

IN RE: PETITION FOR VARIANCE

N/S Rayville Road, 330' +/-

N/E of Dairy Road

6th Election District

3rd Councilmanic District

(1400 Rayville Road)

Michael & Cindy Ariosa

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-064-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Michael and Cindy Ariosa. The Petitioners are requesting a variance for property they own at 1400 Rayville Road located in the Parkton area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a detached accessory structure (garage) in the sideyard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit No. 1.

Appearing at the hearing on behalf of the variance request were Michael and Cindy Ariosa, property owners. Appearing in opposition to the Petitioners request was Pat Holbrook, adjacent property owner.

Testimony and evidence indicated that the Petitioners own 2.9 acres of land, zoned R.C.5., located on the north side of Rayville Road near its intersection with Dairy Road. The subject property was purchased by the Petitioners in 1990 and they have lived on the property since that time. The property is improved with a one-story single family dwelling with an accessory above-ground swimming pool and garage, the latter of which is the subject of this variance request. Mr. and Mrs. Ariosa built the garage approximately 5 years ago. They obtained a valid Baltimore

ORDER RECEIVED FOR FILING

Date

9/30/99

By

J.P. [Signature]

County building permit for the garage. All inspections were made of the garage as it was built. The variance request being made today resulted from a dispute that the Petitioners are having with an adjacent property owner, Ms. Pat Holbrook. That dispute centers around the fact that Ms. Holbrook drives a Baltimore County school bus for a living which the Ariosas object to. Their objection is based on the fact that Ms. Holbrook utilizes the common driveway shared with the Ariosas to park the school bus at her home on a daily basis.

As was discussed at the hearing, the subject of the school bus is not relevant to the proceedings concerning the variance for this garage. Testimony and evidence indicated that the garage was built with a valid Baltimore County building permit. It was located and constructed in the only feasible area of the Ariosas' property, given that a well blocks access to the rear of their home. Therefore, the variance request to allow the garage to remain where it has been situated for the past 5 years shall be granted. Ms. Holbrook indicated that she had no real objection to the location of the garage, but was hopeful that the neighbors could have worked out their differences concerning the school bus at this public hearing. This was unable to be accomplished between the neighbors and the issue over the school bus continues to persist. I advised these neighbors that they should attempt to resolve the issue of the school bus between themselves and not involve Baltimore County government or the court system in that matter. As to the location of the garage, the variance shall be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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Date

9/30/99

By

J.R. James

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

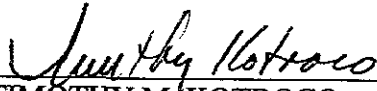
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 30th day of September, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a detached accessory structure (garage) in the sideyard in lieu of the required rear yard, be and is hereby GRANTED.

ORIGINAL RECEIVED FOR FILING
Date 9/30/99
By R. Jamison

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/30/99
By R. Jamison



Baltimore County
Zoning Commissioner

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

September 29, 1999

Mr. & Mrs. Michael Ariosa
1400 Rayville Road
Parkton, Maryland 21120

Re: Petition for Variance
Case No. 00-064-A
Property: 1400 Rayville Road

Dear Mr. & Mrs. Ariosa:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Pat Holbrook
1412 Rayville Road
Parkton, Maryland 21120

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1400 Rayville Road

which is presently zoned RC 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) 400.1

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE)
IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR
YARD

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

* TO BE DISCUSSED AT THE HEARING

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):

Michael G. Ariosa

Name - Type or Print

Signature

Cindy G. Ariosa

Name - Type or Print

Signature

1400 Rayville Road 410-343-0764

Address

Telephone No.

Parkton

MD

21120

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LM/JRF

Date 8/12/99

Case No. 00-64-A

R20 9/15/98

ORDER RECEIVED FOR FILING
Date 9/30/99

ZONING DESCRIPTION FOR 1400 RAYVILLE ROAD

Beginning at a point on the NORTH side of

Rayville Road which is 60'

wide at the distance of 330' of the

centerline of the nearest improved intersecting street DAIRY RD

which is 30 wide. *Being Lot #12

Block , Section # in the subdivision of Eden Derry

as recorded in the Baltimore County Plat Book # 37 75
~~8449~~, Folio # 464

containing 126,324 square feet. Also known as 1400 Rayville Road

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

3rd

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069838

DATE 8-12-99

ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM:

Michael G. Ariosa

1400 RAYVILLE RD.

Item 64

FOR:

Q10 VARIANCE

Taken by: JEF/LTM

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

00-064-A

PAID RECEIPT

PROCESS ACTUAL TIME
8/12/1999 8/12/1999 14:27:48
REG #504 CASHIER JAKR J.K. DRAHER 5
Dep 5 528 ZONING VERIFICATION
Receipt # 089267
CR ID. 069838

Receipt Tot 50.00
50.00 EX
Baltimore County, Maryland .00 DA

CASHIER'S VALIDATION

A. 100.00

CERTIFICATE OF POSTING

RE: Case No. 00-64-A

Petitioner/Developer: O'KEEFE, ETAL
ARIOSA, ETAL

Date of Hearing/Closing: 9/24/99

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 #1400 RAYVILLE RD.

