

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S of Chattolanee Hill Road, 1080' +/-		
SE of Hopkins Road and Golf Course Road	*	DEPUTY ZONING COMMISSIONER
3rd Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(319 Chattolanee Hill Road)		
	*	CASE NO. 01-381-A
Helen Z. & John P. Ward		
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, Helen Z. and John P. Ward. The variance request is for property located at 319 Chattolanee Hill Road in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 14 ft. rear yard building setback in lieu of the required 35 ft. and variances from Section 400.1 of the B.C.Z.R., to permit 3 accessory structures (existing shed, existing gazebo, existing in-ground pool) to be located in the side yard in lieu of the required rear yard and to permit an accessory structure (existing shed) to have a side and rear yard setback of 0 ft. in lieu of the required 2.5 ft. 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

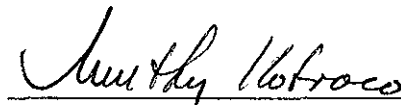
ONE - COPIES FOR FILING
 4/26/01
 By *[Signature]*

Commissioner, the information, photographs, and affidavits submitted provide sufficient facts 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 variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 2001, that a variance from Section 1A01.3.B.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 14 ft. rear yard building setback in lieu of the required 35 ft. and variances from Section 400.1 of the B.C.Z.R., to permit 3 accessory structures (existing shed, existing gazebo, existing in-ground pool) to be located in the side yard in lieu of the required rear yard and to permit an accessory structure (existing shed) to have a side and rear yard setback of 0 ft. in lieu of the required 2.5 ft., be and are 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

4/26/01
R. J. [Signature]
[Illegible text]



Baltimore County
Zoning Commissioner

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

April 26, 2001

Mr. & Mrs. John P. Ward
319 Chattolantee Hill Road
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 01-381-A
Property: 319 Chattolantee Hill Road

Dear Mr. & Mrs. Ward:

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

c: Brian Dietz, P.E.
Gerhold, Cross & Etzel
320 E. Towsontown Blvd., Suite 100
Towson, MD 21286





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 319 CHATTOLANEE HILL ROAD
which is presently zoned R.C.2

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) 1A01.3.B.3 A FOR A 14'±^{REAR} BUILDING

SETBACK 14' IN LIEU OF THE REQUIRED 35', AND

SECTION 400.1 TO PERMIT 3 ACCESSORY STRUCTURES (EXISTING SHED, EXISTING ~~GAZABO~~, EXISTING IN GROUND POOL). TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD, TO PERMIT AN ACCESSORY STRUCTURE (EXISTING SHED) TO HAVE A SIDE REAR YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 2.5'.

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

Attorney For Petitioner:

Name - Type or Print

Signature

Company

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 14 day of April, 2001, 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.

Legal Owner(s):

JOHN P. WARD

Name - Type or Print

Signature

ELEN Z. WARD

Name - Type or Print

Signature

319 CHATTOLANEE HILL RD 410-363-1622

Address

Telephone No.

OWINGS MILLS, MD

21117

City

State

Zip Code

Representative to be Contacted:

BRIAN DIETZ

GERHOLD CROSS + ETZEL

Name

410-823-4470

320 E. TOWSON TOWN BLVD SUITE 100

Address

Telephone No.

TOWSON

MD

21286

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 3/26/01
Estimated Posting Date 4/8/01

ORDER RECEIVED FOR FILING

Date 4/15/01
By [Signature]

CASE NO. 01-381-A

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 319 CHATTOLANEE HILL ROAD
Address
OWINGS MILLS, MD 21117
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 existing garage was built in the 1920's and is in very poor condition. We would like to erect a new garage, which would be attached to the house. The location and orientation of the existing house on the property is such that a majority of the property behind the house is encumbered by the building setback restriction. Also the existing septic area limits the location of the proposed garage. We believe that this proposed garage location is the most feasible.

APPROVAL OF THIS GARAGE WOULD PLACE THE 4 EXISTING ACCESSORY STRUCTURES (2 SHEDS, GAZEBO, IN GROUND POOL) IN VIOLATION OF SECTION 400.1, REMOVAL AND OR RELOCATION OF THESE STRUCTURES WOULD BE UNFEASIBLE + COSTLY.

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.

John P. Ward
Signature
JOHN P. WARD
Name - Type or Print

Helen Z. Ward
Signature
HELEN Z. WARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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.

