

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Central Avenue, 97 ft. SE
of c/l Insulin Lane * ZONING COMMISSIONER
411 Central Avenue
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Blanche J. Lee * Case No. 98-326-A
Contract Purchaser: Stephen *
Thrasher, Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 411 Central Avenue in Glyndon. The Petition was filed by Blanche J. Lee, property owner, and Stephen Thrasher (Y&T Development), Contract Purchaser. Variance relief is requested from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow a buildable lot with an area of 12,000 sq. ft. in lieu of the required 20,000 sq. ft.; a width of 60 ft., in lieu of the required 100 ft.; side yard setbacks of 13 ft. each, in lieu of the required 15 ft. and 25 ft.; and a front setback of 40 ft., in lieu of the front average requirement of 77 ft. Additionally, approval is requested of an under-sized lot, pursuant to Section 304 of the BCZR, and any other variances as deemed necessary by the Zoning Commissioner.

The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Stephen Thrasher on behalf of Y&T Development. Also present was Charles Young, Mr. Thrasher's associate. There were no Protestants or other individuals present. However, subsequent to the hearing, a letter in opposition to the request was received from Nan T. Kaestner, President of Historic Glyndon, Inc.

ORDER RECEIVED FOR FILING

Date

By

4/30/98
M. J. [Signature]

Testimony and evidence presented was that the subject lot is rectangular in shape, 12,000 sq. ft. in area, and zoned D.R.2. The property is 60 ft. wide and 200 ft. deep. Presently, the property is unimproved.

The lot is quite old and was established at least as far back as 1949. A copy of a deed was submitted with the Petition which indicates that the lot was created no later than August 19, 1949. Ms. Lee has owned the property since that time and is under contract of sale for same to Mr. Thrasher.

Mr. Thrasher proposes acquiring the property and constructing a single family dwelling thereon. Copies of elevation drawings were submitted to the Office of Planning which depict the proposed dwelling. The dwelling will be consistent with other houses in the immediate vicinity. It will be approximately 34 x 30 ft. in dimension and will be a two story structure. The Office of Planning has reviewed the elevation drawings and indicated that same is appropriate for the neighborhood.

Although opining that the proposed dwelling is appropriate, the Office of Planning suggests that two restrictions be imposed upon the grant of any relief. First, the Office of Planning notes that the proposed house should be required to hook up to public utilities (water and sewer). In this regard, Mr. Thrasher indicated that public water is available in the bed of Central Avenue and that the house can easily be connected to that source. Additionally, he indicated that there is actually two potential means of obtaining hookup to public sewer. Apparently, there is a manhole connection across Central Avenue and a second source farther down that street. It was indicated at the hearing that it was undecided which of these sources would be utilized for the sewer connection. However, Mr. Thrasher did agree that whatever source was used, the house would

ORDER RECEIVED FOR FILING
Date 4/30/98
By J. J. [Signature]

be connected to those public utilities. This restriction as suggested by the Office of Planning is, therefore, agreed to by the Petitioner.

The second condition relates to the proposed front yard setback. The required front yard setback in this case is to be determined by computing the average setback distances for houses along Central Avenue. In this regard, the Office of Planning indicated that an average front yard setback is 77 ft. The Office of Planning recommends denial of the request to permit a 40 ft. front yard setback.

An examination of the site plan shows that an adjacent dwelling located at 409 Central Avenue is situated 40 ft. from the road. The adjacent house on the other side of the subject lot is set back a much greater distance. Additionally, testimony was offered by Mr. Thrasher that the rear of the lot is heavily wooded and that a number of mature trees would have to be removed if the front yard setback was appreciably increased. In view of these considerations, I will grant relief to allow a 50 ft. front yard setback. In my judgment, this would be more consistent with the existing houses in the area, while maintaining the mature trees to the rear of the site. Lastly, the house to be constructed will be as substantially shown in the elevation drawings which were received and approved by the Office of Planning.

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 in part and denied in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of April 1998 that a variance from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (BCZR) to allow a buildable lot with an area of 12,000 sq. ft., in lieu of the required 20,000 sq. ft.; a width of 60 ft., in lieu of the required 100 ft.;

ORDER RECEIVED FOR FILING

Date

By

4/30/98
M. P. P. P.

side yard setbacks of 13 ft. each, in lieu of the required 15 ft. and 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a front setback of 40 ft., in lieu of the front average requirement of 77 ft., be and is hereby DENIED; and,

IT IS FURTHER ORDERED that a variance to allow a front yard setback of 50 ft., as amended by the Zoning Commissioner, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval for an undersized lot, pursuant to Section 304 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions:

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.

2. The proposed dwelling constructed shall be substantially in accordance with the elevation drawings which were reviewed and approved by the Office of Planning, and shall be served by public utilities.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILMS
Date 4/30/98
By Mr. Goodrich



Baltimore County
Zoning Commissioner
Office of Planning

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

April 30, 1998

Mr. Stephen Thrasher
Y&T Development
P.O. Box 324
Randallstown, Maryland 21133

RE: Case No. 98-326-A
Petition for Zoning Variance
Location: 411 Central Avenue, Glyndon

Dear Mr. Thrasher:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in part, and denied in part, with restrictions, 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 the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Ms. Blanche Lee
14040 Mantau Mill Road
Glyndon, Md. 21071



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 411 CENTRAL AVE BALTO MD 21071
which is presently zoned 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) 1B02.3.C.1 303.1 to allow

a buildable lot with an area of 12,000 sq ft, a width of 60 ft side setbacks of 13 ft, each and a front ~~setback~~ setback of 40 ft in lieu of the minimum required 20,000 sq ft, 100 ft, 15 ft, 25 ft and front avg of 77 ft respectively and to approve an undersize lot 121 S. 30 ft with any other variances deemed necessary by the Z.C.

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

1. PROPOSED COULD NOT MEET SIDE SETBACKS BECAUSE OF LOT SIZE IN DR-2
2. EX LOT WAS RECORDED PRIOR TO 1955
3. TREES IN ROAD PRECLUDE MEETING THE AVERAGE FRONT SETBACK.

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

STEPHEN THRASHER (YET DEVELOPMENT)
(Type or Print Name)

Stephen Thrasher
Signature

P.O. Box 324 410-521-7120
Address

RANDALLSTOWN MD 21133
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

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)

BLANCHE LEE
(Type or Print Name)

Blanche Lee
Signature

(Type or Print Name)

Signature

14040 MANTAU MILL RD 410-833-1140
Address Phone No

GLYNDON MD 21071
City State Zipcode

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

STEPHEN THRASHER 410-521-7120
Name

P.O. Box 324 RANDALLSTOWN MD 21133
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 3-10-98



Printed with Soybean Ink
on Recycled Paper

98-326-A

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 411 CENTRAL AVE. BALTIMORE, MD. 21071
BEGINNING AT A POINT ON THE EAST SIDE OF CENTRAL AVENUE, WHICH IS 60
FEET WIDE, AT THE DISTANCE OF 200 FEET WEST OF THE CENTERLINE OF THE
NEAREST IMPROVED INTERSECTING STREET, HUNTING HORN CIRCLE, WHICH
IS 50 FEET WIDE. BEING PART OF LOT # 28 IN THE ST. GEORGES AS RECORDED
IN BALTIMORE COUNTY PLAT BOOK # 1, FOLIO # 131, CONTAINING 12,000.
SQUARE FEET. ALSO KNOWN AS 411 CENTRAL AVE. AND LOCATED IN THE 4TH
ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT.

BEGINNING for the same at a point on the east side of Central Avenue on the
division line between lots No. 27 & 28 of the Plat of St. Georges, recorded among the
Plat Records of Baltimore County in Plat Book J.W.S. No. 1, folio 131, and running
thence easterly, bounding on said dividing line between lots between lots Numbers
27 & 28 of said Plat for a distance of 200 feet; thence southerly, parallel with
Central Avenue sixty feet; thence westerly, parallel with the first line of this
description two hundred feet to the east side of Central Avenue; thence bounding
on the east side of Central Avenue, parallel with the second line in this descrip-
tion, sixty feet to the place of beginning.

98-326-A

326

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 326

048630

DATE 3-10-98 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: YNT Development

FOR: Residential Variance Filing Fee
at 411 Central Ave. (21071)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

3/10/1998 3/10/1998 11:39:45

K06 W004 CASHIER LSH L/S JAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 041753

CR NO. 048630

50.00 DNEER

Baltimore County, Maryland

98-326-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/9/, 1998

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 4/9/, 1998.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF ZONING 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: #98-326-A
411 Central Avenue
W/S Central Avenue, 97' SE of
centerline Insulin Lane
4th Election District
3rd Councilmanic District
Legal Owner(s):

Blanche Lee
Contract Purchaser:
Stephen Thrasher
Variance: to allow a buildable lot with an area of 12,000 square feet; a width of 60 feet; side setbacks of 13 feet each and a front setback of 40 feet in lieu of the minimum required 20,000 square feet, 100 feet, 15 feet, 25 feet and a front average of 77 feet respectively, and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

Hearing: Tuesday, April 28, 1998 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley 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) 887-3391.

4/14/98

C219568

CERTIFICATE OF POSTING

RE. Case No.: 98-326-A

Petitioner/Developer: S. THATCHER, ETAL

% P. O'KEEFE

Date of Hearing/Closing: 4/28/98

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 #411 CENTRAL AVE

The sign(s) were posted on _____

4/12/98

(Month, Day, Year)

FIXED

Sincerely,

Patrick M. O'Keefe 4/21/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

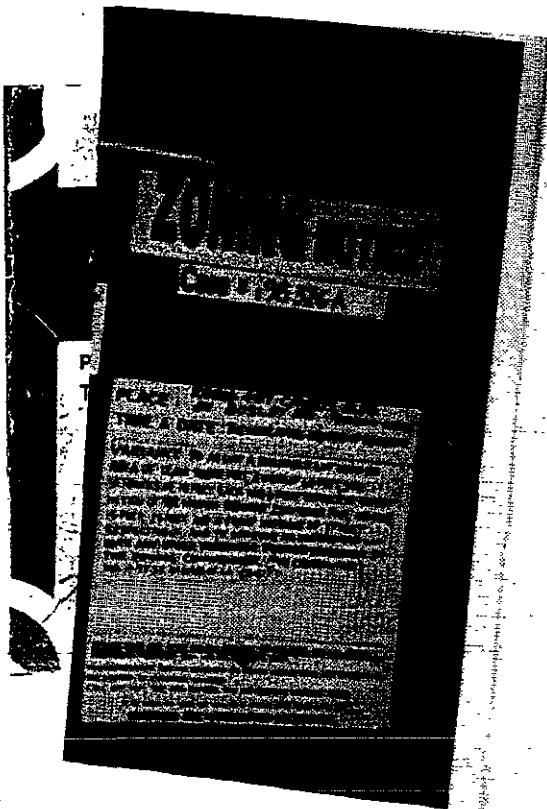
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-326-A

Petitioner: owner = B. Lee / Contract Purchaser = S. Thrasher

Address or Location: 411 Central Ave. (21021)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen Thrasher

Address: P.O. Box 324

Randallstown, Md. 21133

Telephone Number: (410) 521-7120

Revised 2/20/98 - SCJ

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.: 98-326-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance to allow a buildable lot with an area of 12,000 sq ft, a width of 60 ft, side setbacks of 13 ft each and a front setback of 40 ft in lieu of the minimum required 20,000 sq ft, 100 ft, 15 and 25 ft and front avg. of 77 ft. respectively AND to approve an undersize lot (per Sect 304) with any other variances as deemed necessary by the Zoning Commissioner.

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

TO: PATUXENT PUBLISHING COMPANY
April 9, 1998 Issue - Jeffersonian

Please forward billing to:

Stephen Thrasher 410-521-7120
P.O. Box 324
Randallstown, MD 21133

NOTICE OF ZONING 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: 98-326-A
411 Central Avenue
W/S Central Avenue, 97' SE of centerline Insulin Lane
4th Election District - 3rd Councilmanic District
Legal Owner: Blanche Lee
Contract Purchaser: Stephen Thrasher

Variance to allow a buildable lot with an area of 12,000 square feet, a width of 60 feet, side setbacks of 13 feet each and a front setback of 40 feet in lieu of the minimum required 20,000 square feet, 100 feet, 15 feet, 25 feet and a front average of 77 feet respectively, and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, April 28, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt sc)

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 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

March 23, 1998

NOTICE OF ZONING 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: 98-326-A
411 Central Avenue
W/S Central Avenue, 97' SE of centerline Insulin Lane
4th Election District - 3rd Councilmanic District
Legal Owner: Blanche Lee
Contract Purchaser: Stephen Thrasher

Variance to allow a buildable lot with an area of 12,000 square feet, a width of 60 feet, side setbacks of 13 feet each and a front setback of 40 feet in lieu of the minimum required 20,000 square feet, 100 feet, 15 feet, 25 feet and a front average of 77 feet respectively, and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, April 28, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director

c: Stephen Thrasher
Blanche Lee

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 13, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



RE: PETITION FOR VARIANCE
411 Central Avenue, W/S Central Ave,
97' SE of c/l Insulin Lane
4th Election District, 3rd Councilmanic

Legal Owner: Blanche J. Lee
Contract Purchaser: Stephen Thrasher
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-326-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

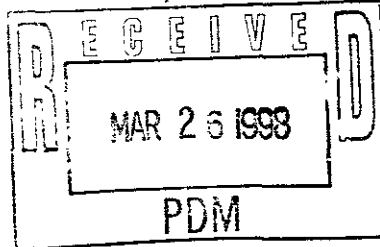
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Blanche J. Lee, 14040 Mantau Mill Road, Glyndon, MD 21071, and to Contract Purchaser Stephen Thrasher, P.O. Box 324, Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



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 23, 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:

320, 322, 323, 324, 325, 326, 329, 330, 332, 333, 335
AND USE PERMIT FOR FARMER'S ROADSIDE STAND (DARYL C.
DUTRO)

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 30, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for March 30, 1998
Item No. 326

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.

