

IN RE: PETITION FOR VARIANCE
N/S Greenspring Avenue, 200' W
centerline of Sugarvale Way
8th Election District
3rd Councilmanic District
(11737 Greenspring Avenue)

Diane & Raymond Lee
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-473-A

*
* * * * *
* * * * *

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, Raymond and Diane Lee. The Petitioners are requesting a variance for property they own at 11737 Greenspring Avenue, which property is zoned RC 5. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to have a property line setback of 25 ft. in lieu of the required 50 ft.

Appearing at the hearing on behalf of the variance request were Raymond Lee, owner of the property and Dwight Little, professional engineer who prepared the site plan. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 2.59 acres, more or less, zoned RC 5. The property is currently improved with an existing dwelling and accessory barn which Mr. Lee has owned and resided in since 1972. The house wherein he and his family reside is beyond renovation. Mr. Lee proposes to construct a new single-family dwelling on his property in the location shown on Petitioners' Exhibit No. 2. In order to accommodate the existing well, septic reserve area and very mature trees on the property, the Petitioners have chosen to locate their new dwelling in an area that leaves a rear yard setback of 25 ft. to the adjacent property line. It should be noted that the property line from which the variance is being requested is an existing cemetery. Therefore, the

ORDER RECEIVED FOR FILING
Date 7/9/01
By J. J. Gannon

variance request will have no adverse impact on any surrounding residents, at least those which are living. In order to proceed with the construction of their new dwelling, the variance request is necessary.

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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

ORDER RECEIVED FOR FILING
Date 7/9/01
By R. J. [Signature]

THEREFORE, IT IS ORDERED this 9th day of July, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to have a property line setback of 25 ft. in lieu of the required 50 ft., 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.

IT IS FURTHER ORDERED, that Mr. and Mrs. Lee shall be permitted to continue to reside in their existing house until such time as their new house is completed. Furthermore, Mr. and Mrs. Lee shall be granted a use and occupancy permit for their new house upon its completion and thereafter shall have thirty (30) days within which to tear down their existing house. This will allow Mr. and Mrs. Lee to move themselves and their belongings into their new dwelling while thereafter tearing down the old house and barn.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/6/01




Baltimore County
Zoning Commissioner

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

July 9, 2001

Mr. Dwight Little
c/o W. Duvall & Associates, Inc.
530 E. Joppa Road
Towson, Maryland 21286

Re: Petition for Variance
Case No. 01-473-A
Property: 11737 Greenspring Avenue

Dear Mr. Little:

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 cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: Mr. & Mrs. Raymond Lee
11737 Greenspring Avenue
Timonium, Maryland 21093

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 11737 Greenspring Avenue

which is presently zoned RC 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) 1A04.3.B.2 (BCZR)

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE A PROPERTY LINE SETBACK OF 25' IN LIEU OF THE REQUIRED 50'

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

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):

Raymond Lee
Name - Type or Print

Signature
Diane Lee

Name - Type or Print
Diane F. Lee
Signature

11737 Greenspring Ave. (410)486-8228
Address Telephone No.
Baltimore, Maryland 21093
City State Zip Code

Representative to be Contacted:

Charles Merritt
Name c/o W. Duvall & Assoc., Inc.
530 East Joppa Road (410)583-9571
Address Telephone No.
Towson, Maryland 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By CTM Date 5/9/01

Case No. 01-473-A

REC'D 9/15/98

ORDER RECEIVED FOR FILING

Date 5/9/01

ZONING DESCRIPTION FOR: 11737 Greenspring Avenue

Beginning at a point on the North side of Greenspring Avenue which is 70' wide at the distance of 200 feet West of the centerline of the nearest improved intersecting street Sugarvale Way which is 50' wide.

* SEE METES & BOUNDS BELOW

As recorded in Baltimore County Land Records Deed Liber 7906 Folio 767 containing 112, 820, SF or 2.59 AC ±. Also known as 11737 Greenspring Avenue and located in the 8th Election District, 3rd Councilmanic District.

