

IN RE: PETITION FOR VARIANCE
E/S Nob Hill Park Drive, 390' N
centerline of Maryland Rte. 140
4th Election District
3rd Councilmanic District
(9A Nob Hill park Drive)

Sue G. Wright, Legal Owner *and*
John & Josephine Doller, Contract
Purchasers
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-135-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Sue Wright and the contract purchasers, John and Josephine Doller. The Petitioners are requesting a variance for property located at 9A Nob Park Drive. The variance request is from Section 202.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1955 B.C.Z.R.), to permit a front yard setback of 21 ft. in lieu of the required 50 ft. for a proposed dwelling.

Appearing at the hearing on behalf of the variance request were Sue Wright, owner of the property, John Doller, contract purchaser and Linda Langrall, a nearby neighbor. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.744 acres, more or less, and is zoned RC 4. The subject property is unimproved at this time. The owner of the property is interested in selling this vacant lot to the contract purchaser for the purpose of constructing a single family dwelling thereon. Mr. & Mrs. Doller intend to use the house as their primary residence. Ms. Wright indicated that she has owned this lot for the past 30 years and is now desirous of selling it to Mr. Doller. In order to proceed with the construction of a home in the location shown on Petitioners' Exhibit No. 1, the

ORDER RECEIVED FOR FILING

Date 10/26/00

By R. Jensen

site plan submitted, the variance request is necessary. The variance is generated by virtue of some steep slopes, a septic reserve area and a stream that is situated on the property. The Petitioners have situated the house in the only feasible building area on the lot.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

ORDER RECEIVED FOR FILING
2006 10/26/00
By J.R. Johnson

- 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.

TMK:raj

3



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 ANOB PARK DR.

which is presently zoned RC 4

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) 202.2 (1955 BCZR)

TO PERMIT A 21 FT. FRONT YARD SETBACK IN LIEU OF THE REQUIRED 50 FT. (FOR A PROPOSED DWELLING)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- ① Forest & stream buffers
- ② Existing well & septic areas

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:

John & Josephine Deller
Name - Type or Print
John & Josephine Deller
Signature
415 Dyer Ave 410 526 6596
Address Telephone No.
Reisterstown Md 21136
City State Zip Code

Attorney For Petitioner:

[Signature]
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

SUE G. WRIGHT
Name - Type or Print
Sue G. Wright
Signature

Name - Type or Print

Signature
1004 E. WHEEL RD. 410 893-8780
Address Telephone No.
BEL AIR MD 21015
City State Zip Code

Representative to be Contacted:

LINDA A. LANGRALL
Name
616 MAIN STREET 410 833 2087
Address Telephone No.
REISTERSTOWN MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 9/22/98

ORDER RECEIVED FOR FILING

Date 10/26/98

Case No. 01135 A

REC 9/15/98

135

ZONING DESCRIPTION FOR 9A Nob Hill Park Drive

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

Nob Hill Park Drive which is 30' PAVING
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 390+/- north of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Md. Rte. 140
(name of street)

which is 100 FT. wide. *Being Lot # 5
(number of feet of right-of-way width)

Block B Section 1-A in the subdivision of Nob Hill
(name of subdivision)

as recorded in Baltimore County Plat Book # 23 , Folio # 147

containing 1.74406 acres . Also known as 9A Nob Hill Park Drive
(square feet or acres) (property address)

and located in the 4th Election District, 3rd Councilmanic District.

01-135-A

AND **No.**
VL 135

8560

DATE 7/22/00 ACCOUNT ROD/6150

AMOUNT \$ 50.00

RECEIVED
FROM: DALLER

FOR: RV,

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

1. *Phragmites australis* (Cav.) Trin. ex Steud.
 2. *Phragmites australis* (Cav.) Trin. ex Steud.
 3. *Phragmites australis* (Cav.) Trin. ex Steud.
 4. *Phragmites australis* (Cav.) Trin. ex Steud.
 5. *Phragmites australis* (Cav.) Trin. ex Steud.
 6. *Phragmites australis* (Cav.) Trin. ex Steud.
 7. *Phragmites australis* (Cav.) Trin. ex Steud.
 8. *Phragmites australis* (Cav.) Trin. ex Steud.
 9. *Phragmites australis* (Cav.) Trin. ex Steud.
 10. *Phragmites australis* (Cav.) Trin. ex Steud.

