

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Rider Avenue, 225' N		
Centerline Essex Farm Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
4th Councilmanic District	*	OF BALTIMORE COUNTY
(8204 Rider Avenue)		
	*	CASE NO. 00-417-A
Arthur L. Rubeor, Jr.		
Petitioner	*	

* * * * *

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 owner of the subject property, Arthur L. Rubeor, Jr. The variance request is for property located at 8204 Rider Avenue in the Riderwood area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (attached garage) with a side yard setback of 7 ft. 9 in. and a rear yard setback of 25 ft. in lieu of the required setback of 10 ft. and 30 ft., respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner has 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

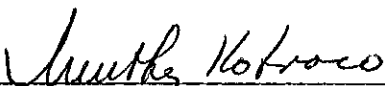
ORDER RECEIVED FOR FILING
 Date 5/10/00
 By R. Johnson

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 Petitioner.

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 10th day of May, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (attached garage) with a side yard setback of 7 ft. 9 in. and a rear yard setback of 25 ft. in lieu of the required setback of 10 ft. and 30 ft., respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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 RECEIVED FOR FILING

Date 5/10/00

By R. J. [Signature]



Baltimore County
Zoning Commissioner

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

May 10, 2000

Mr. Arthur L. Rubeor, Jr.
8204 Rider Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-417-A
Property: 8204 Rider Avenue

Dear Mr. Rubeor:

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 TOWSON, MD 21204
8204 RIDER AVE
which is presently zoned 3.5 DR.

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) 1602.3.B BCZR

To permit an addition (attached garage) with a side yard setback of 7'9" and a rear yard setback of 25' in lieu of the required setback of 10' and 30', 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

8204 RIDER AVE 821-7315

Address

Telephone No.

TOWSON MD 21204

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

Company

Address

Telephone No.

City

State

Zip Code

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 4 day of May 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. 00-417-A

Reviewed By JRF/TG Date 4-5-00

REU 9/15/98

Estimated Posting Date 4-16-00

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 8204 RIDER Ave
Address
TOWSON MD 21204
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):

HARDSHIP: I Request A VARIANCE SINCE I AM HANDICAPPED. THE WIDTH OF GARAGE WOULD ALLOW ME TO ENTER AND EXIT MY VEHICLE AFTER ICE OR SNOW STORM, INSIDE MY GARAGE.
Home phone # 410-821-7315
WORK phone # 410-732-4354

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.

Arthur L. Ruben Jr
Signature
ARTHUR L. RUBEN JR
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of APRIL, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ARTHUR L. RUBEN, JR.

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

4-4-00
Date

Victoria A. Ugh
Notary Public

My Commission Expires 5-1-03

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

8204 RIDER AVENUE
Address
TOWSON MD 21204
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):

HARDSHIP: I REQUEST A VARIANCE SINCE I AM HANDICAPPED. THE WIDTH OF GARAGE WOULD ALLOW ME TO ENTER AND EXIT MY VEHICLE AFTER ICE OR SNOW STORM, INSIDE MY GARAGE.

Home phone # 410-821-7315

WORK phone # 410-732-4354

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.

Arthur L. Ruben Jr
Signature

ARTHUR L. RUBEN JR
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of APRIL, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ARTHUR L. RUBEN JR

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

4-4-00

Date

Victoria A. Vyk

Notary Public

My Commission Expires

5-1-03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at Towson, MD 21204
8704 RIDER AVE
which is presently zoned 3.5 DR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B BCZR

To permit an addition (attached garage) with a side yard setback of 7'9" and a rear yard setback of 25' in lieu of the required setbacks of 10' and 30' 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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. 00-417-A

Reviewed By JRF/TS Date 4-5-00

REV 9/15/98

Estimated Posting Date 4-16-00

zoning Description for 8204 Rider Avenue.

Beginning at a point on the North side Rider Avenue which is 50 feet wide at a distance of 225 feet north of the centerline of the nearest intersecting street, Essex Farm Road which is 50 feet wide. Being Lot # 3, Block A, Section 4 in the Subdivision of Thornleigh as recorded in Plat Book # 25, Folio # 53 containing ~~14~~ 130 square feet.

