

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Melbourne Road, 625' S of the c/l		
Wise Avenue	*	ZONING COMMISSIONER
(1740 Melbourne Road)		
12 th Election District	*	OF BALTIMORE COUNTY
7 th Council District		
	*	CASE NO. 06-325-A
Troy R. Swiger, Jr., et ux		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Troy R. Swiger, Jr. and his wife, Donna J. Swiger. The Petitioners request a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (R.G. Zone, 1957, Section 214.1B) to permit a rear yard setback of 34 feet in lieu of the required 50 feet, and a side yard setback of 7 feet in lieu of the required 15 feet, for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence 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, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to 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 Petitioner has 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

ORDER REC'D FOR FILING
 Date 1/31/16
 By [Signature]

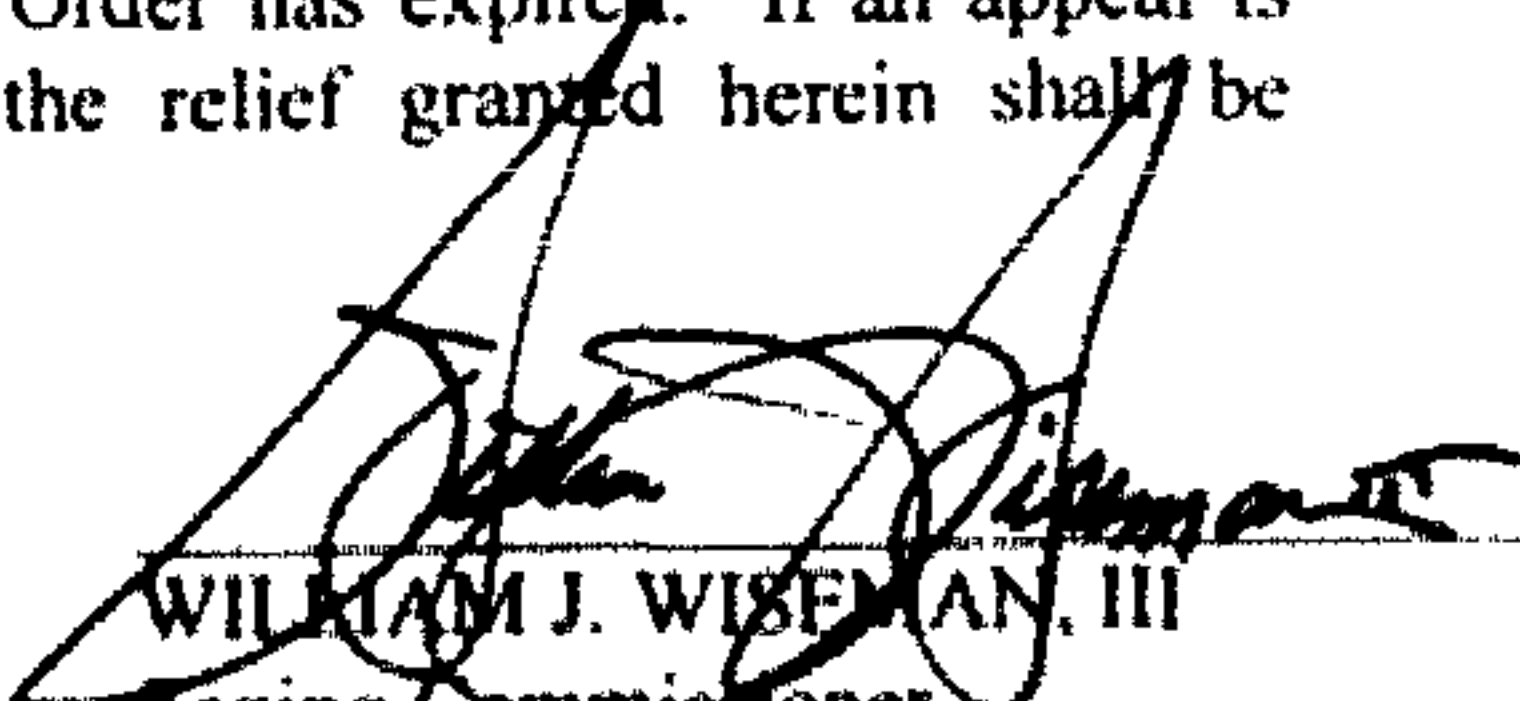
being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the information contained therein, I am persuaded to grant the variance. Relief is necessitated given the layout and location of the existing dwelling. As shown on the site plan, the Petitioners propose constructing a 23' x 25' addition to the rear of the existing dwelling to provide living quarters for Mrs. Swiger's mother. The addition will not have a kitchen, but will contain a living area, bedroom and handicapped bathroom. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any opposition. Thus, it appears that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January 2006 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (R.G. Zone, 1957, Section 214.1B) to permit a rear yard setback of 34 feet in lieu of the required 50 feet, and a side yard setback of 7 feet in lieu of the required 15 feet, for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER FOR FILING
Date 1/31/06
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 31, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Troy R. Swiger, Jr.
1740 Melbourne Road
Baltimore, Maryland 21222