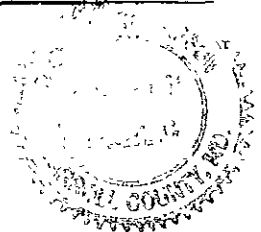
AS WITNESS my hand and Notarial Seal

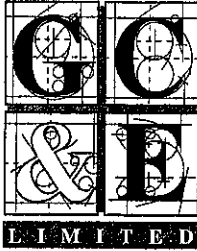
3/15/01
Date

Tammy J. Thompson
Notary Public
 My Commission Expires 4/21/2001

REV 09/15/98

01-381-A





Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

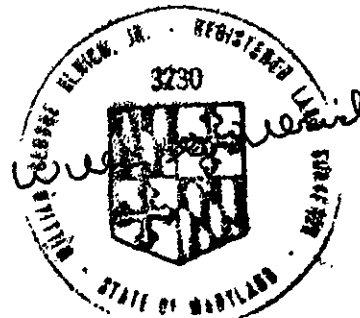
March 1, 2001

**ZONING DESCRIPTION
TO ACCOMPANY A PETITION FOR A VARIANCE
ON THE WARD PROPERTY KNOWN AS
#319 CHATTOLANEE HILL ROAD
THIRD ELECTION DISTRICT, SECOND COUNCILMANIC
DISTRICT, BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point in the center of a road 20 feet wide, at the beginning of the first parcel of land of the herein petitioner which by a deed dated September 14, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6782 folio 214, said point of beginning being distant and referring the Meridian to the Baltimore County Photogrammetric Map NW-11G, South 52 degrees East 1,080.00 feet, more or less, from the intersection of the centerlines of Hopkins and Golf Course Road, thence leaving said road and binding on the outlines of the herein petitioner and referring the Meridian as called for in the aforesaid deed, the four following courses and distances, viz: (1) North 32 degrees 52 minutes East 241.10 feet, (2) South 51 degrees 53 minutes East 67.40 feet, (3) North 25 degrees 04 minutes East 40.00 feet, and (4) South 59 degrees 44 minutes East 221.61 feet to the center of a road 10 feet wide known as Chattolane Hill Road, thence binding in the center of said road, the following eight courses and distances, viz: (5) South 28 degrees 02 minutes West 20.00 feet, (6) South 30 degrees 24 minutes West 50.00 feet, (7) South 41 degrees 19 minutes West 50.00 feet, (8) South 44 degrees 56 minutes West 58.00 feet, (9) South 57 degrees 27 minutes West 123.60 feet, (10) South 71 degrees 04 minutes West 35.00 feet, (11) North 33 degrees 36 minutes West 32.00 feet, and (12) North 49 degrees 10 minutes West 168.50 feet to the place of beginning.

Containing 1.72 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93074

DATE 2/26/01 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: John P. Wood Crest Account

FOR: 319 Chattanooga Hill Road
01-381-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
5/27/2001 5/26/2001 15:56:15

REG 45065 CASHIER RATE MES DRIVER 5
>> RECEIPT # 205830 OFLN

Dep 5 520 ZONTAS VERIFICATION
CR # 93074

Recpt. Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-381-A

Petitioner/Developer: ward

Date of Hearing/Closing: 4/23/01

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 319 Chatham Hill Rd

The sign(s) were posted on APRIL 8, 2001
(Month, Day, Year)

Sincerely,

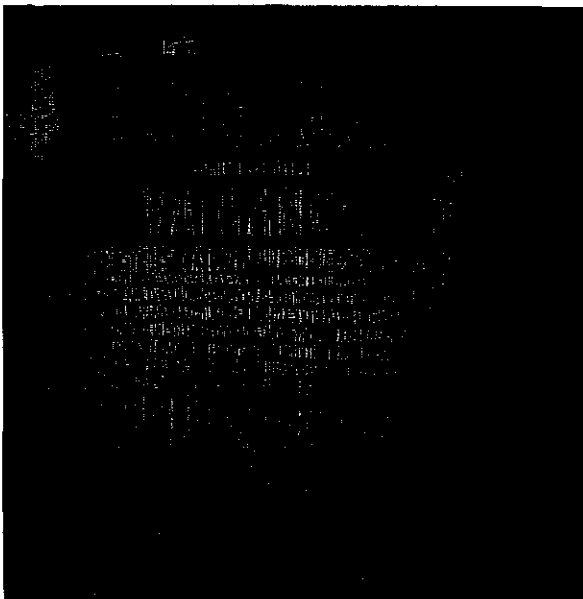
SSG [Signature] 4/8/01
(Signature of Sign Poster and Date)

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)



**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: 01-381-A

Petitioner: WARD

Address or Location: 319 CHATTOLANEE HILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN P. WARD

Address: 319 CHATTOLANEE HILL ROAD
OWINGS MILLS, MD. 21117

Telephone Number: 410-363-1622 (HOME)
410-363-1833 (OFFICE)

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 381 -A Address 319 Chattolane Hill Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/26/01 Posting Date: 4/8/01 Closing Date: 4/23/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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.
2. **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.
3. **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.
4. **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- 381 -A Address 319 Chattolane Hill Road
Petitioner's Name WARD Telephone 410-363-1622
Posting Date: 4/8/01 Closing Date: 4/23/01
Wording for Sign: To Permit a 14 feet± rear yard setback in lieu of the required 35 feet and to permit 3 accessory structures (existing shed, existing gazebo, existing in-ground pool) to be located in the side yard in lieu of the required rear yard, and to permit an accessory structure (existing shed) to have a side and rear yard setback of 0 feet in lieu of the required 2.5 feet.



Baltimore County
Department of Permits and
Development Management

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

April 23, 2001

Helen Z & John P Ward
319 Chattolane Hill Road
Owings Mills MD 21117

Dear Mr. & Mrs. Ward:

RE: Case Number: 01-381-A, 319 Chattolane Hill 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: Brian Dietz, Gerhold Cross & Etzel, 320 E Towsontown Blvd, Towson 21286
People's Counsel



AN
4/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-381, 01-384, 01-390, and 01-391

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. Lay

AFK/JL: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 . 0 1

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

RE: Baltimore County
Item No. 381 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,

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

Note To File

TO: file

FROM: Jeffrey Perlow, Planner II
Zoning Review

RE: 319 Chattanooga Hill Road
Owings Mills, MD 21117
01-381-A

Per My Conversations with Doug Swam & John Reisinger, and
Per My Conversation with Kimberly Abe of the Planning Office,
No Administrative Special Hearing is required for this
property as an historic site as of the date of 3/27/01.

