

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Jill Court; 220 feet W of the c/l of
Amy Brent Way
4th Election District
3rd Councilmanic District
(2 Jill Court)

Zinoviy Fradlin and Alla Fradlina
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0106-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, Zinoviy Fradlin and Alla Fradlina for property located at 2 Jill Court. The variance request is from Section 1A04.3.B.4 (1A00.3.B.3 R.D.P. 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 35 foot setback to the street right-of-way and 60 feet to the centerline of the street in lieu of the required 50 feet and 75 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition measuring 22.8 feet x 28.4 feet to accommodate an elderly parent who is moving in with them. The dwelling was constructed at an angle on the property therefore the proposed addition is within the setbacks. The location of the proposed addition as depicted on the site plan works with the existing floor plan of the home. The property is served by private water and sewer systems.

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.

10-27-09
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The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 4, 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.

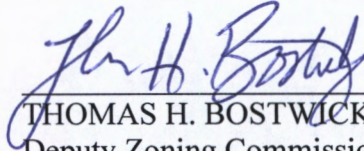
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 27th day of October, 2009 that a variance from Section 1A04.3.B.4 (1A00.3.B.3 R.D.P. 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 35 foot setback to the street right-of-way and 60 feet to the centerline of the street in lieu of the required 50 feet and 75 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.

10.27.09
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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 FILING
10-27-09
m



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2 JILL CT.
which is presently zoned R.C.8

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) 1A04.3B.4. (BCZR), (1A00.3B.3. RDP 1970)

TO PERMIT AN ADDITION WITH A 35-FOOT SETBACK TO THE STREET RIGHT-OF-WAY AND 60-FEET TO THE CENTERLINE OF THE STREET IN LIEU OF THE REQUIRED 50-FEET AND 75-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):

Zinovy Fradun
Name - Type or Print _____
Zinovy
Signature _____
Alia Fraduna
Name - Type or Print _____
Alia Fraduna
Signature _____
2 JILL CT.
Address _____ Telephone No. _____
Reisterstown MD 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

Zinovy Fradun
Name _____
2 JILL CT. 410.978-8236
Address _____ Telephone No. _____
Reisterstown MD 21136
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. 2010-0106-A

Reviewed By D.T. Date 9/25/09

REV 10/25/01

Estimated Posting Date 10/4/09

10-27-09

pm

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

2511 CT
Address
Reisterstown MD 21136
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):

Our mother, Kapelung Kostnytega, has dementia and problem with her legs. Her dementia progress with the every day and she will not be able to leave by herself. Because she can't walk steps, we plan to build additional bedroom for her on the ground floor and move her to this bedroom.

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.

ZF
Signature
Zinovy Fradun
Name - Type or Print

Alla Fraduna
Signature
Alla Fraduna
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of September 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Zinovy & Alla Fradun

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 27, 2009

ZINOVIY FRADLIN AND ALLA FRADLINA
2 JILL COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2010-0106-A
Property: 2 Jill Court

Dear Zinoviy Fradlin and Alla Fradlina:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

Zoning Description for 2 JILL COURT

Beginning at a point on the north side of Jill Court
having a 50-foot wide right-of-way at a distance of 220-feet
west of the centerline of Amy Brent Way which has a 50-foot
right-of-way. Being Lot #20 in the subdivision known as
"Section One, NOB HILL - EAST" and containing 47,920 square
feet and located in the 4th Election District and 3rd Councilman
District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0106 -A Address 2 JILL CT.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/25/09 Posting Date: 10/4/09 Closing Date: 10/19/09

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

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 2010- 0106 -A Address 2 JILL CT.

Petitioner's Name FRADWIN Telephone 410-833-6967

Posting Date: 10/4/09 Closing Date: 10/19/09

Wording for Sign: TO PERMIT AN ADDITION WITH A 35-FOOT SETBACK TO THE
STREET RIGHT-OF-WAY AND 60-FEET TO THE CENTERLINE OF THE
STREET IN LIEU OF THE REQUIRED 50-FOET AND 75-FOET, RESPECTIVELY.

Revised 8/20/09

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: ~~POR. ZINOVIN FRADLIN~~ 2010-0106-A

Petitioner: FRADLIN

Address or Location: 2 JILL CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. ZINOVIN FRADLIN

Address: 2 JILL CT.

