

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-269-A
*

*

* * * * *

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Jonathan and Bonnie Farber. The Petitioners are requesting a variance from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) for property they own at 210 Golf Course Road, to allow an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 5.06 acres and is zoned R.C.2. The subject property is improved with a single family residential dwelling wherein the Farbers reside. The site is adjacent to the Greenspring Valley County Club, along Golf Course Road. The Petitioners are desirous of constructing a detached two-car garage in the front yard area of their property. They have chosen to locate the garage in the front yard due to the topography of the property and the accessibility of the garage from the existing driveway. After considering the testimony and evidence presented at the hearing, I find that the variance request should be granted.

Based on the evidence presented at the hearing, I find that the variance request should be granted.

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

- 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 Petitioners seek 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.

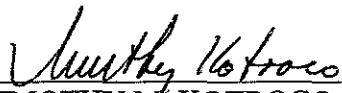
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 2nd day of February, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (garage) to be

PLANNING
DATE 2/2/2000
BY R. J. J. J.

located 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 his 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 FOR ZONING
Date: 2/2/2000
By: R. Johnson



Baltimore County
Zoning Commissioner

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

February 2, 2000

Mr. Bruce Doak
Mr. Brian Dietz
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Boulevard
Towson, Maryland 21286

Re: Petition for Variance
Case No. 00-269-A
Property: 210 Golf Course Road

Dear Messrs. Doak & Dietz:

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 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 dark ink, appearing to read "Timothy Kotroco", is written over a light-colored background.

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Jonathan E. Farber
210 Golf Course Road
Owings Mills, Maryland 21117

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 210 Golf Course 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 BCER

TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED 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 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):

Jonathan E. Farber

Name - Type or Print

Signature

Bonnie S. Farber

Name - Type or Print

Signature

210 Golf Course Road

Address

Baltimore

MD

City

OWINGS MILLS

State

21117

Zip Code

410-581-5748

Telephone No.

Representative to be Contacted:

Bruce Doak/Gerhold Cross & Etzel

Name

320 E. Towsontown Blvd. #100

Address

Towson

MD

City

State

21286

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRP

Date 12/22/99

Case No. 00-269-A

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

00-269-A

December 1, 1999

ZONING DESCRIPTION

NO. 210 GOLF COURSE ROAD

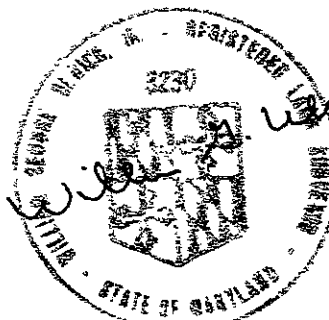
OWNER JONATHAN E. FARBER AND BONNIE S. FARBER (HIS WIFE)

THIRD ELECTION DISTRICT - THIRD COUNCILMANIC DISTRICT

Beginning for the same at the intersection formed by the center line of Golf Course Road and the south side of a 30 foot Right of Way now known as Golf Course Road West, at the beginning of a parcel of land which by a deed dated March 30, 1999 and recorded among the Land Records of Baltimore County in Liber S.M. No. 13681 folio 548, thence leaving said place of beginning and binding on the south side of said Golf Course Road West, 1) North 67 degrees 59 minutes West 433.60 feet, thence leaving said road and running and binding on the outlines of the herein petitioner, 2) South 22 degrees 01 West 458.77 feet and 3) South 66 degrees 52 minutes East 541.50 feet to the center line of the aforesaid Golf Course Road, thence running and binding in the center line of Golf Course Road, 4) North 9 degrees 05 minutes East 481.53 feet to the place of beginning.

Containing 5.06 Acres of Land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



J. TIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **076767**

DATE 12-22-79 ACCOUNT R-001-G150
 AMOUNT \$ 50.00

RECEIVED FROM: Jonathan E. Forber
310 Golf Course Rd. ITEM # 309
010 VARIANCE Taken by: JRF
 FOR: _____

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
 PAYMENT ACTUAL TIME
 12/23/1979 12/22/1979 11:11:30
 REG NO. 02 CASHIER DMD DMD DMD
 DEPT 5 528 ZIRLING VERIFICATION
 RECEIPT # 119336
 CR NO. 076767
 Receipt for \$50.00
 Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #00-289-A
-210 Golf Course Road-
SWC Golf Course Road
Westland Golf Course Road
3rd Election District
3rd Councilmanic District
Legal Owner(s):
Bonnie S. Farber &
Jonathan E. Farber

Variance: to allow an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

Hearing: Wednesday, February 2, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bos-
ley 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

17/1/676 Jan. 18 C364495

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 21, 2000

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 Jan-18, 2000.

THE JEFFERSONIAN,
S. W. Jeffersonian

LEGAL ADVERTISING

RECEIVED JAN 24 2000

CERTIFICATE OF POSTING

RE: CASE #00-269-A
PETITIONER/DEVELOPER
[Jonathan E. Farber]
DATE OF Hearing
[Feb 2, 2000]

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

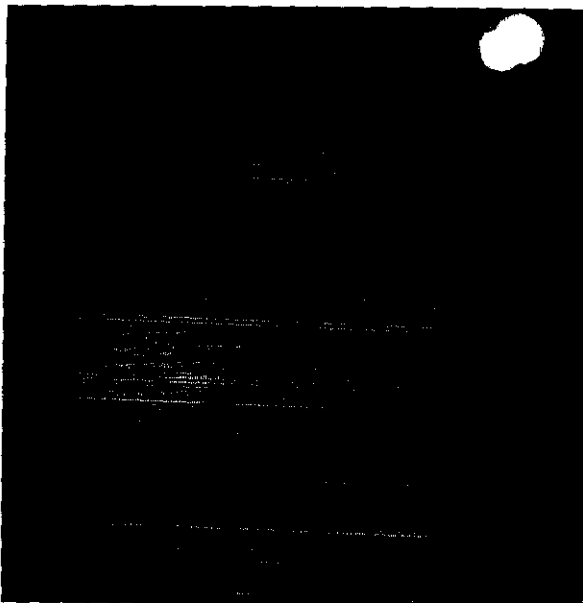
See 1/28

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
210 Golf Course Road Baltimore, Maryland 21117

The sign(s) were posted on 1-18-00
Month, Day, Year }



Sincerely,

Thomas P. Ogle, Sr. 1/18/00
[Signature of Sign Poster & Date]

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
[Telephone Number]

