

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Hallwood Road; 135 feet W of the
c/l of Harberson Road
1st Election District
1st Councilmanic District
(1409 Hallwood Road)

LeRoy A. Maddox
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0144-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 owner of the subject property, LeRoy A. Maddox for property located at 1409 Hallwood Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a proposed addition to have a rear yard setback as close as 12 feet in lieu of the minimum required 30 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct an addition to provide extra living space for an elderly parent. The plans call for the existing deck to be removed and the addition would occupy that space and not take up any additional yard room. Petitioner's property is a uniquely shaped corner lot and the placement of the house on the site limits where the addition can be constructed. The layout of the dwelling also dictates where the addition can be placed. Petitioner has discussed the proposal with his neighbors who do not object.

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.

12-3-09
pm

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 8, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

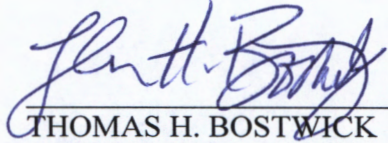
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of December, 2009 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a proposed addition to have a rear yard setback as close as 12 feet in lieu of the minimum required 30 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit 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, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

12.3.09

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

12-3-09



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 3, 2009

LEROY A. MADDUX
1409 HALLWOOD ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2010-0144-A
Property: 1409 Hallwood Road

Dear Mr. Maddox:

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.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Jerry Ovadia, 8813 Pikesville Road, Pikesville MD 21208



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1409 Hallwood Road DR 5.5
which is presently zoned RESIDENTIAL

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 - to permit a

proposed addition to have a rear yard setback as close as 12 feet
in lieu of the minimum required 30

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):

LeRoy Maddox
Name - Type or Print

Signature

Name - Type or Print

Signature

1409 Hallwood Road 410-869-7319
Address Telephone No.

CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

JERRY OVADIA
Name

8813 Pikesville Rd 410-807-2431
Address Telephone No.

Pikesville Md 21208
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. 2010-0144-A

REV 10/25/01

12-3-09

PM

Reviewed By [Signature] Date 10/30/09

Estimated Posting Date 11/8/09

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

1409 Hallwood Rd		
Address		
Catonville	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):

I am requesting an administrative variance to add an addition to my home. The purpose of the addition is to provide additional living space to the first floor of my home. My father is 91 years and currently lives alone. It is my intent to be able to provide suitable living quarters for him should the need arise. The plans call for the existing deck to be removed. The addition would occupy that space and not take up any additional yard room. I need the variance because of the unorthodox shape of my lot and the placement of the house on the lot. I have spoken to both neighbors whose property adjoin mine and they have voiced no opposition to the proposed work.

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 L. Maddox

Name - Type or Print LeRoy Maddox

Signature _____

Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of October, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared _____

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

AS WITNESS my hand and Notarial Seal

My Commission Expires 10-28-2009

Zoning Description for 1409 Hallwood Road

Beginning at a point on the north side of Hallwood Road which is 50 feet wide at a distance of 135 feet (+/-) west of the centerline of the nearest improved intersecting street Harberson Road which is 50 feet wide. Being Lot #1, Block N, Section #8 in the subdivision of Westwood Park as recorded in Baltimore County Plat Book #30, Folio #48, containing 6,768 square feet. Also known as 1409 Hallwood Road and located in the 1st Election District, 1st Councilmanic District.

Item #0144

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0144 -A Address 1409 Hallwood Rd

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

Filing Date: 10/30/09 Posting Date: 11/8/09 Closing Date: 11/23/09

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- 0144 -A Address 1409 Hallwood Rd

Petitioner's Name LeRoy Maddox Telephone 410 787 7623

Posting Date: 11/8/09 Closing Date: 11/23/09

Wording for Sign: To Permit a proposed addition to have a rear yard setback as close as 12 feet in lieu of the minimum required 30

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 2010-0144-A

Petitioner: LEROY Maddox

Address or Location: 1409 HELLWOOD Road catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: JERRY OVADIA

Address: 8813 PIKESVILLE Rd, PIKESVILLE MD 21208

Telephone Number: 410-807 2431 410-787 7623

410-869 2319

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

No.