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
W/S Melbourne Road, 625' S of the c/l Wise Avenue
(1740 Melbourne Road)
12th Election District – 7th Council District
Troy R. Swiger, Jr., et ux - Petitioners
Case No. 06-325-A

Dear Mr. & Mrs. Swiger:

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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp or seal.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case/File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1740 Melbourne Road
which is presently zoned DR 10.5

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) 1B02.3B., (R.G. ZONE 1957-214.1b.)

TO PERMIT AN ADDITION WITH A 34-FOOT REAR SETBACK AND
7-FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 50-FOET AND
15-FOET, RESPECTIVELY.

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

City

Cell phone

Telephone No.

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, 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.

06-325-A

Reviewed By

D.T.

Date

1/4/06

Estimated Posting Date

1/15/06

ORDER RECEIVED FOR FILING
Date 1/31/06
By [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 1740 Melbourne Road
Address
Balto MD 21222
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):

Hardship - I'd like to build an addition on the back of the house due to the deteriorating health of my mother who requires our care and housing that does not require steps. The addition would consist of a living area, bedroom & handicapped bathroom. It does not require a kitchen as she would be able to enter the existing kitchen from her living area.

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.

Troy R. Swiger, Jr.
Signature
Troy R. Swiger, Jr.
Name - Type or Print

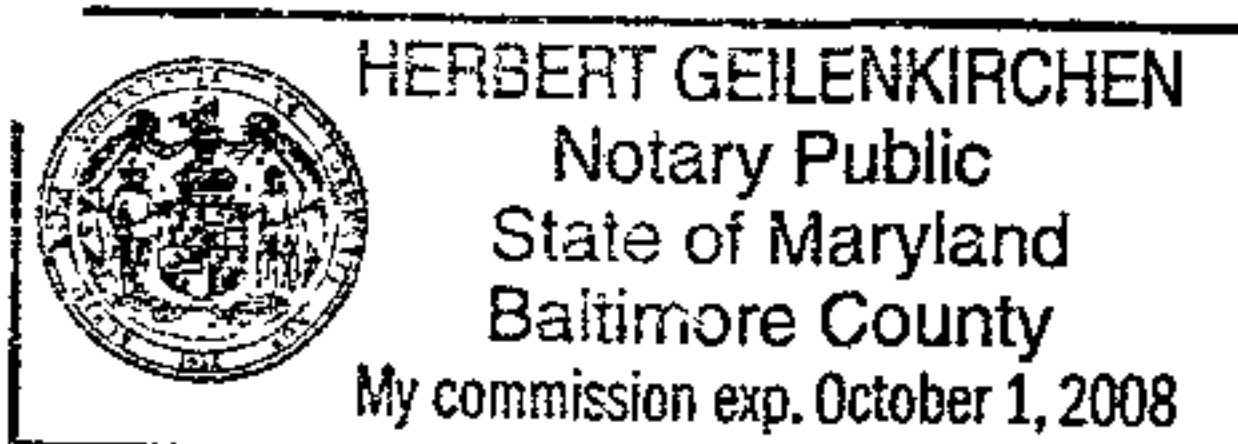
Donna J. Swiger
Signature
Donna J. Swiger
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of JANUARY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TROY R. SWIGER, Jr. & DONNA J. SWIGER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Herbert Geilenkirchen
Notary Public
My Commission Expires 10-1-2008

ZONING DESCRIPTION

Zoning Description For 1740 Melbourne Road Baltimore, Maryland 21222.

