IN RE: PETITION FOR ADMIN. VARIANCE SE/S Setonhurst Road, 126.39' NE of the c/l of Avonhurst Circle (3915 Setonhurst Road) 2nd Election District 2nd Councilmanic District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 99-422-A
Joselito D. Moises, et ux Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Joselito D. and Ellena A. Moises. The Petitioners seek relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 214.1) to permit a side yard setback of 2 feet in lieu of the minimum required 11.25 feet for an open projection (deck). The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed 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 Zoning 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 Zoning Commissioner for Baltimore County this 26th day of May, 1999 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 214.1) to permit a side yard setback of 2 feet in lieu of the minimum required 11.25 feet for an open projection (deck), 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 20, 1999

Mr. & Mrs. Joselito D. Moises
3915 Setonhurst Road
Baltimore, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Setonhurst Road, 126.39' NE of the c/l Avonhurst Circle
(3915 Setonhurst Road)
2nd Election District – 2nd Councilmanic District
Joselito D. Moises, et ux – Petitioners
Case No. 99-422-A

Dear Mr. & Mrs. Moises:

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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3915 Setonhurst Rd.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and 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.B, (214.1 old reqs), 301.1

To allow a sideyard setback of 2ft. for an open projection (deck) in lieu of the minimum required 11.25 ft

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

JOSELITO D. MOISES
Name - Type or Print

Joselito D. Moises
Signature

ELLENA A. MOISES
Name - Type or Print

x Ellena A. Moises
Signature

3915 SETONHURST RD. (410) 521-3036
Address — Telephone No.

BALTIMORE MD 21208
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-422-A **Reviewed By** JJ **Date** 4-23-99

Estimated Posting Date 5-2-99

REV 9/15/98

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 3915 SETONHURST RD
Address

BALTIMORE MD. 21208
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):

I AM PETITIONING FOR ADMINISTRATIVE VARIANCE BECAUSE IT WILL GIVE COMFORT AND EXTEND LIVING SPACE TO MY GROWING FAMILY. IT WILL ALSO PROVIDE A SAFE AREA FOR MY CHILDREN TO PLAY

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joselito D. Moises
Signature

JOSELITO D. MOISES
Name - Type or Print

x Ellena A. Moises
Signature

ELLENA A. MOISES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joselito D Moises

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

April 22 1999
Date

Notary Public

My Commission Expires

REV 09/15/98

LYNNETTE A. P. HENRY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 1, 2002

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 3915 SETONHURST RD
Address

BALTIMORE MD 21208
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):

I AM PETITIONING FOR ADMINISTRATIVE VARIANCE BECAUSE IT WILL COMFORT AND EXTEND LIVING SPACE TO MY GROWING FAMILY. IT WILL ALSO PROVIDE A SAFE AREA FOR MY CHILDREN TO PLAY

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joselito D. Moises
Signature

JOSELITO D. MOISES
Name - Type or Print

Ellena A. Moises
Signature

ELLENA A. MOISES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joselito D Moises

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

April 22 1999
Date

Notary Public

My Commission Expires

LYNNETTE A. P. HENRY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 1, 2002

REV 09/15/98

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3915 Setonhurst Rd.

which is presently zoned DR.5.5

This Petition shall be filed with the Department of Permits and 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.B, (214.1 old regs), 301.1

To allow a side yard setback of 2 ft. for an open projection (deck) in lieu of the minimum required 11.25 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

JOSELITO D. MOISES
Name - Type or Print

Joselito D. Moises
Signature

ELLENA A. MOISES
Name - Type or Print

Ellena A. Moises
Signature

3915 SETONHURST RD — (410) 521-3026
Address — Telephone No.

BALTIMORE — MD — 21208
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-422-A **Reviewed By** [illegible] **Date** 4-23-99

REV 9/15/98 **Estimated Posting Date** 5-2-99

5/17/99

(9)

ZONING DESCRIPTION FOR 3915 SETONHURST RD

BEGINNING AT A POINT ON THE southeast SIDE OF SETONHURST RD WHICH IS 60 FEET WIDE AT THE DISTANCE OF 126.39' northeast OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET Avonhurst CIR [redacted] WHICH IS 42.98' WIDE. BEING LOT # 8 BLOCK E SECTION 4 IN THE SUBDIVISION OF LAYDON PARK AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 30, FOLIO # 81 CONTAINING 5856 SQUARE FEET. ALSO KNOWN AS 3915 SETONHURST R AND LOCATED IN THE 2ND ELECTION DISTRICT, 2ND COUNCILMANIC DISTRICT.

