

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Sweet Air Road, 580' E		
Centerline of Carroll Ridge Road	*	DEPUTY ZONING COMMISSIONER
10th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(4905 Sweet Air Road)		
	*	CASE NO. 02-083-A
Lynn & Steve Hogan		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Lynn and Steve Hogan, the legal owners of the subject property. The variance request is for property located at 4905 Sweet Air Road in the Baldwin area of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 21 ft. for an attached garage in lieu of the required 35 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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

ORDER FOR FILING

Date 9/28/01

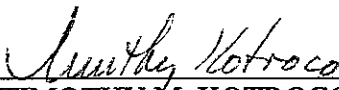
By R. J. [Signature]

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 28th day of September, 2001, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 21 ft. for an attached garage in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER
FILED

Date 9/28/01

By R. J. Johnson



Baltimore County
Zoning Commissioner

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

September 28, 2001

Mr. & Mrs. Steve Hogan
4905 Sweet Air Road
Baldwin, Maryland 21013

Re: Petition for Administrative Variance
Case No. 02-083-A
Property: 4905 Sweet Air Road

Dear Mr. & Mrs. Hogan:

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: R. P. Williams Construction
4047 Ganford Court
Jarrettsville, MD 21084

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on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4905 SWEET AIR Road
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) 1A01.3.B.3; BC2R, to permit
A SIDEYARD SETBACK of 21ft. FOR AN ATTACHED GARAGE
IN LIEU of THE REQUIRED 35ft.

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):

STEVE HOGAN
Name - Type or Print

Signature

LYNN HOGAN
Name - Type or Print

Signature

4905 SWEET AIR ROAD 410-817-6767H
Address Telephone No.

BALDWIN, MARYLAND 21013
City State Zip Code

Representative to be Contacted:

R.P. Williams CONST.
Name

4047 GANFORD Ct. 410-682-5573
Address Telephone No.

JARRETTVILLE, Md. 21084
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. 02-083A

Reviewed By JCM Date 8-27-01

Estimated Posting Date 9-9-01

ORDER RECEIVED FOR FILING
Date 9/28/01
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.

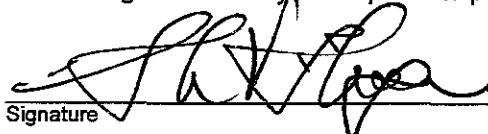
That the Affiant(s) does/do presently reside at 4905 SWEET AIR ROAD
Address
BALDWIN, MD, 21013
City State Zip Code

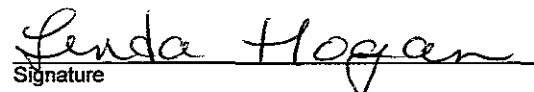
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

PRACTICAL DIFFICULTY:

STRICT COMPLIANCE WITH THE EXISTING SIDE/REAR SETBACK OF 50' WOULD UNREASONABLY PREVENT THE USE OF THIS PROPERTY FOR THE PURPOSE OF CONSTRUCTING A GARAGE ATTACHED TO THE HOUSE. CONSTRUCTION OF A GARAGE IS IN ACCORDANCE WITH EXISTING SURROUNDING PROPERTIES.

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
STEVE HOGAN
Name - Type or Print


Signature
LYNN HOGAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

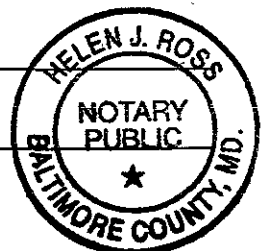
STEVE HOGAN AND LYNN HOGAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

8-24-01
Date


Notary Public

My Commission Expires 8-1-2002



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 4905 SWEET AIR Rd.
Address
BAIDWIN, Md. 21013
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):

Practical Difficulty:
STRICT COMPLIANCE WITH THE EXISTING SIDE/REAR SETBACK OF 50' WOULD UNREASONABLY PREVENT THE USE OF THIS PROPERTY FOR THE PURPOSE OF CONSTRUCTING A GARAGE ATTACHED TO THE HOUSE. CONSTRUCTION OF A GARAGE IS IN ACCORDANCE WITH EXISTING SURROUNDING PROPERTIES.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
STEVE HOGAN
Name - Type or Print

[Signature]
Signature
LYNN HOGAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