- (1) N 42° 55' 40" W 291.27'
- (2) N 51° 24' 25" E 395.00'
- (3) S 44° 29' 32" E 305.70'
- (4) S 29° 48' 10" W 175.45'
- (5) N 41° 28' 15" W 166.45'
- (6) S 30° 42' 40" W 248.99'

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92878

DATE 5/9/01 ACCOUNT 2001006 6150

AMOUNT \$ 50.00

RECEIVED FROM: RAYMOND H LEE

FOR: CIO VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTION TIME
5/9/2001 5/9/2001 09:23:22
BY: CASHIER LWL LW DRAWER 3
RECEIPT # 183076 OFLN
FOR: 5 520 ZONING CLERIFICATION
NO. 092878
Rec'd Tot 50.00
50.00 CK .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: #01-479-A
11757 Greenspring Avenue
N/S Greenspring Avenue
200' W centerline Sugarvale Way
8th Election District
3rd Councilmanic District
Legal Owners: Diane & Raymond Lee

Variance: to permit a proposed single family dwelling to have a property line setback of 25 feet in lieu of the required 50 feet.

Hearing: Friday, July 6, 2001 at 10:00 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.

6/17/01 June 21 01 C475938

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 6/21, 2001.

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



LEGAL ADVERTISING

ZONING NOTICE

CASE # 01-473-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROBERTSON & DUFFY ASSOCIATES
PLACE: 2100 N. WASHINGTON AVENUE
DATE AND TIME: FRIDAY, JULY 10, 2009
10:00 AM

ZONING NOTICE

CASE # 01-473-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROBERTSON & DUFFY ASSOCIATES
PLACE: 2100 N. WASHINGTON AVENUE
DATE AND TIME: FRIDAY, JULY 10, 2009
10:00 AM
REQUEST: VARIANCE TO PERMIT
A PROPOSED SINGLE-FAMILY
DWELLING TO HAVE AN OUTLINE
NEEDED THE BACK OF A LOT BEING
REMOVED

CERTIFICATE OF POSTING

RE: Case No.: 01-473-A

Petitioner/Developer: _____

DIANA & RAYMOND LEE

Date of Hearing/Closing: JULY 6, 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 _____

11737 GREENSPRING AVE.

The sign(s) were posted on JUNE 22, 2001

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RE: PETITION FOR VARIANCE
11757 Greenspring Avenue, N/S Greenspring Ave,
200' W of c/l Sugarvale Way
8th Election District, 3rd Councilmanic


Legal Owner: Raymond & Diane Lee
Petitioner(s)

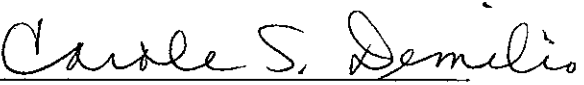
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-473-A

* * * * *

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 Chuck Merritt, W. Duvall & Assoc., Inc., 530 E. Joppa Road, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN



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: 01-473-A
11757 Greenspring Avenue
N/S Greenspring Avenue 200' W centerline Sugarvale Way
8th Election District – 3rd Councilmanic District
Legal Owners: Diane & Raymond Lee

Variance to permit a proposed single family dwelling to have a property line setback of 25 feet in lieu of the required 50 feet.

HEARING: Friday, July 6, 2001 at 10:00 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: Diana & Raymond Lee, 11737 Greenspring Ave, Baltimore 21093
Charles Merritt, W Duvall & Assoc Inc, 530 E Joppa Rd, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 24, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 24, 2001 Issue – Jeffersonian

Please forward billing to:

Raymond Lee
11737 Greenspring Avenue
Baltimore MD 21093

410 486-8228

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: 01-473-A
11757 Greenspring Avenue
N/S Greenspring Avenue 200' W centerline Sugarvale Way
8th Election District – 3rd Councilmanic District
Legal Owners: Diane & Raymond Lee

Variance to permit a proposed single family dwelling to have a property line setback of 25 feet in lieu of the required 50 feet.

