

IN RE: PETITION FOR ADMIN. VARIANCE

NE/S Circle Road, 2770' SW

centerline Ruxton Road

9th Election District

4th Councilmanic District

(1815 Circle Road)

Hugh and Joyce McCormick

Petitioners

*

*

*

*

*

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 00-552-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, Hugh and Joyce McCormick. The variance request is for property located at 1815 Circle Road in the Ruxton area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached shed) with a height of 20 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

ORIGINAL RECEIVED FOR FILE

Date 7/26/00

By R. Jameson

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 July, 2000, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached shed) with a height of 20 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

7/26/00

By





Baltimore County
Zoning Commissioner

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

July 26, 2000

Mr. & Mrs. Hugh P. McCormick, III
1815 Circle Road
Ruxton, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-552-A
Property: 1815 Circle Road

Dear Mr. & Mrs. McCormick:

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1815 CIRCLE ROAD
which is presently zoned D.R.1

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) 400.3 To allow an accessory structure (detached shed) with a height of 20 ft. in lieu of the maximum permitted 15 ft.

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):

HUGH P. MCCORMICK JR
Name - Type or Print _____
Signature _____
JOYCE E. NORTON - MCCORMICK
Name - Type or Print _____
Signature _____
1815 CIRCLE RD. 410-823-3854
Address _____ Telephone No. _____
ROXTON MD. 21204
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. 00-552-A

Reviewed By RA Date 6-26-00

Estimated Posting Date 7-9-00

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7/26/00

By _____

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 1815 CIRCLE ROAD
Address
ROXTON 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):

WE PLAN TO REPLACE AN EXISTING ACCESSORY STRUCTURE (UTILITY SHED) WITH A LARGER ONE AND WOULD LIKE IT TO MATCH THE STYLE OF OUR HOUSE, A CONVERTED 1890'S CARRIAGE BARN. THE HOUSE HAS ROOFS WITH A 12/12 PITCH AND THE NEW SHED SHOULD, THEREFORE, AS WELL. THIS WILL REQUIRE A RIDGE 20 FEET ABOVE HIGHEST EXISTING GRADE, EXCEEDING BY 5 FEET THE MAXIMUM OF 15 FEET PERMITTED IN THE ZONING ORDINANCE.

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.

Hugh P. McCormick III
Signature
HUGH P. MCCORMICK III
Name - Type or Print

Joyce E. Norton-McCormick
Signature
JOYCE E. NORTON-MCCORMICK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Hugh P. McCormick III and Joyce E. Norton-McCormick
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

6-26-00
Date

Lisa F. Hartman
Notary Public

My Commission Expires 7-22-01

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

1815 CIRCLE ROAD
Address
RUXTON 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):

WE PLAN TO REPLACE AN EXISTING ACCESSORY STRUCTURE (UTILITY SHED) WITH A LARGER ONE AND WOULD LIKE IT TO MATCH THE STYLE OF OUR HOUSE, A CONVERTED 1890'S CARRIAGE BARN. THE HOUSE HAS ROOFS WITH A 12/12 PITCH AND THE NEW SHED SHOULD, THEREFORE, AS WELL. THIS WILL REQUIRE A RIDGE 20 FEET ABOVE HIGHEST EXISTING GRADE, EXCEEDING BY 5 FEET THE MAXIMUM OF 15 FEET PERMITTED IN THE ZONING ORDINANCE.

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.

Hugh P. McCormick III
Signature

HUGH P. MCCORMICK III
Name - Type or Print

Joyce E. Norton-McCormick
Signature

JOYCE E. NORTON-MCCORMICK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Hugh P. McCormick III and Joyce E. Norton-McCormick

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

6-26-00
Date

Lisa E. Hartman
Notary Public

My Commission Expires 7-22-01



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1815 CIRCLE ROAD
which is presently zoned D. R. 1

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) 400.3 To allow an accessory structure (detached shed) with a height of 20 ft. in lieu of the maximum permitted 15 ft.