RE: PETITION FOR VARIANCE
210 Golf Course Road, SWC Golf Course Rd West
and Golf Course Rd
3rd Election District, 3rd Councilmanic

Legal Owner: Jonathan E. & Bonnie S. Farber
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-269-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 January, 2000 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for 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

January 6, 2000

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: 00-269-A
210 Golf Course Road
SWC Golf Course Road West and Golf Course Road
3rd Election District – 3rd Councilmanic District
Legal Owner: Bonnie S. Farber & Jonathan E. Farber

Variance to allow an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

HEARING: Wednesday, February 2, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Bonnie & Jonathan Farber, 210 Golf Course Road, Owings Mills 21117
Gerhold Cross & Etzel, 320 E. Towsontown Blvd. #100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 18, 2000.**
(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
Tuesday, January 18, 2000 Issue – Jeffersonian

Please forward billing to:

Jonathan Farber 410-581-5748
210 Golf Course Road
Baltimore, MD 21117

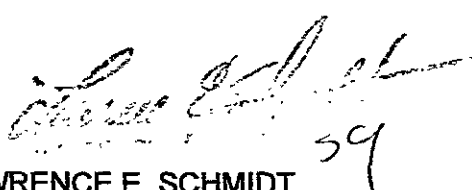
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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(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: 269

Petitioner: JONATHAN FARBER

Address or Location: 210 GOLF COURSE RD BALTO. MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: JONATHAN FARBER

Address: 210 GOLF COURSE RD

BALTO. MD 21117

Telephone Number: 410-581-5748

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 28, 2000pdmlandacq@co.ba.md.us

Mr. Bruce ^{Doak} ~~Doak~~
Gerhold Cross Etzel
320 E. Towsontown Blvd. #100
Towson MD 21286

Dear Mr. Dgdk:

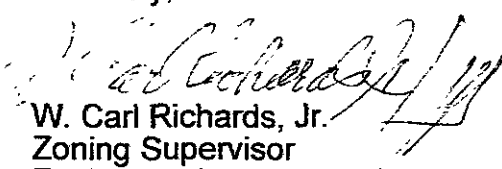
RE: Case Number 00-269-A , 210 Golf Course Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 22, 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:



Marin 2/2/00

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 20, 2000

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

RECEIVED JAN 24 2000

SUBJECT: Zoning Advisory Committee Meeting
for January 17, 2000
Item Nos. 262, 263, 264, 269, 270
and CR 99-411 (Vandermast Property)

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

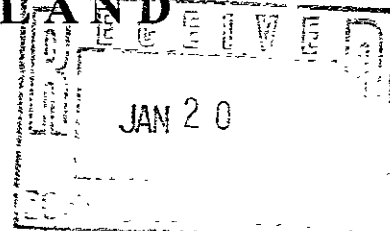
RWB:HJO:cab

cc: File

ZAC01170.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: January 20, 2000

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): 268 and 269

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:

A handwritten signature in cursive script, appearing to read 'Jeffrey N. Long', written over a horizontal line.

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 1.6.00

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

RE: Baltimore County
Item No. 269 JRF
RECEIVED JAN 10 2000

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,

Kenneth A. McDonald Jr., 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GERHOLD, CROSS & ETZEL, LTD

320 E. TOWSONTOWN BLVD. TOWSON, MD 21286

BRIAN DIETZ - GERHOLD, CROSS & ETZEL LTD

320 E. TOWSONTOWN BLVD TOWSON, MD 21286

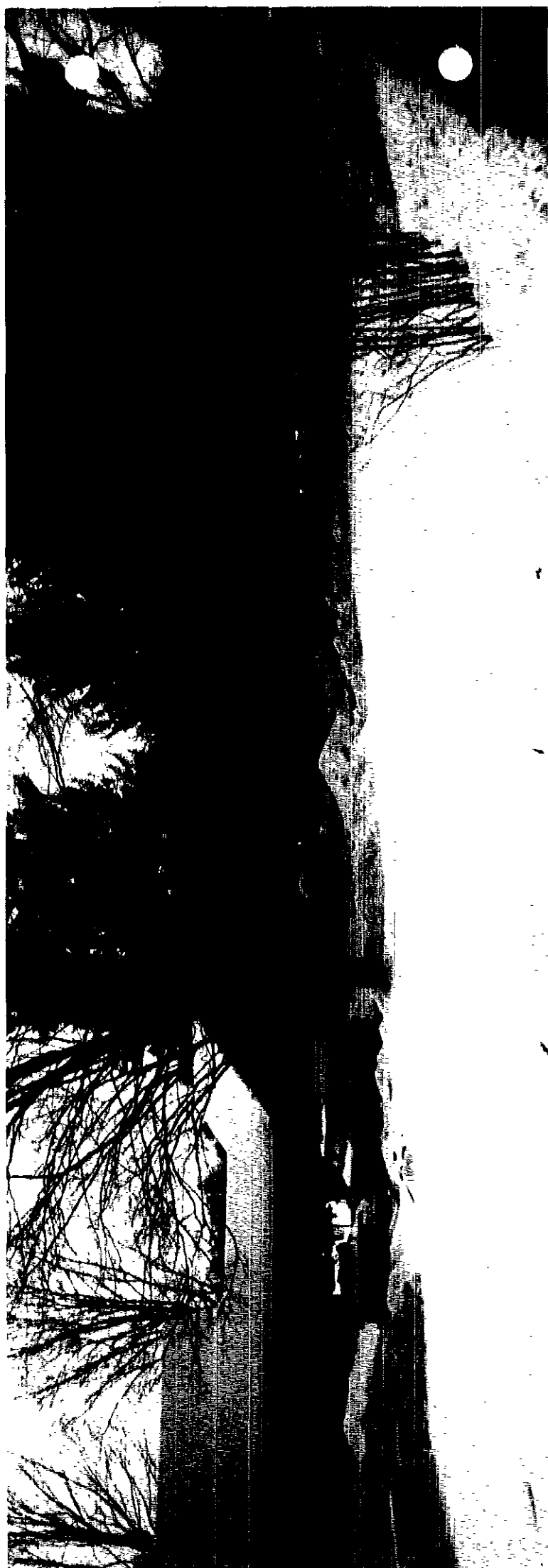
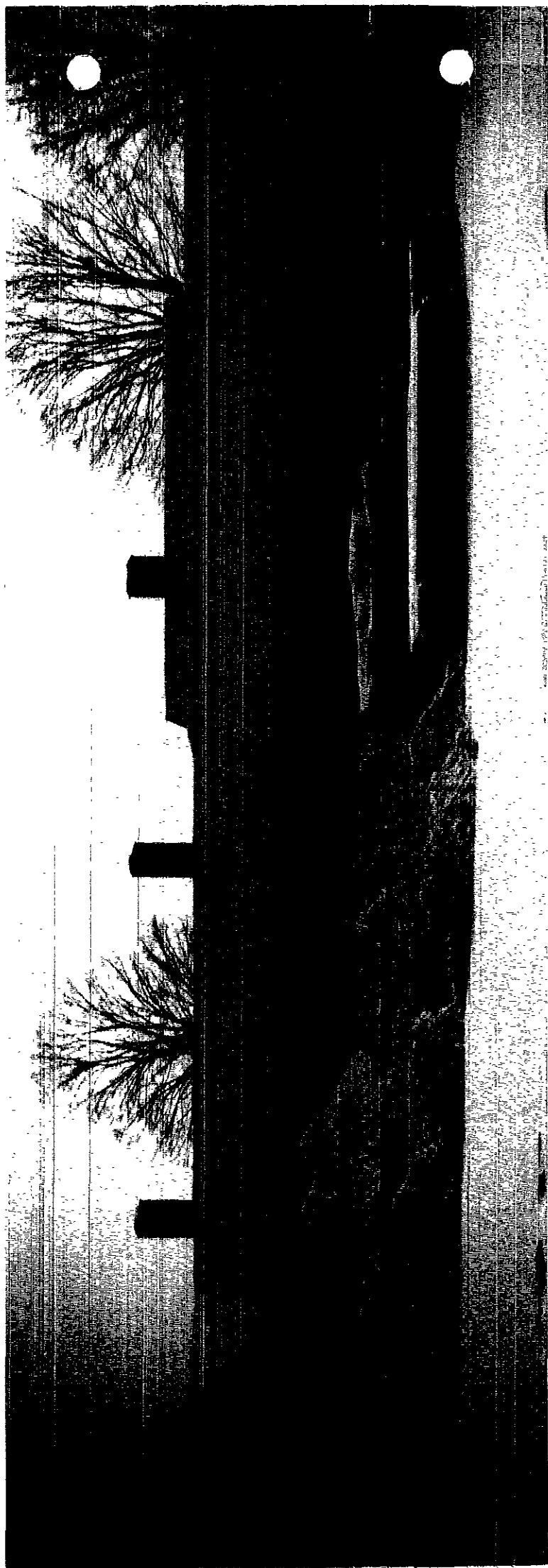


