

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Carolstowne Road, 560' SE of
Bensmill Court
(140 Carolstowne Road)
4th Election District
3rd Councilmanic District

Dan Sexton, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-394-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Dan and Kristie Sexton. The Petitioners seek relief from Sections 1B01.2.C.1.c and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 22 ½ feet for an open deck, and an amendment to the last approved Final Development Plan for Reisterstown Village. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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.

Pursuant to the posting of the property and the provisions of both the Baltimore

ORDER RECEIVED FOR FILING
Date 4/2/10
By [Signature]

County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of April, 2000 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.1.c and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 22 ½ feet for an open deck, and an amendment to the last approved Final Development Plan for Reisterstown Village, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

April 21, 2000

Mr. & Mrs. Dan Sexton
140 Carolstowne Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Carolstowne Road, 560' SE of Bensmill Court
(142 Carolstowne Road)
4th Election District – 3rd Councilmanic District
Dan Sexton, et ux - Petitioners
Case No. 00-394-A

Dear Mr. & Mrs. Sexton:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 140 Carolstowne Rd.
which is presently zoned DR-10.5

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) 1B01.2.C.1.C, 301

To allow a rear yard setback of 15 ft (for an open deck) in lieu of the minimum required 22 1/2 ft and to amend the latest approved Final Development Plan for same

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:

Dan + Kristie Sexton
Name - Type or Print
Dan + Kristie Sexton
Signature
140 Carolstowne Rd. 410-833-5231
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Dan Sexton
Name - Type or Print
Dan Sexton
Signature
Kristie Sexton
Name - Type or Print
Kristie Sexton
Signature
140 Carolstowne Rd. 410-833-5231
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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, is 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. DD-394-A

Reviewed By [Signature] Date 3-23-00

Estimated Posting Date 4-2-00

ORDER RECEIVED FOR FILING
Date 4/15/00
By [Signature]

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

140 Cardstowne Rd.
Address
Reisterstown MD 21136
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):

AS THE HOMEOWNERS, WE WERE COMPLETELY UNAWARE THAT THERE MAY BE ANY ROADBLOCKS IN PUTTING A DECK ONTO OUR TOWNHOUSE. BEING ABLE TO HAVE A DECK WAS ONE OF OUR TOP CONSIDERATIONS WHEN DECIDING ON A PROPERTY TO BUY. WE SPECIFICALLY ASKED THE BUILDER (POWERS HOMES) IF A DECK WAS ALLOWED AND THEY TOLD US IT WOULD NOT BE A PROBLEM AT ALL. WITH THAT IN MIND, WE DESIGNED OUR TOWNHOME -- INSURING THAT WE HAD A SUNROOM AND SLIDING GLASS DOOR LEADING TO THE FUTURE DECK. WE HOPE THAT, WITH YOUR CONSIDERATION, WE WILL BE ABLE TO COMPLETE OUR FIRST HOME.

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

[Signature]
Signature
Dan Sexton
Name - Type or Print

[Signature]
Signature
Kristie Sexton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAN SEXTON & KRISTIE SEXTON
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

2/22/00
Date

[Signature]
Notary Public
My Commission Expires 12/00

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 140 Carolstowne Rd
Address
Reisterstown MD 21136
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):

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

[Signature]
Signature
Dan Sexton
Name - Type or Print

[Signature]
Signature
Kristie Sexton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22ND day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAN SEXTON & KRISTIE SEXTON
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

3/22/00
Date

[Signature]
Notary Public
My Commission Expires 12/00



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 140 Carolstowne Rd.
which is presently zoned DR-10.5

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) 1801.2.C.16, 301

To allow a rear yard setback of 15 ft (for an open deck) in lieu of the minimum required 22 1/2 ft and to amend the latest approved Final Development Plan for same.