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. 00-552-A

REV 9/15/98

Reviewed By Date 6-26-00

Estimated Posting Date 7-9-00

#552

Zoning Description
1815 Circle Rd.

Beginning at a point on the northeast side of Circle Rd., 2770 ft $\pm$ south west of Ruston Rd. thence running N $28^{\circ}17'W$ 34.6 ft thence N $38^{\circ}29'W$ 55.50 ft, thence N $44^{\circ}22'W$ 9.89 ft, thence N $38^{\circ}23'E$ 171.78 ft, thence N $54^{\circ}03'W$ 65.61 ft, thence N $47^{\circ}02'W$ 42.3 ft, thence N $18^{\circ}58'W$ 38.24 ft, thence S $69^{\circ}38'18''E$ 35.56 ft, thence S $51^{\circ}20'E$ 83.0 ft, thence S $68^{\circ}42'08''E$ 295.16 ft, thence S $65^{\circ}35'W$ 357.42 ft to the point of beginning containing 1.117 acres $\pm$ and located in the 9th Election District of Baltimore County.

552

00-552-A

No. 00352

AMOUNT \$ 50.00

RECEIVED
FROM: Mr. McGee

FOR: Residential Service Filing Fee
1815 Civic Rd (20204)

CASHIER'S VALIDATION

00-552-A

[illegible]

A-522-00

CERTIFICATE OF POSTING

**RE: CASE # 00-552-A
PETITIONER/DEVELOPER
(Hugh P. McCormick III)
DATE OF Closing
(7-24-00)**

**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**

1815 Circle Road Baltimore, Maryland 21204_____

THE SIGN(S) WERE POSTED ON_____ 7-7-00 _____
(MONTH, DAY, YEAR)

SINCERELY,

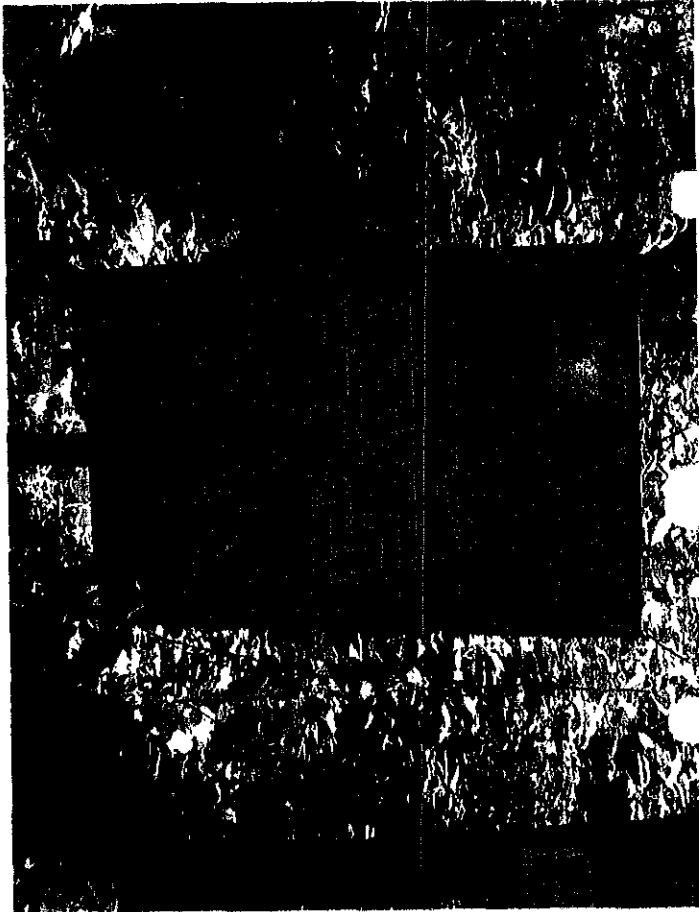

(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



Posted at 1815 Circle Road

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 00- 552 -AAddress 1815 Circle Rd.Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6-26-00Posting Date: 7-9-00Closing Date: 7-24-00

