

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Dawn Drive, 125 feet SW of
the c/l of Walter Lane
11th Election District
5th Councilmanic District
(9431 Dawn Drive)

Diane C. and Michael F. Bruns, Sr.
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0239-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Diane C. and Michael F. Bruns, Sr. for property located at 9431 Dawn Drive. The variance request is from Section 1B02.3.B (Section 211.2 of the 1963 Zoning Regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition (garage) with a side yard setback of 1 foot and a sum of side setbacks of 11 feet in lieu of the minimum required 8 feet and sum of 20 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a carport measuring 20 feet x 24 feet in size. The Petitioners' property line is 56 feet from the residence located at 4101 Walter Avenue. Photographs submitted with the Petition show that there are garages and carports in the neighborhood.

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.

ORDER RECEIVED FOR FILING

Date 3-15-11

By 

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 20, 2011, 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 Administrative Law Judge, 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 Administrative Law Judge for Baltimore County, this 15th day of March, 2011 that a variance from Section 1B02.3.B (Section 211.2 of the 1963 Zoning Regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition (garage) with a side yard setback of 1 foot and a sum of side setbacks of 11 feet in lieu of the minimum required 8 feet and sum of 20 feet be and 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.

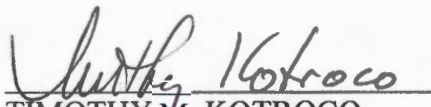
ORDER RECEIVED FOR FILING

Date 3-15-11

By 

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

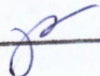
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 3-15-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

March 15, 2011

DIANE C. AND MICHAEL F. BRUNS, SR.
9431 DAWN DRIVE
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 2011-0239-A
Property: 9431 Dawn Drive

Dear Mr. and Mrs. Bruns:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco", is written over a faint, larger signature.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



TAX. ACCOUNT # 1600007191

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9431 DAWN DRIVE BALTIMORE MD 21236
which is presently zoned DR 5.5 (R6)

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) 1B02.3.B - BCZR (Section 211.3

of 1963 Zoning Regs) - to permit a proposed addition (garage) with a side yard setback of 1 foot and a sum of side setbacks of 11 feet in lieu of the minimum required 8 and sum of 20

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 _____
Date 3-15-11
By [Signature]

Legal Owner(s):

MICHAEL FRANCIS BRUNS SR
Name - Type or Print _____
[Signature]
Signature _____
DIANE CATHERINE BRUNS
Name - Type or Print _____
[Signature]
Signature _____
9431 DAWN DRIVE MD 21236
Address _____ Telephone No. 410 365 2199
BALTIMORE MD 21236
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 _____ 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. 2011-0239-A

REV 10/25/01

Reviewed By [Signature] Date 3/11/11

Estimated Posting Date 3/20/11

Zoning Commissioner of Baltimore County

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

Address 9431 DAWN DRIVE
City BALTIMORE State MD Zip Code 21236

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 THE PROPERTY OWNERS APPLY FOR A VARIANCE ON PROPERTY SINCE THE PROPERTY IS UNIQUE AND UNUSUAL TO THE SURROUNDING PROPERTIES. THE ZONING PROVISION WOULD IMPACT MORE ON THE SUBJECT THAN ON THE SURROUNDING PROPERTIES, AS THE ENCLOSED PICTURES SHOW WE ARE MORE THAN 56 FEET FROM OUR NEIGHBORS WHERE OUR CARPORT ADDITION WOULD BE CONSTRUCTED. OUR UNIQUE LOT DOES NOT INTERFERE WITH PUBLIC SAFETY OR THE WELFARE OF CITIZENS

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 Michael F. Bruns Sr.

Name - Type or Print MICHAEL F. BRUNS SR

Signature Diane Bruns

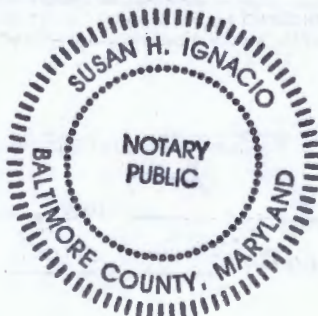
Name - Type or Print Diane Bruns

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of February, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL F. BRUNS SR. AND DIANE BRUNS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Susan H. Ignacio

