

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Jolly Road, 670' W of the
c/l of Rockland Hills Drive
(2012 Jolly Road)
3rd Election District
2nd Councilmanic District

Robert Heller, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-374-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Robert and Judy Heller. The Petitioners seek relief from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.6.b of the 1971-1992 Regulations and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an open projection (carport) with a side setback of 1 foot in lieu of the required 11.25 feet, and from Section V.B.6.c of the C.M.D.P. to permit an open projection setback to facing window setback of as close as 20 feet in lieu of the required 40 feet. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

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

ORDER RECEIVED FOR FILING

Date 5/7/98

By [Signature]

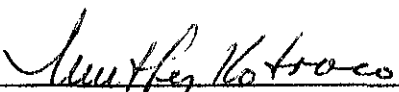
Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of May, 1998 that the Petition for Administrative Variance seeking relief from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.6.b of the 1971-1992 Regulations and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an open projection (carport) with a side setback of 1 foot in lieu of the required 11.25 feet, and from Section V.B.6.c of the C.M.D.P. to permit an open projection setback to facing window setback of as close as 20 feet in lieu of the required 40 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED
Date 5/7/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 7, 1998

Mr. & Mrs. Robert Heller
2012 Jolly Road
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Jolly Road, 670' W of the c/l of Rockland Hills Drive
(2012 Jolly Road)
3rd Election District - 2nd Councilmanic District
Robert Heller, et ux - Petitioners
Case No. 98-374-A

Dear Mr. & Mrs. Heller:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File





ORIGINAL

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2012 TOLLY RD 21209

which is presently zoned DK 2

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) ~~V.B. 6.1~~ 301.1, 504 AND V.B. 6.1. ~~COVERING~~ OF 1971-92 REGS AND CMDP TO PERMIT A CARPORT (OPEN PROJECTION) WITH A 1 FT. SIDE SETBACK IN LIEU OF THE PERMITTED 11.25 FT AND V.B. 6.1. TO PERMIT A ~~WATER~~ ~~WATER~~ OPEN PROJECTION SETBACK TO FACING WINDOW SETBACK OF AS CLOSE AS 20 FT IN LIEU OF THE REQUIRED 40 FT.

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

Covering of Cars Due to Damage From Cars

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

(Type or Print Name)

Address

Phone No

Signature

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: [Signature]

DATE: 4/9/98

ESTIMATED POSTING DATE: 4/19/98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 374

98-374-A

ORDER RECEIVED FOR FILING
Date 5/19/98
By [Signature]

Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 2012 JOLLY RD
address
BALTIMORE MD 21209
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)

Can't protect Cars, as well as ice + snow
dangers on the Hill. steep slope will not
allow Carport to be put in rear or
in line with the house

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.

mt Heller
(signature)

ROBERT HELLER
(type or print name)



Judy Heller
(signature)
JUDY HELLER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of March, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Judy Heller + Robert Heller

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.

3/12/98
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/18/00

AD-VE-8A

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 2012 JOLLY RD
address
BALTIMORE MD 21209
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)

Can't protect Cars, as well as ICE + SNOW
dangers on the Hill. steep slope will not
allow Carport to be put in rear of
in line with the house

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.

mt Helle
(signature)
ROBERT HELLES
(type or print name)



Judy Helles
(signature)
JUDY HELLES
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of March, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Judy Helles + Robert Helles

the Affiant(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.

3/12/98
date

Al Hall
NOTARY PUBLIC

My Commission Expires: 11/18/00

EXAMPLE 3 -- Zoning Description

374

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 2012 Jolly Rd
(address)

Beginning at a point on the North side of
(north, south, east or west) 50 FT.
Jolly Rd which is ~~88 ft~~ 50 ft
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of ~~30 ft~~ 670' NORTH WEST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Jolly Rd ROCKLAND HILLS DR
(name of street)
which is 50
~~30~~ feet ± wide. *Being Lot # 20,
(number of feet of right-of-way width)
Block H-, Section # 5 in the subdivision of Greengate
(name of subdivision)
as recorded in Baltimore County Plat Book # 38, Folio # 77,
containing 16,280 square feet ±. Also known as 2012 Jolly Rd
(square feet or acres) (property address)
and located in the 3 Election District, 2 Councilmanic District.

