

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Brook Road; 240 feet E of c/l
of Stevenson Lane
9th Election District
5th Councilmanic District
(509 Brook Road)

Debra Stillman and George Poscover
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0333-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, Debra Stillman and George Poscover for property located at 509 Brook Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6.3 feet for an addition (enclosing porch) in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The subject dwelling has an existing porch that is original to the house and the owners now want to enclose the existing porch. This porch has deteriorated and replacing it with a new enclosed porch will improve the property's aesthetics. Dennis and Judy Hawkins, who reside at 511 Brook Road, indicated in a letter dated June 11, 2009 that they reviewed the drawings for the renovated porch and do not have any objections to the proposal.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

7-22-09
12

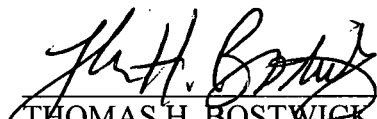
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 Petitioners.

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.

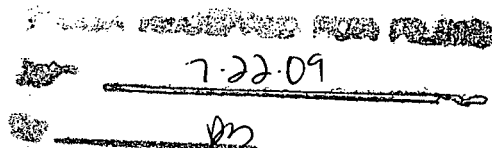
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of July, 2009 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6.3 feet for an addition (enclosing porch) in lieu of the required 10 feet 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.

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





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 22, 2009

DEBRA STILLMAN AND GEORGE POSCOVER
509 BROOK ROAD
TOWSON MD 21286

Re: Petition for Administrative Variance
Case No. 2009-0333-A
Property: 509 Brook Road

Dear Ms. Stillman and Mr. Poscover:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Steve Price, Post and Beam Design Build, 112 Colvard Court, Forest Hill MD 21050



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 509 Brook Rd
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) 1802.3. C.1; BCZR, To

Permit a sideyard setback of 6.3' for an addition (enclosing porch) in lieu of the required 10ft.

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):

Debra Stillman

Name - Type or Print

Debra Stillman

Signature

George F. Poscovey

Name - Type or Print

George F. Poscovey

Signature

509 Brook Rd 410-769-8282

Address

Telephone No.

Towson MD 21286

City

State

Zip Code

Representative to be Contacted:

Steve Price, Post & Beam Design Build

Name

112 Colvard Ct. 410-515-6464

Address

Telephone No.

Forest Hill MD 21050

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 7-22-09 day of July 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. 2009-0333-A

Reviewed By [Signature]

Date

6.23.09

REV 10/25/01

Estimated Posting Date

7.5.09

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 509 Brook Rd
Address
Towson MD 21286
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See attached sheet

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.

Debra Stillman
Signature
Debra Stillman
Name - Type or Print

George F Posover
Signature
George F Posover
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Debra Stillman *George Posover*
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires _____

WILLIAM WILKINSON IV
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires April 7, 2012

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.

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Debra Stillman
Signature
Debra Stillman
Name - Type or Print

George F. Poscover
Signature
George F. Poscover
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Debra Stillman *George Poscover*
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 509 Brook Rd
which is presently zoned DR5.5

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) 1B02.3.C.1; BCZR, to

permit a sideyard setback of 6.3 ft for an addition (enclosing porch) in lieu of the required 10 ft.

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.

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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

509 Brook Rd 410-769-8292
Address Telephone No.

Towson md 21286
City State Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Steve Price, Post & Beam Design Build

112 Colvard Ct 410-515-6464
Address Telephone No.

Forest Hill md 21050
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. 2009-0333-A

Reviewed By

Date 6-23-09

REV 10/25/01

Estimated Posting Date 7-5-09

7-22-09

1. 509 Brook Road is an older house built in the early 1950's and has a smaller lot than modern houses. This smaller than typical lot creates a practical difficulty in complying with current zoning regulations especially when trying to upscale and create more space for a growing family.

2. The fascia boards and flooring on the existing screen porch have water damage and the northeast corner of the roof sags slightly. This creates an unsightly view for the owner's and neighbors of 509 Brook Rd. The new, enclosed porch will improve the view of the property from the east and is in keeping with similar enclosed porches in the adjoining neighborhood.

3. One of the owners to 509 Brook Rd (Debra Stillman) suffers from seasonal allergies (Fall and Spring); therefore, unable to go out or even enjoy the extra additional space of the screened-in porch. Enclosing the screens with windows and air conditioning would allow Debra Stillman to utilize and enjoy the existing porch.

4. 509 Brook Rd already has an existing porch that is original to the house and the owner's just want to enclose something that is already there on the property.