Beginning at the point on the west side of Melbourne Road which is 40 feet wide at a distance of 625 feet South of the centerline of the nearest improved intersecting street Wise Ave. which is 60 feet wide. Being Lot # 75, Block C, Section # D in the subdivision of Eastcrest as recorded in Baltimore County Plat Book # 23, Folio # 113, containing 3,832.95 square feet. Also known as 1740 Melbourne Road and located in the 12th Election District, 7th Councilmanic District.

3282

No.

ACCOUNT 00100661570

WELCOME

5

2015-01-01

100-443887-100

THOMPSON

Figure 1

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-325-A

Petitioner/Developer: _____

SWIGER

Date of Hearing/Closing: 1/30/06

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: _____

1740 MELBORNE RD

The sign(s) were posted on 1/15/06
(Month, Day, Year)

Sincerely,

Robert Black 1/18/06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

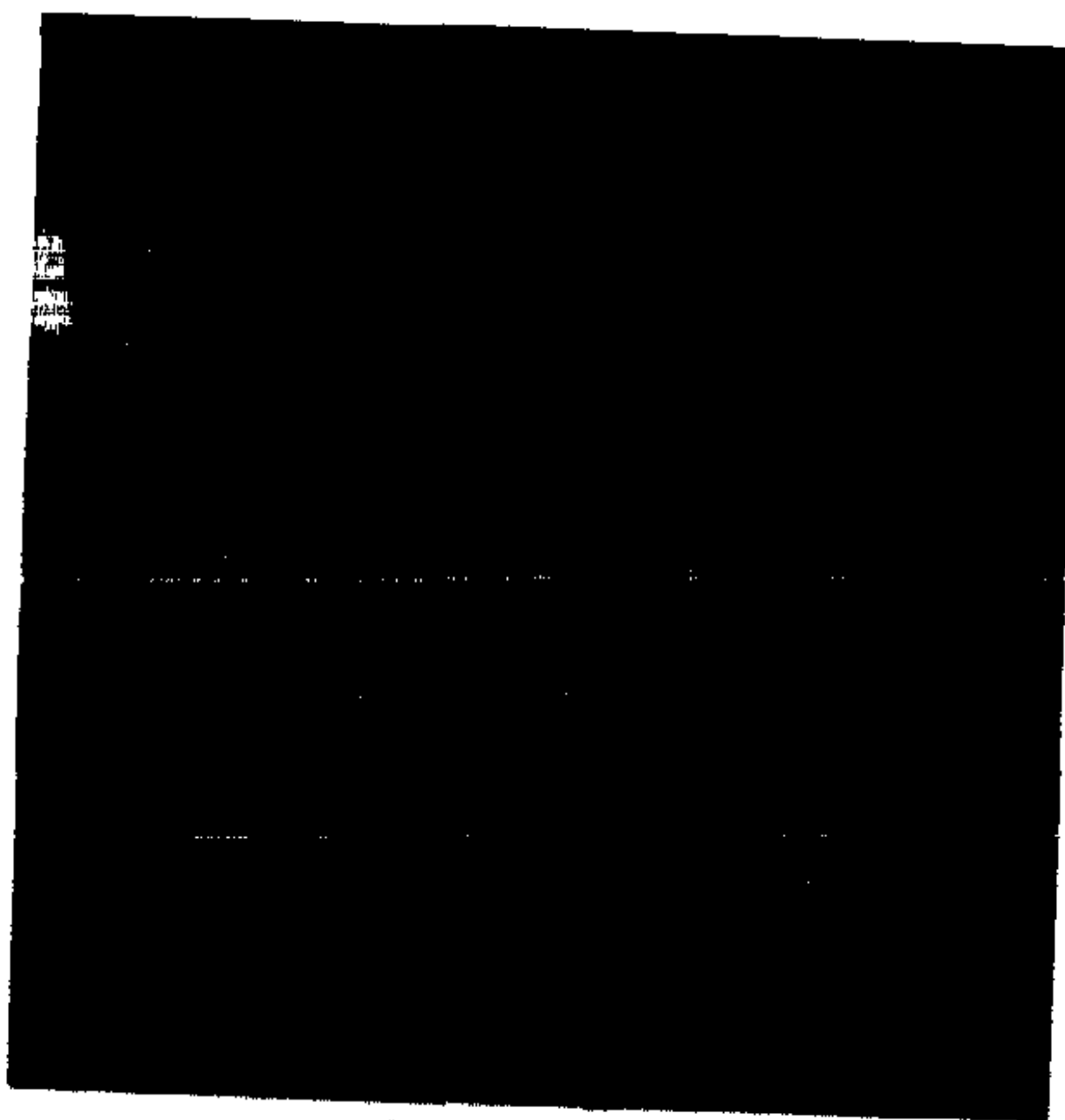
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