RWB:HJO:jrb

cc: File

*I called Bob
Bowling,*

ZONE0330.326

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

TO: PDM

FROM: R. Bruce Seeley. *RBS/4p*
Permits and Development Review
DEPRM

DATE: 3/23/98

SUBJECT: Zoning Advisory Committee
Meeting Date: March 23, 98

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

Item #'s: 321 328 331
 326 329
 327 330

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 3-20-91
Item No. 326 JJS

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,

P. J. Gredlein
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

hs
4/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: April 7, 1998

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

SUBJECT: 411 Central Avenue

INFORMATION

Item Number: 326

Petitioner: Blanche Lee

Zoning: DR-2

Requested Action: Variance

Summary of Recommendations:

The Office of Planning has reviewed the variance request and the undersized lot application and offers the following recommendations:

- 1) the proposed 40' front setback is not consistent with the 93' average setback maintained by the four homes to the south of the applicant's property; therefore, the setback as proposed would upset an established development pattern; and
- 2) the undersized lot application is supported provided the applicant is required to connect to existing public water and sewer facilities.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

Variance #98-326-A

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

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

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ STEPHEN THRASHER P.O. Box 324 RANDALL STATION MD 21133 410-521-7124
Print Name of Applicant Address Telephone Number

☐ Lot Address 411 CENTRAL AVE Election District 4 Council District 3 Square Feet 12,000

Lot Location: NE SW corner of CENTRAL AVE . 200 feet from NE SW corner of HUNTING HORN CIRCLE
(street) (street)

Land Owner BLANCA LEE Tax Account Number 0423050350

Address 14040 MANTAU MILL RD Telephone Number _____
GLYNDON, MD 21074

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan		
Property (3 copies)	☒	☐
Topo Map (available in Rm 204 C.O.B.) (2 copies) (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)		
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid Codes 030 & 080 (\$85)
Accepted by _____ ZADM
Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Staff has reviewed the undersized lot application in conjunction with the variance petition and offer the following comments:

1. The undersize lot application should be approved provided that the proposed house is required to hook up to public water and sewer.
2. The variance relief of 40 feet front setback in lieu of the required front average of 77 feet should be **DENIED**. The four homes south of the subject site maintain a front setback average of 93 feet and have established a residential development pattern that should be required of the proposed house.

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: OFFICE OF PLANNING & COMMUNITY CONSERVATION
April 1, 1998

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

STEPHEN THORNTON

Charles Young

P.O. Box 324 RANDALLSTOWN MD 21133

207 OELLA AVE CATONSVILLE MD 21228

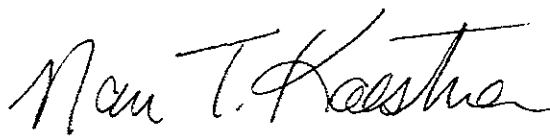


Larry Schmidt
Zoning Commissioner

April 27, 1998

Dear Mr. Schmidt,

The Executive Board of Historic Glyndon Inc. opposes the zoning variance requested at 411 Central Ave. in Glyndon. To request a 12,000 square foot minimum as opposed to the required 20,000 square foot minimum required makes a mockery of zoning laws. As always our position has been that zoning is put in place for a reason- to protect the community involved. It seems that recently all one needs to do is apply for a variance and it is granted. Why then even have zoning if the laws are so readily varied. Glyndon is a fragile, old community which needs your help in upholding zoning laws which impact Glyndon. Thank you for your consideration of this matter.



Case # 98326-A

Nan T. Kaestner
President- Historic Glyndon Inc.

1404 8267
TAX MAP # 04230 50350

326

THIS DEED, Made this 20TH day of May, in the year one thousand nine hundred and seventy-six, by and between MARIE WILLIAMS Personal Representative of the estate of Garrett Williams, deceased, party of the first part, Grantor; and BLANCHE J. LEE, party of the second part, Grantee.

WHEREAS, by Deed dated August 19, 1949 and recorded among the Land Records of Baltimore County in Liber TBS No. 1786, folio 438 Garrett Williams became seized and possessed of the property hereinafter described in fee simple; and

WHEREAS, by Contract of Sale dated August 13, 1957 and unrecorded, Garrett Williams sold the hereinafter described lot of ground to James A. Lee and Blanche J. Lee for the sum of Six Hundred Dollars (\$600.00), which sum has been paid; and

WHEREAS, the said James A. Lee departed this life on or about the 9th day of October, 1967; and

WHEREAS, the said Garrett Williams departed this life on or about the 9th day of March, 1970, intestate (see Orphans Court of Baltimore County, estate docket JLD No. 32, folio 226 - file No. 31925) wherein, Marie Williams, his widow, was appointed Personal Representative of his estate; and

WHEREAS, by Amended Petition for administration of a small estate and order thereon, dated March 29, 1976, the said Marie Williams was authorized to complete the Contract of Sale dated August 13, 1957 made by her husband Garrett Williams; and

WHEREAS, in order to consummate the aforesaid sale, these presents are executed.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of SIX HUNDRED DOLLARS (\$600.00), the receipt of which is hereby acknowledged, the said party of the first part, Personal Representative, as aforesaid, acting in exercise, by virtue and in pursuance of the power and authority conferred upon her, as aforesaid, does hereby grant and convey unto the said party of the second part, her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, in the State of Maryland, and described as follows, that is to say:-

BEGINNING for the same at a point on the east side of Central Avenue on the division line between lots No. 27 & 28 of the Plat of St. Georges, recorded among the Plat Records of Baltimore County in Plat Book J.W.S. No. 1, folio 131, and running thence easterly, bounding on said dividing line between lots between lots Numbers 27 & 28 of said Plat for a distance of 200 feet; thence southerly, parallel with Central Avenue sixty feet; thence westerly, parallel with the first line of this description two hundred feet to the east side of Central Avenue; thence bounding on the east side of Central Avenue, parallel with the second line in this description, sixty feet to the place of beginning.

TOGETHER with the buildings and improvements thereupon; and the rights, alleyways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the said described lot of ground and premises, unto and to the use of the said part of the second part, her heirs and assigns, in fee simple.

WITNESS: the hand and seal of the within named party of the first part.

WITNESS:

Samuel S. Adams Jr.

Marie Williams (SEAL)
MARIE WILLIAMS

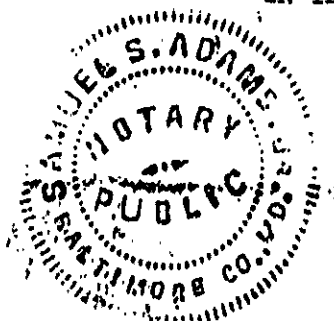
STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 20TH day of MAY, in the year one thousand nine hundred and seventy-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, County, personally appeared MARIE WILLIAMS, Personal Representative, as aforesaid, the within named Grantor, known to me (or satisfactorily proven) to be the person whose name is subscribed in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained, and also acknowledged the same to be her act, and in my presence signed and sealed the same.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

Samuel S. Adams Jr.
Notary Public

My Commission Expires: July 1, 1978

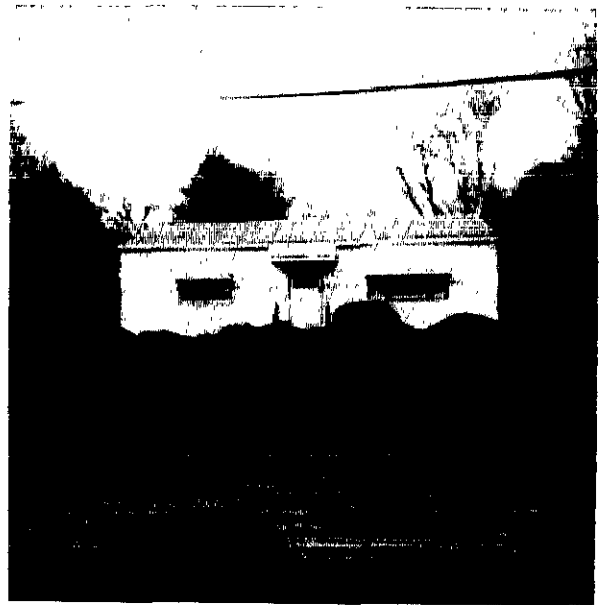


JUN 11-76 23751430
JUN 11-76 23751408
JUN 11-76 23751301
JUN 11-76 23751202

Rec'd for record JUN 11 1976 at 10⁵⁶ AM
Per Elmer H. Kahline, Jr., Clerk
Mail to THE FIDE GUARANTEE COMPANY
Receipt No. ✓ 800



