

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Benson Lane, 3500' S
centerline Cockeys Mill Road
4th Election District
3rd Councilmanic District
(20 Benson Lane)

Mary E. & Theodore G. Cook, III
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-441-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, Mary and Theodore Cook. The variance request is for property located at 20 Benson Lane in the Reisterstown 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 a detached accessory structure (garage) to be located on the side yard of the principal building 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

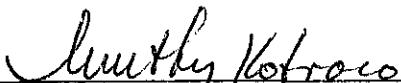
COCKEYS MILL ROAD FOR PLANNING
5/26/00
J. J. Janssen

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 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 26th day of May, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to be located on the side yard of the principal building 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 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

RECEIVED FOR FILING
2000/05/26/00
J. J. J. J. J.
J. J. J. J. J.



Baltimore County
Zoning Commissioner

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

May 25, 2000

Mr. & Mrs. Theodore G. Cook, III
20 Benson Lane
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 00-441-A
Property: 20 Benson Lane

Dear Mr. & Mrs. Cook:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: Mr. Frank Ambrosino
2610 W. Woodwell Road
Baltimore, MD 21222

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 BENSON LANE
which is presently zoned BC4

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 permit a detached

accessory structure (garage) to be located on the side yard of principal building in lieu of the required rear

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):

MARY E. COOK
Name - Type or Print

Mary E. Cook
Signature

THEODORE G. COOK III
Name - Type or Print

Theodore G. Cook III
Signature

20 BENSON LANE 410-833-5330
Address Telephone No.

REISTERSTOWN MD 21156
City State Zip Code

Representative to be Contacted:

Frank Ambrosio
Name

2610 W. Woodwell Rd 410-285-1946
Address Telephone No.

BALTO. MD. 21222
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 00-441-A

Reviewed By STH Date 04-25-00

Estimated Posting Date 05-07-00

REV 9/15/98

ORDER REQUIRED FOR FILING

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

20 Benson Lane
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):

There is no other place to build the garage due to the layout of the property. As noted in the pictures, we have a very large hill as our rear yard and it would be cost prohibited to excavate. The only possible and affordable place is in the side yard, but due to the layout of the house it would be cost prohibited to attach it. It would then join into a bedroom.

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.

Mary E. Cook
Signature
MARY E. COOK
Name - Type or Print

Theodore G. Cook III
Signature
THEODORE G. COOK III
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of March, 2000 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARY E. COOK - THEODORE G. COOK 3RD
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

Date

3/6/00

Ann Marie Reames
Notary Public

My Commission Expires _____

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 20 Benson Lane
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):

There is no other place to build the garage due to the layout of the property. As noted in the pictures, we have a very large hill as our rear yard and it would be cost prohibited to excavate. The only feasible and affordable place is in the side yard. It would then join into a bedroom.

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.

Mary E. Cook
Signature
MARY E. COOK
Name - Type or Print

Theodore G. Cook III
Signature
THEODORE G. COOK III
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of March, 2000 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARY E. COOK & THEODORE G. COOK 3RD
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

3/6/00
Date

Ann Marie Pomeroy
Notary Public
My Commission Expires 6/1/02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 30 BENSON LANE
which is presently zoned RC4

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 permit a detached

accessory structure (garage) to be located on the side yard of principal building in lieu of the required rear

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. 00-441-A

REV 9/15/98

Reviewed By SMF Date 04-25-00

Estimated Posting Date 05-07-00

Mary E. Cook

20 Benson Ln

Reisterstown Md 21136

and described as follows, that is to say:

BEGINNING for the same at a point in the center of a road known as Heiser ^{Benson Lane} Mill Road at the end of the north 40 degrees 26 minutes west 311 feet 8 inches to a line described in a Deed from Henry G. Gore of William and wife to E. Raymond Turner dated May 19, 1906, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 298, folio 258; and running thence north 4 degrees 26 minutes west 8 perches to intersect the south 85 degrees west 150 perches line of a tract of land called "White Oak Bottom", thence binding on said line south 85 degrees west 18 perches to a tract of land called "Black Jack", thence binding on said last mentioned tract of land south 40 degrees 25 minutes east 17.6 perches to the center of the aforesaid Heiser Mill Road; and thence in or near the center of said Road north 52 degrees 20 minutes east 182 feet to the place of beginning. Containing 1 1/2 acres of land, more or less. Also a right of way 16 feet as reserved in a Deed by the said Henry G. Gore of William and wife to Carrie D. Scott and husband dated August 2, 1897, and recorded among the Land Records of Baltimore County in Liber L.M.B. No. 224, folio 532, etc.

