

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Manor Road, 4250' SE		
of Old York Road	*	DEPUTY ZONING COMMISSIONER
10th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(15280 Manor Road)		
	*	CASE NO. 02-118-A
Barbara E. and Michael T. Axelsson, Sr.		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Barbara E. and Michael T. Axelsson, Sr., the legal owners of the subject property. The variance request is for property located at 15280 Manor Road in the Monkton area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached garage in a side yard in lieu of the required rear yard and for the garage to have a height of 25 ft. in lieu of the maximum permitted 15 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 REC'D. CO. 10/18/01

Date 10/18/01

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 18th day of October, 2001, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached garage in a side yard in lieu of the required rear yard and for the garage to have a height of 25 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDERED TO SET FILE

DATE 10/18/01

By R. [Signature]



Baltimore County
Zoning Commissioner

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

October 18, 2001

Mr. & Mrs. Michael T. Axelsson, Sr.
15280 Manor Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 02-118-A
Property: 15280 Manor Road

Dear Mr. & Mrs. Axelsson:

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

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15280 MANOR ROAD MONKTON, MD
which is presently zoned RC2

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)

MATCH THE ARCHITECTURE OF OUR HOUSE. WE NEED MORE STORAGE SPACE FOR TRACTOR^{CARS} ETC. THE LEVEL LAND BEHIND PROPOSED GARAGE IS OUR ONLY LEVEL LAND IN BACKYARD. WE ARE TRYING TO KEEP AS MUCH LAND IN AGRICULTURAL USE AS POSSIBLE AND DO NOT WANT TO INCREASE SIZE OF BACKYARD. PROPOSED GARAGE IS PLANNED TO BE 26 FT. BACK FROM HOUSE FRONT.

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. *REPEAL 400.1 AND 400.3 BCZR TO PERMIT A PROPOSED DETACHED GARAGE IN SIDEYARD WITH 25 FT. HT. IN LIEU OF REARYARD WITH MAXIMUM OF 15 FT HEIGHT*

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 10/18/01 day of October, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 02 118 A

Reviewed By JL

Date 9/18/01

Estimated Posting Date 9/30/01

R20 9/15/98

Date
By

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

Address 15280 MANOR ROAD
City MONKTON State MD Zip Code 21111

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):

SEE FRONT OF FORM

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.

Michael T. Axelsson Sr.
Signature
MICHAEL T. AXELSSON SR
Name - Type or Print

Barbara E. Axelsson
Signature
Barbara E. Axelsson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael T. Axelsson Sr. + Barbara E. Axelsson
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

9/18/01

Notary Public

My Commission Expires

SCOTT H. BRANSCOME
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 11, 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

15280 MANOR ROAD
Address
MONKTON MD 21111
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):

SEE FRONT OF FORM

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.

Michael T. Axelsson Sr.
Signature
MICHAEL T. AXELSSON SR
Name - Type or Print

Barbara E. Axelsson
Signature
Barbara E. Axelsson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael T. Axelsson Sr. + Barbara E. Axelsson
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

9/18/01.

Notary Public

My Commission Expires

SCOTT H. BRANSCOME
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 11, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

15280
for the property located at MANOR ROAD, MONKTON, Md.
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) 400.1 AND 400.3 BLZR TO PERMIT A PROPOSED GARAGE IN

IT IS IMPORTANT THAT THE GARAGE MATCH THE ARCHITECTURE OF OUR HOUSE. WE NEED MORE STORAGE SPACE FOR TRACTOR + CARS ETC. THE LEVEL LAND BEHIND PROPOSED GARAGE IS OUR ONLY LEVEL LAND IN BACKYARD. WE ARE TRYING TO KEEP AS MUCH LAND IN AGRICULTURAL USE AS POSSIBLE AND DO NOT WANT TO INCREASE SIZE OF BACKYARD. PROPOSED GARAGE IS PLANNED TO BE 26 FEET BACK FROM HOUSE FRONT

SIDEYARD WITH A 25 FT. IN LIEU OF REARYARD WITH A MAXIMUM OF 15 FT. HEIGHT.

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

Telephone No.

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 9 day of September, 2001, 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. 02 118 A

Reviewed By JL

Date 9/18/01

Estimated Posting Date 9/30/01

REV 9/15/98

Zoning Description for 15280 Manor Road

Zoning Description for 15280 Manor Road beginning at a point on West side of Manor Road which is ^{60 M/A}~~451.71~~ feet wide right-of-way at the distance of 4,250 feet⁴ East of the centerline of the nearest improved intersecting street Old York Road which is 60 feet wide. Being recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3886 folio 89 Map 35 Grid 6 Parcel 51 containing 28 acres also known as 15280 Manor Road and located in the 10 Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

5647

DATE

9/18/01

ACCOUNT

~~5647~~ 201 0066150

AMOUNT \$

50.00

RECEIVED

FROM:

NYELSSON

FOR:

RV FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUED

ACTUAL

TIME

9/18/01

9/18/01

15:03:57

MP05

CASHIER

MST

MIS

DRAWER

5

RECEIPT

134492

OFLH

DATE

9/18/01

ZONING VERIFICATION

LP

09/18/01

Receipt To:

50.00

Amount OK

.00 CA

Baltimore County

Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-118-A

Petitioner/Developer: _____

MIKE & BARBARA AXELSSON

Date of Hearing/Closing: 10/15/01

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 _____

15280 MANOR RD.

The sign(s) were posted on _____

9/30/01

(Month, Day, Year)

Sincerely,

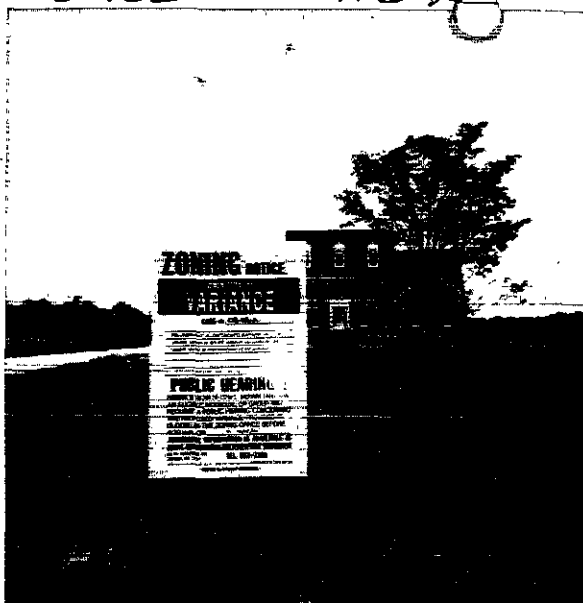
Richard E. Hoffman 9/30/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



