

IN RE: PETITION FOR VARIANCE
N/S Summer Woods Way, 1720' E
centerline of Reisterstown Road
of Summer Woods
4th Election District
3rd Councilmanic District
(123 Summer Woods Way)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-464-A

SHM Homes, Inc.
By: Jalal Moussavi, President, *Legal Owners*
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, SHM Homes, Inc. The variance request involves property located at 123 Summer Woods Way. The variance is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 10 ft. in lieu of the required 25 ft. and to amend the Final Development Plan.

Appearing at the hearing on behalf of the variance request were Helen Moussavi and Jalal Moussavi, representatives of SHM Homes, Inc. There were no others in attendance at the hearing.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.2 acres, more or less, zoned DR 3.5. The subject property is unimproved at this time. The lot in question is owned by SHM Homes, Inc., who intends to construct a single-family residential dwelling on the property. They have already constructed 15 similar homes in and around the surrounding community. During the process of constructing a home on this lot, the builder learned that there are underground springs situated to the rear of this property. As a result of these springs, the home has had to be moved closer to the street. As a result, the

Original submitted to Planning
Date 7/24/01
By R. R. [Signature]

variance to allow the house to sit 10 ft. from the front yard setback in lieu of the required 25 ft. is generated.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

THEREFORE, IT IS ORDERED this 24th day of July, 2001, by this Deputy Zoning Commissioner, that the variance requested by Petitioners pursuant to Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 10 ft. in lieu of the required 25 ft. and to amend the Final Development Plan, be and is hereby GRANTED,

ORDER RECEIVED FOR FILING

Date

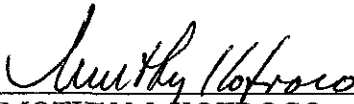
7/24/01

By

R. J. Garrison

subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their 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 7/24/01
By J.P. Giverson



Baltimore County
Zoning Commissioner

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

July 24, 2001

Mr. Helen Moussavi
725 Heston lane
Bel Air, Maryland 21014

Re: Petition for Variance
Case No. 01-464-A
Property: 123 Summer Woods Way

Dear Ms. Moussavi:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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", is written over a horizontal line.

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: SHM Homes, Inc.
c/o Jalal Moussavi
725 Heston lane
Bel Air, MD 21014

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 123 Summer Woods Way
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)

1B01.2.C.1.b to permit a front yard setback of 10 ft. in lieu of the required 25 ft. and to amend the Final Development Plan.

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

(See ATTACHED)

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):

SHM Homes, Inc.
Name - Type or Print

Helen L. Moussavi, Treasurer
Signature

SHM Homes, Inc.
Name - Type or Print

Salal Moussavi, Pres.
Signature

725 Heston Lane 4108796772
Address Telephone No.

Bel Air, MD 21014
City State Zip Code

Representative to be Contacted:

Helen Moussavi
Name

725 Heston Lane 4108796772
Address Telephone No.

Bel Air, MD 21014
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR/KDD Date 5-1-01

