

IN RE: PETITION FOR ADMIN. VARIANCE
S side Mill Town Court; 180 feet W of the
c/l of Bathurst Road
1st Election District
1st Councilmanic District
(5 Mill Town Court)

James P. and Janet T. Lister
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0058-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, James P. and Janet T. Lister for property located at 5 Mill Town Court. The variance request is from Section 1B02.3.B (Sections 211.3 and 211.4, 1955 B.C.Z.R.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 5 feet and combination of side yards totaling 17 feet and a rear yard setback of 15 feet in lieu of the required 8 feet, 20 feet and 30 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a detached two car garage measuring 24 feet x 24 feet next to the existing dwelling. The property is irregularly shaped and there is no where else on the property to construct a garage. Petitioners submitted letters of support from their neighbors residing at 3 Mill Town Court, 1923 Westchester Avenue, and 7 Mill Town Court.

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.

~~STAMP~~
9.16.09
pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 30, 2009 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 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.

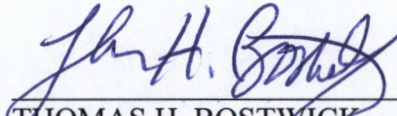
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of September, 2009 that a variance from Section 1B02.3.B (Sections 211.3 and 211.4, 1955 B.C.Z.R.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 5 feet and combination of side yards totaling 17 feet and a rear yard setback of 15 feet in lieu of the required 8 feet, 20 feet and 30 feet, respectively 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.

9.16.09
pm

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

RECEIVED FOR FILE
9-16-09
pm



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 16, 2009

JAMES P. AND JANET T. LISTER
5 MILL TOWN COURT
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2010-0058-A
Property: 5 Mill Town Court

Dear Mr. and Mrs. Lister:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Wayne Huller, 1153 Walters Mill Road, Forest Hill MD 21050



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 MILLTOWN COURT
which is presently zoned DR 5.5
formerly R-6

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.B., BCZR (Sections 211.3 and 211.4, 1955 BCZR)

To permit an addition with a side yard setback of 5-feet and combination of side yards totaling 17-feet and a rear yard setback of 15-feet in lieu of the required 8-feet, 20-feet and 30-feet, respectively.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

JAMES P. LISTER
Name - Type or Print _____
Signature James P. Lister _____
JANET T. LISTER
Name - Type or Print _____
Signature Janet T. Lister _____
5 MILLTOWN COURT 410-744-0211
Address _____ Telephone No. _____
CATONSVILLE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

WAYNE HULLER
Name _____
1153 WALTERS MILL RD 410-215-4356
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. 2010-0058-A

Reviewed By [Signature]

Date 8/20/09

REV 10/25/01

Estimated Posting Date 9.16.09

8/30/09

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.

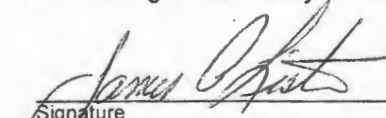
That the Affiant(s) does/do presently reside at

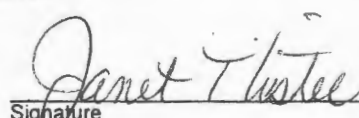
5 MILL TOWN COURT
Address
CATONSVILLE MD 21228
City State Zip Code

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):

BUILD TWO CAR GARAGE (DETACHED) NEXT TO
EXISTING HOME.

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
JAMES P. LISTER
Name - Type or Print


Signature
JANET T. LISTER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

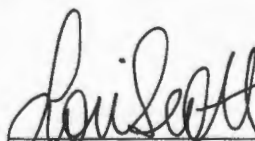
I HEREBY CERTIFY, this 8th day of August, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet Lister and James Lister
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/07


Notary Public
My Commission Expires 3/26/2011

Zoning Description for #5 Milltown Ct.

Beginning at a point on the south side of Milltown Ct. which is 30 feet wide at the distance 180 feet west of the centerline of the nearest improved intersecting street Bathurst Rd. which is 50 feet wide. Being Lot#139, Block B, Section 2 in the subdivision of Westchester as recorded in Baltimore County Plat Book #33, Folio #121, containing *8468* . Also known as #5 Milltown Ct. and located in the #1 Election District, #1 Councilmanic District.

