

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Walnut Avenue, 550' E		
Garrison Forest Road	*	ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(3409 Walnut Avenue)		
	*	CASE NO. 02-008-A
Tanya and Alexander Gordon		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an Administrative Variance filed by Tanya and Alexander Gordon, legal owners of that property known as 3409 Walnut Avenue in the Owings Mills area of Baltimore County. The Petitioners herein seek relief from Section 1A00.3.B.3 (R.D.P. Zoning Regulations), to permit lot line setbacks of 30 ft. and 37 ft. in lieu of the required 50 ft. for 2 proposed additions. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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.

JAMES P. GORDON, JR. & DAUGHTER

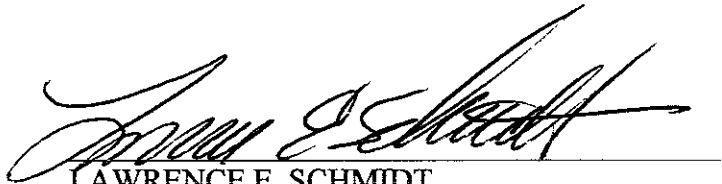
Date 8/13/01

By J.P. Gordon

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 13th day of August, 2001, that a variance from Section 1A00.3.B.3 (R.D.P. Zoning Regulations), to permit lot line setbacks of 30 ft. and 37 ft. in lieu of the required 50 ft. for 2 proposed additions, 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

ORDERED FOR FILING
Date 8/3/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 13, 2001

Mr. & Mrs. Alexander Gordon
3409 Walnut Avenue
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 02-008-A
Property: 3409 Walnut Avenue

Dear Mr. & Mrs. Gordon:

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, likely of Lawrence E. Schmidt.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3409 Walnut Ave
which is presently zoned R.C. 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) 1 A 00.3, B. 3 (R.D.P. ZONING REGULATIONS) TO PERMIT LOT LINE SETBACKS OF 30 FT. AND 37 FT. IN LIEU OF THE REQUIRED 50 FT. FOR 2 PROPOSED ADDITIONS.

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 _____

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.

Legal Owner(s):

Alexander Gordon

Name - Type or Print _____

Tanya A. Gordon

Signature _____

Tanya A. Gordon

Name - Type or Print _____

3409 Walnut Ave

Signature _____

h-410-363-8129

Address _____

Arwings Mills MD 21117

City _____

State _____

Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By VL Date 7/06/01

Estimated Posting Date 7/15/01

CASE NO. 02-008-A

RE 9/15/98

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 3409 WALNUT Ave
Address
OWINGS 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):

My currently disabled father is scheduled to have a triple bypass. After that he and my mother will be moving in with us for permanent living. In order to accommodate his needs, such as easy access to the house, we need to build a garage attached to the house, which will be beyond 50 feet from the edge of the property. Also, we need to build an addition, which we will use as living space for my parents.

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.

Alex Gordon
Signature
Alexander Gordon
Name - Type or Print

Tanya Gordon
Signature
TANYA A Gordon
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid personally appeared Alexander Gordon and Tanya Gordon

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

6/26/01
Date

Onna Braslasky
Notary Public

My Commission Expires 10.22.02

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 3409 WALNUT Ave
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City State Zip Code

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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.

Alexander Gordon
Signature
Alexander Gordon
Name - Type or Print

Tanya A Gordon
Signature
TANYA A Gordon
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Alexander Gordon and Tanya A. Gordon

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

6/26/01
Date

Inna Braslavsky
Notary Public
My Commission Expires 10.22.02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3409 Walnut Ave
which is presently zoned R.C. 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) 1A.003.B.3. (RDP Zoning Regulation)
TO PERMIT LOT LINE SETBACKS OF 30 FT. and 37 FT. IN LIEU
OF THE REQUIRED 50 FT. FOR 2 PROPOSED ADDITIONS.

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):

Alexander Gordon

Name - Type or Print

Signature

Tanya A. Gordon

Name - Type or Print

Signature

3409 Walnut Ave h-410-363-8129 w-410-454-3139

Address

Telephone No.

