

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Carroll Road, 830' N of  
centerline of Glencoe Road  
10<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
(15315 Carroll Road)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-054-A

Roy R. & Pamela K. Loya  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Roy and Pamela Loya, property owners, for that property known as 15315 Carroll Road in the Monkton area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (pool house) and existing pool in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative 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.

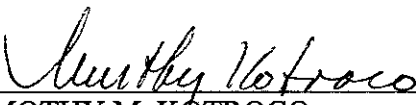
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

COPIES RECEIVED FOR FILING  
Date 8/21/99  
By R. Sp... ..

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 Deputy Zoning Commissioner for Baltimore County this 31<sup>st</sup> day of August, 1999 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (pool house) and existing pool in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 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.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED  
8/21/99  
R. J. JAMES



Baltimore County  
Zoning Commissioner

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

September 2, 1999

Mr. & Mrs. Roy R. Loya  
15315 Carroll Road  
Monkton, Maryland 21111

Re: Petition for Administrative Variance  
Case No. 00-054-A  
Property: 15315 Carroll Road

Dear Mr. & Mrs. Loya:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Ms. Kathy Wheatley  
Wheatley Associates, Inc.  
17415 Wesley Chapel Road  
Monkton, Maryland 21111

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15315 Carroll Road  
which is presently zoned R.C.-2

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) 400.1 To allow an accessory structure (pool house) & existing pool in the front yard in lieu of the required rear yard.

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:** N/A

**Legal Owner(s):**

Name - Type or Print  
Signature  
Address Telephone No.  
City State Zip Code

Roy R. Loya  
Name - Type or Print  
x Roy R. Loya  
Signature  
Pamela K. Loya  
Name - Type or Print  
x Pamela K. Loya  
Signature  
15315 Carroll Road  
Address Telephone No.

**Attorney For Petitioner:** NONE  
Name - Type or Print  
Signature  
Company  
Address Telephone No.  
City State Zip Code

Monkton Maryland 21111 410-472-2197  
City State Zip Code

**Representative to be Contacted:**  
Wheatley Associates, Inc.  
Kathy Wheatley  
Name  
17415 Wesley Chapel Road 410-329-8242  
Address Telephone No.  
Monkton Maryland 21111  
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, on the \_\_\_\_\_ 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. 00-54-A

Reviewed By [Signature] Date 8-6-99

Estimated Posting Date 8-15-99

REU 9/15/98

COPIES RECEIVED FOR FILING

Date 8/21/99

# 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 15315 Carroll Road  
Address  
Monkton Maryland 21111  
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. When we purchased this property in 1986, the pool and pool house were present.
2. The pool house was deteriorating/in need of replacement, and has been razed.
3. A pool house has not and will not negatively impact the surrounding community.

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.

x RRL  
Signature  
Roy R. Loya  
Name - Type or Print

x Pamela K. Loya  
Signature  
Pamela K. Loya  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5<sup>th</sup> day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Roy and Pamela Loya

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

8/5/99  
Date

Miranda  
Notary Public



Sharon Miranda, Notary Public  
Baltimore County  
State of Maryland  
My Commission Expires July 1 2002

# Affidavit in Support of Administrative Variance

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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.

X Roy R. Loya  
Signature  
Roy R. Loya  
Name - Type or Print

X Pamela K. Loya  
Signature  
Pamela K. Loya  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5<sup>th</sup> day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Roy and Pamela Loya  
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

8/5/99  
Date



Sharon Miranda  
Notary Public  
Sharon Miranda  
Notary Public  
My Commission Expires July 1, 2002



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15315 Carroll Road  
which is presently zoned R.C.-2

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) 400.1 To allow an accessory structure (pool house) & existing pool in the front yard in lieu of the required rear yard.