Also known as 8204 Rider Avenue and located in the 4th Election District, 4th Councilmanic District.

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

No. **080472**

DATE 4-5-00 ACCOUNT B-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Arthur L. Rubear

6204 Rider Ave.

FOR: 01 - VARIANCE

ITEM # 417

Taken by: Jer/To

00-417-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

4/05/2000 4/05/2000 11:40:00

PAY TO ORDER OF CASHIER LINDA L. BOWEN

Dept. 5 520 JUDICIAL DEPARTMENT

Receipt # 17433

OR NO. 080472

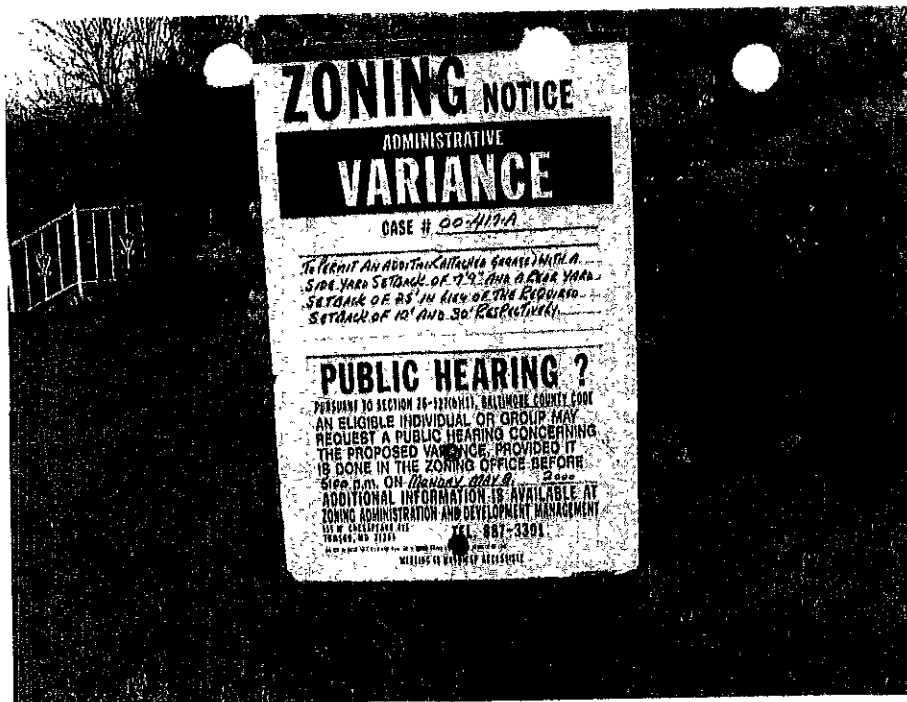
Receipt Tot. 50.00

50.00 OK 50.00

Baltimore County, Maryland

check # 4815

CASHIER'S VALIDATION



Posted at 8204 Rider Ave.

CERTIFICATE OF POSTING

**RE: CASE # 00-417-A
PETITIONER/DEVELOPER
(Arthur L. Rubeor)
DATE OF Closing
(5-8-00)**

**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**

8204 Rider Ave. Baltimore, Maryland 21204_____

THE SIGN(S) WERE POSTED ON _____ 4-21-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 417 -A Address 8204 RIDER AVE.

Contact Person: JUN / TERRY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-5-00 Posting Date: 4-16-00 Closing Date: 5-1-00

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- 417 -A Address 8204 RIDER AVE.

Petitioner's Name Arthur L. Rubeor Telephone 410-821-7315

Posting Date: 4-16-00 Closing Date: 5-1-00

Wording for Sign: To Permit an addition (attached garage) with
a side yard setback of 7'9" and a rear yard setback
of 25' in lieu of the required setback of 10' and
30', respectively.