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- 552 -AAddress 1815 Circle Rd.Petitioner's Name Hugh P. McCormick JR.Telephone (410) 823-3854Posting Date: 7-9-00Closing Date: 7-24-00

Wording for Sign: To Permit an accessory structure (detached shed) with a height of 20 ft. in lieu of the maximum permitted 15 ft.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: DD-552-A

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: HUGH P. MCCORMICK

Address: 1815 CIRCLE ROAD

ROXTON, MD. 21204

Telephone Number: 410-823-3854

Revised 2/20/98 - SCJ

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, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2000
Item Nos. 551, ~~552~~ 553, 554, 555, 556,
557, 558, 559, 560, 561, 562, 563

and

00-336-SPH

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

July 20, 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 JULY 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

551, 552, 553, 554, 555, 556, 557, 559, AND 562

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 25, 2000

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

DEPRM has no comments for the following zoning petitions:

Item #	Address
552	1815 Circle Road
553	2411 Velvet Ridge Drive
554	4501 Sandwood Road
555	11712A Greenspring Avenue
556	25 Manor Spring Court
557	7118-7210 Castlemoor Road
558	2127 York Road
559	11317 Reisterstown Road
560	8014 Pulaski Highway
563	6310 Blair Hill Road
336	Stocksdale Avenue

AV
7/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 21, 2000

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

JUL 21

SUBJECT: Zoning Advisory Petition(s): Case(s) 552 & 558

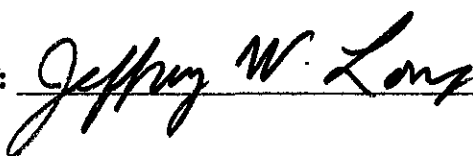
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.18.00

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

RE: Baltimore County
Item No. 552 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

