

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Hilldale Road; 628 feet NW of the
c/l of Old Philadelphia Road
5th Election District
7th Councilmanic District
(1219 Hilldale Road)

Steven E. and Fabienne Jones
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0245-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, Steven E. and Fabienne Jones for property located at 1219 Hilldale Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 19 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage measuring 24 feet x 24 feet x 19 feet. The proposed garage will protect their SUVs from the elements as well as provide much needed storage space. The neighbor at 1217 Hilldale Road has a detached garage also measuring 24 feet x 24 feet in size. None of the neighbors voiced any objection to the additional 4 feet of garage height.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 5, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 4.20.10

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 28, 2010 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 20th day of April, 2010 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 19 feet in lieu of the maximum allowed 15 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.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.

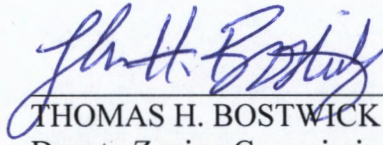
ORDER RECEIVED FOR FILING

Date 4-20-10 2

By PJ

3. The accessory structure shall not be used for commercial purposes.

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

ORDER RECEIVED FOR FILING

Date 4-20-10

By B 3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 20, 2010

STEVEN E. AND FABIENNE JONES
1219 HILDALE ROAD
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 2010-0245-A
Property: 1219 Hilldale Road

Dear Mr. and Mrs. Jones:

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 "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1219 Hilldale Rd Rosedale, Md 21237
which is presently zoned DR 5.5

Deed Reference: 1896 / 1533 Tax Account # 1519711880

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) 400.3 - to permit a proposed detached accessory structure (garage) to have a height of 19 feet in lieu of the maximum allowed 15

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Administrative 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):

Steven Jones

Name - Type or Print _____
Signature _____
Fabienne Jones
Name - Type or Print _____
Signature _____
1219 Hilldale Rd
Address _____ Telephone No. _____
Baltimore MD 21237
City _____ State _____ Zip Code _____

Representative to be Contacted:

Steven Jones
Name _____
1219 Hilldale Rd
Address _____ Telephone No. _____
Baltimore MD 21237
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. 2010-0245-A

Reviewed By RDD Date 3/17/10

Estimated Posting Date 3/28/10

FRM476_09

ORDER RECEIVED FOR FILING

Rev 3/09

Date 4.20.10

By Bj

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 own and reside at 1219 Hilldale rd
Address number Road or Street name
and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

We are requesting a variance for the height of 19' high garage to be build on our property. The garage will be used for parking our two SUV's vehicles and for a much needed storage space above. Our home is small and lacks in storage.
We also own two motorcycles and need a place to keep them. The garage will be detached 24' x 24' x 19'

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

[Signature]
Signature

Steven Jones

Name- print or type

[Signature]
Signature

Fabienne Jones

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 17th day of March, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Steve Jones and Fabienne Jones
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Tina Connolly
Name of Notary Public

5/4/13
Commission expires

PLACE SEAL HERE:

Item #0245

Zoning Description

1219 Hilldale Rd
Rosedale ,Md 21237

Zoning description for address 1219 Hilldale Rd

Beginning at a point on the south side of Hilldale rd which is ^{40'}~~25'~~ Wide at the distance of 628 ' N/W of the centerline of the nearest improved intersection street Old Philadelphia Rd which is 40' wide.

Being Lot # 10 in the subdivision of Berk Plat as recorded in Baltimore County Plat Book # 14, Folio 116 containing .14 square acres. Also known as 1219 Hilldale rd and located in the 15th Election District 7th Councilmanic District.

Item #0245

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0245 -A Address 1219 Hilldale Rd

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

Filing Date: 3/17/10 Posting Date: 3/28/10 Closing Date: 4/12/10

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 2010- 0245 -A Address 1219 Hilldale Rd

Petitioner's Name Steven Jones Telephone 410 687 9634

Posting Date: 3/28/10 Closing Date: 4/12/10

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 19 feet in lieu of the maximum
allowed 15

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: 2010-0245-A
Petitioner: STEVEN JONES
Address or Location: 1219 Hillbaker Rd. Rosedale, MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEVEN JONES
Address: 1219 Hillbaker Rd.
Baltimore MD 21237

Telephone Number: 410 687-9634

**CASHIER'S
VALIDATION**

+ - CERTIFICATE OF POSTING

2010-0245-A

RE: Case No.: _____

Petitioner/Developer: _____

Steven Jones

April 12 2010

Date of Hearing/Closing: _____

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: _____
1219 Hilldale Road

The sign(s) were posted on _____
March 28 2010
(Month, Day, Year)

