

IN RE: PETITION FOR VARIANCE
E/S Bellhurst Way, 25' S of the c/l
Oak Park Drive
(2 Bellhurst Way)
11th Election District
5th Council District

Otho V. Gray, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-470-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Otho V. Gray, III, and his wife, Jean Gray. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (14' x 12' shed) to be located in the side yard, in the third of the lot closest to the street, in lieu of the required rear yard, in the third of the lot farthest removed from the street. The Petition was filed as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) by the adjacent property owner, Kandi Papesh, relative to the construction of a fence on the subject property. During the course of investigating the complaint, it was determined that although a permit had apparently been obtained for the fence, an existing shed was in violation of the zoning regulations. Thus, the Petitioners were advised to file the instant Petition. The subject property and requested relief are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Otho Gray, property owner, and Vincent Moskunus, on behalf of Site Rite Surveying, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a roughly rectangular shaped lot, located on the southeast corner of Oak Park Drive and Bellhurst Way in the community known as Oakhurst in Perry Hall. The property contains a gross area of 4,552 sq.ft., more or less, zoned D.R.5.5, and is improved with an end-of-group townhouse dwelling unit. As shown on

ORDER RECEIVED FOR FILING

Date

By

the site plan, the property is irregularly shaped, and has a significant grade from the location of the house to the street.

The subject of the instant request relates to an existing 14' x 12' shed which was constructed in the rear yard of the property, adjacent to the side property line that abuts Oak Park Drive. Mr. Gray testified that he was unable to place the shed in the rear yard area where required due to the topography of the land. He also indicated that there is a 20-foot drainage and utility easement which runs along the rear property line that further prohibits the location of the shed in that portion of the lot. Moreover, due to the configuration of the lot, the rear of the dwelling is located 15 feet from that easement. Testimony indicated that the shed is needed to store lawn maintenance tools and equipment, as well as outdoor furniture and other household items.

Variance relief can be granted only if the requirements set out in Section 307 of the B.C.Z.R. are satisfied. As construed by the Court of Special Appeals in Cromwell v. Ward, 102 Md. App. 691 (1995), the applicant must meet three tests in order for variance relief to be granted. First, it must be shown that the property is unique and that its uniqueness generates the need for the variance. Second, the Petitioner must show that a practical difficulty would be suffered if relief were denied. Finally, it must be shown that relief can be granted without detriment to the surrounding locale.

As to the property's uniqueness, I am persuaded that the Petitioner has met his burden. The property is unique by virtue of both its configuration and topography. Indeed, due to the configuration and topography of the land, the location of the dwelling on the lot, and the existence of a drainage and utility easement along the rear property line, it is impossible for the shed to be located in the required rear yard area. As shown on the site plan, the rear property line is tapered so that a limited distance is maintained between same and the rear of the dwelling. This distance is insufficient to allow a reasonable use of same for construction of a shed without interfering with the easement. Second, I am also convinced that a practical difficulty would result if relief were denied. Photographs were submitted at the hearing which show that a number of townhouse owners in this community have sheds on their properties. To prohibit the Petitioner from constructing a shed would cause a practical difficulty and create an unreasonable hardship. Finally, I believe that the shed will not cause detrimental impact to surrounding properties. It does not interfere with the sight line for traffic on

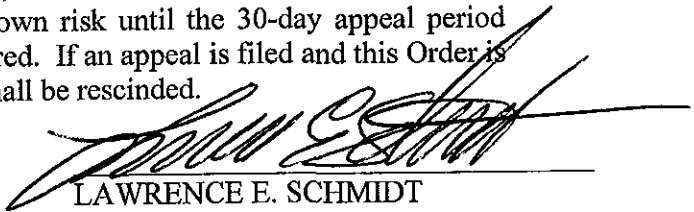
either Bellhurst Way or Oak Park Drive. Moreover, the Petitioner has constructed a fence around the perimeter of the property, which largely buffers the shed.

For all of these reasons, the Petition for Variance shall be granted. I do note that a Zoning Advisory Committee (ZAC) comment was received from the Office of Planning regarding the shed. That agency indicates general support for the shed location, but particularly objects to its size. It was indicated that the shed has a negative visual impact on adjacent properties, and that a smaller shed should be constructed. In this regard, the Petitioner submitted a series of photographs at the hearing showing sheds located throughout the neighborhood. As noted above, the subject property is screened by a board-on-board fence which encloses the side and rear yard. Although the roof of the shed does extend above the top of the fence line, it is not inconsistent with other fences and sheds in the area. Specifically, the photographs submitted show a number of sheds that are significantly higher than the fences that have been erected by the property owners. Thus, I do not find that the subject shed is out of character with others in the neighborhood. Therefore, with all due respect to the Office of Planning, I decline to impose their suggested condition.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

1st THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August, 2001, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (14' x 12' shed) in the side yard, in the third of the lot closest to the street, in lieu of the required rear yard, in the third of the lot farthest removed from the street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

August 2, 2001

Mr. & Mrs. Otho V. Gray
2 Bellhurst Way
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
E/S Bellhurst Way, 25' S of the c/l Oak Park Drive
(2 Bellhurst Way)
11th Election District – 5th Council District
Otho V. Gray, III, et ux - Petitioners
Case No. 01-470-A

Dear Mr. & Mrs. Gray:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Vincent Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286
Mr. Kandi Papesh
4 Bellhurst Way, Baltimore, Md. 21236
Office of Planning; Code Enforcement Division, DPDM; People's Counsel; Case File

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 #2 Bellhurst Way

which is presently zoned D.P.S.S

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) 400.1 (BCZR) to permit an existing

accessory building (shed) in the side yard in lieu of the required rear yard, and to permit location in the third of the lot closest to the street in lieu of the required third of the lot farthest removed from the street.

