

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW corner Superior		
& Montreal Avenues	*	ZONING COMMISSIONER
9th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(2825 Superior Avenue)		
	*	CASE NO. 02-011-A
Karen A. Kansler		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an Administrative Variance filed by Karen A. Kansler, legal owner of that property known as 2825 Superior Avenue in the Cub Hill area of Baltimore County. The Petitioner herein seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 17 ft. for an addition to a single-family dwelling in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 Petitioner.

ORDER RECEIVED FOR FILING

Date

8/13/01

By

K. P. Johnson

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 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 17 ft. for an addition to a single-family dwelling in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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

8/13/01

By

R. Joneson



**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

Mrs. Karen A. Kansler
2825 Superior Avenue
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 02-011-A
Property: 2825 Superior Avenue

Dear Mrs. Kansler:

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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Mr. Richard Hannibal
1745 Wycliffe Avenue
Baltimore, MD 21234





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2825 Superior Ave.
which is presently zoned D.R.-S.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) 1B02.3.c.1 to permit a

front yard setback of 17 ft. for an addition to a SFD in lieu of the required 25 ft.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

Zip Code

Telephone No.

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

CASE NO. 02-011-A

Reviewed By BR Date 7/9/01

Estimated Posting Date 7/22/01

REV 9/15/98

ORDER RECEIVED FOR FILING

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 2825 Superior Ave.
Address
Baltimore Maryland 21234
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):

I am putting on an addition to existing house in order to improve living conditions and increase value and aesthetics of the property. Improvements include a new family/great room; larger kitchen, bath & bedroom; and additional storage space needed for growing family. No matter how I configure addition, it would require a variance. The proposed addition is the best alternative. It accomplishes all objectives while minimizing building toward my neighbors' property.

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

Name - Type or Print

Karen A. Kansler
Signature

Karen A. Kansler
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

Linda M. Regner
Notary Public

My Commission Expires

REU 09/15/98

MY COMMISSION EXPIRES
JUNE 1, 2002
NOTARY PUBLIC STATE OF MD

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Address
Baltimore Maryland 21234
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.

Signature

Karen A. Knsler
Signature

Name - Type or Print

Karen A. Knsler
Name - Type or Print

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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

Date June 25, 2001

Linda M. Begner
Notary Public

My Commission Expires

REN 09/15/98

MY COMMISSION EXPIRES
JUNE 1, 2002
NOTARY PUBLIC STATE OF MD



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2825 Superior Ave.
which is presently zoned D.R.-S.15

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)

1B02.3.C.1 to permit a front yard setback of 17 ft. for an addition to a SFD in lieu of the required 25 ft.

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.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print only 1 owner

Signature

Address

City State Zip Code

Representative to be Contacted:

Name

Address

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. 02-011-A

REV 9/15/98

Reviewed By Bh Date 7/9/01

Estimated Posting Date 7/22/01

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 2825 Superior Avenue, Baltimore, MD 21234

Beginning at a point on the SW corner of Superior & Montreal Avenues which are 40 ft.

wide. Being Lot# 196, 197 and part of 195

in the subdivision of Harford Farms as recorded in

Baltimore County Plat Book # 5, Folio # 89,

containing 6,669 sq. ft. Also known as 2825 Superior Avenue and

located in the 9th Election District, 6th Councilmanic District.

#011

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

1790

DATE

7/9/01

ACCOUNT

12001-006-6150

AMOUNT \$

50.00

RECEIVED

FROM:

Gary Klingert Meyer

FOR:

Zoning administrative

variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #1011

PAID RECEIPT

PAYMENT

ACTUAL

TIME

7/09/2001

7/09/2001

08:36:55

MS03

CASHIER

RBOG

LRB

DRAWER

RECEIPT #

190236

OFLH

Dept

5

528 ZONING VERIFICATION

NO.

