

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Thackery Avenue and
Tredegar Avenue
1st Election District
1st Councilmanic District
(312 Thackery Avenue)

Jeffrey and Allison Miles
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0357-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, Jeffrey and Allison Miles for property located at 312 Thackery Avenue. The variance request is from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) with a rear yard setback of 9 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' dwelling was constructed in 1927 long before the imposition of zoning on the property. The construction of a deck anywhere on the rear of the dwelling will require a variance.

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 4, 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

ORDER RECEIVED FOR FILING

Date 7-22-10

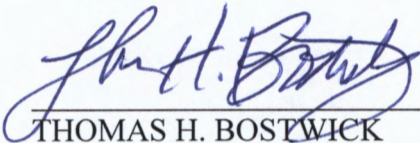
the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result 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 22nd day of July, 2010 that an Administrative Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) with a rear yard setback of 9 feet in lieu of the required 30 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.

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 7-22-10 2

Bv pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 22, 2010

JEFFREY AND ALLISON MILES
312 THACKERY AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2010-0357-A
Property: 312 Thackery Avenue

Dear Mr. and Mrs. Miles:

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

TAX. UNIT #

--	--	--	--	--	--	--	--	--	--

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 312 Thackery Avenue
which is presently zoned DR-2

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)

see attached

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 _____ Date 7-22-10 State _____ Zip Code _____

Legal Owner(s):

JEFFREY MILES
Name - Type or Print _____
Signature [Signature]
ALLISON MILES
Name - Type or Print _____
Signature [Signature]
312 THACKERY AVE 4107446038
Address _____ Telephone No. _____
CATONSVILLE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
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 22 day of July, 2010, 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. 2010-0357-A

Reviewed By 1310118 Date 6/21/10

REV 10/25/01

Estimated Posting Date 7/4/10

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 312 Thackery Ave
Address
Catonsville Maryland 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):

1. Due to living in a very old (100+ years) neighborhood, this is a nonconforming situation in which we have difficulty complying with regulations.
2. We have a growing family and we need a safe place for our young children to play away from the 2 streets our property corners.
3. Our indoor kitchen is not large enough for a table and chairs. We are looking to use this space for sitting and eating spring, summer and fall.
4. This request will be in harmony with the purpose and intent of the ordinance and will not be injurious to the neighborhood or to the general welfare.

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.

Allison D Miles
Signature
Allison D. Miles
Name - Type or Print

Jeffrey J Miles
Signature
JEFFREY J. MILES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Bryan M. McCaslin
Notary Public
My Commission Expires 8/21/2010

1B02.3.C.1 and 301.1A to permit an open projection (deck) with a rear yard setback of 9 ft. in lieu of the required 30 ft.

Zoning Description for 312 Thackery Ave

Beginning at a point on the north side of Tredegar Avenue which is 60' wide at the distance of 40' west of the center line of the nearest improved intersecting street Thackery Avenue which is 40' wide. Being Lots #188, #189, and #190, in the subdivision of Oak Forest Park, as recorded in Baltimore County Plat Book #5, Folio #90-#91 containing .26 acres. Also known as 312 Thackery Avenue and located in the 1 Election District 1 Councilmanic District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0357 -A Address 312 Thackeray Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/2/10 Posting Date: 7/4/10 Closing Date: 7/19/10

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- 0357 -A Address 312 Thackeray Ave.

Petitioner's Name Jeff & Allison Miles Telephone 410-744-6032

Posting Date: 7/4/10 Closing Date: 7/19/10

Wording for Sign: To Permit an open projection (deck) with a rear yard setback of 9 ft. in lieu of the required 30 ft.

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: 2010-0357-A

Petitioner: Allison Miles

Address or Location: 312 Thackery Ave. Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Allison Miles

Address: 312 Thackery Ave
Catonsville, MD 21228

Telephone Number: 410 744 6038

Revised 7/11/05 - SCJ

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

No.

55712

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!!!!

