

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Green road, 2100' NE  
Sweet Air Road  
10th Election District  
6th Councilmanic District  
(14400 Green Road)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 01-142-A

Gregory and Christine Nielson  
Petitioners

\* \* \* \* \*

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, Gregory and Christine Nielson. The variance request is for property located at 14400 Green Road in the Baldwin area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (garage) to be located in the side yard in lieu of the required rear yard. 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


COPY RECEIVED FOR FILING  
Date 10/25/01  
By R. O. [Signature]

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 25<sup>th</sup> day of October, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (garage) to be located in the side yard in lieu of the required rear yard., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The 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

CACER RECEIVED FOR FILING  
Date 10/25/00  
By R. J. [Signature]



Baltimore County  
Zoning Commissioner

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

October 25, 2000

Mr. & Mrs. Gregory J. Nielson  
14400 Green Road  
Baldwin, Maryland 21013

Re: Petition for Administrative Variance  
Case No. 01-142-A  
Property: 14400 Green Road

Dear Mr. & Mrs. Nielson:

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](http://www.co.ba.md.us)



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14400 Green Road  
which is presently zoned \_\_\_\_\_

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BC2R)

to permit an accessory building (garage) to be located in the side yard in lieu of the required rear yard.

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

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

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

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

**Contract Purchaser/Lessee:**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Gregory J. Nielson  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Christine S. Nielson  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
14400 Green Road 410-962-0111 (w)  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baldwin MD 21013  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
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. 01-142-A

Reviewed By JNP Date 9/27/00

Estimated Posting Date 10/8/2000

ORDER RECEIVED FOR FILING

Date 9/15/98  
By \_\_\_\_\_

# Affidavit in Support of Administrative Variance

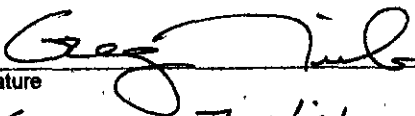
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

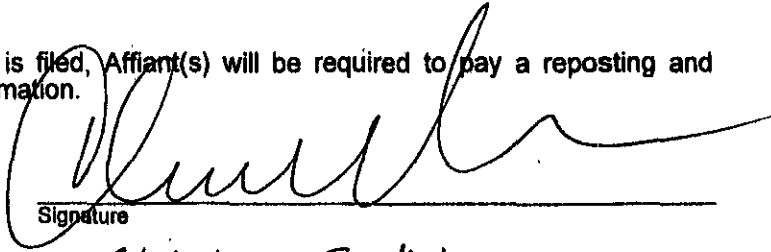
That the Affiant(s) does/do presently reside at 14400 Green Road  
Address  
Baldwin MD 21013  
City State Zip Code

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 presence of overhead power lines and proximity of the property line make construction of the proposed 2-car garage impossible in any other location near the end of the driveway and house. Extending the driveway and constructing the garage behind the house would place the garage much closer to and in full view of Green Road and is not economically practical due to the severe ground slope on that portion of the lot.*

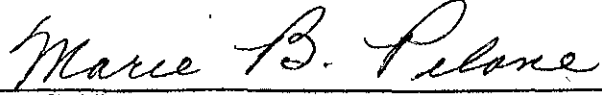
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

  
Signature  
Gregory J. Nielson  
Name - Type or Print

  
Signature  
Christine S. Nielson  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 27<sup>th</sup> day of Sept, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Gregory & Christine Nielson  
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  
9/27/00  
Date

  
Notary Public  
My Commission Expires 5-01-02

# 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.

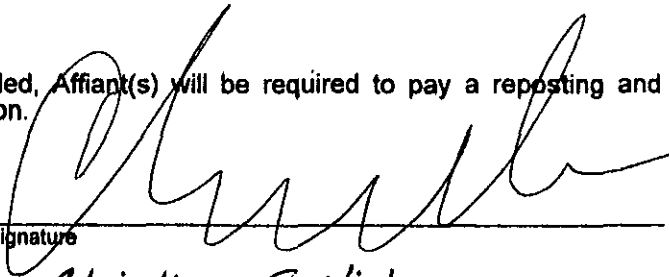
That the Affiant(s) does/do presently reside at 14400 Green Road  
Address  
Baldwin MD 21013  
City State Zip Code