001790

Recpt Tot

50.00

.00 CK

50.00

CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-011-A

Petitioner/Developer: _____

KAREN KANSLER

Date of Hearing/Closing: 8/06/01

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

Attention: Ms. Gwendolyn Stephens

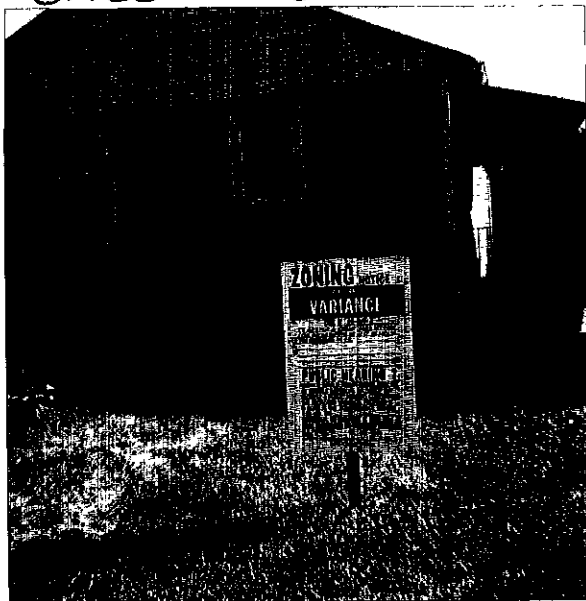
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2825 SUPERIOR AVE.

The sign(s) were posted on 7/22/01
(Month, Day, Year)

CASE # 02-011-A



2825 SUPERIOR AVE.
POSTED 7/22/01

Richard E. Hoffman 7/22/01

Sincerely,

Richard E. Hoffman 7/22/01

(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)

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: 02-011-A

Petitioner: Karen Kansler

Address or Location: 2825 Superior Ave., Baltimore, MD. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Kansler

Address: 2825 Superior Ave.

Baltimore, Maryland 21234

Telephone Number: 410-661-3743

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 011 -A Address 2825 Superior Ave.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 7/9/01 Posting Date: 7/22/01 Closing Date: 8/06/01

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- 011 -A Address 2825 Superior Ave.Petitioner's Name Karen Kansler Telephone 410-661-3743 (h)Posting Date: 7/22/01 Closing Date: 8/06/01 410-532-4698 (wk)Wording for Sign: To Permit a front yard setback (for an addition) of
17 ft. in lieu of the required 25 ft.



Baltimore County
Department of Permits and
Development Management

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

August 6, 2001

Karen A Kansler
2825 Superior Avenue
Baltimore MD 21234

Dear Ms Kansler:

RE: Case Number: 02-011-A, 2825 Superior Avenue

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

WCR: gdz

Enclosures

c: Richard Hannibal, 1745 Wycliffe Avenue, Baltimore 21234
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



AY
8/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 08, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-006 & 02-011**

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: Gary L. Kerns

AFK/JL:MAC

AUG - 8



**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. 011 BR

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).