Arwings Mills MD 21117

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 02-008-A

Reviewed By VL Date 7/06/01

REU 9/15/98

Estimated Posting Date 7/15/01

008

ZONING DESCRIPTION

Zoning Description 3409 Walnut Ave.
(address)

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

Walnut Ave. which is ~~550~~ VARIABLE DISTANCE
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 550 FT, EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved interesting street Garison Forest Rd,
(name of street)

which is 70 FT. wide. Being Lot # 12
(number of feet of right-of-way width)

Block —, Section # B in the subdivision of TIMBERFIELD IN THE
(name of subdivision) valley

as recorded in Baltimore County Plat Book # 37, Folio # 150,

containing 1.003 AC. ±. Also known as 3409 WALNUT AVE
(square feet or acres) (property address)

and located in the 4TH Election District, 3RD. Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3335

008 JL

DATE 7/06/01 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: MR. GORDON

FOR: RES VAR FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/06/2001 7/06/2001 10:05:05

MS05 CASHIER MSTE MES DRAWER 5
RECEIPT # 216572 OFLN
Dept 5 528 ZONING VERIFICATION
ID. 003335

Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.:

02-008-A

Petitioner/Developer:

Date of Hearing/Closing:

7/30/01

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's Fax Note	7871	Date	# of pages
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMM.	Co.	
Phone #	301-4386	Phone #	
Fax #	887-3468	Fax #	324-4138

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 #3409

The sign(s) were posted on

(Month, Day, Year)

Sincerely,

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

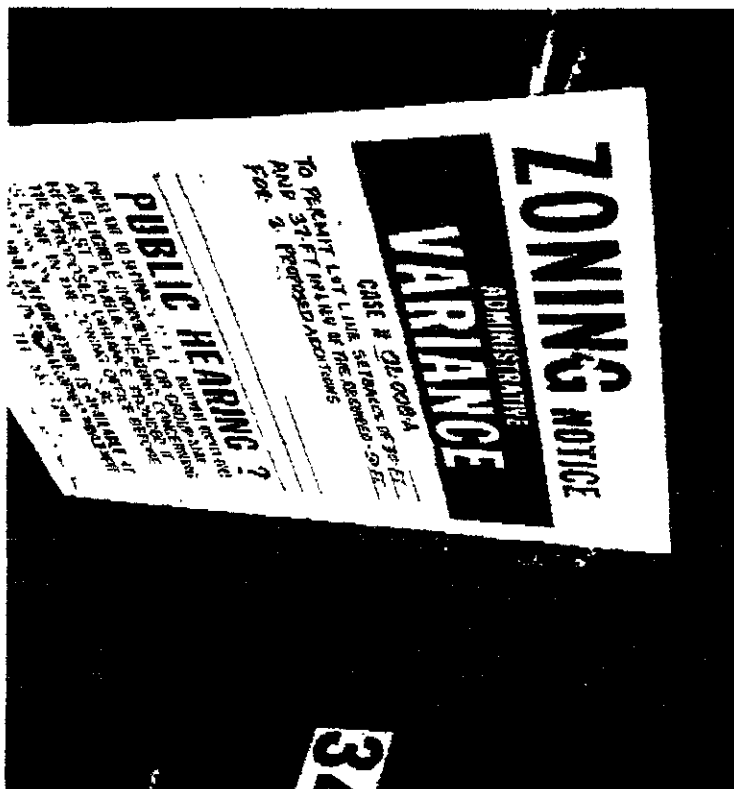
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



**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: 02 008 A
Petitioner: Alexander's Tanya Gordon
Address or Location: 3409 Walnut Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alexander Gordon
Address: 3409 Walnut Ave
Owings Mills, MD 21117
Telephone Number: 410-363-8129

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 008 -A Address 3409 WALNUT AVE.

Contact Person: JOHN LEWIS, Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/06/01 Posting Date: 7/15/01 Closing Date: 7/30/01

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 02- 008 -A Address 3409 WALNUT AVE.

