IN RE: PETITION FOR ADMIN. VARIANCE SE/Corner of Saffell Road and Red Leaf Rose Court 4th Election District 3rd Councilmanic District **(1 Red Leaf Rose Court)** Kirri & David Royal *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-146-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject Kirri and David Royal. The variance request is for property located at 1 Red Leaf Rose Court in the Reisterstown area of Baltimore County. The variance is requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street. 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 on October 1, 2004, 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 10/26/04
By Rex

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 26 day of October, 2004, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street, 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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 10/26/04
By Raj

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
William J. Wiseman III, Zoning Commissioner

October 27, 2004

Mr. & Mrs. David Royal
1 Red Leaf Rose Court
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 05-146-A
Property: 1 Red Leaf Rose Court

Dear Mr. & Mrs. Royal:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Francis Stefanski
Regina Pools
2066 York Road
Timonium, MD 21093

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 RED LEAF ROSE COURT
which is presently zoned RC-4

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) 400.1 BCZR

To permit an accessory structure (swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street.

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):

DAVID ROYAL
Name - Type or Print

David L. Royal
Signature

KIRRI ROYAL
Name - Type or Print

Kirri Royal
Signature

1 RED LEAF ROSE COURT — 410 526-1446
Address — Telephone No.

Reisterstown MD 21136
City — State — Zip Code

Representative to be Contacted:

FRANCIS STEFANSKI / REGINA POOLS
Name

2066 YORK ROAD — 4102525116
Address — Telephone No.

TIMONIUM MD 21093
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. 05-146-A

Reviewed By JF **Date** 9/21/04

Estimated Posting Date 10-3-04

REV 10/25/01

ORDER RECEIVED FOR FILING
10/26/04

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 1 RED LEAF ROSE COURT
Address

REISTERSTOWN MARYLAND 21136
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) THE LOCATION OF SEPTIC SYSTEM AND THE SEPTIC RESERVE AREA PREVENTS THE POOL BEING PLACED AT THE FAR BACK CORNOR OF PROPERTY

(2) BY KEEPING THE POOL CLOSER TO HOUSE, ACTIVITIES AROUND THE POOL CAN BE MONITORED BETTER MAKING IT SAFER FOR CHILDREN

(3) THE PLACEMENT OF THE POOL IMMEDIATELY BEHIND THE HOUSE ALLOWS FOR A EASY TRANSITION FROM HOUSE TO POOL

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

DAVID ROYAL
Name - Type or Print

Signature

KIRRI ROYAL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of JULY, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID A. AND KIRRI ROYAL

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

AS WITNESS my hand and Notarial Seal

OFFICIAL SEAL
NOTARY PUBLIC MARYLAND
FRANCIS X. STEFANSKI
BALTIMORE COUNTY
My Commission Expires Jan. 1, 2007

Notary Public

My Commission Expires JAN 1, 2007

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 1 RED LEAF ROSE COURT
Address
REISTERSTOWN MARYLAND 21136
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 THE LOCATION OF SEPTIC SYSTEM AND THE SEPTIC RESERVE AREA PREVENTS THE POOL BEING PLACED AT THE FAR BACK CORNER OF PROPERTY

② BY KEEPING THE POOL CLOSER TO HOUSE, ACTIVITIES AROUND THE POOL CAN BE MONITORED BETTER MAKING IT SAFER FOR CHILDREN

③ THE PLACEMENT OF THE POOL IMMEDIATELY BEHIND THE HOUSE ALLOWS FOR A EASY TRANSITION FROM HOUSE TO POOL

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
DAVID ROYAL
Name - Type or Print

Signature
KIRRI ROYAL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of JULY, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID A AND KIRRI ROYAL

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

AS WITNESS my hand and Notarial Seal

OFFICIAL SEAL
NOTARY PUBLIC MARYLAND
FRANCIS X. STEFANSKI
BALTIMORE COUNTY
My Commission Expires Jan. 1, 2007

Notary Public

My Commission Expires JAN 1, 2007

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 RED LEAF ROSE COURT
which is presently zoned RC-4

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) 400.1 BCZR

To permit an accessory structure (swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street.

