

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Huntfield Court, 400' W
of Hunting Tweed Drive
4th Election District
3rd Councilmanic District
(5 Huntfield Court)

Adam P. & Karen E. Kaftol
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-550-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Adam and Karen Kaftol, the legal owners of the subject property. The variance request is for property located at 5 Huntfield Court in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (attached garage) with a side yard setback of 36 ft. in lieu of the required 50 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 RECEIVED FOR FILING
Date 7/8/02
By R. Johnson

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 8th day of July, 2002, that a variance from Section 1A04.3.B.2 of the B.C.Z.R., to permit an addition (attached garage) with a side yard setback of 36 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 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 RECEIVED FOR FILING

Date

7/8/02

By





Baltimore County
Zoning Commissioner

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

July 8, 2002

Mr. & Mrs. Adam P. Kaftol
5 Huntfield Court
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 02-550-A
Property: 5 Huntfield Court

Dear Mr. & Mrs. Kaftol:

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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 Huntfield Court, Owings Mills
which is presently zoned RC-5

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) 1A04.3.B.2 RC2R.

To permit an addition (attached garage) with a side yard setback of 36' in lieu of the required 50'.

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:

NA
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Adam P. and Karen E. Kaftol
Name - Type or Print

Signature
Adam P. Kaftol
Name - Type or Print
Karen Kaftol
Signature

Attorney For Petitioner:

NA
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Karen E. Kaftol, 5 Huntfield Court
Address Telephone No.
Owings Mills, MD 21117
City State Zip Code

Representative to be Contacted:

Adam Kaftol
Name
same 410-484-6900
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 7/8/02 day of July 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. 02-550-A

Reviewed By JRF Date 6-5-02

Estimated Posting Date 6-17-02

ORDER RECEIVED FOR FILING
7/8/02

230 8/15/98

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.

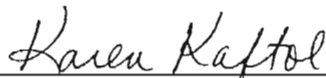
That the Affiant(s) does/do presently reside at 5 Huntfield Court.
Address
Owings Mills Maryland 21117
City State Zip Code

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):

1. Home was originally built by others AT A LOCATION NOT PERMITTING any additional construction to the sides.
2. THE ADDITION OF THE GARAGE WILL PERMIT CONFORMITY WITH THE MAJORITY OF HOMES IN THE SUBDIVISION.
3. ~~Our~~ Family has expanded since we purchased the home and the addition will permit our family to continue residing in the house.

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
Adam P. Kaftol
Name - Type or Print


Signature
Karen E. Kaftol
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:


I HEREBY CERTIFY, this 4th day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Adam P. Kaftol and Karen E. Kaftol

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

6/4/02
Date


Notary Public
My Commission Expires 9/1/03

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 5 Huntfield Court.
Address
Owings Mills Maryland 21117
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):

1. Home was originally built by others at a location not permitting any additional construction to the sides.
2. THE ADDITION OF THE GARAGE WILL PERMIT CONFORMITY WITH THE MAJORITY OF HOMES IN THE SUBDIVISION
3. Our family has expanded since we purchased the home and the addition will permit our family to continue residing in the home.

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
Adam P. Kaftol
Name - Type or Print

Karen Kaftol
Signature
Karen E. Kaftol
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Adam P. Kaftol and Karen E. Kaftol

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

9/6/02
Date

Candy L. Mullyar
Notary Public
My Commission Expires 9/1/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 Huntfield Court, Owings Mills
 which is presently zoned RC-5

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) 1A04.3.B.2 BCZR

To permit an addition (attached garage) with a side yard setback of 36' in lieu of the required 50'.

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:

NA
 Name - Type or Print

 Signature

 Address Telephone No.

 City State Zip Code

Legal Owner(s):

Adam P. and Karen E. Kaftol
 Name - Type or Print

[Signature]
 Signature

Adam P. Kaftol
 Name - Type or Print

[Signature]
 Signature

Karen E. Kaftol, 5 Huntfield Court
 Address Telephone No.

Owings Mills, MD 21117
 City State Zip Code

Attorney For Petitioner:

NA
 Name - Type or Print

 Signature

 Company

 Address Telephone No.