#422

99-422-A

BALTIMORE COUNTY, MARYL.
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item 422
No. 065450

DATE 4-23-99 ACCOUNT R-001-6150

AMOUNT $ 50.00

RECEIVED FROM: Mr. Moises

FOR: Residential Variance filing fee
3915 Setonhurst Rd (21208)

99-422-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
4/26/1999	4/23/1999	14:50:14

REG 0002 CASHIER LSNL LXS DRAWER
Dept 5 528 ZONING VERIFICATION
Receipt # 090024 OTHR
CR NO. 065450

Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-422-A
PETITIONER/DEVELOPER:
(Joselito Moises)
DATE OF Hearing
(May 17, 1999)

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

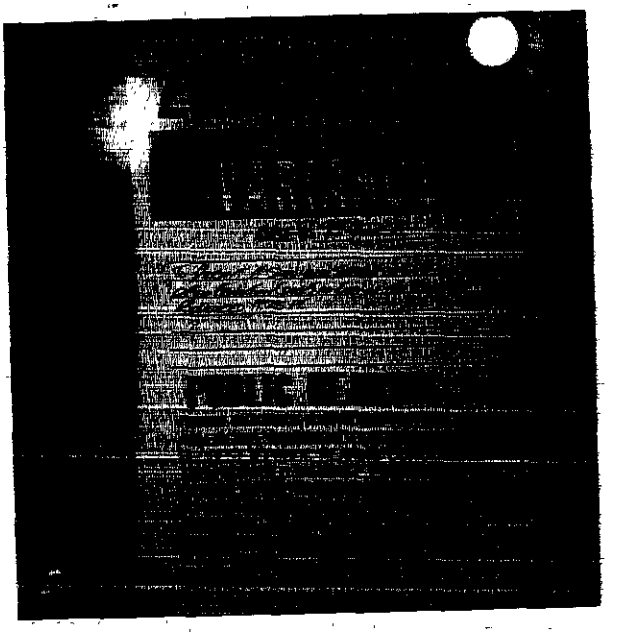
ATTENTION : MS. GWENDOLYN STEPHENS

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

3915 Setonhurst Road Baltimore, Maryland 21208_____

The sign(s) were posted on_____ 4-30-99 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle Sr 4/30/99
(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 99-[422]-A Address 3915 Setonhurst Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-23-99 **Posting Date:** 5-2-99 **Closing Date:** 5-17-99

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 99-[422]-A Address 3915 Setonhurst Rd (21208)

Petitioner's Name Joselito Moises Telephone (410) 521-3026

Posting Date: 5-2-99 **Closing Date:** 5-17-99

Wording for Sign: To Permit a side yard set of 2 ft. for an open projection (deck) in lieu of the minimum required 11.25 ft.

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: 99-422-A

Petitioner: Joselito Moises

Address or Location: 3915 Seton hurst Rd. Balto, Md, 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

_____

_____

Telephone Number: (410) 521-3026

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 18, 1999

Mr. Joselito D. Moises
3915 Setonhurst Road
Baltimore, MD 21208

RE: Case No.: 99-422-A
Petitioner: Moises
Location: 3915 Setonhurst Road

Dear Mr. Moises:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 23, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

May 7, 1999

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 May 3, 1999

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.

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

412, 413, 414, 415, 418, 419, 420, and 422

REVIEWER: LT. HERB TAYLOR
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

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

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 5/3/99

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

Item #'s: 415
416
417
419
422
99-403-SPH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: April 30, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 394, 414, 419, and 422

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL

C:\JEFF_L\394.doc

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

INTEROFFICE CORRESPONDENCE

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

Date: May 13, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 10, 1999
Item No. 422

The Bureau of Development Plans Review has reviewed the subject zoning item. Per Baltimore County record drawing #69-0291, the County maintains a 30-inch R.C.C.P. storm drain pipe in a 10-foot-wide drainage and utility easement centered on the northeast property line of Lot #8.

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement.

RWB:HJO:jrb

cc: File

ZAC05109.422

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.30.99

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

RE: Baltimore County
Item No. 422 JJS

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredl

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

(17)