REISTERSTOWN, MD 21136

Telephone Number: 410-978-8236

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

No. 48752

Date: 9/25/09

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	206	0000		0150					65.00

Total: 65.00

Rec
From: EMILY FRENCH

For: 4010-DIOG-P

2 TIME

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 10/4/09

RECEIVED

RE: Case Number: 2010-106-A

OCT 26 2009

Petitioner/Developer: Zinovy Fradler

ZONING COMMISSIONER

Date of Hearing/Closing: 10/19/09

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 2 Till Ct

The signs(s) were posted on 10/4/09
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

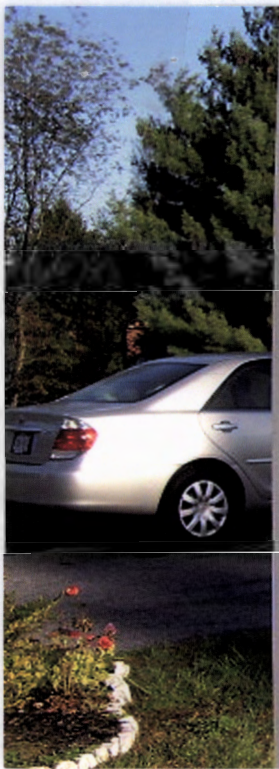
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ZONING
ADMINISTRATIVE
VARIANCE

CASE # 2010-0106-A
TO PERMIT AN ADDITION WITH A
35-FOOT SETBACK TO THE STREET RIGHT-
OF-WAY AND 60 FEET TO THE CENTER LINE
OF THE STREET IN LIEU OF THE REQUIRED
50 FEET AND 75 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 10-17-10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, 111 WEST CHESAPEAKE





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 19, 2009

Zinviy & Aua Fradun
2 Jill Ct.
Reisterstown, MD 21136

Dear: Zinviy & Aua Fradun

RE: Case Number 2010-0106-A, 2 Jill Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 25, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2009

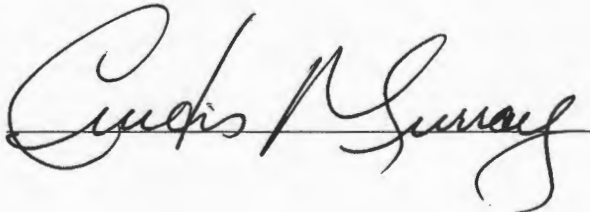
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-106- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

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



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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006, 0034, 0088, 0096, 0097, 0098, 0099, 0100, 0102, 0103, 0104, 0106, 0107, 0108, 0109, 0111, 0113 and 0115

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2009

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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-10192009.b -NO COMMENTS.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

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

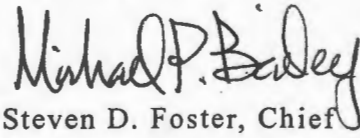
RE: Baltimore County
Item No. 2010-0106-A
2 JILL CT
FRADUN PROPERTY
ADMIN. VARIANCE

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. 2010-0106-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,

For 
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.sha.maryland.gov

AV
10-19-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 04 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: November 3, 2009
SUBJECT: Zoning Item # 10-106-A
Address 2 Jill Court

Zoning Advisory Committee Meeting of October 5, 2009

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

Reviewer: JWL

Date: 11/3/09

2010-0106-#



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 04 Account Number - 1700005150

Owner Information

Owner Name:	FRADLIN ZINOVY FRADLINA ALLA	Use:	RESIDENTIAL
Mailing Address:	2 JILL CT REISTERSTOWN MD 21136-4605	Principal Residence:	YES
		Deed Reference:	1) /23211/ 396 2)

Location & Structure Information

Premises Address	Legal Description
2 JILL CT	2 JILL CT NOB HILL EAST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
48	3	201			1		20	1	Plat Ref: 38/ 22

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1986	2,016 SF	1.06 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	120,720	120,720		
Improvements:	297,370	297,370		
Total:	418,090	418,090	418,090	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: STINCHCOMB CHARLES F,JR	Date: 01/11/2006	Price: \$300,000
Type: NOT ARMS-LENGTH	Deed1: /23211/ 396	Deed2:
Seller: STINCHCOMB CHARLES F,JR	Date: 02/27/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12690/ 246	Deed2:
Seller: REGAL BUILDERS I NC	Date: 06/06/1986	Price: \$160,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7185/ 379	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



