

IN RE: HEARING ON UNDERSIZED LOT
N/S Johnson Street, 176' E of the c/l
Winters Lane
(5910 Johnson Street)
1st Election District
1st Council District

Carlton L. Bailey
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-203-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a building permit application filed by J. Scott Dallas, Registered Surveyor, on behalf of Carlton L. Bailey, property owner, to construct a single-family dwelling on the subject undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.). That Section allows the owner(s) of an undersized lot to obtain a building permit for the construction of a single family dwelling under certain circumstances. Pursuant to the provisions of Section 304, the property was posted with a sign advertising the proposed construction for a period of 15 days. During that time, a request for public hearing was received from Jan'es M. Butler, the adjacent property owner. Pursuant to Section 304.4 of the B.C.Z.R., the matter was then scheduled for a public hearing.

Appearing at the hearing was Carlton Bailey, property owner, Adam Skolnick, Builder, and J. Scott Dallas, Surveyor. Ms. Butler appeared in opposition.

The subject property is known as 5910 Johnson Street, and is located in the Catonsville community of Village Oaks in western Baltimore County. The property is a rectangular shaped unimproved parcel, approximately 40' wide by 110' deep, and contains a gross area of 4400 sq.ft., more or less, zoned D.R.5.5. Testimony revealed that Mr. Bailey was formerly Ms. Butler's father in-law. Apparently, his wife/her mother at one time owned the subject lot, as well as the lot next door, which is now owned by Ms. Butler. That property is known as 5912 Johnson Street and is improved with a single-family dwelling in which Ms. Butler resides. Apparently, Mr. Bailey's wife passed away approximately 6 years ago and Mr. Bailey now owns the subject property solely.

ORDER RECEIVED FOR FILING

Date

11/13/04

By

JGP

Section 304.1 of the B.C.Z.R. permits the owner of a lot having an area or width at the building line less than that required by the zoning regulations to construct a single-family detached or semi-detached dwelling, if three conditions are met. Those conditions are: 1) that the lot has been duly recorded either by deed or was a validly approved subdivision prior to March 30, 1955; 2) that all other requirements of height and area regulations have been complied with; and, 3) that the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in the regulations.

The undisputed testimony and evidence offered demonstrated that Mr. Bailey's property meets these three requirements. A single-family dwelling, 20' x 44' in dimension is proposed, and setbacks of 36' in the front yard, 10' on each side, and 30' to the rear will be provided as required. Moreover, the lot is part of an old subdivision known as "Old Catonsville Pines" which was recorded in the 1920s. Section 304.4 of the B.C.Z.R. requires that the Zoning Commissioner determine whether the proposed dwelling is appropriate. In this regard, building elevation drawings were submitted at the hearing (see Petitioner's Exhibit 4), along with photographs of the property and surrounding locale (see Petitioner's Exhibit 2). These exhibits were persuasive to a finding that the proposed dwelling is appropriate for this lot and consistent with the neighborhood. In this regard, it appears that most of the houses in this community are constructed on similarly sized (40' x 110') lots. Additionally, the architectural design and style of the proposed house appears compatible with the neighborhood.

Based upon the testimony and evidence presented, I am persuaded that the subject property meets the requirements of Section 304 of the B.C.Z.R. and that a building permit should be issued to permit the proposed construction. Moreover, it is to be noted that no variances are being requested and no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. Thus, the application shall be approved.

Pursuant to the advertisement, posting of the property and public hearing held, the subject building application shall be approved.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County
this 13th day of January 2004 that the building permit application for construction of a single-
family dwelling on the subject undersized lot, in accordance with Petitioner's Exhibit 1, be and is
hereby APPROVED, subject to the following restriction:

- 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 the 30-day appeal
period from the date of this Order has expired. If an appeal is filed and this
Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/13/04
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

January 13, 2004

Mr. Carlton L. Bailey
815 Winters Lane
Baltimore, Maryland 21228

RE: HEARING ON UNDERSIZED LOT
N/S Johnson Street, 176' E of the c/l Winters Lane
(5910 Johnson Street)
1st Election District – 1st Council District
Carlton L. Bailey - Petitioner
Case No. 04-203-SPH

Dear Mr. Bailey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The building permit application has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. J. Scott Dallas
13523 Long Green Pike, Baldwin, Md. 21013
Mr. Adam Skolnik, 3230 Bethany Lane, Suite 8, Ellicott City, Md. 21042
Ms. Jan'es Butler, 5912 Johnson Street, Baltimore, Md. 21228
People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info



**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

October 22, 2003

Jan'es Butler
5912 Johnson Street
Catonsville, MD 21228

Dear Ms. Butler:

RE: Demand for Public Hearing, Undersized Lot, Case Number: 04-203-SPH

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Joe Merrey at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a long, sweeping "J" at the end.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Carlton Bailey, 5910 Johnson Street, Catonsville 21228
Jonathan Scott Dallas, 13523 Long Green Pike, Baldwin 21013

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27327

DATE

10-21-03

ACCOUNT

006
001-003-6112

AMOUNT \$

50.00

RECEIVED
FROM

JAMES BUTLER

FOR

REQUEST FOR HEARING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTION TIME DAY

10/21/2003 10/21/2003 15:49:50 2

REF: 1804 WORKIN DDOL DAD

>> RECEIPT # 246030 10/21/2003 1014

Dept 5 52N JUDICIAL VERIFICATION

CR NO. 027327

Receipt Tot \$50.00

\$50.00 CR \$1.00 CR

Baltimore County, Maryland

**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: #04-203-SPH
5910 Johnson Street
N/side of Johnson Street, 176
feet +/- east of Winters Lane
1st Election District
1st Councilmanic District
Legal Owner(s): Carlton Bailey
Special Hearing: - Demand
- to approve a building
permit on an undersize lot
for a single family detached
dwelling.
Hearing: Friday, December
19, 2003 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

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 con-
cerning the file and/or
hearing, Contact the Zoning
Review Office at (410) 887-
3391.

12/005 Dec. 4 C639723

CERTIFICATE OF PUBLICATION

12/4/, 2003

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 12/4/, 2003.