**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: 00-417-A
Petitioner: ARTHUR L. RUBEOR JR.
Address or Location: 8204 RIDER AVE TOWSON, MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: ARTHUR L. RUBEOR JR.
Address: 8202 RIDER AVE
TOWSON, MD 21204
Telephone Number: 410-821-7315



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

May 8, 2000

Mr. Arthur L. Rubeor
8202 Rider Avenue
Towson MD 21204

Dear Mr. Rubeor:

RE: Case Number 00-417-A , 8204 Rider Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 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 18, 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 17, 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:

411, 412, 413, 414, 417, 418, 419, 420, 422, 425, 426, and 427

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 *RBS*
DATE: April 25, 2000
SUBJECT: Zoning Item #418
1442 Burke Road

Close 5/1

RECEIVED MAY 08 2000

Zoning Advisory Committee Meeting of April 17, 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.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X 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).
- X Groundwater Management: An inspection of the septic system may be required prior to building permit approval.

200

Reviewer: Keith Kelley
Reviewer: Sue Farinetti

Date: April 20, 2000
Date: April 20, 2000

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS*

DATE: May 12, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 17, 2000

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
411	23 Mansez Drive
412	7046 Eastern Avenue
413	1633 Freeland Road
414	528 Church Road
415	3607 East Joppa Road
417	8204 Rider Avenue
419	12 Hunter Horn Court
420	13411 Fork Road
421	East Joppa Road
422	2802 Tennessee Avenue
424	8511 Liberty Road
425	8551 Philadelphia Road
426	419 Samantha Court
427	9011 Moonstone Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 19, 2000

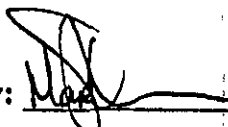
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

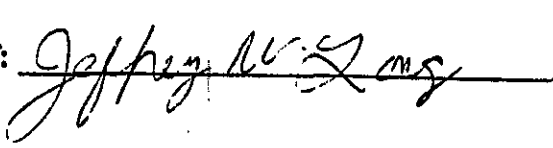
SUBJECT: Zoning Advisory Petitions

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

Item No(s): 401/402(417)

For any further questions or additional information concerning the matters stated herein, 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: 4.17.00

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

RE: Baltimore County
Item No. 417

JRF/TA

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

4-18-2000

Baltimore County Department of Permits
Administrative Variance

To whom it may concern:

I missed the posting date (4-16-00)
and request a new posting date.

