

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S of Dellwood Court, 420' N/E		
Of centerline of Falls Road	*	DEPUTY ZONING COMMISSIONER
8 th Election District		
3 rd Councilmanic District	*	OF BALTIMORE COUNTY
(5 Dellwood Court)		
	*	CASE NO. 00-091-A
David C. & Elizabeth W. Coakley		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, David C. & Elizabeth W. Coakley. The variance request is for property located at 5 Dellwood Court, located in the Cockeysville area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with a height of 20 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative 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.

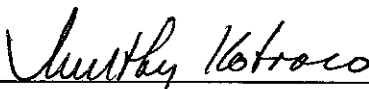
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

CONFIDENTIAL FOR FILING
 DATE 9/30/99
 BY R. Johnson

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 30th day of September, 1999 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with a height of 20 ft. in lieu of the required 15 ft, 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

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



Baltimore County
Zoning Commissioner

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

September 30, 1999

Mr. & Mrs. David C. Coakley
5 Dellwood Court
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 00-091-A
Property: 5 Dellwood Court

Dear Mr. & Mrs. Coakley:

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 black ink, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at 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 5 Dellwood Ct, Cockeysville Md 21030
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)

Section 400.3 to
permit an accessory structure with a height of 20 ft. in lieu
of the required 15 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 9/30/99 day of September, 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. 00-91-A

Reviewed By BR Date 8/30/99

REV 9/15/98

Estimated Posting Date 9/12/99

ORDER RECEIVED FOR FILING

9/30/99

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

5 Dellwood Ct
Address
Cockeysville MD 21030
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):

Enclosed Parking for a R/V, workshop (shed per plans.
see attachment

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.

David C Coakley
Signature
DAVID C COAKLEY
Name - Type or Print

Elizabeth W Coakley
Signature
ELIZABETH W COAKLEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of July, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David C. Coakley & Elizabeth W Coakley
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

7/20/99
Date

Ernestine J. Bushinger
Notary Public

My Commission Expires 10/1/99

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

Address 5 Dellwood Ct
City Cockeysville State MD Zip Code 21030

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):

Enclosed Parking for a R/V Workshop / shed per
Plans, attached

see attachment

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.

Signature David C. Coakley
Name - Type or Print DAVID C. COAKLEY

Signature Elizabeth W. Coakley
Name - Type or Print ELIZABETH W. COAKLEY

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of July, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David C. Coakley & Elizabeth W. Coakley
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

Date 7/20/99

Signature Ernestine J. Barshinger
Notary Public

My Commission Expires 10/1/99



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 Dellwood CT, 21030
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)

400.3 to permit
an accessory structure with a height of 20 ft in lieu of
the required 15 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 00-91-A

Reviewed By BR Date 8/30/99

REV 9/15/98

Estimated Posting Date 9/12/99

Authority and Petitioner's Burden:

Variances: Under the Authority of Section 307.1 BCZR, the hearing officer, applying the two step test set forth in *Cromwell V. Ward*, 100 MD App 691 (1995) has the authority to grant variance from the height, area, parking and sign regulations.

The proposed building will improve the current usage and appearance of this property. The design is professional. The requested variation is to allow an additional 5' height (plus cupola) over the 15' requirement. The property whereon the structure is to be placed is unique , unusual and different from the surrounding properties because it is separated from two adjacent neighbors by woodlands and only visible from the home of one neighbor, who has already reviewed and verbally approved the plan. Attached. . The Zoning provision has more impact on the subject property than on the surrounding properties.

Practical difficulty : The use of the property is requested as a replacement for an existing garden shed (photographs attached) and as a workshop for the applicant's woodworking hobby. The design of the building, particularly the high pitched roof line , is consistent with the existing pitch on the main dwelling of the property and will enhance the visual appeal of the proposed building. The building is 20' high plus a cupola, per plans attached.

The applicant does not currently park either of his cars in the garage attached to the dwelling because it is used as a residential (STRICTLY non commercial) wood and hobby shop. The view of this garage from the neighbors to the West is generally not pleasing if the garage doors are open. The new building will enhance the property of the applicant by replacing a decaying shed , and will permit much needed storage

Strict compliance with the height requirement would render conformance unnecessarily burdensome because it would result in a significant design modification and visual damage to a well designed and attractive building. The use of the building meets all zoning and residential intents. Relief of the height restriction in this case can be granted in such a fashion that the spirit of the ordinance is observed and public safety and welfare is secured. Again, only one neighbor can even see the building site, and the surrounding area is fully developed.