ZONING DESCRIPTION

Zoning Description for 509 Brook Rd, Towson, MD 21286:

Beginning at a point on the South side of Brook Road which is 50 feet wide at the distance of 240 feet East of the centerline of the nearest improved intersecting street Stevenson Lane which is 50 feet wide. *Being Lot # 66, Block 500, in the subdivision of Greenbrier as recorded in Baltimore County Plat Book # 12, Folio # 68, containing 6350 square feet. Also known as 509 Brook Road and located in the 9th Election District, 5th Councilmanic District.

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

No. **39810**

Date: **6/23/09**

PAID RECEIPT

RECEIVED BY: _____ DATE: _____
 CASHIER: _____ DATE: _____
 TELLER: _____ DATE: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	206	0000		612					512.

Total: **512.**

Rec From: **2007-2008**

For: **2007-2008**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/06/09

Case Number: 2009-0333-A

Petitioner / Developer: DEBRA STILLMAN

Date of Hearing (Closing): JULY 20, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
509 BROOK ROAD

The sign(s) were posted on: JULY 5, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0333 -A Address 509 Brook Rd.

Contact Person: J. Murphy Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-23-09 Posting Date: 7/5 Closing Date: 7/20

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0333 -A Address 509 Brook Rd.

Petitioner's Name DEBRA STILLMAN Telephone 410-769-8292

Posting Date: 7/5/09 Closing Date: 7/20/09

Wording for Sign: To Permit A SIDESETBACK of 6.3 ft. in lieu
of the REQUIRED 10ft. for an ADDITIONAL
ENCLOSING PORCH.

WCR - Revised 7/7/08

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:

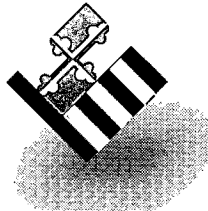
Item Number or Case Number: 0333
Petitioner: DEBRA STILLMAN
Address or Location: 509 BROOK Rd., Towson, Md. 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-769-8292



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 21, 2009

Debra Stillman & George Poscover
509 Brook Rd.
Towson, MD 21286

Dear: Debra Stillman & George Poscover

RE: Case Number 2009-0333-A, 509 Brook Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 23, 2009. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Steve Price; Post & Beam Design Build; 112 Colvard Ct.; Forest Hill, MD 21050

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2009

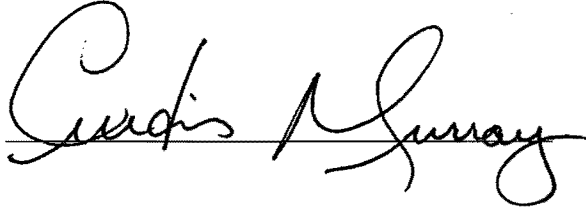
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-333- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JUL 10 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: July 13, 2009

SUBJECT: Zoning Item # 09-333-A
Address 509 Brook Road
(Stillman/ Poscover Property)

Zoning Advisory Committee Meeting of June 29, 2009

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

Reviewer: JWL

Date: 7/13/09

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 July 6, 2009
Item Nos. 2009-329, 330, 331, 333
and 334

DATE: July 14, 2009

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

DAK:CEN:cab
cc: File
ZAC-07062009-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2009

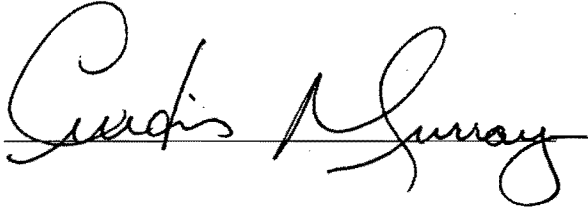
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Director, Office of Planning

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Prepared By:
CM/LL





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

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 6, 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 2009-0333-A
509 BROOK RD
POSCOVER PROPERTY
ADMIN. VARIANCE -

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. 2009-0333-A.

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

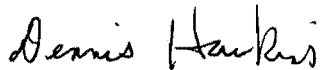
11 June, 2009

To Whom It May Concern:

We are aware that our neighbors at 509 Brook Road, George Poscover and Debra Stillman, are planning to renovate the screen porch on the east side of their house adjoining our property. They have shared the drawings with us and told us that the porch will be enclosed with windows and that they will use the same type of siding and shingles found in the rest of their house. We also understand that the renovated porch will be cantilevered over the existing foundation about ten inches towards our property line.

We agree that the renovated porch will improve the appearance of their home and of our view. We have no problems with the dimensions, design, or materials.