ARTHUR L. RUBENOR

CASE # 00-417

Address: 8204 RIDER AVE
TOWSON, MD. 21204
Phone : 410-821-7315

Thank you,

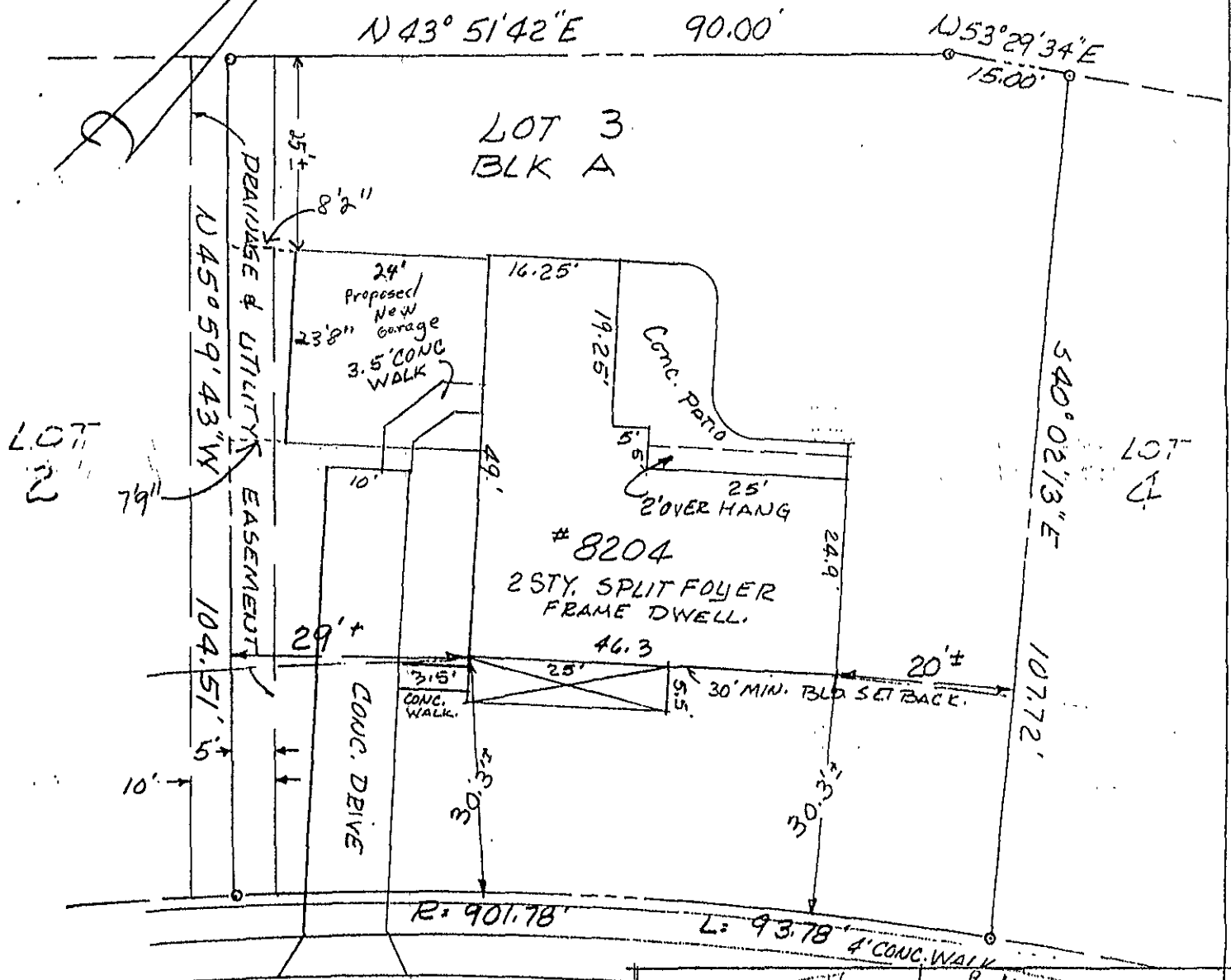
Arthur L. Rubenor Jr.

New posting 4/23/00

New Closing 5/8/00

[Signature]

00-417-A



RIDER

50' R/W

Pet. & #1

The information on this Plat shows only the improvements indicated hereon contained within the outline of the lot, they are located as shown, and is not construed as an establishment of property.

Frank S. Lee
Reg. Land Surveyor

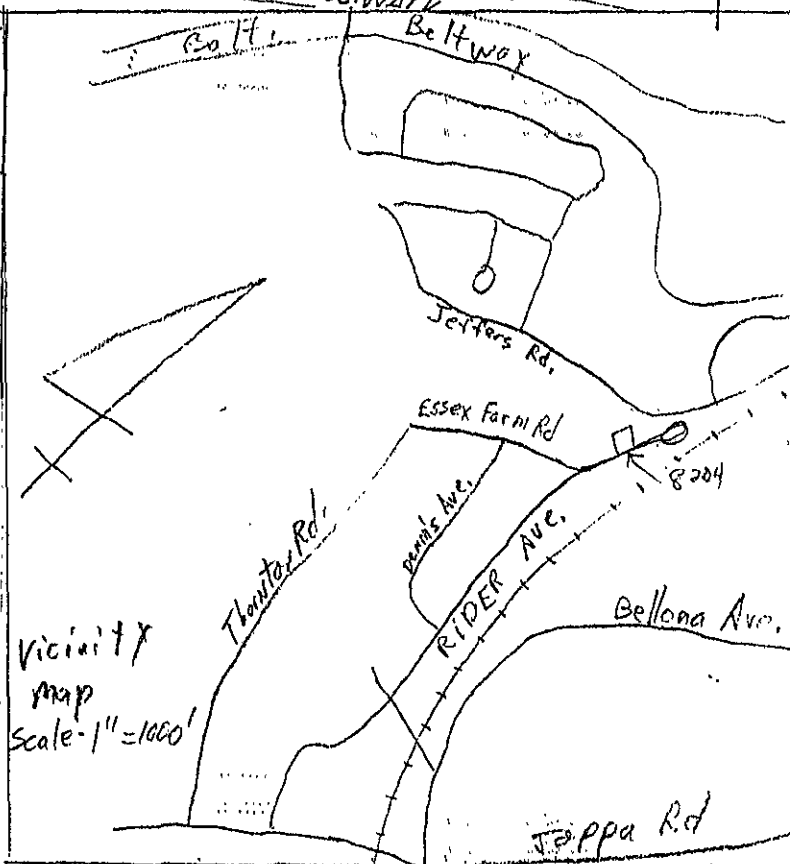
Owner: Mr. Arthur Ruben
8204 Rider Ave.
Lutherville Md. 21093

