

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Golf Course Road, 50' N
centerline of West Golf Course Road
3rd Election District
3rd Councilmanic District
(301 Golf Course Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-543-A

Julia and Herbert May, III
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Julia and Herbert May, III, the legal owners of the subject property. The variance request is for property located at 301 Golf Course Road in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (detached garage) to be located in the side yard in lieu of the rear yard and to amend the previously approved Final Development Plan and Order in Case No. 00-376-A. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

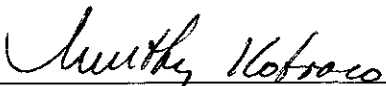
ORDER RECEIVED FOR FILING
Date 7/24/01
By [Signature]

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.

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


THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of July 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (detached garage) to be located in the side yard in lieu of the rear yard and to amend the previously approved Final Development Plan and Order in Case No. 00-376-A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
Date 7/24/01
By 



Baltimore County
Zoning Commissioner

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

July 24, 2001

Mr. & Mrs. Herbert A. May, III
301 Golf Course Road
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 01-543-A
Property: 301 Golf Course Road

Dear Mr. & Mrs. May:

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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK.raj
Enclosure

c: Mr. Matt Slater
11736 Greenspring Avenue
Lutherville, MD 21093

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 301 Golf Course Rd
which is presently zoned R.C. 2

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 TO PERMIT A PROPOSED (GARAGE) DETACHED ACCESSORY STRUCTURE TO BE IN SIDE YARD IN LIEU OF REAR YARD AND TO AMEND THE PREVIOUSLY APPROVED PLAN AND ORDER IN CASE # 00-376-A.

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:

Legal Owner(s):

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

Name - Type or Print Herbert R. May III
Signature [Signature]
Name - Type or Print John J. May
Signature [Signature]

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Address 301 Golf Course Rd. Telephone No. 410 581-0114
City Chingys Mills, Md. State _____ Zip Code 21117

Representative to be Contacted:

Name Math Slater Telephone No. 413 288-1296
Address 1736 Greenspring Ave.
City Lutherville, Md. State _____ Zip Code 21073

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, _____ 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. 01-543-A

Reviewed By VL Date 6/26/01

Estimated Posting Date 7/08/01

ORDER RECEIVED FOR FILING

Date 7/24/01
By [Signature]

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 361 Golf Course Rd.
Address
Quincy Mills, Md. 21117
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):

Due to the rear yard lim. as determined by the Baltimore County Zoning Dept. it is impossible to build a garage within the rear yard area.

(SEE ADDENDUM)

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.

Julia B. May
Signature
Julia B. May
Name - Type or Print

Herbert A. May III
Signature
Herbert A. May III
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JULIA B. MAY Herb May

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

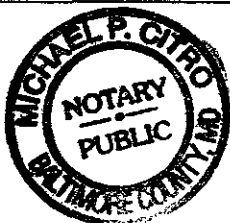
6/25/01

Date

Michael D. Citro

Notary Public

My Commission Expires 1/5/05



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 301 Golf Course Rd.
Address Trinity Mills, Md. 21117
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):

Due to the rear yard line, as determined by Baltimore County Zoning Dept., it is impossible to build a garage within the rear yard area.
(SEE ADDENDUM)

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.

Julia J. May Signature
Julia J. May Name - Type or Print
Herbert A. May III Signature
Herbert A. May III Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.
I HEREBY CERTIFY, this 25 day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
JULIA B. MAY Herb May
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
June 25, 2001
Date
Michael P. Citro
Notary Public
My Commission Expires 11/5/05





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at RC 1 301 GOLF COURSE RD
which is presently zoned RC 2

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) 460.1 to permit A. proposed

(Garage) detached accessory structure to be in side yard in lieu of rear yard. and to amend the previously approved plan and order in Case # 00-376-A

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Herbert A. May III
Name - Type or Print _____
Signature _____
June A. May
Name - Type or Print _____
Signature _____
301 Golf Course Rd. 410 581-5114
Address _____ Telephone No. _____
Drivings Mills, Md. 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

