

IN RE: PETITION FOR VARIANCE
W/S Nanticoke Road, 526' NW of
Tred Avon Road
(220 Nanticoke Road)
15th Election District
5th Council District

James Grace
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-380-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, James Grace. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 10 feet for an existing dwelling and proposed addition. The subject property and requested relief 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 James Grace, property owner, Ronald Spartana, Contract Purchaser, and Thomas E. Phelps, Registered Property Line Surveyor 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 a rectangular shaped parcel, 50 feet wide by 232 feet deep, located on the west side of Nanticoke Road in the subdivision known as Middleborough in Essex. The property is a waterfront lot with frontage on Middle River, and contains a gross area of 10,375 sq.ft., zoned D.R.3.5. Presently, the property is improved with a 24' x 34' dwelling, an accessory shed, and a pier which leads from the property out into Middle River. Mr. Spartana has contracted to purchase the property from Mr. Grace, and he proposes to construct a 24' x 26' addition to the rear of the existing dwelling to provide more internal living space. The proposed addition will maintain the same setbacks as the existing

ORDER RECEIVED FOR FILING

Date 5/16/01

By [Signature]

dwelling; however, the dwelling does not meet the minimum required setback on the south side of the property. Thus, the requested variance is necessary in order to legitimize existing conditions and proceed with the proposed improvements.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. In my view, the relief requested meets the requirements of Section 307.1 of the B.C.Z.R. and will not be detriment to the health, safety or general welfare of the surrounding locale. Moreover, strict compliance with the zoning regulations would result in a practical difficulty for the Petitioner. There were no Protestants present, and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. However, due to the property's waterfront location, the proposed development is subject to compliance with Chesapeake Bay Critical Areas legislation as set forth in the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated April 12, 2001, a copy of which is attached hereto.

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 16th day of May, 2001 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 10 feet for an existing dwelling and proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) Compliance with Chesapeake Bay Critical Areas legislation, as set forth in the ZAC comments submitted by DEPRM, dated April 12, 2001, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

By

- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

May 14, 2001

Mr. James Grace
2527 Barrison Point Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
W/S Nanticoke Road, 526' NW of Tred Avon Road
(220 Nanticoke Road)
15th Election District – 5th Council District
James Grace - Petitioner
Case No. 01-380-A

Dear Mr. Grace:

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".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Ronald Spartana
2910 Knoll Acres Drive, Baltimore, Md. 21234
Mr. Thomas E. Phelps
945 Barron Avenue, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

220 Nanticoke Road

which is presently zoned

DR3.5

This Petition shall be filed with the Office of Zoning Administration & 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) 1802.3C1 (BC2R) to permit a side yard setback of 9 feet for an existing dwelling and proposed addition in lieu of the required 10 feet.

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

TO BE DISCUSSED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Legal Owner(s):

James Grace

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2527 Barrison Point Rd 410 3910179

Address

Phone No.

Baltimore MD 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Thomas E. Phelps

Name

945 Barron Avenue 410 574 5978

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

JNP

DATE

3/26/01

01-380-A

ORDER RECEIVED FOR FILING

Date

By

● Zoning Descriptive ●

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue

Baltimore, Maryland 21221-5202

(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 220 NANTICOKE ROAD
(address)

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

NANTICOKE ROAD which is 30 FEET
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 526' ± NORTHWEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street TRED AVE
(name of street)

which is 30 FEET wide. *Being Lot # 91
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of MIDDLEBOROUGH
(name of subdivision)

as recorded in Baltimore County Plat Book # A, Folio # 191.

containing 10,875.59 FT Also known as 220 NANTICOKE ROAD
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

01-380-A

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

No.

93073

DATE

3/26/01

ACCOUNT

R-001-006-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

James Grace

FOR:

Winnipeg - 220 Monticello Road

C1-380-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

3/21/2001

3/26/2001

12:14:04

REG 0005

CASHIER NOTE NES

DRMGR

5

>>RECEIPT # 205671

OFLN

Dept

5 528 ZONING VERIFICATION

CR ID.

