

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Cedar Circle Drive, 150' +/- NE
centerline of Colebrook Road
1st Election District
1st Councilmanic District
(2001 Cedar Circle Drive)

Wilhelmina & Howard James
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-055-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Wilhelmina and Howard James. The variance request is for property located at 2001 Cedar Circle Drive, in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (1956 Regs.), to permit a rear yard setback of 17 ft. in lieu of the required 30 ft. for a sunroom. 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 Deputy 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 FILING

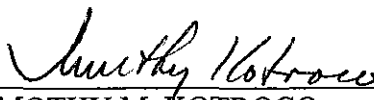
Date 9/4/01

By M. J. [Signature]

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 4th day of September, 2001, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (1956 Regs.), to permit a rear yard setback of 17 ft. in lieu of the required 30 ft. for a sunroom, 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, Petitioner 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

ORDER RECEIVED FOR FILING
Date 9/4/01
By R. Emerson



Baltimore County
Zoning Commissioner

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

September 4, 2001

Mr. & Mrs. Howard James
2001 Cedar Circle Drive
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-055-A
Property: 2001 Cedar Circle Drive

Dear Mr. & Mrs. James:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Southside Builders, Inc.
86 John Street, Unit B
Westminster, MD 21157





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2001 Cedar Circle Dr.

which is presently zoned DR2

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.B; BC22, to permit A REAR YARD SETBACK OF 17ft. IN LIEU OF THE REQUIRED 30ft. FOR A SUNROOM (1956 REGS.)

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):

Howard James

Name - Type or Print

Signature

Wilhelmina James

Name - Type or Print

Signature

2001 Cedar Circle Dr. 410-744-6640

Address

Telephone No.

Baltimore

City

MD

State

21228

Zip Code

Representative to be Contacted:

Southside Builders, Inc

Name

86 John Street, Unit B

Address

410-857-7829

Telephone No.

Westminster

City

MD

State

21157

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 10 day of August, 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. 02-055A

REV 9/15/98

Reviewed By JMM

Date 8-2-01

Estimated Posting Date 8-12-01

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

2001 Cedar Circle Dr
Address
Baltimore MD 21228
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):

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.

Howard James
Signature
HOWARD JAMES
Name - Type or Print

Wilhelmina James
Signature
WILHELMINA JAMES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HOWARD JAMES WILHELMINA JAMES
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

7/3/01
Date

Rosemary Abraham
Notary Public
My Commission Expires 3/1/2004

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 2001 Cedar Circle Dr.
Address
Baltimore MD 21228
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):

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.

Howard James
Signature
HOWARD JAMES
Name - Type or Print

Wilhelmina James
Signature
WILHELMINA JAMES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HOWARD JAMES WILHELMINA JAMES
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

7/3/01
Date

Rosemary Abraham
Notary Public
My Commission Expires 3/1/2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2001 Cedar Circle Dr.
which is presently zoned DR-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) 1802.3.B; BC2R, TO PERMIT A
REAR YARD SETBACK OF 17ft. IN LIEU OF THE REQUIRED 30ft. FOR A SUNROOM (1956 REGS.)

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):

Howard James
Name - Type or Print _____
Howard James
Signature _____
Wilhelmina James
Name - Type or Print _____
Wilhelmina James
Signature _____
2001 Cedar Circle Dr 410-744-6640
Address Telephone No. _____
Baltimore MD 21228
City State Zip Code

Representative to be Contacted:

Southside Builders, Inc
Name _____
86 John Street, Unit B 410-857-7829
Address Telephone No. _____
Westminster MD 21157
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. 02-055A

REV 9/15/98

Reviewed By [Signature] Date _____
Estimated Posting Date 8-12-01

James Residence:

"Undue Hardship"

- (i) As shown on the attached plat & photos, the home has been situated on the property shifted all the way to one side. This creates the need to seek relief from the 25' rear set back to 12'. The only possible location to add a Sunroom as extension of their living area is on the rear of the property. Due to the cellar way located on the other side, the current location for the proposed Sunroom is the only available location. This layout does not allow reasonable use to any other location. The James' purchased the property with full expectations on adding a Sunroom Addition, to gain the required space for their growing family. Architecturally, this is the only side of their home to add a Sunroom Addition, to serve the family needs. Aesthetically, it is the best location for the Addition without any adverse effects.
- (ii) This is unusual from other homes in the community, as other lots are more centrally located, and would not require relief.
- (iii) This hardship was not the result of the applicant's own action.

