

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Stablers Church Road; 2,985 feet
E of the c/l of Walker Road
7th Election District
3rd Councilmanic District
(408 Stablers Church Road)

Peter Janney and Linda Hobson Schwab
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0063-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, Peter Janney and Linda Hobson Schwab for property located at 408 Stablers Church Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to erect a shed measuring 12 feet x 18 feet. The shed cannot be placed in the rear yard due to the steep topography as evidenced by the photographs submitted with the Petition. The proposed shed is a high quality structure by Pine Harbor of Massachusetts and will have cedar siding to match the dwelling. The property contains 4.24 acres, is served by private well and septic systems, and is also 85% forest. Mr. Patrick Dedea of 410 Stablers Church Road, approves of the proposed shed.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A comment was received from the Department of Environmental Protection and Resource Management dated September 8, 2010 which indicates that the proposed shed permit will be reviewed by Groundwater Management for well and septic setbacks.

ORDER RECEIVED FOR FILING

Date 9-13-10

By PS

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 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 13th day of September, 2010 that an Administrative Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) be located in the side yard in lieu of the required rear yard is hereby GRANTED, subject to the following:

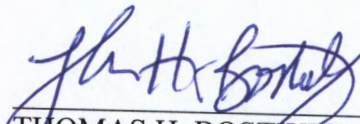
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 9-13-10

By [Signature]

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 9-13-10

By BM 3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 13, 2010

PETER JANNEY AND LINDA HOBSON SCHWAB
408 STABLERS CHURCH ROAD
PARKTON MD 21120

Re: Petition for Administrative Variance
Case No. 2011-0063-A
Property: 408 Stablers Church Road

Dear Mr. and Mrs. Schwab:

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

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 408 Stablers Church Rd.
Parkton MD. 21120
which is presently zoned Residential
RC-4

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)

400.1 in 1.3 to permit an
accessory structure (shed) be located in the side yard
in lieu of the required rear yard
sp. here.

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 9-13-10
City _____ By [Signature] State _____ Zip Code _____

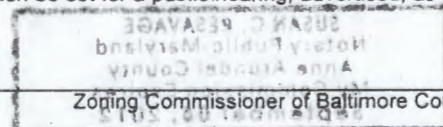
Legal Owner(s):

PETER JANNEY SCHWAB
Name - Type or Print _____
Signature [Signature]
LINDA HOBSON SCHWAB
Name - Type or Print _____
Signature [Signature]
408 Stablers Church Rd. 443 491 3327
Address _____ Telephone No. _____
Parkton MD 21120
City _____ State _____ Zip Code _____

Representative to be Contacted:

PETER JANNEY SCHWAB
Name _____
408 STABLERS CHURCH RD 443-491-3327
Address _____ Telephone No. _____
PARKTON MD 21120
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.



CASE NO. 2011-0063-A

REV 10/25/01

Reviewed By BU Date 8/11/10

Estimated Posting Date 8/22/10

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 408 STABLERS CHURCH ROAD
Address
PARKTON MD 21120
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):

We live on 4 1/4 acres in north Baltimore County. The lot is about 85% forest and is very steep. The only ~~portion~~ level portion of the lot was created by building the house and is in front of the house. The proposed shed outbuilding is high quality by Pine Harbor of Massachusetts and will have cedar siding to match the house. The proposed location creates a very fine relationship to the house. Our neighbor, Mr. Patrick Dedea (410 Stablers) approves of this.

PETER JANNEY SCHWAB AIA (American Institute of Architects)

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.

Peter Janney Schwab
Signature

Linda Hobson Schwab
Signature

PETER JANNEY SCHWAB
Name - Type or Print

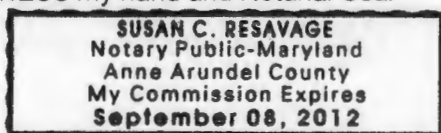
LINDA HOBSON SCHWAB
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of July, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Peter J. Schwab + Linda H. Schwab
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Susan C. Resavage
Notary Public

My Commission Expires September 8, 2012

August 10, July 2010

**ZONING DESCRIPTION FOR: 408 Stablers Church Road Parkton
Maryland 21120.**

Beginning at a point on the north side of Stablers Church Road which is 60' wide at a distance of 2,985 feet ^{east} from the nearest improved intersecting street Walker Road which is 60' wide.

