

IN RE: PETITION FOR VARIANCE

S/S Cider Mill Road, 24' W

c/1 Covered Bridge

9th Election District

6th Councilmanic District

(2109 Cider Mill Road)

William J. & Jill G. Zupancic

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-295-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, William and Jill Zupancic. The Petitioners are requesting a variance for property they own at 2109 Cider Mill Road. The property is zoned D.R.5.5. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition to be built on the side of their house with a side yard setback of 2 ft. and a total of 18 ft. on both sides in lieu of the minimum required setback of 8 ft. and a total of 20 ft. respectively.

Appearing at the hearing on behalf of the variance request were William and Jill Zupancic, property owners and Ted D'Amico, adjacent property owner. Appearing in opposition to the Petitioners' request were Jimmy and Angela Lolley and Joe Ford, also residents of the neighborhood. There were no others in attendance.

Testimony and evidence indicated that the variance request was originally filed as an administrative variance. However, a public hearing was requested by Joseph Ford on January 26, 2000. The matter was set in for a public hearing before me. The property, which is the subject of this variance request, consists of 0.168 acres, zoned D.R.5.5. The property is located along Cider Mill Road in the Parkville/Carney area of Baltimore County. The property is improved with a one-story, single family residential brick dwelling. The Petitioners are desirous

ORDER RECEIVED FOR FILING

Date

3/2/00

By

J. P. Janssen

of constructing an 11 ft. x 21 ft. addition on the side of the house, as shown on the site plan submitted. In order to proceed with the construction of this addition, the variance request is necessary.

The Petitioners testified that they would like to construct this addition in order to increase the living area within their home. The lot upon which their house sits is very small and the side yard is the only feasible area for them to construct this addition. The rear of the property is already improved with a screened-in porch and patio off the rear of the house. They, therefore, request to construct the addition on the side of the home in the area where the driveway exists. They indicated that many of the other homeowners in their community have constructed similar type additions on their homes. Many photographs were submitted into evidence demonstrating the other additions built in the neighborhood, both on the sides of homes and the rear of homes. In addition, photographs of the Petitioners' property were also submitted.

Appearing in opposition to the Petitioners' request were neighbors from the surrounding community. Mr. Ford and Mr. Lolley both are strongly opposed to the granting of any variance to allow the construction of this addition on the side of this house. Their cumulative testimony indicated that the addition itself will sit too close to the property line shared with Mr. D'Amico. They believe the addition would cause the property to be too cluttered and would provide a "closed-in" effect to the neighborhood. They further indicated that there are no private covenants and restrictions that apply to the houses in their neighborhood, given the age of the development. They, therefore, are relying on the Zoning Office to assist them in maintaining the character and integrity of their neighborhood.

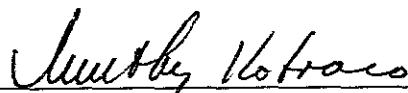
As stated previously, the adjacent property owner who would be most affected by the construction of this addition, Mr. Ted D'Amico, appeared in full support of the Petitioners'

ORDER RECEIVED FOR FILING
Date 3/2/00
By R. Jamison

variance request. Mr. D'Amico is not opposed to the construction of this addition which would be located on the side of his house. He believes the addition proposed is similar to the other additions in the neighborhood and, therefore, has no objection. However, it was pointed out by the protestants in attendance that Mr. D'Amico is desirous of constructing a garage on the side of his dwelling, which would also require the granting of a variance. The protestants believe that Mr. D'Amico is supporting the Petitioners in this case in hopes of having his own variance granted. After considering the testimony and evidence offered at the hearing, as well as the many exhibits submitted, and my site visit to the property and neighborhood, I find that the variance request to allow this addition to be situated 2 ft. from the side yard property line should be denied. The lot is simply too small to accommodate an addition of this size, as shown on the site plan submitted.

THEREFORE, IT IS ORDERED this 2nd day of March, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition to be built on the side of their house with a side yard setback of 2 ft. and a total of 18 ft. on both sides in lieu of the minimum required setback of 8 ft. and a total of 20 ft. respectively, be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be filed within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 3/12/00
BY [Signature]



Baltimore County
Zoning Commissioner

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

March 2, 2000

Mr. & Mrs. William J. Zupancic
2109 Cider Mill Road
Baltimore, Maryland 21234

Re: Petition for Variance
Case No. 00-295-A
Property: 2109 Cider Mill Road

Dear Mr. & Mrs. Zupancic:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied 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, appearing to read "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

Copies to:

Mr. & Mrs. Jimmy C. Lolley
2106 Cider Mill Road
Baltimore, Maryland 21234

Mr. Joe Ford
2110 Cider Mill Road
Baltimore, Maryland 21234

Mr. Ted A. D'Amico
2108 Cider Mill Road
Baltimore, Maryland 21234



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2109 CIDER MILL ROAD

which is presently zoned RESIDENTIAL
DR S-S

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) 1802.3.B BCZR

TO PERMIT AN ADDITION WITH A SIDEYARD SETBACK OF 2' AND A
TOTAL OF 18' ON BOTH SIDES IN LIEU OF THE MINIMUM REQUIRED
SETBACK TOTAL OF 8' AND TOTAL OF 20' RESPECTIVELY.

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):

WILLIAM J. ZUPANCIC

Name - Type or Print

Signature

JILL G. ZUPANCIC

Name - Type or Print

Signature

2109 CIDER MILL ROAD

Address

Telephone No.

BALTIMORE MARYLAND 21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 00-295-A

Reviewed By JRF Date 1/14/00

Estimated Posting Date 1/21/00

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 2109 CIDER MILL ROAD
Address
BALTIMORE MARYLAND 21234
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. Changing family needs require more living space.
2. The family room design requires building onto our current house within 11' of neighbor property.
3. We cannot build to the rear of the house because we already put an addition there in 1992.

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.

William J. Zupancic
Signature
WILLIAM J. ZUPANCIC
Name - Type or Print

Jill G. Zupancic
Signature
JILL G. ZUPANCIC
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William and Jill Zupancic
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

12-31-99
Date

Carol A. Bentley
Notary Public
My Commission Expires 6-1-2000

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 2109 CIDER MILL ROAD
Address
BALTIMORE MARYLAND 21234
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. Changing family needs require more living space.
2. The family room design requires building onto our current house within 11' of neighbor property
3. We cannot build to the rear of the house because we already put an addition there in 1992

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.

William J. Zupancic
Signature
WILLIAM J. ZUPANCIC
Name - Type or Print

Jill G. Zupancic
Signature
JILL G. ZUPANCIC
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WILLIAM AND JILL ZUPANCIC
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

12-31-99
Date

Carol A. Bunting D
Notary Public

My Commission Expires 12-1-2000



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2109 CIDER MILL ROAD
which is presently zoned RESIDENTIAL
DE 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) 1802.3.B BC2R

To permit an addition with a side yard setback of 2' and a total of 18' on both sides in lieu of the minimum required setback of 8' and total of 20', respectively.

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):

WILLIAM J. ZUPANCIC

Name - Type or Print

William J. Zupancic

Signature

JILL G. ZUPANCIC

Name - Type or Print

Jill G. Zupancic

Signature

2109 CIDER MILL ROAD

Address

Telephone No. 410-668-6152

BALTIMORE MARYLAND 21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 00-295-A

Reviewed By JRF

Date 1/14/00

REU 9/15/98

Estimated Posting Date

1/21/00

00-295-A Zoning Description

ZONING DESCRIPTION FOR 2109 Cider Mill Road

Beginning at a point on the South side of Cider Mill Road

which is 88.77' wide at the distance of 25' West of the
centerline of the nearest improved intersecting street

Covered Bridge which is 30 feet wide.

*Being Lot # 8 , Block "K" , Section # 2 in the

subdivision of Perring Park as recorded in

Baltimore County Plat Book # 28 , Folio # 19 ,

containing 7,336 square feet.

Also known as 2109 Cider Mill Road and

located in the 9th Election District,

6th Councilmanic District.

295

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

No. **077975**

DATE 1-26-00 ACCOUNT R-001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Joseph Ford

FOR: Public hearing on admin. variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

40

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

No. **077931**

DATE 1/14/00 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Zupaneik

2109 Cider Mill Rd. Item# 295

FOR: 010 Variance Taken by: JRP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PAYMENT ACTUAL TIME
1/26/2000 17:57:00 15:31:09
REB 0602 CASHIER DEAR JLK DROWER
DEPT 5 528 ZONING CERTIFICATION
RECEIPT # 112334
CR NO. 077975
Receipt Tot 50.00
50.00 CR
Baltimore County, Maryland

PAID RECEIPT

PAYMENT ACTUAL TIME
1/18/2000 17:14:00 15:31:09
REB 0604 CASHIER DEAR JLK DROWER
DEPT 5 528 ZONING CERTIFICATION
RECEIPT # 112334
CR NO. 077974
Receipt Tot 50.00
50.00 CR
Baltimore County, Maryland

4-208-00



FORMAL DEMAND FOR HEARING

CASE NUMBER: 00295A

Address: 2109 CIDER MILL RD.

Petitioner(s): Joseph Ford

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We JOSEPH FORD
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
2110 CIDER MILL RD.

Address
PARKVILLE MO 21234

City 410 State 882-2170 Zip Code

Telephone Number

which is located approximately 300 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Joseph Ford 1/26/00
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

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: 00-295-A
2709 Cider Mill Road
S/S Cider Mill Road, 25' W of centerline Covered Bridge
9th Election District, 8th Councilmanic District
Legal Owner(s): Jill G. Zupancic & William J. Zupancic
Administrative Variance: to permit an addition with a side yard setback of 2 feet and a total of 18 feet on both sides in lieu of the minimum required setback of 8 feet and total of 20 feet respectively.
Hearing: Monday, January 28, 2000 at 8:00 a.m. in Room 407, County Courts Building, 401 Bosley 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) 887-3381.