15280 MANOR ROAD
POSTED 9/30/01

Richard E. Hoffman

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: 02-118-A

Petitioner: MICHAEL T. AXELSSON

Address or Location: 15280 MANOR ROAD
MONKTON, Md. 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL T. AXELSSON

Address: 15280 MANOR ROAD
MONKTON, Md 21111

Telephone Number: 410 472 3287

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 118 -A

Address 15280 MONKTON RD

Contact Person: J. LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/18/01

Posting Date: 9/30/01

Closing Date: 10/15/01

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- 118 -A

Address 15280 MONKTON RD

Petitioner's Name MIKE AND BARBARA AXELSSON Telephone 410 472 3287

Posting Date: 9/30/01 Closing Date: 10/15/01

Wording for Sign: To Permit A DETACHED GARAGE IN SIDE YARD WITH A
25 FT HEIGHT IN LIEU OF REAR YARD WITH A MAXIMUM 15 FT HEIGHT



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

October 15, 2001

Barbara E & Michael T Axelsson Sr
15280 Manor Road
Monkton MD 21111

Dear Mr. & Mrs. Axelsson:

RE: Case Number: 02-118-A, 15280 Manor Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 18, 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: People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

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 October 8, 2001
Item Nos. 082, 101, 104, 105, 107,
108, 110, 111, 112, 113, 114, 115,
116, 117, and 118

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

October 15, 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 October 1, 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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,
112, 113, 114, 115, 116, 117, and 118

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: 10/22/01

SUBJECT: Zoning Item 118 ^{T61}
Address 15280 Manor Road

Zoning Advisory Committee Meeting of 10/1/01

Site Location seems reasonable. I question the need for the height of garage. If this is approved please add a specific condition on prohibiting use of structure for renter, caretaker or guest quarters.

Reviewer: Wally Lippincott

Date: 10/22/01

AY
10/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 11, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-102, 02-103, & 02-118

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. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10-5-01

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

RE: Baltimore County
Item No. 118 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

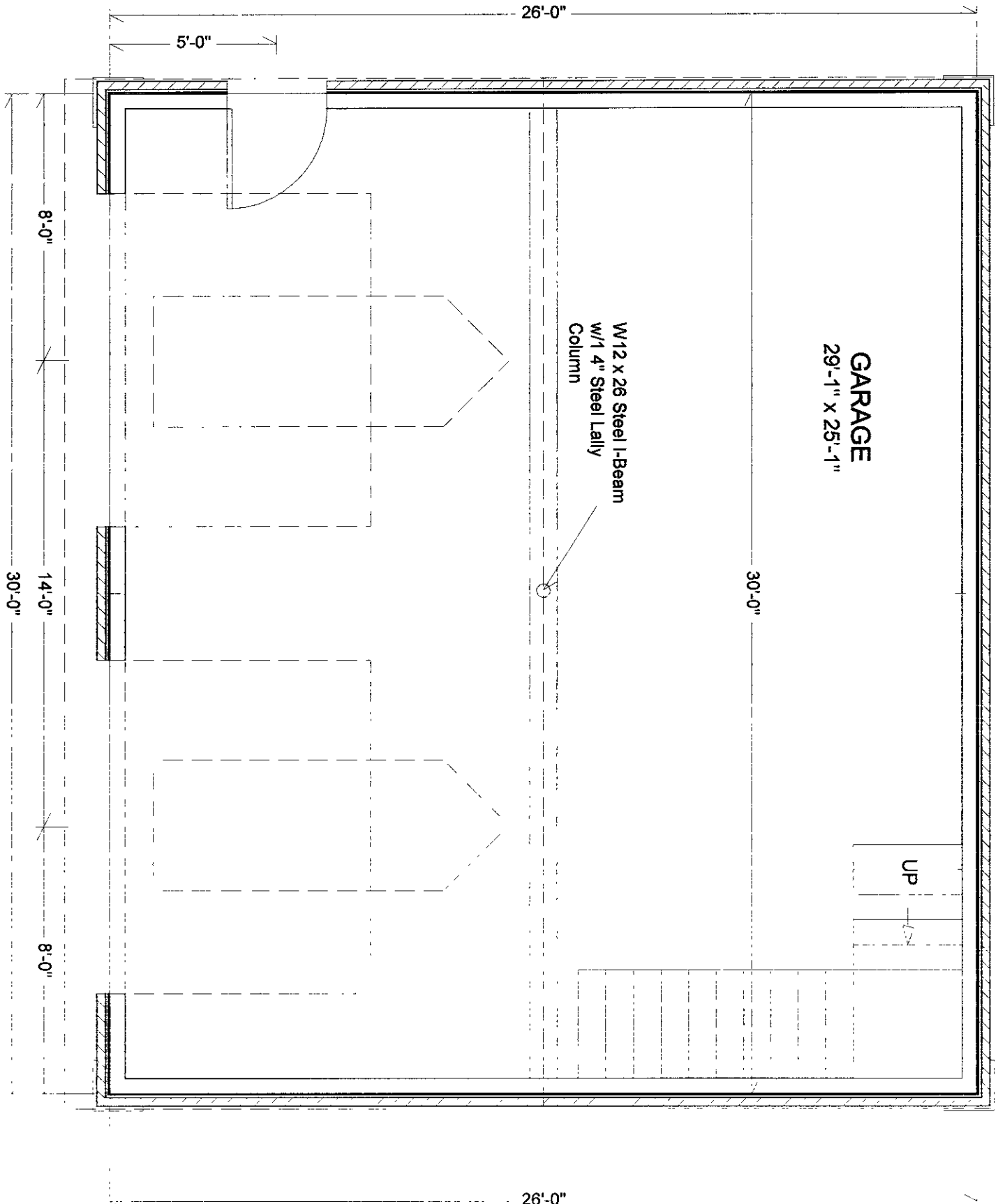
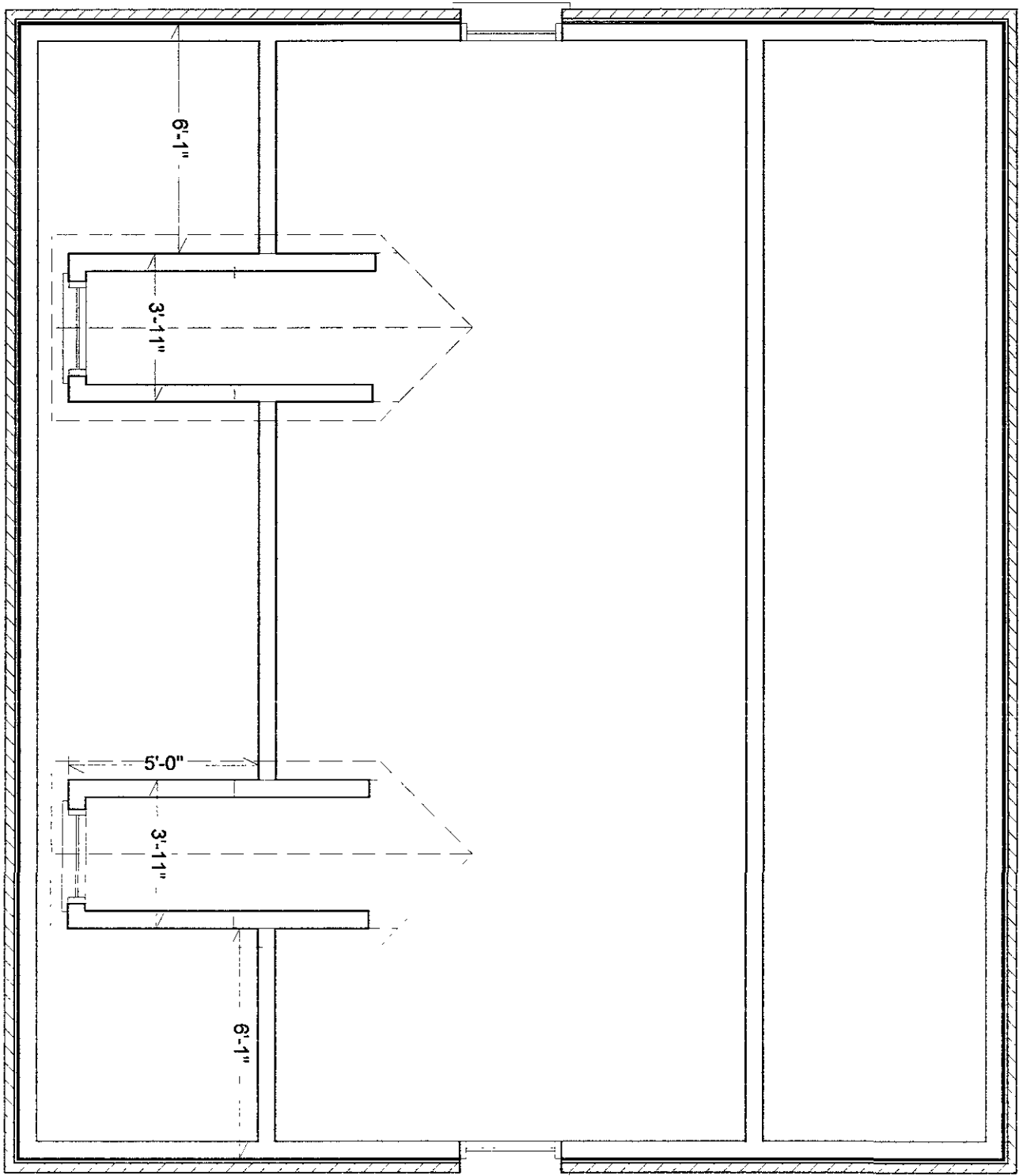