MAH Water
Name _____
11736 Gunnspring Blvd. 410 270-1796
Address _____ Telephone No. _____
Lutherville, Md. 21093
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 01-543-A

221 9/15/98

Reviewed By JL Date 6/26/01
Estimated Posting Date 7/08/01

543

Addendum to
Affidavit in support of Administrative Variance

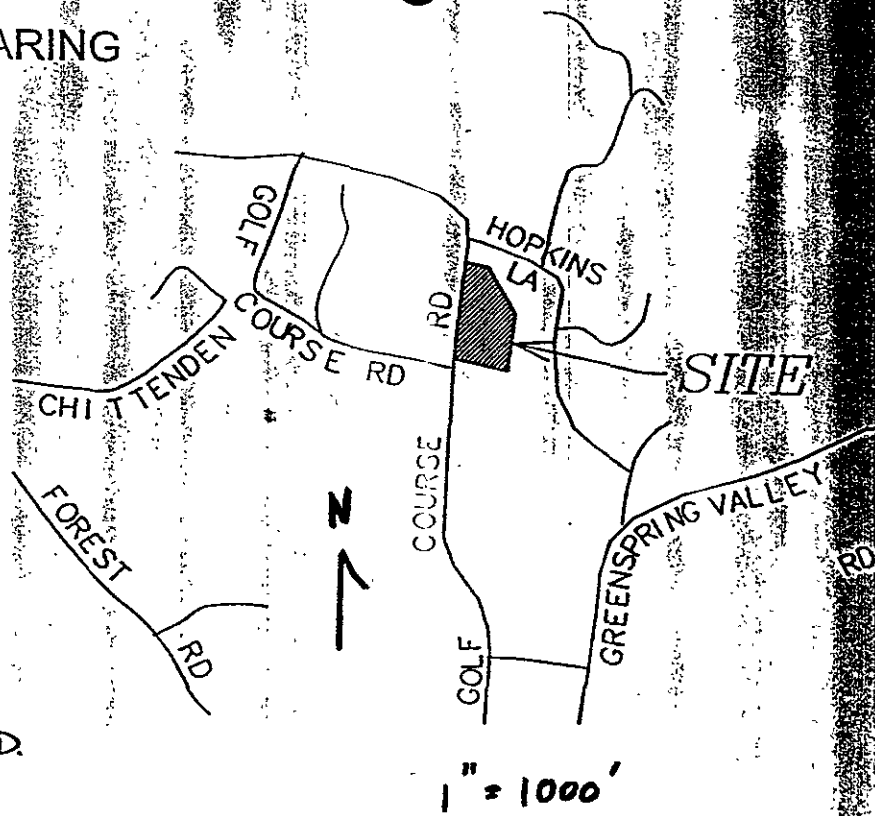
- Due to shape of property and topography, a garage cannot be constructed in the rear yard.

- The location of the garage at the head of the existing driveway and parking pad eliminates the need for a longer driveway.

- Connecting the garage to the existing house has proved completely impractical given the layout and design of that end of the building. It would require adding onto the rear of the family room and the result of that would be to cut off the working access to the back yard
(See photos)

543

LEARNING



IED.

Zoning Description

301 Golf Course Rd

Beginning at a point on the East side of Golf Course Rd, a 30' right of way, 50' Northeast of the centerline of West Golf Course Rd (extended thence binding Northerly along the Eastern right of way of Golf Course Rd.) Northerly 298.74 FT., Easterly 98.52 FT., Southeasterly 203 FT., Southerly 183.82 FT., then Westerly back to the point of beginning 238.31 FT. Being a 1.48 Acre lot in the 3rd Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 5A3

No.

