

M E M O R A N D U M

DATE: July 25, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0281-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(2805 Lindin Way)
2nd Election District *
4th Councilmanic District *
Marcel T. and Maurette B. Clark *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0281-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Marcel T. and Maurette B. Clark, for property located at 2805 Lindin Way. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (garage/shed) to be located in the side yard in lieu of the required rear yard with a height of 20' in lieu of the maximum 15'. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 30, 2013, 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

ORDER RECEIVED FOR FILING

Date 6-21-13

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the garage/shed not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 21st day of June, 2013, that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (garage/shed) to be located in the side yard in lieu of the required rear yard with a height of 20' in lieu of the maximum 15', be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The garage/shed shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

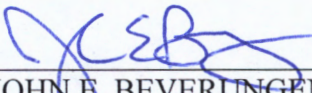
ORDER RECEIVED FOR FILING

Date 6-21-13

By [Signature]

3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-21-13

By dlw



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 21, 2013

Marcel T. and Maurette B. Clark
2805 Lindin Way
Woodstock, Maryland 21163

Re: Petition for Administrative Variance
Case No. 2013-0281-A
Property: 2805 Lindin Way

Dear Mr. and Mrs. Clark:

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 with the Baltimore County Board of Appeals an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2805 LINDIN WAY which is presently zoned RC 3

Deed Reference 1002711-0000029630-9 10 Digit Tax Account # 2300005824

Property Owner(s) Printed Name(s) MARCEL & MAURETTE CLARK

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 400.1 and 400.3 To permit a proposed accessory structure (Garage) to be located in the side yard in lieu of the required rear yard, with a height of 20 feet in lieu of the maximum 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

MARCEL CLARK
Name- Type or Print

[Signature]
Signature

2805 LINDIN WAY, WOODSTOCK, MD
Mailing Address City State

21163 410-655-6144 1.MTC30@COMCAST.NET
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

MARCEL CLARK MAURETTE CLARK
Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
Signature #1 Signature #2

2805 LINDIN WAY, WOODSTOCK, MD
Mailing Address City State

21163 410-655-6144 1.MTC30@COMCAST.NET
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 6-21-13 day of JUN, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0281-A Filing Date 5/23/13 Estimated Posting Date / / Reviewer G.H.

Administrative Variance Request

This property is a two story dwelling with a basement which is fully finished and only has a 4'x6' area in the HVAC room for storage. Only two of the four vehicles owned can fit into the existing three car garage because the third bay is used to store the following items:

- Two Snow Blowers
- 42" Wide Riding Lawn Mower
- Trimmer and Leaf Blower
- Five Bicycles
- 7000 Watt Generator
- Table Saw and Five Drawer Tool Cabinet
- Several Gardening Tools
- Power Washer

The purpose of the new proposed 20' X 20' storage shed is to facilitate the storage of the above items and one vehicle. As my three children, ages 8, 13 and 16, are growing additional storage place is needed. In addition, my wife and I both work from home and need additional storage place for files and supplies.

To move the proposed storage shed location completely behind my house would put it within 10 feet of my existing Gazebo and require me to extend my driveway 10 feet. As stated above, one of my four cars will be stored in this proposed structure; therefore, it needs to be accessible via my driveway.

ZONING DESCRIPTION FOR

2805 Lindin Way

Beginning at a point on the south side of Lindin Way which is 40 feet wide at the distance of 760 feet west of the center line of the nearest improved intersecting street Tallowtree Road which is 40 feet wide.

Being lot #5, Section 4. in the subdivision of Edrich Manor recorded in Baltimore County , Plat Book #71, Folio 91, containing 4.08 Acres, Located in 2nd Election District 4th Councilman District.

2013-0281-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0281 -A Address 2805 Lindin Way
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/23/13 Posting Date: 6/2/13 Closing Date: 6/17/13

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 2013- 0281 -A Address 2805 Lindin Way
Petitioner's Name Marcel Clark Telephone 410-655-6144
Posting Date: 6/2/13 Closing Date: 6/17/13
Wording for Sign: To Permit a proposed accessory structure (Garage)
located in the side yard in lieu of the required rear
yard, with a height of 20 feet in lieu of the
maximum 15 feet.

Revised 7/06/11

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

No. **099736**

Date: **5/23/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/23/2013 5/23/2013 14:49:51

REC: MS04 WALKIN SHUL SAN
 >> RECEIPT # 567862 5/23/2013 OFLN
 Dept \$ 528 ZONING VERIFICATION
 CR NO. 099736

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

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Marcel Clark**

For: **Administrative Variance**

2013-0281-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

May 31, 2013

Re:

Case Number: 2013- 0281-A

Petitioner / Developer: Marcel Clark

Date of Closing: June 17, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

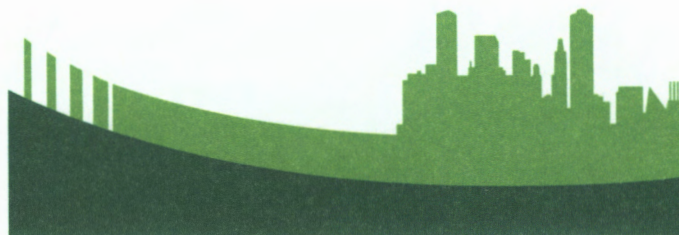
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2805 Lindin Way**.

The sign(s) were posted on **May 30, 2013**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2013-0281-A

REQUEST: TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) LOCATED IN THE REAR YARD IN LIEU OF THE REQUIRED REAR YARD, WITH A HEIGHT OF 30 FEET IN LIEU OF THE MAXIMUM 15 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(h)(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 JUNE 17, 2013.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
311 N. CHESAPEAKE AVENUE TOWSON, MD 21204
410-997-3301

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2013-0281-A

**REQUEST: TO PERMIT A PROPOSED ACCESSORY
STRUCTURE (GARAGE) LOCATED IN THE SIDE IN
LIEU OF THE REQUIRED REAR YARD, WITH A
HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM 15
FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(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 JUNE 17, 2013.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3391**

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment6-7DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC

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

FIRE DEPARTMENT

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

6-5

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 97-192-SPH)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-30-13 by DookPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

June 18, 2013

Marcel & Maurette Clark
2805 Lindin Way
Woodstock MD 21163

RE: Case Number: 2013-0281 A, Address: 2805 Lindin Way

Dear Mr. & Ms. Clark:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 23, 2013. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 07, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2013
Item Nos. 2013- 0273, 0274, 0275,
0276,0277,0279,0281,0282,0283,0284,0285,0286,0287 and 0288.