Finally, no plumbing is planned for the building. Electric power will be run to the building. A driveway is not being planned to this building. It is strictly storage and a shop to "clean up" the applicant's property by constructing a useful, attractive and traditional building that reflects the rural character and history of the area.

ZONING Description.

ZONING Description For 5 Dellwood Ct Cockeysville Md 21030

Beginning AT A point on the EAST side of Dellwood Court which is 50' wide AT A distance of 420 feet North East of the centerline of the nearest improved intersecting street, Falls Road, which is 120 feet wide, Being Lot #6 Section 1 in the subdivision Dellwood as recorded in Baltimore County PLAT Book # 46, Folio # 21 containing 1.503 Acres. Also known as 5 Dellwood Court, Cockeysville, Md 21030, and located in the 8th Election District, 3rd Councilmanic District.

00-091-A

91

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

No. **069864**

DATE 8/30/99

ACCOUNT 8001-6150

AMOUNT \$ 50.00

RECEIVED FROM: COakley

FOR: code 010 Zoning License

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 91

00-091-A

CASHIER'S VALIDATION

PAID RECEIPT
PURPOSE: ACTUAL TIME: 11:11
DATE: 8/30/1999 BY: 09:43:13
REQ: 8002 CASHIER: LSM LXS DEPT: 5
RECEIPT: 107237 CR NO: 069864
RECEIVED: 8/30/1999 107237

Receipt Tot 50.00
CR 40.00 CH 10.00
BALANCE DEDUCT: 10.00
BALANCE DEDUCT: 10.00

A-190-00

CERTIFICATE OF POSTING

RE: CASE #00-091-A
PETITIONER/DEVELOPER:
(David Coakley)
DATE OF Closing
(Sept. 27, 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
5 Dellwood Court Baltimore, Maryland 21030_____

The sign(s) were posted on _____ 9-10-99 _____
[Month, Day, Year]

Sincerely,

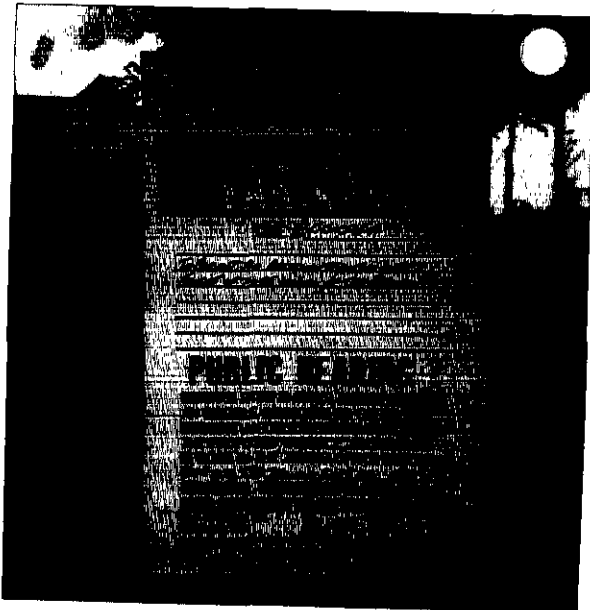

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ [410]-687-8405 _____
[Telephone Number]



**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: 00-91-A
Petitioner: David C Coakley
Address or Location: 5 Dellwood Court, Cockeysville MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: David C Coakley
Address: 5 Dellwood Ct
Cockeysville Md 21030
Telephone Number: Home 410 252 6324
Work 410 561 4641

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 91 -A Address 5 Dellwood Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/30/99 Posting Date: 9/12/99 Closing Date: 9/27/99

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 00- 91 -A Address 5 Dellwood Ct.

Petitioner's Name David Cookley Telephone 410-561-4141

Posting Date: 9/12/99 Closing Date: 9/27/99

Wording for Sign: To Permit an accessory with a height of 20 ft. in
lieu of the required 15 ft.