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



LEGAL ADVERTISING

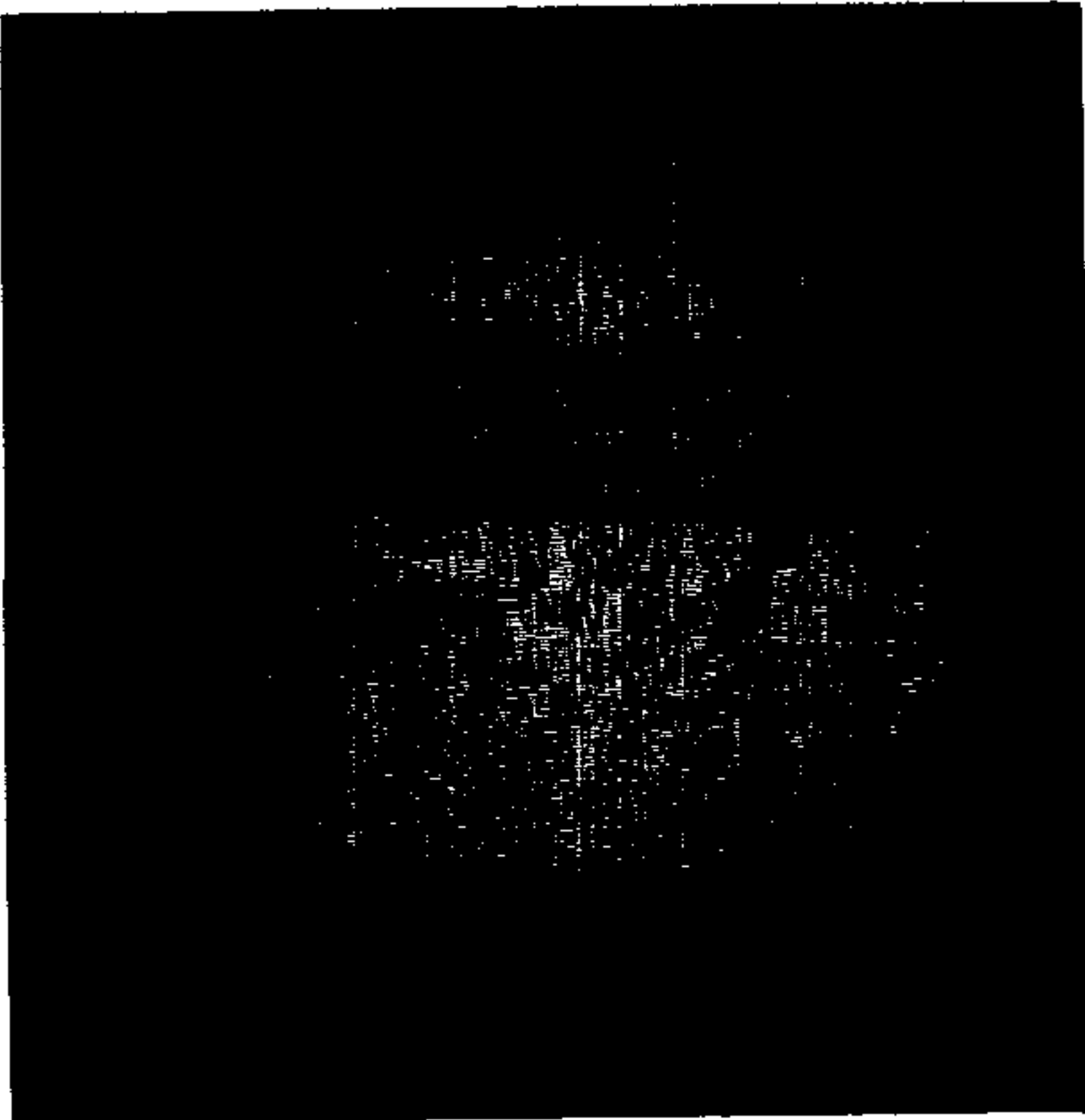
CERTIFICATE OF POSTING

Date: December 5, 2003

RE: Case Number 04-203-SPH
Petitioner/Developer: CARLTON BAILEY/JOHNATHAN SCOTT DALLAS/JAMES BUTLER
Date of Hearing/Closing: December 19, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5910 Johnson Street

The sign(s) were posted on December 2, 2003
(Month, Day, Year)



5910 JOHNSON
STREET

Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Re: Becky Hart,

Date: 10/21/08

RE: Case Number UNDERSIZED LOT,
Petitioner/Developer: Bailey / J. Sott Dallas Inc. / ETAL
Date of Hearing/Closing: NOV. 3, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5910 Johnson Street

The sign(s) were posted on October 18, 2003
(Month, Day, Year)

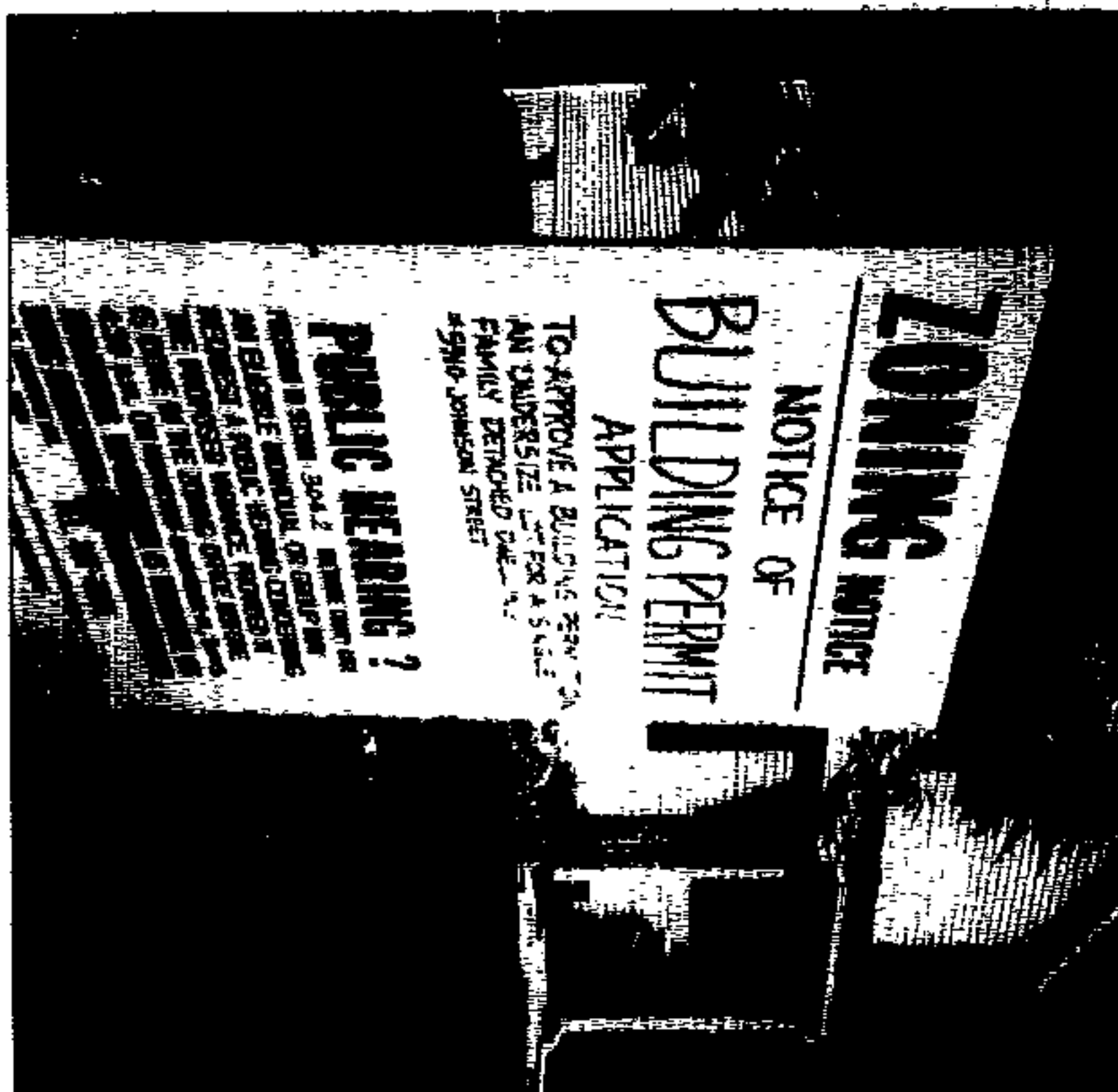
Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)





FORMAL DEMAND FOR HEARING

CASE NUMBER: 04-203-SPH

Address: 5910 JOHNSON STREET

Petitioner(s): CARLTON L. BAILEY

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

By JANES M. BUTLER
Name - Type or Print

☒ Legal Owner ~~AND/OR~~ ☒ Resident of
5912 JOHNSON STREET

Address
CATONSVILLE, MD 21228

City State Zip Code

410-788-6056 HOME

Telephone Number
410-539-1400 WORK DAYS

which is located approximately IN DISPUTE feet from the
property, which is the subject of the above petition, do hereby
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Janes M. Butler 10/21/03
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

November 7, 2003

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: 04-203-SPH

5910 Johnson Street
N/side of Johnson Street, 176 feet +/- east of Winters Lane
1st Election District – 1st Councilmanic District
Legal Owner: Carlton Bailey

Special Hearing – Demand – to approve a building permit on an undersize lot for a single family detached dwelling.

Hearings: Friday, December 19, 2003, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Carlton Bailey, 815 Winters Lane, Baltimore 21228
Johnathan Scott Dallas, 13523 Long Green Pike, Baldwin 21013
Jan'es Butler, 5912 Johnson Street, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 4, 2003.**
(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.

Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 4, 2003 Issue - Jeffersonian

Please forward billing to:

J. Scott Dallas
13523 Long Green Pike
Baldwin, MD 21013

410-817-4600

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: 04-203-SPH

5910 Johnson Street

N/side of Johnson Street, 176 feet +/- east of Winters Lane

1st Election District – 1st Councilmanic District

Legal Owner: Carlton Bailey

Special Hearing – Demand – to approve a building permit on an undersize lot for a single family detached dwelling.

Hearings: Friday, December 19, 2003, at 10:00 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

December 16, 2003

Johnathan Scott Dallas
13523 Long Green Pike
Baldwin, MD 21013

Dear Mr. Dallas:

RE: Case Number: 04-203-SPH, 5910 Johnson Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 2003.