2010-0058-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-0058 -A Address 5 Milltown Ct

Contact Person: LEONARD WOSILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/20/09 Posting Date: 8/30/09 Closing Date: 9/14/09

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2000-0058 -A Address 5 Milltown Ct

Petitioner's Name Tom & Janet Liston Telephone 410-744-0211

Posting Date: 8/30/09 Closing Date: 9/14/09

Wording for Sign: To permit an addition with a side yard setback of 5-feet and combination of side yards totaling 17-feet and a rear yard setback of 15-feet in lieu of the required 8-feet, 20-feet and 30-feet, respectively.

WCR - Revised 7/7/08

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

RE: 2010-0058-A.

Petitioner/Developer: _____

Tom and Janet Lister

Date of Hearing/closing: September 14 2009

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

Attn; Kristin Matthews;

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
5 Milltown Ct.

The sign(s) were posted on August 30, 2009
(Month, Day, Year)

Sincerely,

Robert Black August 31, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #2010-0058-A

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF
5- FEET COMBINATION OF SIDE YARDS TOTALING 17- FEET
AND A REAR YARD SETBACK OF 15- FEET IN LIEU OF THE REQUIRED
8- FEET, 20- FEET AND 30- FEET RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 9-14-09

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 15, 2009

James P & Janet T. Lister
5 Mill Town Court
Catonsville, MD 21228

Dear: James P & Janet T. Lister

RE: Case Number 2010-0058-A, 5 Mill Town Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 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
Wayne Huller; 1153 Walters Mill Rd.; Forest Hill, MD 21050

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 10, 2009

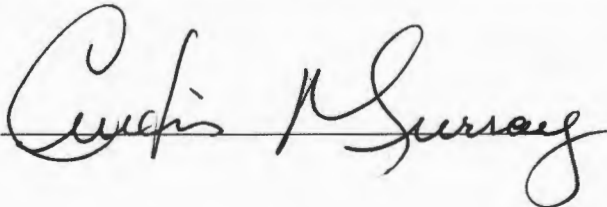
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

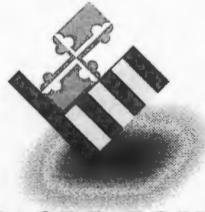
SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-058- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:
CM/LL

A handwritten signature in black ink, appearing to read "Curtis M. Gurrage", is written over a horizontal line.



BALTIMORE COUNTY
M A R Y L A N D

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

September 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 31, 2009

Item Numbers 0103, 0056, 0057, 0058, 0059, 0060, 061, 0062, 0063 and 0064

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 3, 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. 2010-0088-A
5 MILL TOWN COURT
LISTED 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. 2010-0088-A.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael A. Bailey", is written over the typed name of Steven D. Foster.

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 4, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For response date September 14, 2009
Item Nos. 2008-103, 2010-056, 057, 058,
059, 060, 061, 062, 064, 065, 066

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09142009 -NO COMMENTS.doc

AV 9/14

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2009
SUBJECT: Zoning Item # 10-058-A
Address 5 Mill Town Court
(Lister Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

Reviewer: JWL

Date: 9/29/09

Patricia Zook - Re: Case 2010-0058-A - administrative variance - comment needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 9/16/2009 11:29 AM
Subject: Re: Case 2010-0058-A - administrative variance - comment needed

Patti:
We had no comment on 2010-0058-A.
Dennis Kennedy

>>> Patricia Zook 9/15/2009 3:30 PM >>>
Hello Dennis -

This administrative variance was just brought over and the file is missing comments from your office. If you have no comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help.

CASE NUMBER: 2010-0058-A
5 Mill Town Court
Location: S side Mill Town Court; 180 feet W of the c/l of Bathurst Road.
1st Election District, 1st Councilmanic District
Legal Owner: James and Janet Lister

ADMINISTRATIVE VARIANCE To permit an addition with a side yard setback of 5 feet and combination of side yards totaling 17 feet and a rear yard setback of 15 feet in lieu of the required 8 feet, 20 feet and 30 feet, respectively.

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

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2010-0058-A - administrative variance - comment needed

From: Patricia Zook
To: Kennedy, Dennis
Date: 9/15/2009 3:30 PM
Subject: Case 2010-0058-A - administrative variance - comment needed

Hello Dennis -

This administrative variance was just brought over and the file is missing comments from your office. If you have no comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help.

