

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Fork Road, 240' +/- S
centerline of Bottom Road
11th Election District
6th Councilmanic District
(13225 Fork Road)

Linda C. & Herbert F. Coard, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-054-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Linda C. and Herbert F. Coard, Jr., the legal owners of the subject property. The variance request is for property located at 13225 Fork Road in the Baldwin area of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 10 ft. in lieu of the minimum required 35 ft. for an attached garage. 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

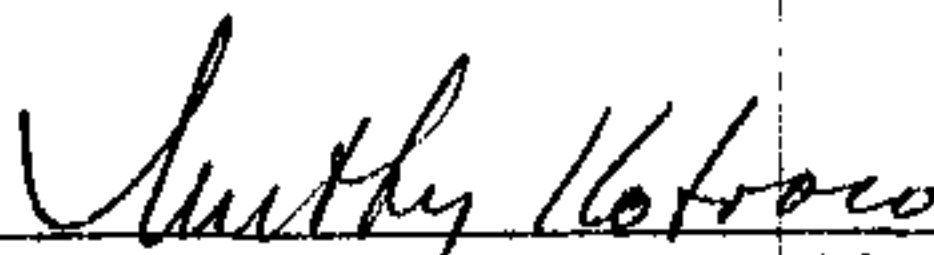
12/10/02
H. Coard

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 28th day of August, 2002, that a variance from Section 1A01.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 10 ft. in lieu of the minimum required 35 ft. for an attached garage, 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


8/28/02



Baltimore County
Zoning Commissioner

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

August 28, 2002

Mr. & Mrs. Herbert F. Coard, Jr.
13225 Fork Road
Baldwin, Maryland 21013

Re: Petition for Administrative Variance
Case No. 03-054-A
Property: 13225 Fork Road

Dear Mr. & Mr. Coard:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13225 FORK RD
which is presently zoned RE2

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) 1A01.3.B.

To allow a side yard setback of 10 ft. for an attached garage in lieu of the minimum required 35 ft.

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.

Legal Owner(s):

HERBERT F. COARD JR
Name - Type or Print

[Signature]
Signature

CINDA E. COARD
Name - Type or Print

[Signature]
Signature

13225 FORK RD 4105923090
Address Telephone No

BALAWIN MD 21013
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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. 03-054-A

REV 10/25/01

Reviewed By [Signature] Date 7-30-02

Estimated Posting Date 8-12-02

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13225 Fork Rd
Address
Baldwin MD 21013
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):

Original garage is not wide enough to get a car into and open the door to get out of. At our ages if one of us were to need the use of a wheel chair we couldn't get in or out of our car.

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.

Herbert F. Coard
Signature
HERBERT F. COARD JR
Name - Type or Print

Linda C Coard
Signature
LINDA C COARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Linda C Coard and Herbert F. Coard
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Zorzi A. Per
Notary Public

My Commission Expires 1.8.05

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 13225 FORK RD
Address
BALDWIN MD 21013
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):

original garage is not wide enough to get a car into and open the doors, to get out of. at our ages if one of us were to need the use of a wheel chair we couldn't get in or out of our car.

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.

Herbert F. Coard
Signature

HERBERT F. COARD
Name - Type or Print

Linda C Coard
Signature

Linda C Coard
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Linda C Coard and Herbert F. Coard
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 1.8.05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13225 Fork Road
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3

To allow a side yard setback of 10 ft. for an attached garage in lieu of the minimum required 35 ft.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 03-05-02 day of March, 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. 03-054-A

Reviewed By [Signature]

Date 7-30-02

Estimated Posting Date 8-12-02

Zoning Description
13225 FORK Rd.

Beginning at a point on the northeast side of FORK Rd, 240 ft. $\pm$ South of the centerline of Bottom Rd; Thence running Southeast 98.20 ft.; thence northeast 385.90 ft.; thence north 130 ft.; thence west 400 ft. to the point of beginning. Containing 1.21 acres $\pm$ and located in the 11th Election District and 6th Councilmatic District of Baltimore County.

