

IN RE: **PETITION FOR ADMIN. VARIANCE**

N/S Stocksdale Avenue, 500' W of the c/l
Dean Avenue

(30 Stocksdale Avenue)

4th Election District

4th Council District

James M. Mays, et ux
Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 06-024-A

*

* * * * *

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 addition (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 8/11/05
By [Signature]

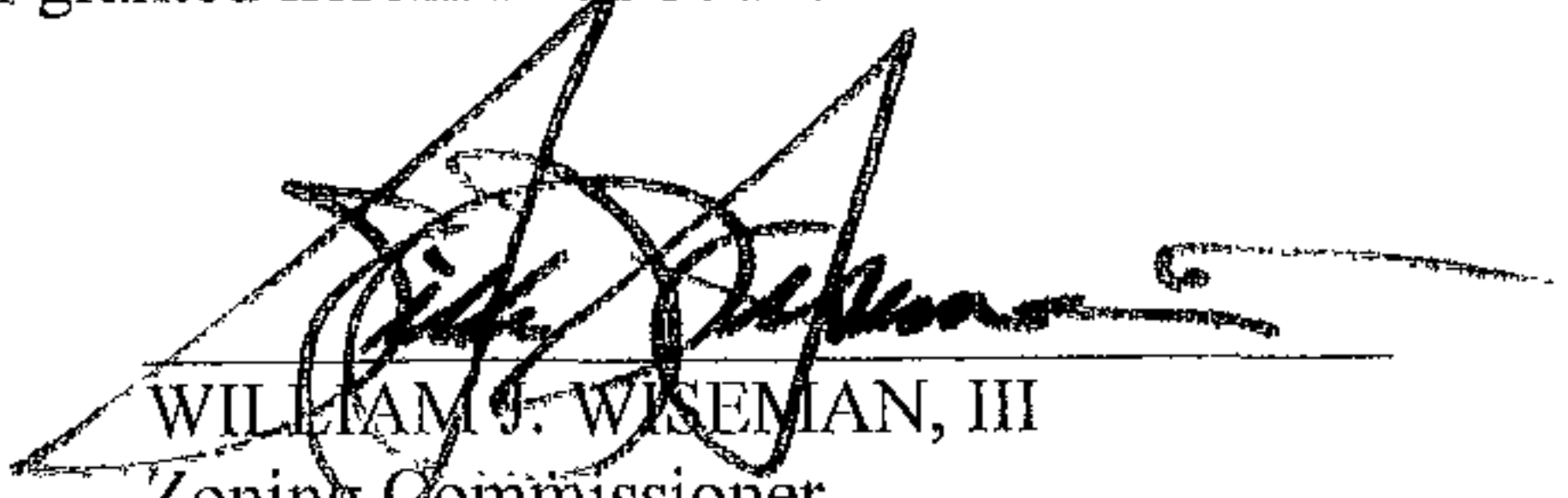
Based upon all of the evidence contained therein, I am persuaded that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship. Variance relief is necessitated given the unique shape of the lot and the location of the existing dwelling thereon. As shown on the site plan, the proposed garage will be located on the west side of the existing home, at the end of an existing driveway leading into the property from Stocksdales Road. Although the front portion of the proposed structure will be located 15 feet from the side property line, the rear corner of the building will be situated 5 feet off the property line due to the angle of the lot along this side. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, I find that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

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 11th day of August 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 addition (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.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8/11/05
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

