

IN RE: PETITION FOR ADMIN. VARIANCE

SE/C Granleigh and
Embleton Roads
4th Election District
3rd Councilmanic District
(501 Granleigh Road)

Kolman Kodeck
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-197-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Kolman Kodeck, property owner, for that property known as 501 Granleigh Road in the Delight/Gwynnbrook area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (R.10. 1966), to permit street setbacks of 17 ft. and 25 ft. in lieu of 30 ft., street centerline setbacks of 42 ft. and 50 ft. in lieu of 55 ft., and a rear setback of 26 ft. in lieu of 30 ft. to construct additions to Petitioner's house. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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.

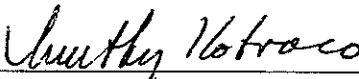
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

ORIGINAL RECEIVED FOR FILING
Date 1/13/2000
By J. D. Jameson

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 13th day of January, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (R.10. 1966), to permit street setbacks of 17 ft. and 25 ft. in lieu of 30 ft., street centerline setbacks of 42 ft. and 50 ft. in lieu of 55 ft., and a rear setback of 26 ft. in lieu of 30 ft. to construct additions to Petitioner's house, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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 1/13/2000
BY R. Jameson



Baltimore County
Zoning Commissioner

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

January 14, 2000

Mr. Kolman Kodeck
501 Granleigh Road
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 00-197-A
Property: 501 Granleigh Road

Dear Mr. Kodeck:

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 Department of Permits and Development Management. 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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: I. William Chase
1190 W. Northern Parkway
Baltimore, Maryland 21210-1432





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 501 Granleigh Rd
which is presently zoned D.R. 3.5

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 (R10 1966) to permit street setbacks of 17 ft and 25 ft in lieu of 30 ft, Street centerline setbacks of 42 ft and 50 ft in lieu of 55 ft, and a rear setback of 26 ft in lieu of 30 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

Telephone No.

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 11/14/99 day of November, 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. 60-197-A

Reviewed By mjk

Date 11/15/99

Estimated Posting Date 11/15/99

12/26/99

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 501 Granleigh Road
Address
Owings Mills MD 21117
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. Corner lot, position of driveway on lot
2. Small house - need more living space

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

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of Oct, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mr. Kolman Kodack
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

October 29, 1999
Date

Stacey L. HARE
Notary Public

My Commission Expires 04-01-02

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 501 Granleigh Road
Address
Quincy Mills Maryland 21117
City State Zip Code

x 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. Corner lot, position of dwelling on lot
2. Small house - need more living space

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 _____
Signature

x _____
Name - Type or Print

x [Signature]
Signature

x Kolman Koleski
Name - Type or Print

x **STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:**

I HEREBY CERTIFY, this 29 day of Oct, 99, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

[Signature]
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

x October 29, 1999
Date

x Stacey HARE
Notary Public

My Commission Expires 04-01-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 501 Granleigh Road
which is presently zoned DR 3.5

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)

1302.3.B. (R 10 1966) to permit street setbacks of 17 ft and 25 ft in lieu of 30 ft, street centerline setbacks of 42 ft and 50 ft in lieu of 55 ft, and a rear setback of 26 ft in lieu of 30 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.

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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:

X

Name - Type or Print

X

Signature

X

Company

X

Address

Telephone No.

X

City

State

Zip Code

Legal Owner(s):

X

Name - Type or Print

X

Signature

Name - Type or Print

Signature

X 501 Granleigh Rd 410-356-7540

Address

Telephone No.

X Owings Mills MD 21117

City

State

Zip Code

Representative to be Contacted:

X

Name

X 1190 W. Northern Pkwy 410-433-4100

Address

Telephone No.

X Balto. MD. 21210-1432

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 12/11/99 day of December, 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. 00-197-A

Reviewed By mjk

Date 12/15/99

Estimated Posting Date 12/26/99

REU 9/15/98

12/26/99

197

00-197-A

Beginning on the corner of the east side of Embleton Road (50 feet wide) and the south side of Granleigh Road (50 feet wide), being Lot 1 of Section 5 Plat 1 Sheet 1 of the Suburbia subdivision as recorded in Plat Book 31 Folio 87. Also known as 501 Granleigh Road containing .25 acres in the 4th Election District