Regards,



Dennis Hawkins



511 Brook Road
Towson, MD 21286

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

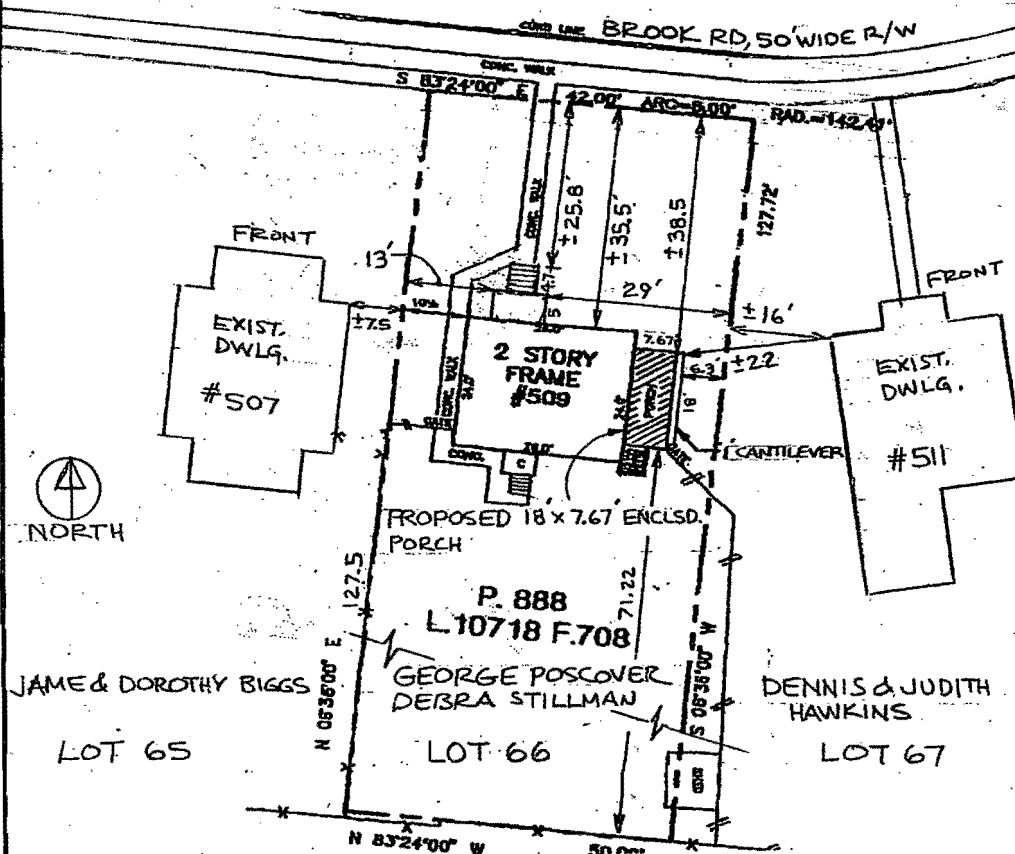
PROPERTY ADDRESS 509 BROOK RD

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

SUBDIVISION NAME GREENBRIER

PLAT BOOK # 12 FOLIO # 68 LOT # 66 SECTION # N/A

OWNER GEORGE POSCOVER DEBRA STILLMAN



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 070B2

ZONING DR 5:5

LOT SIZE .146

63.50

ACREAGE

SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

SEWER ☒

WATER. ☒

CHESAPEAKE BAY
CRITICAL AREA

YES NO

☐ ☒

100 YEAR FLOOD PLAIN

☐ ☒

HISTORIC PROPERTY/
BUILDING

☐ ☒

PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM #

ITEM #

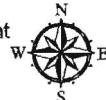
CASE #

PREPARED BY S.P.P.

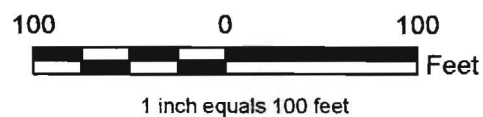
SCALE OF DRAWING: 1" = 30'