I THE UNDERSIGNED
ACCEPT RESPONSIBILITY
FOR THE ACCURACY OF
ALL INFORMATION PROVIDED

BY BALTO. CO. ON
THIS PETITION APPLICA-
TION.

Mitt Odakowski
4/9/98

*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.

98.374-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046750

DATE 4/9/98 ACCOUNT RC016150
AMOUNT \$ 50.00

RECEIVED FROM: HELLER.

FOR: RV ADMIN FILING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
4/09/1998 4/09/1998 10:30:15
REG 4501 CASHIER CLERK CML DRAWER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 005201 OFLN
C# NO. 046750

50.00 CHECK
Baltimore County, Maryland

98-374-A

CASHIER'S VALIDATION

A-PFE-8P

CERTIFICATE OF POSTING

RE: Case No. 98-374-A
Petitioner/Developer:
(Robert L. Heller)
Date of Hearing/Closing:
(May 4, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
2012 Jolly Road Baltimore, Maryland 21209 _____

The sign(s) were posted on _____ Apr. 17, 1998 _____
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster & Date)

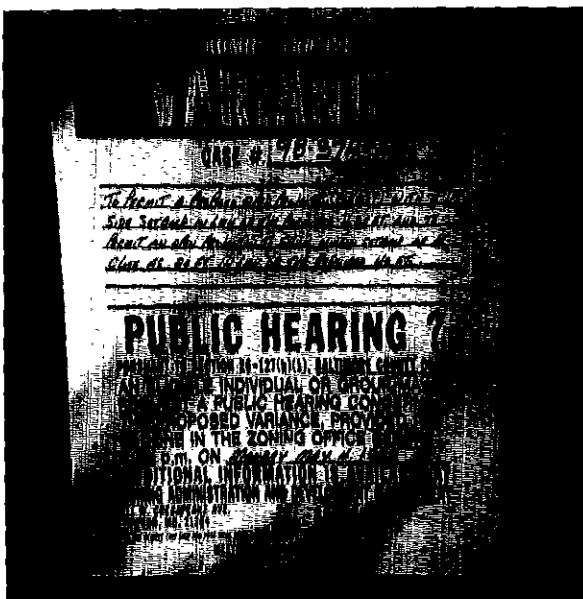
_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 374 -A Address 2012 JOLLY RD.
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Name
Filing Date: 4/9/98 Posting Date: 4/19/98 Closing Date: 5/4/98

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 and he/she 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 a neighbor 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.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 374 -A Address 2012 JOLLY RD
Posting Date: 4/19/98 Closing Date: 5/4/98

Wording for Sign: To Permit A PROPOSED OPEN PROJECTION (CANNOT) WITH A 1 FT SIDE SETBACK
IN LIEU OF THE PERMITTED 11.25 FT. AND TO PERMIT AN OPEN PROJECTION TO FACIAL WINDOW SETBACK
OF AS CLOSE AS 20 FT. IN LIEU OF THE REQUIRED 40 FT.



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.: 374

Petitioner: Judy + Robert Heller

Location: 2012 Tolly Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Judy + Robert Heller

ADDRESS: 2012 Tolly Rd Baltimore, MD
21209

PHONE NUMBER: 410 - 486 - 0435

AJ:ggs

(Revised 09/24/96)

98.374-A 16-

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

Subdivision name: _____

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

OWNER: _____

Lot 21

S 84° 37' 55" W 88.53'