Notary Public

My Commission Expires

3/24/14

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

No. **64757**

Date: **2/11/11**

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/14/2011 2/11/2011 11:55:57 2
 REC 0902 MAIL JEVA JEE
 >>RECEIPT N 724371 2/11/2011 OFLH

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount	Recpt
001	806	0000		6150				\$75.00	11/11/11

5 520 ZONING VERIFICATION
 04/757
 Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **\$75.00**

Rec From:

For:

Zoning hearing - case # 2011-0239-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 2-20-11

RE: Case Number: 2011-0239-A

Petitioner/Developer: Mike Brune

Date of Hearing/Closing: March 7, 2011

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 9431 Dawn Dr

The signs(s) were posted on 2-20-11

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

1015 Old Barn Road

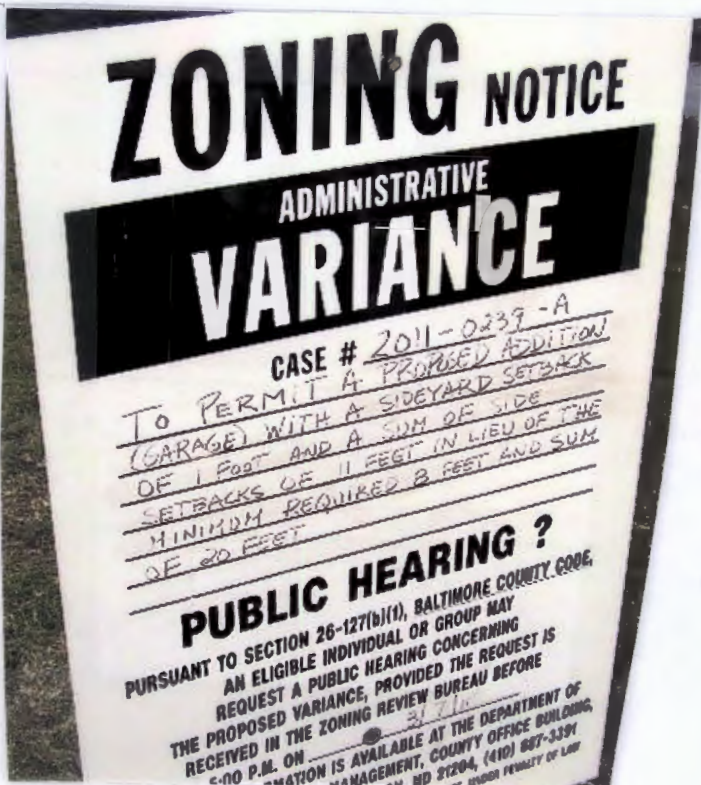
(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0239 -A Address 9431 Dawn Dr

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

Filing Date: 2/11/11 Posting Date: 2/20/11 Closing Date: 3/7/11

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- 0239 -A Address 9431 Dawn Dr

Petitioner's Name M F Burns Telephone 410 870 0328

Posting Date: 2/20/11 Closing Date: 3/7/11

Wording for Sign: To Permit a proposed addition (garage) with a side yard setback of 1 foot and a sum of side setbacks of 11 feet in lieu of the minimum required 8 and sum of 20

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: 2011-0239-A

Petitioner: MR & MRS MICHAEL F BRUNS

Address or Location: 9431 DAWN DRIVE BALTIMORE, MD, 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL F. BRUNS SR

Address: 9431 DAWN DRIVE

BALTIMORE, MD, 21236

Telephone Number: 410-870-0328



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 28, 2011

Mr. & Mrs. Bruns, Sr.
9431 Dawn Drive
Baltimore, MD 21236

RE: Case Number 2011-0239A, 9431 Dawn Drive, Baltimore, MD 21236

Dear Mr. & Mrs. Bruns, Sr.,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 11, 2011. 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:mcn

Enclosures

c: People's Counsel



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

February 22, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **February 22, 2011**

Item No.:

Administrative Variance: 2011-0236A, 2011-0239A – 0240A, 2011-0244A

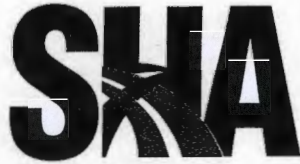
Special Hearing: 2011-0237-SPH, 2011-0238-SPHA, 2011-0242-SPH

Variance: 2011-0238SPHA, 2011-0243A, 2011-0245A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

*Typed
3/9/11*

*Closing
AV 3/9/11*

Date: MARCH 1, 2011

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

RE: Baltimore County
Item No 2011-0239-A
9431 DAWN DRIVE
BRUNS 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. 2011-0239-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,

Foster 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

AV 3/7
BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



MAR 01 2011

ZONING COMMISSIONER

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 1, 2011

SUBJECT: DEPS Comment for Zoning Item: # 11-239-A
Address: 9431 Dawn Drive
(Bruns Property)

Zoning Advisory Committee Meeting of February 18, 2011.