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

1. The house and lot configuration restrict the location of the shed inside the rear yard area.
2. There is a S' Drainage, Utility & Access Easement that reduces the rear yard area.
3. The topographic contours do not permit the location for a level space other than the area shown on the plan.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No

Zip Code

Representative to be Contacted:

Bernadette L. Moskunas
Site Rite Surveying Inc.

Name 200 E. Joppa Rd.
Room 101

Address

TOWSON

City

MD

State

Telephone No

410 828-9060

21286

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 5/7/01

ORDER RECEIVED FOR FILING

Date 5/15/98
By [Signature]

Case No. 01-470-A

ZONING DESCRIPTION FOR #2 BELLHURST WAY

BEGINNING at a point on the east side of Bellhurst Way which is 80 feet wide at the distance of 25 feet south of the centerline of Oak Park Drive which is 50 feet wide. Being Lot #177 in the subdivision of "Oakhurst" as recorded in Baltimore County Plat Book #52, Folio #90 containing 4552 square feet. Also known as #2 Bellhurst Way and located in the 11th. Election District, 5th. Councilmanic District.

A handwritten signature in cursive script, reading "J. Tilghman Downey, Jr.", is written over a circular professional seal. The seal contains the text "J. TILGHMAN DOWNEY, JR.", "REGISTERED", and "PROFESSIONAL LAND SURVEYOR" around a central emblem.

J. Tilghman Downey, Jr.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson, MD 21286
(410)828-9060*

01-470-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92874

DATE 5/7/01 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Otto & Jean Gray, Jr.

FOR:

Variance - 2 Bellhurst Way

01-470-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
5/07/2001 5/07/2001 14:22:37

REC. 0501 CASHIER JRIC JMR DRAWER 1
RECEIPT # 046047 OFLN

Dept 5 528 ZONING VERIFICATION
CR 01. 002874

Recpt Tot 50.00
00 TX 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #01-470-A

2 Bellhurst Way

ES Bellhurst Way, 25' Oak Park Drive

11th Election District - 5th Councilmanic District

Legal Owner(s): Jean & Otho V. Gray, III

Variance: to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard, and to permit location in the third of the lot closest to the street in lieu of the required third of the lot farthest removed from the street.

Hearing: Tuesday, July 3, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at: (410) 887-3391.

JT/6/732 June 19

C475900

CERTIFICATE OF PUBLICATION

6/21, 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 6/19, 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 No.: 01-470-A

Petitioner/Developer: _____

JEAN & OTHO GRAY III

Date of Hearing/Closing: 7/3/01

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 _____

#2 BELLHURST WAY

The sign(s) were posted on 6/18/01
(Month, Day, Year)

Sincerely,

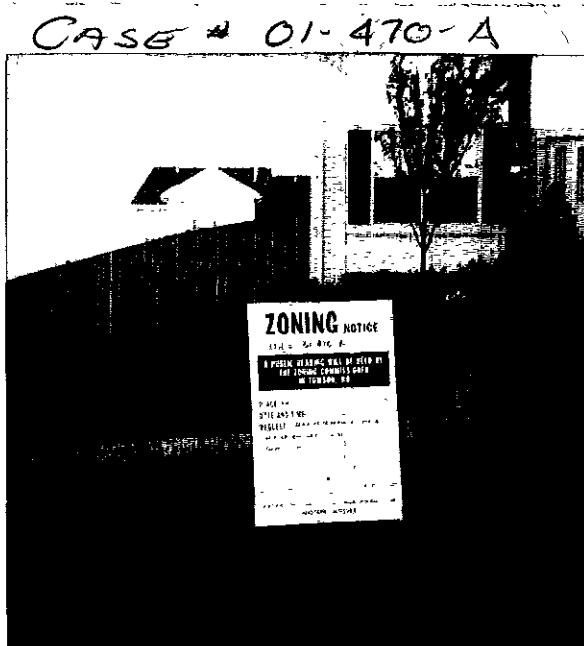
Richard E. Hoffman 6/18/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



#2 BELLHURST WAY

POSTED 6/18/01

Richard E. Hoffman 6/18/01

**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: 01-470-A
Petitioner: Vannie Gray
Address or Location: 2 Bellmunt Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Vannie Gray
Address: 2 Bellmunt Way
Baltimore, MD 21236
Telephone Number: (410) 529-5167

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 19, 2001 Issue – Jeffersonian

Please forward billing to:
Vannie Gray
2 Bellhurst Way
Baltimore MD 21236

410 529-5167

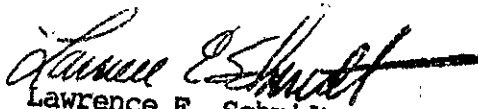
NOTICE OF ZONING HEARING

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: 01-470-A
#2 Bellhurst Way
ES Bellhurst Way, 25' Oak Park Drive
11th Election District – 5th Councilmanic District
Legal Owner: Jean & Otho V Gray III

Variance to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard, and to permit location in the third of the lot closest to the street in lieu of the required third of the lot farthest removed from the street.

HEARING: Tuesday, July 3, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
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: 01-470-A
#2 Bellhurst Way
ES Bellhurst Way, 25' Oak Park Drive
11th Election District – 5th Councilmanic District
Legal Owner: Jean & Otho V Gray III

Variance to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard, and to permit location in the third of the lot closest to the street in lieu of the required third of the lot farthest removed from the street.