The sign(s) were posted on _____

9/9/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/12/99
(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)

ZONING NOTICE

Case # : 00-064-A

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

PLACE : ROOM-106, COUNTY OFFICE BUILDING
111-W. CHESAPEAKE AVE., TOWSON

TIME & DATE : FRIDAY, SEPT 24, 1999 AT 10:00 A.M.
VARIANCE TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD.
(#1400 RAYVILLE RD.)

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Town-son, Maryland on the property identified herein as follows:

Case #00-084-A
1400 Rayville Road
N/S Rayville Road, 330' +/- NE
of Daily Road
6th Election District
3rd Courthouse District
Legal Owner(s): Chroy G. &
Michael G. Antosa

Variance: to permit a de-
tached accessory structure
(garage) in the side yard in lieu
of the required rear yard.
Hearing: Friday, September
24, 1999 at 10:00 a.m. in
Room 106, County Office
Building, 111 West Ches-
apeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please, Contact the Zoning
Commissioner's Office at
(410) 887-4368.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

9/15 Sept. 9

C336188

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/9/1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 9/9/1999.

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1400 Rayville Road, N/S Rayville Rd,
330' +/- NE of Dairy Rd
6th Election District, 3rd Councilmanic

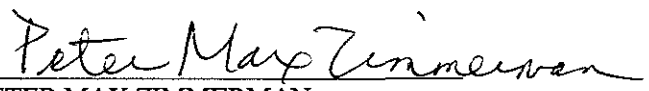
Legal Owner: Michael G. and Cindy G. Ariosa
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-64-A

* * * * *

ENTRY OF APPEARANCE

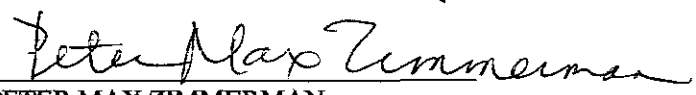
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Michael G. and Cindy G. Ariosa, 1400 Rayville Road, Parkton, MD 21120, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 1, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-064-A
1400 Rayville Road
N/S Rayville Road, 330' +/- NE of Dairy Road
6th Election District – 3rd Councilmanic District
Legal Owner: Cindy G. & Michael G. Ariosa

Variance to permit a detached accessory structure (garage) in the side yard in lieu of the required rear yard.

HEARING: Friday, September 24, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Cindy & Michael Ariosa, 1400 Rayville Road, Parkton 21120
Pat Holbrook, 1412 Rayville Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 9, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 9, 1999 Issue – Jeffersonian

Please forward billing to:

Michael & Cindy Ariosa
1400 Rayville Road
Parkton, MD 21120

410-343-0764

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-064-A

1400 Rayville Road

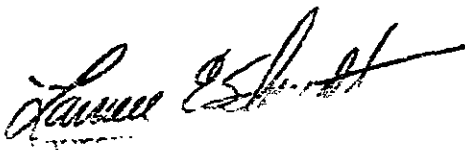
N/S Rayville Road, 330' +/- NE of Dairy Road

6th Election District – 3rd Councilmanic District

Legal Owner: Cindy G. & Michael G. Ariosa

Variance to permit a detached accessory structure (garage) in the side yard in lieu of the required rear yard.

HEARING: Friday, September 24, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



SCJ
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 00-64-A
Petitioner: Michael & Cindy Ariosa
Address or Location: 1400 Rayville Rd 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael & Cindy Ariosa
Address: 1400 RAYVILLE ROAD
PARKTON, MD 21120
Telephone Number: 410-343-0764

Revised 2/20/98 - SCJ

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: September 2, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for August 30, 1999
 Item Nos. 049, 051, 052, 053, 054,
 055, 056, 058, 059, 061, 062, 063,
 064, 065, 067, 068

and

Case Number 99-297-SPH
18414 Vernon Road)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: August 19, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - HJ
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 064
PETITIONER: Cindy G. Ariosa and Michael G. Ariosa

VIOLATION CASE NO.: 99-2509

LOCATION OF VIOLATION: N/S Rayville Road, 330' +/- NE of Dairy Road
(1400 Rayville Road)

DEFENDANT(S): Cindy G. Ariosa and Michael G. Ariosa

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Pat Holbrook

1412 Rayville Road
Parkton, MD 21120

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/hj/lmh

00-064-A

Test
9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: August 24, 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): 018, 049, 050, 056, and 064

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 9.9.99

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

RE: Baltimore County
Item No. 064 JRF/LTM

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,

for Kenneth A. McDonald Jr.
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, MD 21202

September 22, 1999

We the undersigned have NO OBJECTION to the Variance request, at 1400 Rayville, to having the existing garage built in 1994 receive an approval by your Board.