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:** N/A

**Legal Owner(s):**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Roy R. Loya  
Name - Type or Print \_\_\_\_\_  
\* *Roy R. Loya*  
Signature \_\_\_\_\_  
Pamela K. Loya  
Name - Type or Print \_\_\_\_\_  
\* *Pamela K. Loya*  
Signature \_\_\_\_\_

**Attorney For Petitioner:** NONE

15315 Carroll Road 410-472-2197  
Address Telephone No.  
Monkton Maryland 21111  
City State Zip Code

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**  
Wheatley Associates, Inc.  
Kathy Wheatley  
Name \_\_\_\_\_  
17415 Wesley Chapel Road 410-329-8242  
Address Telephone No.  
Monkton Maryland 21111  
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. 00-54-A  
REV 9/15/98

Reviewed By [Signature] Date 8-6-99  
Estimated Posting Date 8-15-99

GORDON T LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

# GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULRICH

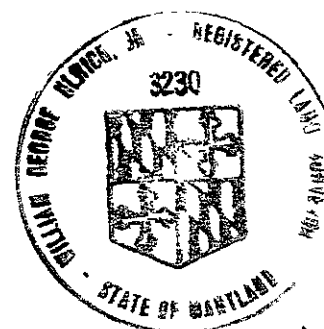
## Zoning Description of the Loya Property

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Carroll Road said point being northerly 830 feet, more or less, from the intersection of center of Glencoe Road with the center of Carroll Road thence running and binding in the center of said Carroll Road, 1) South 25 degrees 00 minutes 00 seconds West 677.30 feet, thence leaving said Carroll Road and binding on the land of the herein petitioner the nine following courses and distances viz., 2) South 69 degrees 45 minutes 52 seconds East 516.00 feet, 3) North 54 degrees 07 minutes 00 seconds East 318.20 feet, 4) North 13 degrees 43 minutes 00 seconds West 96.05 feet, 5) North 6 degrees 10 minutes 00 seconds East 276.70 feet, 6) North 8 degrees 17 minutes 00 seconds West 50.00 feet, 7) North 34 degrees 05 minutes 00 seconds West 60.30 feet, 8) North 54 degrees 36 minutes 00 seconds West 70.00 feet, 9) North 69 degrees 24 minutes 00 seconds West 75.00 feet, and 10) North 76 degrees 25 minutes 00 seconds West 302.73 feet to the point of beginning.

Containing 9.21 Acres of land, more or less.

This description only satisfies the requirements of the office of zoning and is not intended to be used for conveyance purposes.



William S. Ulrich, Jr.

00-054-A

54



CERTIFICATE OF POSTING

RE Case No 00-054-A

Petitioner/Developer WHEATLEY ASSOC, ETAL

Date of Hearing/Closing 8/30/99

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 #15315 CARROLL RD.

The sign(s) were posted on 8/12/99  
(Month, Day, Year)

Sincerely,

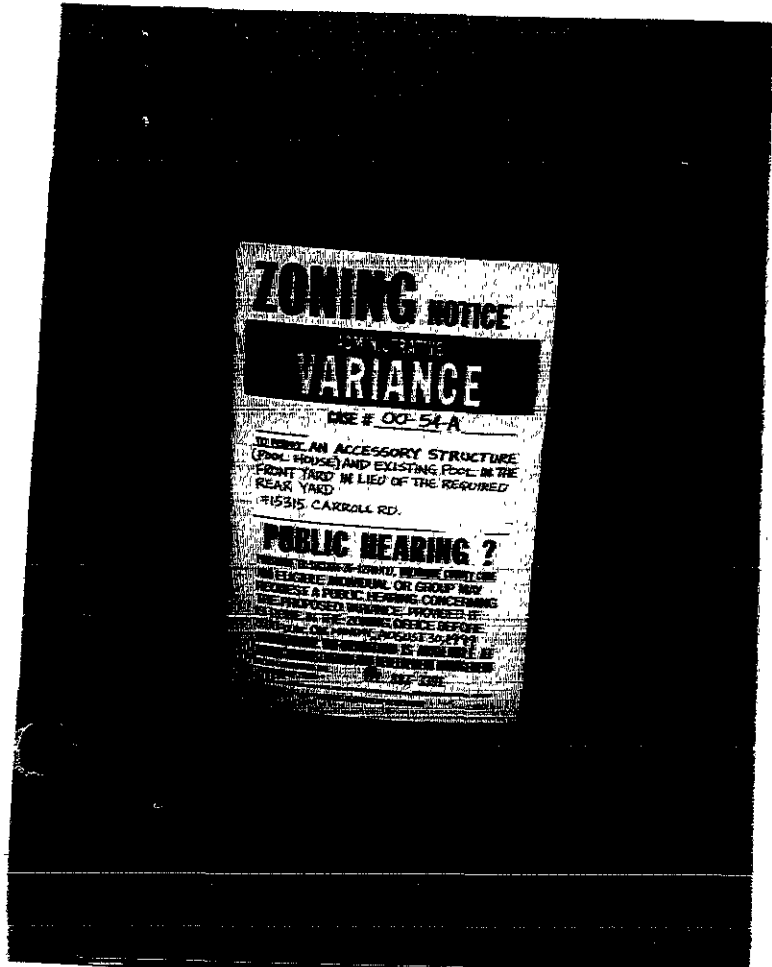
Patrick M. O'Keefe 8/20/99  
(Signature of Sign Poster and Date)