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 black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Carlton Bailey, 815 Winters Lane, Baltimore 21228



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info



**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 5, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 3, 2003

Item No.: 195, 197-211²⁰³

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File



12/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 5, 2003

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

RECEIVED

NOV - 6 2003

SUBJECT: Zoning Advisory Petition(s): Case 04-203

ZONING COMMISSIONER

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 L. Latham

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 13, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For November 10, 2003
Item Nos. 195, 196, 197, 198, 199,
200, 202, 203, 204, 205, 206, and 211

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

RWB:CEN:jrb

cc: File

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

JONATHAN SCOTT DALLAS 13523 LONG GREEN PIKE 410.817.4600
Print Name of Applicant Address Telephone Number

5910 JOHNSON ST. Election District 1 Councilmanic District 1 Square Feet 4400
Lot Address

Lot Location: NE S W corner of JOHNSON ST. 176 feet from NE S W corner of WINTERS LA.
(street) (street)

Land Owner: CARLTON L. BAILEY Tax Account Number 0123003560

Address: 815 WINTERS LANE BALT, MD. 21228 Telephone Number (410) 480-3213
C/O CHARTER HOMES

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	_____
2. Permit Application	_____	<u>X</u>
3. Site Plan Property (3 copies)	<u>X</u>	_____
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>X</u>	_____
4. Building Elevation Drawings	<u>X</u>	_____
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>X</u>	_____
Surrounding Neighborhood	<u>X</u>	_____
6. Current Zoning Classification: <u>D.R. 5.5</u>	_____	_____

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐

Approval

☐

Disapproval

☐

Approval conditioned on required modifications of the application to conform with the following recommendations:

ORDER RECEIVED FOR FILING

Signed by: _____

for the Director, Office of Planning and Community Conservation

Date: _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by D. Menden on 10.17.03 Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 10.28.03 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 11.12.03 C (B-3 Work Days)

TENTATIVE DECISION DATE 11.17.03 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature Date of Posting: _____

Number of Signs: _____

SUGGESTED SIGN LANGUAGE: TO ~~PERMIT~~ APPROVE A
BUILDING PERMIT ON AN UNDERSIZE LOT FOR A
SINGLE FAMILY DETACHED DWELLING.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
5910 Johnson Street; N/side Johnson Street, * ZONING COMMISSIONER
176' +/- E Winters Lane *
1st Election & 1st Councilmanic Districts * FOR
Legal Owner(s): Carlton L Bailey *
Petitioner(s) * BALTIMORE COUNTY
* 04-203-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

NOV 06 2003

Per *[Signature]*

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 6th day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to Jonathan Scott Dallas, 13523 Long Green Pike, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DATE

E-MAIL

jsolince@aol.com

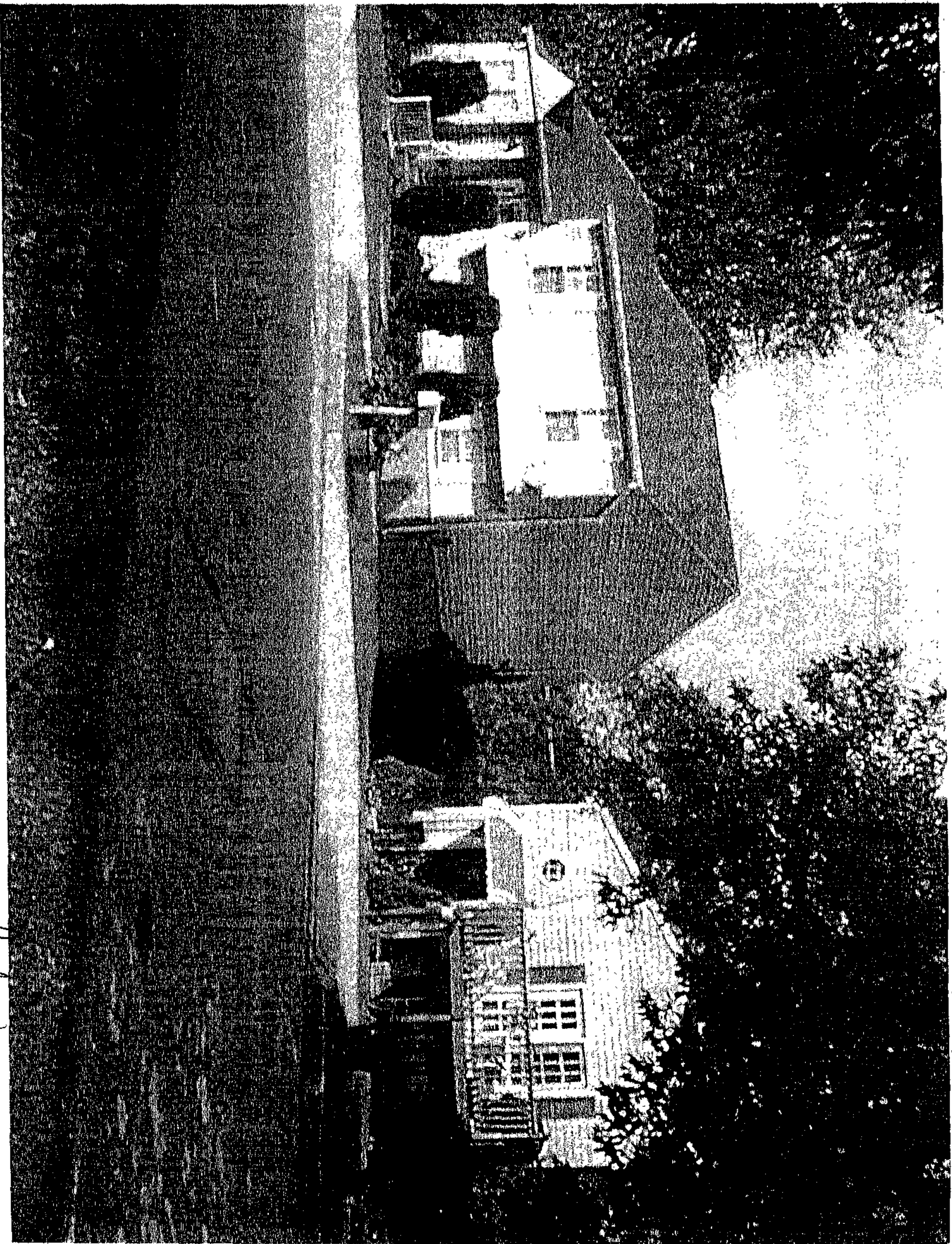
CURS @ Provider - NE

Asilakul @ Clark-hans.com

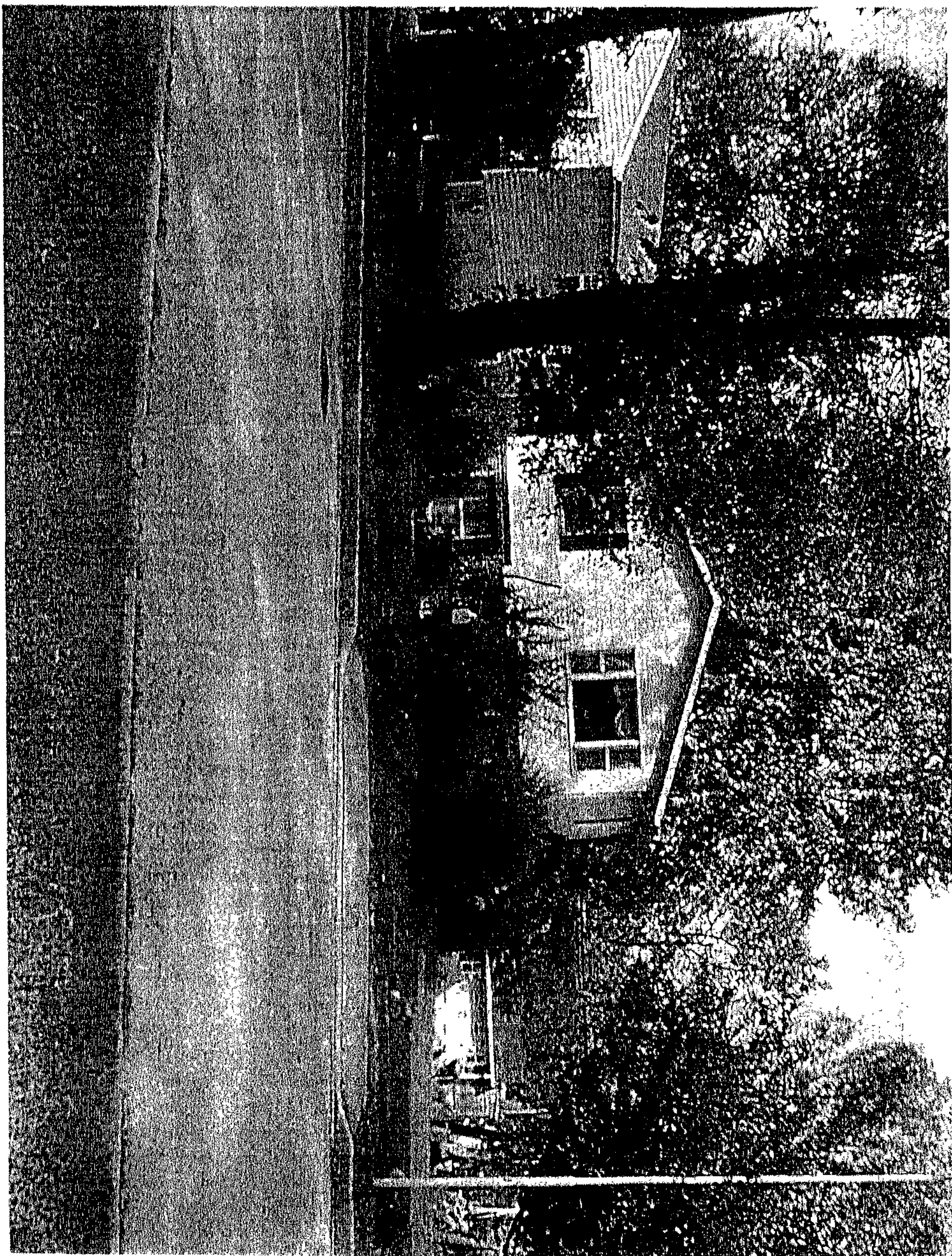
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1

