IN RE: PETITION FOR ADMIN. VARIANCE NW/S Far Corners Loop, 600' NE centerline of Far Corners Mews 8th Election District 3rd Councilmanic District (36 Far Corners Loop) Helen D., James J. & Susan D. Ford *Petitioners*	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 02-579-A

* * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Helen D. James J. and Susan D. Ford, legal owners, of that property known as 36 Far Corners Loop in the Sparks area of Baltimore County. The Petitioners herein seek relief from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an open deck to have a rear yard setback of 12 ft. in lieu of the maximum permitted 18.79 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
Date 7/25/02
By

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 25th day of July, 2002, that a variance from Section 301.1.A of the B.C.Z.R., to allow an open deck to have a rear yard setback of 12 ft. in lieu of the maximum permitted 18.79 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 1/25/02
By R. Jamison

Baltimore County
Zoning Commissioner

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

July 25, 2002

Mr. James J. Ford
Ms. Helen D. Ford
Ms. Susan D. Ford
36 Far Corners Loop
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 02-579-A
Property: 36 Far Corners Loop

Dear Mr. & Misses Ford:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 36 Far Corners Loop, Sparks
which is presently zoned DR.5.5

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) 301.1.A to allow an open deck to have a rear setback of 12 feet in lieu of the maximum permitted 18.75 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Helen D. Ford
Name - Type or Print
Helen D. Ford.
Signature
James J Ford, Susan D. Ford
Name - Type or Print
Susan D. Ford
Signature
36 Far Corners Loop 410-472-6805
Address Telephone No.
Sparks MD 21152
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

ORDER RECEIVED FOR FILING
Date 7/25/02
By D. Quesley

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. 02-579-A

Reviewed By RTD **Date** 6/27/02

Estimated Posting Date 7/8/02

REV 10/25/01

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 36 far corners loop
Address

Sparks MD 21152
City State Zip Code

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

i) 9' is as far as far the existing zoning laws permit the deck to extend. this is not far enough to have a barbeque, layin a hammock or otherwise enjoy the benefits of a deck.

ii) it would be an injustice to have a lesser grant, as most of the other houses in the development have decks that extend to the end of their fenceline as I am requesting, It would look very strange and awkward to have a 9' deck.

iii) if relief is granted it would be in agreement and with the wholehearted approval of neighbors and the HOA. the deck has already been approved by the HOA (see enclosed letter)

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.

Helen D Ford
Signature

Helen D. Ford
Name - Type or Print

Susan D Ford
Signature

Susan D. Ford
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Helen D Ford

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karen Smoley
Notary Public

My Commission Expires 12/23/03

REV 10/25/01

Karen M. Smoley
Notary Public, Baltimore County, Maryland
My Commission Expires December 23, 2003

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 36 far Corners loop
Address

Sparks MD 21152
City State Zip Code

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Helen D. Ford
Signature

Helen D Ford
Name - Type or Print

Susan D Ford
Signature

Susan D Ford
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Helen D. Ford

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karen Smoley
Notary Public

My Commission Expires 12/23/03

REV 10/25/01

Karen M. Smoley
Notary Public, Baltimore County, Maryland
My Commission Expires December 23, 2003

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 36 Far Corners Loop, Sparks
which is presently zoned DRS.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) 301.1.A to allow an open deck to have a rear setback of 12 feet in lieu of the maximum permitted 18.75 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Helen D Ford
Name - Type or Print
Helen D. Ford
Signature
James J. Ford, Susan D. Ford
Name - Type or Print
Susan D. Ford
Signature
36 Far Corners Loop 410 472-6805
Address Telephone No.
Sparks MD 21152
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 ____ 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. 02-579-A

Reviewed By RDP **Date** 6/27/02

Estimated Posting Date 7/8/02

REV 10/25/01

Practical Difficulty (cont.)

there are several other important reasons for wanting a deck. Due to the fact that my house is set in about 3-4 feet from each adjoining house and I have 2 shade trees, I cannot grow any grass, and when it rains it is a muddy mess. I have two dogs and the fact that they track in dirt and mud is destroying my rugs, and thus decreases the value of the house. It also poses a health hazard as due to the dampness, there are constantly mosquitoes and bugs in the area.