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)



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

54  
Item No. 069828

DATE 8-6-99 ACCOUNT R-001-6150  
AMOUNT \$ 50.00

RECEIVED FROM: Wheatley Associates  
FOR: Residential Variance Filing fee  
# 15315 Carroll Rd. (21111)

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS      ACTUAL      TIME  
8/06/1999      8/06/1999      10:18:29  
REG 0501 CASHIER JRIC JWR DRAWEP 1  
Dept 5 528 ZONING VERIFICATION  
Receipt # 112385 OFLH  
CR NO. 069828  
Receipt Tot 50.00  
50.00 CK .00 CA  
Baltimore County, Maryland

00-054-A

CASHIER'S VALIDATION

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 00- 54 -A Address 15315 Carroll Rd.  
Contact Person: John Sullivan Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 8-6-99 Posting Date: 8-15-99 Closing Date: 8-30-90

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 00- 54 -A Address 15315 Carroll Rd.  
Petitioner's Name Roy R. Loya Telephone (410) 472-2197  
Posting Date: 8-15-99 Closing Date: 8-30-99  
Wording for Sign: To Permit an accessory structure (pool house) and existing pool in the front yard in lieu of the required rear yards

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: 00-54-A

Petitioner: Roy R. Loya & Pamela K. Loya

Address or Location: 15315 Carroll Road, Monkton, Maryland 21111

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Roy R. Loya & Pamela K. Loya

Address: 15315 Carroll Road

Monkton, Maryland 21111

Telephone Number: (410) 472-2197

Revised 2/20/98 - SCJ

# Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

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

Subdivision name: \_\_\_\_\_


plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_  
Scale of Drawing: 1" = \_\_\_\_\_