1740 MELBORNE RD

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: 06-325-A

Petitioner: SWIGER

Address or Location: 1740 MELBOURNE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. TROY R SWIGER

Address: 1740 MELBOURNE RD

BALTO. MD 21222

Telephone Number: 410-285-8070

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 325 -A

Address 1740 MELBOURNE RD.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/4/06

Posting Date: 1/15/06

Closing Date: 1/30/06

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- 325 -A

Address 1740 MELBOURNE RD.

Petitioner's Name SWIGER

Telephone 410-285-8070

Posting Date: 1/15/06

Closing Date: 1/30/06

Wording for Sign: To Permit AN ADDITION WITH A 34-FOOT REAR SETBACK AND
7-FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 50-FOET AND
15-FOET, RESPECTIVELY

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*

January 30, 2006

Troy R. Swiger, Jr.
Donna J. Swiger
1740 Melbourne Road
Baltimore, Maryland 21222

Dear Mr. and Mrs. Swiger:

RE: Case Number: 06-325-A, 1740 Melbourne Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 4, 2006.

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,

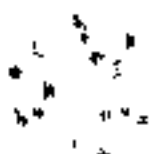
A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



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 10, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: January 9, 2006

Item No.: 321, 322, 323, 324, 325, 327.

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2005
Item Nos. 321, 322, 323, 324, 325 and 326

DATE: January 17, 2006

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-01172006 doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 11, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-325- Administrative Variance**

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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

