

IN RE: PETITION FOR VARIANCE
W/S Bullock Circle, 650' S of the c/l
Berans Road
(1678 Bullock Circle)
8th Election District
3rd Council District

Garsue Enterprises, Ltd.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-265-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, Garsue Enterprises, Ltd., by Gary Talles, President. The Petitioner seeks relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 70 feet from a street centerline in lieu of the required 75 feet. 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 were Gary Talles, President, Garsue Enterprises, Ltd., property owner, and Richard E. Matz, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved lot located on the west side of Bullock Circle, just south of its intersection with Berans Road in Reisterstown. The property is also known as Lot 22 in Section 3 of the Alec Bullock Farm subdivision, which is currently being built out as a community of large, single family homes on substantially sized lots. The subject lot consists of a gross area of 1.365 acres, more or less, zoned R.C.5 and is partially developed with a single family dwelling. The frame and shell of the building has been completed and is under roof. However, due to an error in the siting of the building on the lot, the front wall of the attached garage portion of the structure comes within 72 feet of the

COPY RELEVANT FOR 01-265-A
Dec 2/21/01
By [Signature]

centerline of Bullock Circle, a proposed public road. This is 3 feet less than that required by the regulations. Rather than remove the existing improvements and reconstruct the house at a distance 3 feet further into the interior of the property, the Petitioners have requested the instant variance relief. A variance of 5 feet is being requested so as to allow a reasonable tolerance during the actual construction phase. It is also to be noted that the lots on both sides of the subject property have not been developed.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. The variance is minimal in scope and nature, and the relief sought is consistent with the spirit and intent of the zoning regulations. There is uniqueness attributed to the lot in terms of its configuration and area and the location of the septic reserve area. Moreover, I am persuaded that the relief requested will not be detrimental to the adjacent properties.

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 21st day of February, 2001 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 70 feet from a street centerline in lieu of the required 75 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The 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 2/9/01
By Bjohulman



Baltimore County
Zoning Commissioner

February 20, 2001

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

Mr. Gary Talles, President
Garsue Enterprises, Ltd.
1133 Greenwood Road
Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE
W/S Bullock Circle, 650' S of the c/l Berans Road
(1678 Bullock Circle)
8th Election District – 3rd Council District
Garsue Enterprises, Ltd. - Petitioners
Case No. 01-265-A

Dear Mr. Talles:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard E. Matz
Colbert, Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore Md. 21209
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1678 Bullock Circle

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 of thereof, hereby petition for a Variance from Section(s)

1A04.3.B.2 of the B.C.Z.R. for a principal building setback of 70 feet from a street centerline in lieu of 75 feet required.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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):

Garsue Enterprises Ltd.

Gary Talles, President

Name - Type or Print

Signature

Name - Type or Print

Signature

1133 Greenwood Road

410-486-5350

Address.

Telephone No.

Baltimore

MD 21208

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

410-484-8757

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BK

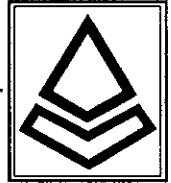
Date 01/03/01

ORDER RECEIVED FOR FILING
Date 01/03/01
By [Signature]

Case No. 01-265-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

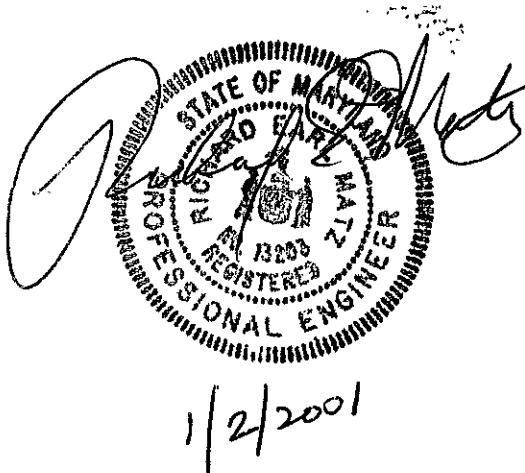


ZONING DESCRIPTION 1678 BULLOCK CIRCLE

Beginning at a point on the west side of Bullock Circle, which is 40 feet wide, at the distance of 650 feet south of the centerline of Berans Road, which is 50 feet wide.

Being Lot 22, in Section 3 of the subdivision of Alec Bullock Farm, as recorded in Baltimore County Plat Book 71, Folio 118, and containing 1.365 acres. Also known as 1678 Bullock Circle and located in the 8th Election District.

