAND 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM F. PHELPS

ADDRESS: 1014 MEADOW GLEN RD.

BALTIMORE, MARYLAND 21220

PHONE NUMBER: 410-238-4149

AJ:ggs

(Revised 09/24/96)

98-162-A

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

044264

DATE

10-15-97

ACCOUNT

76.001-6150

AMOUNT

\$ 1.00 ⁰⁰RECEIVED
FROM:

William F. Phelps

FOR:

Adm. Van. & Amending F.D.P. (RHOE FARM)
1014 Meadow Glen Rd.

010 - VARIANCE

030 - 7PH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

R.T.

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/15/1997	10/15/1997	10:54:11
REG 0803	CASHIER VML VLT DRAPER	
5 MISCELLANEOUS CASH RECEIPT		

Receipt #

020989

CR. NO. 044264

100.00 CASH

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

102
RE: Case No.: # 98-162-A
Petitioner/Developer:
(William Phelps)
Date of Hearing/Closing:
(Nov. 10, 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 _____
1014 Meadow Glen Road Baltimore Maryland 21220 _____

The sign(s) were posted on _____ Oct. 24, 1997 _____
(Month, Day, Year)

Sincerely,

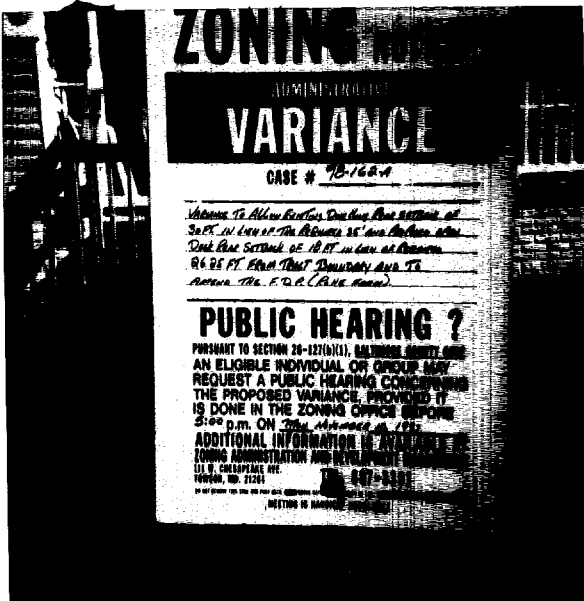
Thomas P. Ogle, Sr. 10/24/97
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



98-162-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10-26-97

162

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-26A

VARIANCE TO ALLOW EXISTING DWELLING REAR SETBACK
OF 30 FT IN LIEU OF THE REQUIRED 35' AND PROPOSED
OPEN DECK ~~ELABORATE~~ REAR SETBACK OF 18 FT
IN LIEU OF REQUIRED 26.25 FT. FROM TRACT
BOUNDARY, AND TO AMEND THE F.D.P. (ROHE FARM)

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**

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

504.2 BGZR
V.B. 5.a
V.B. 5.b } CMDF.

98-162-A



Baltimore County
Department of Permits and
Development Management

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

October 30, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-162-A

1014 Meadow Glen Road

NE/S Meadow Glen Road, 285' +/- SE from centerline Bird River Road

15th Election District - 5th Councilmanic District

Legal Owner: William F. Phelps & Miriam C. Phelps & Albert Bilovesky

Post by Date: 10/26/97

Closing Date: 11/10/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. 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 a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