 Vicinity Map  
North  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

SEWER:  public  private

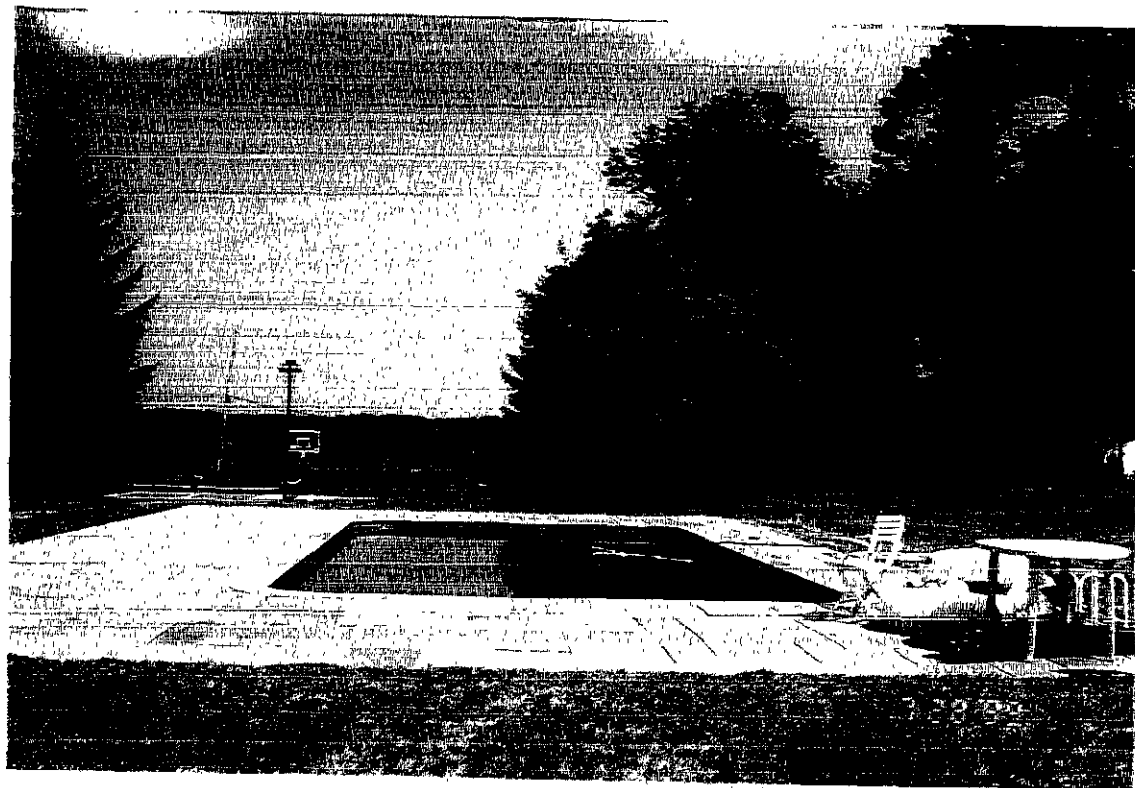
WATER:  yes  no

Chesapeake Bay Critical Area:  yes  no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_



00-054-A



00-054-A

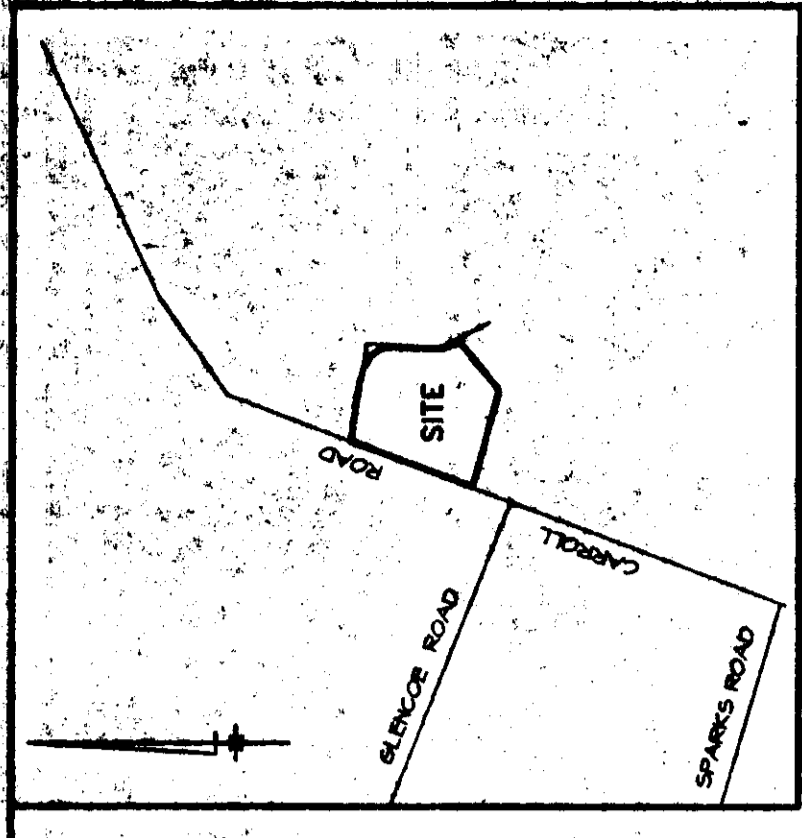


00-054-A

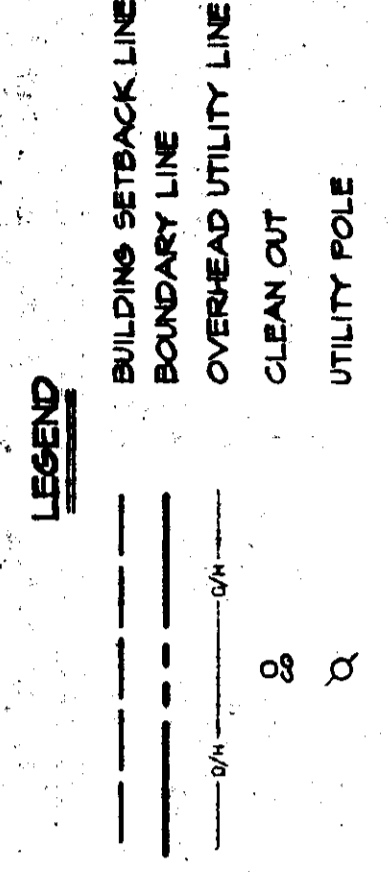




00.054-A



VICINITY PLAN  
SCALE: 1" = 1000'