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

DAK:CEN
Cc: file



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-5-13

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

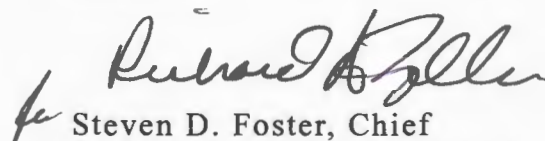
RE: Baltimore County
Item No 2013-0281-A
Administrative Variance
Marcel & Maurette Clark
2805 Linden Way

Dear Ms. Lewis:

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. 2013-0281-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

Prior zoning 11/25/96

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
E/S Granite Road, 1750 ft. N	
of c/l Old Court Road	* ZONING COMMISSIONER
Edrich Manor	
2nd Election District	* OF BALTIMORE COUNTY
2nd Councilmanic District	
Edward F. Stanfield, et al	* Case No. 97-192-SPH
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property known as the Edrich Manor development located near the intersection of Granite Road and Offutt Road. The Petition is filed by Edward F. Stanfield and Richard R. Stanfield, partners, in the entity known as Edrich Enterprises, property owner. Special Hearing relief is requested to approve the revision of the front orientation arrows of proposed and existing dwellings so as to show a sector in lieu of only one direction, to allow for greater flexibility in the orientation of the dwellings. Moreover, an amendment of the Final Development Plan of Edrich Manor is also requested. The proposed amended FDP and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was Edward F. Stanfield, principal in the entity which owns and is developing this property. Also present was Thomas A. Church, the engineer who prepared the plan. Claude Braxton, a property owner within the community also appeared as an interested person. There were no Protestants or other interested persons present.

Testimony and evidence offered by Mr. Church was that the subject subdivision is known as Edrich Manor and is located near the intersection of Granite Road and Offutt Road in northwestern Baltimore County. Approval of the proposed development was obtained in July 1994 when Deputy Commissioner, Timothy M. Kotroco, approved the development plan. That

builders of the proposed single family dwellings and will result in a more esthetic community.

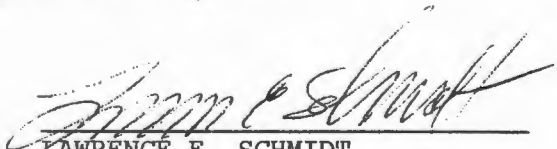
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of December, 1996 that, pursuant to the Petition for Special Hearing, approval for the revision of the front orientation arrows of proposed and existing dwellings so as to show a sector in lieu of only one direction, and to allow for greater flexibility in the orientation of the dwellings, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that an amendment to the Final Development Plan of Edrich Manor be and is hereby GRANTED, subject, however, to the following restriction:

1. The 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.

LES:mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 02 Account Number - 2300005824

Owner Information

Owner Name: CLARK MARCEL T
CLARK MAURETTE B
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2805 LINDIN WAY
WOODSTOCK MD 21163-1386
Deed Reference: 1) /14228/ 00631
2)

Location & Structure Information

Premises Address 2805 LINDIN WAY
0-0000
Legal Description 4.0789 AC
2805 LINDIN WAY SS
EDRICH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0086	0004	0446		0000	4		5	1	2	
									Plat Ref:	0071/ 0091

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2000	4,830 SF	4,0800 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	235,400	176,500		
Improvements:	429,000	354,700		
Total:	664,400	531,200	664,400	531,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
STANFIELD TRAIL LLC	12/28/1999	\$92,000
Type:	Deed1:	Deed2:
ARMS LENGTH VACANT	/14228/ 00631	

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

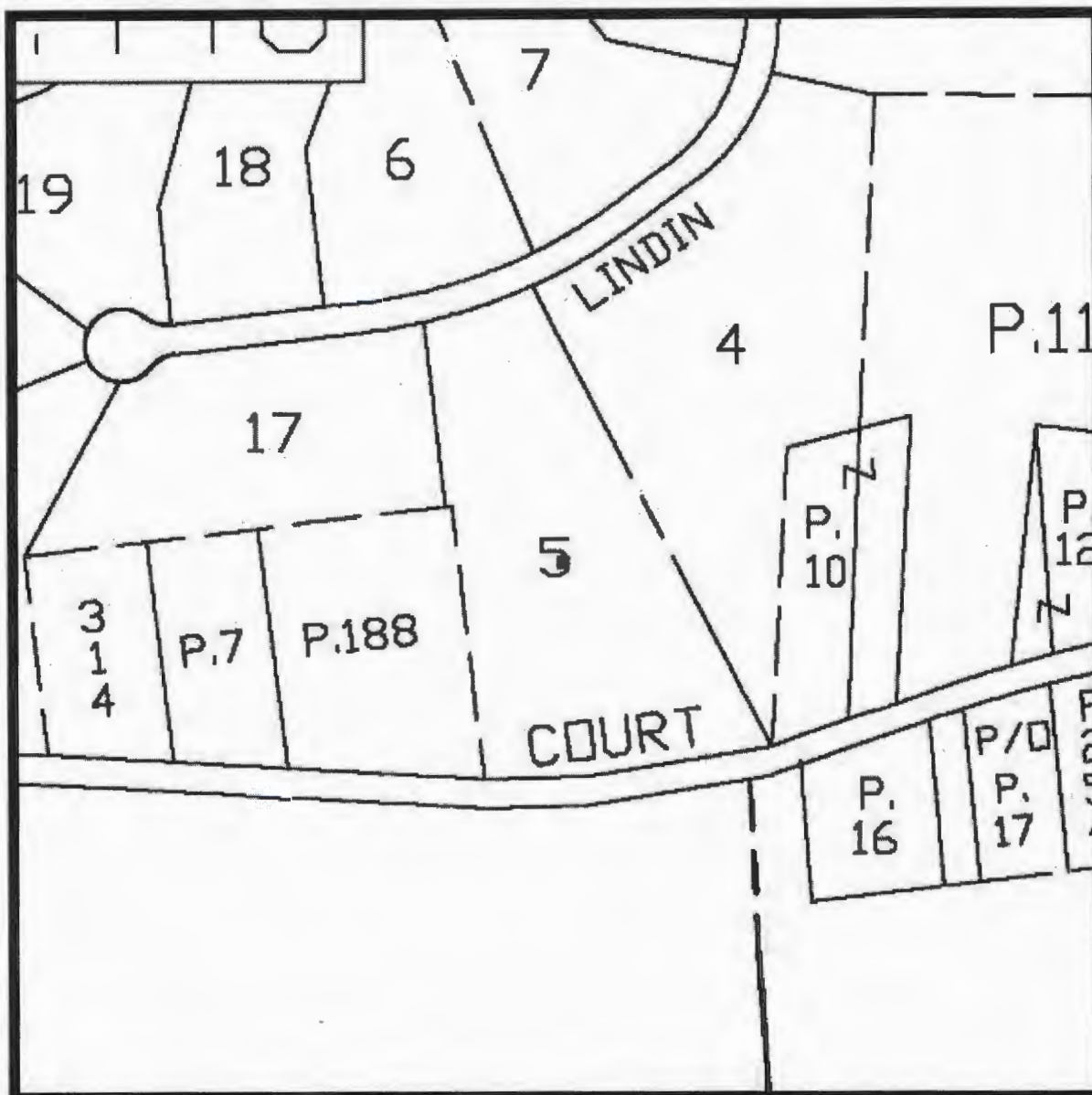
Homestead Application Status: Approved 08/14/2012



