

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Michaelsford Road, 1500' E of the
c/l Katesford Road
(12324 Michaelsford Road)
8th Election District
3rd Council District

James Franzoni, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-030-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James and Cynthia Franzoni. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 35 feet in lieu of the required 50 feet for a proposed 20' x 25' two-story addition, and an amendment to the final development plan for Laurelford, Section 2, Lot 6 thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

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 surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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

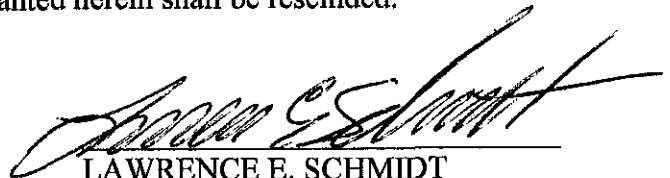
Date

By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August, 2000 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 35 feet in lieu of the required 50 feet for a proposed 20' x 25' two-story addition and an amendment to the final development plan for Laurelford, Section 2, Lot 6 thereof, accordingly, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/18/00
By [Signature]



Baltimore County
Zoning Commissioner

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

August 18, 2000

Mr. & Mrs. James Franzoni
12324 Michaelsford Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Michaelsford Road, 1500' E of the c/l Katesford Road
(12324 Michaelsford Road)
8th Election District - 3rd Councilmanic District
James Franzoni, et ux - Petitioners
Case No. 00-188-SPH

Dear Mr. & Mrs. Franzoni:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Robin Rubin
7400 York Road, Towson, Md. 21204
People's Counsel; Case File

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 12324 Michaelsford RD
which is presently zoned RC5

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) 1A04.3.B.2 (B.C.2.12.)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A PROPERTY LINE SETBACK OF
35' IN LIEU OF THE REQUIRED 50'. AND TO AMEND
THE FINAL DEVELOPMENT PLAN!

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

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By CTM Date 7/20/00

Estimated Posting Date 7/30/00

CASE NO. 01-080-A

REC'D 9/15/98

ORDER RECEIVED 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

Address 12324 Michaelsford RD
City Cockeysville State MD Zip Code 21030

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):

Our family has enlarged over the past few years and we find the need for extra room in our home.

The house is situated on the lot so that the addition cannot meet the required setback.

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 [Signature]
Name - Type or Print James Franzoni

Signature [Signature]
Name - Type or Print Cynthia Franzoni

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Franzoni & Cynthia Franzoni
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 July 17, 2000

Carolyn D. Hetterick
BALTIMORE COUNTY
MARYLAND
NOTARY PUBLIC

Carolyn D. Hetterick
Notary Public
My Commission Expires 04/01/03

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 12324 Michaelsford RD
Address Cockeysville MD 21030
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):

Our family has enlarged over the past few years and we find the need for extra room in our home. The house is situated on the lot so that the addition cannot meet the required setback.

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 [Signature]
Name - Type or Print James Franzoni

Signature [Signature]
Name - Type or Print Cynthia Franzoni

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Franzoni & Cynthia Franzoni
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 Notary Seal

Date July 17, 2000



[Signature]
Notary Public

My Commission Expires 04/01/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12324 Michaelsford RD
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) 1A04.3.B.2 (B.C.2.R.)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF 35' IN LIEU OF THE REQUIRED 50'. AND TO AMEND THE FINAL DEVELOPMENT PLAN.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

12324 Michaelsford RD 410 628 1938

Address

Telephone No.

Cockeysville MD

21030

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

7400 York RD 410 337-7577

Address

Telephone No.

Company

TOWSON MD

21204

City

State

Zip Code

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. 01-030-A

Reviewed By CTM Date 7/20/00

REV 9/15/98

Estimated Posting Date 7/30/00

ZONING DESCRIPTION

Zoning Description for 12324 Michaelsford Road. Beginning at a point on the NW side of Michaelsford Road which is 50 feet wide at the distance of 1500 feet east of the centerline of the nearest improved intersecting street, Katesford Road, which is 50 feet wide. Being Lot #6, Section 2 in the final Subdivision of Laurelford as recorded in Baltimore County Plat Book S.M. #58, Folio #111, containing 6.421 acres. Also known a 12324 Michaelsford Road and located in the 8th Election District, 3rd Councilmanic District.

