

IN RE: PETITION FOR VARIANCE
N/S Aston Court, 387.99' E of the c/l
Garrison Forest Road
(6 Aston Court)
4th Election District
3rd Council District

Greg P. Smarslok
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-245-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Greg P. Smarslok. The Petitioner seeks relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building setback distance from the eastern lot line of 43.7 feet in lieu of the required 50 feet, and an amendment to the Final Development Plan for Worthington Park, Lot 43 thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Greg Smarslok, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Aston Court, just east of Garrison Forest Road in the subdivision of Worthington Park in Owings Mills. The property contains a gross area of 1.6219 acres, more or less, zoned R.C.5 and is presently unimproved. The Petitioner is desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1. Due to the configuration of the property and its location on a curve in Aston Court, the rear corner on the north side of the proposed dwelling will be located within the required 50-foot side setback. Thus, the requested variance is necessary in order to orient the front of the house towards the street. In support of his request, the Petitioner submitted a letter from the adjacent property owners

ORDER RECEIVED FOR FILING

Date

By

on the affected side indicating that they have no objections to the requested variance. Moreover, testimony indicated that the homeowners' association has no objections. Thus, the relief requested should be granted.

Based upon the testimony and evidence presented, I am persuaded to grant the variance. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. Moreover, no one appeared in opposition to the request. Therefore, it appears that the relief requested can be granted without causing any detriment to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of January, 2001 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building setback distance from the eastern lot line of 43.7 feet in lieu of the required 50 feet, and an amendment to the Final Development Plan for Worthington Park, Lot 43 thereof, 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 1/30/01

By [Signature]



Baltimore County
Zoning Commissioner

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

January 30, 2001

Mr. Greg P. Smarslok
2 Rebecca Lane
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE
N/S Aston Court, 387.99' E of the c/l Garrison Forest Road
(6 Aston Court)
4th Election District – 3rd Council District
Greg P. Smarslok - Petitioner
Case No. 01-245-A

Dear Mr. Smarslok:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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: People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 6 ASTON COURT

which is presently zoned R.C.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.3 (BCZR) to permit a building setback distance from the eastern lot line of 43.7 feet in lieu of the required 50 feet and an amendment to the Final Development Plan for Lot #23 of WORTHINGTON PARK, Section Two, accordingly, 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)

Due to the tight building envelope and the location of the septic reserve area, strict compliance would unreasonably prevent construction of this custom home. The only acceptable fit will require a variance.

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):

GREG P. SMARSLOK

Name - Type or Print

Signature

Name - Type or Print

Signature

2 Rebecca Lane

410-795-6240

Address

Telephone No.

Owings Mills

MD

21117

City

State

Zip Code

Representative to be Contacted:

Edwin J. Kirby Jr.

SURVEYOR

Name

*800 Greenspring Valley Rd. 410-337-7942

Address

Telephone No.

Lutherville, Md. 21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By

JL

Date

12/14/00

ORDER RECEIVED FOR FILING
Date 12/14/00
By [Signature]
280 9/15/98

01-245-A

245

ZONING DESCRIPTION FOR # 6 ASTON COURT , OWINGS MILLS, MD., 21117

Beginning at a point on the NORTH side of Aston Court which is 50 feet wide at the distance of 387.99 feet EAST of the centerline of the nearest improved intersecting street Garrison Forest Road which is 75 feet wide. Being Lot # 23 ,Section Two in the subdivision of WORTHINGTON PARK as recorded in Baltimore County Plat Book #60, Folio # 50, containing 1.6219 acres. Also known as #6 Aston Court and located in the 4TH Election District, 3RD Councilmanic District.



BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

3525

No.

DATE

2/14/00

ACCOUNT

24500
R0016150

AMOUNT

\$ 100.00

RECEIVED
FROM:

MR KIRBY

FOR:

RV AND AMEND FDP FOR SING: E LOT.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

**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: #01-245-A
6 Aston Court
N/S Aston Court, 387.99' E
of Garrison Forest Road
4th Election District
3rd Councilmanic District
Legal Owner(s): Greg P. Smarslok
Variance: to permit a building setback of 43.7 feet in lieu of the required 50-feet and to approve an amendment to the Final Development Plan for Lot # 23 of Worthington Park.
Hearing: Monday, January 29, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave.

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.