CASE NUMBER: 2010-0058-A

5 Mill Town Court

Location: S side Mill Town Court; 180 feet W of the c/l of Bathurst Road.

1st Election District, 1st Councilmanic District

Legal Owner: James and Janet Lister

ADMINISTRATIVE VARIANCE To permit an addition with a side yard setback of 5 feet and combination of side yards totaling 17 feet and a rear yard setback of 15 feet in lieu of the required 8 feet, 20 feet and 30 feet, respectively.

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

410-887-3868

pzook@baltimorecountymd.gov

*Order & cover
letter drafted
9-16-09*

I, HUGH BUFFINGTON JR, owner and primary resident of
3 MILLTOWN COURT, submit this letter to confirm that I
am in support of the proposed variance submitted by James and Janet Lister
for 5 Mill Town Court.

Signed this 9TH day of AUGUST, 2009



Signature

HUGH BUFFINGTON JR

Name – Type or Print

2010-0058-A

I, Mary Lou Blasetti, owner and primary resident of 1923 Westchester Avenue, submit this letter to confirm that I am in support of the proposed variance submitted by James and Janet Lister for 5 Mill Town Court.

Signed this 9 day of August, 2009

Mary Lou Blasetti

Mary Lou Blasetti

2010-0058-A

I, PATRICIA SCHWARTZ, owner and primary resident of
7 Mill Town Ct, submit this letter to confirm that I
am in support of the proposed variance submitted by James and Janet Lister
for 5 Mill Town Court.

Signed this 10 day of August, 2009

Patricia P. Schwartz
Signature

PATRICIA P. SCHWARTZ

Name – Type or Print

2010-0058-A









0103004157

1915

1600002164

Pt. Bk. 34 Folio 73

0113754160

6

0103672410

4

0103004158

514

512

0103004159

510

0103004160

PDM # 010129

7.

0103004177

DR 5.5

1 ED

0103004800

Pt. Bk. 33 Folio 121

5'

0103004166

3

0102573180

Pt. Bk. 31 Folio 61

1

0102851151

502

0123500212

6

0120301390 4

4.

0123003650

500

19670096

BATHURST RD

MILLTOWN CT

BATHURST RD

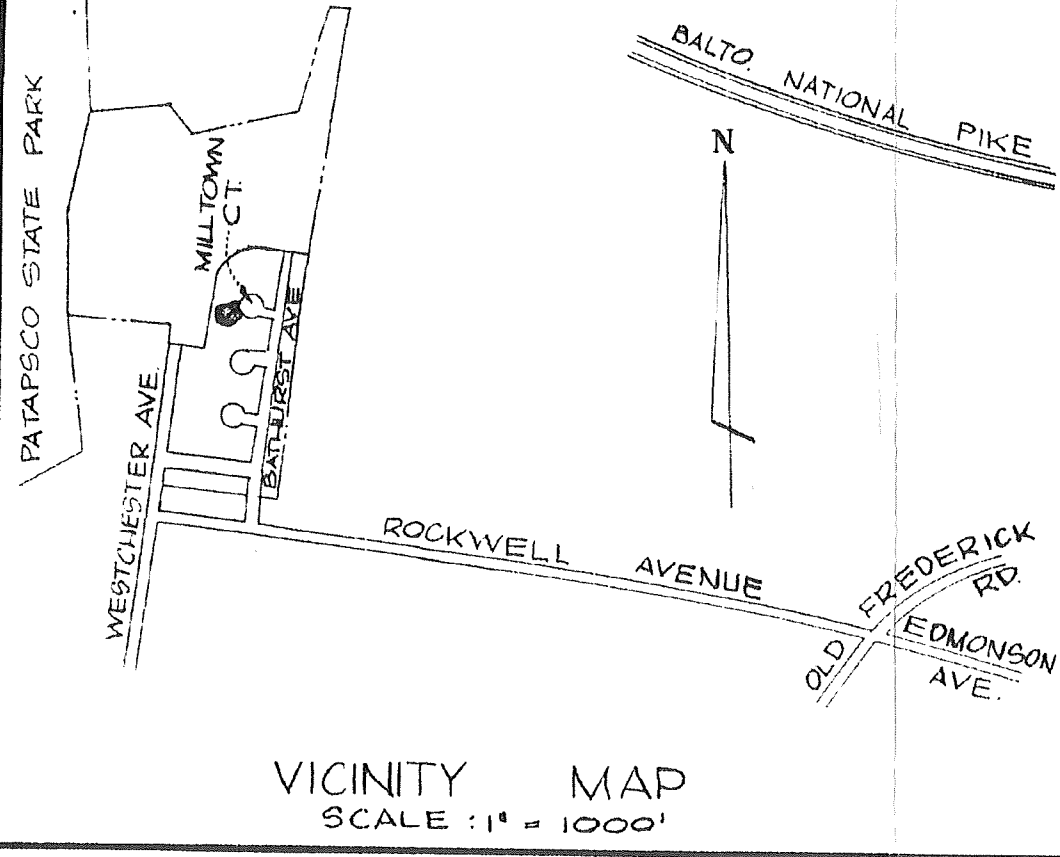
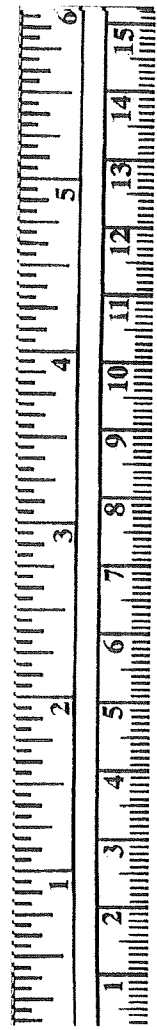
0103474940

0111153040

Pt. Bk. 32 Folio 60

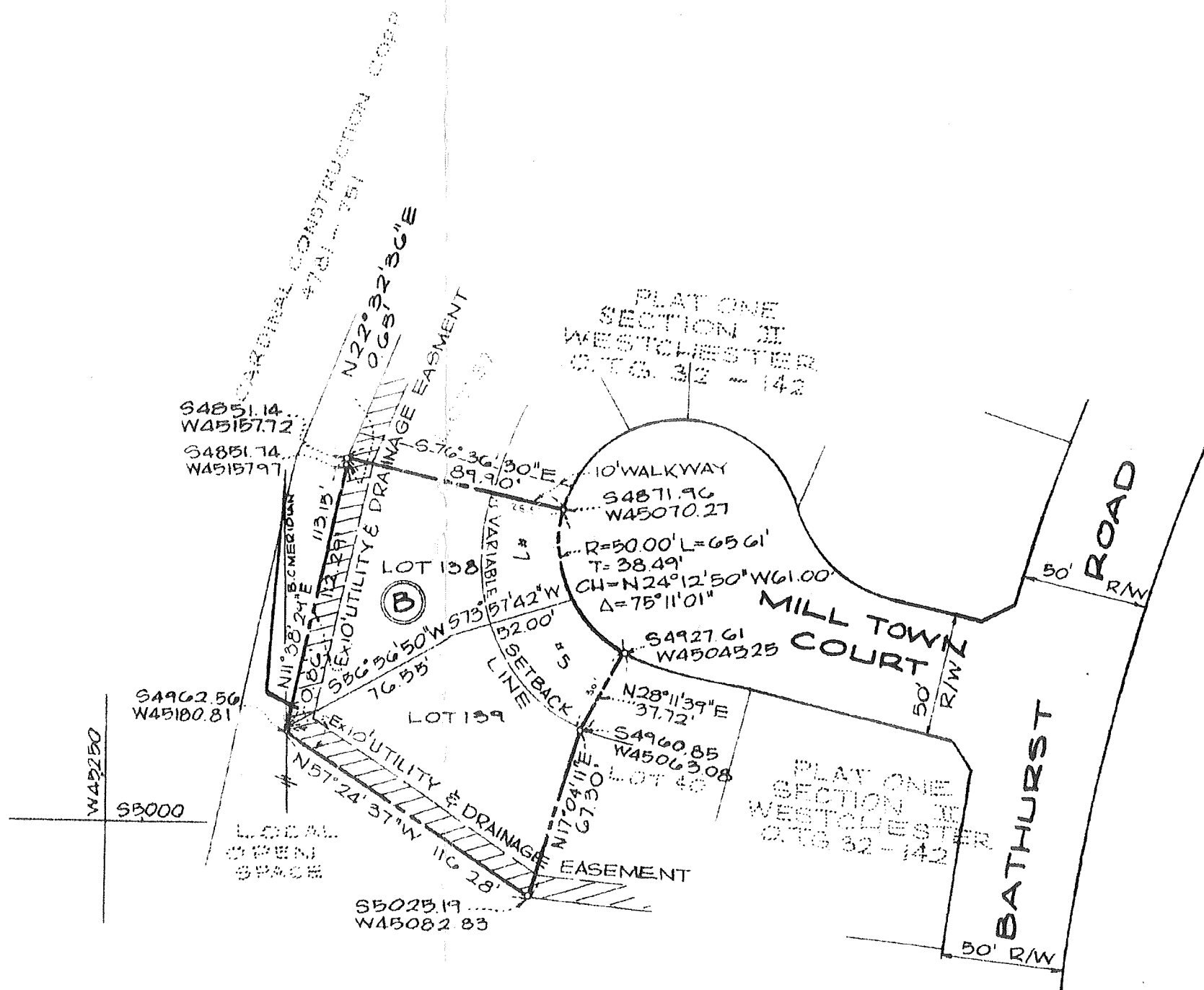
0118103250

2010-0058-A



VICINITY MAP
SCALE: 1" = 1000'

2010-0058-A



LEGEND

OUTLINE SHOWN THUS: _____
R/W'S SHOWN THUS: _____
EXIST. UTILITY EASEMENTS SHOWN THUS: _____
SETBACK LINES SHOWN THUS: _____

NOTE:
LOTS 138 AND 139 BLOCK - B OF THIS PLAT IS A RESUBDIVISION OF LOTS 38 AND 39 BLOCK - B - PLAT ONE SECTION TWO "WESTCHESTER" RECORDED AMONG RECORDS OF BALTO. CO., MD. DATED MAY 20, 1968 IN LIBER O.T.G. 32 FOLIO 142.

O.T.G. 33 FOLIO 121

RECEIVED for Record
AUG 22 1969 at A.M.
same day recorded in liber
O.T.G. No. folio
One of the Records of
Baltimore County and ex-
amined, per

Donald T. Hensley

RESUBDIVISION OF PART OF PLAT ONE - SECTION TWO WESTCHESTER

BALTO. CO., MD. ELECT. DIST. #1
SCALE: 1" = 50' AUGUST 14, 1969

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-7073 86428.97 W44279.55
X-7074 56622.01 W43759.50

NOTE:
THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DEDICATION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:
CERTIFICATION IS HEREBY MADE THAT ALL THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND CHAPTER 20A, ACTS OF 1943 HAVE BEEN COMPLIED WITH ON THIS PLAT.
CARDINAL CONSTRUCTION CORP

PRESIDENT DATE

SURVEYORS CERTIFICATE:

CERTIFICATION IS HEREBY MADE THAT THIS PLAT WAS COMPUTED BY G. W. STEPHENS, JR. & ASSOCIATES INC. AND THAT IT MEETS THE REQUIREMENTS OF SECTION 72-B ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1947 SUPPLEMENT AND ALL SUPPLEMENTS THERETO.