BEING the same lot of ground which by Deed dated March 8, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4589, folio 597 was granted and conveyed by JOHN H. CHEAPE, widower, to JULIAN D. MAGER and ERIKA S. MAGER, his wife, the within Grantors.

Item #441

00-441-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080872

DATE 4/25/00 ACCOUNT Post 650

AMOUNT \$ 50.00

RECEIVED FROM: Res. Var. 30.00

FOR: TOTAL 80.00

FINANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DD \$ 50.00

PAID RECEIPT

PAYMENT ACTUAL TIME
4/25/2000 4/25/2000 11:13:04
RTE WROD CASHIER LWL LHM DRAWER 5
Dept 5 628 ZONING VERIFICATION
Receipt # 119977 OFL/N
CP NO. 060872

Receipt Tot 50.00
50.00 CA 100.00
Baltimore County, Maryland

00.441-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 00-441-A
PETITIONER/DEVELOPER
(Mary E. Cook)
DATE OF Closing
(5-22-00)**

**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**

20 Benson Lane Baltimore, Maryland 21136_____

THE SIGN(S) WERE POSTED ON _____ 5-5-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



Posted at 20 Benson Lane

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 441 -A Address #20 BENSON LANE
Contact Person: JOHN R ALEXANDER / DAVE DUBALL Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 04-25-00 Posting Date: 05-07-00 Closing Date: 05-22-00

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- 441 -A Address #20 BENSON LANE
Petitioner's Name FLOR E. COOK Telephone 410-933-5330
Posting Date: 05-07-00 Closing Date: 05-22-00
Wording for Sign: TO PERMIT A RESIDENTIAL GARAGE IN THE SIDE YARD
W LIEU OF THE 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: 00-441-A
Petitioner: MARY E. COOK
Address or Location: 20 BENSON LN.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARY E. COOK
Address: 20 BENSON LN
REISTERSTOWN MD 21136
Telephone Number: 410-833-5330

Revised 2/20/98 - SCJ

- 16 -
00-441-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

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

OWNER: _____



Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



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 19, 2000

Mr. Frank Ambrosino
2610 W. Woodwell Road
Baltimore MD 21222

Dear Mr. Ambrosino:

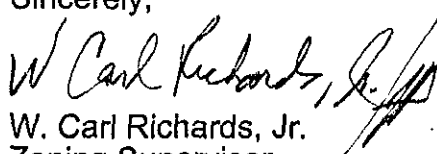
RE: Case Number 00-441-A , 20 Benson Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 25, 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



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Baltimore County
Fire Department

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

May 17, 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 MAY 8, 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:

441 442, 443, 444, 445

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 *RC/RBS*

DATE: May 23, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of May 8, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
441	20 Benson Lane
442	1906 Windys Run Road

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 15, 2000
Item Nos. 441, 442, 443, and 444

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

RWB:HJO:jrb

cc: File

AN
5/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 12, 2000

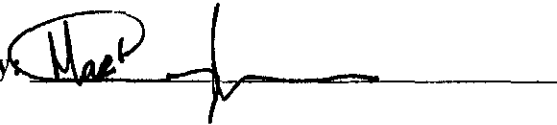
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 441

The Office of Planning has reviewed the above referenced case and has no comments to offer.

