

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Church Lane, 230' E
of Brenbrook Road
2nd Election District
2nd Councilmanic District
(8716 Church Lane)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-274-A

Melvin & Rosalind Walters
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Melvin & Rosalind Walters, property owners, for that property known as 8716 Church Lane in the Oakland Park/Rockdale area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an enclosed addition with a rear yard setback of 19 ft. in lieu of the minimum required 30 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

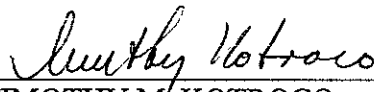
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

RECEIVED
2/4/2007
R. J. Jenson

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.

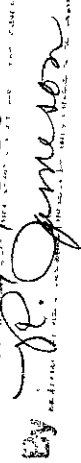
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of February, 2000, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an enclosed addition with a rear yard setback of 19 ft. in lieu of the minimum required 30 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

By  R. J. Johnson
Date 2/4/2000



Baltimore County
Zoning Commissioner

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

February 4, 2000

Mr. & Mrs. Melvin Walters
8716 Church Lane
Randallstown, Maryland 21133

Re: Petition for Administrative Variance
Case No. 00-274-A
Property: 8716 Church Lane

Dear Mr. & Mrs. Walters

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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8716 Church Lane
which is presently zoned DR 5.5

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.C.1 To allow an enclosed addition with a rear yard setback of 19ft in lieu of the minimum required 30ft.

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):

Walters, Melvin
Name - Type or Print _____
Melvin Walters
Signature _____
Walters, Rosalind
Name - Type or Print _____
Rosalind Walters
Signature _____
8716 Church Lane 410.521.4174
Address Telephone No. _____
Randallstown MD 21133
City State Zip Code _____

Representative to be Contacted:

Jeremy M Borst
Name _____
1585 Sulphur Spring Rd 410.242.5920
Address Telephone No. _____
Baltimore MD 21227
City State Zip Code _____

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

DATE 2/4/2000
CASE NO. 00-274-A

Reviewed By JJA Date 1-4-00
Estimated Posting Date 1-14-00

REV 9/15/98

ORDER RECEIVED FOR FILING

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 8716 Church Lane
Address
Randallstown MD 21133
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):

Mr. & Mrs. Walters take great pride in ownership and residence within their home and community, and wish to make improvements to their property every year. Having only 33 feet from the rear of their home to the rear property line unusually restricts them from making any reasonable additions to the rear of their home, and to add to the front or side yards would be financially & aesthetically restrictive. As the Walters' children have grown and aged, so has their need for extra space and privacy. To be denied this addition, the Walters' confinement to their existing home would continue, and worsen.

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.

Melvin Walters
Signature
Melvin Walters
Name - Type or Print

Rosalind Walters
Signature
Rosalind Walters
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvin and Rosalind Walters
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

12/9/99
Date

Keith A. Davis
Notary Public
My Commission Expires 9/16/2003

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 8716 Church Lane
Address
Randallstown MD 21133
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):

Mr. & Mrs. Walters take great pride in ownership and residence within their home and community, and wish to make improvements to their property every year. Having only 33 feet from the rear of their home to the rear property line unusually restricts them from making any reasonable additions to the rear, and to add to the front or side yards would be financially and aesthetically restrictive. As the Walters' children have grown and aged, so has their need for extra space and privacy. To be denied this addition, the Walters' confinement ~~would~~ to their existing home would continue, and worsen.

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.

Melvin Walters
Signature
Melvin Walters
Name - Type or Print

Rosalind Walters
Signature
Rosalind Walters
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvin and Rosalind Walters

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

12/9/99
Date

Robert A. Quinn
Notary Public

My Commission Expires 9/16/2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8716 Church Lane
which is presently zoned DR55

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.C.1 To allow an enclosed addition with a rear yard setback of 19ft. in lieu of the minimum required 30ft.