EXHIBIT 118

1/4" = 1'

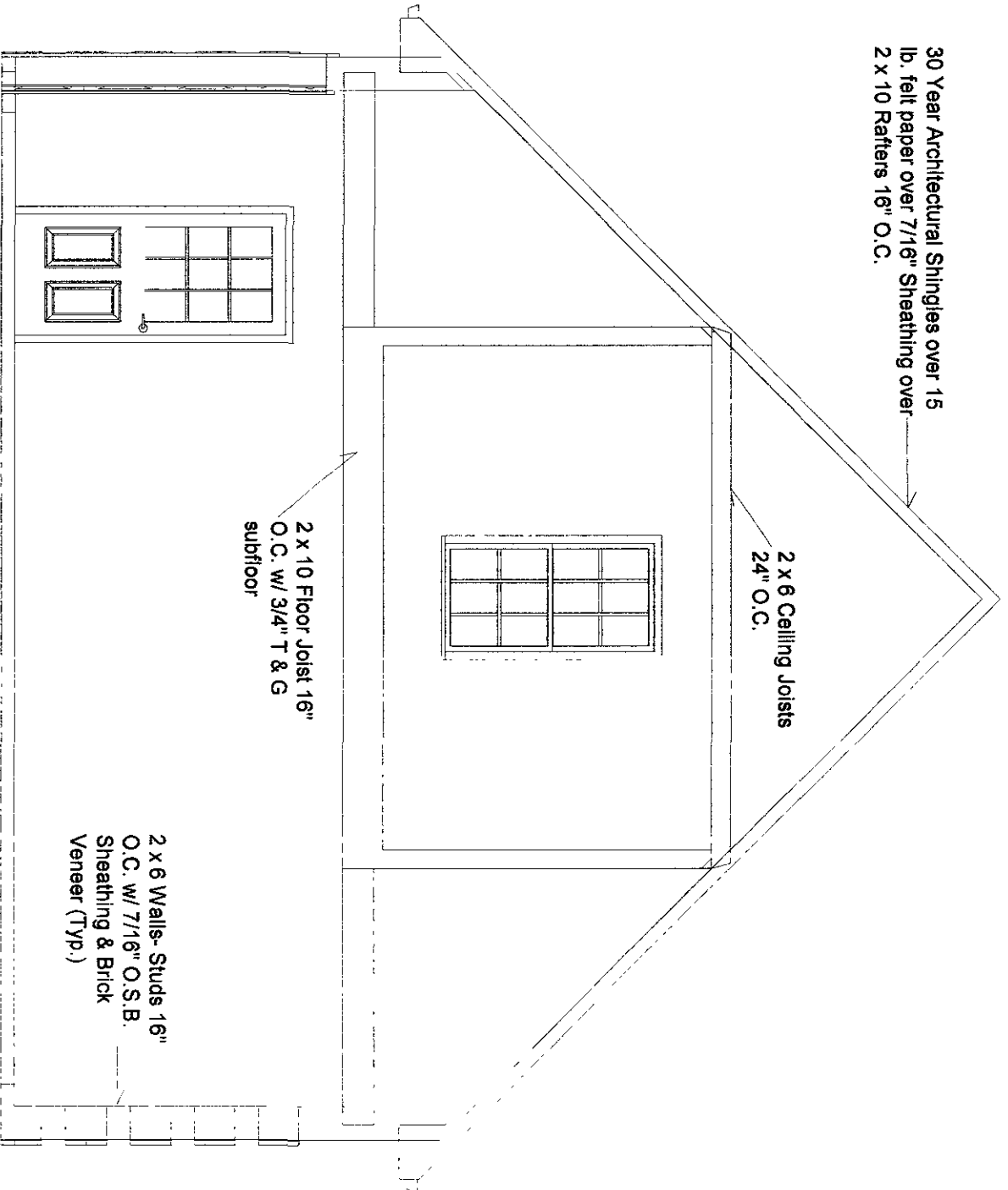


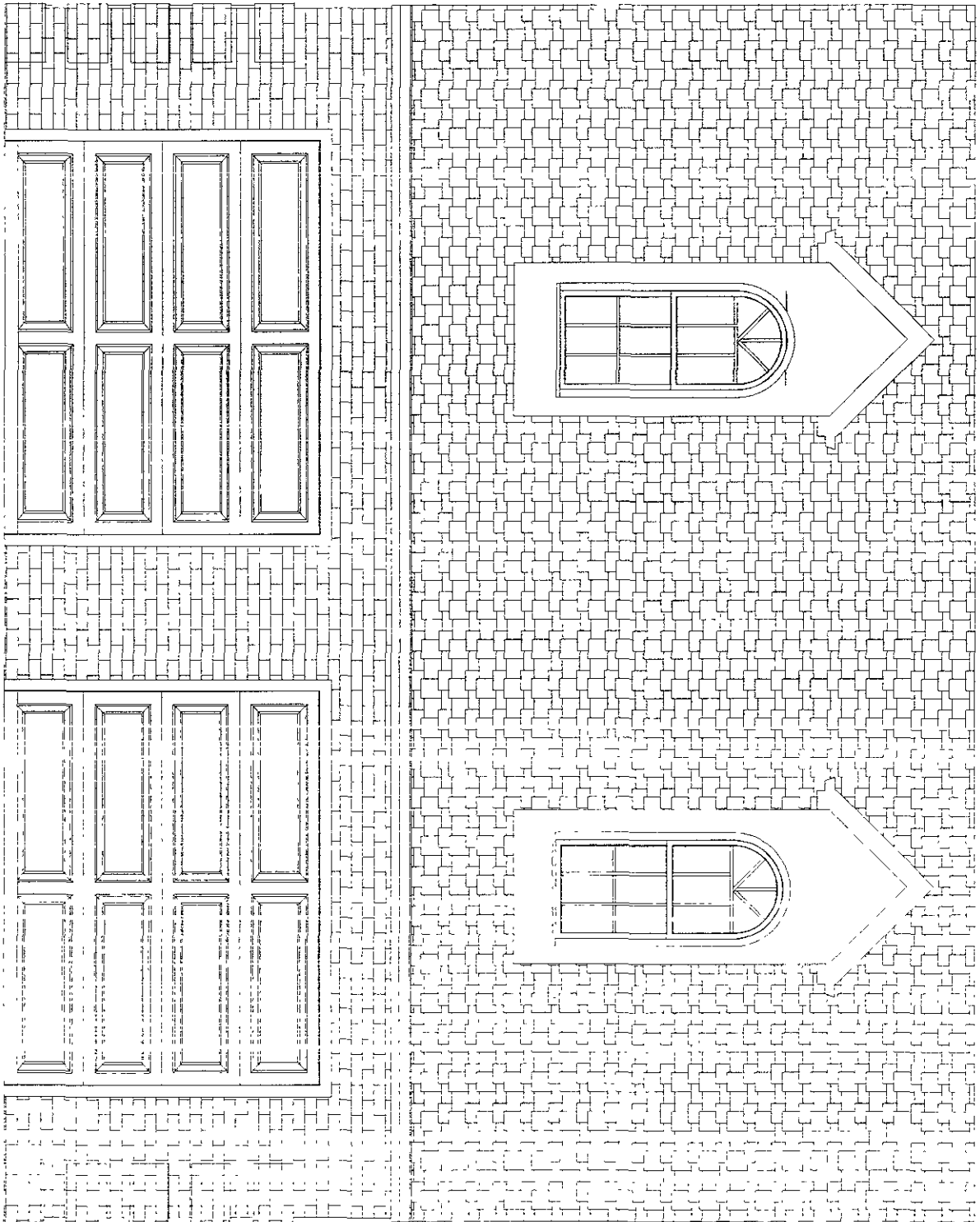
30 Year Architectural Shingles over 15
lb. felt paper over 7/16" Sheathing over
2 x 10 Rafter's 16" O.C.