RAPHEL & ASSOC, INC.

205 COURTLAND AVE.
TOWSON MD.

21204

410-825-1331



#8204 RIDER AVE

HOUSE LOCATION Council Dist
LOT #3 BLK A ZONE DR 35
RESUBDIVISION Public water + sewer
SECTION FOUR Map # NW 11B
"THORNLEIGH" AREA 11,130 sq ft.
GLB 25/53

4th ELECT. DIST
SCALE: 1" = 20'

BALTO CO. MD.
MARCH 19, 2000



Subject Property
8204 Rider Ave



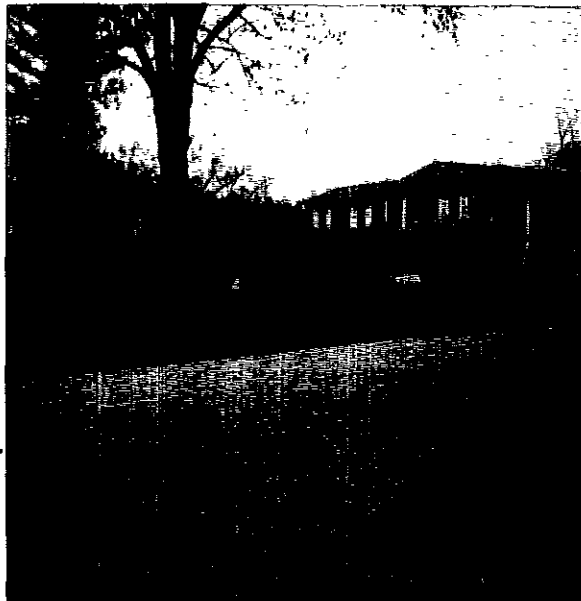
Proposed Attached
GARAGE AT END
OF CONCRETE
DRIVEWAY

SIDE SETBACK
VARIANCE

7'9"

REAR SETBACK
VARIANCE

25'