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



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

Maryland Department of Transportation

Date: 1.9.07

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

RE: Baltimore County
Item No. 325 DT

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

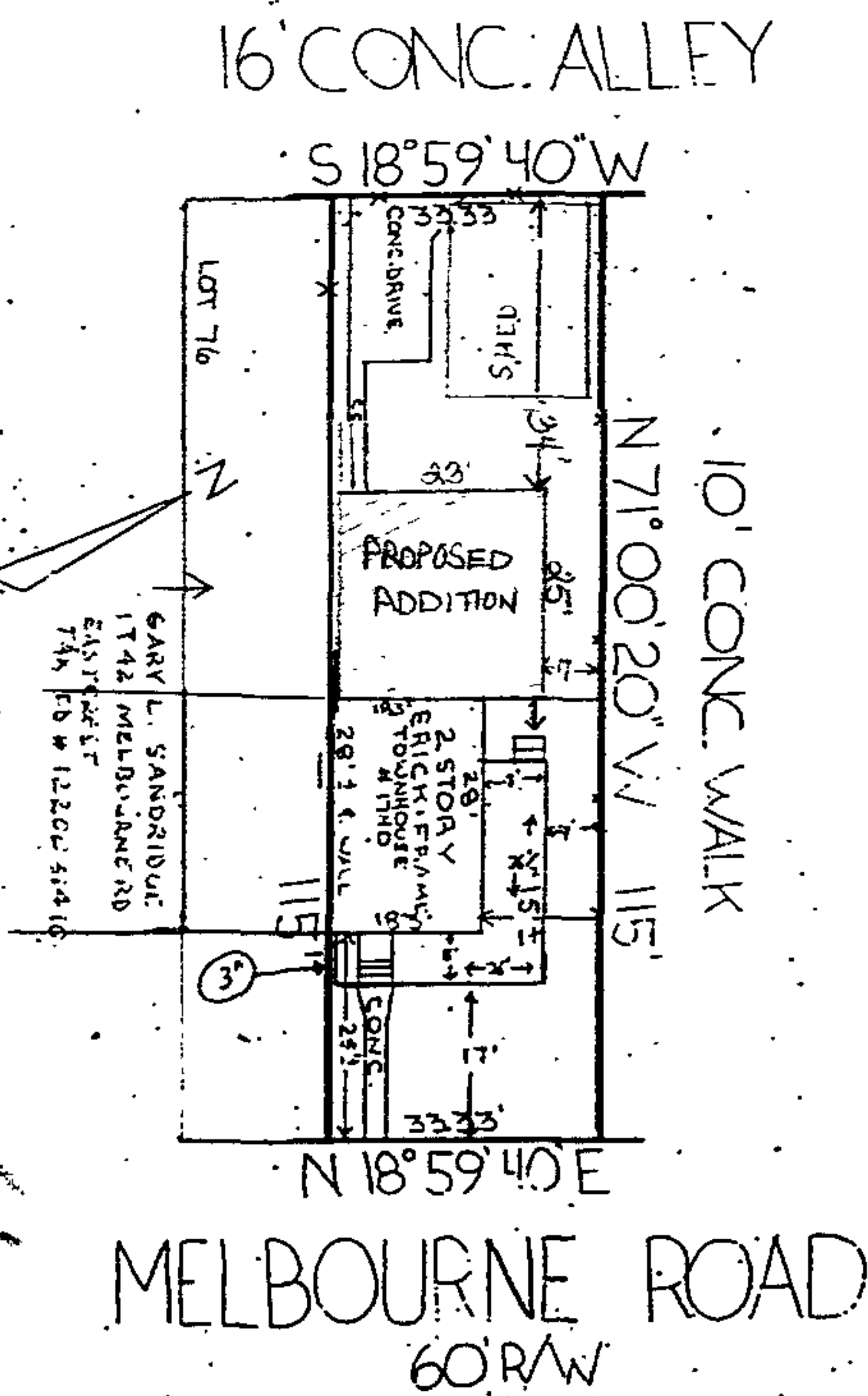
PROPERTY ADDRESS 1140 MELBOURNE RD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME EASTCREST