-15-

99-422-A

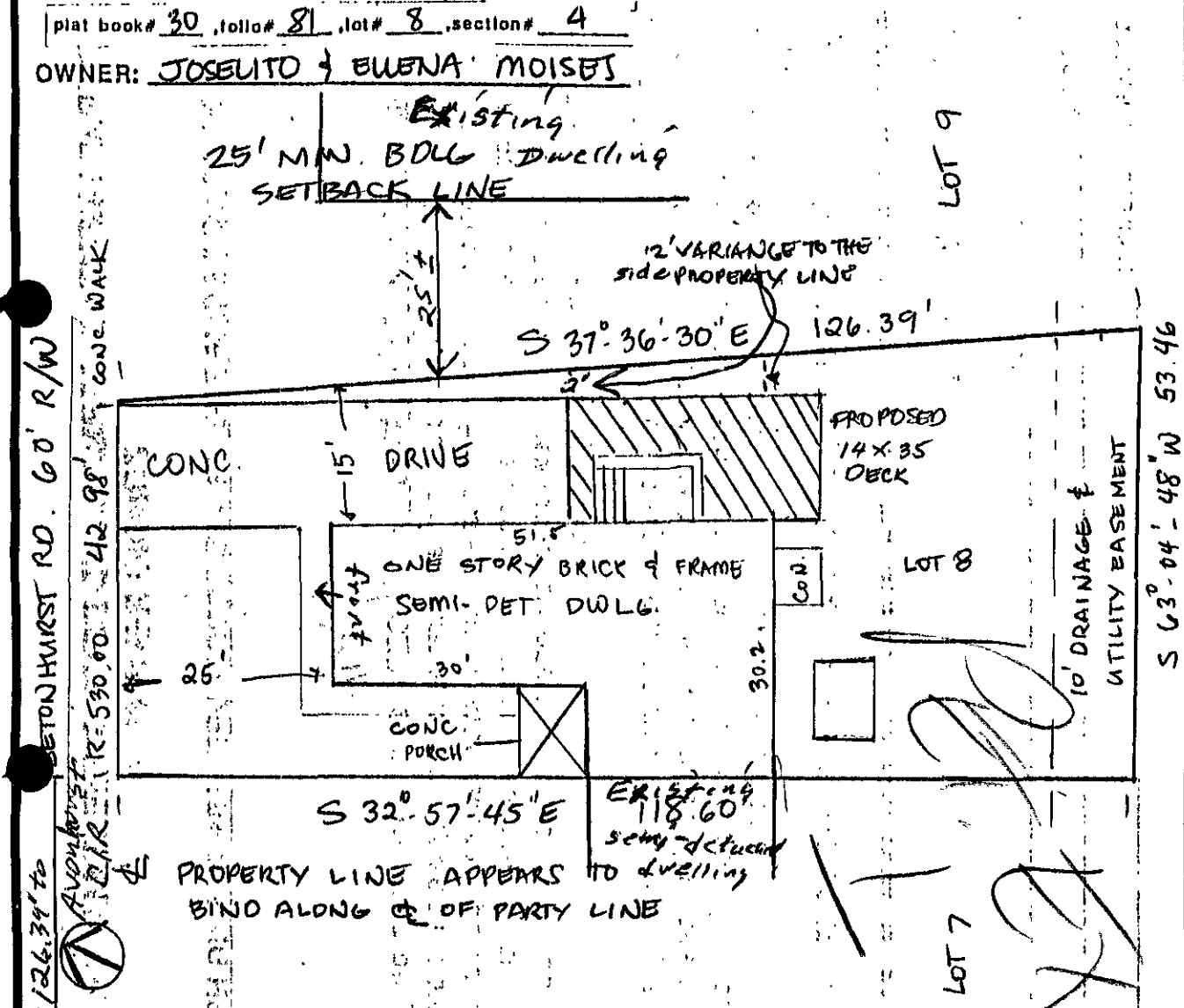
PROPERTY ADDRESS: 3915 SETONHURST RD.

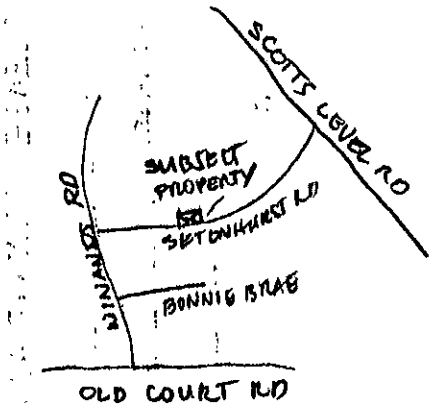
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LAYDON PARK

plat book# 30 ,folio# 81 ,lot# 8 ,section# 4

OWNER: JOSELITO & ELLENA MOISES





Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map#: NW-7H

Zoning: DR 5.5

Lot size: 0.13 acreage 5856.00 square feet

	public	private
SEWER:	[X]	[ ]
WATER:	[X]	[ ]

	yes	no
Chesapeake Bay Critical Area:	[ ]	[X]

Prior Zoning Hearings:

date: 4-21-99

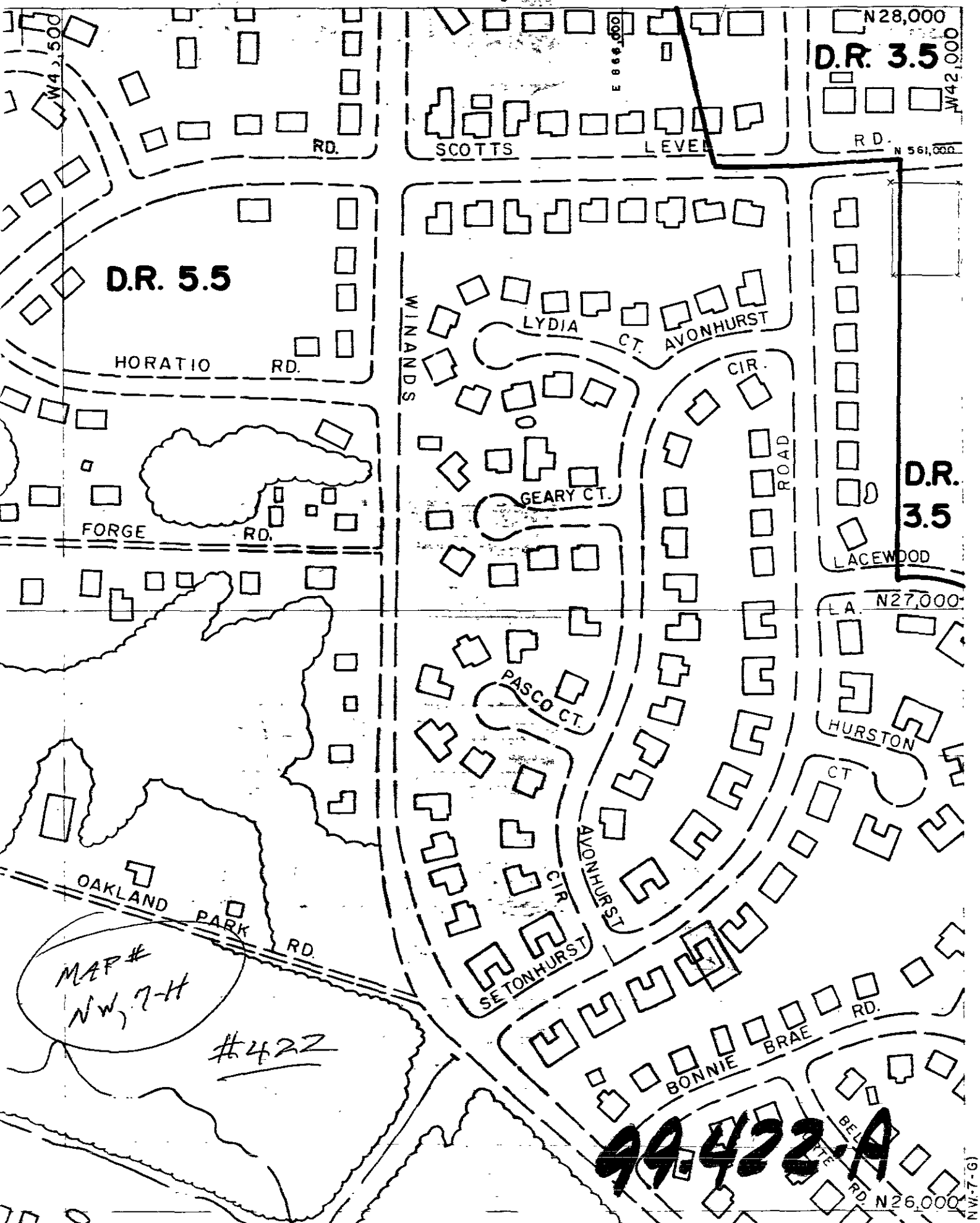
prepared by: JDMOISES

Scale of Drawing: 1"= 20

Zoning Office USE ONLY!