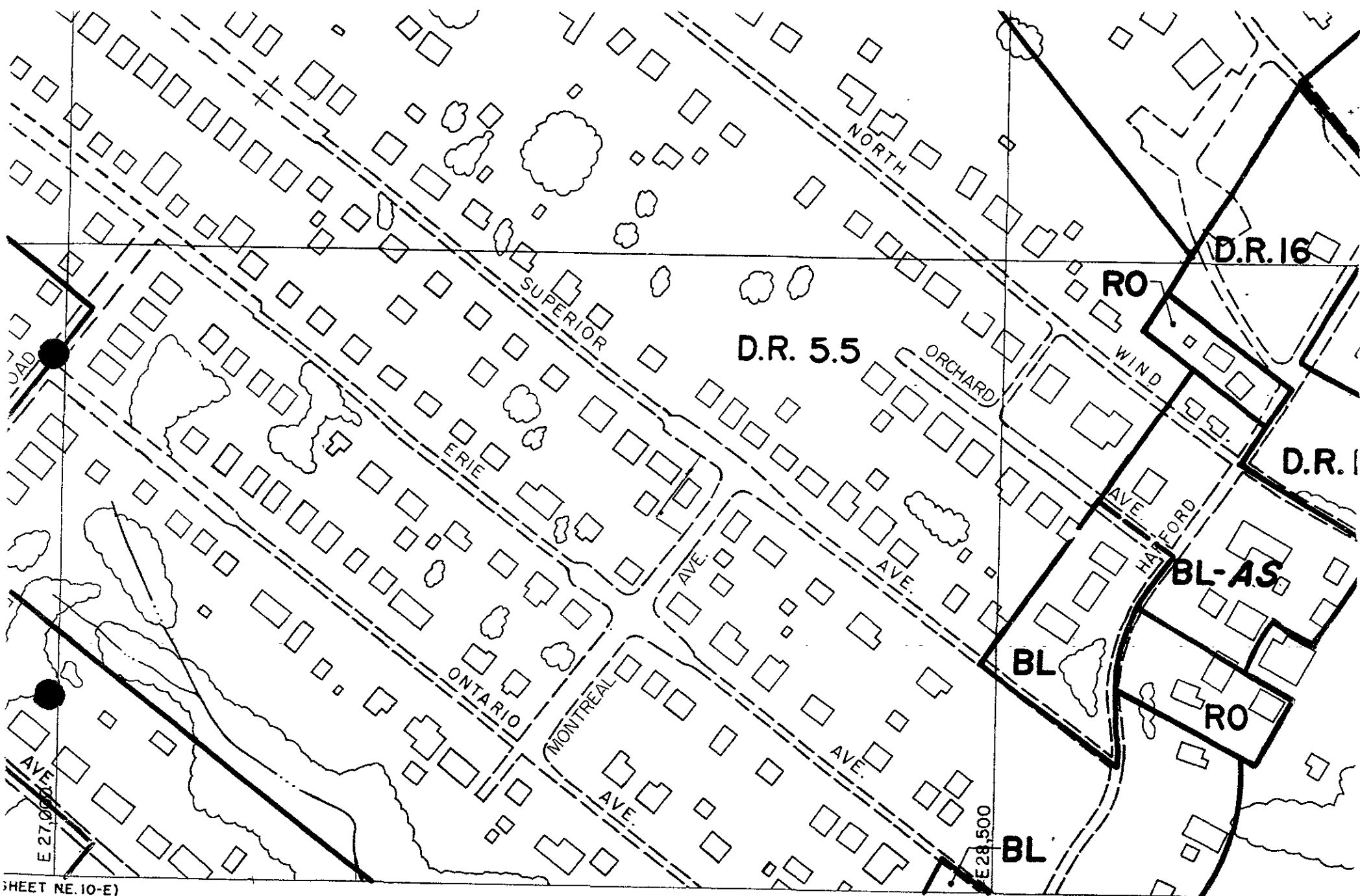
Very truly yours,

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

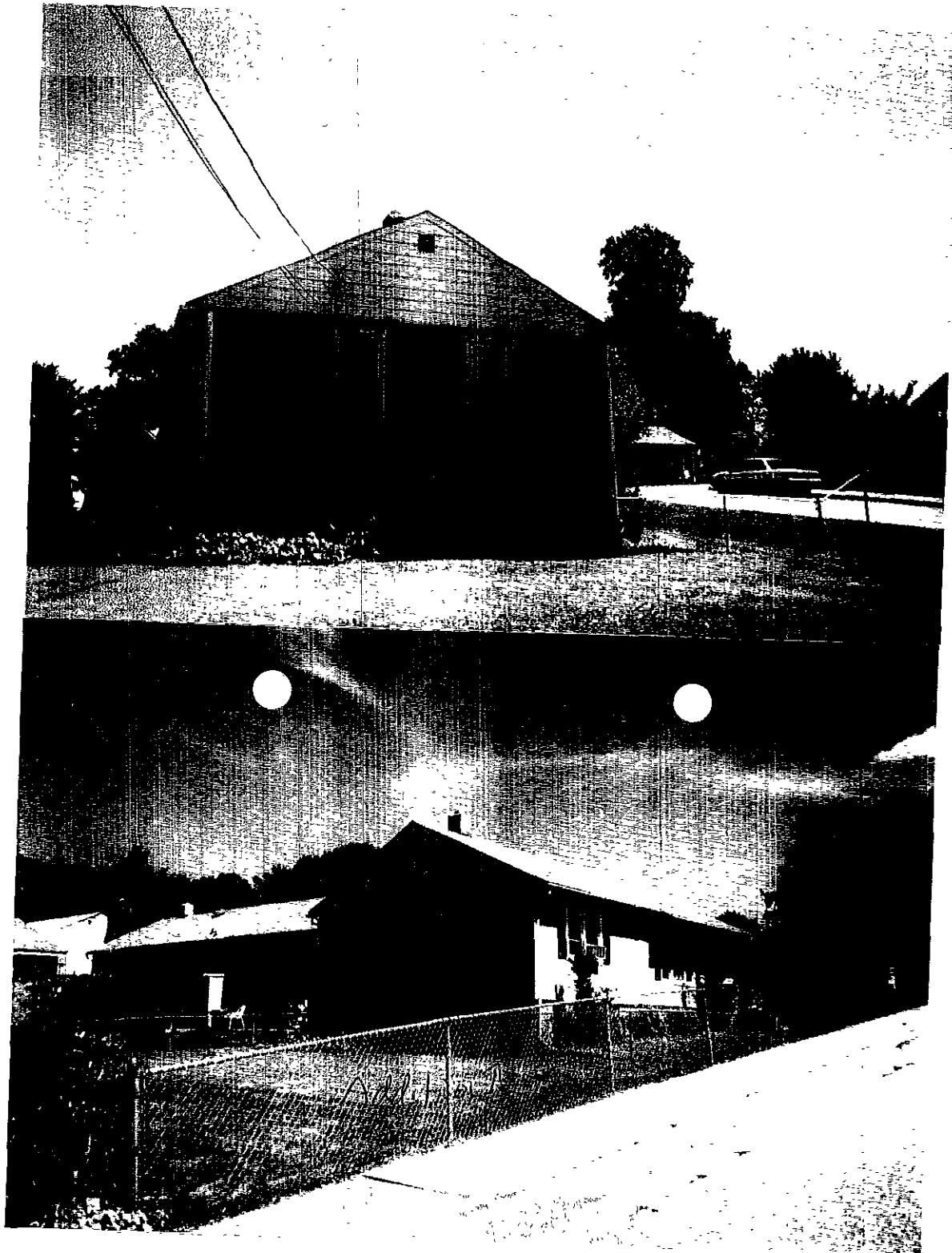