PLAT BOOK # 23 FOLIO # 112 LOT # 75 SECTION # C

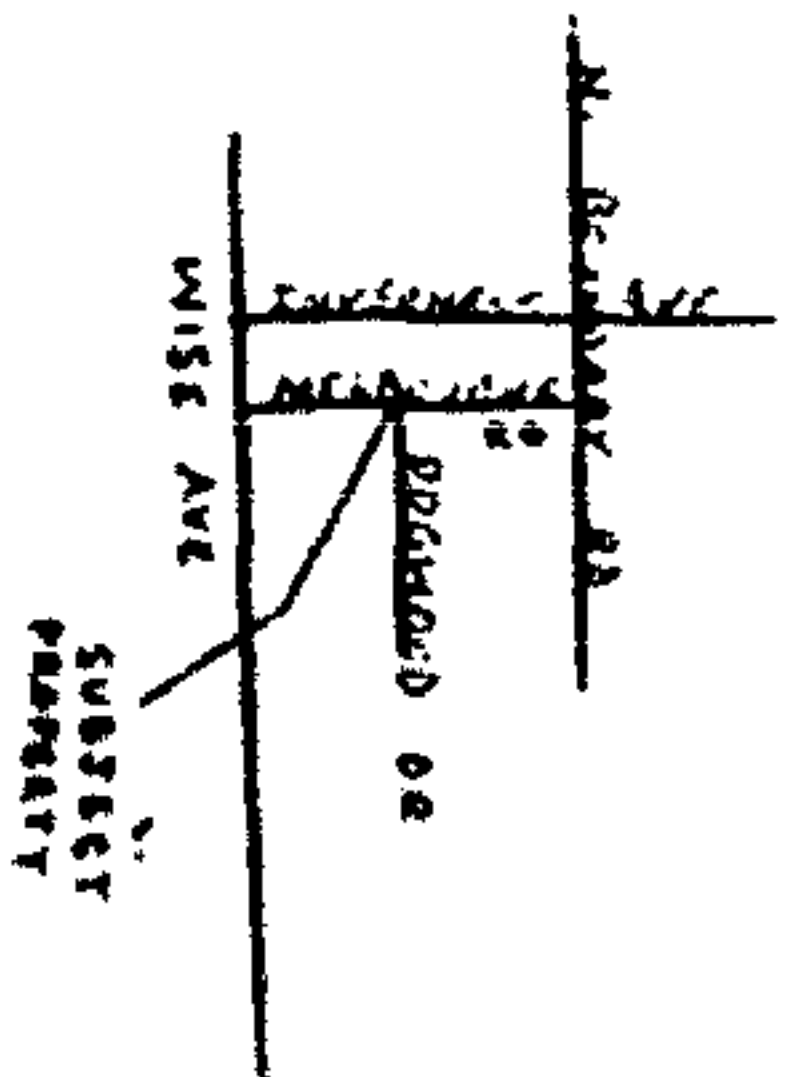
OWNER IRON R. + DONNA J. SUGER



pet. 64-1



PREPARED BY TS SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 104A-2

ZONING D.R.10.5

LOT SIZE 3.795 ACREAGE 3.795 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING 98-273-A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. 325 06-205-A

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 12 Account Number - 1204036650

Owner Information

Owner Name: SWIGER TROY RAY, JR
SWIGER DONNA JEAN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1740 MELBOURNE RD
BALTIMORE MD 21222-4821
Deed Reference: 1) / 7428/ 238
2)

Location & Structure Information

Premises Address
1740 MELBOURNE RD

Legal Description

607 N WISE AVENUE
EASTCREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
104	13	229				C	75	3	1	
									Plat Ref:	23/ 113

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,008 SF	3,795.00 SF	04
Stories	Basement	Type	Exterior
2	YES	END UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	23,000	23,000		
Improvements:	60,170	60,170		
Total:	83,170	83,170	83,170	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: WEBER LAWRENCE A	Date: 12/10/1986	Price: \$58,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 7428/ 238	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Melbourne Road, 625' S of
the c/l Wise Avenue
(1740 Melbourne Road)
12th Election District
7th Councilmanic District

Troy R. Swiger, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-372-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Troy R. Swiger, Jr., and his wife, Donna J. Swiger. The Petitioners seek relief from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) ((C.P.B. 1957) to permit an open projection (deck) with a side yard setback of 7 feet and a front yard setback of 17 feet in lieu of the required 11.5 feet and 18.75 feet, respectively. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) 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. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

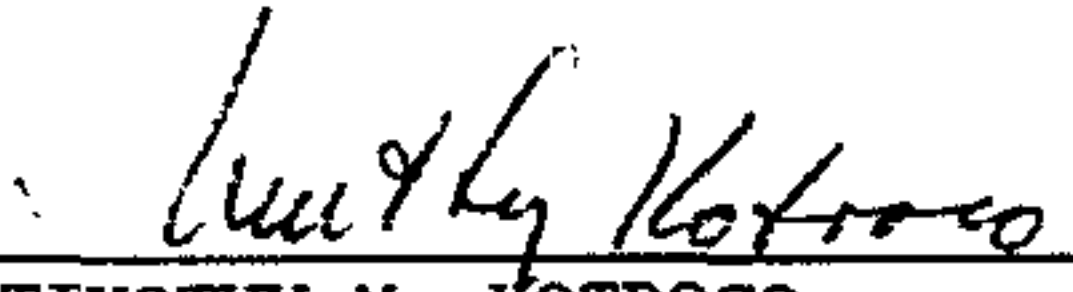
06-325-A

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 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 Deputy Zoning Commissioner for Baltimore County this 7th day of May, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) ((C.P.B. 1957)) to permit an open projection (deck) with a side yard setback of 7 feet and a front yard setback of 17 feet in lieu of the required 11.5 feet and 18.75 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