This memo is to verify that the proposed plans for a new garage to be built by Helen and John Ward have been reviewed, and as neighbors to their property at 319 Chattolane Hill Road, Owings Mills, Md. 21117, we (I) are in favor of this improvement, and support their petition for a set-back zoning variance.

Date	Name	Address
3-18-01	G. Williams	311 Chattolane Hill
3-18-01	Alfred J. P. S.	313 Chattolane Hill
3/18/01	[Signature]	309 Chattolane Hill Rd.
3/18/01	[Signature] R. Cover	401 Chattolane Hill Rd.
3/18/2001	C. Brewster	321 Chattolane Hill Rd.
3/18/2001	D. Welbourn	317 Chattolane Hill Rd.
3/19/01	Edwin J. Smith	7 Chattolane Hill Rd.
3/19/01	Michael T. O'H	315 Chattolane Hill

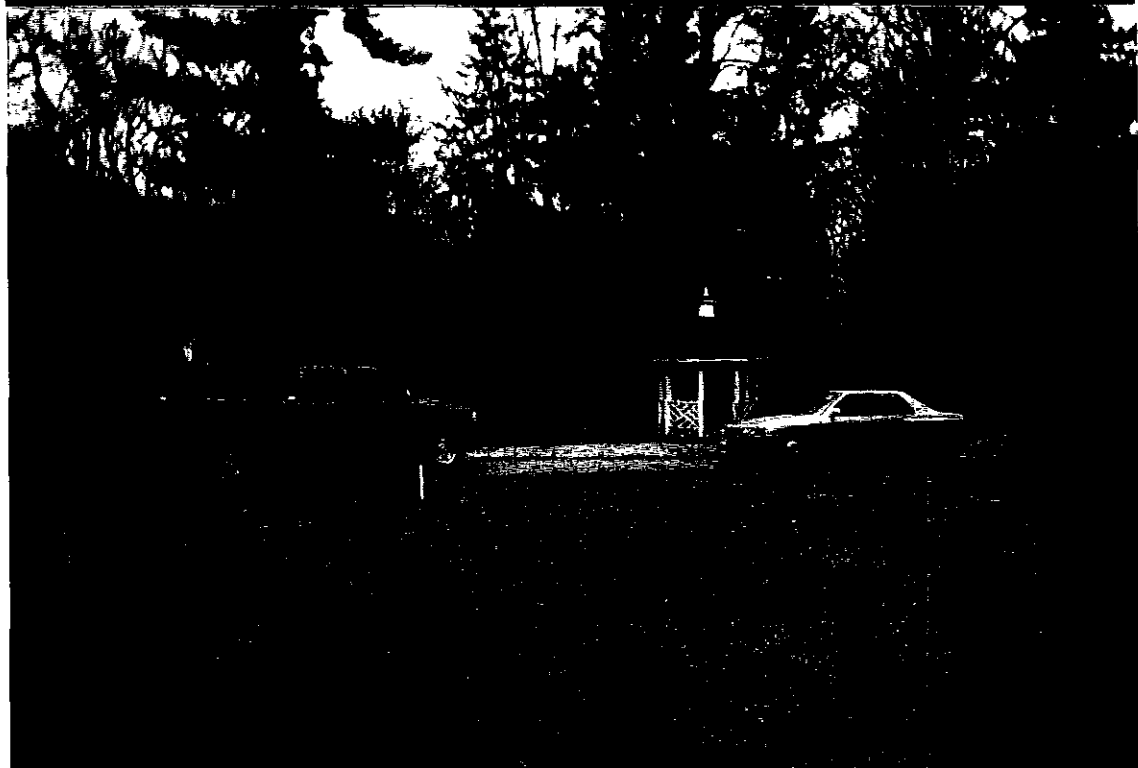
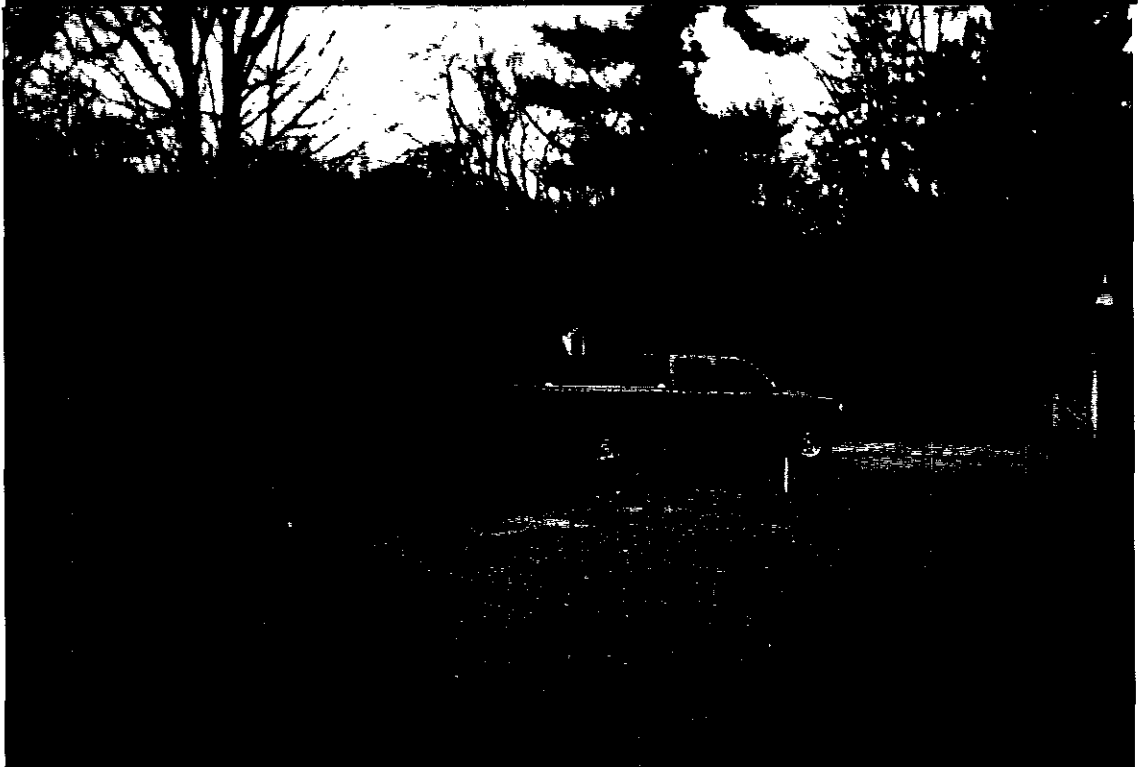


