

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Donerin Way, 255' E

Edgarwood Court

8th Election District

6th Councilmanic District

(3813 Donerin Way)

Stella and Philip Der

Petitioners

\*

BEFORE THE

\*

ZONING COMMISSIONER

\*

OF BALTIMORE COUNTY

\*

CASE NO. 01-522-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Stella and Philip Der. The variance request is for property located at 3813 Donerin Way in the Monkton area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage addition with a side yard setback of 35 ft. in lieu of the required 50 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR PLANS

Date

By

7/17/01

*R. Jensen*

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of July 2001, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage addition with a side yard setback of 35 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.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date 7/17/01  
By R. J. Johnson



Baltimore County  
Zoning Commissioner

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

July 17, 2001

Mr. & Mrs. Philip Der  
3813 Donerin Way  
Phoenix, Maryland 21131

Re: Petition for Administrative Variance  
Case No. 01-522-A  
Property: 3813 Donerin Way

Dear Mr. & Mrs. Der:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3813 DONGERIN WAY  
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) IA04.3B2 (BCZR) to permit a garage addition with a side yard setback of 35 feet in lieu of the required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print N/A  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

PHILIP DER  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
STELLA DER  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
3813 DONGERIN WAY 410-667-1755  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
PHOENIX MD 21131  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

WBUM  
Name \_\_\_\_\_ 410-512-4500  
849 FAIRMOUNT AVE SUITE 100  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
BALTIMORE MD 21206  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

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

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
DATE 7/17/01  
CASE NO. 01-522-A

Reviewed By JNP Date 6/11/01  
Estimated Posting Date 6/24/01

# Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 3813 DONERIN WAY  
Address  
PHOENIX MD 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

TOPOGRAPHY IS BETTER (FLATTER) ON THE RIGHT SIDE OF LOT TO FACILITATE A HANDICAP RAMP DESIGNED IN ACCORDANCE WITH A.D.A. STANDARDS

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.

Philip Der  
Signature  
Philip Der  
Name - Type or Print

Stella Der  
Signature  
STELLA DER  
Name - Type or Print

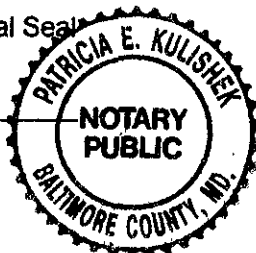
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Philip Der & Stella Der  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/9/2001  
Date



Patricia E. Kulish  
Notary Public  
My Commission Expires 12/23/2003

# Affidavit in Support of Administrative Variance

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

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

3813 DONERLIN WAY  
Address  
PHOENIX MD 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

TOPOGRAPHY IS BETTER (FLATTER) ON THE RIGHT SIDE OF LOT TO FACILITATE A HANDICAP RAMP DESIGNED IN ACCORDANCE WITH A.D.A. STANDARDS

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  
Philip Der  
Name - Type or Print

[Signature]  
Signature  
STELLA DER  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

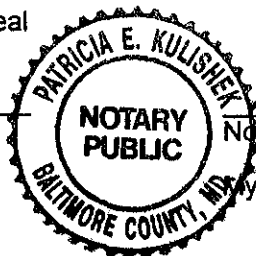
I HEREBY CERTIFY, this 9<sup>th</sup> day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Philip Der + Stella Der

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/9/2001  
Date



Patricia E. Kulish  
Notary Public

My Commission Expires 12/23/2003



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3813 DONERIN WAY  
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) 1A04.3B2 (BCZR) to permit a garage addition with a side yard setback of 35 feet in lieu of the required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print N/A \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

PHILIP DER

Name - Type or Print \_\_\_\_\_

Signature Philip Der

STELLA DER

Name - Type or Print \_\_\_\_\_

Signature Stella Der

3813 DONERIN WAY 410-667-1755

Address \_\_\_\_\_

PHOENIX

City \_\_\_\_\_

MD

State \_\_\_\_\_

Telephone No. \_\_\_\_\_

21131

Zip Code \_\_\_\_\_

## Representative to be Contacted:

WBCU

Name \_\_\_\_\_

849 FAIRMOUNT AVE

Address \_\_\_\_\_

BALTIMORE

City \_\_\_\_\_

MD

State \_\_\_\_\_

410-512-9500

SUITE 100

Telephone No. \_\_\_\_\_

21206

Zip Code \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

CASE NO. 01-522-A

REV 9/15/98

Reviewed By JNP Date 6/11/01

Estimated Posting Date 6/24/01

ZONING DESCRIPTION FOR #3813 DONERIN WAY  
(address)