RECEIVED
JAN 1967
U.S. AIR FORCE
HEADQUARTERS
WASHINGTON, D.C.
OFFICE OF THE
JOINT CHIEFS OF STAFF

DATE: 10/10/1960
TIME: 5:00 PM
RECEIVED: 10/10/1960

01-135A

CARNEY'S VALIDATION

五、

CERTIFICATE OF POSTING

**RE: CASE # 01-135-A
PETITIONER/DEVELOPER
(Josephine Doller)
DATE OF Hearing
(10-25-00)**

**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**

9A Nob Hill Park Drive Baltimore, Maryland 21136_____

THE SIGN(S) WERE POSTED ON _____ 10-10-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-135-A
9A Nob Hill Park Drive
E/S Nob Hill Park Drive, 390
feet N of MD Route 140
4th Election District
3rd Councilmanic District
Legal Owner: Sue G. Wright
Contract Purchaser: Josephine & John Doller
Variance to permit a 21-foot front yard setback in lieu of the required 50 feet (for a proposed dwelling).
Hearing: Wednesday, October 25, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/10/665 Oct. 10 C425771

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/13/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
9-A Nob Park Drive, E/S Nob Park Dr,
390' N of Route 140
4th Election District, 3rd Councilmanic

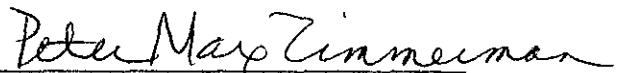
Legal Owner: Sue G. Wright
Contract Purchasers: John & Josephine Doller
Petitioner(s)

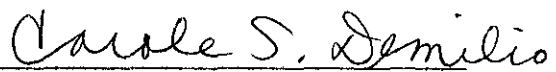
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-135-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

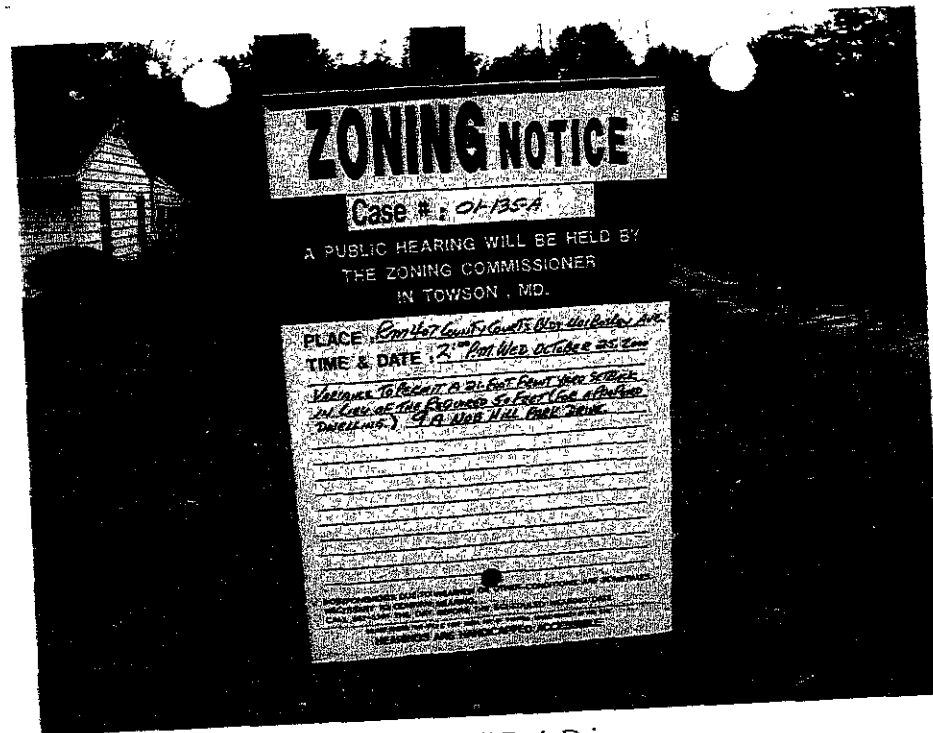

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Linda Langrall, 616 Main Street, Reisterstown, MD 21136, representative for Petitioners.