05073

Receipt Tot

50.00

50.00 CK

.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

PATRICK M. O'KEEFE

523 PENNY LANE
HUNT VALLEY, MD 21030

Phone Number
(410) 666-5366

INVOICE

SOLD TO:

James Grace
2527 Barrison Point Road
Baltimore MD 21221
Requested by Tom Phelps

1161
INVOICE NUMBER ~~1162~~
INVOICE DATE 4/30/01
TERMS TEN DAYS

7 May 01
Ch AD 4411

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	POSTING OF ZONING SIGN Case # 01-380-A 220 Nanticoke Road Hearing: May 10, 2001	60.00	60.00
		TOTAL	60.00
			\$ 60.00 PAY THIS AMOUNT

Questions concerning this invoice?
Call: (410) 666-5366

MAKE ALL CHECKS PAYABLE TO:
PATRICK M. O'KEEFE

THANK YOU FOR YOUR BUSINESS!

**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: # 01-380-A
220 Nanticoke Road
SW/S of Nanticoke Road,
526' NW Tred Avon Road
15th Election District
5th Councilmanic District
Legal Owner(s): James
Grace

Variance: to permit a side yard setback of 9 feet for an existing dwelling and proposed addition in lieu of the required 10 feet.

Hearing: Thursday, May 10, 2001 at 9:00 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.

4/286 Apr. 26 C464687

CERTIFICATE OF PUBLICATION

4/26/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/26/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 01-380-A

Petitioner/Developer GRACE, ETAL

Date of Hearing/Closing 5/10/01

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 # 220 NANTICOKE RD.

The sign(s) were posted on 4/25/01
(Month, Day, Year)

Sincerely,

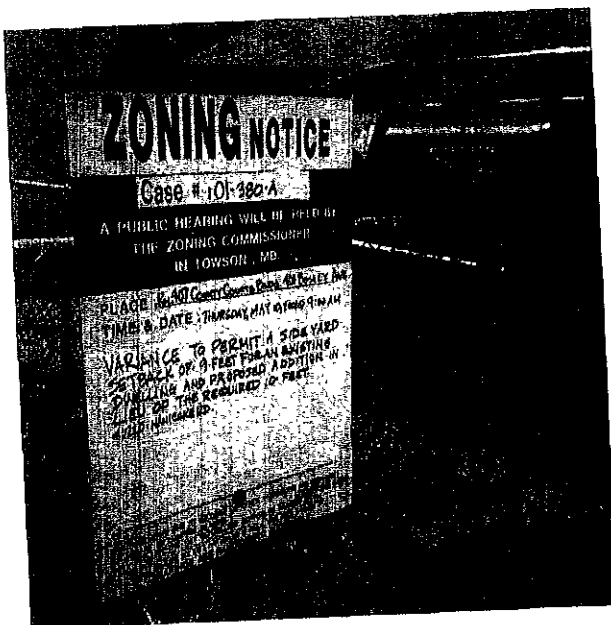
3/8/01
Patrick M. O'Keefe
(Signature of Sign Poster and Date)

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)



01-380-A
220 NANTICOKE 5/10

Betty
887-3468

220

Nanticoke

Removed

Zoning -
Variance

Sign

4/24

J. Kemp

**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: 01-380-A

Petitioner: JAMES GRACE

Address or Location: 220 NANTUCKET ROAD BALT. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES GRACE

Address: 2527 HARRISON POINT RD
BALT. MD. 21221

Telephone Number: 410 391 0179

Revised 2/20/98 - SCJ



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

April 11, 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: 01-380-A
220 Nanticoke Road
SW/S of Nanticoke Road, 526' NW Tred Avon Road
15th Election District – 5th Councilmanic District
Legal Owner: James Grace

Variance to permit a side yard setback of 9 feet for an existing dwelling and proposed addition in lieu of the required 10 feet.

HEARING: Thursday, May 10, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

602
Arnold Jablon
Director

C: James Grace, 2527 Barrison Point Road, Baltimore 21221
Thomas E Phelps, 945 Barron Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 25, 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, April 26, 2001 Issue – Jeffersonian

Please forward billing to:

James Grace
2527 Barrison Point Road
Baltimore MD 21221

410 391-0179

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: 01-380-A
220 Nanticoke Road
SW/S of Nanticoke Road, 526' NW Tred Avon Road
15th Election District – 5th Councilmanic District
Legal Owner: James Grace

Variance to permit a side yard setback of 9 feet for an existing dwelling and proposed addition in lieu of the required 10 feet.