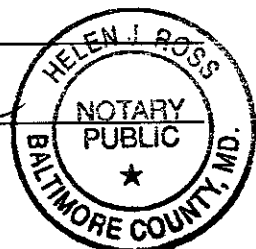
I HEREBY CERTIFY, this 24th day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEVE HOGAN AND LYNN HOGAN
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

8-24-01
Date

[Signature]
Notary Public
My Commission Expires 8-1-2002





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4905 SWEET AIR Road
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) 1 A01.3.B.3; BC2R, to

PERMIT A SIDEYARD SETBACK OF 21 FT FOR ATTACHED GARAGE
IN LIEU OF THE REQUIRED 35 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):

STEVE HOGAN
Name - Type or Print

Signature

LYNN HOGAN
Name - Type or Print

Jenda Hogan
Signature

4905 SWEET AIR Rd.
Address Telephone No.

BALDWIN Md.
City State Zip Code

Representative to be Contacted:

R.P. WMS. CONST.
Name

4047 GANFORD Ct.
Address Telephone No.

JARRETTVILLE, Md.
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. 02-083A

REV 9/15/98

Reviewed By JCM Date 8-27-01

Estimated Posting Date 9-9-01



Zoning Description for 4905 Sweet Air Rd.

BEGINNING AT A POINT ON THE EAST SIDE OF SWEET AIR ROAD which is 60' wide at the distance of 580 FEET EAST OF the CENTERLINE OF the NEAREST IMPROVED INTERSECTING STREET CARROLL RIDGE COURT which is 50 FEET wide. BEING LOT # 3 IN the subdivision SWEET AIR FARMS as RECORDED IN BALT. COUNTY PLAT BOOK E.H.K. Jr. NO. 40-73 CONTAINING 1.25 ACRES. ALSO KNOWN AS 4905 SWEET AIR Rd. and LOCATED IN the 10th ELECTION DISTRICT.

083

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

571

DATE

8.27.01

ACCOUNT

01 - CT - 6150

AMOUNT \$

50.00

RECEIVED

FROM:

S. H. DIAN

FOR:

(010) Ad. U.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/27/2001 8/27/2001 10:00:06

WS01 CASHIER JRI: JMR DRAMER 1

RECEIPT # 059754 OFLN

t 5 528 ZONING CERTIFICATION

NO. 005714

Recpt To

50.00

50.00 CK

.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE 410-887-2403**

LEVY PERIOD
JULY 1, 2001-JUNE 30, 2002

PROPERTY STATUS
PRINCIPAL RESIDENCE
COUNTY TAX
STATE TAX
SWEET AIR FARMS
OSCAR SWEET AIR
155868

<u>RATE</u>	<u>TAXES/CHARGES</u>
<u>PER \$100</u>	
1.115	2,018.93
.084	153.10

GROSS BILL 2,174.03

LOT	BLOCK	SEC	FLAT	BOOK	FOLIO
3				00	000

CONSTANT YIELD 1.115 DIFFERENCE 0.000

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

FILE BILL DATE
SA 07/01/2001 1-155868

OWNER'S NAME AND ADDRESS

002461

**FIRST SEMIANNUAL
PAYMENT CHARGES**

50% COTAX	1,002.47
50% STTAX	76.05

IF PAID BY	DISCOUNT	
7/31	10.09-	1,075.43
8/31	5.05-	1,080.47
9/30		1,085.52

HOGAN STEVEN V
SHUGARS LINDA J
4905 SWEET AIR RD
BALDWIN MD 21013

SECOND SEMIANNUAL PAYMENT	
12/31	1,085.51
TOTAL SEMIANNUAL PAYMENTS	
Jul. and Dec. Payments:	2,160.94
Aug. and Dec. Payments:	2,165.88
Sec. and Dec. Payments:	2,171.03

GROSS \$1,085.62

1A00000246120028SA00700107543003080470010855200000000000000000000000

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

CYCLE	BILL DATE	
FY	07/01/2001	H

OWNER'S NAME AND ADDRESS

COTAX
STTAX

**FULL ANNUAL
PAYMENT CHARGES**

2,018.93
152.10

<u>IF PAID</u> <u>BY</u>	<u>DISCOUNT</u> <u>OR INTEREST</u>	
7/31	20.19-	2,150.84
8/31	10.08-	2,160.94
9/30		2,171.03
10/31	21.71	2,192.74