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):

Walters, Melvin
Name - Type or Print _____
Melvin Walters
Signature _____
Walters, Rosalind
Name - Type or Print _____
Rosalind Walters
Signature _____
8716 Church Lane 410 521 4174
Address Telephone No. _____
Randallstown MD 21133
City State Zip Code _____

Representative to be Contacted:

Jeremy M Bopst
Name _____
1585 Sulphur Spring Rd 410 242 5970
Address Telephone No. _____
Baltimore MD 21227
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. 00-224-A

Reviewed By [Signature] Date 1-4-00

REV 9/15/98

Estimated Posting Date 1-14-00

Zoning Description
8716 Church Lane

Beginning at a point on the northwest side of Church Lane, 230 ft. east of Brenbrook Rd, thence running the following courses:

- 1) S 68° 54' 31" W a distance of 66.64'; thence leaving said Right of Way line and binding on lines of division between Revised Lot 2 and Revised Lot 3, the three (3) following courses and distances
- 2) N 06° 32' 22" West a distance of 118.00', thence
- 3) N 38° 44' 46" East a distance of 14.07', thence
- 4) N 84° 01' 53" East a distance of 55.52' to a point on the S 05° 58' 08" East 450.45' outline of the abovementioned plat; thence binding on part of said outline
- 5) S 05° 58' 08" East a distance of 104.61' to the place of beginning

Containing 7313.6 SF of land, more or less. and located in the

2nd Election District of Balto. Co.

224

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

60-274-11
No. **076779**

DATE 1-14-00 ACCOUNT R. Dot. 6150
AMOUNT \$ 50.00

RECEIVED FROM: Appropriation 517-01

FOR: Specialized Services Library
1976 Church Lane (2005)

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT METHOD: CASHIER WIFE REG DRAWER
DATE: 1/06/2000 TIME: 09:51:03
REG NO: 5
DEPT: 5 ZONING VERIFICATION
RECEIPT # 139100
CR NO. 076779

Receipt Tot: 50.00
50.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-274-A

Petitioner/Developer: _____

M. WALTERS

Date of Hearing/Closing: 1/31/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

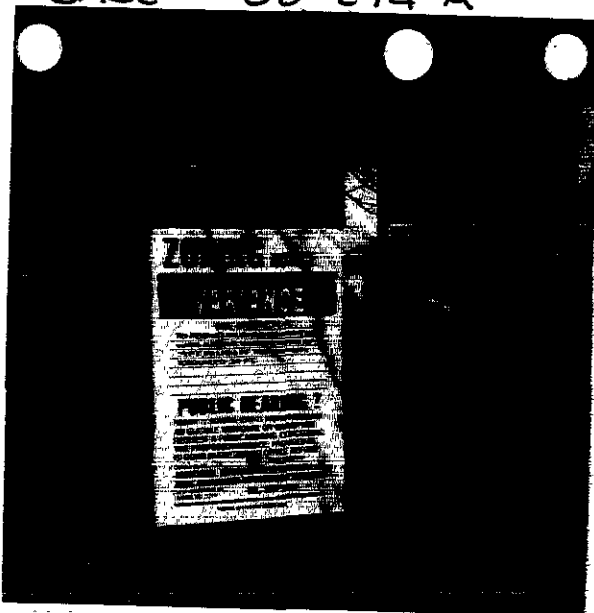
Ladies and Gentlemen:

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 _____

8716 CHURCH LA

The sign(s) were posted on 1/14/00
(Month, Day, Year)

CASE # 00-274-A



Sincerely,

Richard E. Hoffman 1/14/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

8716 CHURCH LA.

POSTED 1/14/00

Richard E. Hoffman 1/14/00

RECEIVED JAN 27 2000

Case Number 00- 274 -A Address 8716 Church Lane

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-4-00 Posting Date: 1-14-00 Closing Date: 1-31-00

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 274 -A Address 8716 Church Lane

Petitioner's Name M. Walters Telephone (410) 521-4174

Posting Date: 1-14-00 Closing Date: 1-31-00

Wording for Sign: To Permit an enclosed addition with a rear yard setback of 19 ft. in lieu of the minimum required 30 ft.

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: 00-274-A

Petitioner: x Melva + Rosalind Walters

Address or Location: 8716 Church Lane Randallstown MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Appleby Systems, Inc.

Address: 1585 Sulphur Spring Road
Baltimore MD 21227

Telephone Number: 410 242-5970

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 8716 Church Lane

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: Walters, Melvin and Roselind



North

date: 11-19

prepared by: Tammy Bogart

Scale of Drawing: 1" = 50'



Vicinity Map
North
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map#: NW 7-H

Zoning: DR55

Lot size: 0.1679 85091
acres square feet

Public Private

SEWER:

WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



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

February 1, 2000

Mr. Jerry M. Bopst
1585 Sulphur Spring Road
Baltimore MD 21227

Dear Mr. Bopst:


RE: Case Number 00-274-A , 8716 Church Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 4, 2000.

