

* * * * *

Testimony and evidence presented was that the subject property is roughly triangular in shape, approximately 23,291 sq. ft. in area. zoned D.R.5.5. The property is a corner lot, adjacent to the intersection of Trappe Road and Church Road in Dundalk. The property is improved with a two story duplex dwelling. One portion of the building is known as 501

Trappe Road and features an 18 ft. wide residential unit. That unit shares a common wall with a second 18 ft. wide unit, known as 503 Trappe Road. In addition to the two story duplex building, the site contains a 16 x 16 ft. concrete covered patio, attached to the unit known as 501 Trappe Road and a 20 x 41 ft. concrete patio attached to the unit known as 503 Trappe Road. The property also contains an existing gravel drive and two asphalt parking areas.

The zoning variances which are requested are all for existing improvements. First, relief is requested to permit a side yard setback of 14 ft. in lieu of the required 25 ft. for the duplex known as 501 Trappe Road. In support of this request, it is to be noted that the lot is of an unusual shape. It is somewhat triangular in appearance, with its widest point along Trappe Road. However, the layout and location of Church Road to the side of the property results in a narrowing of the lot in the rear yard. This unique factor generates the variance request, in that a 14 ft. dimension is requested for the side/rear corner of the unit known as 501 Trappe Road.

The second variance requested is to permit a 0 ft. setback, in lieu of the required 18.75 ft., for the covered concrete patio attached to unit 501 Trappe Road. Again, this is an existing condition generated by the unusual shape of the property and the location of Church Road. Mr. McCurdy indicated that the covered concrete patio was used by those individuals who occupy 501 Trappe Road and that the location of the patio was the only possible portion of the site which could be so used.

Lastly, variance relief is requested for the covered concrete patio attached to the unit known as 503 Trappe Road. In this regard, a setback of 10 ft. is maintained, in lieu of the required 11.25 ft. Again, it was

indicated that the unusual shape and configuration of the property generated this request.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded that the variances should be granted. It is to be noted that all of the variances are generated by existing conditions. Variance relief is justified due to the unusual size, configuration and shape of the lot. The fact that the lot fronts two public roads, as well as the location of Church Road, are persuasive factors supporting a finding that the property is unique. Moreover, I believe that the Petitioner would suffer a practical difficulty if these existing improvements were required to be removed. Lastly, I find that there will be no detrimental impact to the surrounding locale if relief is granted. Thus, the Petition for Variance shall be granted.

It is also to be noted that the duplex dwellings are apparently the subject of an active zoning case. However, that violation case does not relate specifically to the Petition before me. Rather, apparently, there has been a complaint about the use of the property for apartment purposes. In this regard, Mr. McCurdy indicated that a conditional nonconforming use was established in 1981 pursuant to a letter authored by Mr. James Dyer, then an employee in the Baltimore County Zoning Office. Apparently, Mr. Dyer's conclusion is rebuttable; nonetheless, I make no ruling on that issue in this case. The matter before me strictly relates to the setback variances presented for existing improvements and no other issue. Thus, my findings herein cannot be construed to either support, or contradict, Mr. Dyer's findings.

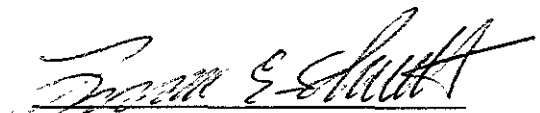
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of February 1998 that a variance o permit a side yard setback of 14 ft., in lieu of the required 25 ft., pursuant to Section 402 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a 0 ft. setback, in lieu of the required 18.75 ft., for a covered concrete patio pursuant to Section 402.2 of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a 10 ft. setback, in lieu of the required 11.25 ft., for a covered concrete patio, pursuant to Section 402.2 of the BCZR, 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

COPIES OF THIS ORDER
DATE 2/11/98
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

February 11, 1998

T. Wray McCurdy, Esquire
101 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 98-170-A
Petition for Zoning Variance
Location: 501-503 Trappe Road
Lester P. Miskimon, Jr., et ux, Petitioners

Dear Mr. McCurdy:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning 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 dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. and Mrs. Lester P. Miskimon, Jr.
505 Trappe Road
Baltimore, Maryland 21222





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

501-503 Trappe Road

which is presently zoned DR-5.5

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)

SEE ATTACHED PAGE #2

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

To be developed at hearing.