Case No. 01-464-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

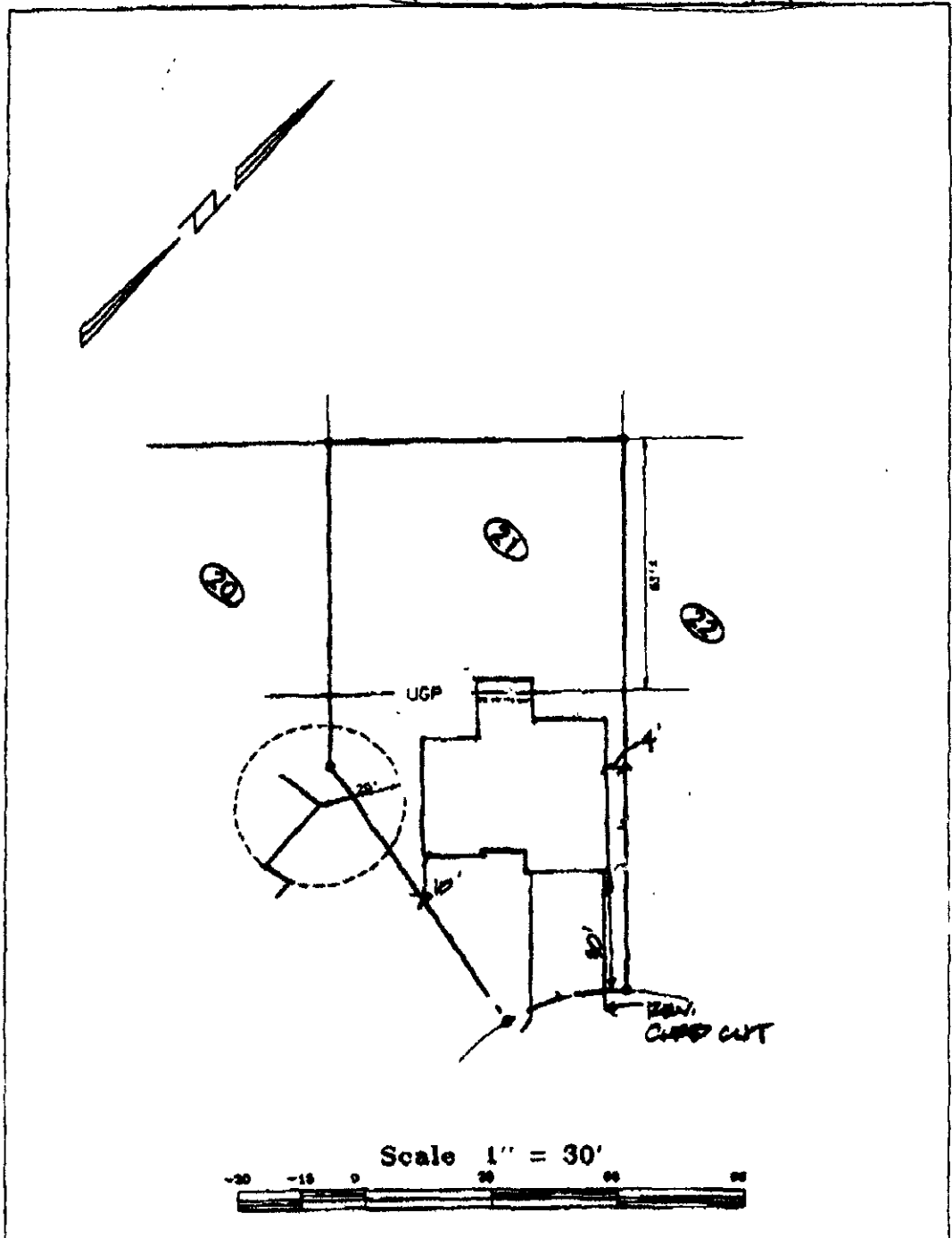
ATTACHMENT FOR PETITION OF VARIANCE – 123 Summer Woods Way, Owings Mills, 21117, LOT 21, SUMMER WOODS, (SHM HOMES, INC, Trading As Vanguard Homes

Original purchase of 123 Summer Woods Way, known as Lot 21, did not reveal the presence of underground springs, contributing to excessive underground water coming from adjoining lots onto this lot in the Summer Woods development. A trench drain (see attachment A, depicted on this site plan as UGP – Under Ground Pipe) was designed by both Herbst Benson Associates and MRA and installed by our excavator to alleviate the problem of the excess water drainage (see attachment B depicting full trench drain). Presence of this drain has reduced the building envelope of this lot now. The lot and model of home to be built are under contract to be sold under a construction permanent loan agreement. This house nor any of our other models will not fit unless a reduction of the setback from 25 feet to 10 feet to the lot line to allow for the improved dwelling is granted. In addition, lot 21 is irregularly shaped which also contributes to the need to reduce the front footage setback.

As stated previously, the condition of the lot was undisclosed to us at the time of purchase, causing us to make remedies for the underground spring situation. Installation of the trench drain has reduced the overall building envelope and requires us to apply for this variance to the front footage setback.

Item # 464

Attachment "A"



410 296 4705 P.02/03

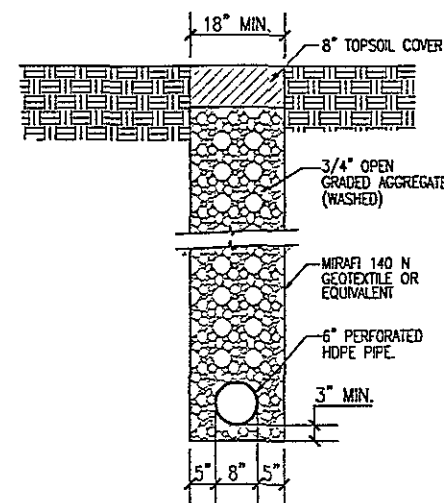
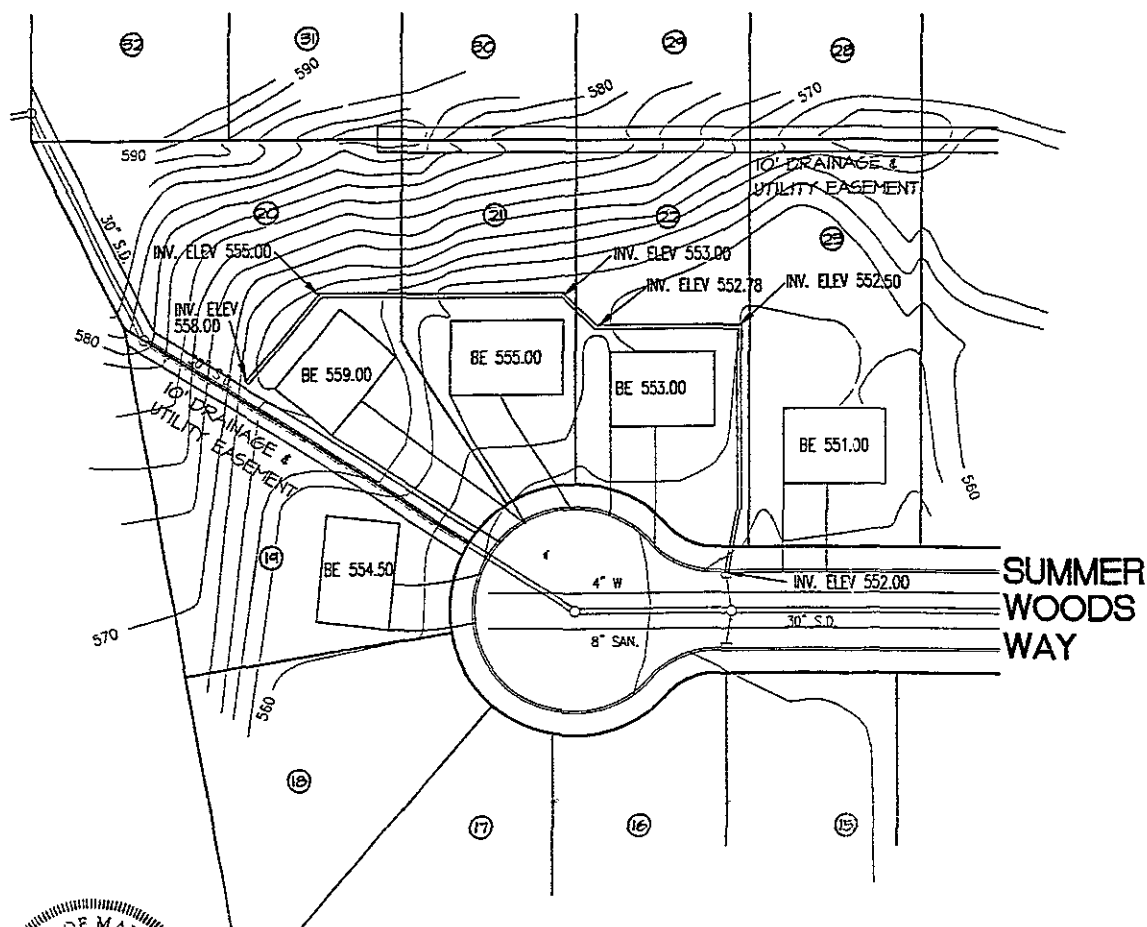
DIST-MCUNE-WALKER

MAR-28-2001 15:48

Item #464

Item #464

Attachment "B"



TYPICAL SUBSURFACE DRAIN DETAIL
SCALE 1" = 2'

- NOTES:
1. DRAIN TRENCH SECTIONS SHALL BE COMPLETED AND BACKFILLED THE SAME DAY.
 2. TIE INTO EXISTING MANHOLE SHALL BE TRIMMED FLUSH WITH THE INSIDE OF THE INLET AND SHALL BE SEALED WITH A FLEXIBLE CAULKING COMPOUND.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410)821-1690
FAX: (410)821-1745

ONSITE SUBSURFACE DRAINAGE SYSTEM

SUMMER WOODS

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

DATE: OCTOBER 17, 2000

DRAWN BY: DNM

DESIGN BY: DNM

REVIEW BY: DNM

JOB NO. 11856

Description

To Accompany Petition for Zoning Waiver

0.200 Acre Parcel

123 Summer Woods Way

Lot 21, Plat B, Summer Woods

North Side of Summer Woods Way

Fourth Election District, Baltimore County, Maryland



Dafr-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

http://www.dmw.com

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning at a point on the northwest side of Summer Woods Way, a variable width right-of-way, at a distance of 1,817 feet more or less northeasterly, southeasterly and southwesterly along the centerline of Summer Woods Way from the centerline intersection with Reisterstown Road, a variable width right-of-way. Being Lot 21 in the subdivision of Plat B, Summer Woods as recorded in Baltimore County Plat Book 68, Folio 100, containing 0.200 acres of land, more or less. Also known as 123 Summer Woods Way, and located in the Fourth Election District, and Third Councilmanic District.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 23, 2001

Project No. 94097.K (L94097.K)



Item #464

**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: #01-464-A
123 Summerwoods Way
N/S Summerwoods Way,
1720' E centerline Reisterstown
Road of Summer Woods
4th Election District
3rd Councilmanic District
Legal Owner(s): Jalal
Moussan, President,
SHM Homes, Inc.

Variance: to permit a front
yard setback of 10 feet in
lieu of the required 25 feet
and to amend the Final De-
velopment Plan.

Hearing: Friday, July 13,
2001 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

6/264 June 28 C477665

CERTIFICATE OF PUBLICATION

6/28/, 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 6/28/, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 01-464-A
PETITIONER/DEVELOPER
Jalal Moussan, President of SHM
Homes, Inc.
DATE OF HEARING
July 13, 2001 11:00 AM

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

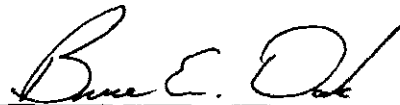
LADIES AND GENTLEMEN:

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

LOCATION

123 Summerwood Way
N/S Summerwood Way 1720' E. centerline
Reisterstown Road and Summerwoods

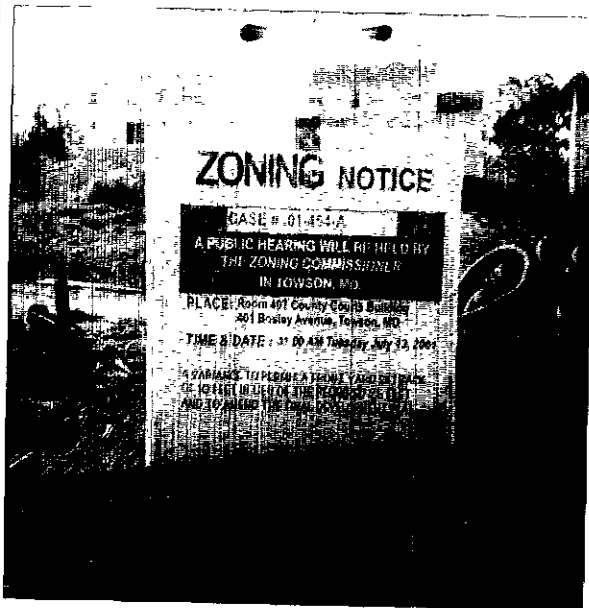
DATE June 26, 2001



SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



01-464-A

6/23/01

POSTED ON June 26, 2001

**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: 01-464-A

Petitioner: Helen Moussavi, SHM Homes, Inc.

Address or Location: 123 Summer Woods Way
Owings Mills, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHM Homes, Inc

Address: 725 Hoston Lane
Belt Air, MD 21014

Telephone Number: 410 879 6772

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2001 Issue – Jeffersonian

Please forward billing to:
SHM Homes Inc
Jalal Moussan
725 Heston Lane
Bel Air MD 21014

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: 01-464-A
123 Summerwoods Way
N/S Summerwoods Way, 1720' E centerline Reisterstown Road of Summer Woods
4th Election District – 3rd Councilmanic District
Legal Owner: Jalal Moussan, President, SHM Homes Inc

Variance to permit a front yard setback of 10 feet in lieu of the required 25 feet and to amend the Final Development Plan.

HEARING: Friday, July 13, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

June 6, 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: 01-464-A
123 Summerwoods Way
N/S Summerwoods Way, 1720' E centerline Reisterstown Road of Summer Woods
4th Election District – 3rd Councilmanic District
Legal Owner: Jalal Moussan, President, SHM Homes Inc

Variance to permit a front yard setback of 10 feet in lieu of the required 25 feet and to amend the Final Development Plan.

HEARING: Friday, July 13, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Jalal Moussan, President, SHM Homes Inc 725 Heston Lane, Bel Air 21014
Helen Moussan, 725 Heston Lane Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 28, 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.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-464, 01-473, 01-474, ⁰¹~~10~~-477, & 01-479

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. Zor

AFK/JL:MAC

As
7/3/01
Jeni
7/13

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 01-464-A

Date Completed/Initials

6-1-01

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

6-1-01

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

6-5-01

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder, file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



Baltimore County
Fire Department

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

June 5, 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 May 21, 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:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item Nos. 461, 463, 464, 465, 466, 467,
469, 470, 472, 473, 474, 475, 478, 480,
483, and 006

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

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE
123 Summer Woods Way, N/S Summer Woods Way,
1720' E of c/I Reisterstown Rd
4th Election District, 3rd Councilmanic

Legal Owner: SHM Homes, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-464-A

* * * * *

ENTRY OF APPEARANCE

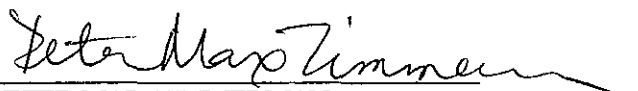
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