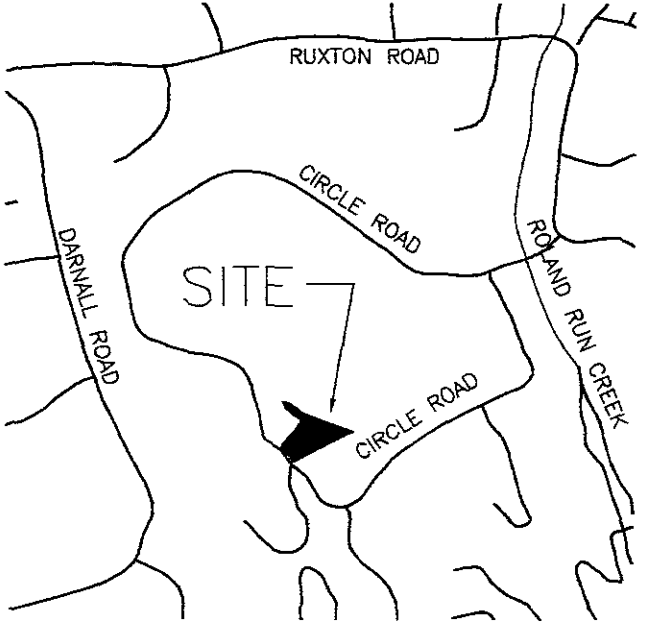
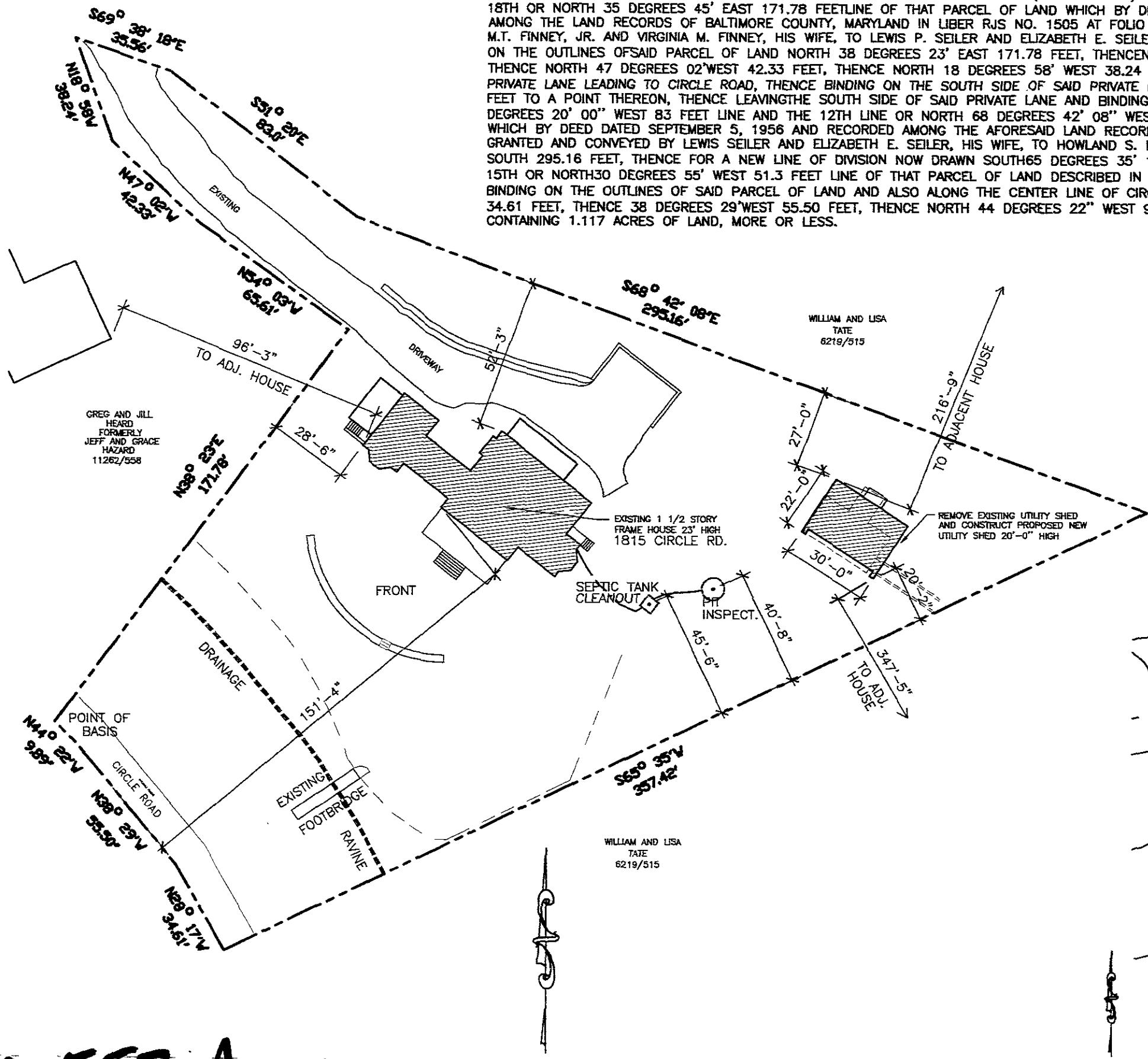
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Hugh P. McCormick