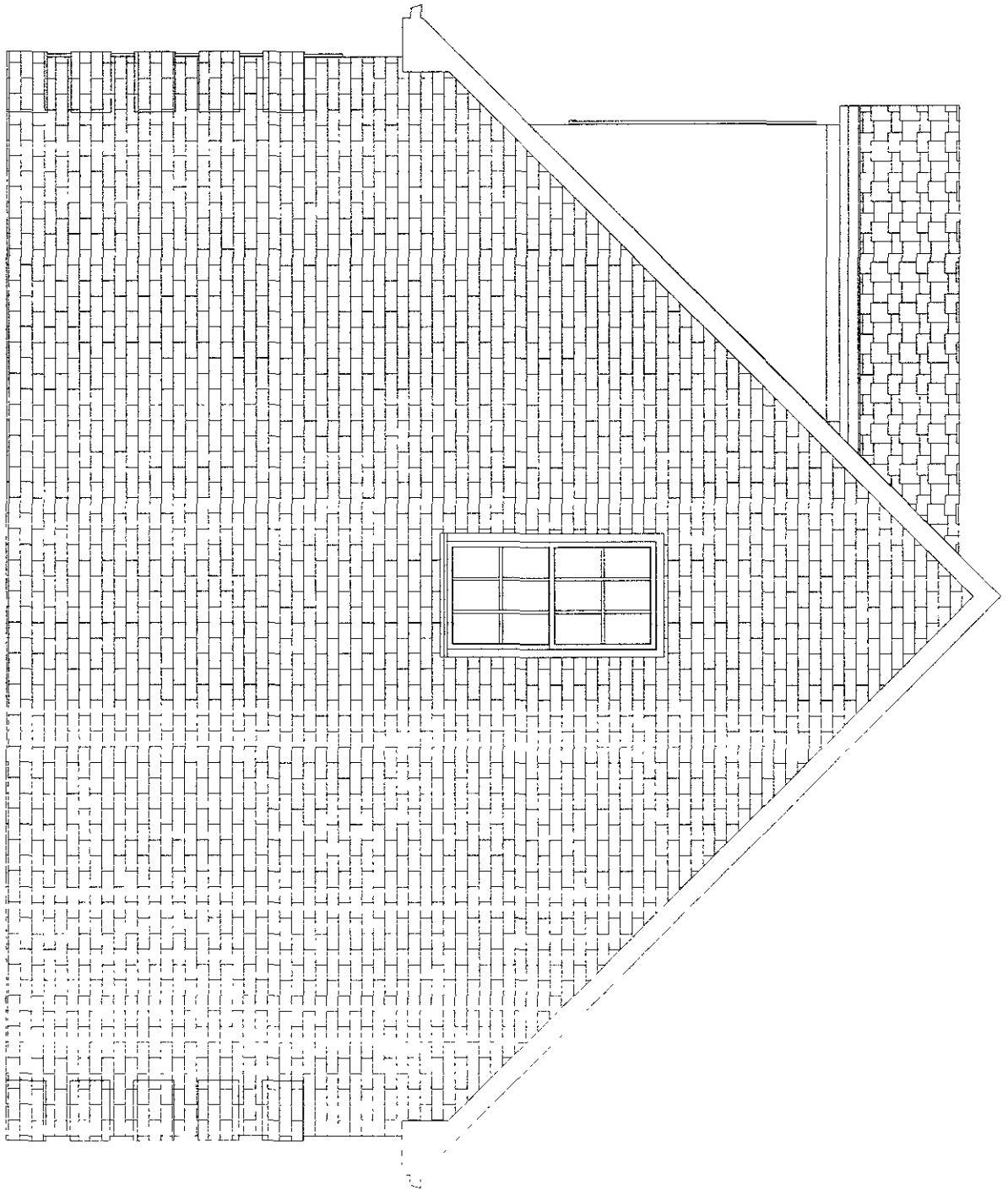
2 x 6 Ceiling Joists
24" O.C.

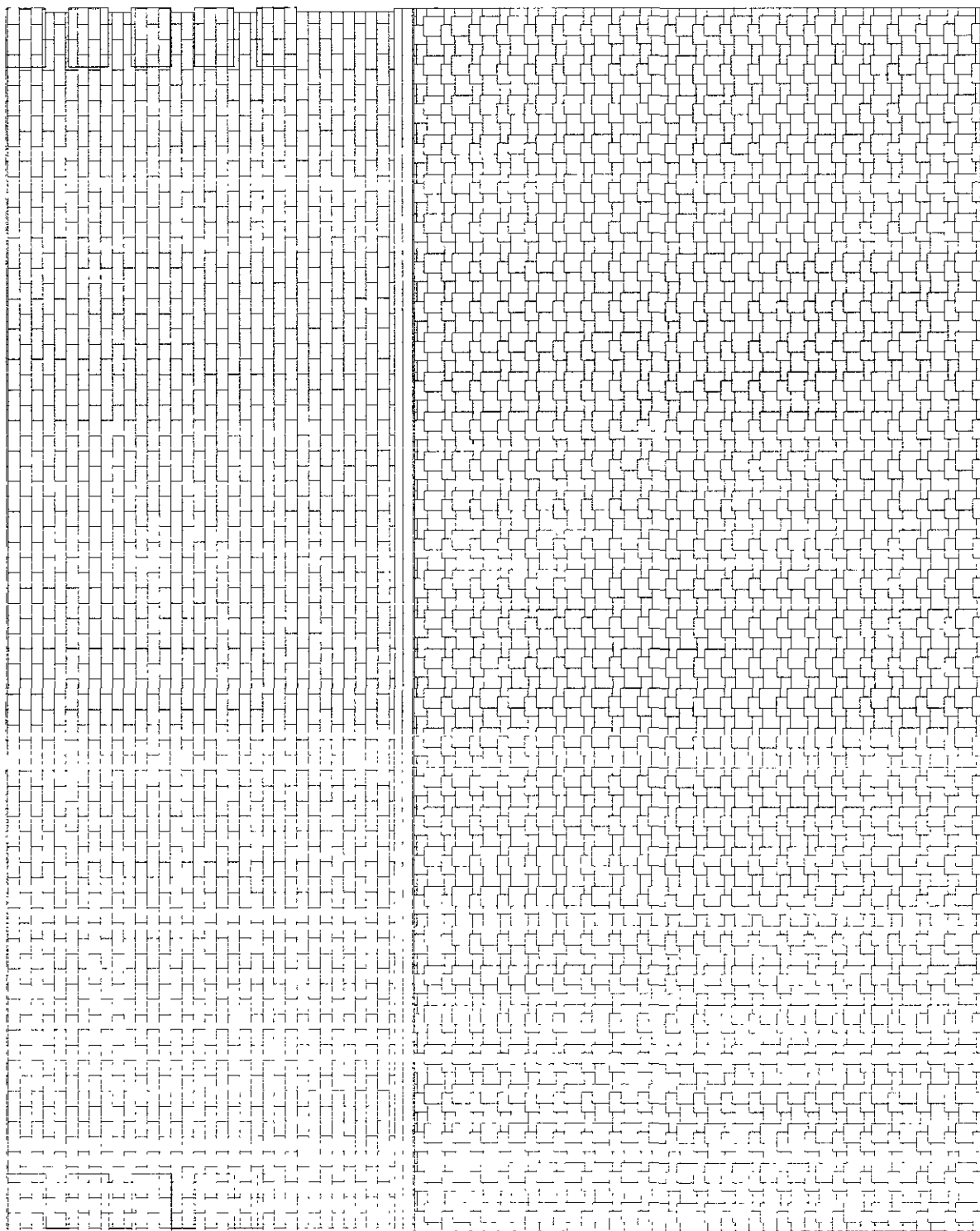
2 x 10 Floor Joist 16"
O.C. w/ 3/4" T & G
subfloor