HEARING: Friday, July 6, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
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: 01-473-A *SHOULD BE 11737*
11757 Greenspring Avenue
N/S Greenspring Avenue 200' W centerline Sugarvale Way
8th Election District -- 3rd Councilmanic District
Legal Owners: Diane & Raymond Lee

Variance to permit a proposed single family dwelling to have a property line setback of 25 feet in lieu of the required 50 feet.

HEARING: Friday, July 6, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon 622
Director

C: Diana & Raymond Lee, 11737 Greenspring Ave, Baltimore 21093
Charles Merritt, W Duvall & Assoc Inc, 530 E Joppa Rd, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 24, 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.

POST JUNE 22, 2001

17-G-11

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: 01-473-A

Petitioner: Raymond Lee

Address or Location: 11737 Greenspring Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Raymond Lee

Address: 11737 Greenspring Avenue

Baltimore, Maryland 21093

Telephone Number: (410)486-8228



Baltimore County
Department of Permits and
Development Management

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

June 29, 2001

Diane & Raymond Lee
11737 Greenspring Avenue
Baltimore MD 21093

Dear Mr. & Mrs. Lee:

RE: Case Number: 01-473-A, 11757 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 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. GJR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Chuck Merritt, W Duvall & Assoc. Inc., 530 E Joppa Road, 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

Sept
7/6

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~~16~~-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. Long

AFK/JL:MAC

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Dwight Little

Little + Associates 1045 Taylor Ave.
Suite 101, Towson
21286

Ray Lee

11737 Greenspring Ave.



NOTE :

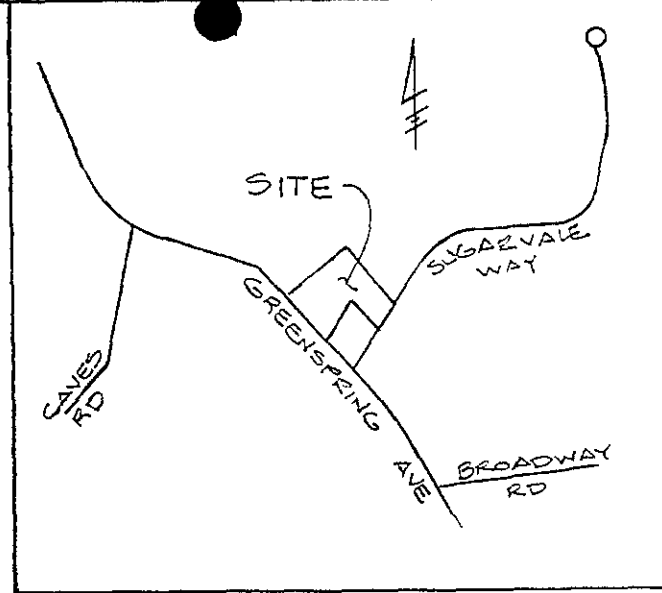
- THIS LOT IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN
- NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- NO PRIOR ZONING HISTORY
- ZONING FOR SITE IS RC-S - MAP NW 14 E

