

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
SE side of York Manor Road,
1900 ft. +/- SW of c/l Sagewood Rd
2811 York Manor Road
10th Election District
3rd Councilmanic District
T. Kent R. Groff, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-340-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by T. Kent R. Groff and Nancy M. Groff, his wife, property owners, for that property known as 2811 York Manor Road in the Phoenix section of northern Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft. in lieu of the required 50 ft. for an addition, in an R.C.4 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

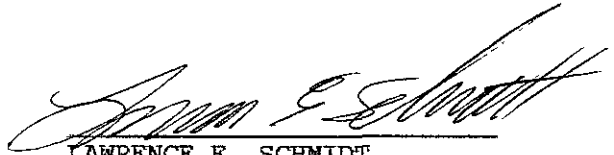
ORDER RECEIVED FOR FILING
Date 4/15/98
By M. Groff

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the 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 15th day of April 1998 that the Petition for a Zoning Variance from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft. for an addition, in an R.C.4 zone, 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:mmm

ORDER RECEIVED FOR FILING
Date 4/25/98
By M. P. [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

April 15, 1998

Mr. and Mrs. T. Kent R. Groff
2811 York Manor Road
Phoenix, Maryland 21131

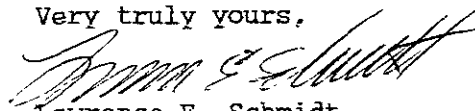
RE: Petition for Administrative Variance
Case No. 98-340-A
Property: 2811 York Manor Road

Dear Mr. and Mrs. Groff:

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

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

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2811 York Manor Rd. Phoenix Md. 21131
which is presently zoned RC4

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)

Section 1A03.4B2 (BC2R) to permit a side yard of 30' in lieu of the required 50 feet.

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

- to build an addition to a personal residence (expanding family room and dining room areas).
- There is not enough room on the rear of the house add the proposed addition.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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):

Nancy M. Groff

(Type or Print Name)

Signature

T. Kent R. Groff

(Type or Print Name)

Signature

2811 York Manor Road 410-785-6577

Address

Phone No.

Phoenix

MD

21131

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: BR DATE: 3/18/98

ESTIMATED POSTING DATE: 3/24/98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 340

98-340-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2811 York Manor Rd.
address
Phoenix Md. 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

- 1) The small addition (12 ft.) requested will enhance our property value by making inside living space a little larger.
- 2) Our neighbors on the side of this small addition do not have any problems with us adding this space.
- 3) This addition has no impact on water or sewer systems.

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.

Nancy M. Groff
(signature)
Nancy M. Groff
(type or print name)



T. Kent R. Groff
(signature)
T. Kent R. Groff
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of February, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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.

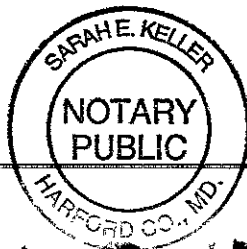
AS WITNESS my hand and Notarial Seal.

2/26/98
date

Sarah E. Keller
NOTARY PUBLIC

My Commission Expires:

SARAH E. KELLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 2, 1998



A-048-89

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 2811 York Manor Rd.
address
Phoenix MD. 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1) The small addition (12 ft.) requested will enhance our property value by making inside living space a little larger.
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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.

Nancy M. Groff
(signature)
Nancy M. Groff
(type or print name)



T. Kent R. Groff
(signature)
T. Kent R. Groff
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of February, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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.

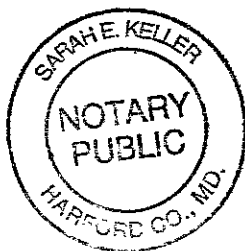
AS WITNESS my hand and Notarial Seal.

2/26/98
date

Sarah E. Keller
NOTARY PUBLIC

My Commission Expires:

SARAH E. KELLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 2, 1998



A-04E-70



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2811 York Manor Rd. Phoenix Md. 21131
which is presently zoned RC4

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)

Section 1A03.4B2 (BC2R) to permit a side yard of 30' in lieu of the required 50 feet.

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

- to build an addition to a personal residence (expanding family room and dining room areas).
- There is not enough room to the rear of the house to add the proposed addition.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(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):

Nancy M. Groff

(Type or Print Name)

Signature

T. Kent R. Groff

(Type or Print Name)

Signature

2811 York Manor Road 410-785-6577

Address

Phone No.