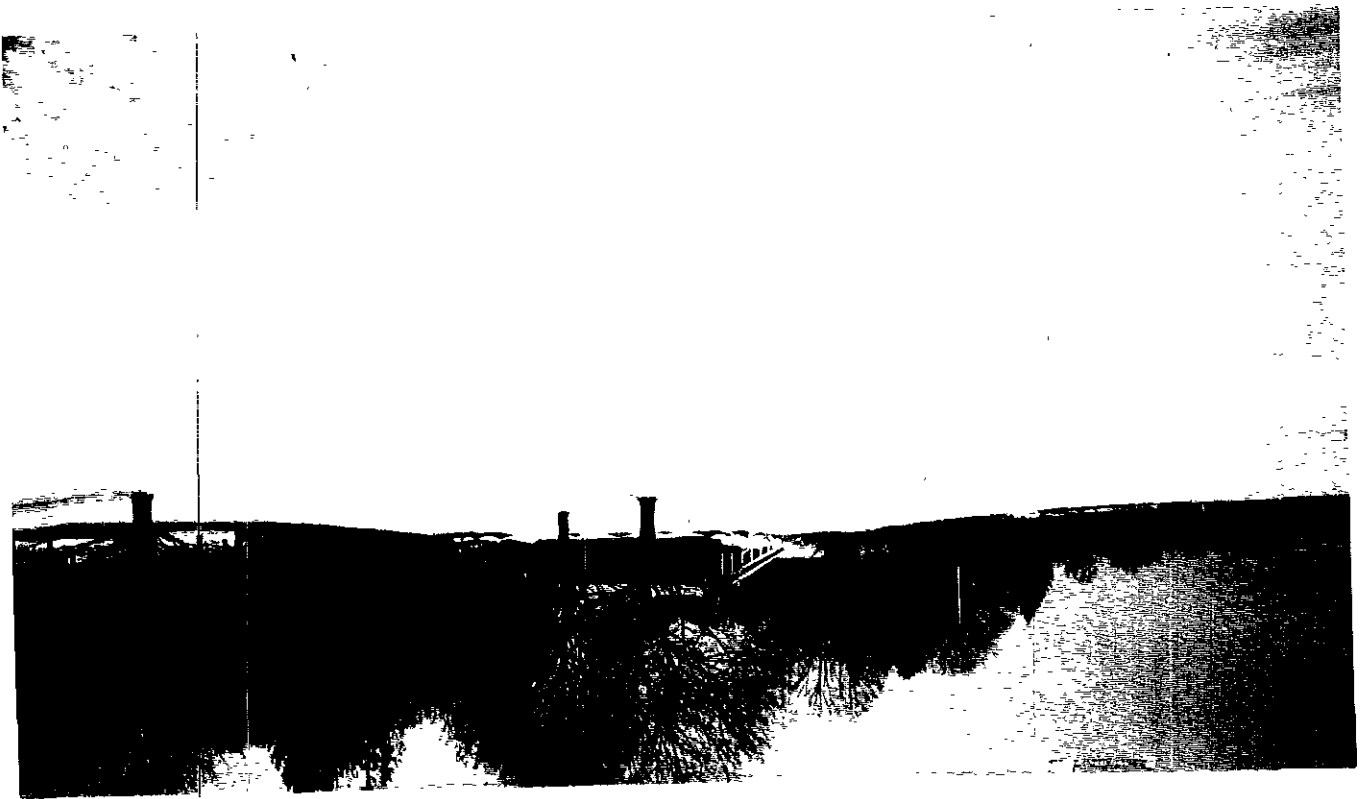


Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

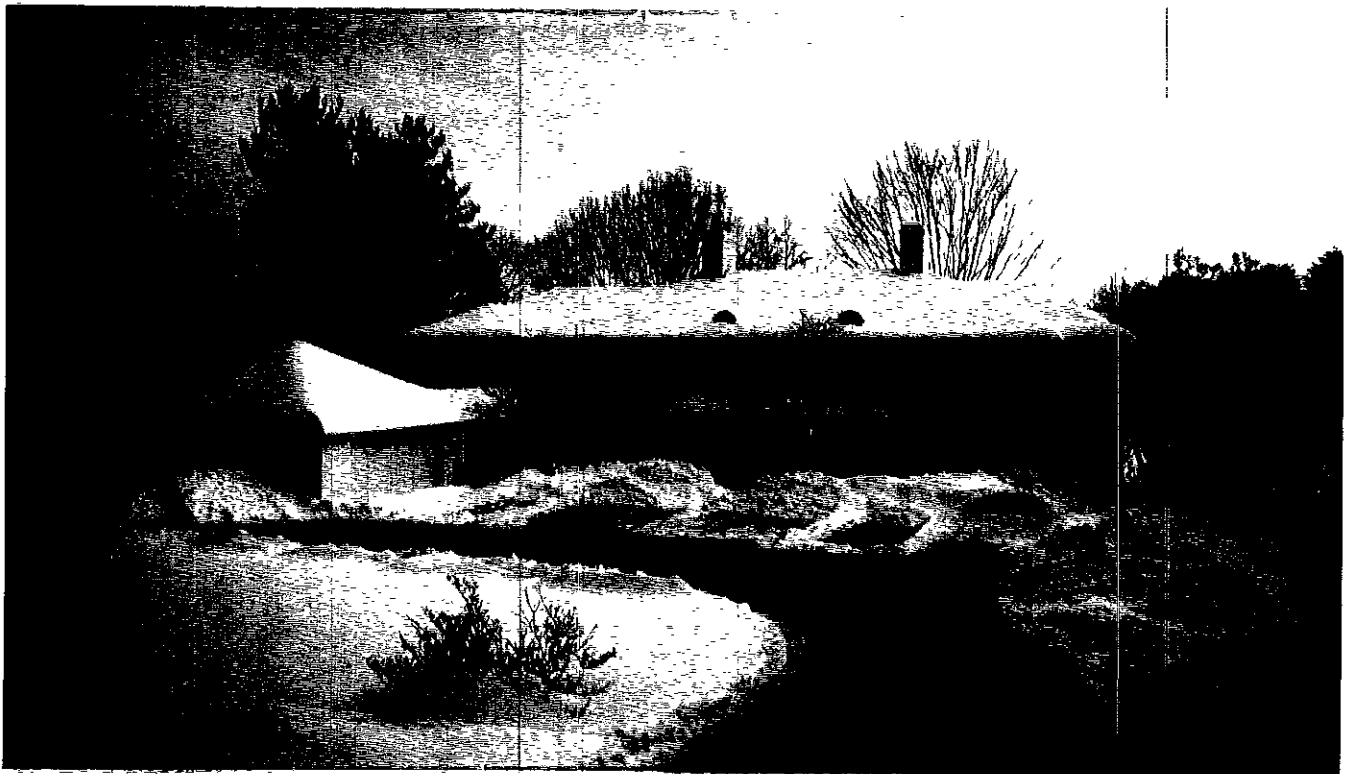
Census 2000



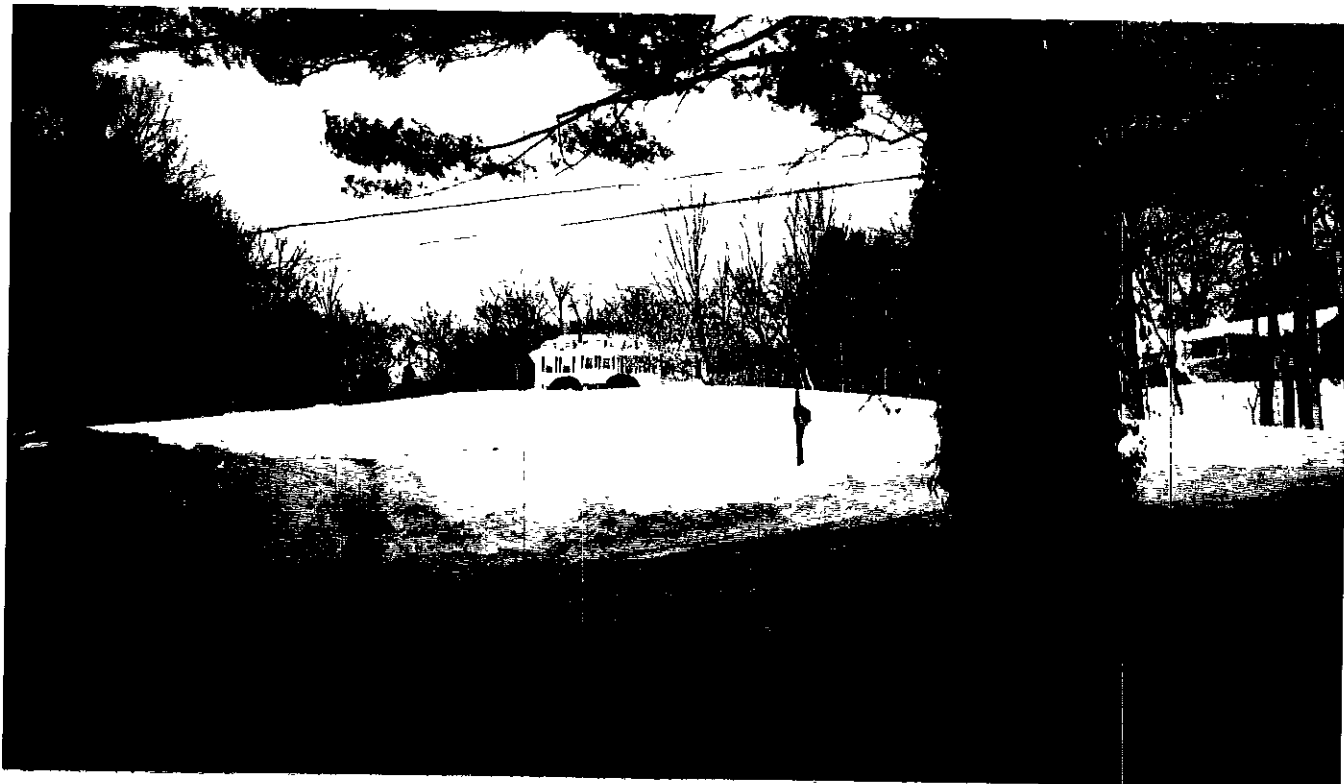
