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

September 28, 1999

Mr. David Coakley
5 Dellwood Court
Cockeysville, MD 21030

Dear Mr. Coakley:

RE: 00-91-A; 5 Dellwood Court

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
085, 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

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

HJO
RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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:

069, 070, 071, 072, 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,
095, 096, 097, and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

*Break in sequence.

cc: File

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



AV
9/27

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: September 21, 1999

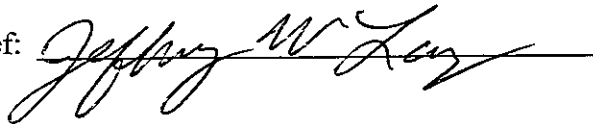
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 073, 090, 091, and 095

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:



AFK/JL



Maryland Department of Transportation
State Highway Administration

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

Date: 9.13.99

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

RE: Baltimore County
Item No. 091 BR

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,

10 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, Maryland 21202

DELLWOOD CT 50' RW

420'
TO
FALLS
RD.

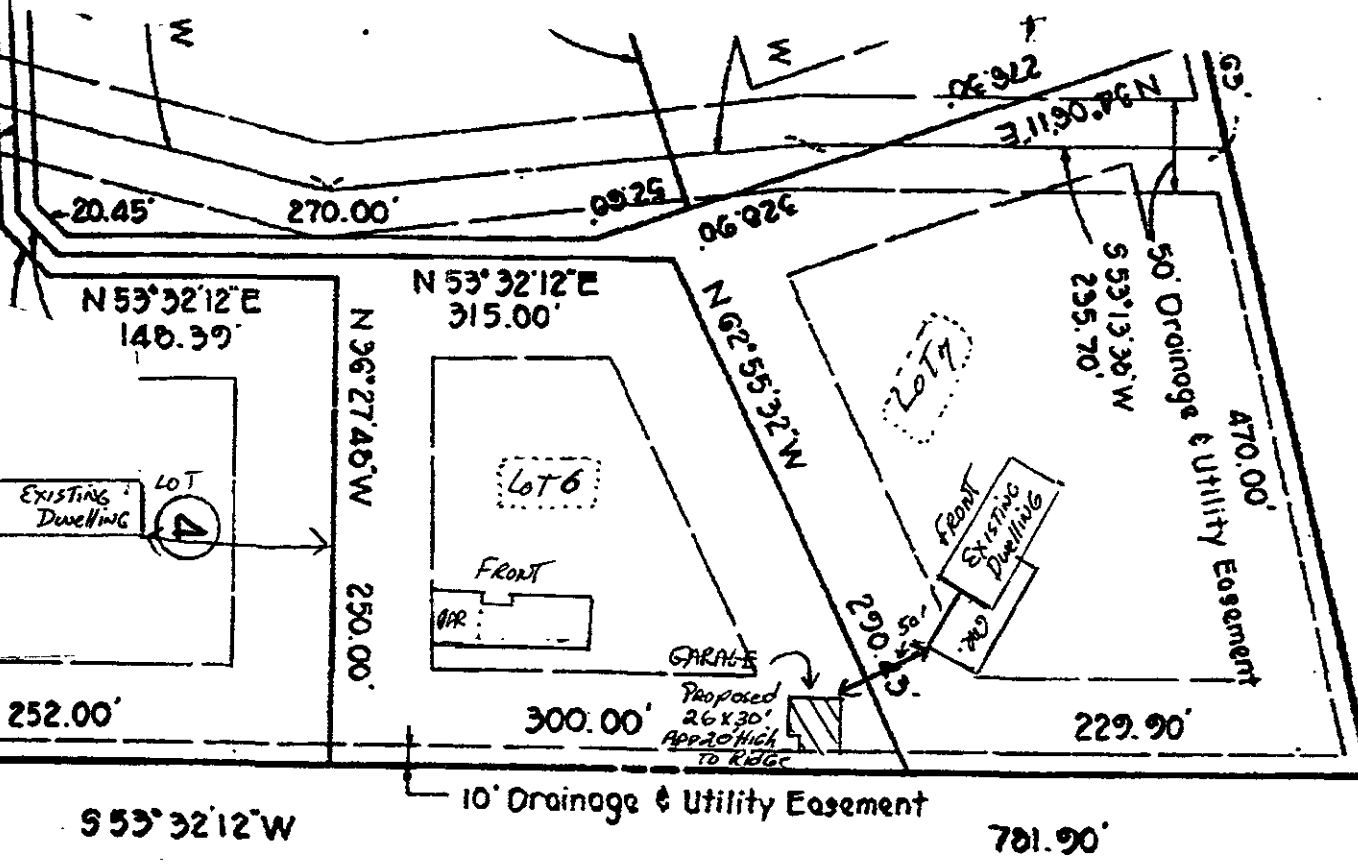
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5 Dellwood Court