1/081 Jan. 11 C443273

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/11/, 2001

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 1/11/, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-245-A

Petitioner/Developer: _____

Greg P. Smarslok

Date of Hearing/Closing: 1-29-01

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

Attention: Ms. Gwendolyn Stephens

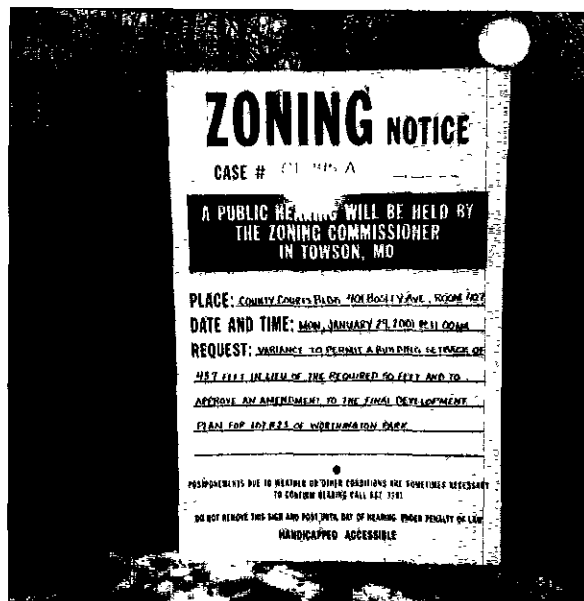
Ladies and Gentlemen:

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 6 Aston Court
Owings Mills, MD 21117

The sign(s) were posted on

January 5, 2001

(Month, Day, Year)



Sincerely,

Stacy Gardner 1/5/01
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
(Address)
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

RE: PETITION FOR VARIANCE
6 Aston Court, N/S Aston Ct,
388' E of Garrison Forest Rd
4th Election District, 3rd Councilmanic

Legal Owner: Greg P. Smarslok
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-245-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 28th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Edwin J. Kirby, Jr., 800 Greenspring Valley Road, Lutherville, MD 21093, representative for Petitioners.



PETER MAX ZIMMERMAN



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

December 22, 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: 01-245-A
6 Aston Court
N/S Aston Court, 387.99' E of Garrison Forest Road
4th Election District – 3rd Councilmanic District
Legal Owner: Greg P. Smarslok

Variance to permit a building setback of 43.7-feet in lieu of the required 50-feet and to approve an amendment to the Final Development Plan for Lot # 23 of Worthington Park.

HEARING: Monday, January 29, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



672

Arnold Jablon
Director

C: Greg P. Smarslok, 2 Rebecca Lane, Owings Mills 21117
Edwin J. Kirby, Jr., Surveyor, 800 Greenspring Valley Road, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 12, 2001.**
(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
Thursday, January 11, 2001 Issue – Jeffersonian

Please forward billing to:
Greg P. Smarslok
2 Rebecca Lane
Owings Mills, MD 21117

410 795-6240

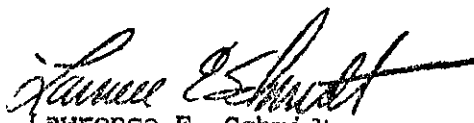
NOTICE OF ZONING HEARING

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: 01-245-A
6 Aston Court
N/S Aston Court, 387.99' E of Garrison Forest Road
4th Election District – 3rd Councilmanic District
Legal Owner: Greg P. Smarslok

Variance to permit a building setback of 43.7-feet in lieu of the required 50-feet and to approve an amendment to the Final Development Plan for Lot # 23 of Worthington Park.

HEARING: Monday, January 29, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 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: 01-245-A
Petitioner: GREG P. SMARSLOK
Address or Location: #6 ASTON COURT, OWINGS MILLS MD.
21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: GREG P. SMARSLOK
Address: 2 REBECCA LANE
OWINGS MILLS, MD. 21117
Telephone Number: 410-795-6240

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

January 26, 2001

Greg P Smarslok
2 Rebecca Lane
Owings Mills MD 21117

Dear Mr. Smarslok:

RE: Case Number: 01-245-A, 6 Aston Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Edwin J. Kirby Jr, Surveyor, 800 Greenspring Valley Road, Lutherville 21093
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2001
Item No. 245

The Bureau of Development Plans Review has reviewed the subject zoning item.

As indicated on the Recorded Plat Book 60, Folio 50 access to Lot #23 is along its frontage with the local street, Aston Court, not the private 16-foot panhandle driveway as shown. To use the private easement as access to the public road the owner of Lot #23 must obtain written permission from the property owners of the paved panhandle driveway.