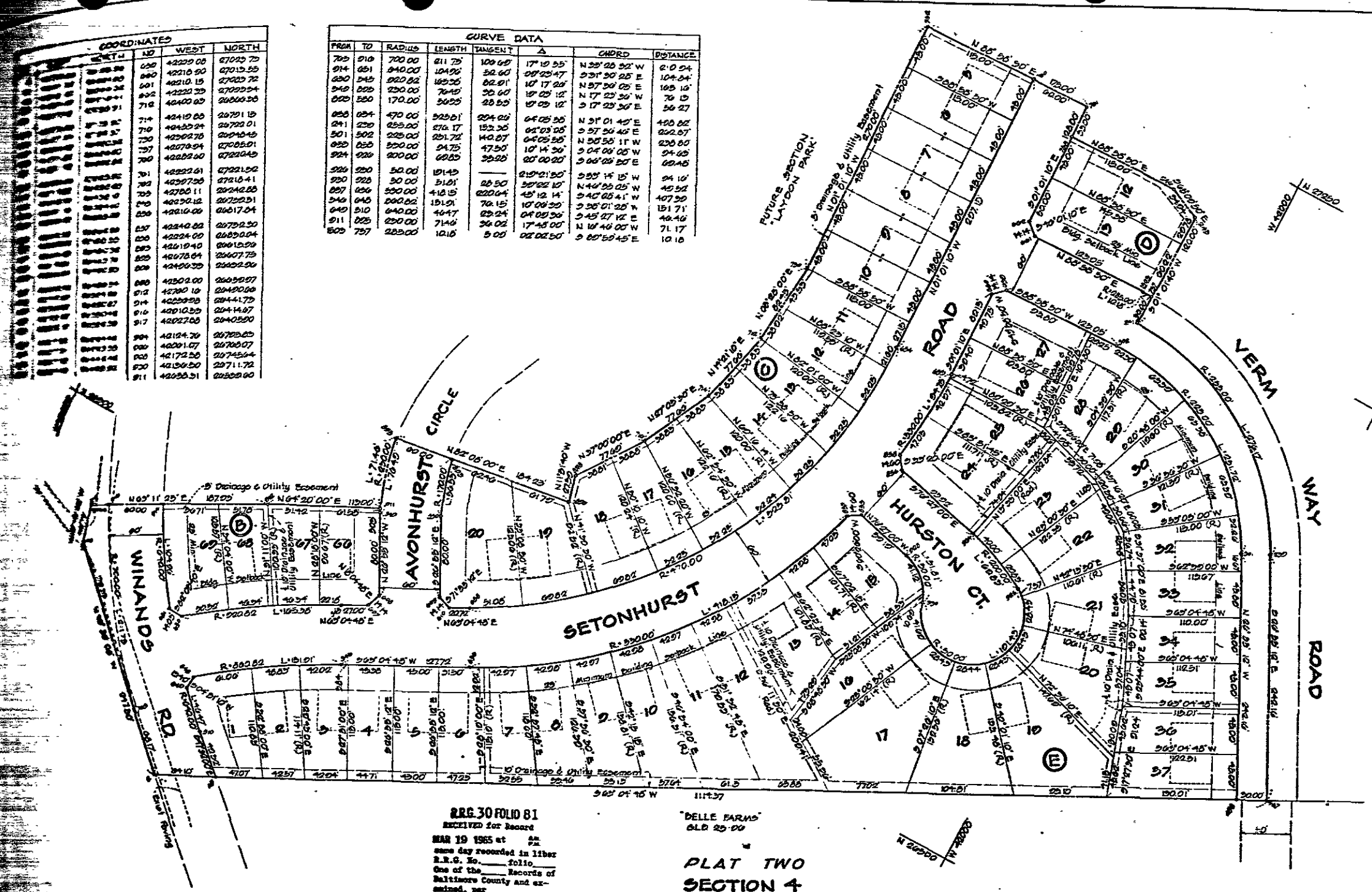
reviewed by:	ITEM #:	CASE#:
JJ	422	

NW 7-H


N28,000
D.R. 3.5
W42,000
W42,500
E 866,000
RD.
SCOTTS
LEVEL
RD.
N 561,000
D.R. 5.5
HORATIO
RD.
WINANDS
LYDIA
CT.
AVONHURST
CIR.
ROAD
GEARY CT.
FORGE
RD.
D.R.
3.5
LACEWOOD
LA.
N27,000
PASCO CT.
HURSTON
CT
AVONHURST
CTR.
SETONHURST
OAKLAND
PARK
RD.
BONNIE
BRAE
RD.
BELLEVUE
RD.
N26,000
MAP #
NW, 7-H
#422
99-422-A
NW-7-G

COORDINATES			
	NO	WEST	NORTH
	600	42209.00	27022.79
	600	42218.90	27013.55
	601	42210.15	27022.72
	602	42222.39	27022.54
	712	42400.02	26860.36
	714	42419.00	26791.15
	719	42453.24	26722.01
	720	42462.70	26705.45
	727	42479.54	26705.01
	728	42482.50	26722.45
	731	42522.61	26721.52
	732	42527.56	26716.41
	733	42700.11	26742.55
	735	42732.12	26752.51
	736	42810.00	26817.04
	737	42840.82	26752.50
	738	42824.00	26653.04
	743	42619.40	26651.59
	825	42678.64	26407.73
	826	42450.35	26402.96
	880	42502.00	26035.97
	912	42700.10	26450.00
	914	42559.98	26441.73
	916	42610.55	26414.67
	917	42627.06	26405.50
	904	42124.70	26782.65
	880	42091.07	26700.07
	905	42172.56	26745.64
	520	42159.50	26711.72
	911	42058.31	26505.00

CURVE DATA							
FROM	TO	RADIUS	LENGTH	TANGENT	Δ	CHORD	DISTANCE
703	910	700.00	211.75	106.65	17°19'55"	N 35°25'52" W	210.94
914	651	940.00	104.96	52.60	06°23'47"	S 31°30'25" E	104.84
620	545	920.82	165.35	82.91	10°17'26"	N 37°30'05" E	165.16
540	555	330.00	70.45	35.60	12°23'12"	N 17°23'36" W	70.13
555	550	170.00	30.25	15.13	10°09'12"	S 17°23'36" E	30.21
658	654	470.00	325.51	169.02	69°25'35"	N 31°01'45" E	318.82
641	530	255.00	270.17	152.35	60°03'05"	S 37°30'40" E	257.87
501	502	225.00	251.72	140.87	64°05'55"	N 36°35'11" W	238.80
652	555	550.00	54.75	27.39	10°14'30"	S 04°06'05" W	54.65
924	929	200.00	68.85	34.82	20°00'20"	S 06°06'30" E	68.48
526	550	50.00	19.49	—	219°21'30"	S 33°14'15" W	34.16
550	528	50.00	31.61	16.30	36°22'10"	N 46°35'05" W	46.52
557	556	550.00	418.15	220.04	43°12'14"	S 40°05'41" W	407.30
546	646	260.82	151.01	78.15	16°09'30"	S 36°01'25" W	151.71
642	510	640.00	46.47	23.24	04°09'30"	S 45°27'12" E	46.46
911	825	250.00	71.46	36.02	17°45'00"	N 16°46'00" W	71.17
503	757	285.00	10.18	5.09	02°02'50"	S 80°50'45" E	10.18