HEARING: Tuesday, July 3, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Jean & Otho Gray III, 2 Bellhurst Way, Baltimore 21236
Bernadette L Moskunus, Site Rite Surveying Inc, 200 E Joppa Road
Room 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 18, 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
Department of Permits and
Development Management

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

June 29, 2001

Jean & Otho Gray III
2 Bellhurst Way
Baltimore MD 21236

Dear Mr. & Mrs. Gray:

RE: Case Number: 01-470-A, #2 Bellhurst Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 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: Bernadette L Moskunus, Site Rite Surveying Inc, 200 E Joppa Rd, Towson 21286
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 5, 2001

FROM: *RWB* 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



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



file
7/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 6, 2001

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

SUBJECT: 2 Bellhurst Way

INFORMATION:

Item Number: 01-470

Petitioner: Otho V. Gray III

Zoning: DR 5.5

Requested Action: Variance

JUN 11 2001

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the proposed shed is too large for the small rear yard area and will have a negative visual impact on adjacent properties. As such this office does not support the request. However, this office would not oppose a smaller, low-rise shed, which is more consistent with the existing pattern in the neighborhood.

Prepared by: Maek A. Cunningham

Section Chief: Jeffrey W. Lee
AFK:MAC:

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Otho V. GRAY III
SITE RITE SURVEYING, INC.
VINCENT J. MOSKUNAS

ADDRESS

2 Bellhurst way 21236
200 E. JOPPA Rd. 21286



RE: PETITION FOR VARIANCE
2 Bellhurst Way, E/S Bellhurst Way,
25' S of Oak Park Dr
11th Election District, 5th Councilmanic

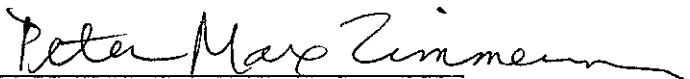
Legal Owner: Otho V. & Jean Gray, III
Petitioner(s)

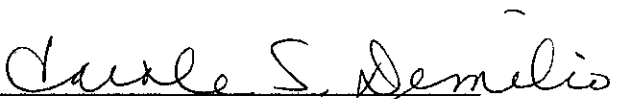
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-470-A

* * * * *

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 Bernadette L. Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 6, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 01-470a
Legal Owner/Petitioner: Gray, Otho & Jean
Contract Purchaser: n/a
Property Address: 2 Bellhurst Way
Location Description: ES Bellhurst Way, 25' s Oak Park Dr.

VIOLATION INFORMATION: Case No. 01-2329
Defendants: Gray, Otho, Jean

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| ☐ | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| ☐ | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| X | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lr
C: Code Enforcement Officer

01-2229

Otho Gray / 2 Bellhurst Way 21236

4/24/01

During regular inspections I noticed shed under construction at 2 Bellhurst.

Correction notice written to obtain permit and adhere to required setbacks

5/1/01 Recheck revealed that owner had filed for zoning variance for location.



Department of Planning and
Baltimore County

2329
2329
2329



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-2329	Property No. 200000256	Zoning:
Name(s): O.T. Ho Gray		
Address: 2 Bellhurst Way 21236		
Violation Location: Same		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BOCA 107.1 Permits required

- ① Secure permit for shed in rear yard of SFTH
- ② Submit plot plan showing location of shed
- ③ Must comply with all required zoning setbacks

Subject to 200.00 per day fine if not brought into compliance by 5/1/01

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
---------------	--------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 5/1/01	Date Issued: 4/24/01
------------------------	----------------------

INSPECTOR: Rodney Larrick Rodney Larrick
No complaint made. Picked up during regular inspections

DATE: 06/06/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 08:03:30

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
20 00 002256	11	3-2	04-00	H	NO		01/24/01
GRAY OTHO V,3RD				DESC-1.. IMPS.1045 AC			
GRAY JEAN M				DESC-2.. OAKHURST			
2 BELLHURST WAY				PREMISE. 00002 BELLHURST WAY			

000000-0000

BALTIMORE MD 21236-4753 FORMER OWNER: UNIVERSAL HOUSING &

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND: 25,500	25,500		FCV	ASSESS	ASSESS
IMPV: 109,650	112,660	TOTAL..	137,156	137,156	54,460
TOTL: 135,150	138,160	PREF..	0	0	0
PREF: 0	0	CURT..	137,156	137,156	54,460
CURT: 135,150	138,160	EXEMPT.		0	0
DATE: 06/96	10/00				

TAXABLE BASIS		FM DATE
01/02 ASSESS:	137,156	01/22/01
00/01 ASSESS:	54,460	06/01/00
99/00 ASSESS:	6,900	06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

RAT001C

DATE: 06/06/2001

STANDARD ASSESSMENT INQUIRY (2)

TIME: 08:03:38

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
20 00 002256	11	3-2	04-00	H	NO		01/24/01
LOT.... 177	BOOK....	0052	MAP.....	0063	LOT WIDTH.....	38.94	
BLOCK.. 1	FOLIO...	0090	GRID....	0019	LOT DEPTH.....	.00	
SECTION.. 1			PARCEL..	0594	LAND AREA..	4552.000 S	
PLAT.. 12					YEAR BUILT.....	00	

TRANSFER DATA	
NUMBER.....	195539
DATE.....	10/02/00
PURCHASE PRICE.....	151,610
GROUND RENT.....	0
DEED REF LIBER.....	14728
DEED REF FOLIO.....	0624
CONVEYED IND.....	1
TOT-PART TRAN IND.....	T
GRANTOR ACCT NO..	20-00-002256