25*

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 14349
03-054-A

DATE 7-30-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Wm. Conrad

FOR: Residential Variance filing fee
13225 FWH Ed.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
7/30/2002	7/30/2002	09:46:30
REG 0504	WALKIN	DDOL DMD DRAWER
RECEIPT # 189718	7/30/2002	OFFM
Dept. 5	528 ZONING VERIFICATION	
CR ID. 014349		
Receipt tot	\$50.00	
.00 CR	50.00	CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 03-54A
 Petitioner/Developer: O'Keefe/ETK
 Date of Hearing/Closing: 8/27/02

11" brand fax transmittal memo 7671		# of pages
To	FROM	
BEATTY, ROBIN	O'KEEFE	
Co.	Co.	
ZONING - COMM		
Dept.	Phone #	
	512-4621	
Fax #	Fax #	
410-887-3468	666-0929	

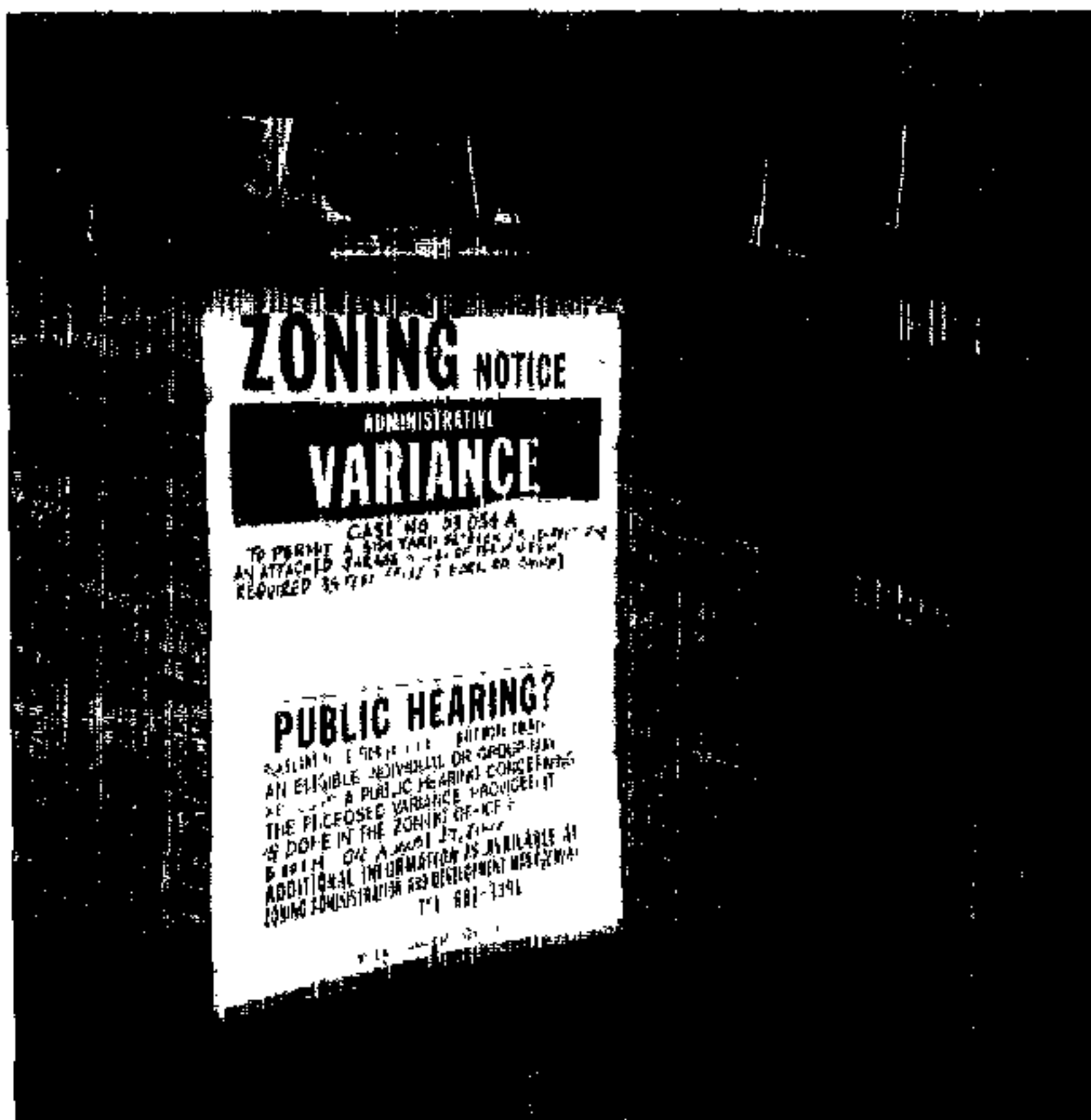
Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