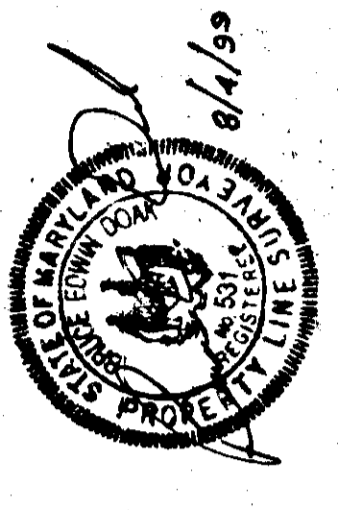
**GENERAL NOTES**

- OWNER: ROT R. LOYA & PAMELA K. LOYA  
15915 CARROLL ROAD  
BALTIMORE, MARYLAND 21286
- TITLE DEED LIBER: SM 7350 FOLIO 644  
TOTAL AREA 9.21 AC
- THE PROPERTY IS ZONED RC-2
- 200' SCALE ZONING MAP NO. NS-28-A  
WATERSEED REGIONAL PLANNING DISTRICT 505
- ADJ. MAPS & ORD. 15 B.L.O. 19 14  
SUBMITTED REGIONAL PLANNING DISTRICT 505
- NO PRIOR ZONING CASES
- A BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY GERHOLD, GROSS & ETZEL, LTD.

**VARIANCE PETITION**

PETITION TO PERMIT AN ACCESSORY STRUCTURE (A POOL HOUSE CONTAINING A CONVENIENCE KITCHEN AND AN EXISTING SWIMMING POOL) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD AS PER SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (with no stairs)