JOHN & KAREN SINGER
 89761595
 TAX ID 16-00008201

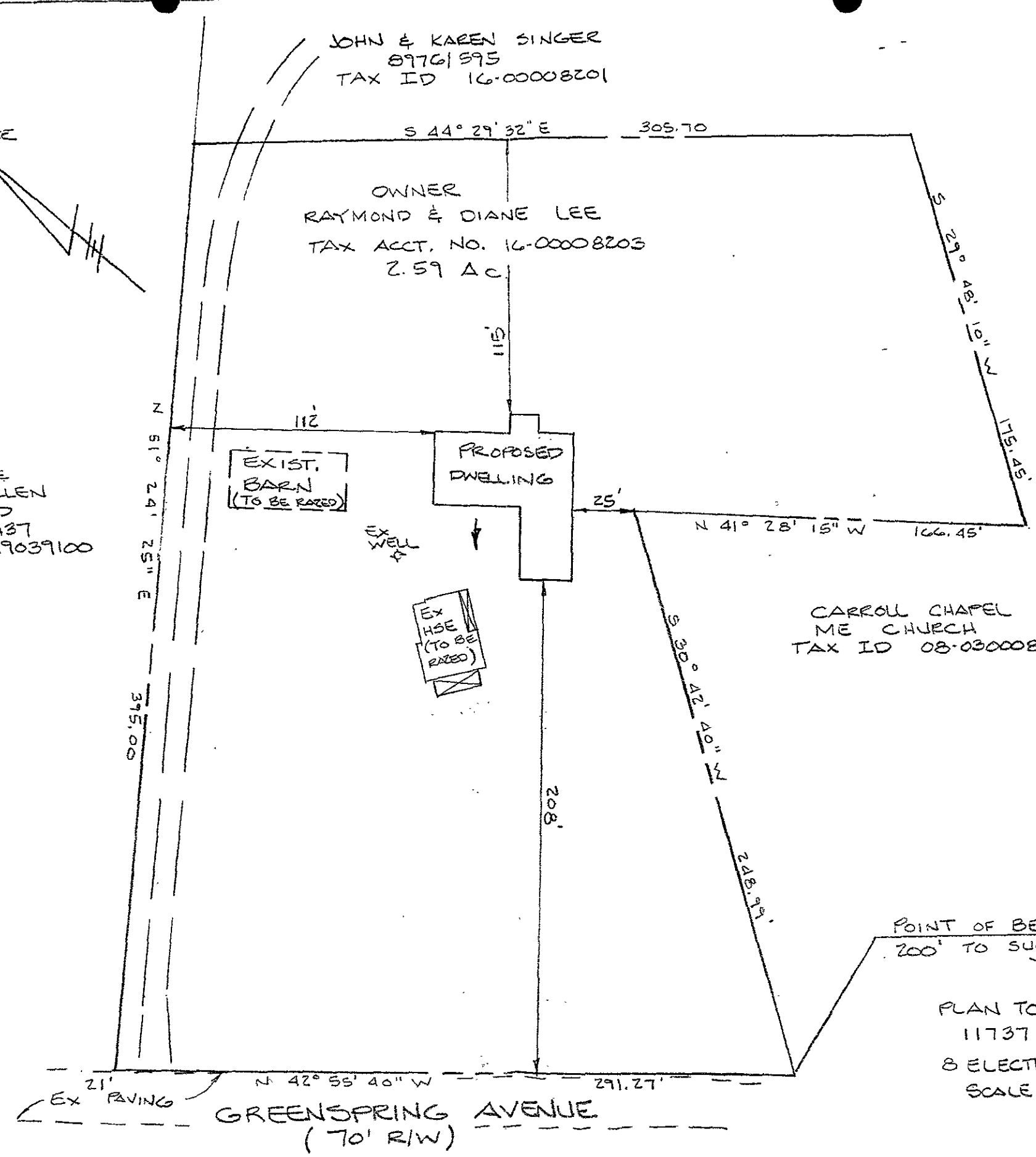
OWNER
 RAYMOND & DIANE LEE
 TAX ACCT. NO. 16-00008203
 2.59 AC