August 11, 2005

Mr. & Mrs. James M. Mays
30 Stocksdales Road
Reisterstown, Maryland 21136

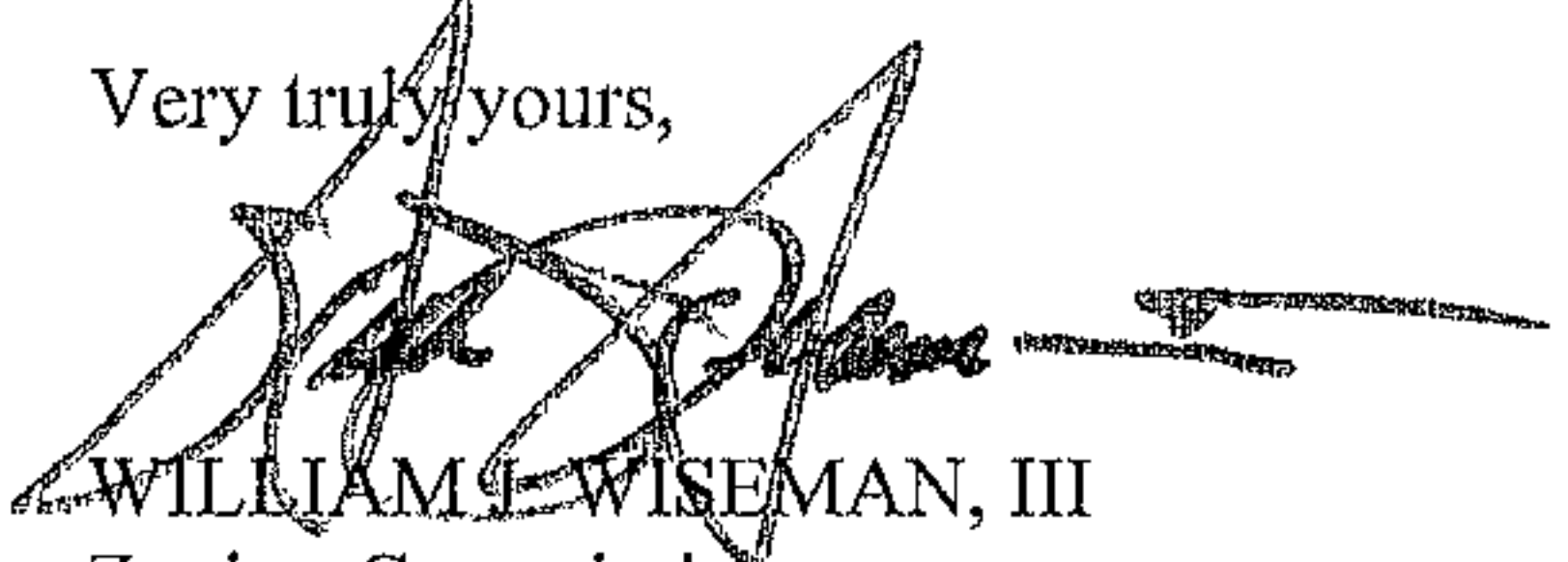
RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Stocksdales Road, 500' W of the c/l Dean Avenue
(30 Stocksdales Road)
4th Election District – 4th Council District
James M. Mays, et ux - Petitioners
Case No. 06-024-A

Dear Mr. & Mrs. Mays:

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: People's Counsel; Case File

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 30 STOCKSDALE AVE
which is presently zoned 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)

1 B02.3.C.1 to permit a side yard setback of 5 ft. in lieu of the required 10 ft. for an addition (garage).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

City State Zip Code

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 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. 06-024-A

Reviewed By BR Date 7/11/05

Estimated Posting Date 7/24/05

OFFICE RECEIVED FOR FILING
JUL 11 2005
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

30 STOCKS DALE AVE
Address
REISTERSTOWN MD 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):

WITH HOW OUR HOUSE IS LOCATED ON OUR PROPERTY. WE
WOULD LIKE TO BUILD AN ATTACHED GARAGE 36'-0" X 32'-0"
OUR PROPERTY LINE IS ON AN ANGLE, THE TOP CORNER
OF THE GARAGE WILL ONLY BE 5'-0" + OR - OFF
PROPERTY LINE. NEED VARIANCE FOR THIS REASON

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



Name - Type or Print

JAMES M. MAYS

Signature



Name - Type or Print

DEBORAH K. MAYS

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

James M. Mays and Deborah K. Mays
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public



My Commission Expires

11-14-07

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

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Address
REISTERTOWN MD 21136
City State Zip Code

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WOULD LIKE TO BUILD AN ATTACHED GARAGE 36'-0" X 32'-0"
OUR PROPERTY LINE IS ON A ANGLE, THE TOP CORNER
OF THE GARAGE WILL ONLY BE 5'-0" + OR - OFF
PROPERTY LINE. NEED VARIANCE FOR THIS REASON

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]
Signature
JAMES M. MAYS
Name - Type or Print

[Signature]
Signature
Deborah K. Mays
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

James M. Mays and Deborah K. Mays
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 11-14-07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 30 STOCKSDALE AVE
which is presently zoned 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)

1 B02.3.C.1 to permit a side yard setback of 5 ft. in lieu of the required 10 ft. for an addition (garage).

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

Zip Code

Telephone No.