Beginning at a point on the SOUTH side of  
(north, south, east or west)

DONERIN WAY which is 50- FEET  
street on which property fronts right-of-way width

wide at the distance of 255- FEET EAST of the  
(north, south, east or west)

centerline of the nearest improved intersecting street EDGARWOOD COURT  
street

which is 50- FEET wide. \*Being Lot # 19,  
right-of-way width

Block A, Section # — in the subdivision of MANOR GLEN  
subdivision

as recorded in Baltimore County Plat Book # 36, Folio # 131,

containing ONE ACRE Also known as #3813 DONERIN WAY  
acres (property address)

and located in the 10<sup>TH</sup> Election District, 6<sup>th</sup> Councilmanic District.

P. O'K / DER

PHONE NUMBER: 410-512-4621

01-522-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

1732

DATE

6/11/01

ACCOUNT

R-001-006-6150

AMOUNT

\$ 50.00

RECEIVED  
FROM

Patrick O'Keefe

FOR

Adm. Variance 01-522-A

3813 Donerin Way (Der. Petitioner)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

6/12/2001

6/11/2001

11:55:29

REC NO. 001

CASHIER JRI

JNR. DRAWER 1

RECEIPT # 047525

OFLN

Port 5

520 ZONING VERIFICATION

REC NO. 001732

Recpt 1

50.00

00.00 CF

.00 CA

12.00 CG

Baltimore County, Maryland

CASHIER'S VALIDATION

## CERTIFICATE OF POSTING

ADMIN.

RE: Case No.: 01-522-APetitioner/Developer: DER% O'KEEFEDate of Hearing/Closing: 7/9/01

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

Attention: Ms. Gwendolyn Stephens

|                   |              |         |            |
|-------------------|--------------|---------|------------|
| It* Fax Note 7871 |              | Date    | # of pages |
| To                | ROBIN/BETTY  | From    | O'KEEFE    |
| Co./Dept.         | ZONING COMM. | Co.     |            |
| Phone #           | 887-4380     | Phone # |            |
| Fax #             | 887-3468     | Fax #   | 324-4100   |

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 # 3813 DONERIN WAY

The sign(s) were posted on

6/23/01

(Month, Day, Year)

Sincerely,

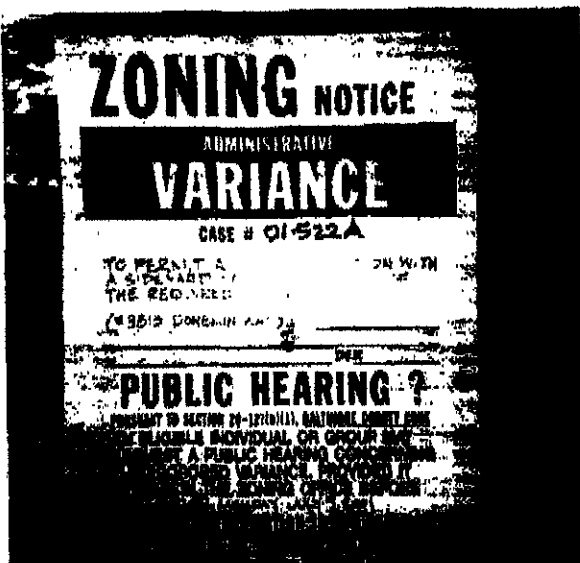
Patrick M. O'Keefe 6/30/01  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



01-522-A  
3813-DONERIN WAY  
DER 7/9/01

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 01- 522 -A

Address 3813 Donerin Way

Contact Person: Jeffrey Perlow  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/11/01

Posting Date: 6/24/01

Closing Date: 7/9/01

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

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

(Detach Along Dotted Line)

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 01- 522 -A

Address 3813 Donerin Way

Petitioner's Name Philip Der

Telephone 410-667-1755

Posting Date: 6/24/01

Closing Date: 7/9/01

Wording for Sign: To Permit a garage addition with a side yard setback of 35 feet in lieu of the required 50 feet.



Baltimore County  
Department of Permits and  
Development Management

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

July 11, 2001

Stella & Philip Der  
3813 Donerin Way  
Phoenix MD 21131

Dear Mr. & Mrs. Der:

RE: Case Number: 01-522-A, 3813 Donerin Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 11, 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.*  
GDZ

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: WBCM, 849 Fairmount Avenue, Suite 100, Baltimore 21286  
People's Counsel



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 18, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 9, 2001  
Item Nos. 521, 522, 524, 525, and 538

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

July 10, 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 July 2, 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:

521, 522, 523, 524, 525 and 538

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](http://www.co.ba.md.us)



AV  
7/9

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 2, 2001

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 01-513, & 01-522

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.