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

December 27, 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 December 26, 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:

231, 233, 234, 235, 236, 237, 238, 240, 241, 243, 244,
245, 246, 247, 249, and 250

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *Ac/RBS*

DATE: January 18, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
231	8100 Salt Lake Drive
233	1305 Lincoln Woods Drive
234	3 Arrowhead Court
235	1223 Lake Falls Road
238	Oak Grove Parcel B
239	Crondall Corner
241	10 McCormick Avenue
242	1324 & 1325 Chippendale Road
243	Pikesville Giant
244	4800 Mt. Carmel Road
245	6 Aston Court
246	3700 Essex Road
247	7163 E. Baltimore Street
248	113 Westminster Road
250	10002 & 10002A Lodge Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 2, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-239, 01-242, 01-245 & 01-248

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: 1.3.01

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

RE: Baltimore County
Item No. 245 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

Date: December 13, 2000

To: Greg P. Smarslok

From: Michael and Rachel Raphael

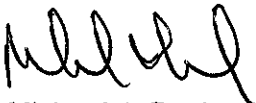
Re: Property setback variance for new construction at 6 Aston Court

Mr. Smarslok,

This letter is for you to present to the officials at the Baltimore County Planning division in reference to the proposed variance request for your property. Having discussed the plans and the request with you, we are hereby not opposed to the variance as you presented.

As we understand the plans, you are requesting a variance from the County on the required 50-foot minimum building setback from your property line. The engineering survey drawing that you presented describes a maximum 6-foot deviation from this requirement. The plan shows that only one corner of the proposed structure would encroach on this limit and that the balance of the house would angle away. Given that at the apex of this corner, the distance to our house exceeds the 100-foot structure separation design limit, we are not opposed to this plan. You also discussed that you would be adding landscaping in the form of trees and shrubs that would act as a visual barrier between our two properties. This will help minimize the effect of the variance.

Again, given that we understand the request and that it remains as presented, we are not opposed to the request to the County. If you or any official at the County has any questions or would like to discuss the matter, please contact us at 410-356-9758.

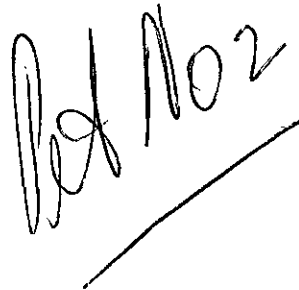


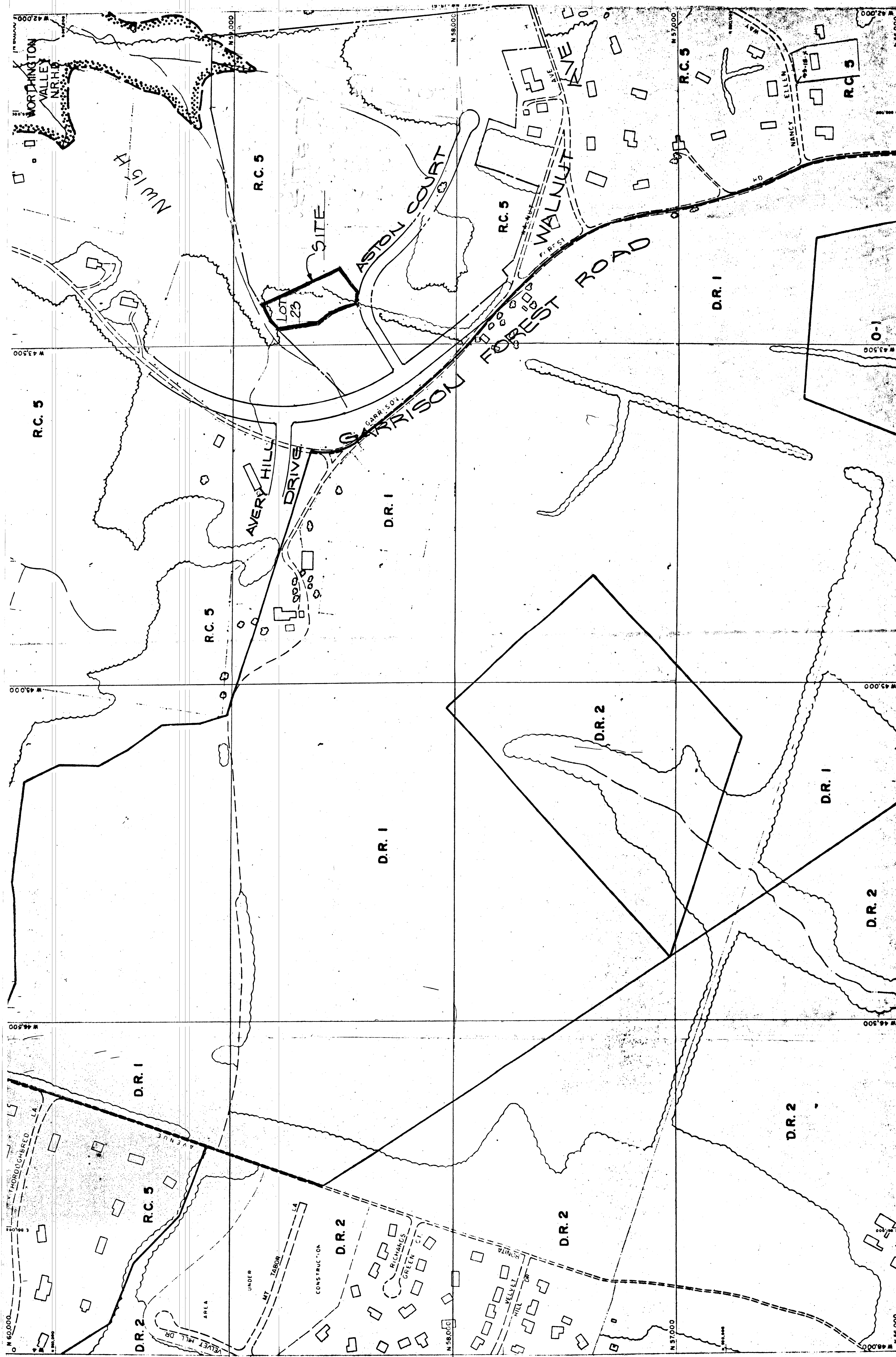
Michael J. Raphael



Rachel A. Raphael

Property owners,
8 Aston Court
Owings Mills, MD 21117





BALTIMORE COUNTY		LOCATION		SHEET
OFFICE OF PLANNING AND ZONING		TIMBER GROVE		N.M.
OFFICIAL ZONING MAP		DATE OF PHOTOGRAPHY		15-H
1993 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1993				
SCALE 1" = 200'				
DATE OF PHOTOGRAPHY JANUARY 1986				
Signature: <i>Edmund J. Howard</i> Chairman, County Council				

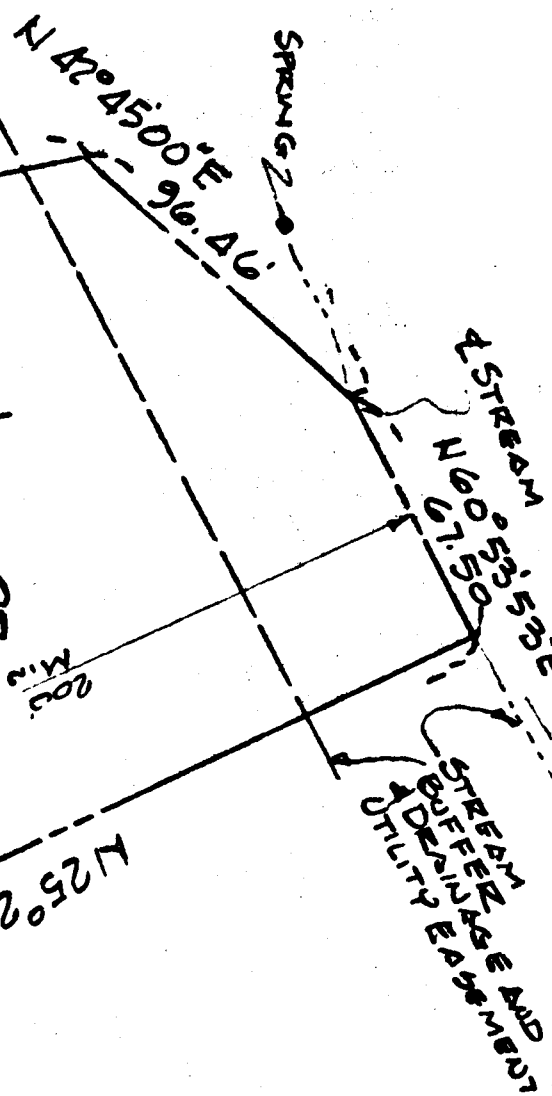
T-NW T-NE

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

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE PROPERTY ADDRESS: 6 ASTON COURT, OWINGS MILLS, MD. 21117

SUBDIVISION NAME: "WORTHINGTON PARK", RESUB. OF
LOTS NOS. 1 THRU 25, SECTION TWO
PLAT BOOK # 60, FOLIO 50, LOT 23, SECT 2

OWNER: GREG P. SMARSLICK



LOT 23
OWNER:
GREG P. SMARSLICK

OWNER:
MICHAEL RAPHAEL
RACHEL A. RAPHAEL
B. ASTON COURT
OWINGS MILLS, MD. 21117

LOT 24

OWNER:

SHERI MILLER
4 ASTON COURT
OWINGS MILLS, MD. 21117

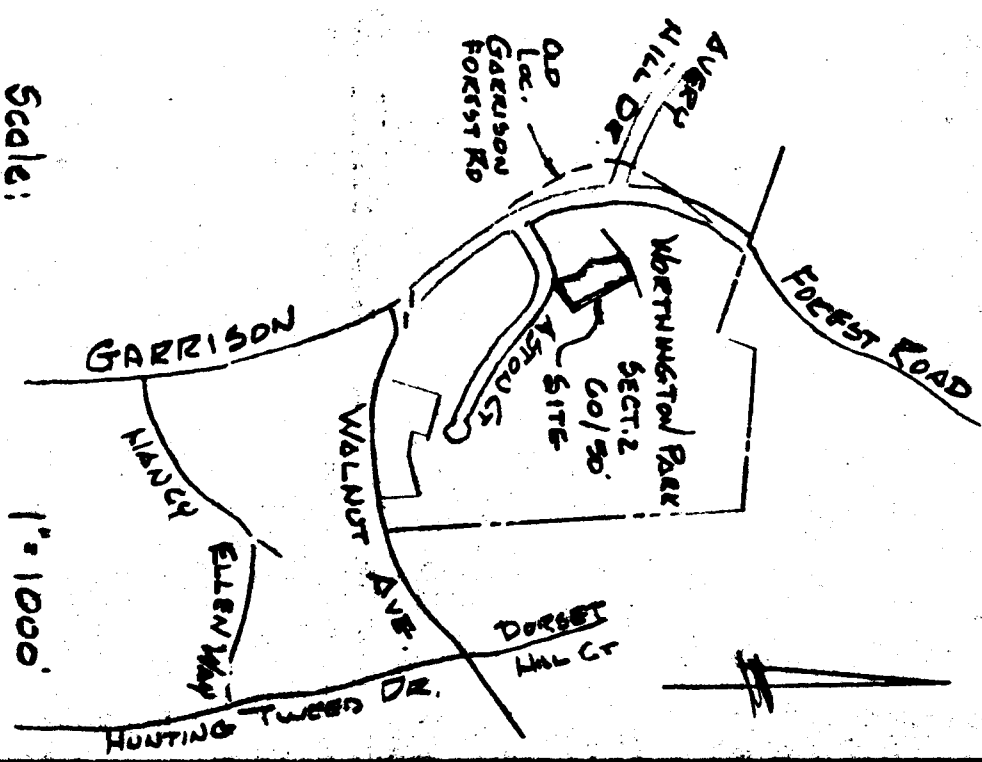
BEGINNING
POINT

ASTON COURT



PRIVATE 36' INGRESS,
EGRESS, MAINTENANCE
AND UTILITY EASEMENT

DATE: 12-10-00
SCALE: 1" = 50'
GREENSPRING SURVEYS
300 Greening Valley Road
Lutherville, MD 21093
410 232-2942



Scale: 1" = 1000'

VICINITY MAP

DWELLING DETAILS

BASEMENT ELEV 706.0
F.F. ELEV 715.0
2ND F. ELEV 724.0
PARKING SPACES
GARAGE PARKING: 4 CARS

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 3
ELECTION DISTRICT: 4
1" = 200' SCALE MAP NW 15 H
ZONING: R.C.5

LOT SIZE: 1.6219 ACRES
20,649.64 SQUARE FEET

PRIVATE SEWER
PRIVATE WATER
CHESAPEAKE Bay CRITICAL AREA: NO
PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY!

Reviewed By: ITEM # CASE #

01245 K