1. 1320 Rayville Road TAX#2200014320

John & Elaine Gradowski

John Gradowski

2. 1322 Rayville Road TAX#2200014319

Frank & Michelle Cimino

Michelle Cimino

3. 1326 Rayville Road TAX#2000012620

Carl & Joan Runk

Joan Runk

4. 1414 Rayville Road TAX#1600013248

Beamen Eddings

5. 1416 Rayville Road TAX#1600013251

Craig Timlin

Craig Timlin

1320 RAYVILLE ROAD
N BROY HILLS

JOHN & ELAINE GRADOWSKI TAX# 1600013250
LOT #5 LIBER 10277 FOLIO 473

1322-24 RAYVILLE ROAD
200014318
NSR BROY HILLS
FOLIO 253/642

FRANK & MICHELE CIMINO TAX# 2200014319/
LOT #4 & 3 LIBER 10799/10232

1326 RAYVILLE ROAD
PARKTON

CARL & JOAN RUNK TAX# 2000012620
LOT LIBER 11885 FOLIO 227

1412 RAYVILLE ROAD
EDEN DERRY

RUBIN & PATRICIA HOLBROOH TAX# 1600013249
LOT # 11 LIBER 5956 FOLIO 107

1414 RAYVILLE ROAD
EDEN DERRY

BEAMEN & SHARON EDDINGS TAX# 1600013248
LOT #10 LIBER 6041 FOLIO 68

1416 RAYVILLER ROAD
EDEN DERRY

CRAIG & PARICIA TIMLIN TAX# 1600013251
LOT # 13 LIBER 7950 FOLIO 563

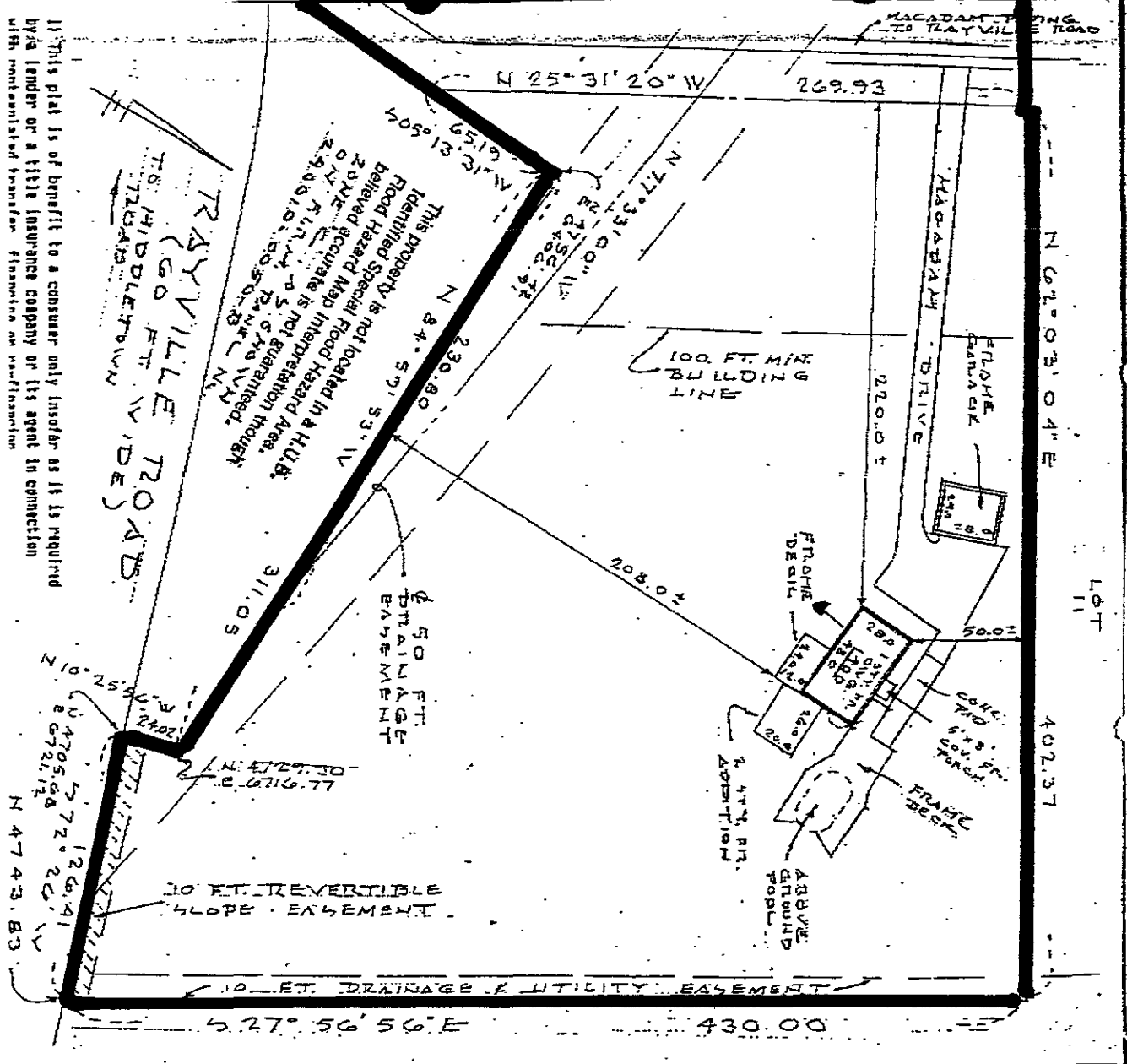
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00.064-A