01-030-A

CERTIFICATE OF POSTING

RE: Case No.: 01-030-A

Petitioner/Developer: _____

FRANZONI

Date of Hearing/Closing: 8/14/00

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

Attention: Ms. Gwendolyn Stephens

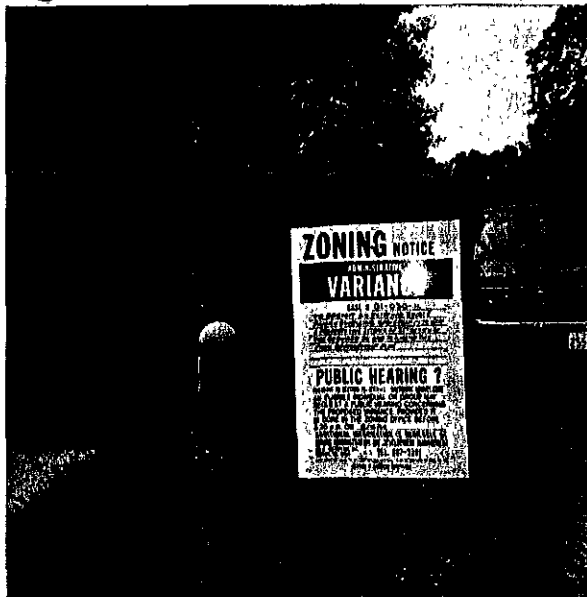
Ladies and Gentlemen:

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 _____

12324 MICHAELSFORD RD

The sign(s) were posted on 7/28/00
(Month, Day, Year)

CASE # 01-030-A



POSTED 7/28/00
12324 MICHAELSFORD RD.
Richard E Hoffman 7/28/00

Sincerely,

Richard E Hoffman 7/28/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 030 -A Address 12324 MICHAELSFORD RDContact Person: LOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 7/20/00 Posting Date: 7/30/00 Closing Date: 8/14/00

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 030 -A Address 12324 MICHAELSFORD RDPetitioner's Name FRANZONI Telephone 410 337 7577Posting Date: 7/30/00 Closing Date: 8/14/00Wording for Sign: TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A PROPERTY LINE SETBACK OF
35' IN LIEU OF THE REQUIRED 50'. AND TO AMEND
THE FINAL DEVELOPMENT PLAN.

WCR - Revised 6/28/00

I HAVE RECEIVED 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: 01-030-A

Petitioner: James and Cynthia Franzoni

Address or Location: 12324 Michaelsford RD Cockeysville MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: James and Cynthia Franzoni

Address: 12324 Michaelsford RD
Cockeysville, Maryland 21030

Telephone Number: 410 628-1938

Revised 2/20/98 - SCJ

01-030-A-16



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 9, 2000

Mr. & Mrs. James Franzoni
12324 Michaelsford Road
Cockeysville, MD 21030

Dear Mr. & Mrs. Franzoni:

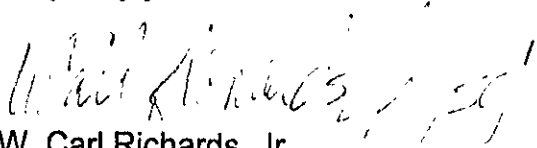
RE: Case Number: 01-030-A, 12324 Michaelsford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 30, 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: Robin Ruben, 7400 York Road, Towson, MD 21204
People's Counsel





Baltimore County
Fire Department

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

August 8, 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 31, 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:

023, 026, 028, 030, 031, 032,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

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

Date: 7.31.00

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

RE: Baltimore County
Item No. 030 LTM

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 410-345 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 31, 2000

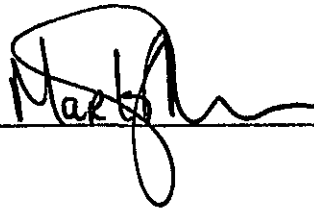
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 00- 550, 01-031, 6 and 028, 01-030, 01-032, 01-036.