PAID RECEIPT

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2010-0357-A

Petitioner/Developer ALLISON
JEFFREY MILES

Date Of Hearing/Closing: 7/19/10

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 312 THACKER AVE

This sign(s) were posted on July 4, 2010
Month, Day, Year

Sincerely,

Martin Ogle 7/4/10
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

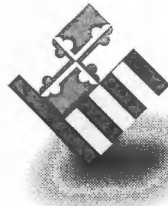
RECEIVED

JUL 09 2010

ZONING COMMISSIONER

myatt 2/4/10





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 20, 2010

Jeffrey & Allison Miles
312 Thackery Ave.
Catonsville, MD 21228

Dear: Jeffrey & Allison Miles

RE: Case Number 2010-0357-A, 312 Thackery Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 21, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 13 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 13, 2010
SUBJECT: Zoning Item # 10-357-A
Address 312 Thackery Avenue
(Miles Property)

Zoning Advisory Committee Meeting of June 28, 2010

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

Reviewer: JWL Date: 8/13/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 7, 2010

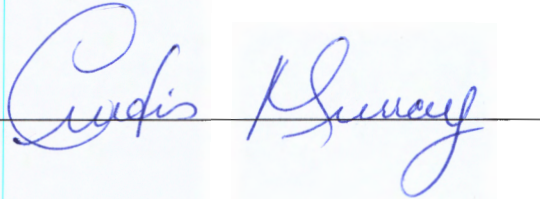
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-357- 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

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

RECEIVED

JUL 12 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 30, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For July 12, 2010
Item Nos. 2010- 356, 357, 358, 359,
and 362

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-07122010 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 29, 2010

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: June 28, 2010

Item No.: **Variance:** 2010-0334A, 2010-0358A, 2010-0362A.

Administrative Variance: 2010-0356A - 0357A, 2010-0359A.

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-24-2010

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

RE: Baltimore County
Item No. 2010-0357-A
312 THACKERY AVE
MILES 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. 2010-0357-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,


For¹ 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>6-30-10</u> -	DEVELOPMENT PLANS REVIEW	<u>nc</u>
	DEPRM (if not received, date e-mail sent _____)	<u>-</u>
<u>6-29-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>7-7-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>6-24-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	<u>-</u>
	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. <u>-</u>)	
PRIOR ZONING	(Case No. <u>-</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>-</u>	
SIGN POSTING	Date: <u>7-4-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2010-0351A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1e)

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

Account Identifier: District - 01 Account Number - 0126000320

Owner Information

Owner Name:	MILES JEFFREY DAVIS ALLISON	Use:	RESIDENTIAL
Mailing Address:	312 THACKERY AVE BALTIMORE MD 21228-5658	Principal Residence:	YES
		Deed Reference:	1) /27548/ 194 2)

Location & Structure Information

Premises Address	Legal Description
312 THACKERY AVE	LTS 188,189,190 312 THACKERY AVE WS OAK FOREST PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	18	394					188	1	Plat Ref: 5/ 90

Special Tax Areas

Town	Ad Valorem
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1927	1,514 SF	11,250.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	194,310	170,300		
Improvements:	238,790	186,400		
Total:	433,100	356,700	433,100	356,700
Preferential Land:	0	0	0	0

Transfer Information

Seller: HUBER FRANCES E	Date: 01/08/2009	Price: \$385,000
Type: IMPROVED ARMS-LENGTH	Deed1: /27548/ 194	Deed2:
Seller: PRESS WILLIAM J	Date: 08/23/2002	Price: \$300,500
Type: IMPROVED ARMS-LENGTH	Deed1: /16746/ 665	Deed2:
Seller: HUBER EDWARD J,3RD	Date: 06/13/1995	Price: \$173,500
Type: IMPROVED ARMS-LENGTH	Deed1: /11080/ 393	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

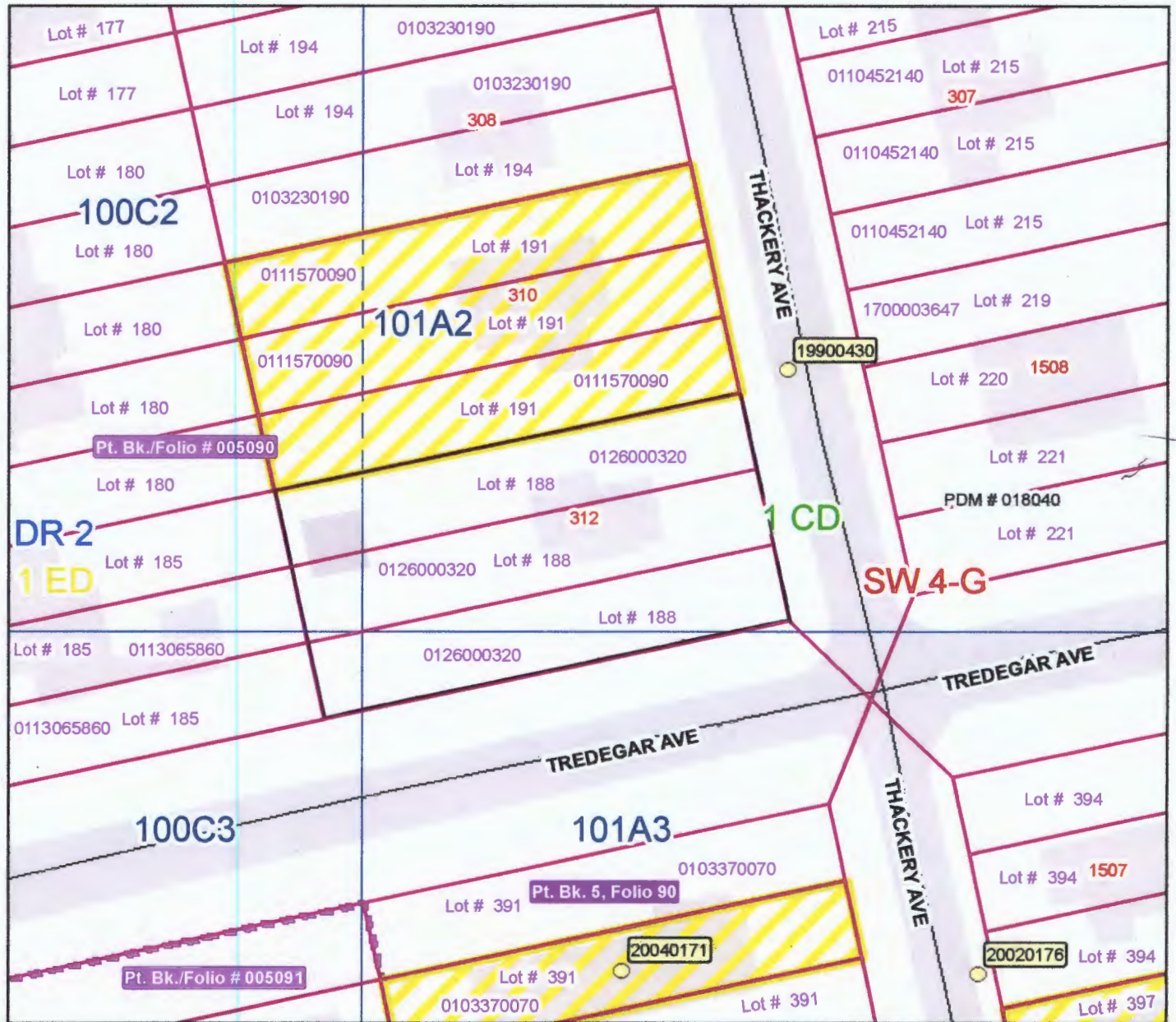
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



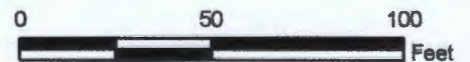
#0357

312 Thackery Avenue



Publication Date: June 07, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 50 feet

#0357

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COUNT FOR DATA PURPOSES
ONLY. FOR OFFICIAL
USE ONLY AND NOT TO BE
DUPLICATED FOR SALE OR
GIFT.

