

IN RE: PETITION FOR ADMIN. VARIANCE

NE corner of Queens Park Drive and
Crystal Place Court
4th Election District
2nd Councilmanic District
(800 Queens Park Drive)

Moshe Schwartz
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0326-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, Moshe Schwartz for property located at 800 Queens Park Drive. The variance request is from Section 400 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (in-ground swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. During the construction of the residence, a large amount of fill soil, approximately 8 feet to 10 feet, was placed in the other rear third of the lot. The cost of engineering and constructing an in-ground pool in this third would far exceed any reasonable installation cost that would be afforded by partially building in the requested third. Petitioner is sensitive to the views of the pool from the front and side streets. The Petitioner would keep the pool located entirely behind the existing residence to minimize the view from the front street (Queens Park) and has an existing screen of pine trees to screen the pool area from the side street (Crystal Palace). Also the rear yard elevation is approximately 6 feet lower than the street elevations which would also lessen the view from the corner and front streets.

ORDER RECEIVED FOR FILING

Date 7-9-10

By 

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 June 11, 2010 which indicates the lot in question is a corner lot in the development plan known as Gwynnbrook Property. The proposed swimming pool is located to the rear of the existing single family dwelling and does not extend beyond the side of the dwelling. There is an attractive existing fence around the yard and the lot abuts a forest conservation area to the rear. The lot is unique in the sense that it is a corner lot that also abuts forest conservation area. The Planning Office does not object to the variance given the circumstances cited above. It should not be considered as a precedent for other corner lots within the development plan.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 6, 2010 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.

ORDER RECEIVED FOR FILING

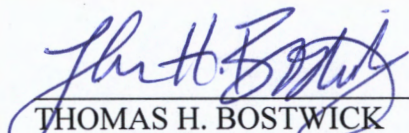
Date 7-9-10

By [Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of July, 2010 that a variance from Section 400 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (in-ground swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street 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.
2. The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving corner lots in the Gwynnbrook Property subdivision.

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 7-9-10

By pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 9, 2010

MOSHE SCHWARTZ
800 QUEENS PARK DRIVE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 2010-0326-A
Property: 800 Queens Park Drive

Dear Mr. Schwartz:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bob Spero, Maryland Pools, 9515 Gerwig Lane #121, Columbia MD 21046



TAX. ACCOU

2300012822

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 800 QUEENS PARK DRIVE
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400 BC2R

To permit an accessory structure (swimming pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street.

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

Date

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7-9-10 day of July that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

for 410-381-4041

Zoning Commissioner of Baltimore County

CASE NO. 2010-0326-A

REV 10/25/01

Reviewed By JF Date 5/25/10

Estimated Posting Date 6-6-10

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

800 QUEENS PARK DRIVE
Address
OWINGS MILLS Md. 21117
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):

Affiant's lot is located on the corner lot of Queens Park Drive (front) and Crystal Palace Court (side). Affiant requests to build and inground swimming pool partially in the rear third of the property closest to Crystal Palace Court for the following reason:

During the construction of the residence, a large amount of fill soil (approx. 8' - 10') was placed in the other rear third of the lot. The cost of engineering and constructing an inground pool in this third would far exceed any reasonable installation cost that would be afforded by partially building in the requested third. The affiant is sensitive to the views of the pool from the front and side streets. The affiant would keep the pool located entirely behind the existing residence to minimize the view from the front street (Queens Park) and has an existing screen of pine trees to screen the pool area from the side street (Crystal Palace). Also the rear yard elevation is approximately six feet lower than the street elevations which would also lessen the view from the corner and front streets.