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 #13225-FORK RD

The sign(s) were posted on

8/12/02
 (Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 8/20
 (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)

03-54-A
 #13225 Fork RD

8/27

03-54-A
 #13225 Fork RD

8/27

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 054 -A Address 13225 FORK RD

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-30-02 Posting Date: 8-12-02 Closing Date: 8-27-02

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 03- 054 -A Address 13225 FORK RD

Petitioner's Name Herbert F. Coard Telephone 410-592-3090

Posting Date: 8-12-02 Closing Date: 8-27-02

Wording for Sign: To Permit a side yard setback of 10 ft. for an
attached garage in lieu of the minimum required
35 ft.

WCR - Revised 6/28/00

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: 03-054-A

Petitioner: Herbert F. Coard

Address or Location: 13225 FORK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: Baldwin, Md. 21013

Telephone Number: 410-592-3090

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

August 27, 2002

Mr. & Mrs. Herbert F Coard Jr
13225 Fork Road
Baldwin MD 21013

Dear Mr. & Mrs. Coard:

RE: Case Number: 03-054-A, 13225 Fork Road

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

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr. 652
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**

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

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

August 5, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 5, 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:

042-054

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



*Granted
8/28/02
AV
8/27*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 12, 2002
Item Nos. 042, 044, 045, 046, 049, 051,
052, 053, and 054

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

RWB:CEN:jrb

cc: File

Granted 8/28/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: August 27, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 5, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

42,44,45,46,52,54

*Granted
8/25/02*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2002

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

AUG 12 2002

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-054**

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: _____

Lynne L. Hanham

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.7.02

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

RE: Baltimore County
Item No. 054 JJS

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,

Kw 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

August 7, 2002

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

Re: Zoning Advisory Committee Agenda, 8/12/02
Case numbers 03-042-SPH, 03-043-SPH, 03-044-A, 03-045-A, 03-046-A, 03-047-A,
03-048-A, 03-049-A, 03-050-SPHX, 03-051-A, 03-052-A, 03-053-SPH, & 03-054-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/6/02.
The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review 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

Kathy and Tom Chaney
13223 Fork Rd
Baldwin, Md 21013

7/11/02

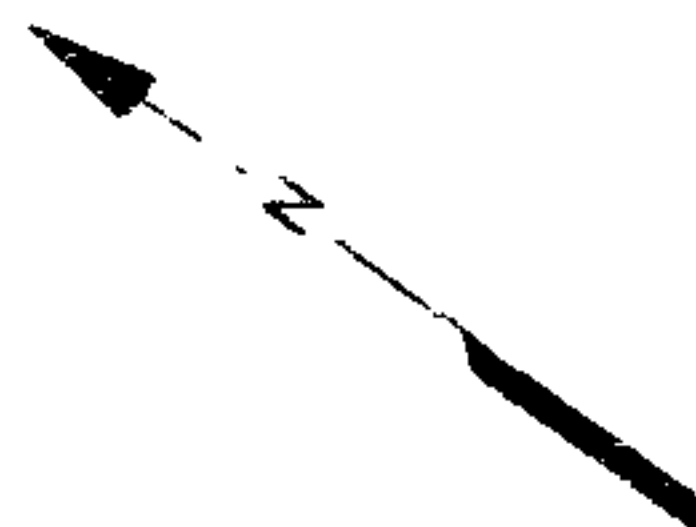
To whom it may concern,

We have discussed, with Mr Bud Coard, the proposed garage addition at 13225 Fork Rd. We have no opposition with the garage coming within 10 feet to 12 feet of our property line at 13223 Fork Rd.