Phoenix

MD

21131

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: BR DATE: 3/18/98

ESTIMATED POSTING DATE: 3/29/98



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on Recycled Paper

ITEM #: 340

98-340-A

EXAMPLE 3 Zoning Description

3 COPIES

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

ZONING DESCRIPTION FOR 2811 YORK MANOR Rd.
(address)

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

YORK MANOR Rd which is 50'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 1900' South West of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street SAGEWOOD
(name of street)

which is 50' wide. *Being Lot # 16,
(number of feet of right-of-way width)

LIBER: EHK, JR 6037, Folio # 391 in the subdivision of Pheasant Hill Estates
(name of subdivision)

as recorded in Baltimore County Plat Book # NE 20, Folio # 391,

containing 1.2567 AC. Also known as 2811 YORK MANOR Rd
(square feet or acres) (property address)

and located in the 10 Election District, 6 Councilmanic District.

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

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

98-340-A

#340

BALTIMORE COUNTY, MA' AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 151730

DATE 3/16/98 ACCOUNT POOL-6150
AMOUNT \$ 50.00

RECEIVED FROM: Kouch K. Pinos

FOR: 010 Administration - Veterans

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 98-340A

PAID RECEIPT

PROCESS	ACTUAL	TIME
3/18/1998	3/18/1998	10:23:56
REG NO. 0001	CASHIER CLUN DNL	DESKER
S MISCELLANEOUS CASH RECEIPT		
Receipt #	042535	(SL)
CR NO.	051730	

50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

98-340-A

3-148-80

CERTIFICATE OF POSTING

RE Case No.:

ADON. - X
98-340-A

Petitioner/Developer:

GROFF, ETAL

Date of Hearing Closing:

4/13/98

5:00 PM

c/o BRUNO R.

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 _____

The sign(s) were posted on _____

3/28/98

(Month, Day, Year)

Sincerely,

Xtra

Patrick M. O'Keefe 4/1/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

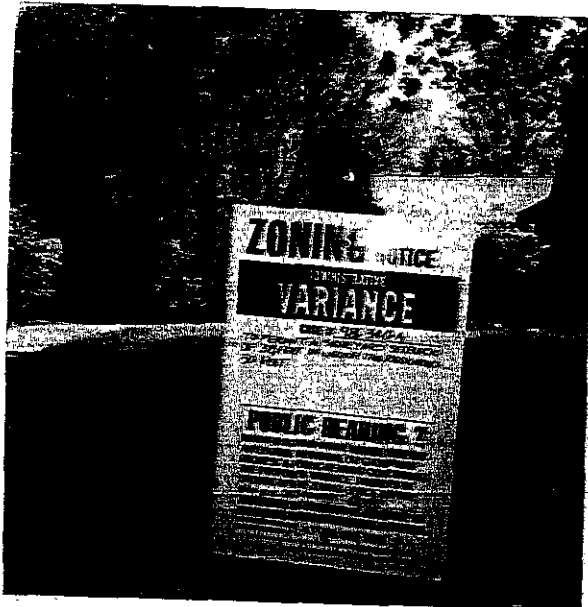
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 340 -A

Address 2811 York Manor Rd.

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/18/98

Posting Date: 3/29/98

Closing Date: 4/13/98

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

1. **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.
2. **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.
3. **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.
4. **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- 340 -A

Address 2811 York Manor Rd.

Posting Date: 3/29/98

Closing Date: 4/13/98

Wording for Sign: To Permit a side yard set back of 38' in lieu of
the required 50'.



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.: 340

Petitioner: Kent Groff

Location: 2811 York Manor Rd. Phoenix Md 21131

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ~~2811~~ # Kent Groff

ADDRESS: 2811 York Manor Rd

Phoenix Md 21131

PHONE NUMBER: (410) 785-6577

AJ:ggs

(Revised 09/24/96)

98-340-A



Baltimore County
Department of Permits and
Development Management

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

April 8, 1998

T. Kent R. and Nancy M. Groff
2811 York Manor Road
Phoenix, MD 21131

RE:

Item No.: 340
Case No.: 98-340-A
Petitioner: Mr. & Mrs. Groff
Location: 2811 York Manor Road

Dear Mr. & Mrs. Groff:

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 18, 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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