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:

Dan & Kristie Sexton
Name - Type or Print
Dan & Kristie Sexton
Signature
140 Carolstowne Rd 410-833-5231
Address Telephone No.
Reisterstown MD 21136
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Dan Sexton
Name - Type or Print
Dan Sexton
Signature
Kristie Sexton
Name - Type or Print
Kristie Sexton
Signature
140 Carolstowne Rd. 410-833-5231
Address Telephone No.
Reisterstown MD 21136
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. 00-394-A

REV 9/15/98

Reviewed By [Signature] Date 3-23-00
Estimated Posting Date 4-2-00

Beginning at a point on the ~~east~~^{NORTH} side of Carolstown Rd
at a distance of 560 ft $\pm$ Southerly of the intersect.
of Carolstown Rd and Bensmill ct. A 80' and 44' R/W
respectively being lot ~~2~~³ block B 1st amended in
the subdivision of Reisterstown Village as recorded in
plat book 65 folio 117 in the 4th ED. being .0655 Acre $\pm$

394

00-394-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 3-23-00 ACCOUNT R-101-6150

AMOUNT \$ 50.00

RECEIVED FROM: Exxon Funding Co.

FOR: Residential Variances Filing Fee
C-140 (Continued) 12-12-99

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

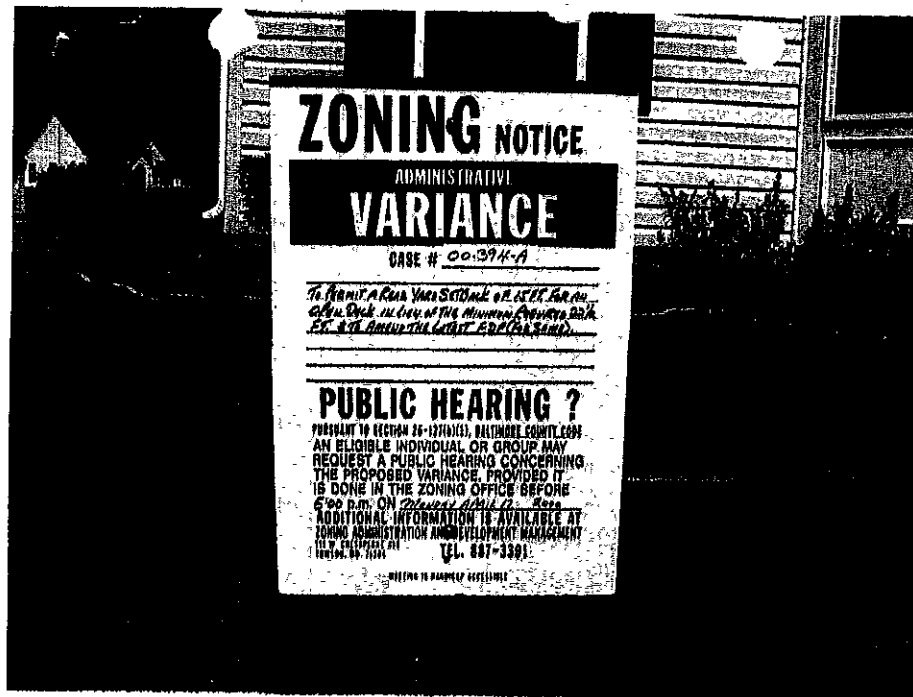
No. 080401

PAID RECEIPT

PAYMENT ACCOUNT FOR
5/23/2000 50.00 14-152-1
REQ 080401 CASHIER: 080401-080401
Dept 5 520 ZONING DEPARTMENT
Receipt # 080401
CR NO. 080401
Receipt Tot. 50.00
50.00 CR 080401
Baltimore County, Maryland

00-394-A

CASHIER'S VALIDATION



Posted at 140 Carolstowne Road

CERTIFICATE OF POSTING

**RE: CASE # 00-394-A
PETITIONER/DEVELOPER
(D. Saxton)
DATE OF Closing
(4-17-00)**

**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**

140 Carolstowne Road Baltimore, Maryland 21136_____

THE SIGN(S) WERE POSTED ON_____ 3-31-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 394 -A Address 140 Carolstowne Rd.

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

Filing Date: 3-23-00 Posting Date: 4-2-00 Closing Date: 4-17-00

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- 394 -A Address 140 Carolstowne Rd.

Petitioner's Name D. Sexton Telephone _____

Posting Date: 4-2-00 Closing Date: 4-17-00

Wording for Sign: To Permit a rear yard setback of 15 ft. for an open deck
in lieu of the minimum required 22 1/2 ft. & to amend the
latest Final Development Plan (for same).