3338

DATE 6/26/01

ACCOUNT 001 006 6150

AMOUNT \$ 100.00

RECEIVED FROM:

MAY

FOR:

RV FILING AND AMEND 00-376-A.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

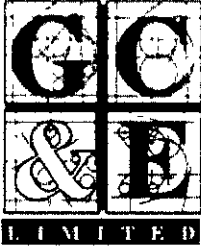
PAYMENT ACTUAL TIME
6/27/2001 6/26/2001 14:42:03

REC'D WS02 CASHIER SWAT SWAT DRAWER 2
>> RECEIPT # 177769 DELM

Dept 5 528 ZONING VERIFICATION
CR NO. 003338

Receipt Tot 100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-543-A
PETITIONER/DEVELOPER
Herbert and Julia May
DATE OF HEARING / CLOSING DATE
July 23, 2001

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

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

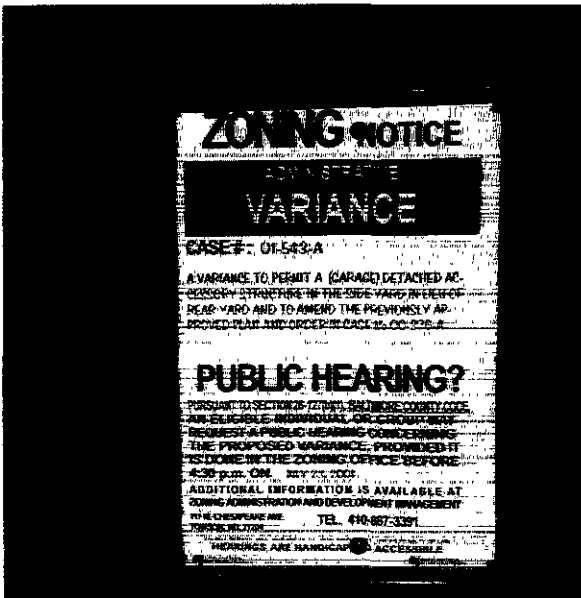
LOCATION
301 Golf Couse Road

DATE July 9, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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



7/6/01

POSTED ON July 6, 2001

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-543-A
Petitioner: Herbert + Julia May
Address or Location: 301 Golf Course Rd. Dwight Mills.
MD. 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Herbert + Julia May
Address: 301 Golf Course Rd.
Dwight Mills. Md. 21117
Telephone Number: 410-581-0914

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning Variance Special Hearing

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

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio# _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER:

WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 543 -A Address 301 GOLF COURSE RD.
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/26/01 Posting Date: 7/08/01 Closing Date: 7/23/01

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 543 -A Address 301 GOLF COURSE RD
Petitioner's Name HERBERT AND JULIA MAY Telephone 410 581 0914
Posting Date: 7/08/01 Closing Date: 7/23/01
 wording for Sign: TO PERMIT A (GARAGE) DETACHED ACCESSORY STRUCTURE IN THE SIDE YARD IN LIEU OF REAR YARD AND TO AMEND THE PREVIOUSLY APPROVED PLAN AND ORDER IN CASE # 00-376-A.



Baltimore County
 Department of Permits and
 Development Management

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

July 23, 2001

Julia & Herbert A May III
 301 Golf Court Road
 Owings Mills MD 21117

Dear Mr. & Mrs. May:

RE: Case Number: 01-543-A, 301 Golf Course Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
 Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Matt Vater, 11736 Greenspring Avenue, Lutherville 21093
 People's Counsel



John Alexander

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 2, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2001
Item Nos. 485, 527, 528, 529, 530, 532,
534, 536, 537, 540, 541, 542, 543, 544,
546, 547, 548, 549, and 550

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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 24, 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 16, 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:

527, 528, 529, 531, 533, 534, 535, 536, 539, 540, 541, 542, 543,
545, 548, 550, and 551

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



AV
7/23

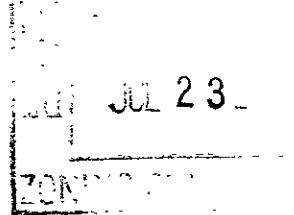
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 23, 2001

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 01-527, 01- 530, 01-536, 01-537, 01-540,
01-541, and 01- 543

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 M. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.23.01