Petitioner's Name JOHN LEWIS, Telephone 410 363-8129
454-3139

Posting Date: 7/15/01 Closing Date: 7/30/01

Wording for Sign: To Permit LOT LINE SETBACKS OF 30 FT. AND 37 FT. IN
LIEU OF THE REQUIRED 50 FT FOR 2 PROPOSED ADDITIONS,



Baltimore County
Department of Permits and
Development Management

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

August 1, 2001

Tanya A & Alexander Gordon
3409 Walnut Avenue
Owings Mills MD 21117

Dear Mr. & Mrs. Gordon:

RE: Case Number: 02-008-A, 3409 Walnut Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item Nos. 514, 001, 002, 003, 005, 006,
007, 008, 010, 011, 012, and 015

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

August 7, 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 30, 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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

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
7/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 07, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-514, 02 001, 02-002, 02-008, 02-010,
and 02-012

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.

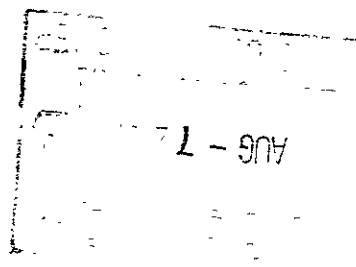
Prepared by:

Mark A. Cunningham

Section Chief:

Gayle L. Kern

AFK/JL:MAC





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.6.01

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

RE: Baltimore County
Item No. 008 JL

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,

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

My telephone number is _____

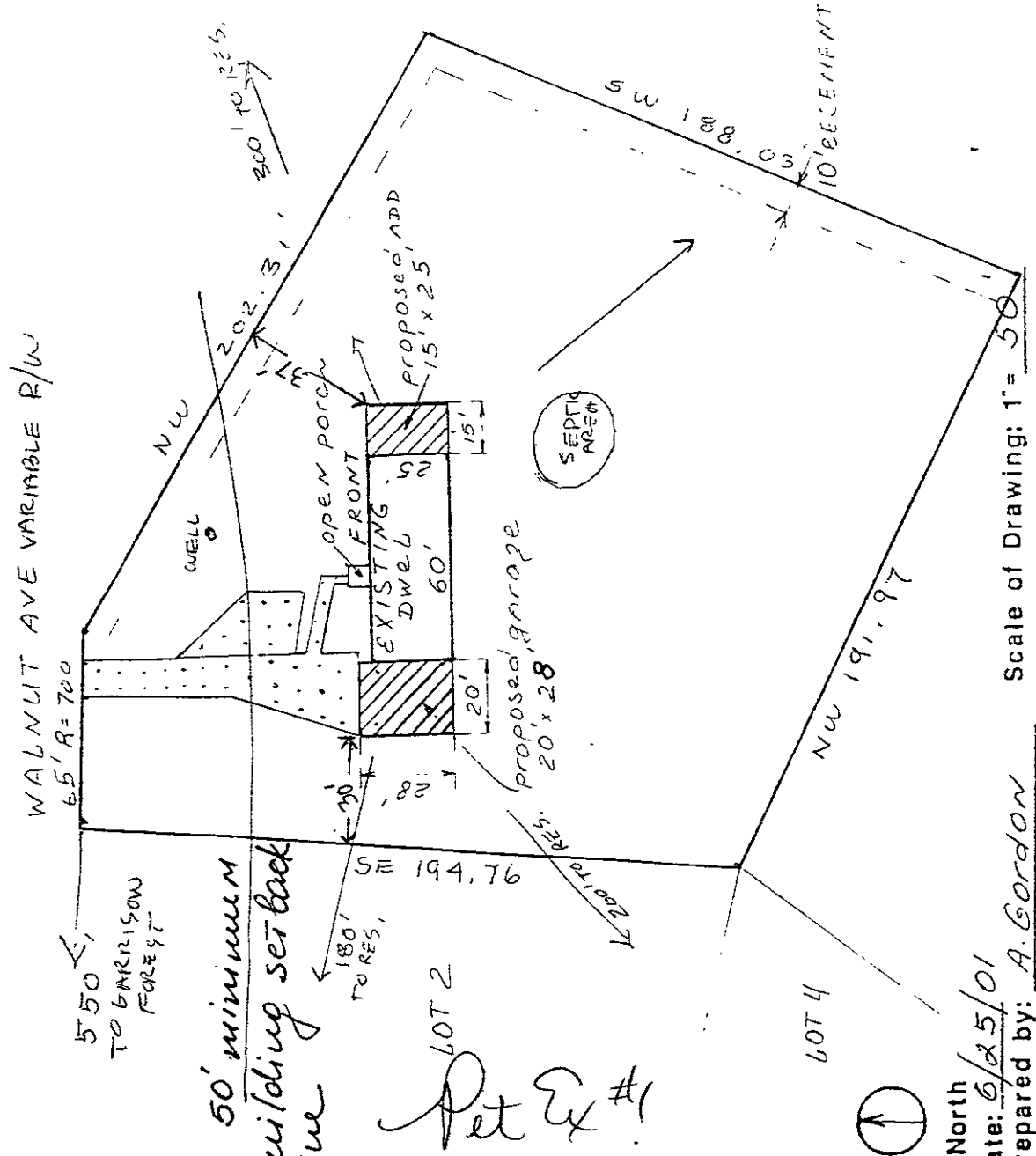
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 3409 Walnut Ave
TIMBERFIELD in the valley
 subdivision name:
 plat book # 37, folio # 150, lot # 12, section # B
 OWNER: Alexander & Tanya Gordon