E 10 DECKING + UTILITY BASEMENT

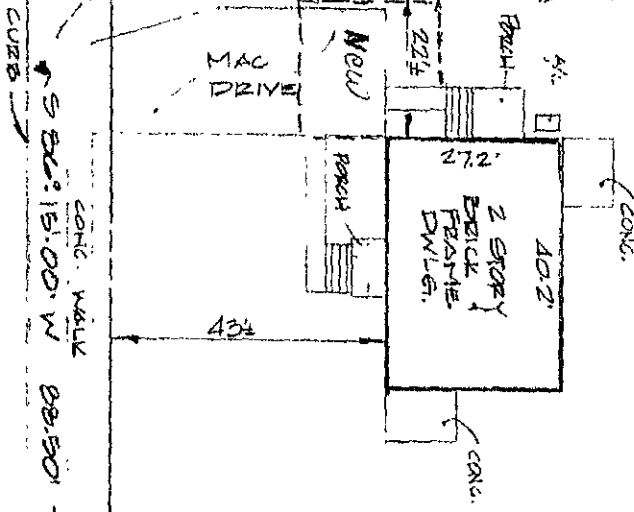
Lot 18

N 03° 45' 00" W 185.00'

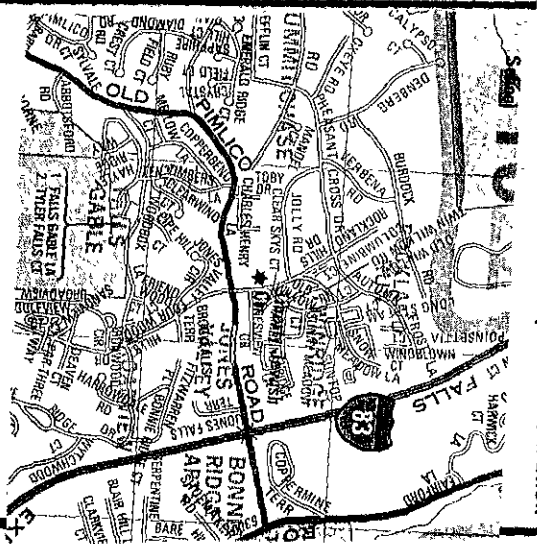
N 03° 45' 00" W 182.50'

WOOD PRIVACY FENCE

North
date: _____
prepared by: _____



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



LOCATION INFORMATION

Election District: _____
Councilmanic District: _____

T=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private
WATER: ☐ ☐
Chesapeake Bay Critical Area: ☐ yes ☐ no
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

May 4, 1998

Mr. and Mrs. Robert Heller
2012 Jolly Road
Baltimore, MD 21209

RE: Item Number: 374
Case Number: 98-374-A
Petitioner: Robert Heller, et ux

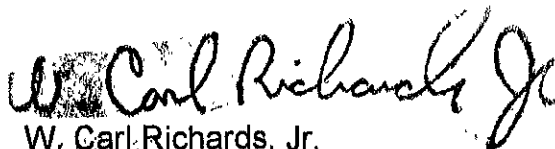
Dear Mr. and Mrs. Heller:

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 April 9, 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 Joyce Watson in the zoning office (887-3391).

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor

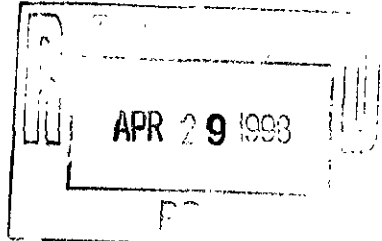
WCR:scj

Enclosures





Baltimore County
Fire Department



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

April 24, 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 APRIL 20, 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:

372, 373, (374), 375, 377 and 378

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



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

TO: PDM
FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *April 20, 98*

DATE: *4/27/98*

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

Item #'s:	371	375
	372	376
	373	377
	(374)	378

RBS:sp

BRUCE2/DEPRM/TXTS8P



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.20.97
Item No. 374 JLL

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 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. 372, 373, 374, 375, 377, and 378