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

RE: Baltimore County
Item No. 543

JJL

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

for

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

My telephone number is _____

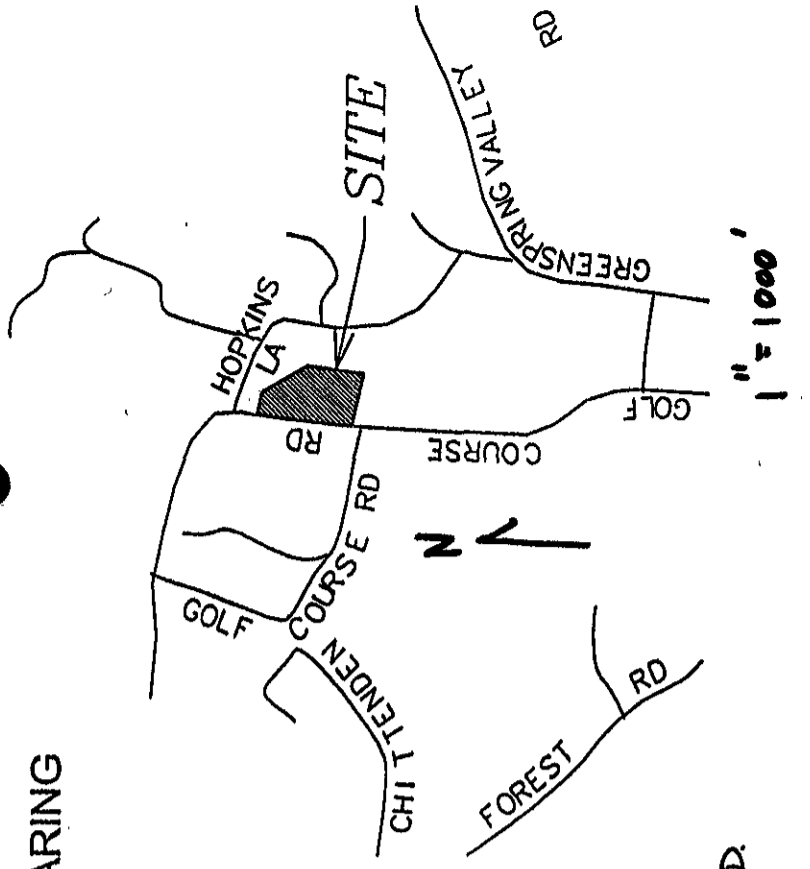
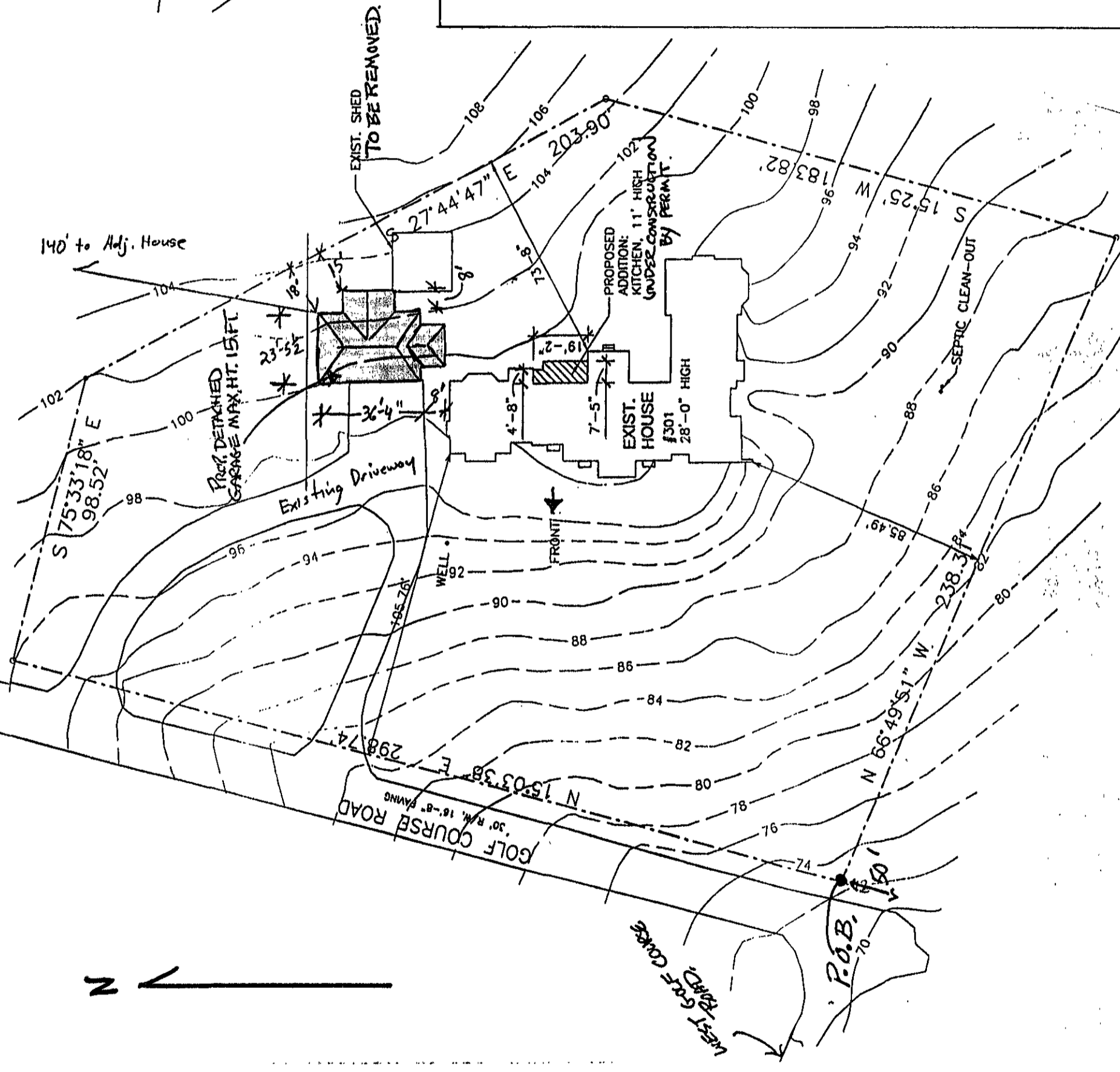
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