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

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

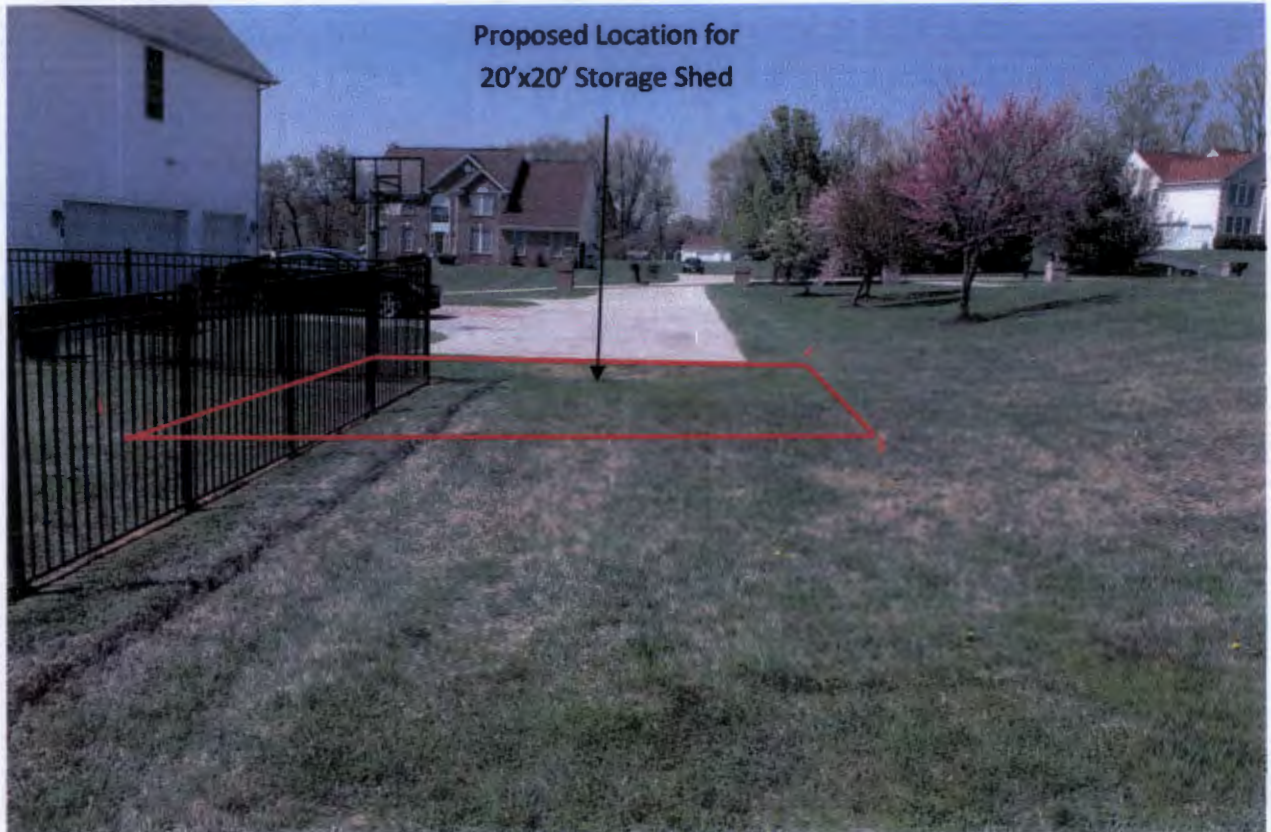
District - 02 Account Number - 2300005824



