

IN RE: **PETITION FOR ADMIN. VARIANCE** * BEFORE THE
E/S Ridge Road, 150' S of the c/l *
Babikow Road * ZONING COMMISSIONER
(4924 Ridge Road) *
14th Election District * OF BALTIMORE COUNTY
6th Council District *
Case No. 05-618-A
Van E. Hess, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Van E. Hess, and his wife, Marie A. Hess. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for a proposed attached garage. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING
date 6/27/15
by [signature]

Based upon all of the evidence contained therein, I am persuaded to grant the requested relief. It was indicated that the existing structure was built in 1924 and has deteriorated beyond repair. As shown on the site plan, the proposed garage will be located in essentially the same footprint as the existing structure; however, will be slightly larger and due to the location of the existing dwelling, will be located 5 feet from the north side property line. There were no adverse comments submitted by any County reviewing agency and the adjacent neighbors on the affected side had no objections. However, the Office of Planning noted that the subject property is listed on the Maryland Historic Trust Inventory as historic structure/property Item #BA-3145. Thus, prior to the issuance of any permits, the Petitioners must submit photographs of all sides of the existing structure and any buildings immediately abutting the property and elevation drawings of the proposed garage to insure compatibility with the existing structure.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of June 2005 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for a proposed attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.
- 2) Compliance with the comments submitted by the Office of Planning dated June 3, 2005. The proposed addition shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.

ORDER RECEIVED FOR FILING
JUN 27 2005
[Signature]

- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 11/22/05
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
William J. Wiseman III, Zoning Commissioner

June 27, 2005

Mr. & Mrs. Van E. Hess
4924 Ridge Road
Baltimore, Maryland 21237

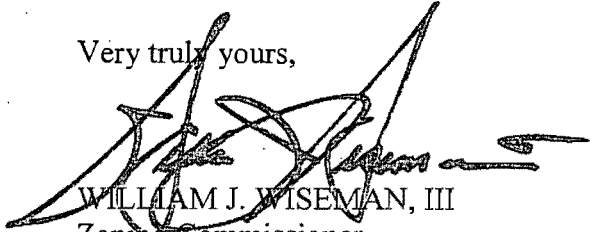
RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Ridge Road, 150' S of the c/l Babikow Road
(4924 Ridge Road)
14th Election District – 6th Council District
Van E. Hess, et ux - Petitioners
Case No. 05-626-A

Dear Mr. & Mrs. Hess:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance 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,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4924 RIDGE RD. 21237
which is presently zoned D.R. 3.5

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)

BICZR SECTION 400.1 TO ALLOW AN ACCESSORY
STRUCTURE (GARAGE) TO BE CONSTRUCTED
IN THE SIDE YARD IN LIEU OF THE REAR YARD.
X 1802.3C1 TO PERMIT A 5 FT. SIDE YARD SETBACK IN LIEU OF 10 FT.
FOR A PROPOSED ATTACHED GARAGE. VOA

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
State _____ Zip Code _____

Legal Owner(s):

VAN E. HESS
Name - Type or Print _____
Signature Van E Hess
MARIE A. HESS
Name - Type or Print _____
Signature Marie A Hess
4924 RIDGE RD. x 410 344127
Address _____ Telephone No. 404 4192
BALTIMORE, MD 21237
State _____ Zip Code _____

Representative to be Contacted:

Name _____
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, 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

Reviewed By JL Date 5/24/05

Estimated Posting Date 6/05/05

ORDER RECEIVED FOR FILING
Date 5/27/05
By [Signature]
REV 9/15/98

NO. 05 618 A

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

4924 RIDGE ROAD
Address

BALTIMORE, MD. 21237
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):

SEE ATTACHED.

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.

Van E Hess
Signature

VAN E. HESS
Name - Type or Print

Marie A Hess
Signature

MARIE A. HESS
Name - Type or Print

HARFORD
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 23RD day of MAY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARIE A. HESS & VAN E. HESS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

5/23/05

Notary Public

Durham J. Bates

My Commission Expires

1/2/06

4924 RIDGE ROAD

Property of VAN E. HESS and MARIE A. HESS

14th Election District

Baltimore County, Maryland

Tax Account # 1408032175

Zoned: D.R. 3.5

An Administrative Variance is requested from Baltimore County Zoning Regulations Section 400.1 to allow an accessory structure (garage) to be constructed in the side yard in lieu of the rear yard. *Veh*

Mr. and Mrs. Hess acquired the property at 4924 Ridge Road in 2002. The property is improved with a 2-story single-family residential dwelling and a one car garage. The existing improvements were constructed in approximately 1924.