 City State Zip Code

Representative to be Contacted:

Adam Kaftol
 Name

same 410-484-6900
 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 _____ 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. 02-550-A

Reviewed By JRF Date 6-5-02

REV 9/15/98

Estimated Posting Date 6-17-02

ZONING DESCRIPTION FOR 5 HUNTFIELD COURT, OWINGS MILLS,
MARYLAND

Being lot 115, Section 2 of the Valley Hills Subdivision as recorded in the Baltimore County Plat Book EHK, Jr. 39 Folio 88 containing 1.43 acres. Also known as 5 Huntfield Court, Owings Mills, Maryland and located in the 4th Election district, 3rd Councilmanic District.

550

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 18304

DATE 6-5-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: ADAM & KAREN KAFTOL

FOR: 5 HUNTFIELD CT ITEM # 550
01 - VARIANCE TAKEN BY: JRF

DATE RECEIVED
TIME RECEIVED
BUSINESS ACTUAL TIME
JUN 2002 6/05/2002 10:59:44
WALKIN KMCN KCM DUNN
5 528 ZURING VALIDATION
Receipt Tot \$50.00
50.00 OK .00 50
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-550-A

Petitioner/Developer: Adam + Karen

Kaftol

Date of Hearing/Closing: 7-2-02

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 5 Huntfield Court
Owings Mills, MD 21117

The sign(s) were posted on June 12, 2002

(Month, Day, Year)

Sincerely,

Stacy Gardner 6/12/02
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

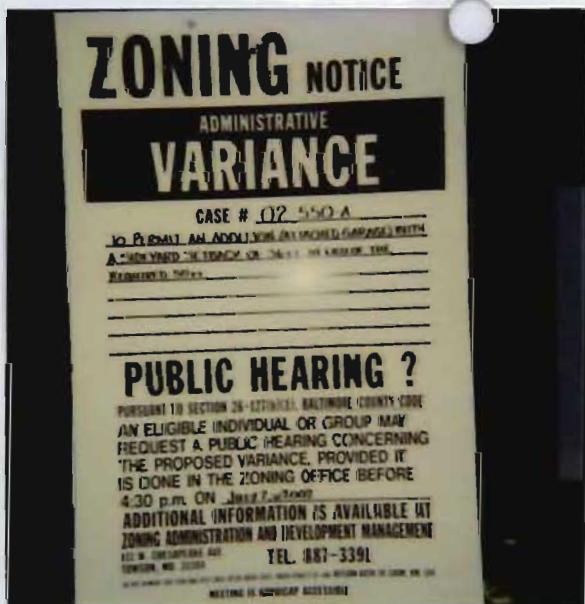
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(Address)

(City, State, Zip Code)

410-781-4000

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 550 -A Address 5 HUNTFIELD CT.
Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6-5-02 Posting Date: 6-17-02 Closing Date: 7-2-02

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- 550 -A Address 5 HUNTFIELD CT.
Petitioner's Name ADAM & KAREN KAFTOL Telephone 410-484-6900
Posting Date: 6-17-02 Closing Date: 7-2-02
Wording for Sign: To Permit an addition (attached garage) with a side yard setback of 36' in lieu of the required 50'.

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: 02-550-A

Petitioner: ADAM AND KAREN KAFTOL

Address or Location: 5 HUNTFIELD COURT, OWINGS MILLS, MARYLAND

PLEASE FORWARD ADVERTISING BILL TO:

Name: ADAM KAFTOL

Address: 5 HUNTFIELD COURT

OWINGS MILLS, MD 21117

Telephone Number: 410 484-6900

Revised 2/20/98 - SCJ



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 2, 2002

Mr. & Mrs. Adam P Kaftol
5 Huntfield Court
Owings Mills MD 21117

Dear Mr. & Mrs. Kaftol:

RE: Case Number: 02-550-A, 5 Huntfield Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 05, 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. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: 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

June 19, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 17, 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:

550-554, 556&557, 559-562

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



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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** July 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 24, 2002
Item Nos. 550, 552, 553, 554, 556, 557,
559, 560, 561, and 562

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

RWB:HJO:jrb

cc: File

AV
7/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 24, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-550, 02-554, 02-559, & 02-561

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, III

AFK/LL:MAC

JUN 24



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6-19-02

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

RE: Baltimore County
Item No. 550 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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