2/09/00 February 10

C389872

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/11, 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 2/10, 2000.

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE #00-295-A
PETITIONER/DEVELOPER
(William Zupancic)
DATE OF Closing
(Feb 7, 2000)

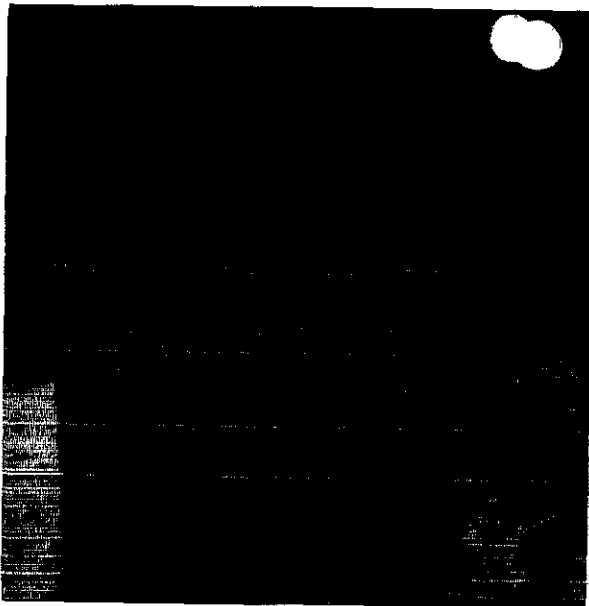
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
2109 Cider Mill Road Baltimore, Maryland 21234

The sign(s) were posted on 1-21-00
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
[Telephone Number]

RECEIVED FEB 02 2000

CERTIFICATE OF POSTING

**RE: CASE # 00-295-A
PETITIONER/DEVELOPER
(William Zupancic)
DATE OF Hearing
(2-28-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

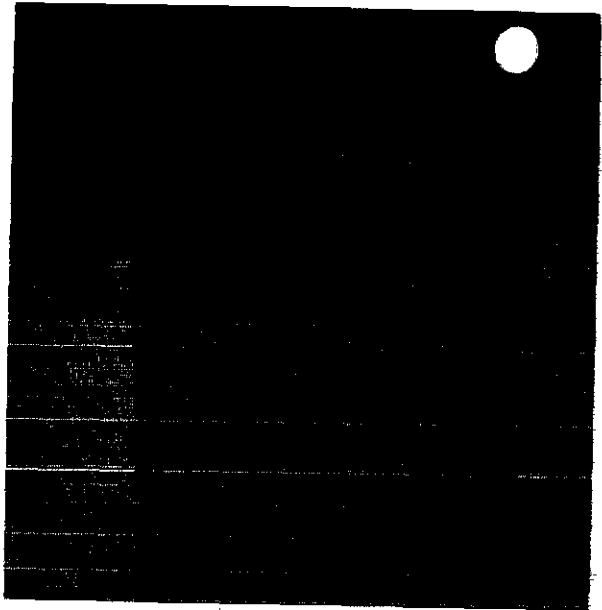
ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

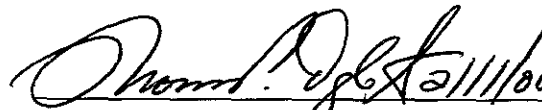
**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

2109 Cider Mill Road Baltimore, Maryland 21234_____

THE SIGN(S) WERE POSTED ON_____ **2-11-00** _____
(MONTH, DAY, YEAR)



SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____
(TELEPHONE NUMBER)



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

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: 00-295-A

2109 Cider Mill Road

S/S Cider Mill Road, 25' W of centerline Covered Bridge

9th Election District – 6th Councilmanic District

Legal Owner: Jill G. Zupancic & William J. Zupancic

Administrative Variance to permit an addition with a side yard setback of 2 feet and a total of 18 feet on both sides in lieu of the minimum required setback of 8 feet and total of 20 feet, respectively.

HEARING: Monday, February 28, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Jill & William Zupancic, 2109 Cider Mill Road, Baltimore 21234
Joseph Ford, 2110 Cider Mill Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 13, 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
Thursday, February 10, 2000 Issue – Jeffersonian

Please forward billing to:

William J. Zupancic
2109 Cider Mill Road
Baltimore, MD 21234

410-668-6152

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:

2109 Cider Mill Road
S/S Cider Mill Road, 25' W of centerline Covered Bridge
9th Election District – 6th Councilmanic District
Legal Owner: Jill G. Zupancic & William J. Zupancic

Administrative Variance to permit an addition with a side yard setback of 2 feet and a total of 18 feet on both sides in lieu of the minimum required setback of 8 feet and total of 20 feet, respectively.

HEARING: Monday, February 28, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

00-295-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 295 -A

Address 2109 CIDER MILL ROAD

Contact Person: JUN R. FERNANDO

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 01-14-00

Posting Date: 01-21-00

Closing Date: 02-07-00

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

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- 295 -A

Address 2109 CIDER MILL ROAD

Petitioner's Name William & Jill Zupancik

Telephone 410-648-6152

Posting Date: 01-21-00

Closing Date: 02-07-00

Wording for Sign: To Permit an addition with a side yard setback
of 2' and a total of 18' on both sides in lieu of the
minimum required setback of 8' and ^{total, of} 20', respectively.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

00-295-A

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: 295
Petitioner: WILLIAM J. ZUPANCIC
Address or Location: 2109 CIDER MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM J. ZUPANCIC
Address: 2109 CIDER MILL ROAD
BALTIMORE, MD 21234
Telephone Number: 410-668-6152

Revised 2/20/98 - SCJ

For advertising

IF



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

February 25, 2000

Mr. & Mrs. William J. Zupancic
2109 Cider Mill Road
Baltimore MD 21234

Dear Mr. & Mrs. Zupancic:

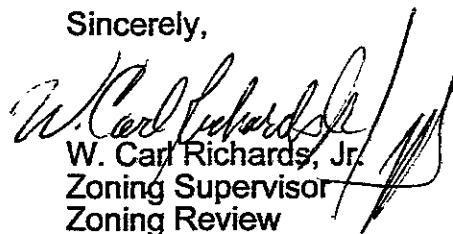
RE: Case Number 00-295-A , 2109 Cider Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 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 and
Development Management

DATE: February 3, 2000

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

RECEIVED FEB 08 2000

SUBJECT: Zoning Advisory Committee Meeting
for January 31, 2000
Item Nos. 286, 288, 290, 291, 293,
294, and 295

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

January 28, 2000

RECEIVED FEB 04 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

Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 24, 2000

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEMS: 287, 293, AND 295

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

cc: File



*Denied 3/2/00 JLP
2/28*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 4, 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): 295, 297, and 300

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

Jeffrey M Long

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 1.24.00

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

RE: Baltimore County
Item No. 235 JRF

RECEIVED JAN 27 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,

1- 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

Baltimore County Zoning Commissioner
111 W. Chesapeake Ave
Towson, Maryland 21204

00-295-A

Re: 2109 Cider Mill Road Variance

Dear Sir,

We are neighbors of **Jill and Bill Zupancic** at **2109 Cider Mill Road**. We have reviewed their plans for an addition to their home. We agree with their plans and have no objections to that addition or to the variance request.

Sincerely,

John Ketzner John S Ketzner Date 12-30-99
Betty Ketzner Betty Ketzner Date 12-30-99

2111 Cider Mill Road
Baltimore, Maryland 21234

295

Baltimore County Zoning Commissioner
111 W. Chesapeake Ave
Towson, Maryland 21204

00-295-A

Re: 2109 Cider Mill Road Variance

Dear Sir,

We are neighbors of **Jill and Bill Zupancic** at **2109 Cider Mill Road**. We have reviewed their plans for an addition to their home. We agree with their plans and have no objections to that addition or to the variance request.

Sincerely,

Ted D'Amico

Date

12/31/99

Mary D'Amico

Date

12/31/99

2107 Cider Mill Road
Baltimore, Maryland 21234

295



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

February 1, 2000

Mr. & Mrs. William Zupancic
2109 Cider Mill Road
Baltimore, MD 21234

Dear Mr. & Mrs. Zupancic:

RE: Demand for Public Hearing, 2109 Cider Mill Road

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on January 26, 2000 for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

C: Joseph Ford, 2110 Cider Mill Road, Parkville 21234



Bill & Jill Zupancic
2109 Cider Mill Road
Baltimore, Maryland 21234

3/15/00
SJ
To: Dave
3/15/00
wa

March 14, 2000

Zoning Review Office
Baltimore County
111 West Chesapeake Ave
Towson, Maryland 21204

2/25/00
9am: Fin 407

RE: Case No. 00—295—A

Ladies/Gentlemen:

We attended a Variance hearing at the county court house on February 28, 2000. We want to get a copy of the AUDIO TAPE of that hearing.

Case #00—295—A Property: 2109 Cider Mill Road

We are enclosing the fee of \$20.00.

Please forward the tape to: Bill & Jill Zupancic
2109 Cider Mill Road
Baltimore, Maryland 21234

Thank You.

Bill Zupancic
Bill Zupancic

152
31



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

March 24, 2000

Bill and Jill Zupancic
2109 Cider Mill Road
Baltimore, Maryland 21234

Dear Mr. and Mrs. Zupancic:

RE: Audio Tape Case #00-295-A

I'm sorry to report that I am unable to grant your request for a copy of the audio tape of zoning hearing case #00-295-A. In reviewing the tape that was used to record it, there appears to have been a mistake or malfunction; no actual sounds were recorded. This problem went unnoticed for several days and yours was among several cases that was not preserved on tape. The appropriate people have been notified and the matter should be corrected by now. Sadly, this will not bring your case back and I regret any inconvenience this may cause. Enclosed is your check for \$20.