Being: Lot #8, Section 1 in the subdivision of Mill Stream as recorded in Baltimore County Plat Book No. SM57 Folio #147 containing 4.24 acres. Also known as 408 Stablers Church Road and located in the 7th Election District, 3rd Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0063 -A Address 408 Stoblers Church Rd.
Contact Person: Bruno Rudolph Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/11/10 Posting Date: 8/22/10 Closing Date: 9/6/10

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 20¹¹ 0063 -A Address 408 Stoblers Church Rd.
Petitioner's Name Peter Schwab Telephone _____
Posting Date: 8/22/10 Closing Date: 9/6/10
Wording for Sign: To Permit an accessory structure (shed) be located in the
side yard in lieu of the required
rear yard

WCR - Revised 7/7/08

**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: 2011-0063-A

Petitioner: PETER SCHWAB

Address or Location: 408 Stablers Church Road
Parkton, MD. 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: PETER SCHWAB

Address: 408 Stablers Church Road
Parkton, MD. 21120

Telephone Number: 443-491-3327

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

No. 59317

Date:

PAID RECEIPT

RECEIVED
FBI
8/16/2010 11:26:16

8/10/2010 11:26:16
 MAIL NEWA REC
 8/11/2010
 5 528 ZIMING VERIFICATION
 12/3/17

Receipt Tot \$65.00
 \$65.00 EA
 Baltimore County, Maryland

[illegible]

Rec
From:

Total:

For:

DISTRIBUTION

WHITE CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PLEASE PRESS HARD!!!

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/22/10

Case Number: 2011-0063-A

Petitioner / Developer: PETER SCHWAB

Date of Hearing (Closing): SEPTEMBER 6, 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:
408 STABLERS CHURCH ROAD

The sign(s) were posted on: AUGUST 21, 2010



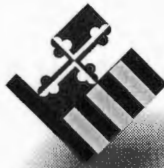
Linda O'Keefe
(Signature of Sign Poster)

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

September 9, 2010

Peter & Linda Schwab
408 Stablers Church Rd.
Parkton, MD 21120

Dear: Peter & Linda Schwab

RE: Case Number 2011-0063-A, 408 Stablers Church Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010
RECEIVED

AUG 31 2010

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

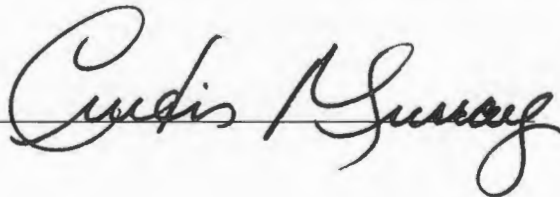
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-063- 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

AUG 31 2010

ZONING COMMISSIONER



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: AUGUST 25, 2010

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

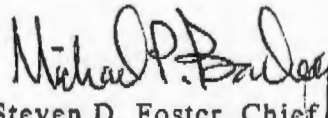
RE: Baltimore County
Item No. 2011-0063-A
408 STABBERS CHURCH RD
SCHWAB PROPERTY
ADMIN. VARIANCE -

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. 2011-0063-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,


Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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-09062010 -NO COMMENTS.doc

AV 9-6

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-063-A
Address 408 Stablers Church Road
(Schwab Property)

Zoning Advisory Committee Meeting of August 23, 2010

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

The proposed shed permit will be reviewed by Groundwater Mgmt., for well and septic setbacks.

Reviewer: Dan Esser Date: 8/25/10

Patricia Zook - Descriptions for Monday's administrative variance cases

From: Patricia Zook
To: Williams, LaShenda
Date: 9/10/2010 9:36 AM
Subject: Descriptions for Monday's administrative variance cases
CC: Bostwick, Thomas

LaShenda -

I don't yet have the files or the descriptions for the administrative variances that closed on Monday. I'd like to at least get the descriptions now so that I can start processing the requests.

I've received a couple calls from Petitioners and they were referred to 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

Patricia Zook - any administrative variance cases from Monday?

From: Patricia Zook
To: Williams, LaShenda
Date: 9/9/2010 10:03 AM
Subject: any administrative variance cases from Monday?
CC: Bostwick, Thomas

Good morning LaShenda -

Are there any administrative variance cases that closed on Monday?