K 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



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

June 20, 2002

Mr. George Zahner
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
County Office Building (Mail Stop #1105)
Towson MD 21204

Re: **Zoning Advisory Committee meeting – June 24, 2002**
Case #'s 02-550-A, 02-551-XA, 02-552-X, 02-553-A, 02-554-SPH, 02-555-SPHXA,
02-556-A, 02-557-A, 02-558-SPHXA, 02-559-A, 02-560-A, 02-561-, and 02-562-SPHA

Dear Mr. Zahner:

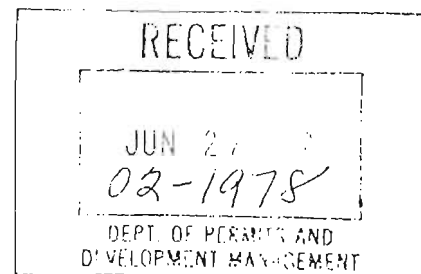
The Maryland Department of Planning has received the above-referenced information on 6/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



PHOTOS For Admin. VARIANCE

5 Huntfield Court, Owego, 14856 MO

#550



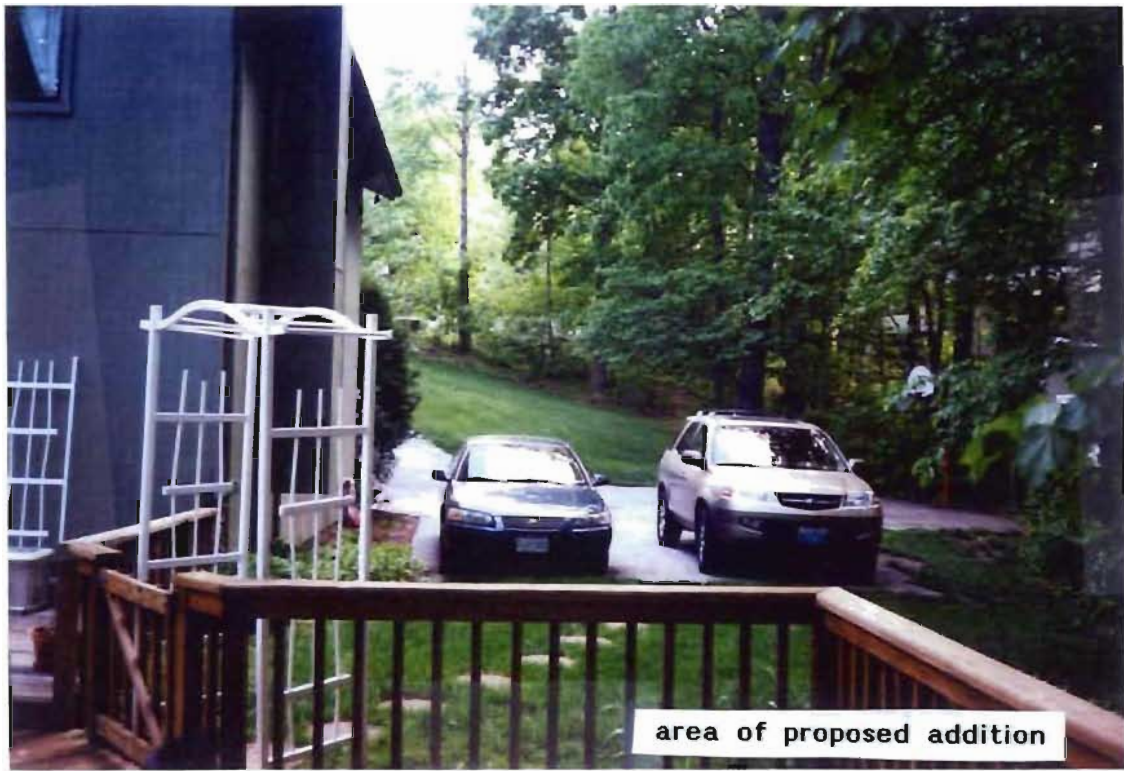
home adjoining south

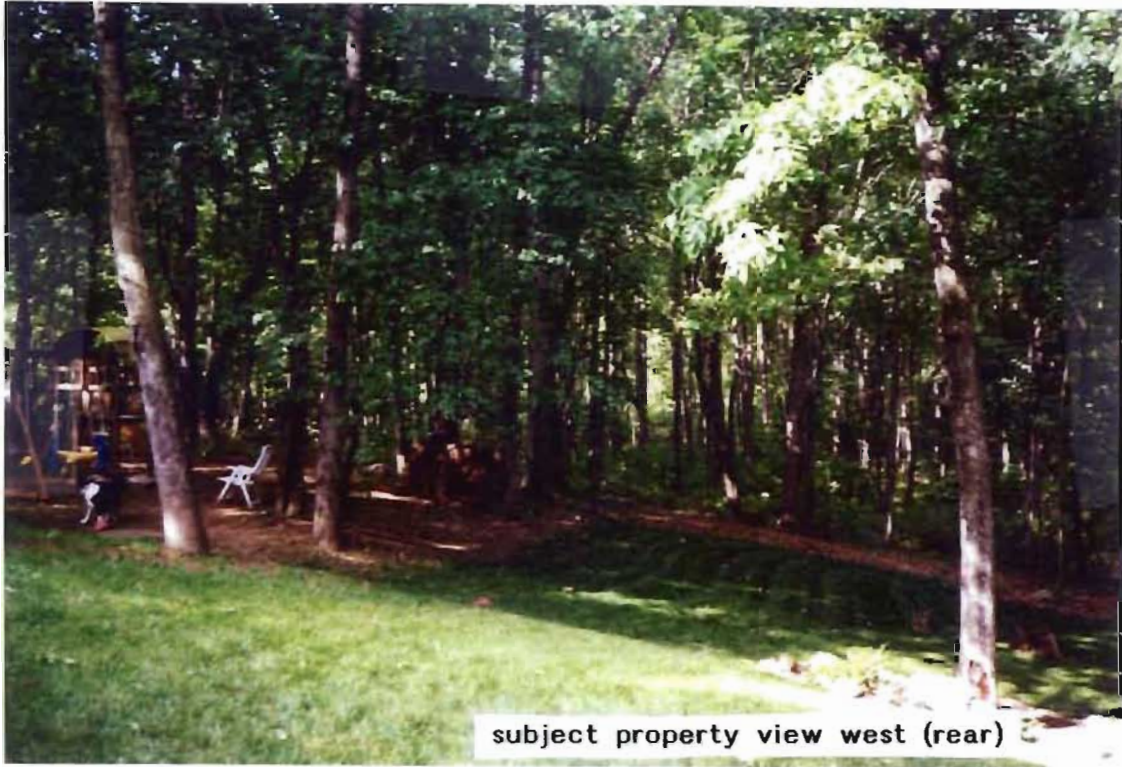


home adjoining east



home adjoining north

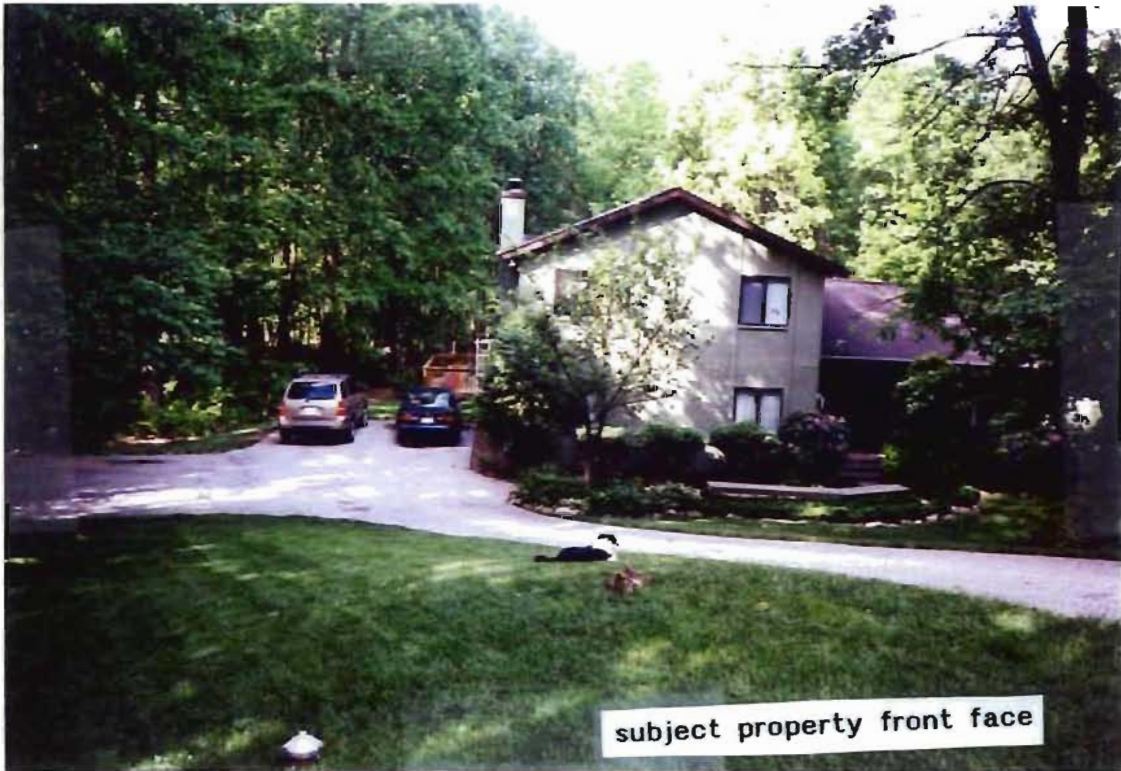


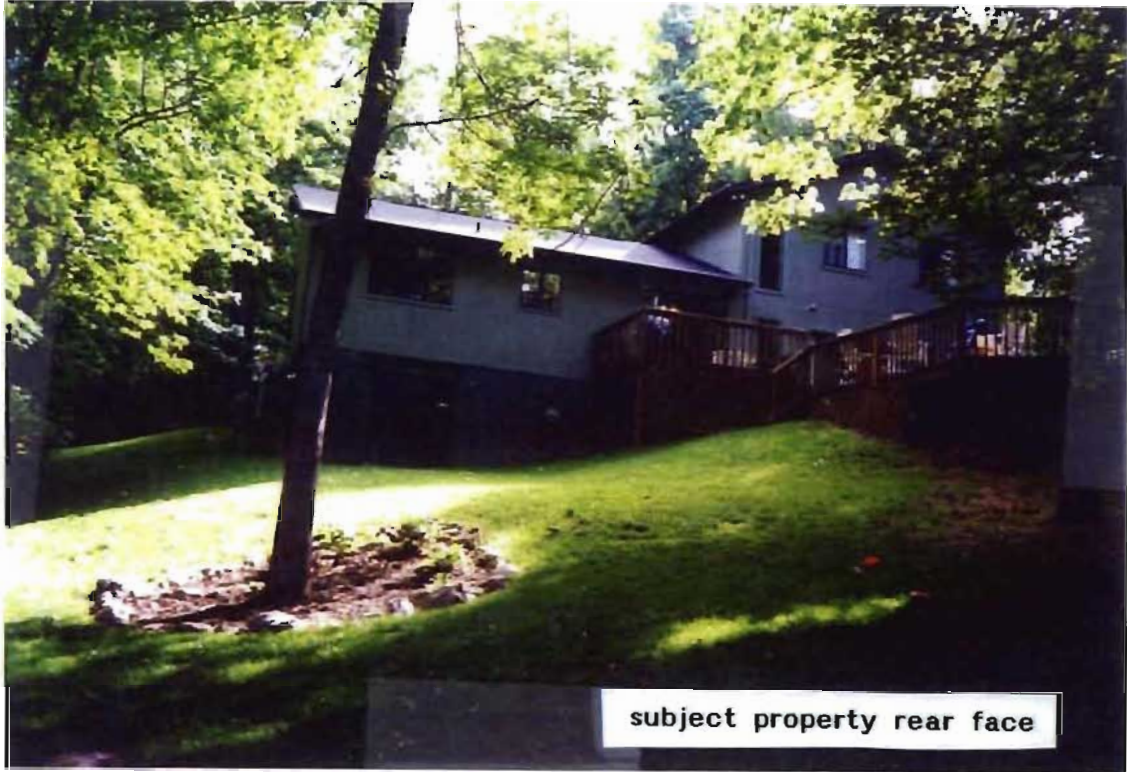


subject property view west (rear)