R.R.G. 30 FOLIO 81
RECEIVED for Record
MAR 19 1965 at
same day recorded in liber
R.R.G. No. folio
One of the Records of
Baltimore County and examined, per

PLAT TWO
SECTION 4
LAYDON PARK

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=50' DECEMBER 19, 1964

DEVELOPER
LAYDON PARK INC.
2424 W. ROGERS AVENUE
BALTIMORE, MARYLAND

#422

99-422-A

APPROVED:
3/5/65 DATE: DEPUTY STATE & COUNTY HEALTH OFFICER
3/17/65 DATE: COUNTY ROADS ENGINEER

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use, the fee simple title to the bed, thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:
X 1508 W 42202.70 N 24703.65
X 1509 W 39996.11 N 25163.05

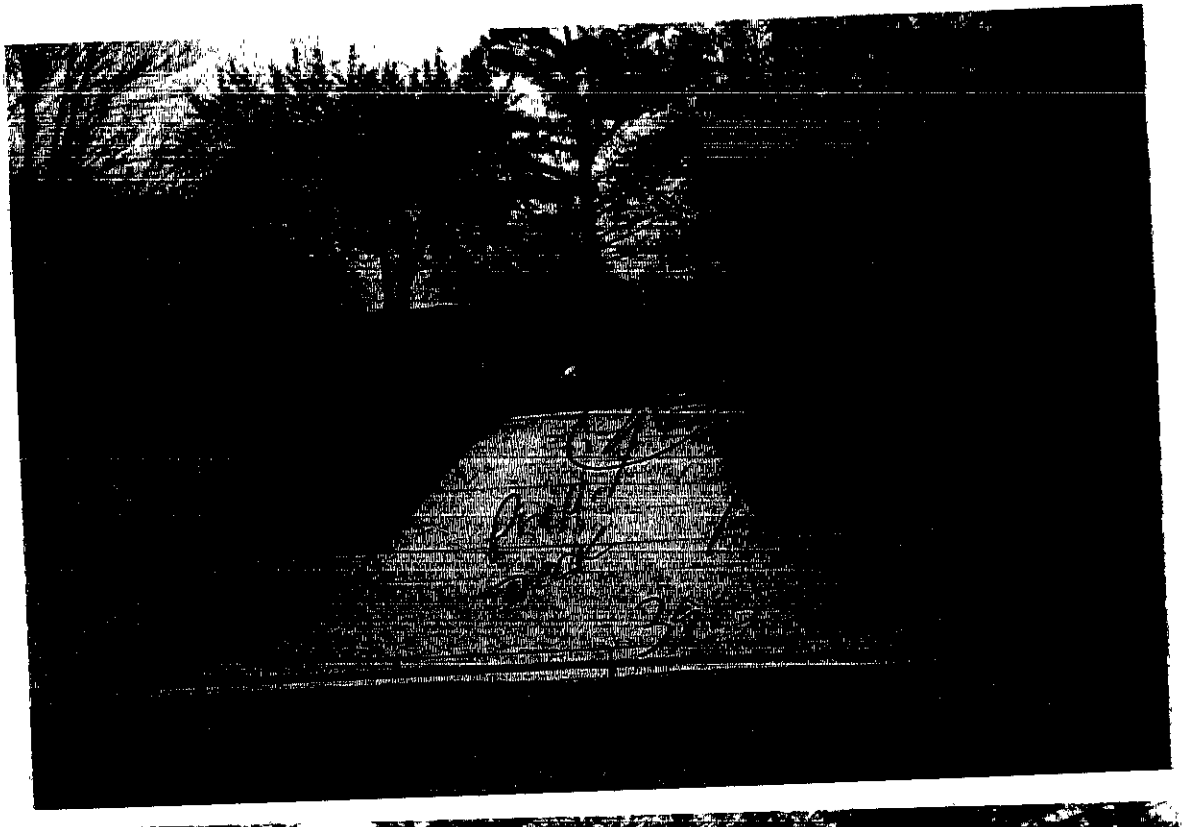
OWNERS CERTIFICATE:
The requirements of Section 72-8, Article 17 of the Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
LAYDON PARK, INC.
OWNER 1/8/65 DATE

