

IN RE: PETITION FOR VARIANCE
S/S of Aigburth Road, 341.75 ft.
E of York Road
9th Election District
4th Councilmanic District
(4 Aigburth Road)

Peter G. Desimone, *Legal Owner* and
Malcolm Spicer, *Contract Purchaser*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-513-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Peter G. Desimone and the contract purchaser, Malcolm Spicer. The special hearing request is to approve the use of the subject property as a 3-apartment dwelling.

Appearing at the hearing on behalf of the special hearing request were Peter G. Desimone, owner of the property, Malcolm Spicer, the contract purchaser and Joe Larson, the professional engineer who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, is located at 4 Aigburth Road in the Towson area of Baltimore County. The subject property is improved with a 2-story brick dwelling that contains 3 separate apartment units. The building in question was constructed in 1951 as a 3-apartment building and has been utilized in that fashion from 1951 until the present time. It should be noted that the property is zoned D.R.16, which permits this multi-family building as of right considering the size of the property would permit up to 4 apartment units. However, the Petitioners are simply requesting approval to continue to use the building as 3 separate dwelling units as it has existed for the past 50 years. The use itself is permitted as of right. However, the setbacks are deficient and,

ORDER RECEIVED FOR FILING

Date

7/10/02

By

R. G. Gansler

therefore, the special hearing is necessary in order to allow the configuration of the building to exist as it does today.

After considering the testimony and evidence presented at the hearing, I am convinced that the use of the property as a 3-apartment building is appropriate and the structure itself, as situated and represented on the site plan submitted into evidence as Petitioners' Exhibit No. 1, is non-conforming. The use of the subject building and the setbacks have remained constant since 1951 until the present date.

THEREFORE, IT IS ORDERED, this 10th day of July, 2002, by the Deputy Zoning Commissioner for Baltimore County, that the Petitioners' request for special hearing, to approve the continuation of the use of the subject property as a 3-apartment dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/12/02
By R. Jensen



Baltimore County
Zoning Commissioner

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

July 10, 2002

Joseph Larson
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 02-513-SPH
Property: 4 Aigburth Road

Dear Mr. Larson:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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: Peter G. Desimone
4 Aigburth Road
Towson, MD 21286

Malcolm Spicer
1622 W. Joppa Road
Towson, MD 21204

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4 Aigburth Road
which is presently zoned DR-16

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve and confirm the existing non-conforming use (multi-family building).

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

Malcolm Spicer
Name - Type or Print
Signature
1622 W. Joppa Road
Address Telephone No.
Towson MD 21204
City State Zip Code

Attorney For Petitioner:

Malcolm Spicer
Name - Type or Print
Signature
Company
1622 W. Joppa Road 410-404-1547
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Peter G. Desimone
Name - Type or Print
Signature
4 Aigburth Road
Address Telephone No.
Towson MD 21286
City State Zip Code

Representative to be Contacted:

Joseph Larson
Name
105 W. Chesapeake Ave 410-823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

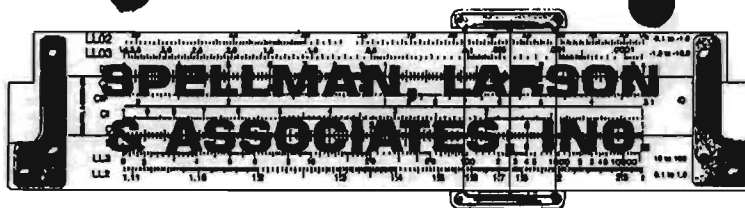
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 5/16/02

Case No. 02-513-SPH



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

DESCRIPTION FOR ZONING, NUMBER 4 AIGBURTH ROAD, NINTH DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the south side of Aigburth Road at the distance of 341.75 feet measured easterly along the south side of Aigburth Road from the east side of York Road and running thence and binding on the south side of Aigburth Road south 74 degrees east 60.00 feet thence leaving the south side of Aigburth Road and running south 16 degrees west 240.00 feet north 74 degrees west 60.00 feet and north 16 degrees east 240.00 feet to the place of beginning.

CONTAINING 0.33 acres of land more or less.