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

Reviewer: JWL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

Laford
3/9/11

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2011
Item Nos. 2011- 218, 236, 237, 238,
239, 240, 242, 243, 244 and 245

DATE: February 28, 2011

Changes from
Ad V. 3/7/11

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-02282011 -NO COMMENTS.doc

Patricia Zook - Comments for 2 Administrative Variance Cases

From: Patricia Zook
To: Kennedy, Dennis
Date: 3/8/2011 11:08 AM
Subject: Comments for 2 Administrative Variance Cases

Good morning Dennis -

I am in receipt of two administrative variance cases that do not have comments from your office. The cases are 2011-0239-A and 2011-0236-A. If you don't have a comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help!

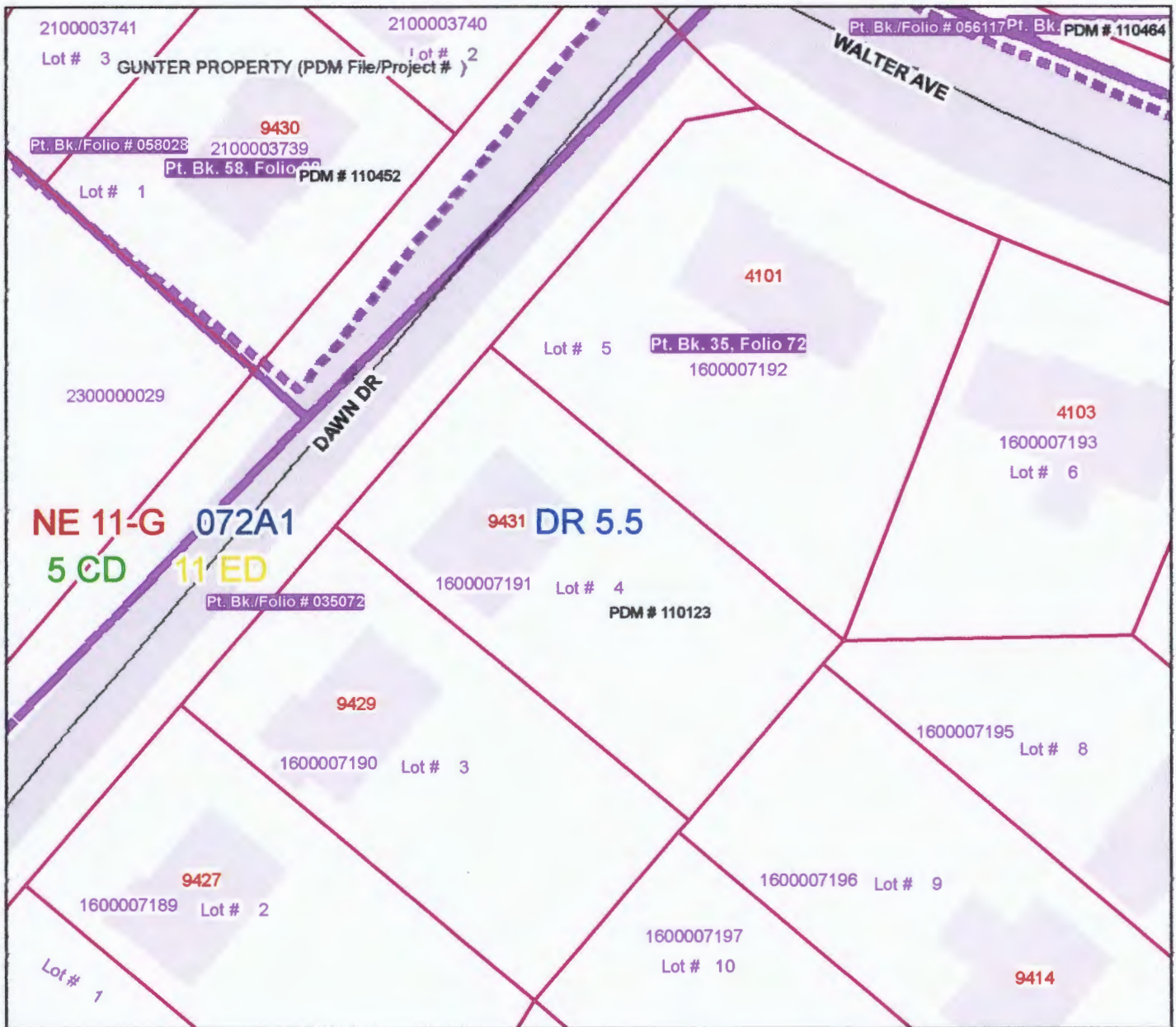
Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.





9431 Dawn Drive



Publication Date: February 11, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
Feet

1 inch = 50 feet

Item #0239

Dawnvale "A"
scale 1" = 50'

35
72

ANNA E.
C.V.B.

DAVID GUNTER & WIFE
R.R.G. 4493/91

GEORGE C. NAYLOR &
W.P.C. 633/562
G.L.B. 1996/494

9424

S 43° 43' 50" W

357.65'
414.63'

75.00'
#9417
9431
SETBACK

94.63'
#9417
9433
LINE

N 60° 28' 30" E
23.26'

N 67° 45' 20"

#4101

N 21° 01' 50" E
138.00'

S 88° 59' 20" W
90.00'

N 40° 21' 14" E
75.00'
#9422
9427

BUILDING

S 49° 38' 46" E
145.00'

N 40° 21' 14" E
75.00'

BLOCK "A"

S 49° 38' 46" E
160.00'

10' UTILITY EASE

95.00'
#9409
9425

S 49° 38' 46" E
100.00'

S 49° 38' 46" E
145.00'

N 40° 21' 14" E
75.00'

S 49° 38' 46" E
160.00'

BUILDING

#9414
70.00'

N 49° 38' 46" W 125.51'
85.00'

N 40° 21' 14" E
110.00'

S 54° 44' 50" E
56.25'

N 31° 24' 10" E
70.86'

S 49° 38' 46" E
141.35'

#9412
70.00'

S 40° 21' 14" E
130.00'

S 49° 38' 46" E 140.00'
50'

#9402
40.51'

S 22° 57' W
112.63'

Item # 0239
#9416
50.27'

Dawnvale



NO	COORD	WAVELENGTH	WAVELENGTH	WAVELENGTH
A	12° 22' 20"	48.50	49.19	49.58
B	10° 10' 40"	50.11	51.53	52.48
C	10° 10' 40"	71.76	71.76	71.76
D	10° 10' 40"	72.50	72.50	72.50
E	10° 10' 40"	72.50	72.50	72.50
F	10° 10' 40"	72.50	72.50	72.50
G	10° 10' 40"	72.50	72.50	72.50
H	10° 10' 40"	72.50	72.50	72.50
I	10° 10' 40"	72.50	72.50	72.50
J	10° 10' 40"	72.50	72.50	72.50
K	10° 10' 40"	72.50	72.50	72.50
L	10° 10' 40"	72.50	72.50	72.50
M	10° 10' 40"	72.50	72.50	72.50
N	10° 10' 40"	72.50	72.50	72.50
O	10° 10' 40"	72.50	72.50	72.50
P	10° 10' 40"	72.50	72.50	72.50
Q	10° 10' 40"	72.50	72.50	72.50
R	10° 10' 40"	72.50	72.50	72.50
S	10° 10' 40"	72.50	72.50	72.50
T	10° 10' 40"	72.50	72.50	72.50
U	10° 10' 40"	72.50	72.50	72.50
V	10° 10' 40"	72.50	72.50	72.50
W	10° 10' 40"	72.50	72.50	72.50
X	10° 10' 40"	72.50	72.50	72.50
Y	10° 10' 40"	72.50	72.50	72.50
Z	10° 10' 40"	72.50	72.50	72.50

	EAST	NORTH
1	40.00 E	40.13 S
2	40.32 E	40.41 S
3	40.41 E	40.49 S
4	40.53 E	40.79 S
5	40.71 E	40.87 S
6	40.88 E	40.88 S
7	40.82 E	40.72 S