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 13th day of July, 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. 06-024-A

Reviewed By JSR Date 7/11/05

REV 10/25/01

Estimated Posting Date 7/27/05

ZONING DESCRIPTION

Zoning Description For 30 Stocksdale Avenue

BEGINNING at a lime stone formerly planted on the north edge of Stocksdale Avenue for the beginning of the whole parcel and running thence with a part of the first line (1) North 5 degrees West, 105.0 feet to a stake; thence by a line of division, (2) North 82 degrees West 272.5 feet to a stake in the east edge of Stocksdale Avenue; thence along the said avenue two lines, (3) South 2 degrees west, 109.0 feet to a point in the paving of the avenue; thence (4) South 83-1/2 degrees East 282.5 feet to the beginning and containing 29,109 square feet of land. Together with the use of Stocksdale Avenue and Woodley Avenue.

The improvements thereon being known as 30 Stocksdale Avenue.

SUBJECT TO an easement ten feet wide for installation and maintenance of water pipes and utilities recorded in Deed dated June 10, 1964, and recorded among the Land Records of Baltimore County in Liber RRG No. 4311, folio 206, and Agreement to Re-Locate Easement dated November 29, 1966, and recorded as aforesaid in Liber OTG No. 4702, folio 9.

TOGETHER WITH a right of way and use of Stocksdale Avenue and Woodley Avenue as more fully set forth in Deed dated December 30, 1958, and recorded as aforesaid in Liber WJR No. 3470, folio 518.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 448204

DATE

7/1/83

ACCOUNT

16021-206-660

AMOUNT \$

65.00

RECEIVED
FROM:

7/1/83

FOR:

16021-206-660

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED DATE TIME

7/12/2005 7/11/2005 11:19:44

RECEIVED DATE TIME

7/12/2005 7/11/2005 11:19:44

RECEIVED DATE TIME

7/12/2005 7/11/2005 11:19:44

RECEIVED DATE TIME

7/12/2005 7/11/2005 11:19:44

RECEIVED DATE TIME

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-024-A

Petitioner/Developer: _____

James & Deborah Mays

Date of Hearing/Closing: 8-8-05

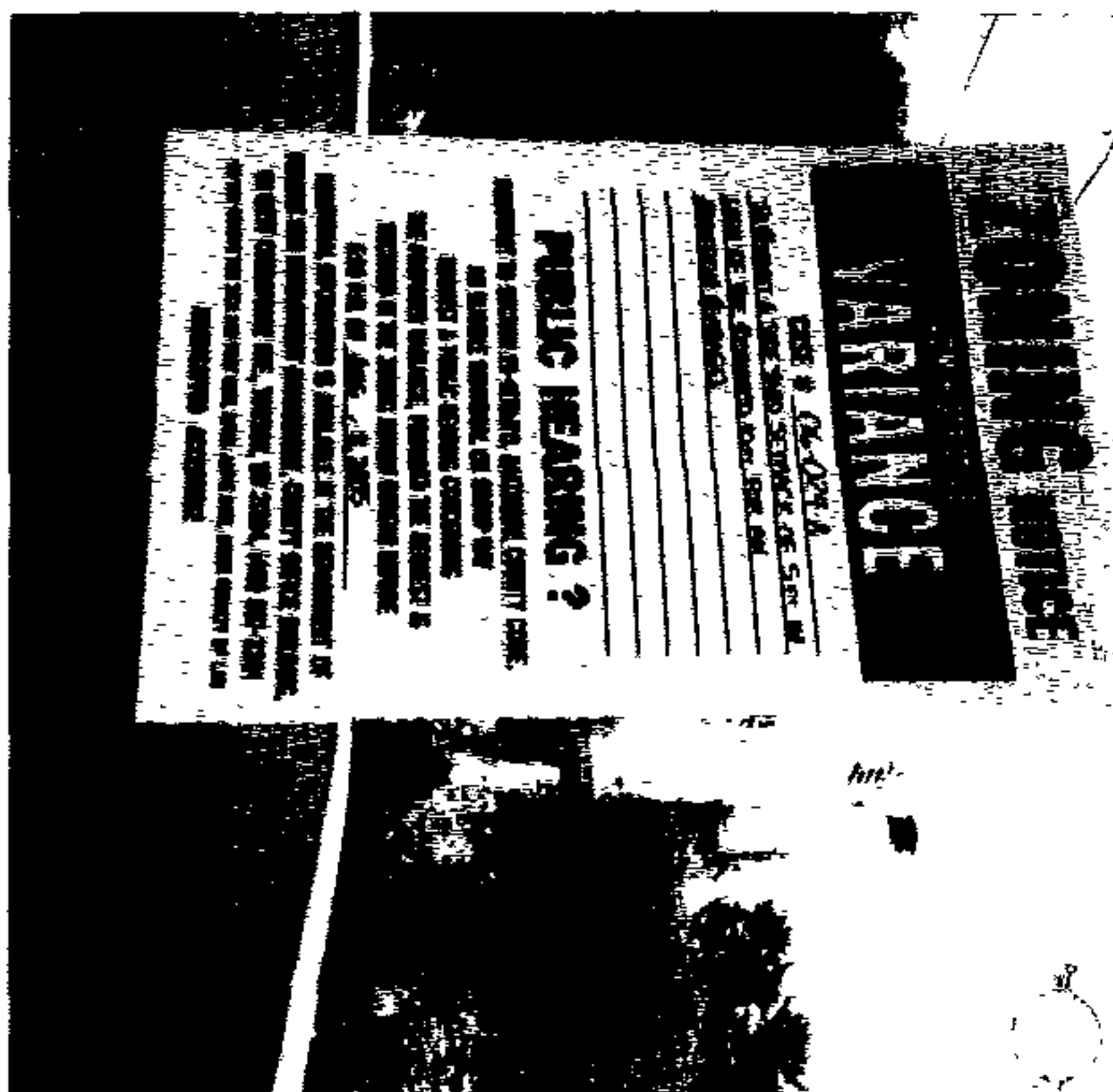
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 30 Stocksdale Avenue
Reisterstown, MD 21136