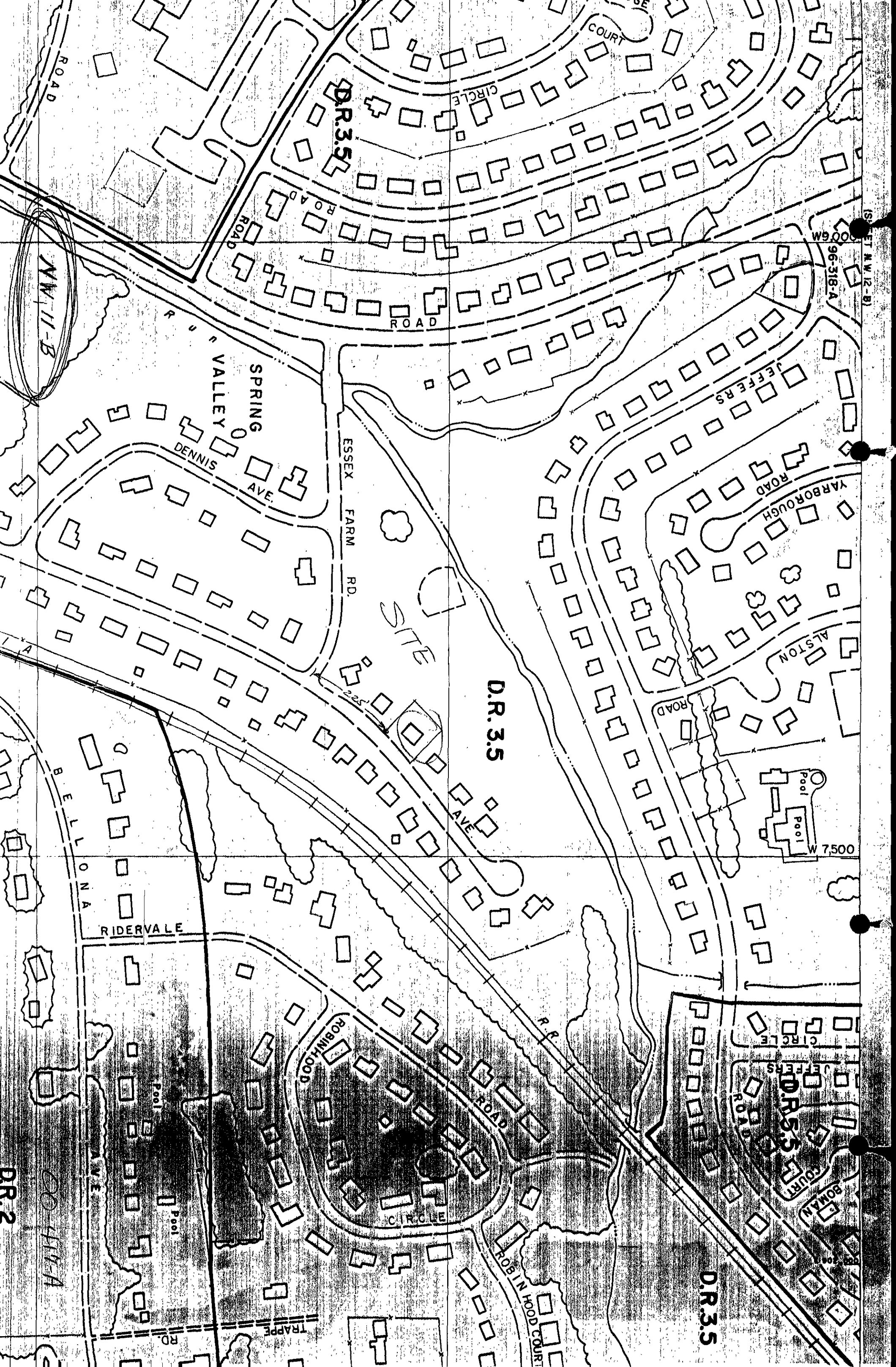


ONE STORY
GARAGE ATTACHED
BEHIND BAY
WINDOW AND
EXTENDING TO END
OF EXISTING HOME.

417

00-417-A





(SHEET NW 12-B)

96-318-A

D.R. 3.5

W 7500

D.R. 3.5

D.R. 5.3

D.R. 3.5

SITE

NW 11-B

D.R. 3

CO 414-A

RIDERVILLE

JEFFERS ROAD

ALSTON ROAD

ROBIN HOOD COURT

ROBIN HOOD ROAD

JEFFERS ROAD

ALSTON ROAD

ROBIN HOOD COURT

ROBIN HOOD ROAD

JEFFERS ROAD

ALSTON ROAD

ROBIN HOOD COURT

ROBIN HOOD ROAD

JEFFERS ROAD

ALSTON ROAD

ROBIN HOOD COURT

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ALSTON ROAD

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET	MICROFILMED
1" = 200' ±				
DATE OF PHOTOGRAPHY JANUARY 1966		RIDERWOOD	N.W. 11-B	