

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Riverside Drive, NW of c/l of
Cedar Avenue
15th Election District
7th Councilmanic District
(320 Riverside Drive)

Wesley H. Wdzieczny & Christine E. Vowles
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-076-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, Wesley H. Wdzieczny and Christine E. Vowles. The variance request is for property located at 320 Riverside Drive. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the additional garage height is necessary for boat storage and loft storage.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comment letters were received from the Department of Environmental Protection and Resource Management (DEPRM) dated September 13, 2006 and the Office of Planning dated September 14, 2006. Both ZAC comment letters contain restrictions and are attached hereto and made a part hereof.

COPIES RECEIVED FOR FILING

10-3-06

JB

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 9, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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.

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10-3-06
1st
RB

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of October, 2006, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet be and is hereby GRANTED, subject to the following:

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. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other sections of the Baltimore County Code).
3. This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100 foot buffer to tidal waters requires mitigation approved by DEPRM.
4. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
5. The accessory structure shall not be used for commercial purposes

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


JOHN W. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

POWER RECEIVED FOR FILING
10-3-06
RB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 3, 2006

WESLEY H. WDZIECZNY AND CHRISTINE E. VOWLES
320 RIVERSIDE DRIVE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-076-A
Property: 320 Riverside Drive

Dear Mr. Wdzieczny and Ms. Vowles:

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:pz

Enclosure

c: Robert Infussi, PO Box 1043-7043, Belair MD 21014

RECEIVED FOR FILING

10-3-06

JB



CBCA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 320 RIVERSIDE DRIVE
which is presently zoned DR 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)

400.3 (BCZR) TO PERMIT AN ACCESSORY BUILDING (GARAGE)
WITH A HEIGHT OF 20 FEET IN LIEU OF THE PERMITTED
15 FEET
maximum

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. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

WESLEY H. WODZIECZNY
Name - Type or Print _____
Signature _____
CHRISTINE E. VOWLES
Name - Type or Print _____
Signature _____
320 RIVERSIDE DRIVE (443) 310-2425
Address _____ Telephone No. _____
BALTO MD. 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

ROBERT INFUSSI
Name _____
P.O. BOX 1043-7043 (410) 812-2236
Address _____ Telephone No. _____
BEL AIR MD. 21014
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. 07-076-A

Reviewed By RJD

Date 8/29/06

REV 9/15/98

Estimated Posting Date 9/10/06

STAMP RECEIVED FOR FILING

10-3-06
Ph

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 320 RIVERSIDE DRIVE
Address
BALTO MD. 21221
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):

ADDITIONAL HEIGHT IS NECESSARY FOR BOAT
STORAGE AND LOFT STORAGE

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
WESLEY WDZIECZNY
Name - Type or Print

[Signature]
Signature
CHRIS WDZIECZNY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wesley, Wdzieczny, Christin E. Nowles
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

8/8/06
Date

[Signature]
Notary Public

My Commission Expires 06/10/09



ZONING DESCRIPTION
320 RIVERSIDE DRIVE

Beginning at a point on the south side of Riverside Drive (50 feet wide) distant westerly 375 feet from the center of Cedar Avenue (50 feet wide), thence being all of Lot 11, Block L as shown on the plat entitled Section E, Essex recorded in Plat Book 9, Folio 74. Containing 13,950 square feet or 0.320 acre of land, more or less.

Being known as 320 Riverside Drive. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

Item # 076

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20348

DATE 8/24/06 ACCOUNT R001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: _____

FOR: Zgwiner hpar admin variance

case # 07-076-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS NAME THE NEW

8/29/2006 8/29/2006 07:47:53

REG MESH WALTON JUNE 128

>>RECEIPT # 277530 8/29/2006 DEFLA

Dept 5 328 ZORINA VERIFICATION

CR NO. 020134

Receipt Tot 65.00

\$130.00 CR \$6.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-076-A

Petitioner/Developer: WESLEY
WOLIECZNY

Date Of Hearing/Closing: 9/25/06

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 320 RIVERSIDE DRIVE

This sign(s) were posted on September 9, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 9/9/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