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: Gary L. Kern

AFK/JL

98-375
377
378
372
373
374

374

Document A

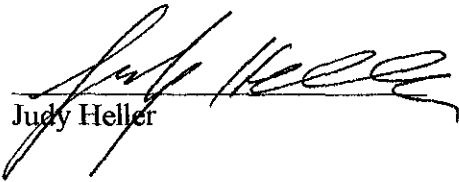
On this 22 day of Feb, 1998, I Carol Scott, located at 2014 Jolly Road, Baltimore, Maryland, 21209, hereby grant permission to Robert and Judy Heller to construct an attached two-car carport, approximately 22 feet wide, within their property line located at 2012 Jolly Road, Baltimore, Maryland 21209. The carport will be constructed on the side of the house closest to 2014 Jolly Road.



Carol Scott



Robert Heller

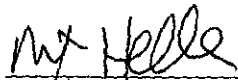
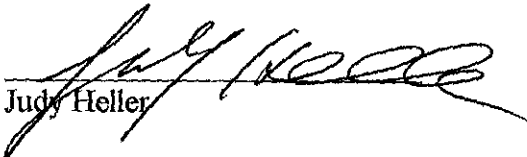


Judy Heller

98.374-A

Document A

On this 22 day of FEBRUARY, 1998, we IRA TUCKER
and RENEE CAMPION, located at 2010 Jolly Road, Baltimore, Maryland, 21209,
hereby grant permission to Robert and Judy Heller to construct an attached two-car
carport, approximately 22 feet wide, within their property line located at 2012 Jolly Road,
Baltimore, Maryland 21209. The carport will be constructed on the side of the house
closest to 2014 Jolly Road.

IRA TUCKERRENEE CAMPIONRobert HellerJudy Heller

98.374-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2012 Tolly Rd See pages 5 & 6 of the CHECKLIST for additional required information