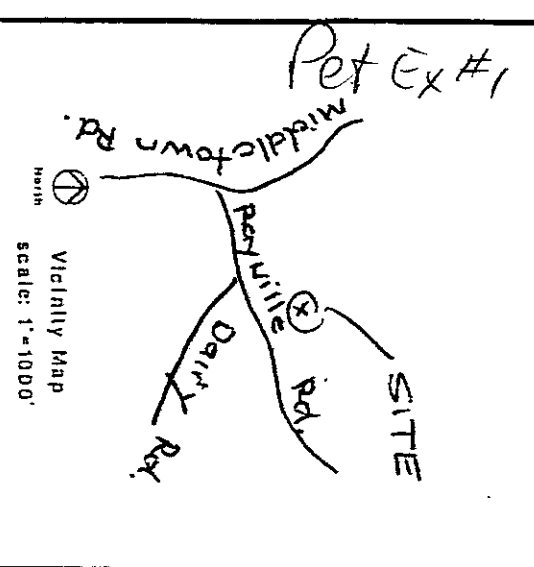
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1400 Rayville Road see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Eden Derry
 plat book # EHK, folio # 75, lot # 12, section # 37
 OWNER: Michael + Cindy Ariosa



1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer financing or refinancing.



LOCATION INFORMATION			
Election District:	6th		
Councilmanic District:	3rd		
1"=200' scale map#:	NW 33-D		
Zoning:	RC-5	126,324	✓
Lot size:	2.90	acreage	square feet
Public	Private	Chesapeake Bay Critical Area:	
SEWER:	☐	☒	
WATER:	☐	☒	
Prior Zoning Hearings:	None		
Zoning Office USE ONLY!			
reviewed by:	ITEM #:	CASE #:	
CTM	64	0064A	
JRF			