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

410-887-3868

pzook@baltimorecountymd.gov

2011-006-A



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

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

Account Identifier: District - 07 Account Number - 2100002707

Owner Information

Owner Name:	SCHWAB PETER JANNEY SCHWAB LINDA HOBSON	Use:	RESIDENTIAL
Mailing Address:	408 STABLERS CHURCH ROAD PARKTON MD 21120	Principal Residence:	YES
		Deed Reference:	1) /11765/ 436 2)

Location & Structure Information

Premises Address	Legal Description
408 STABLERS CHURCH RD	4.240 AC MILL STREAM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
12	14	208					8	2	Plat Ref: 57/ 147

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	3,118 SF	4.24 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	211,840	211,840		
Improvements:	319,210	319,210		
Total:	531,050	531,050	531,050	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: KNAPIK JOSEPH L,JR	Date: 08/27/1996	Price: \$332,500
Type: IMPROVED ARMS-LENGTH	Deed1: /11765/ 436	Deed2:
Seller: EDWARDS MARK A	Date: 02/03/1993	Price: \$98,750
Type: IMPROVED ARMS-LENGTH	Deed1: / 9584/ 467	Deed2:
Seller: PITTMAN THOMAS L,JR	Date: 09/30/1991	Price: \$90,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8925/ 651	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



View of right side of Front Yard– the only partially portion of property



Same View above showing proposed shed location on a naturally level well compacted site



View of Front Yard from end of Driveway – Very Steep up drive to road



View of left side of Front Yard— the only partially portion of property



Peter & Linda Schwab Residence at 408 Stablers Church Road Parkton MD 21120

View of Back Yard – Very Steep



View of Back Yard from end of Driveway – Very Steep



RC 2

0720066300

2100002709

Lot # A

RC 2

0720066300

RC 4

2100002708 Lot # 8A

NW 34-C

Lot # 4

Pt. Bk. 58, Folio 138

RC 4

2100005332

394

2100005331

Lot # 3

2100002707

Lot # 8

408

406

2100002706

Lot # 7 Pt. Bk. 57, Folio 147

Pt. Bk./Folio # 057147

410

MILLSTREAM (PDM File/Project # -)

7 ED

012A2

412

3 CD

2100002705 Lot # 6

PDM # 070202

396

Lot # 5

2100005333

Pt. Bk./Folio # 058138

390

PDM # 070204

2100005330

Lot # 2

STABLERS MANOR (SECTION 2) (PDM File/Project #)