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

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

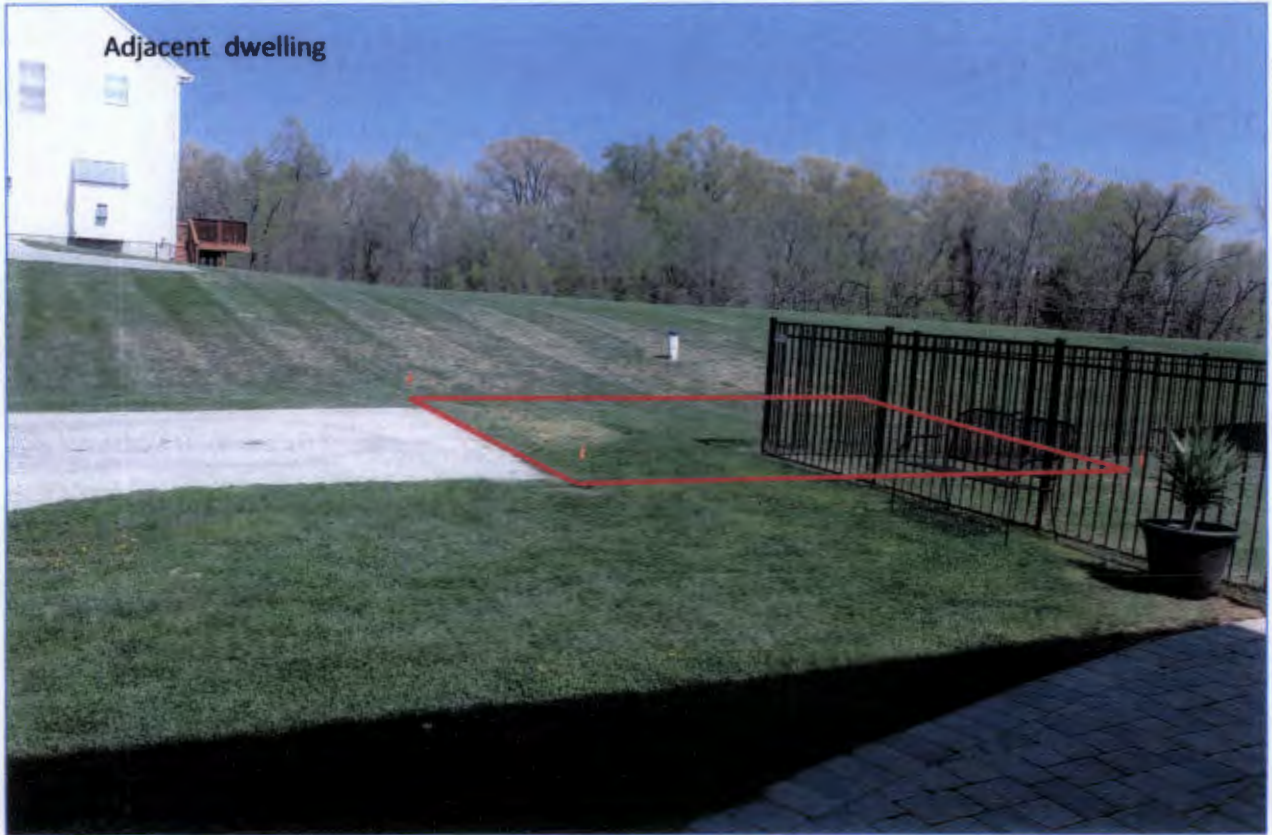
Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



Side Yard



Rear view of side yard
2013-0281-A



Front



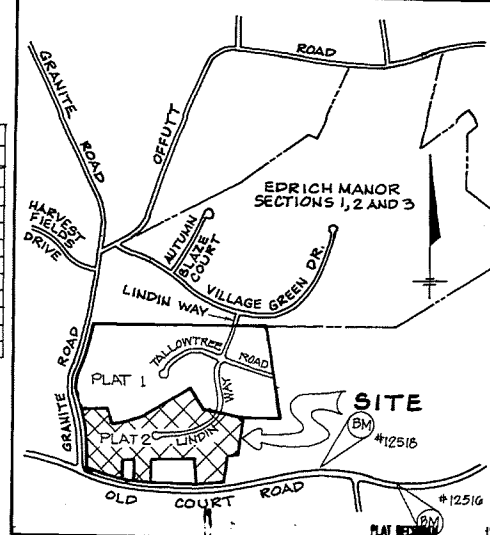
Adjacent dwelling

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR 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.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216, B.C. DILL NO. 56-82.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 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 THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 6/14/98.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHTS-OF-WAY.
- SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 5-YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
- THIS SITE IS LOCATED IN THE BRICE'S RUN SEWERSHED.
- TOTAL AREA OF THIS PLAT = 37.1413 AC.
- TOTAL AREA OF LOTS THIS PLAT = 35.9077 AC.
- ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- LOT 5 MAY NEED TO PUMP SEWAGE TO SEPTIC RESERVE AREA. CONTACT DEP/PM/GROUNDWATER MANAGEMENT FOR ADDITIONAL INFORMATION.
- THE WETLANDS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT; NO CLEARING GRADING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.



DENSITY CALCULATIONS			
ITEM	PLAT 1	PLAT 2	TOTAL
GROSS AREA (AC)	51.2110	37.9996	89.2114
NET AREA (AC)	50.7561	37.1413	87.8974
DWELLING UNITS ALLOWED	15	11	26
DWELLING UNITS PROPOSED	15	11	26
AREA OF LOTS (AC)	48.7877	35.9077	84.6954
AREA OF ROAD WIDENING	0.2216	0.1759	0.4015
OPEN SPACE REQUIRED	0.0 AC.	0.0 AC.	0.0 AC.
PARKING SPACES REQ'D	30	22	52
PARKING SPACES PROPOSED	30	22	52



VICINITY MAP

SCALE: 1" = 1000'

CURVE TABLE						
LINE	DELTA	RADIUS	ARC	CHD BEARING	CHORD	TANGENT
C-8	15°36'36"	1227.72	335.20'	N74°36'17"W	334.16'	106.65'
C-9	02°25'23"	50.00'	54.47'	N35°52'24"W	51.82'	30.25'
C-1	35°58'51"	280.39'	163.52'	N37°16'57"E	160.85'	84.58'
C-2	30°16'50"	720.00'	380.52'	N69°33'51"E	376.10'	194.81'
C-3	48°34'23"	50.00'	39.77'	S72°30'33"E	38.73'	21.00'
C-4	27°08'48"	50.00'	23.62'	N05°17'44"W	70.00'	—
C-5	45°34'23"	50.00'	39.77'	S61°58'05"W	38.73'	21.00'
C-6	30°16'50"	780.00'	401.86'	S69°33'51"W	397.00'	205.64'
C-7	38°23'51"	270.00'	171.52'	S36°06'48"W	168.85'	88.78'