Sincerely,

Robert Black 4/2/10
(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 # 2010-0245-A

**TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 19 FEET IN LIEU OF THE MAXIMUM
ALLOWED 15.**

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 4-12-10

**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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

April 13, 2010

Steven & Fabienne Jones
1219 Hilldale Rd.
Baltimore, MD 21237

Dear: Steven & Fabienne Jones

RE: Case Number 2010-0245-A, 1219 Hilldale Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2010. 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



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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 22, 2010

Item Numbers: 0237, 0238, 0239, 0240, 0241, 0242, 0243, 0244 and 0245

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: March 24, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2010
Item Nos. 2010-238, 239, 240, 241,
242 and 245

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-04052010 -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: MARCH 21, 2010

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

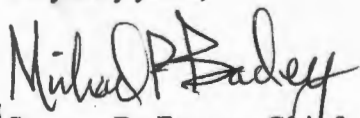
RE: Baltimore County
Item No. 2010-0245-A
1219 HILDALE RD
JONES PROPERTY
ADMIN. VARIANCE -

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. 2010-0245-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 410.545.0310 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 5, 2010

RECEIVED

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

APR 06 2010

ZONING COMMISSIONER

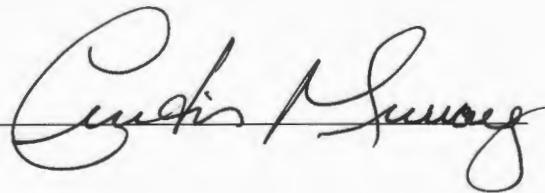
SUBJECT: 10-245 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact John Alexander at 410-887-3480.

Prepared by:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 29, 2010
SUBJECT: Zoning Item # 10-245-A
Address 1219 Hilldale Road
(Jones Property)

Zoning Advisory Committee Meeting of March 22, 2010

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

Reviewer: JWL

Date: 4/29/10

Patricia Zook - Case 2010-0245-A - no site plan

From: Patricia Zook
To: Williams, LaShenda
Date: 4/19/2010 2:01 PM
Subject: Case 2010-0245-A - no site plan
CC: Bostwick, Thomas; Lewis, Kristen; Wiley, Debra

LaShenda -

I haven't been able to reach you on the phone today so I am now sending an e-mail.

This administrative variance case closed on April 12 and was brought to our office on April 16. The file is missing the site plan. Please see if you can find the site plan and bring it over.

Thanks.

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

410-887-3868

pzook@baltimorecountymd.gov

From: LaShenda Williams
To: Bostwick, Thomas; Wiley, Debra; Zook, Patricia
Date: 4/19/2010 2:19 PM
Subject: Fwd: Scanned from cpr111 04/19/2010 13:12
Attachments: DOC041910.pdf

>>> "Copier111" <cpr111@baltimorecountymd.gov> 4/19/2010 1:12 PM >>>
Scanned from cpr111.
Date: 04/19/2010 13:12
Pages:1
Resolution:200x200 DPI



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

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

Account Identifier: District - 15 Account Number - 1519711880

Owner Information

Owner Name:	JONES STEVEN E JONES FABIENNE	Use:	RESIDENTIAL
Mailing Address:	1219 HILLDALE RD BALTIMORE MD 21237-2917	Principal Residence:	YES
		Deed Reference:	1) /10727/ 224 2)

Location & Structure Information

Premises Address
1219 HILLDALE RD

Legal Description

1219 HILLDALE RD
BERK PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	17	636					10	3	Plat Ref: 14/ 116

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,368 SF	6,500.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	46,500	61,500		
Improvements:	108,470	131,760		
Total:	154,970	193,260	167,733	180,496
Preferential Land:	0	0	0	0

Transfer Information

Seller: STEIN NESLON L	Date: 08/30/1994	Price: \$87,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10727/ 224	Deed2:
Seller: BERK CARL	Date: 11/06/1950	Price: \$0
Type: NOT ARMS-LENGTH	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

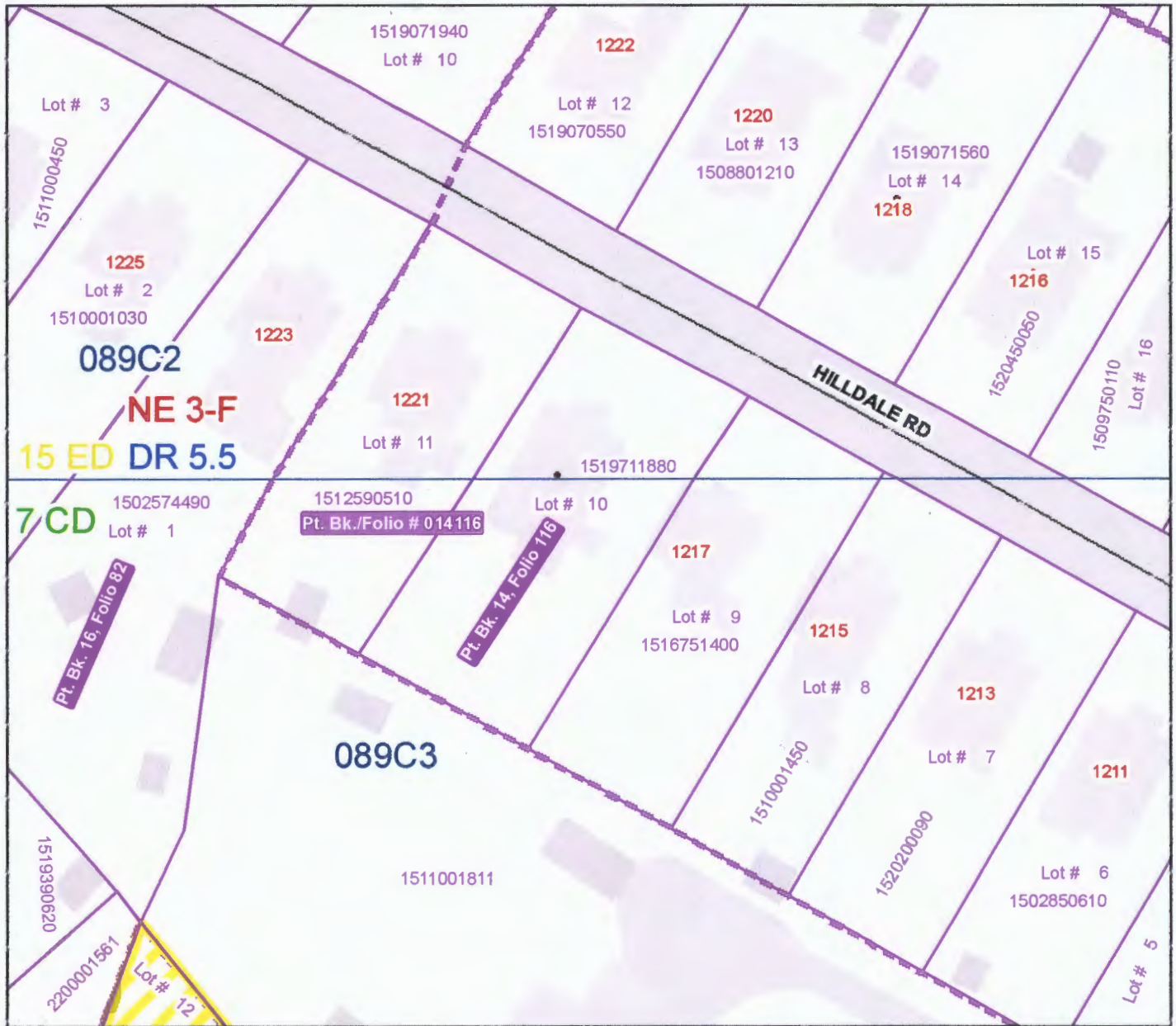
Exemption Information

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 *

1219 Hilldale Road



Publication Date: March 17, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
Feet

1 inch = 50 feet

Item #0245



Item #0245



Item #0245



Item #0245



Item #0245



HIGHWAYS DEPARTMENT OF
BALTIMORE COUNTY.

STREET ALIGNMENT AND LOCATION.

Approved: *J. E. ...*

Date: April 20th 1949.

BERK PLAT

15th DISTRICT, BALTIMORE COUNTY, MD.

SCALE 1 INCH = 50 FEET

APRIL 6, 1949

H. S. Morfoot
H. S. MORFOOT, COUNTY SURVEYOR.

Filed For Record With
From Berk Plat
To
June 15, 1949
Test: *Robert ...*
Clerk

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 Grants of the deed to which this plat is attached, their heirs and assigns.

THE REQUIREMENTS OF SECTIONS 124, 125, AND 126 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND - 1926 (SECTION 17 OF THE ANNOTATED CODE OF MARYLAND - 1926) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF THE MAP 100, HAVE BEEN COMPLIED WITH.

