

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Gough Street, 168 feet E of
the c/l of Overview Avenue
12th Election District
7th Councilmanic District
(7213 Gough Street)

Brian T. and Donna M. Abt
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0188-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, Brian T. and Donna M. Abt for property located at 7213 Gough Street. The variance request is from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (awning) addition with a side yard setback of 8 inches in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners' dwelling is an end unit townhome with a southern exposure on the side wall which significantly increases energy costs. The side yard essentially becomes unusable due to the extreme heat caused by sun exposure. Petitioners desire to be able to use their side yard. None of the neighbors expressed any concern or opposition to the proposed awning.

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 December 6, 2010 which indicates that the awning is the same size as the footprint of the residence from which it projects. It is disproportionate as an accessory structure. A majority of the rear yard is filled with a large garage. The side yard over which the awning will project has a large detached shed.

ORDER RECEIVED FOR FILING

Date 1-6-11

By pm

Nonetheless, the Planning Office does not oppose the request provided the shed in the side yard is removed and the awning is reduced to provide a side yard setback of four feet.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 12, 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. Petitioners are made aware, however, that they will be required to deal with any potential runoff emanating from the awning and may be required to provide the necessary gutters.

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 6th day of January, 2011 that a variance from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (awning) addition with a side yard setback of 8 inches in lieu of the required 15 feet be and is hereby GRANTED, subject to the following:

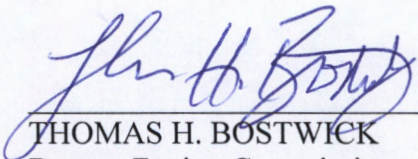
ORDER RECEIVED FOR FILING

Date 1-6-11

By [Signature]

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. Petitioners are required to deal with any potential runoff emanating from the awning and are required to provide the necessary gutters.

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 1-6-11

By PJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 6, 2011

BRIAN T. AND DONNA M. ABT
7213 GOUGH STREET
BALTIMORE MD 21224

Re: Petition for Administrative Variance
Case No. 2011-0188-A
Property: 7213 Gough Street

Dear Mr. and Mrs. Abt:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas 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 7213 Gough Street
which is presently zoned DR 10.5

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)

Section: 1B02.3.A.1

To permit an open projection (awning) addition with a side yard setback of 8 inches in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

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 1-6-11 day of Jan 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. 2011-0188-A

Reviewed By [Signature] Date 11/29/10

REV 10/25/01

Estimated Posting Date 12/12/10

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

7213 Gough St
Address
Baltimore MD 21224
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 That the dwelling receives full southern Sun exposure on the side wall increasing the use of additional energy during warm months to keep dwelling cool.
- ② The side yard becomes unusable due to extreme heat caused by Sun exposure.
- ③ Hardship was not the result of the applicant's actions as the additional property was included in the purchase. the applicant would like to make the additional property useable

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.

Brian T. Abt
Signature

Brian T. Abt
Name - Type or Print

Donna M. Abt
Signature

Donna M. Abt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15TH day of NOVEMBER, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRIAN T. ABT & DONNA M. ABT
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Herbert Geilenkirchen
Notary Public

My Commission Expires 10-11-2012

Zoning Description

ZONING DESCRIPTION FOR 7213 Gough Street.

Beginning at a point on the ^{south} east side of Gough Street which is 60' wide at the distance of 168.73' ^{east} north of the centerline of the nearest improved intersecting street Overview Avenue which is 60' wide. Being Lot # 7R, Section # 3 in the subdivision of Eastwood as recorded in Baltimore County Plat Book # 19, Folio # 93, containing .07 acres. Also known as 7213 Gough Street and located in the 12th Election District, 7th Councilmanic Distric.