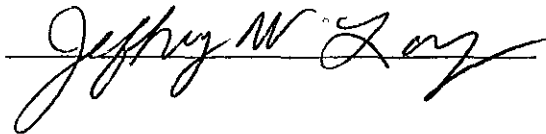
For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



MAY 12

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: 5.8.00

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

RE: Baltimore County
Item No. 441

JRA

RECEIVED MAY 09 2000

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,

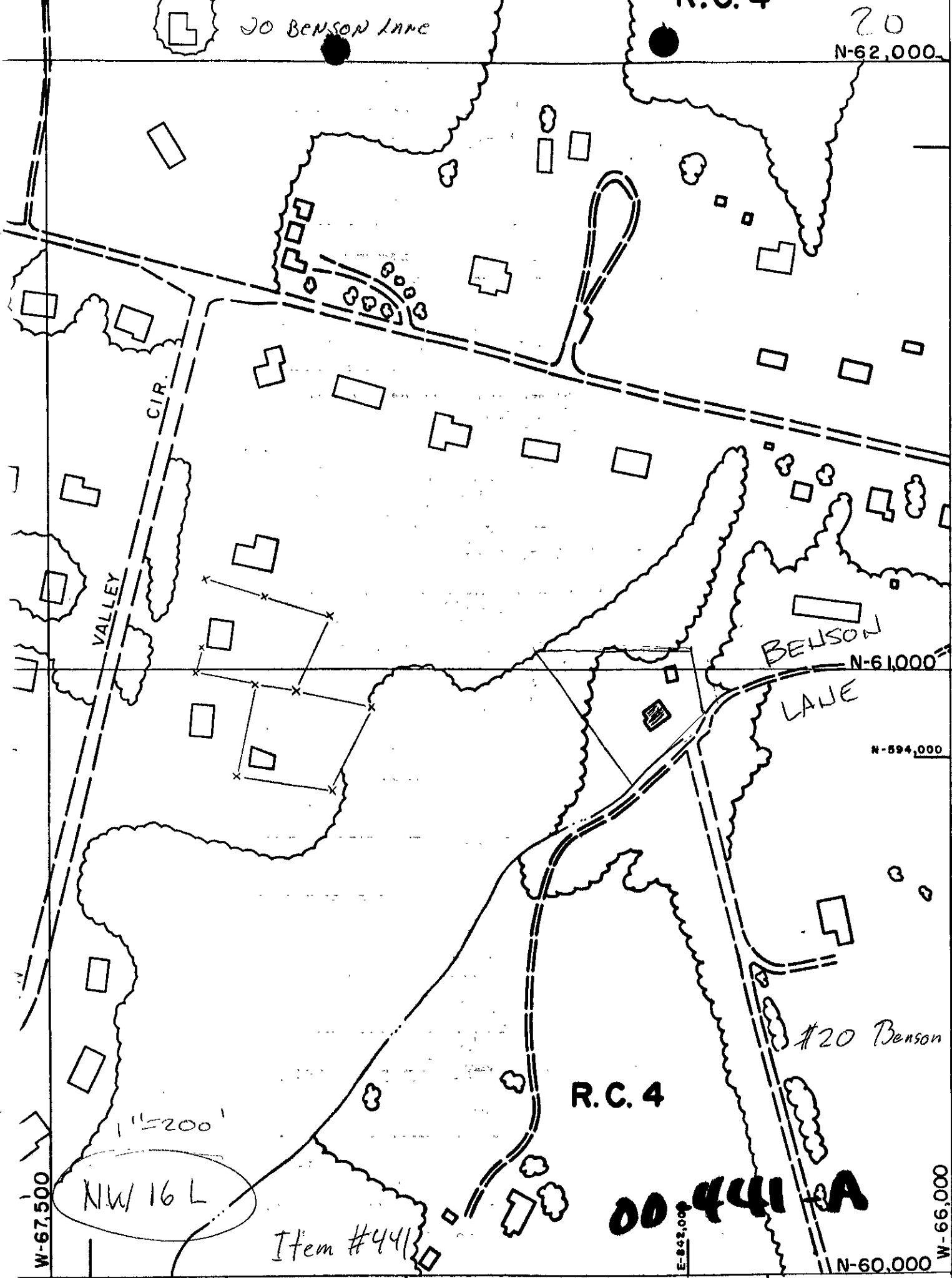
for

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



(SHEET N.W. 16-K)

