

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SE/C of Winands Road and
Tulsemere Road
9301 Tulsemere Road
2nd Election District
2nd Councilmanic District
Nettie R. Hines
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-318-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Nettie R. Hines for that property known as 9301 Tulsemere Road in the subdivision known as Pikeswood in Baltimore County. The Petitioner/property owner herein seeks a variance from Section 424.1.B of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. fence to be as close as 0 ft. in lieu of the required 20 ft., and a 4 ft. fence to be as close as 0 ft. in lieu of the required 5 ft., at a distance of 20 ft. off the property line, in a D.R.3.5 zone. The property and relief sought are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner 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 Petitioner has 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

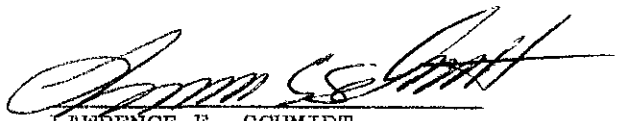
CHIEF CLERK
DATE
BY
#12688
[Signature]

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 Petitioner.

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 2nd day of April 1998 that the Petition for a Zoning Variance from Section 424.1.B of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. fence to be as close as 0 ft. in lieu of the required 20 ft., and a 4 ft. fence to be as close as 0 ft. in lieu of the required 5 ft., at a distance of 20 ft. off the property line, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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

ORDER RECEIVED FOR FILING
Date 4/2/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

April 1, 1998

Mrs. Nettie R. Hines
9301 Tulsemere Road
Randallstown, Maryland 21133

RE: Petition for Administrative Variance
Case No. 98-318-A
Property: 9301 Tulsemere Road

Dear Mrs. Hines:

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9301 Tulsemere Rd
which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & 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) 424.1.B TO permit a G'

Fence to be AS close as 0' in lieu of the required 20' and a 4' fence to be AS close as 0' in lieu of the required 5' high at a distance 20' off the property line of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

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

9301 Tulsemere Rd Home (410) 521-2273
Address Phone No

Randallstown Md 21133
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 #: 318

ESTIMATED POSTING DATE: _____

98-318-A

also see use permit

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 9301 Tulsemere Road
address
Randallstown md 21133
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)

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.

Nettie R Hines
(signature)

Nettie R Hines
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nettie R. Hines

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.

March 4, 1998

date

Arlene B. Delaney
NOTARY PUBLIC

Arlene B. Delaney

My Commission Expires: 6/1/2000

A-31E-8P

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 9301 Tulsomere Road
address
Randallstown Md 21133
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)

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.

Nettie R Hines
(signature)
Nettie R Hines
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nettie R. Hines

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.

March 4, 1998
date

Arlene B. Delaney
NOTARY PUBLIC Arlene B. Delaney

My Commission Expires: 6/1/2000

A 81E-8N



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9301 Tulsemere Rd
which is presently zoned YDR 3.5

This Petition shall be filed with the Dept. of Permits & 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) 424.1.B To permit a 6'

X Fence to be as close as 0' in lieu of the required 20' and a 4' Fence to be as close as 0' in lieu of the

Required 5' high at a distance 20' off the Property line of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

WORK CH107706-3744

(Type or Print Name)

9301 Tulsemere Rd Home (410) 521-2273

Address

Phone No.

Signature

Randallstown Md 21133

City

State

Zipcode

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

Address

Phone No.

Name

City

State

Zipcode

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 #: 318

ESTIMATED POSTING DATE: _____

98-318-A

Zoning Discription

Zoing Decription For 9301 Tulsemere Road

Beginning at a point on the East side of Tulsemere Road which is 60 feet wide at the distance of 35 feet South of the centerline of the nearest improved intersecting street Winands Road which is 70 feet wide.

Being Lot # 40, Block # H, Section # 4 in the subdivision of Pikeswood as recorded in Baltimore County Plat Book #41, Folio # 2, Containing 9,960 square feet. Also known as 9301 Tulsemere Road and located in the 2nd Election District, 2nd councilmanic District.

98-318-A

318

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 050992

DATE 6 May ACCOUNT R-001-6150

0AA
#318 AMOUNT \$ 90.00

RECEIVED FROM: Ms. H. Jones

FOR: VARIANCE + JSA PERMIT

9301 Tubenue Rd

98-318-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-318A

Petitioner/Developer: _____

All About Care Child Care, Inc.