RC 8

2100002704

Lot # 5

414

6 ED

NW 33-C

2100002703 Lot # 4

416

2100005329

388

Lot # 1

2100005334

Lot # 6

2100002702 Lot # 3

418

398-A

2100005335

Lot # 7

Lot # 12

Pt. Bk. 60, Folio 43

2100010996

515

Pt. Bk./Folio # 060043

2100002701

Lot # 2

420

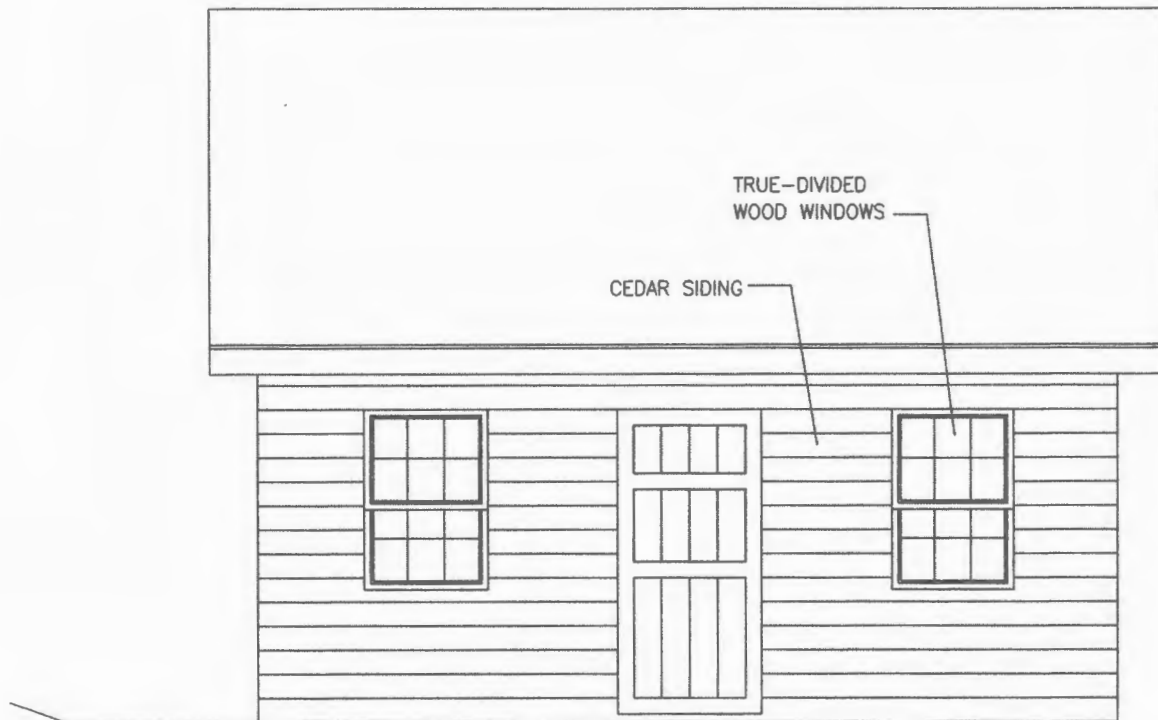
Lot # 11

2100010995

Lot # 8

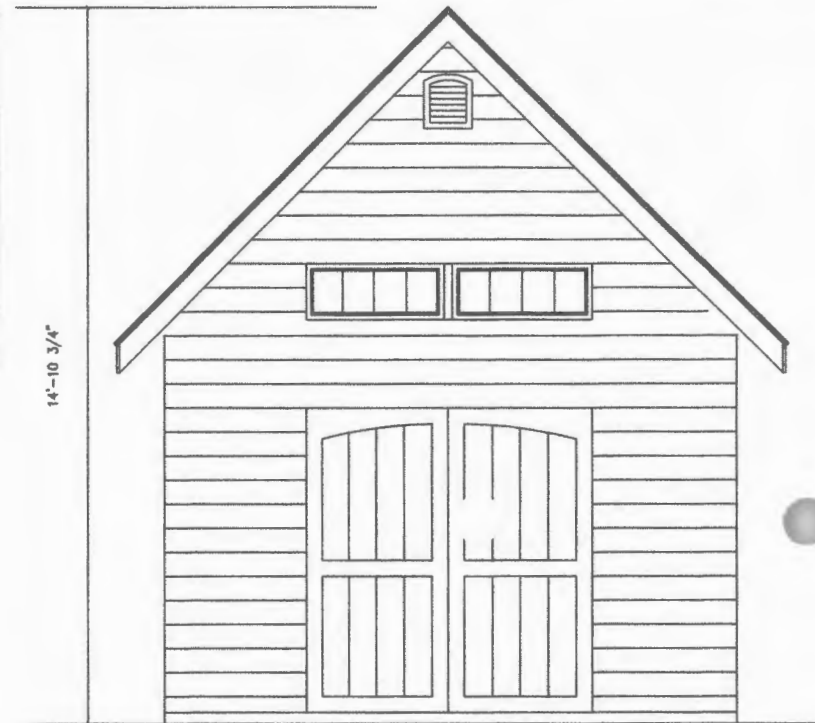
2100005336

0063



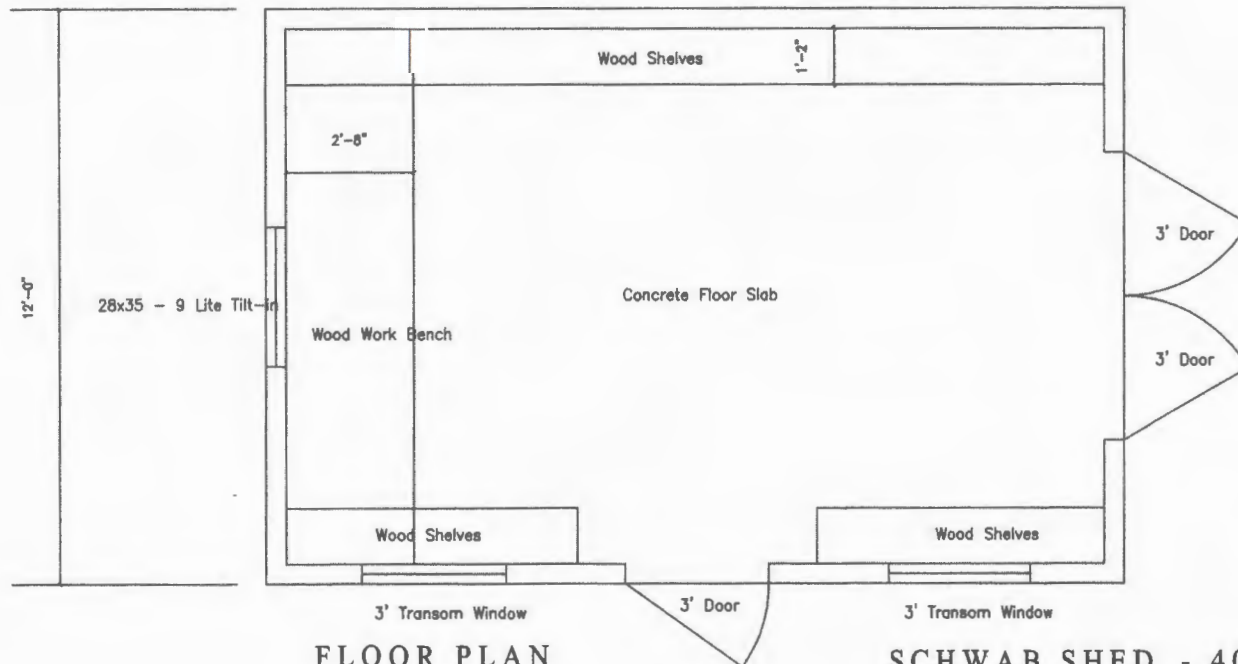
FRONT

18'-0"

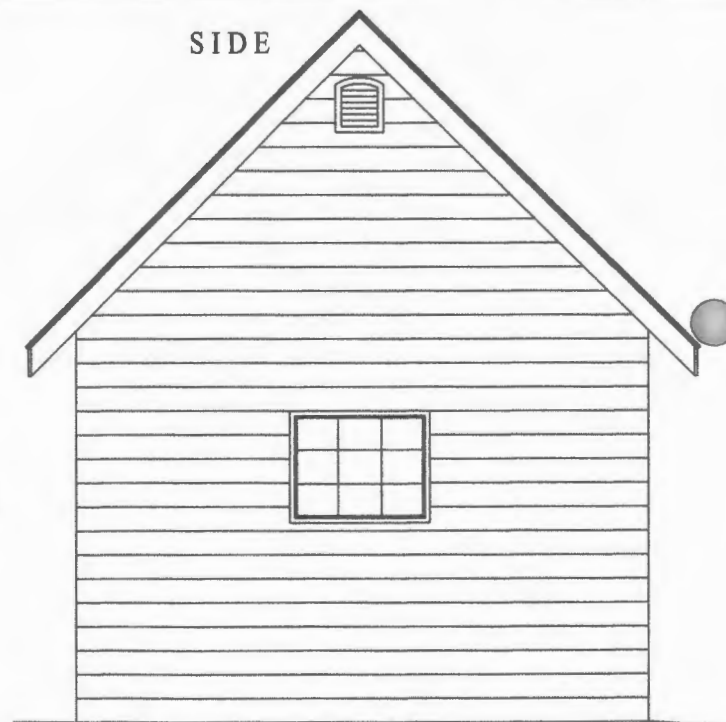


14'-10 3/4"