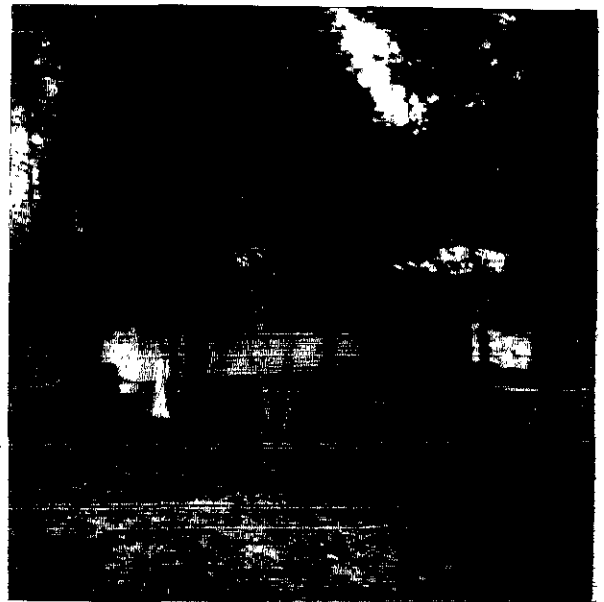
#408 Central
Ave



#409 Central
Ave



#410 Central
Ave



#411 Central
Ave



412 Central
Ave



414 Central
Ave

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 411 CENTRAL AVE

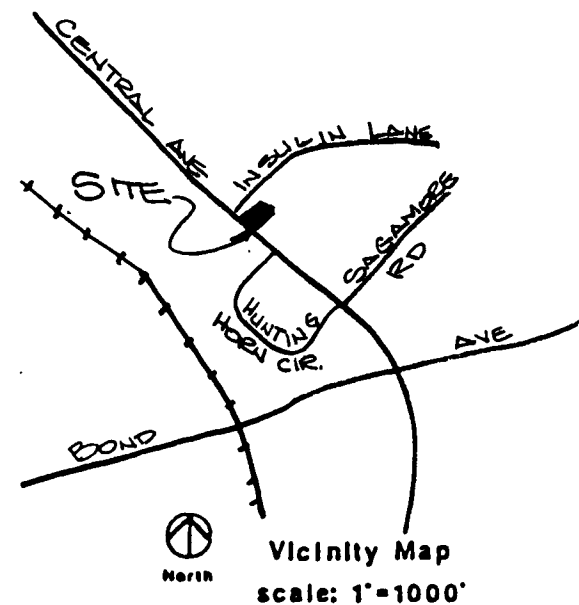
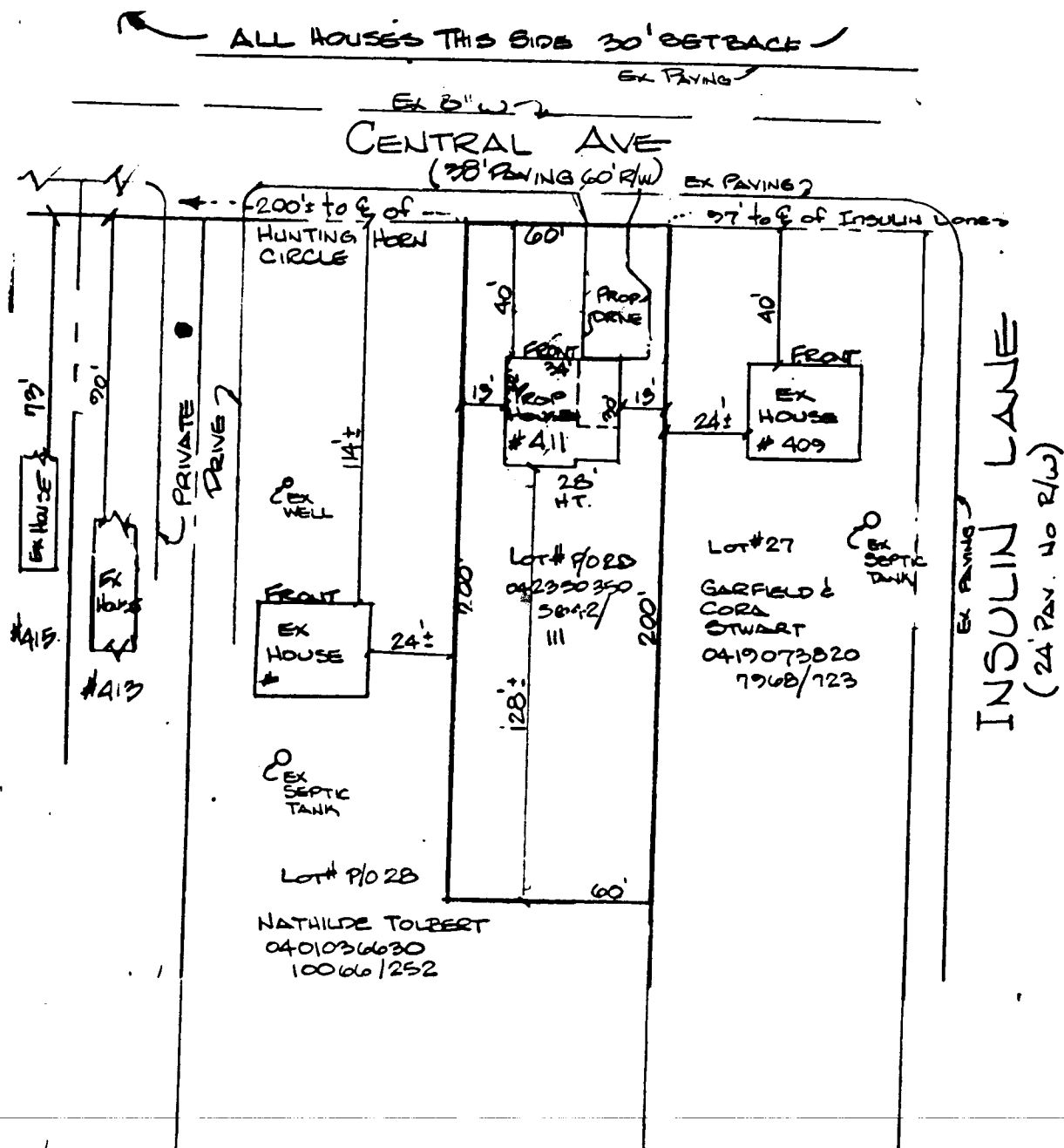
Subdivision name: ST. GEORGES

plat book # 1 , folio # 131 , lot # _____ , section # _____

OWNER: BLANCHE LEE

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

-15-



LOCATION INFORMATION

Election District: 4

Councilmanic District: C3

1"-200' scale map#: NW 116

Zoning: DR-2

Lot size: 0.275 12,000
acres square feet

SEWER: ☒ public ☐ private

WATER : ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY!

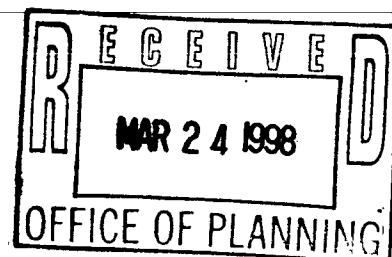
reviewed by: ITEM #: CASE#:

North

date: 3/5/20

prepared by: STEPHEN THRASHER

Scale of Drawing: 1" = 50'

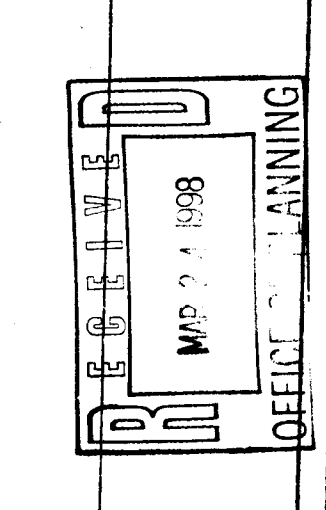




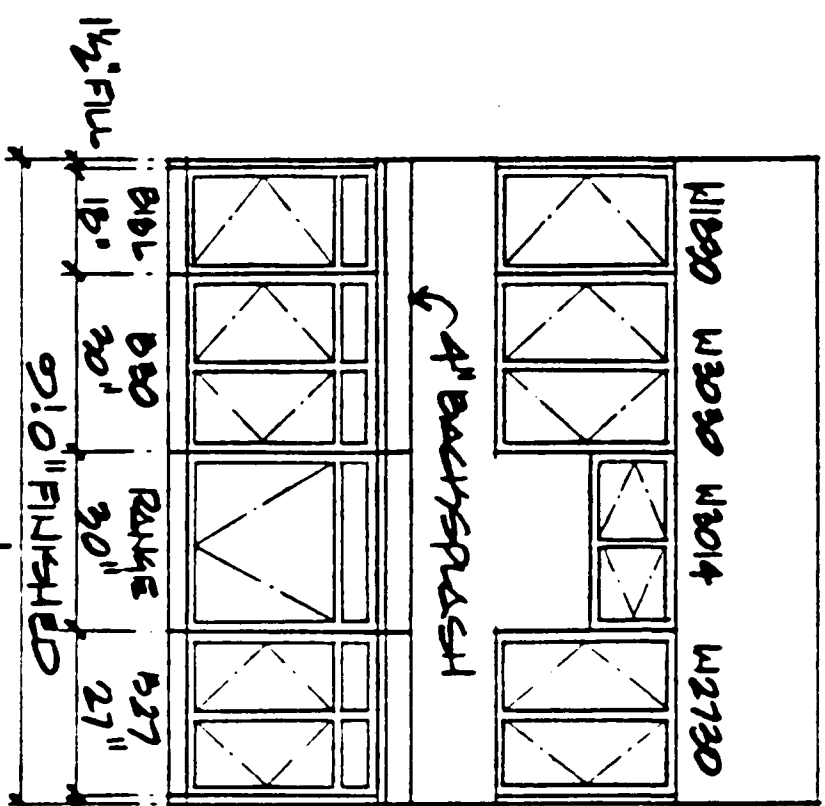
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION
BY	DATE	1" = 200'	
Topographic	4-11-70		REISTERSTOWN GLYNDEN
MAPS	4-11-70		
DATE OF PHOTOGRAPHY	7-30-71		
Topography Controlling by Photogrammetric Methods AERO SERVICE CORPORATION, PHILADELPHIA, PA.			