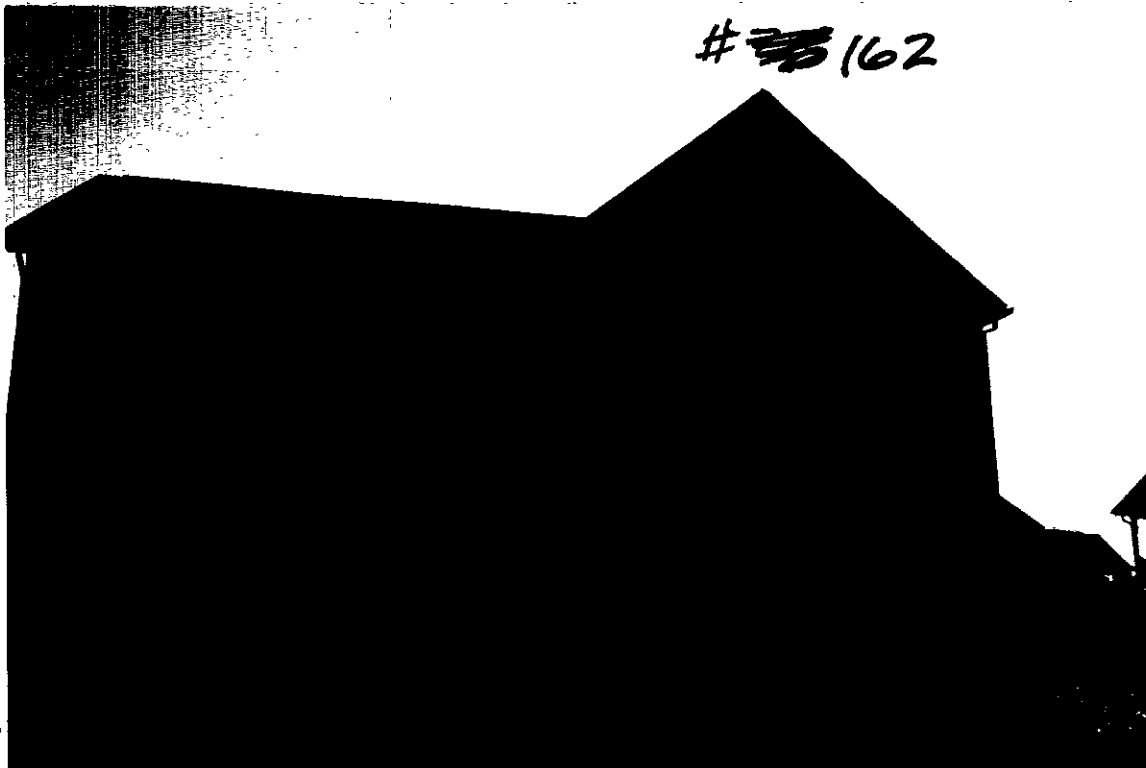
Arnold Jablon
Director

c: William & Miriam Phelps
Albert Bilovesky





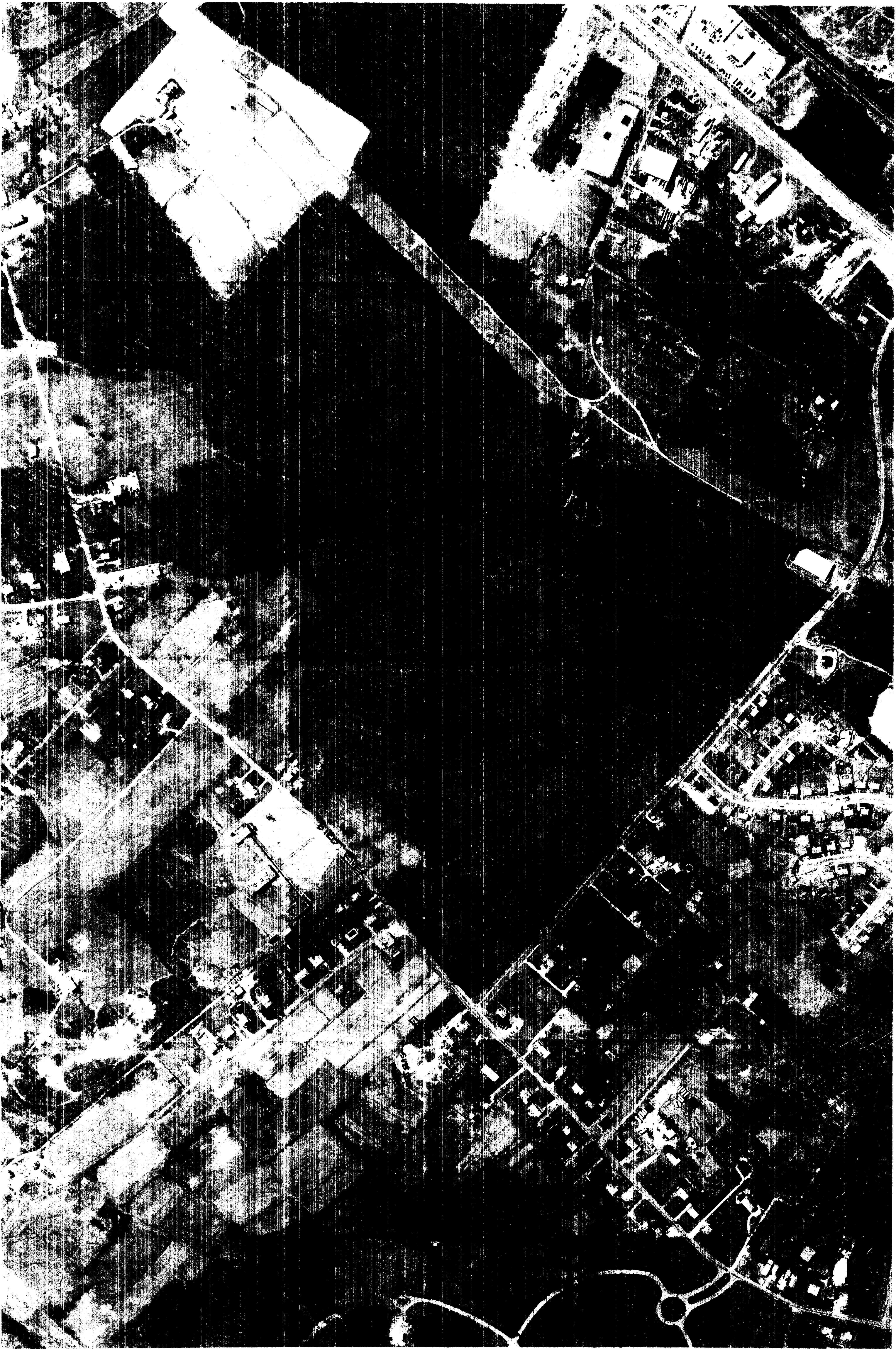
98-162-A



98-162-A



98-
162-A



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP
98-162-A

SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER VICINITY	N.E. 6-1
DATE OF PHOTOGRAPHY JANUARY 1986	ITEM # <i>98-162</i>	

NEGI

1"=200'