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

Subdivision name: Dellwood
plat book # EHKJR 46, folio # 21, lot # 6, section # ONE

OWNER: DAVID AND ELIZABETH COAKLEY

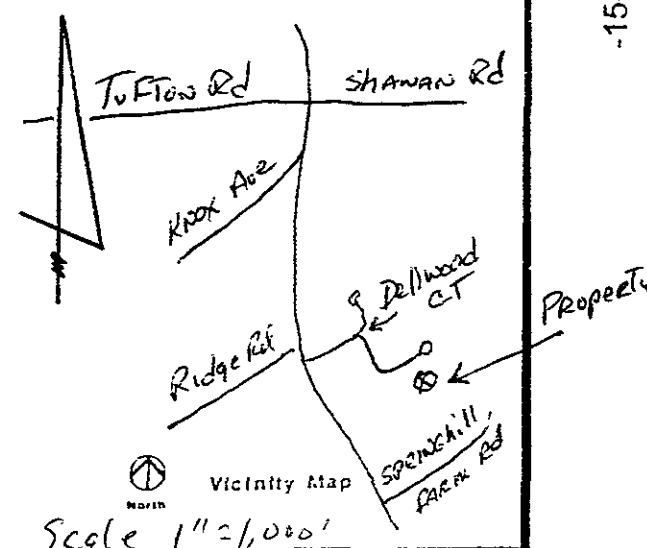


← **SPRINGHILL FARMS** →
Subdivision



North
date: 7/12/99
prepared by: D. Coakley

Scale of Drawing: 1" = 100'



LOCATION INFORMATION

Election District: 8th
Councilmanic District: 3
1"=200 scale map #: NW 17 E
Zoning: RC-5
Lot size: 1.503 acreage 67,555 square feet

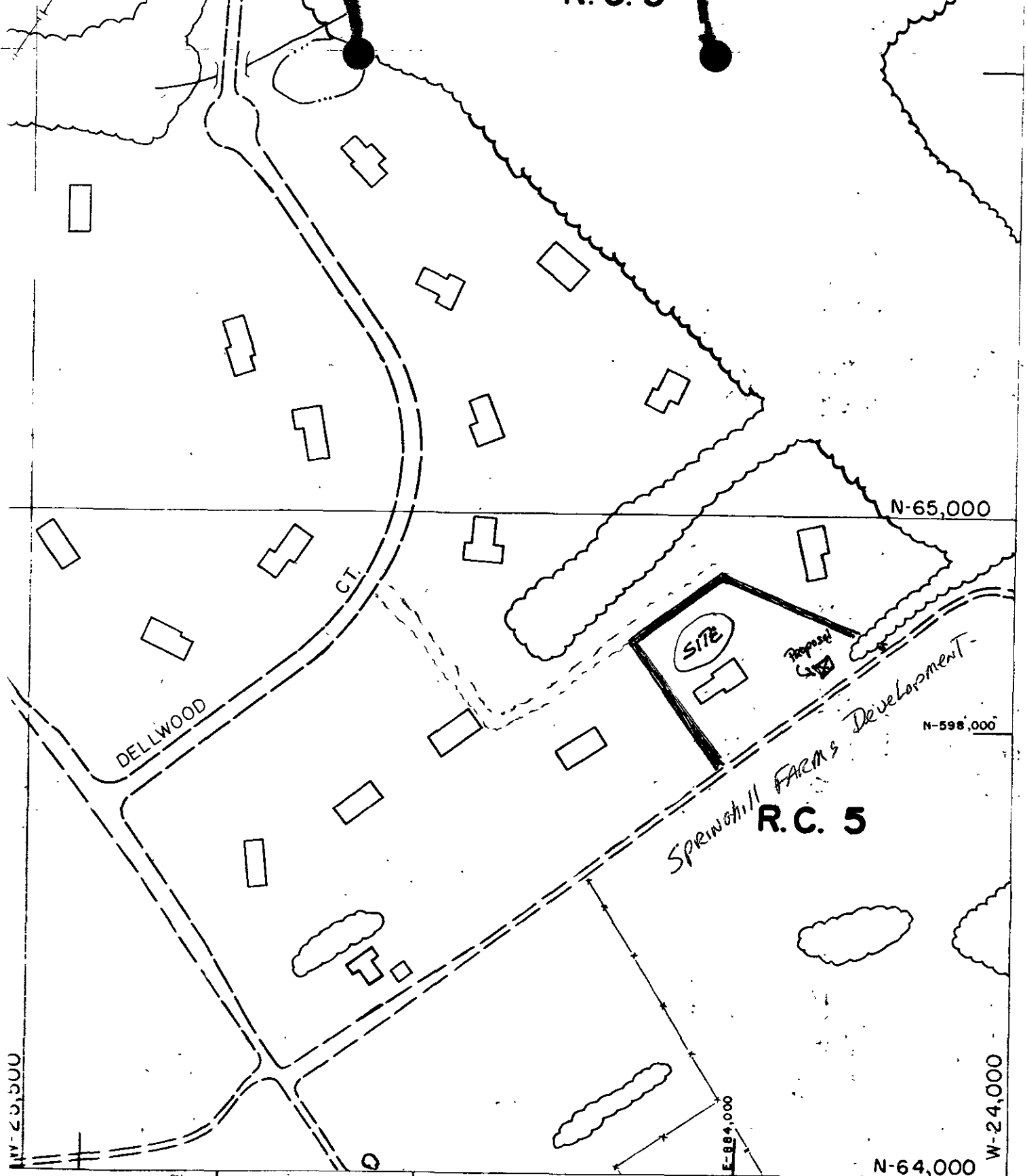
public private
SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:
NOT IN FLOOD PLAIN NONE