The sign(s) were posted on July 19, 2005
(Month, Day, Year)



Sincerely,

Lacy Kudner 7/19/05
(Signature of Sign Poster and Date)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(Address)

410-781-4000

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: 06-024-A

Petitioner: JAMES & DEBORA MAYES

Address or Location: 30 STOCKSDALE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES & DEBORA MAYES

Address: 30 STOCKSDALE AVE

REISTERSTOWN MD 21136

Telephone Number: 410-833-5702

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 024 -A Address 30 Stockdale Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/11/05 Posting Date: 7/24/05 Closing Date: 8/8/05

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 06- 024 -A Address 30 Stockdale Ave.
Petitioner's Name James & Deborah Mays Telephone 410-833-5102
Posting Date: 7/24/05 Closing Date: 8/8/05
Wording for Sign: To Permit a side yard setback of 5 ft. in lieu
of the required 10 ft. for an addition (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*

August 8, 2005

James A. Mays
Deborah K. Mays
30 Stocksdales Avenue
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Mays:

RE: Case Number: 06-024-A, 30 Stocksdales Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 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." The signature is written in a cursive, flowing style.

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 123
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 2005

ATTENTION: Zoning Plan Reviewers

Dist. Meeting of: July 25, 2005
(11/1)

Item No.: 020-031

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.

Insp. Pack
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 7.15.05

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

RE: Baltimore County
Item No. 024 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 25, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 1, 2005
Item No. 024

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Show a future 40-foot wide right-of-way centered on the right-of-way or on the existing pavement if no right-of-way exists. Also show a future 70-foot radius at the sharp curve. Adjust setbacks accordingly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 024-07252005.doc

AN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 1, 2005

RECEIVED

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

AUG - 4 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-024**

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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

Carla Murray

Division Chief:

Jeffrey W. Long

CM/LL

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

August 16, 2005

Mr. & Mrs. James M. Mays
30 Stocksdales Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Stocksdales Road, 500' W of the c/l Dean Avenue
(30 Stocksdales Road)
4th Election District -- 4th Council District
James M. Mays, et ux - Petitioners
Case No. 06-024-A

Dear Mr. & Mrs. Mays:

This letter is in response to the telephone inquiry yesterday from Mr. Mays wherein he advised this Zoning Commissioner that the first paragraph of the Order issued in the above-captioned matter misidentified the owners of the subject property as being Van E. Hess, and his wife, Marie A. Hess. In that the property itself and the relief requested were accurately identified within the Opinion and are not in dispute, an Amended Order will not be necessary. However, a copy of this letter shall be incorporated into the case file to correct the error. Moreover, by copy of this letter, all recipients of the Order are requested to change their copy to reflect that the Petitioners/Owners of the subject property are James M. Mays and his wife, Debora K. Mays.