Frame 1



OAK FOREST PARK

SUBDIVIDED BY

THE CATONSVILLE MANOR CO.
101 LIGHT STREET

SURVEYED & Laid OUT

J. SPENCE HOWARD

Civil & Consulting Engineer Baltimore, Md.
Scale 100' = 1 in. Nov. 1919

Filed for record Dec 28, 1920

Test: Wm O. Cole
Clerk

W.P.C. No 5-91

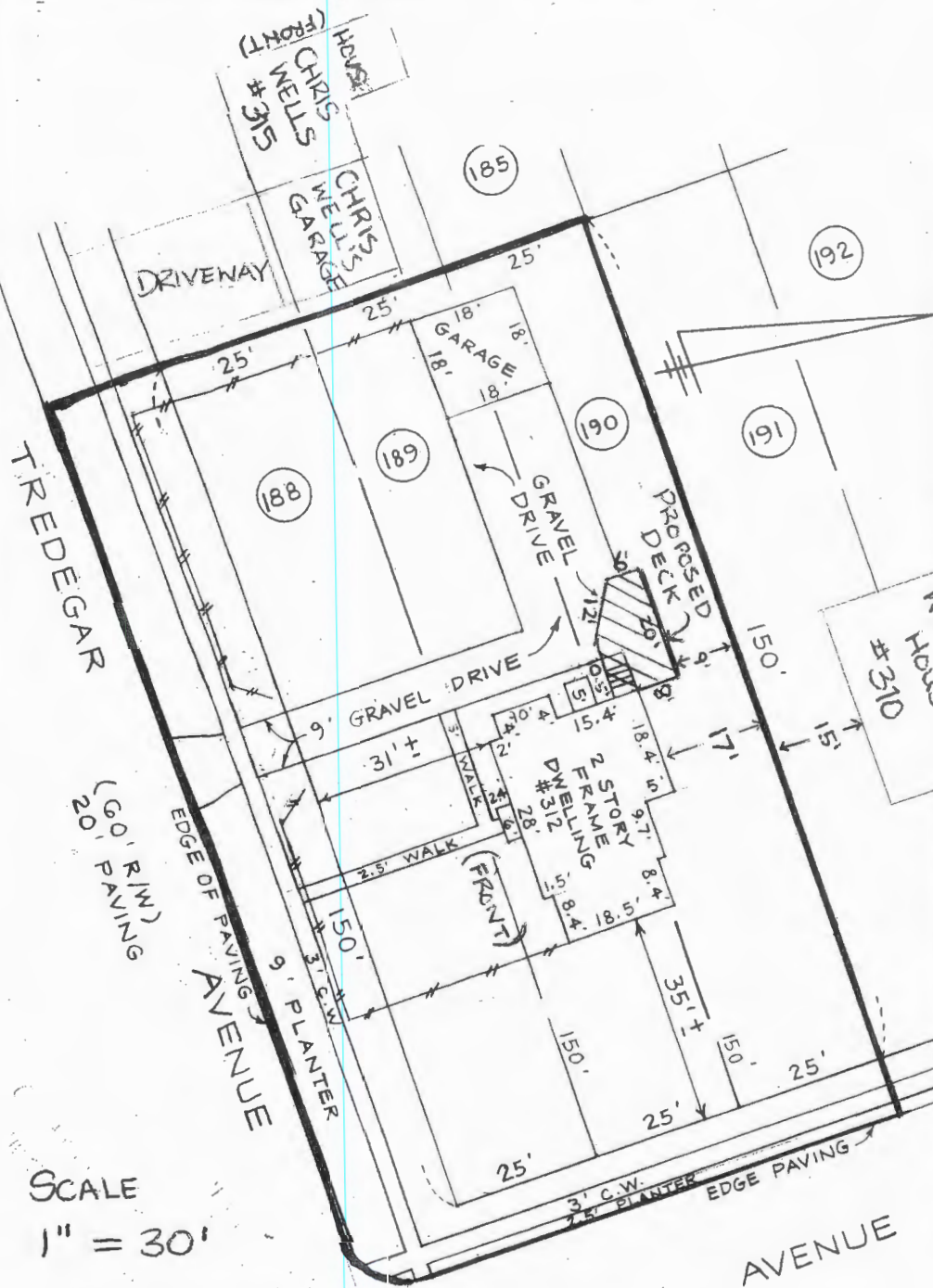
40357

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

ADDRESS: 312 THACKERY AVE

SUBDIVISION: OAK FOREST PARK

OWNERS: JEFFREY & ALLISON MILES



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

ZONING DR-2

LOT SIZE .26 11,250
acreage sq. feet

WATER PUBLIC

SEWER PUBLIC

NO

CHESAPEAKE ☒
BAYCRITICAL

100 Yr FLOOD ☒

HISTORIC PROPERTY ☒

PRIOR ZONING HEARINGS 0

THE LOT SHOWN HEREON IS IN FLOOD ZONE ONE PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL # 240010 0388F

The plat is of benefit to a consumer only insofar as it is acquired by a lender of a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. The plat is not to be relied upon for the establishment or location of fences, structures, buildings, or other existing or future improvements. The 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 plat contains a tolerance of accuracy of two feet, more or less.

THACKERY (40' R/W) 20' PAVING

Prepared By:
Allison Miles

LOCATION DRAWING OF
#312 THACKERY AVENUE
LOT 188, 189 & 190 - PLAT OF
"OAK FOREST PARK" PB. 5/90 & 91
BALTIMORE COUNTY, MD.
DEED REF: 16746 / 665
DATE 6/21/2010

VICINITY MAP



N

SCALE = 1" = 1000'

0357