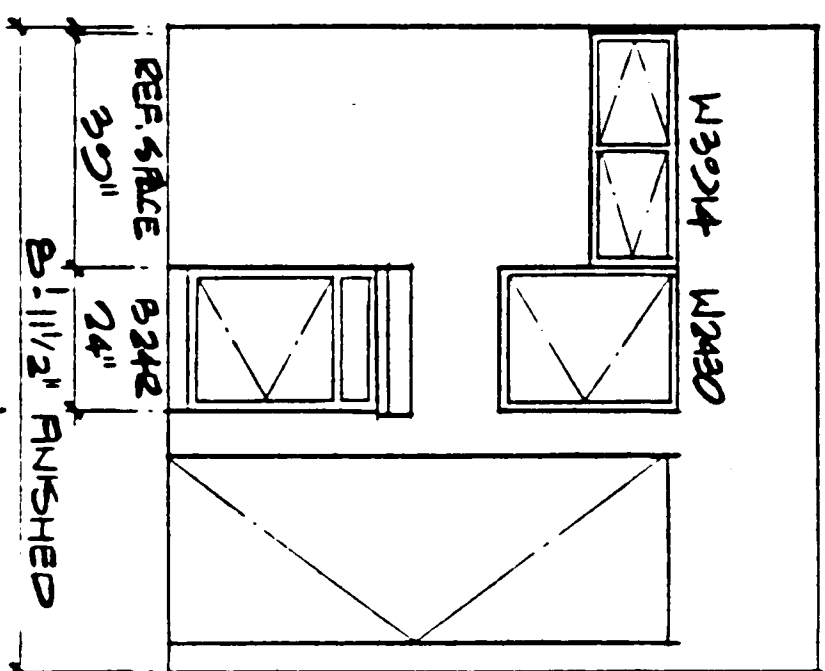
X-SE W-SW



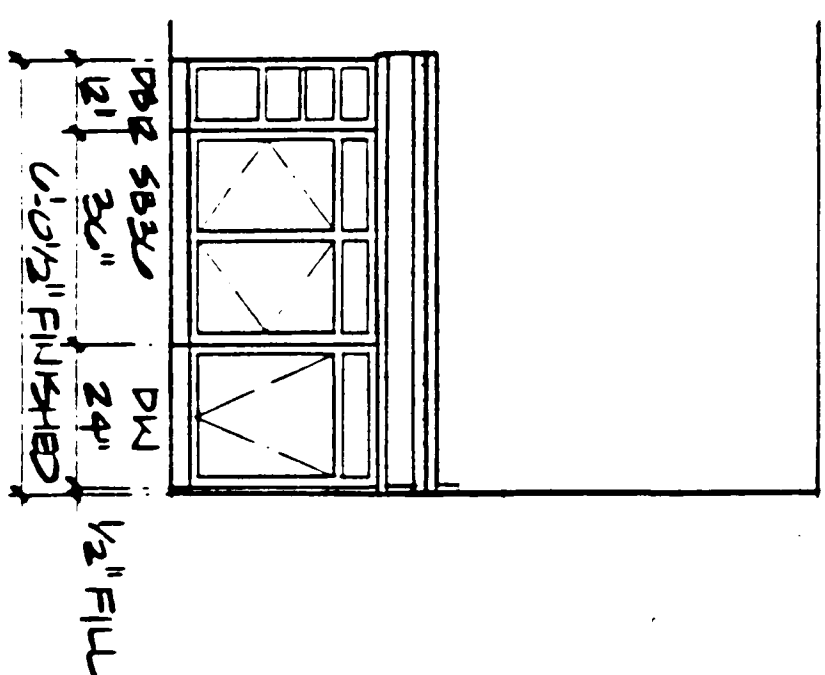
MICROFILMED



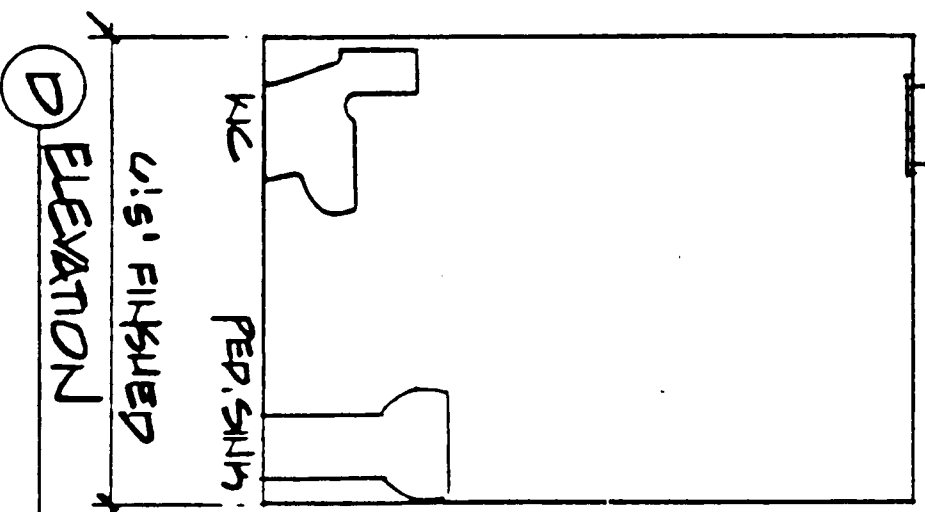
A ELEVATION
EXHAUST FAN TO OUTSIDE



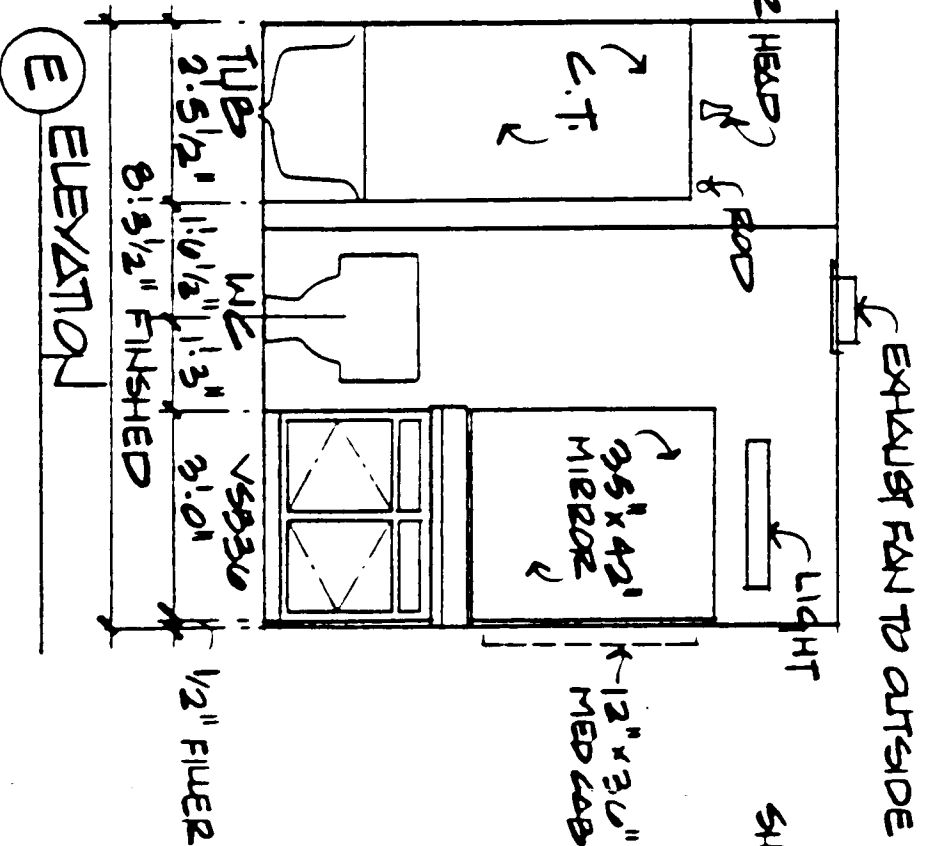
B ELEVATION



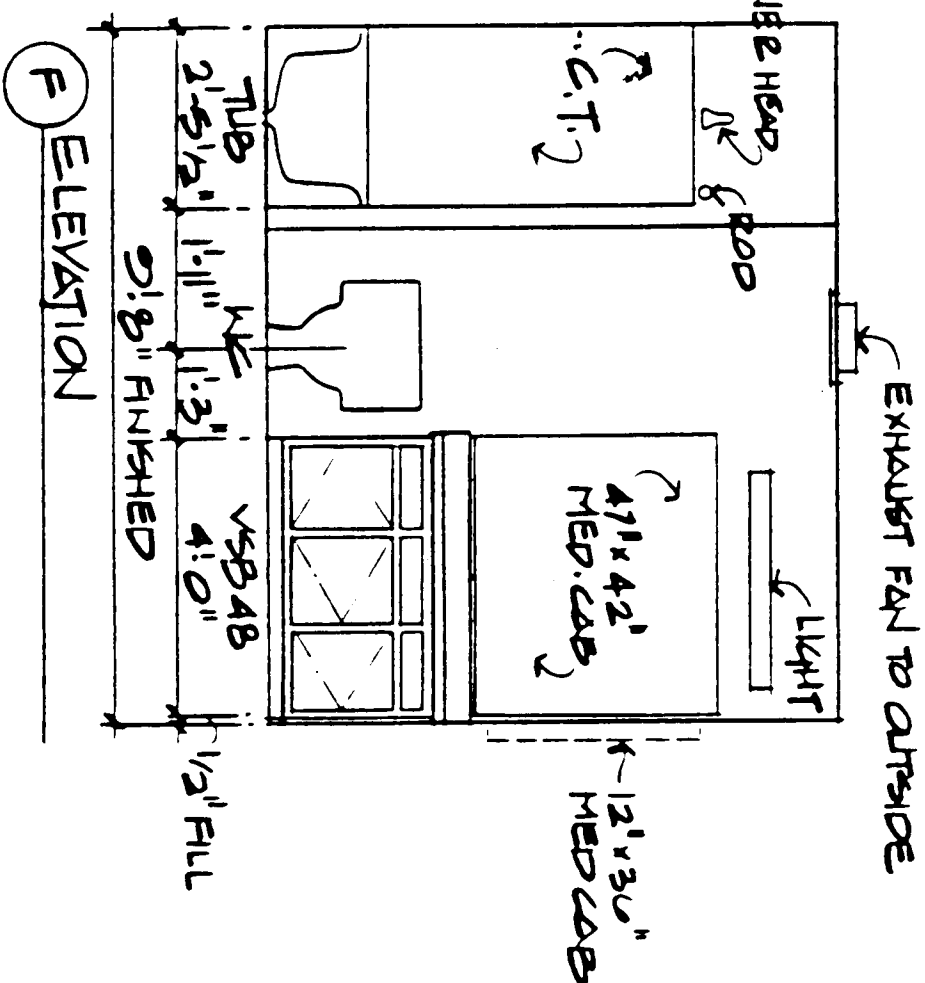
C ELEVATION



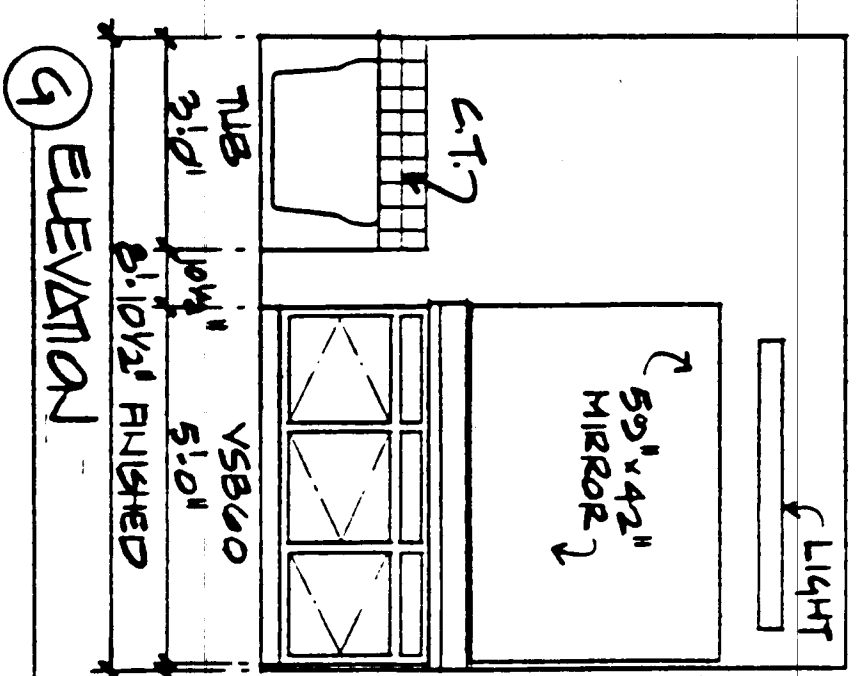
D ELEVATION



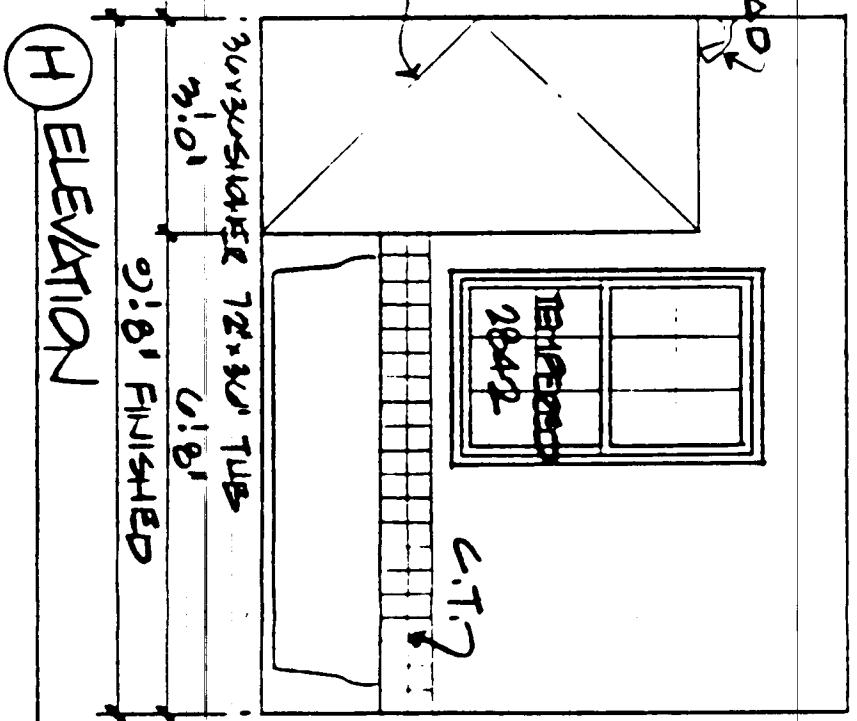
E ELEVATION



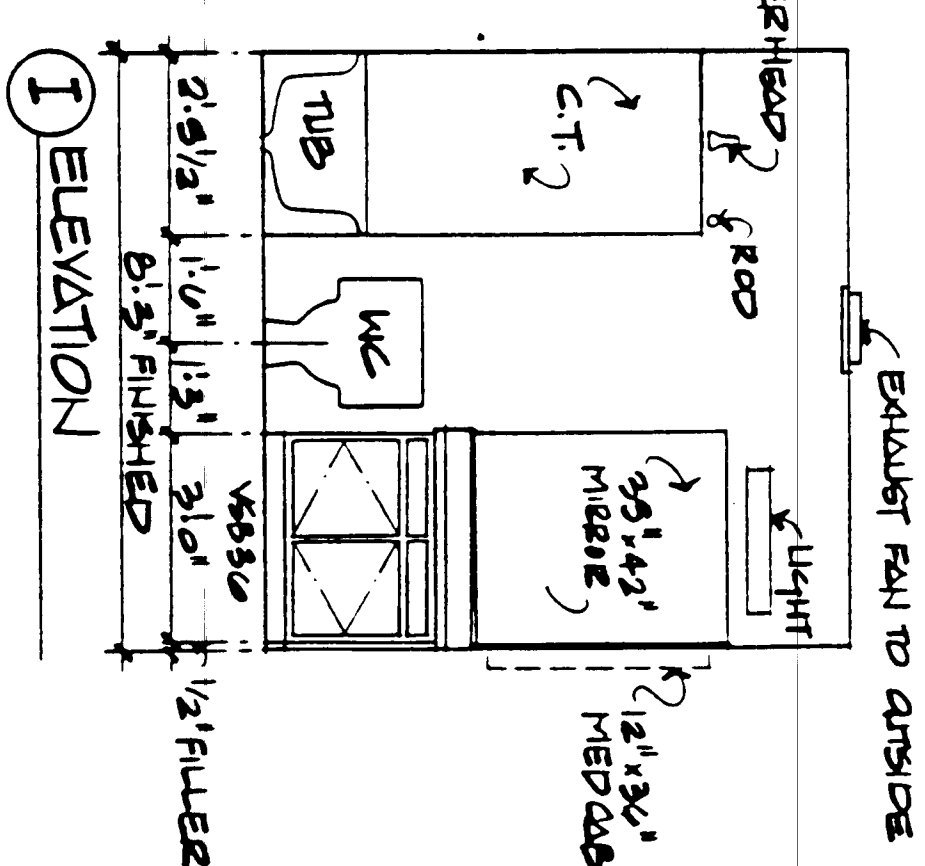
F ELEVATION



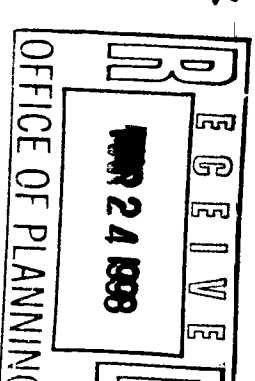
G ELEVATION



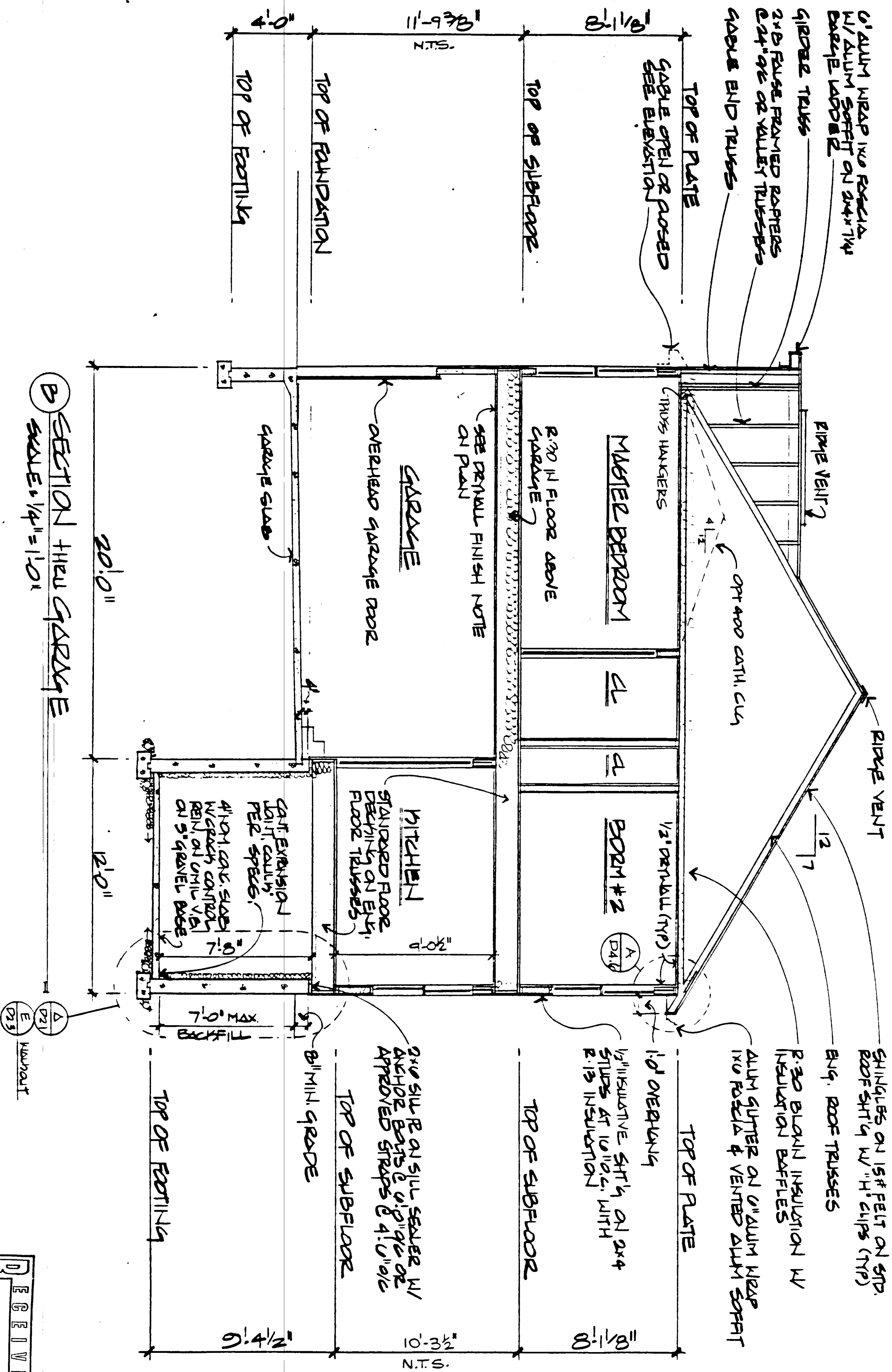
H ELEVATION



I ELEVATION



drawn by	URS	checked by	
scale	3/8"=1'-0"	date	3.15.97
PROJECT TITLE	DAYLEN HOMES		
CONTENT	CHAMBERLAIN		
	INTERIOR ELEVATIONS		
PLAN: 4050	ELEV: ALL		
project number	drawing number		
1724	A5.1		



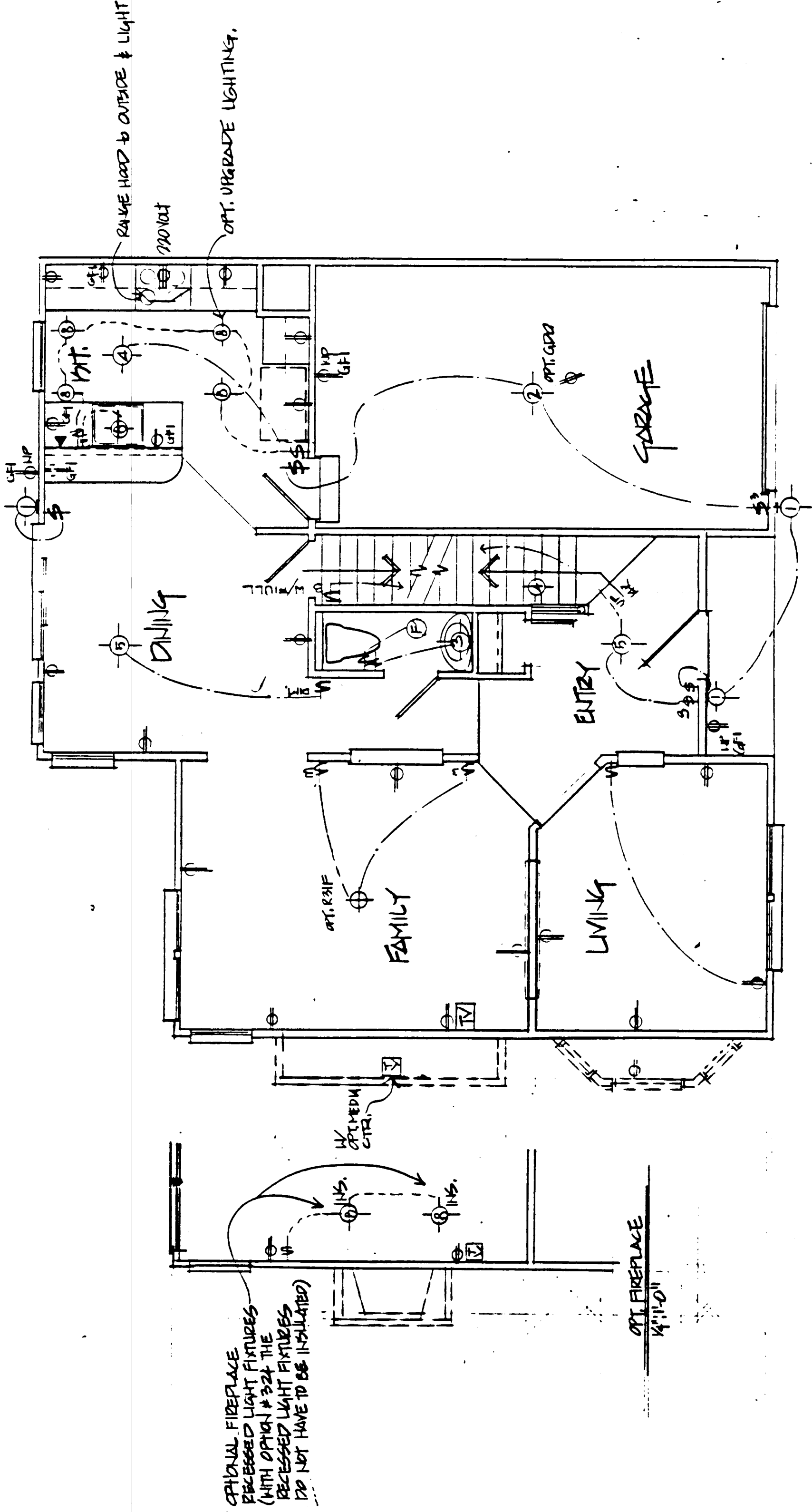
B SECTION thru GARAGE
SCALE: 1/4" = 1'-0"

SECTION
ELEVATION

RECEIVED
MAR 24 1998
OFFICE OF PLANNING

drawn by	lms	checked by	fx
scale	1/4" = 1'-0"	date	11/11/94
PROJECT TITLE			
DAYLEN HOMES			
Affordable, Single-Family Homes			
Built By			
Thrasher Construction, Inc.			
CONTENT			
CHAMBERLAIN			