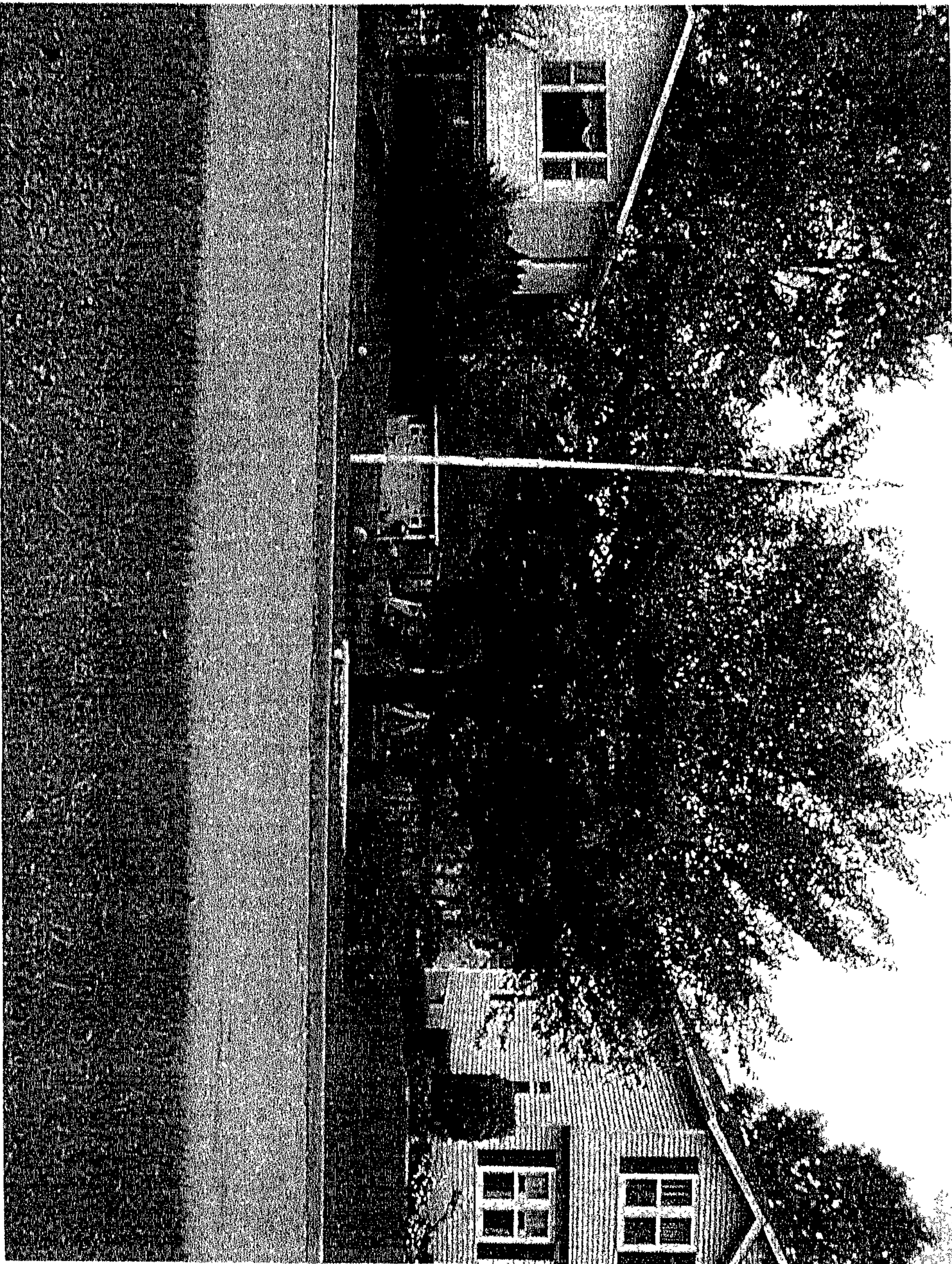
1st Nov



2

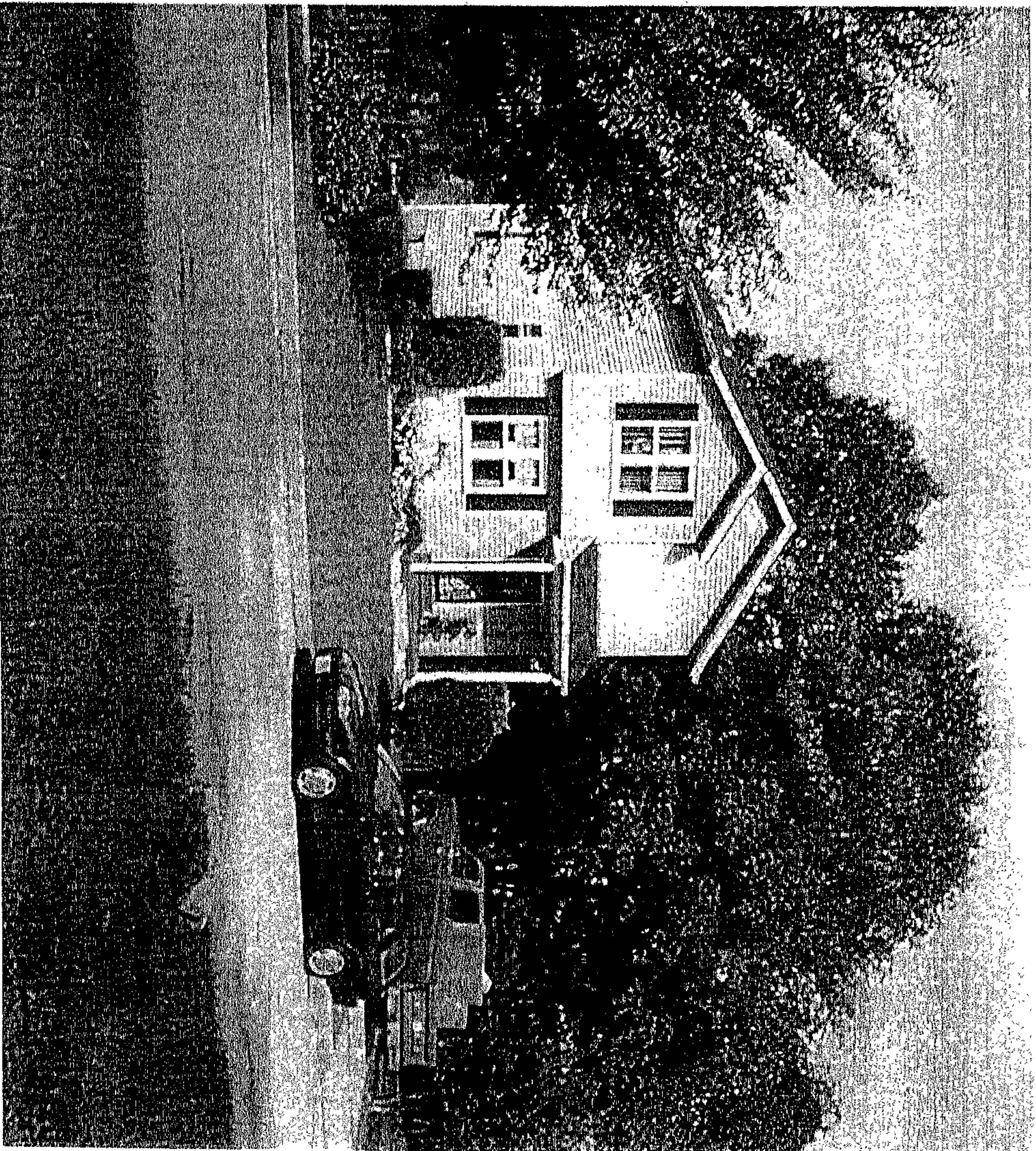


3. SITE



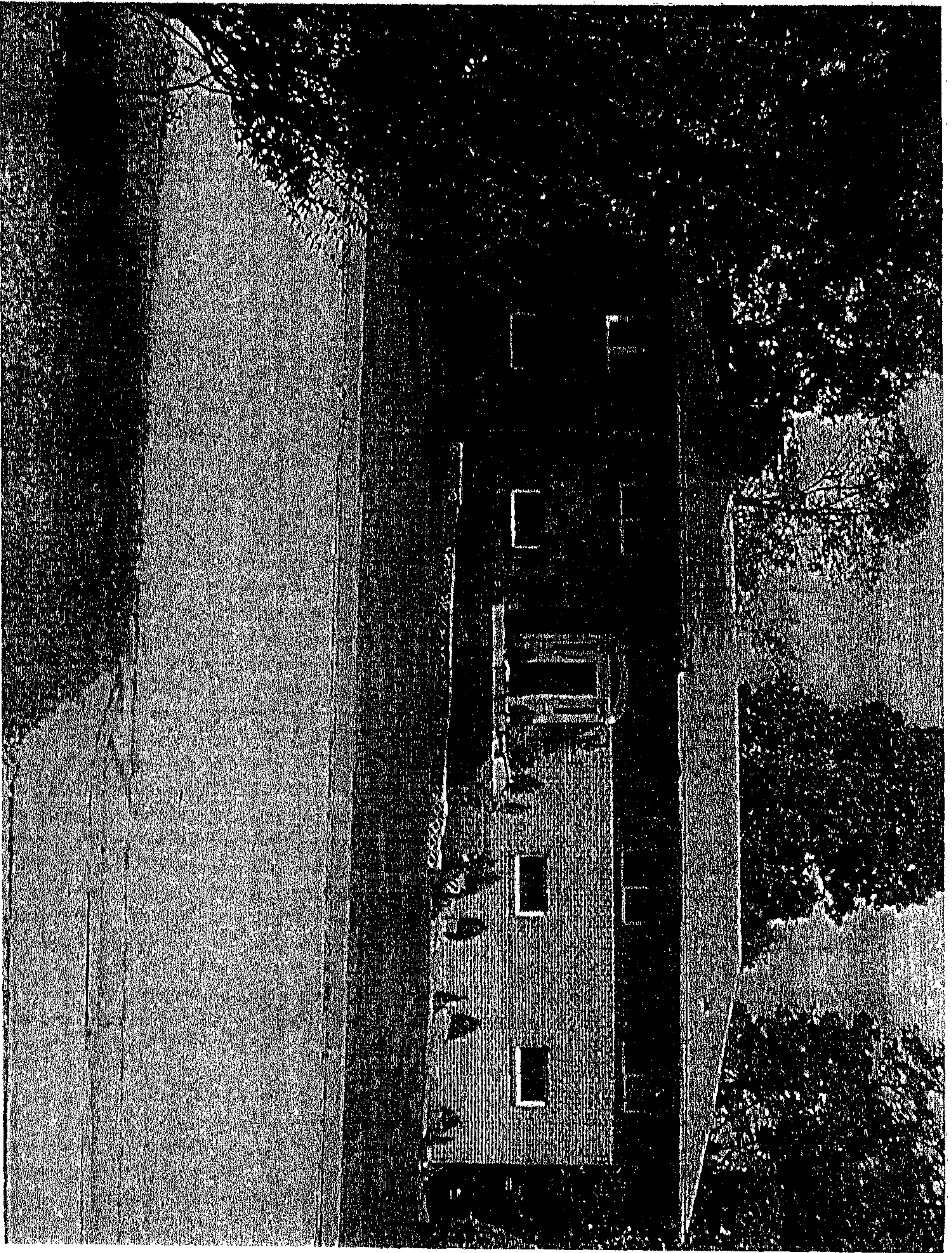