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

No. **60094**

Date: **11/29/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/29/2010 11/29/2010 11:03:47 1

REG W901 WALKIN JRIC JHR
 >>RECEIPT # 480138 11/29/2010 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 060094

Recpt Tot \$65.00
 \$65.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **65.00**

Rec From: **Brian Abt**
 For: **7213 Gough St**
21224 **2011-0188-A**

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2011-0188-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian & Donna Abt

Dec 27, 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: _____

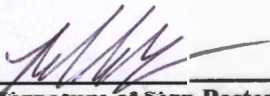
7213 Gough St

December 12, 2010

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

Sincerely,

December 12, 2010


(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 # 2011-0188A

To PERMIT AN OPEN PROJECTION (AWNING) ADDITION
WITH A SIDE YARD SETBACK OF 8 INCHES IN LIEU OF THE
REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 28-622(a)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 12-27-10

ADDITIONAL INFORMATION TO REQUEST FOR
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

115 W. LEEWAY AVE.
TOWSON, MD 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN FROM YOUR PROPERTY UNTIL AFTER THE PUBLIC HEARING DATE OF JANUARY 10, 2012
MEETING IS HANDICAP ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0188 -A Address 7213 Gough St.
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/29/10 Posting Date: 12/12/10 Closing Date: 12/27/10

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- 0188 -A Address 7213 Gough St.
Petitioner's Name BRIAN & DONNA Abt Telephone 410 288-0026
Posting Date: 12/12/10 Closing Date: 12/27/10

Wording for Sign:

To permit an open projection (awning) addition with a side yard setback of 8 inches in lieu of the required 15 feet.

WCR - Revised 7/7/08

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, (Interim) Director
Department of Permits and
Development Management

DATE: December 6, 2010

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 7213 Gough Street

INFORMATION:

Item Number: 11-188

Petitioner: Brian and Donna Abt

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

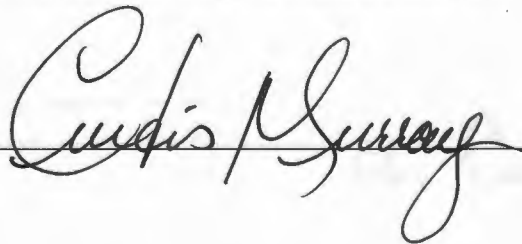
The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office offers the following comments:

The requested awning is the same size as the footprint of the residence from which it projects. It is disproportionate as an accessory structure. A majority of the rear yard is filled with a large garage. The side yard over which the awning will project has a large detached shed.

Nonetheless, the Office of Planning does not oppose the request provided: the shed in the side yard is removed and the awning is reduced to provide a side yard setback of four feet.

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

Prepared by:
AFK/LL: CM



RECEIVED

DEC 15 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: DEC. 3, 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 2011-0188-A
7213 GOUCH STREET
BRIAN T & DONNA M. ABT
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. 2011-0188-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 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
Access Management 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.marylandroads.com

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

December 09, 2010

ATTENTION: Kristen Mathews
ZAC 12-6-2010

Case Number(s): 2011-0152-SPHA
2011-0180-A
2011-0181-A
2011-0182-A
2011-0183-SPH
2011-0184-A
2011-0185-SPH
2011-0186-A
2011-0187-A
2011-0188-A

The fire marshal's office has no comments at this time.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 13, 2010
Item Nos. 2011- 152, 180, 182, 183,
184, 185, 186, 187 and 188

DATE: December 9, 2010

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-12132010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, (Interim) Director
Department of Permits and
Development Management

DATE: December 6, 2010

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 7213 Gough Street

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Item Number: 11-188

Petitioner: Brian and Donna Abt

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

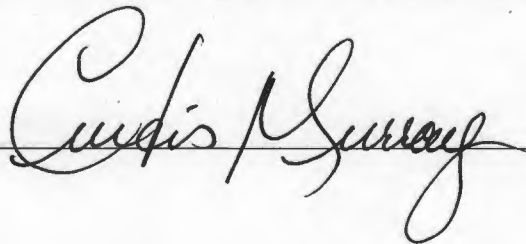
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Nonetheless, the Office of Planning does not oppose the request provided: the shed in the side yard is removed and the awning is reduced to provide a side yard setback of four feet.

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

Prepared by:
AFK/LL: CM



Patricia Zook - Case 2011-0188-A - Administrative Variance

From: Patricia Zook
To: Wasilewski, Leonard
Date: 1/3/2011 1:11 PM
Subject: Case 2011-0188-A - Administrative Variance

Hello Lenny -

Can you provide some background information on this variance request?

CASE NUMBER: 2011-0188-A

7213 Gough Street

Location: SE side of Gough Street, 168 feet E of the c/l of Overview Ave

12 Election District, 7th Councilmanic District

Legal Owner(s): Brian T. and Donna Abt

Closing Date: 12/27/2010

ADMINISTRATIVE VARIANCE to permit an open projection (awning) addition with a side yard setback of 8 inches in lieu of the required 15 feet.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

#1

Patricia Zook - Case 2011-0188-A - Administrative Variance

From: Patricia Zook
To: Wasilewski, Leonard
Date: 1/4/2011 9:52 AM
Subject: Case 2011-0188-A - Administrative Variance

Hello Lenny -

Can you provide some background information on this variance request?

CASE NUMBER: 2011-0188-A

7213 Gough Street

Location: SE side of Gough Street, 168 feet E of the c/l of Overview Ave

12 Election District, 7th Councilmanic District

Legal Owner(s): Brian T. and Donna Abt

Closing Date: 12/27/2010

ADMINISTRATIVE VARIANCE to permit an open projection (awning) addition with a side yard setback of 8 inches in lieu of the required 15 feet.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

#2

7213 Gough St 2011-0188-A



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

Account Identifier: District - 12 Account Number - 1212021950

Owner Information

Owner Name: ABT BRIAN T Use:
ABT DONNA M Principal Residence:
Mailing Address: 7213 GOUGH ST Deed Reference:
BALTIMORE MD 21224-1811

Location & Structure Information

Premises Address Legal Description
7213 GOUGH ST
7213 GOUGH ST
EASTWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
96	15	185			3	6	7R	3

Special Tax Town
Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area
1954	896 SF	3,300.00 SF

Stories	Basement	Type	Exterior
2	YES	END UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	38,000	38,000		
Improvements:	83,170	101,340		
Total:	121,170	139,340	133,282	139,340
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
FISCHER BARBARA J	08/22/1994	
Type: IMPROVED ARMS-LENGTH	Deed1: /10713/ 275	Deed2:
Seller: LEASE AUGUSTA	Date: 09/21/1979	Price:
Type: IMPROVED ARMS-LENGTH	Deed1: / 6079/ 137	Deed:
Seller:	Date:	Price:
Type:	Deed1:	Deed:

Exemption Information

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

Tax Exempt: NO

Exempt Class:

Special Tax Rec

* NONE

2011-0188-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7213 Gough Street

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

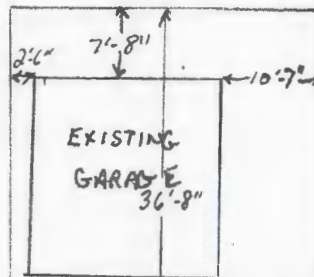
SUBDIVISION NAME East wood

PLAT BOOK # 19 FOLIO # 93 LOT # 7R SECTION # 3

OWNER Brian T. & Donna M. Abt

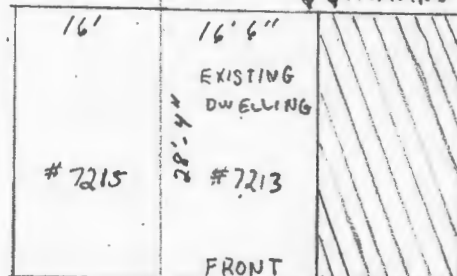
ALLEY (16')

LEO F.
O'HARE

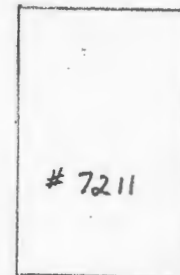


Vera F. Nagy
Andrew Louis Nagy

Proposed
16' x 28'-4"
AWNING



14.87'



8' Setback

27' 35'

35'

GOUGH ST. (60')