Pet Ex #1

North
 Date: 6/25/01
 Prepared by: A. Gordon

Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 4
 Councilmanic District: 3
 1"=200' scale map: NW 15 H
 Zoning: R.C. 5
 Lot size: 1.003 45081.62
 acreage square feet

NOT IN FLOOD PLAIN
 PUBLIC PRIVATE
 SEWER: ☐ ☒
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: None
#81-80-A

Zoning Office USE ONLY!

reviewed by: VL ITEM #: 02-008 CASE #: A

N 58,000

R.C. 5

WALNUT AVE.

FOREST

550'

SITE

N 57,000

R.C. 5

D.R. 1

RD.

NANCY ELLEN WAY

N 590,000

NW 15 H

0 100'

The map is a hand-drawn sketch of a residential area. A diagonal road, labeled 'RD.', runs from the bottom left towards the top right. To the left of this road is a 'FOREST' area, indicated by a dashed line and some cloud-like shapes. To the right of the road are several rectangular buildings of varying sizes. A horizontal street, labeled 'WALNUT AVE.', runs across the middle of the map. Another horizontal street, labeled 'NANCY ELLEN WAY', runs across the bottom. A specific location is marked with a dot and labeled 'SITE'. A distance of '550'' is indicated between the road and the site. The map is divided into sections labeled 'R.C. 5' and 'D.R. 1'. A 'NW 15 H' area is marked in the bottom left corner. Grid lines are present, with labels 'N 58,000', 'N 57,000', and 'N 590,000'.

The map is a hand-drawn sketch of a residential area. A diagonal road, labeled 'RD.', runs from the bottom left towards the top right. To the left of this road is a 'FOREST' area, indicated by a dashed line and some cloud-like shapes. To the right of the road are several rectangular buildings of varying sizes. A horizontal street, labeled 'WALNUT AVE.', runs across the middle of the map. Another horizontal street, labeled 'NANCY ELLEN WAY', runs across the bottom. A specific location is marked with a dot and labeled 'SITE'. A distance of '550'' is indicated between the road and the site. The map is divided into sections labeled 'R.C. 5' and 'D.R. 1'. A 'NW 15 H' area is marked in the bottom left corner. Grid lines are present, with labels 'N 58,000', 'N 57,000', and 'N 590,000'.

N 58,000

R.C. 5

WALNUT AVE.

FOREST

550'

SITE

N 57,000

R.C. 5

D.R. 1

RD.

NANCY ELLEN WAY

N 590,000

NW 15 H

0 100'

[illegible][illegible][illegible]

N 58,000

R.C. 5

WALNUT AVE.

FOREST

550'

SITE

N 57,000

R.C. 5

D.R. 1

RD.

NANCY ELLEN WAY

N 590,000

NW 15 H

0 100'

[illegible][illegible][illegible][illegible]

N 58,000

R.C. 5

WALNUT AVE.

FOREST

550'

SITE

N 57,000

R.C. 5

D.R. 1

RD.