Sincerely,

A handwritten signature in cursive script that reads "R. David Duvall".

R. David Duvall
Drafting Technician II
Zoning Review

RDD:kew
Enclosure



March 2, 2000

Department of Permits and Development Management
Baltimore County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204
Attn: Timothy Kotroco

Dear Tim,

Thank you for the time you took to hear our request for a variance. I know it is part of your job, but we still appreciate your time.

WOW, were we surprised at the issues raised over our variance request. We were under the impression from Joe Ford (reference note of his phone call) that he was mainly concerned about the vinyl siding on the side of our addition. The 3 page statement seemed to get into much more...even referencing concerns about "parking" of vehicles on the street for our now 11 year-old daughter...and street cleaning and the mail man????

I know that Mr. Ford made the petition for the hearing, but it seemed that Mr. Lolly did most of the talking. Our concern was that we know that Mr. Lolly "wants to influence" others, like Mr. Ford, to his way of thinking. One of our neighbors was "uncomfortable" about coming to the hearing (and did not come) because he said "Jim Lolly is a tough man used to getting his way." Our neighbor, who has known Jim Lolly for over 25 years, was apprehensive about the repercussions of coming to the hearing with us.

Also, it seemed that a major concern was with Mr. D'Amico's intent to add a garage to his dwelling. Mr. D'Amico had not yet applied for his variance at the time of our petition and the request for this hearing.

WOW, we have discovered the wonderful support of several neighbors who have seen our plans and signed our support documents. We have been good, quiet neighbors, for over 14 years. It was really refreshing to feel the support of these neighbors. This is a great place to live.

Please stop in and say hello when you come to our neighborhood. We are still working on our home. We are working people who want to keep and improve our property. We want to live within our means and make additions and corrections as we can afford them. One of our neighbors, Carl Eifert, had suggested that we stain the front porch White to help blend in with the rest of our white trim. So I have started to stain the front porch to do that. Mr. Ford and Mr. Lolly have never taken the time to make such suggestions (other than using the county hearing procedure to air their views and criticisms of our home). We have been open to suggestions from neighbors and friends over the years.

Thank you again for your time. We hope you will stop in on your visit. When we do construct the addition on the side of our home, we intend to put a new fence in around the entire back yard. We wanted to wait until we built the addition before doing so.

Sincerely,

Jill Zupancic *Bill Zupancic*

Jill and Bill Zupancic, 2109 Cider Mill Road, Baltimore, Maryland 21234

The following critical factors represent a summary of the objections to the proposed zoning variance:

Members of the Zoning Commission please consider the following:

1. **The subject property line is only 17 feet from the adjoining house.**
 - Please reference the attached pictures of a comparable house located on the same street - where a garage with vinyl siding was attached to the same style ranch house. The outcome was horrible.
 - The proposed addition will upset the already very close proximity of the neighboring houses.
 - My house is located directly across from the subject property. The proposed addition will create an irreversible eyesore that will not blend in with the overall look of the neighborhood.
 - The close proximity of the proposed addition may also increase the likelihood of a serious fire spreading from one house to another.
2. **A survey has *not* performed – Therefore; it is impossible to determine the accuracy of the proposed 2-foot side setback from the property line.**
3. **Per discussions with the Petitioner:**
 - There are **no drawings** available to provide neighbors with a look at the final design.
 - There are **no plans to include brick on the front or sides of the proposed addition – As noted in the attached comparable pictures, vinyl siding showing on the front of the proposed addition would create an eyesore in a neighborhood of brick houses - especially with the close proximity to the neighboring house.**
 - There are **no plans to reroof the front of the existing house.** These shingles are showing their age, and the new roof on the proposed addition will never match the older roof on the existing house.

Members of the Zoning Commission please also consider the following facts:

4. **The Petitioner has stated that his next door neighbor does *not* have any problems with the proposed addition. Please be aware that this neighbor's opinion may not be objective** because of the following:

- The next door neighbor has already started preliminary construction of a garage (markers, yellow string, and saw cutting of the driveway are visible) Another neighbor requested that this work be stopped – An Administrative Variance will also be needed to construct a garage approximately 18 feet from the neighboring house.

The plans are for the proposed garage to *protrude from the front of the house approximately six feet creating another irreversible eyesore*. This neighbor is present in the courtroom awaiting the final decision of this case - which may also affect the outcome of his zoning variance. These neighbors are also using the same builder – Roso contracting (Licensed?)

5. **There is another neighbor in this courtroom that is also protesting this proposed addition with me.** Please consider his comments.

6. **The Petitioner has already constructed two permanent structures to his house without obtaining Building Permits.** *Please reference the attached pictures.*

- Not only does this demonstrate a desire to circumvent the Baltimore Country Building Code and associated tax liabilities, but the structures are also eyesores. The front porch constructed has the appearance of a deck that belongs on the back of the house – no efforts were made to enhance the appearance of the overall neighborhood.
- The second structure built without a permit was a screen porch with a roof tied into the existing house. *Please reference the attached pictures.*
- The attached pictures illustrate the deck style front porch and a storage shed visible from the front of the house indicating a lack of desire to enhance the appearance of the overall neighborhood.

7. **In conclusion, I strongly object to the approval of this zoning variance.**

Background information about my previous home improvements:

Please be advised that I was granted a zoning variance on May of 1996 to construct a Carport.

I originally wanted to build a garage, but felt that it would detract from the appearance of the overall neighborhood due to the close proximity of the neighboring houses.

The Carport I constructed is 50 feet from the neighboring house verses the proposed addition that will be approximately 19 feet from the neighboring house. I was fortunate that I had more room than my neighbor to build on.

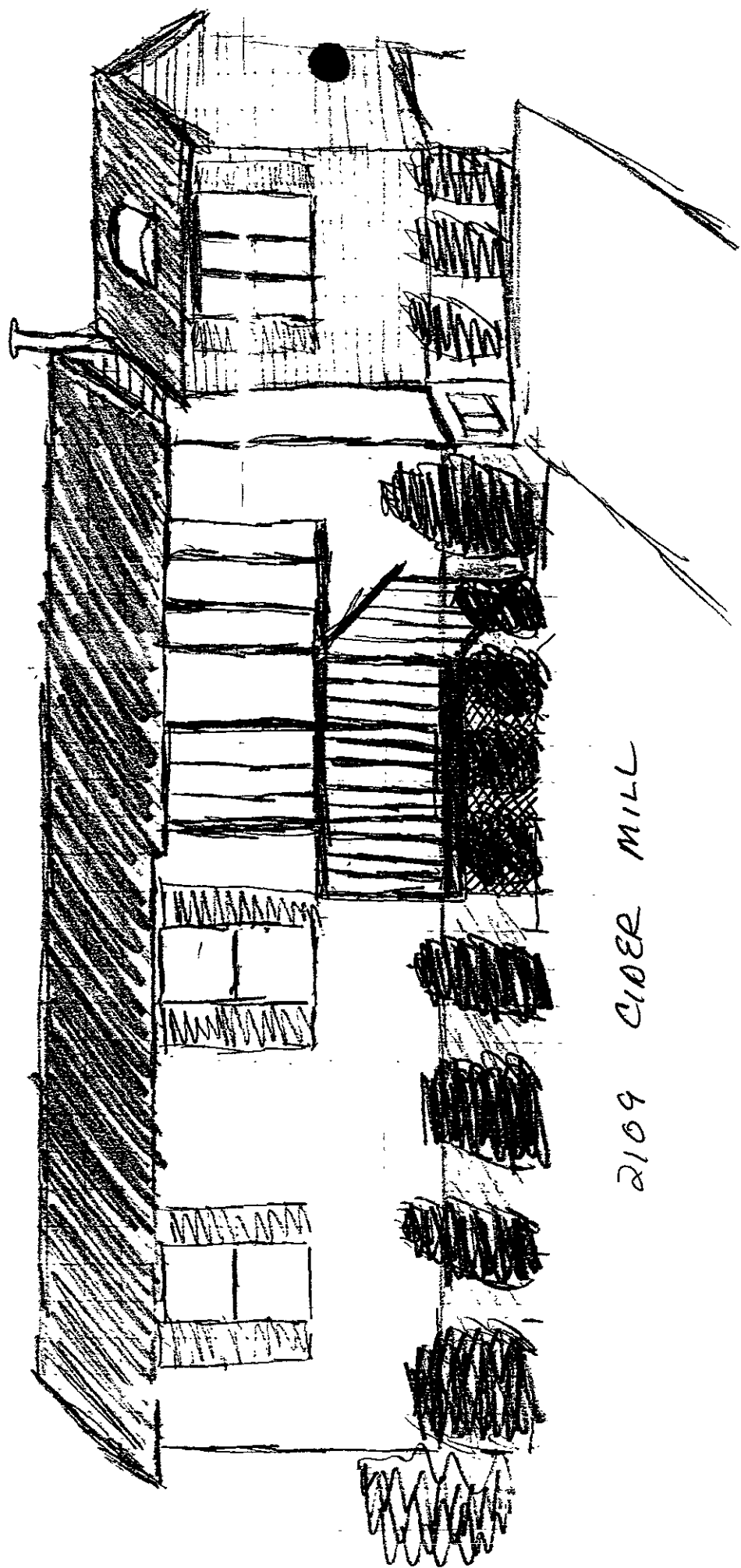
I also incorporated brick in the final design to match the existing house. This Carport project demonstrates the mark of a good addition – it tries very hard to look like it was part of the original house.

I have also built an addition of the back of my house, which complies with the side, and rear setbacks. A Building Permit was obtained.