SITE

4

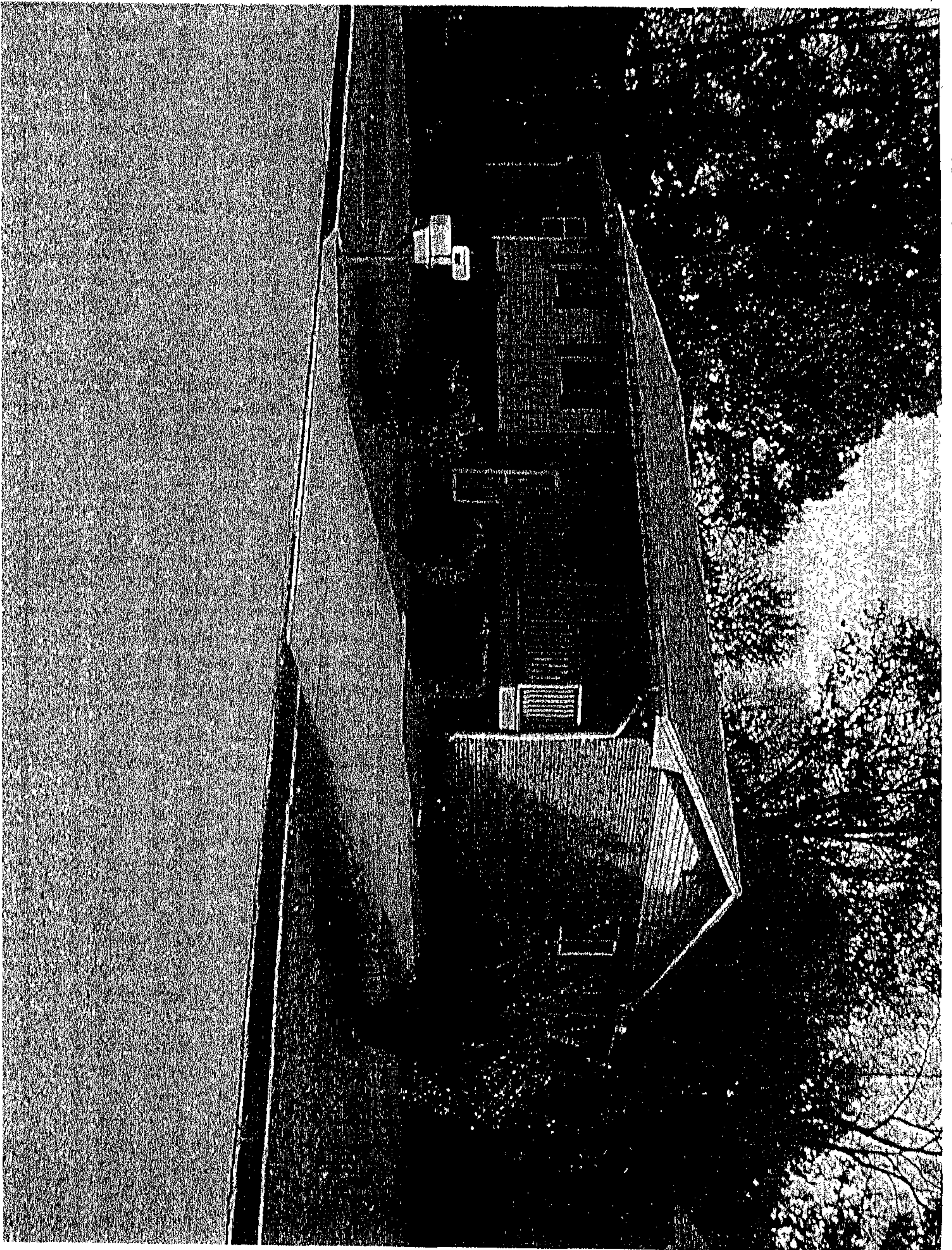


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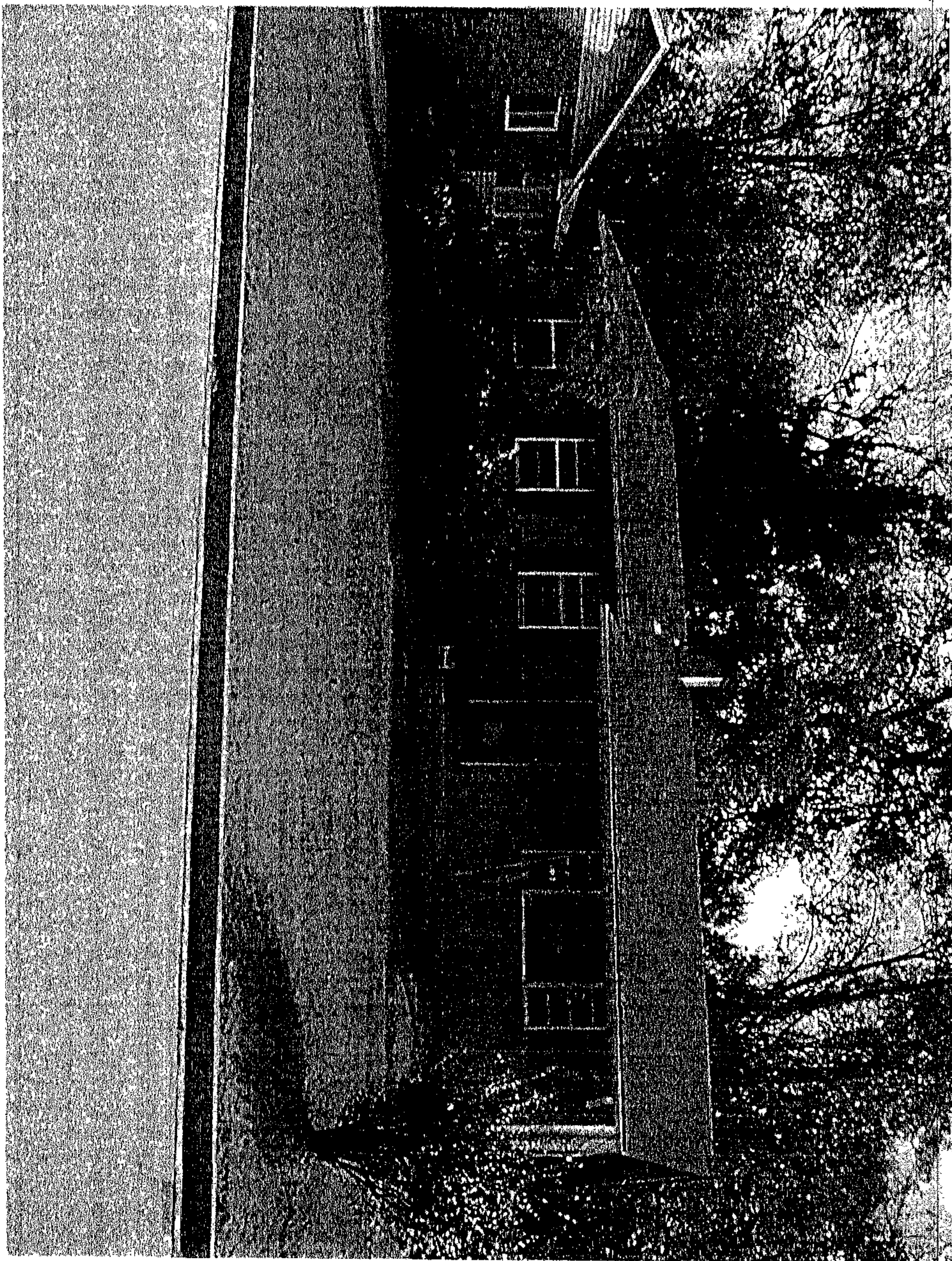
57