Note: When Mr. & Mrs. James purchased this home, they fully intended to enclose the rear patio in the future, providing more living space. We respectfully request the permission from the Hearing Officer, to add a Four Seasons Sunroom Patio Enclosure to their existing, which will not adversely effect traffic, block others views, nor endanger public safety or welfare. We feel whole-heartedly, that the spirit of the ordinance will still be observed, as granting this relief would be based on the limited possible areas on which the homeowners could improve. Relief would also allow the James' to make reasonable additions to their home, keeping their improvement in line with the neighboring properties.

055

**ZONING DESCRIPTION FOR
2001 Cedar Circle Drive, Baltimore, MD 21228**

Beginning at a point on the South side of Cedar Circle Drive which is 20' wide at the distance of 149.94' Northeast of the centerline of the nearest improved intersecting street Colebrook Road which is 20' wide. Being Lot #6, Block -- in the subdivision of Westerlee as recorded in Baltimore County Plat Book GLB23, Folio #43, containing 23,191 square feet. Also known as 2001 Cedar Circle Drive and located in the 1st Election District.

Typical metes and bounds: N.70 56' 10"W, 509 03'50"W., 570 56'10"E., N19 03'50"E to the place of beginning.

055

CERTIFICATE OF POSTING

RE: Case No.: 02-055-A

Petitioner/Developer: _____

HOWARD JONES

Date of Hearing/Closing: 8-27-01

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 _____

2001 CEDAR CIRCLE DRIVE

The sign(s) were posted on _____

AUGUST 10, 2001

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

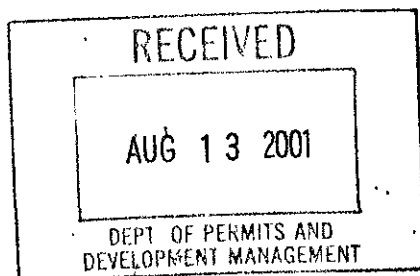
(Address)

BALTIMORE, MD 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4021

055

DATE 8.2.01 ACCOUNT 01-06-61SD

AMOUNT \$ SD.02

RECEIVED FROM: H. JAMES 2001 CEDAR C. DR

FOR: (OIL) AD. JAL.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PAYMENT ACTUAL TIME
01/03/2001 01/02/2001 11:21:24

REQ. WS05 CASHIER MSTE WEB DROWER 5
RECEIPT # 225665 OFLN
DEPT. 5 520 ZONING VERIFICATION
TR NO. 004021

Recpt Tot 50.00
.00 CK 100.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 02-055-A

A VARIANCE TO PERMIT A
REAR YARD SETBACK OF
17 FEET IN LIEU OF THE RE-
QUIRED 30 FEET FOR A SUN-
ROOM

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON AUGUST 27, 2001.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
BOWEN, MD. 21204
TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE



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: 055

Petitioner: Howard + Wilhelmina James

Address or Location: 2001 Cedar Circle Drive, Baltimore, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Howard + Wilhelmina James

Address: 2001 Cedar Circle Drive
Baltimore, MD 21228

Telephone Number: 410-744-6640

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

K.O



Baltimore County
Department of Permits and
Development Management

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

August 28, 2001

Wilhelmina & Howard James
2001 Cedar Circle Drive
Baltimore MD 21228

Dear Mr. & Mrs. James:

RE: Case Number: 02-055-A, 2001 Cedar Circle Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 2, 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: Southside Builders Inc, 86 John Street, Unit B, Westminster 21157
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item Nos. 036, 039, 040, 041, 044, 045,
048, 049, 050, 051, 053, 054, and 055

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

~~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

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:

036, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050,
051, 052, 053, 054, AND 055

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



Printed with Soybean Ink
on Recycled Paper

AV
8/27

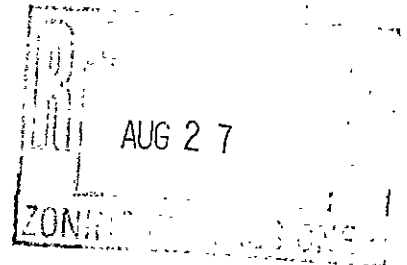
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2001

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 02-043 & 02-055

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: 8.24.01

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

RE: Baltimore County
Item No. 055 JCM

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,

100

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

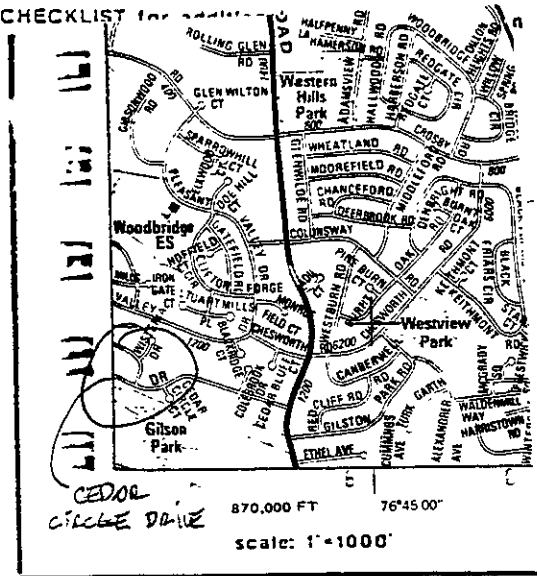
PROPERTY ADDRESS: 2001 Cedar Circle Dr.

Subdivision name: Westerville

plat book # _____, folio # _____, lot # 6, section # _____

OWNER: Howard & Wilhelmine James

see pages 5 & 6 of the CHECKLIST



LOCATION INFORMATION

S19° 03' 56" W
Election District: 01
Councilmanic District: 1ST
1"-20G scale map#: SW 1-G
Zoning: D.R.-2
Lot size: _____
 acreage 23.191
 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