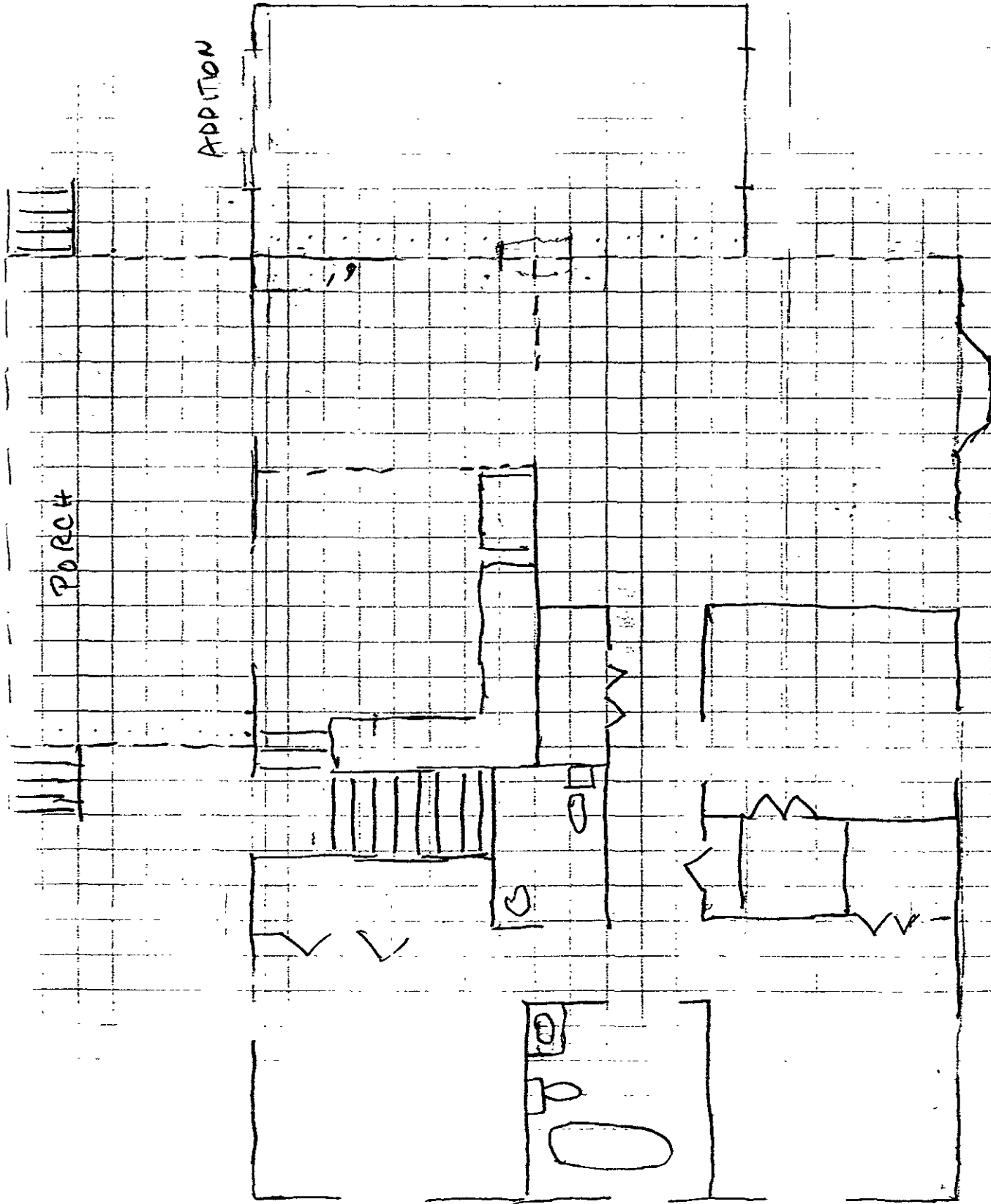
Improvements Made on Homes on Cider Mill Road

Address Cider Mill Rd	#	Side Addition	#	Back Addition
2101	1	Addition: Brown Shingles		None
2102		None		None
2103		None	1	Porch with Roof
2104		None		None
2105		None	1	Screened Porch
2106		None	1	Garage: Brick/White Siding
2107		None	1	Raised Porch with Roof
2108		None	1	Porch with Roof
2109		None	1	Screened Porch
2110	1	Car Port: Brick Posts	1	Large Room: White Siding
2111		None		None
2113		None	1	Porch with Roof
2114		None		None
2201		None		None
2204		None		None
2206		None		None
2300		None		Room: White Siding
2301		None		None
2302	1	Addition: Brick	1	Garage: Brick
2303		None	2	Room & Porch: White Wood
2304		None	1	Deck
2305		None		None
2307		None	1	Enclosed Room: White Siding
2309		None		None
2310	1	Addition: Brick&Cement		
2311	1	Car Port: Brick Posts	1	Enclosed Room: White Siding
2312	1	Covered Front Porch		None
2313		None		None
2314		None		None
2316		None	1	Porch with Roof
2318		None	2	Room: Brick, Screened Porch
2401		None		None
2402		None		Room: Grey Wood
2403		None		None

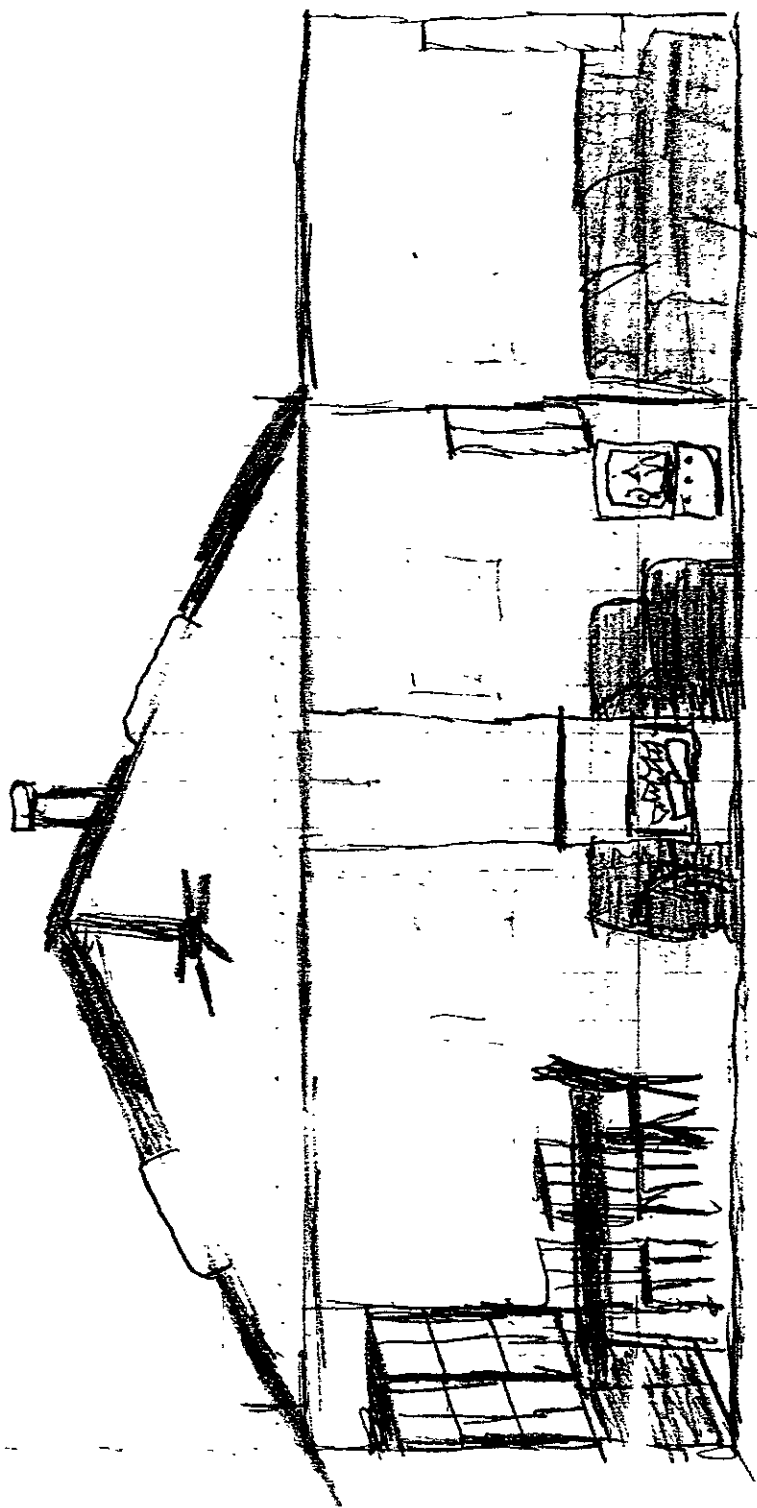
Address Cider Mill Rd	#	Side Addition	#	Back Addition
2404		None		None
2405	1	Addition: White Siding	2	Garage: Brick, Covered Porch
2406		None		None
2407		None		None
2408		None		None
2409		None		None
2410		None		None
2411		None		None
2412	1	Garage: White Siding		None
2413		None		None
2415		None	1	Room: White Wood
2417		None	2	Room: White Siding, Scr. Porch
2419		None		None
2500		None		None
2502	1	Covered Front Porch		None
2503		None		None
2507		None		None
2509	1	Built-in Garage	1	Room: White Siding
2510		(New House: White Siding & Grey Brick	1	Deck



2109 CIDER MILL



1 Block = 1 1/2 FT.



Improvements Made to 2109 Cider Mill Road
By Bill and Jill Zupancic

1987	Split rail fence
1990	20' x 11' deck
1991	Roof added to deck and screened in
1992	Remodeled kitchen
1993	Brick patio
1994-96	Replaced all windows
1995	Added vinyl siding on gables and trim
1996	Alarm system
1998	Remodeled full bath
1998	Security storm doors: front and back
1998	Front porch
1999	Removed large maple tree in backyard

Sunday, 2/20/00

Joey Ford was in Laverne's backyard, taking pictures in our direction. After taking several pictures, he came around to our back fence and took another picture. (2105 Alder Meadows)

I asked Joey why he was doing this (filing a complaint against the variance) and he said he would do anything to keep someone from devaluing the neighborhood. I felt very threatened by his manner and tone of voice.