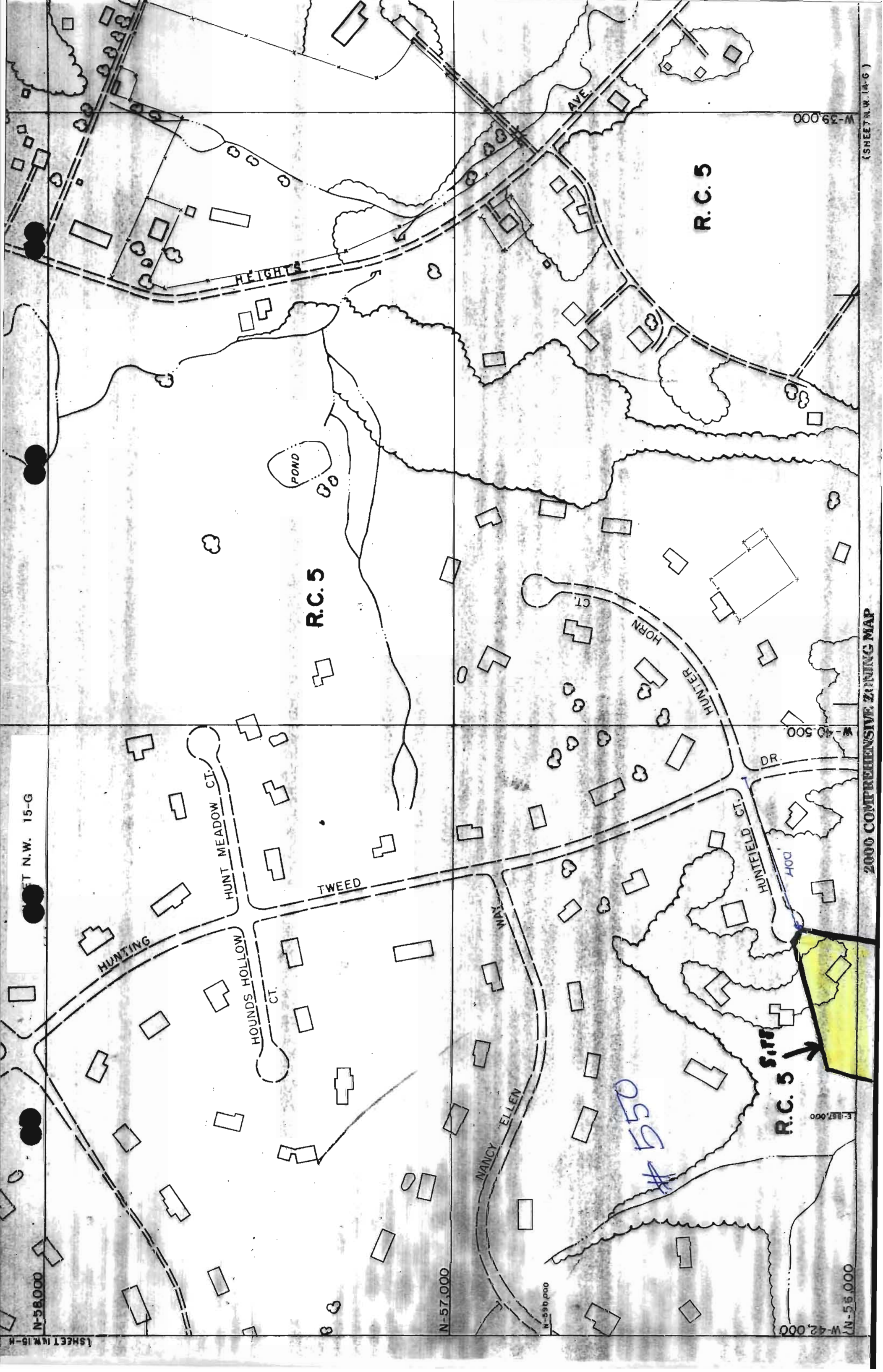


view north to adjoining home





subject property rear face



000'62-W

R.C. 5

HEIGHTS

POND

R.C. 5

W-40'500

ET N.W. 15-G

HUNT MEADOW CT.

TWEED

DR.