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073285

DATE 11/15/99 ACCOUNT 01-615
I-Can (197)
134-10000

AMOUNT \$ 50.00

RECEIVED FROM: Chase & Chase 501 Granley Rd

FOR: 010-Res Var \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL
11/05/1999 11/05/1999 11:19:30
REG #003 CASHIER PAYS FOR DRYER
DEPT 5 528 ZWING VERIFICATION
Receipt # 105337
CR NO. 073285

Receipt Tot. 50.00
50.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-197-X
PETITIONER/DEVELOPER
[Kolman Kodeck]
DATE OF Closing
[Jan 10, 2000]

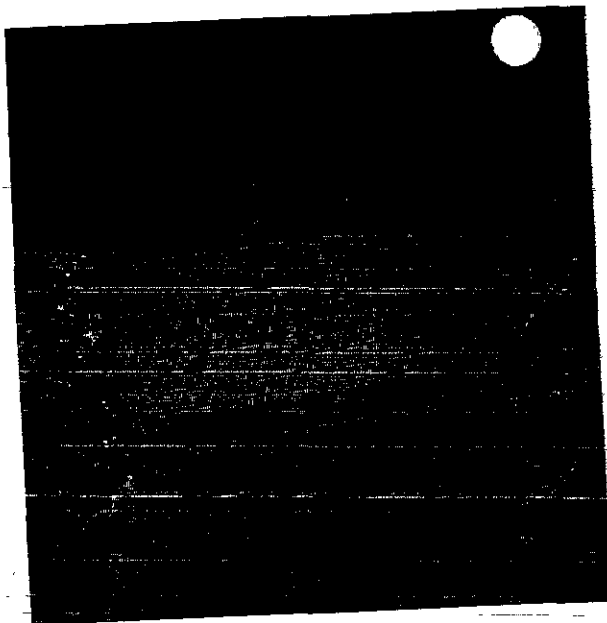
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
501 Granleigh Road Baltimore, Maryland 21117—

The sign(s) were posted on 12-23-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle 12/23/99
[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: 00-197-A
Petitioner: Kolman Kodeck
Address or Location: 501 Granleigh Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. William Chase
Address: 1190 W. Northern Ave., Suite 124
Balto. MD 21210-1432
Telephone Number: (410) 433-4100

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 197 -A Address 501 Granleigh Road
Contact Person: Mitchell J. Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/14/99 Posting Date: 12/26/99 Closing Date: 01/10/2000

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- 197 -A Address 501 Granleigh Road
Petitioner's Name Kolman Kordeck Telephone 410-356-7540
Posting Date: 12/26/99 Closing Date: 1/16/2000
Wording for Sign: To Permit street setbacks of 17 ft and 25 ft in
lieu of 30 ft, street centerline setbacks of 42 ft and 50 ft in lieu
of 55 ft, and a rear setback 26 ft in lieu of 30 ft.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Deltwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 5/18/99



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

January 10, 2000

Mr. I. William Chase
1190 W. Northern Parkway
Baltimore MD 21210-1432

Dear Mr. Chase:

RE: Case Number 00-197-A , 501 Granleigh Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Baltimore County
Fire Department

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

November 29, 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 November 15, 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.

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

183, 185, 186, 187, 189, 190, 191, 192, 193, 194, 195, 196,
197, 198

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 387-4881, MS-1102F

cc: File



AV
11/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 30, 1999

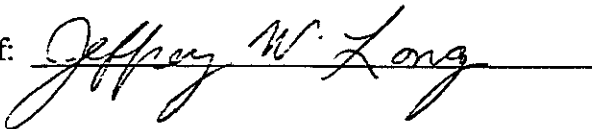
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 187, 192, 195, 197, and 203

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:



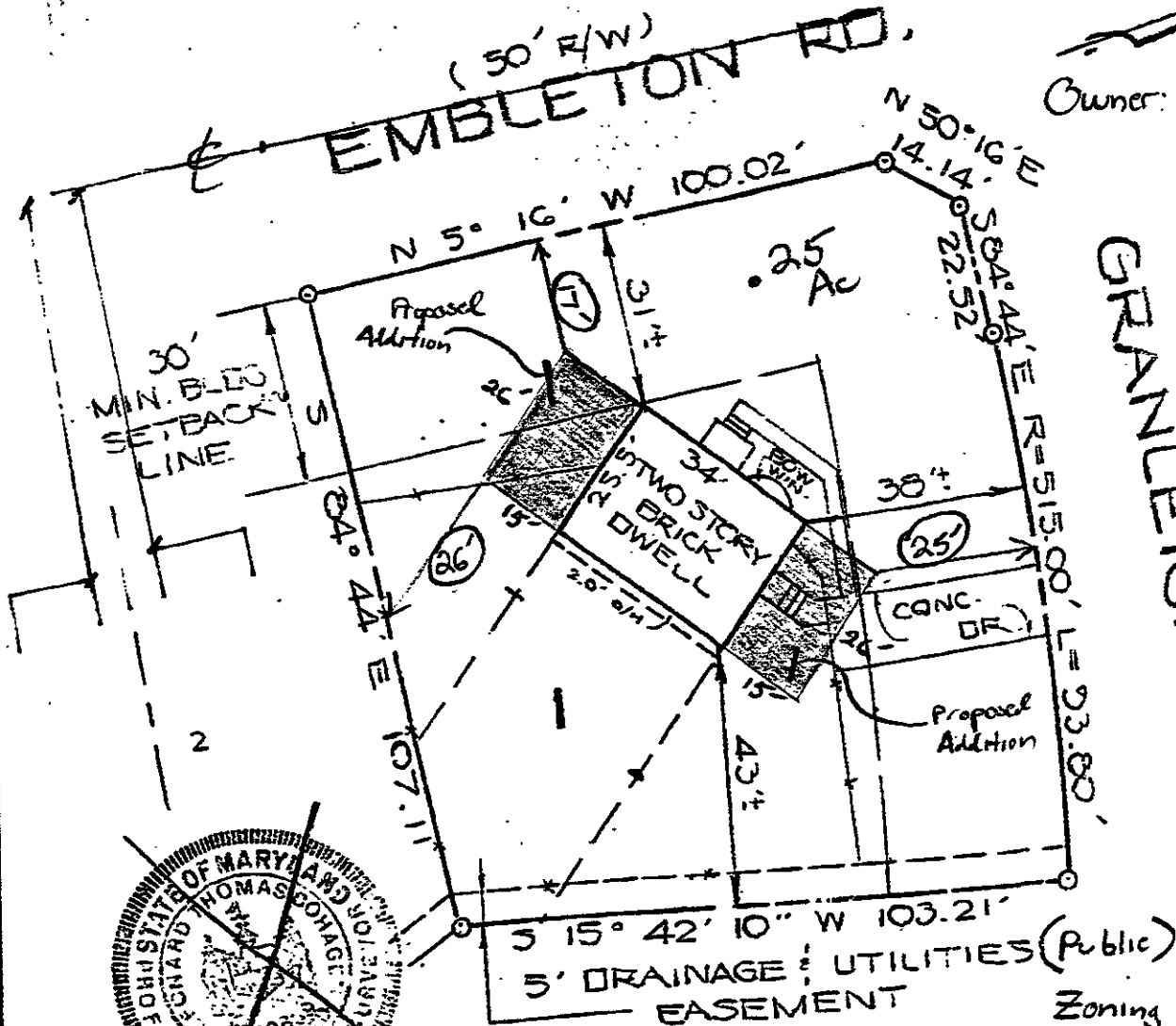
AFK/JL

NOTE: ACCURACY OF APPARENT
SETBACK DISTANCES ARE 1'

Plat to Accompany an
Administrative Variance

Owner: Kolman
Kodeck

GRANLEIGH RD.
(50' R/W)



REFERENCE LOT 1 PLAT ENTITLED
SECT. 5 PLAT 1 SHEET 1 SUBURBIA
DATED JUN. 30 1966 AND RECORDED
AMONG THE PLAT RECORDS OF
BALTIMORE COUNTY, MD. IN PLAT
BOOK 31 FOLIO 87

*
200 scale
Zoning map
NW 14 I

THIS IS TO CERTIFY THAT WE HAVE LOCATED THE
IMPROVEMENTS AS SHOWN ACCORDING TO THE
REGULATIONS GOVERNING THE MARYLAND STANDARDS
OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS;
EFFECTIVE DATE MARCH 1, 1995.