Thank you for bringing this matter to our attention and I apologize for any inconvenience.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Bill Wiseman", is written over a circular embossed seal. The seal contains the text "BALTIMORE COUNTY" and "MARYLAND".

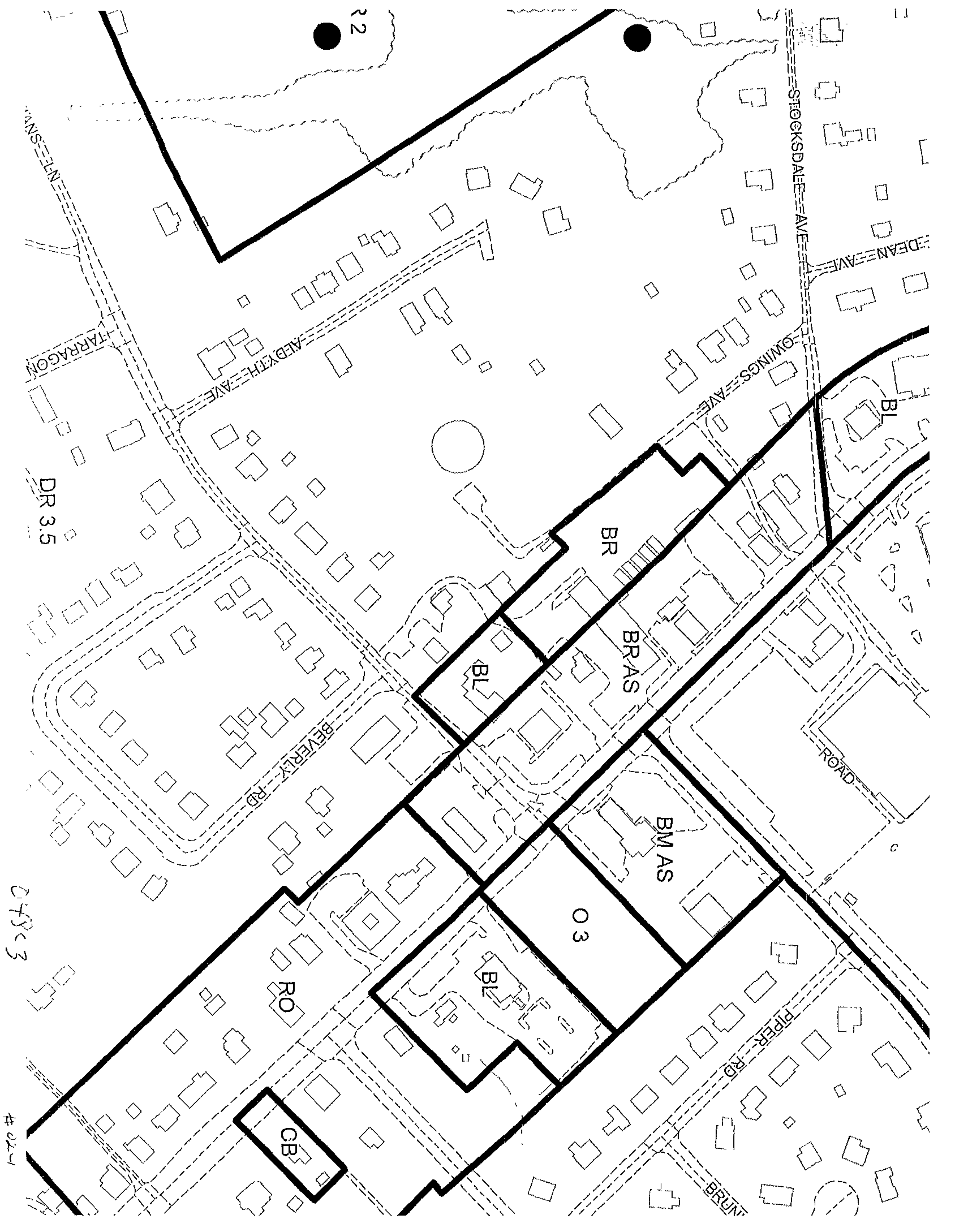
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File