HOGAN STEVEN V
SHUGARS LINDA J
4905 SWEET AIR RD
BALDWIN MD 21013

GROSS ~~2000~~ 174.83

1A00000246120028FY00700215084002160940021710300219274000000000000000000

CERTIFICATE OF POSTING

RE: Case No.: 02-083-A

Petitioner/Developer: _____

S. HOGAN

Date of Hearing/Closing: 9/24/01

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 _____

4905 SWEET AIR RD

The sign(s) were posted on _____

9/9/01

(Month, Day, Year)

Sincerely,

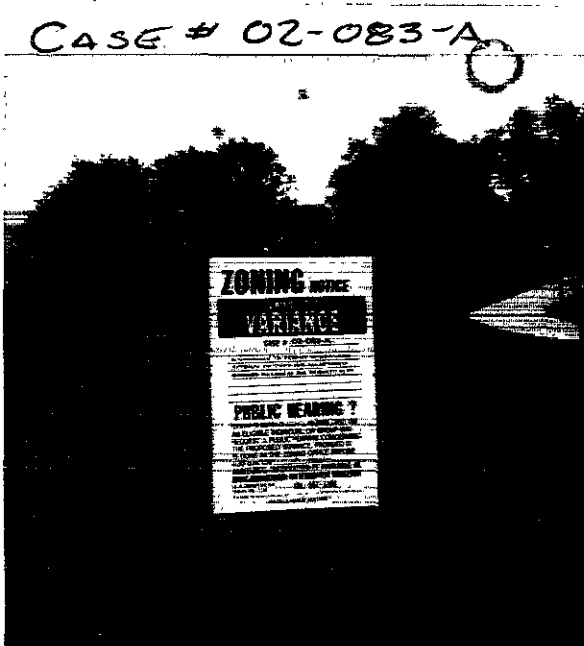
Richard E. Hoffman 9/9/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



4905 SWEET AIR ROAD

POSTED 9/9/01

Richard E. Hoffman 9/9/01

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 083 -A Address 4905 Sweet Air Rd.

Contact Person: [Signature] Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-27-01 Posting Date: 9-9-01 Closing Date: 9-24-01

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 02- 083 -A Address 4905 Sweet Air Rd.

Petitioner's Name S. HOGAN Telephone 410-887-6421

Posting Date: 9-9-01 Closing Date: 9-24-01

Wording for Sign: A VARIANCE To Permit AD - VARIANCE PERMIT A SIDEYARD

SETBACK of 21ft. FOR AN ATTACHED
GARAGE IN LIEU OF THE REQUIRED 35ft.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 26, 2001

Lynn & Steve Hogan
4905 Sweet Air Road
Baldwin MD 21013

Dear Mr. & Mrs. Hogan:

RE: Case Number: 02-083-A, 4905 Sweet Air Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 27, 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: R. P. Williams Const., 4047 Ganford Court, Jarrettsville 21084
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2001
Item Nos. 071, 072, 073, 074, 075, 076,
077, 078, 079, 081, 082, 083, 084, and
085

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

September 19, 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 September 17, 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:

071, 072, 075, 076, 077, 079, 080, 081, 082, 083, and 084

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
9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 24, 2001

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

SEP 24 2001

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-076 & 02-083

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Lee

AFK/JL:MAC

To: Zoning Commissioner, Baltimore County

Re: Proposed garage addition to 4905 Sweet Air Rd.

I/We the undersigned have no objection to the proposed addition of a garage to the residence listed above.

Mark S. Stetske Mary Stetske
Signature

083

8/23/01
Date

4909 Sweet Air Road BALDWIN MD 21013
Address

To: Zoning Commissioner, Baltimore County

Re: Proposed garage addition to 4905 Sweet Air Rd.

I/We the undersigned have no objection to the proposed addition of a garage to the residence listed above.