	NO EAST	NORTH
1	40.70.00	10.19.36
2	40.70.00	10.19.36
3	40.70.00	10.19.36
4	40.70.00	10.19.36
5	40.70.00	10.19.36
6	40.70.00	10.19.36
7	40.70.00	10.19.36
8	40.70.00	10.19.36
9	40.70.00	10.19.36
10	40.70.00	10.19.36
11	40.70.00	10.19.36
12	40.70.00	10.19.36
13	40.70.00	10.19.36
14	40.70.00	10.19.36
15	40.70.00	10.19.36
16	40.70.00	10.19.36
17	40.70.00	10.19.36
18	40.70.00	10.19.36
19	40.70.00	10.19.36
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21	40.70.00	10.19.36
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25	40.70.00	10.19.36
26	40.70.00	10.19.36
27	40.70.00	10.19.36
28	40.70.00	10.19.36
29	40.70.00	10.19.36
30	40.70.00	10.19.36
31	40.70.00	10.19.36
32	40.70.00	10.19.36
33	40.70.00	10.19.36
34	40.70.00	10.19.36
35	40.70.00	10.19.36
36	40.70.00	10.19.36
37	40.70.00	10.19.36
38	40.70.00	10.19.36
39	40.70.00	10.19.36
40	40.70.00	10.19.36
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97	40.70.00	10.19.36
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99	40.70.00	10.19.36
100	40.70.00	10.19.36

VESTRY OF
THE CHURCH OF
THE REDEEMER
GLE 330710

WILLIAM C. SCHAFER
VIOLA, S. SCHAFER
GLD 923/26
GLD 4203/41C

DAWNVALE "A"
11th DIST. BALTIMORE CO., MD.

OWNER:
WILLIAM J. SCHAFER
VILDA J. SCHAFER
410 WALTER AVE.
BALTIMORE, MD. 21206

OWNER'S CERTIFICATE:

[illegible]

William G. Fyfe

SURVEYOR'S CERTIFICATE:

1. ROBERT A. SPILLMAN, a PROFESSIONAL LAND SURVEYOR, HAS BEEN APPOINTED TO DETERMINE THE LOCATION, BOUNDARIES AND AREA OF THE LAND AND NATIONAL HIGHWAY HEREIN Laid Out AND THE PLAT THEREOF PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW OF ILLINOIS RELATIVE TO THE SUBDIVISION OF LAND AND KNOW AS HOUSE BILL NO. 449, CH. 134, OF THE ACTS OF 1949 AND 3.7. FREQUENT ACT. 2. 10/16/2009

24509
EEQ-19/272
OATs

HUNDREDS OF PATIENTS OF PATIMY E. I.
APPROVED FOR OTHER ALIGNMENT AND TREATMENT.

4-1-72
 SECTION, EMBROIDERY
 10A &
 APPROXIMATELY 100 MILLION CO. HEALTH DEPT
 Kenneth Newman
 4-1-72
 DEPUTY STATE & COUNTY LEGAL COUNSEL DAVID
 WILSON, 1008 N. 17TH ST. S. ANTONIO, TEXAS 78207