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:

T. Wray McCurdy

(Type or Print Name)

Signature

101 Eastern Boulevard 410-686-2200

Address

Phone No.

Baltimore, MD 21221

City

State

Zipcode

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.

Legal Owner(s).

Lester P. Miskimon, Jr.

(Type or Print Name)

Signature

Shirley A. Miskimon

(Type or Print Name)

Signature

505 Trappe Road

410-288-3778

Address

Phone No

Baltimore, MD 21222

City

State

Zipcode

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

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hour

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink
on Recycled Paper

98.170-A

Property Owners: Lester P. Miskimon, Jr., and Shirley A. Miskimon, his wife

RE: Zoning Problem 501-503 Trappe Road

- File for a Variance for a side yard set back of 14' in lieu of the required 25' per section 402.2 of the Baltimore County Zoning Manuel.

- File for a Variance to permit a 0' setback in lieu of 18.75' for a covered concrete patio per sections 402.2 of the Baltimore County Zoning Manuel.

- File for a Variance to permit a 10' setback in lieu of the required 11.25 for a covered concrete patio per sections 402.2 of the Baltimore County Zoning Manuel.

Hastings Surveying

41 Eastship Road
Baltimore, MD 21222
Phone (410) 288-5663
Fax (410) 288-5311

**ZONING DESCRIPTION FOR
501 & 503 Trappe Road**

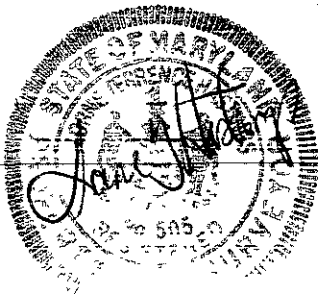
Not for recording

July 7, 1997

Beginning for the same at a point on the south side of Trappe Road (50' wide), at the point of tangency of a curve shown on Baltimore County Land Acquisition plat HRW 57-230-1, said point being 56.13 feet along the first line from the point of beginning of a deed from the estate of Francis Pawlikowski to Lester P. Miskmon Jr. and Shirley A., his wife, recorded in the land records of Baltimore County in Liber 6344, folio 442. Thence binding on the south side of Trappe road;

- South 81 degrees 55 minutes West 68.77'
- South 06 degrees 31 minutes East 155.81'
- South 81 degrees 55 minutes West 50.00'
- South 06 degrees 31 minutes 00 seconds East 214.24', to the west side of Church Lane (50'wide).
- North 18 degrees 31 minutes 00 seconds East 303.16'
- by a curve to the left, R=174.82', distance of 76.15'
- to 2nd curve to the left, R=25', distance of 39.99' to the POB.

Containing 12466.4 square feet. Being all of the land described deeds Liber 5096, folio 563 and Liber 6344, folio 442. Being know as 501 and 503 Trappe Road.



98.170-A

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 13, 1997

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 Nov. 13, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

NOTICE OF HEARING
The Planning Commission of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified hereinafter as follows:

Case: 96-180-A
501-503 Bassey Road

SWC Trappe and Church Roads

12th Election District

7th Councilmanic District

Legal Owner(s):

Lester F. Henrichson, Jr. & Shirley A. Henrichson

Variance: To permit a side yard setback of 74 feet in lieu of the required 25 feet; to permit a zero foot setback in lieu of 18.75 feet for a covered concrete patio; and to permit a 10-foot setback in lieu of the required 11.25 for a covered concrete patio.

Hearing: Tuesday, December 2, 1997 at 10:00 a.m. in Room 407, Courts Bldg., 401 Bassey 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 concerning the File and/or Hearing, Please Call (410) 887-3353.

11/138 Nov. 13 C*

BALTIMORE COUNTY, MARY
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

170
No. 044341

DATE 10-25-97 ACCOUNT 6001-6150

AMOUNT \$ 57.00

RECEIVED FROM: L. MICKIMON 501-503 Towne Rd.