Zoning Office USE ONLY!

reviewed by: AR ITEM #: 91 CASE #: 00-91-A

PET. EX. #1



SCALE

1" = 200' ±

LOCATION

ZONING MAP.

GRACE CHURCH

#91

SHEET

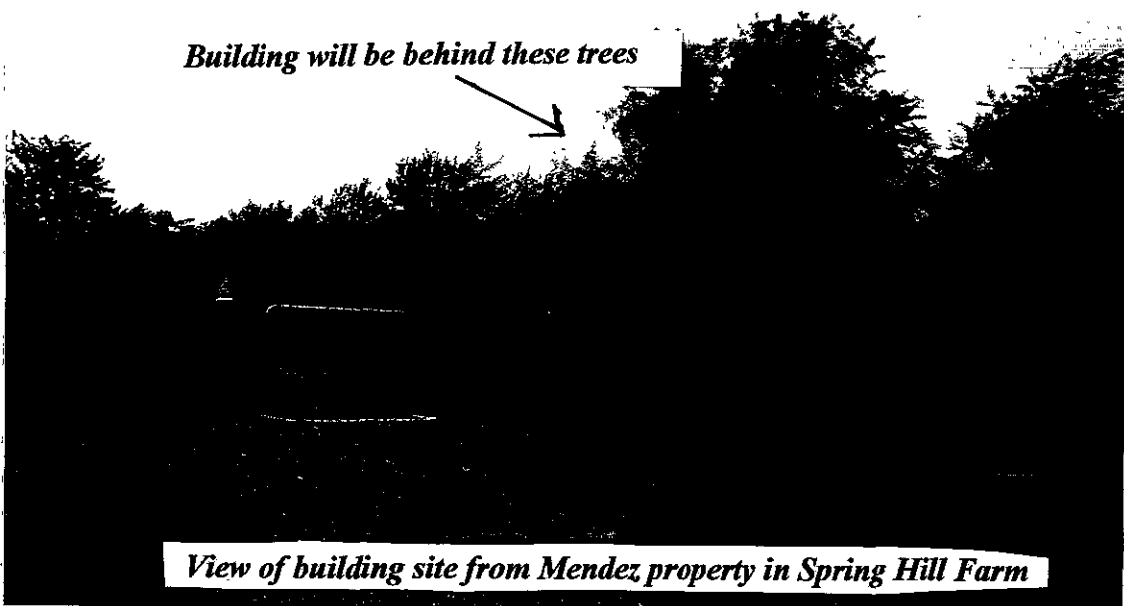
00-091-A

N. W.

DATE
OF
PHOTOGRAPHY
JANUARY
1986

17-E

Building will be behind these trees



View of building site from Mendez property in Spring Hill Farm



Existing Garden Shed to be replaced by Shed/Workshop

00-091-A

91



View of Site



View of Site from Haigley's home..only neighbor with ANY view of the proposed building. They have seen the plan and approve of it.

00-091-A

91



00-091-A

SCALE 1" = 200' ±	LOCATION GRACE CHURCH	SHEET N.W. 17-E #91
DATE OF PHOTOGRAPHY JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP