

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Black Rock Road, 0' W		
centerline of Falls Road	*	DEPUTY ZONING COMMISSIONER
5th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(2711 Black Road)		
	*	CASE NO. 00-504-A
Brien J. Naylor		
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, Brien J. Naylor. The variance request is for property located at 2711 Black Road in the Reisterstown area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage/stable) to be located in the front yard in lieu of the required rear yard. 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

ORDER RECEIVED FOR FILING

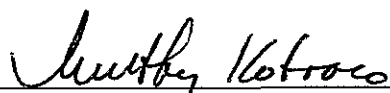
Date 7/6/00
By [Signature]

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 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 5th day of July, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage/stable) to be located in the front 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 Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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

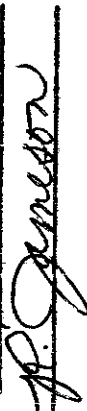
TMK:raj

ORDER RECEIVED FOR FILING

Date

7/5/00

By





Baltimore County
Zoning Commissioner

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

July 5, 2000

Ms. Brien J. Naylor
2711 Black Rock Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 00-504-A
Property: 2711 Black Rock Road

Dear Ms. Naylor:

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



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

PC2



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2711 BLACK ROCK RD
which is presently zoned RC2

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 an accessory structure (garage/stable) to be located in the front 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print BRIEN J. NAYLOR

Signature

Signature [Signature]

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

Address 2711 BLACK ROCK RD Telephone No. (410) 472-1316 Hm.

Name - Type or Print

Address 2711 BLACK ROCK RD Telephone No. (443) 277-2161 wk.

Signature

City DESTERSTOWN State MD Zip Code 21136

Representative to be Contacted:

Name ABOVE

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, 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

Reviewed By BSK Date 5/30/03

Estimated Posting Date 6/11/03

ORDER RECEIVED
7/5/03
CASE NO. 00-504-A
BY [Signature]

Affidavit in Support of Administrative Variance

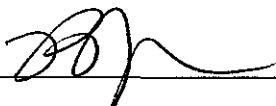
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 2711 BLACK ROCK 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):

On this property, according to the RC2 zoning, the only place I am permitted to build is directly behind my existing home. My home sits on the very northwest corner of the property, and there is a very steep, wooded hill directly behind my house to the property line. There was once an existing structure on the other side of the property as can be seen by the aerial photo. This is where we would like to build a garage/stable. Because of the flood zone that effects my property, we can only build on one side of the property or the other. We can't improve on our property at any other location.

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
Brian J. Naylor
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

5-26-00
Date


Notary Public
My Commission Expires 4-2-2002

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.

2711 BLACK ROCK RD.
Address
REISTERSTOWN MD 21136
City State Zip Code

On this property, according to the RC2 zoning, the only place I am permitted to build is directly behind my existing home. My home sits on the very northwest corner of the property, and there is a very steep, wooded hill directly behind my house to the property line. There was once an existing structure on the other side of the property as can be seen by the aerial photo. This is where we would like to build a garage/stable. Because of the flood zone that effects my property, we can only build on one side of the property or the other. We can't improve on our property at any other location.

Signature



Name - Type or Print

Brien J. Naylor

Signature

Name - Type or Print

I HEREBY CERTIFY, this 26th day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Date _____

5/26/00

Notary Public

S msh
Notary Public

My Commission Expires

4-2-2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2711 BLACK ROCK RD
which is presently zoned RC2

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 an accessory

structure (garage/stable) to be located in the front 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 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 5 day of June, 1998, 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. 00-504-A

Reviewed By BR Date 5/30/00

REU 9/15/98

Estimated Posting Date 6/11/00

ZONING DESCRIPTION FOR 2711 BLACK ROCK RD

Beginning at a point on the south side of Black Rock Rd which is 80 feet wide at the distance of 0 feet west of the centerline of the nearest improved intersecting street Falls Rd. which is 80 feet wide. Being lot #1, in the subdivision of Lands of Era Cooper as recorded in Baltimore County Plat Book #57, Folio #68, containing 3.872 acre. Also known as 2711 Black Rock Rd. and located in the 5th Election District, 3rd Councilman District.

00-504-A

#504

A-PR-00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081413

DATE 5/30/00 ACCOUNT Root 6150

AMOUNT \$ 50.00

RECEIVED FROM: Bv. Co. May 1st

FOR: Costs of Administration

Zoning Variances

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Form #504

PAID RECEIPT

PAYMENT NO. 5/30/2000 DATE 5/30/2000 TIME 15:53:05
REG. NO. 0803 CASHIER LAIL LAM INQUIRY 3
DEPT. 5 ZONING VARIATION
RECEIPT # 125092
CR NO. 081413 OFFN

Receipt Tot 50.00
50.00 TX 00 EA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No: 00-504-A

Petitioner/Developer NAYLOR, ETAL

Date of Hearing/Closing 6/26/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

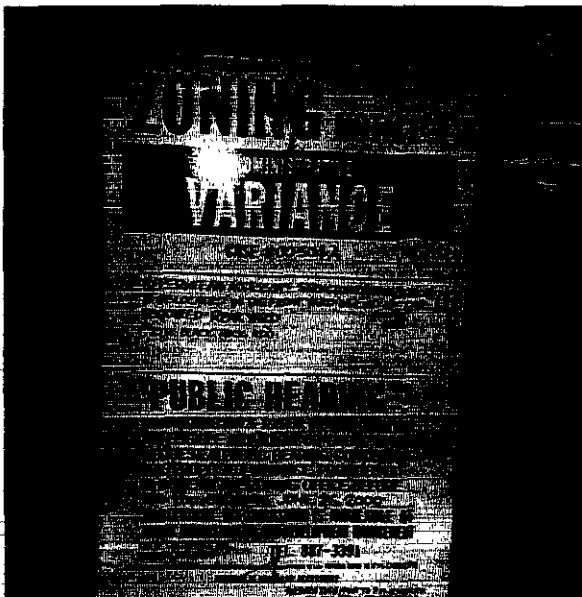
Ladies and Gentlemen:

Post-It™ brand fax transmittal memo 7671		# of pages ▶
To	From	
Co.	Co.	
Dept.	Phone #	
Fax #	Fax #	
Fax #	Fax #	

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 #2711 BLACK ROCK RD

The sign(s) were posted on

(Month, Day, Year)



Sincerely,

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

P-666-5366 ; CELL-410-905-8571

(Telephone Number)

99
cer.

P-6/10/00 00-504-A

Naylor

#2711 Black Rock Rd. #6/26/00

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 00- 504 -A Address 2711 Black Rock Rd.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 5/30/00 Posting Date: 6/1/00 Closing Date: 6/26/00

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- 504 -A Address 2711 Black Rock Rd.Petitioner's Name Brien Naylor Telephone 410-472-1316 h.m.Posting Date: 6/1/00 Closing Date: 6/26/00Wording for Sign: To Permit an accessory structure (garage/stable) to be located in the front 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/neighbor 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: 00-504-A
Petitioner: BRIEN J. NAYLOR
Address or Location: 2711 BLACK ROCK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRIEN J. NAYLOR
Address: 2711 BLACK ROCK RD.
REBTOWNTOWN MD 21136
Telephone Number: (410) 472-1316



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

June 27, 2000

Mr. Brien Naylor
2711 Black Rock Road
Reisterstown MD 21136

Dear Mr. Naylor:

RE: Case Number 00-504-A , 2711 Black Rock Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/11/00.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

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, 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 June 19, 2000
Item Nos. 503, 504, 505, 508, 511, 514,
and 515

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 16, 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 June 12, 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:

503, 504, 508, 510, 511, and 515

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: July 17, 2000
SUBJECT: Zoning Item #504
2711 Black Rock Road

Zoning Advisory Committee Meeting of June 12, 2000

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X 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).

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 Show the location of the access to the proposed garage and stable—is it across the buffer?

X Agricultural Preservation: The request for the stable cannot be supported without further information indicating the amount of pasture, number of horses, and soil and water conservation practices. The property is small and, as indicated by the petitioner, has significant constraints.

Reviewer: Wally Lippincott
Reviewer: Dave Lykens

Date: July 10, 2000
Date: July 14, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 14, 2000

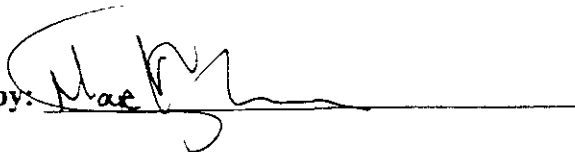
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case 504, 511, 512 & 513**

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:



Section Chief:



AFK/JL MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Gendening
Governor

John D. Percar
Secretary

Parker F. Williams
Administrator

Date: 6 12 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. 504 BR

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,

to Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us

February 22, 2001

Jack Dillon, Executive Director
The Valleys Planning Council, Inc.
207 Courtland Avenue
Towson, MD 21204

Dear Mr. Dillon:

RE: Case Number 01-0745, 2711 Black Rock Road (SWC Falls/Blackrock Roads)

In response to the Planning Council's letter of February 7, 2001, I had Inspector Len Wasilewski investigate the referenced property. He determined that on October 23, 2000, building permit number B-432081 (enclosed) had been issued to the property owner, Brien J. Naylor, to construct a detached 48-foot by 28-foot garage on the side of their property. Further review indicated that an administrative variance (case number 00-504-A) had been granted by Deputy Zoning Commissioner Timothy M. Kotroco on July 5, 2000 to permit an accessory structure (garage/stable) in the front yard in lieu of the required rear yard. I have enclosed a copy of that decision for your review.

Now, as to a possible home appliance repair from this R.C.2 zoned land, no evidence existed to support this claim. Finally, issues may exist relative to development within the floodplain; however, the party who can best address those concerns would be R. Bruce Seeley of the Department of Environmental Protection and Resource Management (DEPRM).

As always, if additional questions remain, please contact me at 410-887-8094.

Sincerely,

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT:scj

c: Zoning Case 00-504-A

W. Taylor

PLOT PLAN

443-277-216
40-47-136

Application Number

OWNER _____

ADDRESS _____

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

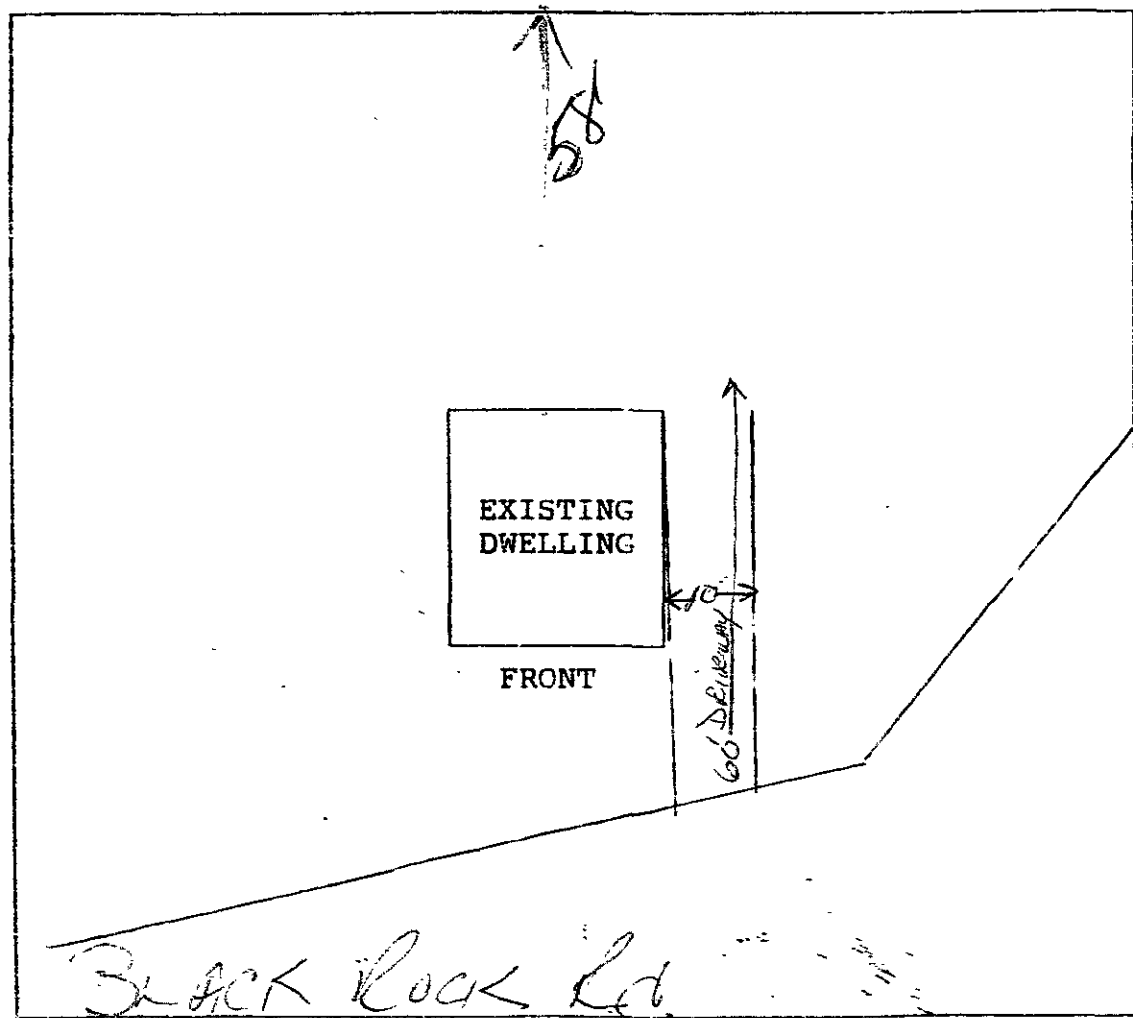
Front Setback _____

Left Setback _____

Rear Setback _____

Right Setback _____

NOTE: Cannot fence access easement.



ROAD NAME _____

83N

● ~~exit~~ RT @ ~~exit~~ H. ● left
SHAWAN Rd. → FALLS Rd. → BLACK ROCK / RT. 88
left House
1st house on left

mileage 1 hr.
START 1120 1140

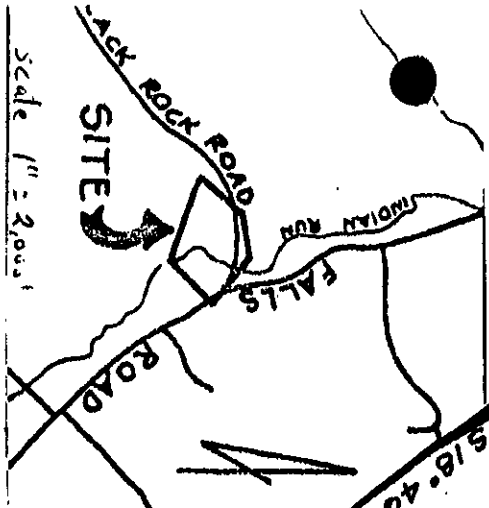
Plat to Accompany
Petition for
Zoning Variance

2711 Black Rock Rd.

plat book # 57

folio # 68 ; lot # 1

Vicinity Map



VICINITY MAP

Owner:

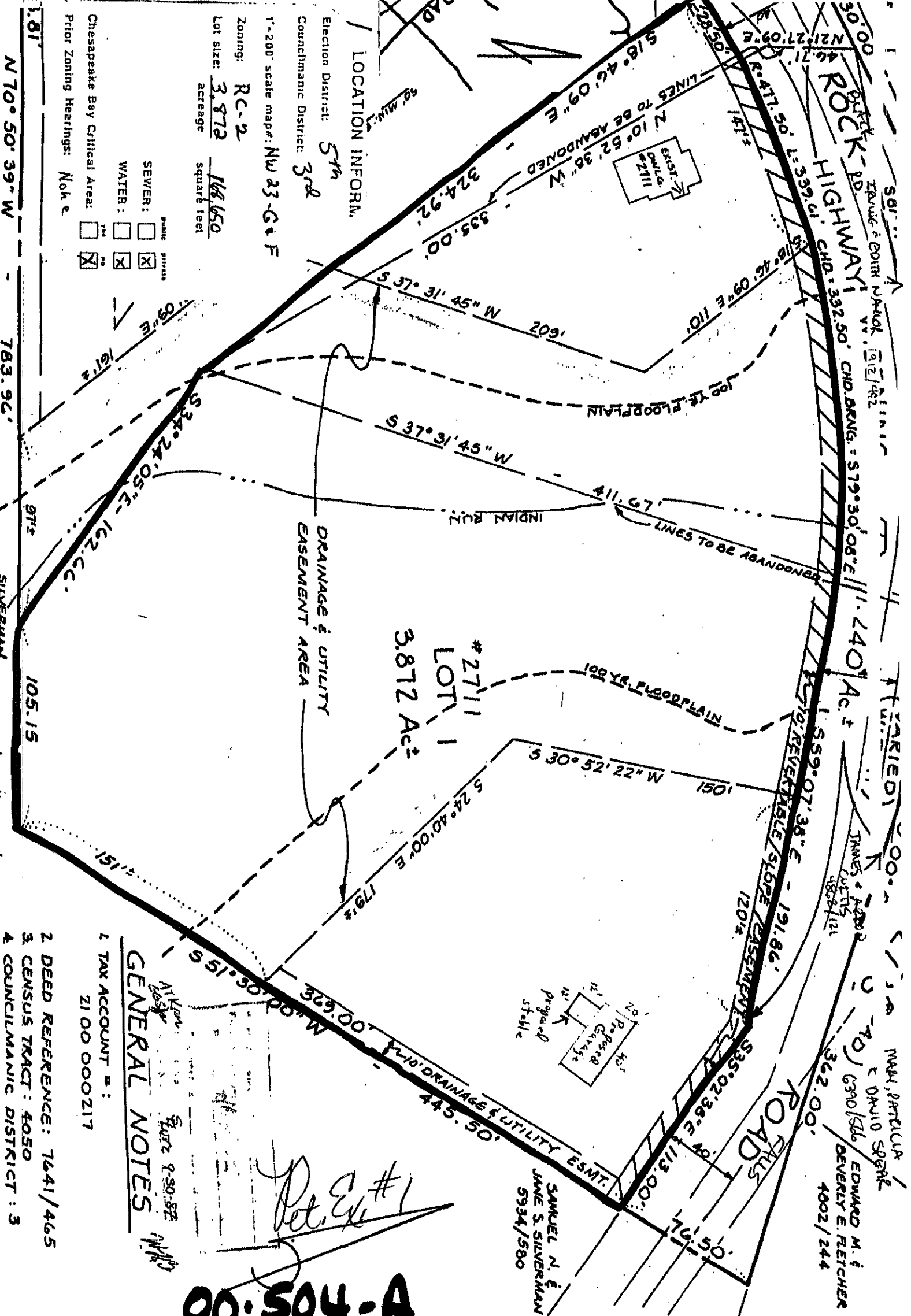
Brian J. Naylor

Tax ID #

21 00 001142

Reviewed by: Item # Case #
504 00-504-A

Zoning Office Use only



LOCATION INFORM.

Election District: 5th

Councilmanic District: 3rd

1"=200' scale map: NW 23-G & F

Zoning: RC-2

Lot size: 3.872 acreage

square feet 168,650

SEWER: ☐ PUBLIC ☒ PRIVATE
WATER: ☐ YES ☒ NO

Chesapeake Bay Critical Area:

Prior Zoning Hearings: None

N 70° 50' 39" W 783.92'

105.15

105.15

105.15

105.15

105.15

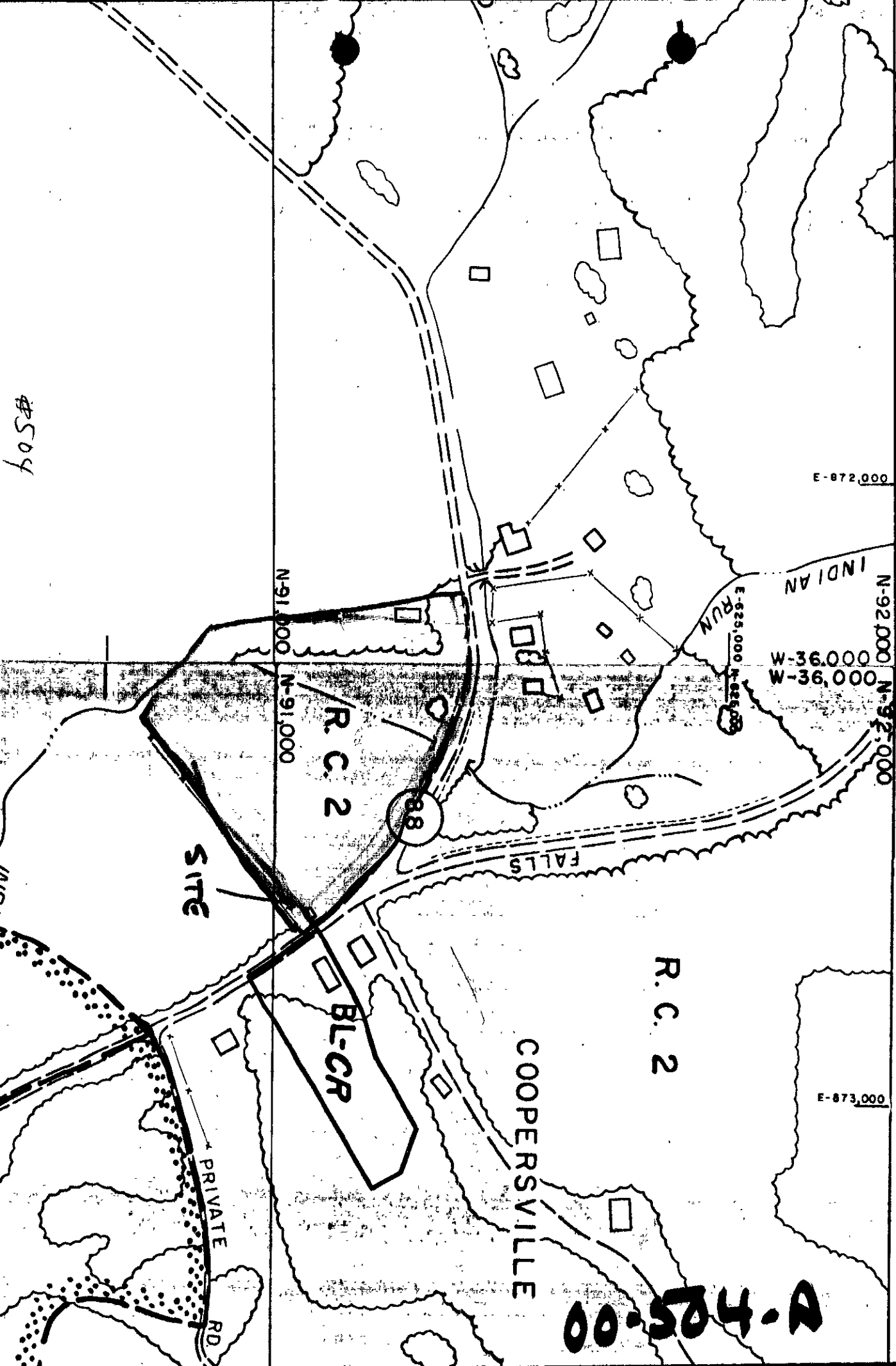
105.15

105.15

GENERAL NOTES

1. TAX ACCOUNT # : 21 00 000217
2. DEED REFERENCE: 7641/465
3. CENSUS TRACT: 4050
4. COUNCILMANIC DISTRICT: 3

00-504-A

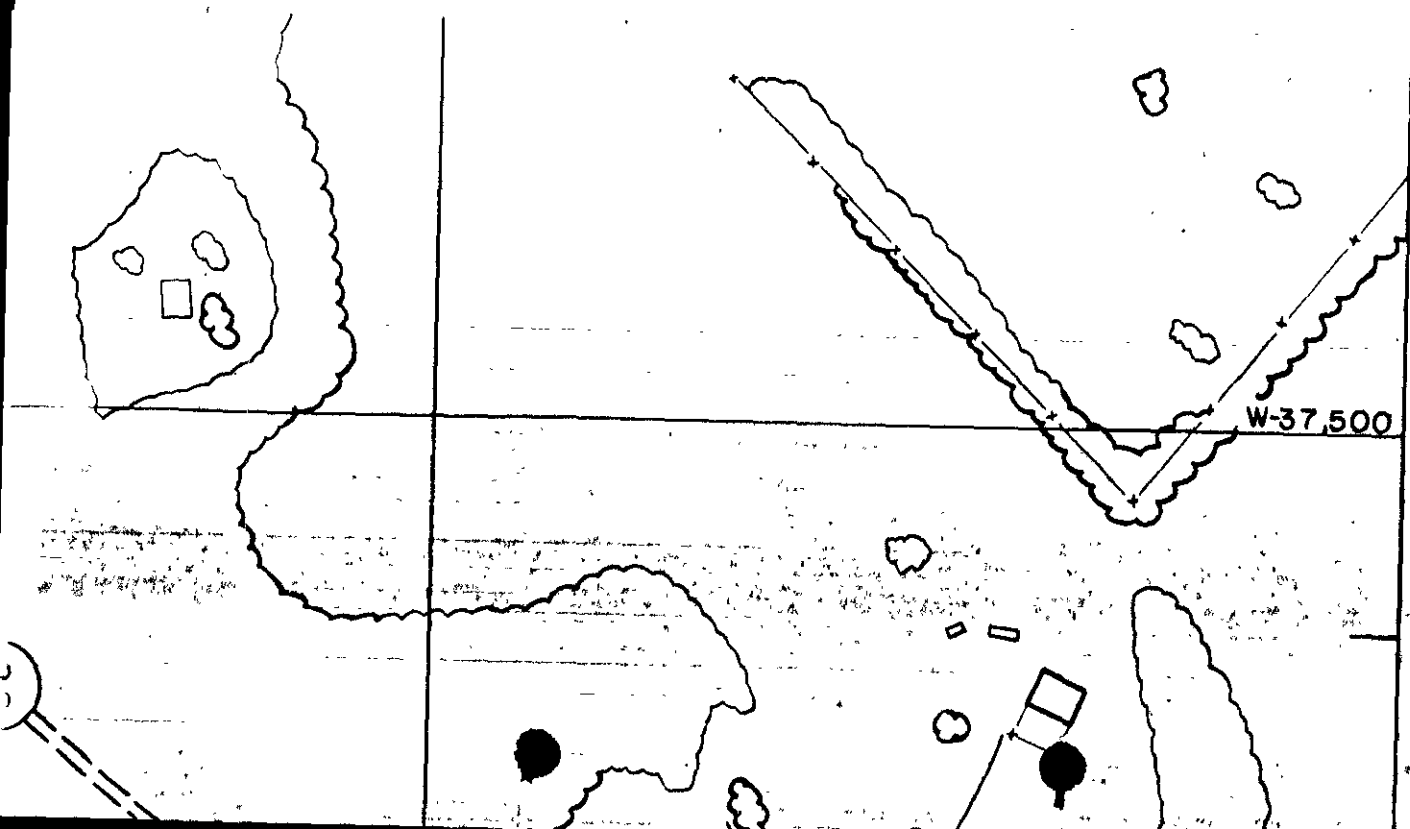
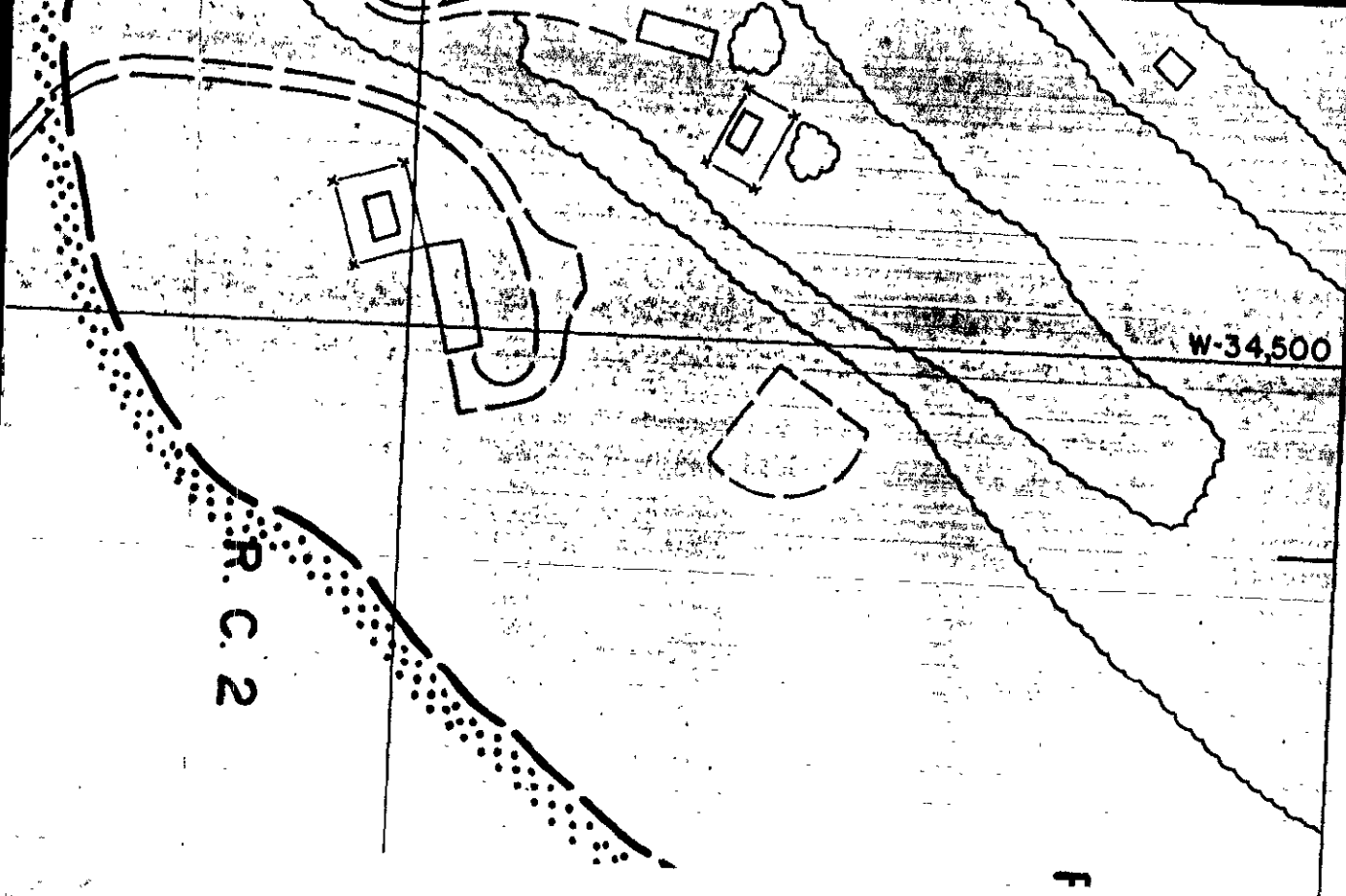


N.W. 23-G

N.W. 23-F

00-504-A

#504





00-504-A

00574-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	COOPERSVILLE	NW 23-F
DATE OF PHOTOGRAPHY JANUARY 1986		