EXEMPT DATA	
STATUS.....	
CLASS CODE.....	000
STATE EXEMPT CODE.....	000
COUNTY EXEMPT CODE.....	000
CURR STATE EX ASMT....	0
PRIOR STATE EX ASMT...	0
CURR COUNTY EX ASMT...	0
PRIOR COUNTY EX ASMT..	0

STRUCTURE		
CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		02062

STRUCTURE	
CODE	SQ. FEET

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 6, 2001
TO: W. Carl Richards, Jr.
Zoning Review Supervisor
FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement
SUBJECT: Item No.: 470 (01-470-A)
Legal Owner/Petitioner: Jean & Ortho V Gray III
Property Address: 2 Bellhurst Way
Location Description: E/S Bellhurst Way, 25' S Oak Park Drive

VIOLATION INFORMATION: Case No.: 00-8138
Defendants: Jean M. & Otho V. Gray III

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person regarding the hearing date:

NAME	ADDRESS
Kandi Papesh	4 Bellhurst Way, Baltimore 21236

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Correction Notices

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/scj

c: Code Enforcement Officer Tsigounis
Code Enforcement Officer Larrick

DE ENFORCEMENT REPORT

NCF

DATE: 11/2/00 INTAKE BY: DJT CASE #: 00-8138 INSPEC: 5

COMPLAINT
LOCATION: 2 BELLHURST WAY
ZIP CODE: 21236 DIST: _____

COMPLAINANT
NAME: KANDI PARESH PHONE #: (H) _____ (W) 785-4401

ADDRESS: 4 BELLHURST WAY ZIP CODE: 21236

PROBLEM: 8' FENCE IN REAR (STILL BEING CONSTRUCTED) -
FENCE IN FRONT WITH SHARP POINTS
- NO PERMITS ON FILE -

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT
INFORMATION: _____

TAX ACCOUNT #: 20-00-002256 ZONING: _____

INSPECTION: 11/3/00 SEE COMPUTER + C NOTICE
JTSi

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

Code Enforcement - Closing Report

Inspector - TSIGOUNIS, J Activity Date Closed 11/13/2000
Area Case # Location Apt Zip Date Rec Reinsp Dt
005 00-8138 2 BELLHURST WAY 21236 11/02/2000 11/10/2000

Tax Acct #: 2000002256

Complainant Name: (Last) PAPESH (First) KANDI
 Addr: 4 BELLHURST WAY
 Str # Dir Street Name Type Apt
 BALTIMORE MD 21236
 City ST Zip
 Phone: (Home) (Work) 410/785-4401

Problem: 29A3; 8' FENCE IN REAR (STILL BEING CONSTRUCTED), FENCE IN
 FRONT SHARP POINTS, NO PERMITS ON FILE

Notes: 11/3/00, FENCE IN FRONT IS 42 INCHES OR LESS, NO SHARP POINT
 S, FENCE IN REAR IS 2 INCHES OVER 6 FT WHICH IS ACCEPTABLE B
 ECAUSE OF WEED EATERS PER RSW, ALTHOUGH THIS IS A CORNER LOT
 , ALL PROPER SETBACKS HAVE BEEN MET, ISSUED CORRECTION TO OB
 TAIN PERMIT, COMPL NOTIFIED BY MESSAGE, J TSIGOUNIS. *****
 11/13/00, PERMIT #B433617 OBTAINED FOR FENCE, CONTACTED COMP
 L, J TSIGOUNIS.

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 11022000 Intake: DJT Act: Case #: 00-8138
Insp: TSIGOUNIS, J Insp Grp: ENF Insp Area: 5 Tax Acct: 2000002256
Address: 2 BELLHURST WAY Apt #: Zip: 21236
Problem Descript.: 29A3; 8' FENCE IN REAR (STILL BEING CONSTRUCTED), FENCE IN
FRONT SHARP POINTS, NO PERMITS ON FILE RE-OPEN FOR SHED COMPLAINT

Complainant Name (Last): PAPESH (First): KANDI
Complainant Addr: 4 BELLHURST WAY
Complainant City: BALTIMORE State: MD Zip: 21236
Complainant Phone (H): (W): 4107854401
Date of Reinspection: 6272001 Date Closed: Delete Code (P):

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Notes: 11/3/00, FENCE IN FRONT IS 42 INCHES OR LESS, NO SHARP POINTS, FENCE IN REAR IS 2 INCHES OVER 6 FT WHICH IS ACCEPTABLE BECAUSE OF WEED EATERS PER RSW, ALTHOUGH THIS IS A CORNER LOT, ALL PROPER SETBACKS HAVE BEEN MET, ISSUED CORRECTION TO OBTAIN PERMIT, COMPL NOTIFIED BY MESSAGE, J TSIGOUNIS.

**11/13/00, PERMIT #B433617 OBTAINED FOR FENCE, CONTACTED COMPL, J TSIGOUNIS.

***04/24/01 PERMIT REQUIRED FOR SHED. NO COMPLAINT MADE. PICKED UP ON REGULAR IN SP.VARIANCE REQUIRED FOR LOCATION. P/U 06/27/01 R.LARRICK.