Prepared by Cindy Ariosa

1320 RAYVILLE ROAD
N BROY HILLS

JOHN & ELAINE GRADOWSKI TAX# 1600013250
LOT #5 LIBER 10277 FOLIO 473

1322-24 RAYVILLE ROAD
200014318
NSR BROY HILLS
FOLIO253/642

FRANK & MICHELE CIMINO TAX# 2200014319/
LOT #4 & 3 LIBER 10799/10232

1326 RAYVILLE ROAD
PARKTON

CARL & JOAN RUNK TAX# 2000012620
LOT LIBER 11885 FOLIO 227

1412 RAYVILLE ROAD
EDEN DERRY

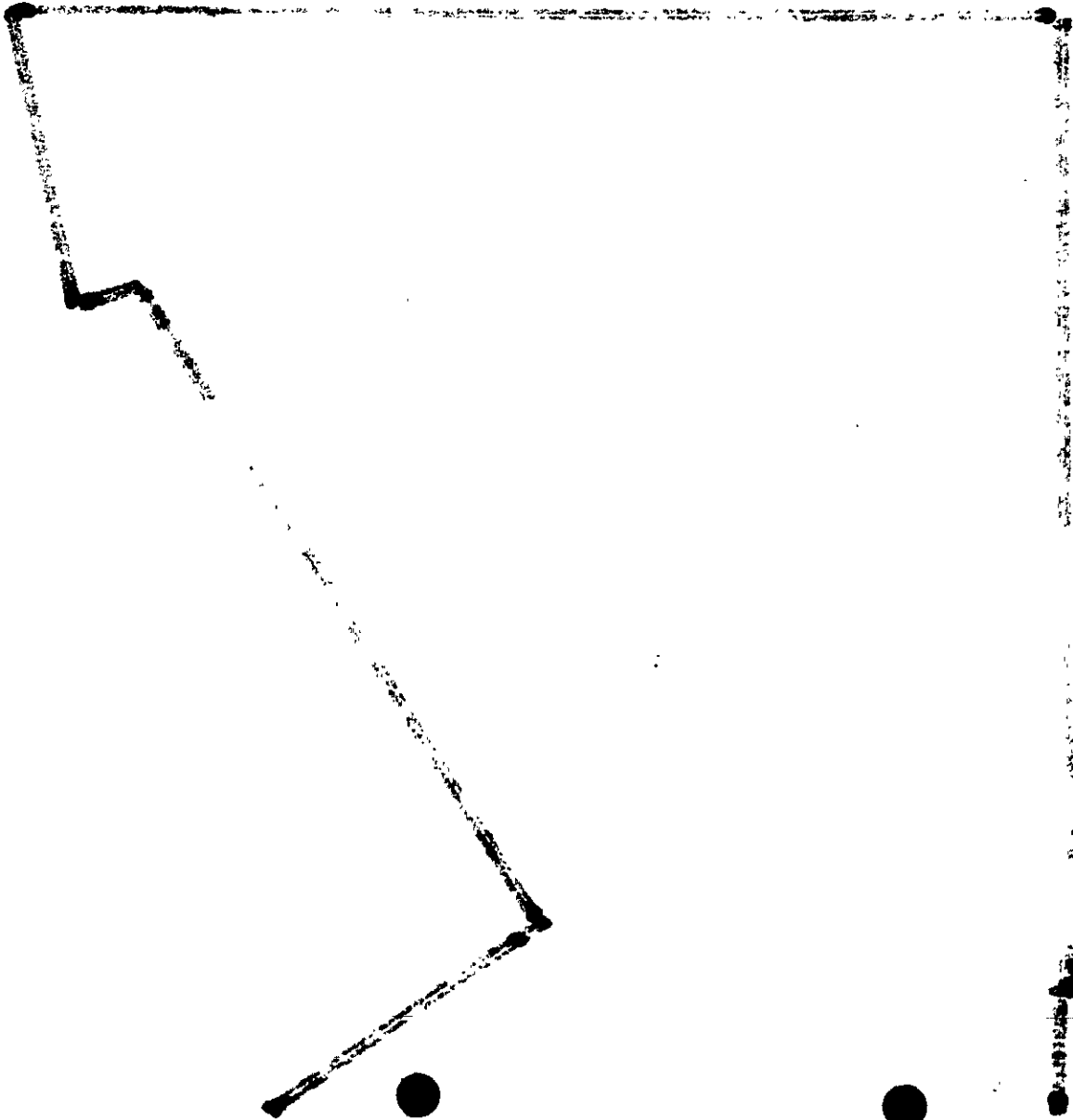
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LOT # 11 LIBER 5956 FOLIO 107