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 21, 2000

RECEIVED JAN 27 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 24, 2000
Item Nos. 273, 274, 276, 277, 279,
280, 281, 282, 283, 284, and 285

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

February 15, 2000

RECEIVED FEB 25 2000

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: GOODWILL INDUSTRIES OF THE
CHES., INC. - 277

Location: DISTRIBUTION MEETING OF JANUARY 18, 2000

Item No.: 277

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM NUMBERS:

273, (274), 276, 278, 279, 280, 281, 282, 283, 284, AND 285

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

cc: File

. 337



AV
1/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FEB - 2

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

Date: January 31, 2000

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

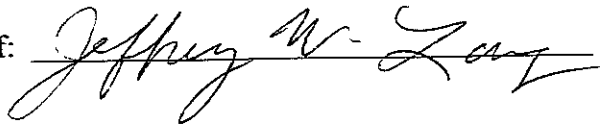
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 274

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: 1.12.00

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

RE: Baltimore County
Item No. 274 JJS

RECEIVED JAN 14 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,

for 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

Plat to accompany Petition for Zoning Variance Special Hearing

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

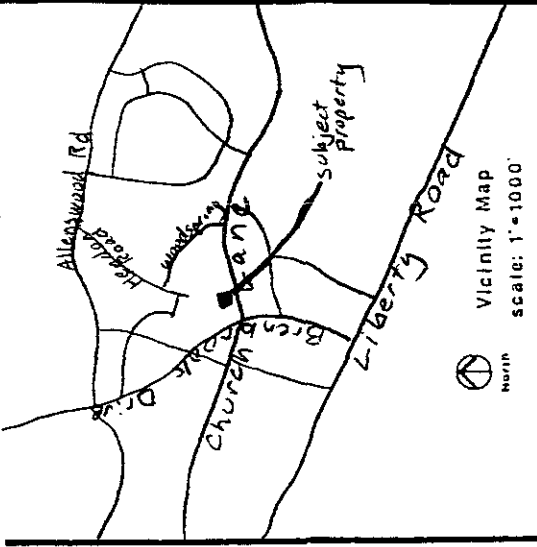
PROPERTY ADDRESS: 8716 Church Lane Revised lot 3