**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: 00-394-A

Petitioner: Dan + Kristie Sexton

Address or Location: 140 Carolstowne Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dan + Kristie Sexton

Address: 140 Carolstowne Rd

Reistersburg MD 21136

Telephone Number: 410-833 5231



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

April 17, 2000

Mr. & Mrs. Dan Sexton
140 Carolstowne Road
Reisterstown MD 21136

Dear Mr. & Mrs. Sexton:

RE: Case Number 00-394-A , 140 Carolstowne Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 23, 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
Fire Department

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

April 6, 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 April 3, 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:

381, 382, 384, 385, 387, 388, 389, 391, 392, 393, (394)
395, and 397

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB*
DATE: April 10, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 4, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
381	1954 Catanna Avenue
382	19621 Middletown Road
383	50 Westminster Pike
384	245 Ashland Road
387	9415 Horn Avenue
388	515 Picadilly Road
389	5504 Dunrovin Lane
390	3738 Butler Road
391	115 Carolstowne Road
392	113 Carolstowne Road
393	142 Carolstowne Road
394	140 Carolstowne Road
395	11930 Jericho Road
397	Glen Arbor North
335	Liberty Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2000

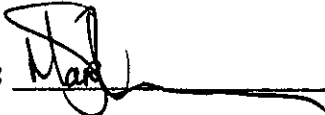
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

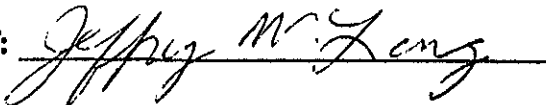
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comments on the following petitions(s):

Item No(s): 382/391/392/393/394/409/426

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

Prepared by:  _____

Section Chief:  _____

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 . 3 . 0 0

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

RE: Baltimore County
Item No. 334

JJS

Dear Ms. Jackson:

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

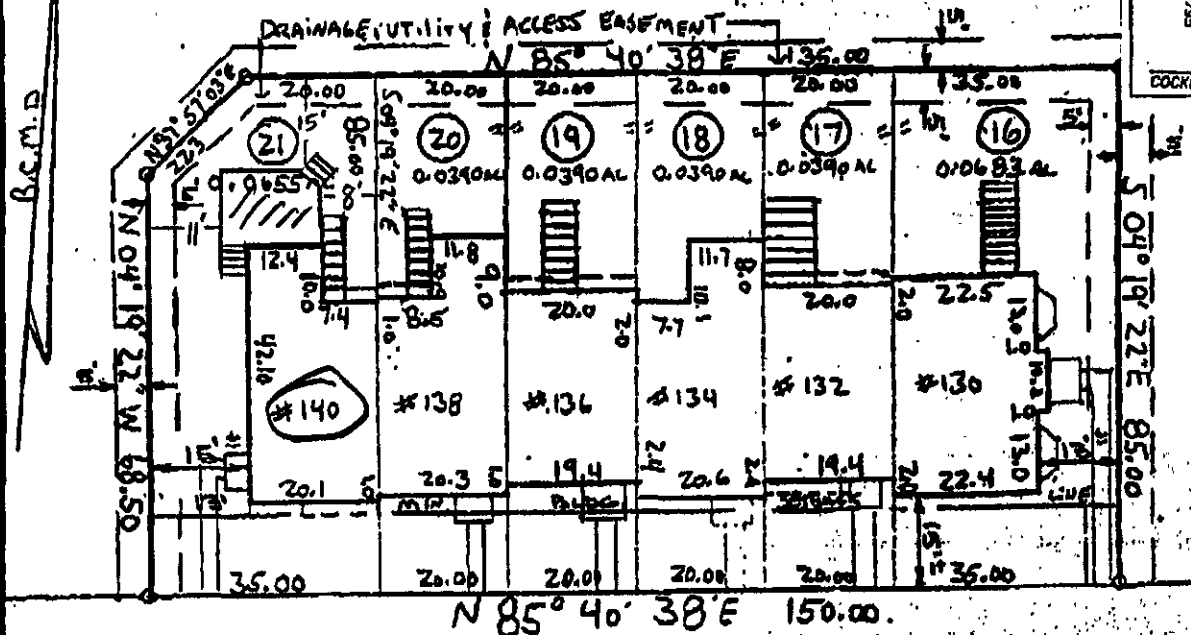
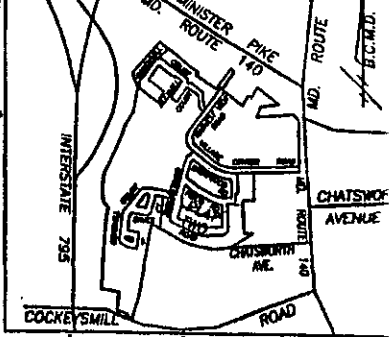
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Dan & Kristie Sexton
owners