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):

DAVID ROYAL
Name - Type or Print

Dave A. Royal
Signature

KIKAI ROYAL
Name - Type or Print

Kikai Royal
Signature

1 RED LEAF ROSE COURT — 410 526-1446
Address — Telephone No.

REISTERSTOWN MD 21136
City — State — Zip Code

Representative to be Contacted:

FRANCIS STEFANSKI / REGINA POOLS
Name

2066 YORK ROAD — 4102525116
Address — Telephone No.

TIMONIUM MD 21093
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. 05-146-A

Reviewed By JP **Date** 9/21/04

Estimated Posting Date 10-3-04

REV 10/25/01

ZONING DESCRIPTION FOR 1 RED LEAF ROSE COURT Beginning at a point at The intersection of the east side of Red Leaf Rose Court, which is 40 feet wide and the South side of Saffell Road, which is 50 feet wide. Being lot #9 in the subdivision of Saffell Property Section Two as recorded in Baltimore County Plat Book #S.M. NO 74, Folio #2 containing 1.510 acreas. Also known as 1 Red Leaf Rose Court and located In the 4th Election District, 3rd Councilmanic District.

As recorded in Deed Liber 17012/ Folio 360 Described as Follows:

N 80 37' 05" E; N 09 28' 35" W; N 09 24' 43 E; N 75 44' 13 W; S 27 02' 21" W to the P.O.B.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40967

DATE 9-21-04 ACCOUNT 001-000-6150

AMOUNT $65.00

RECEIVED FROM: Regina Reals

1 Red Leaf Basin Ct. ITEM # 146

FOR: Administrative Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	IDN
9/22/2004	9/21/2004	11:26:42	4

REG 0006 WALKIN KACH KXM
>>RECEIPT # 295215 9/21/2004 DELK
Dept 5 531 ZONING VERIFICATION
CR NO. 040967
Recpt Tot $65.00
$.00 CK $65.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-146-A

Petitioner/Developer: David + Kirri Royal

Date of Hearing/Closing: 10-18-04

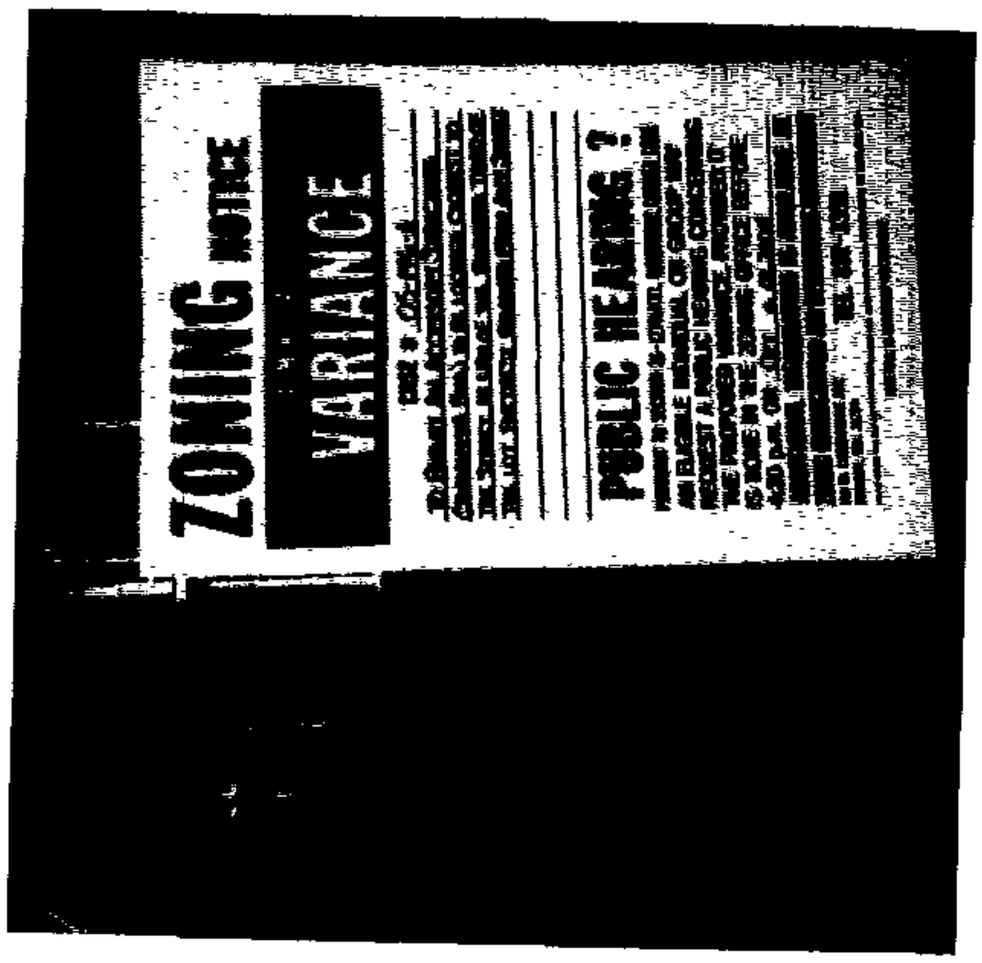
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Kristen Matthews