002 (010)

FOR: _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESSED 07/19/98
07/28/1997 10/28/1997 08-18-19
REF 14301 CASHIER 12.114 CLK. DRAFTER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 07/25/93
CR NO. 004361
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-170-A
Petitioner/Developer:
(Lester Miskimon)
Date of Hearing/Closing:
(Dec. 2, 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

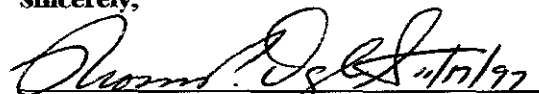
Ladies and Gentleman:

**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 _____**

_____ 501-503 Trappe Road Baltimore, Maryland 21222 _____

The sign(s) were posted on _____ Nov. 17, 1997 _____
(Month, Day, Year)

Sincerely,

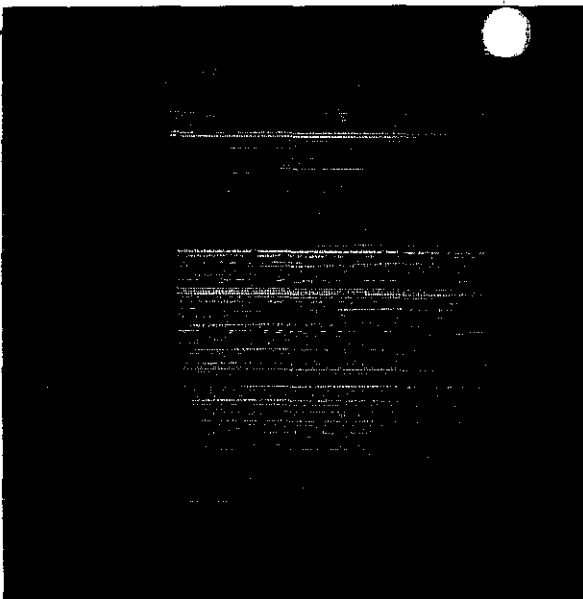

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



98-170-A

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.: 98-170-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A SIDE YARD SETBACK
OF 14' IN LIEU OF THE REQUIRED 25ft. 0ft IN LIEU
OF THE REQUIRED 18.75ft., AND ~~10ft.~~ 10ft. IN
LIEU OF THE REQUIRED 11.25ft. TO PERMIT A
6 APARTMENT ~~ETW~~ DWELLING UNIT.

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



Baltimore County
Department of Permits and
Development Management

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

November 6, 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: 98-170-A
501-503 Trappe Road
SWC Trappe and Church Roads
12th Election District - 7th Councilmanic District
Legal Owner(s): Lester P. Miskimon, Jr. & Shirley A. Miskimon

Variance to permit a side yard setback of 14 feet in lieu of the required 25 feet; to permit a zero foot setback in lieu of 18.75 feet for a covered concrete patio; and to permit a 10-foot setback in lieu of the required 11.25 for a covered concrete patio.

HEARING: TUESDAY, DECEMBER 2, 1997 at 10:00 a.m. in Room 407, Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: T. Wray McCurdy, Esquire
Mr. and Mrs. Lester Miskimon

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 17, 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.



TO: PATUXENT PUBLISHING COMPANY
November 13, 1997 Issue - Jeffersonian

Please forward billing to:

T. Wray McCurdy, Esquire
101 Eastern Boulevard
Baltimore, MD 21221
410-686-2200

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: 98-170-A
501-503 Trappe Road
SWC Trappe and Church Roads
12th Election District - 7th Councilmanic District
Legal Owner(s): Lester P. Miskimon, Jr. & Shirley A. Miskimon

Variance to permit a side yard setback of 14 feet in lieu of the required 25 feet; to permit a zero foot setback in lieu of 18.75 feet for a covered concrete patio; and to permit a 10-foot setback in lieu of the required 11.25 for a covered concrete patio.

HEARING: TUESDAY, DECEMBER 2, 1997 at 10:00 a.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

November 26, 1997

T. Wray McCurdy, Esquire
101 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 170
Case No.: 98-170-A
Petitioner: Lester Miskimon, et ux

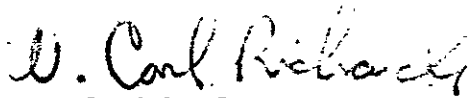
Dear Mr. McCurdy:

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 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,


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 11/7/97
Item No. 110 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,

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 11/6/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 10, 1997

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

Item #'s:

169
170
171
172
174
176

RBS:sp

BRUCE2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: November 14, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 17, 1997
 Item Nos. 169, 170, 171, 172,
 174, and 176

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
Fire Department

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

November 19, 1997

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 November 10, 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.