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

DATE: 11/02/2000

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 11:56:09

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
20 00 002256	11	3-2	04-00	H	NO		10/27/00

GRAY OTHO V, 3RD

DESC-1.. IMPS.1045 AC

GRAY JEAN M

DESC-2.. OAKHURST

2 BELLHURST WAY

PREMISE. 00002 BELLHURST

WAY

00000-0000

BALTIMORE

MD 21236-4753

FORMER OWNER: UNIVERSAL HOUSING &

FCV		PHASED IN			
PRIOR	PROPOSED	CURR	CURR	PRIOR	
		FCV	ASSESS	ASSESS	
LAND: 25,500	25,500				
IMPV: 109,650	112,660	TOTAL.. 137,156	137,156	13,800	
TOTL: 135,150	138,160	PREF... 0	0	0	
PREF: 0	0	CURT... 137,156	137,156	0	
CURT: 135,150	138,160	EXEMPT.	0	0	
DATE: 06/96	10/00				

TAXABLE BASIS		FM DATE
01/02 ASSESS:	137,156	10/26/00
00/01 ASSESS:	13,800	06/01/00
99/00 ASSESS:	6,900	06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement:
Building Inspection:

410-887-3351
410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 00-8138	Property No. 2000 002256	Zoning: DR 10.5
-------------------------------------	------------------------------------	---------------------------

Name(s): **GRAY OTHO V, 3RD + JEAN M**

Address: **2 BELLHURST WAY BALT MD 21236**

Violation Location: **SAME**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
(Bcc 7-36) (DOCA 107.1) (Building code 509.1)

**① OBTAIN A PERMIT FOR FENCING LOCATED ON THIS PROPERTY
YOU MAY OBTAIN THIS AT 111 WEST CHESAPEAKE AVE IN TOWSON.**

**Failure To comply = \$200 A DAY FINE
THAT CAN BE PLACED AS A LIEN ON YOUR PROPERTY TAX.**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 11/10/00	Date Issued: 11/3/00
----------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF **(200)** \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name **John Tsionis**

INSPECTOR: **[Signature]**

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY

01 - 10 - A / Vavane



DATE _____
BUILDING INSPECTOR
Development Management
Towson, MD 21204

Enforcement
ing
Avenue

Code Enforcement: 410-887-3351 Plumbing Inspection: 410-887-3620
Building Inspection: 410-887-3953 Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 00-8138
01-2529 Property No. 200000256 Zoning: _____

Name(s): OTHO Gray

Address: 2 Bellhurst Way 21236

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BOCA 107.1 Permits required

- ① Secure permit for shed in rear yard of SFTH
- ② Submit plot plan showing location of shed
- ③ Must comply with all required zoning setbacks

Subject to 200.00 per day fine if not brought into compliance by 5/1/01

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: _____ Date Issued: _____

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: _____

INSPECTOR: _____

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 5/1/01 Date Issued: 4/24/01

INSPECTOR: Rodney Lannick Rodney Lannick



Vincent J. Morkunas
President

410.828.9060
410.828.9066

www.siteritesurveying.com

No complaint made on address
regular inspections R Lannick

Affidavit in Support of Administrative

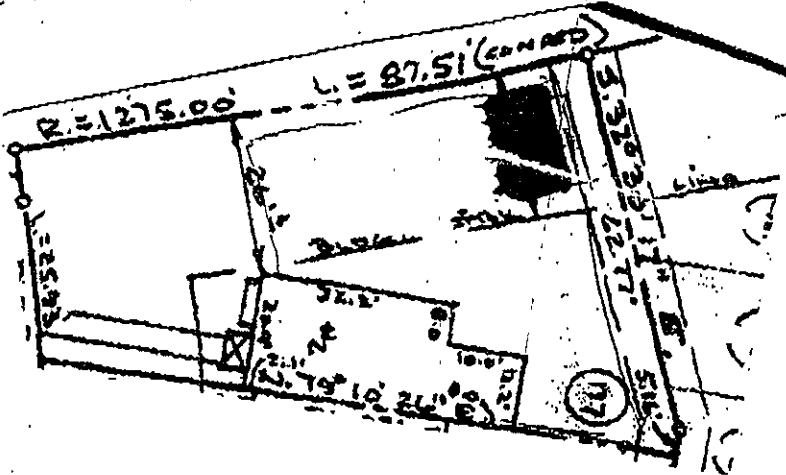
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore follows: That the information herein given is within the personal knowledge of the Affiant(s) and that competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 2 Bellhurst Way
City Baltimore State MD

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):

5/7/01
2:00 PM



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.

Signature _____

Signature _____

Name - Type or Print _____

Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

he 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.

IS WITNESS my hand and Notarial Seal

Date _____

Notary Public _____

My Commission Expires _____

E 36,000 N 44,000

E 945,000

E 37,500

D.R. 5.5

N 577,000

NORTH

N 43,000

OAK PARK

DRIVE

SITE

BELLHURST WAY

HURST COURT

200' SCALE MAP: N.E. 11-G
#2 BELLHURST WAY
BALTIMORE CO, MD
ZONING MAP: D.R. 5.5
ELECTION DISTRICT NO 11
COUNCILMANIC DISTRICT NO 5

SEVEN

COURTS

BELL

HALL

DR.