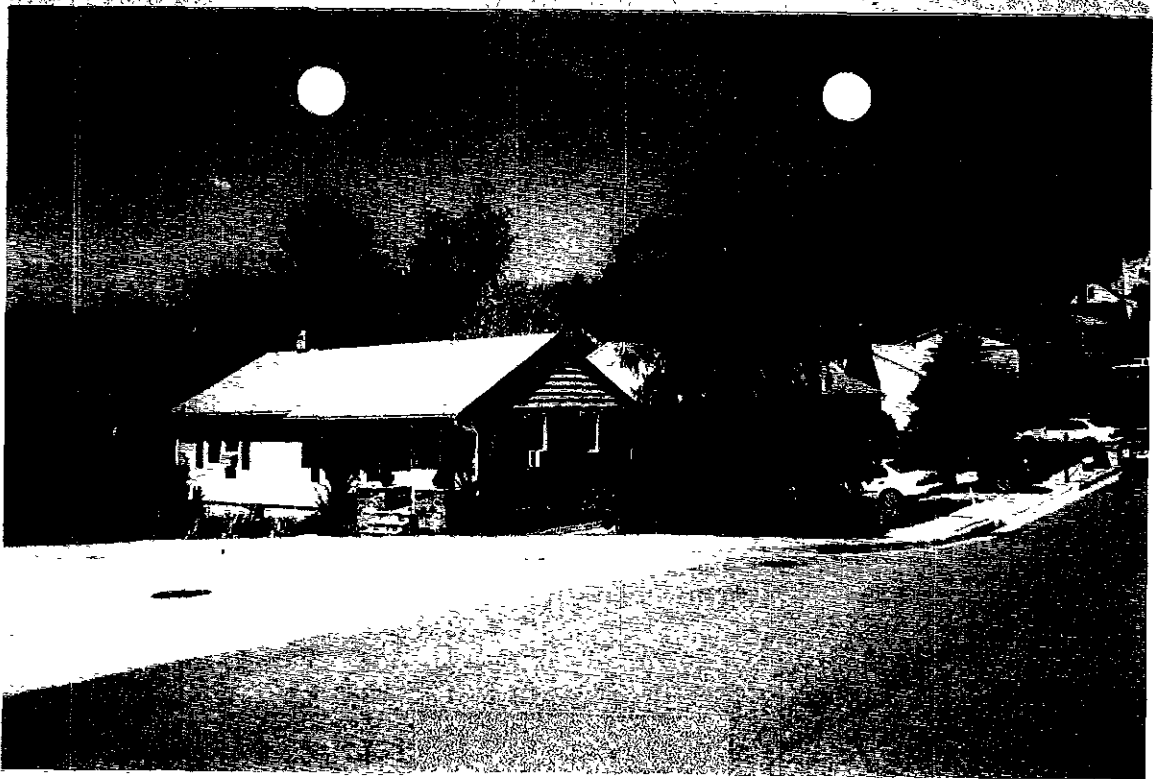
ERIE COUNTY PLANNING AND ZONING

#011

VE 11-E

SCALE
1" = 200' ±
DATE