BIRD RIVER RD

SUBJECT
PROPERTY

MEADOW GLEN

D.R. 2

ROSE

STOKES

FARM

LANE

LANE

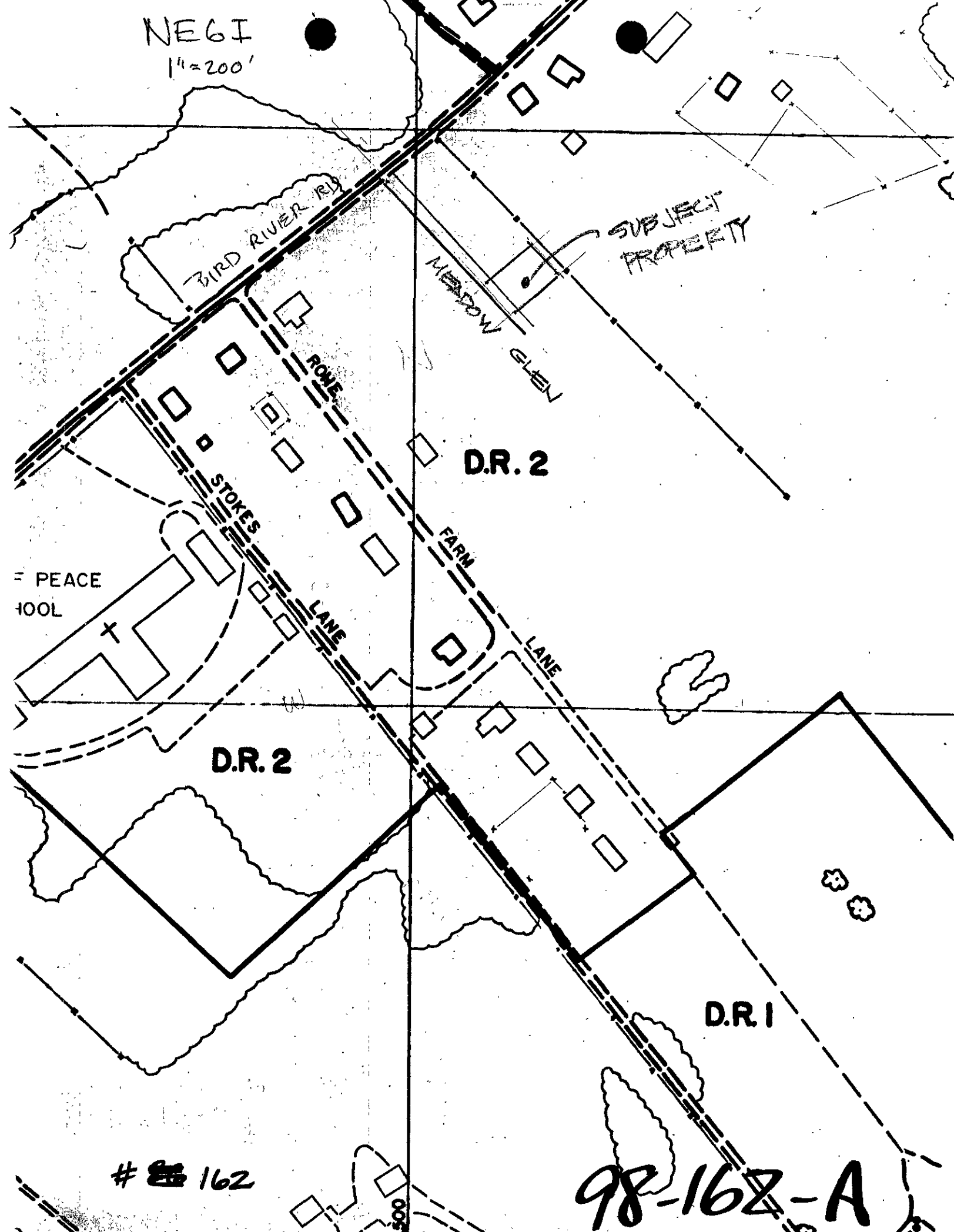
PEACE
HOL

D.R. 2

D.R. 1

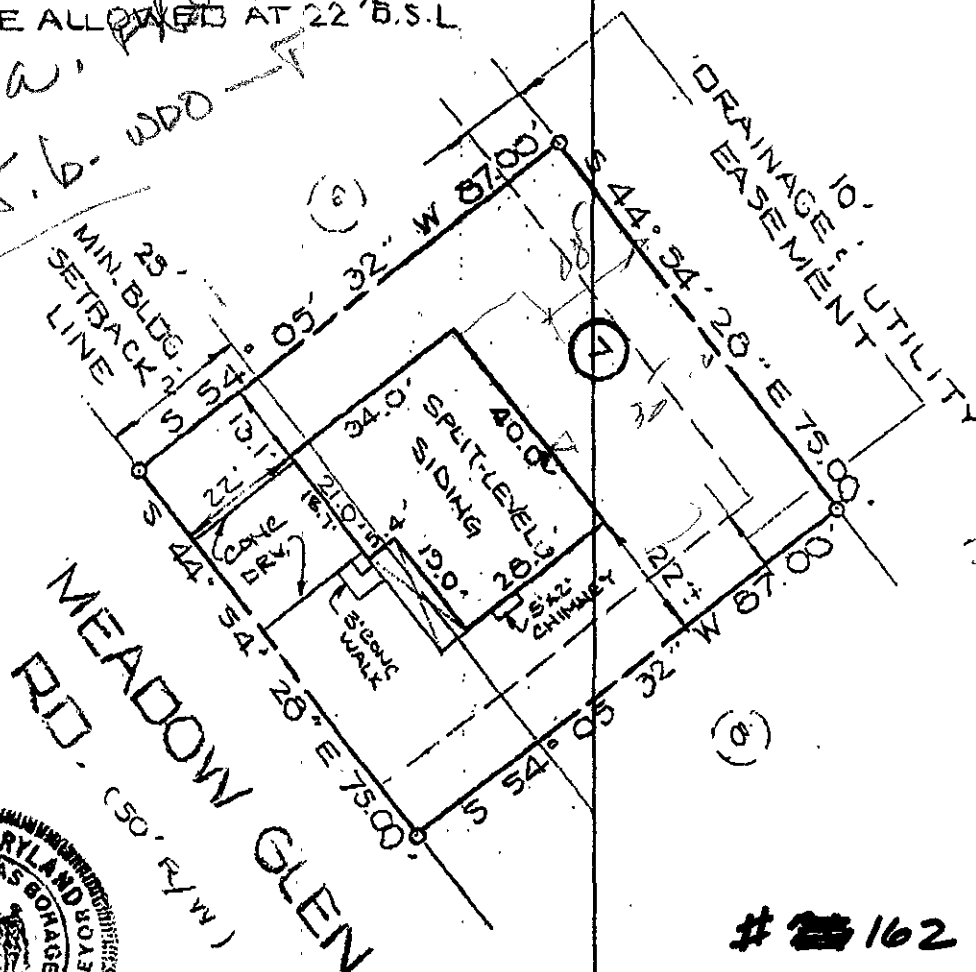
162

98-162-A



NOTE: ACCURACY OF APPARENT
SETBACK DISTANCES ARE $\pm 1'$

NOTE: GARAGE ALLOWED AT 22' B.S.L.



REFERENCE LOT 7 PLAT ENTITLED
PHASE 3 SECT. 1 SHEET 1 OF 2 "ROHE FARM"
DATED SEPT. 10, 1902 AND RECORDED
AMONG THE PLAT RECORDS OF
BALTIMORE COUNTY, MD. IN PLAT
BOOK 64 FOLIO 111

THIS IS TO CERTIFY THAT WE HAVE LOCATED THE
IMPROVEMENTS AS SHOWN ACCORDING TO THE
REGULATIONS GOVERNING THE MARYLAND STANDARDS
OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS;
EFFECTIVE DATE MARCH 1, 1993.

REGISTERED NO.

DATE _____



W. DUVALL & ASSOCIATES, INC.
ENGINEERS . SURVEYORS . LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(410) 583-9571

- NOTE (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- (B) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING.
- (C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN
THE LIMITS OF A FLOOD HAZARD AREA
AS DELINEATED ON THE MAPS OF THE
NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 240010 0435 B

LOCATION CERTIFICATION OF
1014 MEADOW GLEN ROAD

15TH ELEC. DIST. BALTO. CO., MD.

SCALE: 1" = 30' AUG. 5, 1997
FILE NO.