SIDE



FLOOR PLAN

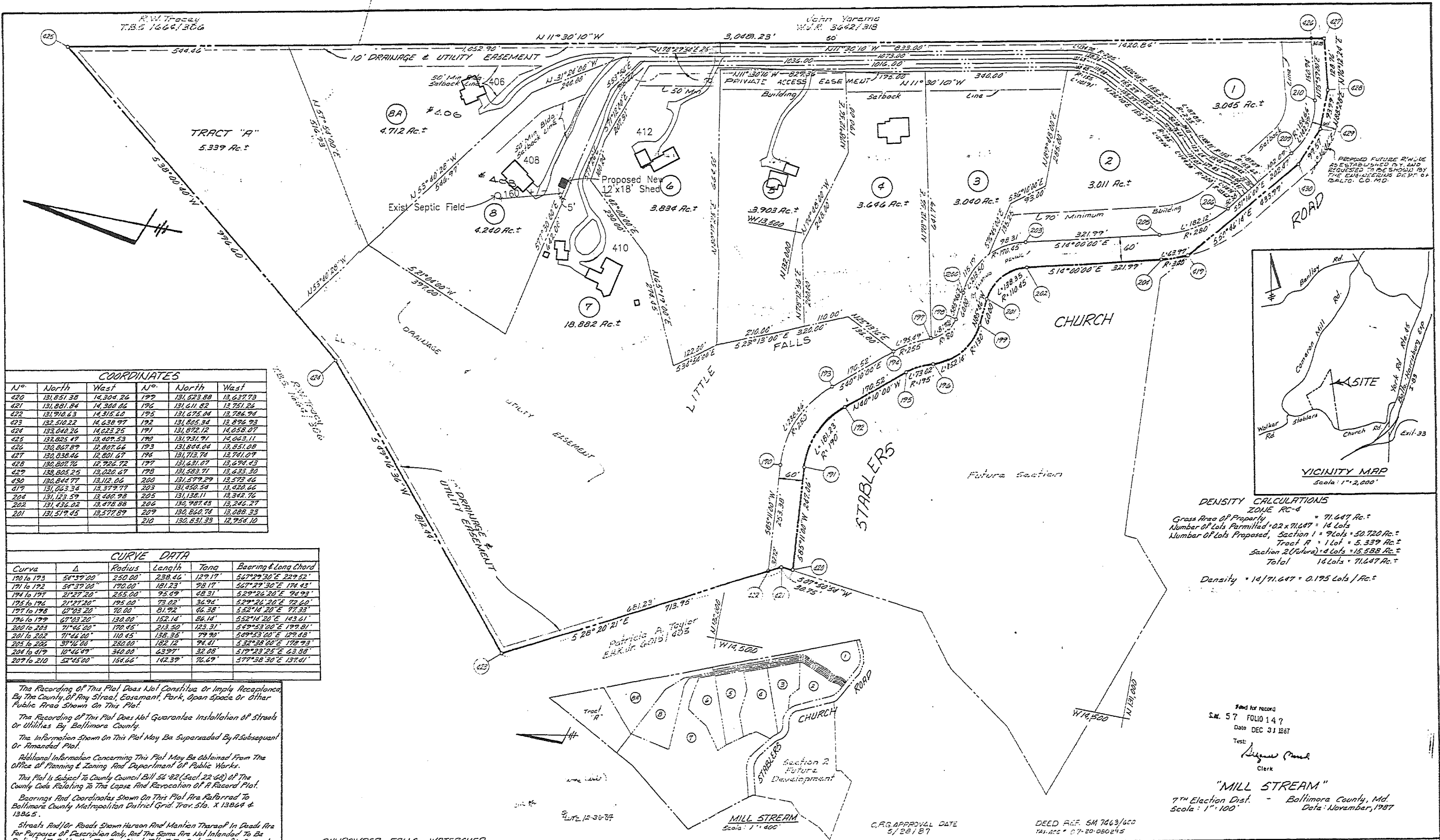


SIDE

SCHWAB SHED - 408 STABLER'S CHURCH ROAD

SCALE: 1/4" = 1'-0"

#0063



COORDINATES					
N ^o	North	West	N ^o	North	West
420	131,551.38	14,308.26	197	131,523.88	13,637.73
421	131,581.84	14,300.06	196	131,611.82	13,751.26
422	131,710.63	14,315.48	195	131,675.84	13,786.74
423	132,510.22	14,638.97	192	131,665.34	13,894.93
424	133,040.26	14,023.25	191	131,872.12	14,058.07
425	133,825.47	13,407.53	190	131,751.71	14,043.11
426	130,867.87	13,807.64	183	131,644.04	13,851.08
427	130,838.46	12,801.67	194	131,713.74	13,741.07
428	130,807.72	12,726.72	197	131,631.07	13,694.43
429	130,805.25	13,020.67	198	131,583.71	13,633.30
430	130,844.77	13,112.06	200	131,579.27	13,573.46
419	131,063.34	13,377.77	203	131,450.54	13,420.66
204	131,123.57	13,400.98	205	131,138.11	13,342.76
202	131,436.02	13,478.88	206	130,987.43	13,246.27
201	131,517.45	13,577.87	207	130,860.74	13,088.33
			210	130,831.33	12,758.10

CURVE DATA					
Curve	Δ	Radius	Length	Tang	Bearing & Long Chord
190 to 193	54°57'00"	250.00'	238.44'	129.17'	S67°29'30"E 229.52'
191 to 192	54°57'00"	190.00'	181.23'	98.17'	S67°29'30"E 174.43'
194 to 197	21°27'20"	255.00'	95.69'	48.31'	S29°26'20"E 94.93'
195 to 196	21°27'20"	195.00'	73.02'	36.94'	S29°26'20"E 72.60'
197 to 198	61°03'20"	70.00'	81.92'	46.38'	S52°14'20"E 77.33'
196 to 197	61°03'20"	130.00'	152.14'	86.14'	S52°14'20"E 143.61'
200 to 203	71°46'00"	170.45'	213.30'	123.31'	S47°53'00"E 197.81'
201 to 202	71°46'00"	110.45'	135.35'	79.90'	S49°53'00"E 129.48'
203 to 206	37°46'00"	280.00'	182.12'	94.81'	S32°38'00"E 178.73'
204 to 210	10°46'49"	340.00'	63.97'	32.06'	S17°23'25"E 63.98'
207 to 210	52°45'00"	154.66'	142.39'	76.67'	S77°38'30"E 137.01'

The Recording of This Plat Does Not Constitute or Imply Acceptance By The County of Any Street, Easement, Park, Open Space or Other Public Area Shown On This Plat.