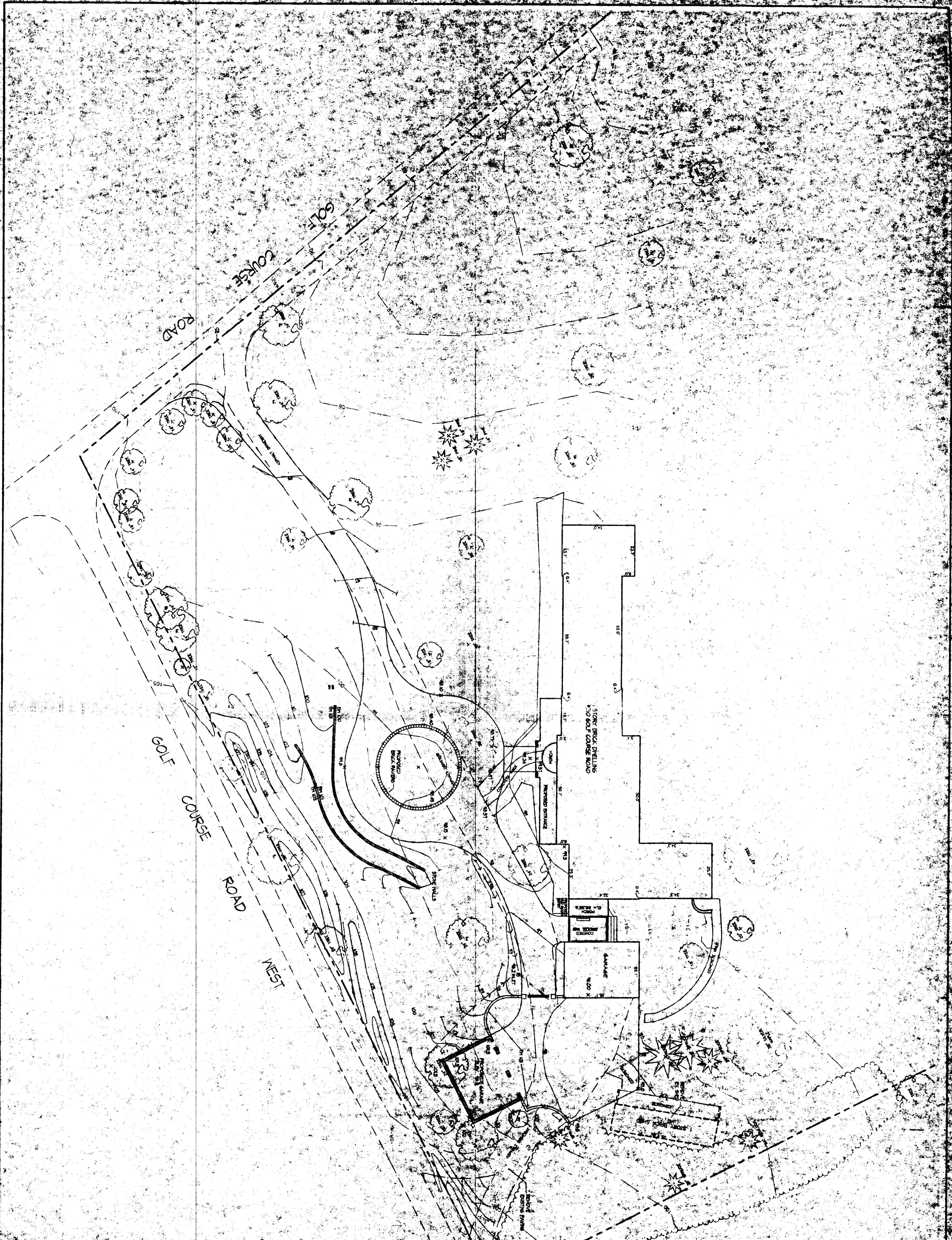


PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	CHATTOLANEE	N.W. 11-6
DATE OF PHOTOGRAPHY JANUARY 1986		

MODIFIED



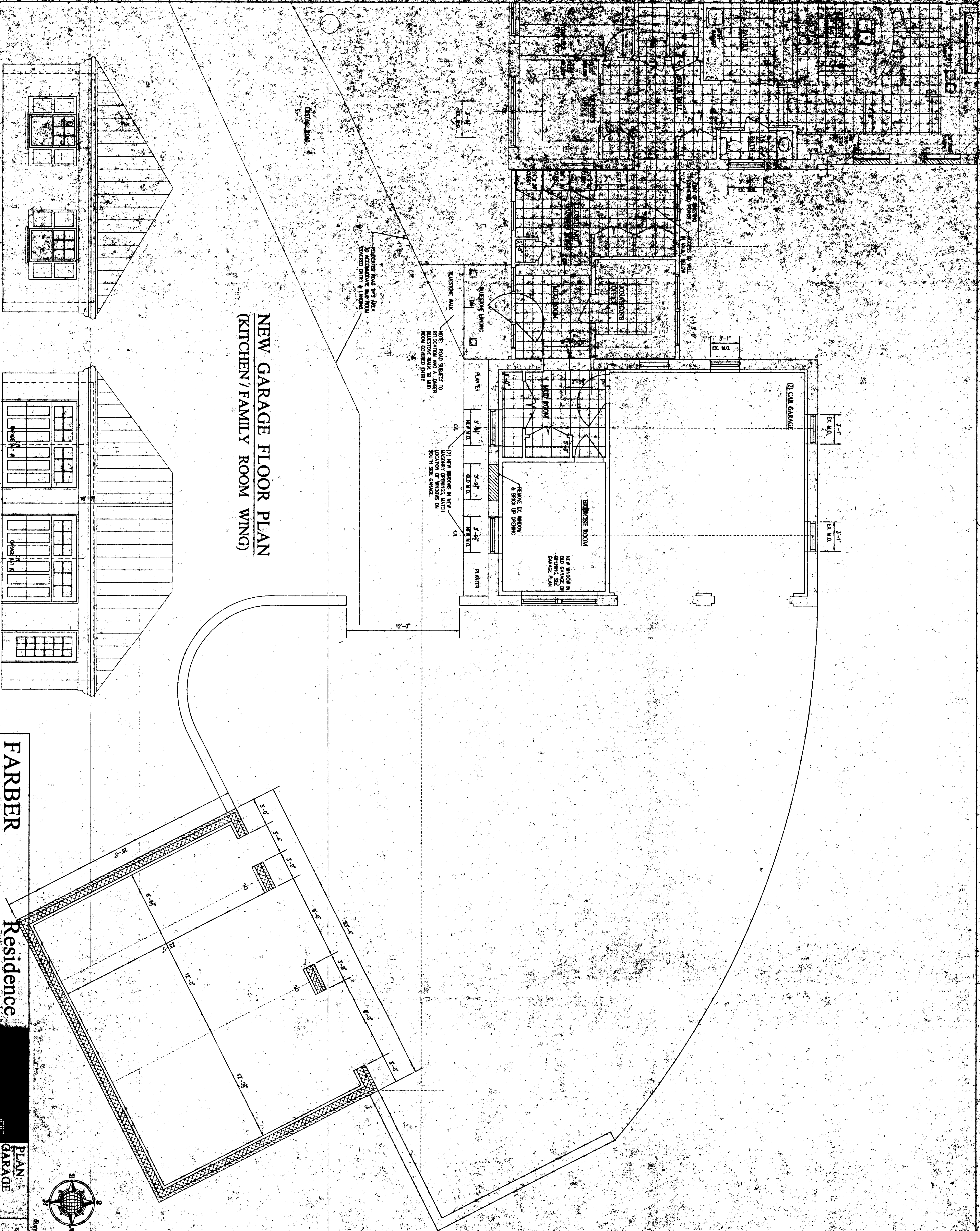