Richard Schen
Signature

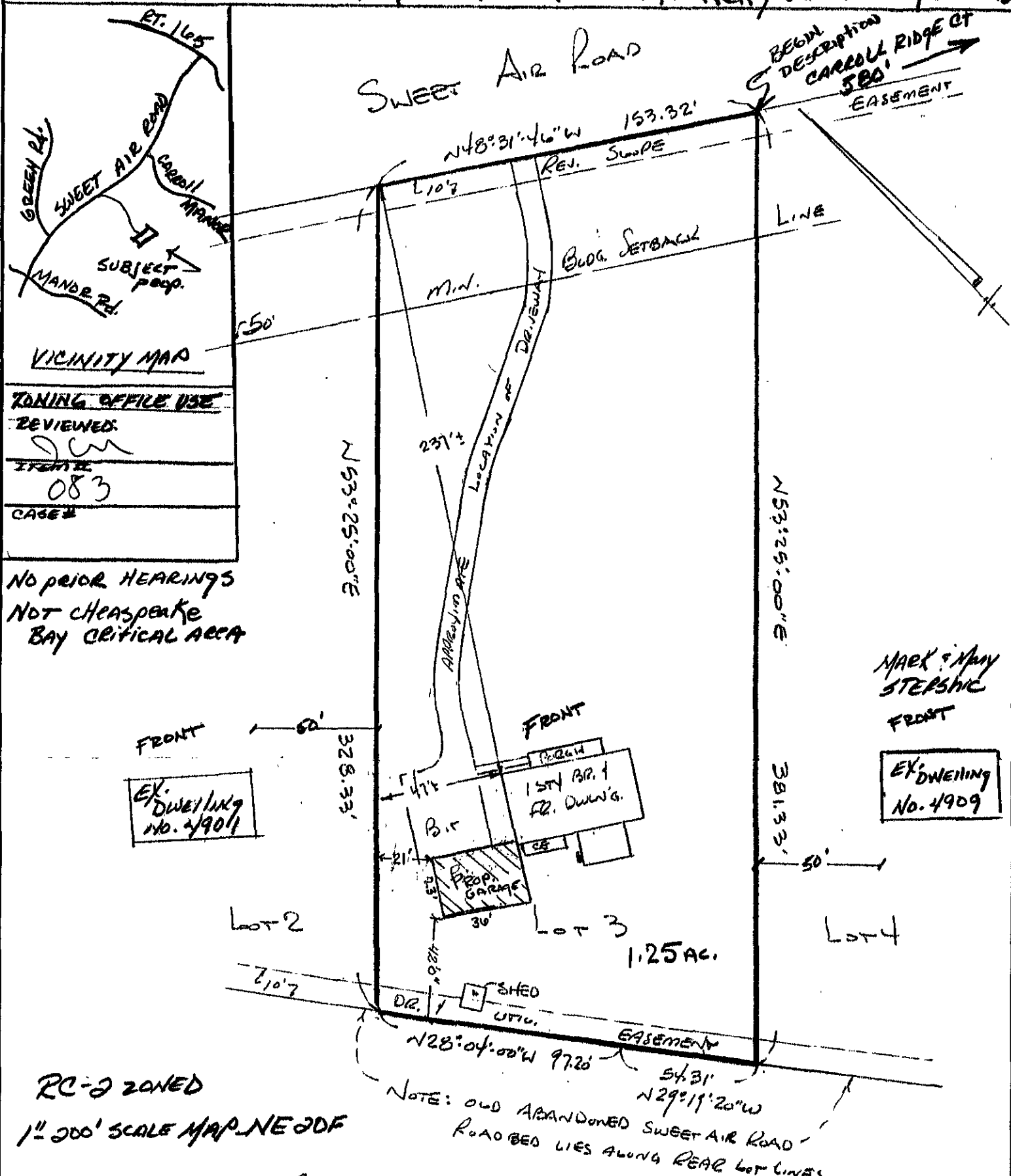
083

8-25-2001
Date

4901 SWEET AIR RD.
Address

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

OWNER: STEVE & LYNN HOGAN - EX. Well / SEPTIC SYSTEMS



THE LOT SHOWN HEREON IS IN FLOOD ZONE C
PER FEMA FLOOD INSURANCE RATE MAP PANEL # 240010-C1SDB
DATED: MARCH 2, 1981

"AREAS OF MINIMAL FLOODING"

This plat is of benefit to a consumer only insofar as it is required by a Lender/Title Insurance Company or their agent in connection with the contemplated transfer, financing or re-financing. This plat is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. This plat DOES NOT provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or re-financing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 5 feet either way of the dimension shown.



GERHOLD, CROSS & ETZEL, LTD.