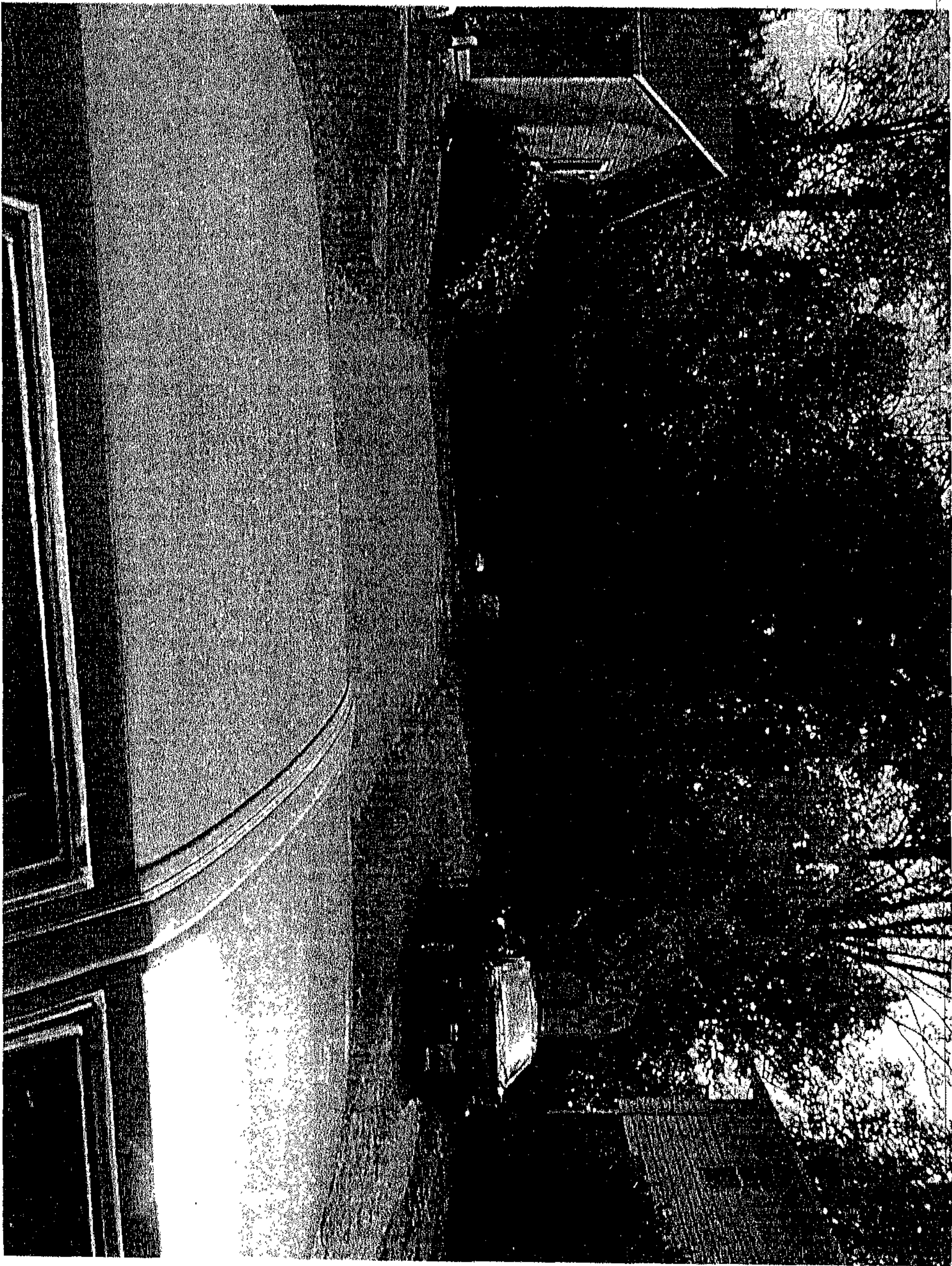
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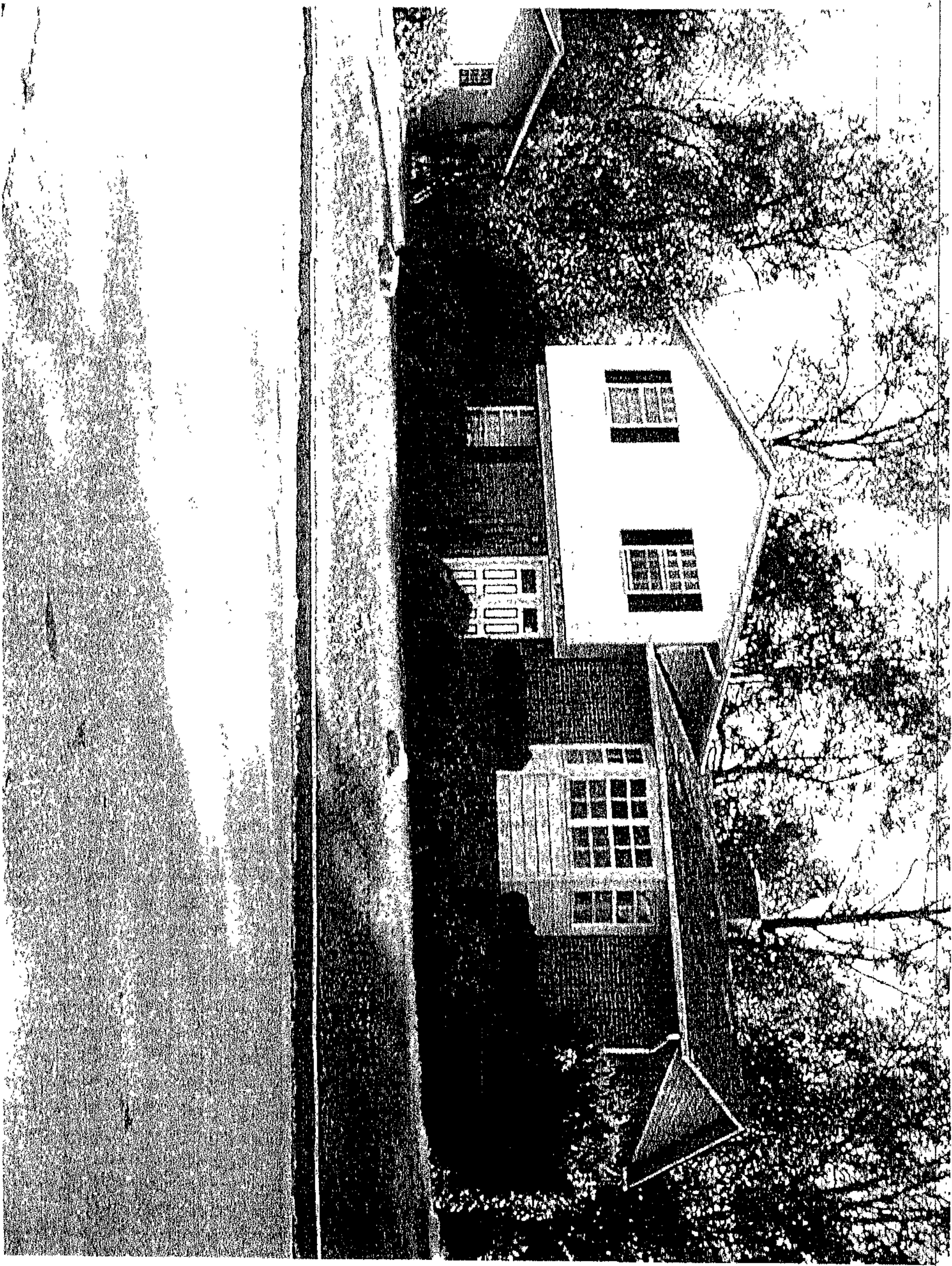
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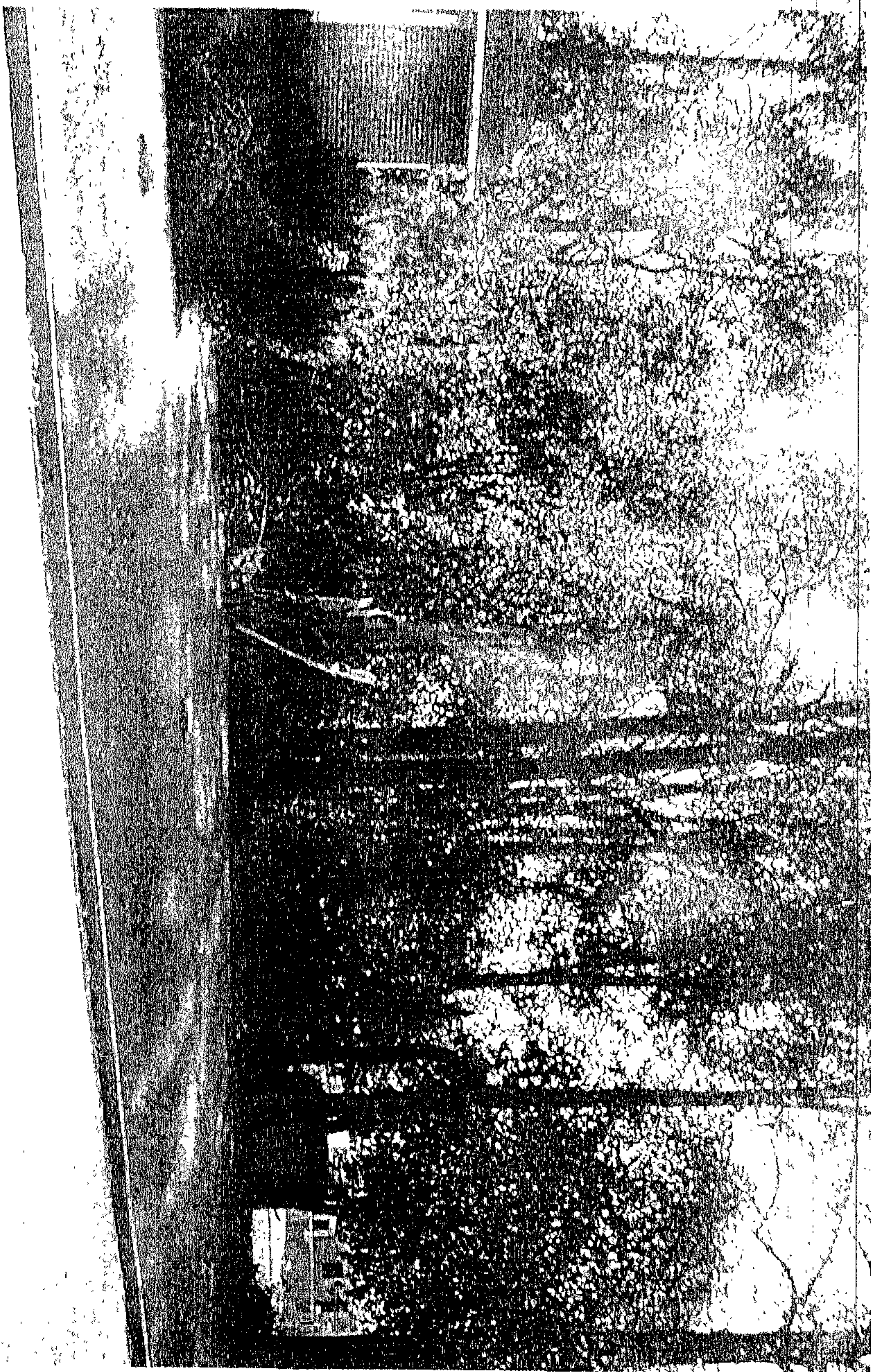