May 10, 2002



#513

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13381

DATE 5/16/02 ACCOUNT 0010066150
AMOUNT \$ 250.00

RECEIVED
FROM: MALCOLM SPICER

FOR: ITEM# 513, 02-513-SPH FILING FEE

4 ALBORTH RD. D THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
5/17/2002	5/16/2002	15:08:05
REG 0604	WALKIN DOL DND DRAWER	2
>>RECEIPT #	182841	5/16/2002 OFLN
DEPT	5	528 ZONING VERIFICATION
CR NO.	013381	
Recpt Tot	\$250.00	
250.00 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: #02-513-SPH
4 Aigburth Road
S/side of Aigburth Road
341.75 feet east of York Road
9th Election District
4th Councilmanic District
Legal Owner(s): Peter G.
Desimone
Contract Purchaser: Malcolm
Spicer

Special Hearing: to approve and confirm the existing non-conforming use (multi-family building).

Hearing: Wednesday, July 10, 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/6/813 June 25 C546961

CERTIFICATE OF PUBLICATION

6/28/, 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 6/25/, 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

2/10

RE: Case No.: 02-513-SPH

Petitioner/Developer: SPICER, ETAL

% JOE LARSON

Date of Hearing/Closing: 7/10/02

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: #4 AIGBORTH RD.

The sign(s) were posted on

6/20/02

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 7/2/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

02-513-SPH
#4-AIGBORTH RD

7/10

**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: 02-513-SPH

Petitioner: SPICER

Address or Location: ~~1622~~ 4 AIGBORTH RD., 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: MALCOLM SPICER

Address: 1622 W. TOPPA RD.

TOWSON, MD 21204

Telephone Number: 410-404-1547

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 25, 2002 Issue – Jeffersonian

Please forward billing to:
Malcolm Spicer
1622 W. Joppa Road
Towson, MD 21204

410-404-1547

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: 02-513-SPH
4 Aigburth Road
S/side of Aigburth Road 341.75 feet east of York Road
9th Election District – 4th Councilmanic District
Legal Owner: Peter G. Desimone
Contract Purchaser: Malcolm Spicer

Special Hearing to approve and confirm the existing non-conforming use (multi-family building).

HEARING: Wednesday, July 10, 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 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

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

June 5, 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: 02-513-SPH
4 Aigburth Road
S/side of Aigburth Road 341.75 feet east of York Road
9th Election District – 4th Councilmanic District
Legal Owner: Peter G. Desimone
Contract Purchaser: Malcolm Spicer

Special Hearing to approve and confirm the existing non-conforming use (multi-family building).

HEARING: Wednesday, July 10, 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
Director

C: Malcolm Spicer, Esquire, 1622 W. Joppa Road, Towson 21204
Peter G. Desimone, 4 Aigburth Road, Towson 21204
Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 25, 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.

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





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

July 5, 2002

Malcolm Spicer
1622 W Joppa Road
Towson MD 21204

Dear Mr. Spicer:

RE: Case Number: 02-513-SPH, 4 Aigburth Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 16, 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: Peter G Desimone, 4 Aigburth Road, Towson 21204
Joseph Larson, 105 Chesapeake Avenue, Towson 21204
People's Counsel

Come visit the County's Website at 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 30, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 3, 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:

513

511-519, 521-523

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
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. DATE: July 10, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2002
Item Nos. 511, 512, 513, 514, 516, 517,
518, 519, 520, 521, 522, and 523

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

DATE: July 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of June 3, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

513
511-514, 516, 517, 519-525, 527, 529-531, 533

sem
7/10

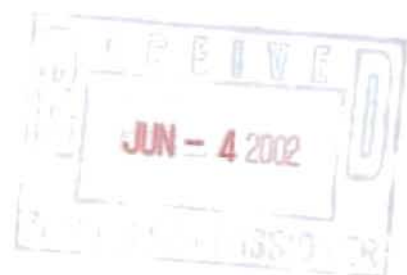
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2002

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 02-513, & 02-523

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: Arnold F. Keller

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.28.02

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

RE: Baltimore County
Item No. 513

DT

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,

1. 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 SPECIAL HEARING
4 Aigburth Road,
S/S Aigburth Rd, 341.75' E of York Rd
9th Election District, 4th Councilmanic

Legal Owner: Peter G. Desimone
Contract Purchaser: Malcolm Spicer
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-513-SPH

* * * * *

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 3rd day of June, 2002 a copy of the foregoing Entry of Appearance was mailed to Malcolm Spicer, Esq., 1622 W. Joppa Road, Towson, MD 21204, attorney for Petitioner(s).



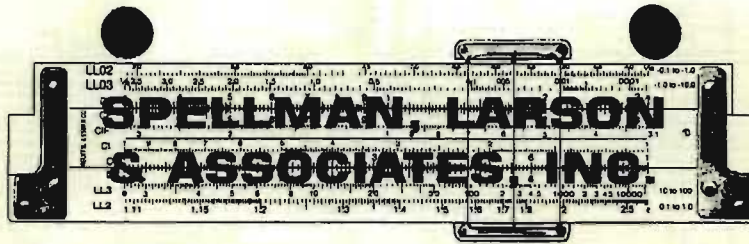
PETER MAX ZIMMERMAN

MEMO TO FILE

RE: Item #513, 02-513-SPH

Prior to acceptance for filing, did advise petitioner (Malcolm Spicer) to show parking spaces and calculations on plan. Petitioner will address at hearing for non-conforming use if necessary.

Donna Thompson
Planner II
Zoning Review



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

TEL (410) 823-3535 / FAX (410) 825-5215

June 4, 2002

Ms. Donna Thompson
Office of Zoning
Baltimore County

"HAND DELIVERED"

**Re: 4 Aigburth Road
Desimone Property
Job No. 202041**

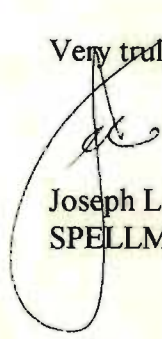
Dear Donna:

Attached hereto, please find twelve (12) new copies of the revised Plat to Accompany Zoning Petition for the above captioned project which are being submitted to you at your request.

The attached plans have been revised to show the improvements on the properties on each side of the subject site. Also, we have revised the Plat to include the fact that three apartments currently exist on the property.

Should you have any questions or require any addition information from this office, please feel free to contact me at any time.

Very truly yours,


Joseph L. Larson, President
SPELLMAN, LARSON & ASSOC., INC.

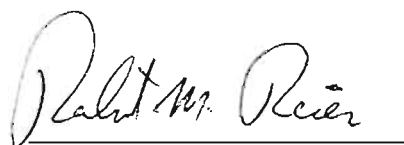
cc: Mac Spicer

File No. L06030203

AFFIDAVIT

I, Robert M. Reier, do solemnly declare and affirm, under penalty of perjury, that the following facts are true and correct:

1. I am a competent witness with respect to the matters set forth below.
2. I was born on June 5, 1949.
3. The property known as 4 Aigburth Rd., Towson, MD 21286 was owned by my paternal grandparents, ^{Dr. Henry S.} ~~Charles H.~~ and ^{Dr. and Mrs. Charles H. Reier} Mary R. Reier from at least 1951 until sold by me, as executor of my grandmother's estate, to Peter G. De Simone in December, 1989.
4. To the best of my personal knowledge and recollection, the house situated on that property was built by my grandparents as a 3-residential unit dwelling in 1951. It was built with a single 2-bedroom apartment on the first floor and 2 1-bedroom apartments on the second floor. My grandparents built it that way for the express purpose of renting the second floor apartments to the public for income.
5. To the best of my knowledge and recollection, the lot size, the configuration of the apartments, the exterior of the building, and the parking lot configuration did not change in any material respect from the time the house was built until sold by me as executor of my grandmother's estate to Mr. De Simone. For as long as I can remember, the second floor apartments were continuously rented, as was the first floor apartment for some years before my grandmother's death.


Robert M. Reier

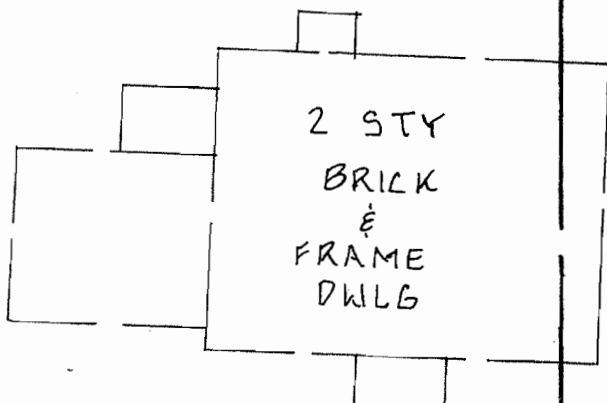
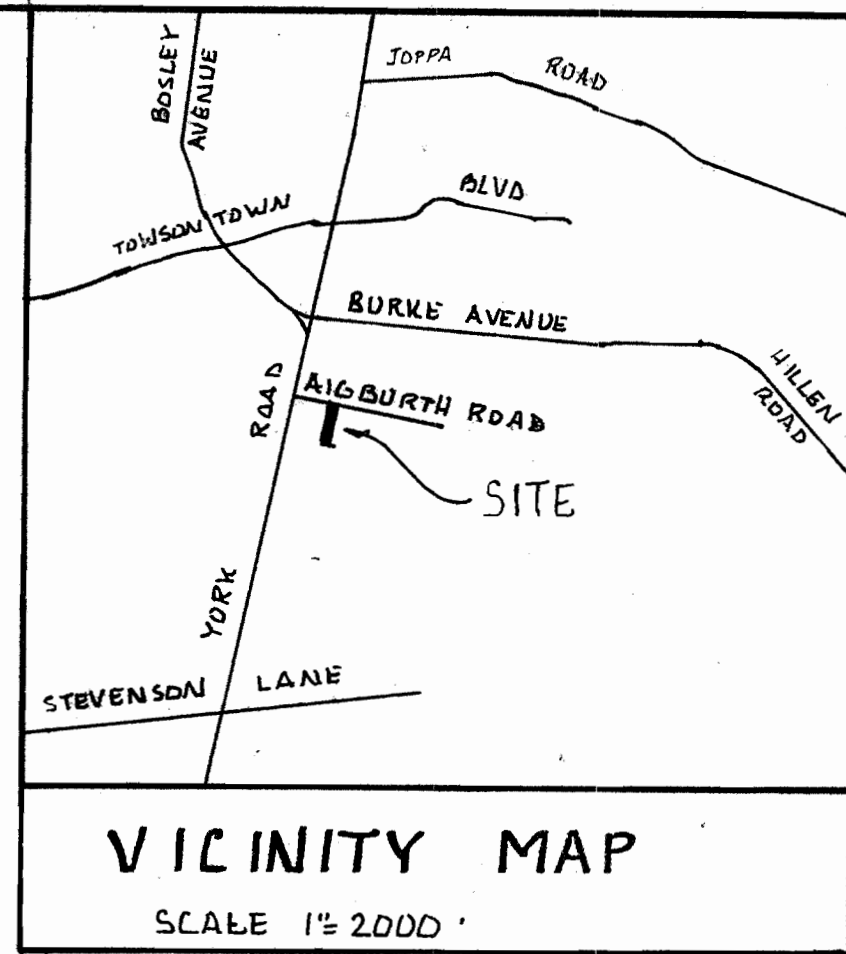
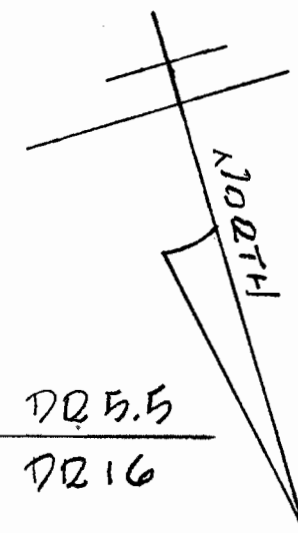
ZONING MAP NE 9-A
ZONED D.R. 16
SCALE 1" = 200'



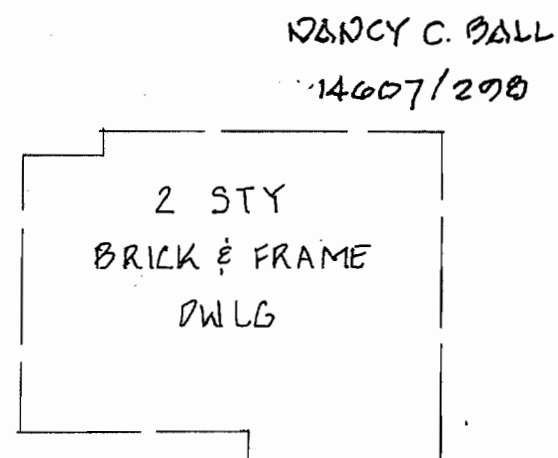
GENERAL NOTES

1. THERE IS NO PREVIOUS ZONING HISTORY FOR THE SUBJECT PROJECT.
2. THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN.
3. THERE ARE NO ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
4. THERE ARE NO HISTORICAL BUILDINGS OR LANDMARKS ON THE SUBJECT SITE.
5. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

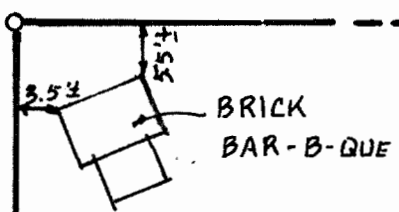
DR 5.5



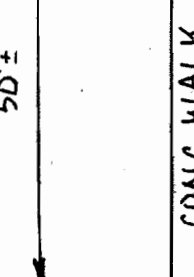
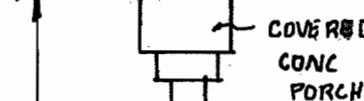
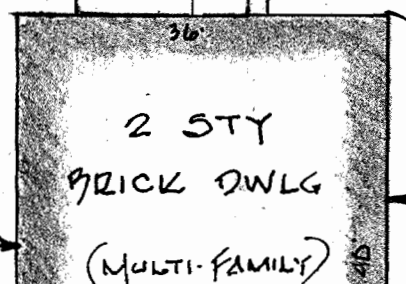
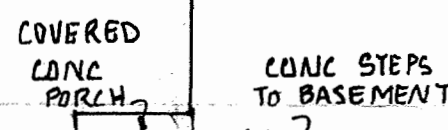
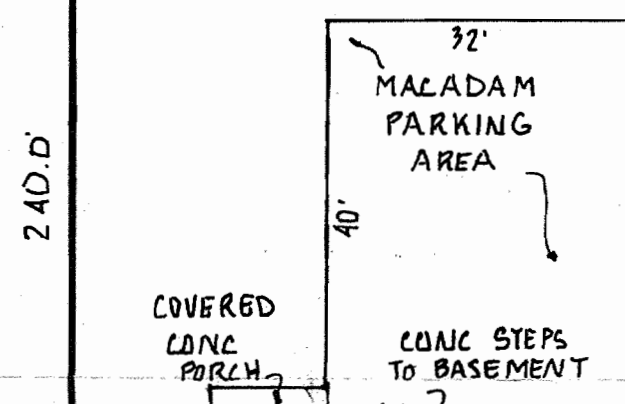
DR 5.5



N 74° W 60.0'



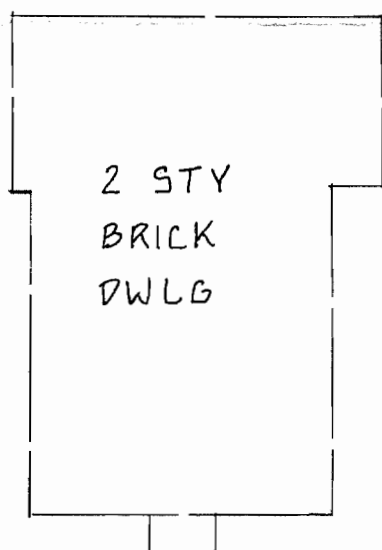
DR 5.5
DR 16



MAC DRIVE

DR 16

ROBERT M. REIER
11440/423



SITE DATA

AREA OF TRACT = 0.33 ± ACRES
EXIST. ZONING = DR-16
EXIST. USE = RESIDENTIAL (MULTI-FAMILY)
COUNCILMANIC DISTRICT = 4th
TAX MAP TO GRID 14 PARCEL 436
TAX ACCT. NO. 0018100960
DEED REFERENCE 0358/145
ZONING MAP = DE 0A
UTILITIES - WATER PUBLIC
SEWER PUBLIC
PROP. USE = RESIDENTIAL
(MULTI-FAMILY)

Set #1



ZONING PETITION

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL HEARING TO APPROVE AND CONFIRM A NON-CONFORMING USE FOR A MULTI FAMILY BUILDING.

DR 5.5
DR 16

AIGBURTH ROAD

SANITARY SEWER
10" WATER

341.75 FT
TO YORK ROAD

DR 16

REVISIONS		
NO.	DATE	DESCRIPTION
1	8-16-02	FILING CONF. COMMENTS
2	6-4-02	ZONING COMMENTS

**SPELLMAN, LARSON
&
ASSOCIATES, INC.**

CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

**PLAT TO ACCOMPANY
ZONING PETITION**

DESIMONE PROPERTY
4 AIGBURTH ROAD

9th ELECTION DISTRICT BALTIMORE CO., MD

SCALE: 1"=20'	DES. BY:	SHT. 1 OF 1
DATE: 8-15-02	DRN. BY:	

202041

OWNER

PETER G. DESIMONE
4 AIGBURTH ROAD
TOWSON, MD 21206

Revised Plan
#513