Subdivision name: Hopewell Liber 8201 Folio 0083

plat book # , folio # , lot # , section #

OWNER: Melvin Rosalind Walters

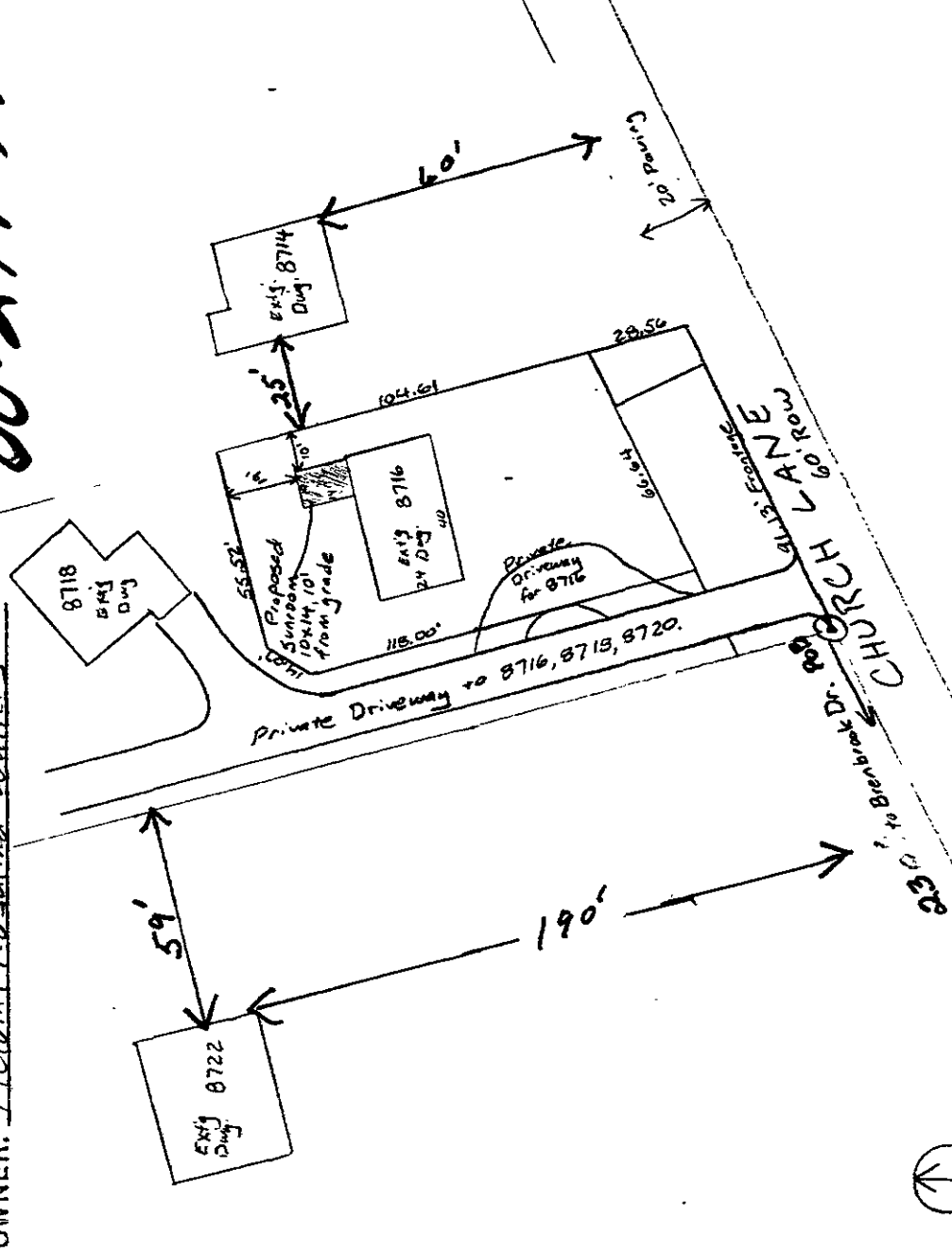
00-274-A



LOCATION INFORMATION
 Election District: Z
 Councilmanic District: Z
 1"-200' scale map #: NW 7-H
 Zoning: DR 5.5
 Lot size: 0.168 7313.6
 acreage square feet

public utility
 SEWER:
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: none

Zoning Office USE ONLY!
 reviewed by: [Signature] ITEM #: 274 CASE #:



part of #1

Scale of Drawing: 1" = 50'

North
 date: 12-28-99
 prepared by: J. Best

Sheet
11-220
11-220
Kardallstrom

BM
BL-45
BROOK

N 358,000
D.R. 16

N 25,000

Bren brook

PARKING
AREA
BM-CCC

ROAD

D.R. 5.5

CHURCH

Site

WOODSPRING
CT.