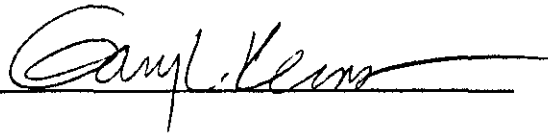
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

01-030-A

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, 035, 036

and

00-550-A, Revised 7/14/2000

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ac/RBS*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 31, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
024	7103 Milford Industrial Road
025	2900 Taylor Avenue
027	3825 Blenheim Road
028	700 Western Run Road
030	12324 Michaelsford Road
031	412 Bloomsbury Avenue
032	2306 Shaded Brook Drive
036	12040 & 12407 Falls Road
550 Revised	Phillips Purchase

AV
8/14

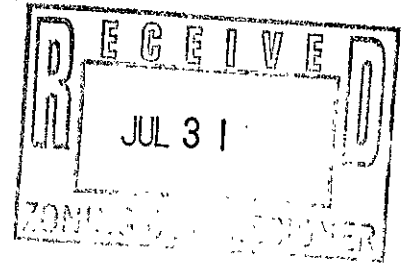
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 31, 2000

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

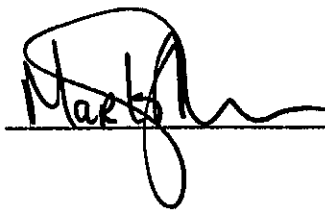


SUBJECT: Zoning Advisory Petition(s): Case(s) 00- 550, 01-031, 6 and 028, 01-030, 01-032, 01-036.

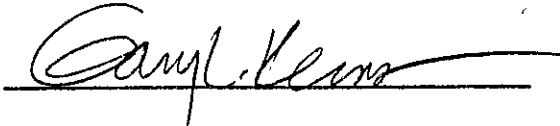
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

PROPERTY ADDRESS: 12324 Michaelsford RD

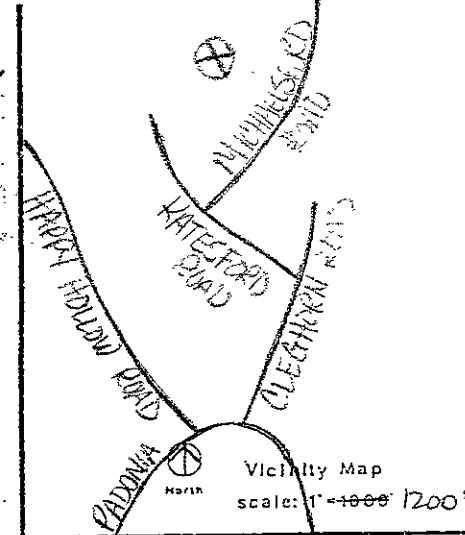
See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Laurelford

plat book # 58, folio # 111, lot # 6, section # 2

OWNER: James and Cynthia Franzoni

100 year flood plain elevation - 5' free board. This property is not located in a HUD Identified Special Flood Hazard Area.