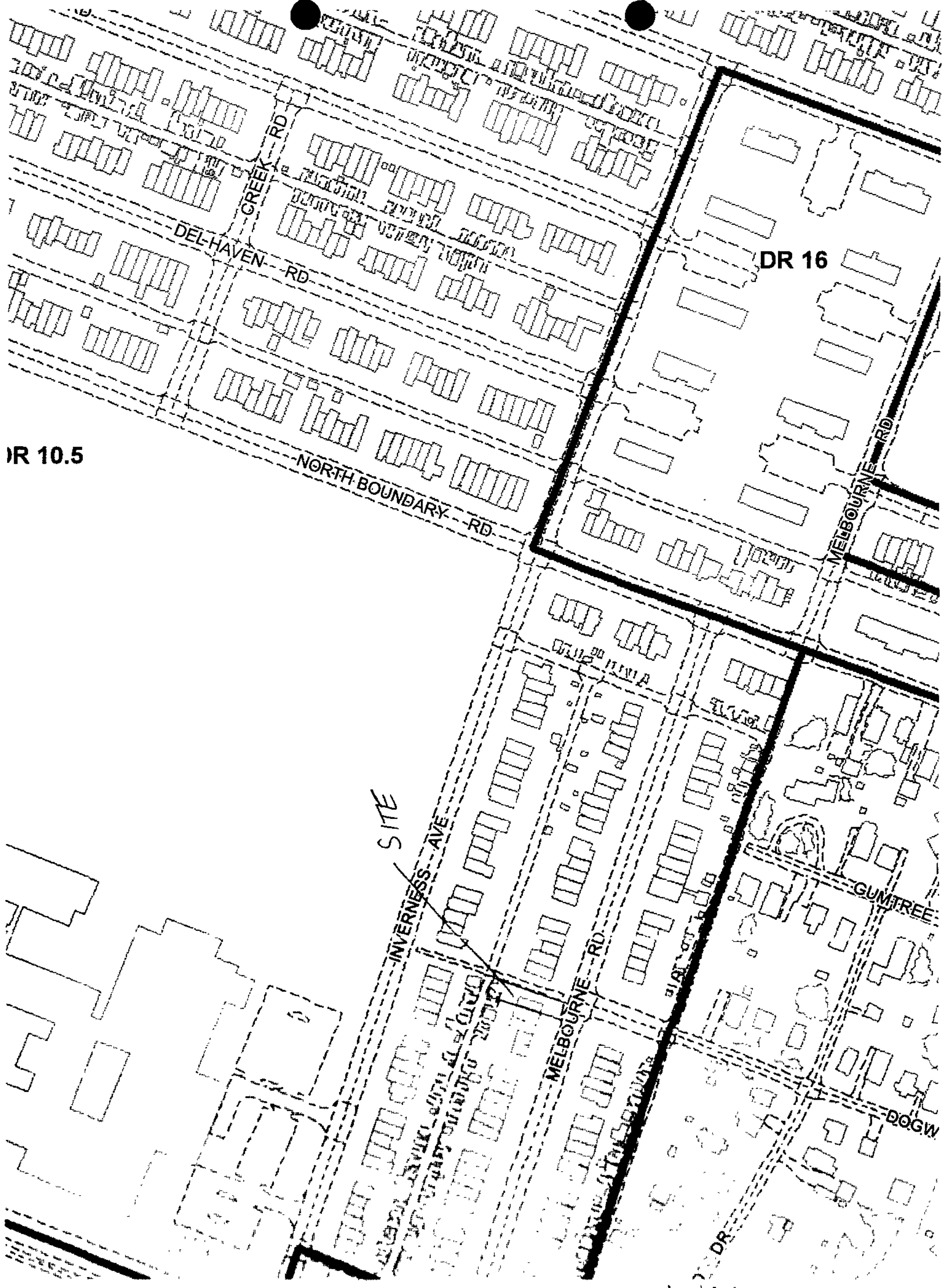

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 5/27/98

By [Signature]



DR 16

DR 10.5

SITE

GUMTREE RD

DOGWOOD RD

MELBOURNE RD

NORTH BOUNDARY RD

DEL-HAVEN RD

CREEK RD

INVERNESS AVE

104A2



Courtesy (C) 2005 Baltimore County Maryland

1740 MELBOURNE Rd.

06-325-A