Edward T. Phayer
REGISTERED NO. 10389

8-12-99
DATE



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(410) 583-9571

PET. EX. #1

- NOTE: (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING
PROPERTY LINES AND DOES NOT CONSTITUTE A
BOUNDARY SURVEY.
- (B) THIS PLAT IS OF BENEFIT TO THE 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 RE-
FINANCING.
- (C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE
ESTABLISHMENT OR LOCATION OF FENCES, GARAGES,
BUILDINGS OR OTHER EXISTING OR FUTURE
IMPROVEMENTS.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN
THE LIMITS OF A FLOOD HAZARD AREA
AS DELINEATED ON THE MAPS OF THE
NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 240010 0210 B

This Property is not within
the CBCA
LOCATION CERTIFICATION OF
501 GRANLEIGH ROAD

4TH ELEC. DIST. BALTO. CO., MD.
3RD CON. DIST.
SCALE 1" = 30' AUG. 12, 1999

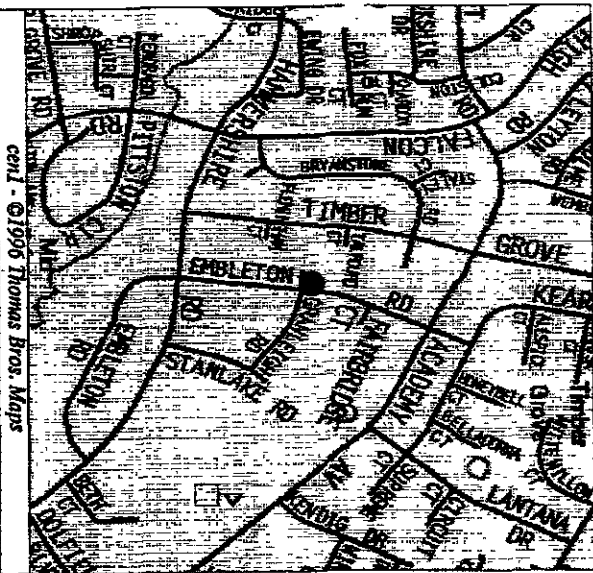
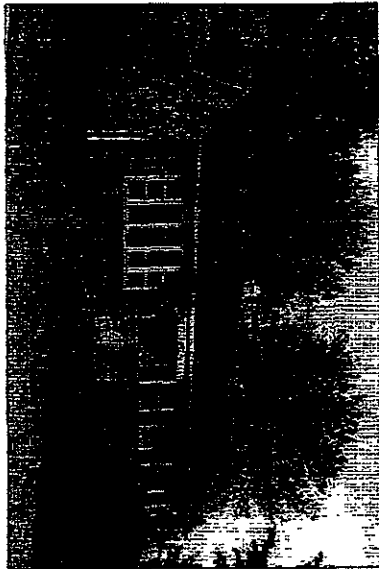
10 # 2119

Metropolitan Regional Information Systems, Inc.