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





STOCKSDALE AVE

DR 2

EDUCATION WAY

DIPLOMA DR

DR 3.5

TRANSCRIPT CIR

048033

#024

#024

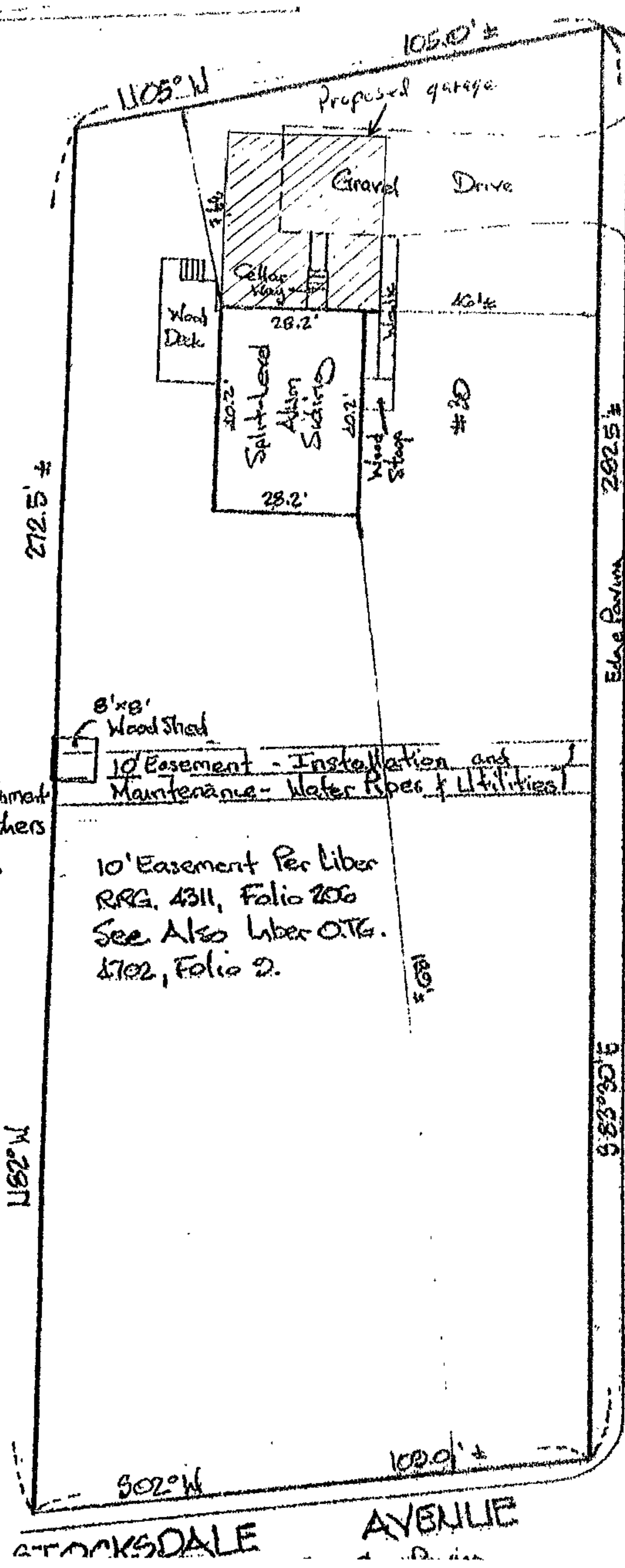
3.5

http://bamaps1.co.ba.md.us/arcims_path/bcgims?ServiceName=wds&ClientVersion=4.0&... 4/30/2005



My Neighborhood: zoning

30'
PSMC
EST
BACK



Beginning 1000
Description

1" = 30'

STOCKSDALE AVENUE

10'-12' ± Mac Parking

Note: Possible
Slight Encroachment
Shed Onto Others
& Into Esm't.

10' Easement - Installation and
Maintenance - Water Pipes & Utilities

10' Easement Per Liber
RRG 4311, Folio 206
See Also Liber OTG
4702, Folio 2.

Note: Easement
Location shown
hereon is
Approximate

Note: Deed
Description does
not close by 3' ±.



Yettion Folk Zone Variance

Sims & Decker Maps (Owner)