☒ Variance	☐ Special Hearing
--	--

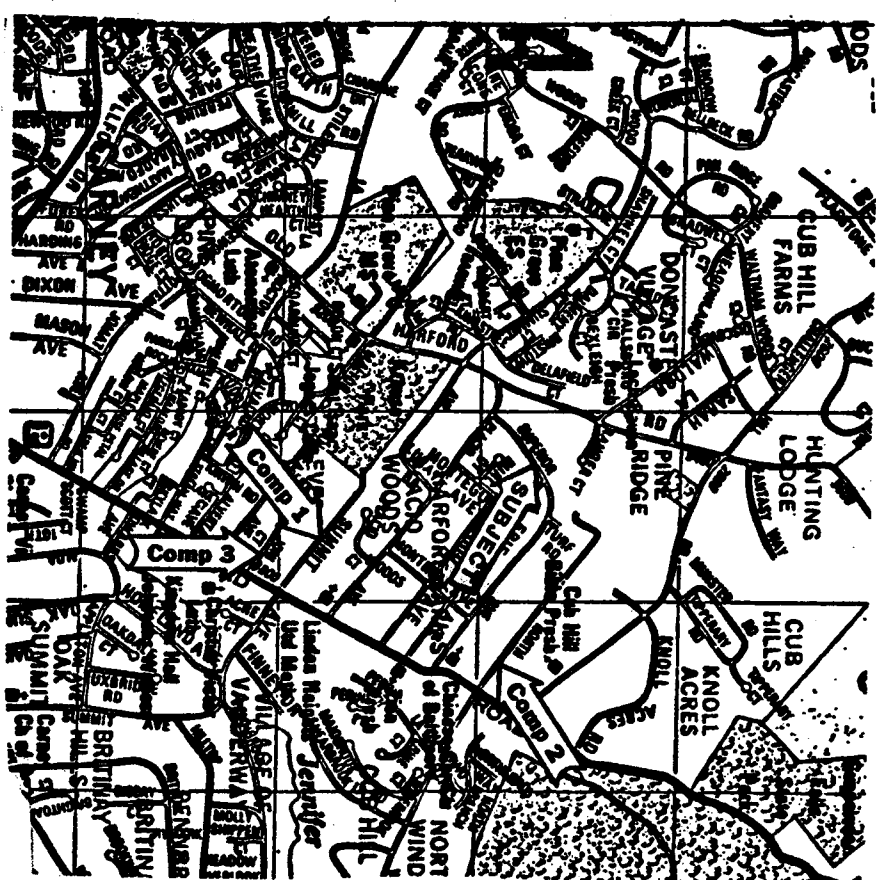
See pages 5 & 6 of the CHECKLIST for additional required information.