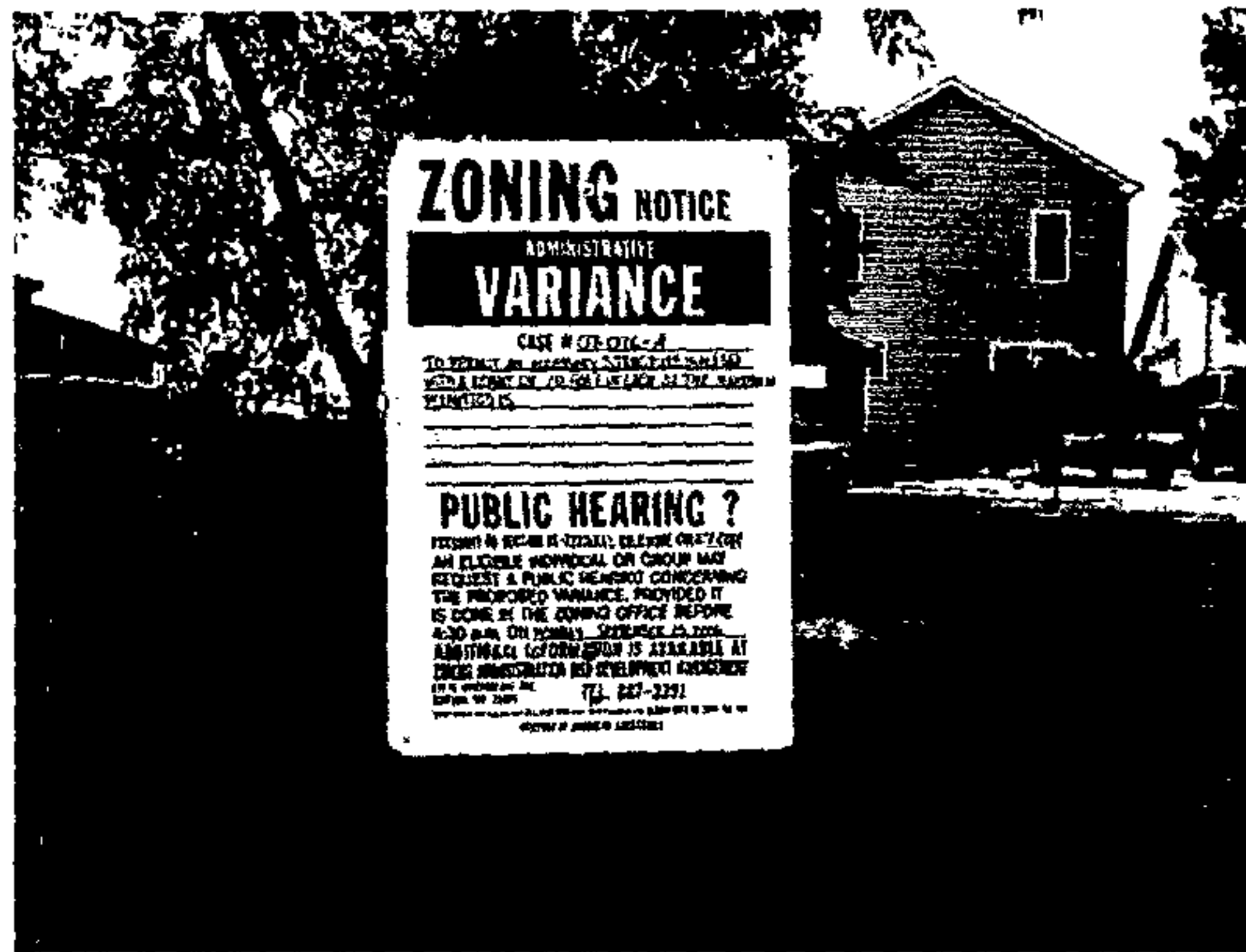
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000807 (576x432x24b jpeg)



Westerly 9/9/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁷08- 076 -A Address 320 Riverside Dr

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/29/06 Posting Date: 9/10/06 Closing Date: 9/25/06

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 ⁰⁷08- 076 -A Address 320 Riverside Dr

Petitioner's Name Wesley Wdzieczny Telephone 443 310 2495

Posting Date: 9/10/06 Closing Date: 9/25/06

Wording for Sign: To Permit an accessory structure (garage) with a height of
20 feet in lieu of the maximum permitted 15

WCR - Revised 6/25/04

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/neighborhood 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 Q7-076-A
Petitioner WESLEY H WODZIECZNY
Address or Location 320 RIVERSIDE DR.