Sincerely,

Kathy Chaney and Tom Chaney
Kathy and Tom Chaney

FOR ZC's file
#054



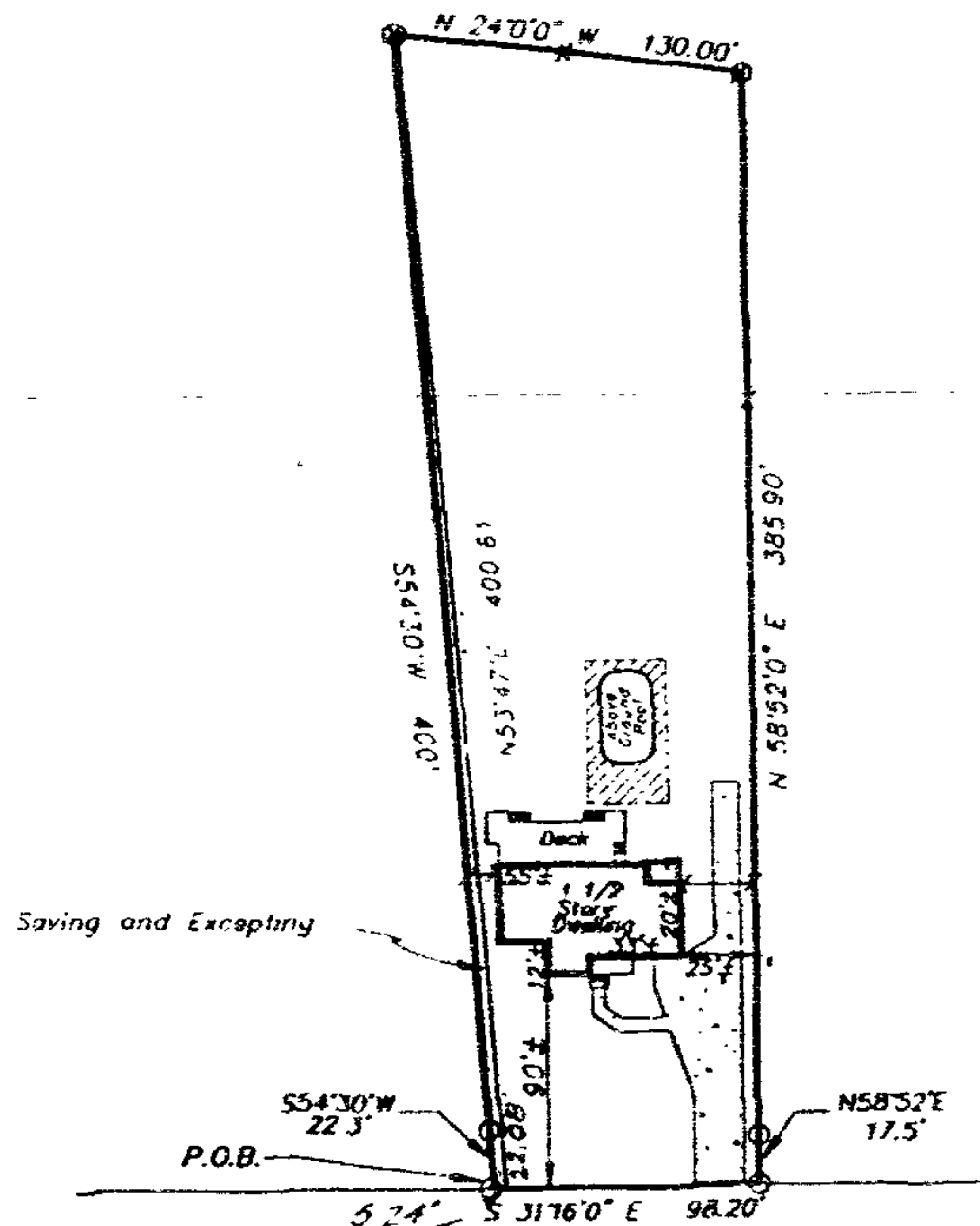
I HEREBY CERTIFY THAT I HAVE LOCATED THE
IMPROVEMENTS ON THE PROPERTY KNOWN AS
13225 FORK ROAD
BALTIMORE COUNTY, MARYLAND
AND THE IMPROVEMENTS ARE LOCATED AS SHOWN.
THIS PLAT IS NOT TO BE USED FOR THE
PURPOSE OF ESTABLISHING PROPERTY LINES.