HEARING: Thursday, May 10, 2001 at 9:00 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.



Baltimore County
Department of Permits and
Development Management

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

May 4, 2001

James Grace
2527 Barrison Point Road
Baltimore MD 21221

Dear Mr. Grace:

RE: Case Number: 01-380-A, 220 Nanticoke Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 26, 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: Thomas E Phelps, 945 Barron Avenue, Baltimore 21221
People's Counsel

fig
5/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2001

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

SUBJECT: 220 Nanticoke Road

INFORMATION:

Item Number: 01-380

Petitioner: James Grace

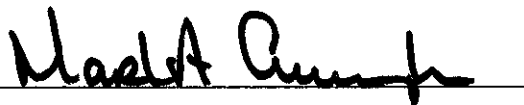
Zoning: DR 3.5

Requested Action: Variance

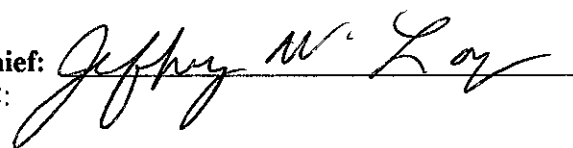
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the variance request to permit a side yard setback of 9 feet for an existing dwelling in lieu of the required 10 feet.

Prepared by:



Section Chief:
AFK:MAC:





**Baltimore County
Fire Department**

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

April 12, 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 APRIL 9, 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.

**THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS IN REGARD TO THE
FOLLOWING ITEM #'S.**

380, 381, 382, 384, 386, 387, 389, 390, 391, 392, 393, 394,

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

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4-9-01

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

RE: Baltimore County
Item No. 380 JHP

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB* *BS*
DATE: April 12, 2001
SUBJECT: Zoning Item #380
220 Nanticoke Road

Zoning Advisory Committee Meeting of April 9, 2001

- _____ 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.
- X 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).
- X 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).

Reviewer: Keith Kelley

Date: April 12, 2001

ORDER RECEIVED FOR FILING

Date 5/16/01

By [Signature]

RE: PETITION FOR VARIANCE
220 Nanticoke Road, SW/S Nanticoke Rd,
526' NW of Tred Avon Rd
15th Election District, 5th Councilmanic

Legal Owner: James Grace
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-380-A

