

IN RE: PETITION FOR VARIANCE

NE/corner Mt. Vista Road  
and El Ray Road  
11th Election District  
5th Councilmanic District  
(1 El Ray Road)

Raymond & Doris Weitz  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-478-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Raymond and Doris Weitz. The Petitioners are requesting a variance for property they own at 1 El Ray Road, located in the Kingsville area of Baltimore County. The subject property is zoned R.C.5. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition to a single-family residential dwelling with a side yard setback of 30 ft. in lieu of the required 50 ft.

Appearing at the hearing on behalf of the variance request were Mr. & Mrs. Weitz, owners of the property and Gerald Garland, their son. There were no others in attendance.

Testimony and evidence demonstrated that the property contains 1.02 acres of land and is improved with a single-family, residential dwelling wherein Mr. Garland resides with his wife and 3 children. The Garland's are desirous of constructing an addition off the rear of the existing dwelling in the fashion depicted on Petitioners' Exhibit No. 1, the site plan submitted. In order to proceed with the construction of the addition, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

ORDER RECEIVED FOR FILING

Date 7/1/02

By R. J. [Signature]

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

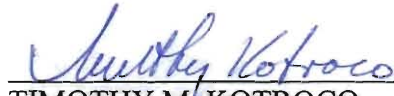
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 1<sup>st</sup> day of July, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition to a single-family residential dwelling with a side yard setback of 30 ft. in lieu of the required 50 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 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 RECEIVED FOR FILING

Date

7/1/02

By





Baltimore County  
Zoning Commissioner

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

July 1, 2002

Mr. & Mrs. Raymond Weitz  
2 Glen Gate Court  
Bel Air, Maryland 21014

Re: Petition for Variance  
Case No. 02-478-A  
Property: 1 El Ray Road

Dear Mr. & Mrs. Weitz:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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: Gerald Garland  
1 El Ray Road  
Kingsville, MD 21087

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 El Ray Road

which is presently zoned RC5

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) IA04.3.B.2 BCZR

To permit an addition with a side yard setback of 30' in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The present house is a three bedroom ranch style home built in 1983. The family residing in the house grew to five people four years ago and an additional bedroom is necessary. Moving to a larger house would be a hardship for two older children in middle school by moving away from their established environment of friends, schools, and church youth groups. The cost of a larger house in the area would force us to move to a less desirable area. The only place to add the bedroom is in the rear of the present bedrooms. We are limited in distance to the rear by the present location of a dry well. We are also limited to the distance on one side by the distance to the septic tank. The locations of septic system components make the proposed addition as close to these areas as allowed by environmental regulations. This practical difficulty limits us to the direction towards the property line. The closest structure to the property line in question is my neighbor's house which is seventy five feet away. The variance we are requesting is to change the fifty foot restriction to thirty feet. There are houses across Mount Vista closer than twenty feet from the property line, so the zoning provision impacts more on the subject property than on the surrounding properties.

Property is to be posted and advertised as prescribed by the zoning regulations. 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.

## Legal Owner(s):

Raymond Weitz

Name - Type or Print

Raymond Weitz

Signature

Doris Weitz

Name - Type or Print

Doris Weitz

Signature

2 GlenGate Court (410)893-3933

Address

Telephone No.

Bel Air, Md 21014

City

State

Zip Code

## Representative to be Contacted:

Gerald Garland

Name

H

WV

1 El Ray Road (410)592-8498 410 765-2381

Address

Telephone No.

Kingsville, Md. 21087

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING

Reviewed By JRF

Date 4/30/02

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

Case No. 02-478-A

Date 4/15/98

ORDER RECEIVED FOR FILING  
Date 7/1/02  
R2019/15/98

## ZONING DESCRIPTION FOR 1 EL RAY ROAD

Beginning at a point North East Corner of Mount Vista Road which is sixty feet wide at a distance one hundred fifty of the centerline of the nearest improved intersecting street El Ray Road which is fifty feet wide. Being Lot#1 Block B in the subdivision of El-Ray Farm as recorded in Baltimore County Plat Book # 47, Folio # 144 containing 1.02 acres. Also known as 1 El Ray Road and located in the 11<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District.