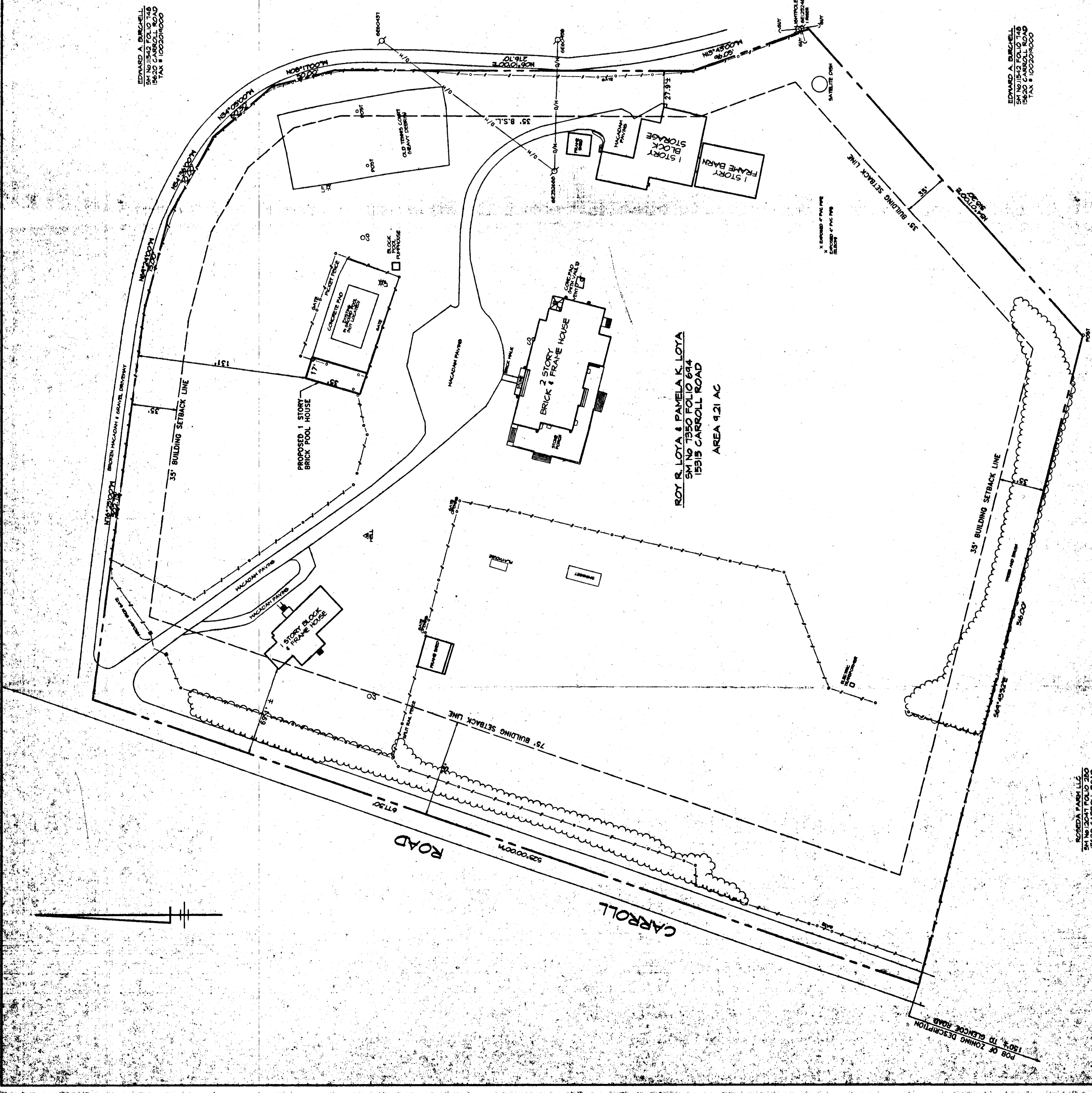
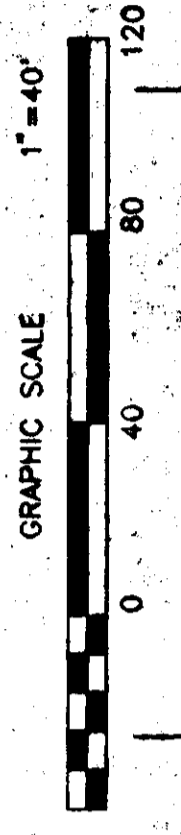
**PLAN TO ACCOMPANY A ZONING VARIANCE PETITION**