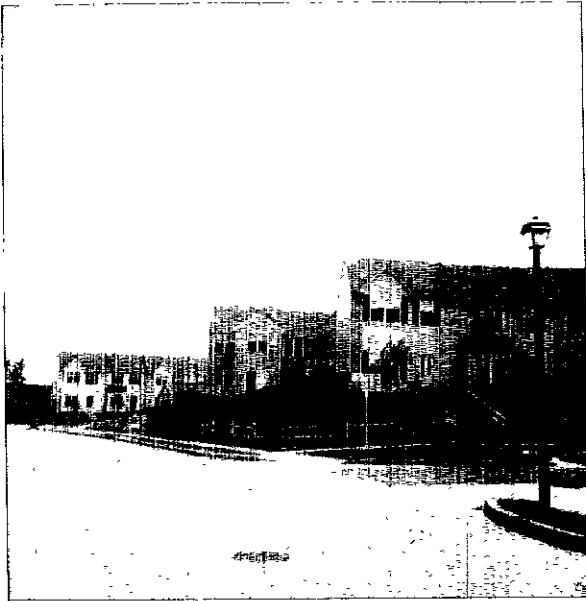
N 42,000

01-470-A

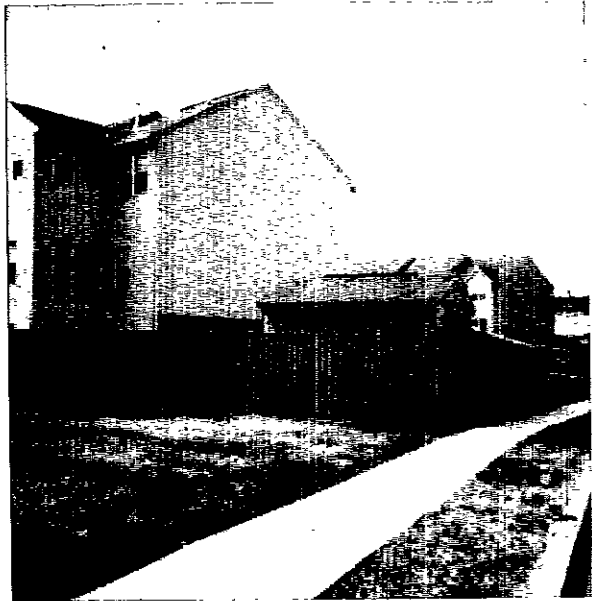
photograph
#12

01-478-A
+

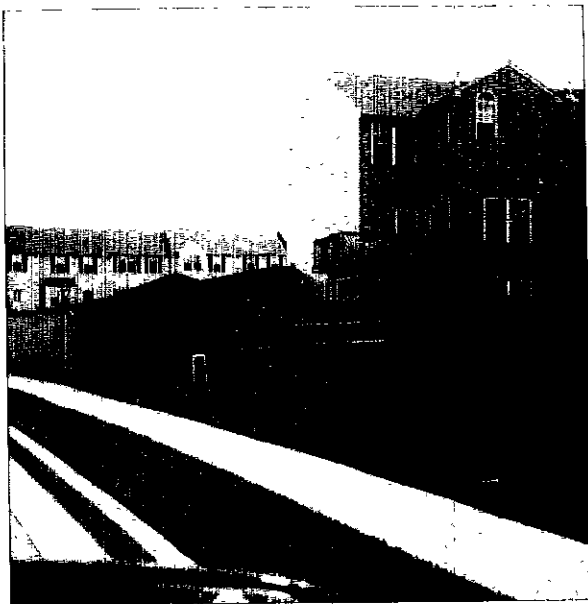
2 add'l
photos



MR. GRAY'S LOT 177



MR GRAY'S



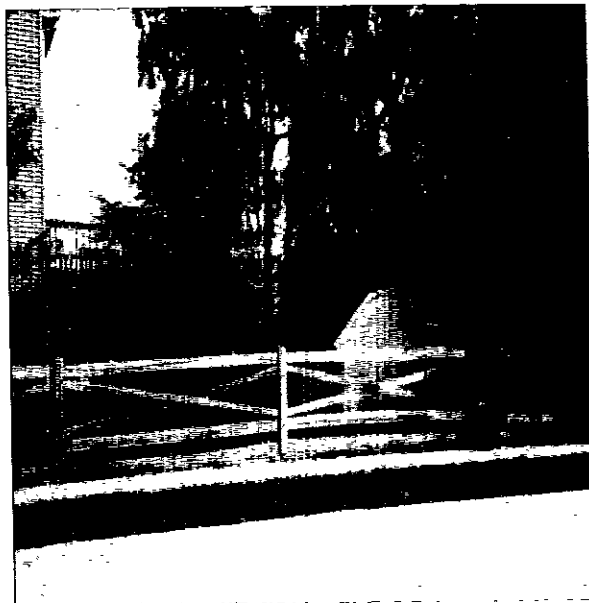
#1 5/9 OAK PARK DRIVE.