3rd COUNCILMANIC DISTRICT



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90606

DATE

11/3/01

ACCOUNT

2001-6150

AMOUNT

\$

50.00

RECEIVED
FROM:

Calbert, Matz Associates, Inc.

FOR:

Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

FORWARD

ACTUAL

TOTAL

1/03/2001

1/05/2001

09:26:13

REF 1802

CASHIER 0001 AND 0002

Dept 5

FOR ZONING VARIATION

Receipt N

116292

05/11

LR 01. 000616

Receipt Tot

50.00

50.00

00

00 00

Baltimore County, Maryland

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 #01-265-A
1678 Bullock Circle,
W/S Bullock Circle, 650' S
of centerline Berans Road
8th-Election District
3rd Councilmanic District
Legal Owner(s) Garsue
Enterprises Ltd

Variance: for a principal building setback of 70 feet from a street centerline in lieu of the required 75 feet.

Hearing: Thursday, February 15, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley 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/1/798 Jan. 30 C447371

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/1/, 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 1/30/, 2001.

THE JEFFERSONIAN,
J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-265-A

Petitioner/Developer. BULLOCK, ETAL

R. MATZ, P.E.

Date of Hearing/Closing: 2/15/01

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 #1678 BULLOCK CIR.

The sign(s) were posted on 1/27/01
(Month, Day, Year)

Sincerely,

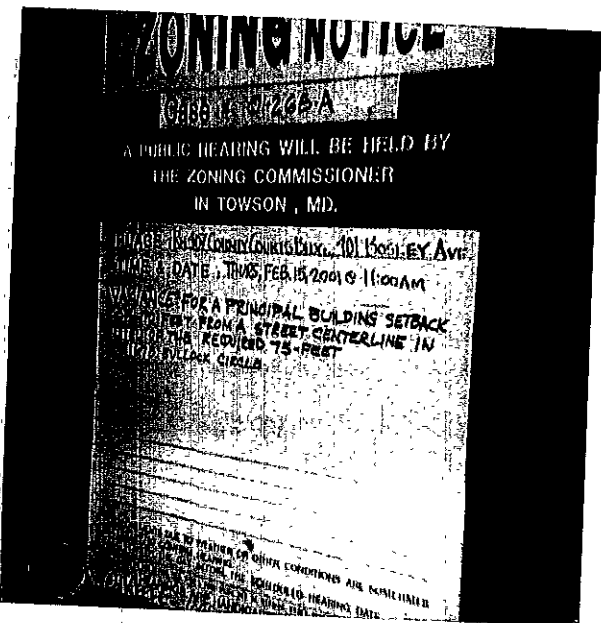
Patrick M. O'Keefe 1/30/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



01-265-A
#1678 BULLOCK CIR.
MATZ

2/15/01

CERTIFICATE OF POSTING

RE: Case No. 01-265-A

Petitioner/Developer TALLES, ETAL

C/O R. MATZ

Date of Hearing/Closing: 2/15/01

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 #1678 BULLOCK CIRCLE

The sign(s) were posted on

1/28/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/2/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

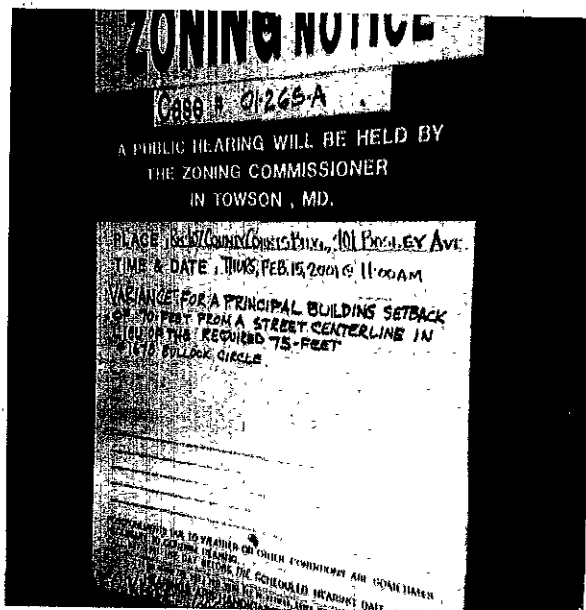
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



01-265-A
#1678 BULLOCK CIR.
MATZ

2/15/01

RE: PETITION FOR VARIANCE
1678 Bullock Circle, W/S Bullock Cir,
650' S of c/l Berans Rd
8th Election District, 3rd Councilmanic

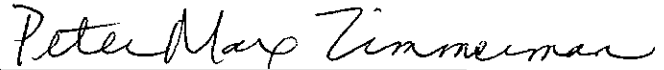
Legal Owner: Garsue Enterprises, Ltd.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-265-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 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz, Rosenfelt, Inc., 2835 G Smith Avenue, Baltimore, MD 21209, 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

January 10, 2001

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: 01-265-A
1678 Bullock Circle
W/S Bullock Circle, 650' S of centerline Berans Road
8th Election District – 3rd Councilmanic District
Legal Owner: Garsue Enterprises Ltd

Variance for a principal building setback of 70 feet from a street centerline in lieu of the required 75 feet.