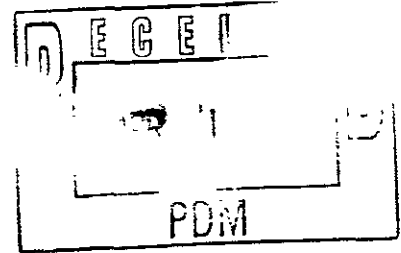
INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 1998

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

SUBJECT: Zoning Advisory Petitions



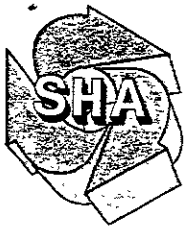
The Planning Office has no comments on the following petitions (s):

Item No. 337, 339, 340, 341, 343, 344, 345, and 346

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Carol L. Kerns

AFK/JL



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 3/25/98 BR
Item No. 340
Ducy Graff

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

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
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: March 30, 98

DATE: April 7, 98

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

Item #'s:

346

346

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: April 8, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 6, 1998
 Item Nos. 339, 340, 341, 342, 343,
 344, 345, and 346

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

RWB:HJO:jrb

cc: File

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2811 York Manor Rd

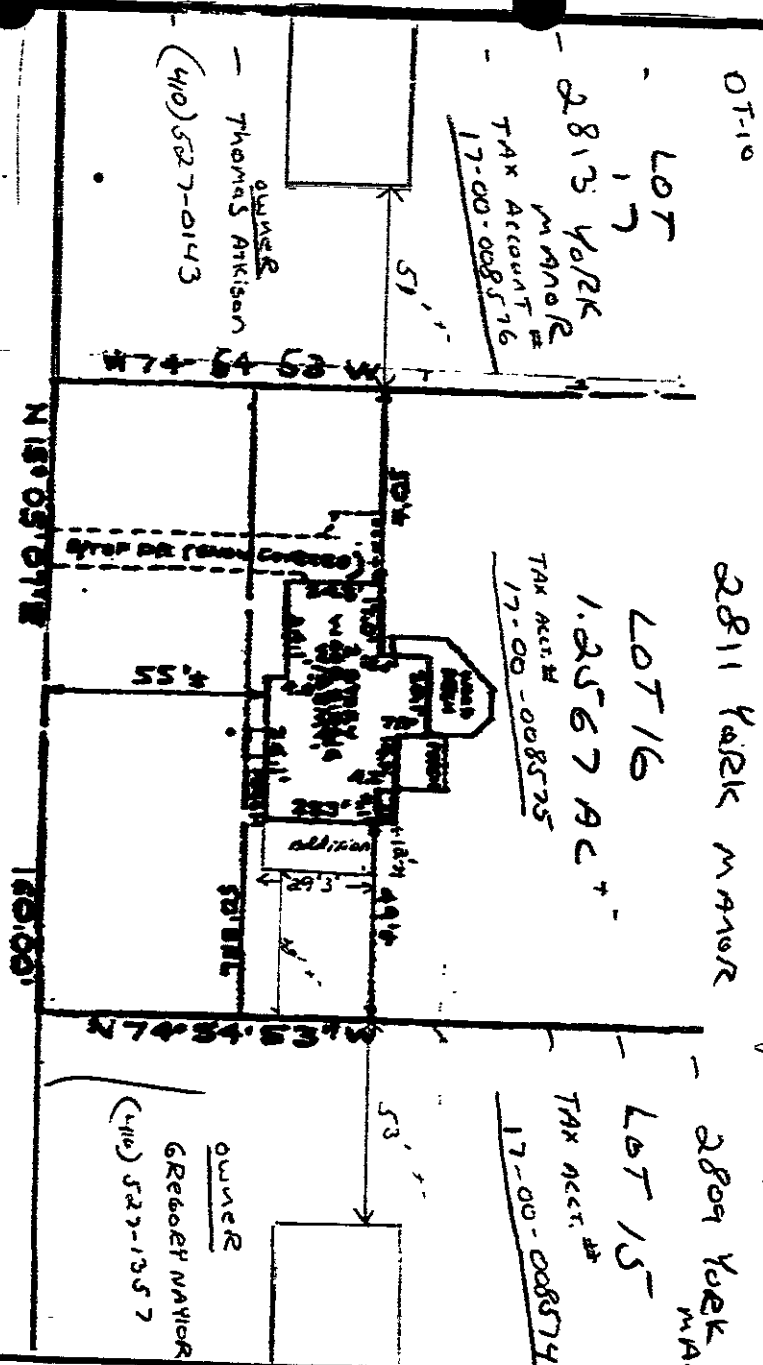
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Pleasant Hill Estates