Sue J. Zupancic
2/20/00

We are neighbors of Jill and Bill Zypanic at 2109 Cider Mill Road. We have viewed their plans for an addition to their home. We agree with their plans and have no objections to that addition or to the variance request.

it would look
"like an addition"

Sincerely,

He also said that he would

Name

object to Mr. D'Amico's garage addition if that were required.

Name

(Mr. D'Amico is at

Name

2109 Cider Mill - next to 2109 Cider Mill).

Address

City/State/Zip

Mr. Fard also objected to the front porch we had built in April 1998. He had never said anything about this before.

Bill Zypanic 1/25/2000

Bill Zypanic, 1/25/00

We are neighbors of Bill and Bill Zamparelli at 2109 Cedar Mill
Road. We have viewed their plans for an addition to their home.
We agree with their plans and have no objections to that addition
or to the variance request.

*it would look
like an addition.*

Sincerely,

*He also said that he would
object to Mr. D'Amico's garage
addition if that were signed*

Name *Siding* (Mr. D'Amico is at
Date *2109 Cedar Mill - next to 2109*

Name *Cedar Mill*
Address

City/State/Zip

*Mr. Ford also objected to the
front porch we had built in
April 1988. He had never said
anything about this before.*

Bill Zamparelli 1/25/2000 R. Zamparelli

1/25 - During Snow storm
2000 Jerry Ford called to inquire about our addition. His main concern was that we intended to use vinyl siding VS brick material on the addition. I told him at this point our intention was to use vinyl siding but that we had not submitted for the building permit nor signed a contract with a builder.

He said he did not like the "appearance" of the vinyl siding that it would look "like an addition."

He also said that he would object to Mr. D'Amico's garage addition if that were vinyl siding. (Mr. D'Amico is at 2109 Cedar Hill - next to 2109 Cedar Hill).

Mr. Ford also objected to the front porch we had built in April 1998. He had never said anything about this before.

Bill Zupancic 1/25/2000

Bill Zupancic 1/24/05

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME
Jimmy C. Lolley

ADDRESS
2106 CIDER MILL RD.

JOE FORD

2110 Cider mill rd.

ANGELA Lolley

2106 CIDER Mill Rd



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

WILLIAM J. ZUPANCIC

2109 CIDER MILL ROAD

Jill G. Zupancic

2109 Cider Mill Rd

TED A. D'Amico

2107 CIDER MILL RD



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2109 CIDER MILL ROAD

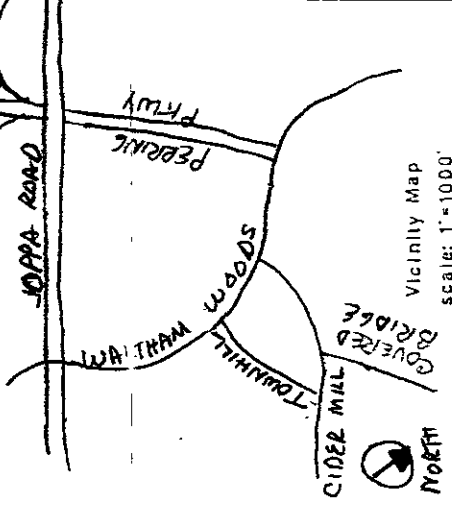
Subdivision name: PERRING PARK

Plat book # 28, folio # 19, lot # 8, section # 2

OWNER: WILLIAM + JILL ZUPANCIC

00-295-A

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



LOCATION INFORMATION

Election District: 9

Councilmanic District: 6

1"=200' scale map #: NE 10-D

Zoning: DR 55

Lot size: 0.168 acreage 7336 square feet

public private

SEWER: ☒ ☐

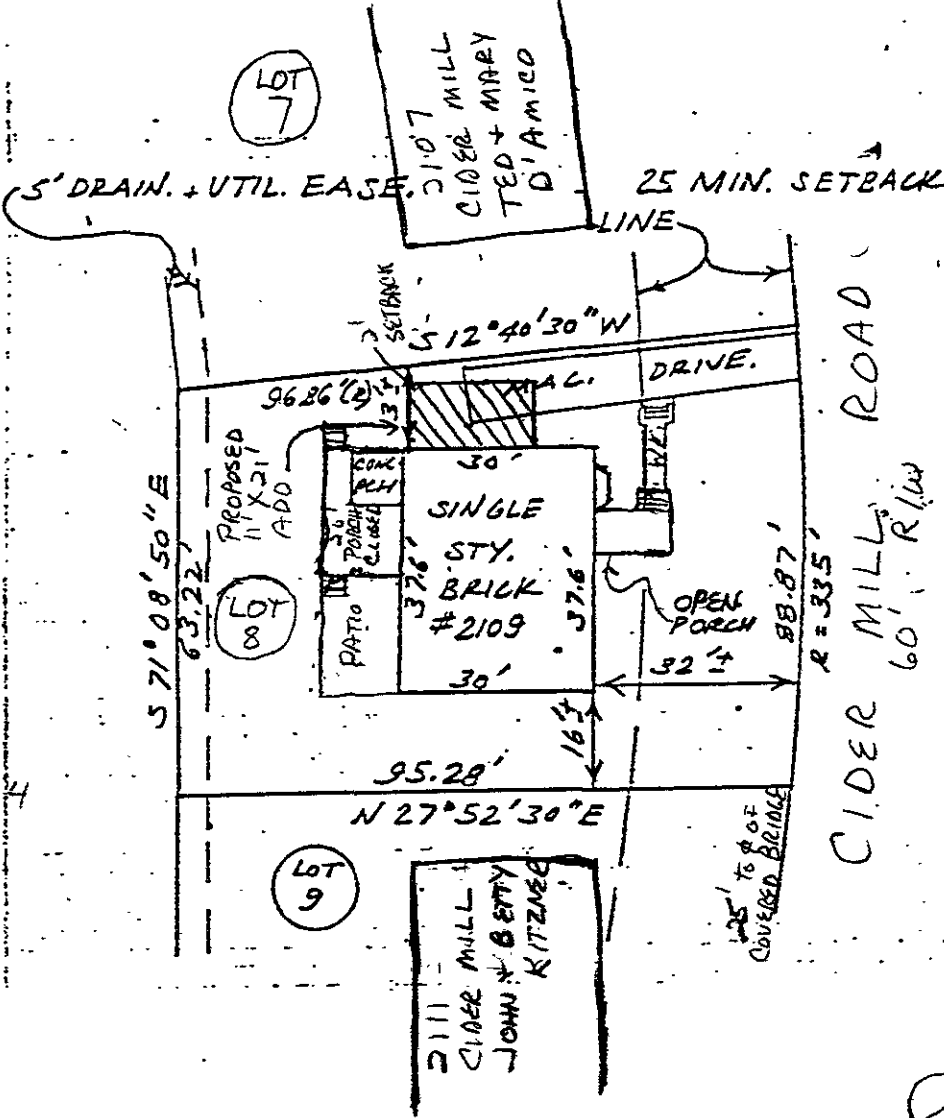
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JRF ITEM #: 295 CASE #:



NORTH

DATE 11/27/99

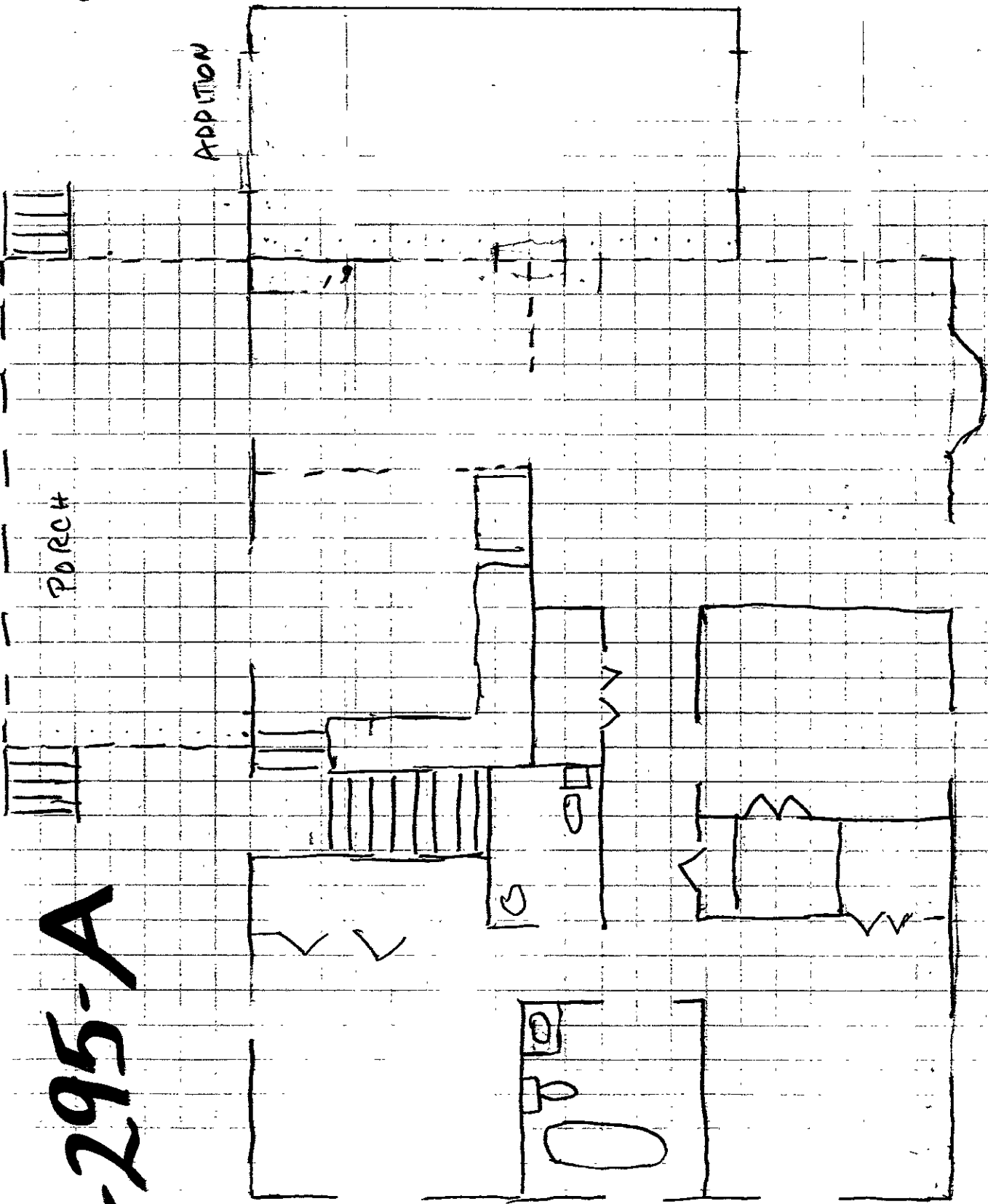
PREPARED BY WJZ

SCALE OF DRAWING 1"=30'

PET. EX. 1

00-295-A

295



CIDER MILL ROAD

1 Block = 1 1/2 FT.

2109 CIDER MILL ROAD

VIEW AT
SIDE WHERE
ADDITION TO
BE BUILT



00-295-A



295

2109 CIDER MILL ROAD

VIEW FROM
BACK YARD



00-295-A

VIEW OF
EAST SIDE
TOWARDS
2111 CIDER MILL



295

2109 Cider Mill Road

Front View



Side View

Bill holds a stick
where front of
addition will end.

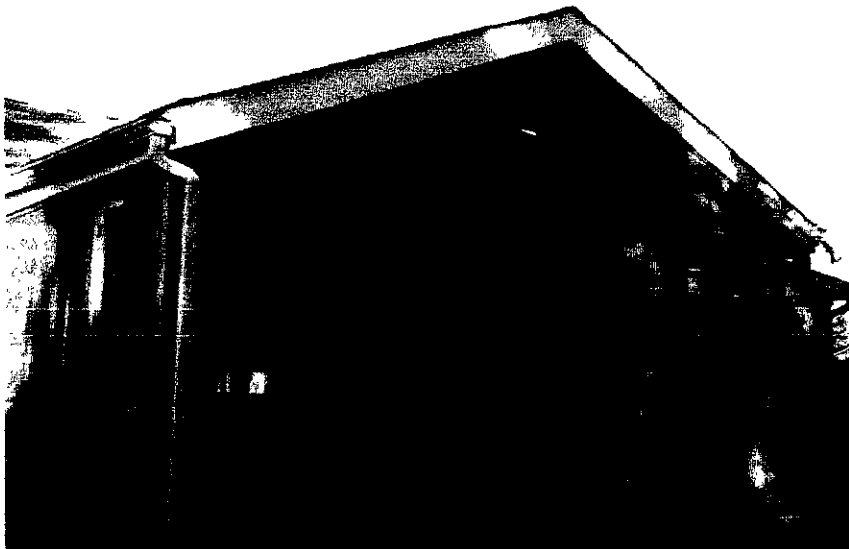
Side View

Bill holds a stick
where back of
addition will end.



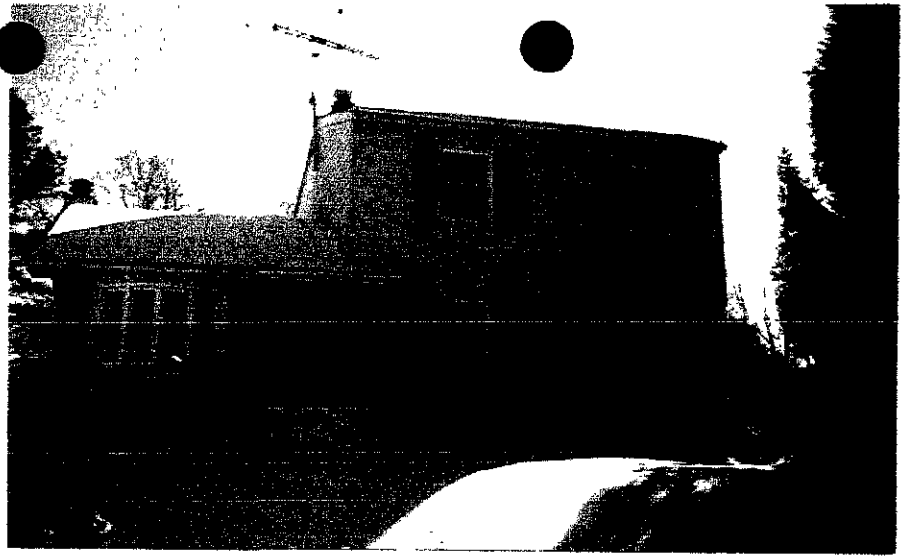
2109
Cider Mill
Road

View from
backyard.



Screened-In Porch.



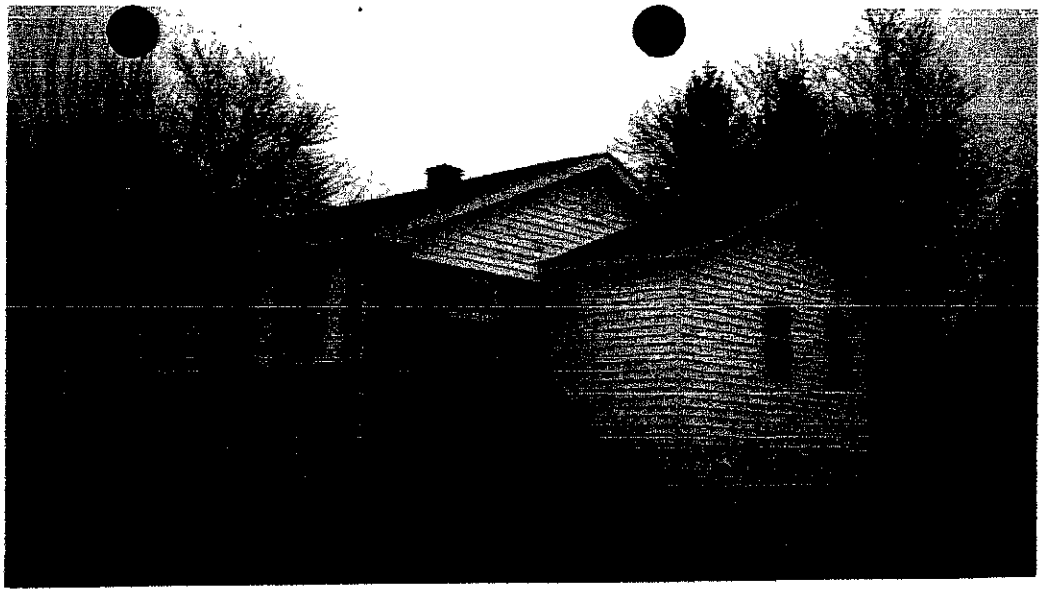


Homes in the Perring Park Community with Additions on the Front and Side



(Same house: views from front and side.)





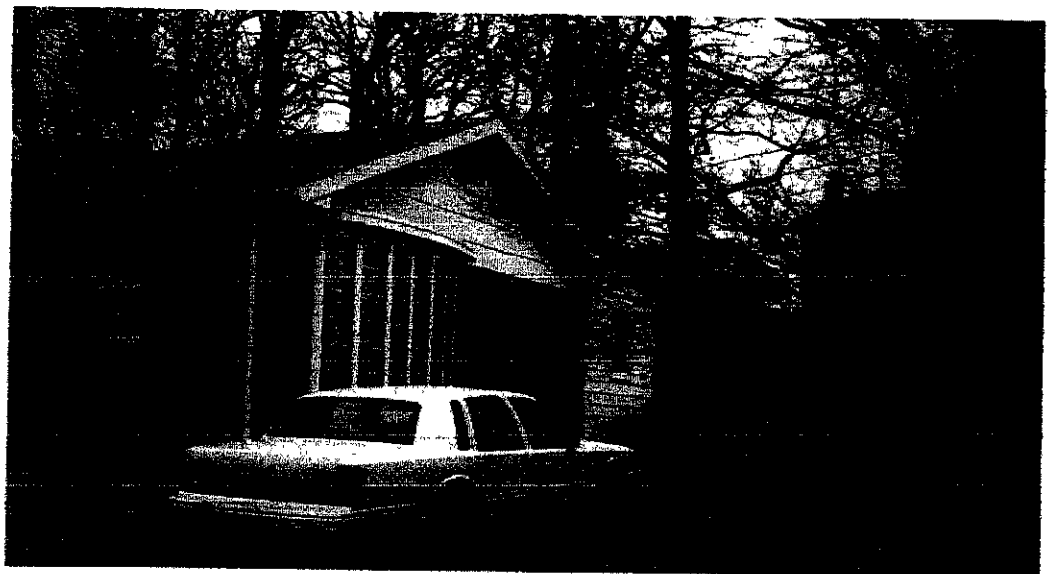
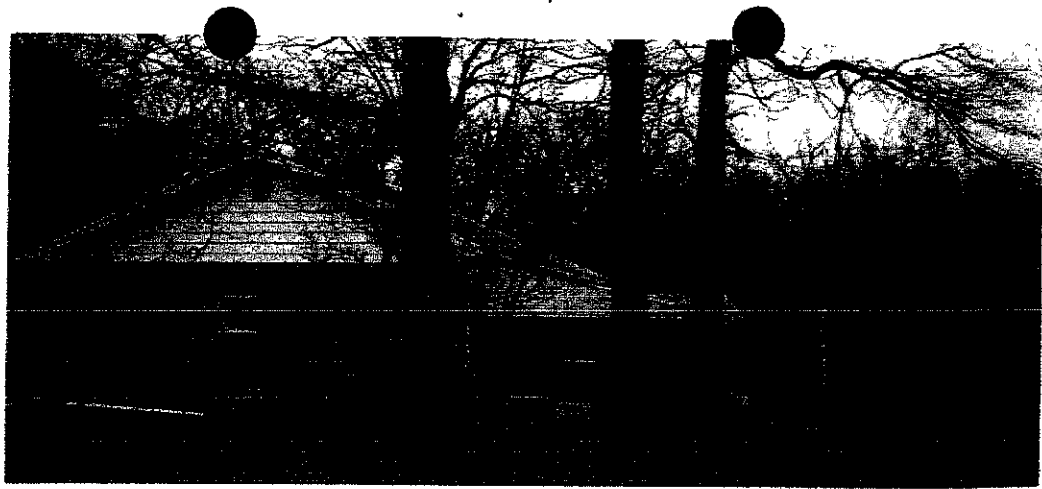