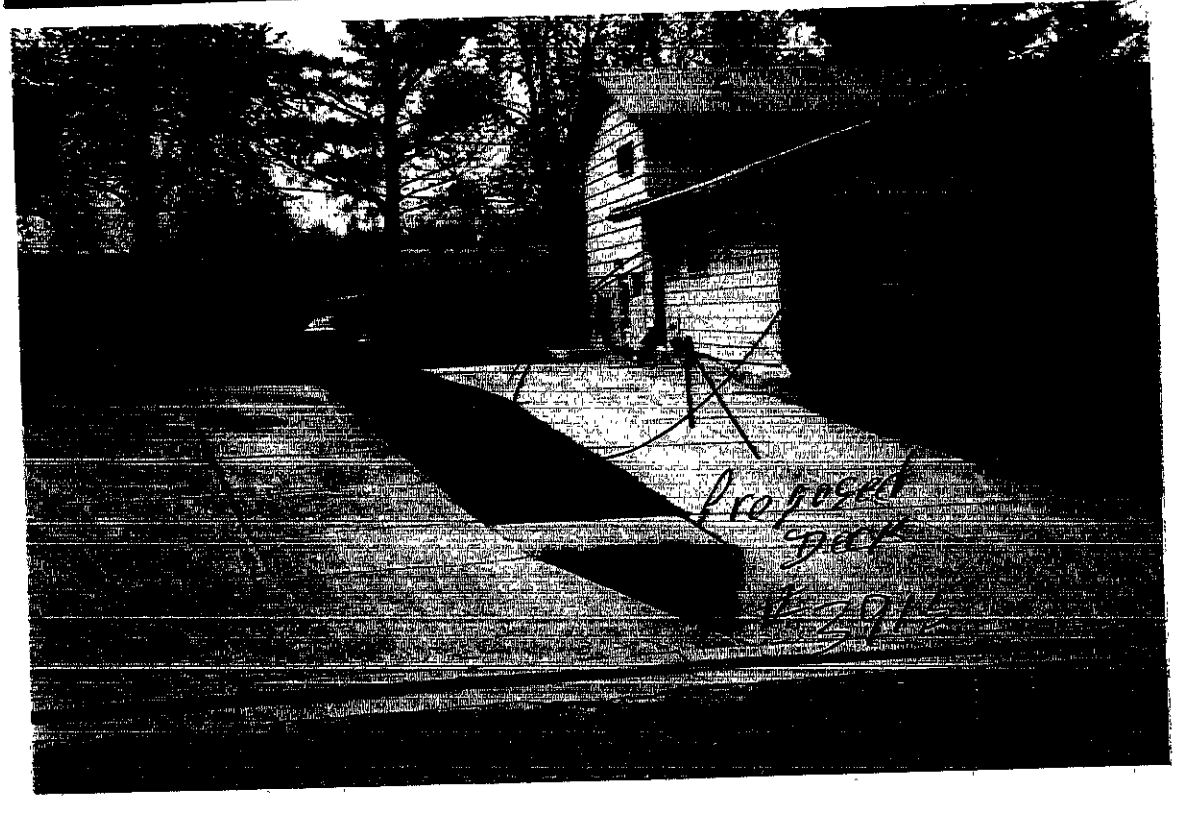
SURVEYORS CERTIFICATE:
I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 1459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.
REGISTERED LAND SURVEYOR, No. 3622 1-11-65 DATE

STATE OF MARYLAND JOHN C. CHILDS No. 3622 REGISTERED LAND SURVEYOR

MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES ST.
BALTIMORE 18, MD.
COMPUTED: H.G.W. DRAWN: T.P. CHECKED: L.E.M. JOB NO. 2875

30-81





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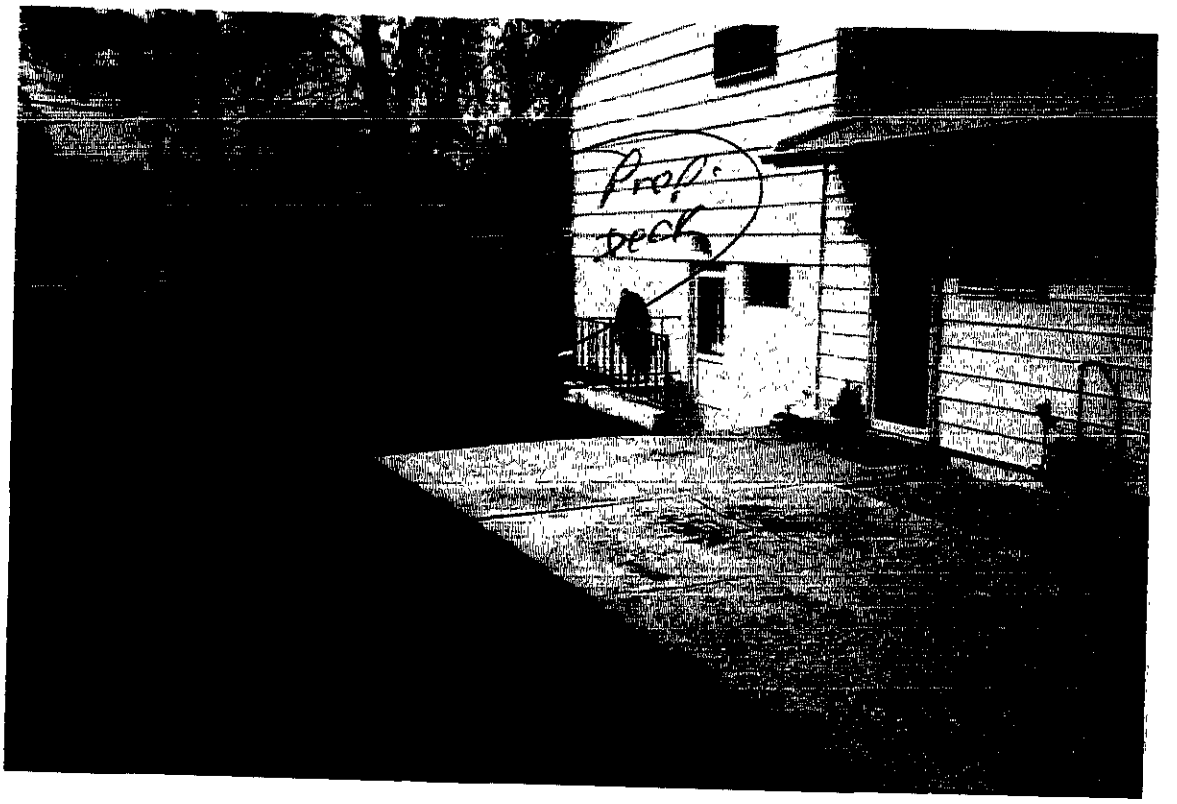

