

IN RE: PETITION FOR ADMIN. VARIANCE

NE/S of Michelle Way, 950' NE
centerline of Shuger Hill Road
3rd Election District
2nd Councilmanic District
(3605 Michelle Way)

Robb Cohen and Gail Schwartz
Petitioners

*

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*

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BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 01-017-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, Robb Cohen and Gail Schwartz. The variance request is for property located at 3605 Michelle Way in the Anton Woods subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear and side yard setback of 36 ft. in lieu of the required 50 ft. to construct an addition in a RC 5 zone and to amend the Final Development Plan. 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.

ORDER RECEIVED FOR FILING

Date

8/9/00

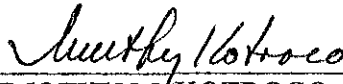
By

R. J. [Signature]

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 9th day of August, 2000, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear and side yard setback of 36 ft. in lieu of the required 50 ft. to construct an addition in a RC 5 zone and to amend the Final Development Plan, 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 8/9/00
By R. Johnson



Baltimore County
Zoning Commissioner

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

August 9, 2000

Mr. Robb Cohen
Ms. Gail Schwartz
3605 Michelle Way
Baltimore, Maryland 21208

Re: Petition for Administrative Variance
Case No. 01-017-A
Property: 3605 Michelle Way

Dear Mr. Cohen & Ms. Schwartz:

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



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

AND ~~SPECIAL HEARING~~ TO AMEND DEVELOPMENT PLAN
to the Zoning Commissioner of Baltimore County

for the property located at 3605 MICHELLE WAY, BALTIMORE, MD. 21208
which is presently zoned RC-5

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

(B.C.Z.R.) AND
1A 04.3B.2 To permit a rear side yard setback of 36 ft. in lieu of the required 50 ft. in a R.C.-5 zone and to amend the Development Plan.

FINAL

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):

Robb Cohen
Name - Type or Print _____
Signature _____
Gail Schwartz
Name - Type or Print _____
Signature _____
3605-MICHELLE WAY - 410 967-2526
Address BALTIMORE, MD. Telephone No. 21208
City _____ State _____ Zip Code _____

Representative to be Contacted:

LEVIN/BROWN & ASSOCIATES, INC.
Name _____
15 GREENSPRING VALLEY RD. 410-581-0104
Address _____ Telephone No. _____
OWINGS MILLS, MD. 21117
City _____ State _____ Zip Code _____

At 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

Reviewed By CTM Date 7/13/00
Estimated Posting Date 7/23/00

CASE NO. 01-D17-A

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

3605 MICHELLE WAY

Address

BALTIMORE, MARYLAND

21208

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):

The orientation of the house on the lot prohibits any other location for the additional garage bay. The addition of two bedrooms above the existing and proposed garage is necessary to support the family needs. The additional garage location is necessary to maintain rear yard and driveway integrity. Additional garage space was necessary to support the family's vehicle(s) and belongings, while providing protection from the elements and safety.

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.

✓ Robb Cohen
Signature

ROBB COHEN

Name - Type or Print

✓ Gail Schwartz
Signature

GAIL SCHWARTZ

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ^{Anne Arundel} BALTIMORE, to wit:

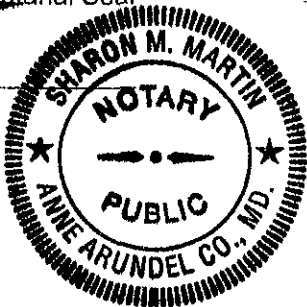
I HEREBY CERTIFY, this 5th day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robb Cohen and Gail Schwartz

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

7/5/00
Date



Sharon M. Martin
Notary Public

My Commission Expires 10/1/03

Z O N I N G D E S C R I P T I O N

ZONING DESCRIPTION FOR: 3605 MICHELLE WAY, BALTIMORE, MD. 21208
(address)

Election District: 3RD Councilmanic District: 2ND

Beginning at a point on the NORTHEAST
(north, south, east of west)

side of MICHELLE WAY which is
(street on which property fronts)

50 FT. WIDE

(number of feet of right-of-way width)

wide at a distance of

950 FT.

(number of feet)

NORTHEAST of the centerline of the
(north, south, east or west)

nearest improved intersecting street SHUGER HILL ROAD
(name of street)

which is 15 ~~750~~ FT. wide.
(number of feet of right-of-way width)

Being Lot # 8, Block —, Section # 1

in the subdivision of ANTON WOODS
(name of subdivision)

recorded in Baltimore County Plat Book # 52

Folio # 133, containing 1.15 +/- acre
(square feet and acres)

01-017-A
017

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083541

DATE 7/15/00 ACCOUNT REG 1000

AMOUNT \$ 100.00

RECEIVED FROM: DAVID S. MARTINI

FOR: CITY VALENTINE

AND F.D.E. UNIT 1000

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIPT
TIME RECEIPT
AMOUNT \$ 100.00
7/15/2000 15:40:00
REG 1000 CASHIER KIM KIM JARVER
Dept 5 500 ZONING VERIFICATION
Serial # 10000000000000000000
CP NO. 00000000000000000000
Receipt let 100.00
100.00 OK 100.00
Baltimore County, Maryland

01-017-A

CASHIER'S VALIDATION

A-510-10

CERTIFICATE OF POSTING

**RE: CASE # 01-017-A
PETITIONER/DEVELOPER
(Robb Cohen)
DATE OF Closing
(8-7-00)**

**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**

3605 Michelle Way Baltimore, Maryland 21208_____

THE SIGN(S) WERE POSTED ON_____ 7-22-00 _____
(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 3605 Michelle Way

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 017 -A Address 3605 MICHELLE WAY

Contact Person: LILOYD T. MOKLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/13/00 Posting Date: 7/23/00 Closing Date: 8/7/00

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 01- 017 -A Address 3605 MICHELLE WAY

Petitioner's Name COHEN / SCHWARTZ Telephone 410 581 0104
CONTACT PERSON

Posting Date: 7/23/00 Closing Date: 8/7/00

Wording for Sign: To Permit A REAR AND SIDE YARD SETBACK OF
36 FEET IN LIEU OF THE REQUIRED 50 FEET IN A
R.C. 5 ZONE AND TO AMEND THE FINAL
DEVELOPMENT PLAN.

WCR - Revised 6/28/00

I HAVE RECEIVED SIGN POSTING INFO

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: 01-017-A

Petitioner: ROBB COHEN

Address or Location: 3605 MICHELLE WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBB COHEN

Address: 3605 MICHELLE WAY

BALTIMORE, MD 21208

Telephone Number: 410-967-2526

CONTACT:

LEVIN/BROWN ARCHITECTS
15 GREENSPRING VALLEY RD
OWINGS MILLS, MD 21117-4101
(410)-581-0104
ATTN: JAMES MARTIN

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 3, 2000

Mr. Rob Cohen & Ms. Gail Schwartz
3605 Michelle Way
Baltimore, MD 21208

Dear Petitioners:

RE: Case Number: 01-017-A, 3605 Michelle Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Levin/Brown & Associates, Inc., 15 Greenspring Valley Road, Owings Mills, MD
21117
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2000
Item Nos. 006, 008, ~~009~~, 010, 011, 012,
013, 014, 015, 016, 017, 018, 019, and
020

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 31, 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 24, 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:

008, 009, 011, 012, 013, 018, 019, 017, and 020

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 27, 2000
SUBJECT: Zoning Item #017
3605 Michell Way

Zoning Advisory Committee Meeting of July 24, 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).
- _____ 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: The addition must maintain at least 30 feet from the well and 20 feet from the septic system.

Reviewer: Kevin Koepenick

Date: July 27, 2000

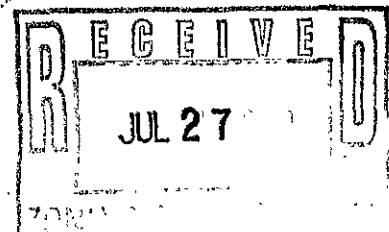
8/7
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2000

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 563,01-003, and 01-017

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:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC

7/13/00

NOTE TO FILE

APPLICANT HAD MODIFIED PETITION
INTO 2 SEPARATE FORMS.

BECAUSE APP WAS UNSUCCESSFUL IN
2 PRIOR FILING APPT. AND BECAUSE
HE WAS PHYSICALLY DISABLED IT
WAS DETERMINED THAT THE FORMS
COULD BE ATTACHED, THIS
DETERMINATION WAS ACCEPTABLE
TO SOPHIE J.

LTM

01-017-A

A-110-10

DR S.S. 210

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

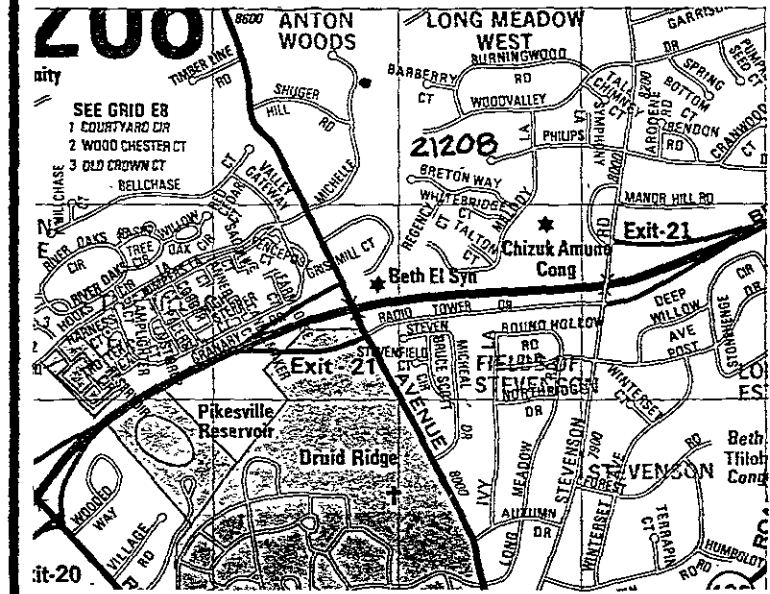
PROPERTY ADDRESS: 3605 MICHELLE WAY, BALTIMORE, MD 21208

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

Subdivision name: ANTON WOODS

plat book# 52 ,folio# 133 ,lot# 8 ,section# 1

OWNER: DR. GAIL SCHWARTZ & MR. ROBB COHEN N85°36'39"E (195.00')



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 2ND

Election District: 3RD

1"=200' scale map#: NW, 10-E

Zoning: RC-5

Lot size: 1.15± acreage 50,094 square feet

SEWER: ☐ public ☒ private

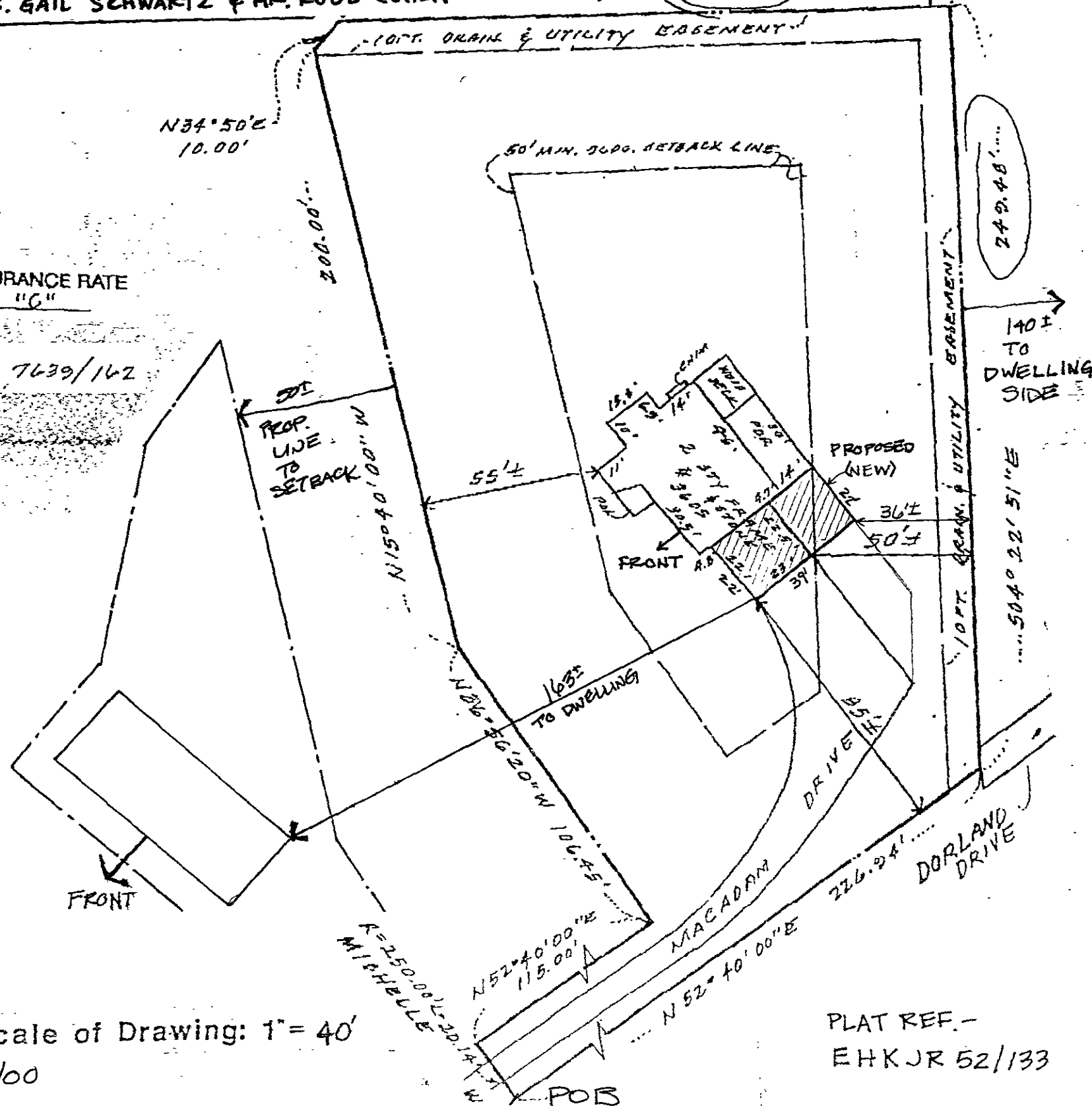
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 017 CASE#: 0617



FLOOD INSURANCE RATE
MAP ZONE: "G"

DEED REF: 7639/162



North Scale of Drawing: 1"=40'

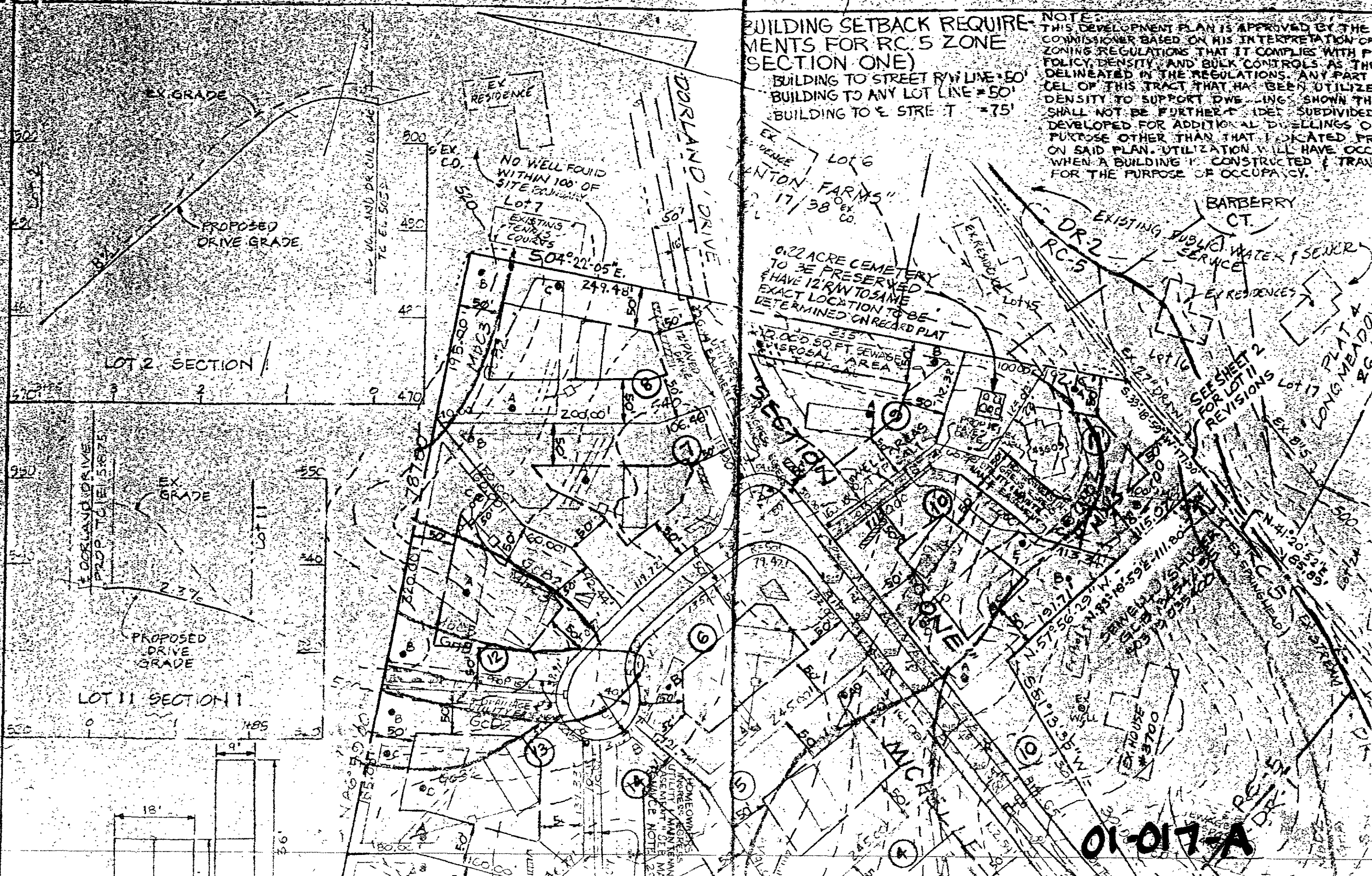
date: 7/13/00

PLAT REF.-
EHKJR 52/133

Plat. 9.4. #1

BUILDING TO STREET R/W LINE = 50'
BUILDING TO ANY LOT LINE = 50'
BUILDING TO E. STREET = 75'

NOTE: THIS DEVELOPMENT PLAN IS APPROVED BY THE COMMISSIONER BASED ON HIS INTERPRETATION OF ZONING REGULATIONS THAT IT COMPLIES WITH POLICY, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER IDEALLY SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR FOR PURPOSE OTHER THAN THAT INDICATED THEREON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED & TRAVEL FOR THE PURPOSE OF OCCUPANCY.



R.C. 5

N 37,000

N 37,000

W 30,000

N 36,000

O - NW

S - SW

1" = 200'

NW 10E

D.R. 2

R.C. 5

DORLAND

DR.

ANTON

PRIVATE

ROAD

W 28,500

FARMS

BURNING

WOOD

D.R.

01-017-A

1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

017

O



View looking Southward toward-
Existing rear of garage, house &
deck. 017



View looking Southwest toward-
Existing rear of garage & house. 017

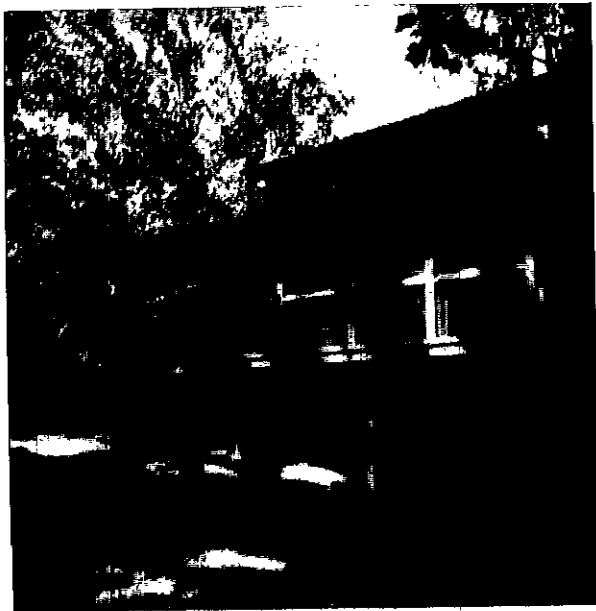


View looking West toward-
Existing rear corner of garage &
driveway. 017



View looking Northeast toward- 017
Existing front of garage & house.

01-017-A



View looking South toward- 017
Existing rear of deck & house.