7. 1000
1000

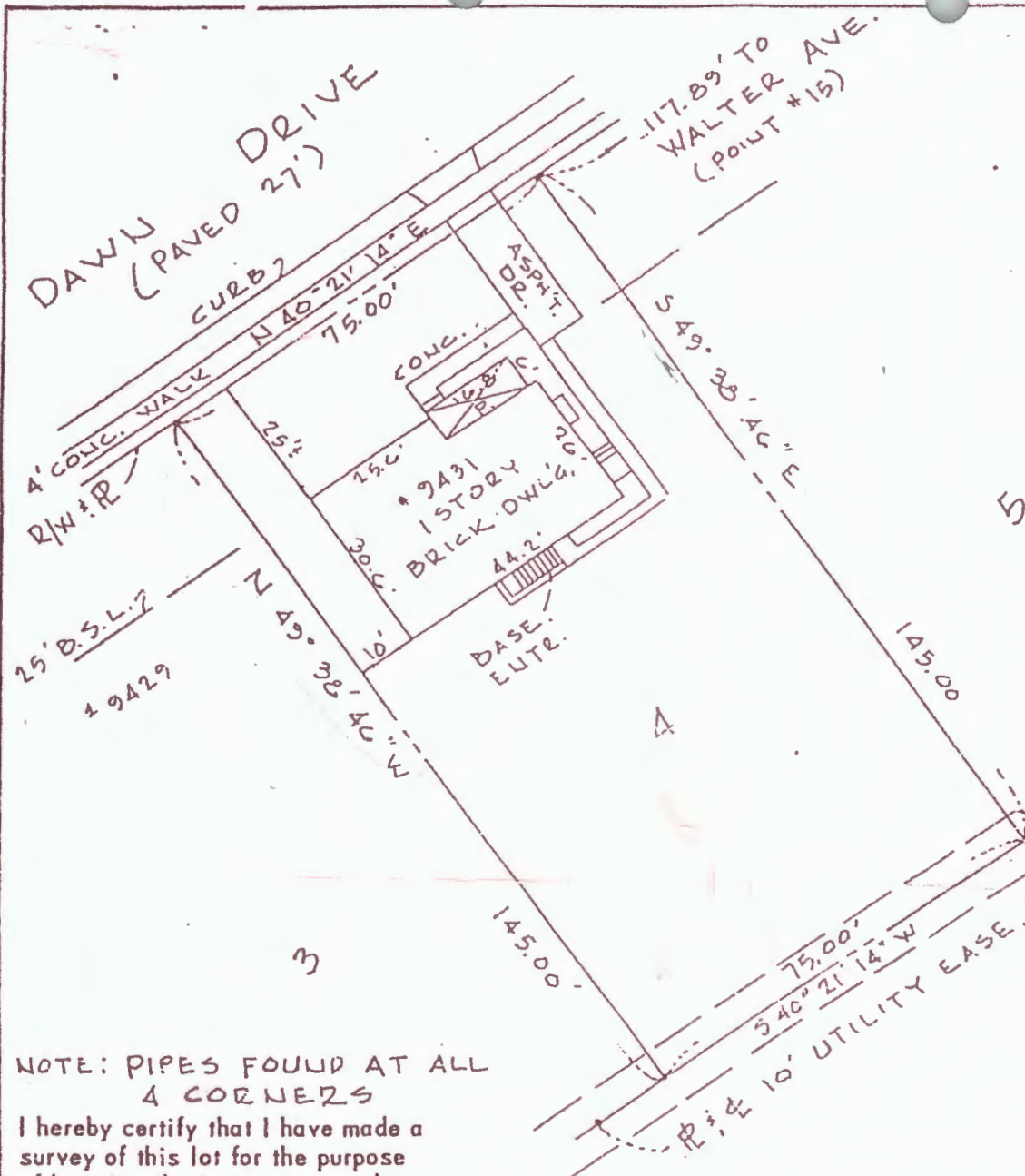
Red Smith

016 35 FOLIO 72

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE
COUNTY IS FOR OFFICIAL
USE ONLY AND NOT TO BE
REPRODUCED FOR SALE OR
OTHER USE.

Item # 0239

JOSEPH D. THOMPSON
ENGINEER & LAND SURVEYOR
101 SHELL BLVD.
200 E. JOHNSON RD. TOWSON, MD
FEB 14, 1972 SCALE 1"=50'



NOT IN FLOOD ZONE

NOTE: PIPES FOUND AT ALL 4 CORNERS

I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

George D. Sain, Jr.

REG. NO. 8012

Note:

Designated as Lot No. 4, Block A, as shown on the Plat entitled "Dawnvale A," which Plat is recorded among the Land Records of Balto. Co. in Plat Book O.T.G. No. 35, folio 72.

SCALE	LOCATION SURVEY			
1" = 30'	9431 Dawn Drive	11th District	Balto.Co., Md.	
DATE	GENERAL SURVEYING CO. LAND & TOPOGRAPHIC SURVEYS 9 Lake Forest Court Baltimore, Md. 21236			
10/29/90				
JOB No.				
90679				