Zoning description for 36 Far Corners Loop, Sparks MD. 21152.

Beginning at a point on the NorthWest side of Far Corners loop which is 40 feet wide at the distance of 600 NE of the centerline of the nearest improved intersecting street Far Corners Mews which is 40 feet wide. Being Lot # 46 in the subdivision of Lorelon Farms as recorded in Baltimore County Plat Book # 58, Folio # 50 containing 1811 sq. ft. Also known as 36 Far Corners Loop, Sparks MD and located in the 8th Election District 3rd. council manic District

Item # 579

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14366

DATE 6/27/02 ACCOUNT 01-606 (650)

AMOUNT $ 50.00

RECEIVED FROM: Helen D. Ford

FOR: Var. Variance Case # 02-579-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL DATE
6/27/2002 6/27/2002 10:34:02
>>RECEIPT # 243408 6/27/2002 OFLD
Dep 5 520 ZONING VERIFICATION
CK NO. 01436
Recpt Tot $50.00
.00 CK 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN PN

RE: Case No.: 02-579-A

Petitioner/Developer: FORD

Date of Hearing/Closing: 7/23/02

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

Attention: Ms. Gwendolyn Stephens

r it' Fax Note 7671	Date	# of pages ▶
To ROBIN/BETTY	From O'KEEFE
Co./Dept. ZONING COMM.	Co.
Phone # 887 4386	Phone #
Fax # 887-3468 ✓	Fax #

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 #36 FARCORNER LOOP

The sign(s) were posted on 7/3/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/5/02

Patrick M. O'Keefe

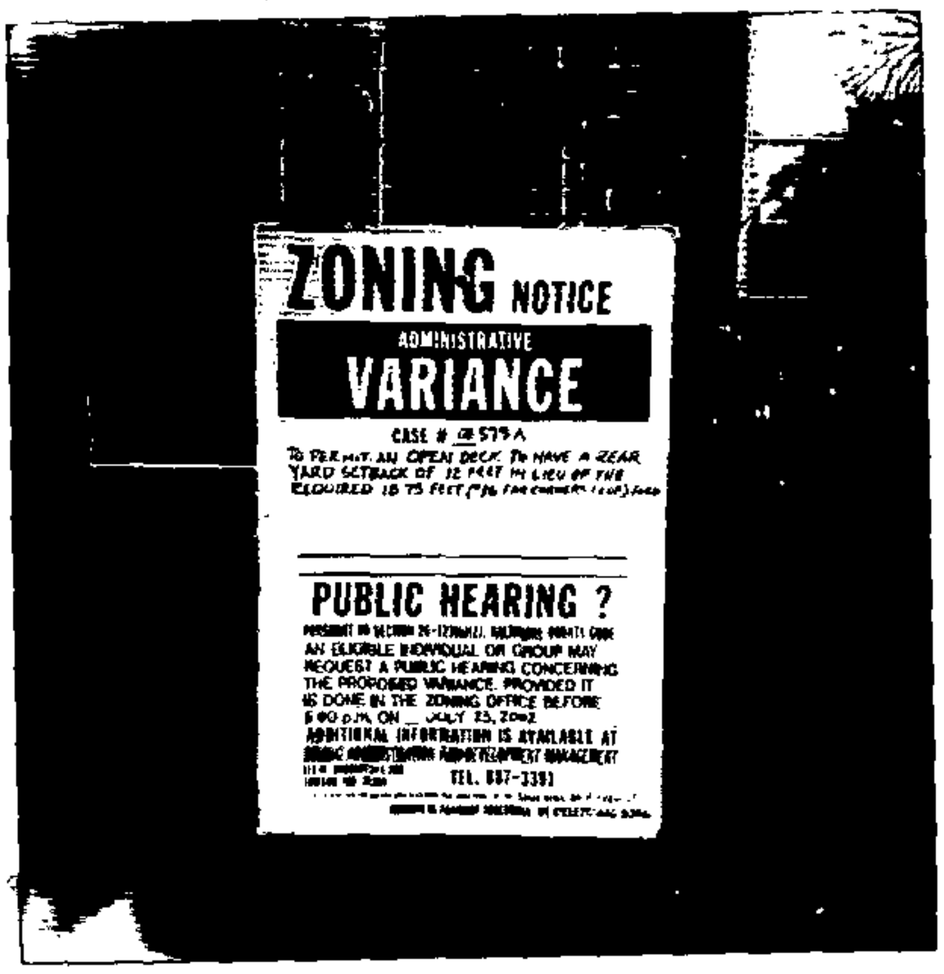
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-5571
(Telephone Number)