Loane J. Heston 12/21/91

TEMPLAR ENGINEERING
8235 RUXTON CROSSING COURT
RUXTON, MARYLAND 21204
(301) 823-3567

SCALE: 1" = 80'

F-27647



Q FORK ROAD

Property line
Flood Zone

3/4 15

1/2 10

1 10

1/4 45
32

360

3/4

6

1/2 1/4

1/4 1/2 15
1/2 22 1/2

1/4 1/2 20
1/2 1/2 15

1/4 1/2 15
1/2 1/2 15
1/2 1/2 15

1/4

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

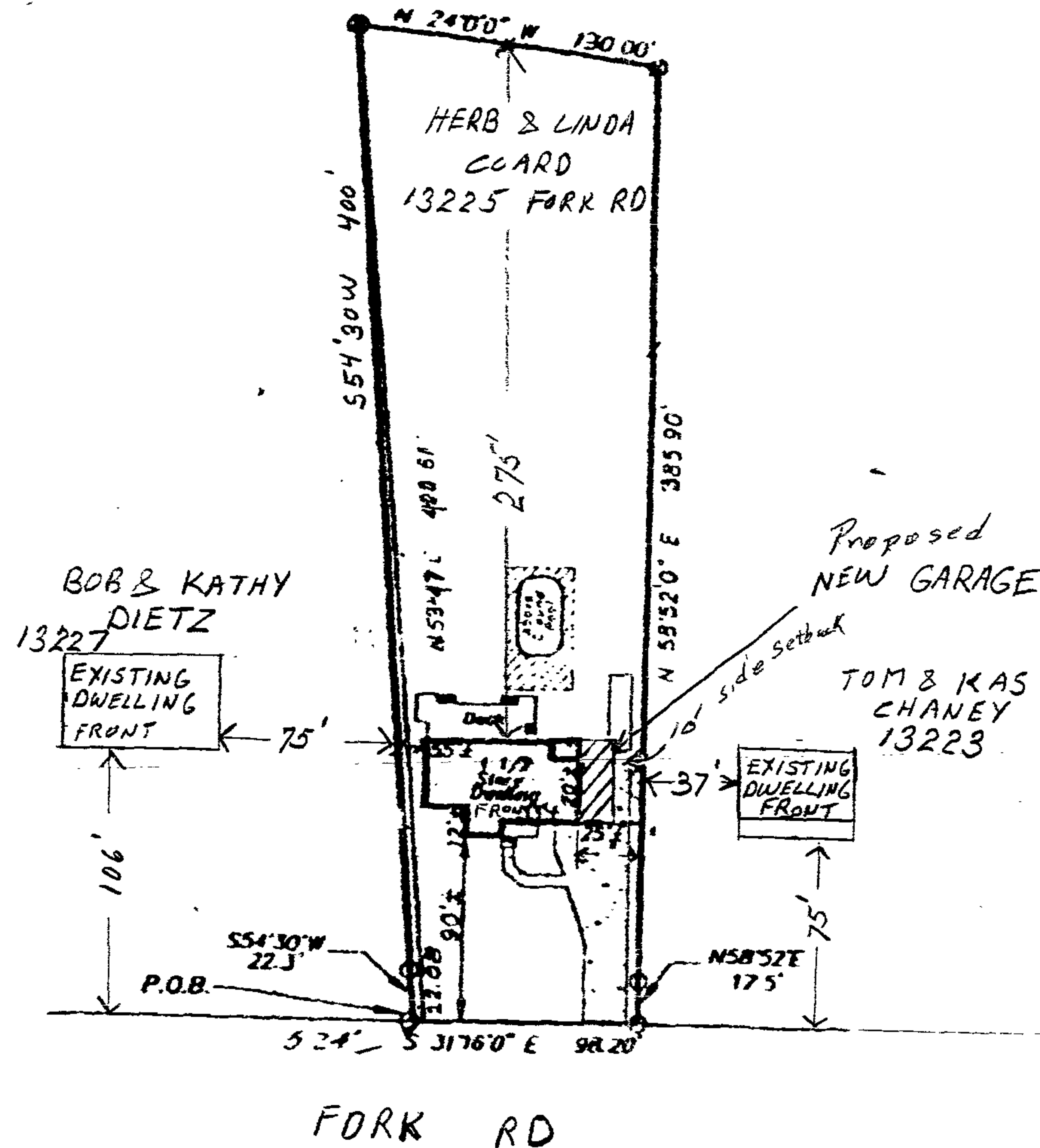
PROPERTY ADDRESS 13225 FORK RD

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

SUBDIVISION NAME HERBERT COARD - BALDWIN MD 21013

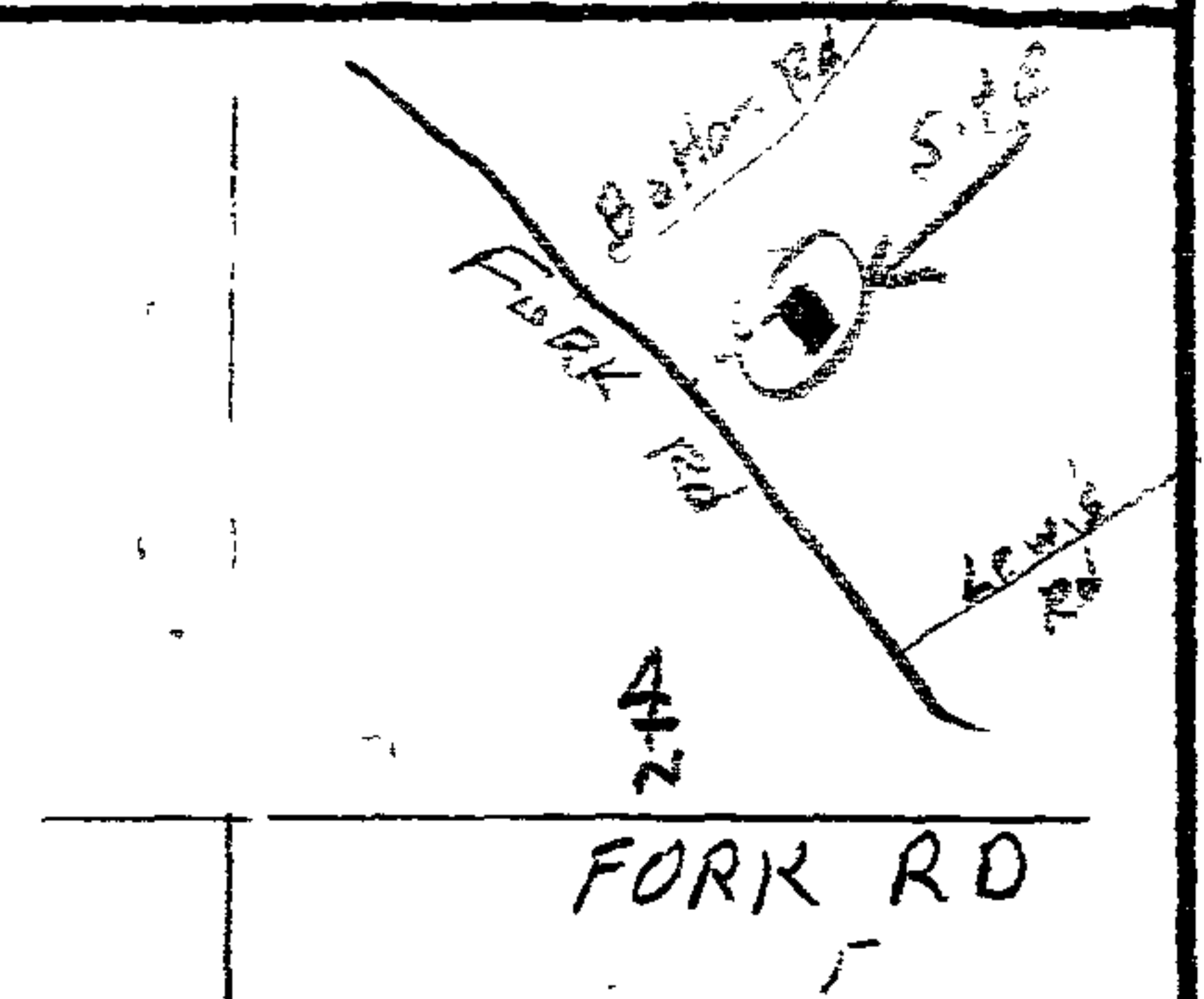
PLAT BOOK # — FOLIO # — LOT # — SECTION # —

OWNER HERBERT & LINDA COARD



PREPARED BY HERBERT COARD

SCALE OF DRAWING: 1" = 60'