H.O.A AREA

140 Carolstown Rd.

Lot 21 Block B



STONE ROAD
(62' R/W)

Prior Zoning Case 93-118-A

Prop. Variance 15' rear set back

in lieu of 22 1/2' rear set back

CAROLSTOWNE ROAD
(80' R/W)

Public sewer - yes

Public water - yes

Chesapeake critical - NO

.655 Ac. Lot. 3050

District - 4

FLOOD NOTE:
THIS IS TO CERTIFY THAT THE LAND SHOWN
HEREON IS NOT WITHIN THE FLOOD ZONES
AS SHOWN ON THE FLOOD INSURANCE
RATE MAPS AS PUBLISHED MARCH 2, 1981

11' Left side setback

8' Right side setback

15' Rear setback

Zoning: DR-10.5

NW. 16 K



*SEE REVERSE FOR ADDITIONAL NOTES



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS AND LANDSCAPE ARCHITECTS
139 N. Main Street, Suite 200
Bel Air, Maryland 21014
(410) 879-1890 - (410) 835-7560
Fax: (410) 879-1820

LOCATION DRAWING
LOTS 16-21 Block B
PLAT TWO
REISTERSTOWN VILLAGE
J.M. ES Folio 117
Election District No. 4
HARFORD COUNTY, MD
FOR: POWERS HOMES

SCALE
1" = 30'