Plat book # 20 Folio # 391, lot # 16, section #

OWNER: Kent & Nancy Groff

John No 1

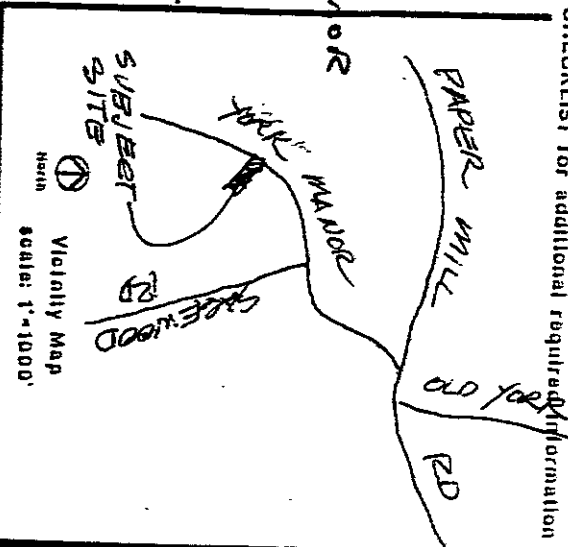


YORK MANOR RD
R/W

This is an improvement location map filed upon as a secondary survey of the site. The statement made by this plat as to correct the lot interest therein. Information may be used to produce this drawing. No responsibility is accepted for the accuracy of such information. In case of doubt, consult a boundary survey.

date: 3/02/98
prepared by: Kevin Karpis

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 10
Councilman District: 6
1"=200' scale map: NE 20 B
Zoning: RC 4
Lot size: 1.2567
Acreage square feet

Public Utilities:
SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearing:

Zoning Office USE ONLY

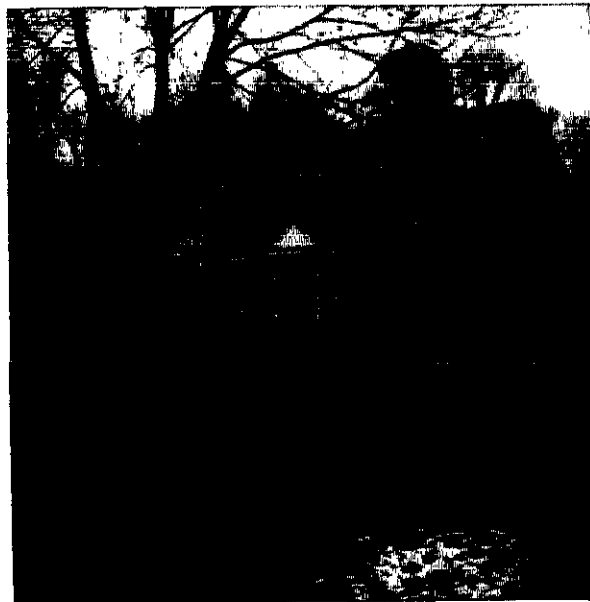
reviewed by: BR ITEM #: 340 CASE #: 98-340-A