SM. 71-91

Filed for record

DATE: 7/1/98

DATE: 7/1/98

DATE: 7/1/98

COORDINATE TABLE					
POINT	NORTH	WEST	POINT	NORTH	WEST
305	16769.7953	61381.5100	645	17017.3512	62757.1994
654	17648.2281	62199.9720	652	17255.2733	60861.4818
710	17080.7187	62298.2675	654	17703.9005	60829.7223
711	17090.0520	62199.0863	788	16825.7435	60989.1971
717	17106.6569	61993.3522	797	17067.0582	62791.8755
750	17162.7169	61416.0752	3614	17617.2165	61112.4668
787	17232.5255	60960.3992	811	16851.3670	62177.0106
790	16618.6507	61051.4443	850	17400.4302	61525.2057
850	16791.7103	61244.6435	855	16861.2226	62277.1216
854	17376.0125	61788.6422	929	17774.6191	62849.5911
856	17415.8416	61792.3339	933	17815.8030	62344.7056
858	17557.7810	61822.6125	3633	17571.5796	61746.4637
860	17427.4623	61822.2731	854	16894.0104	61973.3298
868	17440.2595	61526.8974	945	17735.1488	60970.1062
871	16949.7415	62599.3439	946	17745.1946	61015.2315
954	17734.3851	61956.7826	951	18086.6698	61428.0825
955	18037.7016	61484.9421	1080	17806.6458	62387.4152
1050	17784.3082	61190.9312	3643	17596.7064	61069.5065
3644	17539.0458	61153.1923			

FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
F1	N45° 05' 12"E	114.90'
F2	N30° 50' 12"E	322.76'
F3	N27° 09' 18"E	197.39'
F4	N03° 33' 46"E	90.85'
F5	N26° 29' 05"E	130.79'
F6	N29° 44' 05"E	221.11'
F7	N12° 23' 52"E	253.00'
F8	N28° 51' 08"E	131.75'
F9	N83° 21' 06"E	142.00'
F10	N67° 21' 06"E	57.00'
F11	N77° 02' 40"E	92.50'
F12	N55° 00' 52"E	191.12'
F13	N78° 19' 13"E	144.75'
F14	N27° 56' 58"E	72.20'
F15	N46° 08' 51"E	98.21'
F16	N68° 58' 15"E	64.38'
F17	N61° 40' 02"E	62.50'
F18	N04° 30' 33"E	77.75'
F19	N27° 45' 33"E	175.43'
F20	N13° 51' 16"E	129.95'
F21	N41° 58' 04"E	75.83'
F22	N27° 02' 19"E	55.35'
F23	N57° 04' 56"E	78.93'
F24	N09° 36' 10"W	147.03'
F25	N01° 34' 09"E	188.18'
F26	N19° 02' 11"E	103.97'
F27	N42° 07' 48"E	97.65'

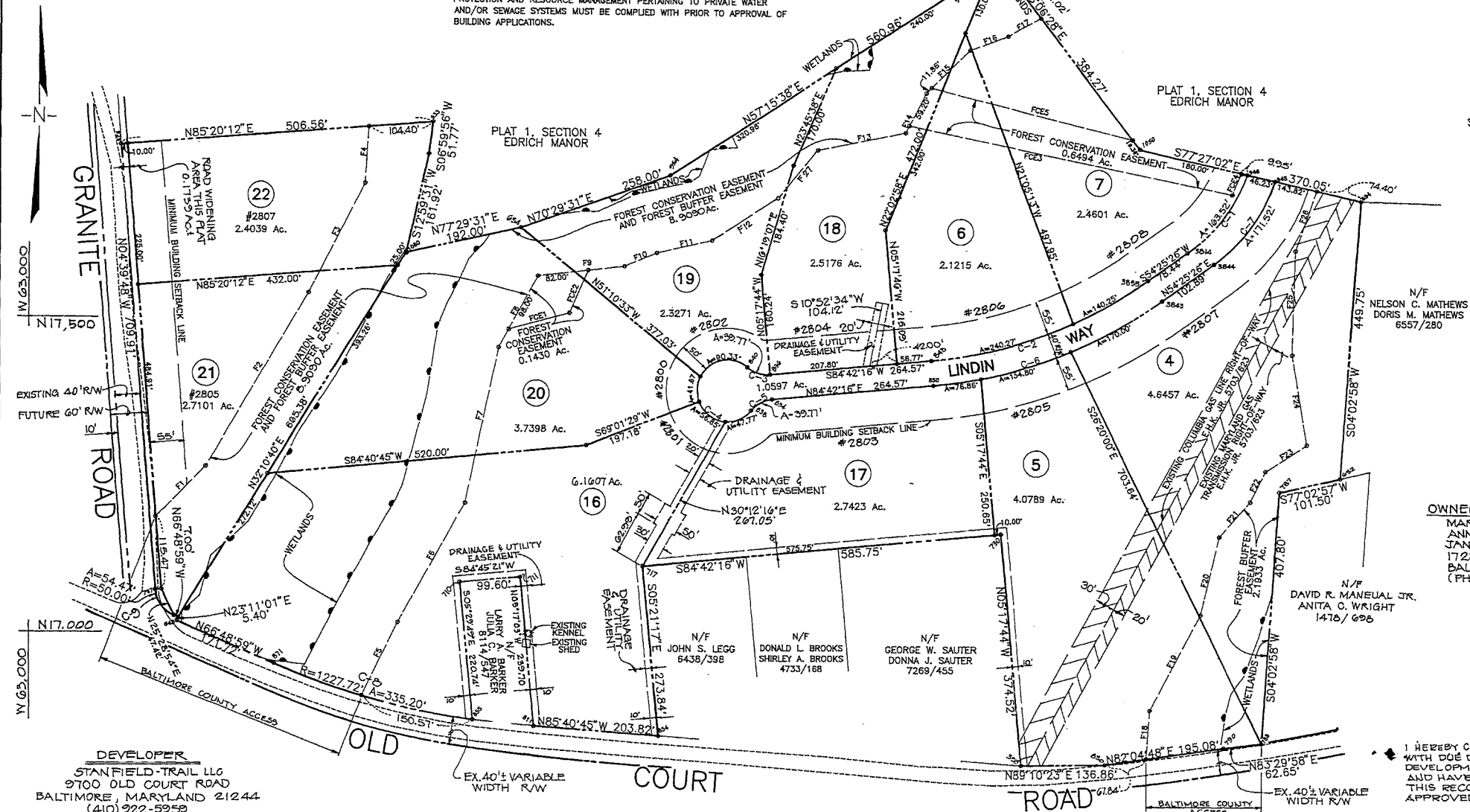
OWNERS:
MARGARET ELIZABETH NEUBAUER
ANN T. ALBRECHT
JANE ELLEN CULVER
1725 KILLINGTON ROAD
BALTIMORE, MD. 21201
(PHONE: 410-321-6336)