02-579-A
#36-FARCORNER LOOP
FORD
7/23/02

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: 02-579-A

Petitioner: Helen Ford

Address or Location: 36 Far Corners Loop, Sparks MD 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Helen Ford

Address: 36 Far Corners Loop
Sparks MD 21152

Telephone Number: 410-472-6805

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02-579 -A Address 36 Far Corners Loop

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/21/02 **Posting Date:** 7/8/02 **Closing Date:** 7/23/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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 02-579 -A Address 36 Far Corners Loop

Petitioner's Name Helen O. Ford Telephone 410 472 6805

Posting Date: 7/8/02 **Closing Date:** 7/23/02

Wording for Sign: To Permit an open deck to have a rear setback of 12 feet in lieu of the maximum permitted 18.75 feet

WCR - Revised 6/28/00

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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 22, 2002

Mr. James Ford
Ms. Helen D. Ford
Ms. Susan D. Ford
36 Far Corners Loop
Sparks, MD 21152

Dear Ms.' Ford and Mr. Ford:

RE: Case Number: 02-579-A, 36 Far Corners Loop

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 27, 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.
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 2,2002

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

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 8, 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:

579

575-582

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**

Printed with Soybean Ink
on Recycled Paper

RECEIVED
JUL
DEPT OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 2002
Item Nos. 575, 576, 577, 578, 579, 580,
581, and 582

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

RWB:CEN:jrb

cc: File

ZAC-7-15-2002-NO COMMENT ITEMS-852002

7/22 AV

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: August 7, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 8, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

575-577, 579, 581, 582

AUG - 8

PN
7/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-579 & 02-582**

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: Lynn Lanham

AFK/LL:MAC

JUL 9 2002

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.3.02

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

RE: Baltimore County
Item No. 579 RDD

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,

K. J. McDonald

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

The people that have signed below are all currently in residence at Far Corners Loop in adjoining houses and beyond, and support me wholeheartedly in my desire to build a deck

1- Robert Lopez #40 Far Corners
2- Denise Wagner 32 Far Corners Loop
3- Hope Pezzulla 30 Far Corners Loop
4- Michael Vincent 34 Far Corners Loop
5- Nancy Earp 28 Far Corners Loop

Item #579

Joan Wise Rogers
5 Far Corners Loop
Sparks, Maryland 21152
410.472.1335
j.rogers54@verizon.net

May 18, 2002

Ms. Helen Ford
36 Far Corners Loop
Sparks, Maryland 21152
410.472.6805

HAND DELIVERED May 18, 2002

Dear Ms. Ford:

This letter is in response to your undated sketch that you had given to Lisa Grogan, President, Far Corners Home Owners Association, concerning request for approval from the Far Corners Homeowners Association for construction of a wooden deck.

Your request for construction of the wooden deck has been approved based on your sketch [see attached]. Per your conversation with Ms. Grogan, the deck will be stained to match the existing wooden deck.

Please feel free to contact me at the above postal address, email address, or telephone number if you have any questions or concerns.