Property Type: Residential

Customer Synopsis Report

Page: 1
Date: 06/29/99
Time: 14:11

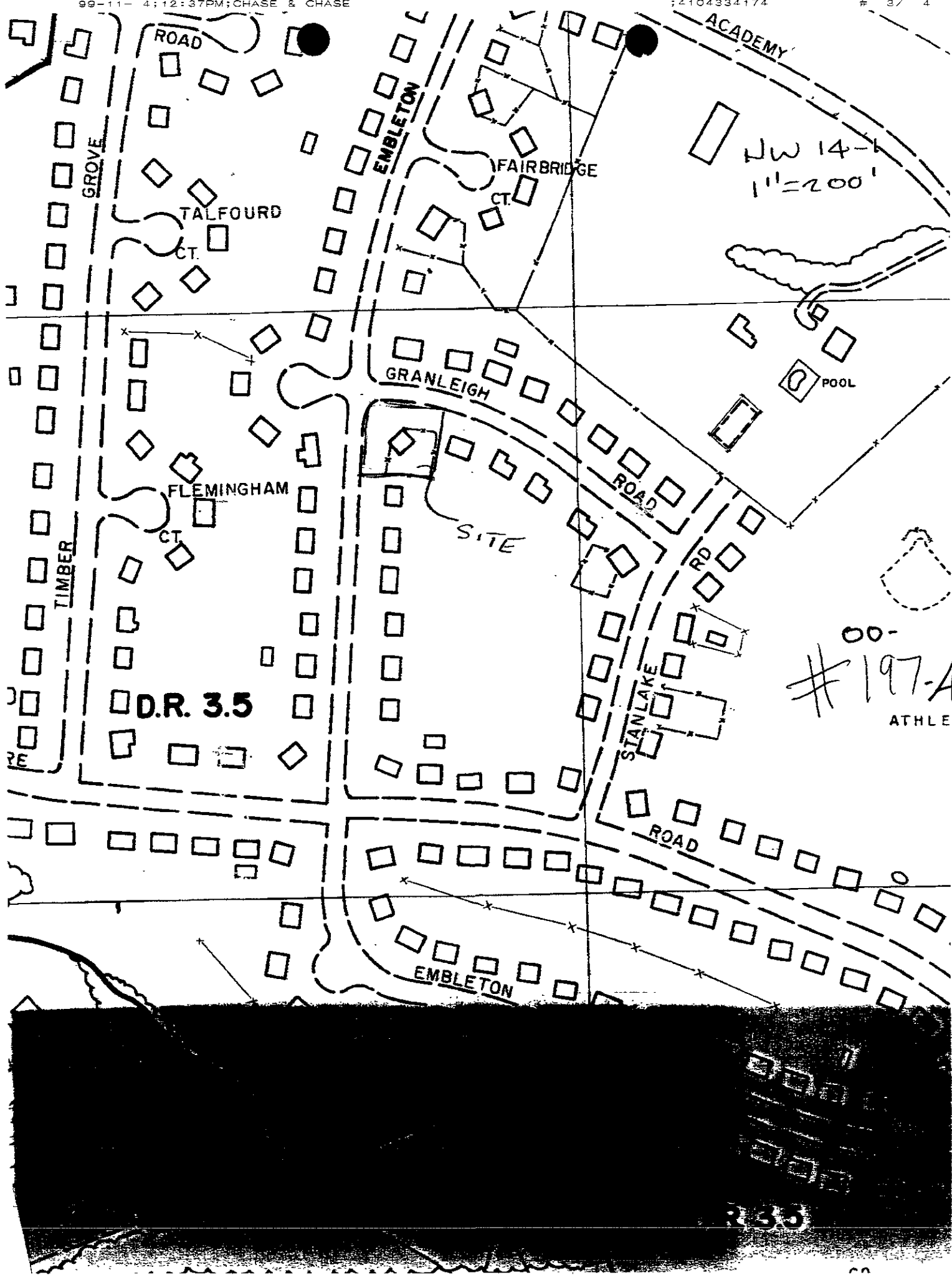


centl - ©1996 Thomas Bros. Maps

501 GRANLEIGH RD, OWINGS MILLS, MD 21117-1753
MLS#: BC2556495 Status: ACTIVE Ownership: Ground Rent, Sale
Leg Sub: SUBURBIA Adv Sub: OWINGS MILLS
Lease Term/Min/Max: // Tax Year: 1996
Total Taxes: \$1,372
Style: Rancher Type: Detached
TOTAL MAIN UPB1 UPB2 LWB1 LWB2 SCHOLS
BR: 3 BR: 3 BR: BR: BR: ES:
FB: 1 FB: 1 FB: FB: FB: MS:
HB: HB: HB: HB: HS:
Main: Living Room, 12X18 Main: Bedroom-Master, 11X13
Main: Bedroom-Second, 9X11
Main: Bedroom-Third, 10X10
Main: Kitchen, 11X12
Exterior: Fenced - Rear
Exterior Const: Brick and Siding
Basement: YES, Space For Rooms, Unfinished
Parking: Drivwy/Off Str
Heat System: Forced Air
Water: Public
Cool System: Central A/C
Bewer/Septic: Public Sewer
Appliances: Dishwasher, Oven/Range-Gas
WATER Access: N Front: N View: N Dock: N
Remarks: CHARMING 3 BEDROOM RANCHER, SITS CADDY CORNER, ON LOVELY LOT CONVENIENT LOCATION
CLOSE TO SHOPPING AND TRANSPORTATION, QUIET NEIGHBORHOOD.
Listing: 11-AUG-1998 Update: 01-JUN-1999 DOM-MLS: 322 DOM-Prop: 322
Show Instructions: Call 1st-Lister, Call Office
Directions: REISTERSTOWN ROAD TO RIGHT ON TIMBER GROVE TO RIGHT ON HAMMERSHIRE TO GRANLEIGH

MINDY PER
Broker: LONG & FOSTER REAL ESTATE, INC.
Broker Office: (410)853-1700
Pager:
Voice Mail:
Code: LNG107
Agent Office:
Home: (410)363-6087
Cell:

Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate but should not be relied upon without verification.
... " indicates additional information available; see other reports.



00-197-A





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DELIGHT GWYNNBROOK	N.W. 14-1
DATE OF PHOTOGRAPHY JANUARY 1986	00-# 197-A	