PETER MAX ZIMMERMAN



9a Nob Hill Park Drive



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

September 28, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-135-A
9A Nob Park Drive
E/S Nob Park Drive, 390 feet N of MD Route 140
4th Election District – 3rd Councilmanic District
Legal Owner: Sue G. Wright
Contract Purchaser: Josephine & John Doller

Variance to permit a 21-foot front yard setback in lieu of the required 50 feet (for a proposed dwelling).

HEARING: Wednesday, October 25, 2000, at 2:00 p.m. in Room 407, County Courts Building, 410 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: Linda A. Langrall, 616 Main Street, Reisterstown 21136
Josephine & John Doller, 415 Dyer Avenue, Reisterstown 21136
Sue G. Wright 1004 E. Wheel Road, BelAir 21015

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 10, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 10, 2000 Issue – Jeffersonian

Please forward billing to:
John & Josephine Doller
415 Dyer Avenue
Reisterstown, MD 21136

410 526-6596

NOTICE OF ZONING HEARING

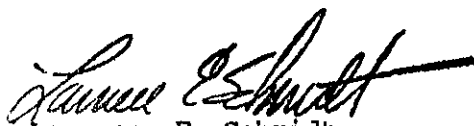
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

called Patuxent to have street address corrected

CASE NUMBER: 01-135-A
9A Nob Park Drive *NOB HILL PARK DRIVE*
E/S Nob Park Drive, 390 feet N of MD Route 140
4th Election District – 3rd Councilmanic District
Legal Owner: Sue G. Wright
Contract Purchaser: Josephine & John Doller

Variance to permit a 21-foot front yard setback in lieu of the required 50 feet (for a proposed dwelling).

HEARING: Wednesday, October 25, 2000, at 2:00 p.m. in Room 407, County Courts Building, 410 Bosley Avenue


Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 01-135-A

Petitioner: SUE G. WRIGHT

Address or Location: 9A NOB HILL PARK DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN AND JOSEPHINE DOLLER

Address: 415 DYER AVE.

REISTERSTOWN, MD. 21236

Telephone Number: 410 526 6596

Revised 2/20/98 - SCJ

01-135-A



Baltimore County
Department of Permits and
Development Management

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

October 20, 2000

Linda A. Langrall
616 Main Street
Reisterstown, MD 21136

Dear Ms. Langrall:

RE: Case Number: 01-135-A, 9A Nob Hill Park Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 22, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

GDZ

WCR: gdz

Enclosures

C: Josephine & John Doller, 415 Dyer Avenue, Reisterstown 21136
Sue G. Wright, 1004 E. Wheel Road, BelAir 21015
People's Counsel



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 10, 2000
 Item Nos. 114, 127, 128, 130, 131,
 132, 134, and 135

 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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 3, 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 OCTOBER 2, 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:

114, 127, 128, 129, 130, 131, 133, AND 135

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: October 16, 2000
SUBJECT: Zoning Item #135
9A Nob Park Drive

Zoning Advisory Committee Meeting of October 2, 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.
- ☒ 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).
- ☒ The approved Forest Buffer Easement must be correctly shown and labeled on all future plans.

Reviewer: John Russo

Date: October 6, 2000

Sign
10/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2000

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

26

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-135, 01-140, 01-141, and 01-145.

The Office of Planning has reviewed the above referenced case(s) 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



Maryland Department of Transportation
State Highway Administration

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

Date: 10-2-00

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

RE: Baltimore County
Item No. 135 JLL

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).