The existing garage is in poor condition and is in need of replacement. This existing garage is located in the side yard on the North side of the property. It is proposed to replace this structure with a 32 ft. by 32 ft. garage in the same location as the original garage, although larger in size. Due to the proposed location within the side yard, a zoning variance is necessary from Section 400.1. *Veh*

To construct a garage in the rear yard of 4924 Ridge Road would cause undue practical difficulty and hardship. Trees would have to be removed for construction in the rear yard and additional expense would be incurred in having to extend the existing driveway.

The proposed location of the new garage in the side yard situates the garage approximately 5 ft. from the property line on the North side. This is the same setback as the existing garage. The adjacent neighbors at 4920 Ridge Road, Mr. and Mrs. McClean, are aware of the proposed garage and do not object to its location in the same area as the existing garage.

ZONING DESCRIPTION

4924 RIDGE ROAD

Property of VAN E. HESS and MARIE A. HESS
14th Election District, Baltimore County, Maryland
Tax Account # 1408032175

Beginning at a point on the East side of Ridge Road, variable width, at the distance of 150 ft. South of the centerline of Ridge Road and Babikow Road, thence:

1. South 62 degrees 05 minutes East 155 feet
2. South 10 degrees 07 minutes 38 seconds West 91.70 feet
3. North 69 degrees 01 minutes 52 seconds West 155 feet
4. North 12 degrees 33 minutes 05 seconds East 110 feet

to the Point of Beginning.

Containing 15,200 sq. ft., or 0.35 acres, more or less.

As recorded in Deed 16446, folio 617.

Known as 4924 Ridge Road.

14 th Election District

6 th Councilmanic District

618

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

✓ 618 No. 445307

DATE

5/24/05

ACCOUNT

001 006 6150

AMOUNT \$

65.00

RECEIVED FROM:

HESS

FOR

RES VAR 4924 RIDGE RD

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

5/24/2005 5/24/2005 09:04:34

RECEIPT # 141572 5/24/2005

RECEIPT # 141572 5/24/2005

RECEIPT # 141572 5/24/2005

RECEIPT # 141572 5/24/2005

RECEIPT # 141572 5/24/2005

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RECEIPT # 141572 5/24/2005

RECEIPT # 141572 5/24/2005

RECEIPT # 141572 5/24/2005

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-618-A

Petitioner/Developer: VAN &

MARIE HESS

Date of Hearing/Closing: 6-20-05

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

4924 RIDGE RD

The sign(s) were posted on 6-5-05
(Month, Day, Year)

Sincerely,

Robert Black 6/7/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

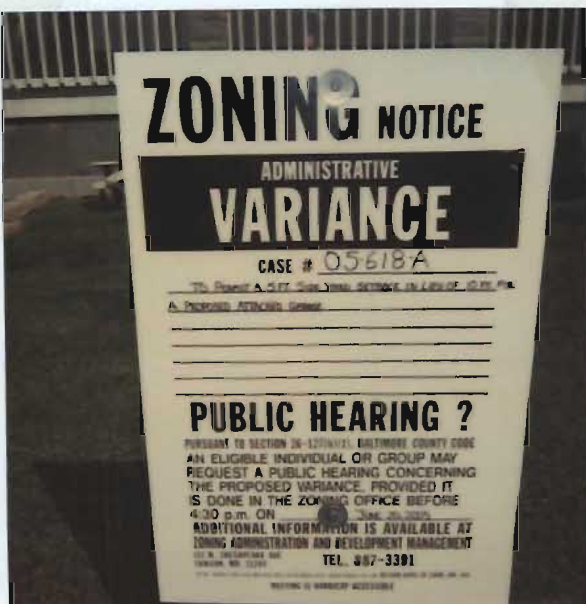
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 05-618-A
Petitioner: VAN E HESS
Address or Location: 4924 RIDGE ROAD BALTIMORE, MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: VAN E HESS
Address: 4924 RIDGE RD.
BALTIMORE, MARYLAND 21237

Telephone Number: 410 404 4192

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEWADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-

618

-A

Address

4924 RIDGE RD

Contact Person:

JOHN LEWIS

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date:

5/24/05

Posting Date:

6/05/05

Closing Date:

6/20/05

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

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.

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.

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.