SUM	055
-----	-----

-15-

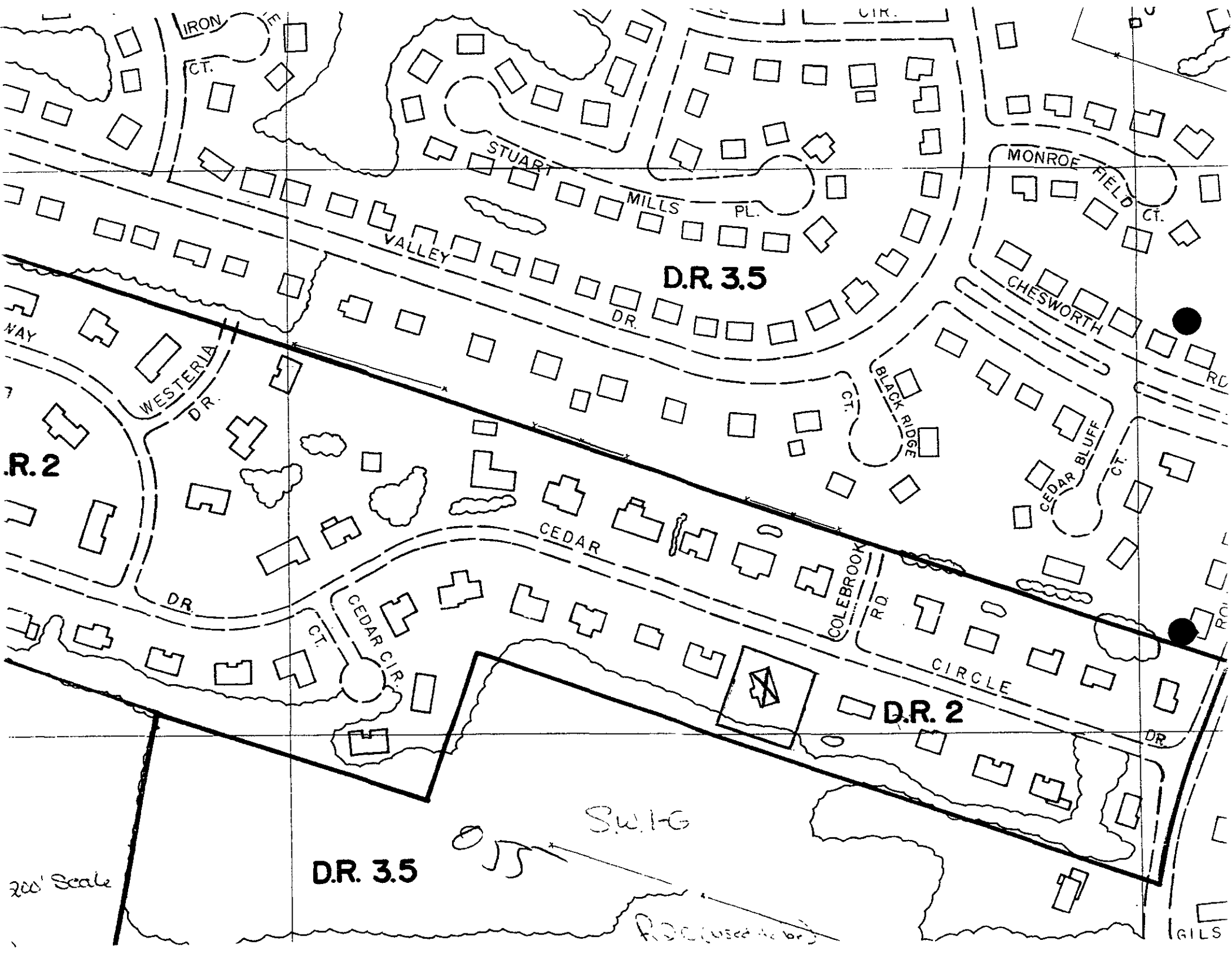
Det. A. #1

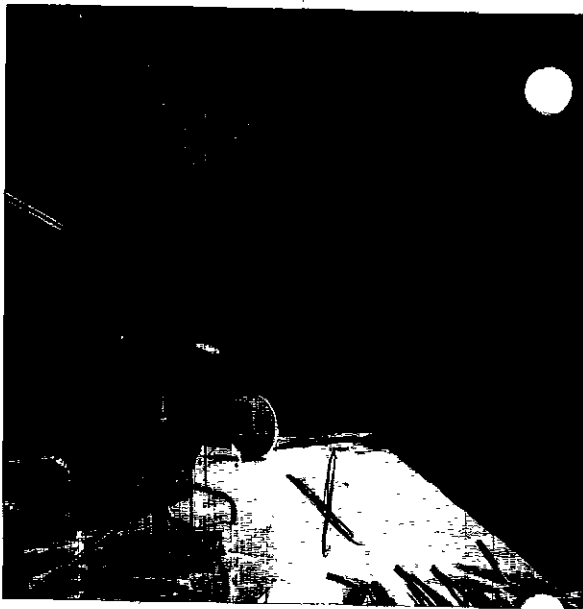
Hand-drawn site plan showing Lot #7 and Lot 6.