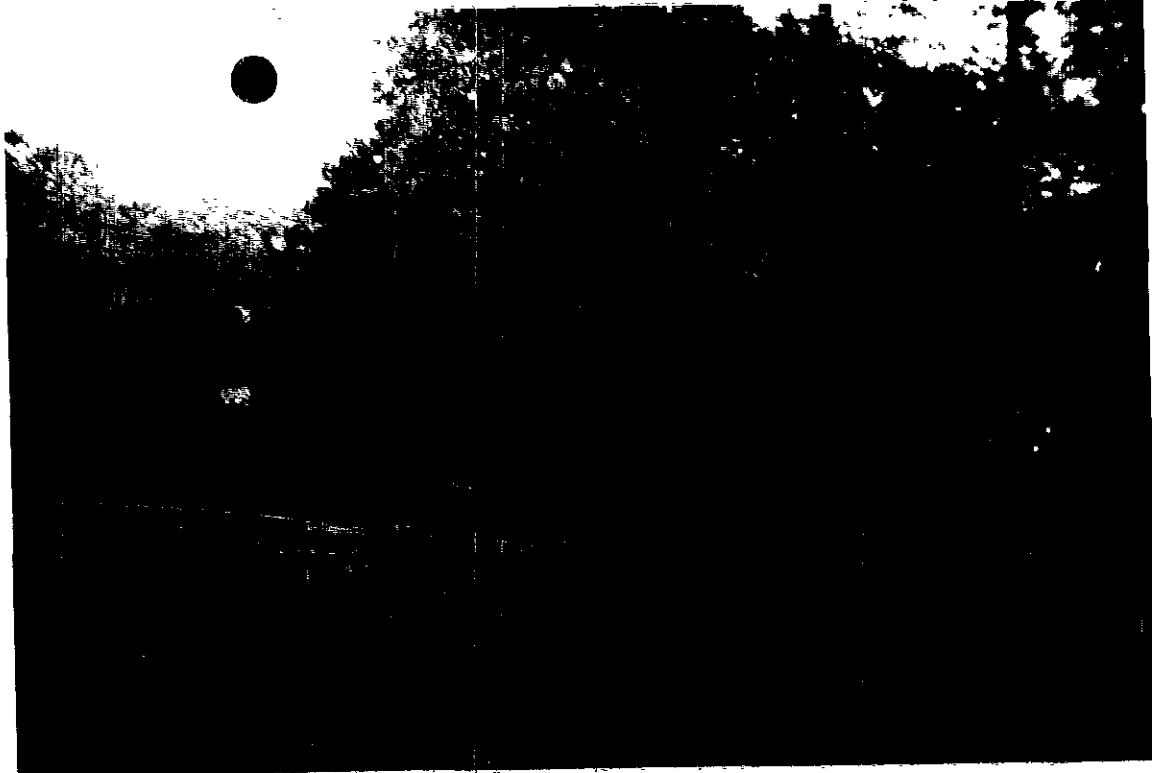
1414 RAYVILLE ROAD
EDEN DERRY

BEAMEN & SHARON EDDINGS TAX# 1600013248
LOT #10 LIBER 6041 FOLIO 68

1416 RAYVILLER ROAD
EDEN DERRY

CRAIG & PARICIA TIMLIN TAX# 1600013251
LOT # 13 LIBER 7950 FOLIO 563





RAYVILLE RD - Entrance to Lane



"OUR" Private Drive