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 1 Red Leaf Rose Ct. Reisterstown, MD 21136

The sign(s) were posted on October 1, 2004
(Month, Day, Year)



Sincerely,

Stacy Gardner 10/1/04
(Signature of Sign Poster and Date)

Stacy Gardner
(Print Name)

SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784
(Address)
1-800-368-2295

410-781-4000
(City, State, Zip)

RECEIVED
OCT - 6 2004
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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 05-146-A

Petitioner: DAVID ROYAL

Address or Location: 1 ~~ROSE~~ LEAF ROSE Ct ~~REISTERSTOWN~~ MD 21136
REISTERSTOWN

PLEASE FORWARD ADVERTISING BILL TO

Name: DAVID ROYAL

Address 1 ~~ROSE~~ REDLEAF ROSE COURT
REISTERTOWN MD 21136

Telephone Number: 410 526 1446

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-146 -A Address 1 Red Leaf Rose Ct.

Contact Person: J. Fernando
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9-21-04 **Posting Date:** 10-3-04 **Closing Date:** 10-18-04

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 05-146 -A Address 1 RED LEAF ROSE CT

Petitioner's Name David & Kirri Royal Telephone 410-526-14

Posting Date: 10-3-04 **Closing Date:** 10-18-04

Wording for Sign: To Permit an accessory structure (swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street.

WCR - Revised 6/25/04

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 18, 2004

David Royal
Kirri Royal
1 Red Leaf Rose Court
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Royal:

RE: *Case Number: 05-146-A, 1 Red Leaf Rose Court*

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 2004.

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.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Francis Stefanski Regina Pools 2066 York Road Timonium 21093

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 13, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2004
Item Nos. 093, 146, 147, 148, 149,
150, 152, 153, 154, 155, and 157

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

RWB:CEN:jrb

cc: File

10/18 PW
Granted
10/26/04

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

OCT 27 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: October 27, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 4, 2004.

_X_ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-107 (revised site plan)
05-131
05-144
05-146
05-148
05-149
05-152
05-153
05-154

Reviewers: Sue Farinetti, Dave Lykens

Fire Department

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

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

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

October 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 7, 2004

Item No.: 093, 131, 144-155, 157 (46)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 10 · 4 · 04

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 146 JRF

Dear. Ms. Matthews:

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

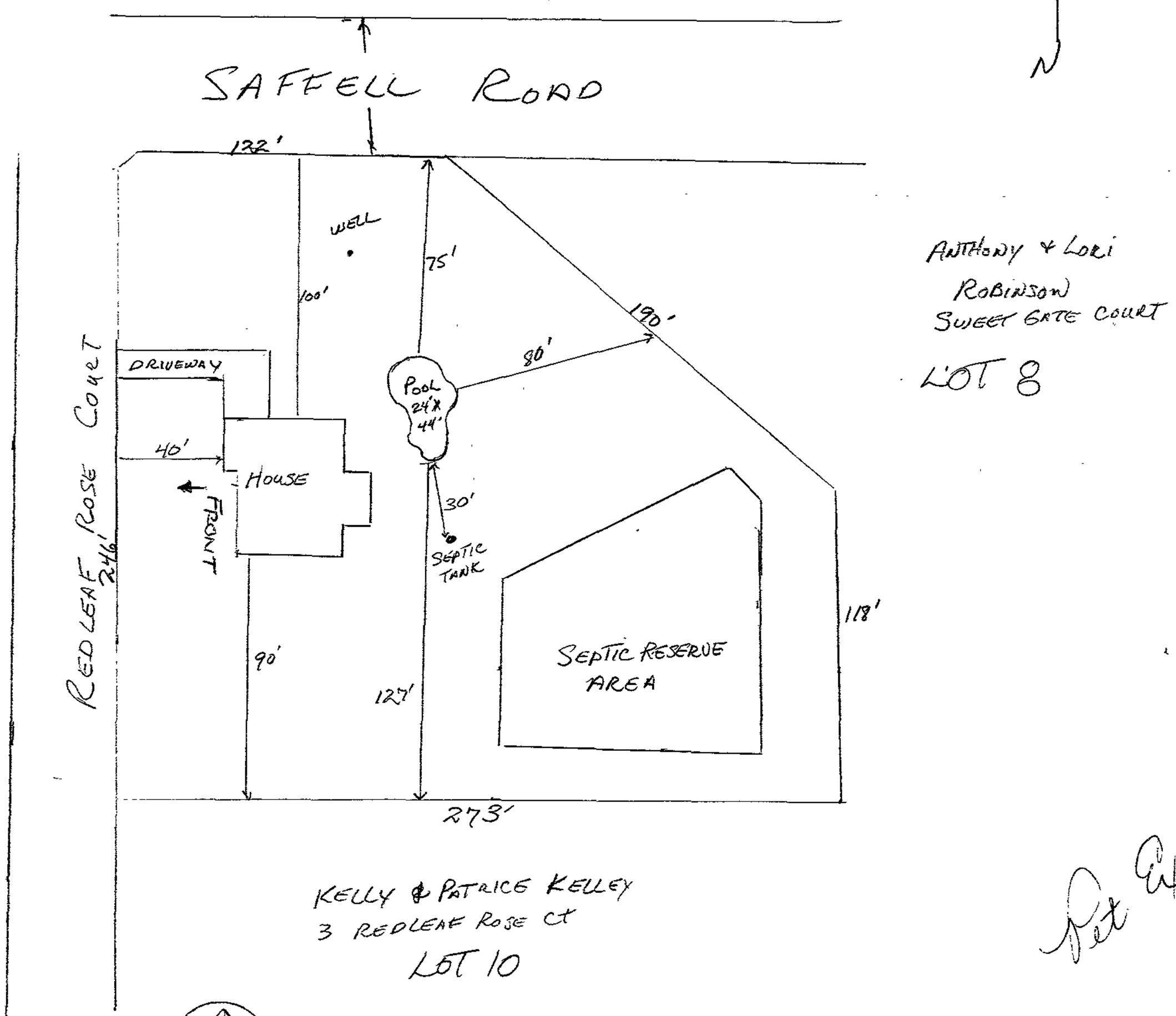
PLATT TO ACCOPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1 REDLEAF ROSE COURT

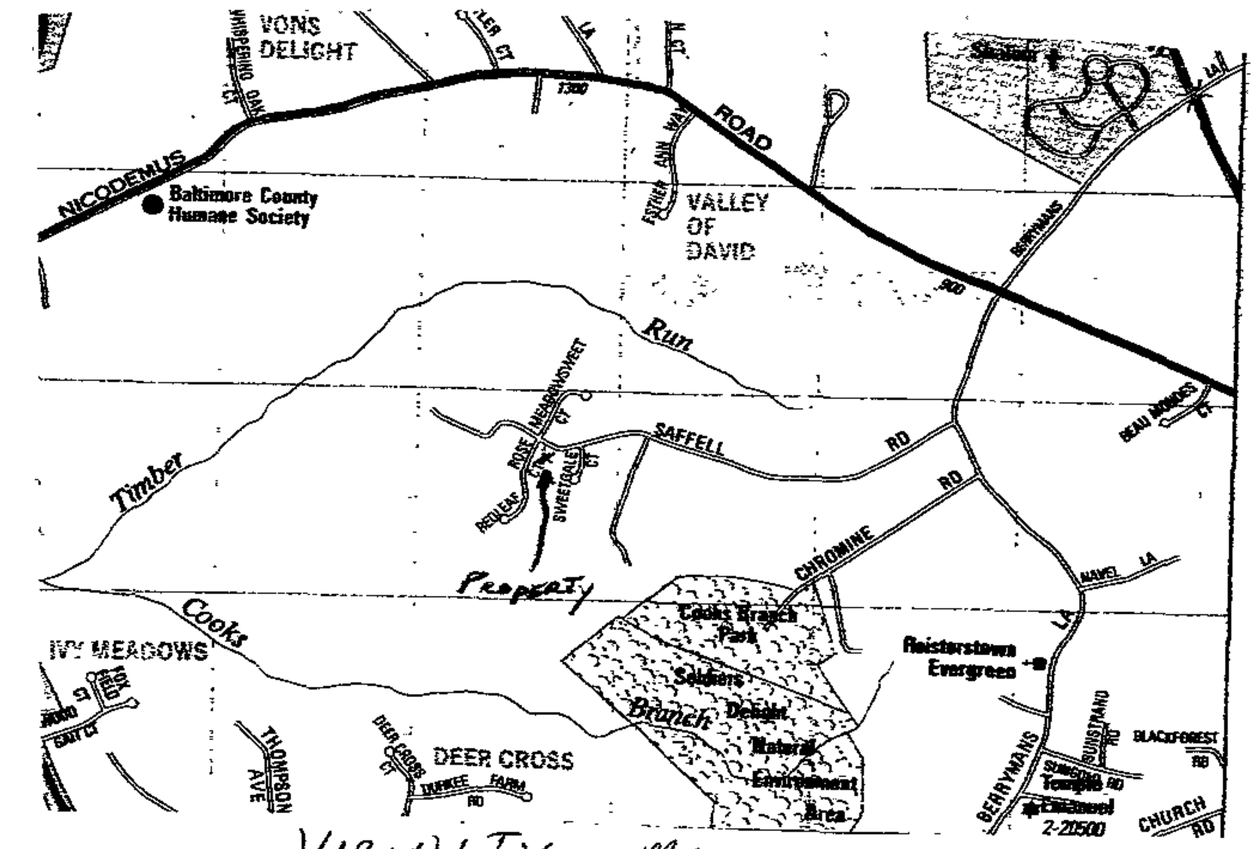
SUBDIVISION NAME SAFFELL PROPERTY SECTION TWO

PLAT BOOK # S.M.No. 74 FOLIO # 2 LOT # 9

OWNER DAVID A. + KIRRI ROYAL



Pet Ex #1



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	4th	
COUNCILMANIC DISTRICT	3rd	
1" = 200' SCALE MAP #	NW 13L	
ZONING	RC 4	
LOT SIZE	1.510 ACRES	57,594 SQUARE FEET
	PUBLIC	PRIVATE
SEWER	—	X
WATER	—	X
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	—	X
100 YEAR FLOOD PLAIN	—	X
HISTORIC PROPERTY	—	X
PRIOR ZONING HEARINGS	NONE	

ZONING OFFICE USE ONLY

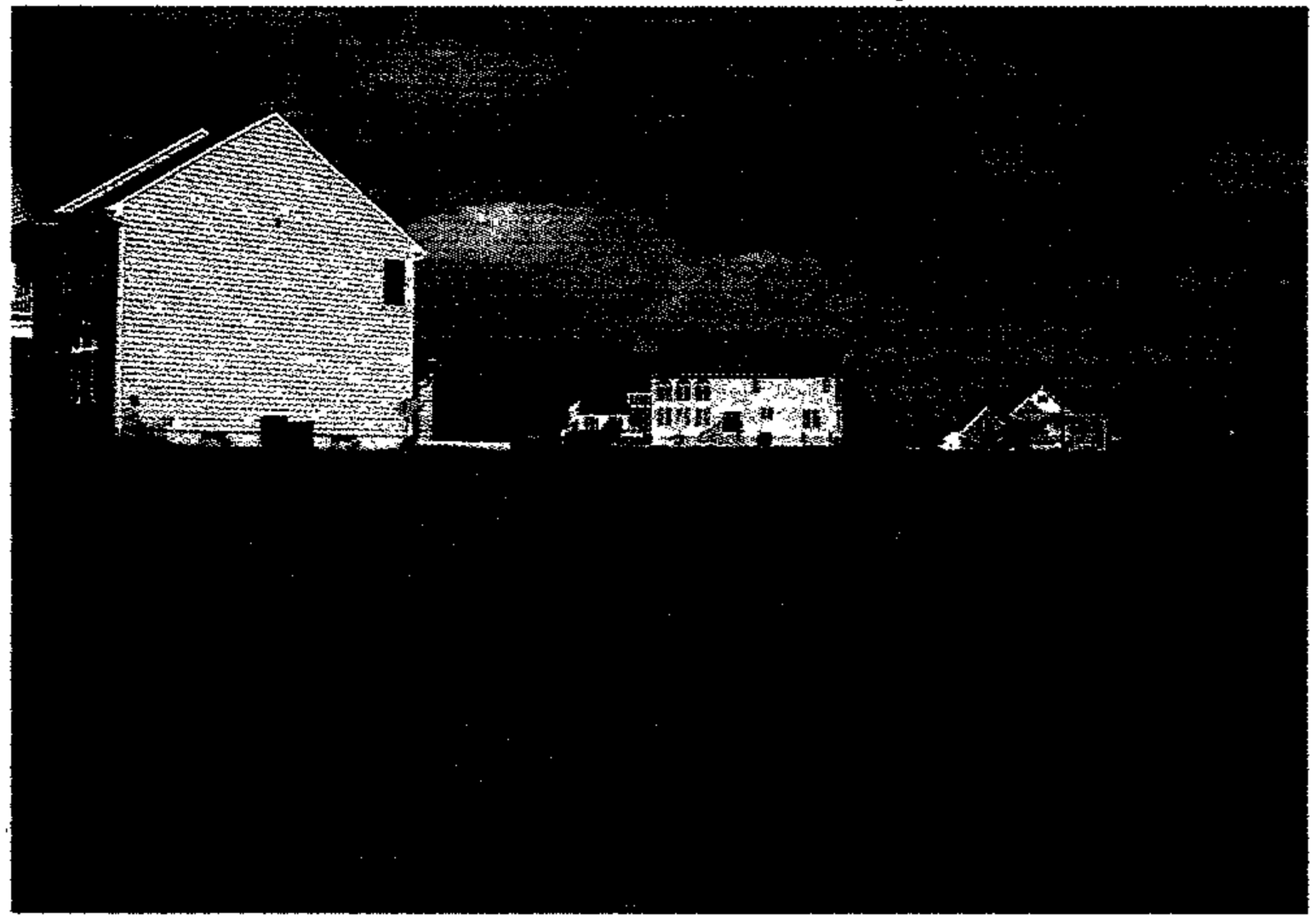
REVIEWED BY	ITEM #	CASE #
JF	146	

PREPARED BY FRANCIS STEFANSKI SCALE OF DRAWING 1" = 50'

FRONT RIGHT

LOOKING ACROSS REAR YARD FROM SOUTH SIDE

FRONT

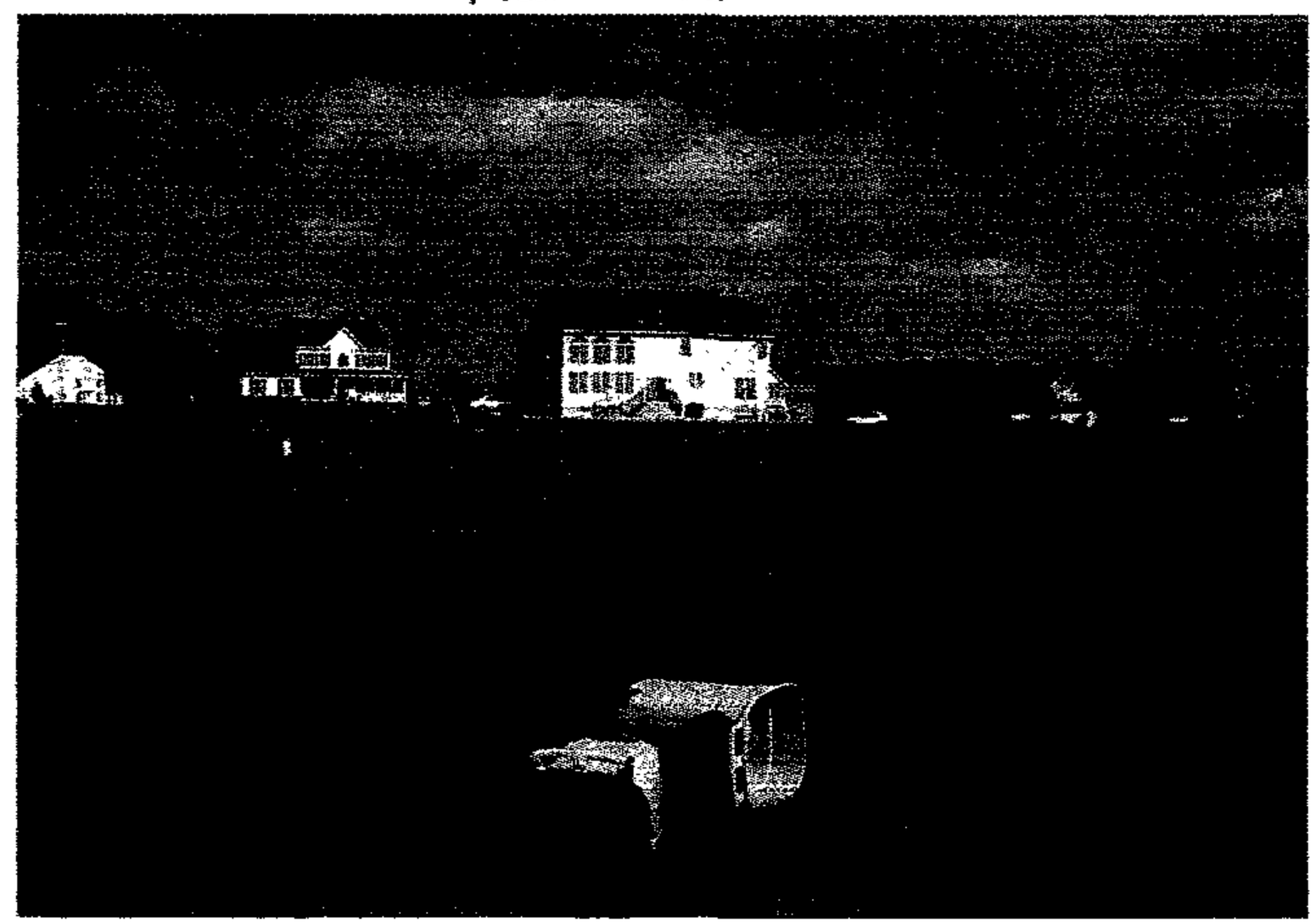


FRONT RIGHT FROM CORNER OF LOT

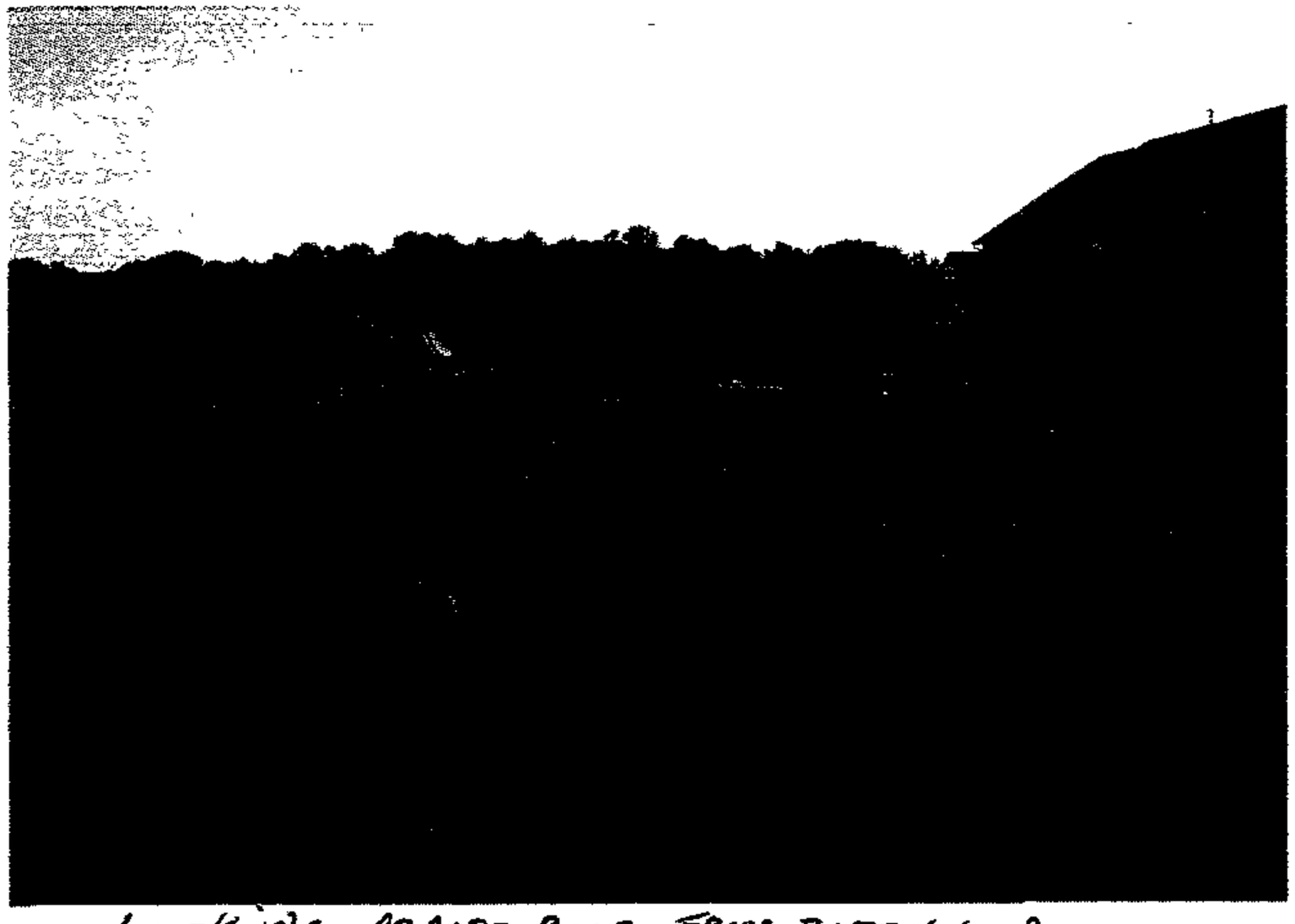
LOOKING ACROSS REAR YARD FROM NORTH SIDE

FRONT CENTER

LOOKING DOWN REDLEAF ROSE COURT
Looking South



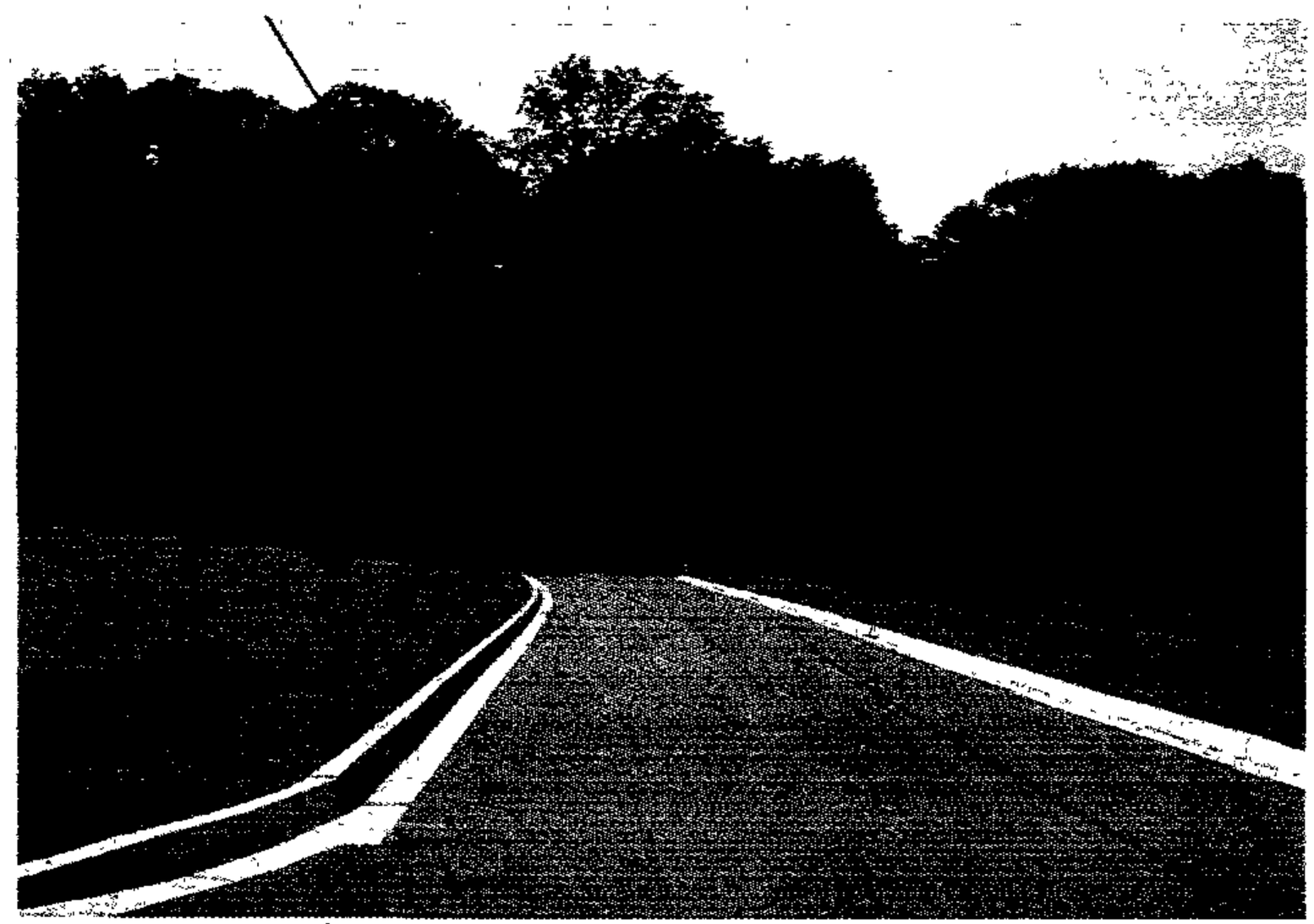
FRONT LEFT



LOOKING ACROSS REAR FROM SAFFELL ROAD

LOOK FROM REAR

LOOKING EAST ON SAFFELL ROAD



LOOKING WEST SAFFELL ROAD

LOOKING SOUTH ON REDLEAF ROSE CT

LOOKING NORTH ON REDLEAF ROSE CT

146

NW 13 L

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 16, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Chairman, County Council

Y - SE
Y - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DEER PARK	N.W. 13-L
DATE OF PHOTOGRAPHY JANUARY 1986		