SECTION thru			
GARAGE			
ALL ELEVATION.			
project number	drawing number		
724	A4.2		

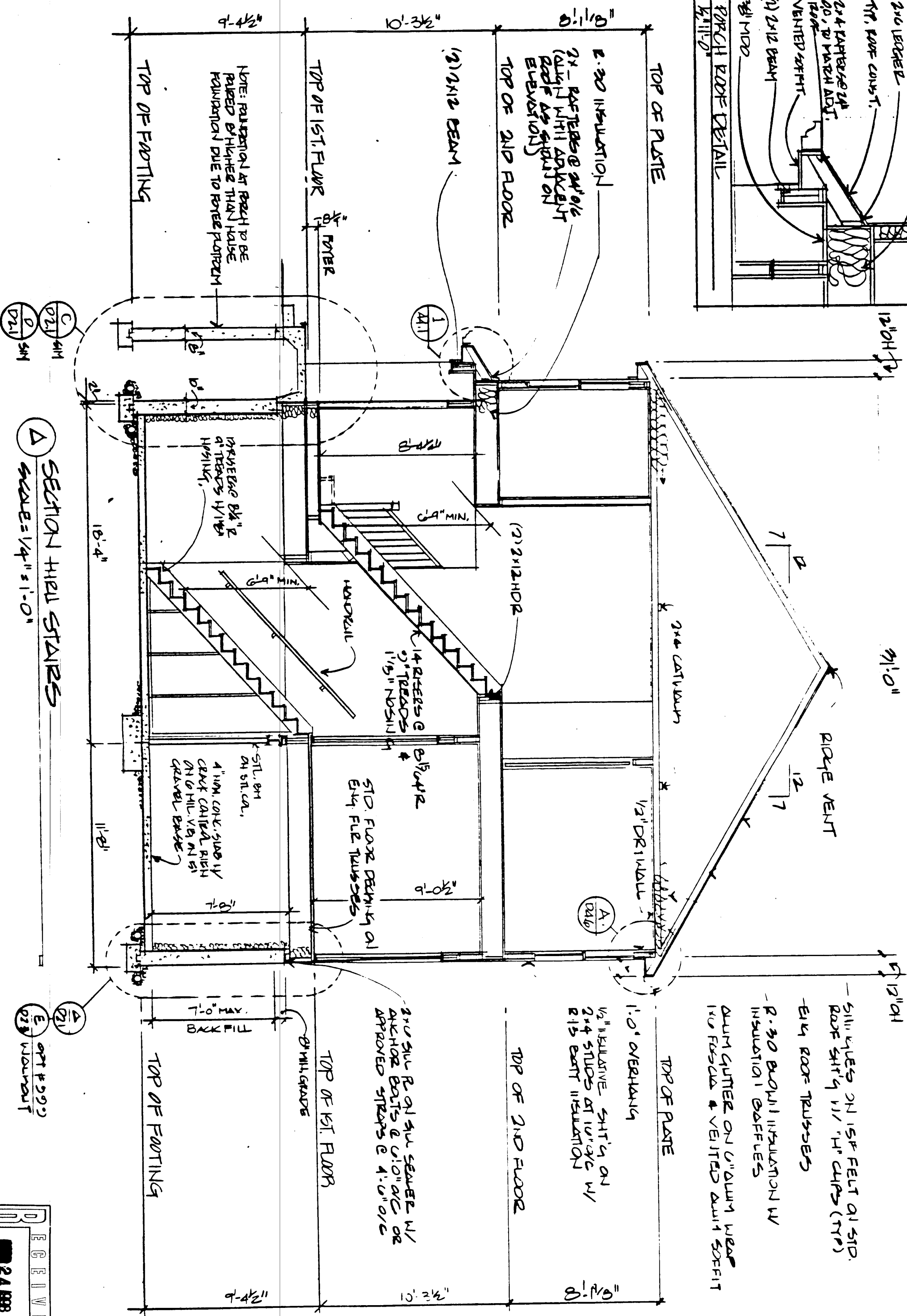
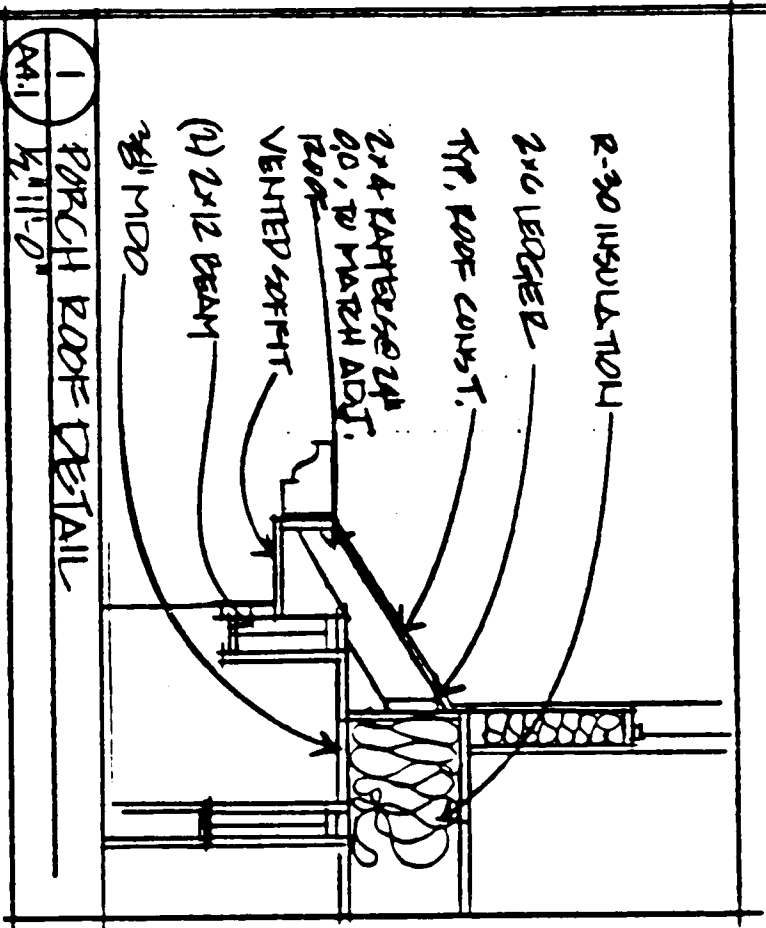
ELECTRICAL SCHEDULE			010101
ELECTRICAL DEVICES			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(1)	EXTERIOR	(1)	OUTLET #2 GFCI
(2)	EXPOSED CILLO	(2)	PROTECTION
(3)	EXPOSED CILLO (FALL CHAIN)	(3)	PROTECTION
(4)	VANITY	(4)	SWITCHED OUTLET
(5)	CEDING HEATED	(5)	CEILING OUTLET
(6)	HALLWAY LIGHT	(6)	TABLE POLE AW
(7)	WOOD PAN	(7)	INSECT BAY AW
(8)	WALL SCOPE	(8)	OTHER SW
(9)	RECESSED (RECESSED)	(9)	PHONE DETECTOR
(10)	RECESSED (RECESSED)	(10)	PHONE DETECTOR
(11)	EXHAUST FAN	(11)	OPT. SMOKE DETECTOR
(12)	CLG PAN RECEPT.	(12)	ELECTRICAL PANEL DOOR
(13)	WHIT OPTICAL (CLG)	(13)	ELECTRICAL PANEL DOOR
(14)	WHIT OPTICAL (CLG)	(14)	ELECTRICAL PANEL DOOR
(15)	WHIT OPTICAL (CLG)	(15)	ELECTRICAL PANEL DOOR
(16)	WHIT OPTICAL (CLG)	(16)	ELECTRICAL PANEL DOOR
(17)	WHIT OPTICAL (CLG)	(17)	ELECTRICAL PANEL DOOR
(18)	WHIT OPTICAL (CLG)	(18)	ELECTRICAL PANEL DOOR
(19)	WHIT OPTICAL (CLG)	(19)	ELECTRICAL PANEL DOOR
(20)	WHIT OPTICAL (CLG)	(20)	ELECTRICAL PANEL DOOR