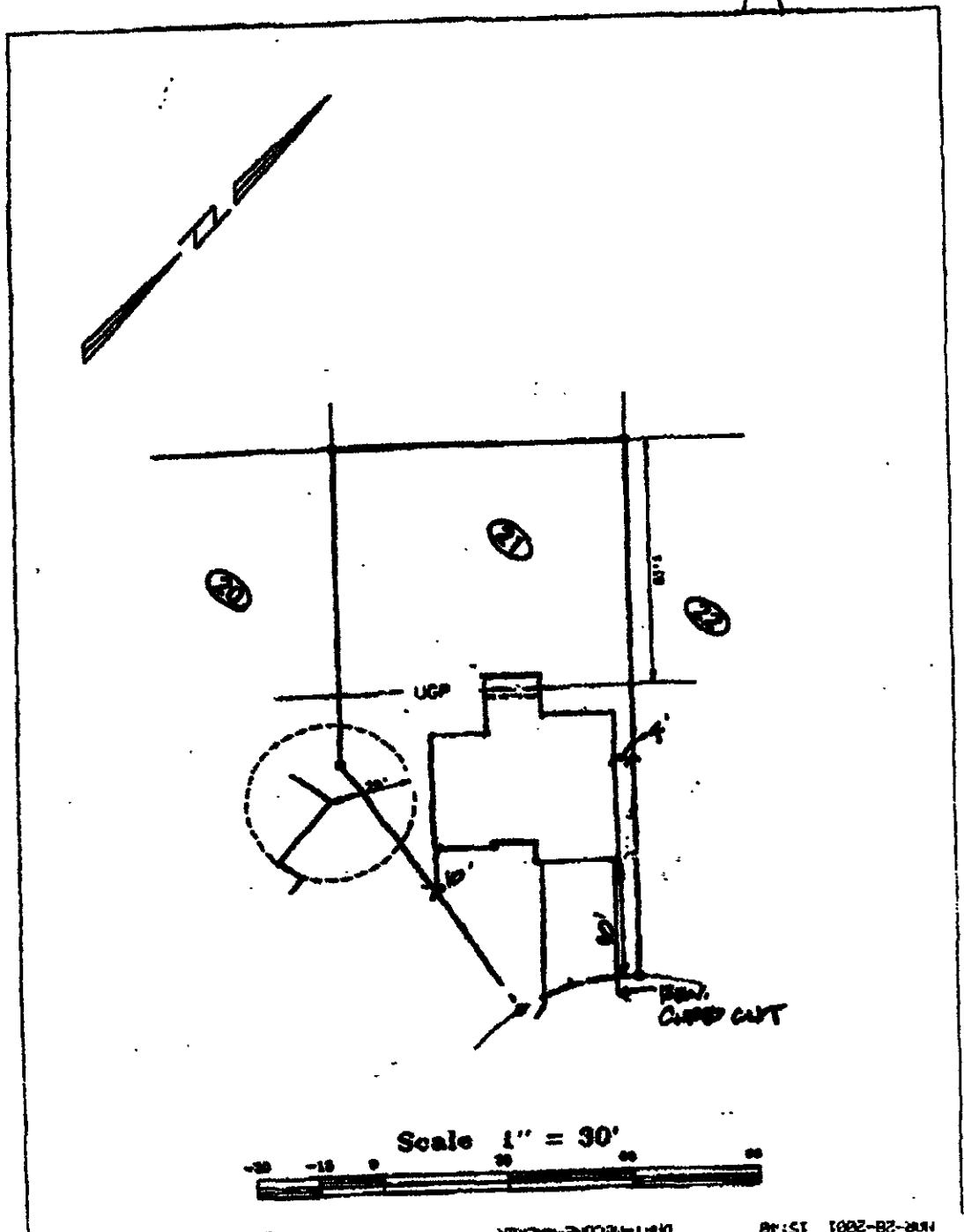

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 4th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owner SHM Homes, Inc., 725 Heston Lane, Bel Air, MD 21014, Petitioner.