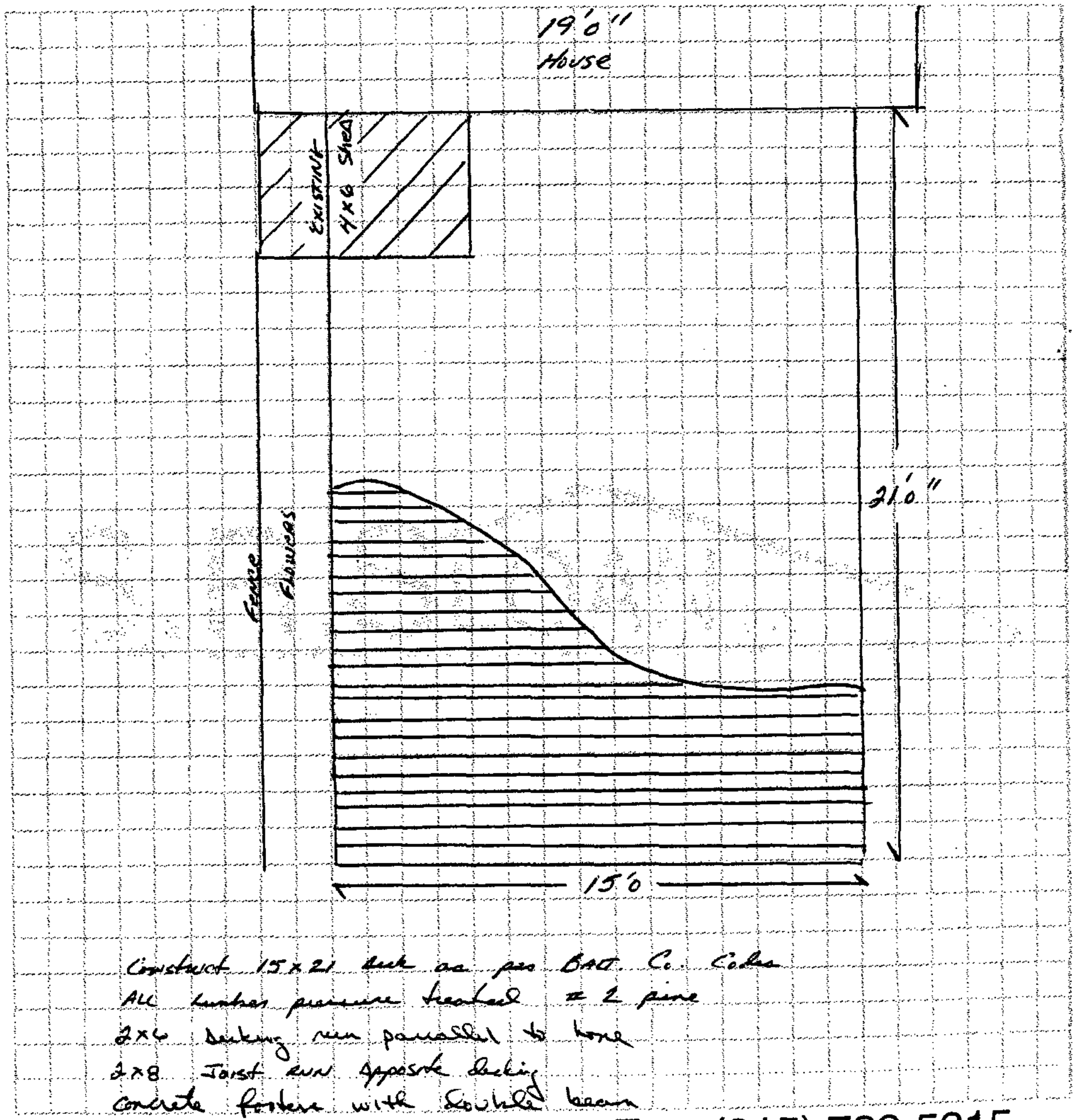
Sincerely,

Joan Wise Rogers

Joan Wise Rogers
Architectural Control Committee Chairperson

Item # 579

ROOF & FLOOR TRUSSES • CUSTOM STAIRS & STAIR PARTS
NEW HARTFORD, NY • ORWIGSBURG, PA
Seneca Turnpike • PO Box 560 • New Hartford,NY 13413
1-800-366-7562 • Fax(315)732-5315



Construct 15'x21' deck as per BAC Co. Code
All lumber pressure treated # 2 pine
2x6 decking run parallel to house
2x8 Joist run opposite decking
concrete footers with double beam