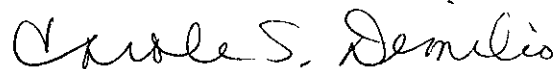
* * * * *

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



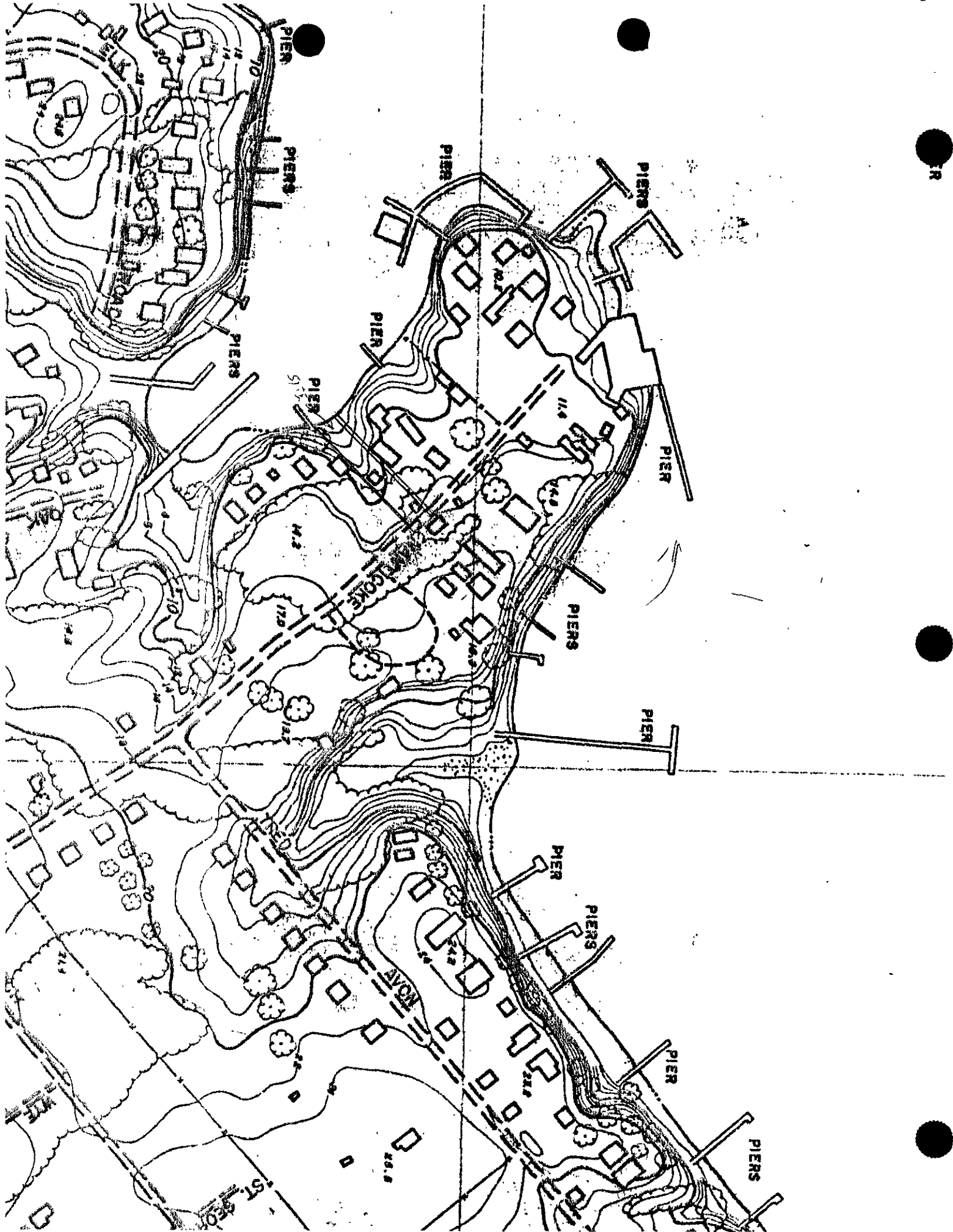
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Thomas Phelps, 945 Barron Avenue, Baltimore, MD 21221, representative for Petitioners.