2010-0106-A



2010-0106-A



2010-0106-A



2010-0106-A

Bing Maps

 **2 Jill Ct, Reisterstown, MD 21136-4605**

My Notes

 **FREE!** Use **Bing 411** to find movies, businesses & more: **800-BING-411**

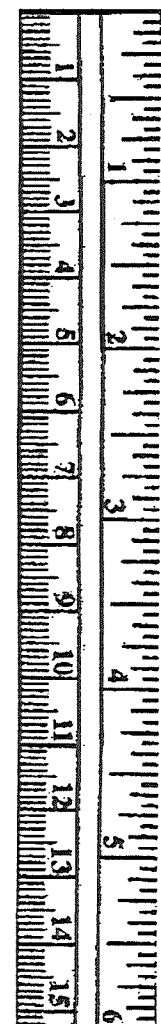


Bird's eye view maps can't be printed, so another map view has been substituted.

2010-0106-A



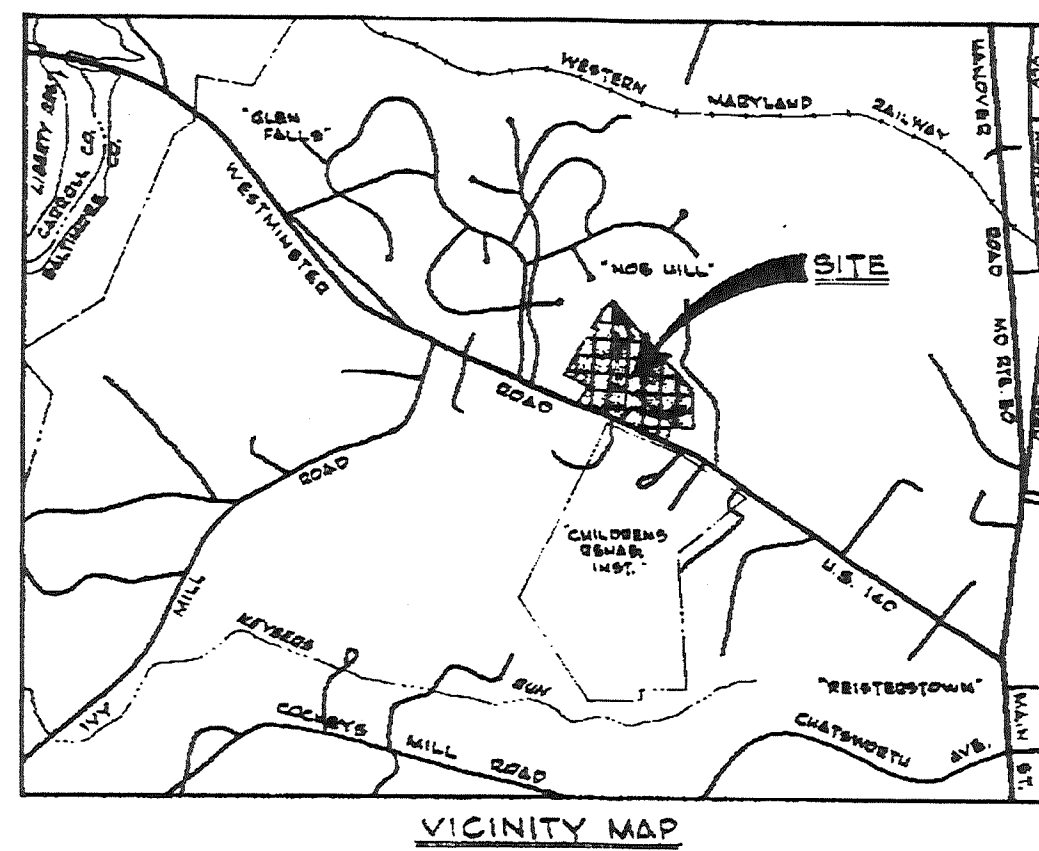
2010-0106-A



N 67,000
W 65,500
N 65,500
N 67,000



DENSITY CALCULATIONS
EXISTING ZONING RDP
MIN. LOT SIZE 45,560 S.F.
GROSS AREA 30.53 AC.
NET AREA 26.42 AC.
PERMITTED NO. OF LOTS 26
PROPOSED NO. OF LOTS 20
GROSS DENSITY 0.66 LOTS/AC.
NET DENSITY 0.76 LOTS/AC.