478

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 13328

DATE 4-30-02 ACCOUNT 001-006-6150  
AMOUNT \$ 50.00

RECEIVED FROM: Gerald Gorland  
1 El Ray Road ITEM # 478  
FOR: 01 VARIANCE TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

| BUSINESS                        | ACTUAL          | TIME           |
|---------------------------------|-----------------|----------------|
| 5/01/2002                       | 4/30/2002       | 15:22:47       |
| REG WSO2                        | WALKIN JENA JEE | DRAMER 2       |
| >> RECEIPT # 199765             |                 | 4/30/2002 OFLN |
| Dept. 5 528 ZONING VERIFICATION |                 |                |
| CR NO. 013328                   |                 |                |
| Recpt Tot                       |                 | \$50.00        |
| 50.00 CK                        |                 | .00 CA         |
| Baltimore County, Maryland      |                 |                |

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-478-A  
1 El-Ray Road  
NE/corner of ML Vista Road & El Ray Road  
11th Election District  
5th Councilmanic District  
Legal Owner(s): Doris & Raymond Weltz

**Variance:** to permit an addition with a side yard setback of 30 feet in lieu of the required 50 feet.

**Hearing:** Tuesday, June 25, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/6/677 June 11 CS44323

# CERTIFICATE OF PUBLICATION

6/13/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/11/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-478-A

Petitioner/Developer: \_\_\_\_\_

Mr. & Mrs. RAYMOND WEITZ

Date of Hearing/Closing: 6/25/02

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

Attention: MR. GEORGE SAHNER  
~~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 \_\_\_\_\_

1 ELRAY RD

The sign(s) were posted on 6/10/02  
(Month, Day, Year)

CASE # 02-478-A



1 ELRAY ROAD  
POSTED 6/10/02  
Richard E. Hoffman 6/10/02

Sincerely,

Richard E. Hoffman 6/10/02  
(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: 02-478-A

Petitioner: RAYMOND + DORIS WETZ

Address or Location: 1 EL RAY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: GERALD GARLAND

Address: 1 EL RAY ROAD

KINGSVILLE, MD 21087

Telephone Number: 410 592-8498 (H) (410) 765-2381 (W)  
DAYTIME

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, June 11, 2002 Issue – Jeffersonian

Please forward billing to:  
Gerald Garland  
1 El Ray Road  
Kingsville MD 21087

410 492-8498  
410 765-2381

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-478-A  
1 El-Ray Road  
NE/corner of Mt Vista Road & El Ray Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Doris & Raymond Weitz

Variance to permit an addition with a side yard setback of 30 feet in lieu of the required 50 feet.

HEARING: Tuesday, June 25, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

May 23, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-478-A  
1 El-Ray Road  
NE/corner of Mt Vista Road & El Ray Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Doris & Raymond Weitz

Variance to permit an addition with a side yard setback of 30 feet in lieu of the required 50 feet.

HEARING: Tuesday, June 25, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GJZ  
Director

C: Mr. & Mrs. Raymond Weitz, 2 GlenGate Court, Bel Air 21014  
Gerald Garland, 1 El Ray Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 10, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

June 21, 2002

Mr. & Mrs. Raymond Weitz  
2 Glen Gate Court  
Bel Air MD 21014

Dear Mr. & Mrs. Weitz:

RE: Case Number: 02-478-A, 1 El Ray Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 2002.

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: Gerald Garland, 1 El Ray Road, Kingsville 21087  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 9, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 13, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

472, 475-479, 482-487

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM:  Robert W. Bowling  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for May 13, 2002  
Item No. 473, 475, 476, 477, 478, 479, 481, 482, 483, 484,  
485, 486 and 487

The Bureau of Development Plans Review has reviewed the  
subject zoning items and we have no comments.

RWB:CEN  
Cc: file

Sept  
6/25

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 20, 2002

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

**SUBJECT:** 1 El Ray Road

**INFORMATION:**

**Item Number:** 02-478

**Petitioner:** Raymond Weitz

**Zoning:** RC 5

**Requested Action:** Variance

MAY 20 2002

ASSIGNER

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the petitioner's request to permit a side yard setback of 30 feet in lieu of the minimum required 50 feet.