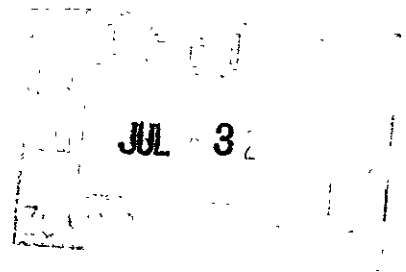
Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Low

AFK/JL:MAC





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 6.23.01

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

RE: Baltimore County  
Item No. 522 JHP

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*for* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

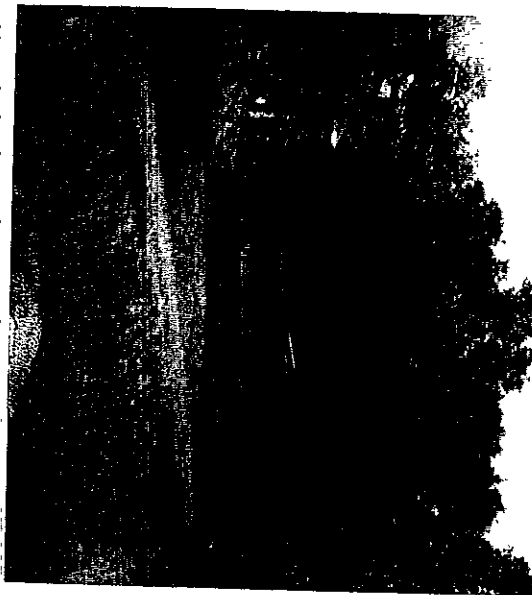


FRONT YARD #3813 DONERIN WAY  
P. DER. - LOT-19 (36/131)



RIGHT FRONT YARD #3813  
DONERIN WAY - LOT-19, BKK 'A'  
P. DER, OWNER

FRONT RIGHT #3813 DONERIN  
WAY (PAUL DER) LOT-19



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

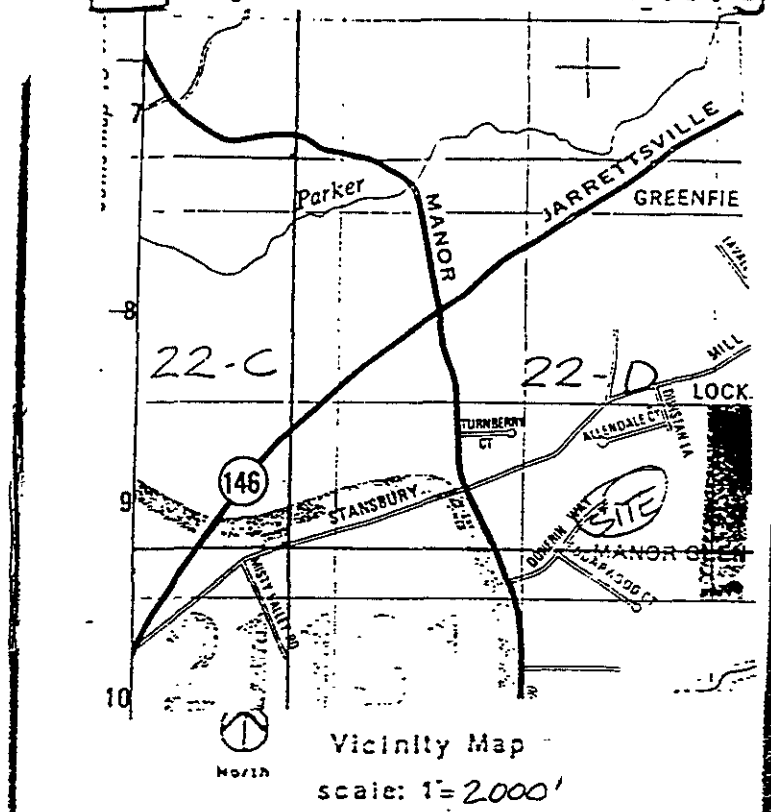
PROPERTY ADDRESS: #3813 DONERIN WAY

Subdivision name: MANOR GLEN.

plat book # 36, folio # 131, lot # 19, section # BL-A

OWNER: PHILIP DER, ETAL  
phone 512-4621 & 410-667-1755

FEMA - PANEL # 240010-0150-B  
ZONE 'C'