#2 5/9



#3 4/5



#4 4/5



#5 4/5



#6 4/5



#7 2/5



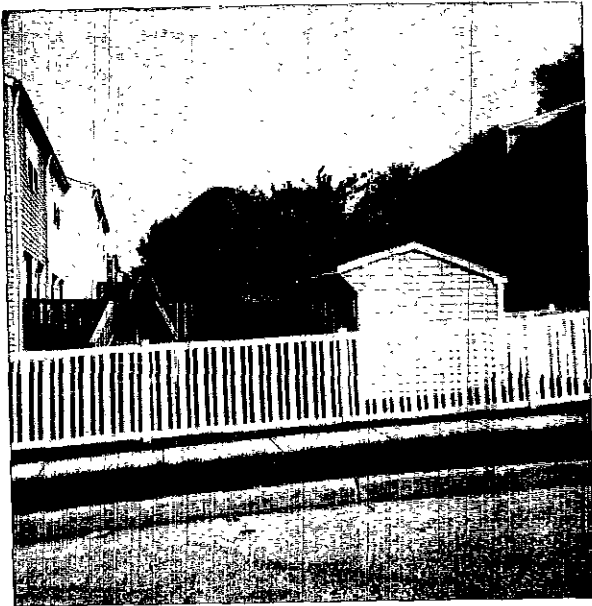
#8 5/5



#9 2/5



#10 5/5



#11 5/5



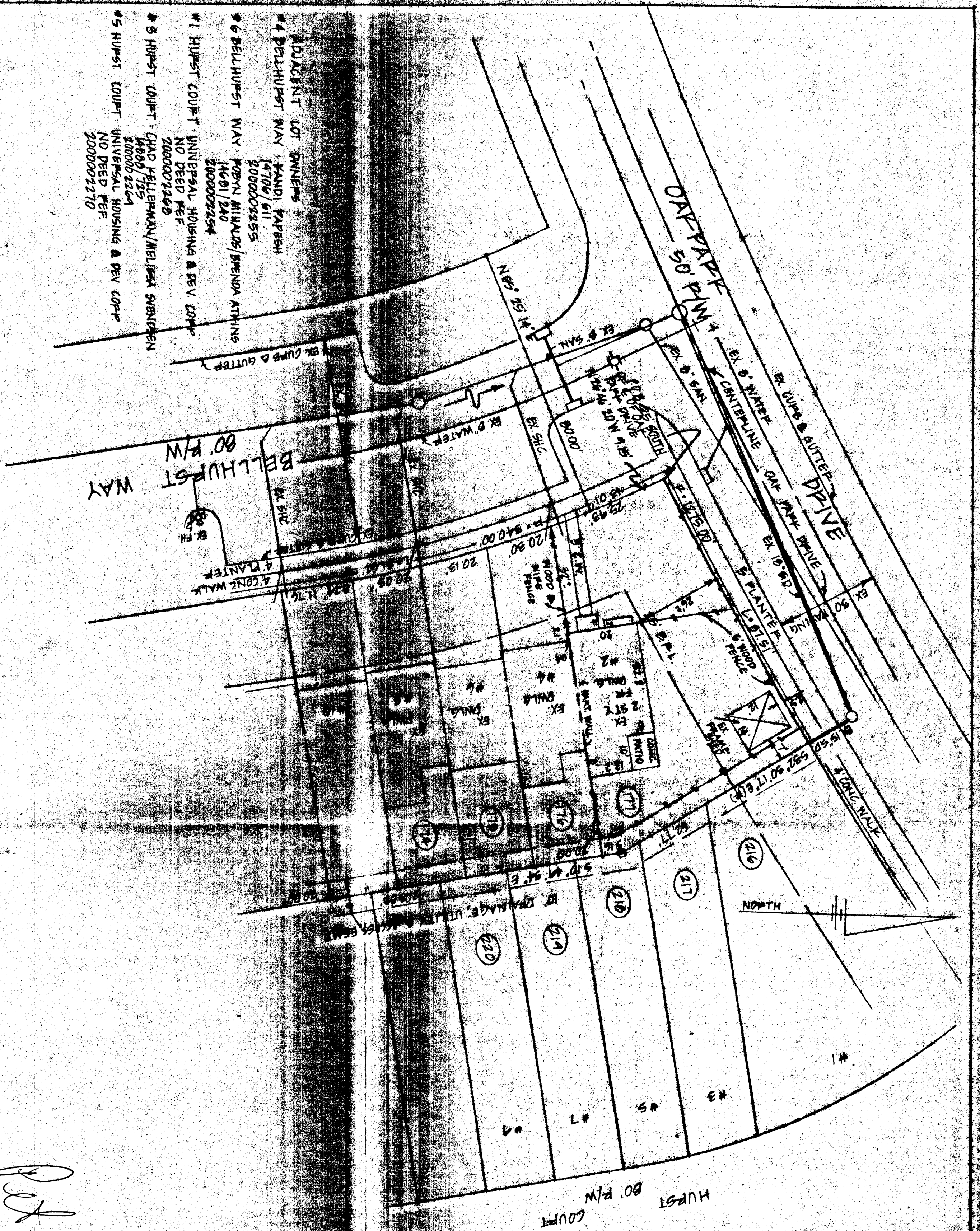
#12 5/5

PREPARED BY PLAN:
 300 E. Joppe Road
 Sheet Building, Room 101
 Emmett, MD 21226
 (410) 322-9060