James O. Amason, Jr.
REG. NO. 2086 DATE 8/14/69

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

Donald J. Rogers
DEPUTY STATE & COUNTY HEALTH OFFICER DATE 8-20-69

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

George E. Jureles
DIRECTOR DATE 8/19/69

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

TOWSON, MARYLAND 21204

BEL AIR, MARYLAND 21014

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

Horatio H. Mearns
ROADS ENGINEER OF BALTIMORE CO., MD. DATE 8/21/69

P.W.A. COMPLETED 1.680892
FINAL PLAT CHECKED:
PLANNING
ENGINEERING
DATE

COMPUTED BY: L.B.J. CHECKED BY: D.J.A.
DRAWN BY: W.H.N. W.O. NO. 1774

65416

MSA SSU 1036-5157

33-121

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

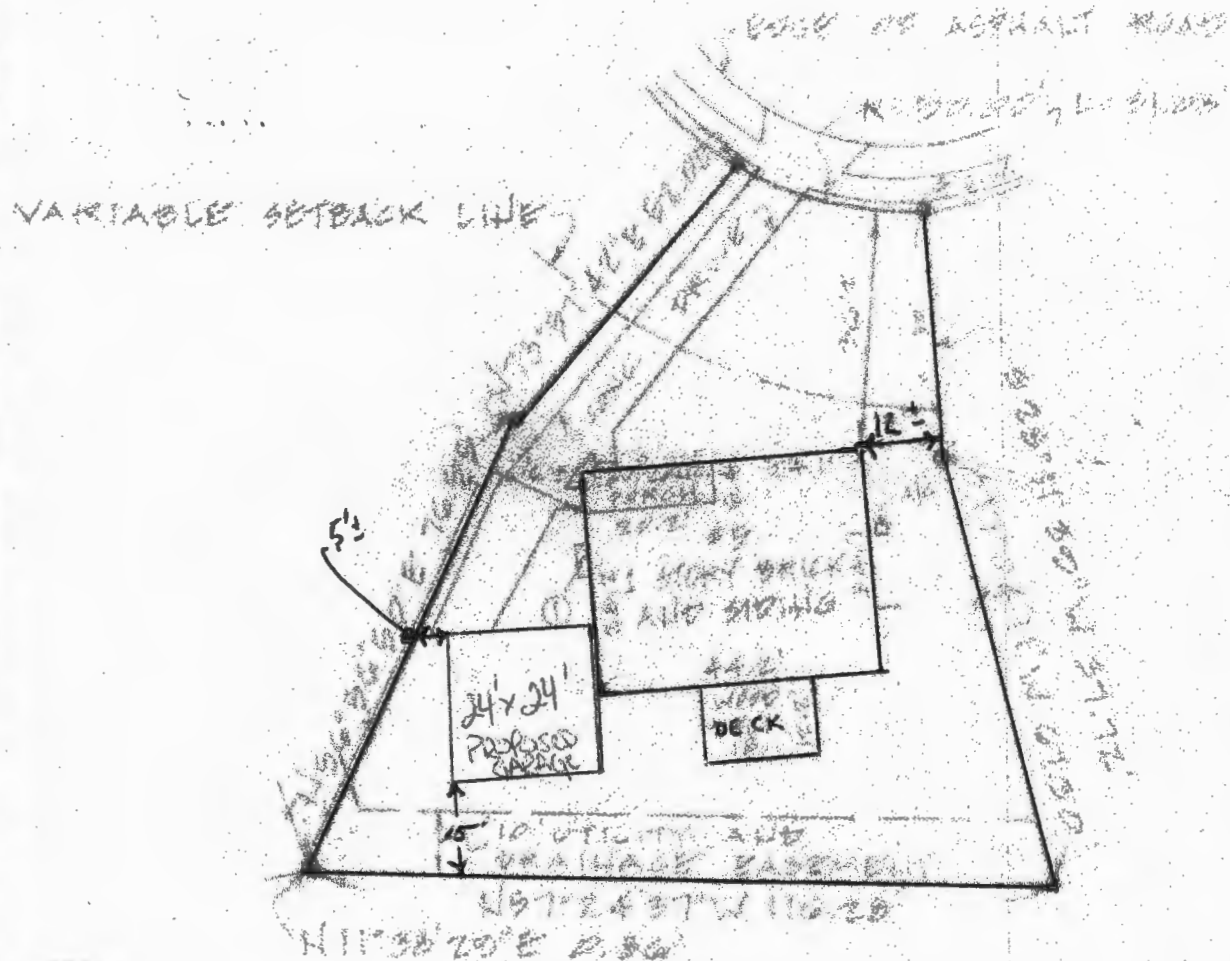
PROPERTY ADDRESS #5 MILLTOWN COURT

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

SUBDIVISION NAME WESTCHESTER

PLAT BOOK # 33 FOLIO # 121 LOT # 139 SECTION # 2

OWNER TOM & JANET LISTER



NORTH

PREPARED BY Wayne Huller

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT #1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 094B3

ZONING DR 5.5 formerly RG

LOT SIZE 8468

ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

W | 2010 | 0058-A