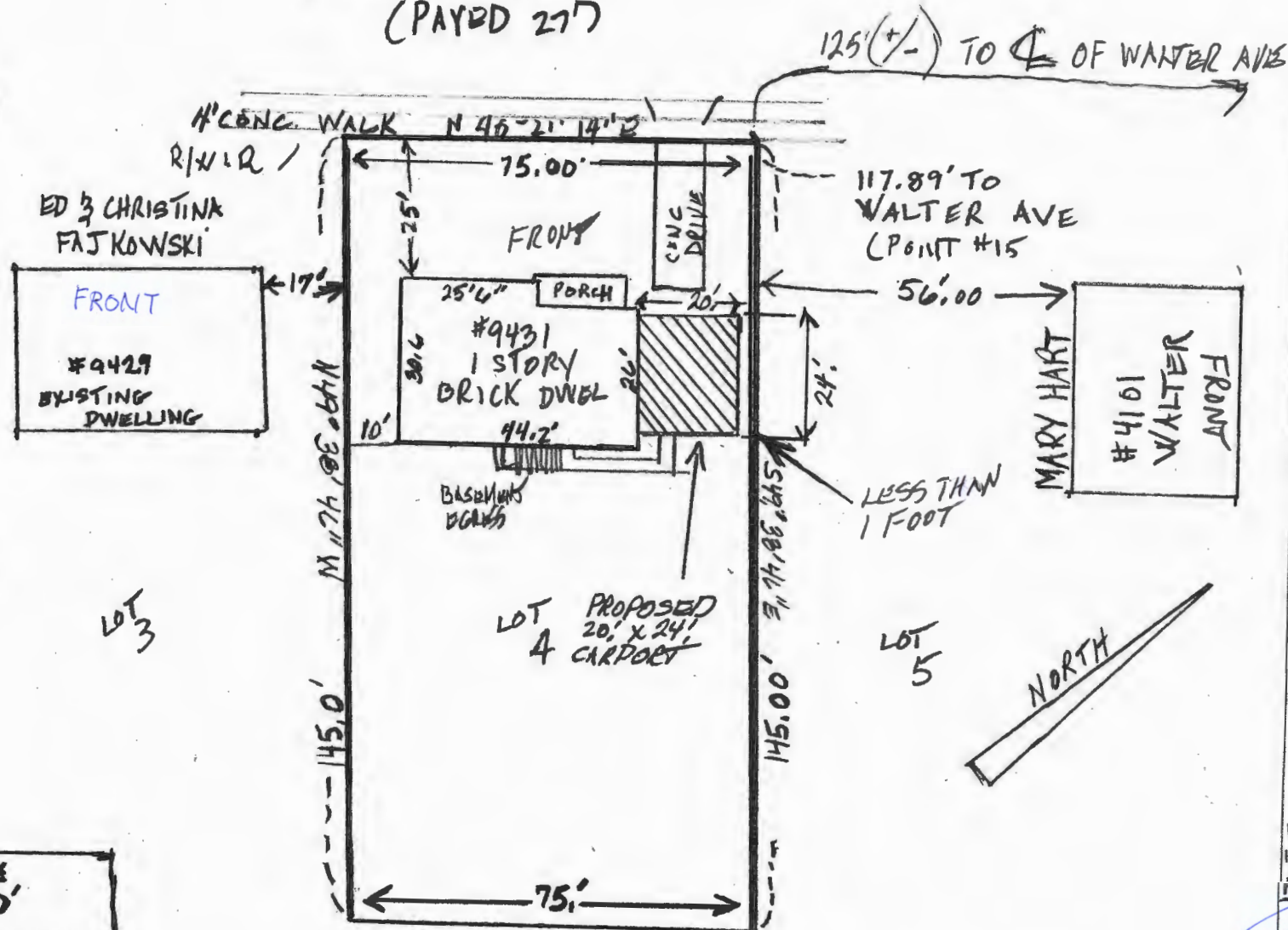
Item #0239

NOTE: This plat is not intended for use in establishing property lines.

PROPERTY ADDRESS 9431 DAWN DRIVE
 SUBDIVISION NAME DAWNVALE A
 PLAT BOOK #DB35 FOLIO #72 LOT #4
 OWNER MICHAEL & DIANE DAVIS

PLAT FOR ZONING VARIANCE

DAWN DRIVE
 (PAVED 27')



VICINITY MAP	
SUBJECT PROPERTY	
DAWN DR WALTER AVE DAWN VALE BELAIR RD	
SCALE 1" = 1000'	
LOCATION INFORMATION	
ELECTION DISTRICT 11	
COINCILMANIC DISTRICT 5	
1" = 200' SCALE MAP# 072A1	
ZONING DR 5.5 (RG)	
LOT SIZE .25 10875	
ACREAGE SQUARE'	
SEWER	PUBLIC PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROP./BUILDING	☐ ☒
TRICK ZONING HEARING	NONE ☒

2011-0239-A

SCALE
 1" = 30'
 PREPARED BY
 MFB SR.