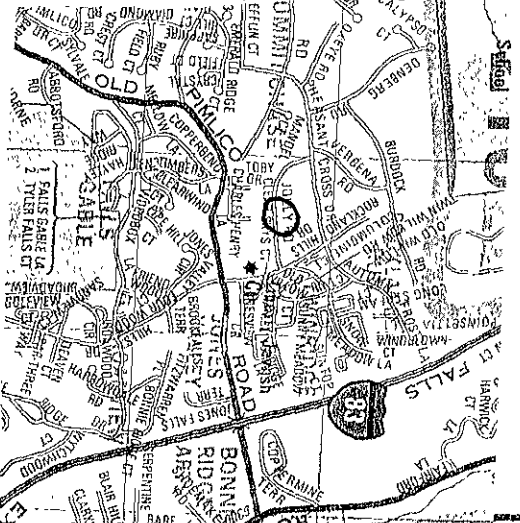
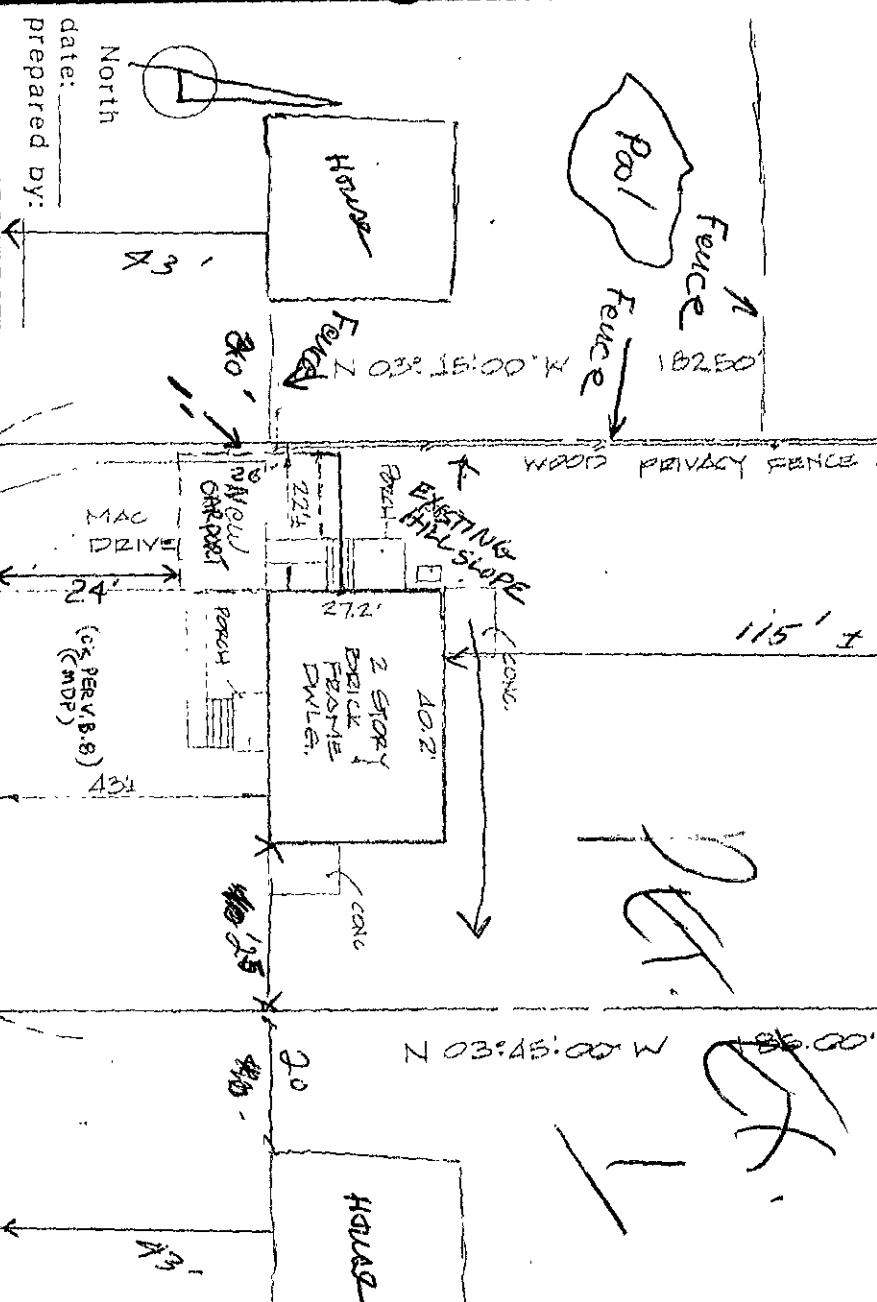
Subdivision name: GREENCOTE 32.25' FRONT YULE

plat book # 38, folio # 77, lot # 20, section # SECT 5 & 6, HPART 2

OWNER: Robert + Judy Heller 534° 37' 55" W 88.53' Lot 18
Lot 21 115' ± DEAD END UTILITY BASEMENT

Carol Scott
2014 Tolly Road
21209

Renee Campbell
2010 Tolly Rd
21209



LOCATION INFORMATION

Election District: 3rd
 Councilmanic District: 2ND

T=200' scale map #: NW 3C

Zoning: DR 2

Lot size: 0.37 ± 16,380

acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

NOT FID PLAN

Zoning Office USE ONLY!

reviewed by: JL ITEM #: 314 CASE#:

date: 3/14

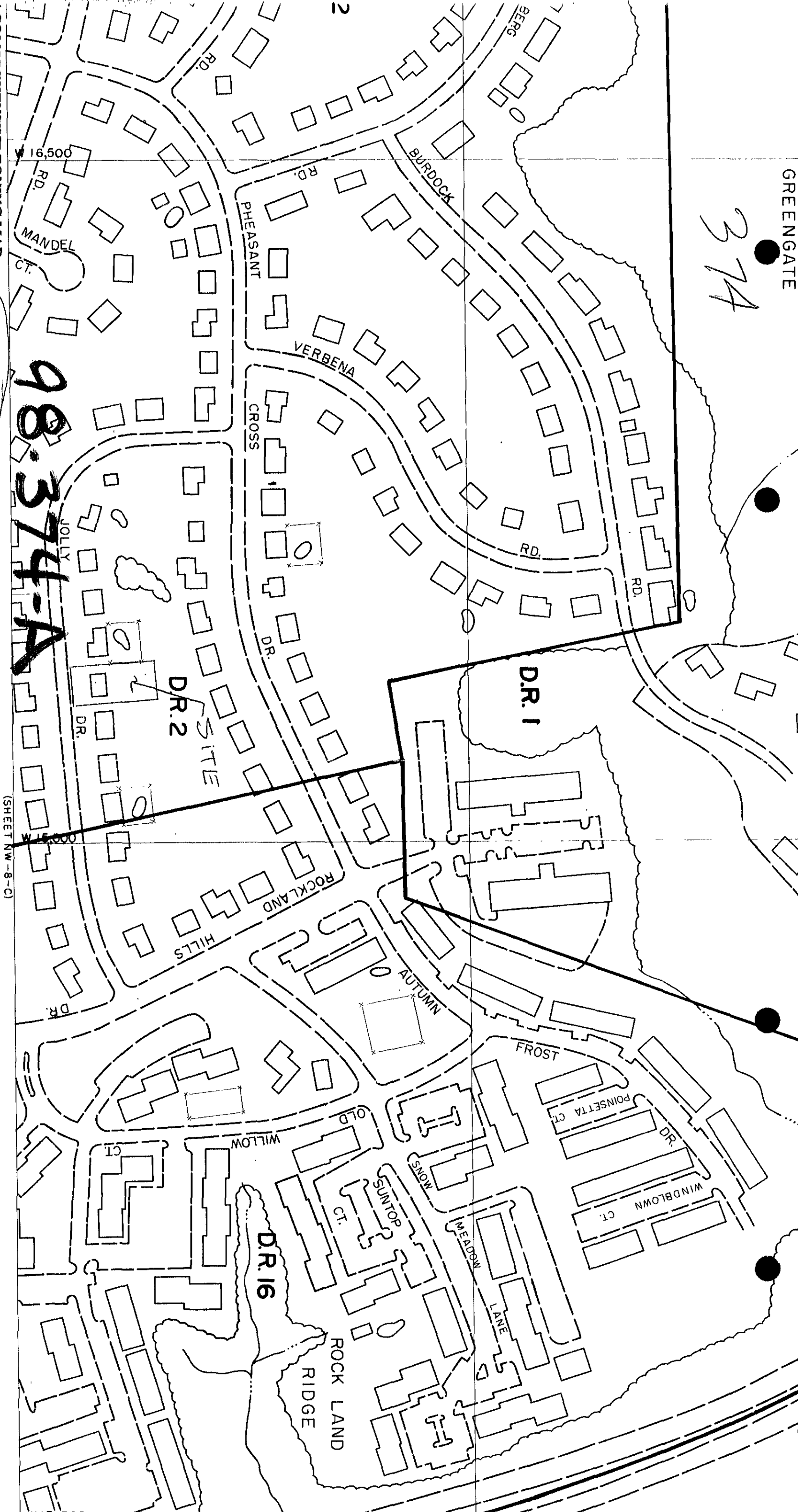
prepared by: JL

670 FT. TO ROCKLAND HILLS DR.

98-374-A

GREENGATE

374



COMPREHENSIVE ZONING MAP

ADOPTED BY:

BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

130-96, 131-96, 132-96, 133-96, 134-96, 135-96

NW 9-C

98-374-A

(SHEET NW-8-C)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

Chairman, County Council

Ann Kameney



98-374-A



98-374-A



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

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP
98-374-A

SCALE	LOCATION	SHEET
1" = 200'		
DATE /	ORPENTO	N.W.
PHOTOGRAPHY		9-C
JANUARY		
1986		

3/11/1987