

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Western Run Road, 1100' S
of centerline of Gerber Lane
8th Election District
3rd Councilmanic District
(1345 Western Run Road)

Christian Parks & Suzanne Peranteau
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-308-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Christian Parks & Suzanne Peranteau. The variance request is for property located at 1345 Western Run Road in the Cockeysville area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

ORDER RECEIVED FOR FILING

Date

2/28/00

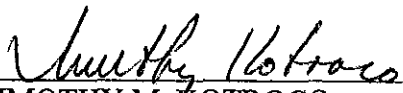
By

R. J. J. J.

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 28th day of February, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure in the side 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 this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER REVIEWED FOR FILING
Date 2/28/00
By R. C. Jameson



Baltimore County
Zoning Commissioner

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

February 29, 2000

Mr. Christian Parks
Ms. Suzanne Peranteau
1345 Western Run Road
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 00-308-A
Property: 1345 Western Run Road

Dear Mr. Parks & Ms. Peranteau:

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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1345 WESTERN RUN RD
which is presently zoned RC 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) 400.1 To allow an accessory structure in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 00-308-A

REV 9/15/98

Reviewed By JPH Date 02-24-00

Estimated Posting Date 2-4-00

Affidavit in Support of Administrative Variance

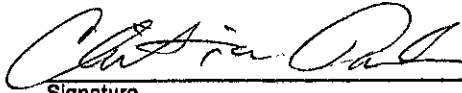
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1345 WESTERN RUN RD
Address
COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE CONSTRUCTION OF AN ACCESSORY BUILDING THAT WOULD BE PARTIALLY LOCATED IN THE SIDE YARD IS NECESSARY BECAUSE THE LOT CONDITIONS, BEING WHAT THEY ARE PRESENT NO OTHER PRACTICAL ALTERNATIVES. THE VAST PORTION OF THE REAR YARD IS NOT ONLY RELATIVELY NARROW, BUT RISES UP IN A SIGNIFICANT GRADE WHICH IS UNBUILDABLE, A SPACE ON THE WEST SIDE OF THE LOT IS DEDICATED TO THE SEPTIC SYSTEM & VERY NARROW.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
CHRISTIAN PARKS
Name - Type or Print


Signature
SUZANNE PERANTEAU
Name - Type or Print

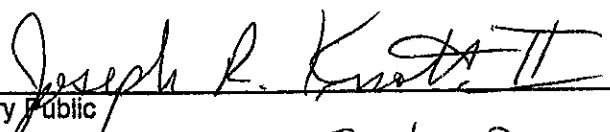
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christian M. Parks and Suzanne G. Peranteau
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

1-24-2000
Date


Notary Public
My Commission Expires 3-4-02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1345 WESTERN RUN RD
Address
COCKEYSVILLE MD 21030
City State Zip Code

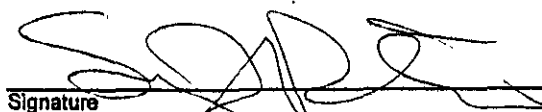
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE CONSTRUCTION OF AN ACCESSORY BUILDING THAT WOULD BE PARTIALLY LOCATED IN THE SIDE YARD IS NECESSARY BECAUSE THE LOT CONDITIONS, BEING WHAT THEY ARE PRESENT NO OTHER PRACTICAL ALTERNATIVES. THE VAST PORTION OF THE REAR YARD IS NOT ONLY RELATIVELY NARROW, BUT RISES UP IN A SIGNIFICANT GRADE WHICH IS UNBUILDABLE, A SPACE ON THE WEST SIDE OF THE LOT IS DEDICATED TO THE SEPTIC SYSTEM & VERY NARROW.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature

CHRISTIAN PARKS
Name - Type or Print


Signature

SUZANNE PERANTEAU
Name - Type or Print

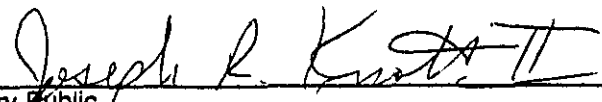
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christian M. Parks and Suzanne G. Peranteau
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