## LOCATION INFORMATION

Election District: 10th

Councilmanic District: 6th

1" = 200' scale map #: NE-22-D

Zoning: RC-5

Lot size: 1.0 AC ± 43,560 SF ±  
acreage square feet

SEWER: ☒ public ☒ private

WATER: ☒ public ☒ private

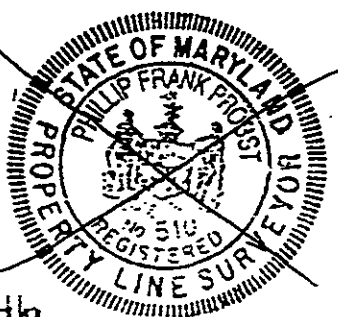
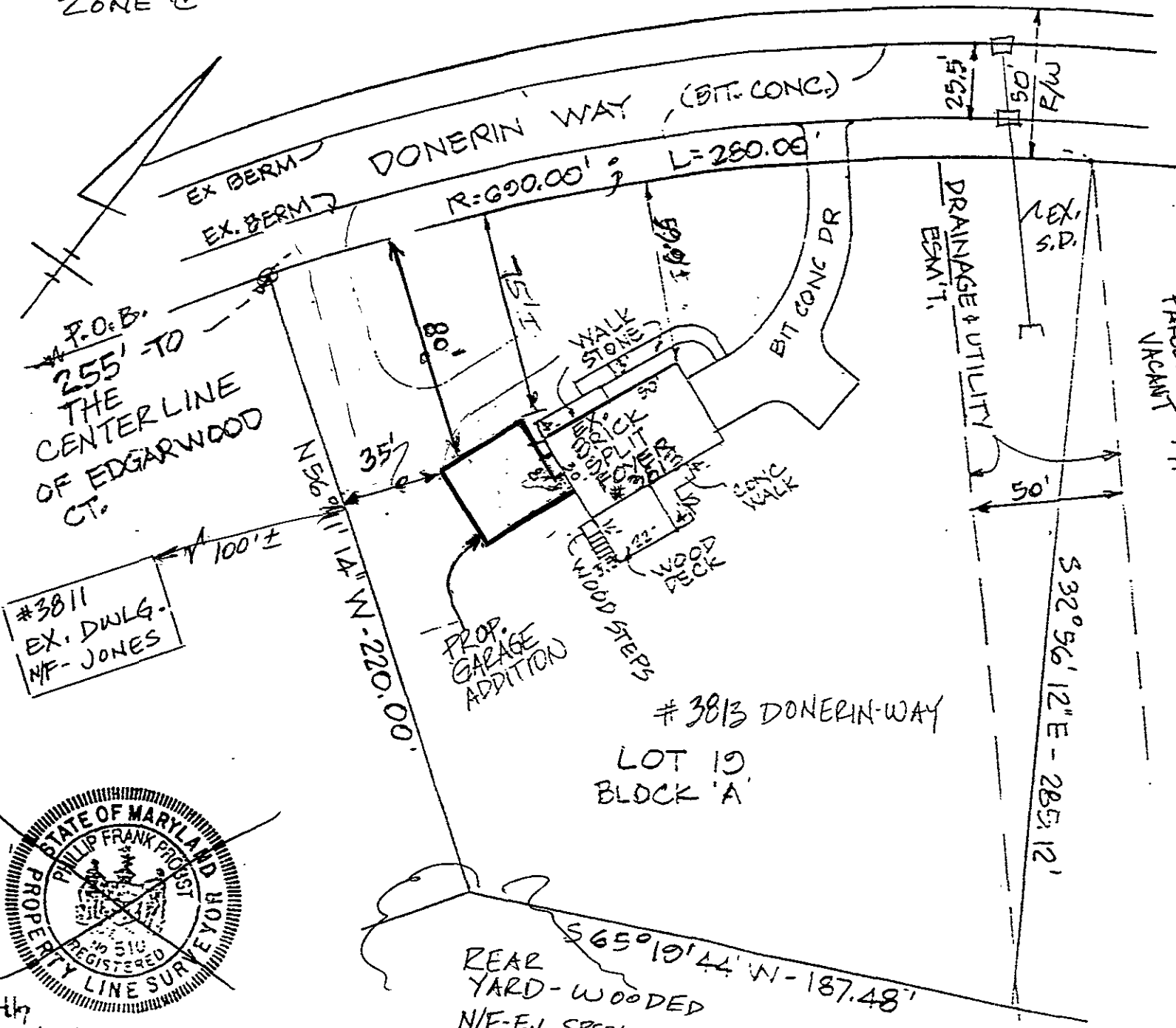
Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: N/A