NANCY ELLEN WAY

N 590,000

NW 15 H

0 100'

N 58,000

R.C. 5

WALNUT AVE.

FOREST

550'

SITE

N 57,000

R.C. 5

D.R. 1

RD.

NANCY ELLEN WAY

N 590,000

NW 15 H

0 100'

N 58,000

R.C. 5

WALNUT AVE.

FOREST

550'

SITE

N 57,000

R.C. 5

D.R. 1

RD.

NANCY ELLEN WAY

N 590,000

NW 15 H

0 100'

N 58,000

R.C. 5

WALNUT AVE.

FOREST

550'

SITE

N 57,000

R.C. 5

D.R. 1

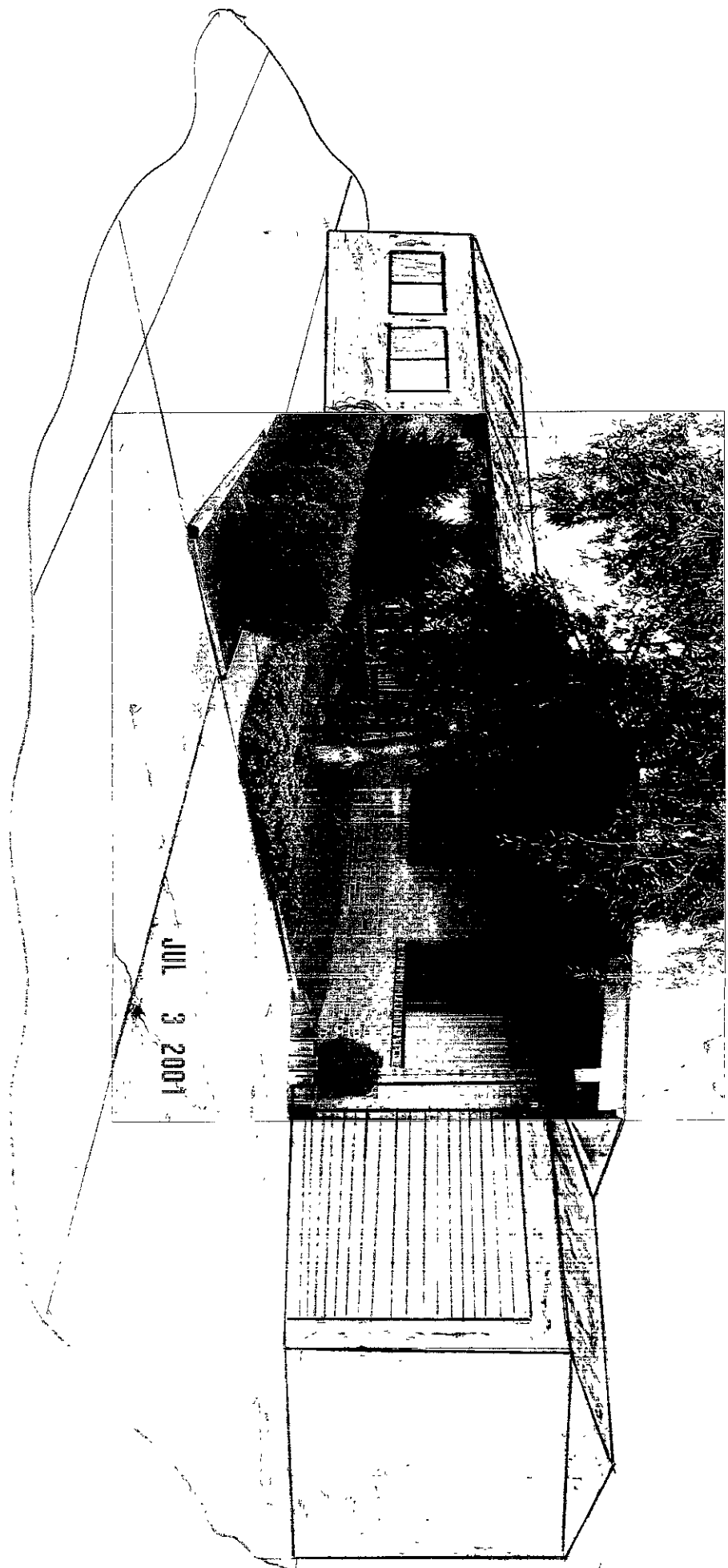
RD.