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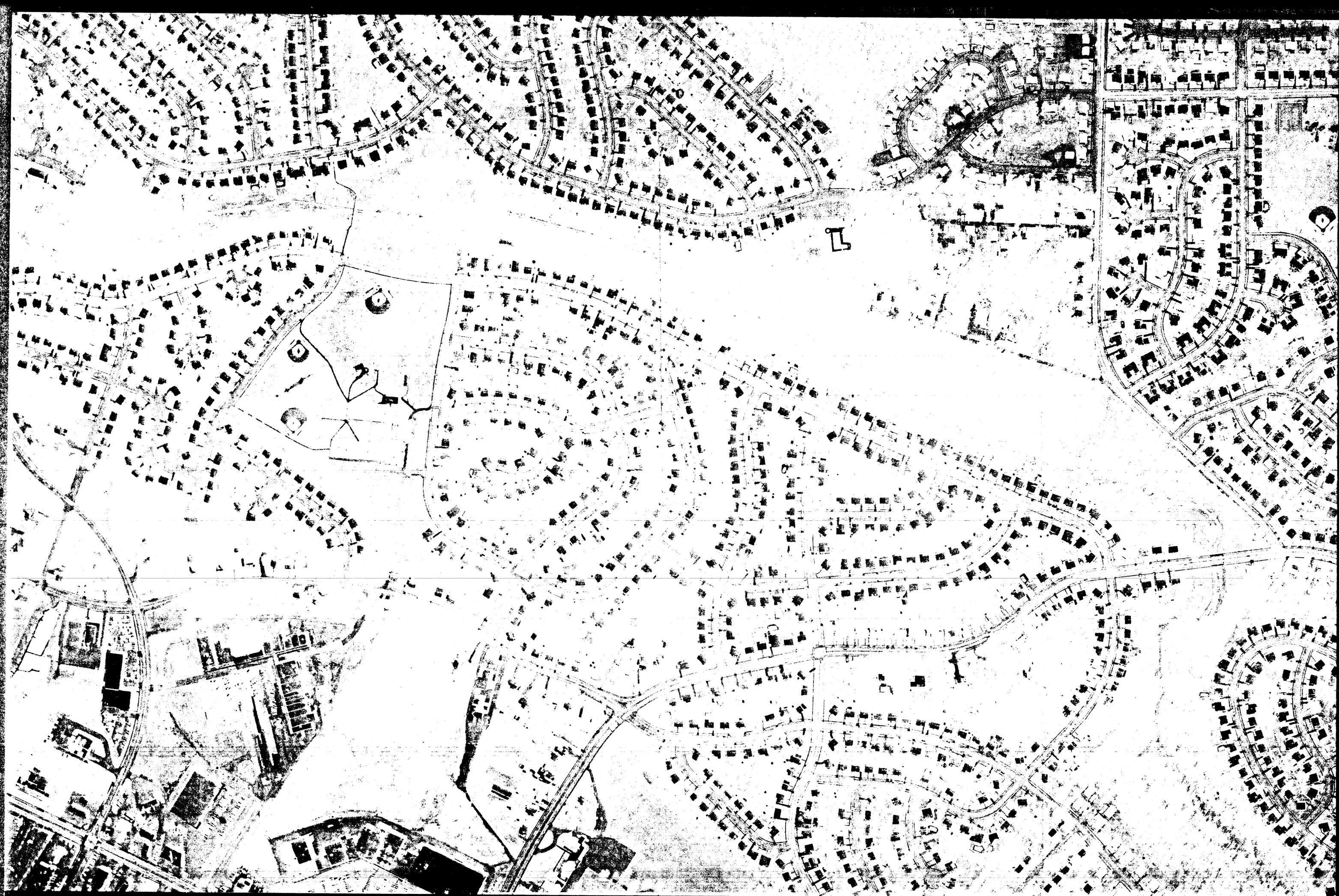

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'±	OAKLAND PARK ROCKDALE AREA	N.W. 7-H
DATE OF PHOTOGRAPHY JANUARY 1986		

99-422-A

#422