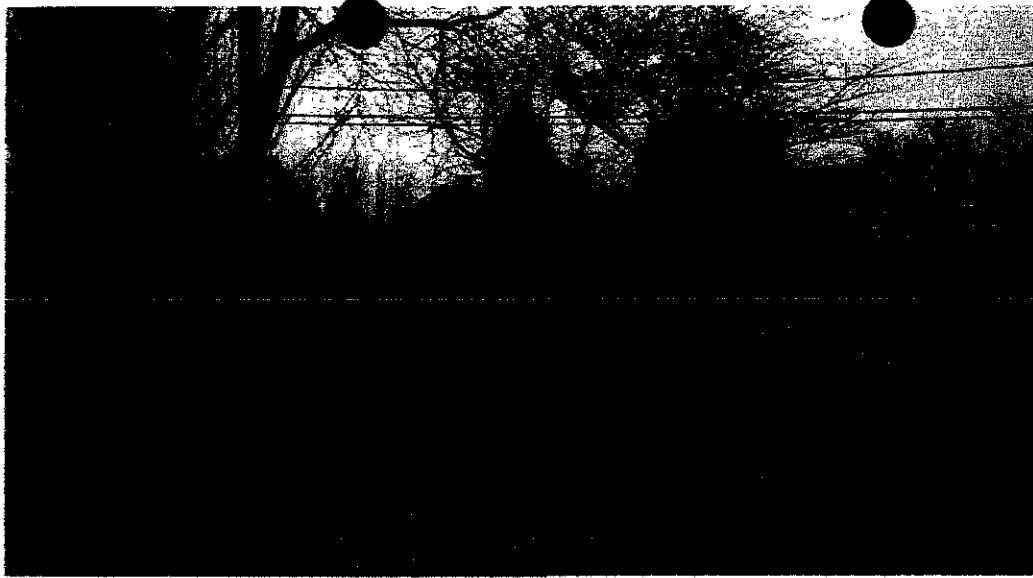
Homes in the
Perring Park
Community with
Additions on the
Back