FOREST CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
FC1	N74° 36' 00"E	102.27'
FC2	N23° 49' 20"E	74.58'
FC3	S78° 37' 54"E	538.09'
FC4	N22° 32' 58"E	38.00'
FC5	N76° 24' 15"W	397.34'

PLAT 2, SECTION 4 EDRICH MANOR

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED APRIL 4, 1998, AND HAVE PREPARED THIS DEED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.

ELECTION DISTRICT NO. 2
SCALE: 1" = 100'
TAX ACCOUNT NO. 0220660472
BALTIMORE COUNTY, MARYLAND
DATE: DECEMBER 15, 1998
DEED REFERENCE: E.H.K. JR. 5373/181
COUNCILMANIC DISTRICT NO. 2



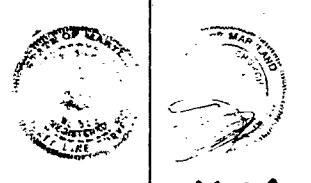
APPROVED: *[Signature]* 3-23-99
DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT, PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE
[Signature] 4-9-99
DIR. OF PERMITS & DEVELOPMENT MGT. DATE

29813A T2
P.D.M. 11/14/98
REC 5 PARKS, JED 11-19-98

CONTROL NOTE
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
12516 N16°34'22"W 58871.51 EL: 415.92
12518 N16°24'05"W 59794.50 EL: 446.12

OWNER'S CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
[Signature] MARGARET ELIZABETH NEUBAUER DATE: 11/24/98
[Signature] ANN T. ALBRECHT (ANN T. ALBRECHT) DATE: 11/24/98
[Signature] JANE ELLEN CULVER (JANE ELLEN CULVER) DATE: 11/24/98

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT 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 CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
[Signature] DATE: 12/15/98
PROPERTY LINE SURVEYOR #516 DATE



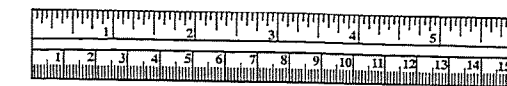
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD (410) 377-2800 BALTIMORE, MD. 21212
COMPUTED: BTH DRAWN: ERA CHECKED: KSH JOB NO. 91-1490

MSA SSU 1236-10514-2

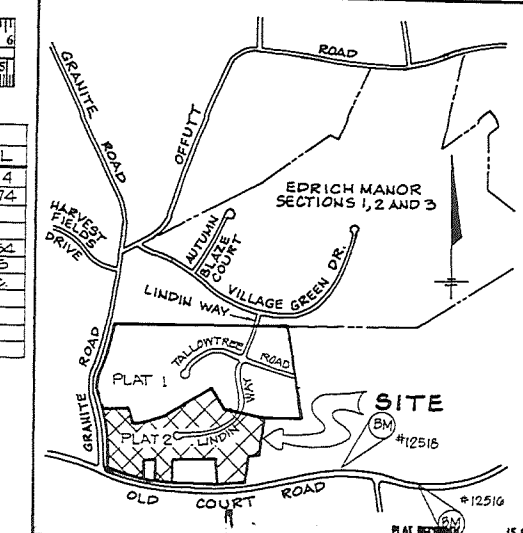
2013-0281-A

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
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- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216, B.C. BILL NO. 56-82.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 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 THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 6/14/98.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHTS-OF-WAY.
- SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 5-YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
- THIS SITE IS LOCATED IN THE BRICE'S RUN SEWERSHED.
- TOTAL AREA OF THIS PLAT = 37.1413 AC.
- TOTAL AREA OF LOTS THIS PLAT = 35.9077 AC.
- ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- LOT 5 MAY NEED TO PUMP SEWAGE TO SEPTIC RESERVE AREA. CONTACT DEPWA/GROUNDWATER MANAGEMENT FOR ADDITIONAL INFORMATION.
- THE WETLANDS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. NO CLEARING GRADING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.



DENSITY CALCULATIONS			
ITEM	PLAT 1	PLAT 2	TOTAL
GROSS AREA (AC)	51.2116	37.9990	89.2114
NET AREA (AC)	50.7561	37.1413	87.8974
DWELLING UNITS ALLOWED	15	11	26
DWELLING UNITS PROPOSED	15	11	26
AREA OF LOTS (AC)	48.7877	35.9077	84.6954
AREA OF ROAD WIDENING	0.2216	0.1739	0.4015
OPEN SPACE REQUIRED	0.0000	0.0000	0.0000
PARKING SPACES REQ'D	30	22	52
PARKING SPACES PROPOSED	30	22	52



VICINITY MAP
SCALE: 1" = 1000'

CURVE TABLE						
LINE	DELTA	RADIUS	ARC	CHD BEARING	CHORD	TANGENT
C-8	15°36'36"	1227.72	335.20'	N74°36'17"W	334.10'	108.65'
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C-3	45°34'23"	50.00'	39.77'	S72°30'33"E	38.73'	21.00'
C-4	27°08'46"	50.00'	23.62'	N05°17'44"W	70.00'	—
C-5	45°34'23"	50.00'	39.77'	S61°55'05"W	38.73'	21.00'
C-6	30°16'50"	760.00'	401.66'	S69°33'51"W	397.00'	205.64'
C-7	36°23'51"	270.00'	171.52'	S36°06'49"W	168.65'	88.76'