98-340-A

340



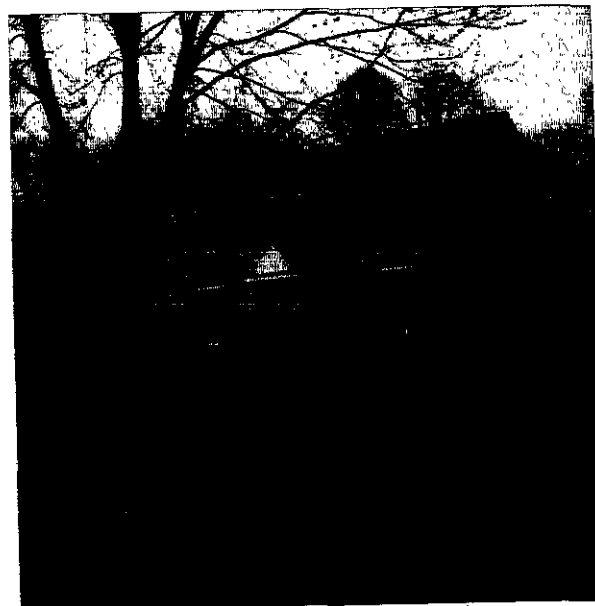
Rear Elevation
340



FRONT ELEV.
340

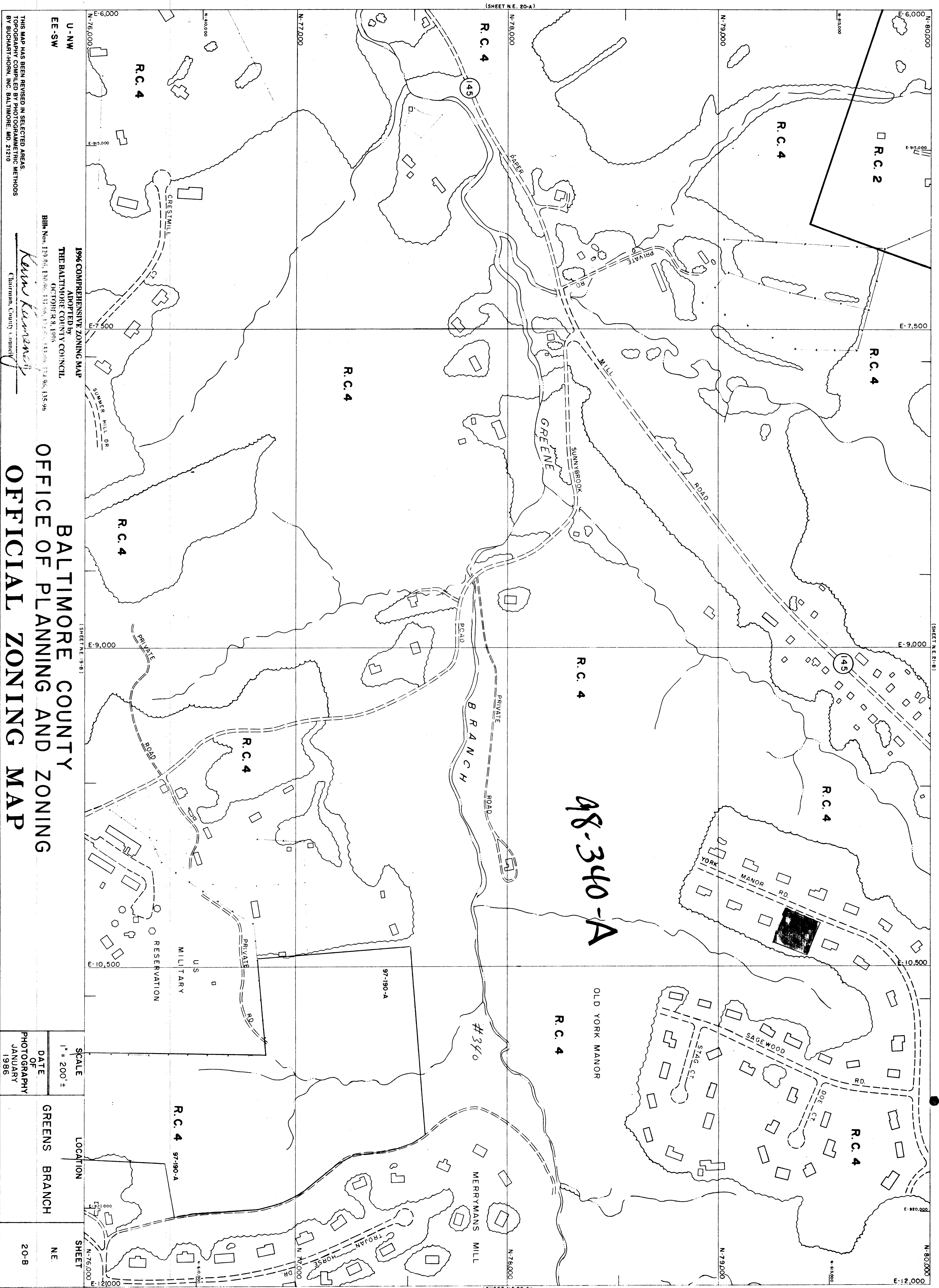


FRONT
LEFT
340



FRONT Right
340

98-340-A



U-NW
EE-SW

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Kevin Kennedy
 Chairman, County Council