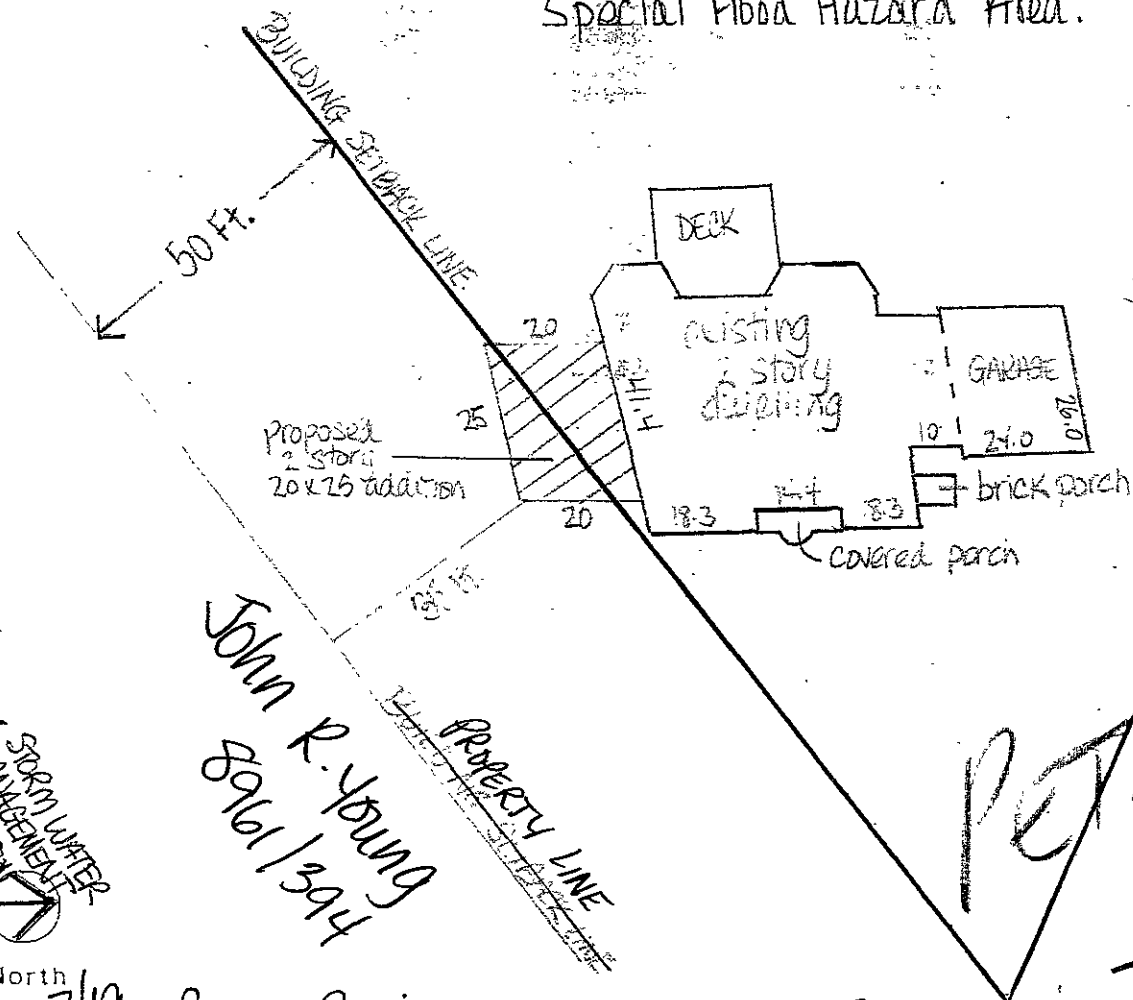
LOCATION INFORMATION

Election District: 8th
 Councilmanic District: 3rd
 1"=200' scale map #: B.C.5
 Zoning: NW 16-C
 Lot size: 6.42 acreage 279,699 square feet