Harford Farms

plat book # 5, folio # 89, fol # 197, section # 126, P. 13

OWNER: Karen Karsler

SUPERIOR AVE



Vicinity Map
scale: 1" = 1000'

Election District: 9th

Councilmanic District: 6th

1'-200' scale map#:

Zoning: D.R.-S.S

Lot size: acreage square feet

	public	private
1. <i>Ownership</i>	owned by the state	owned by individuals or firms
2. <i>Control</i>	controlled by the state	controlled by individuals or firms
3. <i>Profit</i>	profits go to the state	profits go to individuals or firms
4. <i>Accountability</i>	accountable to the state	accountable to shareholders
5. <i>Management</i>	managed by state officials	managed by individuals or firms
6. <i>Financing</i>	financed by the state	financed by individuals or firms
7. <i>Production</i>	produced for the state	produced for the market
8. <i>Distribution</i>	distributed by the state	distributed by individuals or firms
9. <i>Exit</i>	exit is difficult	exit is easy
10. <i>Entry</i>	entry is difficult	entry is easy
11. <i>Competition</i>	little competition	much competition
12. <i>Innovation</i>	little innovation	much innovation
13. <i>Efficiency</i>	inefficient	efficient
14. <i>Quality</i>	low quality	high quality
15. <i>Service</i>	poor service	good service
16. <i>Flexibility</i>	inflexible	flexible
17. <i>Adaptability</i>	inadaptable	adaptable
18. <i>Resilience</i>	fragile	resilient
19. <i>Growth</i>	slow growth	fast growth
20. <i>Employment</i>	high employment	low employment
21. <i>Unemployment</i>	low unemployment	high unemployment
22. <i>Income</i>	low income	high income
23. <i>Wages</i>	low wages	high wages
24. <i>Profits</i>	low profits	high profits
25. <i>Investment</i>	low investment	high investment
26. <i>Capital</i>	low capital	high capital
27. <i>Technology</i>	low technology	high technology
28. <i>Research</i>	low research	high research
29. <i>Development</i>	low development	high development
30. <i>Progress</i>	low progress	high progress
31. <i>Success</i>	low success	high success
32. <i>Failure</i>	high failure	low failure
33. <i>Stability</i>	stable	unstable
34. <i>Change</i>	little change	much change
35. <i>Innovation</i>	little innovation	much innovation
36. <i>Efficiency</i>	inefficient	efficient
37. <i>Quality</i>	low quality	high quality
38. <i>Service</i>	poor service	good service
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69. <i>Wages</i>	low wages	high wages
70. <i>Profits</i>	low profits	high profits
71. <i>Investment</i>	low investment	high investment
72. <i>Capital</i>	low capital	high capital
73. <i>Technology</i>	low technology	high technology
74. <i>Research</i>	low research	high research
75. <i>Development</i>	low development	high development
76. <i>Progress</i>	low progress	high progress
77. <i>Success</i>	low success	high success
78. <i>Failure</i>	high failure	low failure
79. <i>Stability</i>	stable	unstable
80. <i>Change</i>	little change	much change
81. <i>Innovation</i>	little innovation	much innovation
82. <i>Efficiency</i>	inefficient	efficient
83. <i>Quality</i>	low quality	high quality
84. <i>Service</i>	poor service	good service
85. <i>Flexibility</i>	inflexible	flexible
86. <i>Adaptability</i>	inadaptable	adaptable
87. <i>Resilience</i>	fragile	resilient
88. <i>Growth</i>	slow growth	fast growth
89. <i>Employment</i>	high employment	low employment
90. <i>Unemployment</i>	low unemployment	high unemployment
91. <i>Income</i>	low income	high income
92. <i>Wages</i>	low wages	high wages
93. <i>Profits</i>	low profits	high profits
94. <i>Investment</i>	low investment	high investment
95. <i>Capital</i>	low capital	high capital
96. <i>Technology</i>	low technology	high technology
97. <i>Research</i>	low research	high research
98. <i>Development</i>	low development	high development
99. <i>Progress</i>	low progress	high progress
100. <i>Success</i>	low success	high success
101. <i>Failure</i>	high failure	low failure
102. <i>Stability</i>	stable	unstable
103. <i>Change</i>	little change	much change
104. <i>Innovation</i>	little innovation	