Phone 1-800-366-7562 Fax (315) 732-5315

Helen Ford
367 on Corners 4004

Item # 579

PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

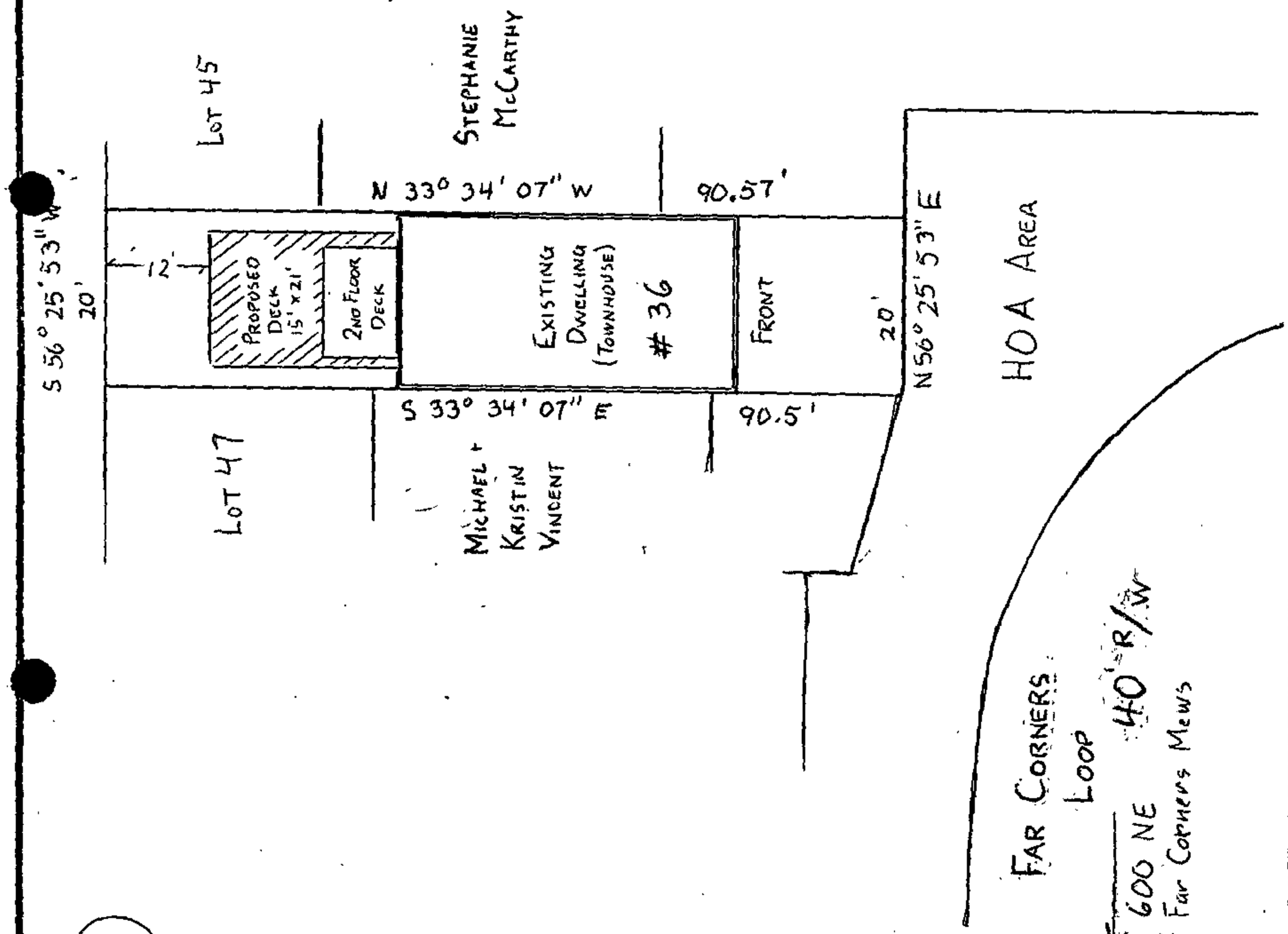
PROPERTY ADDRESS 36 Far Corners Loop

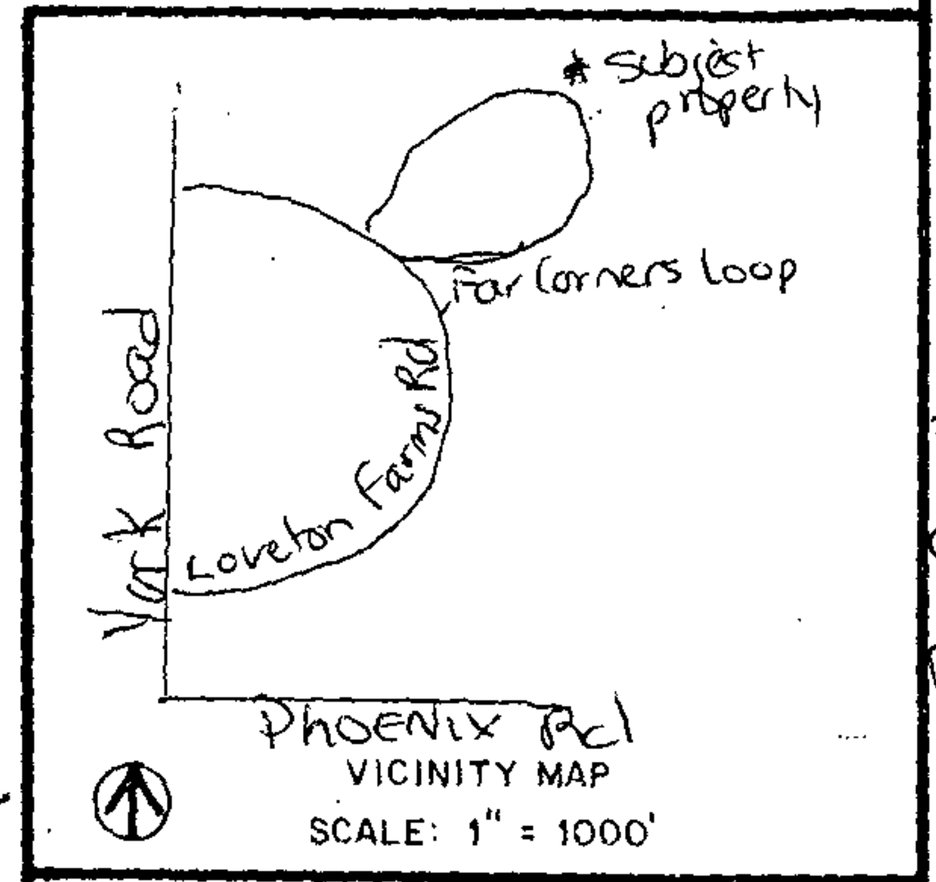
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Loveton Farms

PLAT BOOK # 58 FOLIO # 20 LOT # 46 SECTION # 5

OWNER Helen D. Ford





LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # NW-21-A

ZONING DRS.5

LOT SIZE 0.04 ACREAGE 1811 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY/ BUILDING	[ ]	[X]