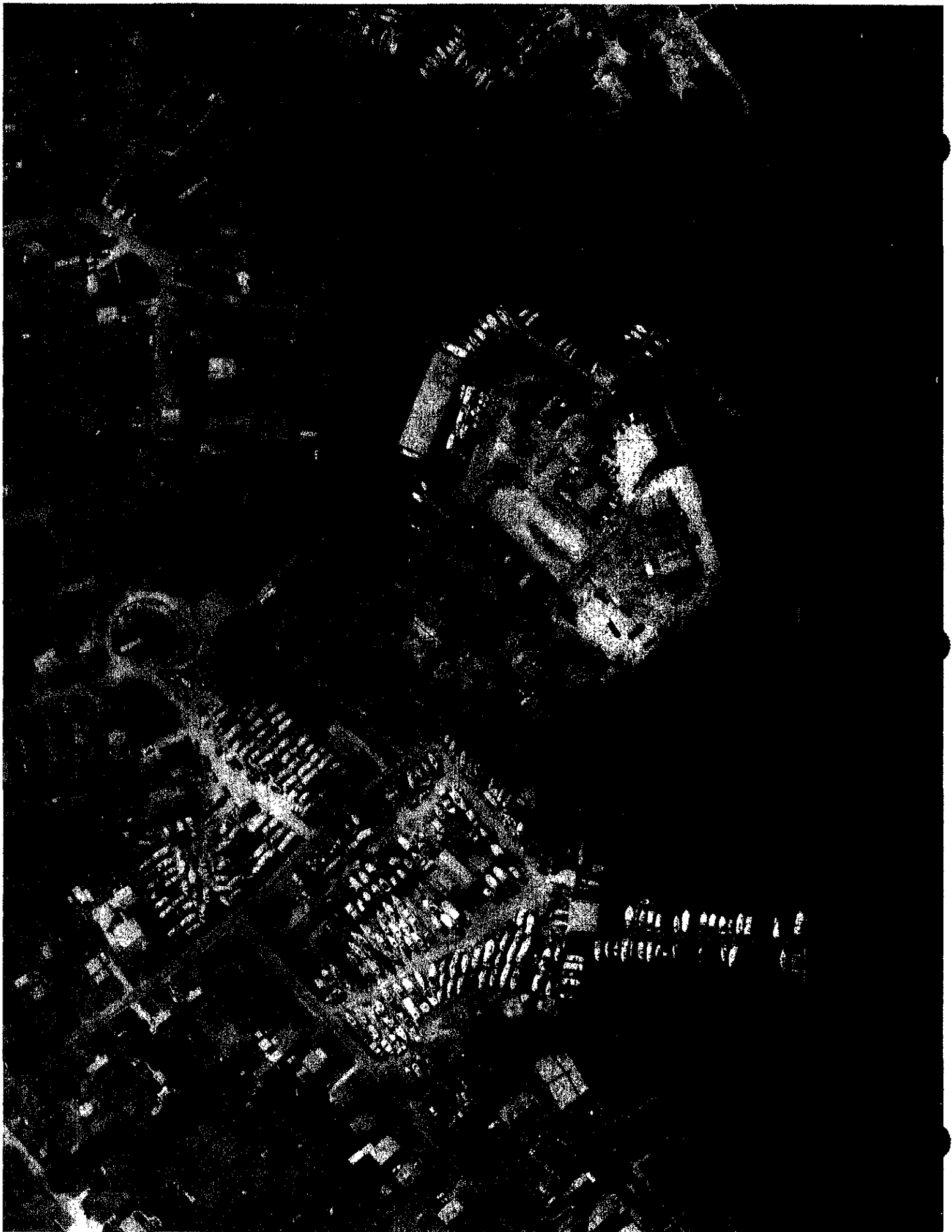
PETER MAX ZIMMERMAN



01-380-A

1" = 200

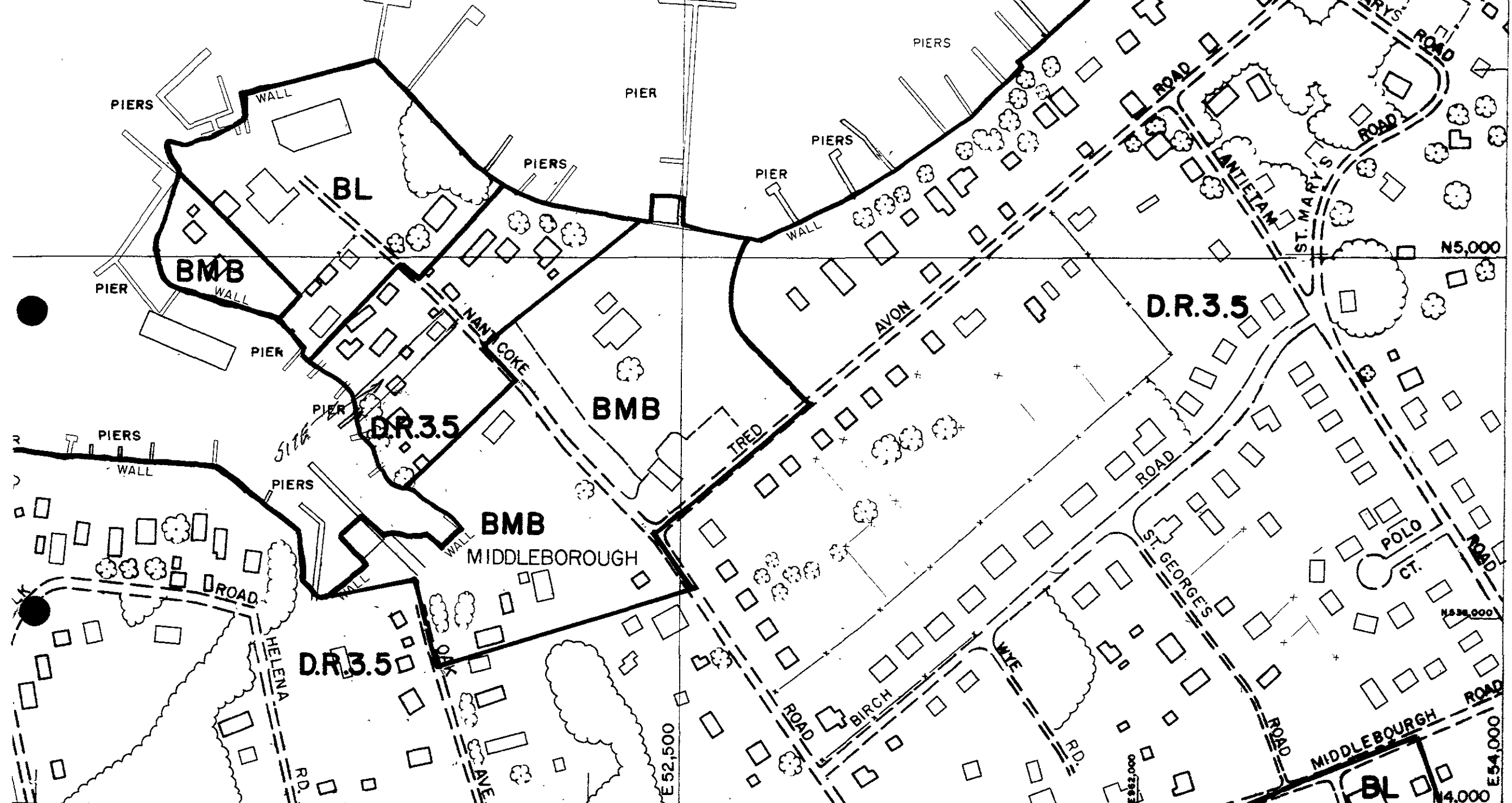
MIDDLE RIVER NE T.I.