PLEASE FORWARD ADVERTISING BILL TO

Name: WESLEY H. WODZIECZNY
Address 320 RIVERSIDE DRIVE
BALTO MD. 21221

Telephone Number (410) 679 8719



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 26, 2006

Wesley H. Wozieczny
Christine E. Vowles
320 Riverside Drive
Baltimore, MD 21221

Dear Mr. Wozieczny and Ms. Vowles:

RE: Case Number: 07-076-A, 320 Riverside Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 29, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Robert Infussi P.O. Box 1043-7043 Bel Air 21014

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 September 11, 2006
Item Nos. 07-071, 072, 073, 074, 075, 076, 077,
078, 085, 086, 087, 090, 091 and 092

DATE: September 11, 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- 09082006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*

DATE: 9/13/2006

SUBJECT: Zoning Item # 07-076-A
Address 320 Riverside Drive
Baltimore, MD 21221

Zoning Advisory Committee Meeting of September 4, 2006

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 9/13/06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2006

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

SUBJECT: 7-076 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:

Candis Murray

Section Chief:

Lynne L. L. L.

AFK/LL: CM

RECEIVED

SEP 18 2006

COMMISSIONER

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9/7/2006

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

RE: Baltimore County
Item No. 076
RIVERSIDE DRIVE PROPERTY
VARIANCE #07-076A

Dear Ms. Matthews:

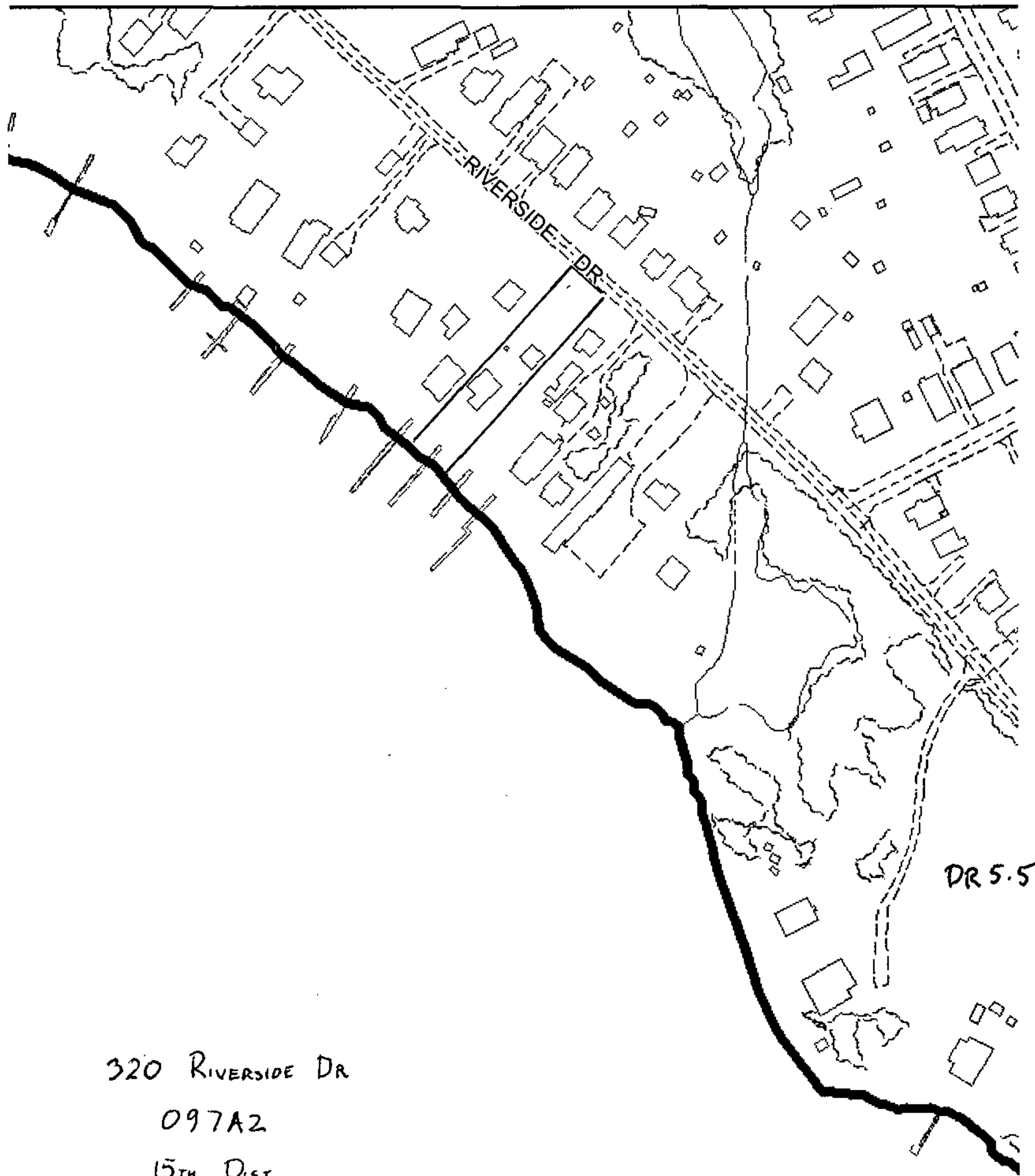
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 076.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