PRIOR ZONING HEARING none

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
RDD	579	02-579-A

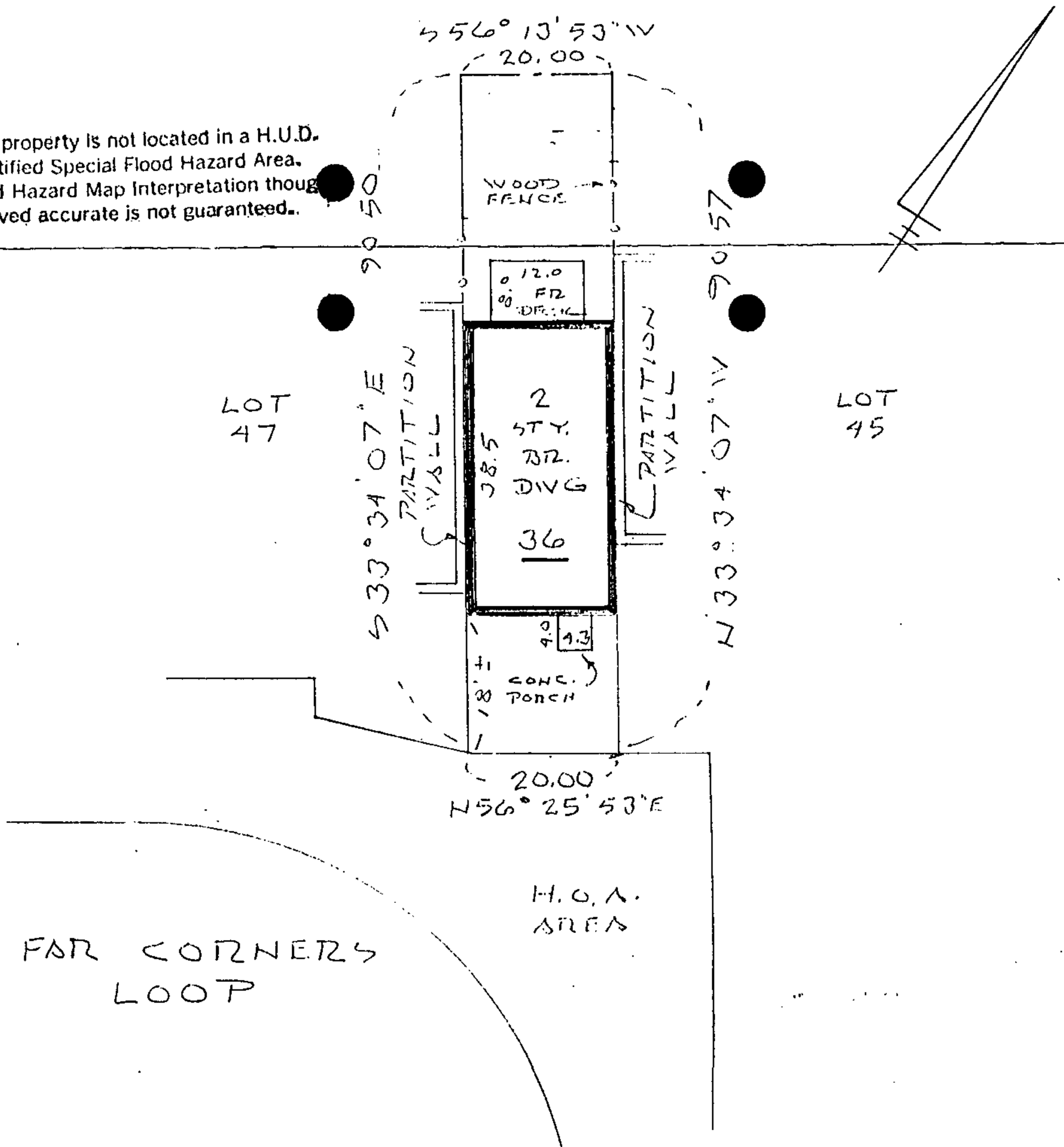
PREPARED BY HDF

SCALE OF DRAWING: 1" = 20

-15-

Pet. Ex. #1

ATLANTIC SEABOARD CORP.
EASM'T. FOR GAS PIPELINE



This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation thoug[illegible] believed accurate is not guaranteed..

1) This 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 re-financing.
2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

7/31/97

REG. NO. 135

Lot 46, 5th Amended Plat 1, Section 5, LOVETON FARMS, Plat Book S.M. No. 58, Folio 20

ALL SETBACK DIMENSIONS ARE ± ONE FOOT UNLESS OTHERWISE NOTED.

STATE OF MARYLAND · BROOKE MILLER · No. 135 · REGISTERED PROPERTY LINE SURVEYOR

LOCATION DRAWING

36 FAR CORNERS LOOP, BALTIMORE COUNTY, MARYLAND

SCALE 1" = 20'

DATE 7/31/97

JOB NO. 290 97 T

OFFICE OF
MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

Item # 579

R. C. 5

N-83,000

D. R. 5.5

SITE

N-82,000

FAR CORNERS LOOP

(SHEET N.W. 21-B)

D. R. 5.5

36 FAR CORNERS LOOP
NW 21 A
8TH DIST

D. R. 3

Item # 579

N-81,000