01-380-A

1" = 200'

MIDDLE RIVER NE 21



UNTY AND ZONING

SCALE
1" = 200'±
DATE

LOCATION
01-380-A
MIDDLE RIVER

SHEET
NE
2-I
NE

PROPERTY IN CBCA

ELEC DIST-15

COUNCIL DIST-5

1"=200' SCALE MAPS NE21

ZONED DR3.5

PRIOR ZONING NONE

LOT SIZE: 10,375 SQUARE FEET

PUBLIC SEWER

PUBLIC WATER

FLOOD ZONE: C

NANTICOKE ROAD (30' ROW)
(20' PAVING)

222
OWNER
BEN MARKLEY
1513 200332

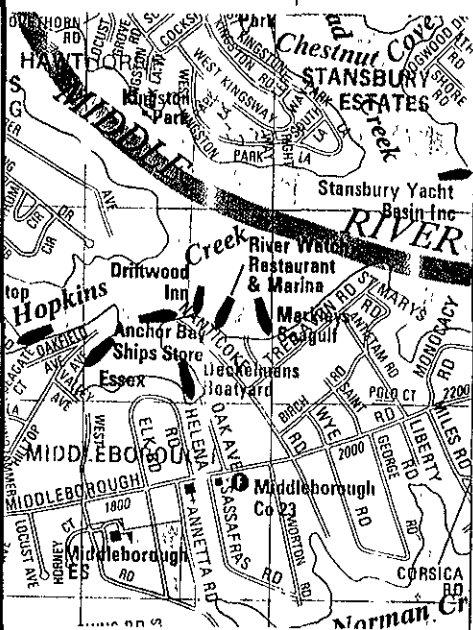
216
OWNER
KENNETH SPENCE
1507 290100

FLOOD ZONE "C"
PERFIRM 240010
+40-B

LOT 90 LOT 91 LOT 92
AREA=10,375 SQ. FT.

220

ZONE "B"
"A"



VICINITY MAP
SCALE 1"=200'

OWNER JAMES GRACE
TAX NO 1519073630
PHONE 410 391 0179

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

Thomas E. Phelps

THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS

945 BARRON AVENUE

BALTIMORE, MARYLAND 21221

OFFICE: (301) 574-6744

JNP 01-380-A

PLAT TO ACCOMPANY VARIANCE

220 NANTICOKE ROAD

LOT 91 MIDDLEBOROUGH

BALTIMORE COUNTY, MD

Plat Book 4 Folio 191

Scale 1"=30' Date 03/25/01