public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 030 CASE #: 01030A



John R. Young
 8961/394



North
 date: 7/19
 prepared by: Robin Rubin

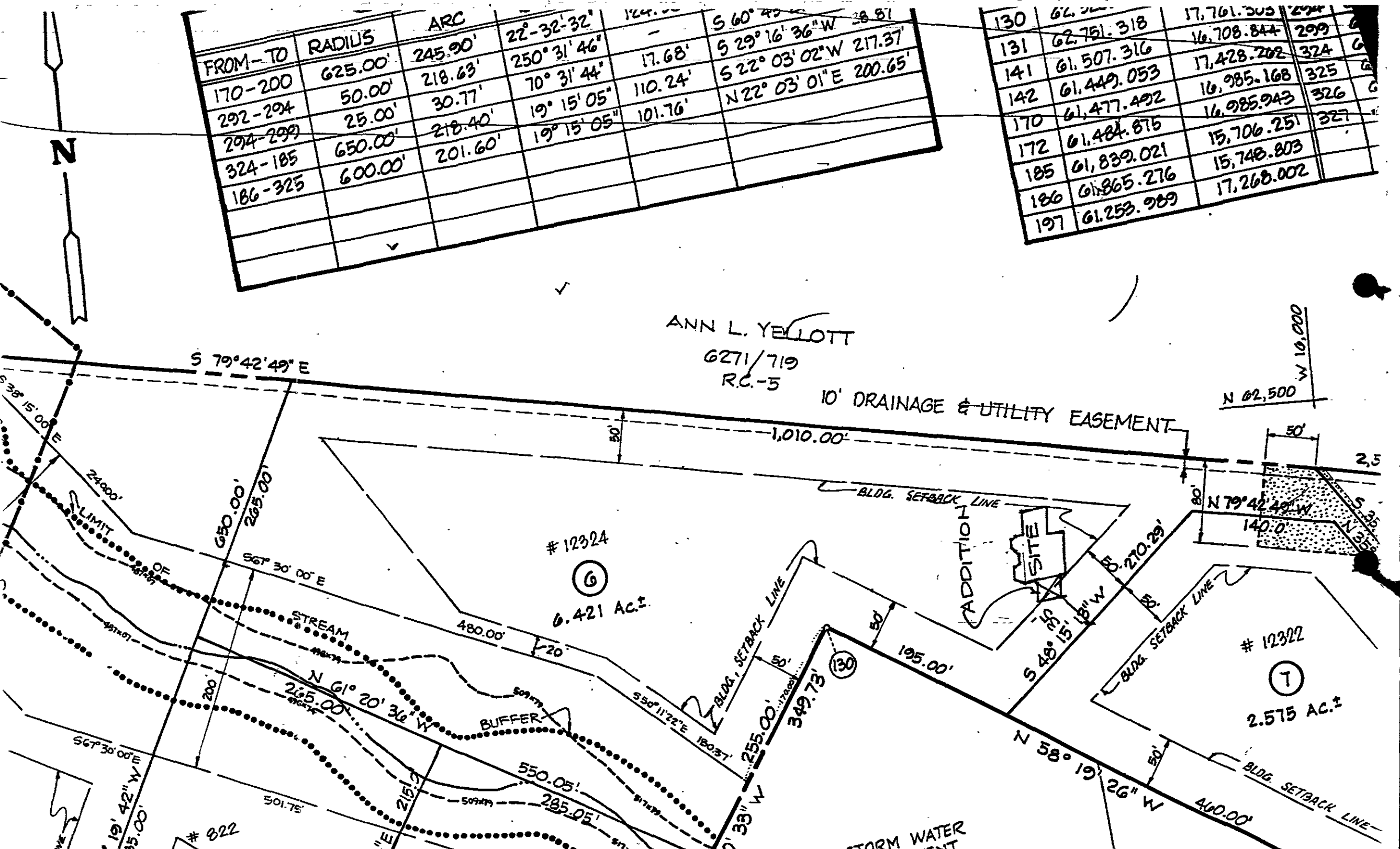
Scale of Drawing: 1" = 30'

There are no other existing dwellings within the scale of this map.

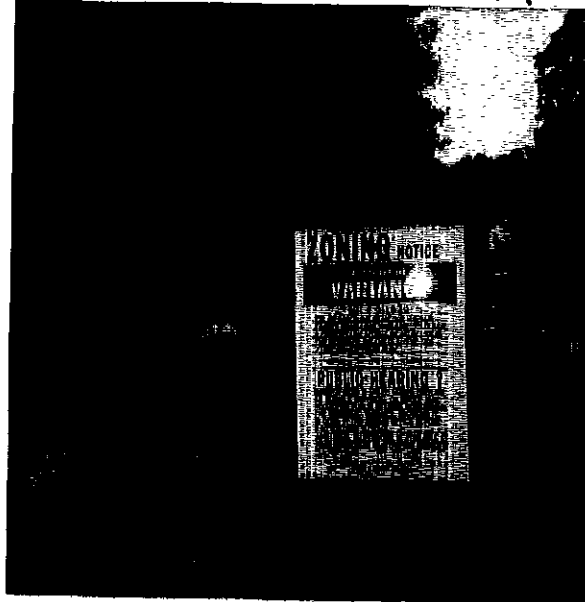
01-030-A

FROM-TO	RADIUS	ARC			
170-200	625.00'	245.90'	22°-32'-32"	124.00'	S 60° 40' 00" W 28.81'
292-294	50.00'	218.63'	250° 31' 46"	17.68'	S 29° 16' 36" W 217.37'
294-299	25.00'	30.77'	70° 31' 44"	110.24'	S 22° 03' 02" W 200.65'
324-185	650.00'	218.40'	19° 15' 05"	101.76'	N 22° 03' 01" E
186-325	600.00'	201.60'	19° 15' 05"		