View from Eddings & Hollbrock

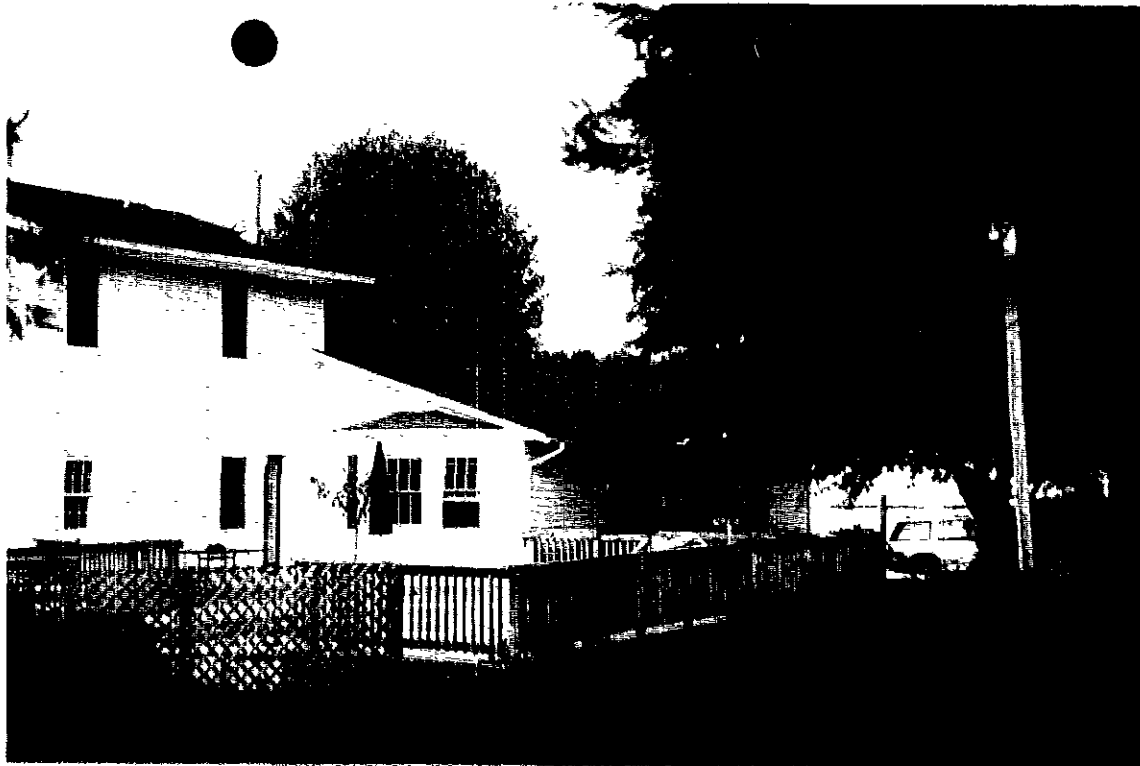
Ref #2

#64
00-
064-
A

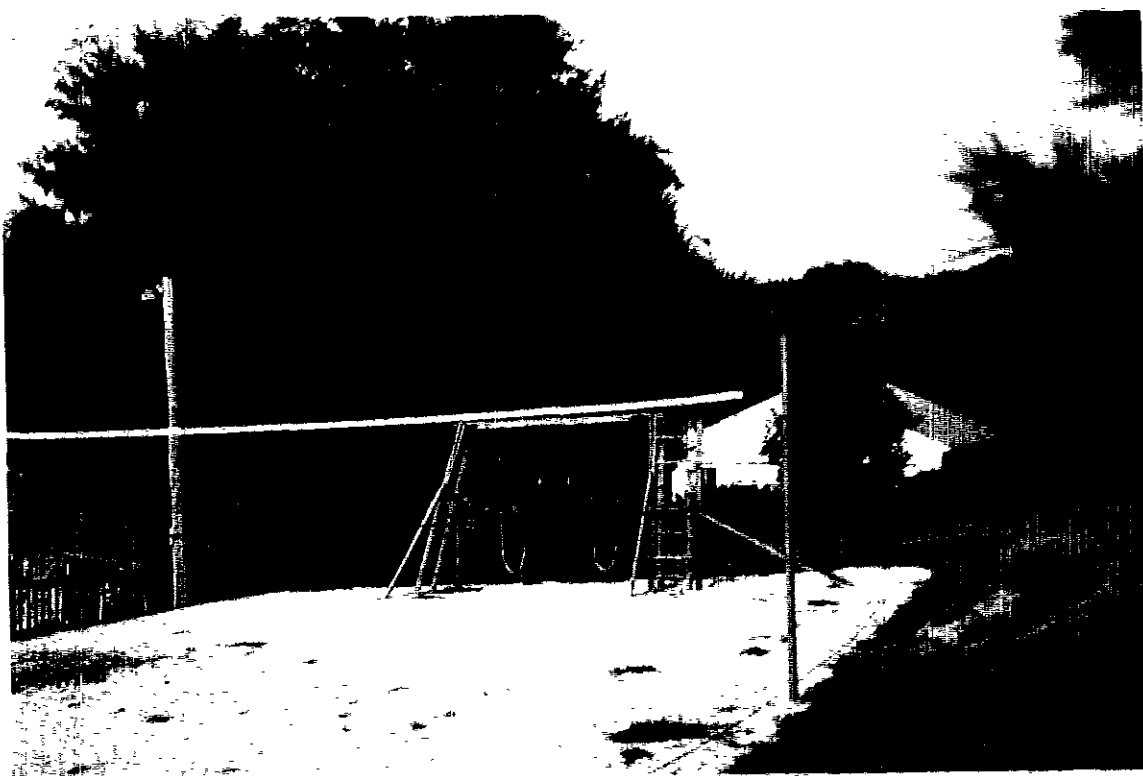
(1)

1400 RAYVILLE ROAD

1460 RAYVILLE ROAD



BACK OF HOUSE



BACK OF HOUSE



#64

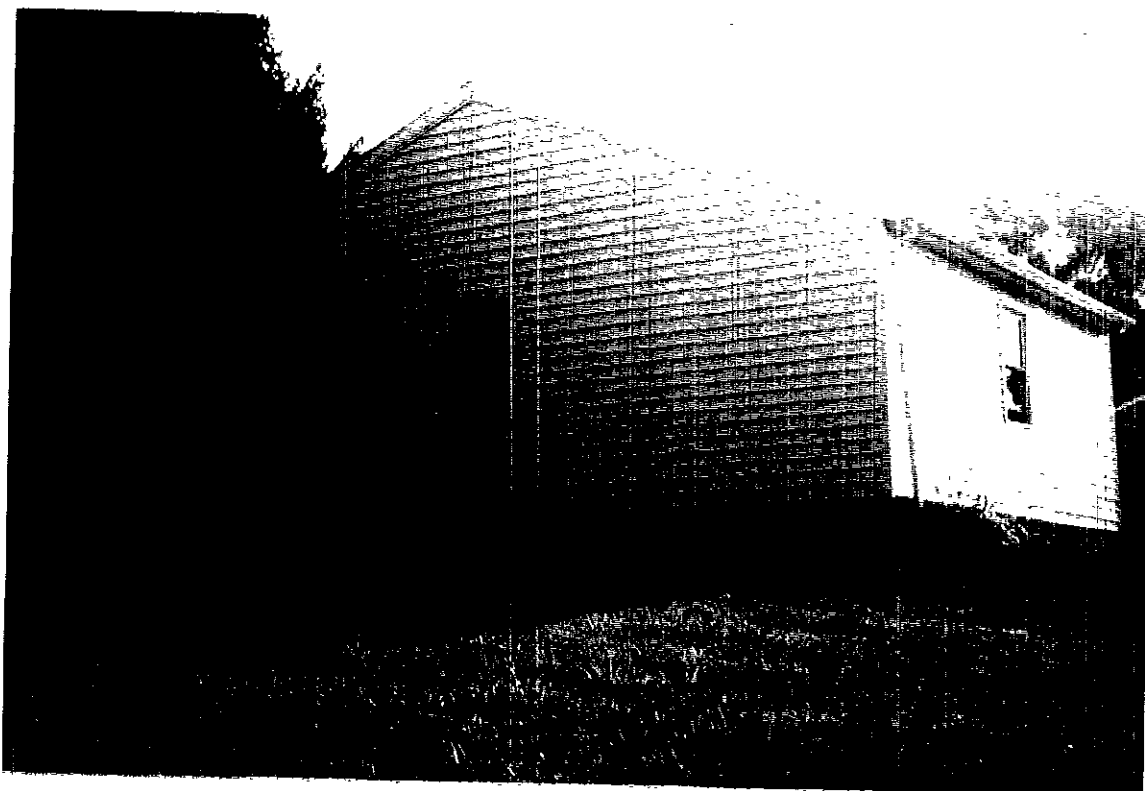
VIEW FROM ADJOINING LANE
(GRADOWSKI, RYNEK, CIMINO)