HEARING: Thursday, February 15, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Gary Talles, President, Garsue Enterprises Ltd, 1133 Greenwood Road, Baltimore 21208
Richard E. Matz PE, Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 31, 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
Tuesday, January 30, 2001 Issue – Jeffersonian

Please forward billing to:

Gary Talles

410 486-5350

Garsue Enterprises, Ltd

1133 Greenwood Road

Baltimore MD 21208

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: 01-265-A

1678 Bullock Circle

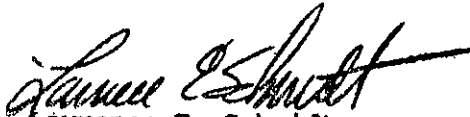
W/S Bullock Circle, 650' S of centerline Berans Road

8th Election District – 3rd Councilmanic District

Legal Owner: Garsue Enterprises Ltd

Variance for a principal building setback of 70 feet from a street centerline in lieu of the required 75 feet.

HEARING: Thursday, February 15, 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: 01-265-A
Petitioner: GARSUE ENTERPRISES LTD
Address or Location: 1678 BULLOCK CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

Name: GARY TALLES c/o GARSUE ENTERPRISES, LTD
Address: 1133 GREENWOOD ROAD
BALTIMORE, MD 21208
Telephone Number: 410-486-5350



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

Gary Talles President
Garsue Enterprises Ltd
1133 Greenwood Road
Baltimore MD 21208

Dear Mr. Talles:

RE: Case Number: 01-265-A, 1678 Bullock Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2001.

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: Richard E Matz, PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue, Suite G,
Baltimore 21209
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

January 9, 2001

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 January 8, 2001

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:

253, 256, 258, 259, 260, 261, 263, 264, 265

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mc/RBS*

DATE: January 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 8, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
251	2855 Lodge Farm Road
254	6311 Sherwood Road
255	800 Race Road
257	2005 Security Boulevard
258	15505 Carroll Road
259	10407 Vincent Road
261	1018 Wagner Road
262	15 Hanover Road 10 Westminster Pike
263	9639 Belair Road
265	1678 Bullock Circle

file
2/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-265 and 01-275.

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. 10. 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. 265 BR

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

NOTES -

- NOT IN 100-YR. FLOOD PLAIN.
- NO PRIOR ZONING HEARINGS.
- LOT AREA - 1.365 AC. ±

R.C.5

(21) #1680
KEVIN F. CARROLL &
ANN DYSON-CARROLL
14541/163

(22)

N 71° 53' 08" E

(42)

#1682
BULLOCK FARM, INC.

580

(24)

PLAN TO

ACCOMPANY VARIANCE
1678 BULLOCK CIRCLE
LOT 22 - SECTION 3
ALEC BULLOCK FARM
71/118 C3
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

650' TO
BERANS RD

S 21° 28' 14" E
162.93' ±

BULLOCK CIRCLE
40' R.W. CIRCLE

R=355.80'
L=46.61'

SEPTIC
RESERVE
AREA
(11000 P)

24C

#1676
BULLOCK FARM, INC.

OWNER!
GARSUE ENTERPRISES, LTD

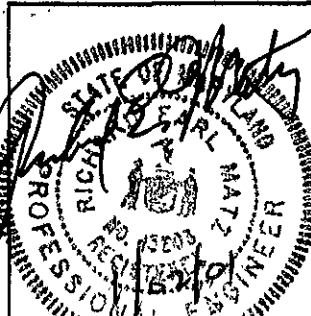
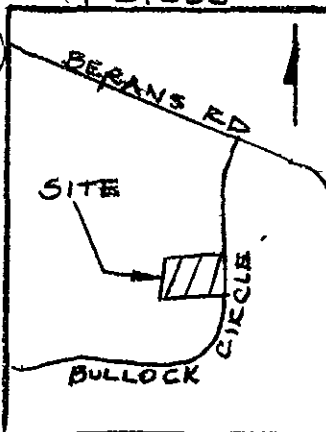
DRAINAGE &
UTILITY EASEMENT

* VARIANCE REQUEST -
70' ± IN LIEU OF 75' REQ.