CURVE DATA

FROM	TO	RADIUS	LENGTH	TANGENT	Δ ANGLE	CHORD BEARING	DISTANCE
21	22	406.97'	213.09'	109.05'	30°00'00"	N37°55'09"E	210.66'
43	42	356.97'	186.91'	95.65'	30°00'00"	N37°55'09"E	184.78'
23	24	356.97'	135.25'	68.45'	21°42'33"	N42°06'53"E	134.45'
41	40	406.97'	154.20'	78.04'	21°42'33"	N47°06'53"E	153.28'
36	37	434.26'	212.35'	108.34'	28°01'01"	N48°42'50"E	210.24'
39	38	364.26'	224.41'	115.51'	33°21'39"	N47°59'26"E	221.23'
27	28	1457.40'	483.29'	243.89'	19°00'00"	N49°14'24"W	481.08'
34	33	1407.40'	466.71'	235.52'	19°00'00"	N49°14'24"W	464.58'
29	30	50.00'	36.14'	18.90'	41°24'35"	N60°26'41"W	35.36'
32	31	50.00'	36.14'	18.90'	41°24'35"	N19°02'06"W	35.36'
30	31	50.00'	229.35'		262°49'10"		

COORDINATES

NO.	NORTH	WEST	NO.	NORTH	WEST
1	65,645.50	64,815.82	25	66,121.67	64,355.57
2	65,851.66	65,302.23	26	66,142.28	64,373.61
3	66,230.95	65,095.18	27	66,164.23	64,429.77
4	66,364.20	65,346.45	28	66,478.32	64,774.16
5	66,531.28	65,276.87	29	66,513.81	64,823.67
6	66,710.84	65,224.35	30	66,531.25	64,854.42
7	66,801.68	65,152.47	31	66,519.20	64,796.75
8	66,781.87	65,106.57	32	66,545.78	64,785.22
9	66,868.41	65,070.54	33	66,510.29	64,755.71
10	66,885.20	65,116.46	34	66,206.97	64,403.82
11	66,956.05	65,085.90	35	66,184.60	64,366.97
12	67,121.53	64,909.07	36	66,188.88	64,346.85
13	66,134.03	64,013.29	37	66,327.60	64,188.87
14	65,654.44	63,994.32	38	66,289.09	64,153.94
15	65,675.15	64,239.77	39	66,141.05	64,318.33
16	65,443.20	64,335.53	40	66,021.36	64,390.98
17	65,424.83	64,346.42	41	65,907.65	64,493.77
18	65,627.90	64,825.56	42	65,811.30	64,621.50
19	65,646.91	64,819.14	43	65,665.62	64,735.18
20	65,657.51	64,792.92	44	65,638.00	64,746.89
21	65,685.14	64,781.22	45	65,611.78	64,736.28
22	65,851.21	64,651.61			
23	65,941.57	64,523.88			
24	66,047.30	64,433.72			

E.H.K. JR. 38 FOLIO 22

Filed f - 20
Date SEP 23 1974
Test:

John H. [Signature]
Clerk

SECTION ONE

NOB HILL - EAST

FOURTH ELECTION DISTRICT, BALTIMORE CO., MD.
SCALE 1"=100'
JANUARY 2, 1974

OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTION 12-B, ARTICLE 17, OF THE ANNOTATED CODE OF MARYLAND (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Samuel Henry Jackson 12.24.73
OWNER DATE

SURVEYOR'S CERTIFICATE

I, WILLIAM T. SADLER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 459, CHAPTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

William T. Sadler 1-17-1974
PROFESSIONAL LAND SURVEYOR NO. 7730 DATE

NOTES

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

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY
595 BM X 8820 N 64.279.05 X 8821 N 64.791.67
W 62.511.65 W 63.321.53

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

John H. [Signature] 1/15/74
DEPUTY STATE & COUNTY HEALTH OFFICE DATE

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

DIRECTOR DATE

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

ROADS ENGINEER OF BALTIMORE CO., MD. DATE

W.T. SADLER INC. SURVEYORS

458 MAIN STREET
REISTERSTOWN, MD. 21136

COMPUTED BY: W.T.S.
DRAWN BY: W.T.S.
CHECKED BY: J.R.L.