00-
064-A

1400 RAYVILLE ROAD



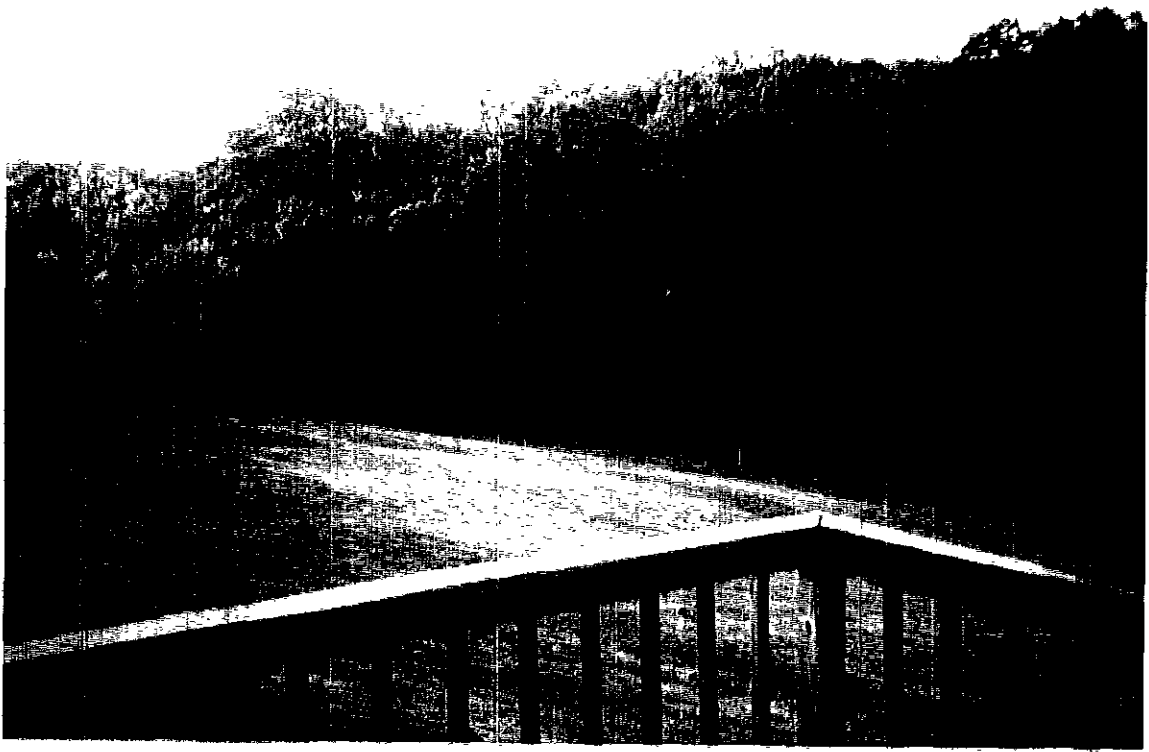
GARAGE BUILT 1994



#64

00-064-A

1400 RAYVILLE ROAD



FRONT DECK LOOKING ONTO
RAYVILLE RD



FRONT DECK
GARAGE FAR RIGHT

#64

00-064
A

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

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
BDO Item 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Karsaw
Chairman, County Council

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

SCALE: 1" = 20'00" ±

DATE: OF PHOTOGRAPHED JANUARY 1986:

LOCATION	RAYVILL
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SHEET
N.W.
33-D