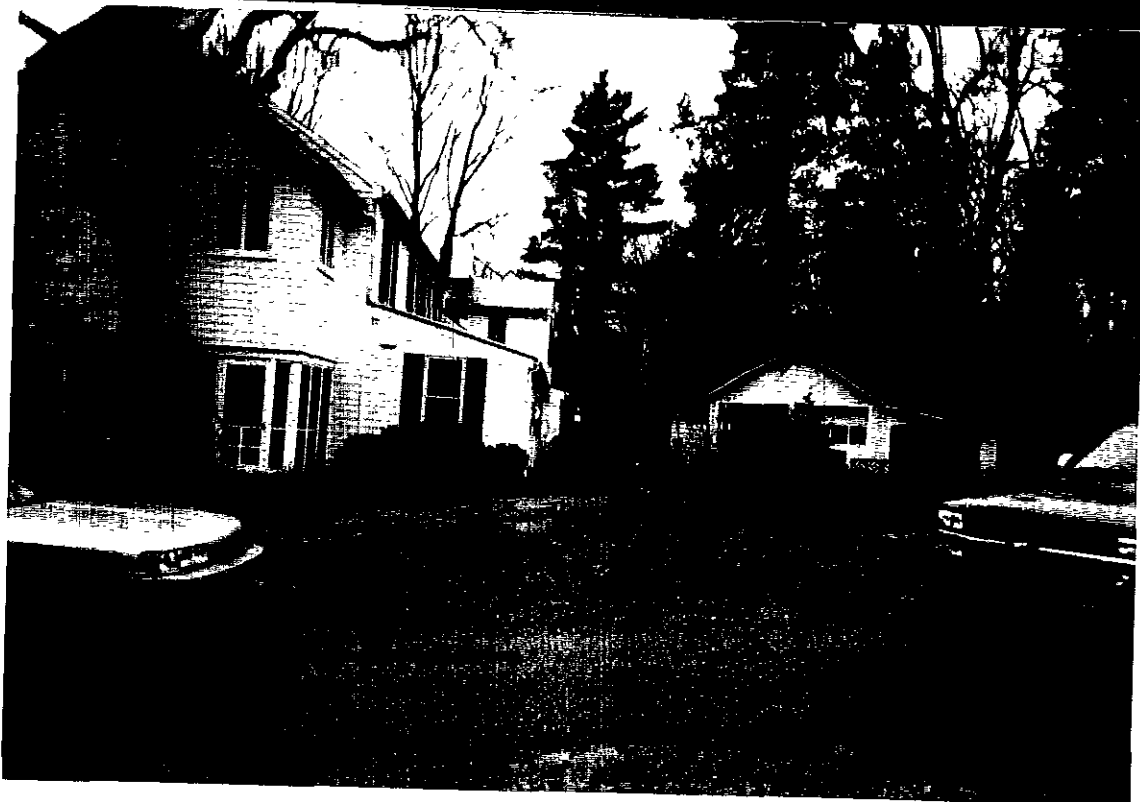
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