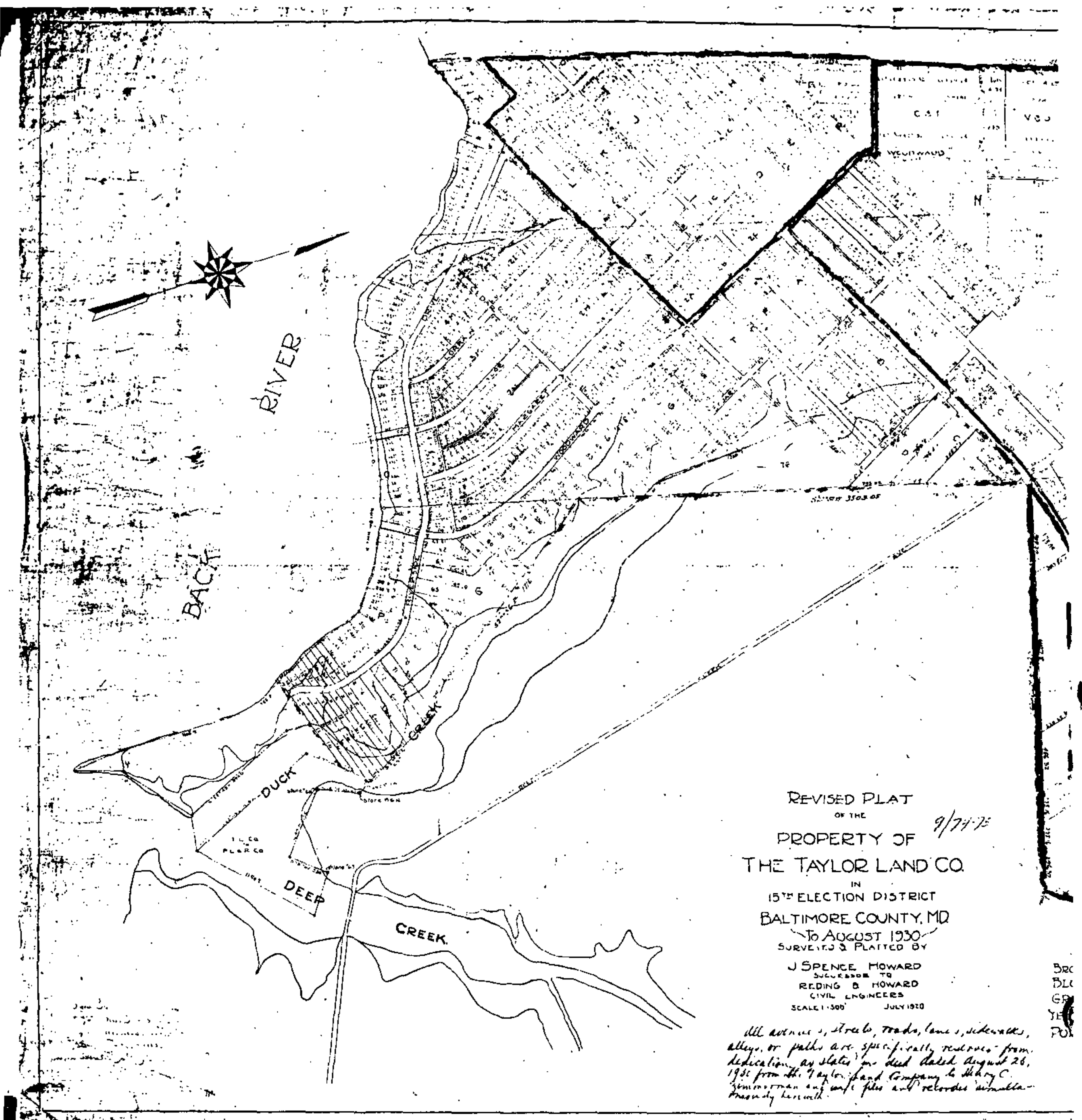


320 RIVERSIDE DR

097A2

15TH DIST

Item #076



REVISED PLAT
OF THE
PROPERTY OF
THE TAYLOR LAND CO.
IN
15th ELECTION DISTRICT
BALTIMORE COUNTY, MD.
TO AUGUST 1930
SURVEYED & PLATTED BY
J. SPENCE HOWARD
SUCCESSOR TO
REDING B. HOWARD
CIVIL ENGINEERS
SCALE 1"=300' JULY 1920

All avenues, streets, roads, lanes, sidewalks,
alleys, or paths are specifically reserved from
dedication, as stated in deed dated August 26,
1930 from the Taylor Land Company to Henry C.
Zimmerman and wife plus and records substantially
herewith.

BRO
BLU
GR
YEL
POL

Item #076

MAP 097A2



#076



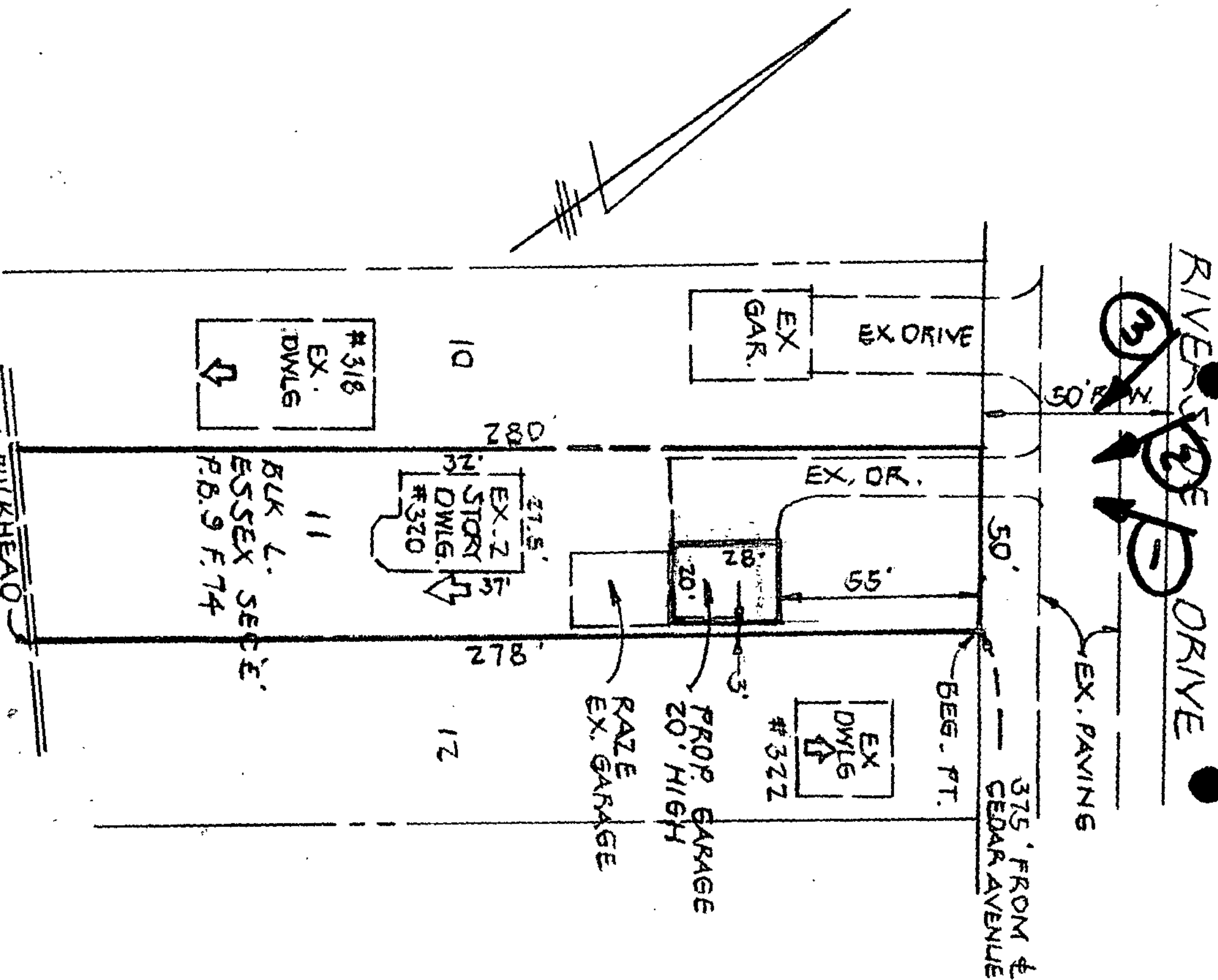
2

1



3

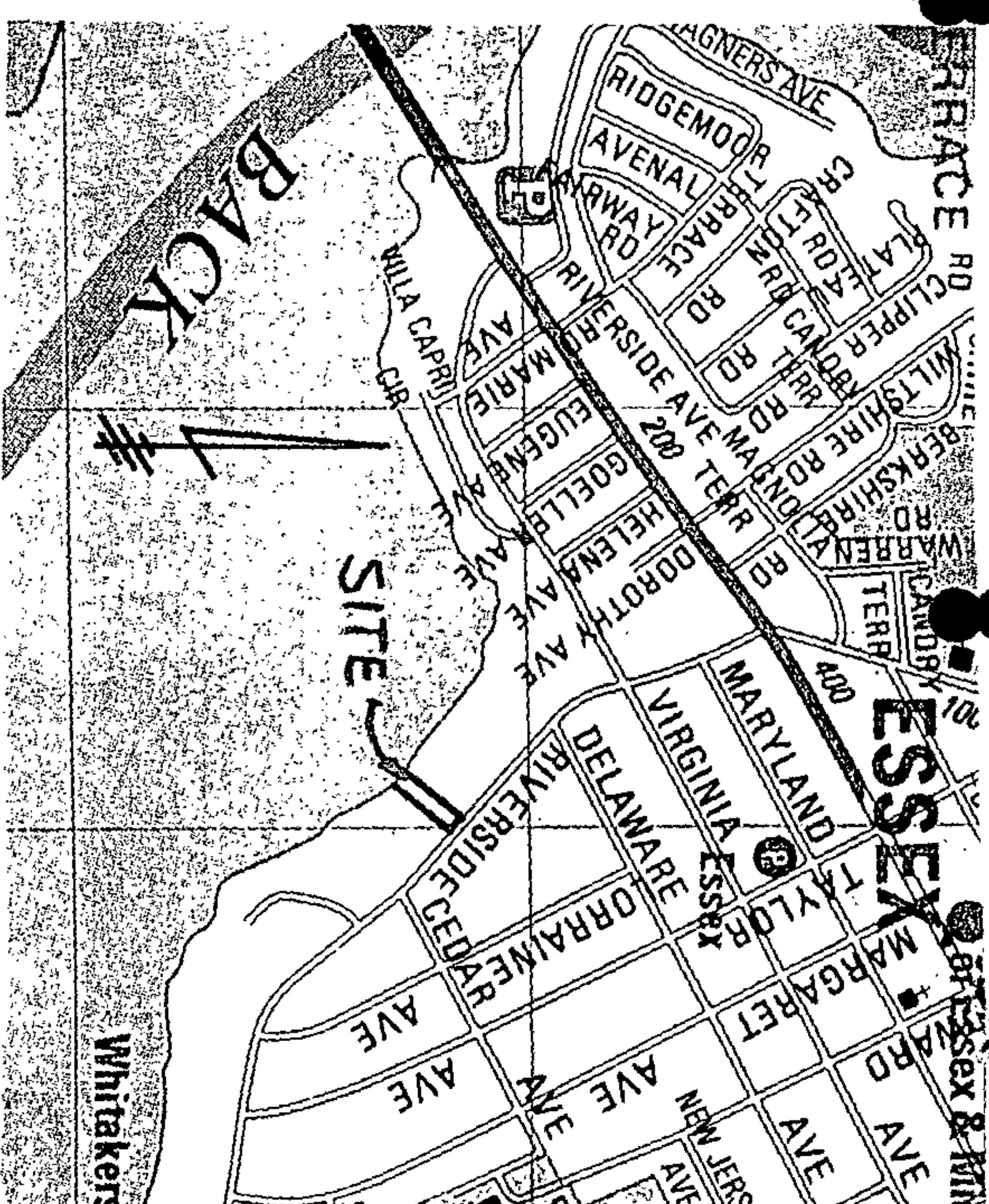
Item #
076



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
WESLEY H. WDZIECZNY
CHRISTINE E. VOWLES
320 RIVERSIDE DRIVE
BALTIMORE, MD. 21221
DEED REF. L.13641 F.442
PROP. NO. 1501890262

- NOTES
1. ZONING.....DR 5.5
 2. AREA.....13,950 S.F. = 0.320 ACRE
 3. SITE IS LOCATED IN THE CBCA AND FLOOD ZONE C
 4. NO PREVIOUS ZONING HISTORY
 5. PUBLIC WATER AND SEWER IS EXISTING
 6. NO HISTORIC STRUCTURES



VICINITY MAP
SCALE: 1" = 1000'