ROAD

OR-2

0027A-A

274

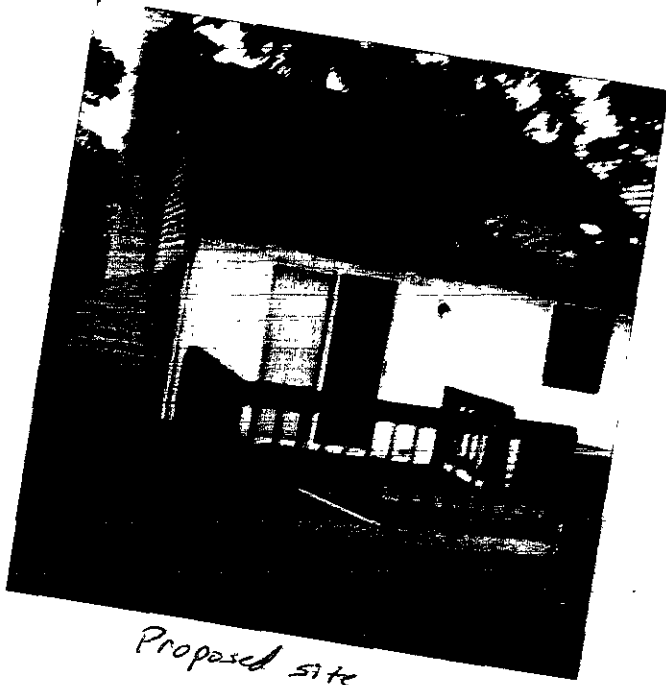


8716 Church Lane
Proposed site on rear



8716 + 8714 Church Lane
Proposed site on rear and
Fletcher residence

00-274-A



Proposed site

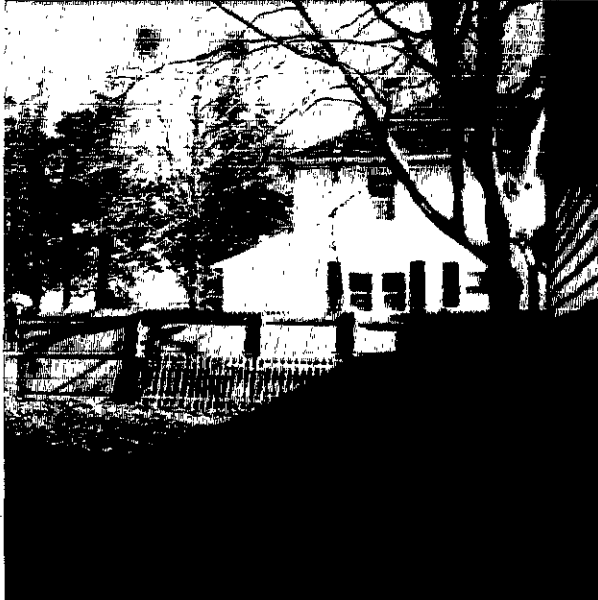


Proposed site

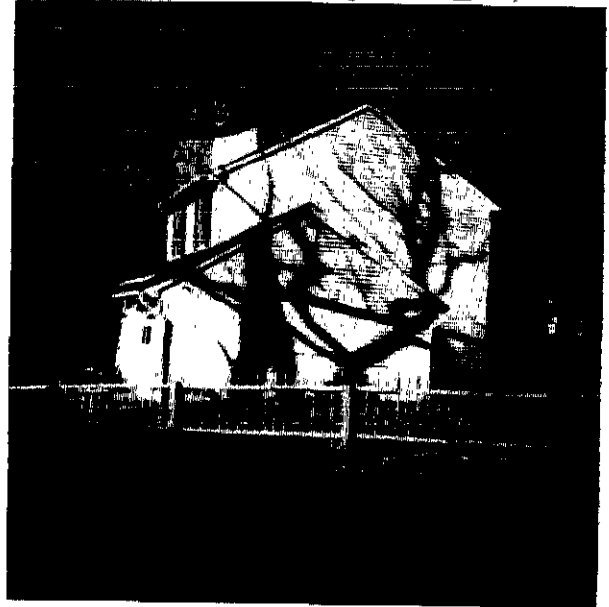
274

Church Lane

View to East



To Rear (North)



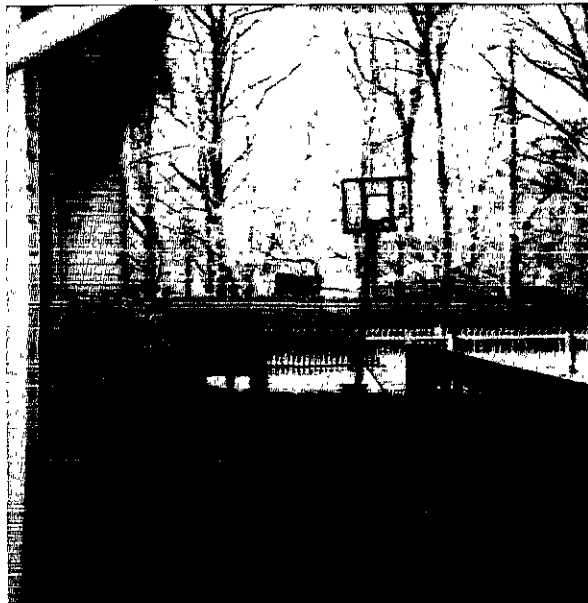
*8716+8714 Church Lane
Proposed site and
Fletcher residence*

224

8716

224

View to West



*8717 Church Lane view from
proposed site
view to Alvarz residence*

224



SCALE	LOCATION	SHEET
1" = 200' ±	OAKLAND PARK ROCKDALE AREA	N.W. 7-H
DATE OF PHOTOGRAPHY		
JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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