Architect
Hugh P. McCormick III, AIA
1815 Circle Road
Baltimore, MD 21204

METES AND BOUNDS DESCRIPTION

BEGINNING FOR THE SAME AT A POINT ON THE CENTER LINE OF CIRCLE ROAD (30 FEET WIDE) SAID POINT BEING AT THE BEGINNING OF THE 18TH OR NORTH 35 DEGREES 45' EAST 171.78 FEETLINE OF THAT PARCEL OF LAND WHICH BY DEED DATED DECEMBER 2, 1946 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER RJS NO. 1505 AT FOLIO 483 WAS GRANTED AND CONVEYED BY JOHN M.T. FINNEY, JR. AND VIRGINIA M. FINNEY, HIS WIFE, TO LEWIS P. SEILER AND ELIZABETH E. SEILER, HIS WIFE, AND RUNNING THENCE BINDING ON THE OUTLINES OF SAID PARCEL OF LAND NORTH 38 DEGREES 23' EAST 171.78 FEET, THENCE NORTH 54 DEGREES 03' WEST 65.61 FEET, THENCE NORTH 47 DEGREES 02' WEST 42.33 FEET, THENCE NORTH 18 DEGREES 58' WEST 38.24 FEET TO A POINT ON THE SOUTH SIDE OF A PRIVATE LANE LEADING TO CIRCLE ROAD, THENCE BINDING ON THE SOUTH SIDE OF SAID PRIVATE LANE SOUTH 69 DEGREES 39' 18" EAST 35.56 FEET TO A POINT THEREON, THENCE LEAVING THE SOUTH SIDE OF SAID PRIVATE LANE AND BINDING REVERSELY ON THE 13TH LINE OR NORTH 51 DEGREES 20' 00" WEST 83 FEET LINE AND THE 12TH LINE OR NORTH 68 DEGREES 42' 08" WEST 295.16 FEET LINE OF THAT PARCEL OF LAND WHICH BY DEED DATED SEPTEMBER 5, 1956 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER GLB, NO. 3013 FOLIO 7 WAS GRANTED AND CONVEYED BY LEWIS SEILER AND ELIZABETH E. SEILER, HIS WIFE, TO HOWLAND S. DAVIS AND FRANCES D. DAVIS, HIS WIFE, SOUTH 295.16 FEET, THENCE FOR A NEW LINE OF DIVISION NOW DRAWN SOUTH 65 DEGREES 35' 10" WEST 357.42 FEET TO INTERSECT THE 15TH OR NORTH 30 DEGREES 55' WEST 51.3 FEET LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED FIRST MENTIONED ABOVE, THENCE BINDING ON THE OUTLINES OF SAID PARCEL OF LAND AND ALSO ALONG THE CENTER LINE OF CIRCLE ROAD NORTH 28 DEGREES 17' WEST 34.61 FEET, THENCE 38 DEGREES 29' WEST 55.50 FEET, THENCE NORTH 44 DEGREES 22' WEST 9.89 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.117 ACRES OF LAND, MORE OR LESS.



OWNER:
HUGH AND JOYCE MCCORMICK

PROPERTY ADDRESS:
1815 CIRCLE ROAD
BALTIMORE, MD 21204

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 4
ELECTION DISTRICT: 9
1" = 200' MAP: NW 9-B
ZONING: D.R.-1
LOT SIZE: 1.117 ACRES
PRIOR ZONING HEARINGS: NONE
CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO
SEWER: ☐ PUBLIC ☒ PRIVATE
WATER: ☒ PUBLIC ☐ PRIVATE