1-24-2000
Date


Notary Public

My Commission Expires 3-4-02

ZONING DESCRIPTION FOR 1345 WESTERN RUN RD. COCKEYSVILLE,
MARYLAND 21030-1120

Beginning at a point on the southwest side of Western Run Rd. which is 23 feet wide at the distance of 1100 feet south of the centerline of the nearest improved intersecting street Gerber Ln. which is 23 feet wide. As recorded in Deed Liber SM No 8454, page 447, etc. . Beginning and binding on a line on the southwest side of Western Run Rd. South 34 degrees East 226.27 feet , thence leaving said road and running in a line South 76 degrees 18 minutes West 131.73 feet to a stake now set. Thence leaving said stake and running for a line of division North 33 degrees 55 minutes West 192.46 feet to a post, thence leaving said post and running in a line North 61 degrees 30 minutes East 123.85 feet to the place of the beginning. Containing 0.593 of an acre of land, more or less and known as 1345 Western Run Rd, Cockeysville, MD., and located in the 8th election district, ~~1st~~ ^{3rd} Councilmanic District.

308

00-308-A

CERTIFICATE OF POSTING

RE: CASE #00-308-A
PETITIONER/DEVELOPER
(Christian Parks)
DATE OF Closing
(Feb 21, 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
1345 Western Run Road Baltimore, Maryland 21030 _____

The sign(s) were posted on _____ 2-4-00 _____
[Month, Day, Year]

Sincerely,

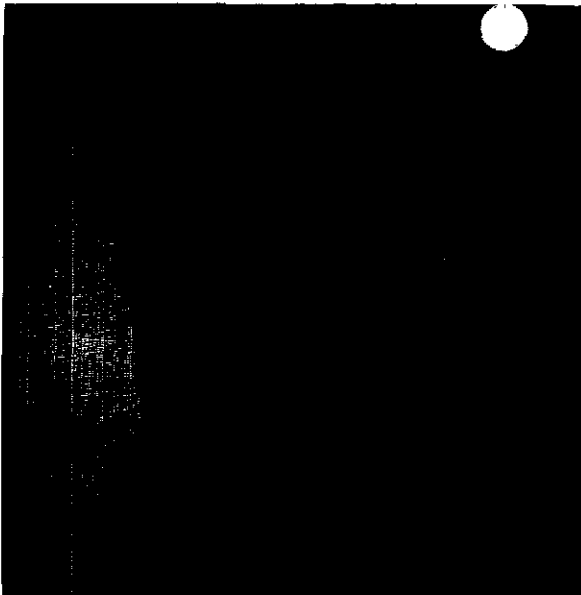

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **077964**

DATE 1/24/00 ACCOUNT F. 201-4151
AMOUNT \$ 50.00

RECEIVED FROM: Mr. [illegible]

FOR: Residential Verification Fee for
1545 Eastern Ave. #2

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAID BY: ACTION TIME
1/25/2000 1/24/2000 15:19:10
REG 0004 CASHIER JVAR ALK DAWREP 5
Dept 5 528 ZONING VERIFICATION
Receipt # 115676 0911
CR NO. 077964
Receipt tot 50.00
50.00 TX 00 CA
Baltimore County, Maryland

00-308-A

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 308 -A

Address 1345 Western Run Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1-24-00

Posting Date: 2-4-00

Closing Date: 2-21-00

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- 308 -A

Address 1345 Western Rd. Run

Petitioner's Names C. Parks & S. Penanteau

Telephone (410) 472-0551

Posting Date: 2-4-00

Closing Date: 2-21-00

Wording for Sign: To Permit an accessory structure to be located in the side yard in lieu of the required rear yard.

**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: DD-308-A

Petitioner: CHRISTIAN PARKS

Address or Location: 1345 WESTERN RUN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTIAN PARKS

Address: 1345 WESTERN RUN RD
COCKEYSVILLE, MD 21030

Telephone Number: 410-472-0551



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 22, 2000

Mr. & Mrs. Christian Parks
1345 Western Run Road
Cockeysville MD 21030

Dear Mr. & Mrs. Parks:

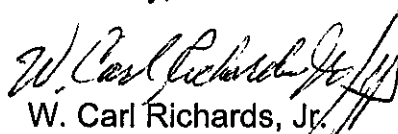
RE: Case Number 00-308-A , January 24, 2000

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 1-24-00.