PROJECT
NO.
44212

MSA SS4 1236-6431

RECORD PLAT

2010-0106-A

Lot # 1

6

Lot # 2
2300012320

4.

2

2300012323
Lot # 5

4 ED RC 8
3 CD 048B1
NW 17-K

3.

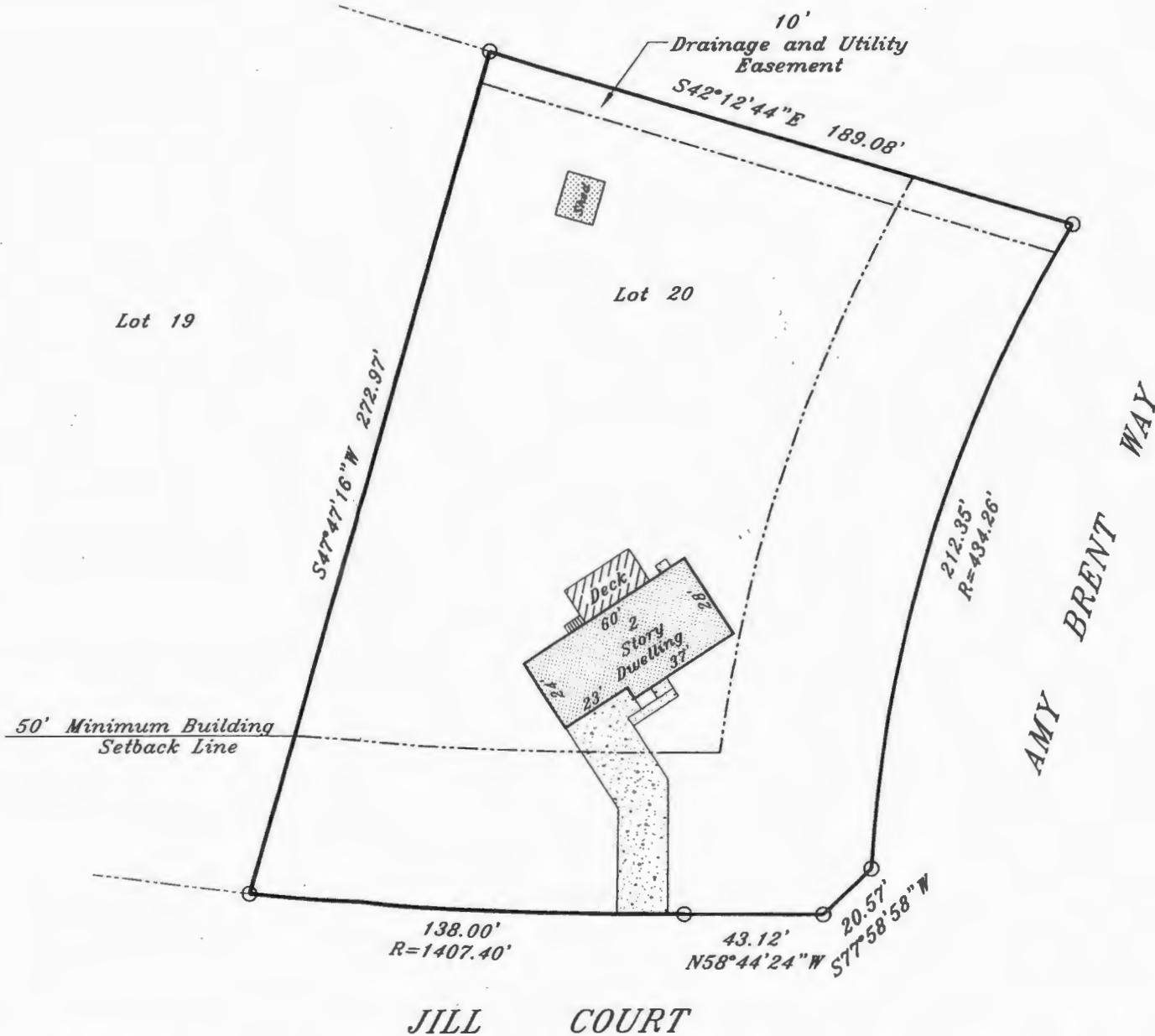
1►

11

Lot # 9
1700005139

4'