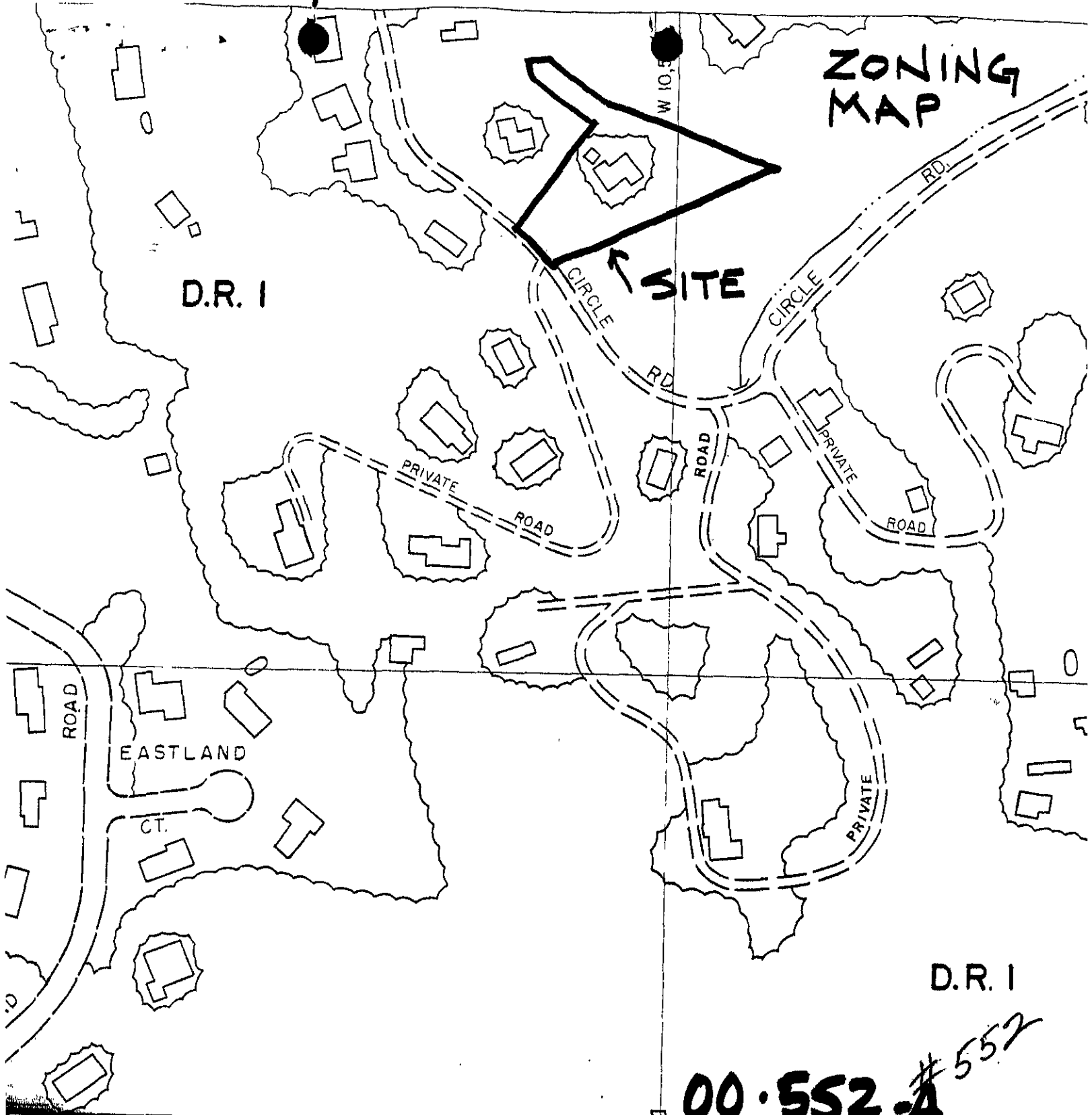
SCALE: 1" = 40'

DATE: JUNE 26, 2000

ZONING OFFICE USE ONLY

REVIEWED BY: *[Signature]* ITEM #: 552 CASE #:

00-552-A



SCALE 1" = 200'	LOCATION RUXTON	SHEET N.W. 9-B #552
DATE OF PHOTOGRAPHY		

09-12-20126³

NES

350' W

2 HIR, 2100,

~~440'~~
~~630'~~
~~700~~
~~100~~
~~200~~
~~100~~
~~100~~
~~150~~
~~330~~

+

1770
980
5770 +

A-522.00



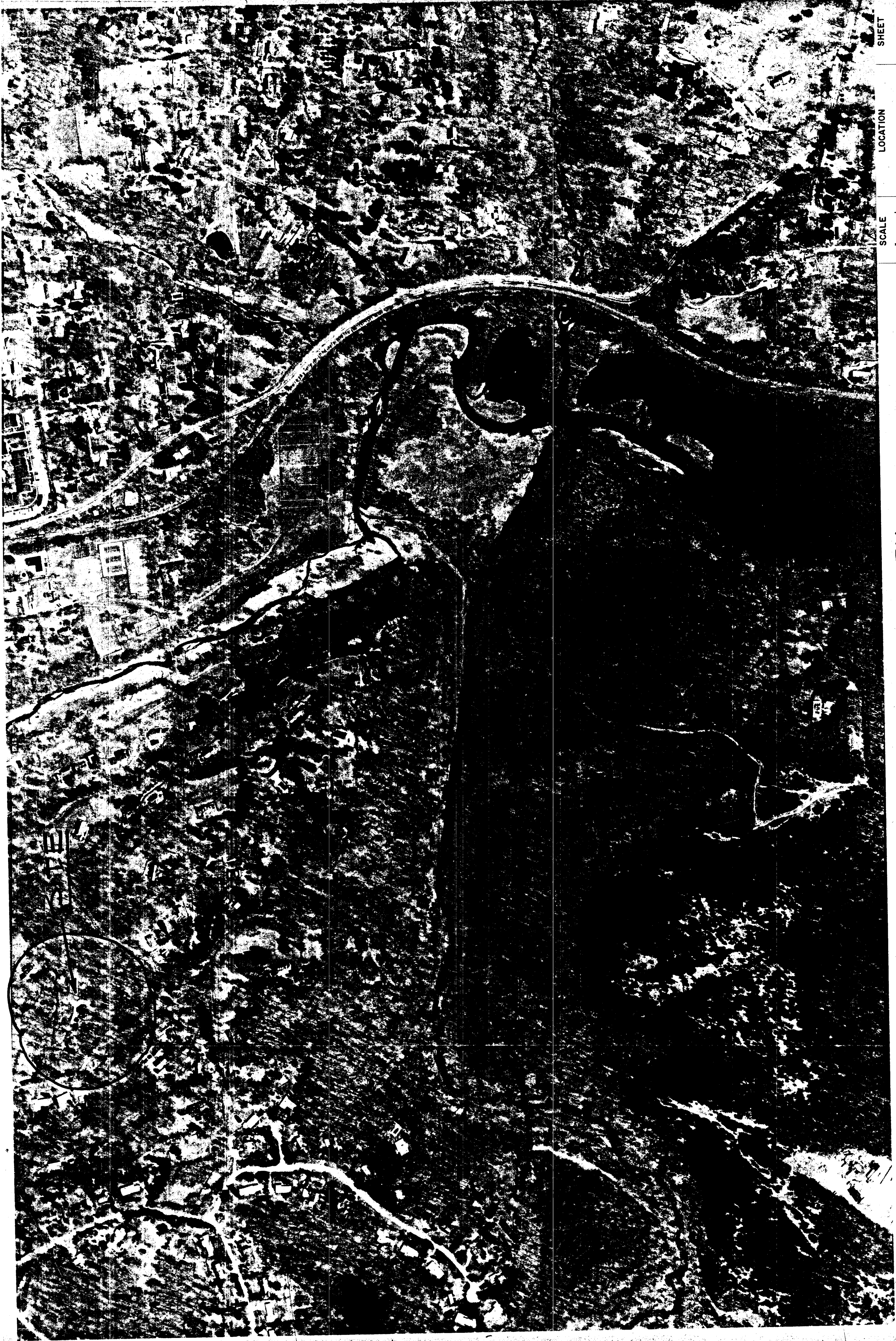
00-552-A



00-552-A



00-552-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

MICROFILMED

SHEET

LOCATION

SCALE

LAKE ROLAND
RUXTON

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
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