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-

618

-A

Address

4924 RIDGE RD.

Petitioner's Name

VAN & MARIE HESS

Telephone

410-391-4127

Posting Date:

6/05/05

Closing Date:

6/20/05

Ordering for Sign:

To Permit A 5 FT. SIDE YARD SETBACK IN LIEU OF 10 FT FOR A

PROPOSED ATTACHED GARAGE

**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*

June 20, 2005

Van E. Hess
Marie A. Hess
4924 Ridge Road
Baltimore, Maryland 21237

Dear Mr. and Mrs. Hess:

RE: Case Number: 05-618-A, 4924 Ridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

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

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **June 6, 2005**

Item No.: 595, 608-632

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 J.D. Mezick
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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 6, 2005

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 607, 610, 614, 615, 616, 618,
620, 621, 623, 625, 628, 630, 631, 632

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-06062005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

JUN 28 2005

FROM: John D. Oltman, Jr *JD*

ZONING COMMISSIONER

DATE: June 28, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 6, 2005

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

05-611 *Granted 6/24/05*
05-613 *7/20 (BW)*
05-615 *LS - 6/23/05*
05-617 *LS - 6/30/05*
05-618 *LS - 6/27/05*
05-619 *7/20 (BW)*
05-620 *7/21 (BW)*
05-621 *7/21 (BW)*
05-622 *LS - 6/27/05*
05-624 *LS - 6/27/05*
05-628 *7/27 (gm)*
05-629 *8/4 (BW)*
05-631 *7/27 (gm)*

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2005

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

RECEIVED

JUN - 7 2005

SUBJECT: 4924 Ridge Road

INFORMATION:

Item Number: 5-618

Petitioner: Van Hess

Zoning: DR 3.5

Requested Action: Administrative Variance

ZONING COMMISSIONER

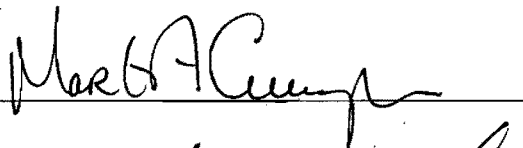
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, the subject property is historic (MHT Number BA-3145). To assure that the proposed garage is compatible with the existing historic structure, the petitioner must submit the following information for review and approval by the historic preservation staff in this office:

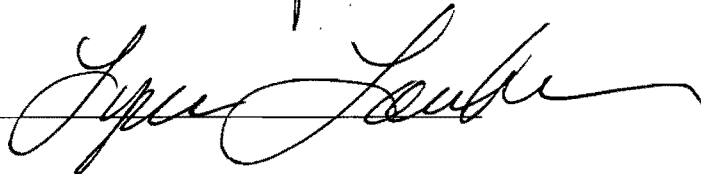
1. Photographs of all sides of the existing structure, as well as the buildings immediately abutting the property.
2. Elevation drawings of the proposed garage, including information about the proposed materials.

For further information concerning the matters stated herein, please contact Karin Brown at 410-887-3480.

Prepared by:



Division Chief:



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: 6.3.05

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

RE: Baltimore County
Item No. 618 JLL

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

From: Karin Brown
To: Schuhmann, Bette
Date: 6/23/2005 1:45:14 PM
Subject: Re: Administrative Variance Case No. 05-618-A

Hi Bette, I think that we can handle this "in-house". That is it probably will not have to go before the Landmarks Commission. Seeing photos of the existing structure and elevations of the proposed garage will help us make a determination. Robin is right, there doesn't seem to be a clear method in regard to how historic cases are handled. Regards Karin

>>> Bette Schuhmann 06/23/05 9:56 AM >>>

Karin - I'm helping Robin out this week with the administrative variances. The comment submitted by Planning in the above-captioned matter indicates that the property is historic; however, doesn't indicate that it needs to go before the Landmarks Preservation Commission for review. It only requests photographs of the existing garage and elevation drawings of the proposed replacement. In addition, there was no Petition for Special Hearing filed seeking approval of a waiver to allow razing the existing garage. Robin has said that there doesn't seem to be any clear method of handling these cases so I'm not sure if this one requires review by the Commission or just simply compliance with Planning's comment. Can you clarify this for me?

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

(12)

4/11/2005 10:13 4105921

PROPERTY OF VAN E. HESS & MARIE A. HESS
4924 RIDGE ROAD, BALTIMORE, MD. 21237
TAX ACCT. # 1408032175 * BLITZ INTAKE

I AM RESPONSIBLE
FOR THE INFORMATION ACCURACY
AND PLAN REVISIONS AS DOCUMENTED
BY BALTIMORE COUNTY

DEED 16446-617
ZONED D.R. 3.5

Van E. Hess
NAME

24 MAY 05
DATE

I WILL ALSO
PROVIDE PHOTOS
TO FILE IN
A TIMELY FASHION
PRIOR TO DECISION
DATE, 24 MAY 05

V. Hess

ADJUTANT MAP
NTS.