Date of Hearing/Closing: March 30, 1998

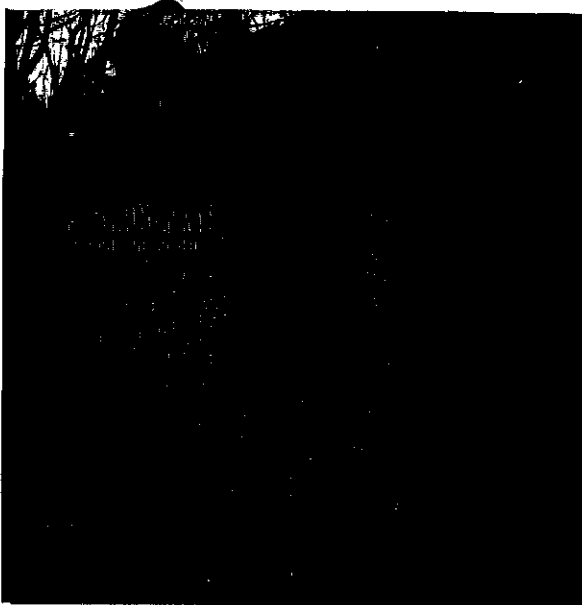
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 9301 Twilsemere Rd.
Randallstown, MD 21133

The sign(s) were posted on March 12, 1998
(Month, Day, Year)



Sincerely,

Stacy Gardner 3/12/98
(Signature of Sign Poster and Date)

STACY GARDNER
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784
(City, State, Zip Code)

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- ³¹⁸ ~~XXXXXXXXXX~~ -A Address 9301 Tulse Mere
Contact Person: ~~XXXXXXXXXX~~ Planner, Please Print Your Name Phone Number: 410-887-3391
Filing Date: 6 MAR 98 Posting Date: 15 March Closing Date: 30 March 98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- ³¹⁸ ~~XXXXXXXXXX~~ -A Address 9301 Tulse Mere
Posting Date: _____ Closing Date: _____
Wording for Sign: To Permit A 6' Fence to be as close as 0'
to the property line in lieu of the required 20' and
A 4' Fence to be as close as 0' in lieu of the
required 5' high at a distance 20' off property line



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.: 318

Petitioner: Nethie R Hines

Location: 9301 Tulsimere Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Nethie R Hines

ADDRESS: 9301 Tulsimere Road

Randallstown Md 21133

PHONE NUMBER: 410-521-2273

AJ:ggs

(Revised 09/24/96)

98-318-A

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" = _____

 Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____

square feet _____

public private

SEWER: ☐ ☐

WATER: ☐ ☐

yes no

Chesapeake Bay Critical Area: ☐ ☐

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

March 25, 1998

Ms. Nettie R. Hines
9301 Tulsemere Road
Randallstown, MD. 21133

RE:

Item No.: 318
Case No.: 98-318-A
Petitioner: Nettie R. Hines
Location: 9301 Tulsemere Road

Dear Ms. Hines:

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 March 6, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



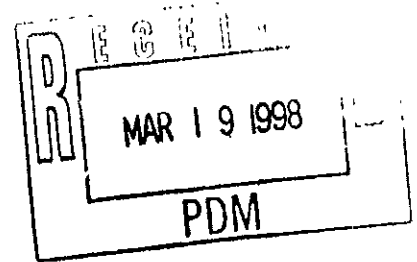
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/18/98

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

SUBJECT: Zoning Advisory Committee
Meeting Date: March 16, 98



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

Item #'s:

317
318

RBS:sp

BRUCE2/DEPRM/TXTS8P



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 3/13/98
Item No. 318

CAM

Tulsemere Rd

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,

Ronald Burns, Chief
Engineering Access Permits
Division

for

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

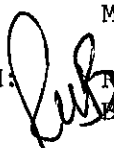
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 20, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for March 23, 1998
Item Nos. 311, 312, 315, 316, 317,
318, and 319

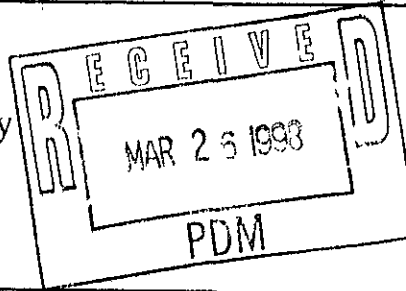
The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

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

March 23, 1998

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 MARCH 16, 1998

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:

311, 312, 313, 315, 317, AND 318

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



hs
3/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: March 17, 1998

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

SUBJECT: Tulsemere Road

INFORMATION

Item Number: 318

Petitioner: Hines Property

Zoning: DR 3.5

Requested Action: Administrative Variance

Summary of Recommendations:

An inspection of the above referenced property revealed that granting the requested variances for the proposed 6-foot privacy fence will not adversely impact surrounding residential uses. The difference in the elevation between the sidewalk and the applicant's property line mitigates the need for a 20' setback.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kern

AFK/JL

February 9, 1998

Subject: Child Care Center License
9301 Tulsemere Road
Randallstown, Md. 21133

To Whom It May Concern:

My daughter Ann Harris & I, Nettie Hines have dual lincense as Day Care Provider and I, Nettie Hines am asking for special variances for Child Care Center License for the property of 9301 Tulsemere Road, Randallstown Md. 21133. It is my existing home, which is already builded and have a fence in yard, 3/4 of the yard is 6 feet tall and 1/4 is four feet in height. The part that is four feet is on a incline of a hill and that part of the fence set up higher than other part of the yard or on the street side for complete visual in hope to void vandalism and I also wanted it four feet so if you where on the outside of the yard on the street side, one may see what was inside of the yard for security purpose as well; being that my daughter another female & I will be working at the center and I as a single women also used this as my home and I fell if one may see inside of the yard It would dis-encourage burglary, theft; etc. I would like to obtain license for approximately 12 children. There are other homes on both side of property. The house that sit on the east side of my home is approximately 39 feet from my existing home and the house that is behind my house that set north/west is approximately 35 feet from my home. So there for I could not obtain additional property and my fence was put on the line of my property so I may have enough space for a play area for the children. Please see Plat To Accompany Petition for Zoning for what my yard would like if I was approximately 20 feet from my property line. The building 9301 Tulsemere Road also sit on a corner lot which allow me extra parking as well, that will at least accommodate approximately (4)four parking spaces in front of the build, approxumately (4) four parking spaces on the side of the building and there is a long driveway that will accommodate at least (2) two parking spaces. I may be contact on the phone numbers provided, my work phone number is (410) 521-2273 my home phone number is (410) 521-0574.

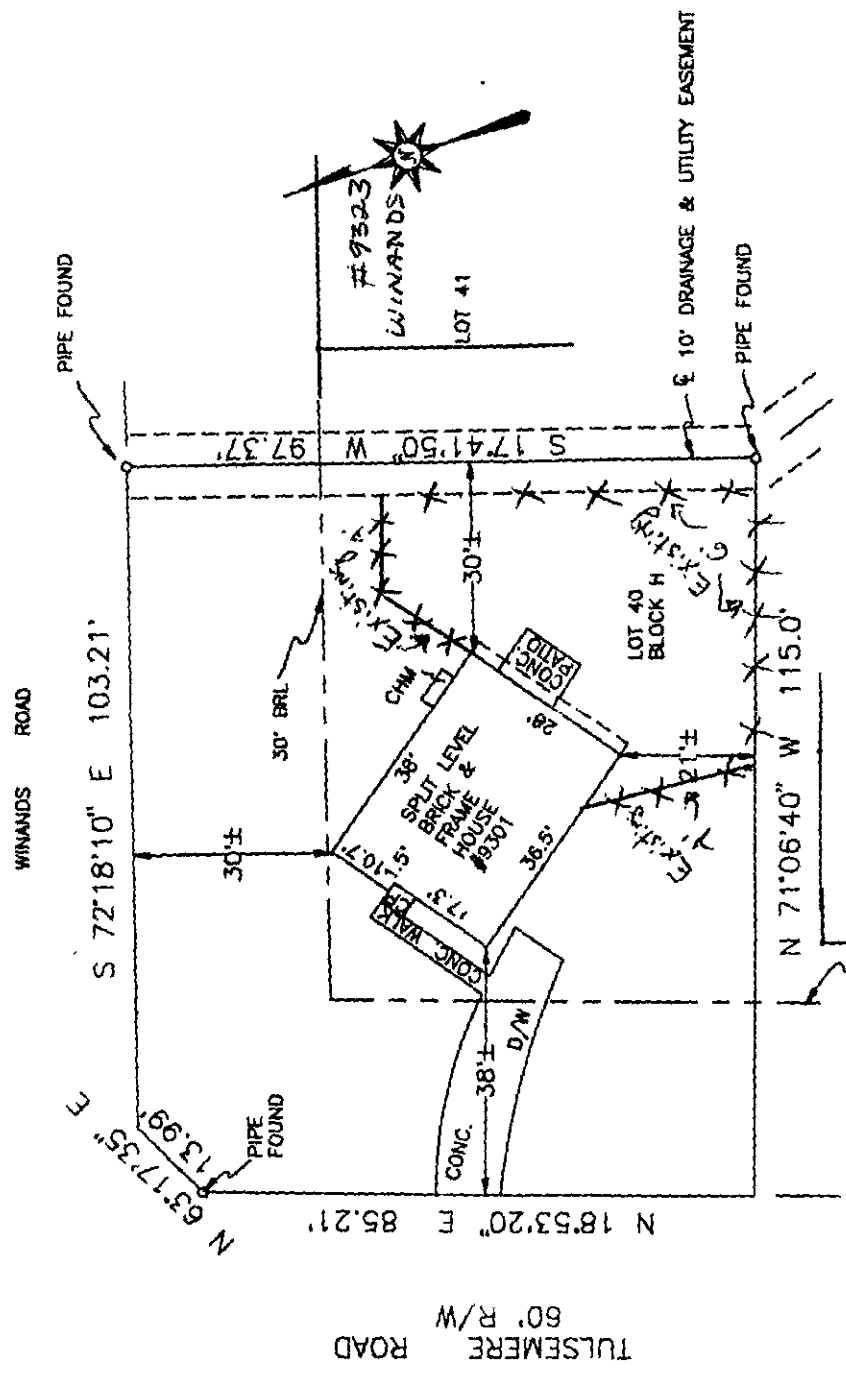
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9301 Tulsemere Rd see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: P. S. Wood

[plat book # 41, folio # 2, lot # 40, section # 4]

OWNER: Nettie R. Hines



Drawing based on
L.S. by NTT Assoc.
And info provided by
owner

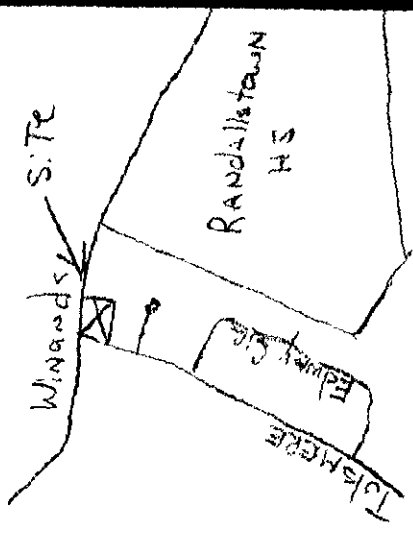
#9303
Tulsemere

Subject property is shown in Zone C on the FIRM Map of Baltimore County Maryland on Community Panel 240010 0220B Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as LOT 40, BLOCK B, 7'S SHOWN ON PLAT 'A' SECTION 4 PIKE SWOOD and recorded among the land records of Baltimore County, Maryland in Plat 41, folio 2 for the purpose of locating the improvements thereon.

1" = 30'
Scale of Drawing

LOCATION DRAWING
9301 TULSEMERE ROAD
BALTIMORE COUNTY, MARYLAND
2ND ELECTION DISTRICT



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: 2ND
Councilmanic District: 2ND
1"=200' scale map #: NW 81
Zoning: DR 3.5
Lot size: 2.22 2 9960
acreage square feet

Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: ☐ yes ☒ no
SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Name: Known

Zoning Office USE ONLY!

reviewed by: CAM ITEM #: 318 CASE #:

98-318-A

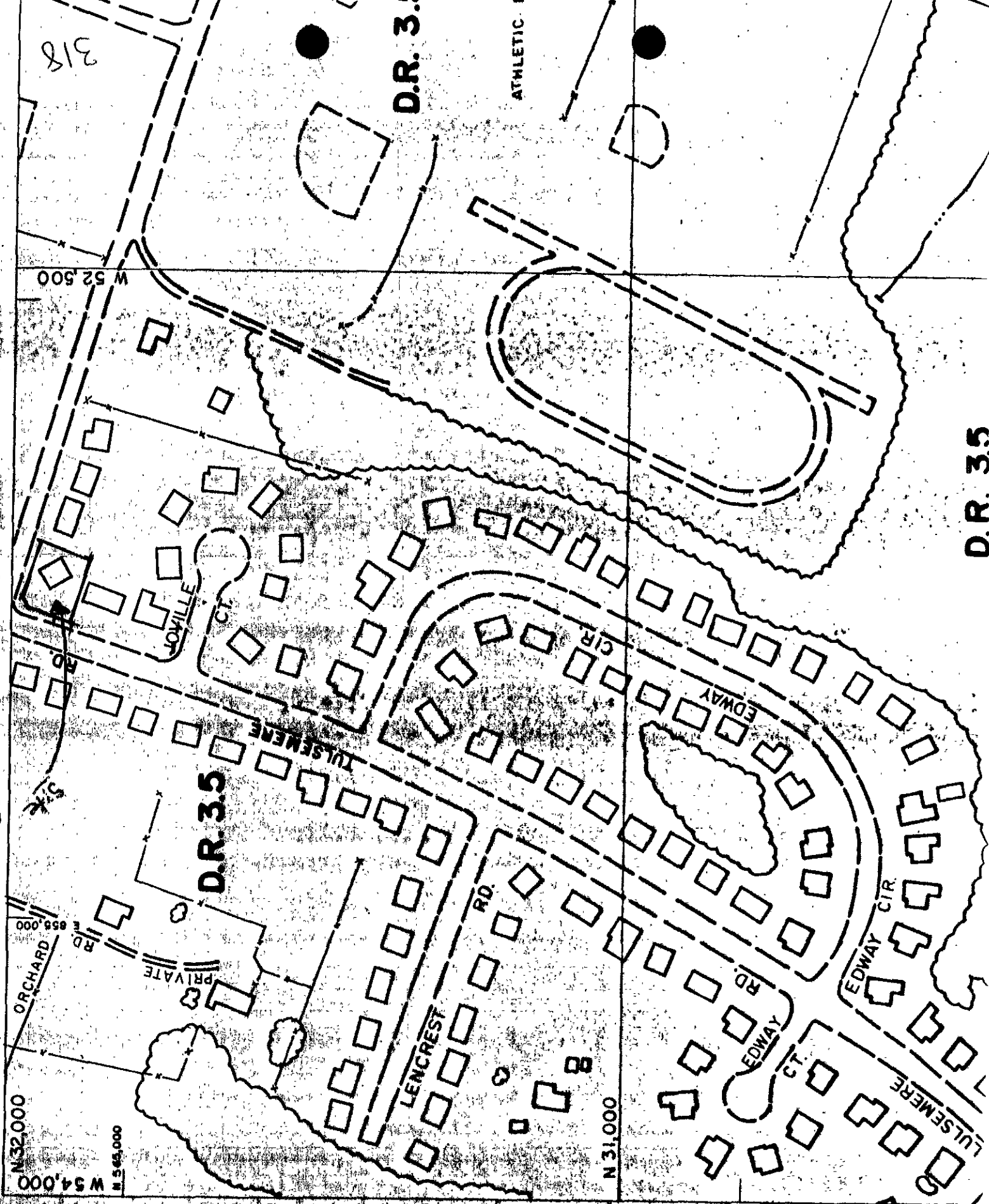
NW 8-I 1"=200'

318

D.R. 3.

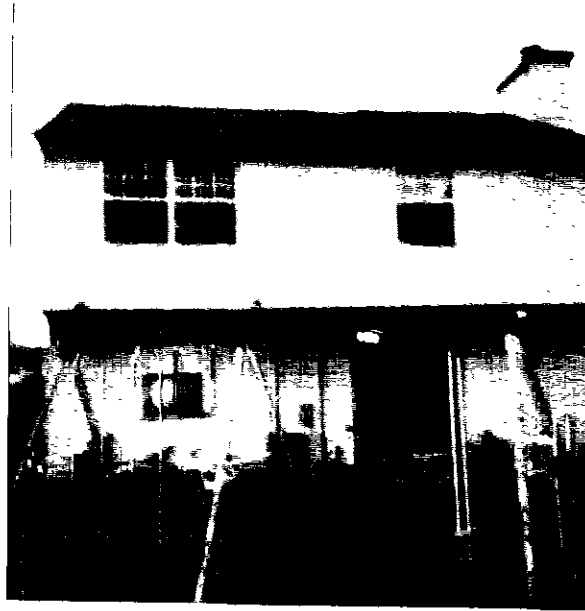
ATHLETIC

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MARTINSBURG, W. V. 26101

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986			RANDALLSTOWN