Publication Date: June 09, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

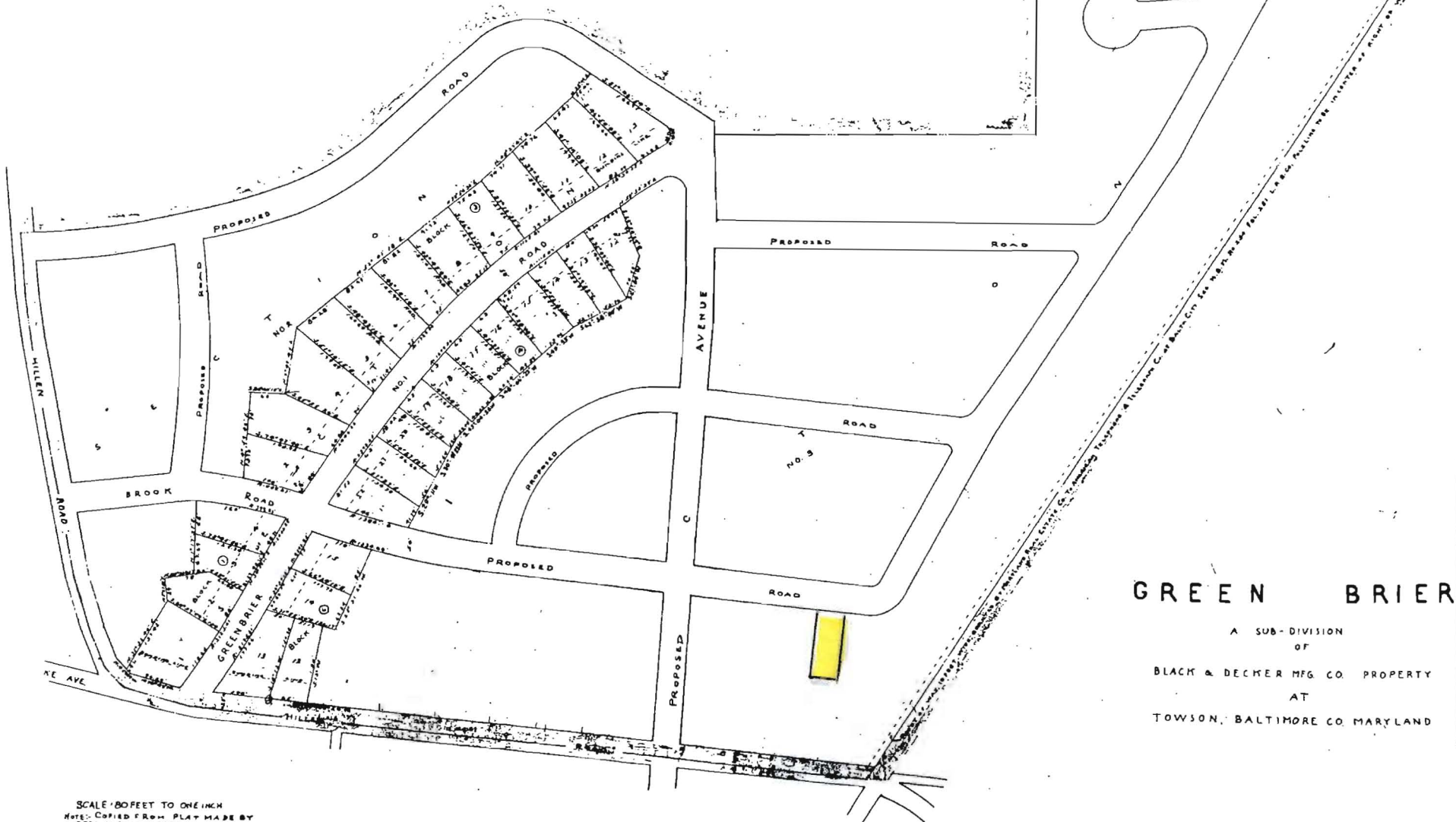


DQ Map Notes



NOTE:
SHADE AREA SUBJECT TO THE
RESTRICTIONS AS SET FORTH
IN A DEED FROM
THE BLACK & DECKER MFG CO.
TO
CHARLES B. MANN-3rd

SECTION X
RESERVED FOR SEWERAGE
PUMPING STATION



GREEN BRIER

A SUB-DIVISION
OF
BLACK & DECKER MFG CO. PROPERTY
AT
TOWSON, BALTIMORE CO MARYLAND

SCALE: 80 FEET TO ONE INCH
NOTE: COPIED FROM PLAT MADE BY
FRED H. DOLLENBERG
SURVEYOR & CIVIL ENGINEER
TOWSON MD. - DUNCAN BLDG - AUGUST 26, 1939.

NOTE: ROAD LOCATIONS IN SECTIONS NOS 2 & 3 ARE TENTATIVE.

front view



↑ side view of porch

Back view



Front view of porch + neighbors house



Back view of porch + neighbors house



Back view + neighbor's house