47537

Date:

12/30/01

PAY RECEIPT

Rev Sub
Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001									

Total:

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2010-0144-A

Petitioner/Developer LEROY
MADDOK

Date Of Hearing/Closing: 11/23/09

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1409 HALLWOOD RD

This sign(s) were posted on November 8, 2009

Month, Day, Year

Sincerely,

Martin Ogle 11/8/09
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

November 24, 2009

LeRoy Maddox
1409 Hallwood Rd.
Catonsville, MD 21228

Dear: LeRoy Maddox\

RE: Case Number 2010-0144-A, 1409 Hallwood Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 08, 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, appearing to read "Carl Richards Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Jerry Ovadia; 8813 Pikesville Rd.; Pikesville, MD 21208

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 23, 2009
Item Nos. 2010-116, 140, 141,
142, 143, 144, 146 and 147

DATE: November 17, 2009

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

DAK: CEN: cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11232009 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 16, 2009

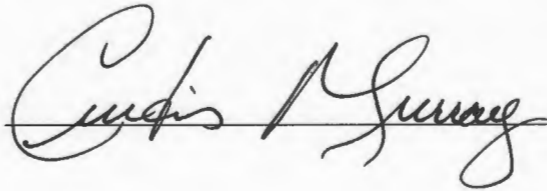
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-144- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

NOV 17 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 11 2009

ZONING COMMISSIONER

TQ: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 11, 2009
SUBJECT: Zoning Item # 10-144-A
Address 1409 Hallwood Road
(Maddox Property)

Zoning Advisory Committee Meeting of November 9, 2009

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

Reviewer: JWL

Date: 12/11/09



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 12, 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. 2010-0144-A
1409 HALLWOOD RD
MADDOX 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. 2010-0144-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 that reads "Michael P. Bailey".

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

Patricia Zook - 11-23-09 Administrative Variance cases - descriptions needed

From: Patricia Zook
To: Williams, LaShenda
Date: 11/30/2009 9:11 AM
Subject: 11-23-09 Administrative Variance cases - descriptions needed
CC: Bostwick, Thomas; Wiley, Debra

LaShenda -

I am waiting for the case descriptions for the administrative variances that closed on 11-23-09. I will process the cases when I receive the descriptions.

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

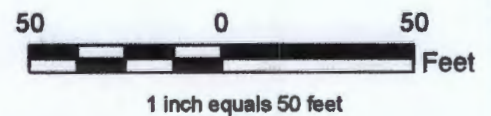
410-887-3868

pzook@baltimorecountymd.gov

1409 Hallwood Road



Publication Date: October 28, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



Item #0144



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

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

Account Identifier: District - 01 Account Number - 0123870320

Owner Information

Owner Name:	MADDOX LEROY A SIMPSON SHARON A	Use:	RESIDENTIAL
Mailing Address:	1409 HALLWOOD RD BALTIMORE MD 21228-1140	Principal Residence:	YES
		Deed Reference:	1) /12466/ 205 2)

Location & Structure Information

Premises Address	Legal Description
1409 HALLWOOD RD	1409 HALLWOOD RD WESTVIEW PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
94	12	186			8	N	1	1	Plat Ref: 30/ 48

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	1,978 SF	6,768.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	96,760	96,760		
Improvements:	202,210	202,210		
Total:	298,970	298,970	298,970	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: SCHERER WILLIAM H	Date: 10/30/1997	Price: \$127,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12466/ 205	Deed2:
Seller: WRIGHT MARION M	Date: 09/20/1973	Price: \$44,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5396/ 341	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *



Looking From The Back side on The existing
Deck. where The addition need To be build.

Item #0144



Looking from south east To The back
side of The house where the addition
will be build.

Item # 0144



Looking from The west To The
Back side of The Lot

Item #0144



Looking from The south

Item #0144



Looking from The north

Item #0144

SECTION 8 WESTVIEW PARK

A RESUBDIVISION OF AND ADDITION TO SECTION 7A AND SECTION 7-B

A DEVELOPMENT OF
NORTH POINT LAND CO.