OWNER: JULIA B. MAY & HERBERT A. MAY III	
PROPERTY ADDRESS: 301 GOLF COURSE RD. OWINGS MILLS, MD 21117	
LOCATION INFORMATION	
COUNCILMANIC DISTRICT: 3	
ELECTION DISTRICT: 3	
1" = 200' MAP: NW-11G	
ZONING: RC-2	
LOT SIZE: 1.48 ACRES 64,555.33 S.F.	
PRIOR ZONING HEARINGS: NONE	CASE # 00-376-A
CHESAPEAKE BAY CRITICAL AREA: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SEWER: <input type="checkbox"/> PUBLIC <input checked="" type="checkbox"/> PRIVATE	
WATER: <input type="checkbox"/> PUBLIC <input checked="" type="checkbox"/> PRIVATE	
NOT IN FLOOD PLAIN	
SCALE: 1" = 40'	
DATE: June 26, 2001	
ZONING OFFICE USE ONLY	
REVIEWED BY: JL	ITEM #: _____ CASE #: _____

543

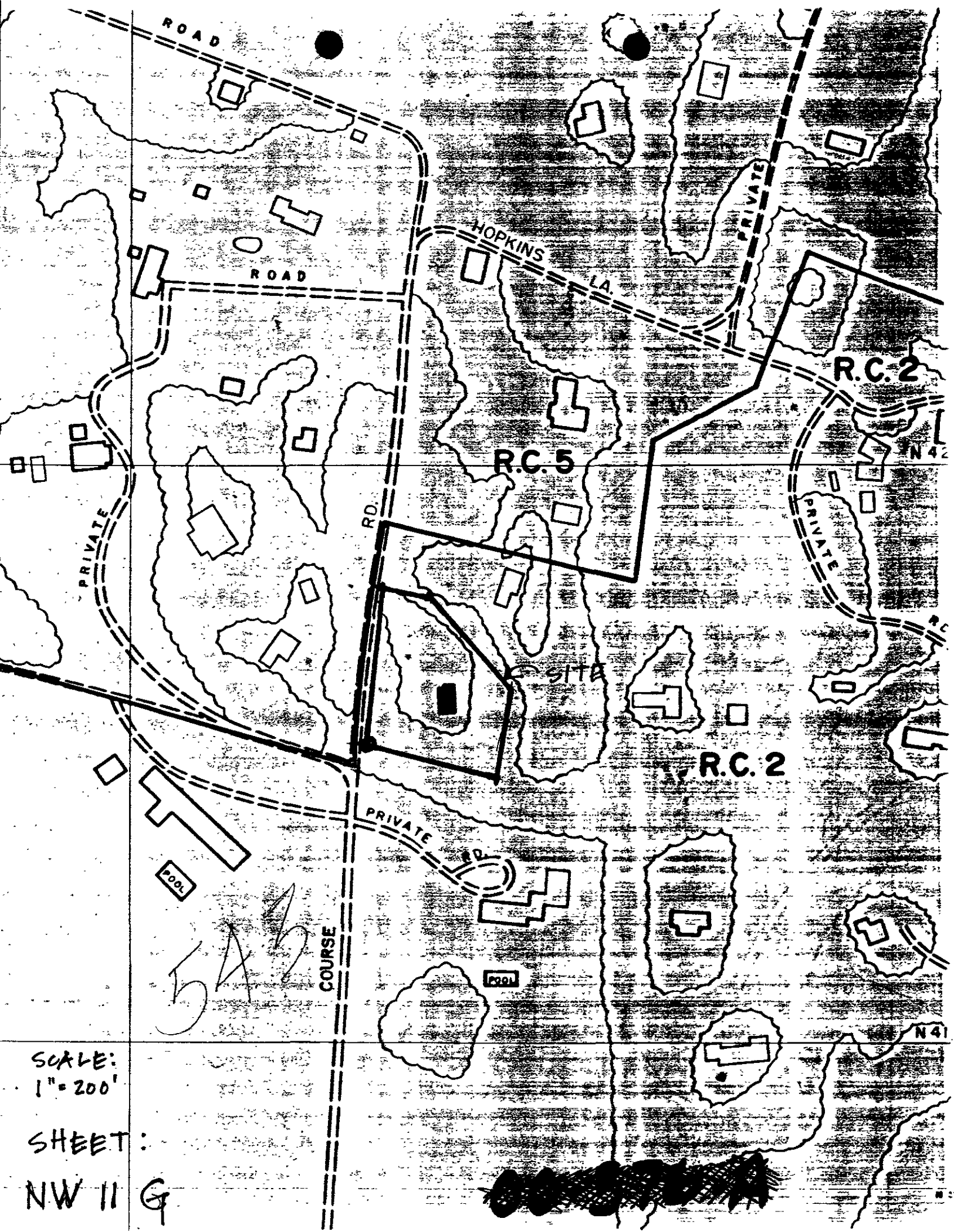


Zoning Description

301 Golf Course Rd

Beginning at a point on the East side of Golf Course Rd, a 30' right of way, 50' Northeast of the centerline of West Golf Course Rd (extended) thence bounding Northerly along the Eastern right of way of Golf Course Rd, 298.74 FT, Easterly 98.52 FT, Southeasterly 203 FT, Southerly 183.82 FT, then Westerly back to the point of beginning 238.31 FT. Being a 1.48 Acre lot in the 3rd Election District, 3rd Councilmanic District.

Pat Ex. #1



SCALE:
1" = 200'

SHEET:

NW 11 G

BA

COURSE

ROAD

ROAD

HOPKINS

LA.

PRIVATE

R.C. 2

R.C. 5

PRIVATE

RD.

PRIVATE

SITE

R.C. 2

POOL

PRIVATE

RD.

POOL

N 41





543