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

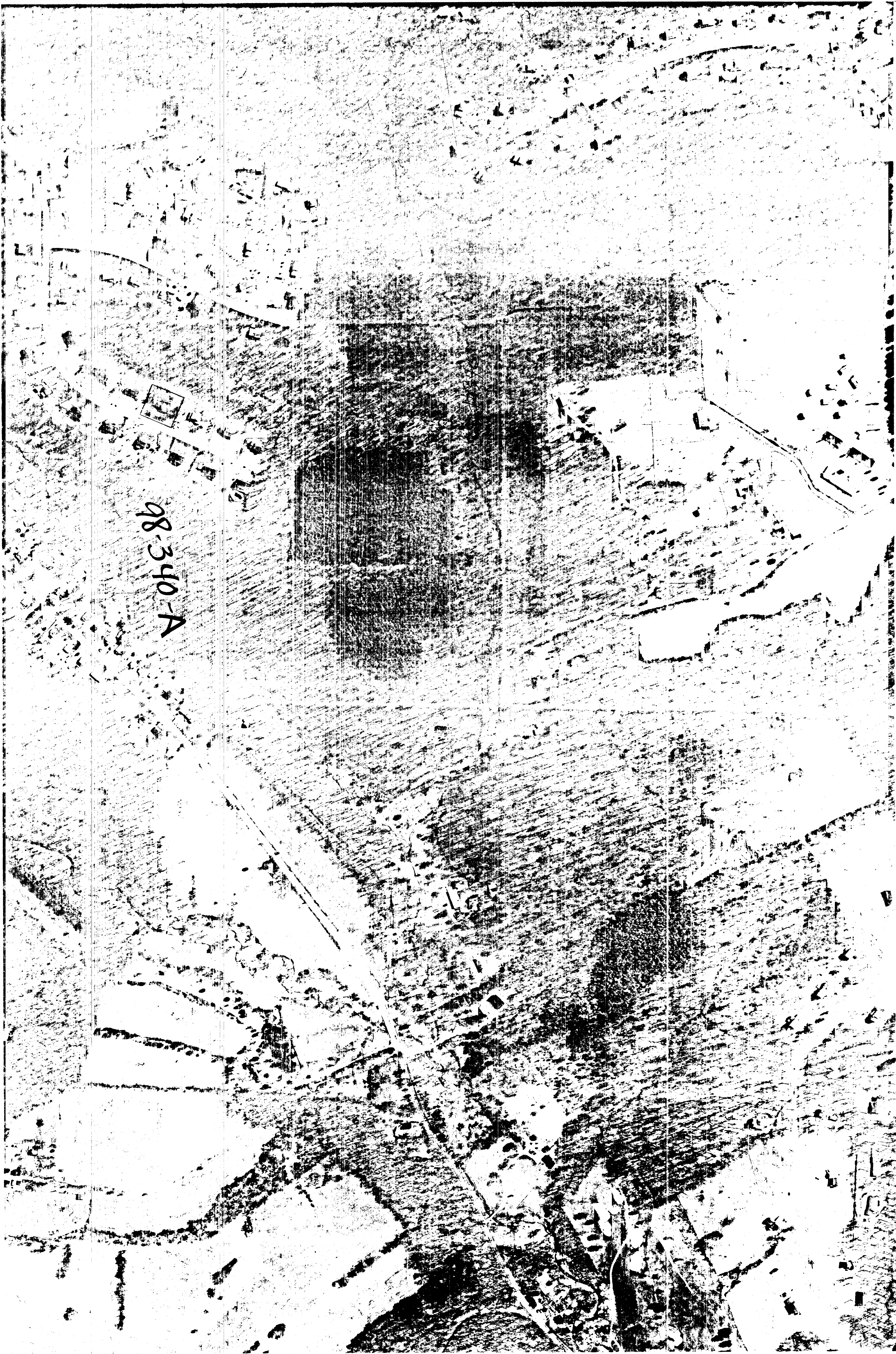
SCALE 1" = 200'	DATE OF PHOTOGRAPHY JANUARY 1986
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LOCATION
GREENS BRANCH

SHEET

N.E.

20-F



98-340-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		SCALE 1" = 200' ±	LOCATION GREENS BRANCH	SHEET N E 20-B
		DATE OF PHOTOGRAPHY JANUARY 1986		
PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401				