ACCOMPANIES PLAT

Photographs
#01-381-A

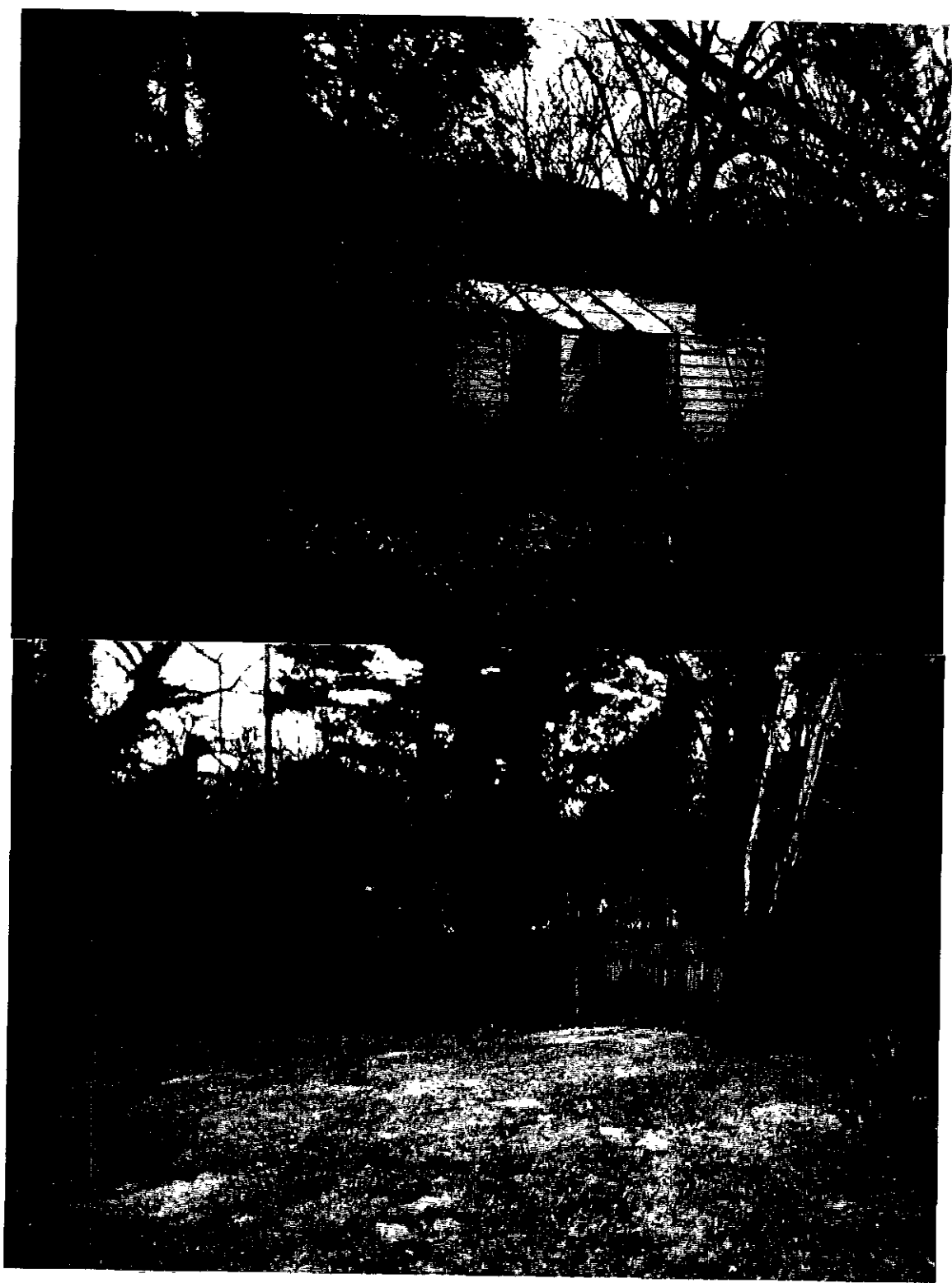




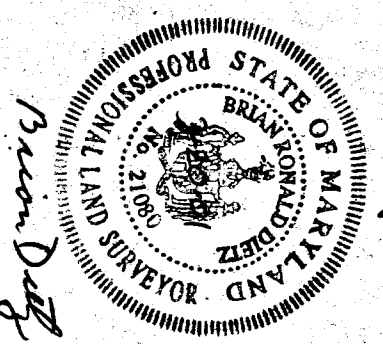
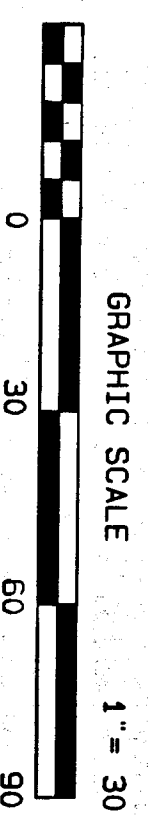
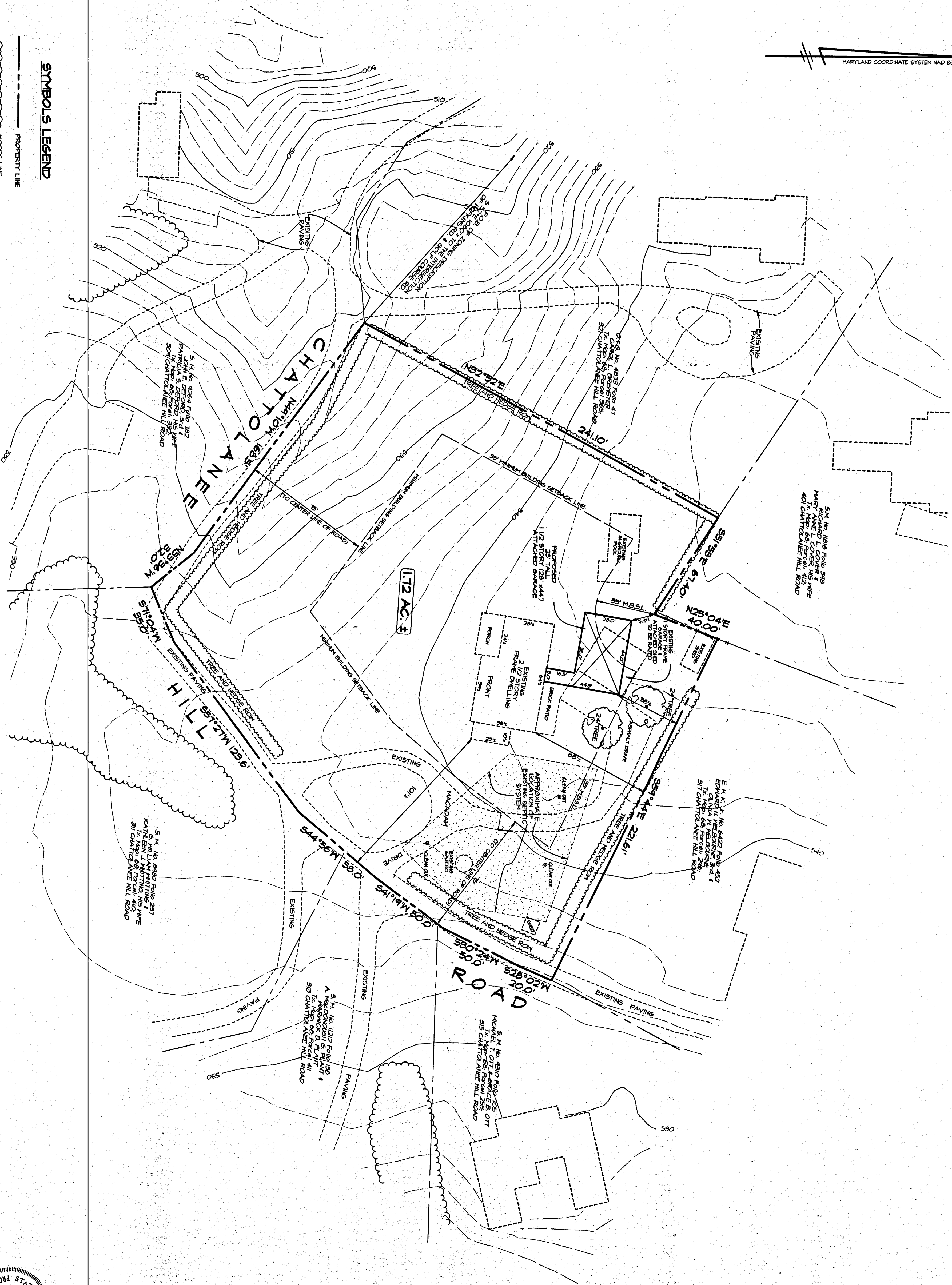
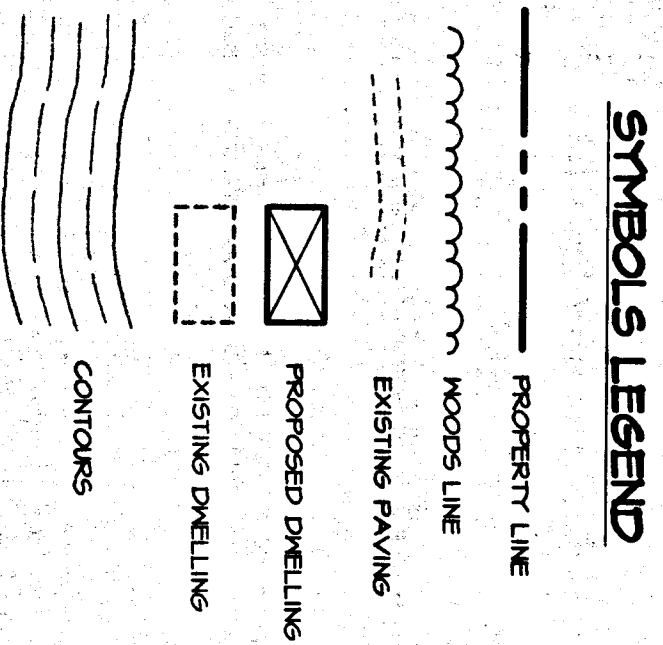












Scale: 1" = 30' DATE: FEBRUARY 16, 2001