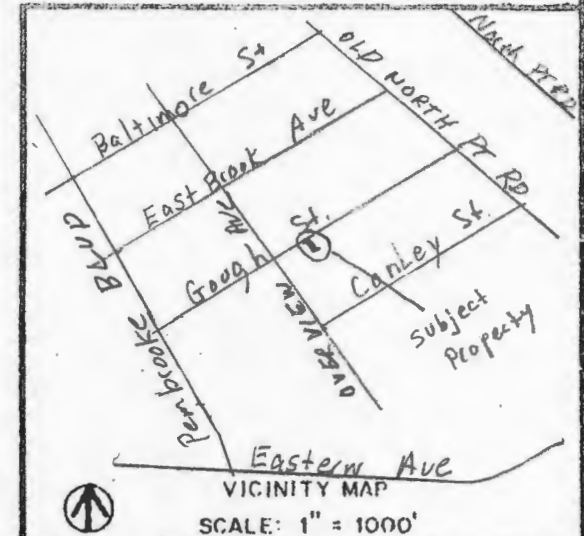
NORTH PT. RD



NORTH

PREPARED BY BTA

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP #

ZONING DR 10.5

LOT SIZE .07 ACRES 3319 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

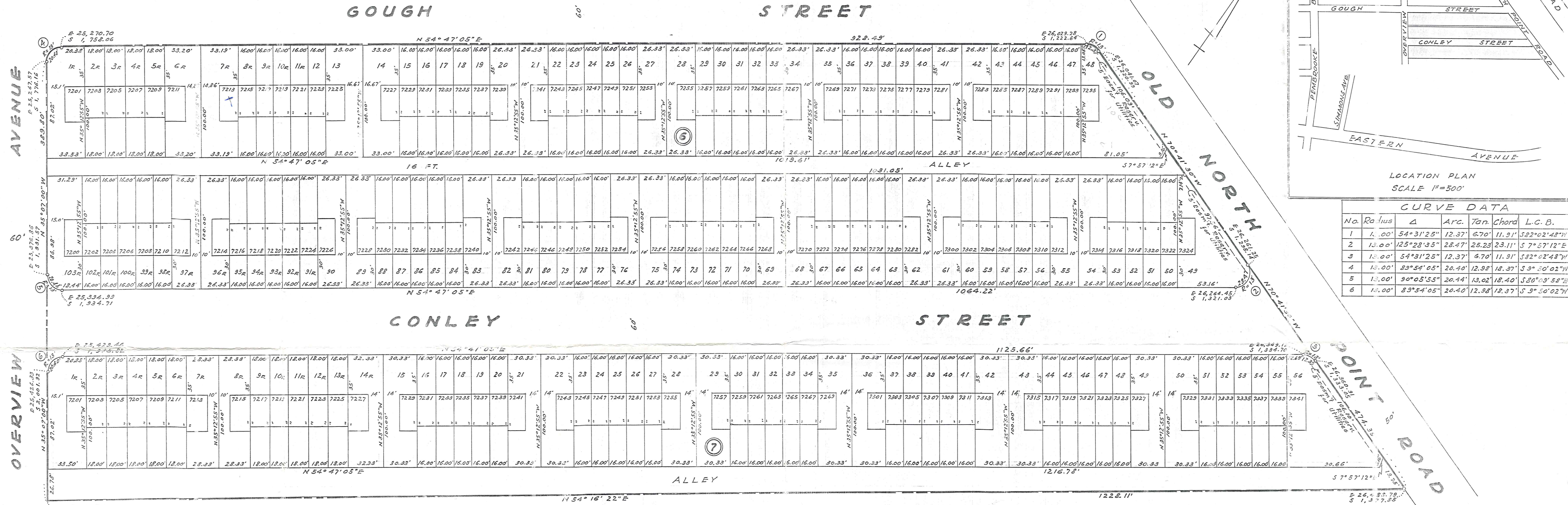
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

[Signature]

2011

0188-A



NOTE:

"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 to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns."

G.L.B. No. 19 Folio 93
Date NOV 23 1953

FILED FOR RECORD WITH
FROM George E. Byerly
TO NOV 23 1953
Clerk

OWNERS CERTIFICATE:-

Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016 Acts of 1945 have been complied with on this plat.

Conley Land Company
by Robert C. Myrshoff Vice-President

CERTIFICATION:-

Certification is hereby made that this plat was computed by G.W. Stephens Jr. & Associates and that it meets the requirements of Section 72B Article 17 of the Annotated Code of Maryland 1947 Supplement.

James O. Amador Jr.
Reg. No. 2086

Approved as to alignment and location of Streets.

Robert G. Dwyer
Roads Engineer of Baltimore Co., Md.

Approved by Baltimore County Planning Commission

William J. Rice Jr. Nov. 20, 1953
Director

SUBDIVISION PLAN OF SECTION 3 PLAT E
AND
REVISION OF PART OF SECTION 3 PLAT D
EASTWOOD

BALTIMORE COUNTY, MD. ELECTION DISTRICT NO. 12
SCALE: 1"=50 FT. NOV. 1953

CONLEY LAND COMPANY - DEVELOPERS
14 W. SARATOGA ST. BALTIMORE, MD.

2011-0188-A