MAY 1, 2001

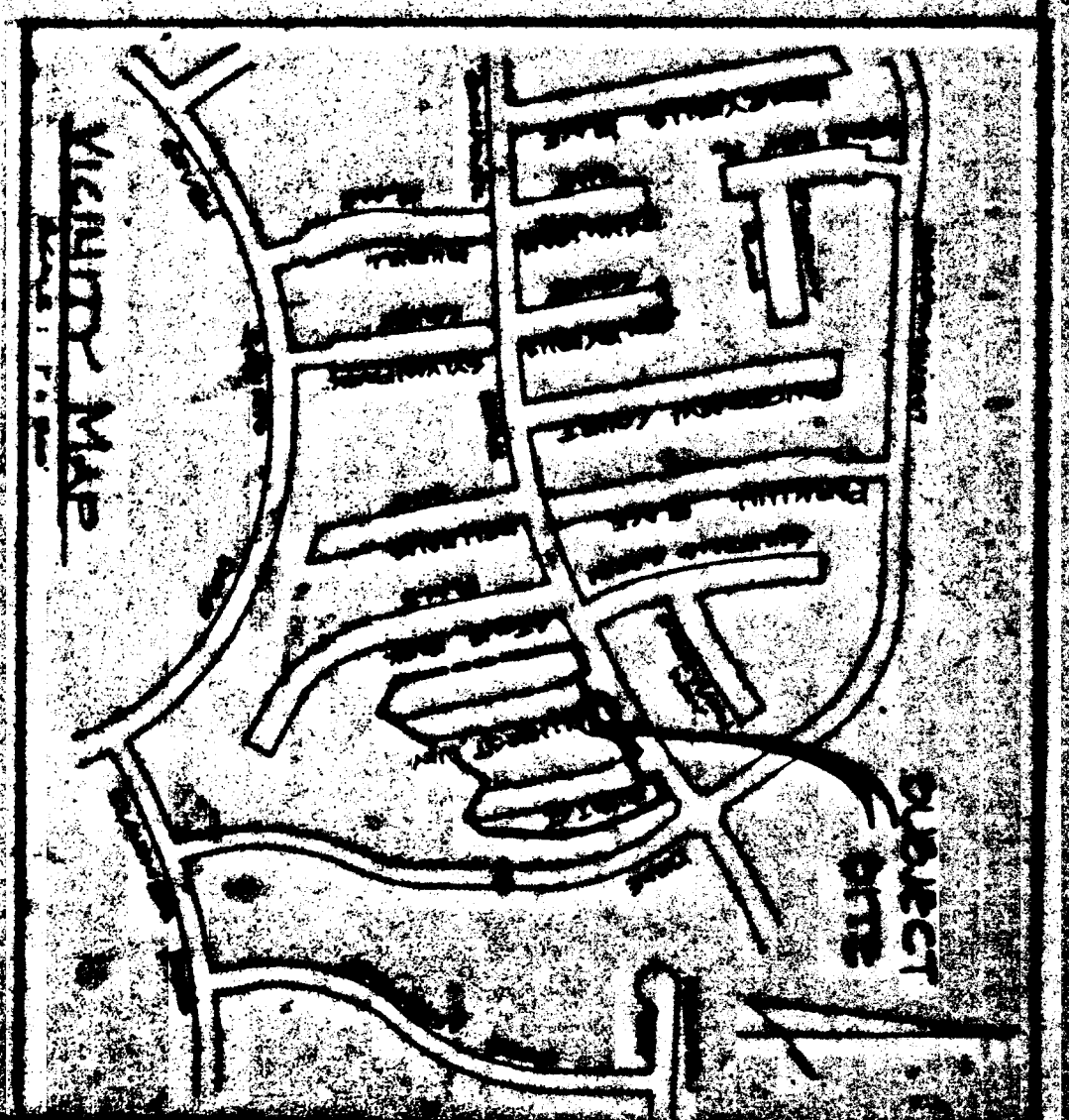


- ADJACENT LOT OWNERS
- #4 BELLHURST WAY, RANDI PAPERH
14706/611
2000003255
- #6 BELLHURST WAY, POBYN MIHALOS/SPENDA ATHINS
14681/240
2000002254
- #1 HURST COURT, UNIVERSAL HOUSING & DEV CORP
NO DEED REF
2000002248
- #3 HURST COURT, CHAD JELLENKAMP/NELESA SWANSEN
14680/725
2000002244
- #5 HURST COURT, UNIVERSAL HOUSING & DEV CORP
NO DEED REF
2000002270



Plot No. 1

OWNER: GORD AND JEAN GRAY
 2 BELLHURST WAY
 BALTIMORE, MD 21226
 (410) 322-9067
 TAX MAP: 63 GRID, 19 PARCEL, 804
 DEED REF: W1284624
 TAX ACT. NO. 2000002290



- GENERAL NOTES:
1. EXISTING DIMENSIONS ARE AS SHOWN.
 2. LOT SIZE: 2000 SQUARE FEET.
 3. PUBLIC WATER AND SEWER.
 4. 200' SQUARE LOTS ARE 11/4' ELEVATION.
 5. 200' SQUARE LOTS ARE 11/4' ELEVATION.
 6. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 7. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 8. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 9. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 10. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 11. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 12. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 13. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 14. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 15. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 16. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 17. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 18. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 19. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 20. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 21. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 22. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 23. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 24. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 25. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 26. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 27. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 28. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 29. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 30. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 31. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 32. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 33. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 34. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 35. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 36. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 37. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 38. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 39. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 40. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 41. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 42. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 43. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 44. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 45. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 46. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 47. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 48. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 49. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 50. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 51. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 52. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 53. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 54. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 55. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 56. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 57. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 58. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 59. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 60. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 61. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 62. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 63. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 64. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 65. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 66. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 67. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 68. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 69. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 70. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 71. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 72. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 73. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 74. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 75. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 76. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 77. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 78. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 79. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 80. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 81. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 82. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 83. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 84. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 85. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 86. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 87. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 88. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 89. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 90. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 91. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 92. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 93. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 94. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 95. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 96. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 97. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 98. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 99. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.
 100. NOT LOCATED IN OVERLAP AREA MAY BE LOCATED IN OVERLAP AREA.

ZONING OFFICE USE ONLY			
REV'D BY	ITEM #	CASE #	
UNP	470	01-470-A	

PLAN TO ACCURATELY
 REFLECT THE WAGNER
 22 BELLHURST WAY
 LOT 17
 2000002290
 ELECTION DISTRICT NO. 9
 BALTIMORE COUNTY, MD
 SCALE: 1" = 20'
 01-470-A