COUNCIL
DIST 6

ELEC.
DIST 14

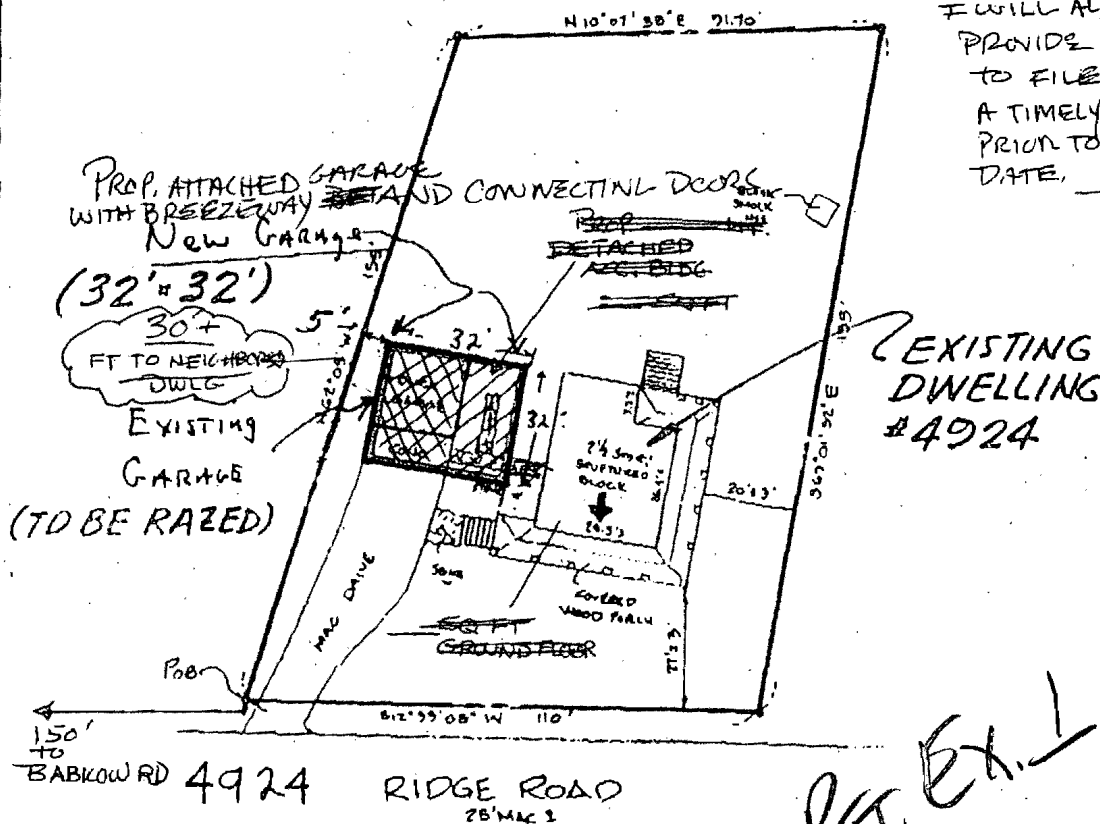
LOT
SIZE .35 AC

HYPERIC NO

FLOOD
PLAIN NO

UTILITIES PUBLIC

BCA NO



EXISTING
DWELLING
#4924

RET. EX. 1



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

THE LOT SHOWN HEREON IS IN FLOOD ZONE C PER FEMA FLOOD INSURANCE RATE MAP PANEL 240010-0430B

CLIFFORD ALLEN ELGIN
PROPERTY LINE NO. 623

Baillie & Associates, Inc.

William M. Baillie, P.E.

REGISTERED

and Engineering and Surveying

(410) 591-4739

1249 Englewood Rd. Baltimore, MD 21221

LOCATION CERTIFICATION

#4924 RIDGE ROAD

TITLE DEED: 1408032175
BALTIMORE COUNTY, MARYLAND

40' 4-15-2005

SCALE: 1" = 20' DATE: 5-14-05

14th Elect. Dist. C-6

05-618-A

BALTIMORE COUNTY ZONING MAP

819



HESS PROPERTY ~ 4924 RIDGE RD.