PETER MAX ZIMMERMAN



410 296 4705 P.02/03

DET-4026-4026

15:18 1007-02-2011

D.R. 3.5

D.R. 3.5

72-73 R

D.R. 10.5

OR-2

Item #464

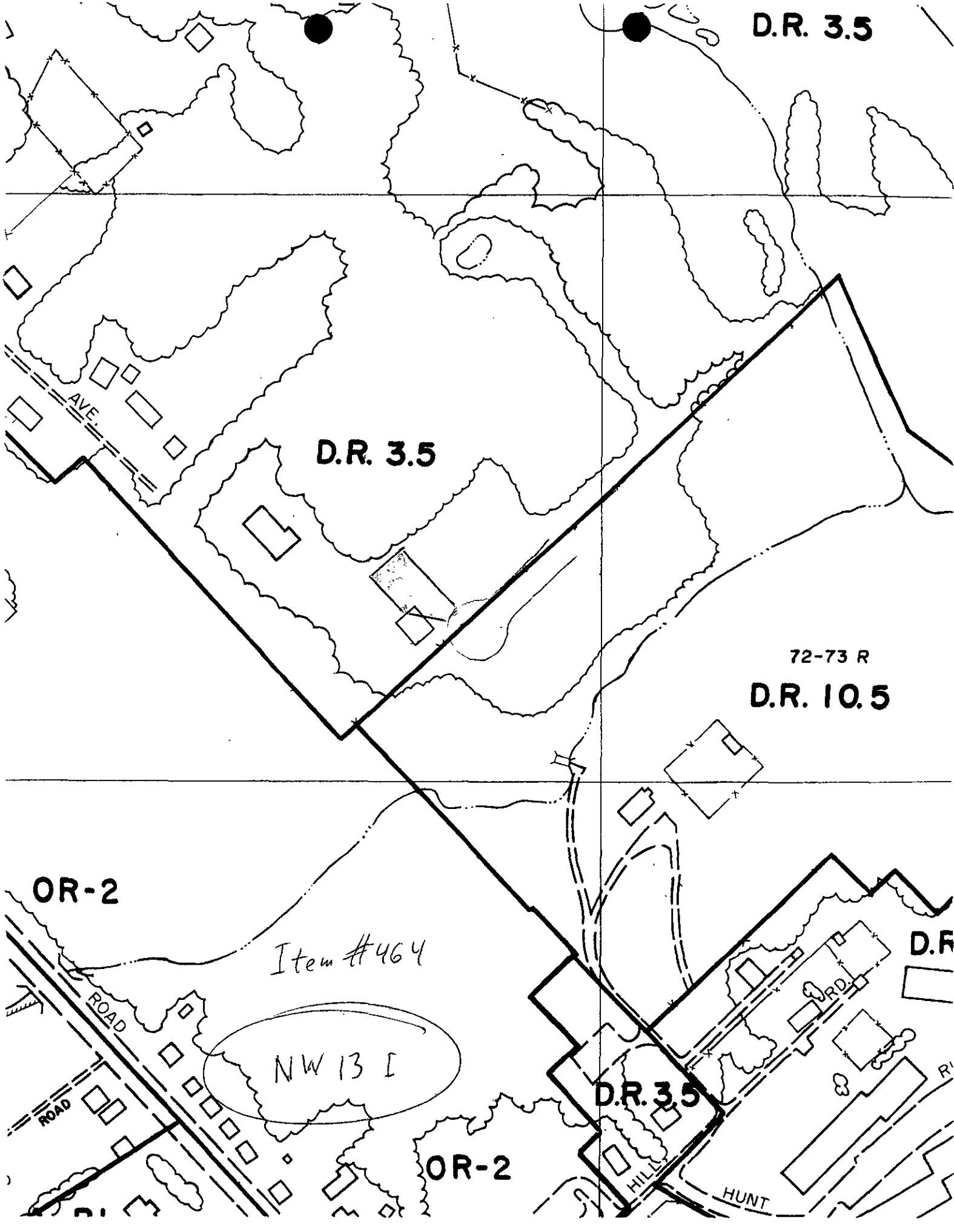
NW 13 I

OR-2

D.R. 3.5

D.R.