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Tompkinson Boulevard
Towson, Maryland 21286
(410) 623-4470

PLAT TO ACCOMPANY A ZONING PETITION FOR AN ADMINISTRATIVE VARIANCE WARD PROPERTY

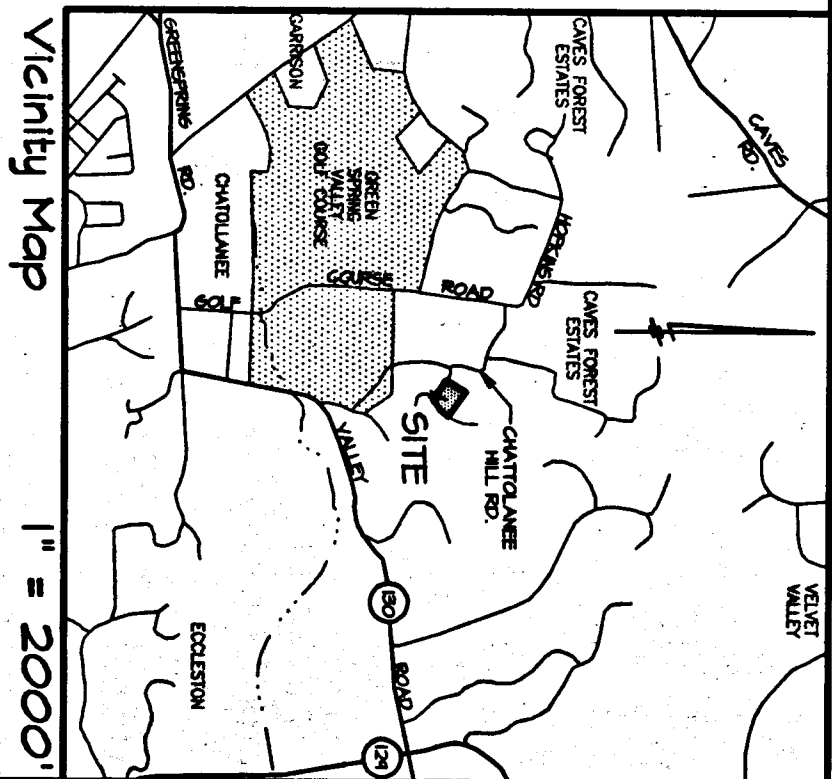
319 CHATTOLANEE HILL ROAD
Deed Ref: E.H.K., J. No. 6782 folio 214
Tax Account No: 03-23-036510
Zoned R.C. 2
Tax Map 66; Grid I; Parcel 478

PETITION

REQUESTING A VARIANCE OF SECTION 140.1933 A THE BALTIMORE COUNTY ZONING REGULATIONS, FOR A 14' SETBACK IN LIEU OF THE REQUIRED 35'.

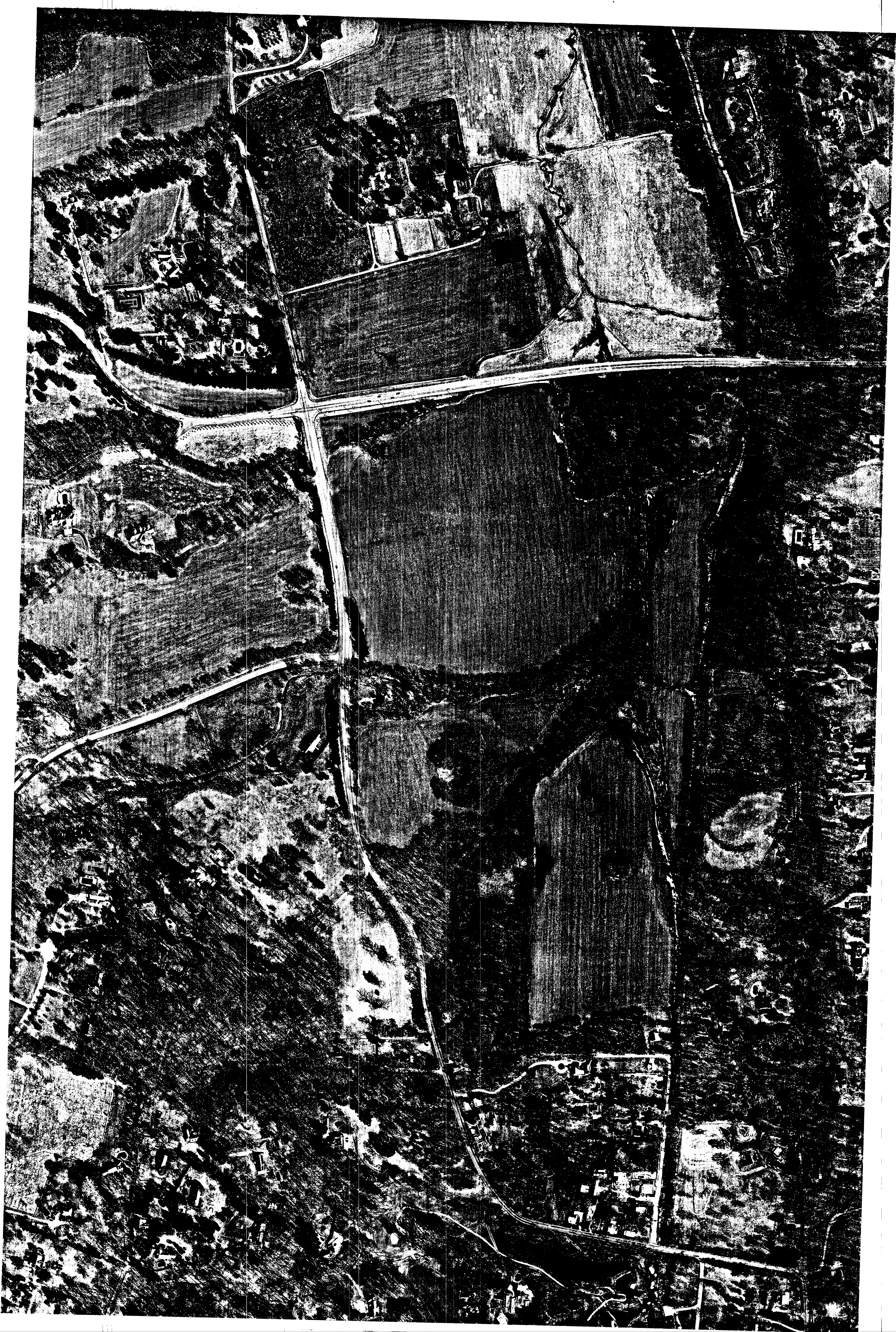
GENERAL NOTES

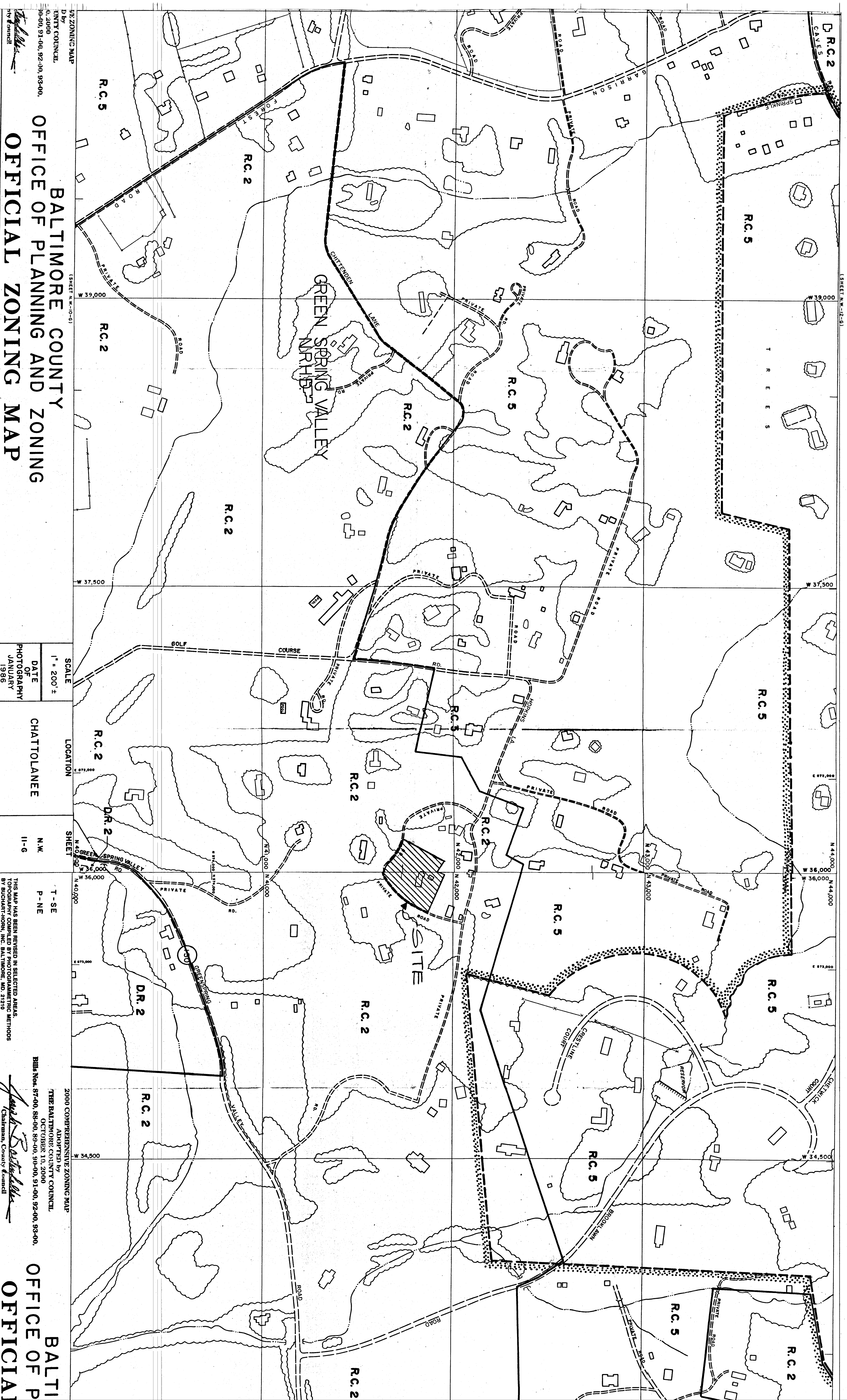
- OWNER, JOHN P. MAGO & HELEN Z. MAGO
OWNERS HILLS RD 2011-4510
- TAX ACCOUNT No. 03-23-036510
- TITLE DEED LIBER E.H.K., J. No. 6782, folio 214
- THE PROPERTY IS ZONED R.C. 2
- 200 SCALE ZONING MAP NO. 1N11 F & 1N11 G
- A SOUNDING SURVEY WAS NOT PERFORMED BY GERHOLD, CROSS & ETZEL, LTD. FOR THIS PROJECT. THE SURVEY WAS PERFORMED BY ANOTHER SURVEYOR. THE BUILDING OFFSET DISTANCES SHOWN HEREIN WERE ALSO TAKEN FROM SAID LOCATION DRAWING.
- GENESIS TRACT 40310 A.D.C. MAP 4 GRID 23 C-4
- SUBDIVISION 24 REGIONAL PLANNING DISTRICT 3BB
- THIS SITE IS SERVED BY SEPTIC AND COMMUNITY WELL.
- THERE ARE NO PRIOR ZONING CASES ON RECORD.
- THE TOPOGRAHY, SOILS, WOODS, LINES AND BUILDINGS SHOWN HEREON WAS TAKEN FROM MARYLAND STATE 665 TLE 462 A.
- THIS SITE IS NOT IN THE CLEARFALLS BAY CRITICAL AREA.



Vicinity Map

1" = 2000'





1/2" ZONING MAP
D by
COUNTY COUNCIL
6, 2000
90-00, 91-00, 92-00, 93-00,
BY COMMISSIONER

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

SCALE 1" = 200'	LOCATION CHATTOLANEE	SHEET N.W. 11-G
DATE OF PHOTOGRAPHY JANUARY 1986		

T - SE
P - NE
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BICHAUT-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 16, 2000
BILL Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.
James B. Sullivan
Chairman, County Council
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

01-381-A

01-381-A