JOSEPH & MARY ELLEN
 MEDVED
 144431437
 TAX ID 08-19039100

CARROLL CHAPEL
 ME CHURCH
 TAX ID 08-03000875



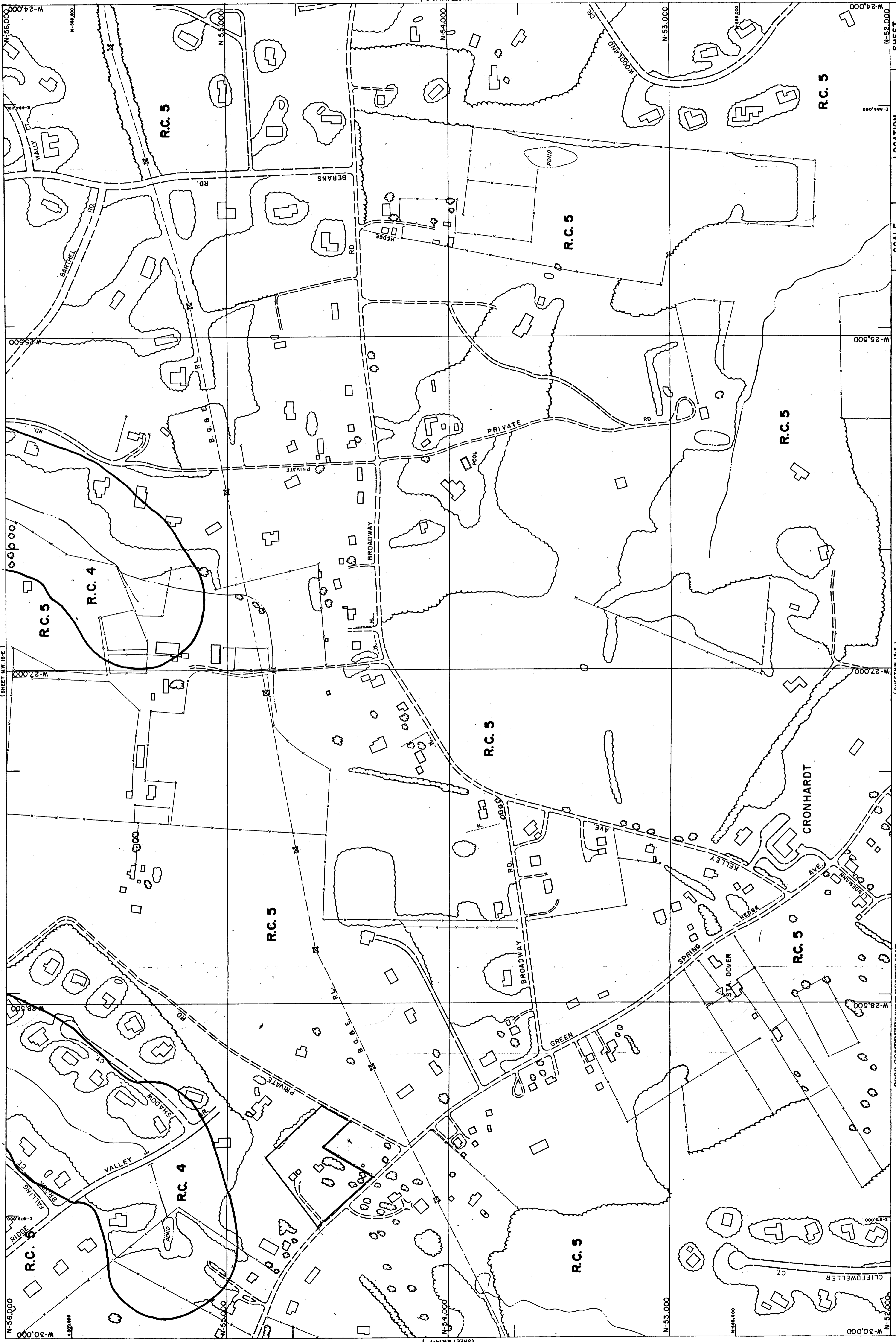
VICINITY MAP
 SCALE 1" = 1000'



Ref Ex #1

POINT OF BEGINNING
 200' TO SUGARVALE WAY

PLAN TO ACCOMPANY ZONING HEARING
 11737 GREENSPRING AVENUE
 8 ELECTION DISTRICT 3 COUNCILMANIC DIST.
 SCALE 1" = 50' 3/16/01



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

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Battaglia
Chairman, County Council

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	CRONHARDT
SHEET	N.W. 14-E

S-NW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210