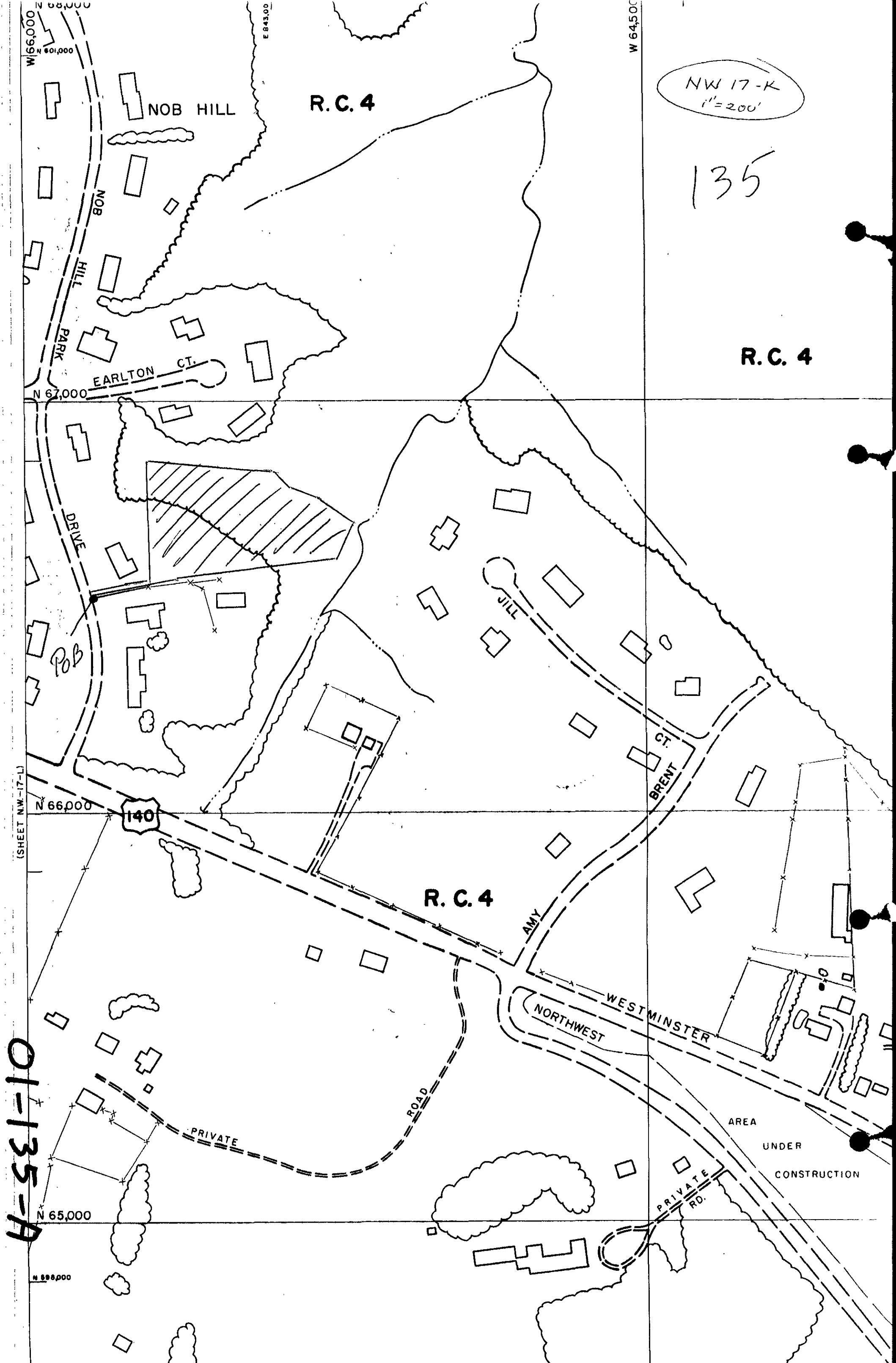
Very truly yours,

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



NW 17-K
1"=200'

135

R.C. 4

R.C. 4

R.C. 4

NOB HILL

EARLTON CT.

JILL

BRENT ST.

WESTMINSTER

NORTHWEST

PRIVATE RD.