130	62.751.318	17,761.303	294	6
131	62.751.318	16,708.844	299	6
141	61.507.316	17,428.202	324	6
142	61.449.053	16,985.168	325	6
170	61,477.492	16,985.943	326	6
172	61,484.875	15,706.251	327	6
185	61,839.021	15,748.803		
186	61,865.276	17,268.002		
197	61,253.989			



CASE # 01-030-A

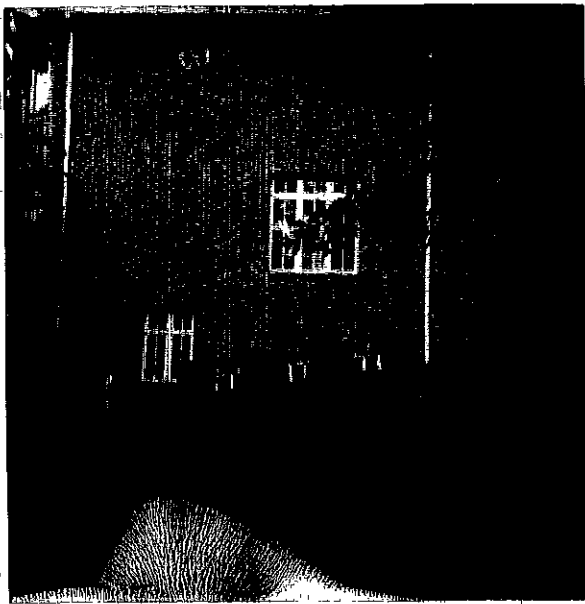


POSTED 7/28/00

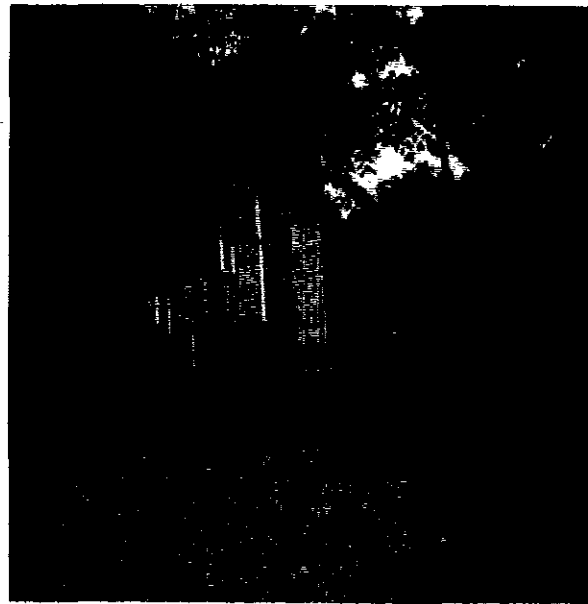
12324 MICHAELSFORD RD.

Richard E. Hoff 7/28/00

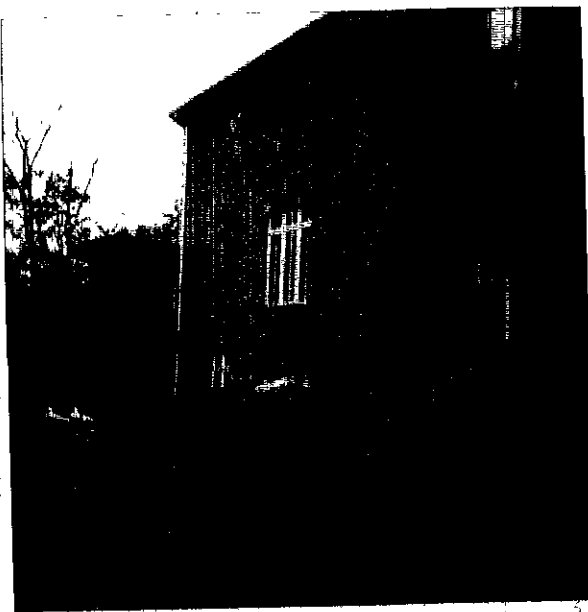
01-030-A



side of home
proposed extension site



view from back of home looking
towards proposed extension site.