NANCY ELLEN WAY

N 590,000

NW 15 H

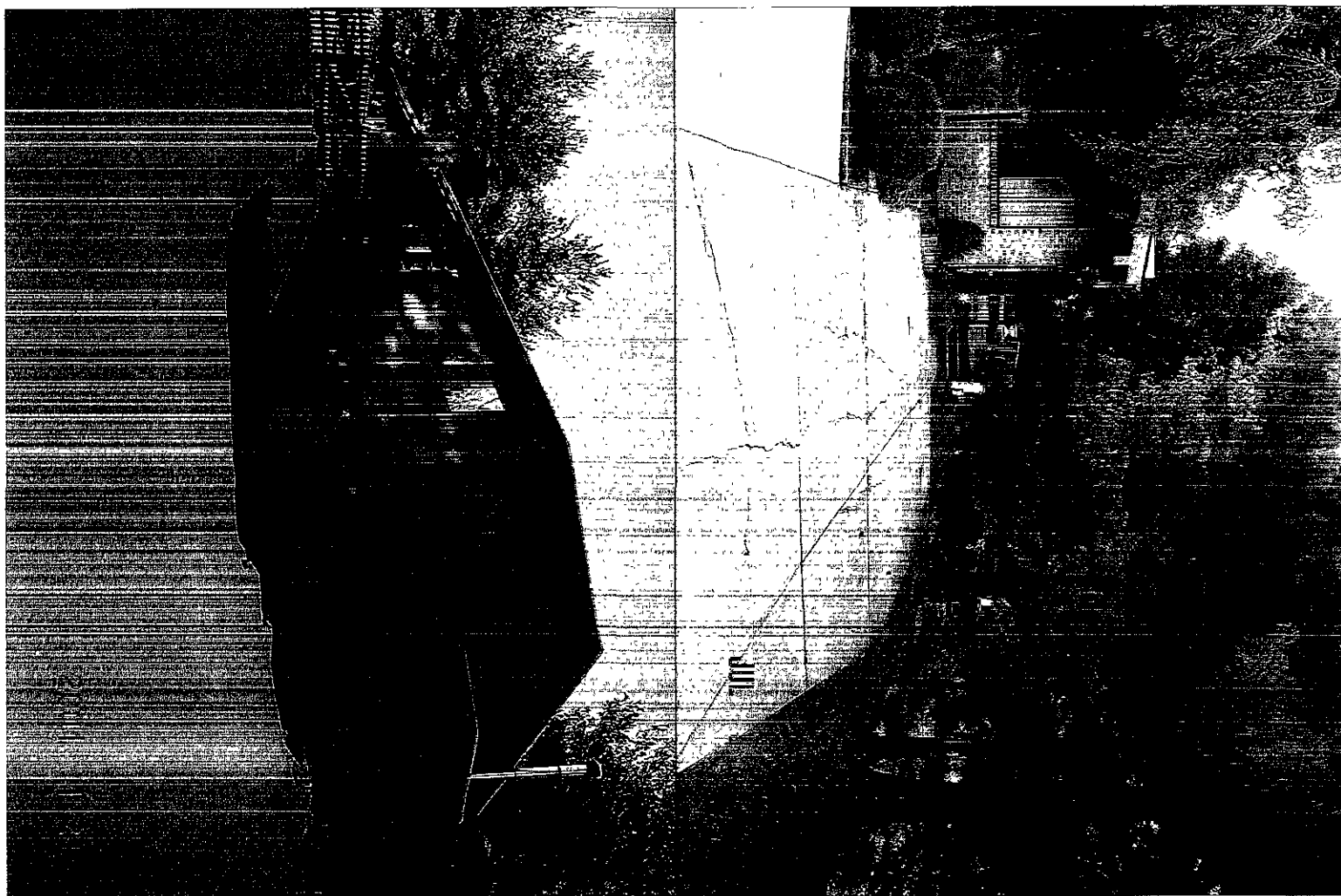
0 100'