J. George ...
J. GEORGE ...
George ...
GEORGE ...

Item #0245

PROPERTY ADDRESS 1219 HILLDALE RD
SUBDIVISION NAME ROSEDALE
PLAT BOOK# 14 FOLIO 116 LOT # 10
OWNER STEVEN & FABIENNE JONES

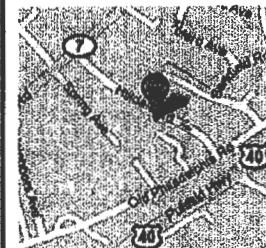
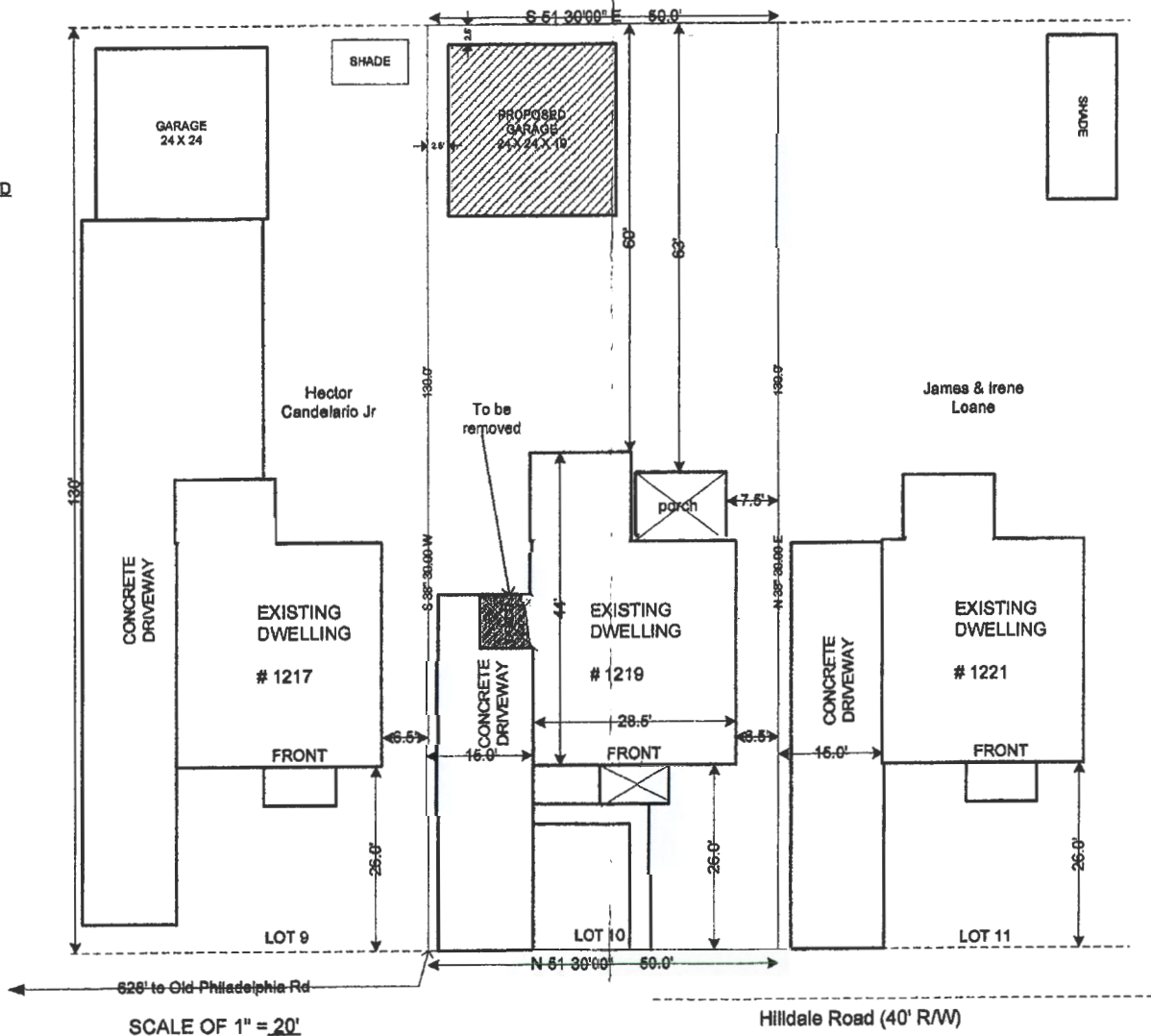
RECEIVED

APR 19 2010

ZONING COMMISSIONER



NORTH
PERPARED BY S.JONES



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	15	
COUNCILMANIC DISTRICT	7	
1" = 200' SCALE MAP #	089C2/089C3	
ZONING	DR 5.5	
LOT SIZE	0.14	6500'
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☒	☐
Water	☒	☐
CHESAPEAKE BAY	☐	☒
CRITICAL AREA		
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE
USE ONLYREVIEWED BY
CAGG

ITEM #
2010 -
0245-A