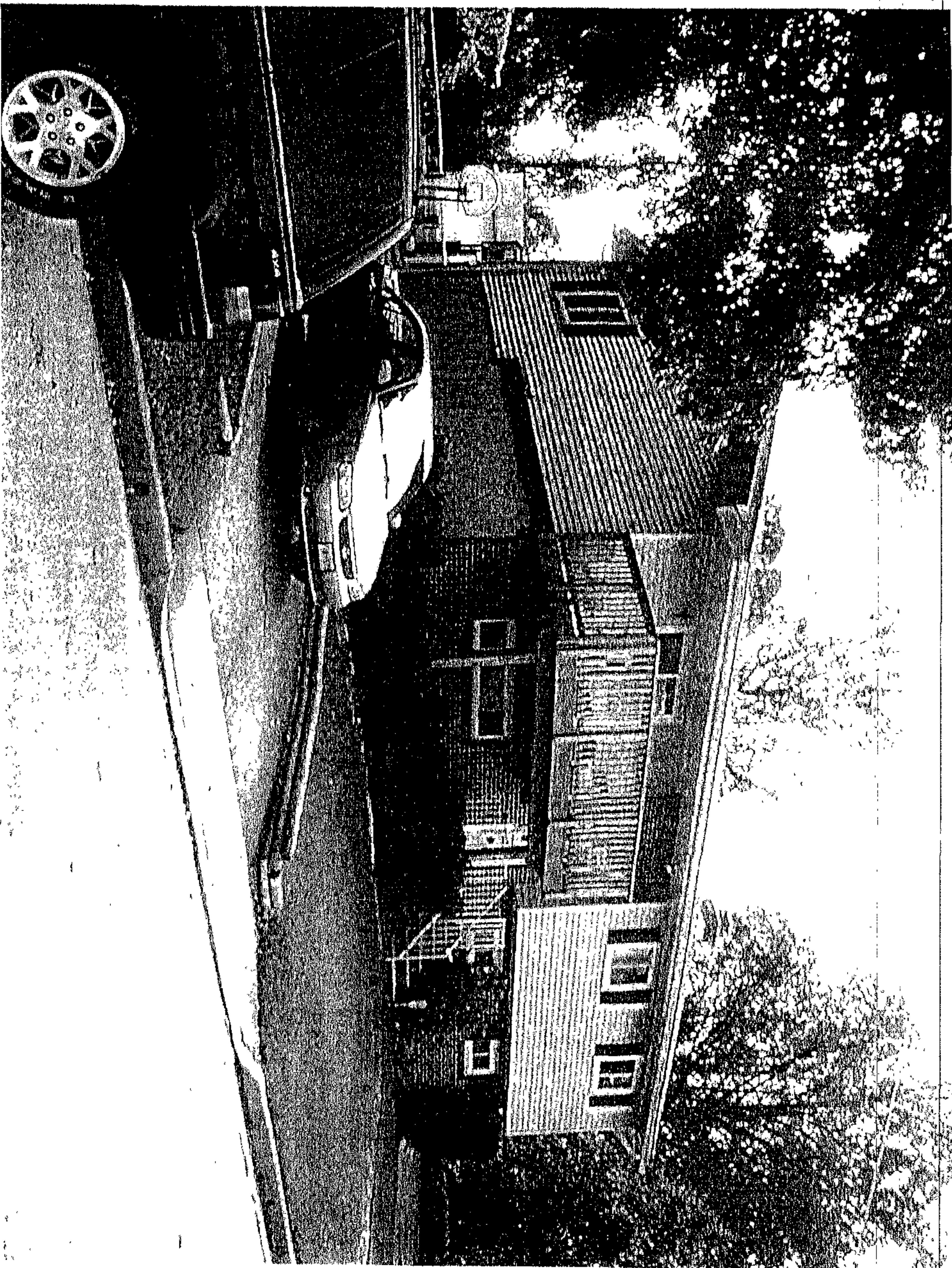
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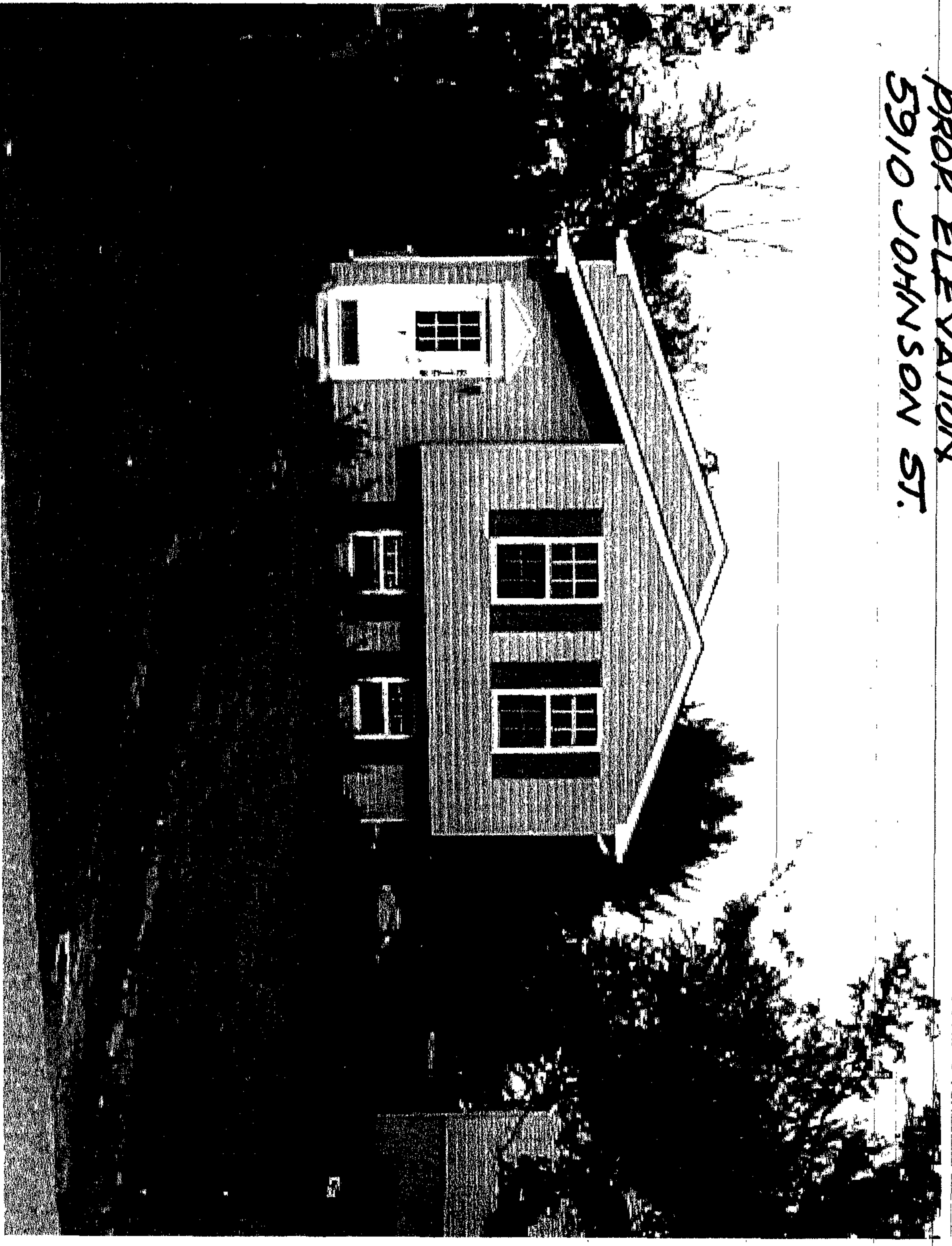
6

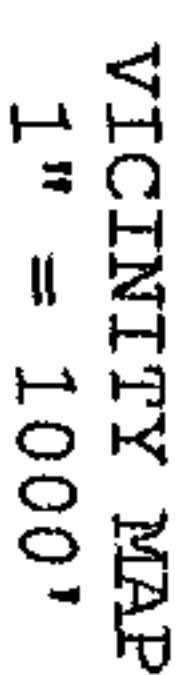




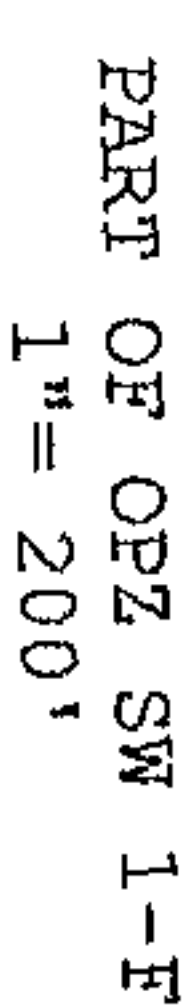


*PROP. ELEVATION
5910 JOHNSON ST.*





UTILITIES SHOWN HEREON ARE PER REFERENCED PLANS.



1ST ELEC. DIST. 1ST COUNC. DIST. BALT. CO., MD.
SCALE: AS SHOWN OCTOBER, 2003

11/20/20

40.

JOHNSON

AVENUE

AVENUE

STREET

WAXMAN

STREET

2' Strip Reserved

1131

0165
2165
0165

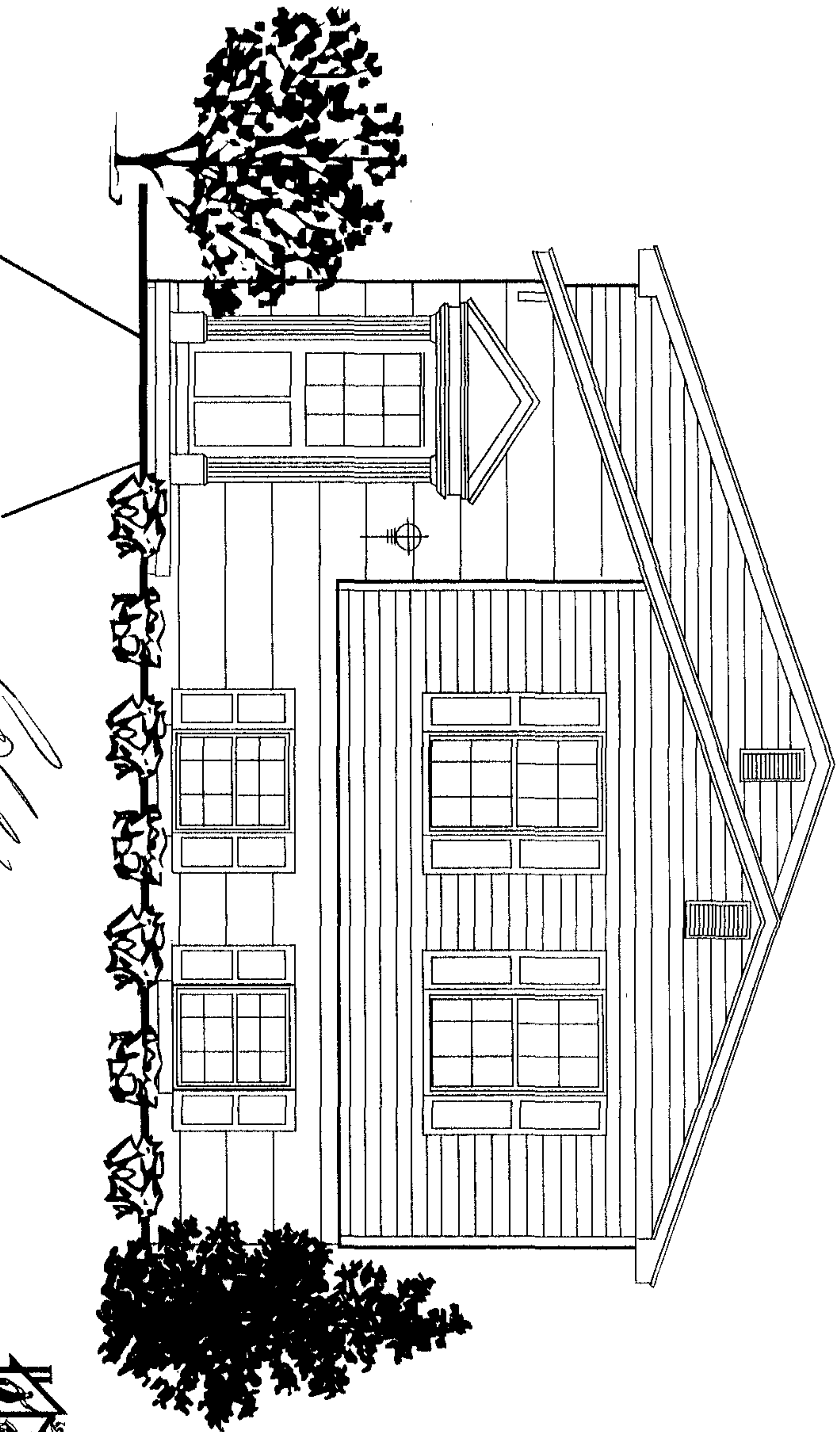
5908065
2 dec's acct #
2 tax N 89

938.14

10. 01

The Side Entry Megan

5910 JOHNSON ST.



Alley



CHARTER HOMES