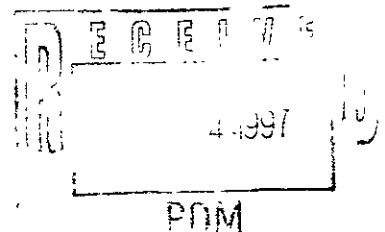
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

169, 170, 172, and 174

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 5, 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. 164, 165, 166, 169, 170, 174, and 176

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

RE: PETITION FOR VARIANCE * BEFORE THE
501-503 Trappe Rd, SWC Trappe & Church Rds
12th Election District, 7th Councilmanic * ZONING COMMISSIONER
Lester and Shirley Miskimon, Jr. * OF BALTIMORE COUNTY
Petitioners *
CASE NO. 98-170-A

* * * * *

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.

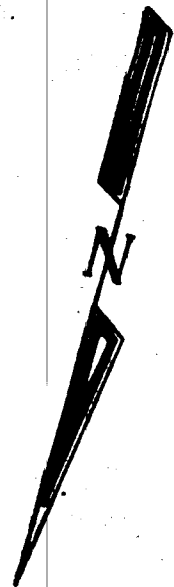
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 28th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to T. Wray McCurdy, Esq., 101 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

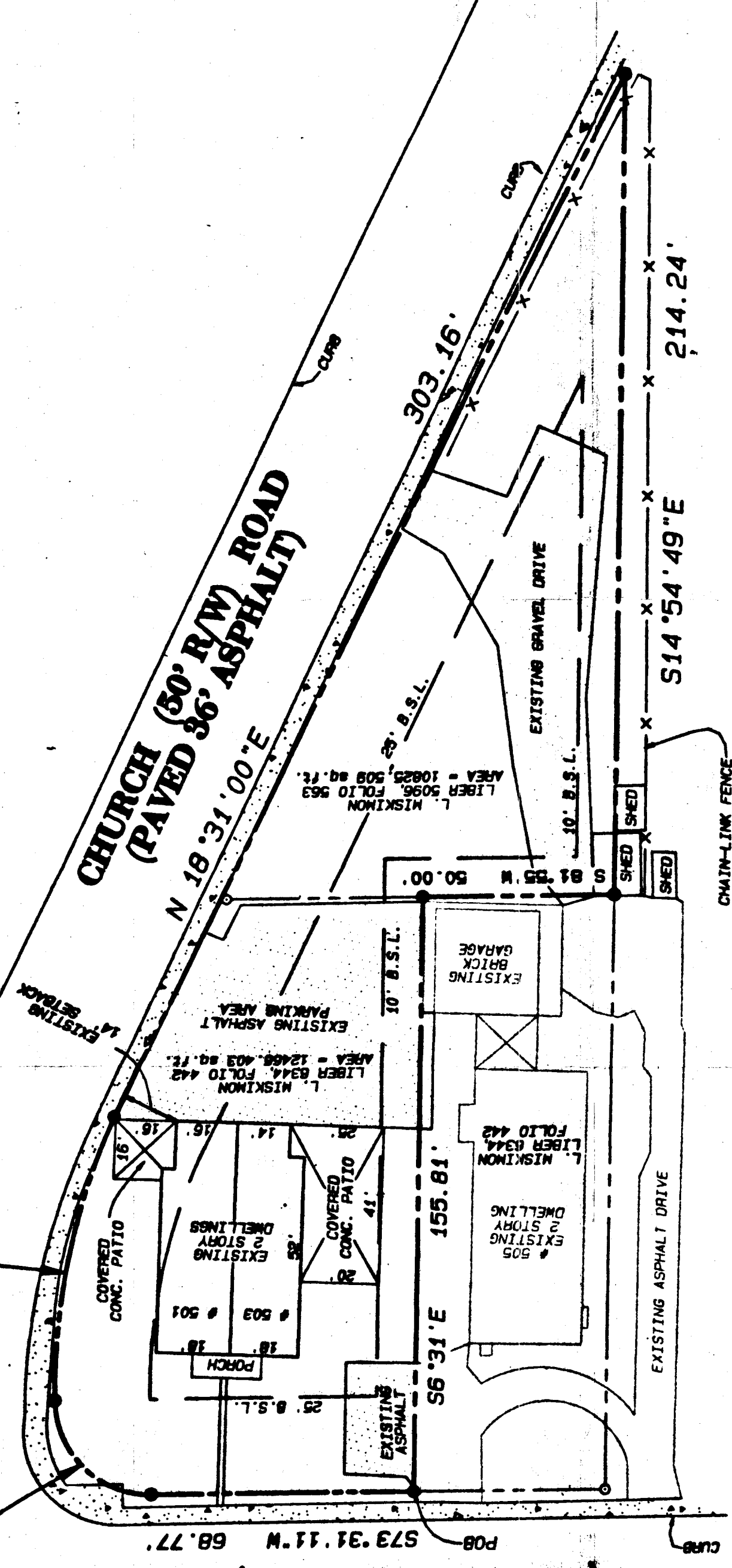


R= 174.82'
