

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Gray Squirrel Court, 700' S		
centerline of Hunters Ridge Road	*	DEPUTY ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(27 Gray Squirrel Court)		
	*	CASE NO. 01-415-A
Cynthia Hall		
Petitioner	*	

* * * * *

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 owner of the subject property, Cynthia Hall. The variance request is for property located at 27 Gray Squirrel Court in the Timonium area of Baltimore County. The Petitioner herein seeks a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a window to tract boundary setback of 6 ft. and an open projection (deck) with a setback of 3 ft. in lieu of the required 35 ft. and 26.5 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING
 Date 5/14/01
 By J.R. Jamison

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 Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of May 2001, that a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a window to tract boundary setback of 6 ft. and an open projection (deck) with a setback of 3 ft. in lieu of the required 35 ft. and 26.5 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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

5/14/01
R. J. [Signature]



Baltimore County
Zoning Commissioner

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

May 14, 2001

Ms. Cynthia Hall
27 Gray Squirrel Court
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 01-415-A
Property: 27 Gray Squirrel Court

Dear Ms. Hall:

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,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Southside Builders, Inc.
86 John Street, Unit B
Westminster, MD 21157

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 27 Gray Squirrel Ct.
which is presently zoned DR 3.5

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) 301.1, 504 BC 2R
VB 5.2 CMOP

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A WINDOW TO TRACT BOUNDARY SETBACK OF 6' AND AN OPEN PROJECTION (DECK) WITH A SETBACK OF 3' IN LIEU OF THE REQUIRED 35' AND 26.25' RESPECTIVELY.

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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Legal Owner(s):

Cynthia Hall

Name - Type or Print _____

Signature Cynthia Hall

Name - Type or Print _____

Signature _____

27 Gray Squirrel Ct. (W) 410-337-1624
Address Telephone No.

Timonium MD 21093
City State Zip Code

Representative to be Contacted:

Southside Builders, Inc

Name _____

80 John Street, Unit B 410-857-7829
Address Telephone No.

Westminster MD 21157
City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By CTM Date 4/10/01

Estimated Posting Date 4/22/01

CASE NO. 01-415-A

REV 9/15/98

ORDER RECEIVED FOR FILING

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

Address 27 Gray Squirrel Ct.
City Timonium State MD Zip Code 21093

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):

"Undue Hardship"

- (i) As shown on the attached photos, the rear yard of the Hall residence is a severe sloping lot, up and away from the residence, almost immediately after the existing deck boundary. Do to the geographical layout of this lot, there is no reasonable use of a severe sloping rear lot.
- (ii) This is unusual from all but 2 or 3 other homes in their community. One of which has already incorporated additions, to make the best out of an extraordinary useless sloping back yard.
- (iii) This hardship was not the result of the applicant's own action.

Note:

The existing deck is already over the Building Restriction Line. When Mrs. Cynthia Hall purchased this home, she fully intended to enclose the deck in the future, providing more living space. Mrs. Hall, not well versed in Building Code Compliance, was not aware that the deck was already in violation of the B.R.L.. We respectfully request the permission from the Hearing Officer, to add a Four Seasons Sunroom Deck Enclosure to the existing deck, which will not adversely effect traffic, block others views, nor endanger public safety or welfare. We feel whole-heartedly, that the spirit of the ordinance will still be observed, as granting this relief would be based on the severity of the lot, unique to less than 1% of the homes in this community. Relief would also allow the Hall's to make reasonable additions to their home, keeping their improvement in line with the neighboring properties.

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

Cynthia Hall
Signature

Signature

Cynthia Hall
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of January, 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

1/5/01
Date

Charles G. Gulewicz
Notary Public

My Commission Expires July 14, 2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 27 Gray Squirrel Ct.

which is presently zoned DR 3.5

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) 301.1, 504 BC2R

VB5.2 CMAP

TO PERMIT AN ~~EXISTING~~ SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A WINDOW TO TRACT BOUNDARY SETBACK OF 6' AND AN OPEN PROJECTION (DECK) WITH A SETBACK OF 3' IN LIEU OF THE REQUIRED 35' AND 26.25' RESPECTIVELY

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

Legal Owner(s):

Cynthia Hall

Name - Type or Print

Signature

Name - Type or Print

Signature

27 Gray Squirrel Ct.

Address

Timonium

City

MD

State

21093

Zip Code

Representative to be Contacted:

Southside Builders, Inc.

Name

26 John Street, Unit B

Address

Westminster

City

MD

State

410-857-7809

Telephone No.