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 presence of overhead power lines and proximity of the property line make construction of the proposed 2-car garage impossible in any other location near the end of the driveway and house. Extending the driveway and constructing the garage behind the house would place the garage much closer to and in full view of Green Road and is not economically practical due to the severe ground slope on that portion of the lot.*

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  
Gregory J. Nielson  
Name - Type or Print

  
Signature  
Christine S. Nielson  
Name - Type or Print

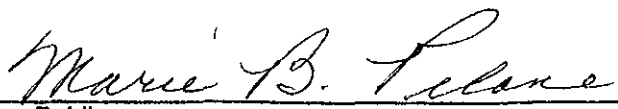
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27<sup>th</sup> day of Sept., 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory & Christine Nielson  
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

9/27/00  
Date

  
Notary Public  
My Commission Expires 5-01-02



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14400 Green Road  
which is presently zoned \_\_\_\_\_

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

to permit an accessory building (garage) to be located in the side yard in lieu of the required rear yard.

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

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

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

### Contract Purchaser/Lessee:

### Legal Owner(s):

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Gregory J. Nielson  
Name - Type or Print \_\_\_\_\_  
Signature Greg Nielson \_\_\_\_\_  
Christine S. Nielson  
Name - Type or Print \_\_\_\_\_  
Signature Christine S. Nielson \_\_\_\_\_

### Attorney For Petitioner:

14400 Green Road 410-962-8111 (w)  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baldwin MD 21013  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
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. 01-142-A

Reviewed By JNP Date 9/27/00

Estimated Posting Date 10/8/2000

ZONING DESCRIPTION FOR 14400 Green Road  
(address)

Beginning at a point on the West side of  
(north, south, east or west)  
Green Road which is 20'  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 2100 NE of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Sweet Air  
(name of street)

which is 30' wide. \*Being Lot # 3  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the <sup>Re-</sup>subdivision of Green-Green  
(name of subdivision)

as recorded in Baltimore County Plat Book # 38, Folio # 56,

containing 3,567 Acres. Also known as 14400 Green Road  
(square feet or acres) (property address)

and located in the 10 Election District, 6 Councilmanic District.

01-142-A

#142



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **06868**

DATE 2/27/00 ACCOUNT R-201-6150

AMOUNT \$ 50.00

RECEIVED FROM: Nickson

FOR: 14950 Green Road (01-142-4)

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT  
PAID TO:      AMOUNT:      DATE:  
400 WEST      2/28/2000      2 27/00  
CASH      50.00  
BY:      [Signature]  
CASHIER      [Signature]

**01-142-A**

CASHIER'S VALIDATION

01-142-A

# CERTIFICATE OF POSTING

RE: Case No.: 01-142-A

Petitioner/Developer: \_\_\_\_\_

GREGORY & KRISTINE NELSON

Date of Hearing/Closing: 10/23/2000

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 \_\_\_\_\_

14400 GREEN ROAD

The sign(s) were posted on \_\_\_\_\_

10/8/00  
(Month, Day, Year)

CASE # 01-142-A

Sincerely,

Richard E Hoffman 10/8/00  
(Signature of Sign Poster and Date)

RICHARD E HOFFMAN  
(Printed Name)

90A DELLWOOD DR  
(Address)

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

(410) 879-3122  
(Telephone Number)



14400 GREEN RD

POSTED 10/8/00

Richard E Hoffman 10/8/00

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: 01-142-A  
Petitioner: Gregory & Christine Nielson  
Address or Location: 14400 Green Road

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Greg Nielson  
Address: 14400 Green Road  
Baldwin MD 21013  
Telephone Number: 410-962-8111 (w)  
592-6104 (h)

Revised 2/20/98 - SCJ

01-142-A

- 16 -  
#142

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 01- 142 -A Address 14400 Green Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 9/27/00 Posting Date: 10/8/00 Closing Date: 10/23/00

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- 142 -A Address 14400 Green Road

Petitioner's Name Gregory & Christine Nielson Telephone 410-592-6104(H)

Posting Date: 10/8/2000 Closing Date: 10/23/2000

Wording for Sign: To Permit an accessory building (garage) to be located in the side yard in lieu of the required rear yard.