View looking Westward toward-
Existing rear corner of garage,
house & deck. 017



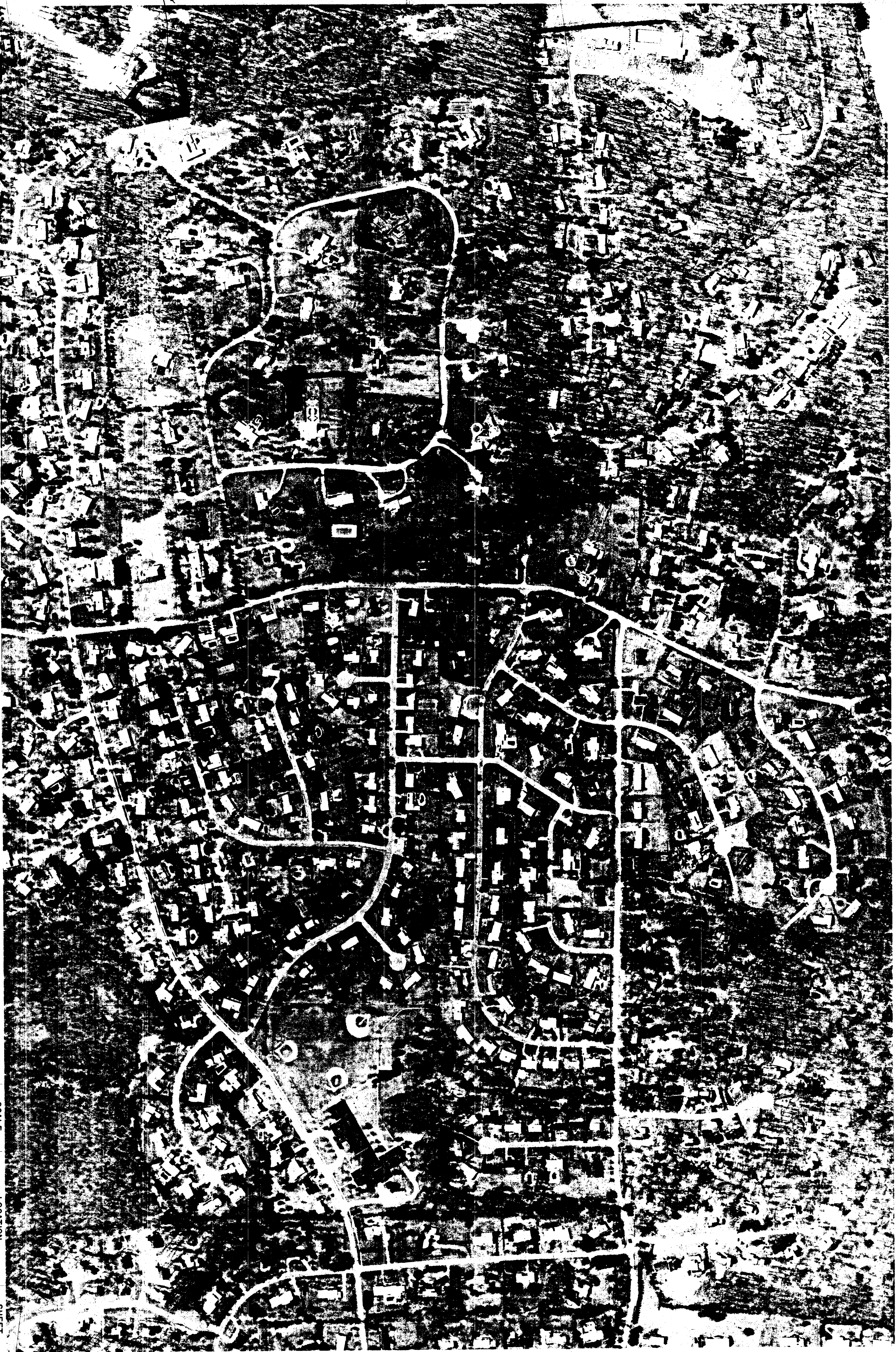
View looking Northwest toward-
Existing side of garage & driveway.

017



View looking North toward- 017
Existing corner of garage & house.

01-017-A



PROPERTY
LINE OF
CONVEY
FES.

51°00'
13'30"
N

017
01-017-A
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 10-E
DATE OF PHOTOGRAPHY JANUARY 1986		