PRIVATE

AREA
UNDER
CONSTRUCTION

(SHEET NW-17-L)

01-135-A

W 66,000

N 67,000

N 66,000

N 65,000

N 64,000

W 64,500



11 NOB HILL PARK DRIVE
L. 8107 F. 792

603 EARLTON COURT
L. 6311 F. 020

NOB HILL
SECTION 1-B
P.B. 23 PAGE 61

601 EARLTON COURT
L. 13861 F. 689

LOT 9

LOT 7

LOT 8

NOB HILL PARK DRIVE

LOT 3

LOT 6

LOT 4

LOT 5

LOT 15

LOT 14

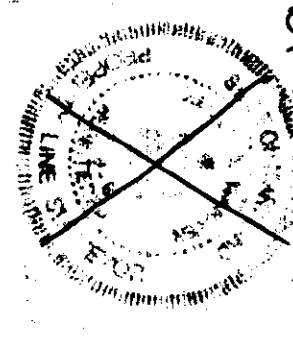
NOB HILL EAST
SECTION 1
PLAT BOOK: 38
PAGE: 22

TITLE REFERENCE
GRANTEE: HAROLD O. WRIGHT
AND SUE G. WRIGHT, ETUX
GRANTOR: SAMUEL H. JACKSON
AND DOROTHY MAE
JACKSON ETUX
DEED REFERENCE:
LIBER: 4919 FOLIO: 147
DEED DATED: SEPTEMBER 16, 1968

TO BE OWNER/DEVELOPER
JOHN DOLLAR
415 DYER AVENUE
REISTERSTOWN, MD. 21136

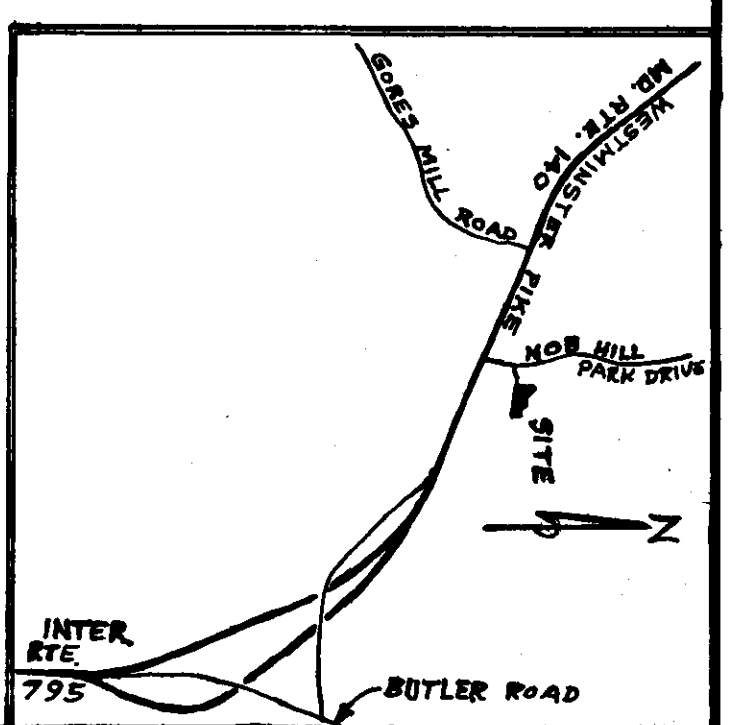
135

2C4 NW 17K
not in flood plain



DENNIS A. WARREN PLS 208
FOR
WILLIAM E. DOYLE RLS INC.
5312 EMERALD DRIVE
SYKEVILLE, MD 21784
FAX/PHONE 410-795-2210

Variance SITE PLAN
9A NOB HILL PARK DRIVE
LOT 5 SECTION 1-A Lot size: 1.744 acre
NOB HILL
PLAT BOOK: 23 PAGE: 60
ELECTION DISTRICT 4 CD 3
BALTIMORE COUNTY, MD.
DRAWN: APRIL 17, 2000
REV: MAY 5, 2000
REV: JUNE 25, 2000
REV: AUGUST 11, 2000
REV: SEPTEMBER 29, 2000
SCALE: 1"=40'
WELL LOCATION
SEPTIC AREA
NEW EXIST. WELL
DWELLING SITE
DRAINAGE/PAVEMENT, ETC



01-135-A