**01-142-A**



Baltimore County  
Department of Permits and  
Development Management

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

October 23, 2000

Christine S. & Gregory J. Nielson  
14400 Green Road  
Baldwin, MD 21013

Dear Mr. & Mrs. Gregory J. Nielson:

RE: Case Number: 01-142-A, 14400 Green Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 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. 602  
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** November 9, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 16, 2000  
Item Nos. 118, 136, 137, 138, 140, 141,  
142, 143, 144, and 145

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 12, 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 10, 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:

118, 137, 140, 141, 142, 144, 145, 146, 147,

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](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS*  
DATE: October 19, 2000  
SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of October 10, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
118	9616 Reisterstown Road
136	1501 Francke Avenue
137	7659 Old Battle Grove Road
138	6300 Baltimore National Pike
139	8335 Philadelphia Road
140	1401 Broadway Road
141	15 Bright Sky Court
142	14400 Green Road
144	8204 Anita Road
145	404 Kauffman Road



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE


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

**DATE:** October 13, 2000

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 01-132, 01-133, 01-142 and 01-144.**

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: 10.11.00

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

RE: Baltimore County  
Item No. 142 JNP

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,

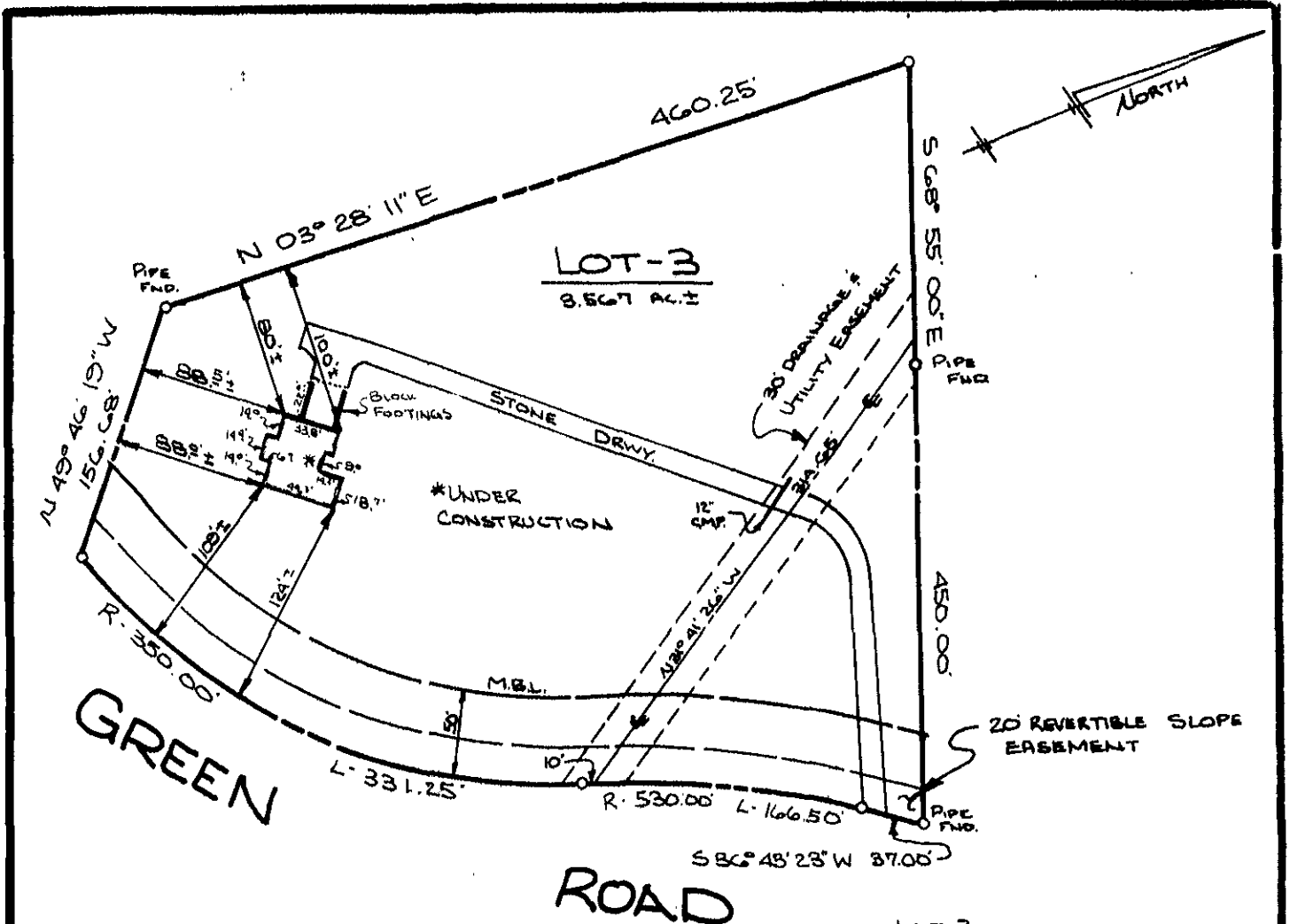
A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