COORDINATE TABLE					
POINT	NORTH	WEST	POINT	NORTH	WEST
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654	17048.7281	62199.9720	652	17255.2733	60861.4818
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717	17106.6569	61999.3292	797	17067.0592	62781.8755
730	17162.7169	61416.0752	804	17617.2165	61112.4626
781	17232.3255	60960.3929	811	16851.3670	62177.0106
790	16918.6507	61051.4443	850	17400.4302	61525.2057
834	17376.0125	61024.6035	855	16861.2226	62277.1216
836	17215.8418	61702.3330	928	17774.6191	62849.5911
838	17351.7510	61822.8129	933	17815.8630	62344.7056
840	17227.4823	61822.2121	954	17571.5726	61174.4637
849	17440.2925	61525.9774	954	16856.0106	61975.7298
871	16949.7475	62298.3438	946	17745.1946	61015.2315
954	17734.3851	61956.7526	951	18086.6698	61428.0825
955	18031.7018	61454.9421	1080	17606.6458	62387.4150
1060	17784.3052	61900.9312	3643	17599.7764	61069.5065
3644	17599.0456	61153.1923			

FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
F1	N45° 05' 12"E	114.90'
F2	N30° 50' 12"E	322.76'
F3	N27° 09' 18"E	197.39'
F4	N03° 33' 46"E	90.65'
F5	N26° 29' 05"E	130.79'
F6	N29° 44' 05"E	221.11'
F7	N12° 23' 52"E	253.00'
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F10	N67° 21' 06"E	57.00'
F11	N77° 02' 40"E	92.50'
F12	N55° 00' 52"E	131.12'
F13	N78° 19' 13"E	144.75'
F14	N27° 55' 58"E	72.20'
F15	N46° 09' 51"E	98.21'
F16	N68° 56' 15"E	64.38'
F17	N61° 40' 02"E	62.50'
F18	N04° 30' 33"E	77.75'
F19	N27° 45' 33"E	175.43'
F20	N13° 51' 16"E	129.95'
F21	N41° 58' 04"E	75.93'
F22	N27° 02' 19"E	55.36'
F23	N57° 04' 56"E	78.93'
F24	N09° 36' 10"W	147.03'
F25	N01° 34' 09"E	168.18'
F26	N19° 02' 11"E	103.97'
F27	N42° 07' 48"E	97.85'

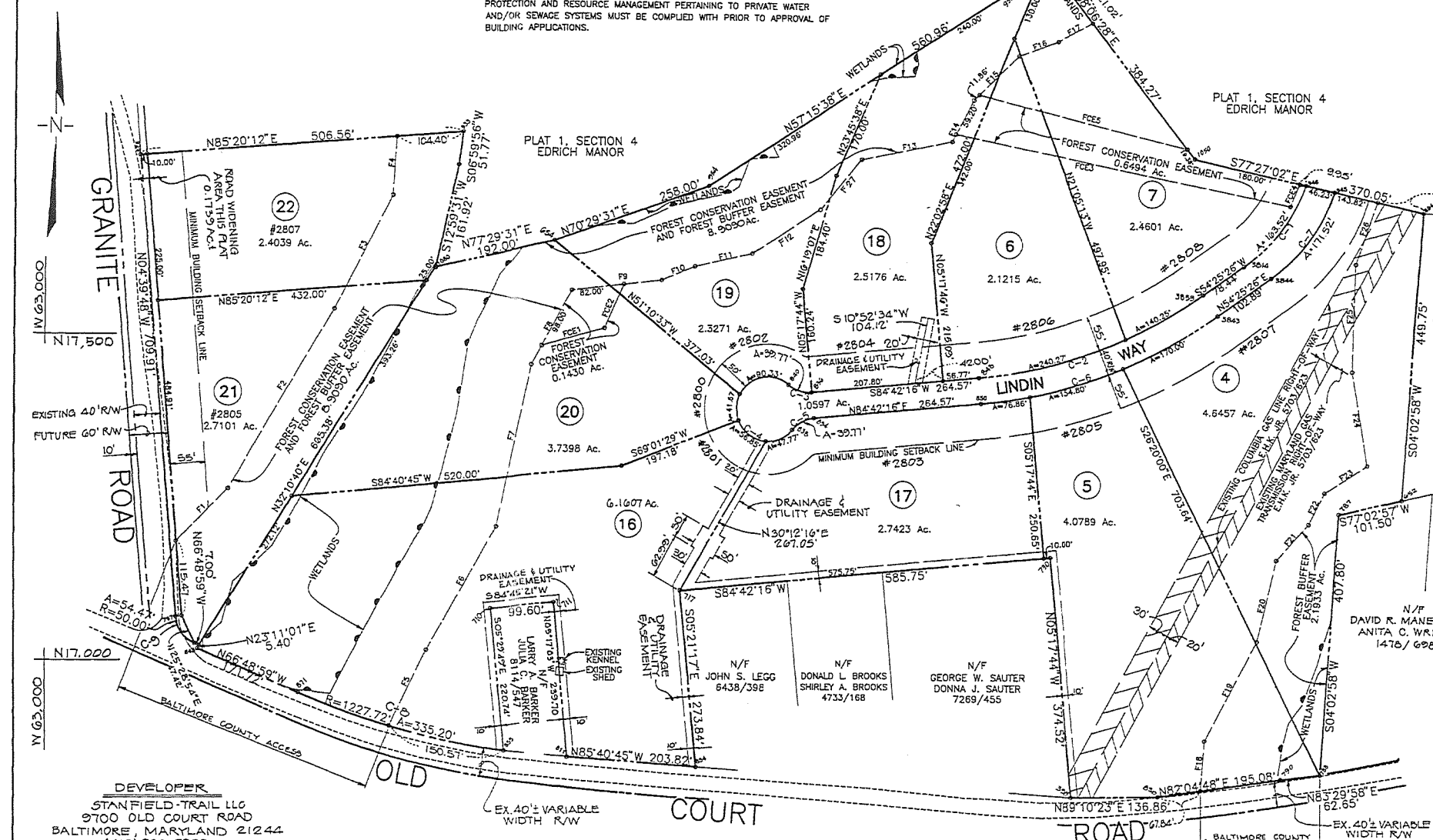
OWNERS:
MARGARET ELIZABETH NEUBAUER
JAN T. ALBRECHT
JANE ELLEN CULVER
1725 KILLINGTON ROAD
BALTIMORE, MD 21201
(PHONE: 410-321-6335)