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
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. David K. Gildea
Whiteford Taylor & Preston LLP
210 W. Pennsylvania Avenue, 4th Floor
Towson MD 21204

Dear Mr. Gildea:

RE: Case Number 00-307-X , Lorraine Park Cemetary

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





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: See Below

Location: DISTRIBUTION MEETING OF February 7, 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.

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

305, 306, 307, 308, 310, 311, 312,

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

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: February 18, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 14, 2000
 Item Nos. 305, 306, 307, 308, 309,
 310, 311, and 312

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *AC for RBS*
DATE: February 18, 2000
SUBJECT: Zoning Item #307
Lorraine Park Cemetery

Zoning Advisory Committee Meeting of February 7, 2000

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☒ Development of this property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 14-331 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-442 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ The 25 foot buffer shown on the existing stream, a Use IV tributary of Dead Run, is incorrect. The minimum buffer is 100 feet off of a stream.

Reviewer: Betty Kelley

Date: February 14, 2000

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *AC for RBS*

DATE: February 18, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 7, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
306	350 Poplar Road
308	1345 Western Run Road
309	4201 Wholesale Club Road
310	328 Delight Meadows Road
311	4502 East Joppa Road
312	322 Weatherbee Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 8, 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):

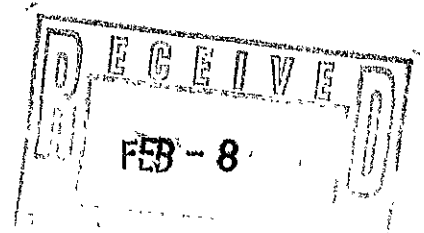
Item No(s): 291, 293, 299, 304, 306, 308, 310, and 312

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: 2.7.00

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

RE: Baltimore County
Item No. 308 JJS

RECEIVED FEB 08 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,

/s/ 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

PROPERTY ADDRESS: 1345 WESTERN RUN RD.