20
N-62,000

N-61,000

N-594,000

W-66,000

N-60,000

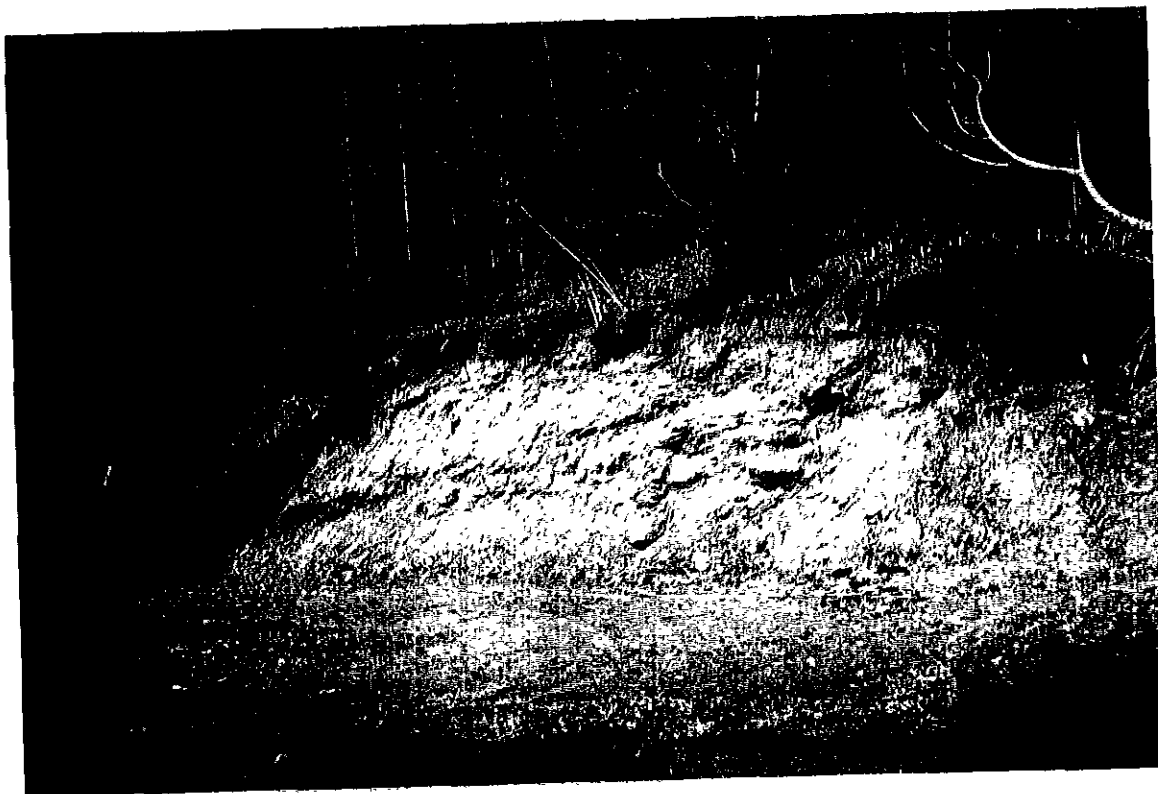
E-842,000

W-67,500

SCALE

LOCATION

SHEET



Item #
441

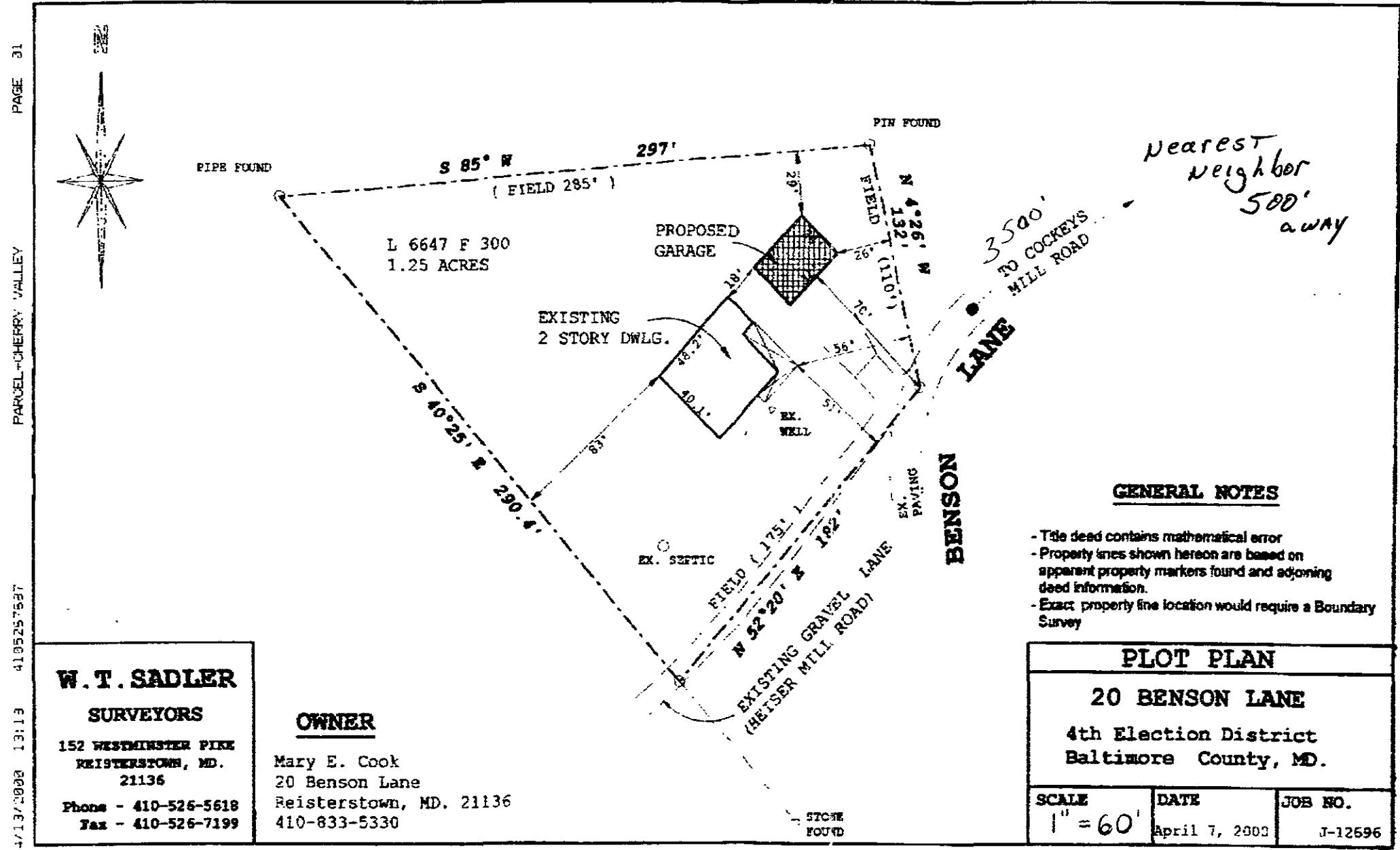
00-441-A



Item #
441

00441-A

Property: 20 Benson Ln
 OWNER: Mary & Ted Cook
 Zoning VARIANCE



W. T. SADLER
 SURVEYORS
 152 WESTMINSTER PIKE
 REISTERSTOWN, MD.
 21136
 Phone - 410-526-5618
 Fax - 410-526-7199

OWNER
 Mary E. Cook
 20 Benson Lane
 Reisterstown, MD. 21136
 410-833-5330

GENERAL NOTES

- Title deed contains mathematical error
- Property lines shown hereon are based on apparent property markers found and adjoining deed information.
- Exact property line location would require a Boundary Survey

PLOT PLAN

20 BENSON LANE

4th Election District
 Baltimore County, MD.

SCALE 1"=60'	DATE April 7, 2002	JOB NO. J-12596
-----------------	-----------------------	--------------------

LOCATION INFORMATION

Election District: 4
 Councilmanic District: 3
 1"-200" scale map: NW 16L
 Zoning: PC4
 Lot size: 1.25 acreage square feet

SEWER: ☐ PUBLIC ☒ PRIVATE
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JSA ITEM #: 00-441-A CASE #:

Item #441

Ret. Ex. #1



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF REISTERSTOWN	N.W. 16-L
DATE OF PHOTOGRAPHY JANUARY 1986	00-444-A	

Item #444