side of home
proposed extension site



view from front of home
looking towards proposed extension

01-030-A

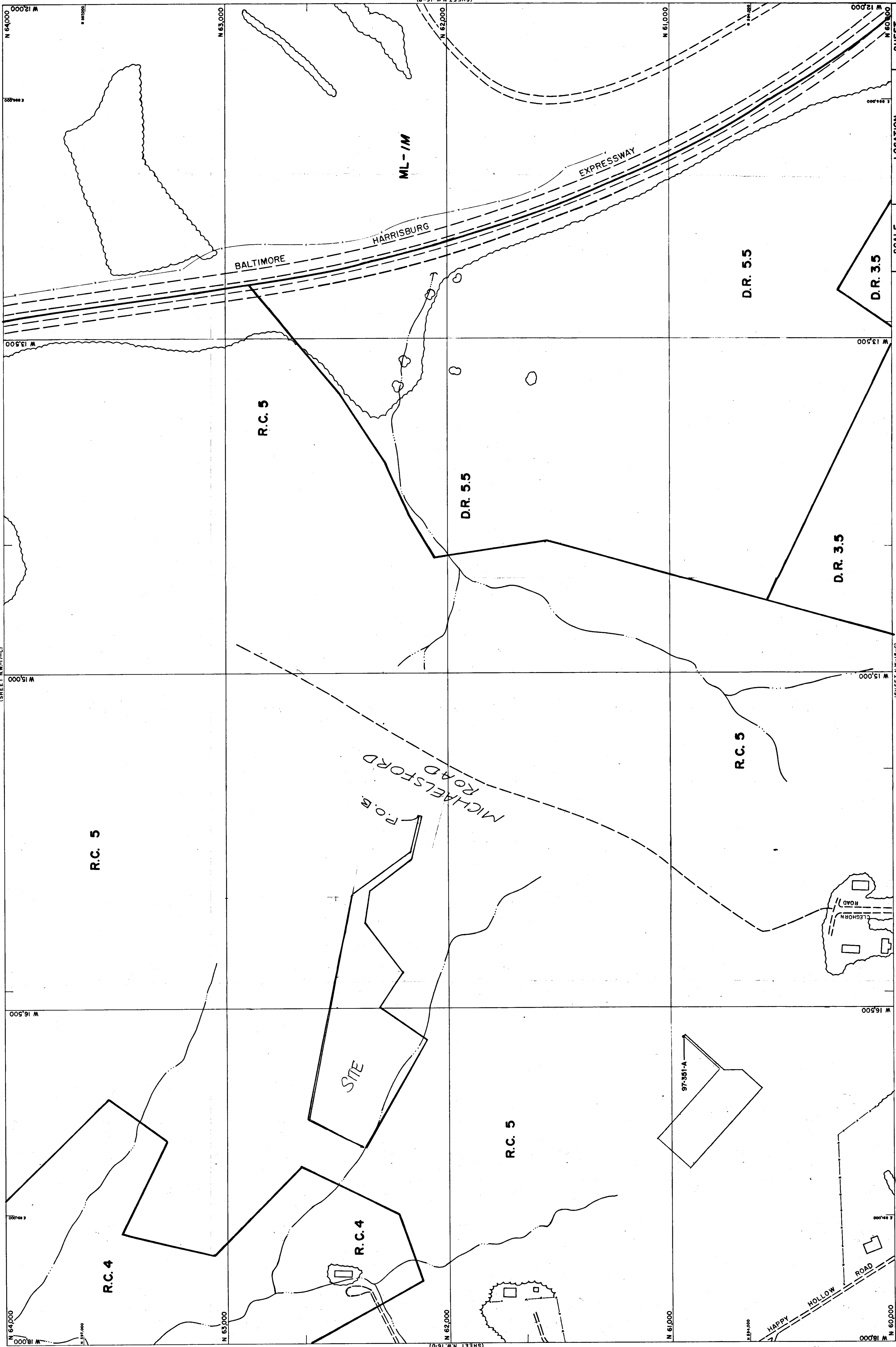
D1-030-A

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
NW 16-C



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kananev
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

V - SW V - SE
S - NW S - NE

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TEXAS

SHEET
N.W.
16-C

01-030-4

SITE