DATE
6-1-99

DRAWN BY
JM

DESIGN BY

REVIEW BY
CK

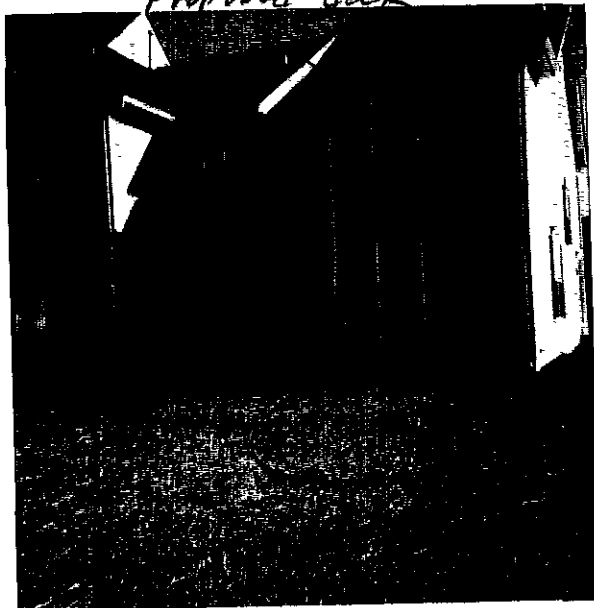
JOB NO
10767

BK #2 Pg #18 UPDATED: 9-9-99

#394

00-394-A

Proposed deck

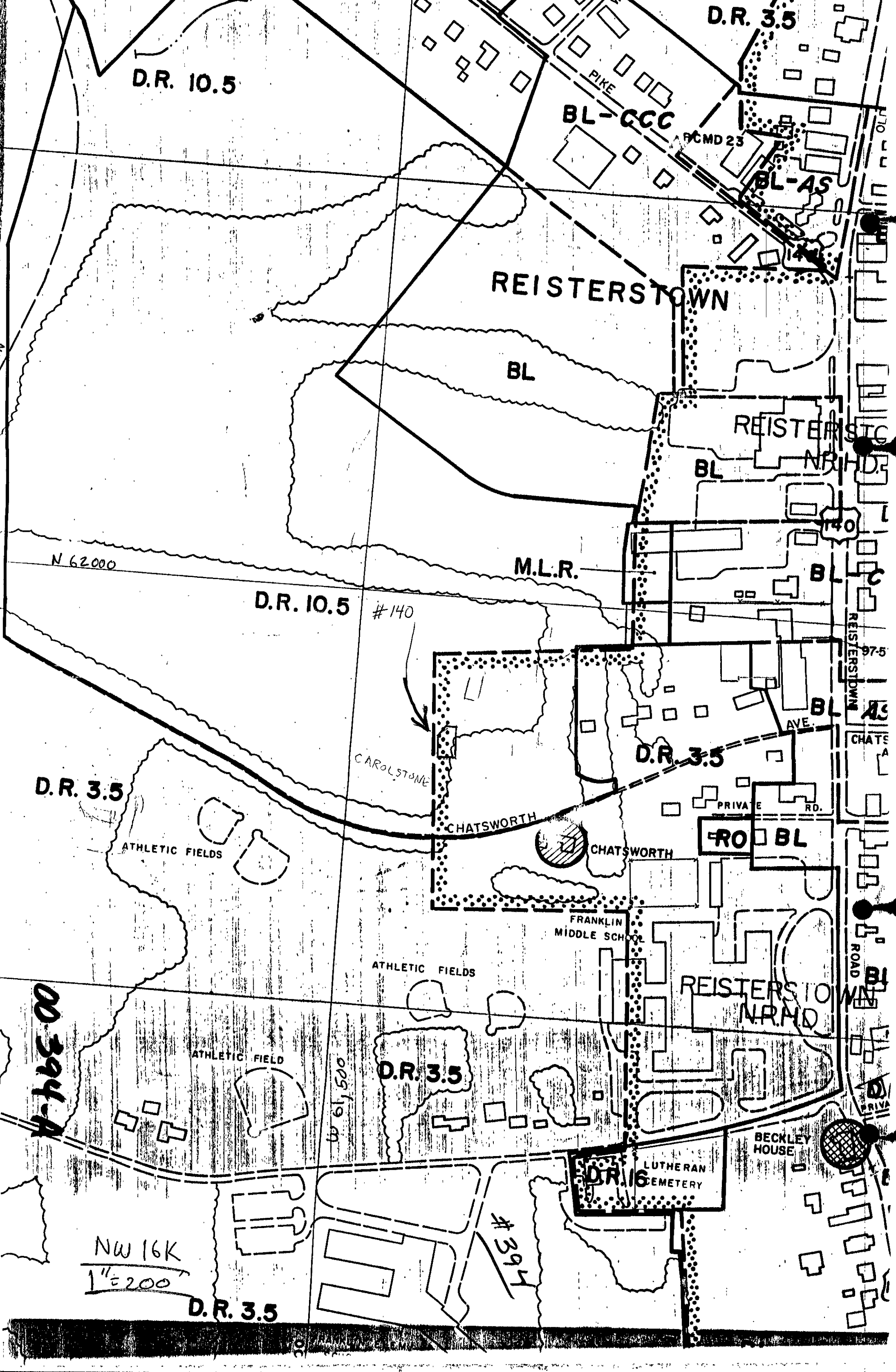


140 Carolstowe & #394 (4)
138 Carolstowe



140 Carolstowe & #394 (4)
open adjacent lot

00.394.A



D.R. 10.5

D.R. 3.5

BL-CCC

FCMD 23

BL-AS

REISTERSTOWN

BL

REISTERSTOWN NR. RD.

BL

M.L.R.

D.R. 10.5

#140

N 62000

D.R. 3.5

ATHLETIC FIELDS

CAROLSTONE

CHATS WORTH

D.R. 3.5

PRIVATE RD.

RO BL

CHATS WORTH

FRANKLIN MIDDLE SCHOOL

ATHLETIC FIELDS

REISTERSTOWN NR. RD.

D.R. 3.5

ATHLETIC FIELD

N 61500

00 394.4

NW 16K

1"=200'

D.R. 3.5

#394

D.R. 16

LUTHERAN CEMETERY

BECKLEY HOUSE

ROAD

PRIVATE



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

REISTERSTOWN

NW
16-K

SHEET

00-394-A