L= 76.15'
D= 24°57'28"

R= 25.00'
L= 39.99'
D= 91°38'32"

TRAPPE (50' R/W) ROAD
(PAVED 36' ASPHALT)

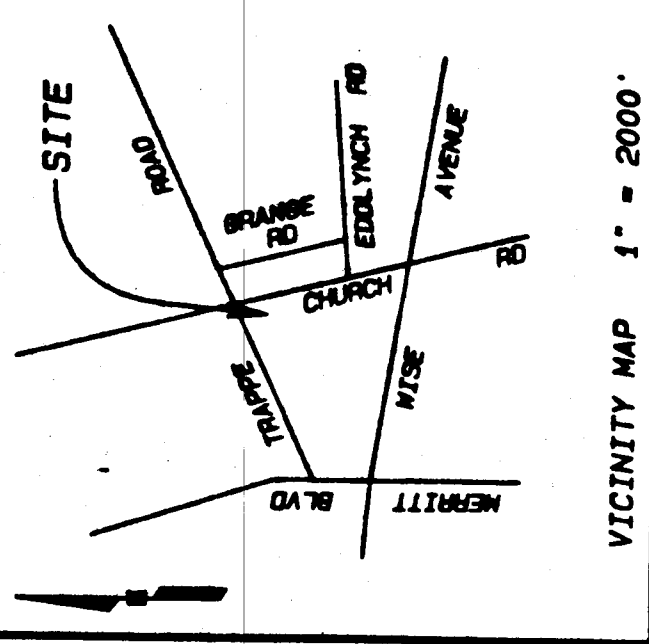
CHURCH (50' R/W) ROAD
(PAVED 36' ASPHALT)



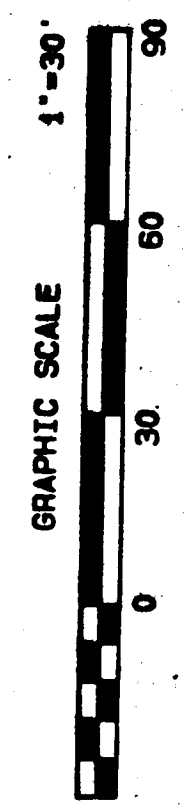
BGE TOWER 160' R/W

PLAT NOTES

1. OWNER: MR. LESTER HASKINSON, 505 TRAPPE ROAD, BALTIMORE, MD 21222
2. ELECTION DISTRICT: 12
3. COUNTY COUNCIL DISTRICT: 7
4. ZONED: DR-S-5, ZONING MAP SE-3F
5. TOTAL AREA: 23291.912 sq. ft.
6. F.A.R. = 0.175
7. HOUSE # 501 AND # 503 ARE CURRENTLY BEING USED AS RESIDENTIAL RENTAL. EACH HOUSE HAS THREE APARTMENTS IN IT.
8. PRIOR ZONING HEARING CASE NO. 2674 PETITION FOR RECLASSIFICATION FROM AN 'A' RES. ZONE TO A 'B' RES. ZONE, GRANTED SEPT. 2, 1993.
9. SITE HAS PUBLIC WATER AND SEWER.
10. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
11. A BOUNDARY SURVEY WAS NOT PERFORMED. ALL BEARINGS AND DISTANCES SHOWN WERE COMPILED FROM DEEDS.