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

My telephone number is \_\_\_\_\_

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

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



**ROAD**

LOT-3  
RESUBDIVISION  
OF  
"GREEN ~ GREEN"

SECTION ONE, LOTS 2 & 3  
10TH ELECTION DIST.; BALTIMORE CO., MD.  
RECORDED IN PLATBOOK 38, PAGE 56

This is to certify that I have surveyed the property shown hereon for the purpose of locating the improvements only, and that the improvements are located as shown. Exact property corners have not been established or est.

R.T.F., Inc. assumes no responsibility or liability for any easements or right-of-ways, recorded or unrecorded, not appearing in the current Title Deed or Record Plat noted hereon. This plat is not intended for use in establishing property lines.

*Robert T. Fishpaugh* 63.43  
Robert T. Fishpaugh R.L.S. No. 6034 Date

	<b>LOCATION SURVEY</b>		SCALE 1"=100'
	#14400	GREEN ROAD	DATE 6-3-93
	<b>R.T.F., Inc.</b> <b>LAND SURVEYORS</b> 142 East Main Street Westminster, MD 21157		JOB NO. 93-67
876-1222		848-2040	

#142

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 14400 Green Road, Baldwin, MD

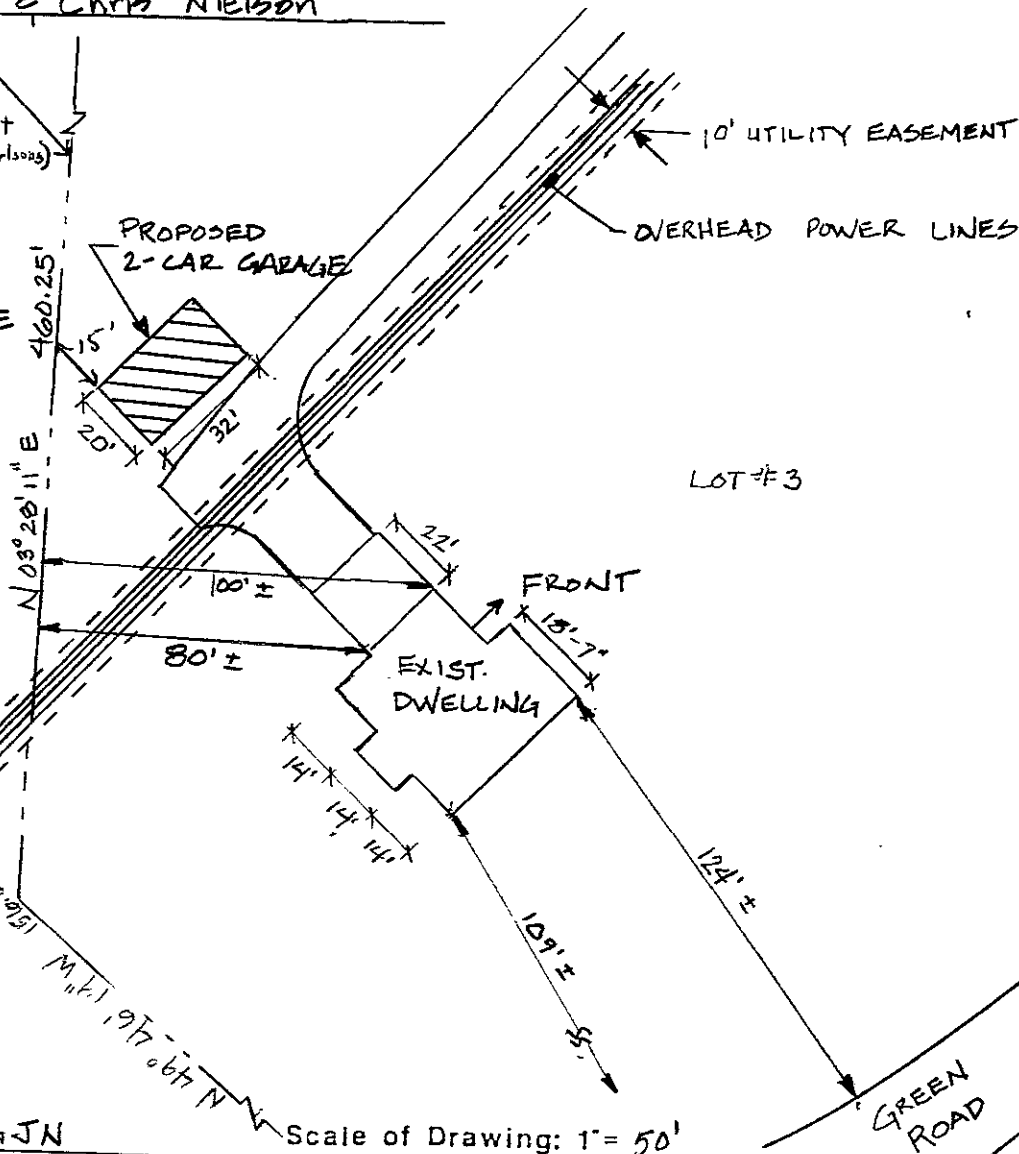
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Green-Green  
 plat book # 38, folio # 56, lot # 3, section # ONE

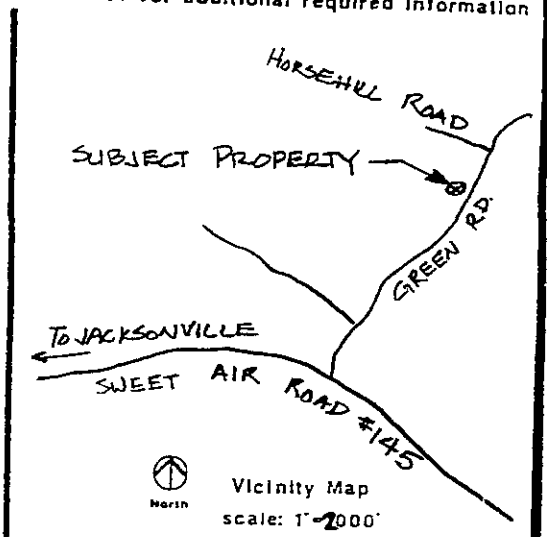
OWNER: Greg & Chris Nielson

200'±  
to closest  
dwelling (Carlson)

MELVIN & DIANE  
CARLSON  
LOT #2



LOT #3



Vicinity Map  
Scale: 1"=2000'

LOCATION INFORMATION

Election District: 10  
 Councilmanic District: 6  
 1"=200 scale map#: N.E. 20-F  
 Zoning: RC-2  
 Lot size: 3.567 acreage    155,379 square feet

	public	private
SEWER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area:	yes <input type="checkbox"/>	no <input checked="" type="checkbox"/>
Prior Zoning Hearings:	NONE	

Zoning Office USE ONLY!  
 reviewed by: JNP    ITEM #: 142    CASE #: 01-142-A



North  
 date: 9/24/00  
 prepared by: GJN

Scale of Drawing: 1"=50'

01-142-A

Plat # 1



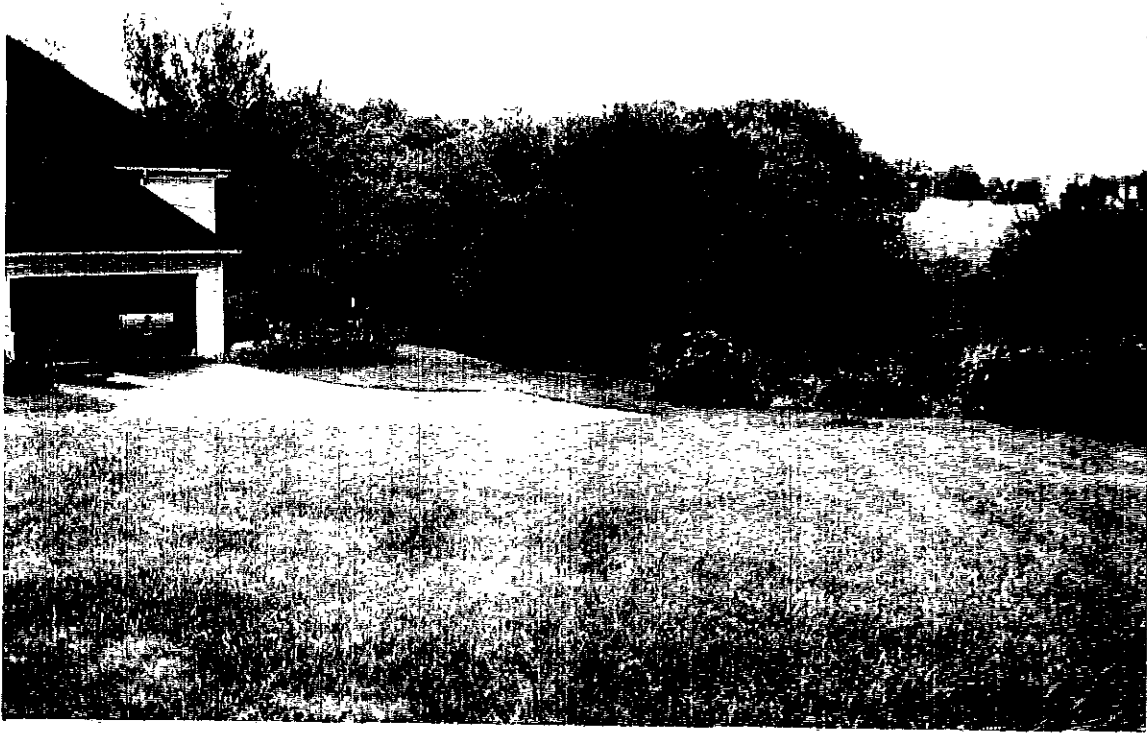
01-142-A



01-142-A

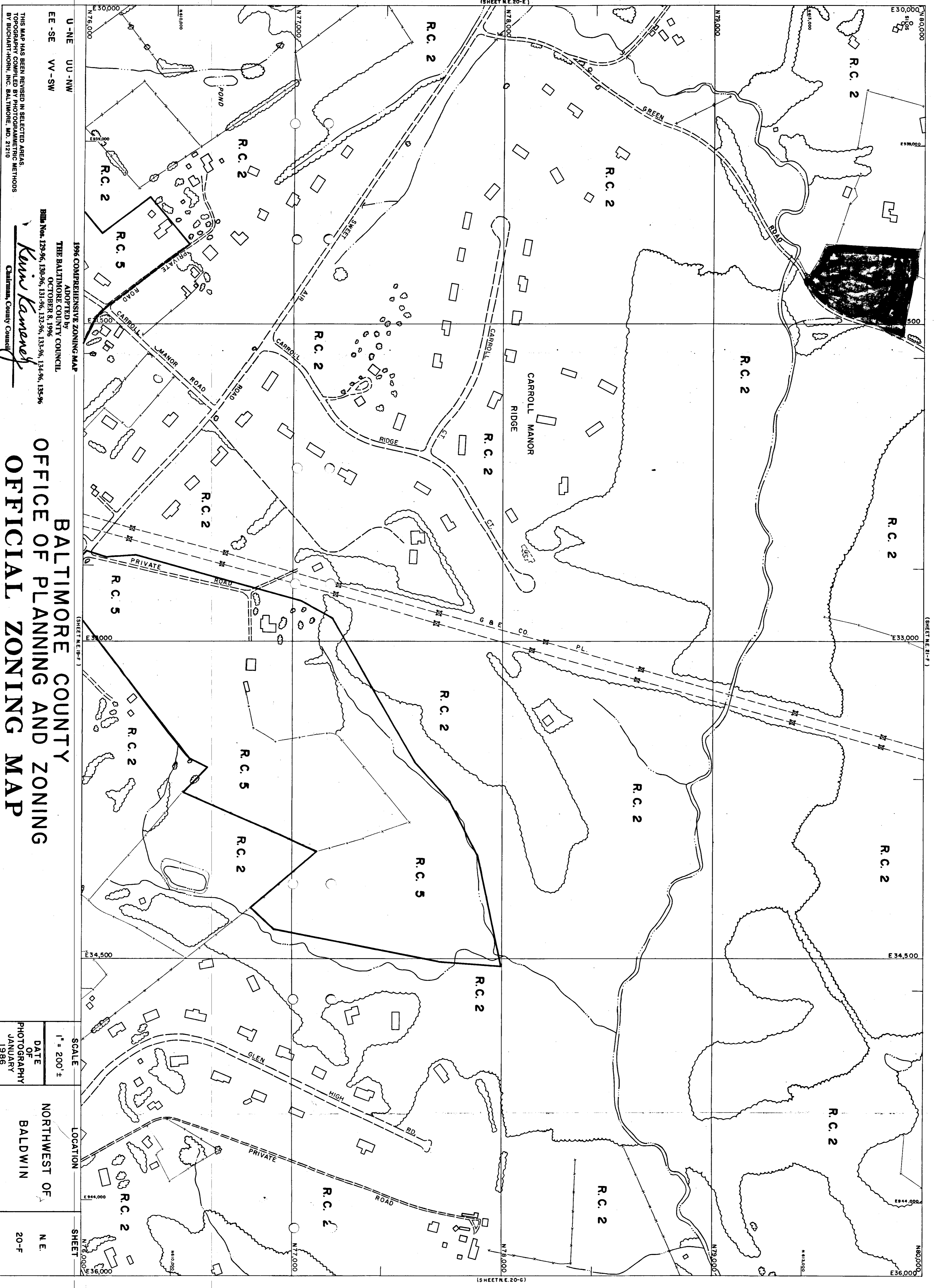


01-142-A



01-142-A





U-NE UU-NW  
 EE-SE VV-SW

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

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

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

*Kevin Kanevel*  
 Chairman, County Council

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	NORTHWEST OF BALDWIN
SHEET	NE 20-F

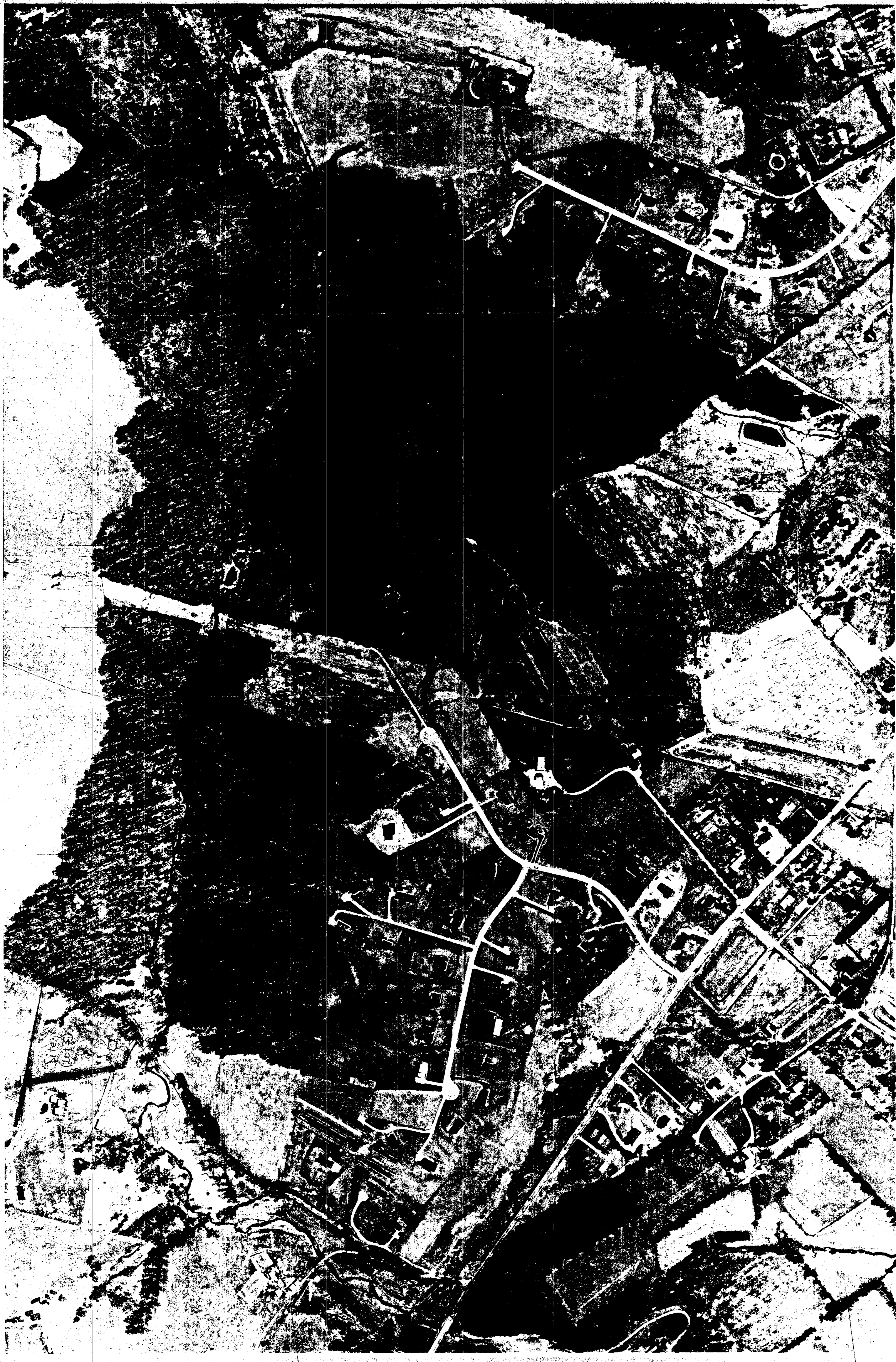
01-142-A

**NE 20-F**  
 DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966

LOCATION  
NORTHWEST OF  
BALDWIN  
01-142-A

SHEET  
N. E.  
20-F

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401