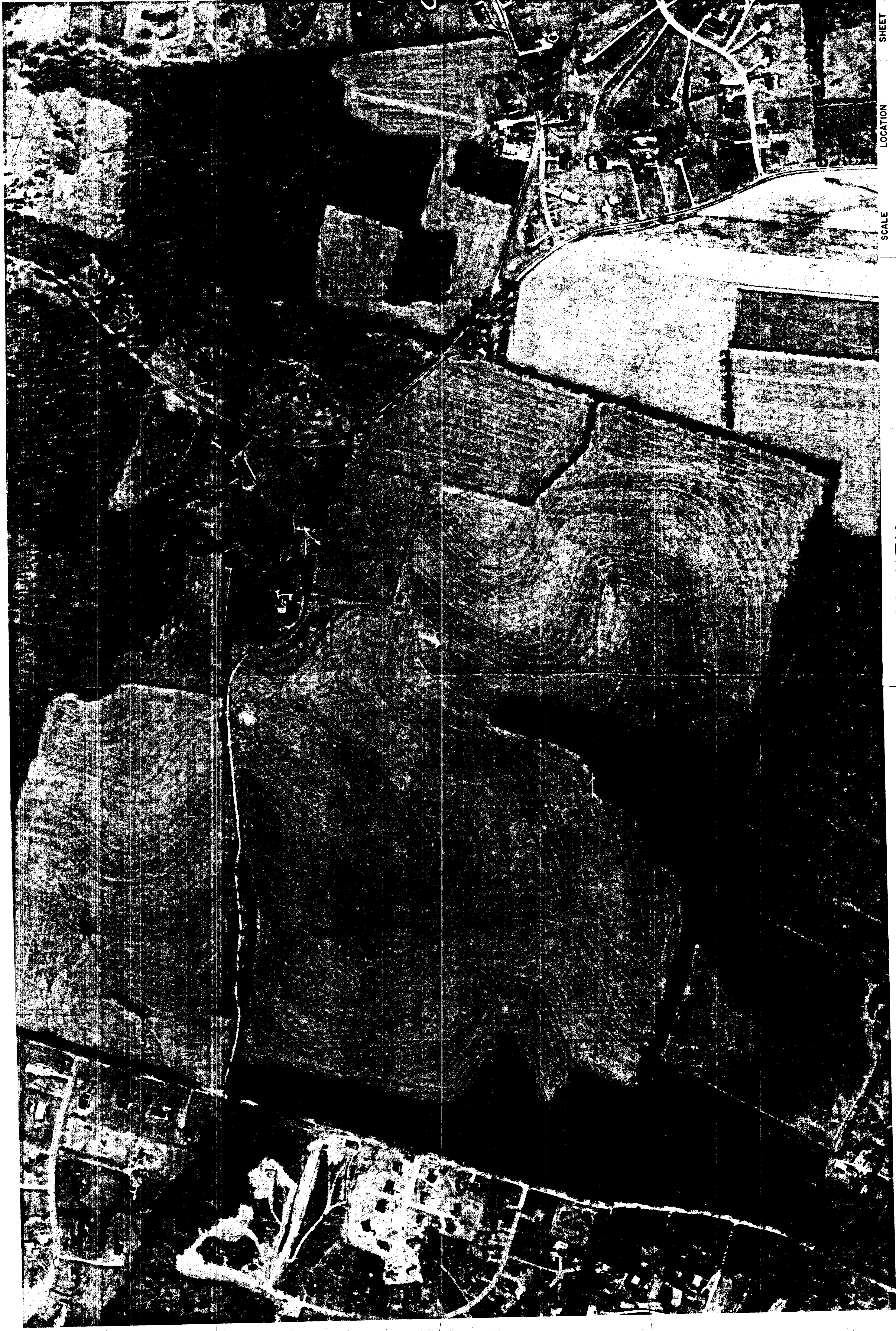


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LOCATION		SHEET
TIMBER GROVE		N W 15-H
SCALE	DATE OF PHOTOGRAPHY	
1" = 200' ±	JANUARY 1986	

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP