

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of South Tyrone Road, 150 ft. E
centerline of Tyrone Avenue
3rd Election District
5th Councilmanic District
(203 South Tyrone Road)

Katherine Hinckley & McKay Jenkins
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-348-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 property Katherine Hinckley and McKay Jenkins. The variance request is for property located at 203 South Tyrone Road in Baltimore County. The variance is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 22 ft. in lieu of the required 30 ft. for a proposed addition. 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 January 20, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agency: A ZAC comment was submitted by the Office of Planning dated February 4, 2005, a copy of which is attached hereto and made a part hereof.

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

ORDER RECEIVED FOR FILING

2/15/05

Ray

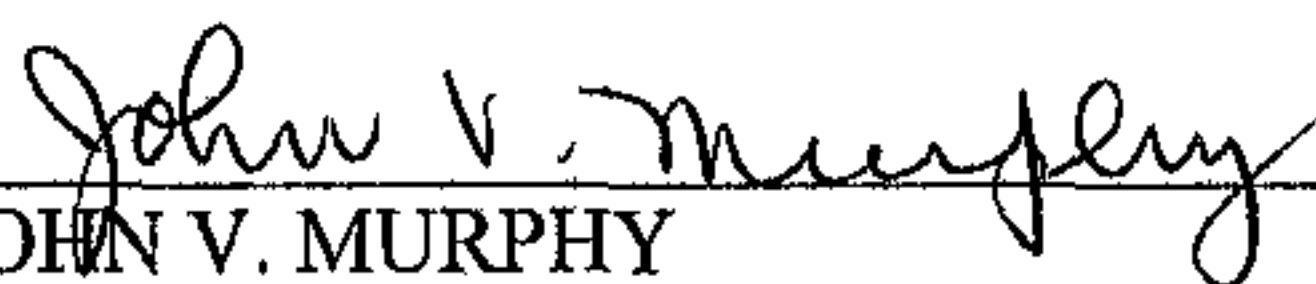
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, this 15 day of February, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 22 ft. in lieu of the required 30 ft. for a proposed addition, be and it is hereby APPROVED, subject, however, to the following restrictions which are conditions 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;
2. Compliance with the ZAC comments submitted by the Office of Planning dated February 4, 2005, a copy of which is attached hereto and made a part hereof.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM: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

February ¹⁵/₁₄, 2005

Ms. Katherine Hinckley
Mr. McKay Jenkins
203 S. Tyrone Road
Baltimore, Maryland 21212

Re: Petition for Administrative Variance
Case No. 05-348-A
Property: 203 S. Tyrone Road

Dear Ms. Hinckley & Mr. Jenkins:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 203 S. Tyone Rd
which is presently zoned D.R.-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)

1502.3.C.1 to permit a
rear yard setback of 22 ft. in lieu of the required 30 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

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 Jan 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.

Legal Owner(s):

McKay Jenkins
Name - Type or Print

Signature

Katherine Hinchley
Name - Type or Print

Signature

203 S Tyone Rd 410 377 6590
Address Telephone No.

Baltimore, MD 21212
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BR Date 1/11/05

Estimated Posting Date 1/23/05

CASE NO. 05-348-A

REV 10/25/01

ORDER RECEIVED FOR FILING

02/15/05
[Signature]

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.

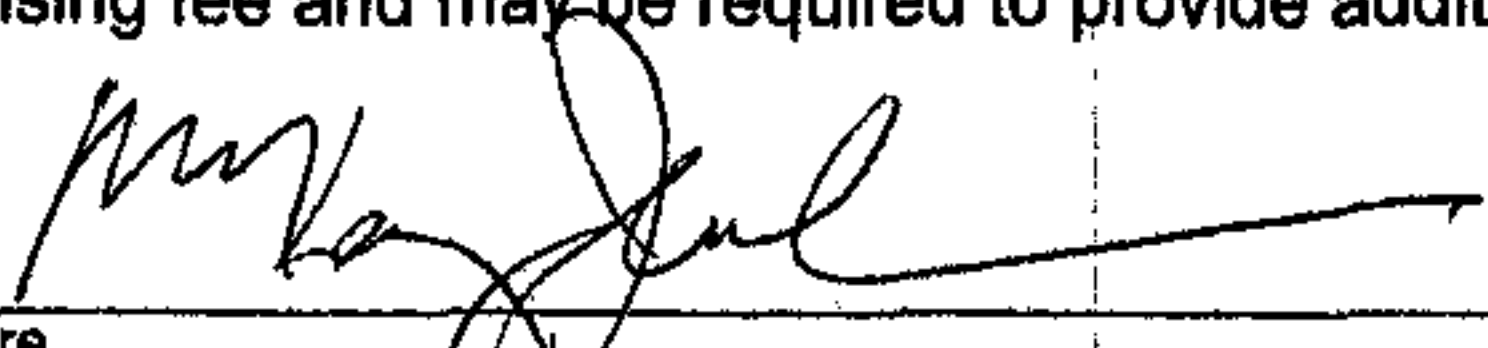
That the Affiant(s) does/do presently reside at

203 S Tyrore Rd
Address
Baltimore MD 21212
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):

We've had two children in the last four years, and would like to add a family room and a bedroom.

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
McKay Jenkins
Name - Type or Print


Signature
Katherine Hinchley
Name - Type or Print

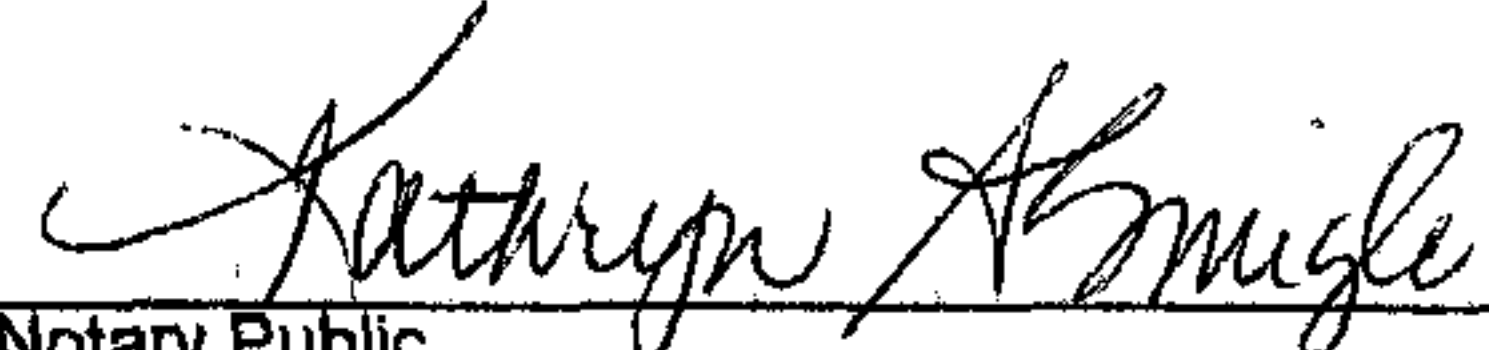
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

McKay Jenkins and Katherine Hinchley
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

KATHRYN A. SMIGLE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND


Notary Public

My Commission Expires _____

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.

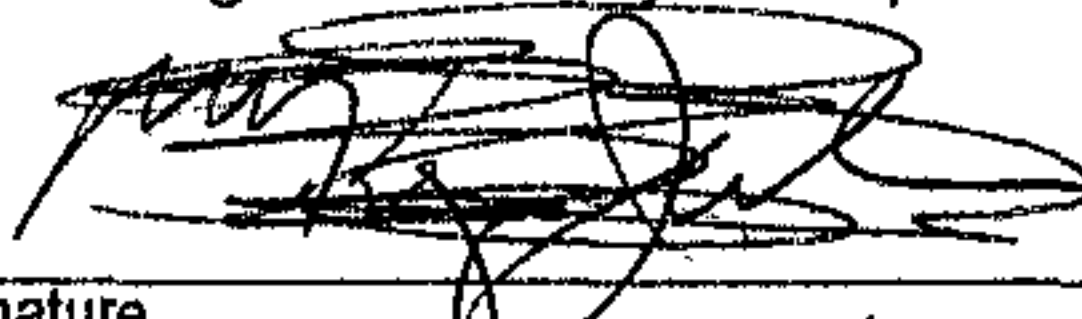
That the Affiant(s) does/do presently reside at

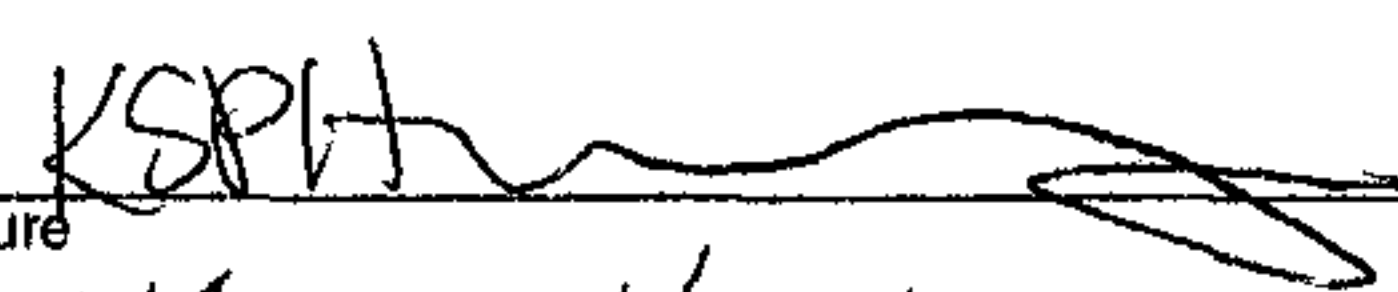
203 S. Tylohe Rd
Address
Baltimore MD 21212
City State Zip Code

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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
McKay Jenkins
Name - Type or Print


Signature
Katherine Hinkley
Name - Type or Print

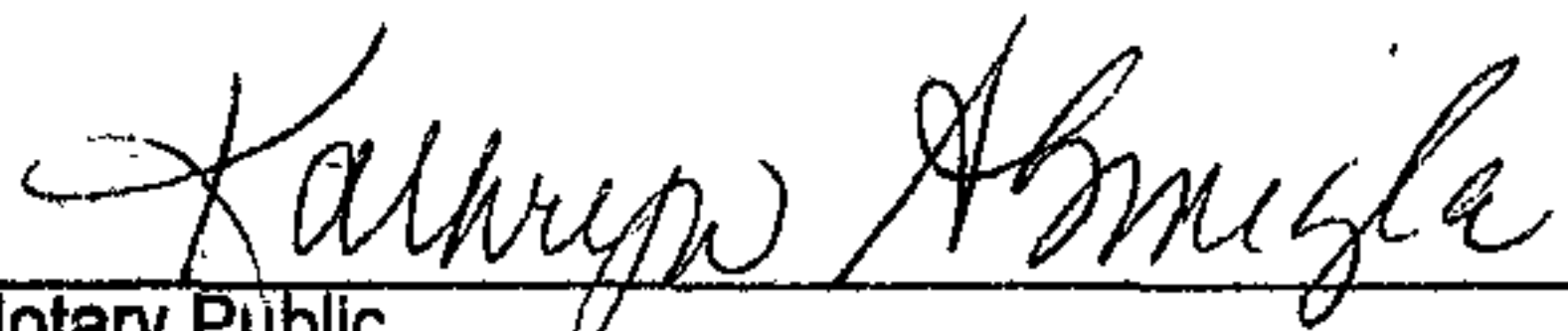
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

McKay Jenkins and Katherine Hinkley
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

KATHRYN A. SMIGLE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND


Notary Public

My Commission Expires



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 203 S Tyfene Rd
which is presently zoned D.R.-S.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)

1 B02.3.C.1 to permit a
rear yard setback of 22 ft. in lieu of the required 30 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

Telephone No.

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 11 day of January, 2005, 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. 05-348-A

Reviewed By B/R Date 1/11/05

Estimated Posting Date 1/23/05

ZONING DESCRIPTION FOR 203 SOUTH TYRONE ROAD

Beginning at a point on the north side of South Tyrone Road, which is 35'-0" wide at a distance of 150'-0" east of the centerline of the nearest improved intersecting street, Tyrone Avenue, which is 35'-0" wide. Being lot # 50 in the subdivision of Armagh Village as recorded in the Baltimore Plat Book #12, Folio 102, containing 5820 square feet. Also known as 203 South Tyrone Road and located in the 3rd Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42813

DATE 1/11/2005 ACCOUNT 100-000-6050

AMOUNT \$ 65.00

RECEIVED FROM Baltimore County

FOR Payment for Fire Insurance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

7-10-11-12

PAID RECEIPT

BUSINESS NO. 104
1/11/2005 100-000-6050

OFFICE OF BUDGET & FINANCE

DATE 1/11/2005

AMOUNT \$ 65.00

PAID TO

FOR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. : 05-348-A

Petitioner/Developer: McKAY

JENKINS

Date of Hearing/Closing: 2/7/05

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

Attention:

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
at 203 SOUTH TYRONE RD

This sign(s) were posted on January 20, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 1/20/05
(Signature of Sign Poster and Date)

Martin Ogle

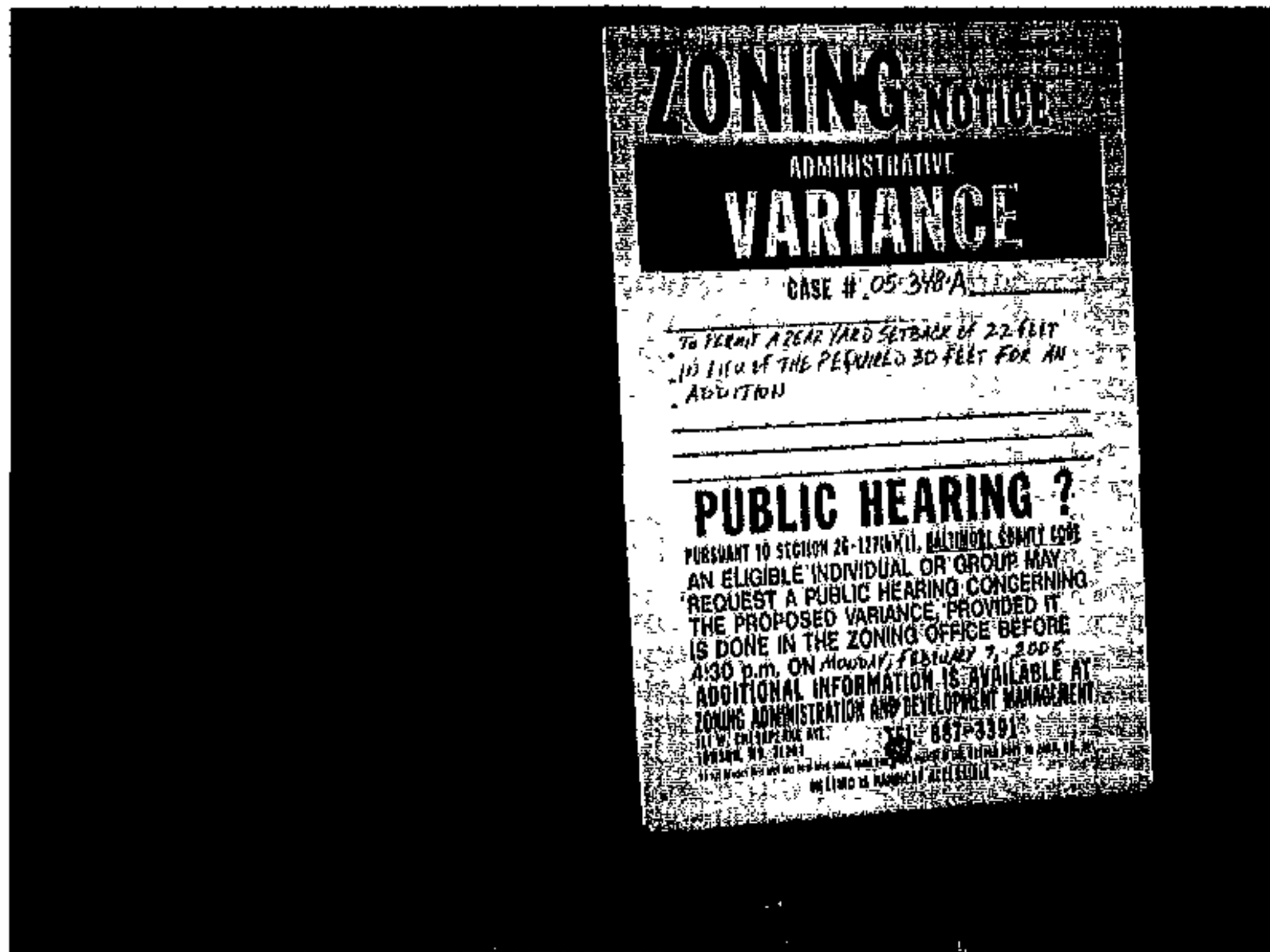
Sign Poster

5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)



W. L. Linden 1/20/05

**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: 05-348-A
Petitioner: Katherine Hinckley + McKay Jenkins
Address or Location: 203 S. Tyrone Rd. Balto. MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Katherine Hinckley + McKay Jenkins
Address: 203 S. Tyrone Rd
Baltimore, MD 21212

Telephone Number: (410) 377-6590

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 348 -A

Address 203 S. Tyrone Rd.

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/11/05

Posting Date: 1/23/05

Closing Date: 2/7/05

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- 348 -A

Address 203 S. Tyrone Rd.

Petitioner's Name Katherine Hinckley

Telephone 410-377-6590

Posting Date: 1/23/05

Closing Date: 2/7/05

Wording for Sign: To Permit a rear yard setback of 22 ft. in lieu of the required 30 ft. for an addition.

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*

February 7, 2005

McKay Jenkins
Katheline Hinckley
203 S. Tyrone Road
Baltimore, Maryland 21212

Dear Mr. Jenkins and Ms. Hinckley:

RE: Case Number: 05-348-A, 203 S. Tyrone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 11, 2005.

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



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

January 25, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: 348, 349, 351, 353-358

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.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 9, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 31, 2005
Item Nos. 348, 349, 350, 351, 352, 355,
357, 358 and 359

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

RWB:CEN:cp

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. *JO*
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 24, 2005.

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

05-348

05-351

05-357

05-358

05-370

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2005

RECEIVED

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

FEB - 7 2005

SUBJECT: 203 South Tyrone Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-348

Petitioner: McKay Jenkins

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. The petitioner should exercise due diligence in selecting materials that are consistent in color and design to that of the existing single-family dwelling.

Prepared by: Mark A. Cunningham

Division Chief: Mark A. Cunningham By. D.r.
AFK/LL:MAC:

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



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

Maryland Department of Transportation

Date: 1.21.05

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

RE: Baltimore County
Item No. 348 BPR

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,

Steven D. Foster, Chief
Engineering Access Permits Division



COLLEGE OF ARTS AND SCIENCES

DEPARTMENT OF ENGLISH

212 Memorial Hall
University of Delaware
Newark, Delaware 19716-2537
Ph: 302/831-2361
Fax: 302/831-1586

Zoning Office
Baltimore County

10 January 2005

To the Zoning Office,

We are the Jenkins's direct neighbors, and we have examined preliminary drawings for their planned addition. Although we have not seen final plans, the proposed construction seems in keeping with the neighborhood character, and we do not, at this early stage, object to it.

Sincerely,

Deborah Wood

Bob and Debbie Wood
201 South Tyrone Road



COLLEGE OF ARTS AND SCIENCES

DEPARTMENT OF ENGLISH

212 Memorial Hall
University of Delaware
Newark, Delaware 19716-2537
Ph: 302/831-2361
Fax: 302/831-1586

Zoning Office
Baltimore County

10 January 2005

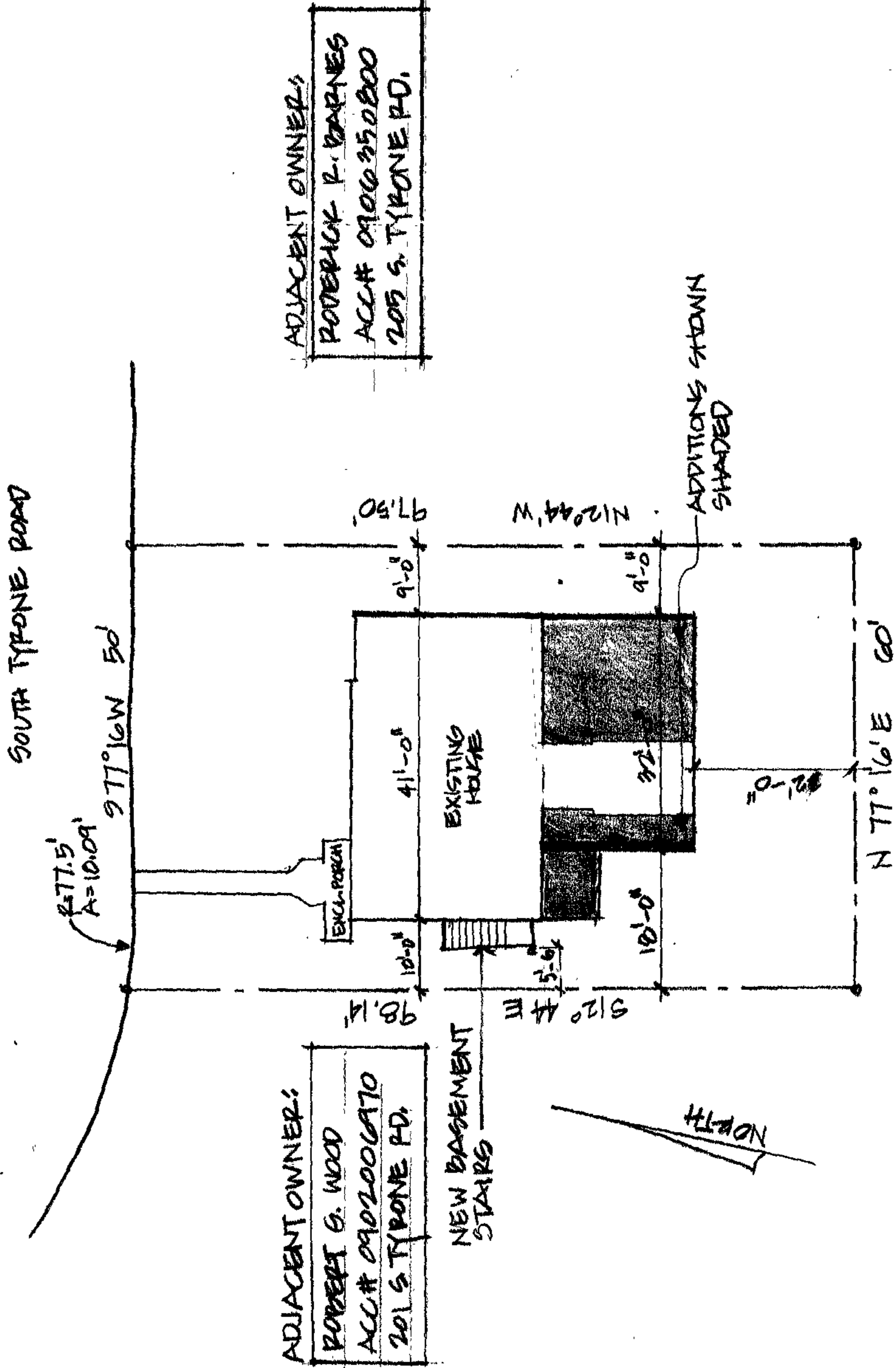
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We are the Jenkins's direct neighbors, and we have examined preliminary drawings for their planned addition. Although we have not seen final plans, the proposed construction seems in keeping with the neighborhood character, and we do not, at this early stage, object to it.

Sincerely,

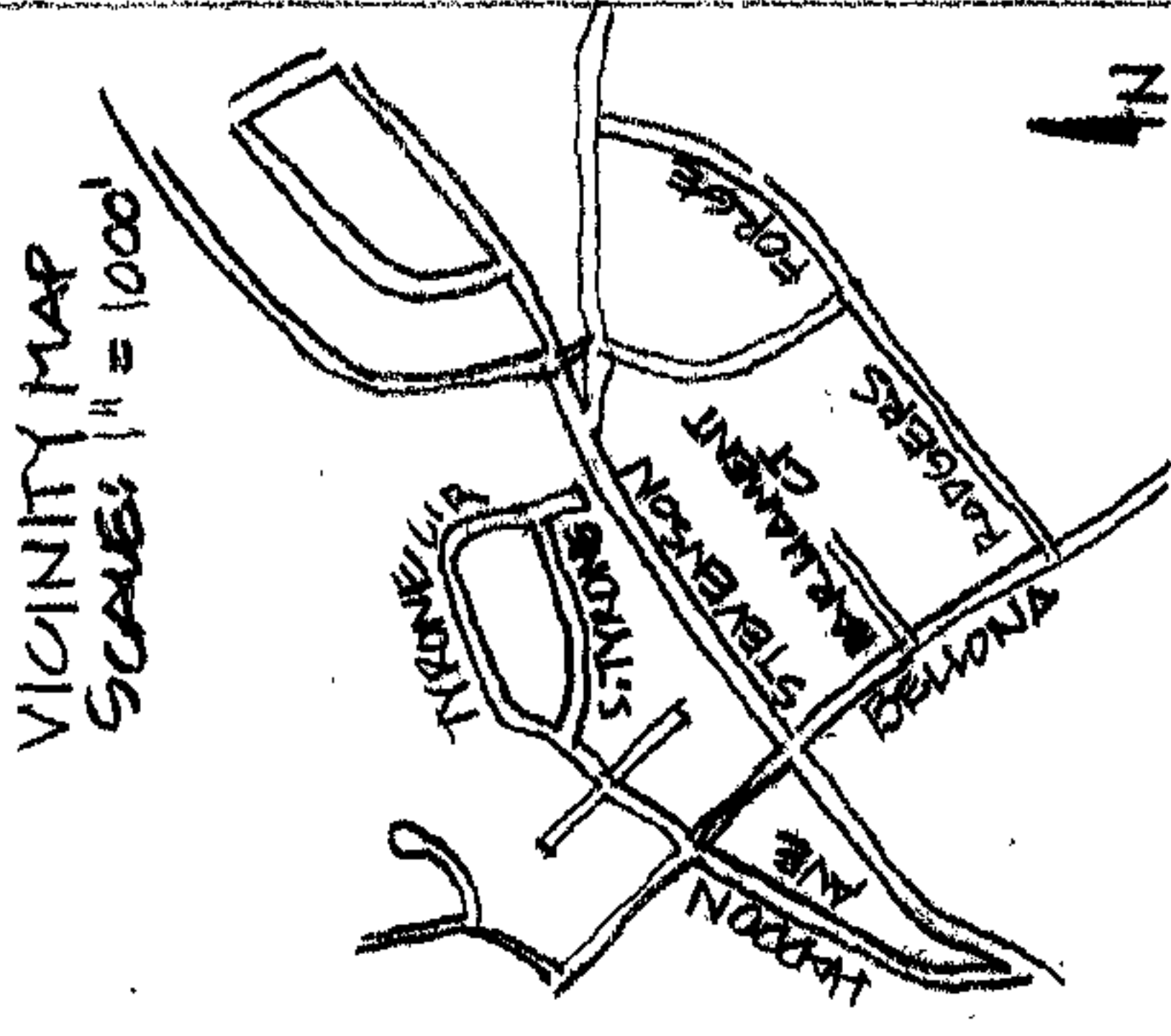
Rod and Becky Barnes
205 South Tyrone Road

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING
 PROPERTY ADDRESS: 203 SOUTH TYRONE ROAD
 SUBDIVISION NAME: ARMAGH
 PLAT BOOK # 12 FONO # 102 LOT # 50
 OWNER: MCKAY JENKINS AND KATHERINE HINKLEY.



HADDON AVENUE (UNIMPROVED)

PK 94 #1
 2200 1

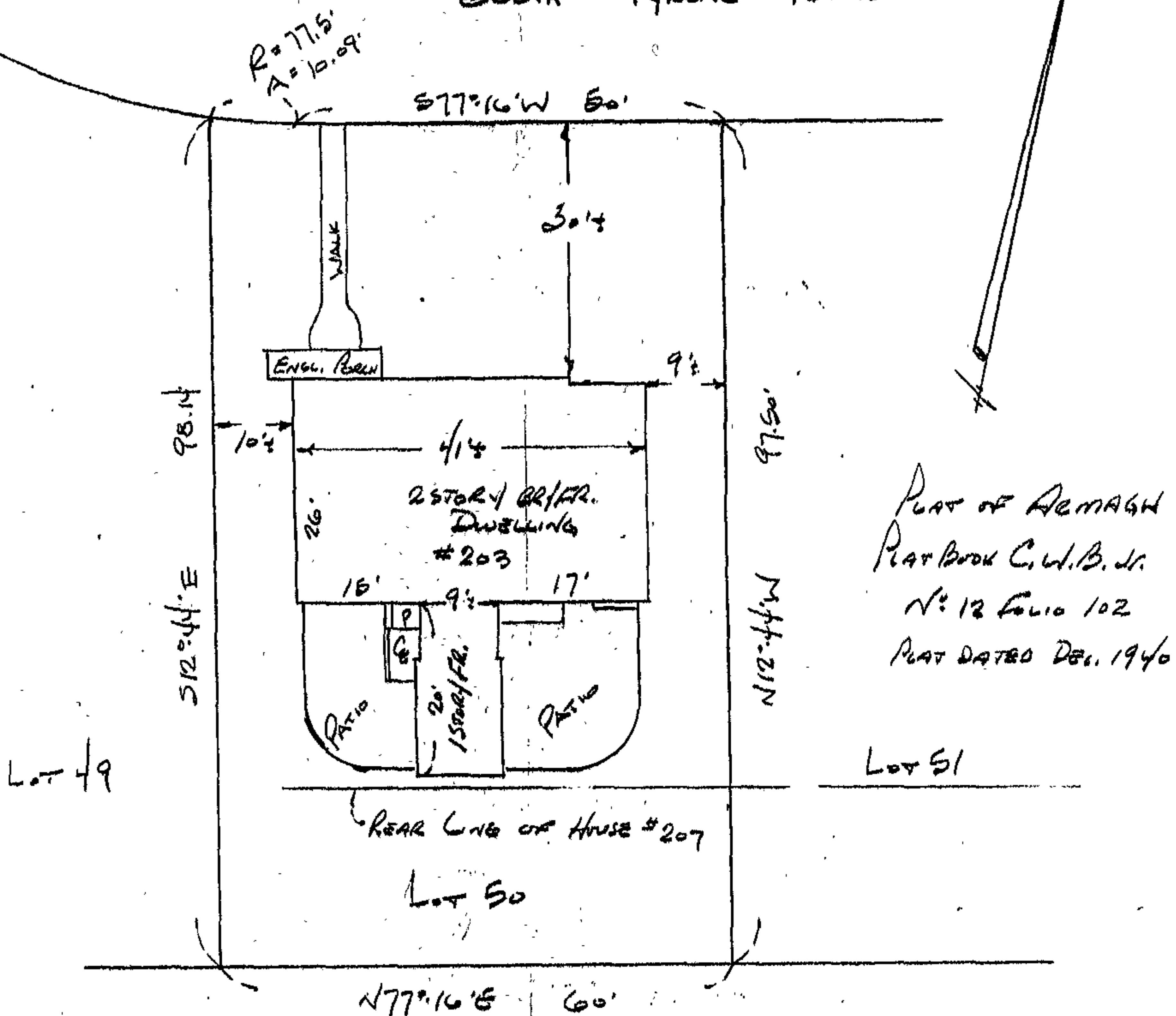


VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION
 COUNCILMANIC DISTRICT: 5
 ELECTION DISTRICT: 3
 1" = 200' SCALE MAP# 10W 6A
 ZONING: D. 2. 5. 5
 LOT SIZE: 7800 SF
 SEWER: PUBLIC
 WATER: PUBLIC
 CHESAPEAKE BAY
 CRITICAL AREA: NO
 100 YR FLOOD PLAIN: NO
 HISTORIC PROPERTY/
 BUILDING: NO
 PRIOR ZONING HEARINGS
 NO

ZONING OFFICE USE ONLY
 2200 1

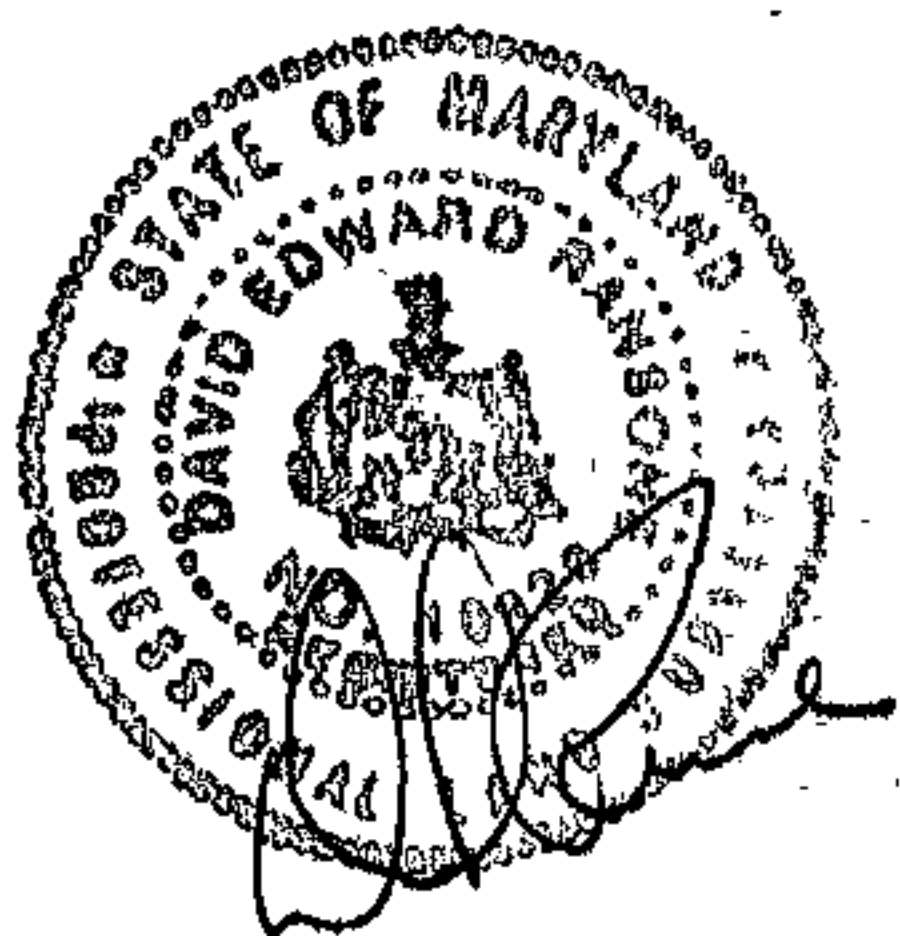
SOUTH TYRONE ROAD



PLAT OF REMAGN
PARBROOK C.W.B. JR.
N: 12 Folio 102
PLAT DATED Dec. 1940

This plat is of benefit to a consumer only insofar as it is required by a lender/title insurance company or their agent in connection with a contemplated transfer or financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or refinancing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.



LOCATION DRAWING

Property Address: No. 203 S. TYRONE ROAD
REF: S.M. No. 17246 Folio 707
9TH DIST. BALTIMORE COUNTY, MD

Scale: 1"=20' Date: 11-18-04

David Ransone - Land Surveyor
MD Lic.# 10928
PO Box 10007
Baltimore, MD 21285-0007
(410) 828-5354

D.R. 5.5

D.R. 3.5

ARMAGH

D.R. 5.5

RODGERS
FORGE

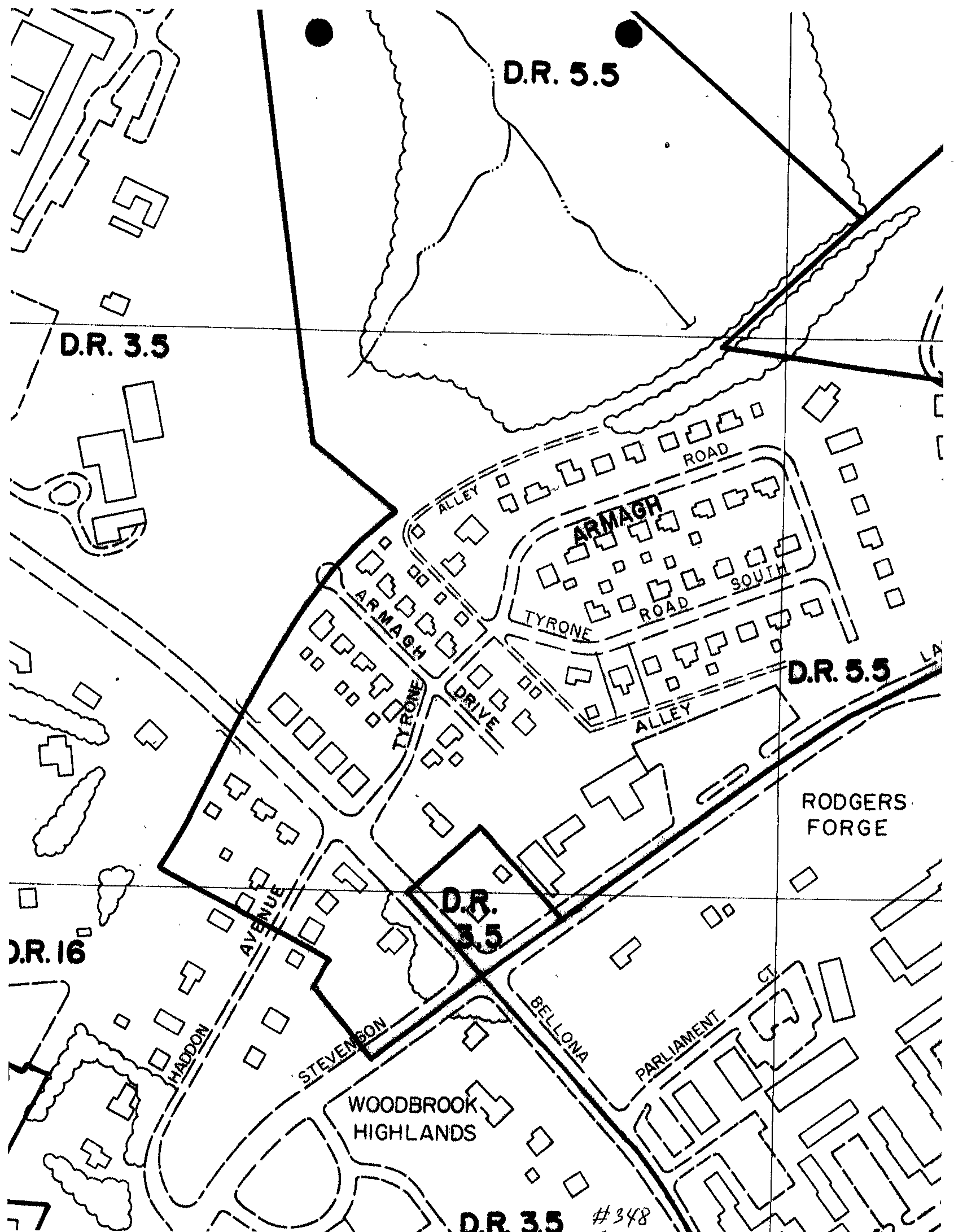
D.R.
3.5

D.R. 16

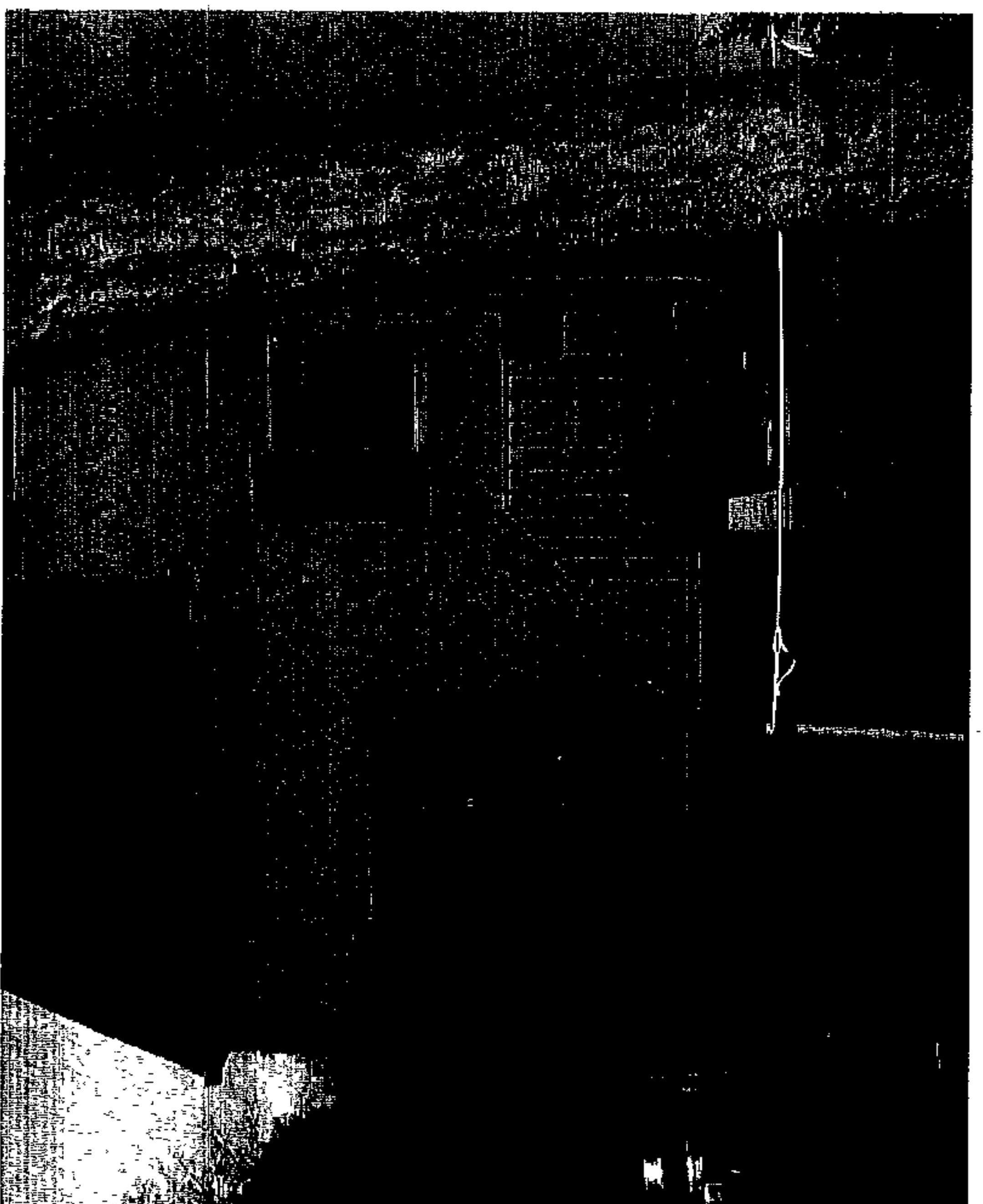
WOODBROOK
HIGHLANDS

D.R. 3.5

#348



4. Click OK.
5. Select the photos you want to print.
6. Choose File > Print.
7. Choose an option from the Presets menu.
8. Choose Full Page from the Style pop-up menu and set the Margins slider to 0.00



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