VICINITY MAP 1" = 2000'



Ed Hol



LUKE T. HASTINGS
PROFESSIONAL ENGINEER NO. 505

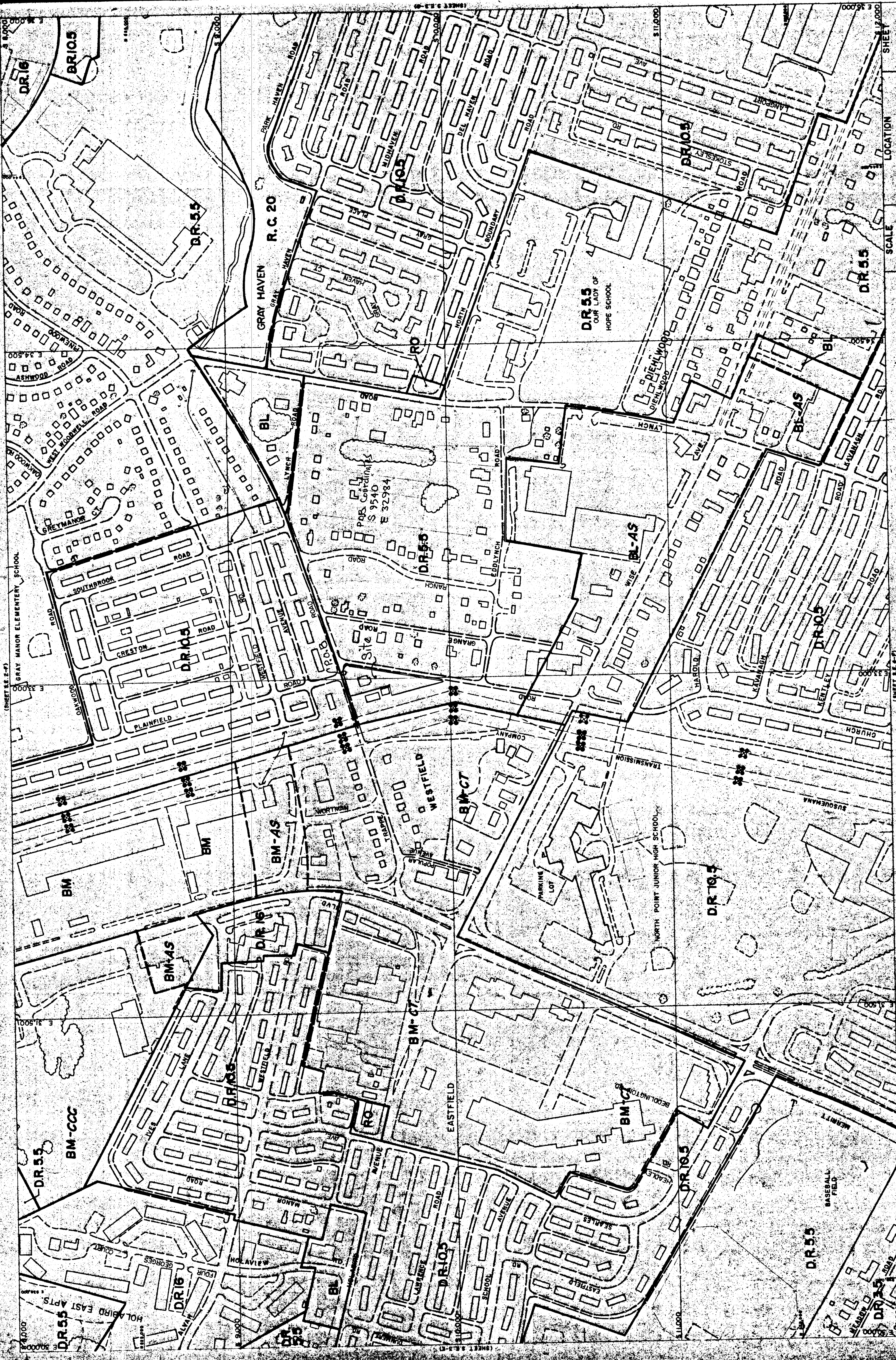
98-170-A

ZONING VARIANCE PLAT
501-503 TRAPPE ROAD
BALTIMORE COUNTY, MD 21222

DATE	REVISIONS
7-15-97	ADD VARIANCE STATEMENT
8-05-97	ADD NOTES

HASTINGS SURVEYING
41 EASTSHIP ROAD
BALTIMORE, MD 21222
PH (410) 288-5663
FAX (410) 288-5311

SCALE 1"=30'
DATE 9-07-97
JOB NO. 1468



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

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
HRS Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

F-NE E-NW
F-SE E-SW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAPHIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 1110

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986
LOCATION
NORTH POINT
GRAY MANOR

98-170-A