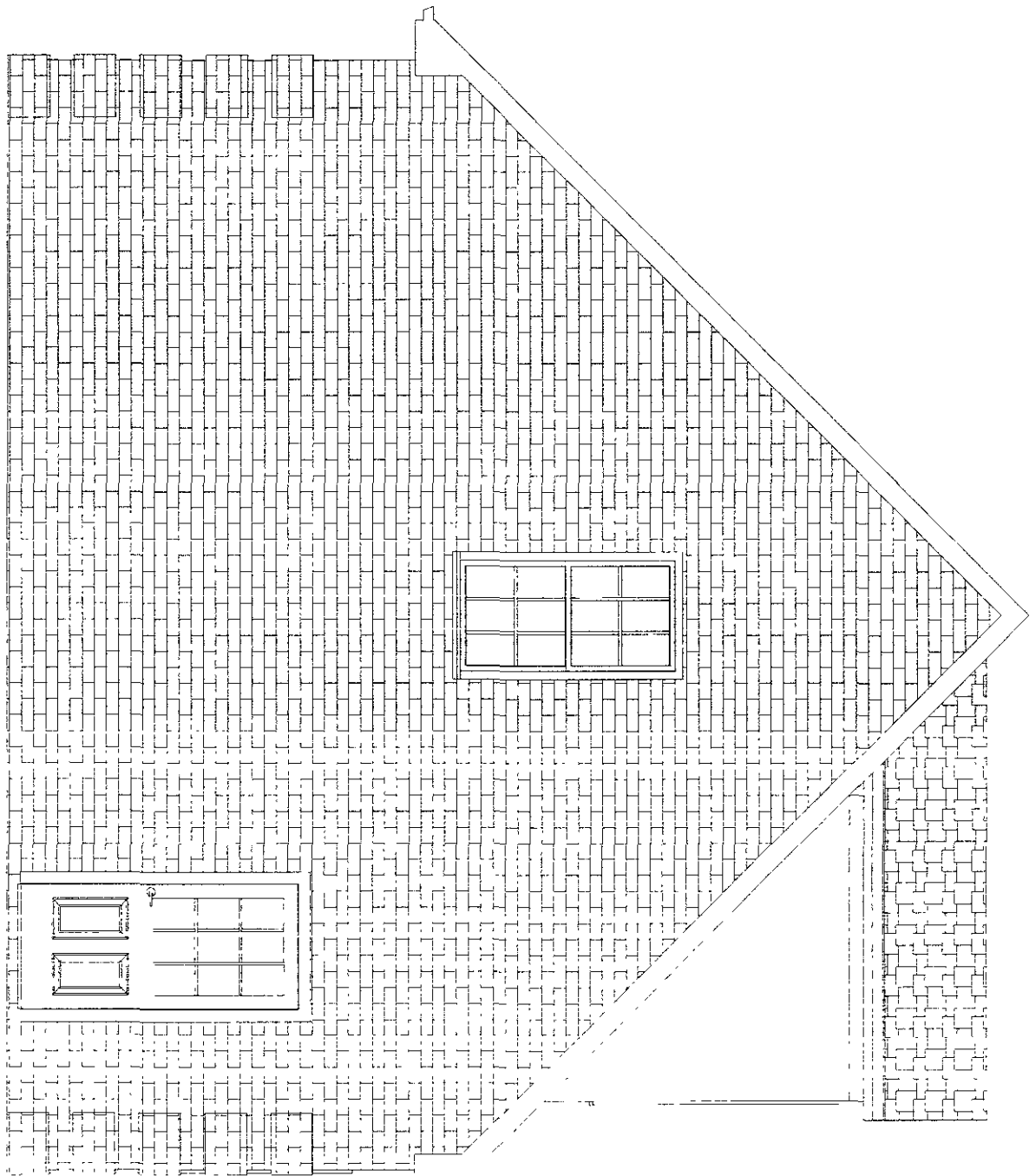
2 x 6 Walls- Studs 16"
O.C. w/ 7/16" O.S.B.
Sheathing & Brick
Veneer (Typ.)











Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

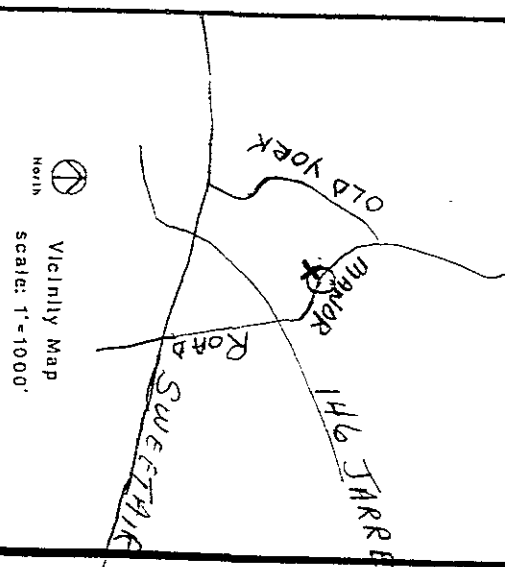
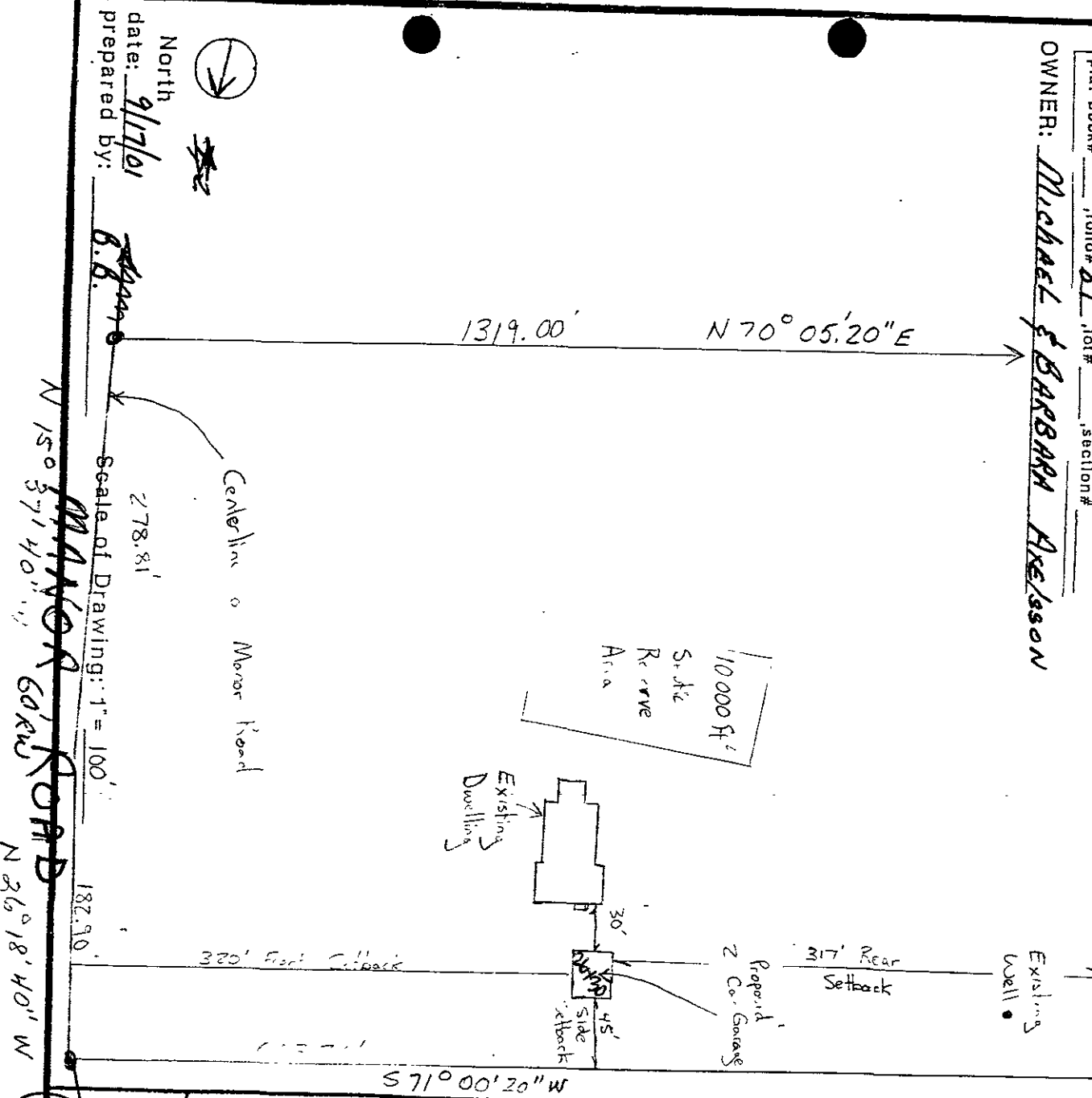
PROPERTY ADDRESS: 15280 Manor Road Newton

Subdivision name: _____

Plat book # 89, lot # _____, section # _____

OWNER: Michael & Barbara Axelsson

See pages 5 & 6 of the CHECKLIST for additional required information
 110.06' 518.59' N 60° E



LOCATION INFORMATION

Election District: 10

Councilmanic District: 6

1" = 200' scale map#: NE C-23

Zoning: Ac 2

Lot size: 2846 acreage square feet

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

Reviewed by: _____ ITEM #: _____ CASE#: _____

2V 118

4250' to old York Rd.

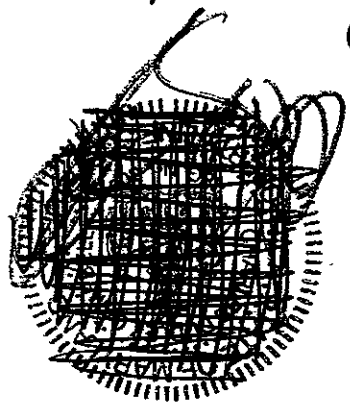
North

date: 9/17/01

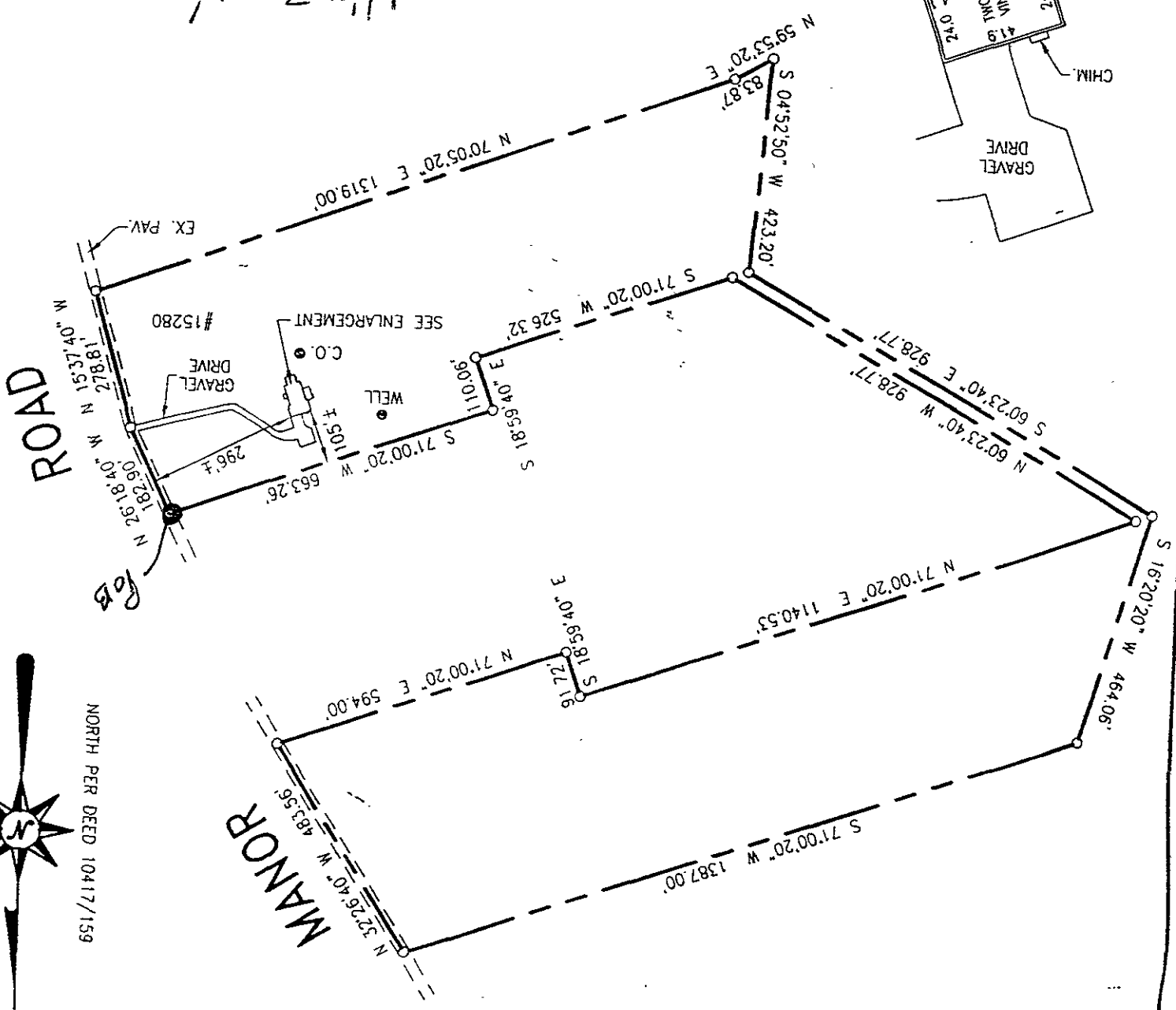
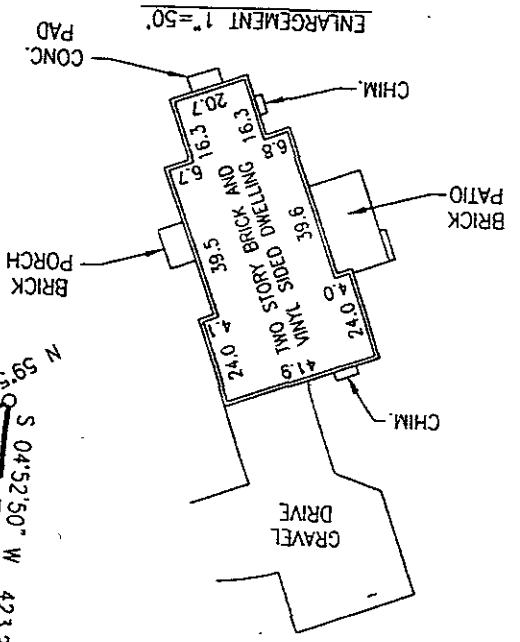
prepared by: _____

Ret. Ex. #1

THIS LOCATION DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND BOARD OF PROFESSIONAL LAND SURVEYORS MINIMUM STANDARDS OF PRACTICE. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. It is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. It does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. That to the best of my knowledge, information, and belief, there are no encroachments on any adjoining premises, streets, or alleys and no encroachments of any buildings, structures, or any other improvements situated on adjoining properties, except as shown or noted hereon: THAT THE LOT SHOWN HEREON IS WITHIN ZONE(S) C AS SHOWN ON THE FIRM MAP



1" = 300'



NORTH PER DEED 10417/159



SHEET 2 of 2

NE ●
23 C

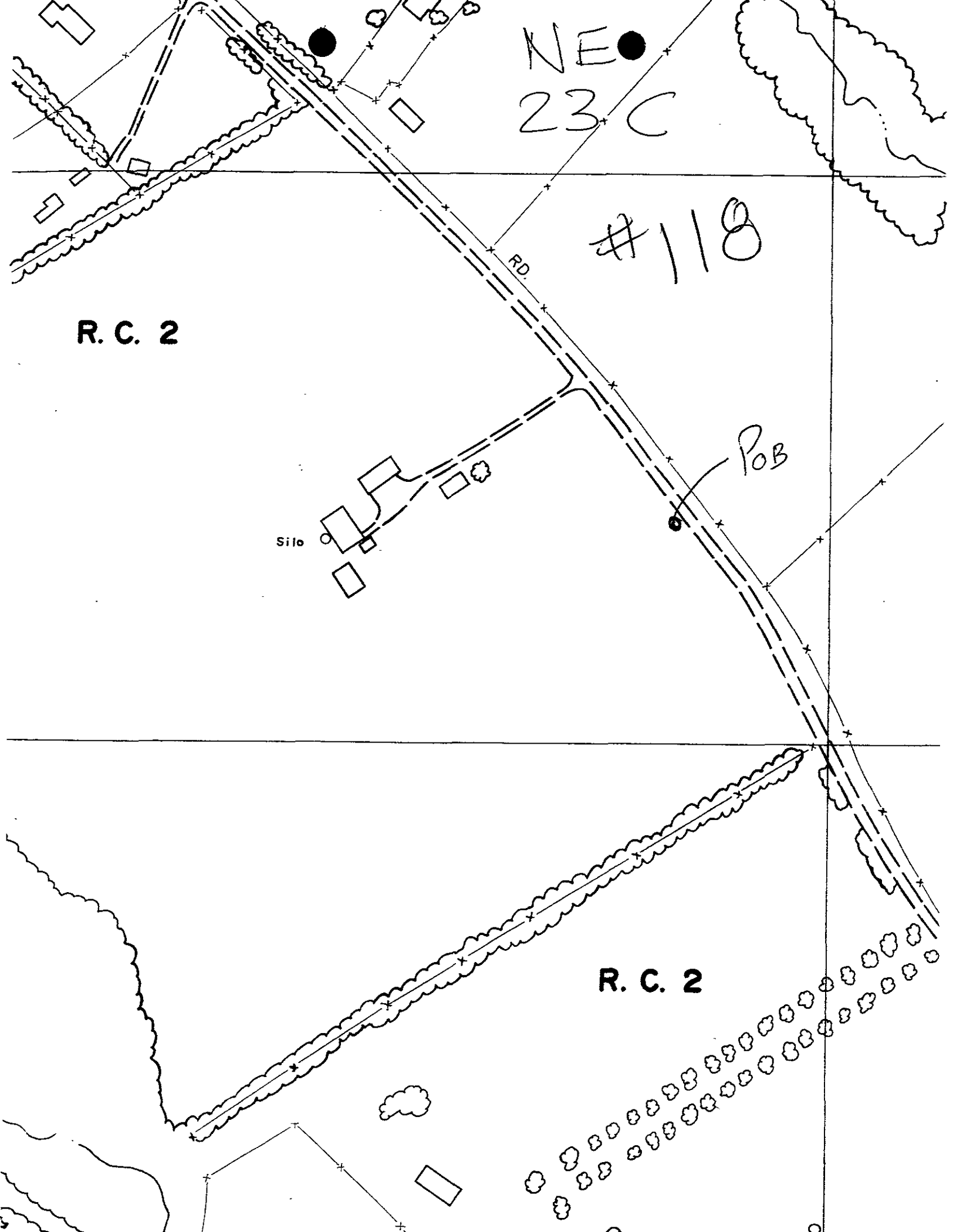
#118

R. C. 2

Silo

POB

R. C. 2













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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

ME 23C

SCALE

1" = 200'

LOCATION

SOUTHEAST

OF

MANOR

SHEET

N. E.

23-C

DATE
OF
PHOTOGRAPHY
JANUARY
1986