- Lot #7**: Located at the top left. Contains a rectangular building footprint. A dimension of 60' is shown along its bottom boundary.
- Lot 6**: Located at the bottom right. Contains a large building footprint labeled "#2001 RANCHER STONE & CONCRETE BLK". A curved driveway labeled "CELANESE" leads from the bottom towards the building. A cloud-shaped area is labeled "12' x 25' FOUR SEASONS PRE-ENGINEERED PATIO ROOM".
- Dimensions and Bearings**:
 - Top boundary of Lot #7: 25' BRL
 - Right boundary of Lot #7: 15'
 - Bottom boundary of Lot #7: 12'
 - Left boundary of Lot #7: 60'
 - Boundary between Lot #7 and Lot 6: 15'
 - Boundary between Lot 6 and another lot: 43'
 - Boundary between Lot 6 and another lot: 19.4'
 - Boundary between Lot 6 and another lot: 33.3'
 - Boundary between Lot 6 and another lot: 27.9'
 - Boundary between Lot 6 and another lot: 11.4'
 - Boundary between Lot 6 and another lot: 26.9'
 - Boundary between Lot 6 and another lot: 25'
 - Boundary between Lot 6 and another lot: 10.7'
 - Boundary between Lot 6 and another lot: 21'
 - Boundary between Lot 6 and another lot: 15'
 - Boundary between Lot 6 and another lot: 175'
 - Boundary between Lot 6 and another lot: 132.52'
 - Bearing: N 19° 03' 50" E

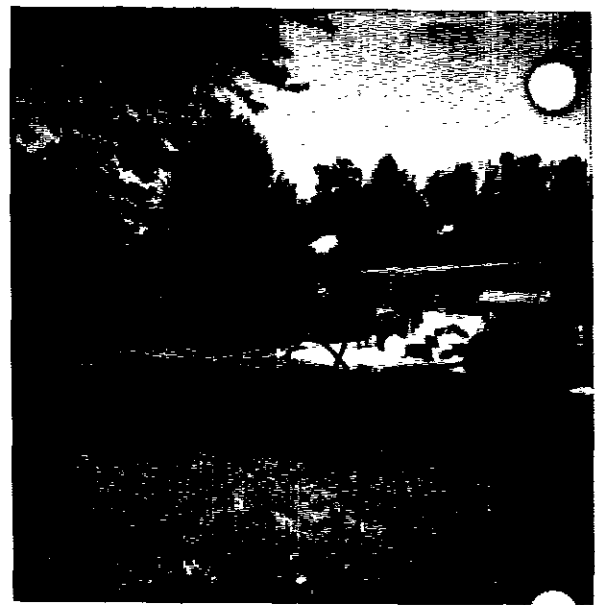
North
date: _____
prepared by: Bart Scesney

10' R/W UTILITY N 70° 56' 10" W
Scale of Drawing: 1" = 30'





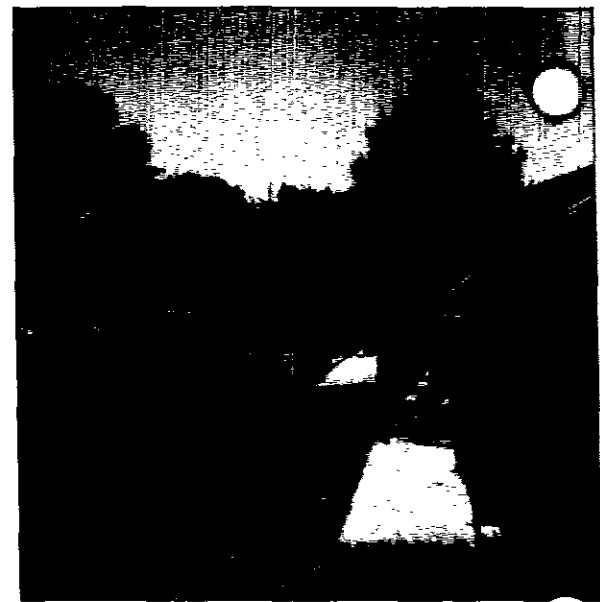
Location of proposed
Sunroom



Rear yard - location of
Proposed Sunroom



Location of proposed
Sunroom





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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	CATONSVILLE	S.W. I-G
DATE OF PHOTOGRAPHY JANUARY 1966		