The Recording of This Plat Does Not Guarantee Installation of Streets or Utilities By Baltimore County.

The Information Shown On This Plat May Be Superseded By A Subsequent Or Amended Plat.

Additional Information Concerning This Plat May Be Obtained From The Office of Planning & Zoning and Department of Public Works.

This Plat is Subject to County Council Bill 54-82 (Sect. 22-68) of The County Code Relating To The Lapse And Revocation of A Record Plat.

Bearings And Coordinates Shown On This Plat Are Referenced To Baltimore County Metropolitan District Grid, Trv. Sta. X 13864 & 13865.

Streets And/or Roads Shown Hereon And Mention Thereof In Deeds Are For Reference Only, And The Same Are Not Intended To Be Dedicated To Public Use. The Fee Simple Title To The Said Streets Is Expressly Reserved In The Grantors of The Deed To Which This Plat is Attached, Their Heirs And Assigns.

Highway & Highway Widening, Slope, Drainage & Utility Easements, Shown Hereon Are Reserved On The Plat, And The Same Are Not Intended To Be Offered For Dedication To Baltimore County, Md. The Grantor, His Personal Representatives And Assigns Shall Convey Said Areas By Deed To Baltimore County, Md. At Its Cost.

For Panhandle Lot, Refuse Collection, Snow Removal, And Road Maintenance Are Provided To The Junction of The Panhandle And The Street Right-Of-Way Line Only, And Not Onto The Panhandle Lot Driveway.

GUNPOWDER FALLS WATERSHED

DEPARTMENT OF PUBLIC WORKS
APPROVED FOR STREET ALIGNMENT & LOCATION

Director _____ Date _____

APPROVED FOR DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Director _____ Date 12-29-87

APPROVED FOR BALTIMORE COUNTY

Director _____ Date _____

OWNER'S CERTIFICATE:

The Undersigned Owner of The Land Shown On This Plat Herby Certifies That, To The Best of His Knowledge, The Requirements of Subsection (C) of Section 3-108 of The Real Property Article of The Annotated Code of Maryland, Has Been Complied With, Insofar As Same Concerns The Making of The Plat And The Setting of The Markers.

ARMED & DANGEROUS
704 M. E. K. S.
BETHESDA, MD 20813

SURVEYOR'S CERTIFICATE:

The Undersigned, A Registered Land Surveyor of The State of Maryland, Does Herby Certify That He is The Surveyor Who Prepared This Plat & That The Land Shown On This Plat Has Been Laid Out And The Plat Thereof Has Been Prepared In Compliance With Subsection (C) of Section 3-108 of The Real Property Article of The Annotated Code of Maryland, Particularly Insofar As Same Concerns The Making of The Plat And Setting of The Markers.

Registered Land Surveyor

DENSITY CALCULATIONS

Zone RC-4

Gross Area of Property = 71.647 Ac.

Number of Lots Permitted = 0.2 x 71.647 = 14 Lots

Number of Lots Proposed, Section 1 = 9 Lots = 30.720 Ac.

Tract A = 1 Lot = 5.337 Ac.

Section 2 (Future) = 4 Lots = 15.588 Ac.

Total = 14 Lots = 71.647 Ac.

Density = 14/71.647 = 0.195 Lots / Ac.

Filed for record
SM 57 FOLIO 147
Date DEC 31 1987
Test

Clerk

"MILL STREAM"
7th Election Dist. - Baltimore County, Md.
Scale: 1" = 100' Date: November, 1987