PHOTOS

ZONING PLAT

320 RIVERSIDE DRIVE

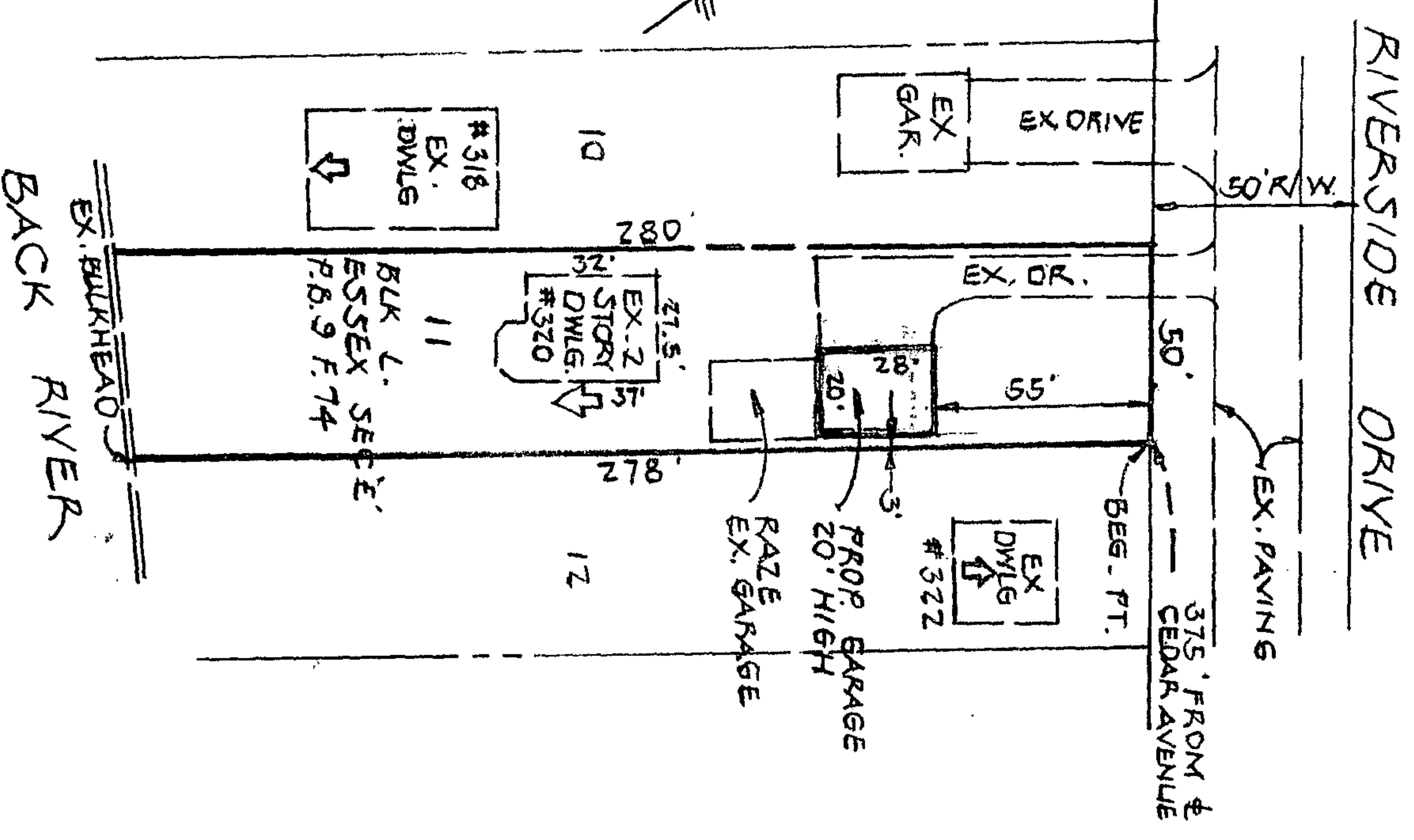
LOT 11, BLOCK L, SECTION E

ESSEX P.B. 9 F. 74

ELECTION DISTRICT 15C7

BALTIMORE COUNTY, MARYLAND

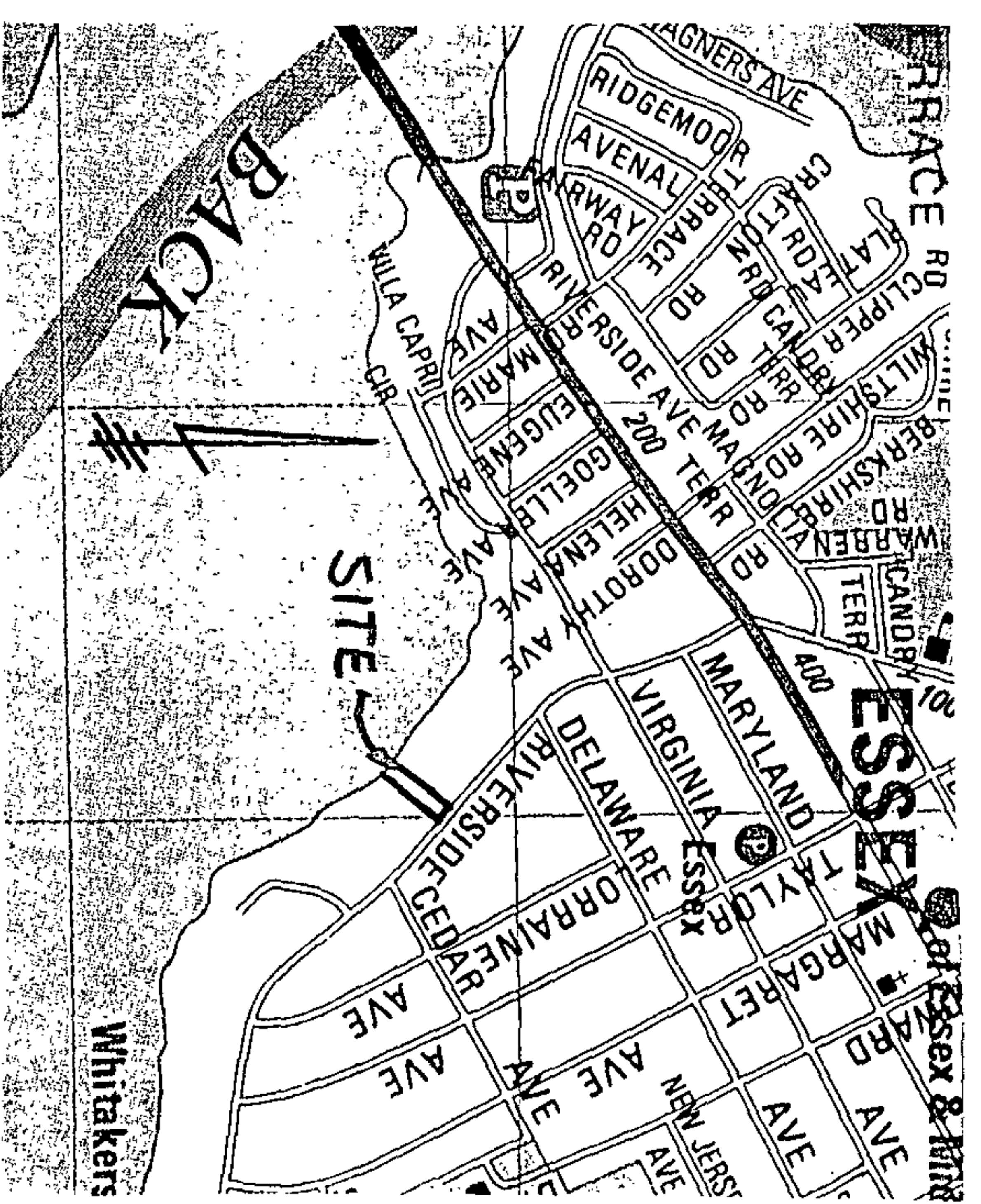
SCALE: 1 INCH = 40 FEET AUGUST 27, 2000



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
WESLEY H. Wdzieczny
CHRISTINE E. VOWLES
320 RIVERSIDE DRIVE
BALTIMORE, MD. 21221
DEED REF. L.13641 F.442
PROP. NO. 1501890262

#07-076-A
R.P.



VICINITY MAP
SCALE: 1" = 1000'

- NOTES
1. ZONING.....DR 5.5 Map 097A2
 2. AREA.....13,950 S.F. = 0.320 ACRE
 3. SITE IS LOCATED IN THE CBCA AND FLOOD ZONE C
 4. NO PREVIOUS ZONING HISTORY
 5. PUBLIC WATER AND SEWER IS EXISTING
 6. NO HISTORIC STRUCTURES

ZONING PLAT
320 RIVERSIDE DRIVE
LOT 11, BLOCK L, SECTION E
ESSEX P.B. 9 F. 74
ELECTION DISTRICT 15C7
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 40 FEET AUGUST 25, 2006