Preliminary Site Plan Farber Property

REVISIONS



SITE RESOURCES
 1000 S. 10th St., Suite 100
 Lincoln, NE 68502
 (402) 441-1111

DRAWN BY: DAW	CONTRACT NO.
DESIGNED BY: SIF	SCALE: 1/4" = 1'-0"
CHECKED BY: SIF	SIT PROJECT NO: 1000
DATE: 10 JAN 1994	SHEET 1 OF 1



FARBER
210 Golf Course
Owings Mills

Residence
Road
Maryland 21117

PLAN
GARAGE
Floor Plan

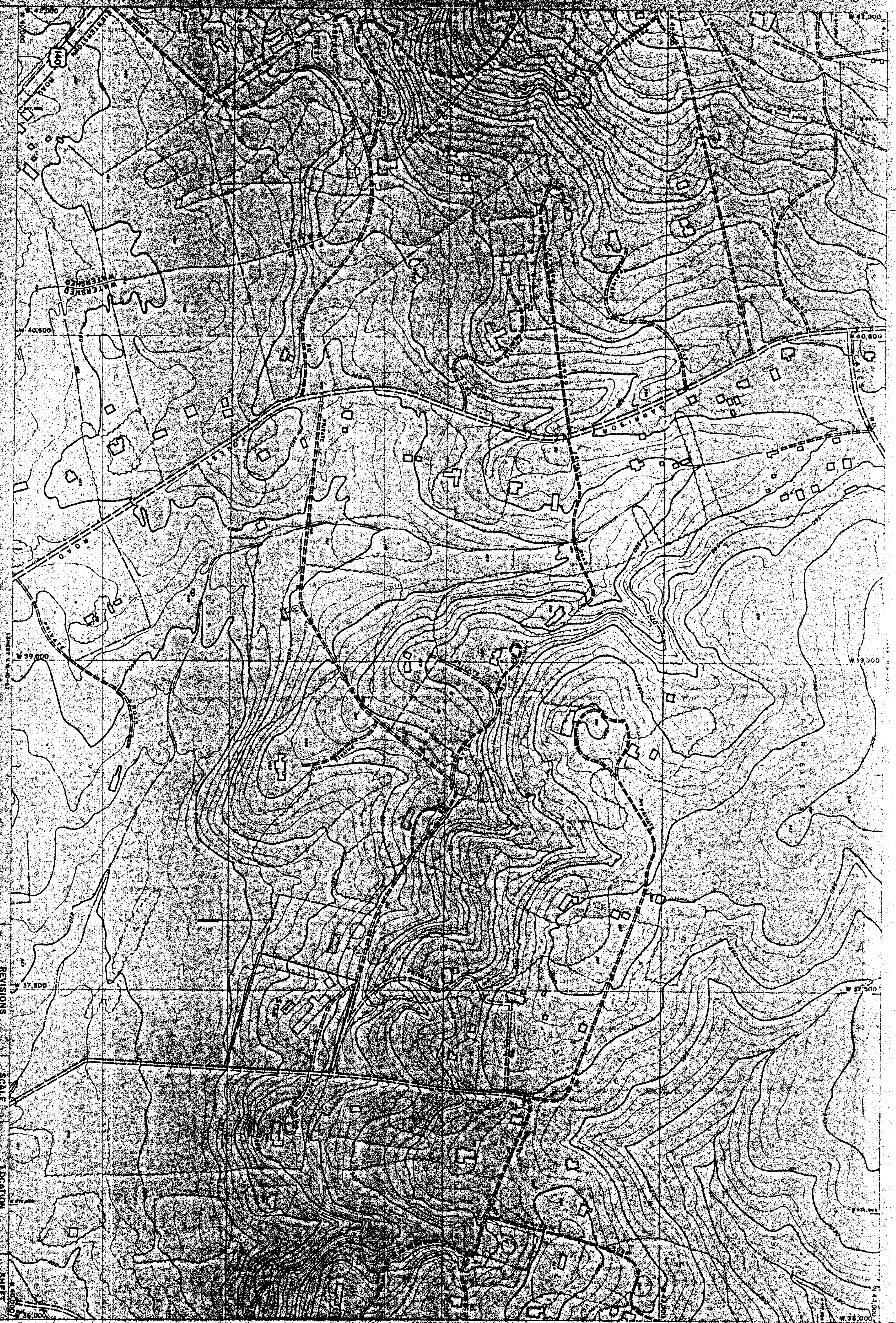
Scale: 1/4" = 1'-0"