E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

205 Courtland Ave.
Towson, Maryland
21204

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

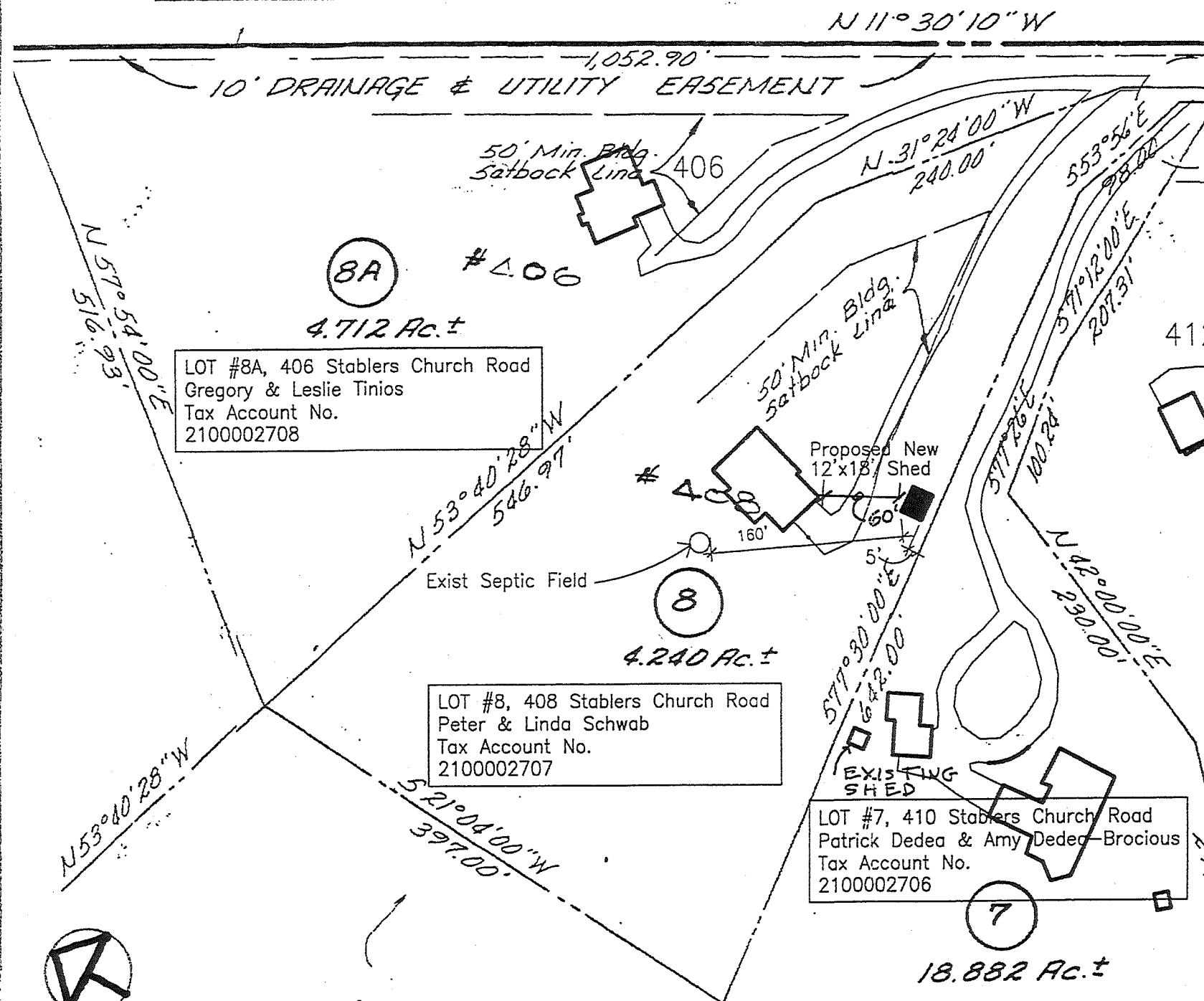
PROPERTY ADDRESS 408 Stablers Church Road

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

SUBDIVISION NAME Millstream

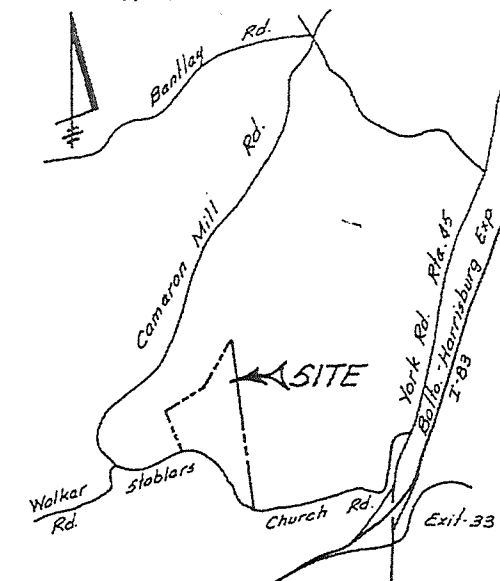
PLAT BOOK # SM 57 FOLIO # 147 LOT # 8 SECTION # 1

OWNER Peter & Linda Schwab



PREPARED BY PJS

SCALE OF DRAWING: 1" = 100'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7
COUNCILMANIC DISTRICT 3
1" = 200' SCALE MAP # 012A2
ZONING Formerly RC4, RC 8
LOT SIZE 4.24 184,695
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY AR ITEM # 0063 CASE # 201-0063-A