HUNTING

HOUNDS HOLLOW CT.

HUNTERS DR.

WAY

NANCY ELLEN

R.C. 5 SITE

#1550

E-187,000

N-58,000

N-57,000

N-55b,000

W-42,000

N-55,000

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

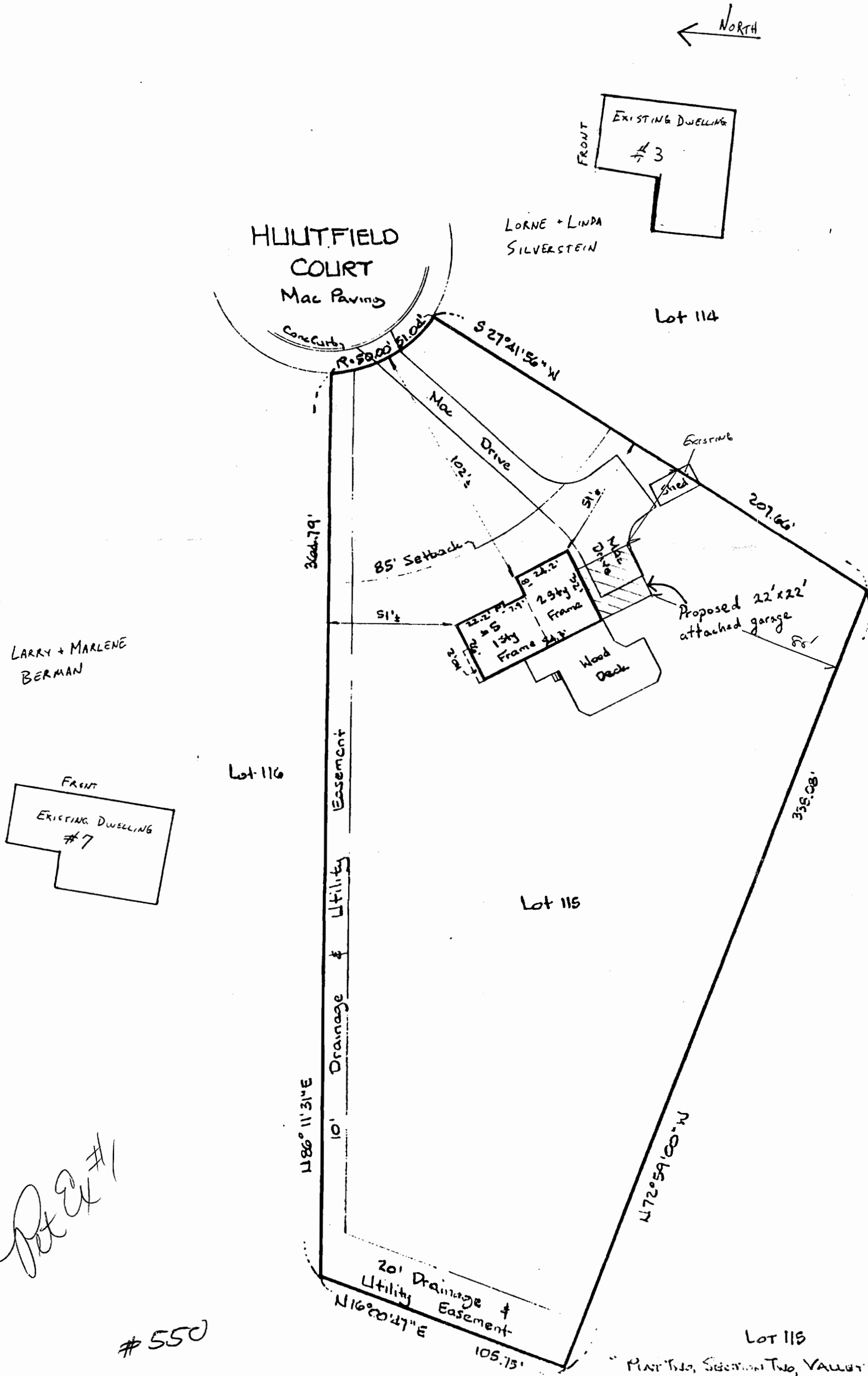
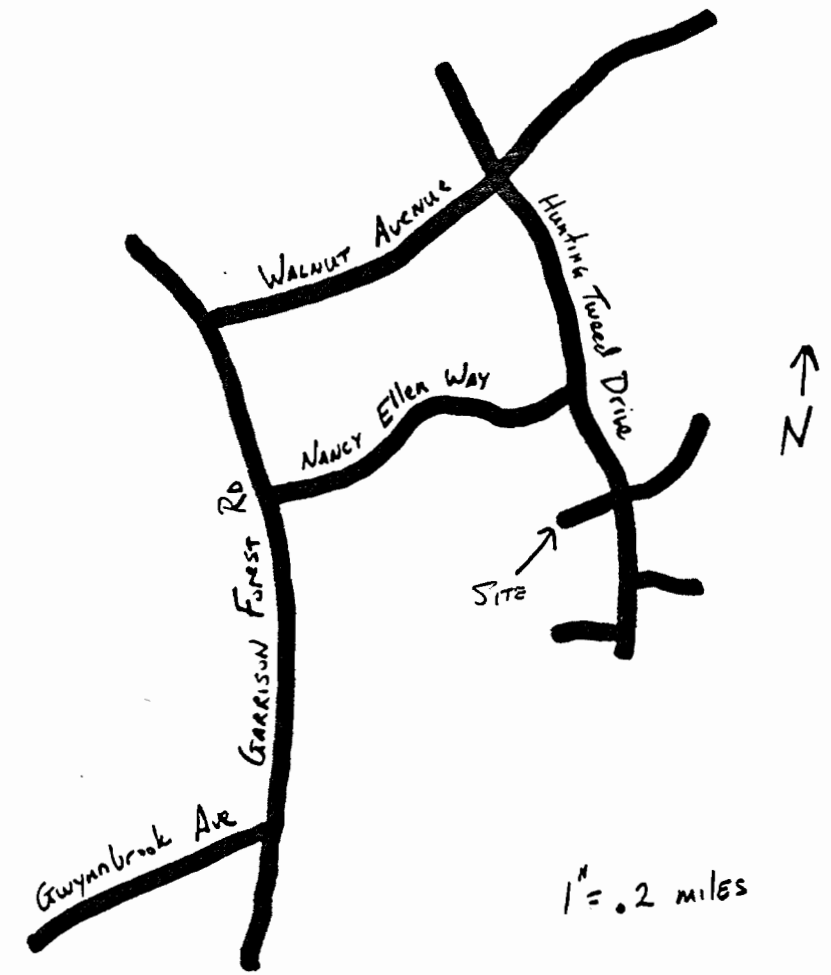
PROPERTY ADDRESS- 5 HUNTFIELD COURT