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

Zoning Office USE ONLY!

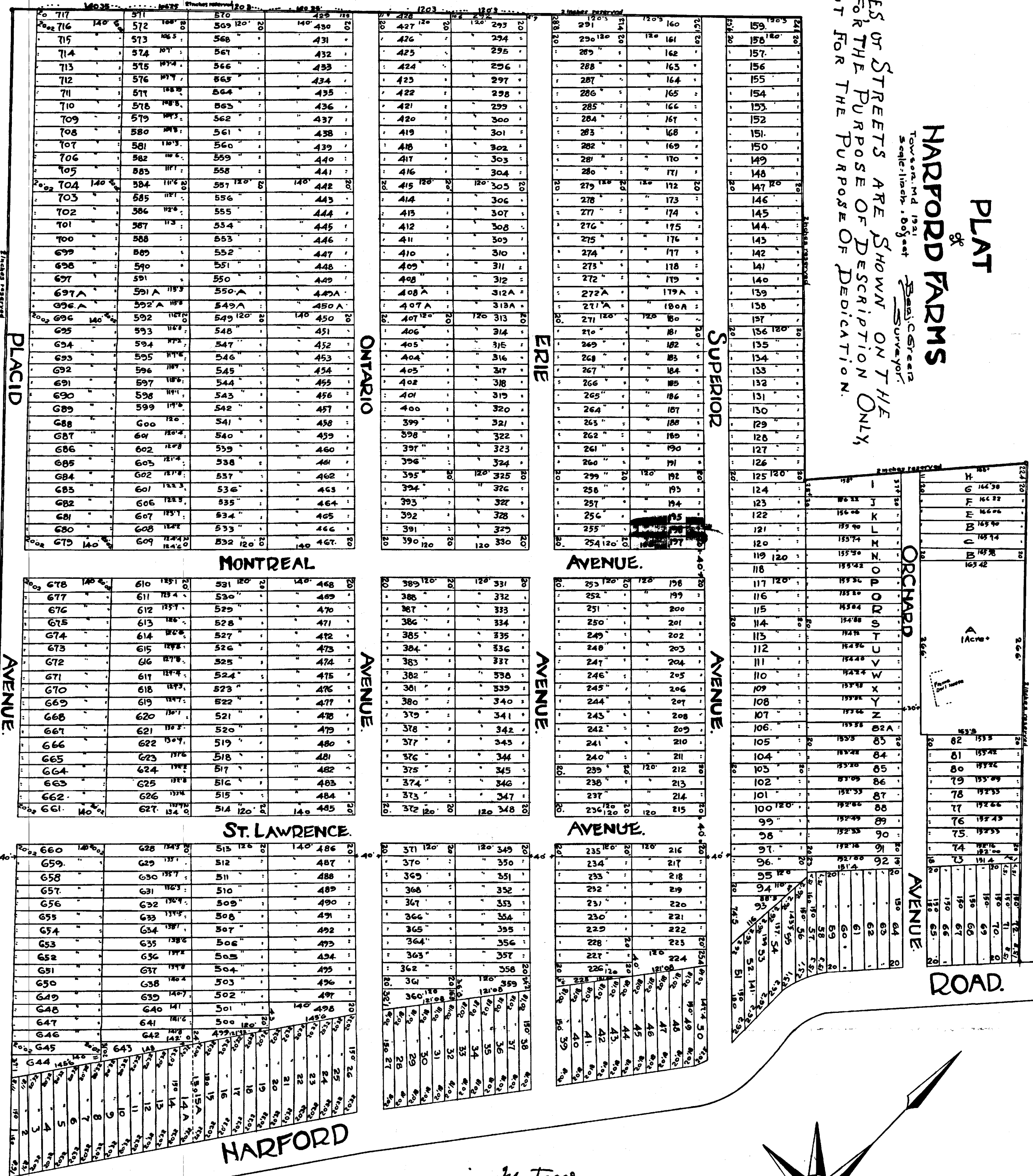
reviewed by: ITEM #: CASE#:

13R	011	02-011-A
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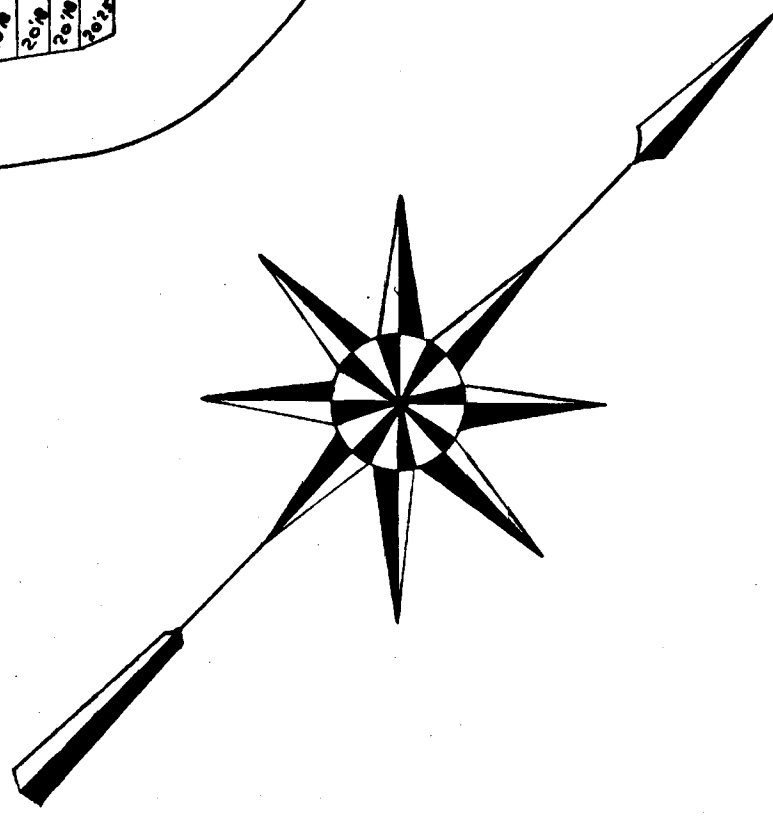
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

RESERVATIONS AVENUES OF STREETS ARE SHOWN ON THE
 PLAT FOR THE PURPOSE OF DEDICATION ONLY
 AND NOT FOR THE PURPOSE OF DEDICATION.

PLAT
 of
HARFORD FARMS
 Town of Harford, 1921
 Section 14, Twp. 14 N., R. 10 E., S. 1 E.
 Surveyed by C. Green



Plat accompanying Mortgage
 Harford Farms Co to Quebec Bank
 Filed for record July 8, 1921
 Test: J. M. P. Clerk





PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

811

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	CUB HILL	N.E. 11-E
JANUARY 1986		