**LOYA PROPERTY**

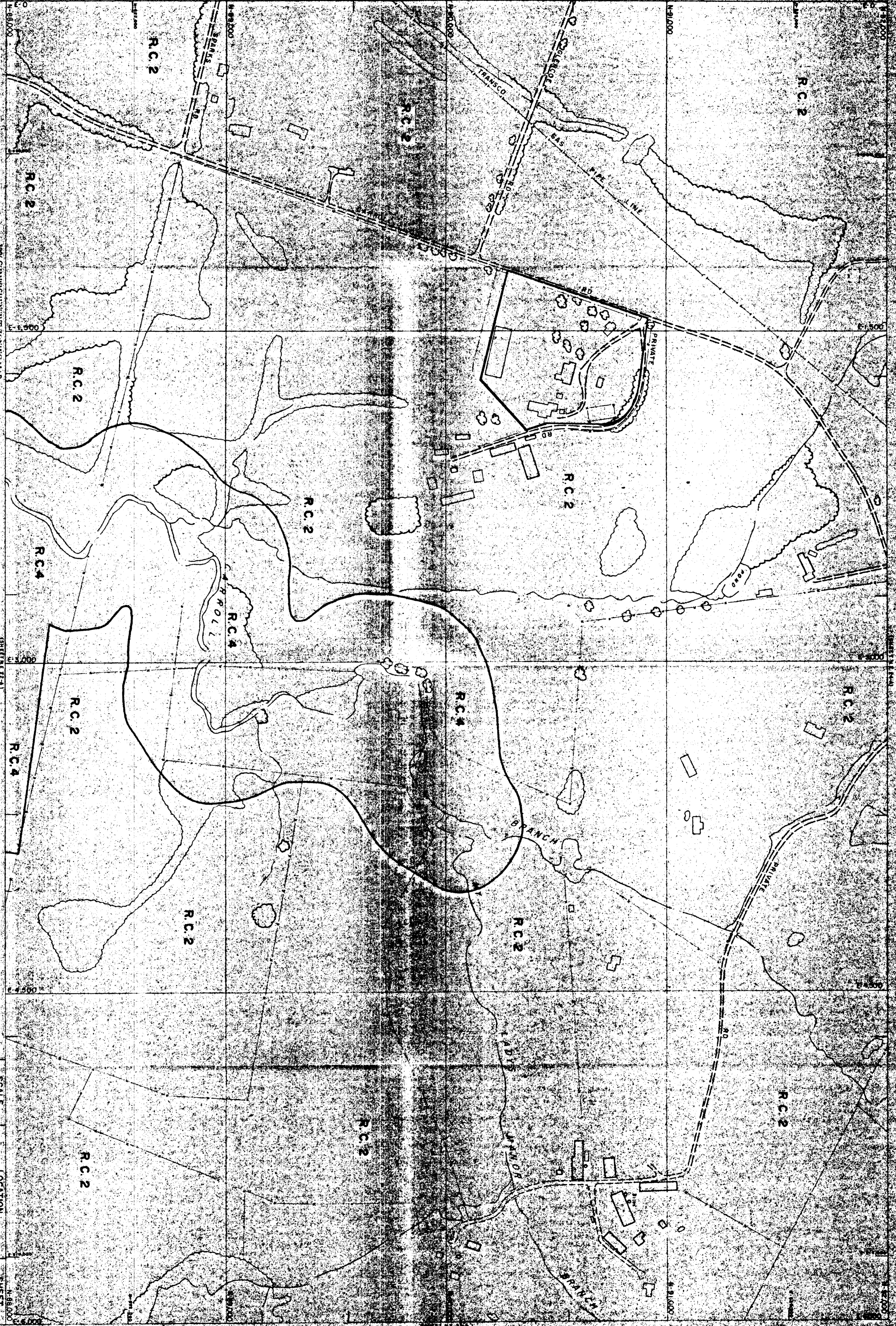
15915 Carroll Road  
Baltimore County, Maryland  
Deed Ref: SM 7350 folio 644  
Tax Account No: 1016045145  
Zoned: RC-2  
Tax Map 33, Grid 1, Parcel 98  
10th Election District  
3rd Councilmanic District  
Scale: 1"=40' Date: JULY 21, 1999

**GERHOLD, GROSS & ETZEL, LTD**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
Suite 1008  
320 East Towson Road  
Towson, Maryland 21286  
(410) 825-4410



PETEX 1

00:054-A



100 SPC. E.E. SW  
 101 NE. E.E. NW  
 102 SPC. E.E. SW  
 103 NE. E.E. NW  
 104 SPC. E.E. SW  
 105 NE. E.E. NW  
 106 SPC. E.E. SW  
 107 NE. E.E. NW  
 108 SPC. E.E. SW  
 109 NE. E.E. NW  
 110 SPC. E.E. SW  
 111 NE. E.E. NW  
 112 SPC. E.E. SW  
 113 NE. E.E. NW  
 114 SPC. E.E. SW  
 115 NE. E.E. NW  
 116 SPC. E.E. SW  
 117 NE. E.E. NW  
 118 SPC. E.E. SW  
 119 NE. E.E. NW  
 120 SPC. E.E. SW

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

1968 CURRENT ZONING MAP  
 ADAPTED BY  
 THE BALTIMORE COUNTY COMPTROLLER  
 FROM THE 1964 ZONING MAP  
 BY RICHARDSON, INC. BALTIMORE, MD. 21210

*Kim Lawrence*  
 COUNTY COMPTROLLER

SCALE 1" = 200'  
 DATE OF PHOTOGRAPHY JANUARY 1988  
 LOCATION MY LADY'S MANOR BRANCH AND CARROLL BRANCH  
 SHEET 83 A

00-054-A

54



SCALE 1" = 200' ±

DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION MY LADYS MANOR BRANCH AND CARROLL BRANCH

SHEET N.E. 23-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25801

10-054-A

54