1300 FIRST NATIONAL BANK BLDG.

BALTIMORE 2, MARYLAND

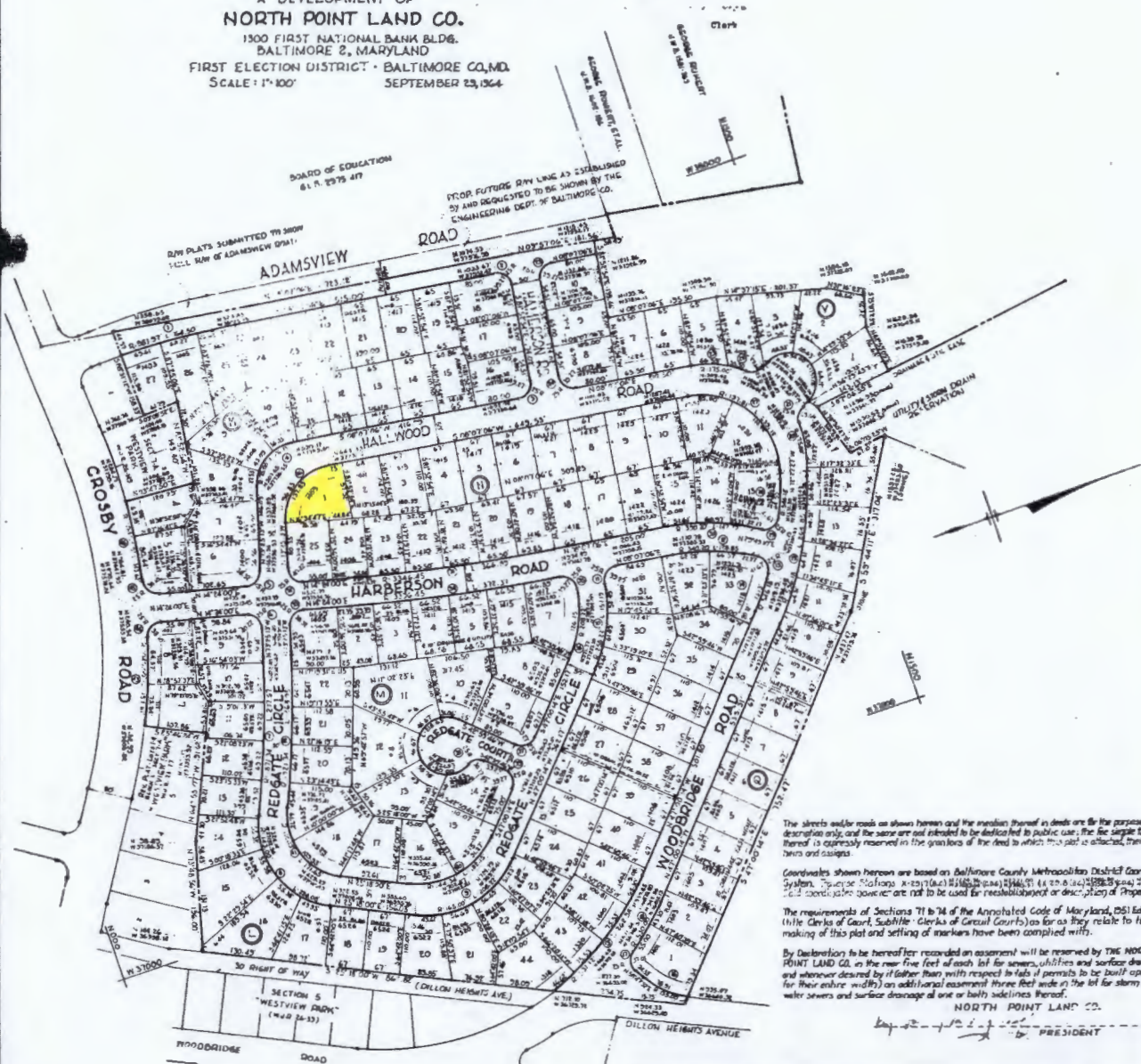
FIRST ELECTION DISTRICT - BALTIMORE CO., MD.

SCALE: 1"=100'

SEPTEMBER 23, 1964

ENG 30 FOLD 48

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE
COUNTY IS FOR OFFICIAL
USE ONLY AND NOT TO BE
DUPLICATED FOR SALE OR
GIFT.