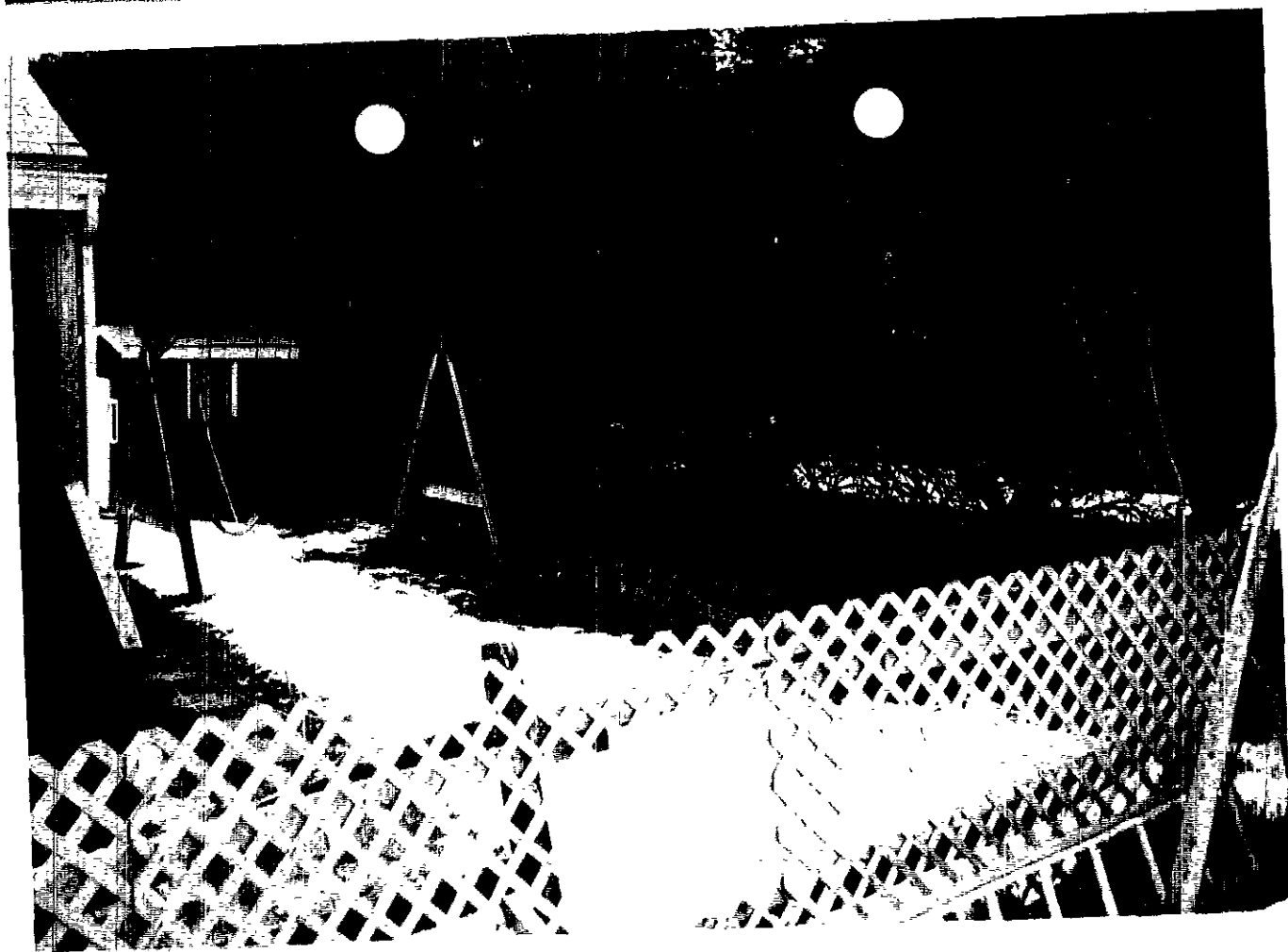


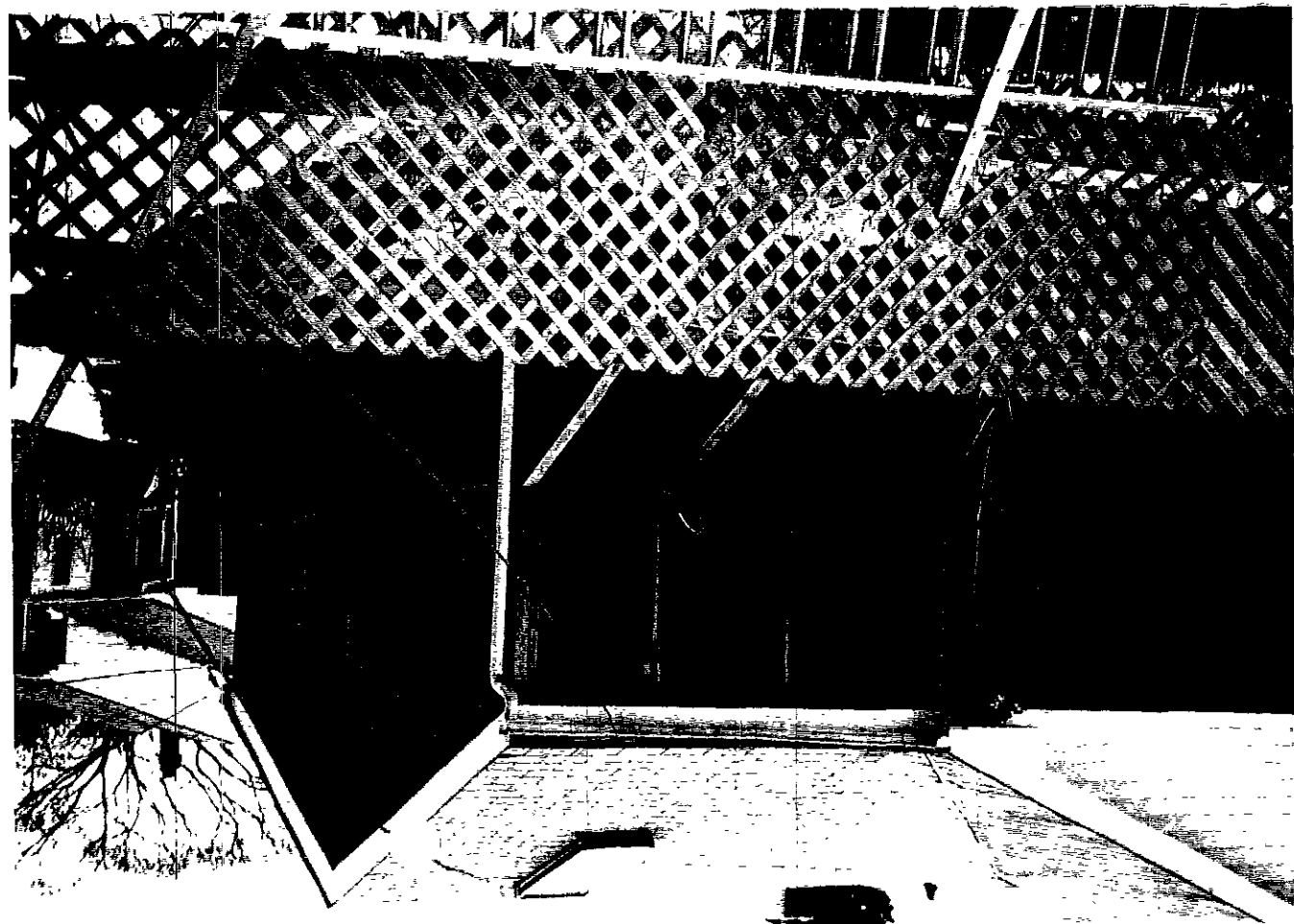
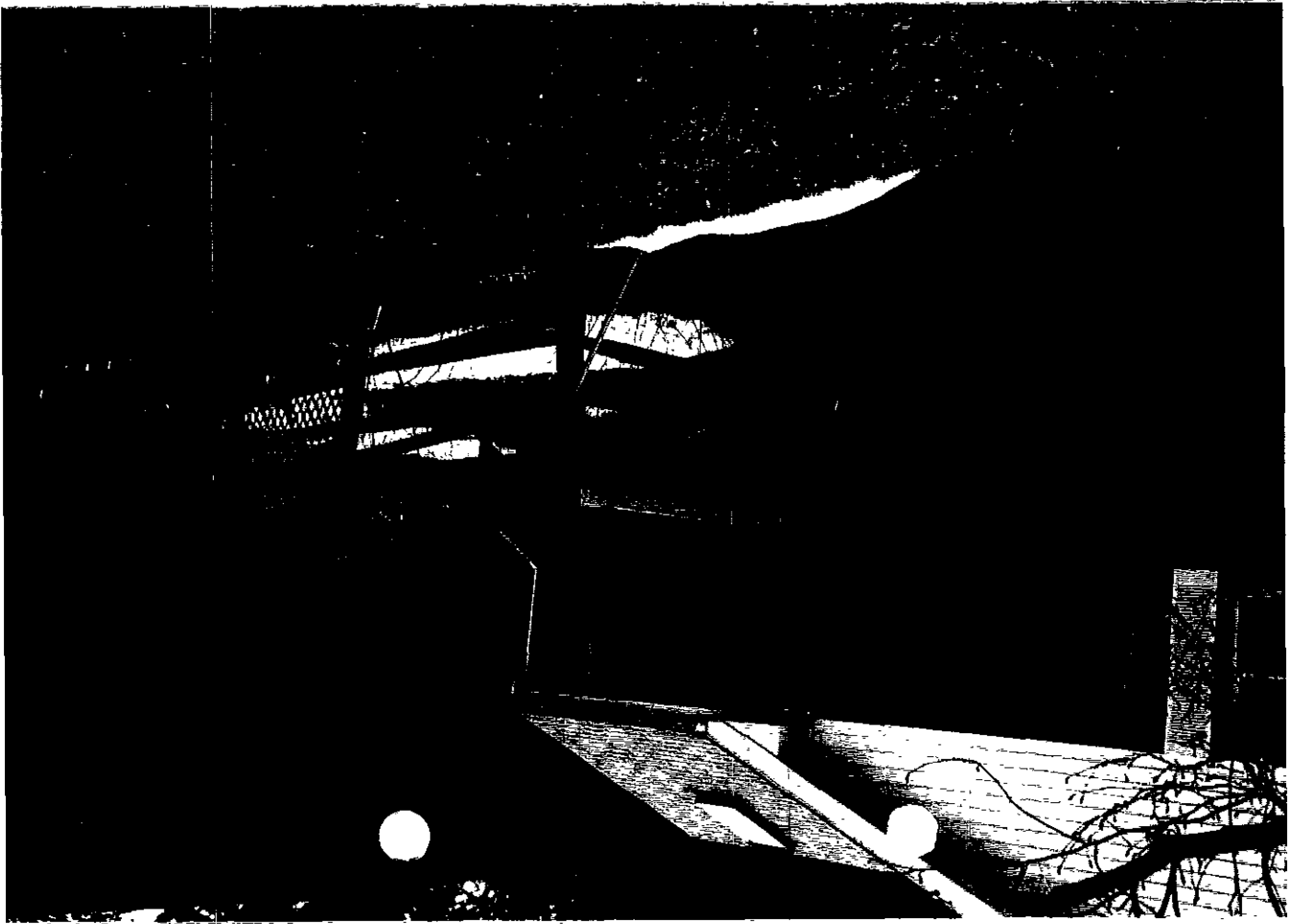




2110 Cider Mill Road - Joseph Ford



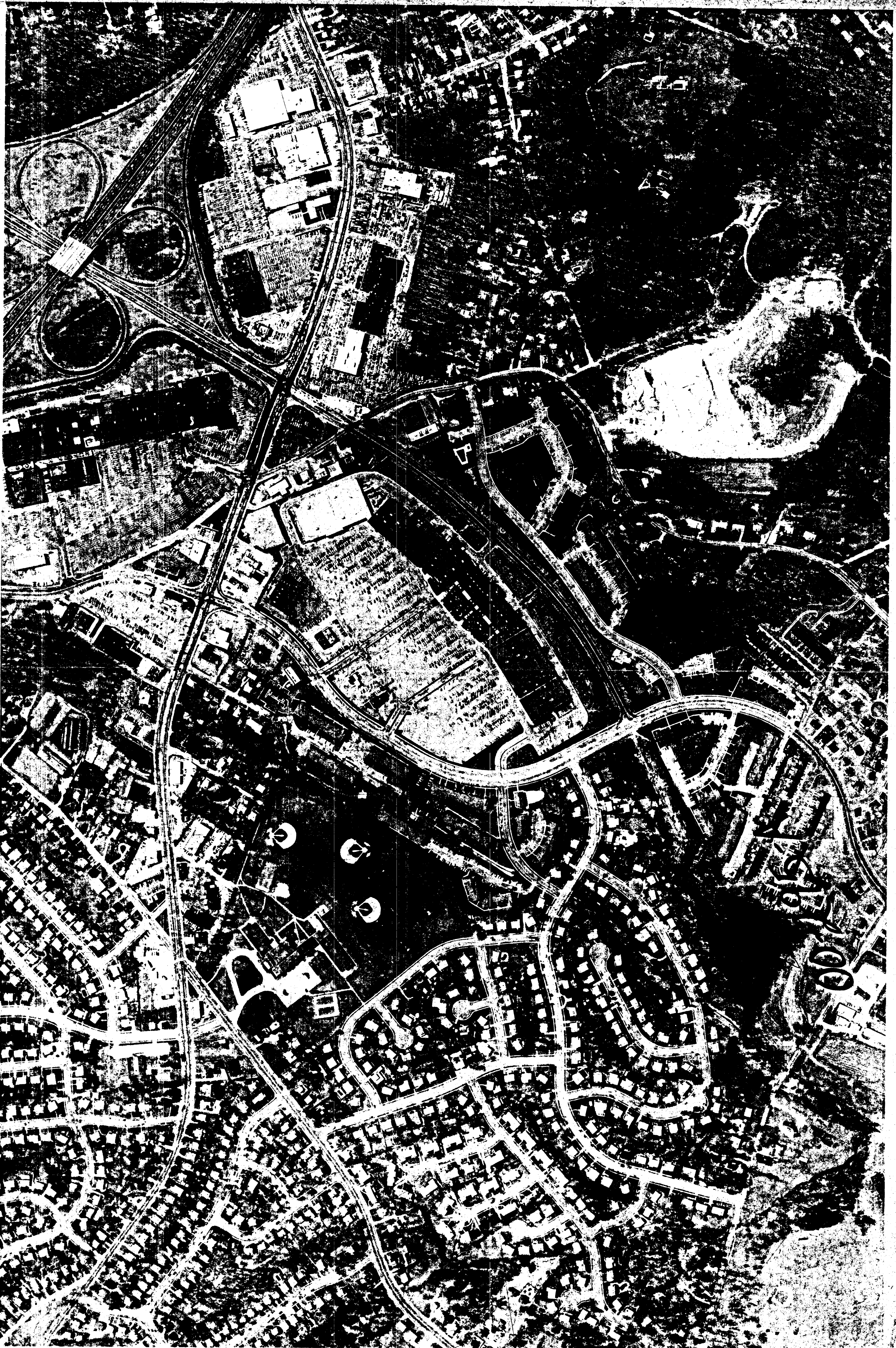












PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET
1" = 200'	±			
DATE OF PHOTOGRAPHY		CARNEY		N.E. 10-D
JANUARY 1986				