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

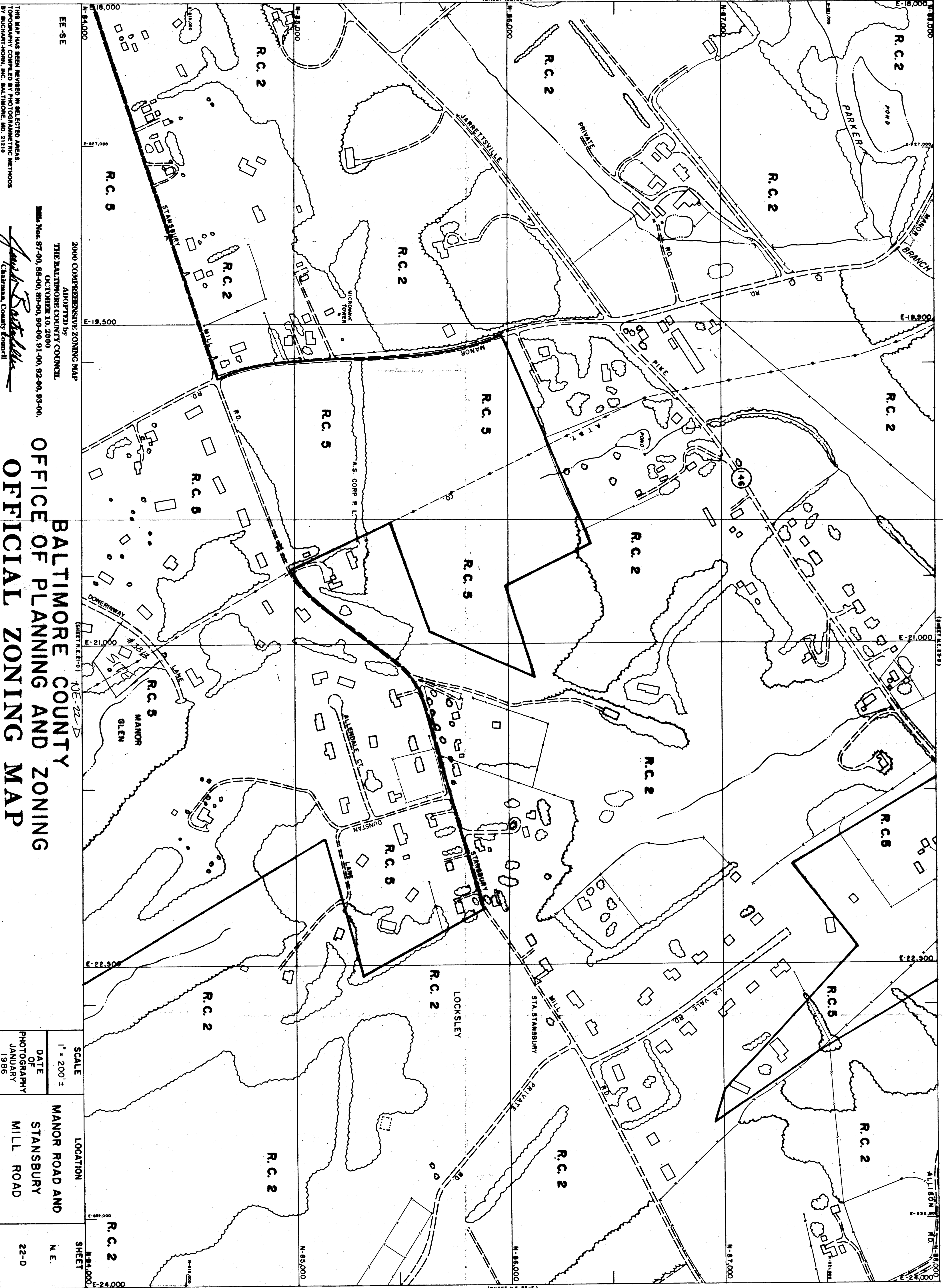
JNP 522 01-522-A



North  
date: 6/5/01  
prepared by: P.O. DER

REAR YARD - WOODED  
N/F-E.L. SPERL (LOT-16)  
Scale of Drawing: 1" = 30'

Ret. #1



01-522-A



NE 22-D

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

| SCALE                                        | LOCATION                                 | SHEET        |
|----------------------------------------------|------------------------------------------|--------------|
| 1" = 200' ±                                  | MANOR ROAD AND<br>STANSBURY<br>MILL ROAD | N E.<br>22-D |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                                          |              |