FIRST FLOOR ELECTRICAL PLAN
NO SCALE

drawn by	aps	checked by	ph
scale	1/8"	date	10/17/97
PROJECT TITLE			
DAYLEN HOMES Affordable, Single-Family Homes Built By Thrasher Construction, Inc.			
CONTENT # 4658 PLS			
CHAMBERLAIN-ALEBIA			
FIRST FLOOR ELECTRICAL PLAN			
project number	1724	drawing number	E1.3

RECEIVED
10/21/97
OFFICE OF PLANNING



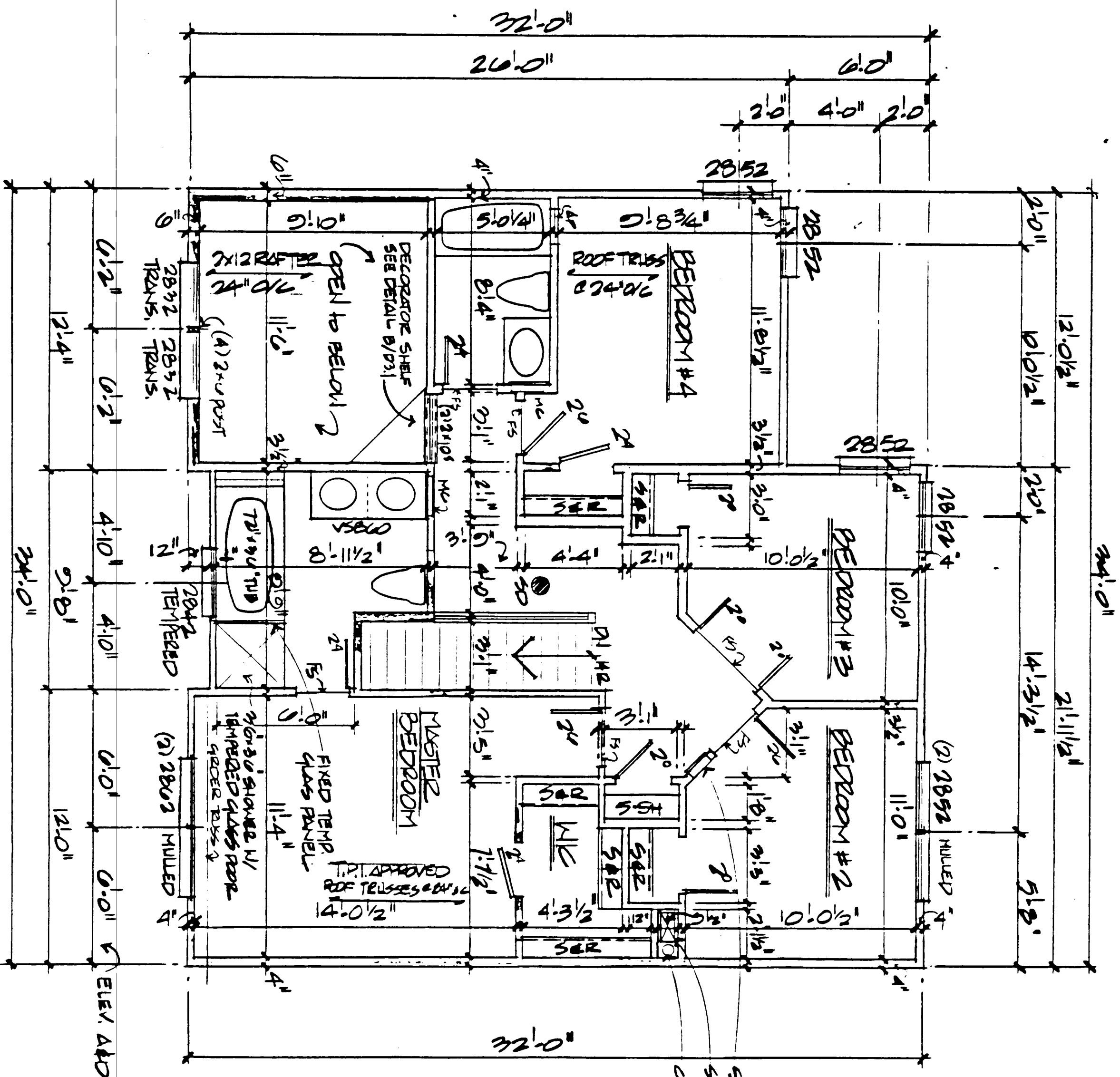
SECTION THRU STAIRS
SCALE = 1/4" = 1'-0"

RECEIVED
24 1998
OFFICE OF PLANNING

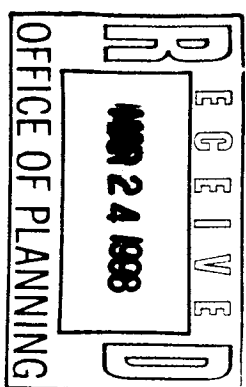
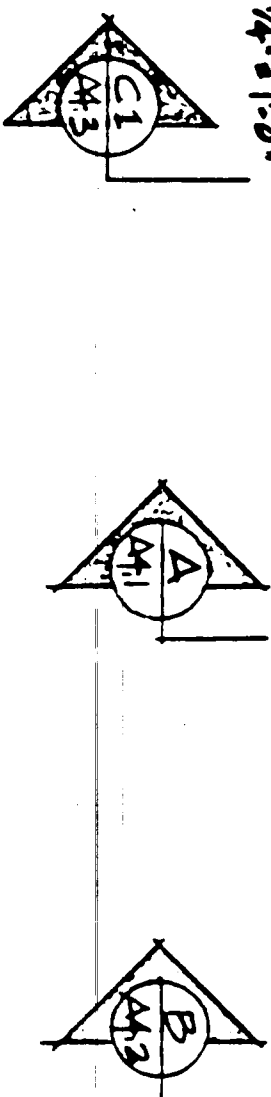
drawn by JRS	checked by JRS
scale 1/4" = 1'-0"	date 10-18-97
PROJECT TITLE	
DAYLEN HOMES	
Affordable, Single-Family Homes	
Built By	
Thresher Construction, Inc.	
CONTENT # 4258 PLAN	
CHAMBERLAIN	
CROSS SECTION - 'A'	
THRU STAIRS REVEAL	
project number	drawing number
1724	A4.1

- CONSTRUCTION NOTES
1. ALL UNDIMENSIONED PARTITIONS ARE 3/4" ROUGH
 2. ALL SECOND FLOOR PARTITIONS ARE AT 4'0" UNLESS NOTED OTHERWISE
 3. ALL SECOND FLOOR WINDOW HEAD HEIGHTS TO BE 5'10"
 4. ALL WINDOW UNITS - REPLACE ALL 20" WINDOW UNITS WITH 20" WINDOW UNITS
 5. HOLD EXTERIOR WINDOW UNITS TO 4" HOLD BACK IN A 1/2" TO HAVE STEELING FLUSH WITH FOUNDATION
 6. ALL WINDOW AND DOOR HEADS TO BE 2'0" UNLESS NOTED OTHERWISE
 7. ALL WINDOW AND DOOR HEADS TO BE 2'0" UNLESS NOTED OTHERWISE

SECOND FLOOR RETURN AIR GRILL LOW
SECOND FLOOR SUPPLY DUCT
GAS FLUE

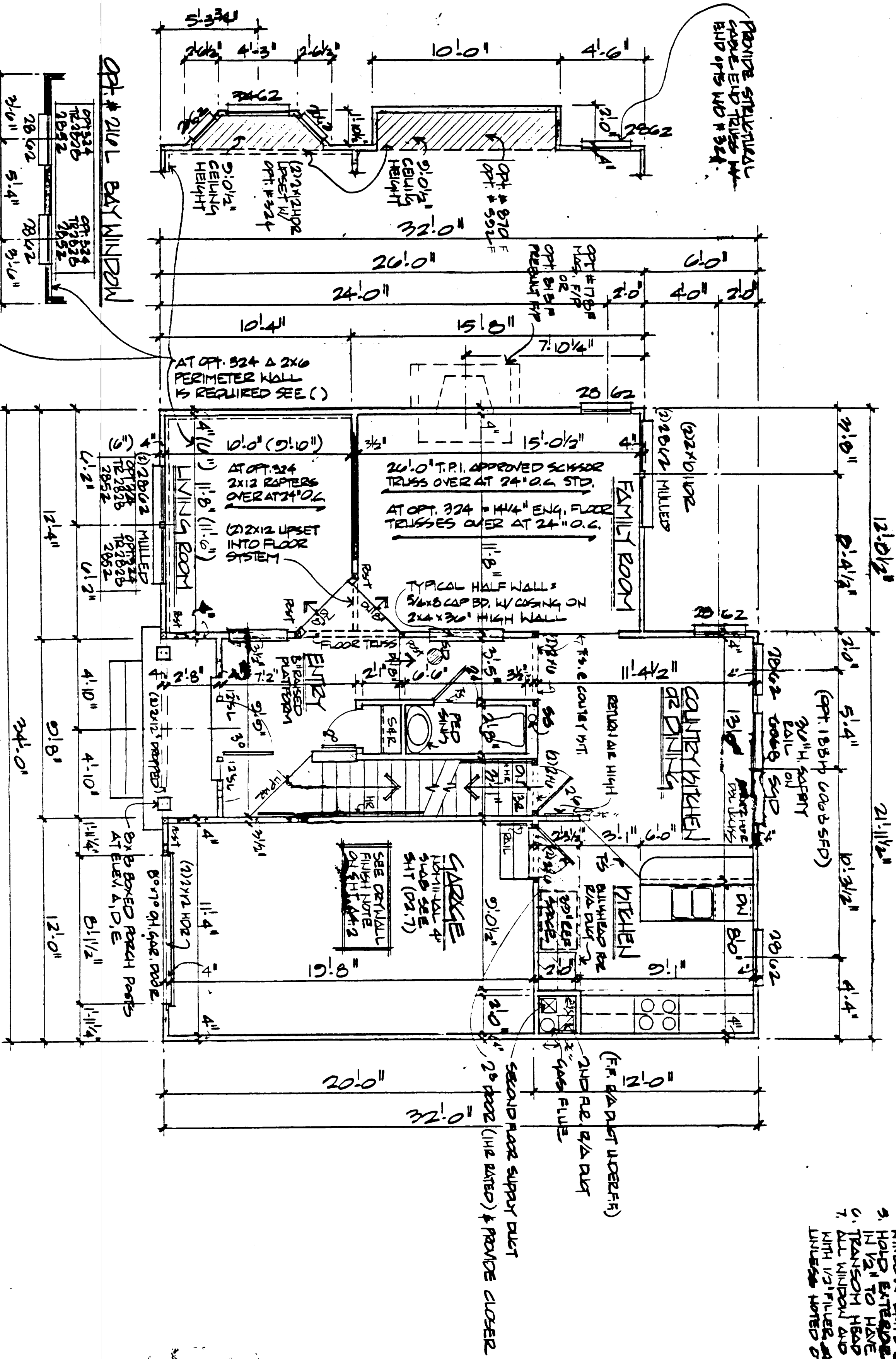


SECOND FLOOR PLAN - 4 BEDROOM OPT #324 - GARDEN BATH OPT #375
SCALE: 1/4" = 1'-0"