21157

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

01-415-A

Reviewed By LTM

Date

4/10/01

Estimated Posting Date

4/22/01

R21 9/15/98

**ZONING DESCRIPTION FOR
27 Gray Squirrel Court, Timonium, MD 21093**

Beginning at a point on the South side of Gray Squirrel Court which is 50' wide at the distance of 700' South of the centerline of the nearest improved intersecting street Hunters Ridge Road which is 50' wide. Being Lot #13, Block E, Section #2 in the subdivision of Hunt Ridge as recorded in Baltimore County Plat Book #49, Folio #134, containing 8,290 square feet. Also known as 27 Gray Squirrel Court and located in the 8th Election District, 3rd Councilmanic District.

Typical metes and bounds: S.26 31' 40" W. 86.70 ft., N.72 22' 58" W. 83.00 ft., N.26 31' 40" E. 72.52 ft., N.29 12' 57" E. 36.54 ft., S.63 28' 20" E. 25.63 ft. to the place of beginning.

#415

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92820

DATE 4/10/01

ACCOUNT R0010066150

AMOUNT \$ 50.00

RECEIVED
FROM:

BART SCESNEY

FOR:

CIO VANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/11/2001 4/10/2001 15:00:04

REG W305 CASHIER MSTE MES DRAWER 5

RECEIPT # 200659

Dep 5 528 ZONING VERIFICATION

CR NO. 092020

Recpt Tot 50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No.

01-415-A

Petitioner/Developer

HALL, ETAL

Date of Hearing/Closing

5/7/01

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

Attention: Ms. Gwendolyn Stephens

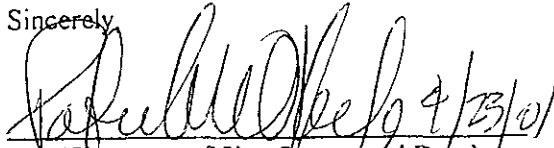
Ladies and Gentlemen:

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 #27 GRAY SQUIREL CT

The sign(s) were posted on

4/22/01
(Month, Day, Year)

Sincerely


(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-410-905-857

(Telephone Number)



1-415-A

#27 GRAY SQUIREL CT

5/7/01

**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: 01-415-A

Petitioner: Cynthia Hall

Address or Location: 27 Gray Squirrel Ct., Timonium, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cynthia Hall

Address: 27 Gray Squirrel Ct.,

Timonium, MD 21093

Telephone Number: 410-560-6178

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 415 -A

Address 27 GRAY SQUIRREL CT

Contact Person: CLOYD MOXLEY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/10

Posting Date: 4/22/01

Closing Date: 5/7/01

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 415 -A

Address 27 GRAY SQUIRREL CT

Petitioner's Name CYNTHIA HALL

Telephone 410 337 1624

Posting Date: 4/22/01

Closing Date: 5/7/01

Wording for Sign: TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A WINDOW TO TRACT BOUNDARY SETBACK OF 6' AND AN OPEN PROJECTION (DECK) WITH A SETBACK OF 3' IN LIEU OF THE REQUIRED 35' AND 26.25' RESPECTIVELY

I HAVE RECEIVED POSTING INFO



Baltimore County
Department of Permits and
Development Management

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

May 7, 2001

Cynthia Hall
27 Gray Squirrel Court
Timonium MD 21093

Dear Ms. Hall:

RE: Case Number: 01-415-A, 27 Gray Squirrel Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 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. *WCR*
Supervisor, Zoning Review

WCR: gdz

Enclosures

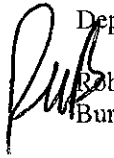
c: Southside Builders Inc, 86 John Street, Unit B, Westminster 21157
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 24, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-412, 01-415, 01-417, & 01-418

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



Baltimore County
Fire Department

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

April 25, 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 23, 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:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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: 4.25.01

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

RE: Baltimore County
Item No. 415 LTM

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

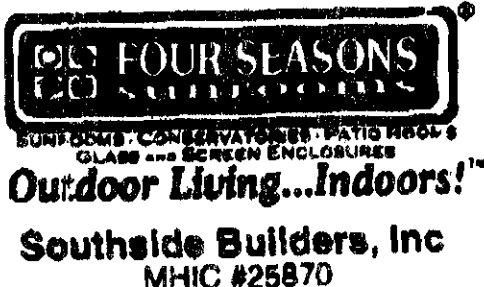
FROM: R. Bruce Seeley *RBS*

DATE: April 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 23, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
<u>412</u>	220 Glyndon Watch La.
<u>415</u>	27 Gray Squirrel Ct.
<u>416</u>	1947 Greenspring Dr.
<u>417</u>	217 Sacred Heart La.
<u>418</u>	1905 Broadwy Rd.
<u>419</u>	15233 Jarrettsville Pike
<u>420</u>	3804 Southern Cross Dr.
<u>424</u>	8111 Philadelphia Rd.
<u>426</u>	9301 Seven Courts Dr.