LOCATION INFORMATION

ELECTION DISTRICT 11th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # NE18-M

ZONING RC-2

LOT SIZE 1.21 53,707
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

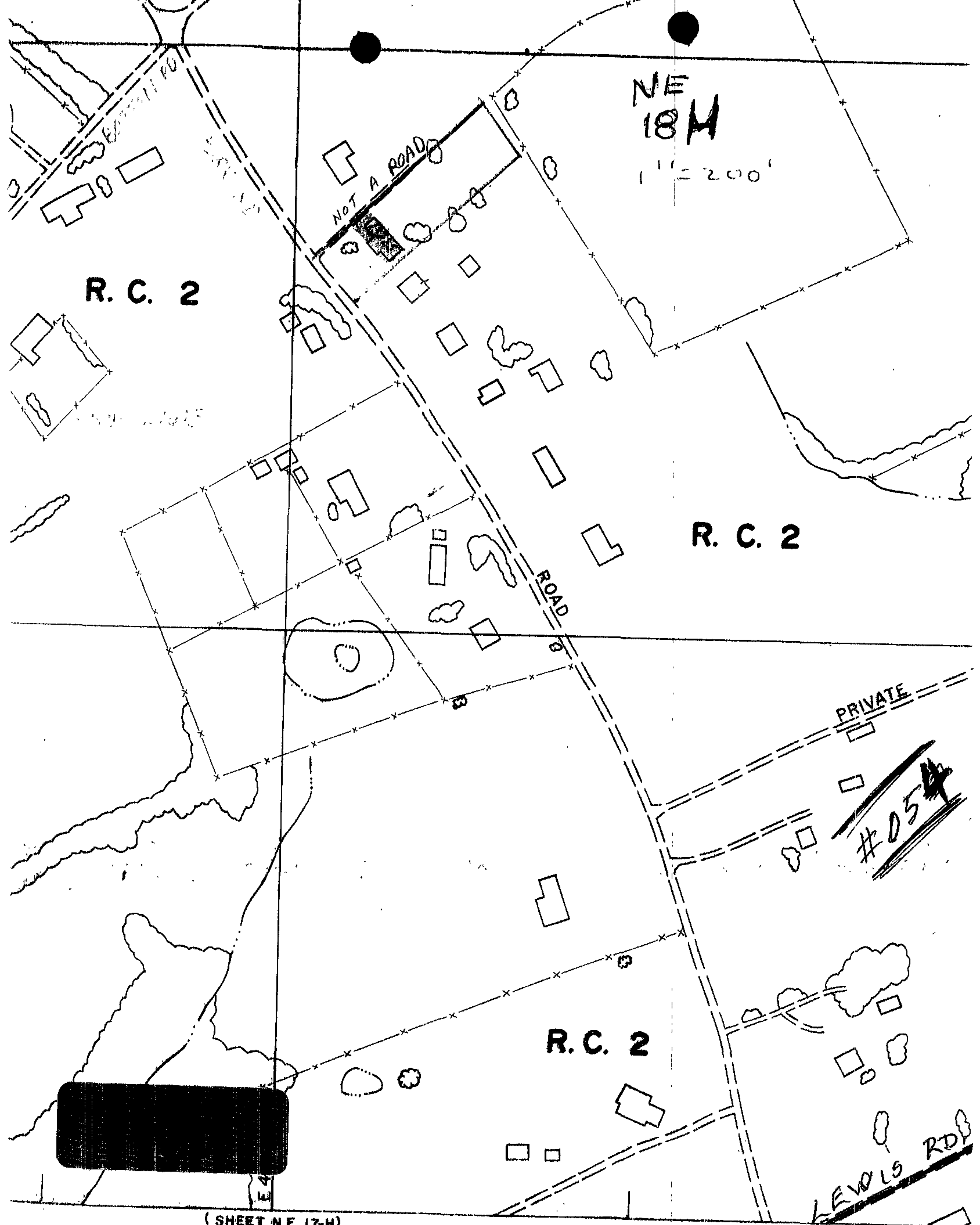
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
----------------------	--------------------------	-------------------------------------

HISTORIC PROPERTY/ BUILDING	☐	☒
-----------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 054 CASE # —



NE
18M

1" = 200'