STATION	CHORD BEARS	ARC	ANGLE	CHORD BEARS	ARC	ANGLE
1	581.97	164.30	81.44	581.97	164.30	81.44
2	15.00	15.11	15.00	15.00	15.11	15.00
3	15.00	15.11	15.00	15.00	15.11	15.00
4	15.00	15.11	15.00	15.00	15.11	15.00
5	15.00	15.11	15.00	15.00	15.11	15.00
6	15.00	15.11	15.00	15.00	15.11	15.00
7	15.00	15.11	15.00	15.00	15.11	15.00
8	15.00	15.11	15.00	15.00	15.11	15.00
9	15.00	15.11	15.00	15.00	15.11	15.00
10	15.00	15.11	15.00	15.00	15.11	15.00
11	15.00	15.11	15.00	15.00	15.11	15.00
12	15.00	15.11	15.00	15.00	15.11	15.00
13	15.00	15.11	15.00	15.00	15.11	15.00
14	15.00	15.11	15.00	15.00	15.11	15.00
15	15.00	15.11	15.00	15.00	15.11	15.00
16	15.00	15.11	15.00	15.00	15.11	15.00
17	15.00	15.11	15.00	15.00	15.11	15.00
18	15.00	15.11	15.00	15.00	15.11	15.00
19	15.00	15.11	15.00	15.00	15.11	15.00
20	15.00	15.11	15.00	15.00	15.11	15.00
21	15.00	15.11	15.00	15.00	15.11	15.00
22	15.00	15.11	15.00	15.00	15.11	15.00
23	15.00	15.11	15.00	15.00	15.11	15.00
24	15.00	15.11	15.00	15.00	15.11	15.00
25	15.00	15.11	15.00	15.00	15.11	15.00
26	15.00	15.11	15.00	15.00	15.11	15.00
27	15.00	15.11	15.00	15.00	15.11	15.00
28	15.00	15.11	15.00	15.00	15.11	15.00
29	15.00	15.11	15.00	15.00	15.11	15.00
30	15.00	15.11	15.00	15.00	15.11	15.00
31	15.00	15.11	15.00	15.00	15.11	15.00
32	15.00	15.11	15.00	15.00	15.11	15.00
33	15.00	15.11	15.00	15.00	15.11	15.00
34	15.00	15.11	15.00	15.00	15.11	15.00
35	15.00	15.11	15.00	15.00	15.11	15.00
36	15.00	15.11	15.00	15.00	15.11	15.00
37	15.00	15.11	15.00	15.00	15.11	15.00
38	15.00	15.11	15.00	15.00	15.11	15.00
39	15.00	15.11	15.00	15.00	15.11	15.00
40	15.00	15.11	15.00	15.00	15.11	15.00
41	15.00	15.11	15.00	15.00	15.11	15.00
42	15.00	15.11	15.00	15.00	15.11	15.00
43	15.00	15.11	15.00	15.00	15.11	15.00
44	15.00	15.11	15.00	15.00	15.11	15.00
45	15.00	15.11	15.00	15.00	15.11	15.00
46	15.00	15.11	15.00	15.00	15.11	15.00

The streets and/or roads as shown herein and the location 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 grantors of the deed to which this plat is attached, their
heirs and assigns.

Coordinates shown herein are based on Baltimore County Metropolitan District Coordinate
System. The same are not intended to be dedicated to public use, the fee simple title
thereof is expressly reserved in the grantors of the deed to which this plat is attached, their
heirs and assigns.

The requirements of Sections 71 to 74 of the Annotated Code of Maryland, 1951 Edition
(with the Clerk of Court, Subtitle: Clerks of Circuit Court) as far as they relate to the
making of this plat and setting of markers have been complied with.

By Declaration to be hereafter recorded an easement will be reserved by THE NORTH
POINT LAND CO. in the new first feet of each lot for sewers, utilities and surface drainage
and whenever desired by it (either then, with respect to lots it permits to be built upon
for their entire width) an additional easement three feet wide in the lot for storm
water sewers and surface drainage at one or both sidelines thereof.

NORTH POINT LAND CO.