February 7, 2001

To Whom it May Concern,

I Ion R Blanchard, residing at 33 Gray Squirrel CT
have no objections to our neighbor Cynthia Hall at 27 Gray Squirrel Court,
having a 12' x 15' sunroom added to the back of her house.

Towson,
MD
21093

Sincerely,

Ion R Blanchard
(neighbor's signature)

#915



SUNROOMS • CONSERVATORIES • PATIO ROOMS
GLASS AND SCREEN ENCLOSURES

Outdoor Living...Indoors!™

Southside Builders, Inc.

MHIC #25870

February 7, 2001

To Whom it May Concern,

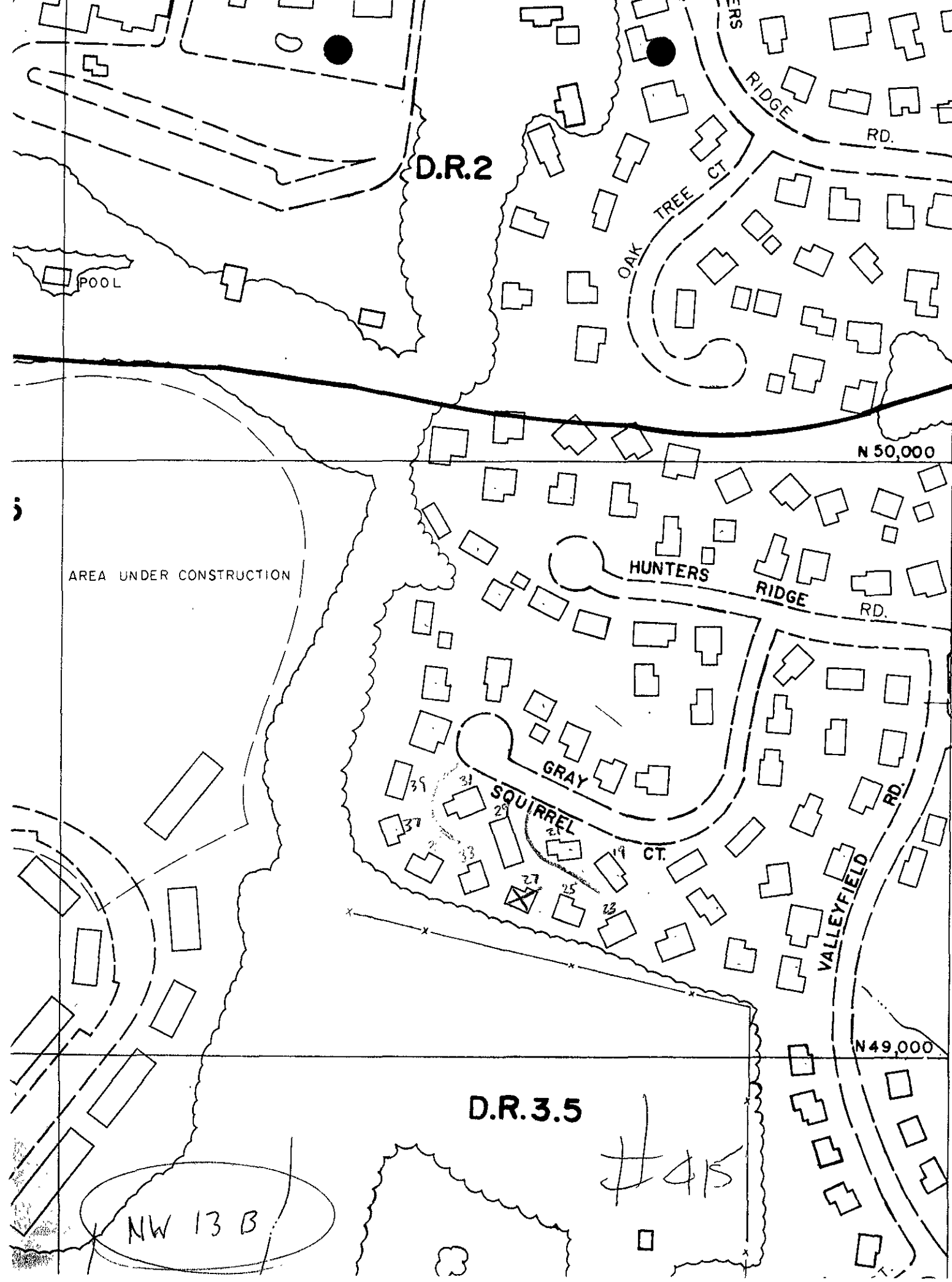
I Dr. D. B. GEIST, residing at 25 Gray Squirrel Ct.
have no objections to our neighbor Cynthia Hall at 27 Gray Squirrel Court,
having a 12' x 15' sunroom added to the back of her house.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dr. D. B. Geist", is written over a horizontal line.