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100

320 East Townsontown Boulevard
Towson, Maryland 21286

PH: (410)823-4470 FAX: (410)823-4473

LOCATION DRAWING

No. 4905 SWEET AIR ROAD

Lot 3 SWEET AIR FRMS

Plat Book E.H.K. Jr. No. 40-73

10th DIST. - BALTIMORE COUNTY - MD

FIELD WORK: DL

DRAWN: TX

DATE: 11-22-99

SCALE: 1" = 50'

(SHEET N.E. 20-E)

N 78,000

NE 20 F

R.C. 2

N 77,000

SITE

SWEET

AIR

CARROLL

R.C.

CARR

N 610,000

POND

R.C. 2

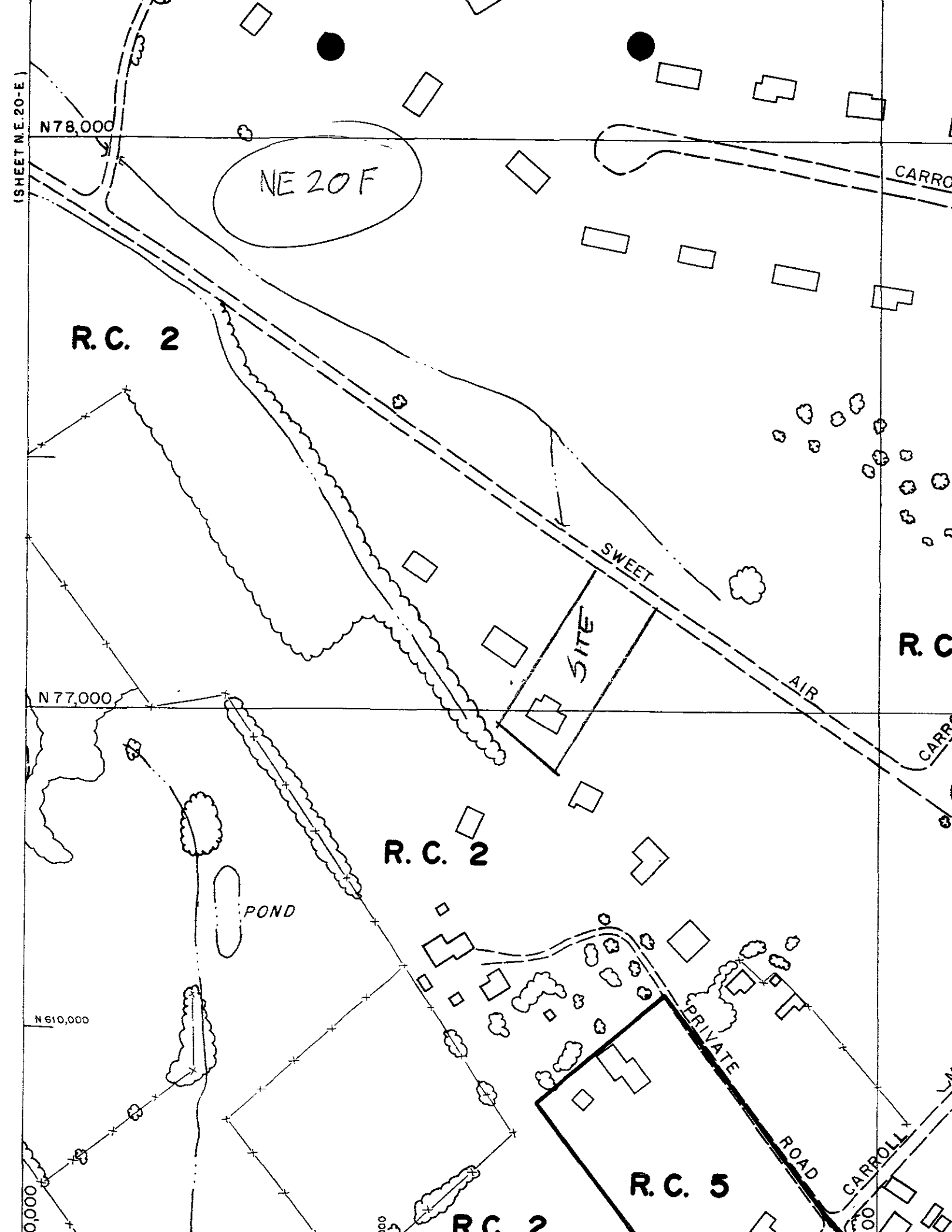
PRIVATE

ROAD

R.C. 5

CARROLL

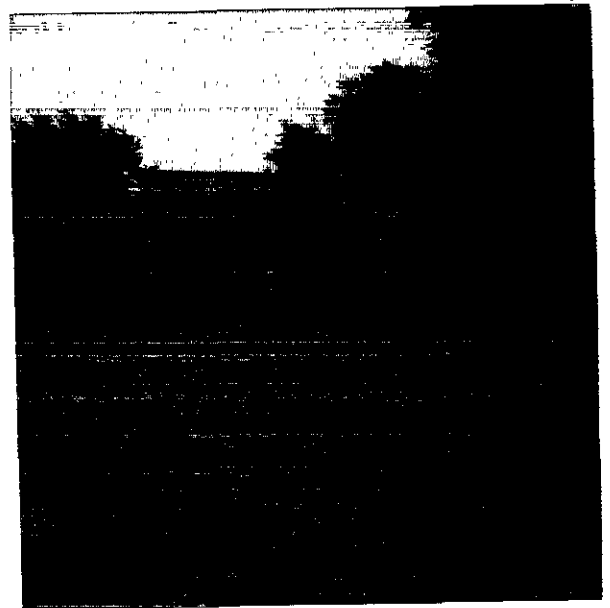
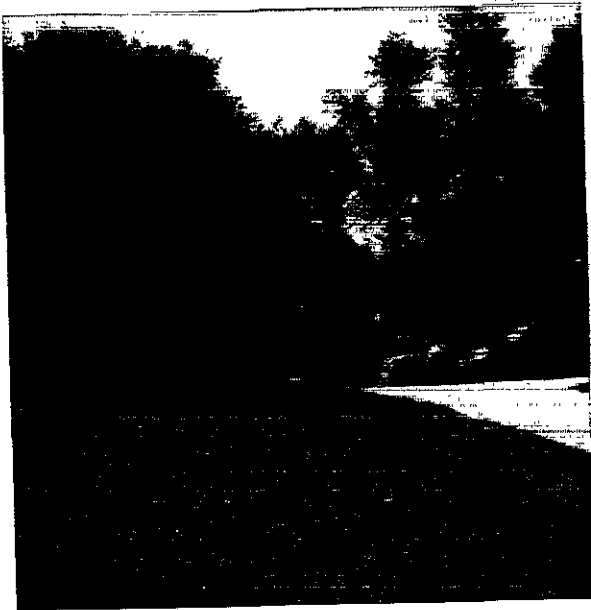
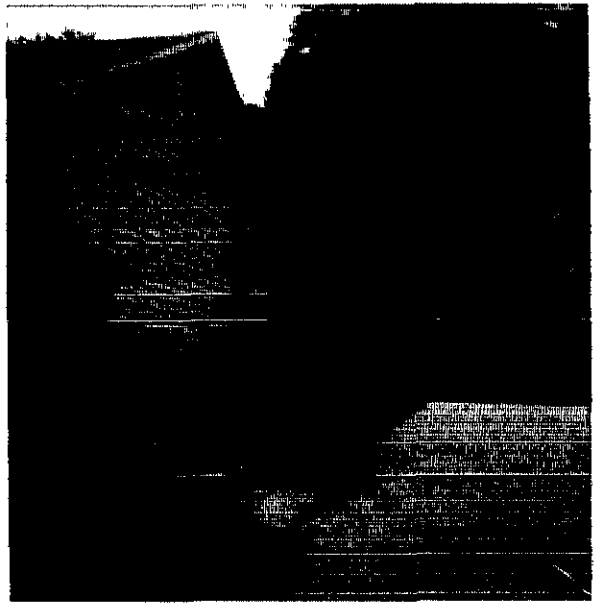
R.C. 2