By *[Signature]* PRESIDENT

Item #0144

REGISTERED PROFESSIONAL ENGINEER & SURVEYOR
[Signature]
BALTIMORE, MARYLAND

APPROVED FOR BALTIMORE COUNTY HEALTH DEPT.
[Signature]
BALTIMORE, MARYLAND

APPROVED FOR BALTIMORE COUNTY PLANNING
BOARD
[Signature]
BALTIMORE, MARYLAND

APPROVED FOR BALTIMORE COUNTY PLANNING
BOARD
[Signature]
BALTIMORE, MARYLAND

CHARLES D. GRACE
ENGINEER & SURVEYOR
BALTIMORE, MARYLAND

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

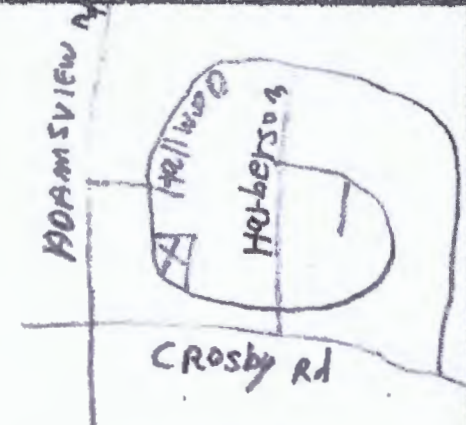
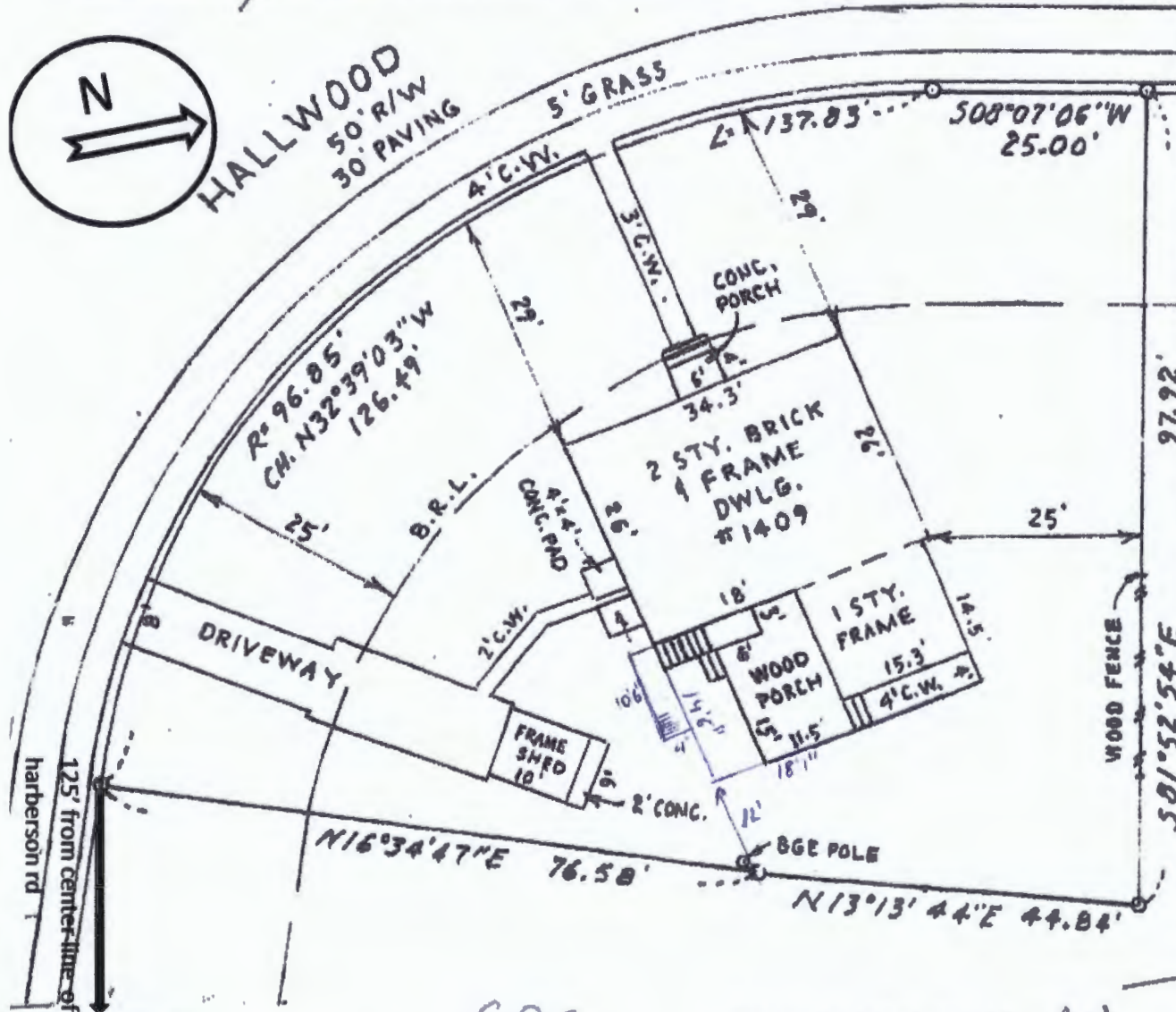
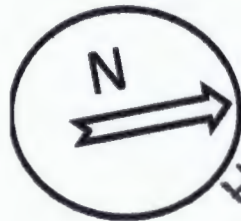
PROPERTY ADDRESS 1409 Hallwood Rd

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

SUBDIVISION NAME Westview Park

PLAT BOOK # 30 FOLIO # 48 LOT # 1 SECTION # 8

OWNER LeRoy Maddox



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT - 1

COUNCILMANIC DISTRICT - 1

1" = 200' SCALE MAP # 094C2

ZONING DR S.5

LOT SIZE 0.32 6768
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY RD ITEM # 1 CASE # 2010-0144-A

PREPARED BY G.O.S

SCALE OF DRAWING: 1" = 20'