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

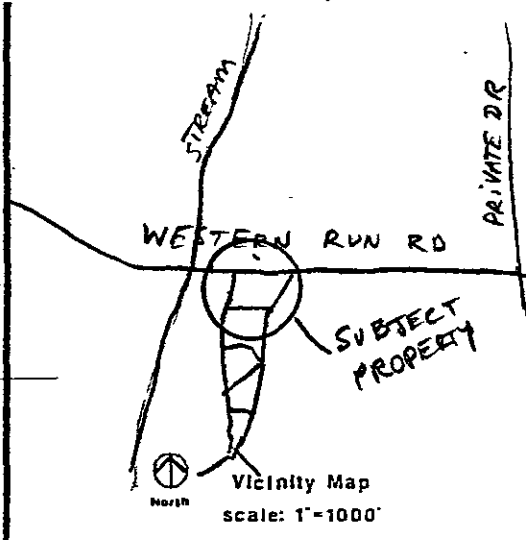
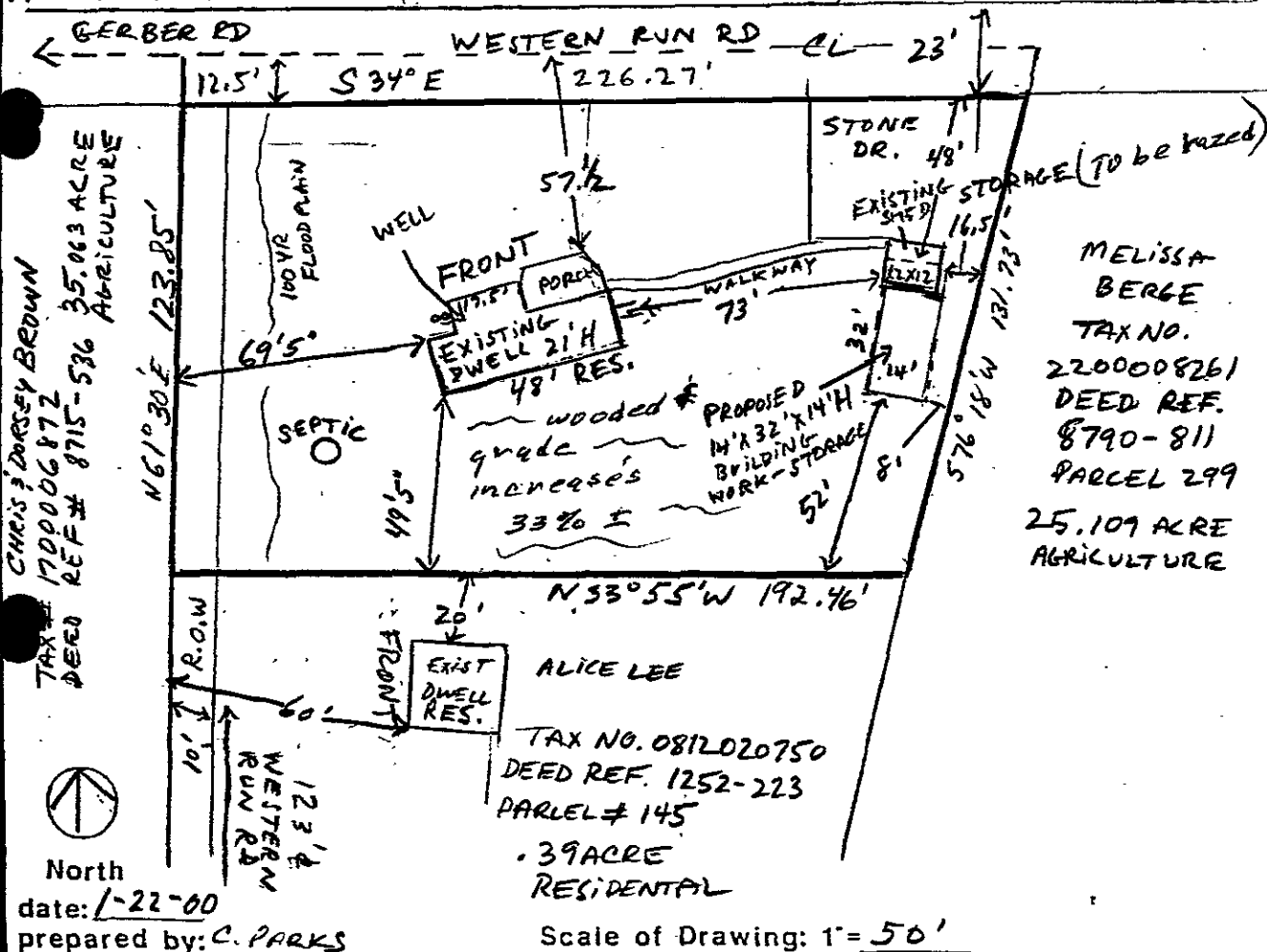
Subdivision name: _____

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

OWNER: CHRISTIAN PARKS & SUZANNE PERANTEAU

COLD BOTTOM LLC DEED REF# 11133-724
TAX# 0803052900 146 ACRE AGRICULTURE

1100' TO & OF



LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1" = 200' scale maps: NW, 22-D

Zoning: RC-2

Lot size: .5 acreage 21780.0 square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