EXIST. S.R.A.
TO BE REM'D.

VICINITY MAP
1"=1000'

(23)



Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

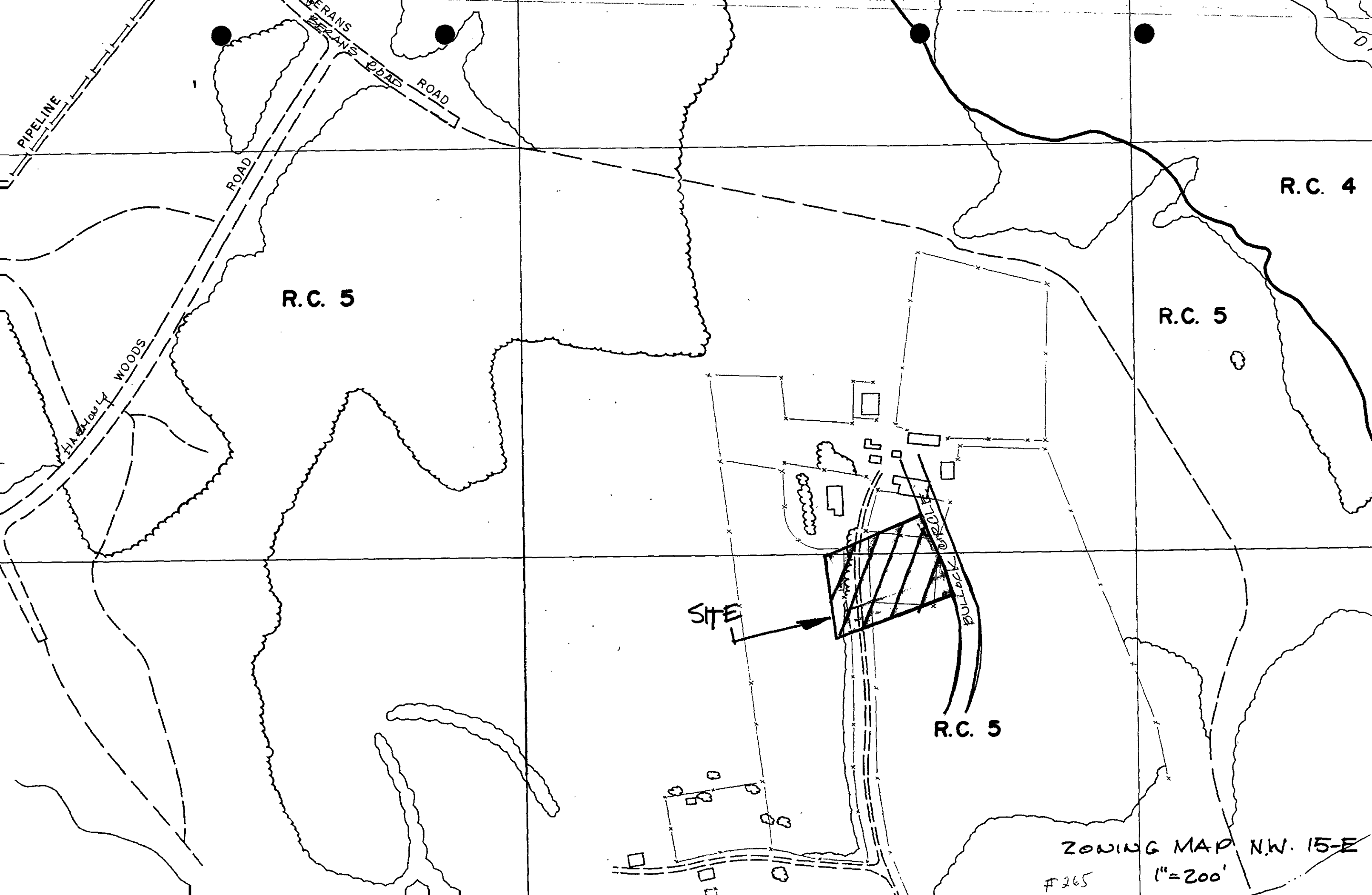
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838

Facsimile: (410) 653-7953



SCALE: 1"=50' DATE: 8-17-2000



R.C. 4

R.C. 5

R.C. 5

R.C. 5

SITE

BULLOCK CREEK

ZONING MAP N.W. 15-E

#265

1"=200'