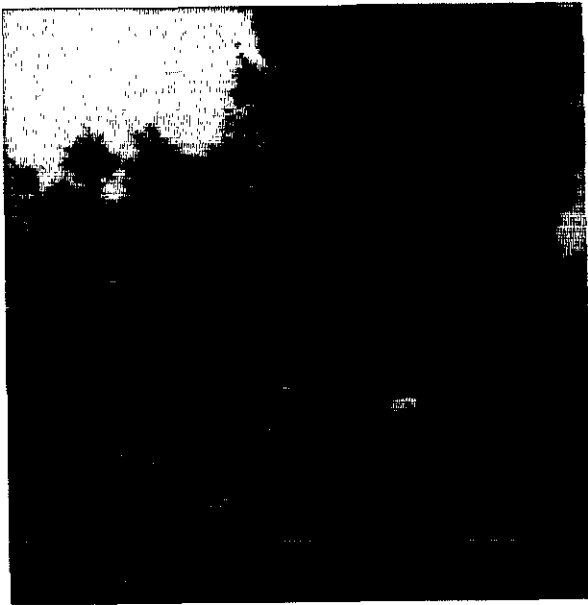


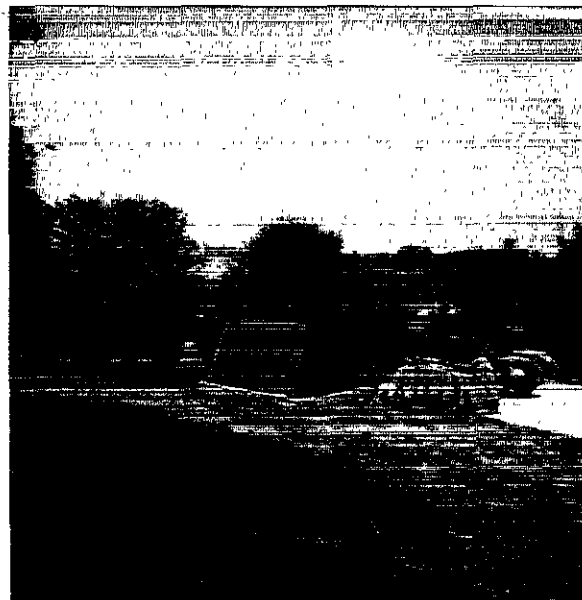
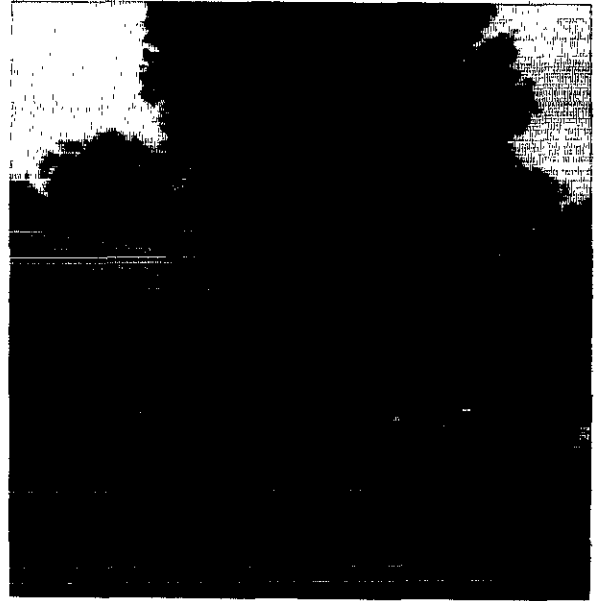
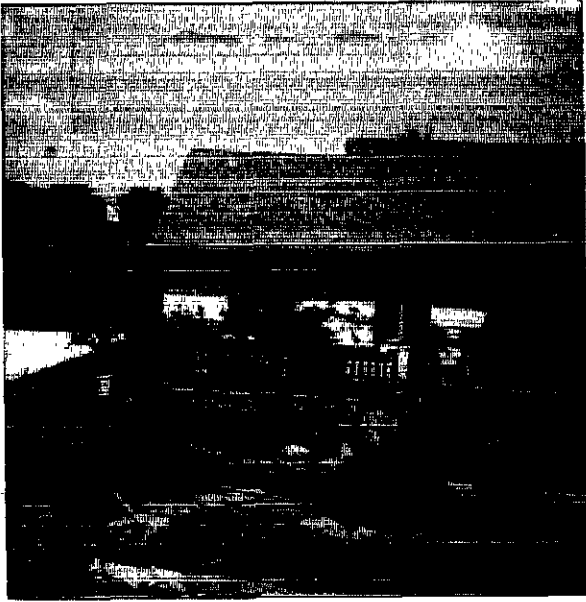


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Photos









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MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200'	±		
DATE OF PHOTOGRAPHY JANUARY 1986		NORTHWEST OF BALDWIN	N.E. 20-F