R. C. 2

R. C. 2

R. C. 2

PRIVATE

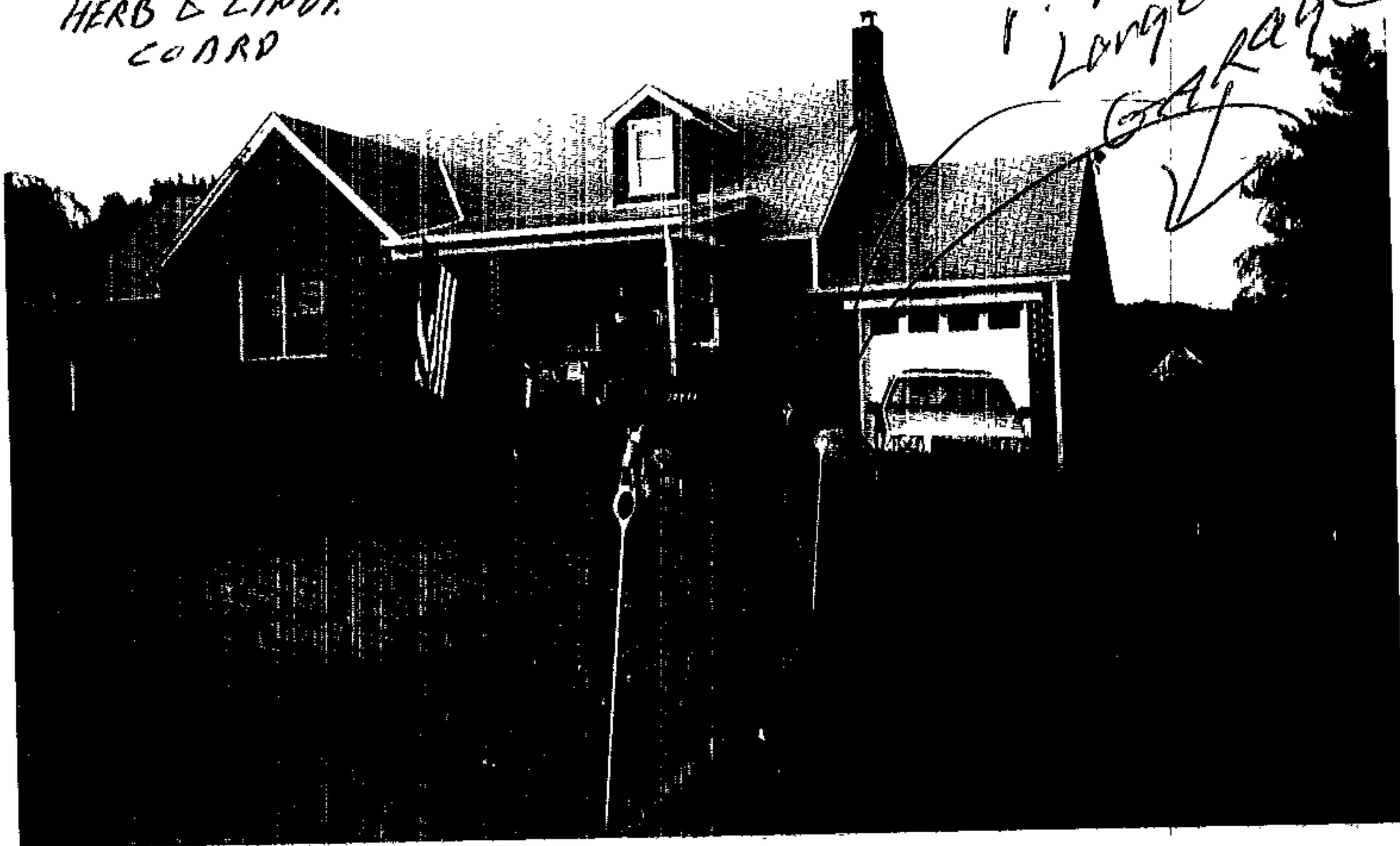
#054

LEWIS RD

(SHEET N.E. 17-H)

BALTIMORE COUNTY

13225 FORK 1
HERB & LINDA
COARD



1.20p.
Larger
Garage
✓

13227 FORK RL
BOB & KATH
DIETZ



13223 FORK
#TOM C. K.
CHANEY