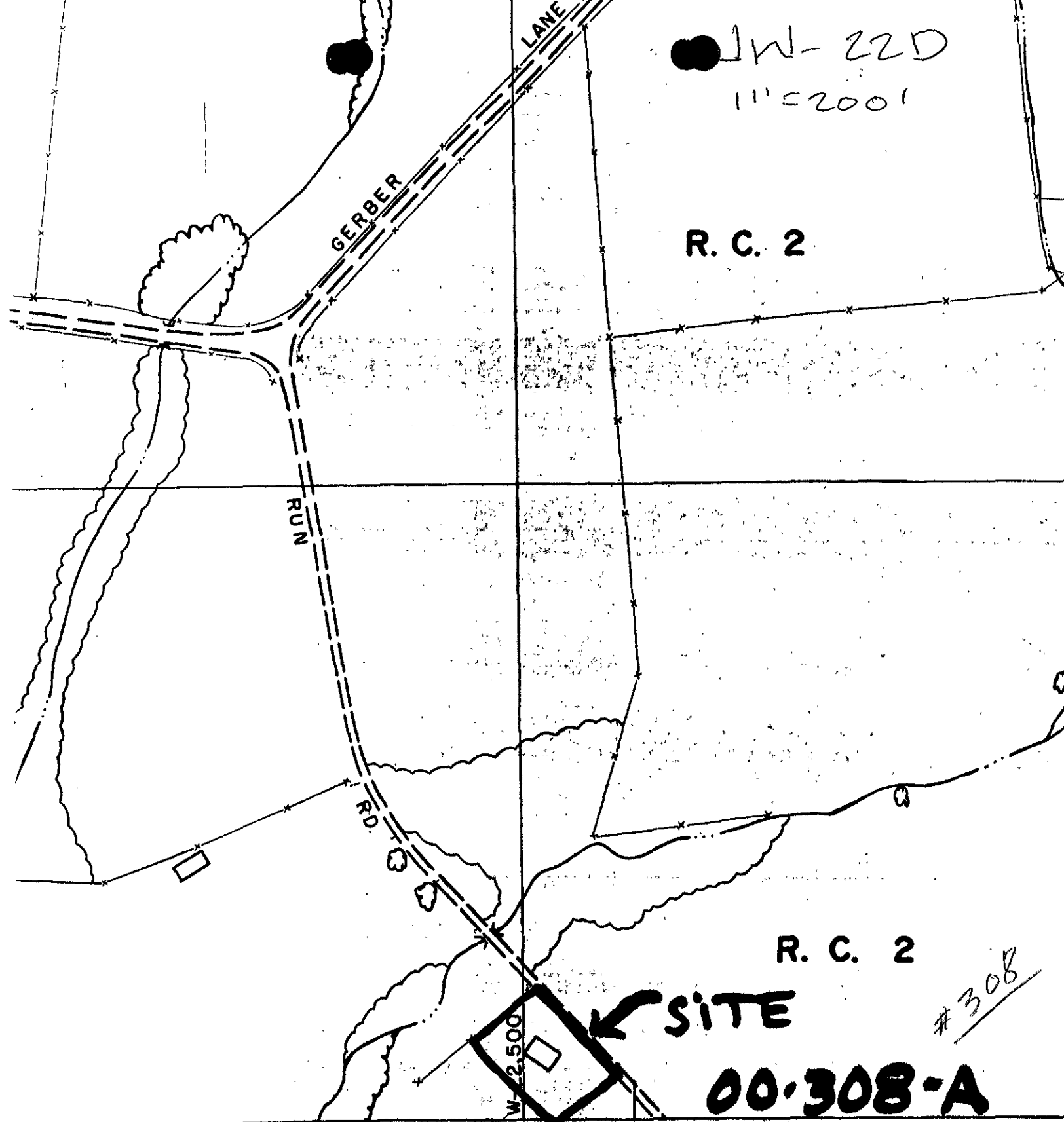
Zoning Office USE ONLY!