HUNT



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

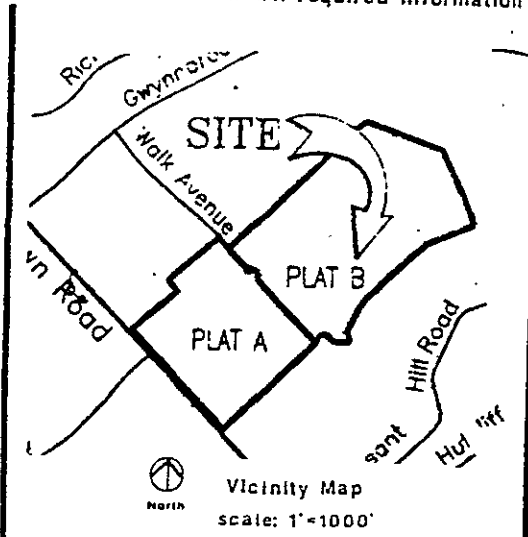
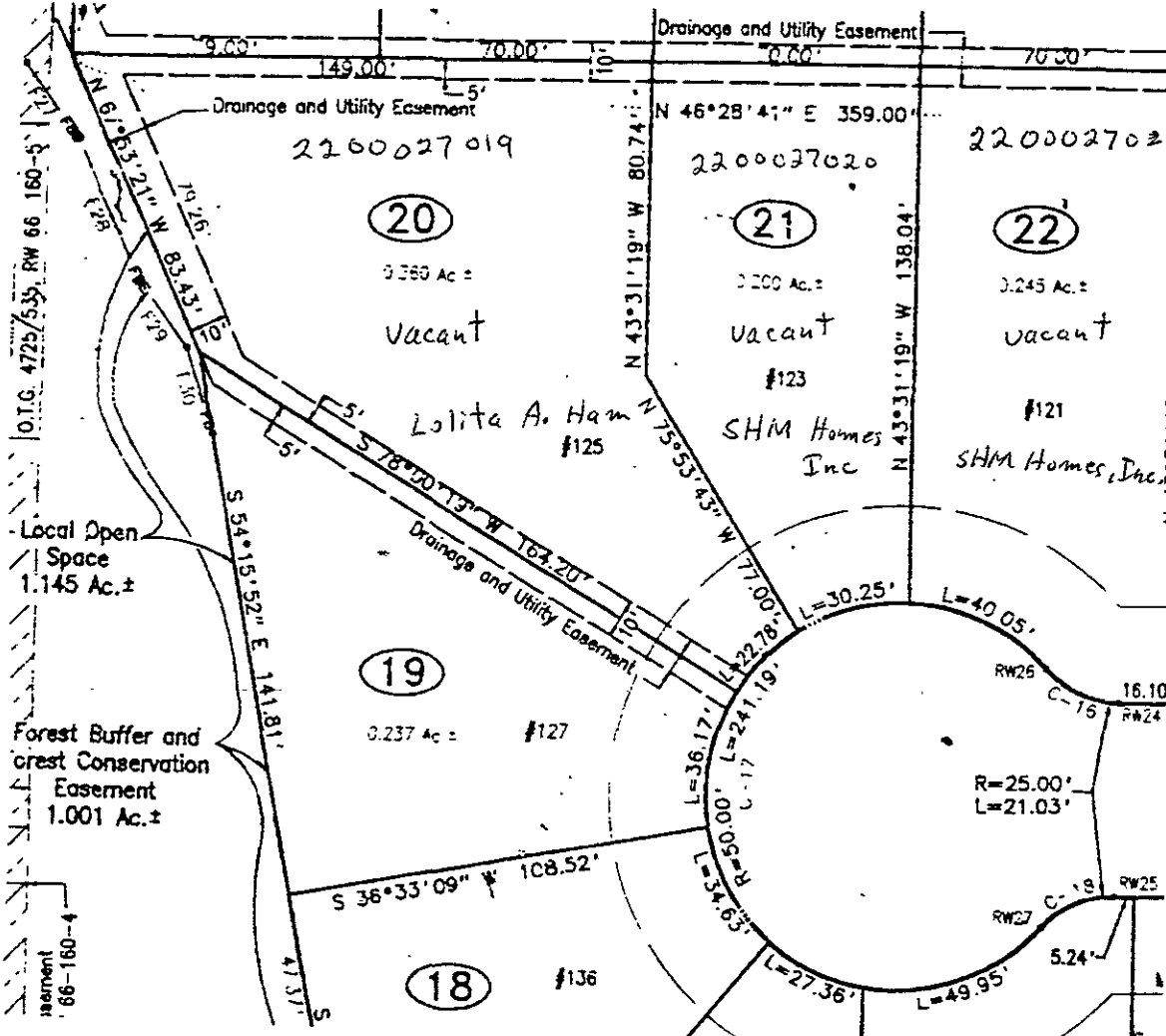
PROPERTY ADDRESS: 123 Summer Woods Way

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

Subdivision name: Summer Woods

plat book # 68, folio # 100, lot # 21, section # -

OWNER: SHM Homes, Inc.



LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1"=200' scale map #: N.W. 13-I

Zoning: D.R. - 3.5

Lot size: 0.2 acreage 8,712 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

BR | 464 | 01-464-A

North arrow pointing up.

date: 6/11/96

prepared by: DAC + MCCUNE
WALKER Inc.

Scale of Drawing: 1"= 50'

Pet Ex #1



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

Photographs
01-464-A