(neighbor's signature)

15



D.R. 2

POOL

AREA UNDER CONSTRUCTION

HUNTERS

RIDGE

RD.

GRAY

SQUIRREL

CT.

VALLEYFIELD

RD.

D.R. 3.5

NW 13 B

#415

N 50,000

N 49,000

(SHEET N.W.-13-A)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

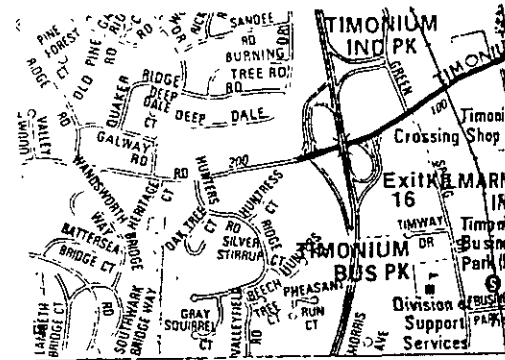
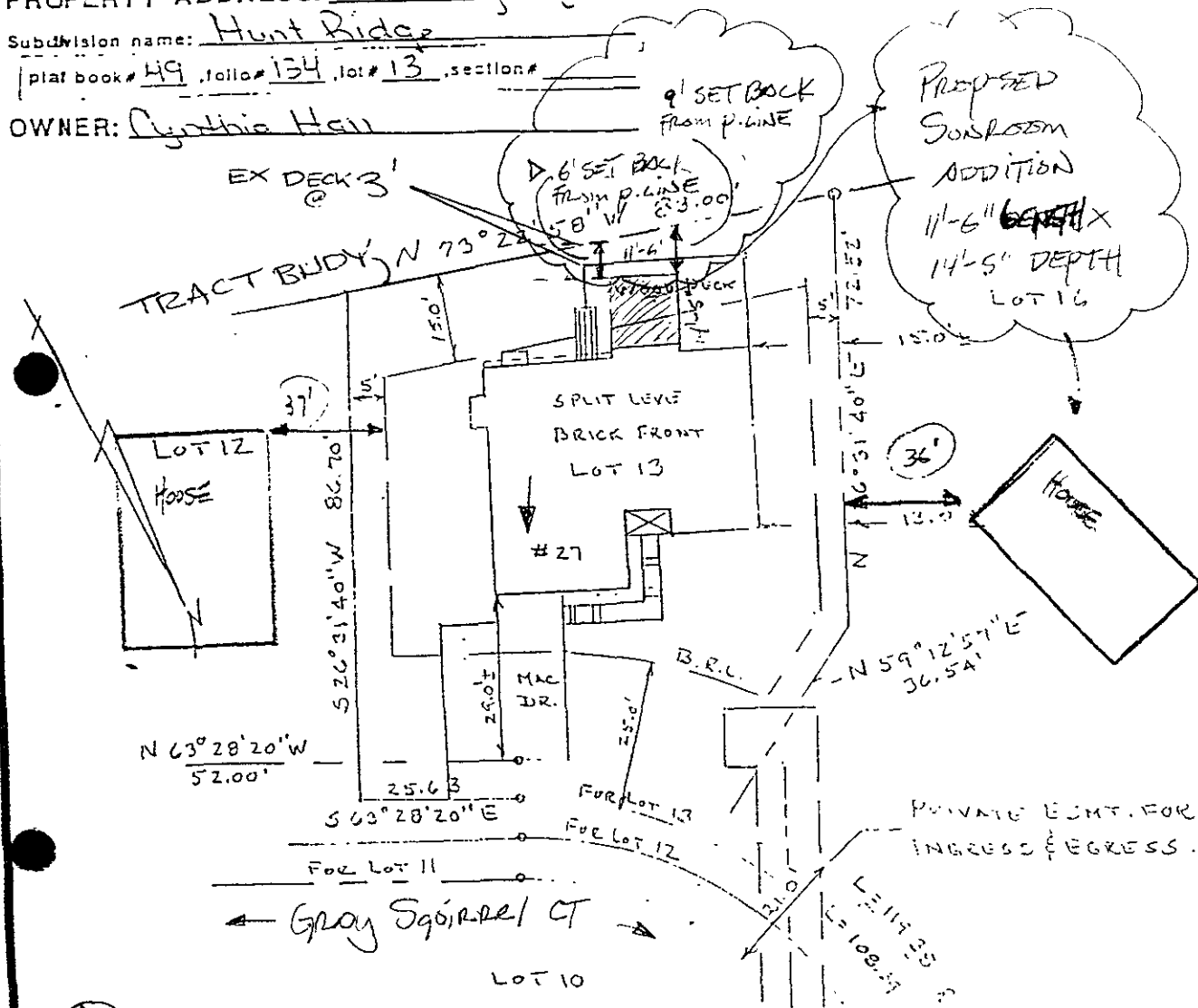
PROPERTY ADDRESS: 37 Gray Squirrel Ct.