**Prepared by:**



**Section Chief:**



**AFK/LL:MAC:**



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 5.10.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 478

JRF

Dear Mr. Zahner:

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,

h

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

RE: PETITION FOR VARIANCE  
1 El Ray Road, NE Cor Mt. Vista Rd  
and El Ray Rd  
11th Election District, 5th Councilmanic

Legal Owner: Raymond & Doris Weitz  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-478-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



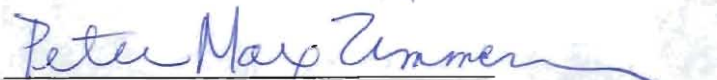
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 22<sup>nd</sup> day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Raymond & Doris Weitz, 2 Glen Gate Court, Bel Air, MD 21014, Petitioners, and to Gerald Garland, 1 El Ray Road, Kingsville, MD 21087, representative for Petitioners..

  
PETER MAX ZIMMERMAN

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

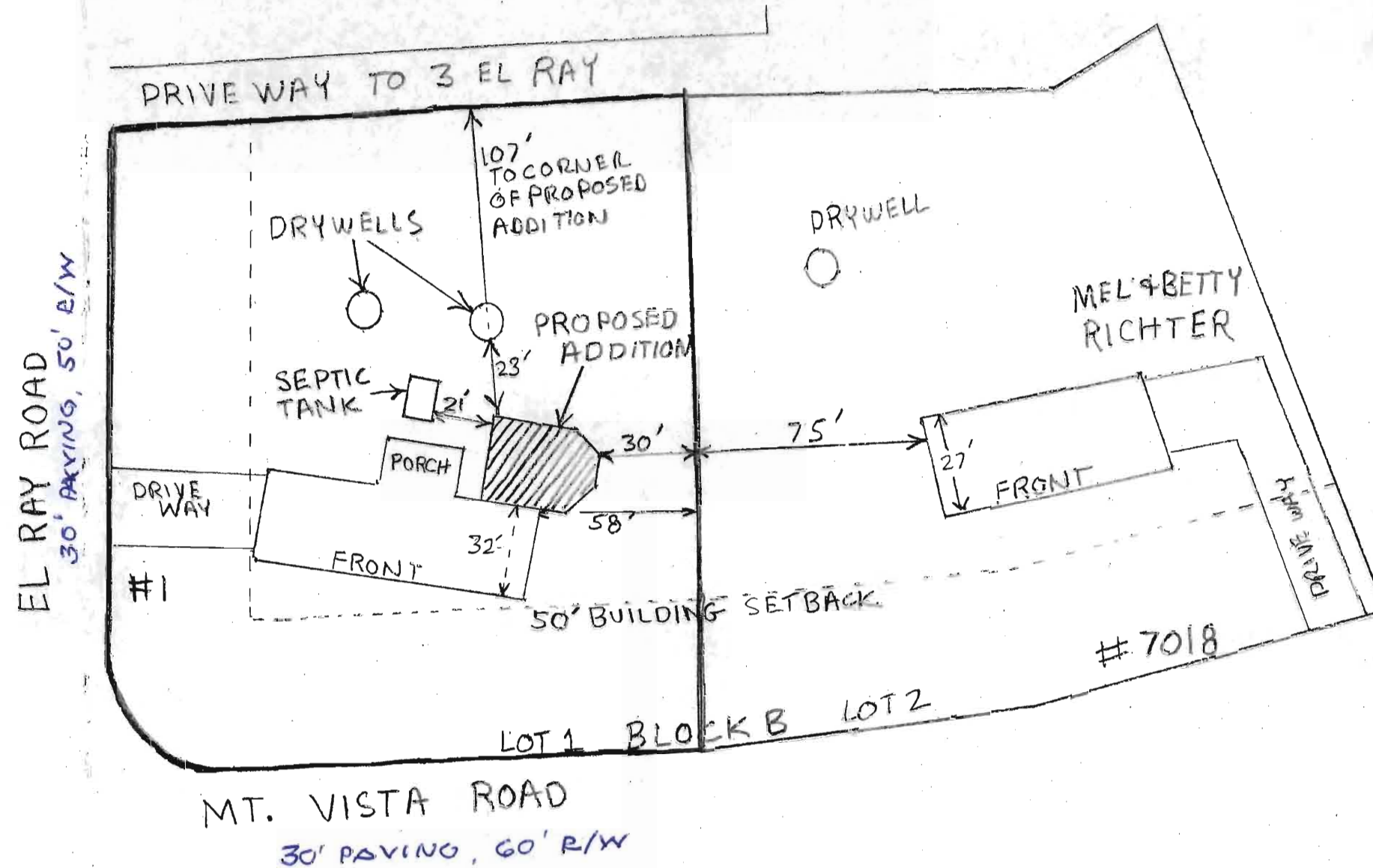
PROPERTY ADDRESS 1 EL RAY ROAD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME EL-RAY FARM

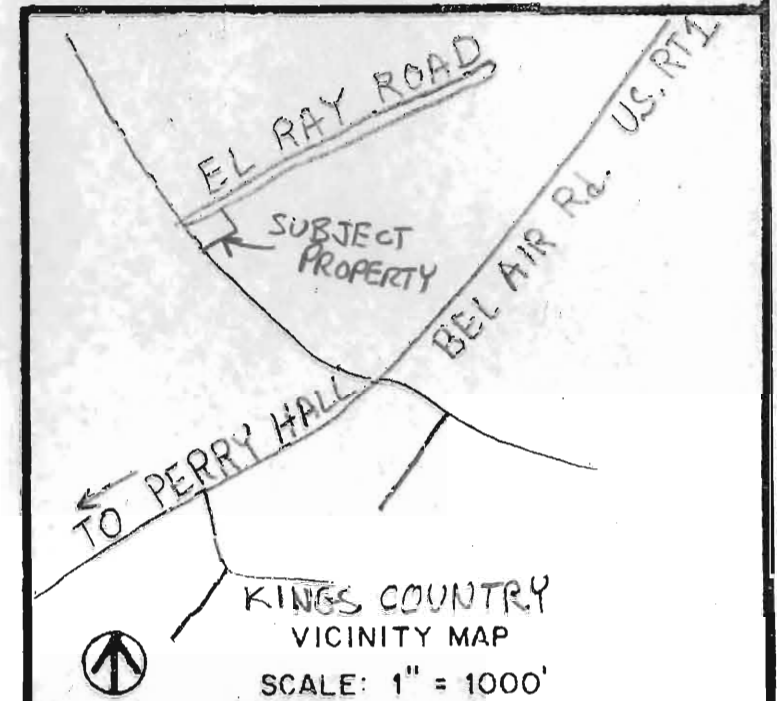
PLAT BOOK # 47 FOLIO # 144 LOT # 1 SECTION #     

OWNER RAYMOND + DORIS WEITZ



PREPARED BY G. GARLAND

SCALE OF DRAWING: 1" = 50'



## LOCATION INFORMATION

ELECTION DISTRICT 11<sup>TH</sup>

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NORTH EAST 13 I

ZONING RC 5

LOT SIZE 1.02 44370  
ACREAGE SQUARE FEET

|       | PUBLIC                   | PRIVATE                             |
|-------|--------------------------|-------------------------------------|
| SEWER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| WATER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

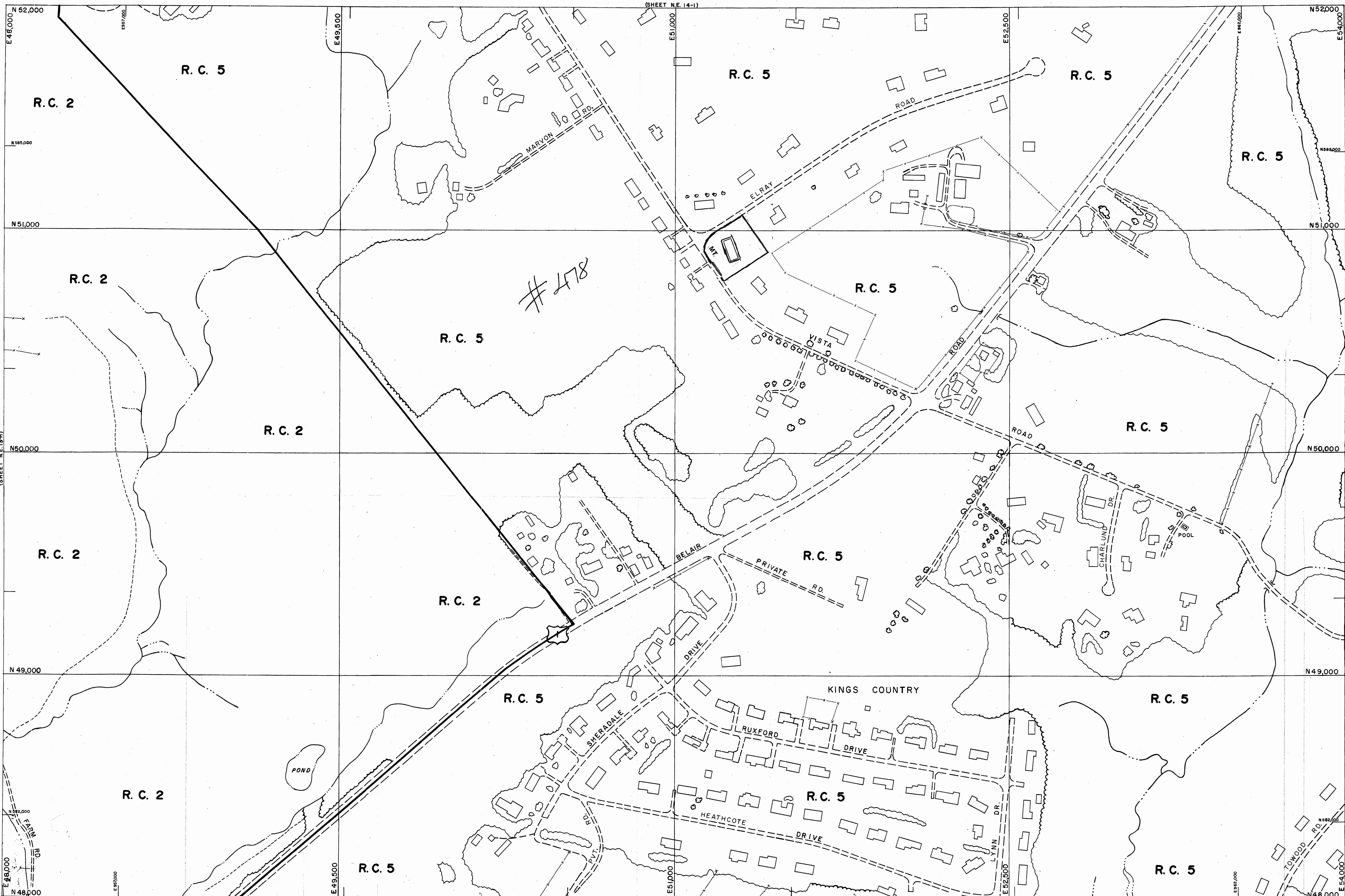
|                              | YES                      | NO                                  |
|------------------------------|--------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                      | YES                      | NO                                  |
|----------------------|--------------------------|-------------------------------------|
| 100 YEAR FLOOD PLAIN | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                             | YES                      | NO                                  |
|-----------------------------|--------------------------|-------------------------------------|
| HISTORIC PROPERTY/ BUILDING | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY  
REVIEWED BY JRE ITEM # 478 CASE #



Q - SE  
Q - NE

2000 COMPREHENSIVE ZONING MAP  
ADOPTED by  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 10, 2000  
Hills Nos. 87-00, 88-00, 89-00, 90-00, 91-00 92-00, 93-00,  
*Joseph Bartolotta*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
WEST OF  
UPPER FALLS

SHEET  
N. E.  
13- 1

NE 13 I