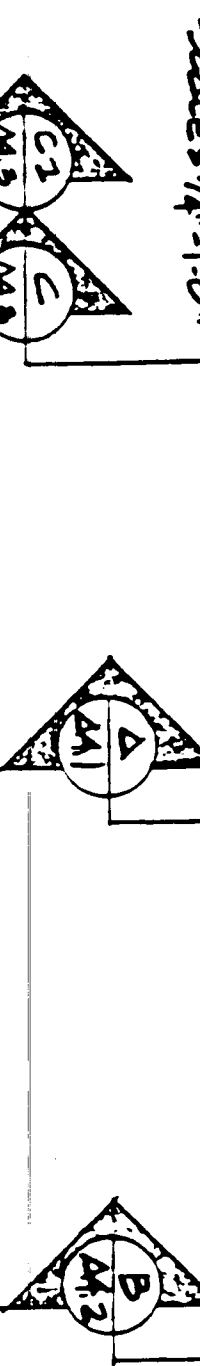
drawn by	LES	checked by	LES
scale	1/4" = 1'-0"	date	11.10.9
PROJECT TITLE			
DAYLEN HOMES Affordable, Single-Family Homes Built By Theaster Construction, Inc.			
CONTENT PLAN - 454B E.L.A.D			
CHAMBERLAIN			
4 BEDROOM OPT #324			
SECOND FLOOR PLAN			
GARDEN BATH OPT #375			
project number	drawing number		
1724	A3.5		

- ### CONSTRUCTION NOTES
1. ALL UNDIMENSIONED PARTITIONS ARE 5/8" I.R.
 2. ALL ANGLED PARTITIONS ARE 45° UNLESS NOTED OTHERWISE.
 3. ALL FIRST FLOOR WINDOW HEAD HEIGHTS 7'10" UNLESS NOTED OTHERWISE.
 4. WITH VINYL WINDOWS REPLACE ALL 3/4" WOOD WINDOW UNITS WITH 3/4" WOOD WINDOW UNITS.
 5. HOLD EXTERIOR WALLS FROM WIND REACH IN 1/2" TO HAVE SENSITIVE FLUSH REGULATION.
 6. TRANSOM HEAD HEIGHTS TO BE 12'4" UNLESS NOTED OTHERWISE.
 7. ALL WINDOW AND DOOR HEADS TO BE 12'4" UNLESS NOTED OTHERWISE.



OPT. #210L BAY WINDOW
 ELEVATION B & E PARTIAL
 ELEVATION C PARTIAL

FIRST FLOOR PLAN - ELEVATION AND SHOWN 717 SQ. FT.

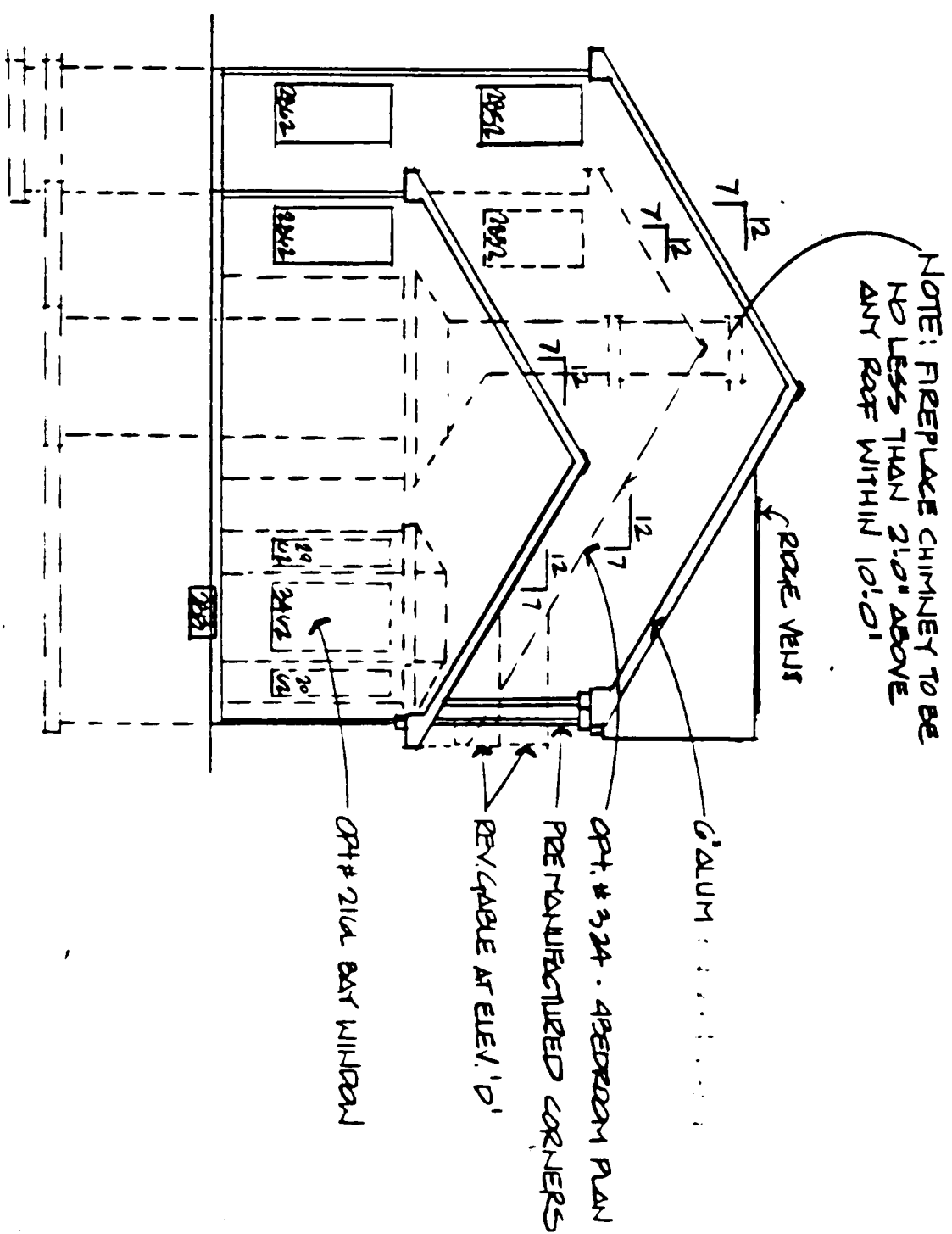


48081M 38082M
 OPT. #324

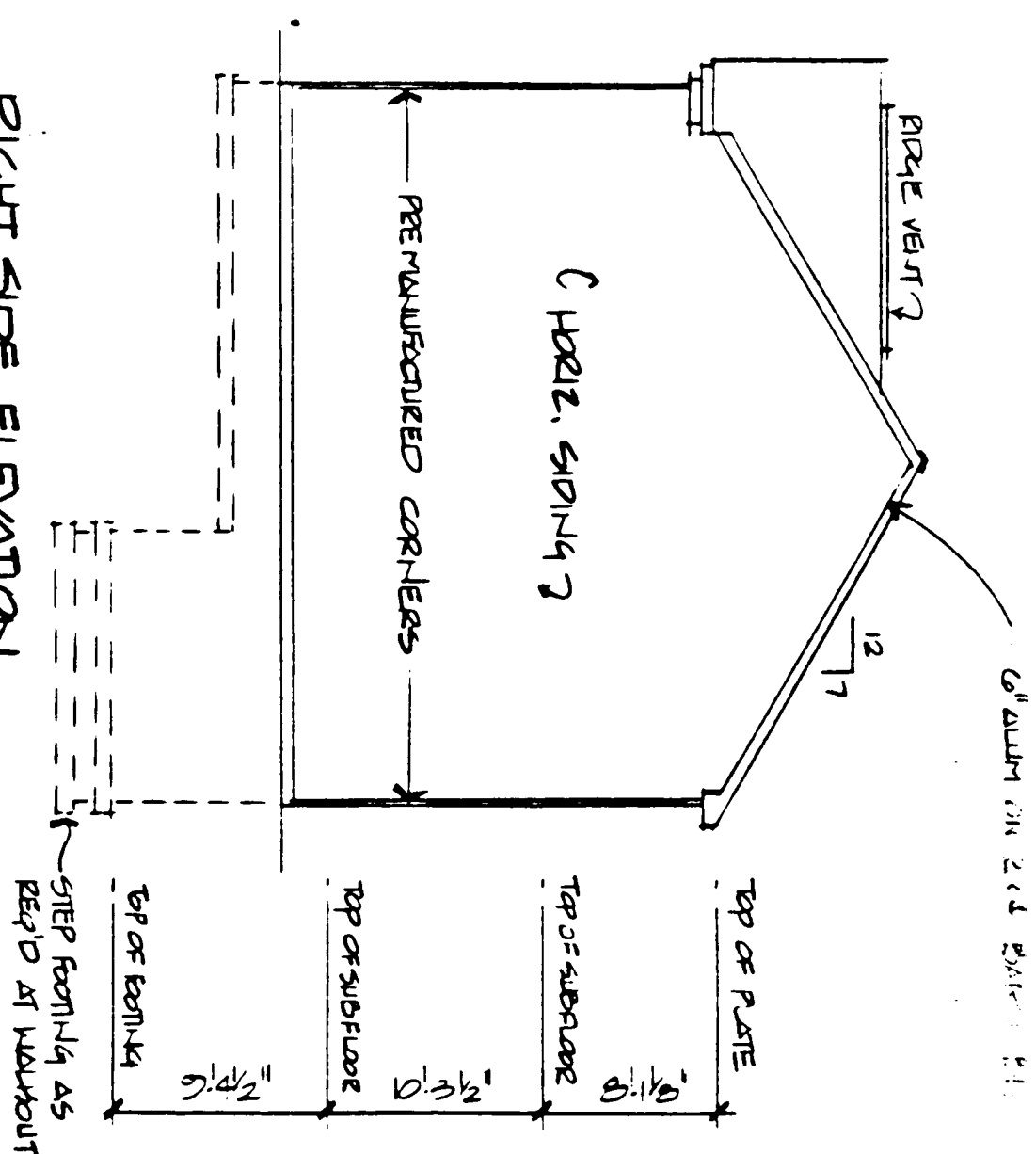
OFFICE OF PLANNING
 24 898

Drawn by JBS	Checked by HZ
Scale 1/4" = 1'-0"	Date 10.17.97
PROJECT TITLE	
DAYLEN HOMES	
Affordable, Single-Family Homes	
Built By	
Thrasher Construction, Inc.	
CONTENT	
CHAMBERLAIN	
FIRST FLOOR PLAN	
PLAN #4058	ELEV. ALL
Project number	drawing number
1724	A3.1

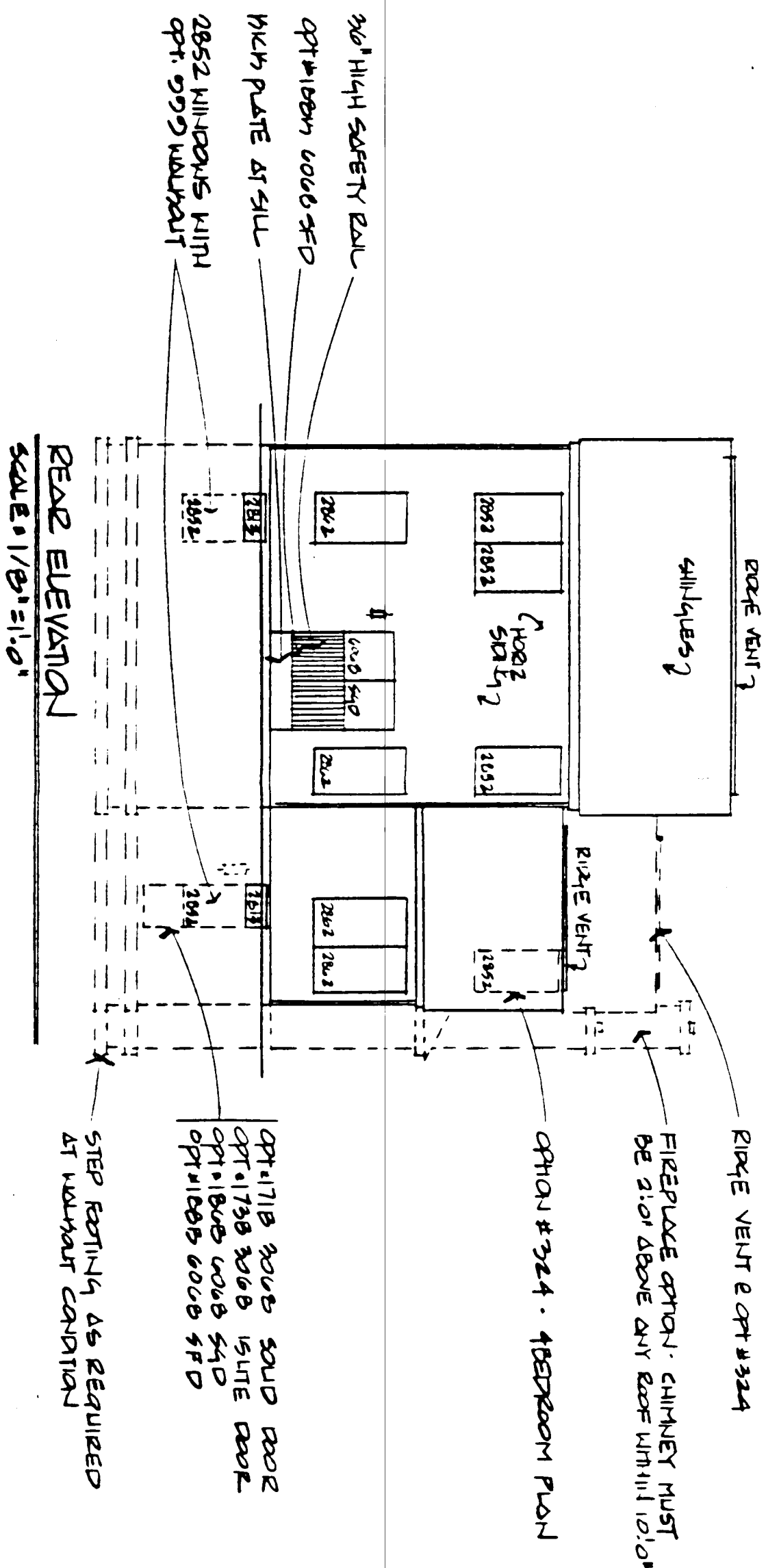
WITH VINYL WINDOWS - REPLACE ALL 20--
WINDOWS UNITS WITH 20-- WINDOW UNITS



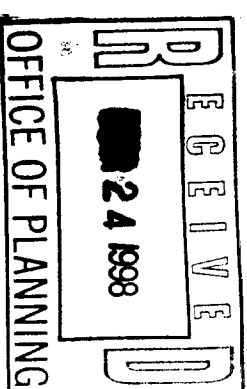
LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



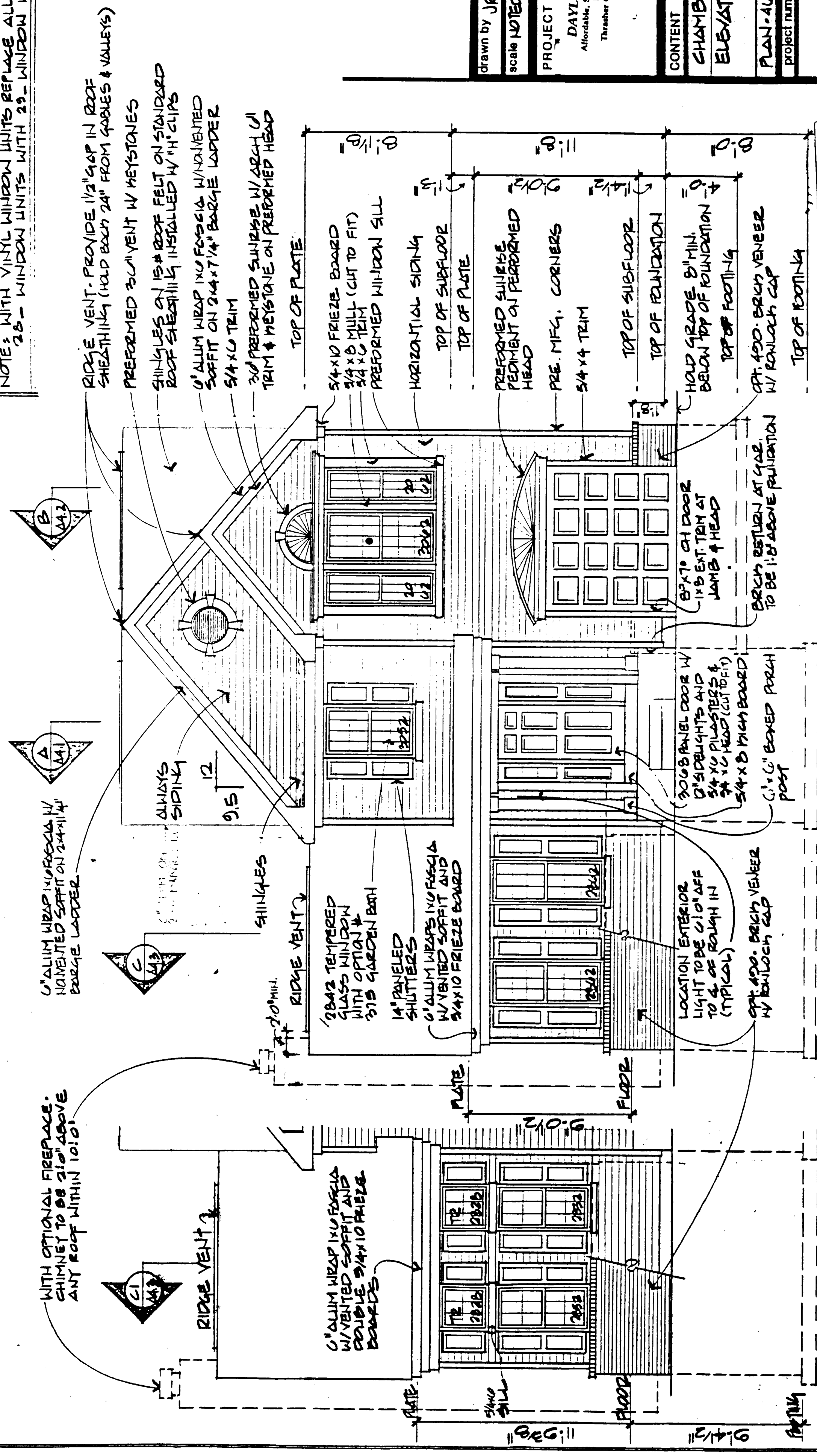
REAR ELEVATION
SCALE 1/8"=1'-0"



drawn by	JES	checked by	
scale	1/8"=1'-0"	date	3.9.97
PROJECT TITLE			
DAYLEN HOMES			
Affordable, Single-Family Homes			
Built By			
Thresher Construction, Inc.			
CONTENT			
CHAMBERLAIN			
REAR & SIDE ELEVATIONS			
PLAN 4/058		ELEV. ALL	
project number		drawing number	
1724			

NOTE: • INDICATES LOCATION FOR WINDOW WITH REMOVABLE TOP SASH FOR STEERING DETAIL

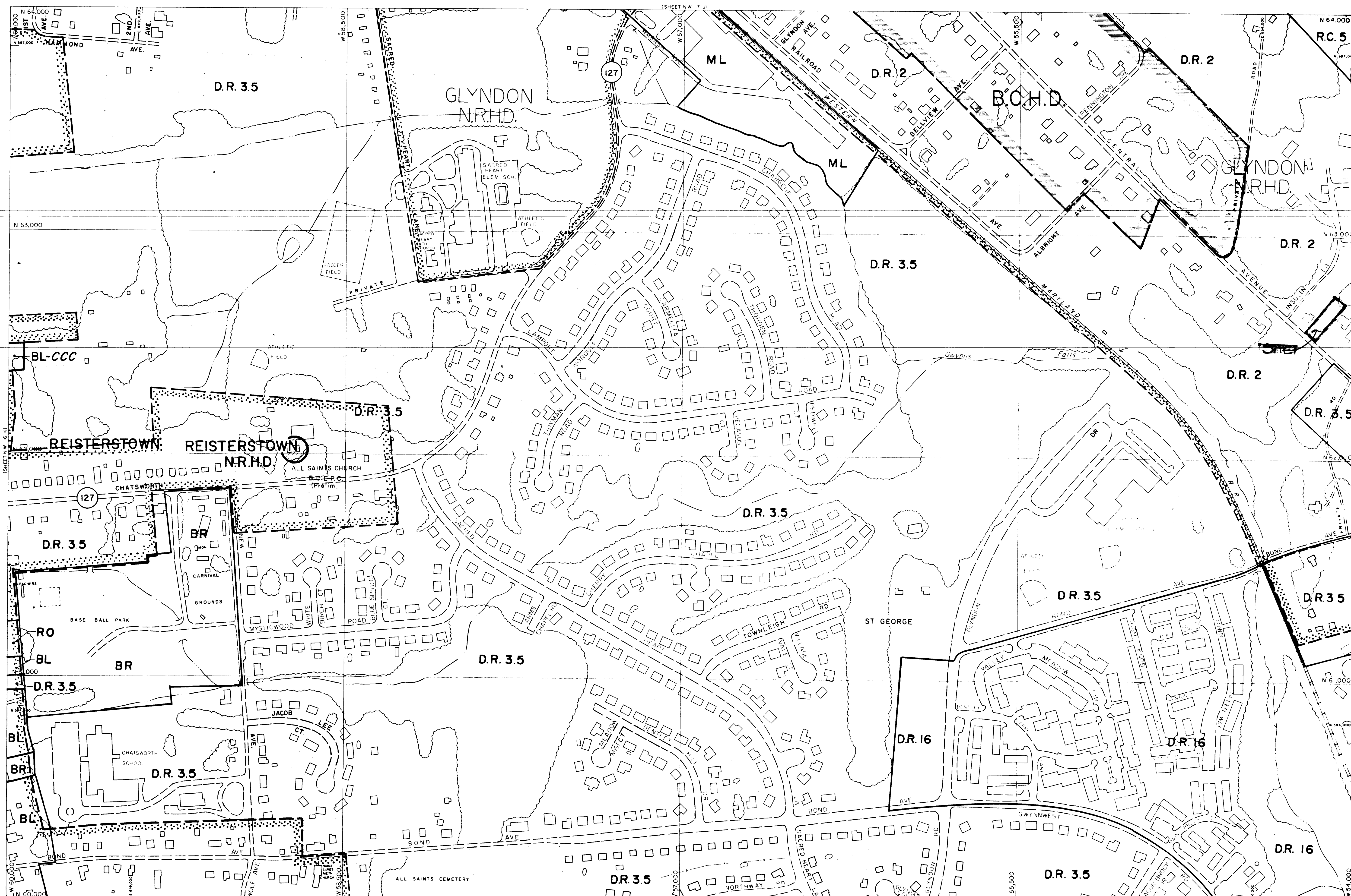
NOTE: WITH VINYL WINDOW UNITS REPLACE ALL 28- WINDOW UNITS WITH 28- WINDOW UNITS



RECEIVED
MAR 24 1998
OFFICE OF PLANNING

drawn by JRS	checked by
scale NOTED	date 3.2.97
PROJECT TITLE	
DAYLEN HOMES	
Affordable, Single-Family Homes	
Built By	
Thresher Construction, Inc.	
CONTENT	
CHAMBERLAIN	
ELEVATION 'E'	
PLAN-4058	ELEV-E2
project number	drawing number
1734	A1.5

PARTIAL CORT # 324



X - SE W - SW

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL

Bills Nos. 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

REISTERSTOWN
GLYNDON

SHEET

N. W.
16 - J

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

98-326-A