2010-0106-A





Location Drawing

Scale: 1" = 50'

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, dwellings or other existing or future improvements nor does this plat purport to reflect setbacks or other distances with any specific level of accuracy. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

2 Jill Court
 Baltimore County, Maryland

William T. Matthews 11/7/05

Ruxton Design Corporation

8422 Bellona Lane

Suite 300

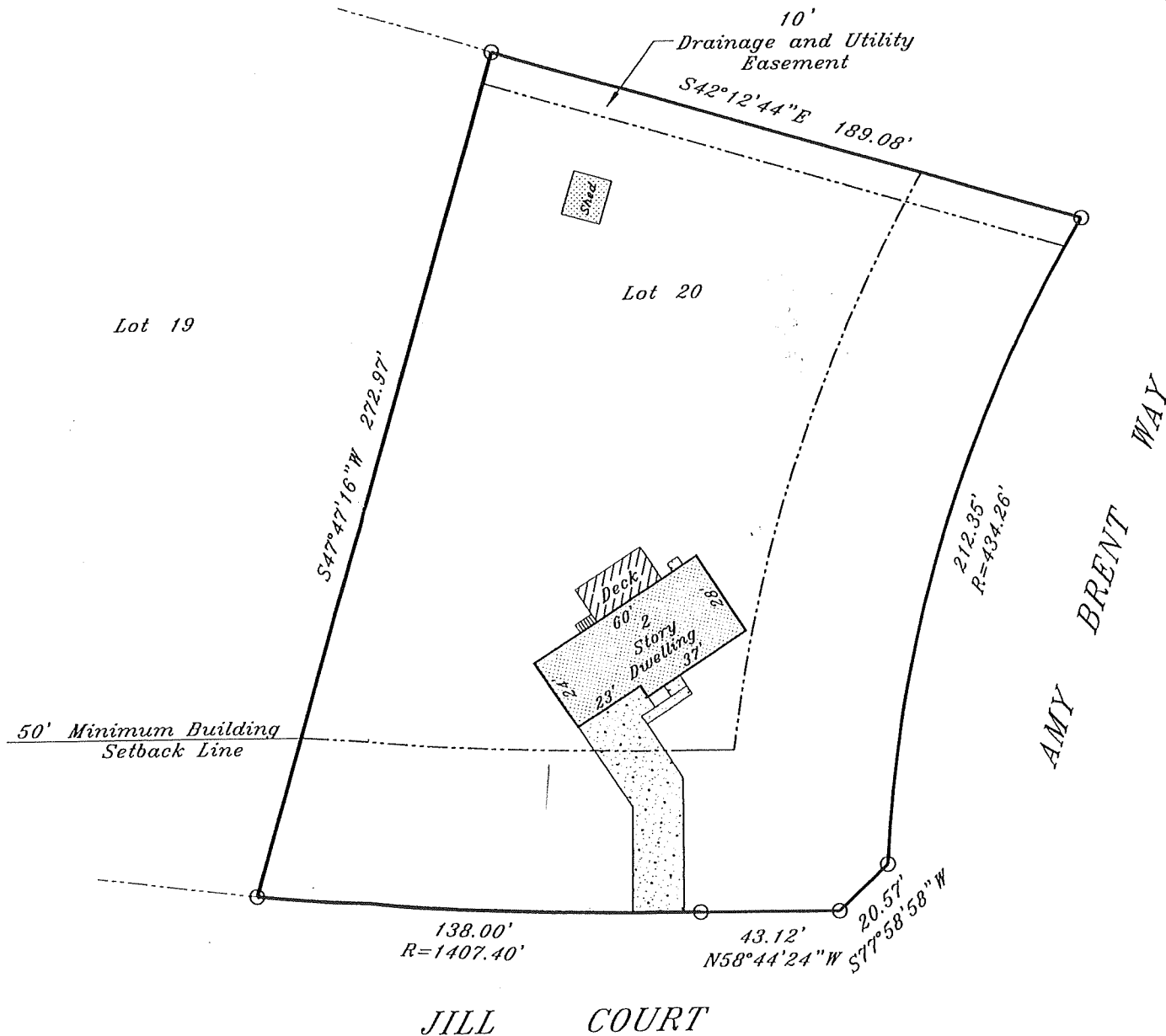
Towson, Maryland 21204

410-823-5000

410-823-0115fax

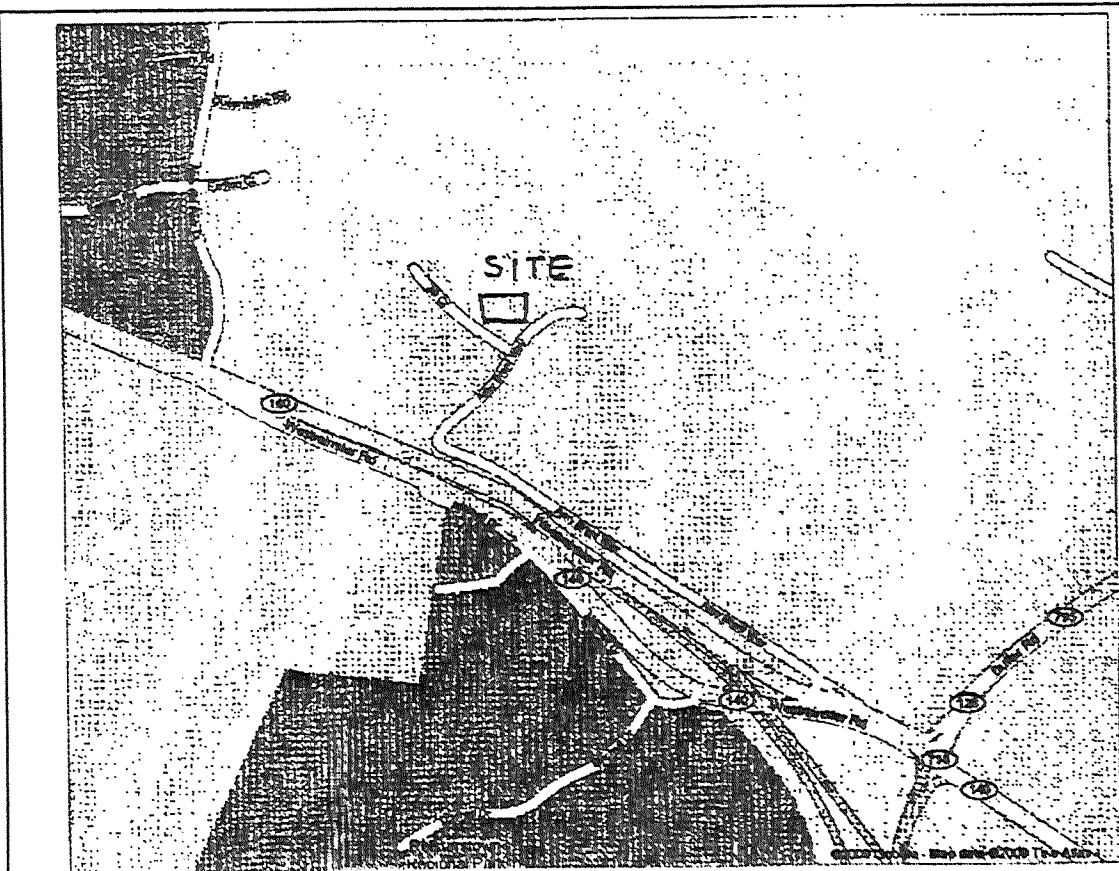
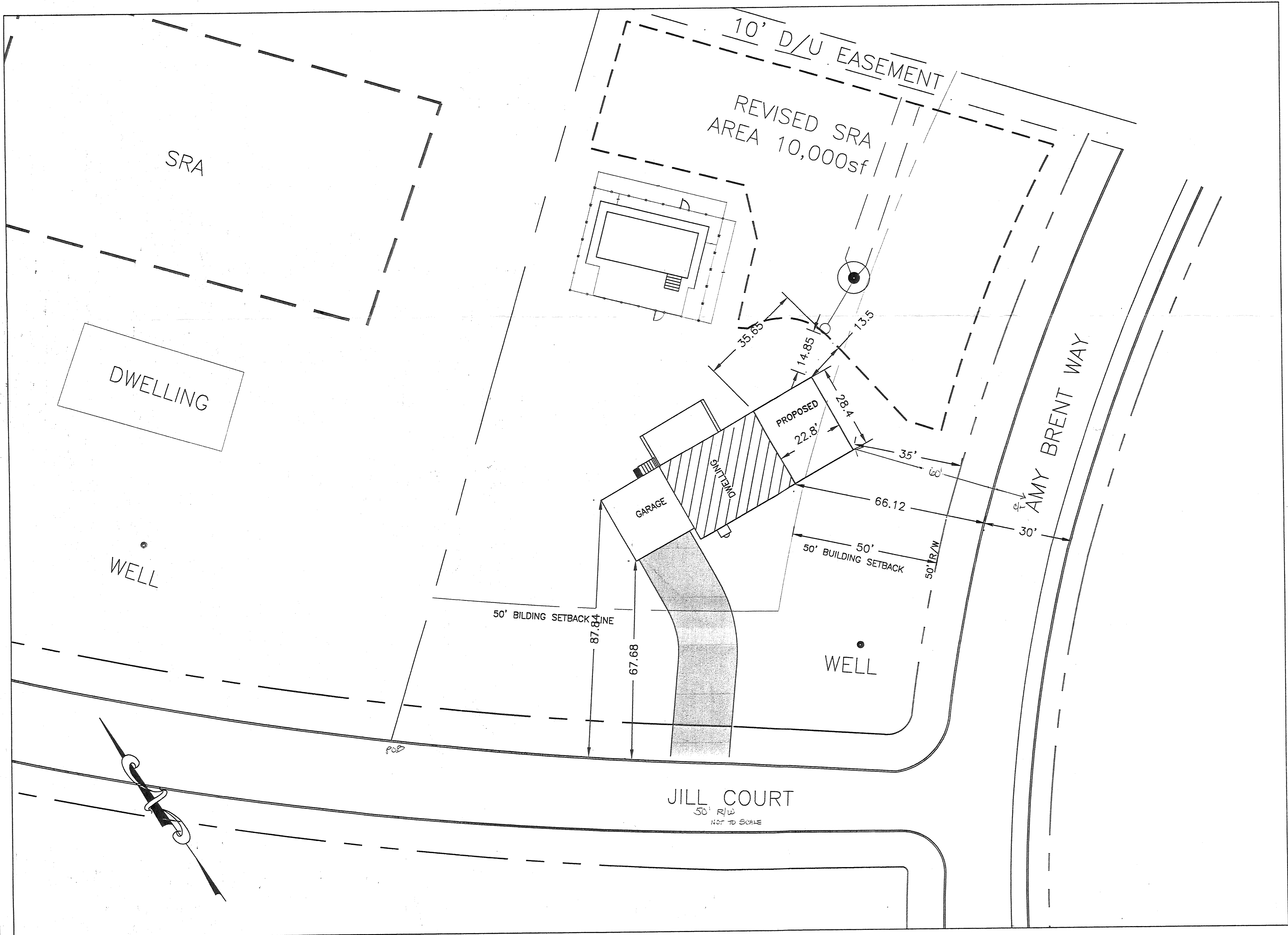
rdc@ruxtondesign.com

www.ruxtondesign.com



PLAR TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 2 JILL COURT REISTERSTOWN MD 21136
SUBDIVISION NAME: NOB HILL – EAST
PLAT BOOK # 38/22 FOLIO # 12690/246 LOT # 20 SECTION # 1
OWNER: ZINOVY FRADLIN AND ALLA FRADLINA



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT	4
COUNCILMANIC DISTRICT	3
1" = 200' SCALE MAP #	C4881
ZONING	RC8
LOT SIZE	1.1ac± 47,920 sf
	PUBLIC PRIVATE
SEWER	☐ ☒
WATER	☐ ☒
	YES NO
CHESAPEAKE BAY CRITICAL AREA	☐ ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/BUILDING	☐ ☒
PRIOR ZONING EARING	NONE

ZONING OFFICE USE ONLY		CASE #
REVIEWED BY	ITEM #	
D.T.	0106	2010-0106-A

PREPARE BY: ZINOVY FRADLIN

SCALE OF DRAWING: 1"=20'