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

308

Pet. # 120

00-308-A



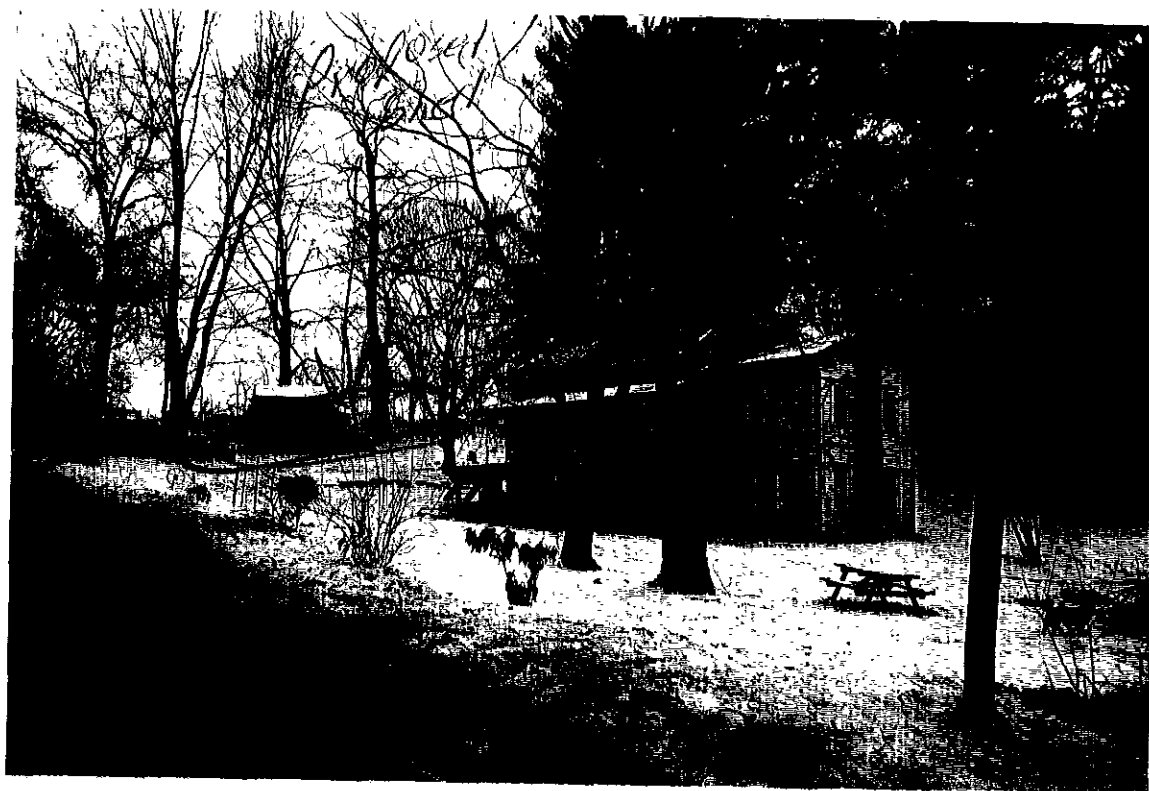
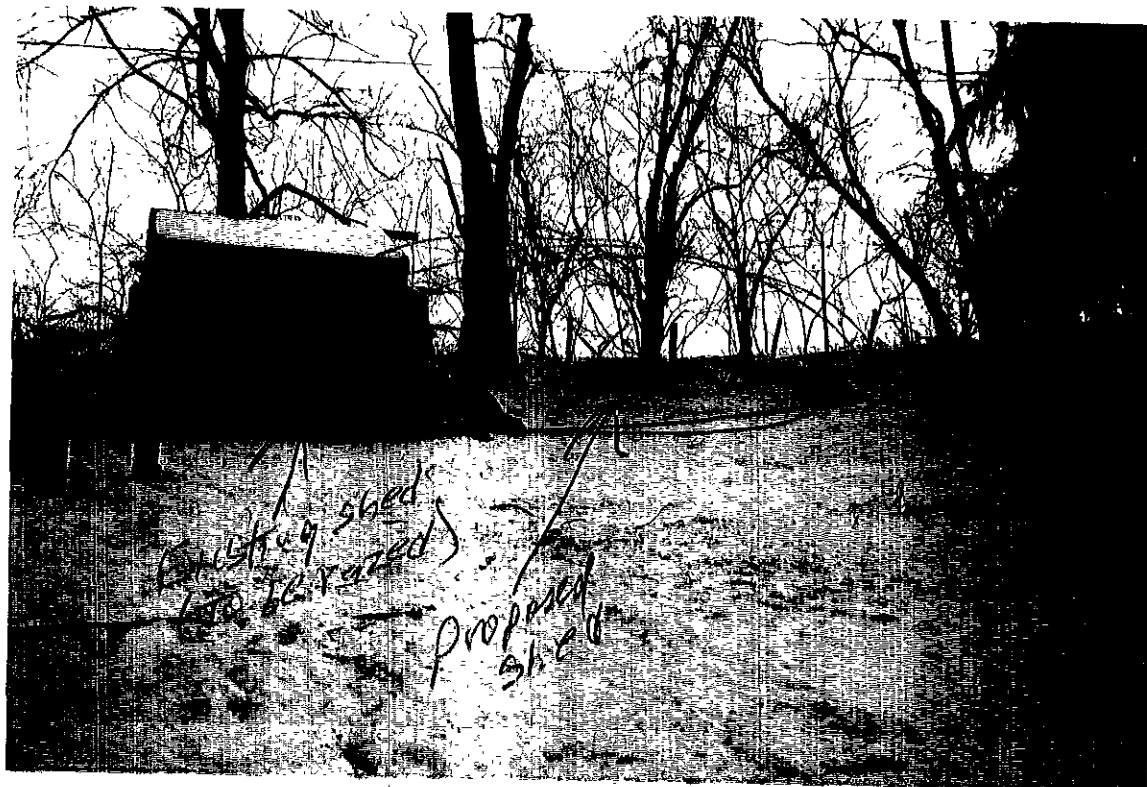
1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev

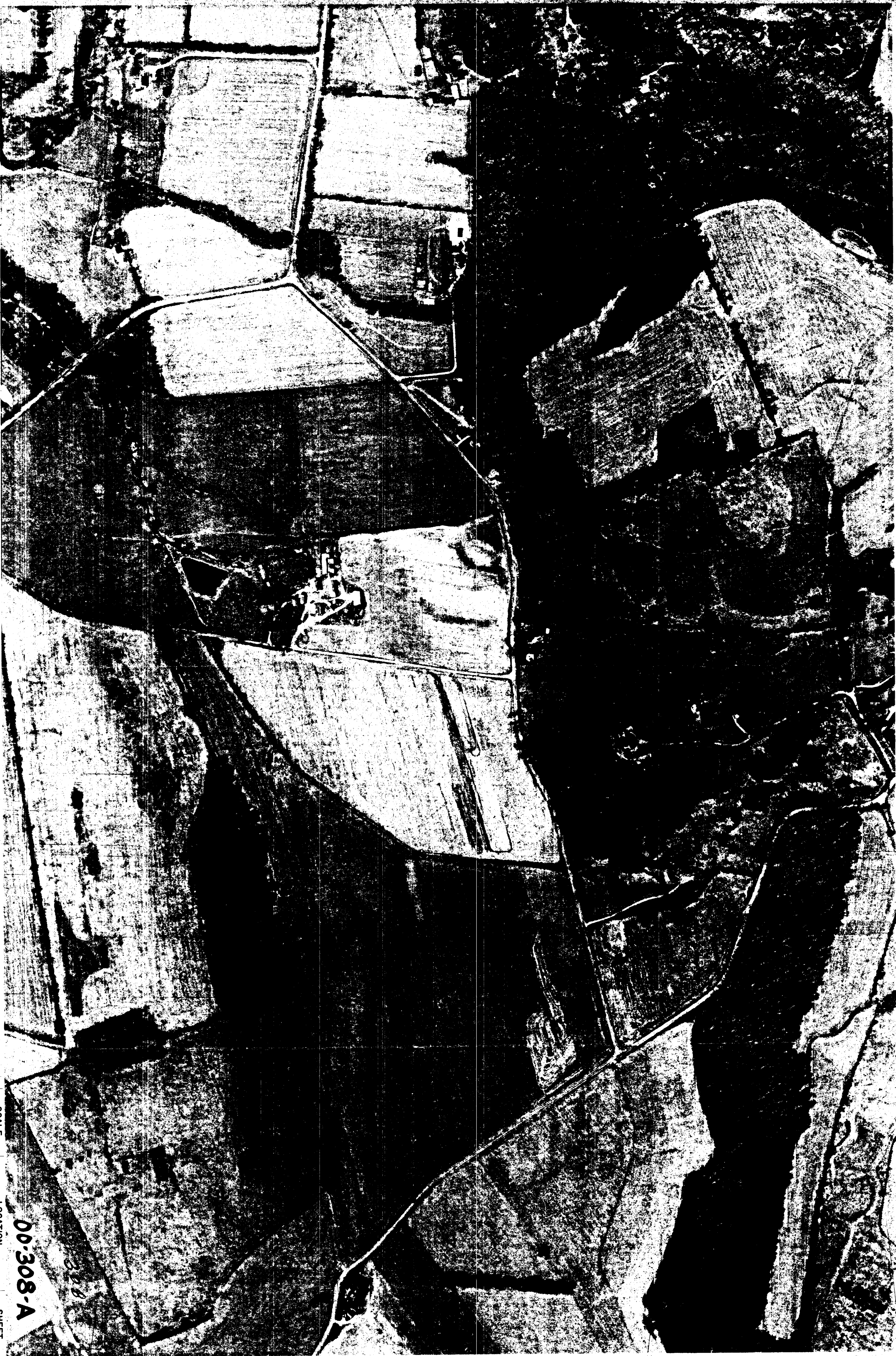
Chairman, County Council

OFFICE
OF



00-308-A

00-308-A



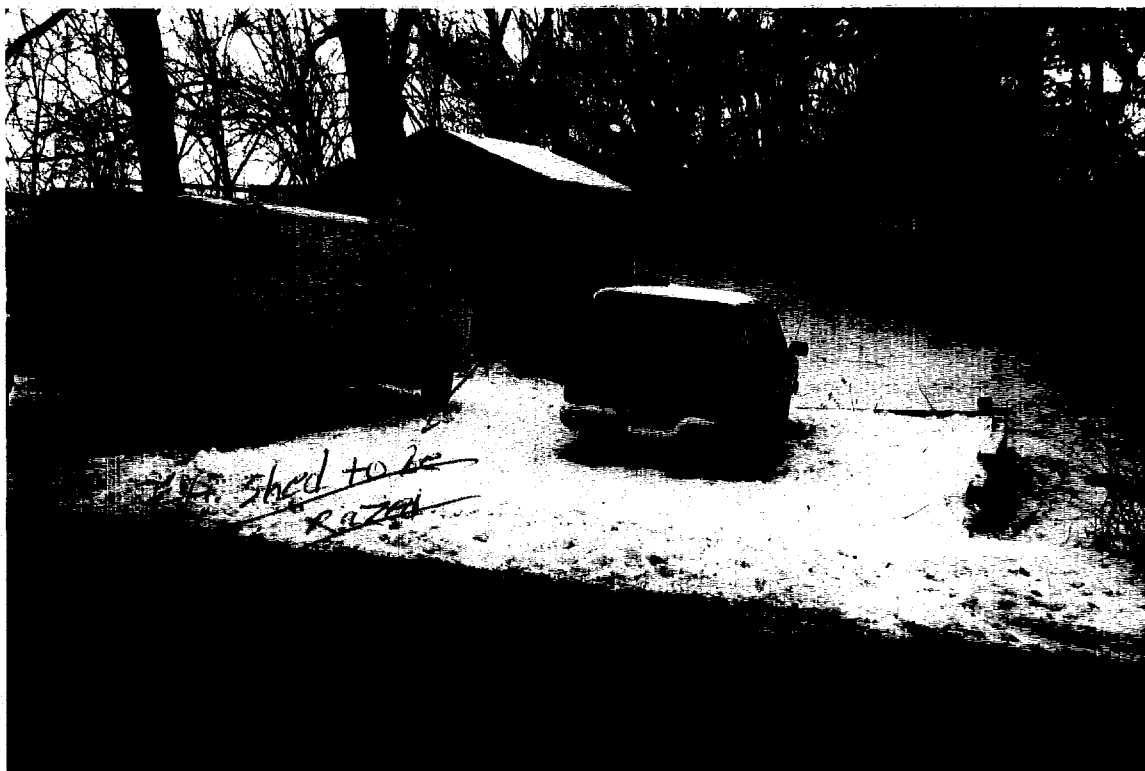
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986	WEST OF GUNPOWDER MEETINGHOUSE		
		N.W.	22-D

00-308-A

MICROFILMED



00-308-A