

IN RE: PETITION FOR VARIANCE

S side of Blackhead Road, SW of the
intersection of Blackhead & Crooks Road
15th Election District
6th Councilmanic District
(6545 Crooks Road)

Erik M. Griffin
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0176-A**

* * * * *

IN RE: PETITION FOR VARIANCE

S side of Blackhead Road, 150 feet from
W side of Crooks Road
15th Election District
6th Councilmanic District
(6537 Blackhead Road)

Erik M. Griffin
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0177-SPH**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Deputy Zoning Commissioner for consideration of Petitions for Variance and Special Hearing filed by the owner of the subject properties, Erik M. Griffin. In each case number, Petitioner is requesting the following relief:

Case No. 2009-0176-A: For the property located at 6545 Crooks Road, the Variance request is from Sections 1A01.3.B.2, 1A01.3.B.3, and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.861 acre in lieu of the required one acre, a side yard setback of 20 feet in lieu of the required 35 feet, and to permit accessory buildings (workshop and garage) on a corner lot to be located outside of the third of the lot farthest removed from any street.

Case No. 2009-0177-SPH: For the property located at 6537 Blackhead Road, the Special Hearing is requested in accordance with Section 500.7 of the B.C.Z.R. to permit a lot of 0.861 acre in lieu of the required one acre for a new dwelling. The subject properties and the requested relief are

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PM

more fully described on the site plans which were marked and accepted into evidence in each case as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the Variance and Special Hearing requests was Petitioner Erik M. Griffin. Also appearing in support of the requested relief were Robert Infussi with Expedite LLC, the land use consultant assisting Petitioner, and David Billingsley with Central Drafting & Design, Inc., the firm that prepared the site plan. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the properties which make up 6545 Crooks Road (Case No. 2009-0176-A) and 6537 Blackhead Road (Case No. 2009-0177-SPH) are each rectangular in shape and are zoned R.C.2. The properties are located on the south side of Blackhead Road and the west side of Crooks Road in the Bird River Beach area of Baltimore County. Both properties are 150 feet wide by 250 feet deep and both contain 0.861 acre, more or less, or 37,500 square feet. Mr. Billingsley proffered the testimony and each property shall be discussed individually below.

6545 Crooks Lane

As shown on the site plan, this property is improved with an existing one-story dwelling located near the corner of Blackhead Road and Crooks Lane. Although the mailing address for this property is Crooks Lane, the dwelling actually fronts Blackhead Road and has driveway access from Blackhead Road. There is also an existing garage as well as an existing one-story all-purpose building currently used as a game room. As shown in the Deeds indicating the chain of title for the property that were marked and accepted into evidence as Petitioner's Exhibits 3A through 3D, Petitioner acquired the subject property in August 2001 and has resided in the aforementioned dwelling with his family. At this juncture, Petitioner desires to build a two-story

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dwelling on the property that would be attached to the existing one-story building used as a game room. In so doing, Petitioner also desires to retain the existing garage and also the existing dwelling as accessory structures. The dwelling would be converted to a woodworking shop.

In support of the variance requests, Petitioner submitted a copy of the plat of "Section 2, Bird River Beach," which was marked and accepted into evidence as Petitioner's Exhibit 4, and indicates the lot was recorded on September 19, 1923. The subject property consists of Lots 155, 156, and 157. Mr. Billingsley also indicated the dwelling was constructed in 1928, predating the adoption of the Zoning Regulations. Photographs of the property were also submitted and marked and accepted into evidence as Petitioner's Exhibits 5A through 5H. These photographs show the location of existing improvements. If the proposed new dwelling is permitted and attached to the existing one-story game room, this existing building would encroach into the side yard setback at the west side of the property line at 20 feet in lieu of the required 35 feet. In addition, the existing garage and dwelling would become accessory structures located on a corner lot located outside of the third of the lot farthest removed from any street; hence, Petitioner has filed the instant variance requests.

6537 Blackhead Road

As shown on the site plan, this property is currently unimproved and is located to the immediate west of 6545 Crooks Lane. This property was also acquired by Petitioner in August 2001 as Lots 152, 153, and 154, along with the aforementioned Lots 155 – 157. As shown on the plat, these lots were also recorded on September 19, 1923 as part of the "Section 2, Bird River Beach" subdivision. At this juncture, Petitioner desires to construct a new dwelling on this property for potential sale. In order to do so, Petitioner requests special hearing relief to permit this undersized lot of 0.861 acre in lieu of the required one acre in an R.C.2 Zone. In making this

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[Signature]

request, Mr. Billingsley indicated that all other height allowances, as well as front, side and rear yard setback requirements would be met. He also stressed that this property has never been utilized as accessory to the adjacent 6545 Crooks Lane and has always been kept as a separate lot from that property; thus, it has not been "merged" with 6545 Crooks Lane as that term is often used in zoning case law.

The Zoning Advisory Committee (ZAC) comments for these properties were received and are contained within the case file. Comments were received from the Office of Planning dated January 14, 2009 which indicates that the plumbing, etc., in the existing dwelling to be converted to a workshop at 6545 Crooks Lane shall be removed and the structure should cease to be used as a dwelling once construction of the new home is complete. Comments for both properties were received from the Department of Environmental Protection and Resource Management (DEPRM) dated March 2, 2009. The properties must comply with the Chesapeake Bay Critical Area Regulations. Both properties are within a Limited Development Area (LDA) in the Chesapeake Bay Critical Area. Lot coverage is limited to 15% of the property. Forest clearing is limited to 30% and there is mitigation required based on the amount of clearing. Clearing up to 20% requires 1:1 mitigation, and clearing between 20%-30% requires 1.5:1 mitigation for the entire area cleared. If the properties do not contain 15% forest, then there is a 15% afforestation requirement. For the property at 6545 Crooks Lane, prior to building permit approval, an evaluation of the existing septic system will be required and soil evaluations may be required. A well yield test is required. For the property at 6537 Blackhead Road, prior to building permit approval, soil evaluations must be conducted to determine a septic reserve area. A well meeting the minimum requirement of 1 gpm must be drilled. Petitioner shall contact DEPRM's Ground Water Management Division at 410-997-2762 for more information on these issues.

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Considering all the testimony and evidence presented, I am persuaded to grant the requested variance and special hearing relief. First, concerning the undersized lots, as is often the case with older subdivisions, the Bird River Beach community was laid out many years ago (September 19, 1923), well prior to the adoption of any Zoning Regulations in Baltimore County. Thus, many of the lots in the neighborhood are undersized and do not meet current area and/or width requirements. As shown on the site plan, the properties each contain 0.861 acre and are undersized by today's standards given their R.C.2 Zoning classification requiring new lots to be one acre in area with side yard set backs of 35 feet.

As to the side yard setback variance request and the request to keep the proposed accessory structures (existing garage and existing dwelling to be converted to a workshop) located on the third of the lot closest to the street, these variances are driven by the placement of the existing structures on the property. Petitioner is attempting to enhance his living space with construction of a new dwelling, while also utilizing the existing structures for accessory purposes. In my view, strict compliance with the Regulations would cause a practical difficulty upon Petitioner in that a reasonable use of the land would not be permitted. I also find that the addition of a dwelling on this property would not overcrowd the land, given the overall size of the property.

Finally, I find that the relief requested would not result in any detriment to the health, safety and general welfare of the surrounding locale and, therefore, would meet the spirit and intent of the B.C.Z.R. for relief to be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered, I find that Petitioner's variance and special hearing requests should be granted.

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THEREFORE, IT IS ORDERED this 24th day of March, 2009 by this Deputy

Zoning Commissioner, that the variance and special hearing relief for the properties set forth as follows:

Case No. 2009-0176-A: For the property located at 6545 Crooks Road, the Variance requests from Sections 1A01.3.B.2, 1A01.3.B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.861 acre in lieu of the required one acre, a side yard setback of 20 feet in lieu of the required 35 feet, and to permit accessory buildings (workshop and garage) on a corner lot to be located outside of the third of the lot farthest removed from any street, be and are hereby GRANTED; and

Case No. 2009-0177-SPH: For the property located at 6537 Blackhead Road, the Special Hearing relief requested in accordance with Section 500.7 of the B.C.Z.R. to permit a lot of 0.861 acre in lieu of the required one acre for a new dwelling, be and is hereby GRANTED.

Both properties are subject, however, to the following conditions precedent to the relief granted herein:

1. Petitioner may apply for any applicable building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The plumbing, etc., in the existing dwelling to be converted to a workshop shall be removed and the structure should cease to be used as a dwelling once construction of the new home is complete.
3. 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).
4. Both properties are within a Limited Development Area (LDA) in the Chesapeake Bay Critical Area. Lot coverage is limited to 15% of the property. Forest clearing is limited to 30% and there is mitigation required based on the amount of clearing. Clearing up to 20% requires 1:1 mitigation, and clearing between 20%-30% requires 1.5:1 mitigation for the

~~NOT FOR FILING~~

3-24-09

entire area cleared. If the properties do not contain 15% forest, then there is a 15% afforestation requirement.

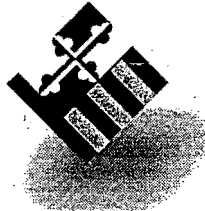
5. For Case No. 2009-0176-A, prior to building permit approval, an evaluation of the existing septic system will be required and soil evaluations may be required. A well yield test is required. Petitioner shall contact DEPRM's Ground Water Management Division at 410-997-2762 for more information.
6. For Case No. 2009-0177-SPH, prior to building permit approval, soil evaluations must be conducted to determine a septic reserve area. A well meeting the minimum requirement of 1 gpm must be drilled. Petitioner shall contact DEPRM's Ground Water Management Division at 410-997-2762 for more information.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

APPROPRIATELY REVIEWED FOR FILING
3.24.09

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 24, 2009

ERIK M. GRIFFIN
6545 CROOKS ROAD
BALTIMORE MD 21120

Re: Petition for Variance
Case Nos. 2009-0176-A and Case No. 2009-0177-SPH
Property: 6545 Crooks Road and 6537 Blackhead Road

Dear Mr. Griffin:

Enclosed please find the decision rendered in the above-captioned case.

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 black ink, appearing to read "Th. H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Robert Infussi, Expedite LLC, PO Box 1043, Belair MD 21014
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6537 BLACKHEAD ROAD
which is presently zoned R.C. 2

(This petition must be filed in person, in the zoning office, in triplicate, with original signatures.)

DEED REF 15534/132 TAX ACCT. #1520450212

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Hearing, 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):

ERIK M. GRIFFIN

Name - Type or Print

Signature

Name - Type or Print

Signature

6545 CROOKS ROAD (443) 871-6529

Address

Telephone No.

BALTO.

MD.

21220

City

State

Zip Code

Representative to be Contacted:

ROBERT INFUSI
EXPEDITE LLC

Name

P.O. BOX 1043-7043 (410) 812-2236

Address

Telephone No.

BEAIR

MD

21014

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2009-0177-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

Date

12-21-08

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6537 BLACKHEAD ROAD

1A01.3.B.2 (BCZR) TO PERMIT A LOT AREA OF 0.861 ACRE IN LIEU OF THE
REQUIRED 1.0 ACRE FOR A NEW DWELLING

ZONING DESCRIPTION

6537 BLACKHEAD ROAD

Beginning at a point on the south side of Blackhead Road (40 feet wide) distant westerly 150 feet from the west side of Crooks Road (50 feet wide), thence being all of Lots 152, 153 and 154 as shown on the plat entitled Section 2, Bird River Beach recorded among the Baltimore County Plat Records in Plat Book 7 Folio 85.

Containing 37,500 square feet or 0.861 acre of land, more or less.

Being known as 6537 Blackhead Road. Located in the 15TH Election District, 6TH Councilmanic District Of Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **33072**

Date: **12.21.08**

PAID RECEIPT

RECEIVED FROM TIME

12/22/2008 10:41:19

12/22/2008 10:41:19

12/22/2008 10:41:19

12/22/2008 10:41:19

12/22/2008 10:41:19

12/22/2008 10:41:19

12/22/2008 10:41:19

12/22/2008 10:41:19

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	How
001	800	0100		0130						65.-	OK

Total: **65.-**

Rec

From:

GRAFFIN

For:

2007-0177-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2009-0177-SPH

6537 Blackhead Road

S/side of Blackhead Road, 150 ft. +/- from w/side of Crooks Road

15th Election District — 6th Councilmanic District

Legal Owner(s): Erik M. Griffin

Special Hearing: to permit a lot of 0.861 acre in lieu of the required 1.0 acre for a new dwelling.

Hearing: Thursday, February 26, 2009 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/7/10 Feb. 10

193959

CERTIFICATE OF PUBLICATION

2/12/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/10/2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 2009-0177-SPH

Petitioner/Developer: _____
ERIK GRIFFIN

Date Of Hearing/Closing: 2/26/09

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 6537 BLACKHEAD RD

This sign(s) were posted on February 10, 2009
(Month, Day, Year)

Sincerely,

Martin Ogle 2/10/09
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

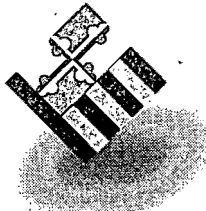
Address

Balto. Md 21220

(443-629 3411)



02/10/2009



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 27, 2009
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0177-SPH

6537 Blackhead Road

S/side of Blackhead Road, 150 ft. +/- from w/side of Crooks Road

15th Election District – 6th Councilmanic District

Legal Owners: Erik M. Griffin

Special Hearing to permit a lot of 0.861 acre in lieu of the required 1.0 acre for a new dwelling.

Hearing: Thursday, February 26, 2009 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Erik Griffin, 6545 Crooks Road, Baltimore 21220
Robert Infussi, P.O. Box 1043-7043, Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., FEBRUARY 11, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 10, 2009 Issue - Jeffersonian

Please forward billing to:

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0177-SPH

6537 Blackhead Road

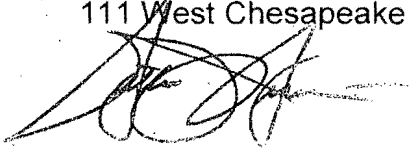
S/side of Blackhead Road, 150 ft. +/- from w/side of Crooks Road

15th Election District - 6th Councilmanic District

Legal Owners: Erik M. Griffin

Special Hearing to permit a lot of 0.861 acre in lieu of the required 1.0 acre for a new dwelling.

Hearing: Thursday, February 26, 2009 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS; PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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.

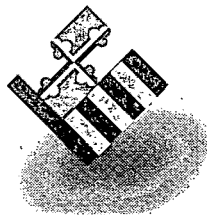
For Newspaper Advertising:

Item Number or Case Number: 0177
Petitioner: ERIK GRIFFIN
Address or Location: 6537 BLACKHEAD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERIK GRIFFIN
Address: 6545 CROOKS ROAD
BALTO, MD. 21220

Telephone Number: (443) 871-6529



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
February 18, 2009

Erik M. Griffin
6545 Crooks Rd.
Baltimore, MD 21220

Dear: Erik M. Griffin

RE: Case Number, 2009-0177-SPH 6537 Blackhead Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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:lnw

Enclosures

c: People's Counsel
Robert Infussi: Expedite LLC.; P.O. Box 1043-7043; Belair, MD 21014

TB 2/26
10a.m.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 14, 2009

RECEIVED

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

JAN 22 2009

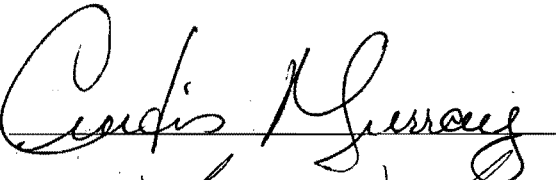
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-177- Special Hearing**

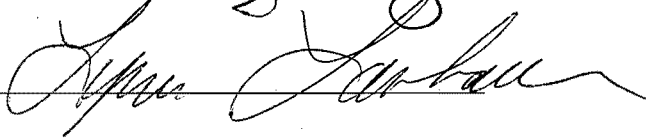
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 13, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For January 19, 2009
Item Nos. 2009-0175, 0176, ~~0177~~ 0180,
0181, and 0182.

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

DAK:CEN:lrk
cc: File
ZAC-011309-NO COMMENTS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 19, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 12, 2009

Item Numbers 0175, 0176, ~~0177~~ 0178, 0179, 0180, 0181, 0182

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Jan. 15, 2009

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

RE: Baltimore County
Item No 2009-0177-SPH
6537 BLACKHEAD RD
GRIFFIN PROPERTY
SPECIAL HEARING

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. 2009-0177-SPH

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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
6537 Blackhead Road; S/S Blackhead Rd, * ZONING COMMISSIONER
150' W/S Crooks Road *
15th Election & 6th Councilmanic Districts * FOR
Legal Owner(s): Erik M. Griffin *
Petitioner(s) * BALTIMORE COUNTY
* 09-177-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JAN 20 2009

.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of January, 2009, a copy of the foregoing Entry of Appearance was mailed to Robert Infussi, Expedite LLC, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: March 2, 2009
SUBJECT: Zoning Item # 09-177-SPH
Address 6537 Blackhead Road
(Griffin Property)

Zoning Advisory Committee Meeting of January 12, 2009

_____ 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:

The property is within a Limited Development Area (LDA) in the Chesapeake Bay Critical Area. Lot coverage is limited to 15% of the property. Forest clearing is limited to 30% and there is mitigation required based on the amount of clearing. Clearing up to 20% requires 1:1 mitigation, and clearing between 20%-30% requires 1.5:1 mitigation for the entire area cleared.

Reviewer: Regina Esslinger Date: 1/29/2009

C:\Documents and Settings\pzook\Local Settings\Temp\ZAC 09-177-SPH 6537 Blackhead Road.doc

SUBJECT: Zoning Item # 09-177-SPH
 Address 6537 Blackhead Road
 (Griffin Property)

Additional Comments (Continued)

Prior to building permit approval, soil evaluations must be conducted to determine a septic reserve area. A well meeting the minimum requirement of 1 gpm must be drilled. Contact GWM at x 2762 for more info.

Reviewer: S. Farinetti

Date: 1/20/2009



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

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

Account Identifier: **District - 15 Account Number - 1520450212**

Owner Information

Owner Name: **GRIFFIN, ERIK M** **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 6545 CROOKS RD **Deed Reference:** 1) /15534/ 132
 BALTIMORE MD 21220 2)

Location & Structure Information

Premises Address

BLACKHEAD RD

Legal Description

LT-152,153,154
BLACKHEAD RD.
 BIRD RIVER BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
83	4	429			2		152	3	Plat Ref:	7/ 85

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		37,500.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2008	07/01/2009
Land	58,370	78,370		
Improvements:	0	0		
Total:	58,370	78,370	58,370	65,036
Preferential Land:	0	0	0	0

Transfer Information

Seller: ANDERSON GRAYSON C	Date: 09/04/2001	Price: \$172,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /15534/ 132	Deed2:
Seller: TISCHLER PAUL	Date: 07/17/1981	Price: \$14,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6309/ 190	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

ZAC AGENDA

Case Number: 2009-0176-A

Primary Use: Residential

Reviewer: JCM

Type: VARIANCE

Legal Owner: Erik M. Griffin

Contract Purchaser:

CBCA

Critical Area: YES Flood Plain: NO Historic: NO Election Dist: 15th Councilmanic Dist: 6th

Property Address: 6545 Crooks Rd

Crooks Rd

Location: South side of ~~Black Head Road~~; at the South West intersection of Blackhead & Crooks Road.

Existing Zoning: RC-2

Area: 37,500 Square Feet

Proposed Zoning: VARIANCE To permit a lot area of 0.861 Acre in lieu of the required 1 acre, side yard of 20 feet, in lieu of the required 35 feet, and to permit accessory buildings (workshop and garage) on a corner lot to be located outside of the third of the lot farthest removed from any street.

Attorney:

Miscellaneous: TB Thurs 2-26-09

Case Number: 2009-0177-SPH

Primary Use: Residential

Reviewer: JCM

Type: SPECIAL HEARING

Legal Owner: Erik M. Griffin

Contract Purchaser:

CBCA

Critical Area: YES Flood Plain: NO Historic: NO Election Dist: 15th Councilmanic Dist: 6th

Property Address: 6537 Blackhead Rd

Location: South side of Blackhead Road, 150 feet +/- from West side of Crooks Road.

Existing Zoning: RC-2

Area: 37,500 Square Feet

Proposed Zoning: SPECIAL HEARING To permit a lot of 0.861 Acre in lieu of the required 1.0 Acre for a new dwelling.

Attorney:

Miscellaneous: TB Thurs 2-26-09

no listing
of 6537 on
Blackhead in
SPAT

Draft Orders

Patricia Zook - Cases 2009-0176-A and 2009-0177-SPH - hearings on Thursday, Feb 26 - comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 2/20/2009 11:26 AM
Subject: Cases 2009-0176-A and 2009-0177-SPH - hearings on Thursday, Feb 26 - comments needed
CC: Bostwick, Thomas

Hello Jeff -

The below-described cases need comments from DEPRM:

CASE NUMBER: 2009-0176-A

Address: 6545 Crooks Road
Location: S side of Black Head Road, SW of the intersection of Blackhead and Crooks Road.
15th Election District, 6th Councilmanic District
Legal Owner: Erik M. Griffin

VARIANCE to permit a lot area of 0.861 acre in lieu of the required 1 acre, side yard of 20 feet in lieu of the required 35 feet, and to permit accessory buildings (workshop and garage) on a corner lot to be located outside of the third of the lot farthest removed from any street.

Hearing: Thursday, 2/26/2009 at 9:00 AM, County Office Building, 111 West Chesapeake Avenue, Room 106

CASE NUMBER: 2009-0177-SPH

Address: 6537 Blackhead Road
Location: S side of Blackhead Road, 150 feet from W side of Crooks Road.
15th Election District, 6th Councilmanic District
Legal Owner: Erik M. Griffin

SPECIAL HEARING to permit a lot of 0.861 acre in lieu of the required 1.0 acre for a new dwelling.

Hearing: Thursday, 2/26/2009 at 10:00 AM, County Office Building, 111 West Chesapeake Avenue, Room 106

Thanks for your help.

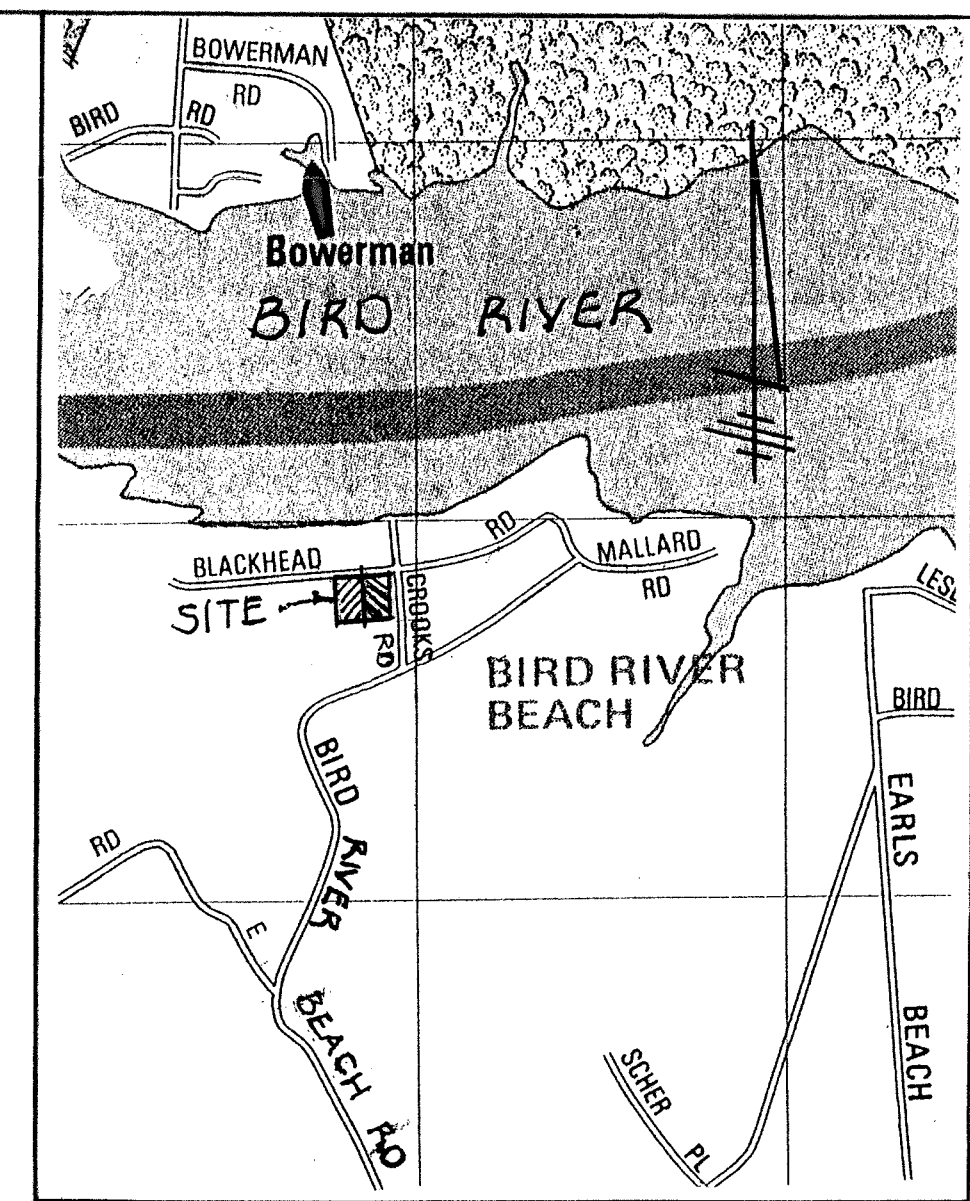
Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868



**PETITIONER'S EXHIBITS
6537 BLACKHEAD ROAD
CASE NO. 2009-0177-A**

- 1. SITE PLAN DATED NOVEMBER 17, 2008 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3a THRU 3d. DEEDS SHOWING THE CHAIN OF TITLE**
- 4. COPY OF PLAT OF SECTION 2 BIRD RIVER BEACH
P.B. 7 F. 185 (RECORDED SEPTEMBER 19, 1923)**
- 5. AERIAL PHOTO OF NEIGHBORHOOD**



1. ZONING.....RC 2 (MAP NO. 083B1)
2. LOT AREAS
6545 CROOKS ROAD.....37,500 S.F. = 0.861 ACRE
6537 BLACKHEAD ROAD.....37,500 S.F. = 0.861 ACRE
3. PRIVATE WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
5. SITE IS LOCATED IN THE CBA
6. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
7. NO HISTORIC SITES OR STRUCTURES, ARCHEOLOGICAL SITES
OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

OWNER

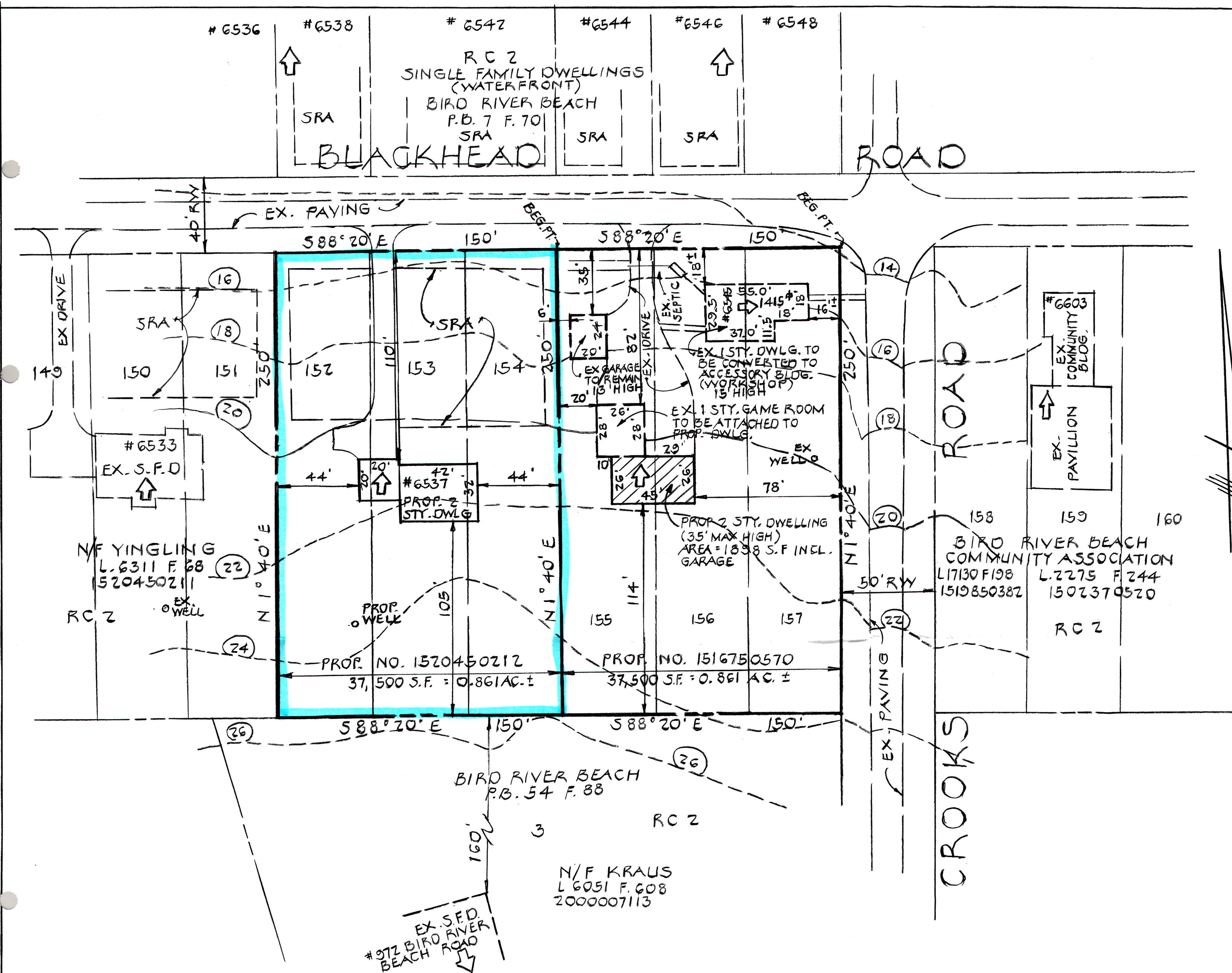
ERIK M. GRIFFIN
6545 CROOKS ROAD
BALTIMORE, MD. 21220
DEED REF. L. 15534 F. 132
PROPERTY NOS. 1520450212 AND 1516750570

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

PETITIONER' S
EXHIBIT NO. 1

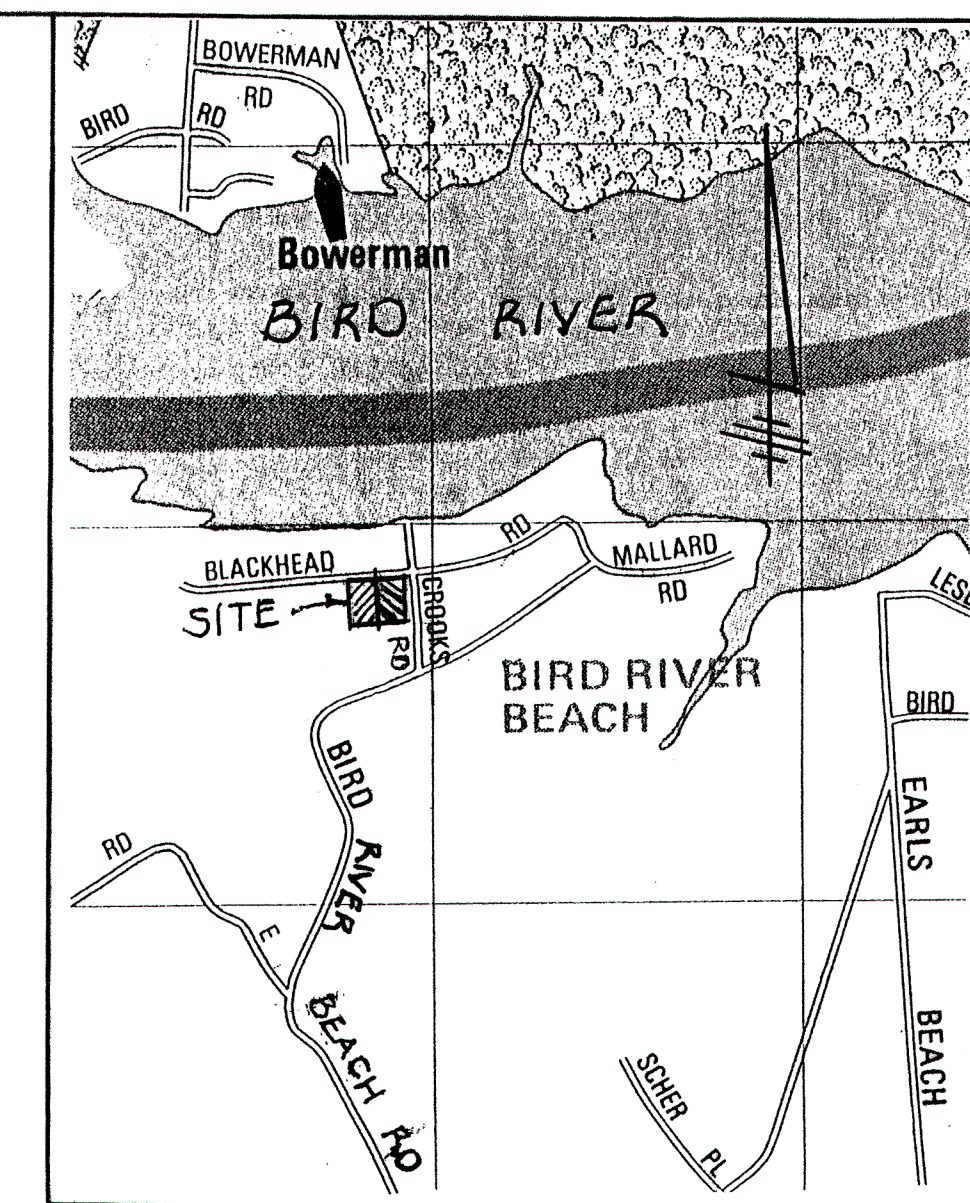
PLAT TO ACCOMPANY PETITION FOR VARIANCES

**LOTS 152 THRU 154 AND LOTS 155 THRU 157
SECTION 2 - BIRD RIVER BEACH P.B. 7 F. 85
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 40 FEET NOVEMBER 17, 2008**



OWNER
 ERIK M. GRIFFIN
 6545 CROOKS ROAD
 BALTIMORE, MD. 21220
 DEED REF. L. 15534 F. 132
 PROPERTY NOS. 1520450212 AND 1516750570

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



VICINITY MAP
 SCALE: 1 INCH = 1000 FEET

NOTES

1. ZONING.....RC 2 (MAP NO. 083B1)
2. LOT AREAS
 6545 CROOKS ROAD.....37,500 S.F. = 0.861 ACRE
 6537 BLACKHEAD ROAD.....37,500 S.F. = 0.861 ACRE
3. PRIVATE WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
5. SITE IS LOCATED IN THE CBCA
6. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
7. NO HISTORIC SITES OR STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

PETITIONER'S

EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION FOR VARIANCES

LOTS 152 THRU 154 AND LOTS 155 THRU 157
 SECTION 2 - BIRD RIVER BEACH P.B. 7 F. 85
 ELECTION DISTRICT 15C6
 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 40 FEET NOVEMBER 17, 2008



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 15 **Account Number -** 1520450212

Owner Information

Owner Name: GRIFFIN ERIK M **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 6545 CROOKS RD **Deed Reference:** 1) /15534/ 132
 BALTIMORE MD 21220 2)

Location & Structure Information

Premises Address **Legal Description**
 BLACKHEAD RD LT 152,153,154
 BLACKHEAD RD
 BIRD RIVER BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
83	4	429			2		152	3	2	
									Plat Ref:	7/ 85

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		37,500.00 SF	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments As Of	As Of
		01/01/2006	07/01/2008	07/01/2009
Land	58,370	58,370		
Improvements:	0	0		
Total:	58,370	58,370	58,370	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: ANDERSON GRAYSON C	Date: 09/04/2001	Price: \$172,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /15534/ 132	Deed2:
Seller: TISCHLER PAUL	Date: 07/17/1981	Price: \$14,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6309/ 190	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER' S

EXHIBIT NO.

2

THIS DEED, Made this **29th** day of **August**, in the year two thousand and one, by and between **GRAYSON C. ANDERSON and BETTY B. ANDERSON, husband and wife**, parties of the first part, Grantors, and **ERIK M. GRIFFIN**, party of the second part, Grantee.

WITNESSETH, That in consideration of the sum of **\$172,000.00** and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, convey, and assign unto the said Grantee, his personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots No. 152, 153, 154, 155, 156, and 157, as shown on a Plat entitled, "Plat of Section No. 2, Bird River", which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7 folio 85; the improvements thereon being known as No. 6545 Crooks Road.

BEING THE SAME property acquired by Grayson C. Anderson and Betty B. Anderson, husband and wife, by the following Deeds which are recorded among the Land Records of Baltimore County:

- 1) Dated June 1, 1977 and recorded in Liber E.H.K.Jr. No. 5760 folio 431 from David W. Hines and Georgia Arlene Hines, his wife.
- 2) Dated May 13, 1981 and recorded in Liber E.H.K.Jr. No. 6309 folio 190 from Paul Tischler and Dorothy Tischler, his wife.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or anyway appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises unto and to the use of the said Grantee, his personal representatives and assigns, in fee simple.

AND the said Grantors hereby covenant that the Grantors have not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

R
A
E

PETITIONER'S

EXHIBIT NO. 3a

THIS DEED, Made this 13th day of May
 in the year one thousand nine hundred and eighty one, by and between
 PAUL TISCHLER and DOROTHY TISCHLER, his wife,
 parties of the first part,
 Grantor, and
 GRAYSON C. ANDERSON and BETTY D. ANDERSON, his wife,
 parties of the second part, Grantees.

WITNESSETH, That in consideration of the sum of \$ 14,000.00
 and other valuable considerations, the receipt whereof is hereby acknowledged, the
 said Grantor does hereby grant, convey and assign unto the said Grantees, as tenants
 by the entireties, their assigns and unto the survivor of them, his or her

personal representatives and assigns, all those lot(s) of ground situate in
 the 13th Election District of Baltimore County
 in the State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots Nos. 152, 153 and 154, as shown on a plat
 entitled, "Plat of Bird River Beach, Section 2", which plat is recorded among the
 Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 85.

BEING part of the property described in a Deed dated April 8, 1965, and recorded
 among the Land Records of Baltimore County in Liber R.R.G. No. 4442 folio 370, from
 Jeanette Paster to the parties of the first part herein.

0501*** 5011692 13-11-7
 0302*** 5021692 13-11-7
 0519*** 5031692 13-11-7
 0521*** 5041692 13-11-7

STATE DEPARTMENT OF
 ASSESSMENTS & TAXATION

CLERK

DATE

Page 1

B B019 210.03 a 1818 A

(Original deed lost)
 John C. (Clerk)

PETITIONER'S

EXHIBIT NO. 36

**REAL ESTATE TITLE COMPANY,
INCORPORATED**
Keyser Building
Baltimore, Md.
LExington 9-3212

THE SIMPLE LIFE

APP. No. 111037



This Deed, Made this 1st day of June

in the year one thousand nine hundred and seventy-seven by and between

DAVID W. HINES and GEORGIA ARLENE HINES, his wife, parties of the first part;
and GRAYSON C. ANDERSON and BETTY B. ANDERSON, his wife, parties of the second
part

WITNESSETH that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged; the said parties of the first part

do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives

to let and assigns, in fee-simple, all

situate, lying and being in

County of Baltimore

and described as follows, that is to say

BEING KNOWN AND DESIGNATED as Lots Nos. 153, 156 and 157, in Section 2, of Plat entitled "Bird River Beach", which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 85. The improvements thereon being known as 6545 Crooks Road.

BEING the same lots of ground which by Deed dated August 3, 1976 and recorded in Liber ERK Jr. No. 5663, folio 018 was granted and conveyed by Francis M. Preston to David W. Hines and Georgia Arlene Hines, his wife, the herein Grantors.

00000000	00000000	2	LL-2-100
00000000	00000000	2	LL-2-100
00000000	00000000	2	LL-2-100
00000000	00000000	2	LL-2-100

PETITIONER'S

EXHIBIT NO. 3C

NO CONSIDERATION

THIS DEED, Made this 8th day of APRIL in the year one thousand nine hundred and sixty-five, by and between JEANNETTE PASTER, Unmarried, of the City of Baltimore, State of Maryland, party of the first part, Grantor, and PAUL TISCHLER and DOROTHY TISCHLER, his wife, of the State of Maryland, parties of the second part, Grantees;

W I T N E S S E T H: That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's heirs and assigns, in fee simple, all those lots of ground situate in the Fifteenth Election District of Baltimore County, State of Maryland, and described as follows:

Lots Nos. 148, 149, 150, 151, 152, 153, 154 and 185, as shown on the Plat of Bird River Beach, Section 2, which Plat is recorded in the Office of the Clerk of the Circuit Court for Baltimore County in Plat Book W.P.C. No. 7, folio 85.

And the said party of the first part does further grant and convey unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's heirs and assigns, in fee simple, all that lot of ground situate and lying in Baltimore County, State of Maryland, aforesaid, and described as follows:

Lot No. 17, as shown on the Plat of Kenwood Park, which Plat is recorded among the Plat Records of Baltimore County in Plat Book J.W.S. No. 1, folio 323.

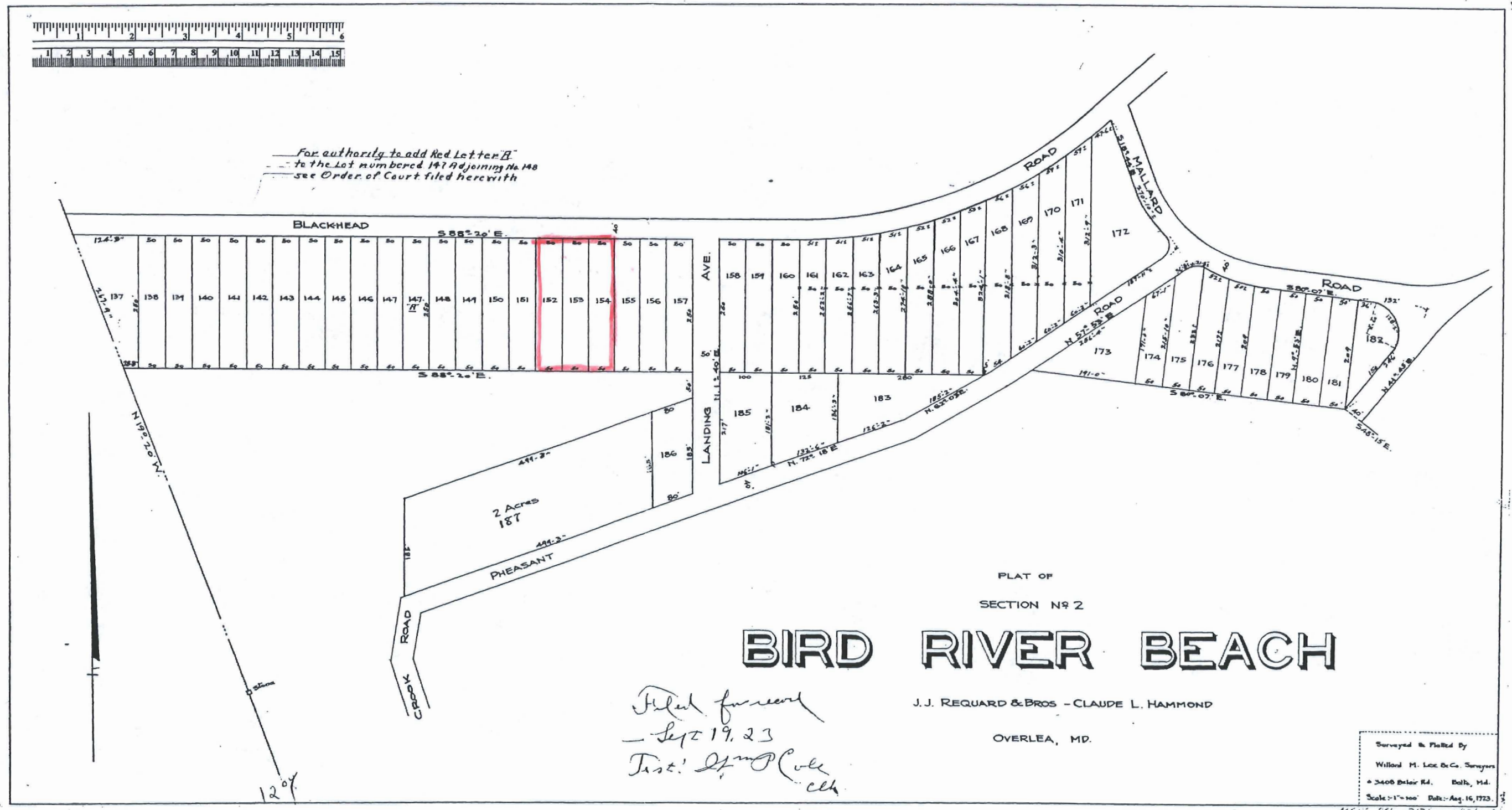
The above described lots being part of the property conveyed by Deed of even date herewith, recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County, from Paul Tischler and wife, and Marie Evans, Widow unto Jeannette Paster, Unmarried, the Grantor herein.

PETITIONER'S

EXHIBIT NO. 3d



For authority to add Red Letter B
to the Lot numbered 147 adjoining No. 148
see Order of Court filed herewith



BIRD RIVER BEACH

PLAT OF
SECTION No 2

J. J. REQUARD & BROS - CLAUDE L. HAMMOND

OVERLEA, MD.

*Filed for record
- Sept 19, 23
Dist. J. M. Cole
clh*

Surveyed & Plotted By
Willard M. Lee & Co. Surveyors
3400 Belair Rd. Balt., Md.
Scale: 1"=100' Date: Aug. 16, 1923.

MSA CSH 2136 - 4931

PETITIONER'S
EXHIBIT NO. 4

AERIAL MAP FOR 6545 CROOKS ROAD



Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995
Scale of Date Capture: 1" = 100'

Date of Aerial Photography: March 2005

The utility (sanitary sewer and/or storm drain) location information shown is not guaranteed and should only be used as a reference. Location be verified using construction drawings in room 206 of the Baltimore County GIS Services building through actual field inspection.

PETITIONER'S
EXHIBIT NO. 5



Baltimore County, MD
Department of Public Works
GIS Services

For internal use only.
The cadastral information on this plot was compiled from existing deed information. This information is not to be considered authoritative. This survey information was not field checked and certified by a licensed land surveyor.