SUBDIVISION- VALLEY HILLS

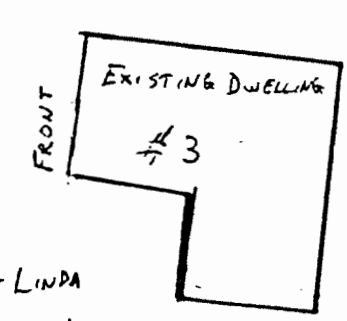
PLAT BOOK- EHK, JR 39 FOLIO- 88 LOT- 115 SECTION- 2

OWNER- ADAM PHILLIP AND KAREN ELIZABETH KAFTOL

VICINITY MAP



LARRY + MARLENE BERMAN



Plat #1
#550

SCALE: 1" = 40'

Lot 115
"Plat Two, Section Two, Valley Hills"
Plat Book EHK, Jr 39, Folio 88
BALTO. COUNTY, MD.

LOCATION INFORMATION

Election District- 4th
Councilmanic District- 3rd

1:200' Scale map- Northwest 15G

Zoning- R.C. 5

Lot Size- 1.43 Acres

Sewer- Public Private
Water- Public Private

	Yes	No
Chesapeake Bay		
Critical Area		X
100 Year Flood Plain		X
Historic Property		X

Prior Zoning Hearing- none

1. THE LOT SHOWN HEREON LIES WITHIN ZONE "C" AREA OF MINIMAL FLOODING AS DETERMINED BY FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND PANEL NO. 240010 0210 B DATED EFFECTIVE 3/2/81
2. THE PLAT 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
3. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
4. THE PLAT 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.