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

Subdivision name: Hunt Ridge

plat book # 49, folio # 134, lot # 13, section #

OWNER: Cynthia Hall



NBS

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 8th
Councilmanic District: 3rd

1"=200' scale map# NW 138

Zoning. D.R. 3.5

Lot size: 1903 8290
acreage square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: *None*

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

CTM	415
-----	-----

North
date: 4/5/61
prepared by:

Scale of Drawing: 1" = 30'

13. 2. 1



FRONT OF HOME # 415

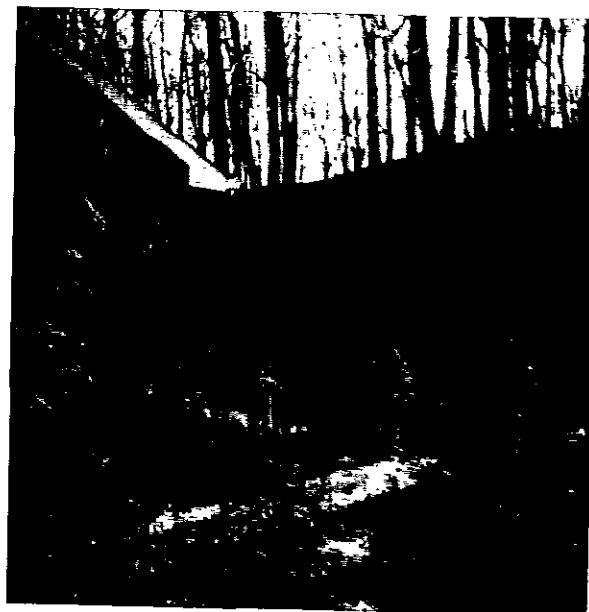


VIEW OF PROPOSED SITE # 415

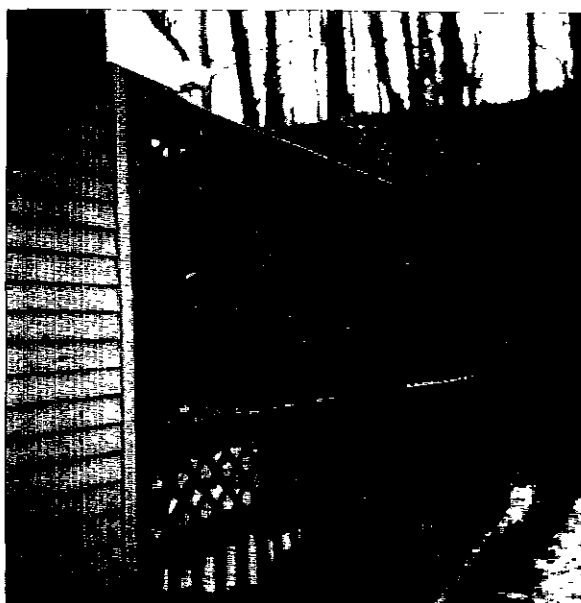
01-415-A



VIEW OF PROPOSED
SITE " " #415



VIEW FROM SIDE OF HOME #415
LOOKING @ STEEP JAGGED CLIFF.



CLOSER LOOK @ CLIFF #415
IN REAR OF PROPERTY.

01-415-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION
TIMONIUM

SHEET
N.W.
13-B

DATE
OF
PHOTOGRAPHY
JANUARY
1986