

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Arncliffe Road, 800'

E of Corby Road

15th Election District

5th Councilmanic District

(1014 Arncliffe Road)

Linda K. and John R. Hagenbuch

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-459-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Linda K. and John R. Hagenbuch, legal owners of that property known as 1014 Arncliffe Road in the Stemmers Run area of Baltimore County. The Petitioners herein seek relief from Sections 103.1 and 1B02.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family attached dwelling with addition to have a rear yard setback of 18 ft. in lieu of the required 25 ft. (1953 Zoning – D Residence). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 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.

ORDER RECEIVED FOR FILING

Date

By

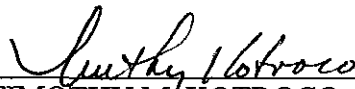
5/6/01

J. R. Hagenbuch

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 28th day of May, 2001, that a variance from Sections 103.1 and 1B02.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family attached dwelling with addition to have a rear yard setback of 18 ft. in lieu of the required 25 ft. (1953 Zoning – D Residence), be and is 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

ORDER RECEIVED FOR FILING
Date 5/28/01
By R. J. Jenson



Baltimore County
Zoning Commissioner

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

May ²⁹28, 2001

Mr. & Mrs. John R. Hagenbuch
1014 Arncliffe Road
Essex, Maryland 21221

Re: Petition for Administrative Variance
Case No. 01-459-A
Property: 1014 Arncliffe Road

Dear Mr. & Mrs. Hagenbuch:

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



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 1014 ARNCIFFE Rd. Essex,
which is presently zoned DR12.5 21

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) 103.1, 1302.3 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY
ATTACHED DWELLING WITH ADDITION TO HAVE
A REAR YARD SETBACK OF 18' IN LIEU OF
THE REQUIRED 25' (1953 ZONING - D RESIDENCE)

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, 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 R. & Linda K. Hagenbuch
Name - Type or Print

Signature

Linda K. Hagenbuch
Name - Type or Print

Signature

1014 ARNCIFFE Rd 410391-2229
Address Telephone No.

Essex MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By ATM

Date 4/27/01

Estimated Posting Date 5/6/01

CASE NO. 01-459-A

DATE 5/15/01

By [Signature]

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 1014 ARNCLIFFE Rd
City Essex State MD Zip Code 21221

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):

Variance requested is due to my elderly 85yr. old Father with a broken hip, that needs a bedroom and wheelchair accessible handicapped bathroom on the first floor here. He will never be able to have a second floor living quarters. He has had two heart bypasses and has congested heart failure. I would appreciate consideration of this variance ASAP. He will be returning home soon - as early as April 7. He will have a hospital bed, portable toilet and other equipment that will remain in the living room until the addition is completed.

We have 32' from house to property line NW which leaves 18' after addition which is plenty of room for back yard.
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 R. Hagenbuch Sr.
Signature
John R. Hagenbuch Sr.
Name - Type or Print

Linda K. Hagenbuch
Signature
Linda K. Hagenbuch
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of April, 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

4/19/01
Date

James Westcott
Notary Public
My Commission Expires 10/1/2003

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

1014 ARNCLIFFE Rd
Essex MD 21221

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):

Variance requested is due to my elderly 85yr. old Father with a broken hip, that needs a bedroom and wheelchair accessible handicapped bathroom on the first floor here. He will never be able to have a second floor living quarters. He has had two heart bypasses and has congested heart failure. I would appreciate consideration of this variance ASAP. He will be returning home soon - as early as April 7. He will have a hospital bed, portable toilet and other equipment that will remain in the living room until the addition is completed.

We have 32' from house to property line NW which leaves 18' after addition which is plenty of room for back yard. 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 R. Hagenbuch Sr.
Signature
John R. Hagenbuch Sr.
Name - Type or Print

Linda K. Hagenbuch
Signature
Linda K. Hagenbuch
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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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

4/19/01
Date

James Westcott
Notary Public
My Commission Expires 10/1/2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1014 ARNCLIFFE Rd. Essex,
which is presently zoned DR10.5 21

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) 103.1, 1B02.3 (BCZR)

To permit an existing single family attached dwelling with addition to have a rear yard setback of 18' in lieu of the required 25' (1953 zoning - D residence) 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):

John R. & Linda K. Hagenbuch
Name - Type or Print _____
John R. Hagenbuch
Signature _____
Linda K. Hagenbuch
Name - Type or Print _____
Linda K. Hagenbuch
Signature _____
1014 ARNCLIFFE Rd 410391-2229
Address _____ Telephone No. _____
Essex MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
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.

Zoning Commissioner of Baltimore County

CASE NO. 01-459-A

REV 9/15/98

Reviewed By CTM Date 4/27/01
Estimated Posting Date 5/6/01

ZONING DESCRIPTION FOR 1014 Arndcliffe RD.
(address)

Beginning at a point on the North side of
(north, south, east or west)
Arndcliffe RD which is 60'
name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 800' South East of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Arndcliffe RD, CORBY RD
(name of street)
which is 60' wide. *Being Lot # 43.
(number of feet of right-of-way width)
Block 4, Section # 1 in the subdivision of Middlesex
(name of subdivision)
as recorded in Baltimore County Plat Book # 19, Folio # 16,
containing 1800 ± Also known as 1014 Arndcliffe RD.
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

459

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92862

DATE 4/27/01

ACCOUNT R001 006 6150

AMOUNT \$ 50.00

RECEIVED
FROM:

CASH

FOR:

010 VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/30/2001 4/27/2001 15:18:28

REG 4501 CASHIER JRIC JMR BRANER 1
>> RECEIPT # 043111 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 092962

Recpt Tot 50.00
.00 CK 60.00 CA
10.00- CG

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-459-A

Petitioner/Developer: LINDA F

JOHN HAGENBUCK

Date of Hearing/Closing: May 21, 2001

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 1014 ARNCLIFFE RD

The sign(s) were posted on May 6, 2001
(Month, Day, Year)

Sincerely,

SSG Robert Black 5/6/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

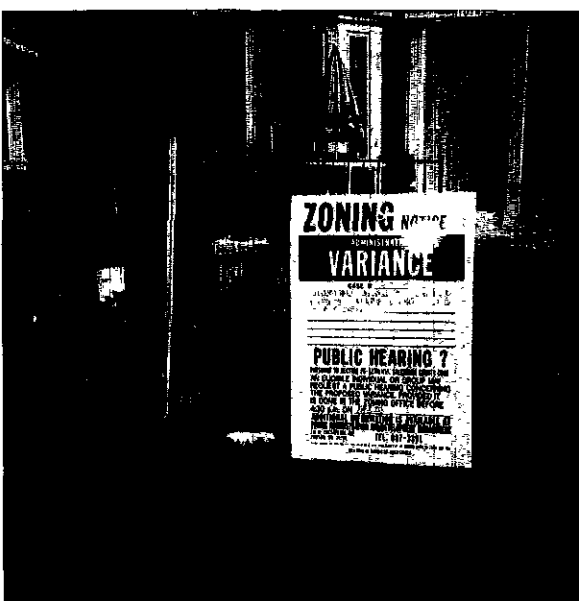
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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: 01-459-A
Petitioner: Linda + John Hagenbuck
Address or Location: 1014 Armcliffe RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Linda + John Hagenbuck
Address: 1014 Armcliffe RD.
Baltimore MD. 21221
Telephone Number: 410-391-2229

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 459 -A

Address 1014 ARNCLIFFE RD

Contact Person: LOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/27

Posting Date: 5/6/01

Closing Date: 5/21/01

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- 459 -A

Address 1014 ARNCLIFFE RD

Petitioner's Name LINDA & JOHN HAGENBUCK

Telephone 410-391-2229

Posting Date: 5/6/01

Closing Date: 5/21/01

Wording for Sign: TO PERMIT AN EXISTING SINGLE FAMILY ATTACHED DWELLING WITH ADDITION TO HAVE A REAR YARD SETBACK OF 18' IN LIEU OF THE REQUIRED 25'.



Baltimore County
Department of Permits and
Development Management

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

May 21, 2001

Linda K & John R. Hagenbuch
1014 Arncliffe Road
Essex MD 21221

Dear Mr. & Mrs. Hagenbuch:

RE: Case Number: 01-459-A, 1014 Arncliffe Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 27, 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: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 24, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-430, 01-443, 01-444, 01-445, 01-446,
01-451, 01-457 and 01-459

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.

Section Chief: Jeffrey M. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.16.01

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

RE: Baltimore County
Item No. 453 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,

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

April 22, 2001

Dear Neighbor,

Linda and I have requested a building permit to add a bedroom and handicapped bathroom, 8 ft deck and wheel chair ramp to the back of our home at 1014 Arncliffe Rd.

Linda's 85 yr. old father who lives with us, fell and broke his hip 3/26, requiring a total hip replacement. He is at home now but has other medical problems and will require further surgery. We now have a hospital bed and all other medical equipment in our living room. Personal hygiene, medical personnel visits, physical and occupational therapy is done in our living room. This is very difficult.

We hope you will have no objection to this addition which is being built by G+E Contractors. We would appreciate your indicating such by signing this petition for the Zoning Commission.

Thank you!

Neighbors to our Rt + Left)	John + Linda Hagerbuch
<u>Name</u> : Patricia Bessy	(Neighbors in the back)
<u>Name</u> : Carol Burnell	
<u>Address</u> : 1012 Arncliffe Rd	<u>Address</u> : 1015 Middlebrey RD
<u>Phone #</u> : 410-5744991	<u>Phone #</u> : 410-682-3461

<u>Name</u> : Bridget Robinson	<u>Name</u> :
<u>Address</u> : 1016 Arncliffe Rd Baltimore, MD 21221	<u>Address</u> :
<u>Phone #</u> : 410-391-6107	<u>Phone #</u> :

#459

$1'' = 200'$

(SHEET N. E. 4.-H)

45,000

STEPHEN

DELMAN TER.

DRIVE

LEFT WING DR.

FOREMS

OREMS
HEIGHTS

D.R. 5.5

RAILROAD

S ELECTRIFIED)

ROAD

MIDDLESEX

ROAD

ARNCLIFFE

AVENUE

LANE

BENNET

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1014 Arncliffe Rd.

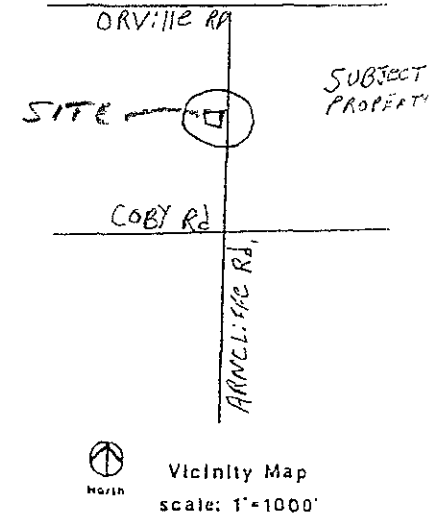
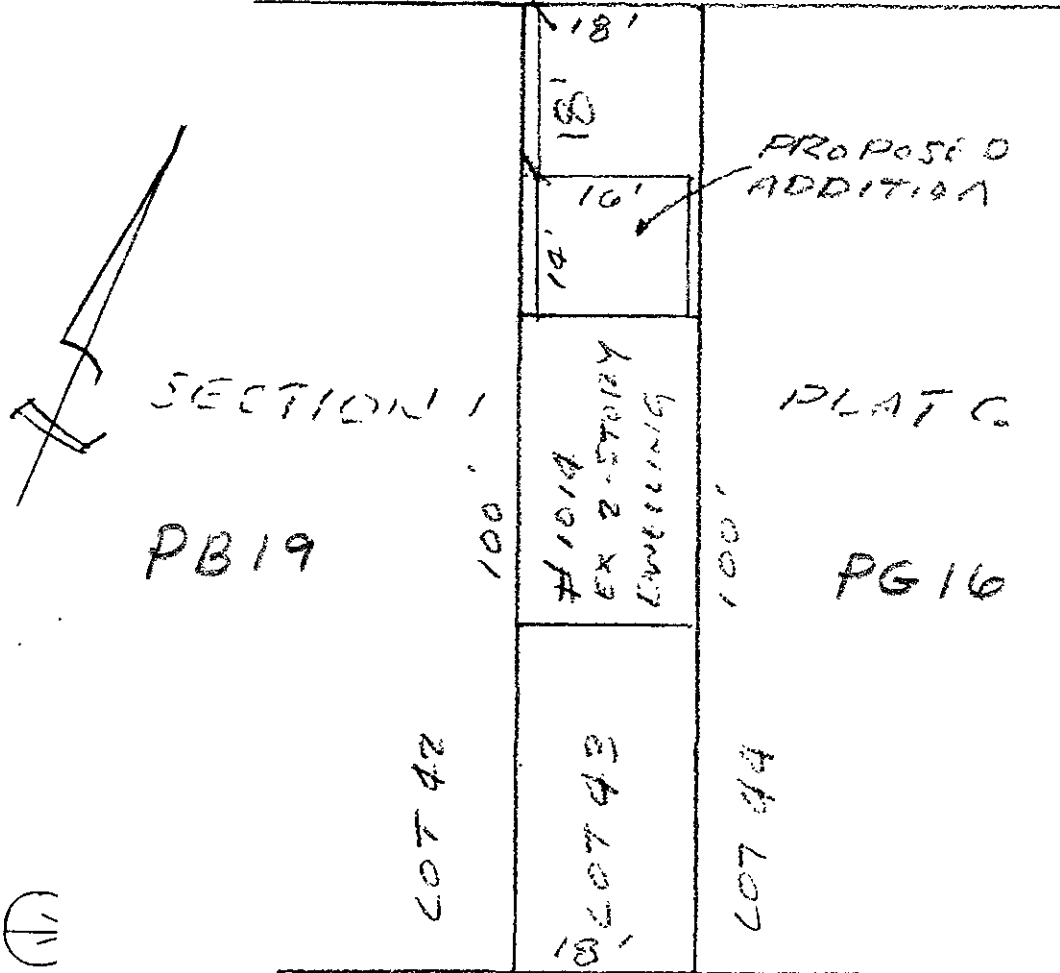
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: MIDDLESEX

plat book # 19, folio # 16, lot # 43, section # 1

OWNER: Linda + John Hagenbuch

EX ALLEY



LOCATION INFORMATION

Election District: 15

Councilmanic District: E

1"=200' scale map #: NE-3H

Zoning: PR 10.5

Lot size: 1800^{SF}
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

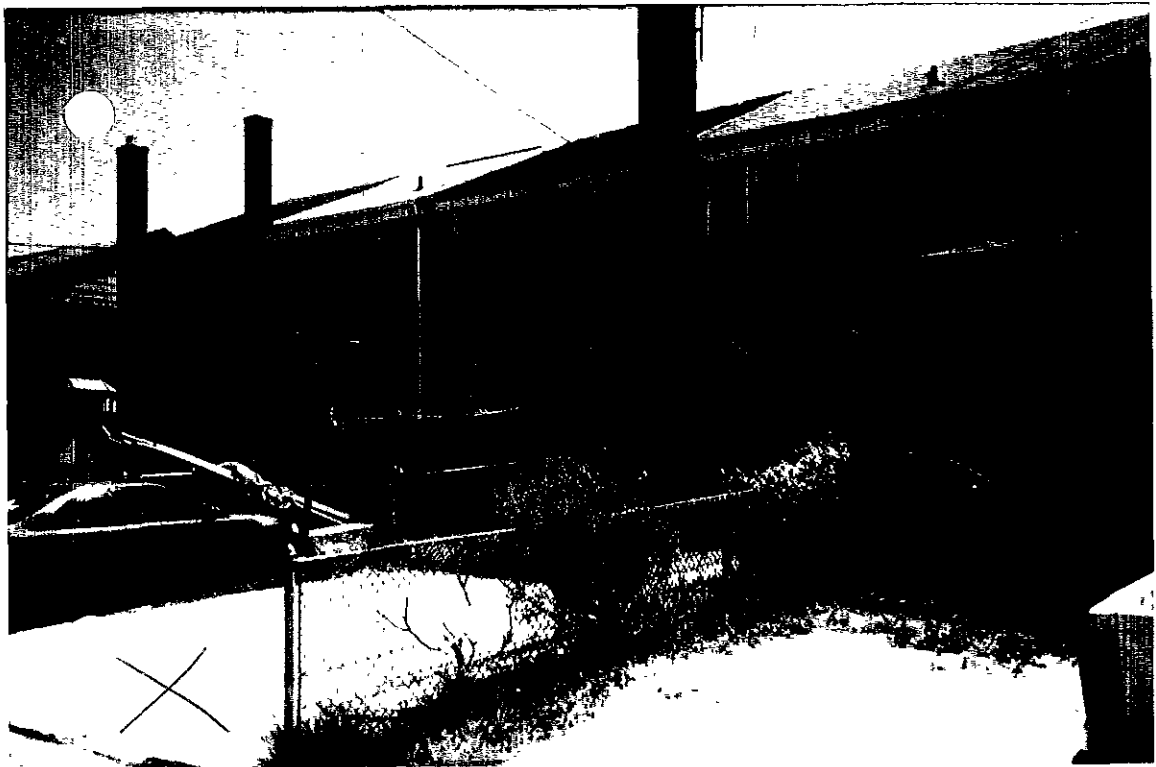
Prior Zoning Hearings: NONE

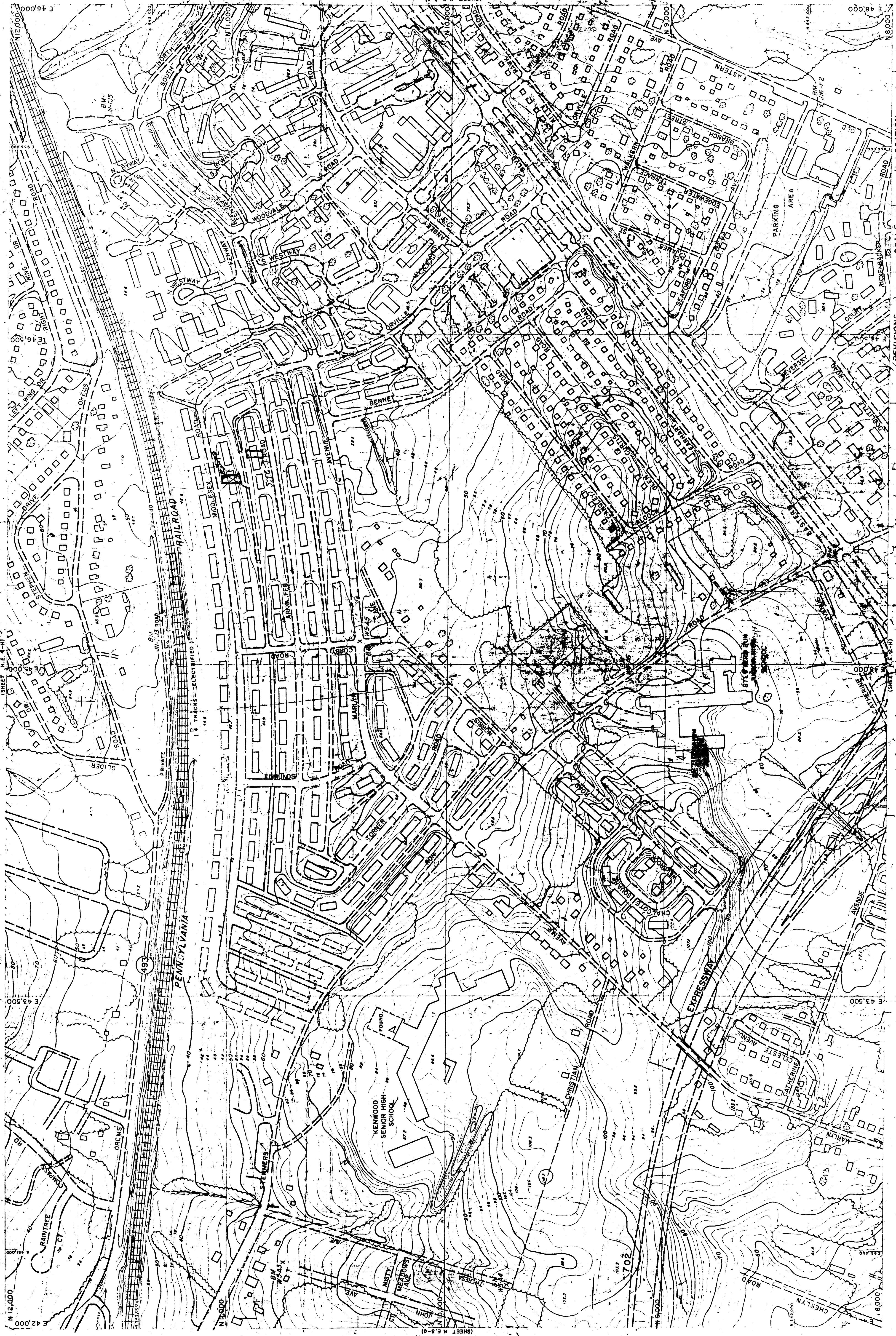
Zoning Office USE ONLY!

reviewed by: LTM ITEM #: 459 CASE #:

North
date: 9/27/01
prepared by: ARNCLIFFE ROAD (60')
Scale of Drawing: 1"=50'







I-SW I-SE
E-NW E-NE

PHOTGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION
BY	DATE	1" = 200'	STEMMERS RUN AERO ACRES
		DATE OF PHOTOGRAPHY	
		PHOTOGRAPHY	
		DATE	

Topography Compiled By Photogrammetric Methods
AERIAL SURVEY

7459



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±		LOCATION STEMMERS RUN AERO ACRES	SHEET N.E. 3-H
DATE OF PHOTOGRAPHY JANUARY 1986			