June 6 JULY 1999

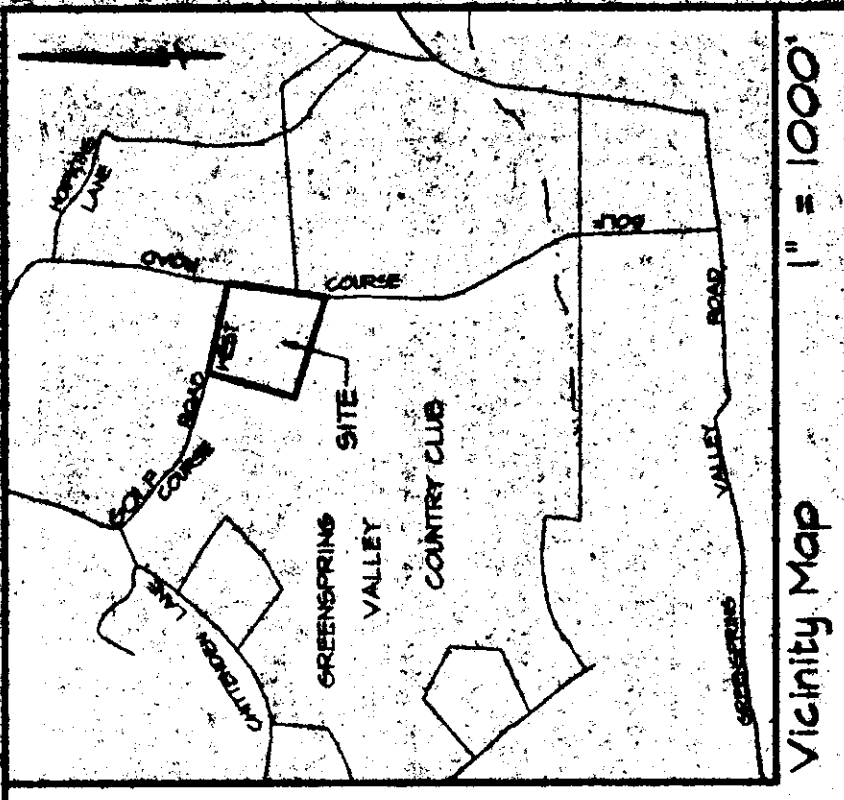
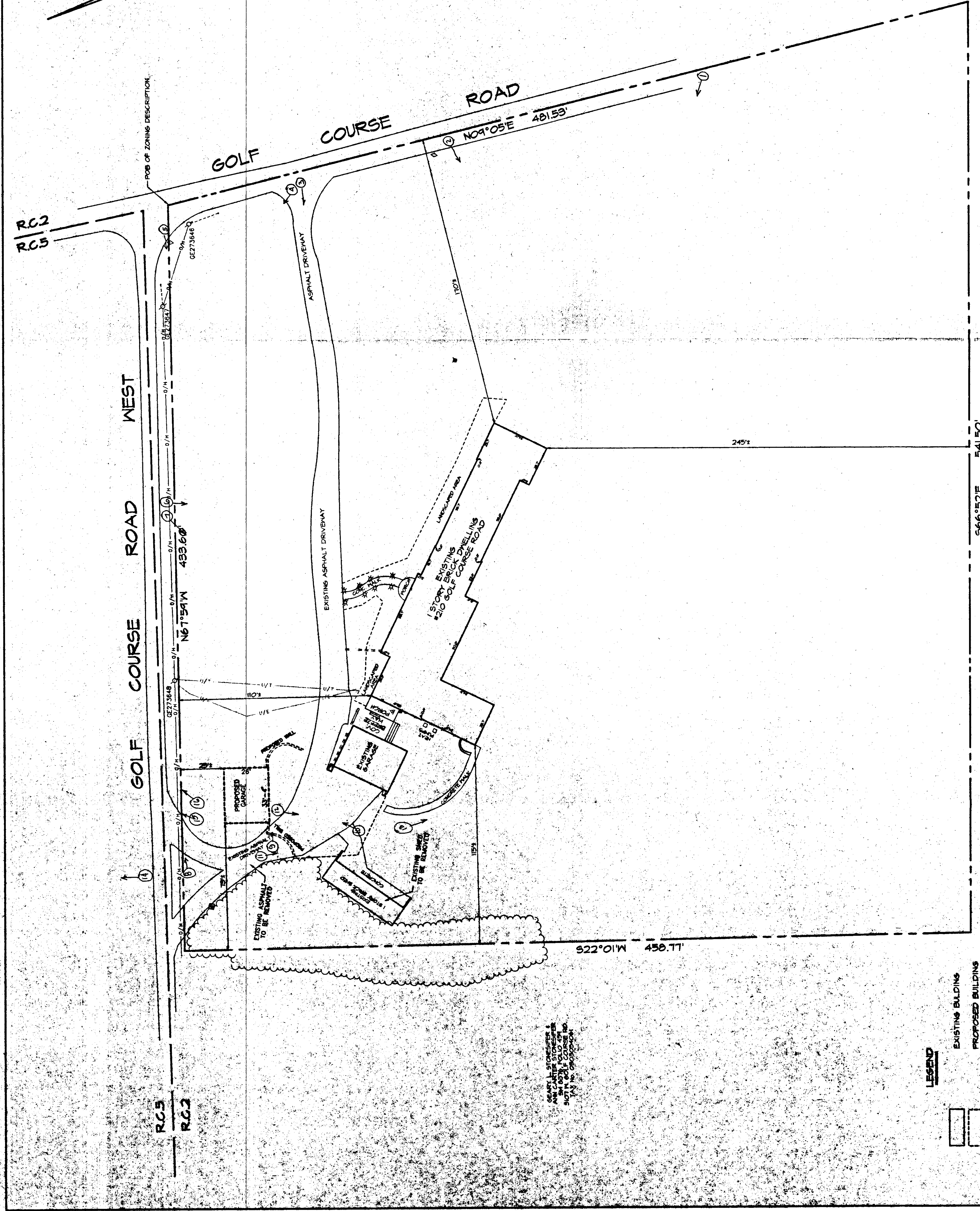
G

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

L-8E
P-NE



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
1		1" = 200'	CHATHAM	11-8
Produced by the Army Corps of Engineers, Hydrographic Service, Baltimore, Maryland				



GENERAL NOTES

1. OWNER: JONATHAN E. FARBER & BONNIE S. FARBER
210 GOLF COURSE ROAD
BALTIMORE, MD 21224
2. TAX ACCOUNT NO: 03-19-012540
3. TITLE DEED LIBER 341 (B&O) FOLD 548
DEED REF. S.M. NO. 19681 Folio 548
4. THE PROPERTY IS ZONED R.C.-2
5. 200' SCALE ZONING MAP NO. 141 (11-4)
6. THE BOUNDARY SHOWN HEREON IS FROM DEED REF. S.M. LIBER 7446 FOLD 224.
7. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN.
8. CROWN TRAIL 4071.01 A.D.C. MAP 1-5810
SUBDIVISION 24-4-C
SCHOOL DISTRICT 3158
REGIONAL PLANNING DISTRICT 3158
9. THIS SITE IS SERVICED BY WELL AND SEPTIC.
10. THIS SITE IS IN THE GREEN SPRING VALLEY NEHD.

PETITION

VARIANCE OF SECTION 400.1 TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT YARD.

Plan to Accompany

Photographs

PLAN TO ACCOMPANY A PETITION
FOR A ZONING VARIANCE
ON THE

FARBER PROPERTY

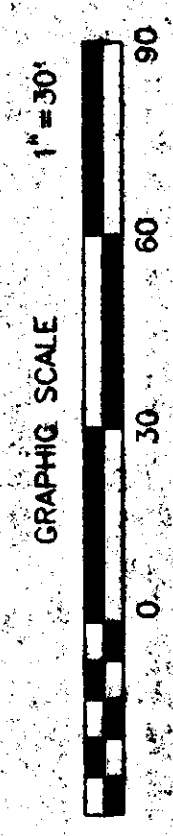
210 GOLF COURSE ROAD
Deed Ref. S.M. No. 19681 Folio 548
Tax Account No. 03-19-012540
Zoned R.C.-2
Tax Map 67, Grid 6, Parcel 114

3rd ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Scale: 1" = 30'

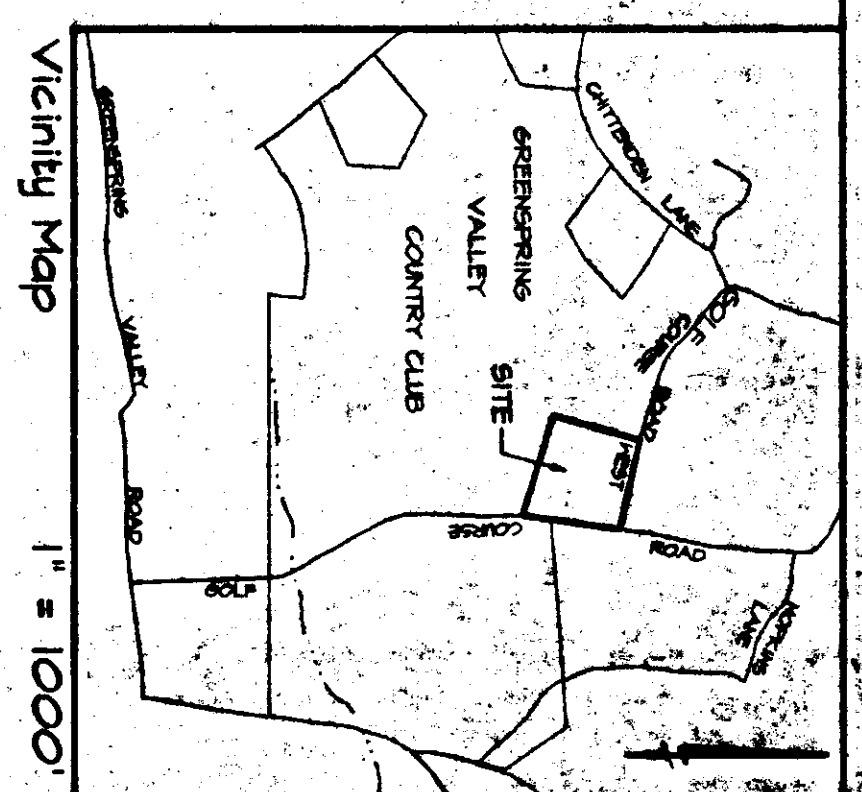
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 102
320 East Towson Avenue
Towson, Maryland 21204
(410) 935-4410



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- WOODS LINE
- BOUNDARY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD UTILITY LINE
- WELL
- GAS OR WATER VALVE
- UTILITY POLE
- SIGN

GREEN SPRING VALLEY COUNTRY CLUB INC.
TAX NO. 10000015



- GENERAL NOTES**
1. OWNER, JONATHAN E. FARBER & BONNIE S. FARBER, 210 GOLF COURSE ROAD, BALTIMORE, MD. 21117
 2. TAX ACCOUNT NO. 031012540
 3. TITLE DEED LIBER 341, 1858, FOLIO 548 (10/14, 1858) - 100 ± ACRES
 4. THE PROPERTY IS ZONED R.C.-2
 5. 200' SCALE ZONING MAP NO. 14111-6
 6. THE BOUNDARY SHOWN HEREON IS FROM DEED REF. 541, LIBER 1446 FOLIO 224.
 7. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN.
 8. CENSUS TRACT 403101
 9. A.D.C. MAP & GRID 25-4-C
 10. THIS SITE IS SERVED BY WELL AND SEPTIC.
 11. THIS SITE IS IN THE GREEN SPRING VALLEY MAP.

00-269-A

PETITION

VARIANCE OF SECTION 4001 TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT YARD.

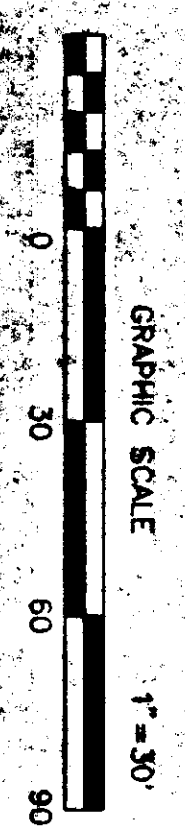
269

PLAN TO ACCOMPANY A PETITION
FOR A ZONING VARIANCE
ON THE
FARBER PROPERTY

210 GOLF COURSE ROAD
Deed Ref. 541, No. 1858, Folio 548
Tax Account No. 03-18-012540
Zoned R.C.-2
Tax Map 67, Grid 6; Parcel 114
3rd ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'
NOVEMBER 24, 1994

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 823-4410



REVISION DATE TECHNICIAN DISTR. FILE #

- LEGEND**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - WOODS LINE
 - BOUNDARY LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - OVERHEAD UTILITY LINE
 - WELL
 - 6" & 8" WATER VALVE
 - UTILITY POLE
 - Sign

GREEN SPRING VALLEY COUNTRY CLUB INC.
TAX MAP 1000000751

SEAL OF L. STODOLSKY
ANALYST
BALTIMORE COUNTY
301 N. GOLF COURSE RD.
BALTIMORE, MD. 21206