98-162-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

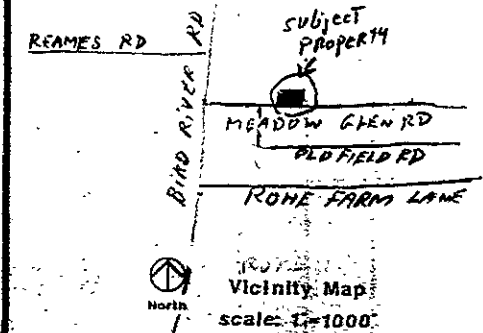
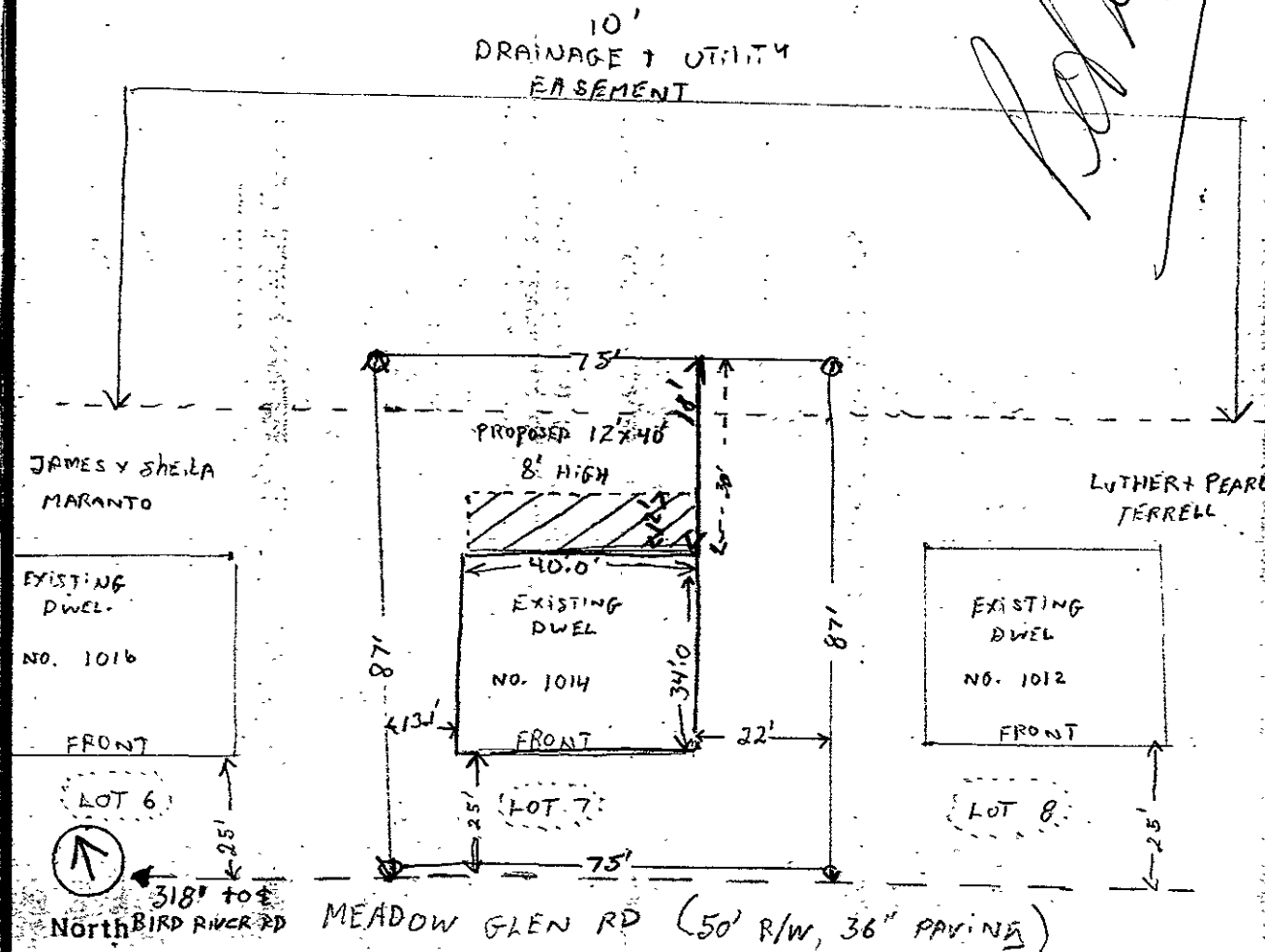
PROPERTY ADDRESS: 1014 MEADOW GLEN RD

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

Subdivision name: ROHE FARM

plat book# 64, folio# 111, lot# 7, section# N/A

OWNER: WILLIAM F. PHELPS, MIRIAM C. PHELPS, ALBERT B. LOVESKY



LOCATION INFORMATION

Election District: 15

Councilmanic District: 15

1"=200' scale map#: NE6-I

Zoning: DR-2

Lot size: .15 acreage 6,525 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM # CASE#

162

date: 10-1-97

prepared by: W.F. PHELPS

Scale of Drawing: 1" = 30'

98-162-A