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

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of May, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 06-01-2010

Zoning Description For 800 Queens Park Drive

Beginning at a point on the south side of Queens Park Drive which is 50 feet wide at the distance of 35 feet east of the centerline of the nearest improved intersecting street Crystal Palace Court which is 50 ft. wide. Being Lot # 19, Block _____, Section # _____ in the subdivision of Gwynnbrook Property as recorded in Baltimore County Plat Book # 74, Folio # 47, containing 12449 sq. ft. Also known as 800 Queens Park Drive and located in the 4th Election District, 2nd Councilmanic District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0326 -A Address 800 QUEENS PARK DR

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-25-10 Posting Date: 6-6-10 Closing Date: 6-21-10

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

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- 0326 -A Address 800 QUEENS PARK DR

Petitioner's Name MOSHE SCHWARTZ Telephone 443-765-4378

Posting Date: 6-6-10 Closing Date: 6-21-10

Wording for Sign: To Permit an accessory structure (swimming pool)
to be located closest to the street in lieu of the required
third of the lot farthest removed from any street.

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: 2010-0326-A

Petitioner: MOSKIE SCHWARTZ

Address or Location: 800 QUEENS PARK DR. OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: MOSKIE SCHWARTZ

Address: 800 QUEENS PARK DR.
OWINGS MILLS, MD. 21117

Telephone Number: 443-765-4378

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

No. 53942

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
				Obj	Sub Obj				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/08/2010

Case Number: 2010-0326-A

Petitioner / Developer: MOSHE SCHWARTZ~

BOB SPERO of MARYLAND POOLS

Date of Hearing (Closing): JUNE 21, 2010

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:
800 QUEENS PARK DRIVE

The sign(s) were posted on: JUNE 6, 2010



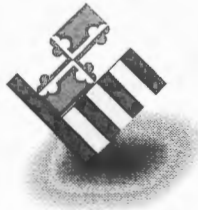
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



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

July 8, 2010

Moshe Schwartz
800 Queens Park Dr.
Owings Mills, MD 21117

Dear: Moshe Schwartz

RE: Case Number 2010-0326-A, 800 Queens Park Dr.

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

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Bob Spero; 9515 Gerwig LA 121; Columbia, MD 21046

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 June 14, 2010
Item Nos. 2010- 290, 293, 322, 323,
325, 326, 328 and 329

DATE: June 2, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06142010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 11, 2010

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

RECEIVED

JUN 14 2010

SUBJECT: 800 Queens Park Drive

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-326

Petitioner: Moshe Schwartz

Zoning: DR 3.5

Requested Action: Administrative Variance

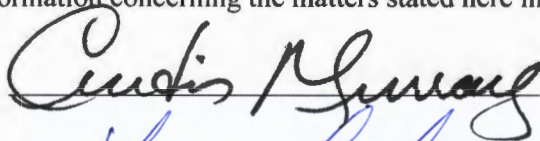
The petitioner requests a variance to allow a swimming pool to be located outside of the third of the lot farthest removed from the side street. The lot in question is a corner lot in the development plan known as Gwynnbrook Property. The proposed swimming pool is located to the rear of the existing single-family dwelling and does not extend beyond the side of the dwelling. There is an attractive existing fence around the yard and the lot abuts a forest conservation area to the rear.

SUMMARY OF RECOMMENDATIONS:

The lot is unique in the sense that it is a corner lot that also abuts forest conservation area. The Office of Planning does not object to this variance given the circumstances cited above. It should not be considered as a precedent for other corner lots within this development plan.

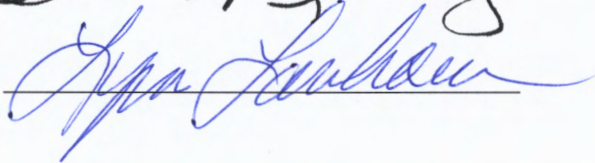
For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:

AFK/LL: CM





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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-14-2010

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

RE: Baltimore County
Item No. 2010-0326-A
800 QUEENS PARK DRIVE
SCHWARTZ 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. 2010-0326-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 6/12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 28 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 28, 2010

SUBJECT: Zoning Item # 10-326-A
Address 800 Queens Park Drive
(Schwartz Property)

Zoning Advisory Committee Meeting of May 31, 2010

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The limit of disturbance for the proposed swimming pool shall not encroach into the adjacent Forest Conservation Easement

Reviewer: Glenn Shaffer Date: June 11, 2010

Patricia Zook - Case 2010-0326-A - closed 6-21-10

From: Patricia Zook
To: Williams, LaShenda
Date: 7/7/2010 4:00 PM
Subject: Case 2010-0326-A - closed 6-21-10
CC: Bostwick, Thomas; Wiley, Debra

Good afternoon -

I just spoke with a gentleman from a pool company who called to inquire about the our decision on this administrative variance. I checked the data base and it says this case closed 6-21-10.

However, the case file was not received with the other cases that closed on 6-21-10. We didn't receive a case description either which would have prompted me to call to find out where the file was.

I directed the gentleman to contact you.

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

410-887-3868

pzook@baltimorecountymd.gov

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment6-2-10

DEVELOPMENT PLANS REVIEW

nc-

DEPRM

--

FIRE DEPARTMENT

-6-11-10

PLANNING

supports

(if not received, date e-mail sent _____)

6-14-10

STATE HIGHWAY ADMINISTRATION

nc-

TRAFFIC ENGINEERING

--

COMMUNITY ASSOCIATION

--

ADJACENT PROPERTY OWNERS

-

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6-6-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____



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

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

Account Identifier: District - 04 Account Number - 2300012822

Owner Information

Owner Name:	SCHWARTZ MOSHE	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	800 QUEENS PARK DR OWINGS MILLS MD 21117-2250	Deed Reference:	1) /19708/ 277 2)

Location & Structure Information

Premises Address	Legal Description
800 QUEENS PARK DR	.2858 AC 800 QUEENS PARK DR GWYNNBROOK PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	6
58	3	922					19	1	Plat Ref:	74/ 47

Special Tax Areas

Town	Ad Valorem
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	3,556 SF	12,449.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	172,110	172,100		
Improvements:	423,720	273,600		
Total:	595,830	445,700	595,830	445,700
Preferential Land:	0	0	0	0

Transfer Information

Seller: NVR INC	Date: 03/09/2004	Price: \$486,922
Type: IMPROVED ARMS-LENGTH	Deed1: /19708/ 277	Deed2:
Seller: GWYNNBROOK DEVELOPMENT	Date: 10/01/2003	Price: \$127,512
Type: UNIMPROVED ARMS-LENGTH	Deed1: /18880/ 44	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:

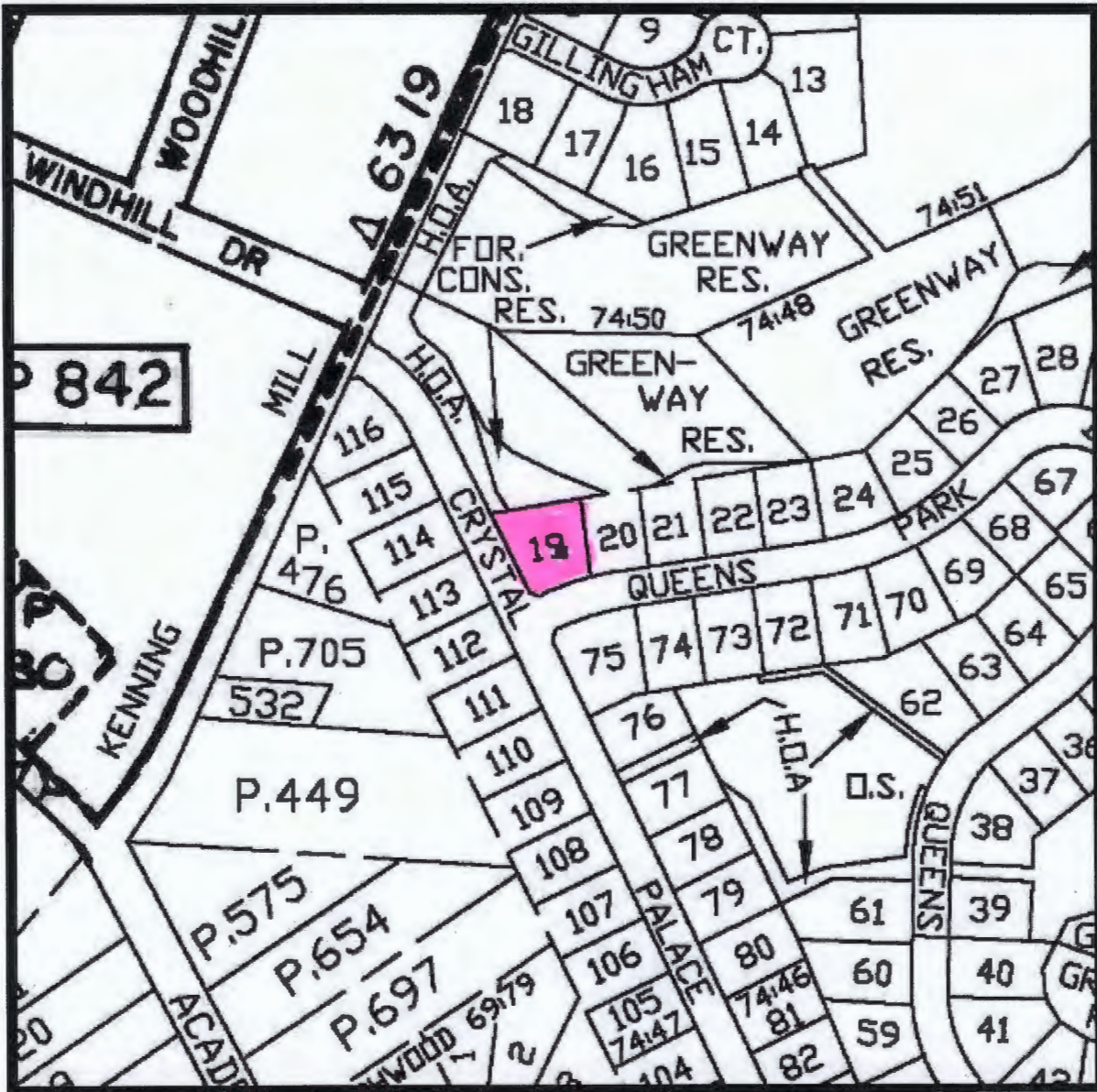
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 04 Account Number - 2300012822

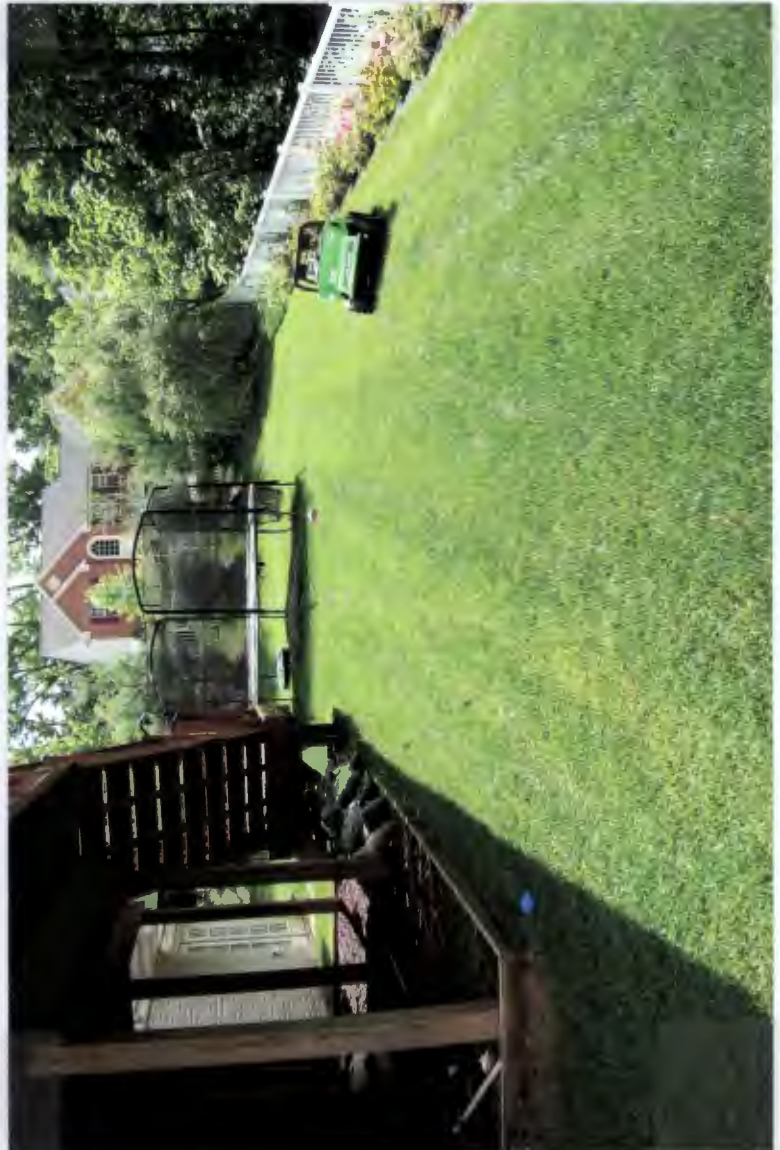


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

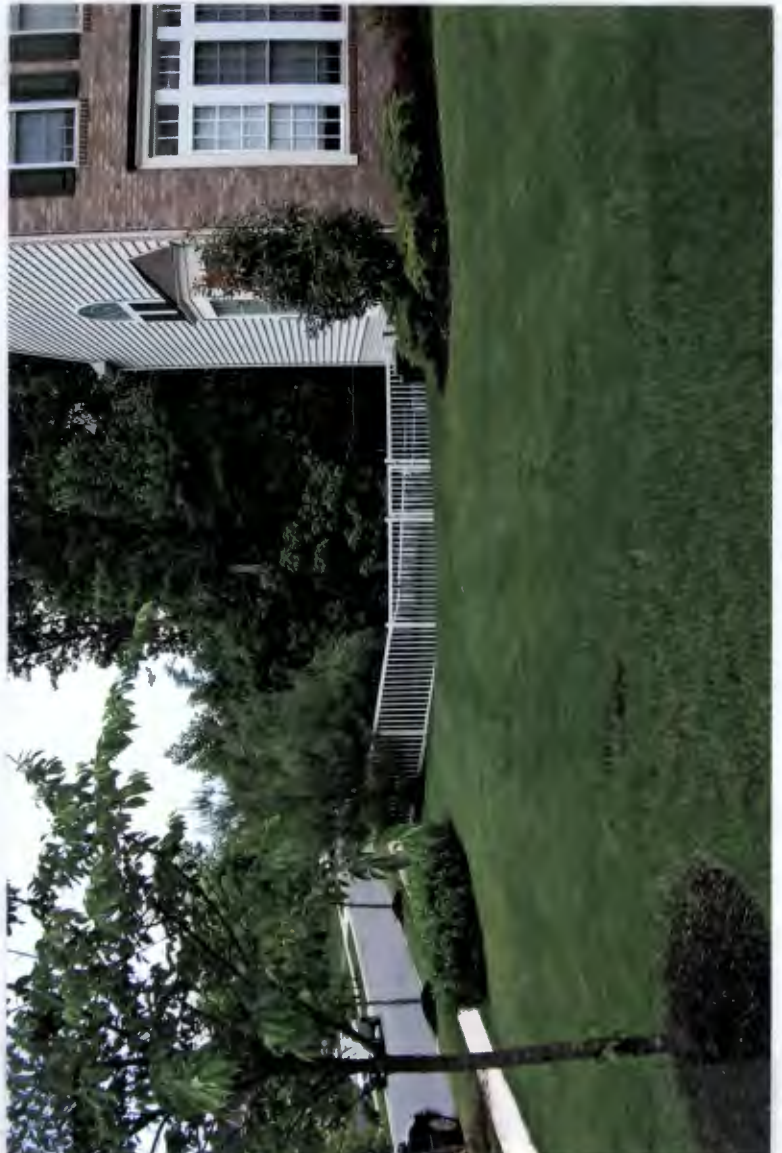
Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml











2300012856

Pt. Bk. 74, Folio 47

SITE

CRYSTAL PALACE CT

2300012824

804

2300012823 802

GWYNNBROOK PROPERTY (PDM File/Project # 4-567)

PDM # 040567

2300012822

800

Pt. Bk./Folio # 074047

NW 14-I

QUEENS PARK DR

CRYSTAL PALACE CT

2300012830

803

2300012831 801

2300012843

811

2300012832

2300012844

809

2300012845 807

2300012846

805

058A1

DR. 3.5

2 CD

4 ED

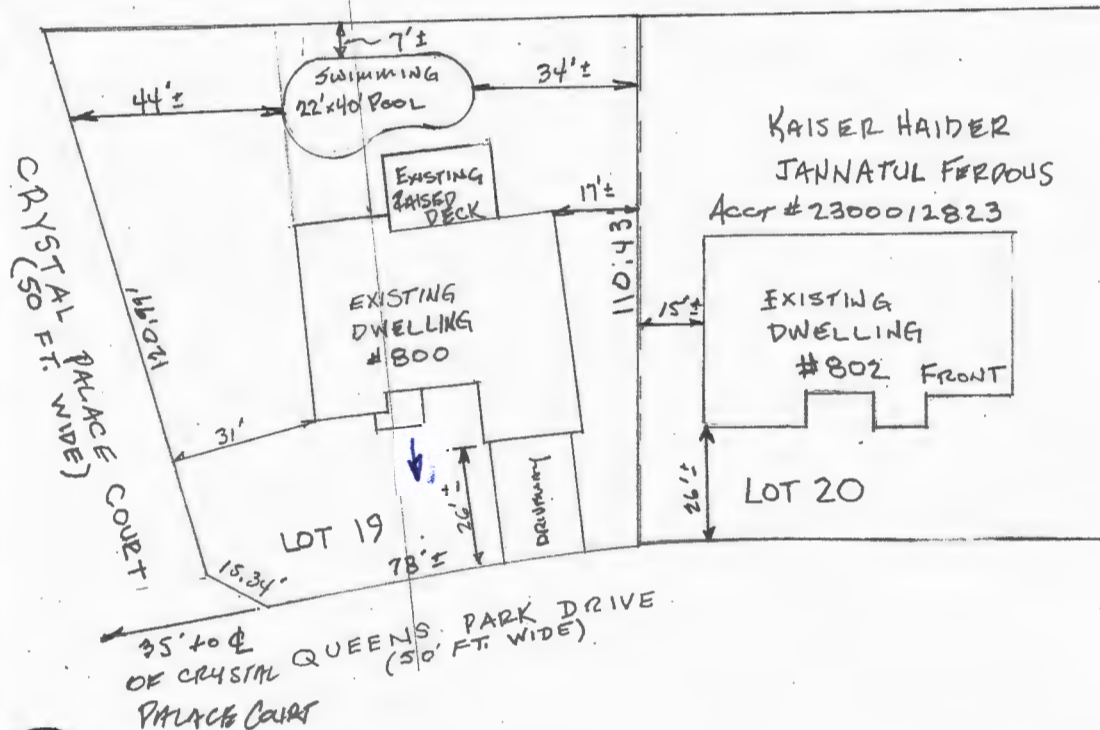
0401097050

-15-

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

OWNER MOSHE SCHWARTZ

FOREST CONSERVATION RESERVATION



NORTH

PREPARED BY RWS

5/25/10

SCALE OF DRAWING: 1" = 40'



ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

47

324