FOREST CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
FCE1	N74° 38' 00"E	102.27'
FCE2	N23° 49' 20"E	74.58'
FCE3	S78° 37' 54"E	538.08'
FCE4	N22° 32' 58"E	38.00'
FCE5	N76° 24' 15"W	337.34'

PLAT 2, SECTION 4 EDRICH MANOR

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED APRIL 4, 1998, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.

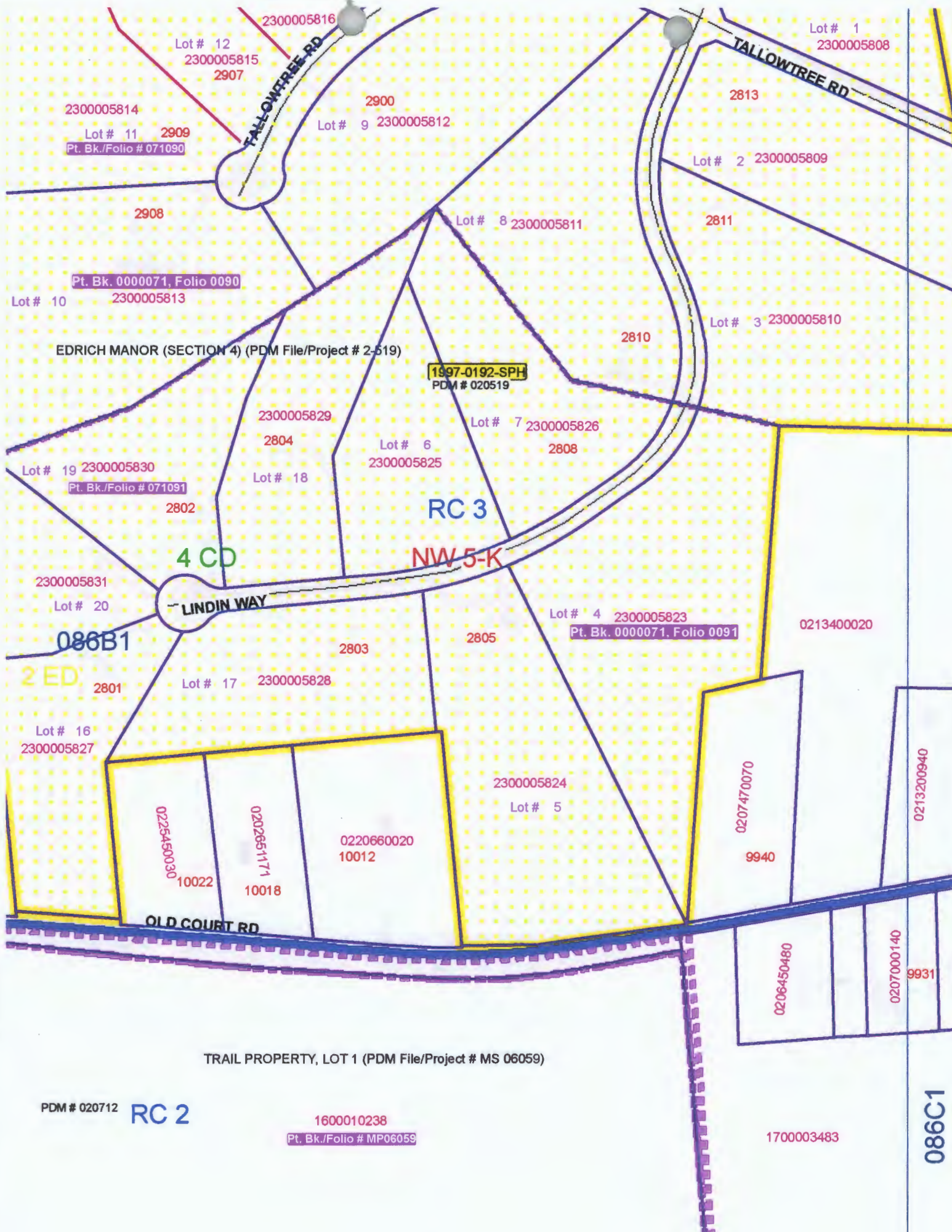
ELECTION DISTRICT NO. 2
SCALE: 1" = 100'
TAX ACCOUNT NO. 0220660472
BALTIMORE COUNTY, MARYLAND
DATE: DECEMBER 15, 1998
DEED REFERENCE: E.H.K. JR. S573/181
COUNCILMANIC DISTRICT NO. 2



APPROVED: <i>[Signature]</i> 3-23-99 DATE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT, PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE <i>[Signature]</i> 4-9-99 DATE DIR. OF PERMITS & DEVELOPMENT MGT.	CONTROL NOTE COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: # 12518 N108°34'00"W 556071.251 EL: 415.93 # 12518 N107°04'05"W 559754.250 EL: 422.12	OWNER'S CERTIFICATE THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF THEIR 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. <i>[Signature]</i> MARGARET ELIZABETH NEUBAUER DATE: 1/23/99 <i>[Signature]</i> JANE ELLEN CULVER (JANE ELLEN CULVER) DATE: 1/24/99	SURVEYOR'S CERTIFICATE THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT 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 THE SETTING OF THE MARKERS. <i>[Signature]</i> WILLIAM H. HANCOCK PROPERTY LINE SURVEYOR #516 DATE: 12/15/98	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD (410) 377-2600 BALTIMORE, MD 21212 COMPUTED: BTH DRAWN: ERA CHECKED: KSH JOB NO. 91-149D
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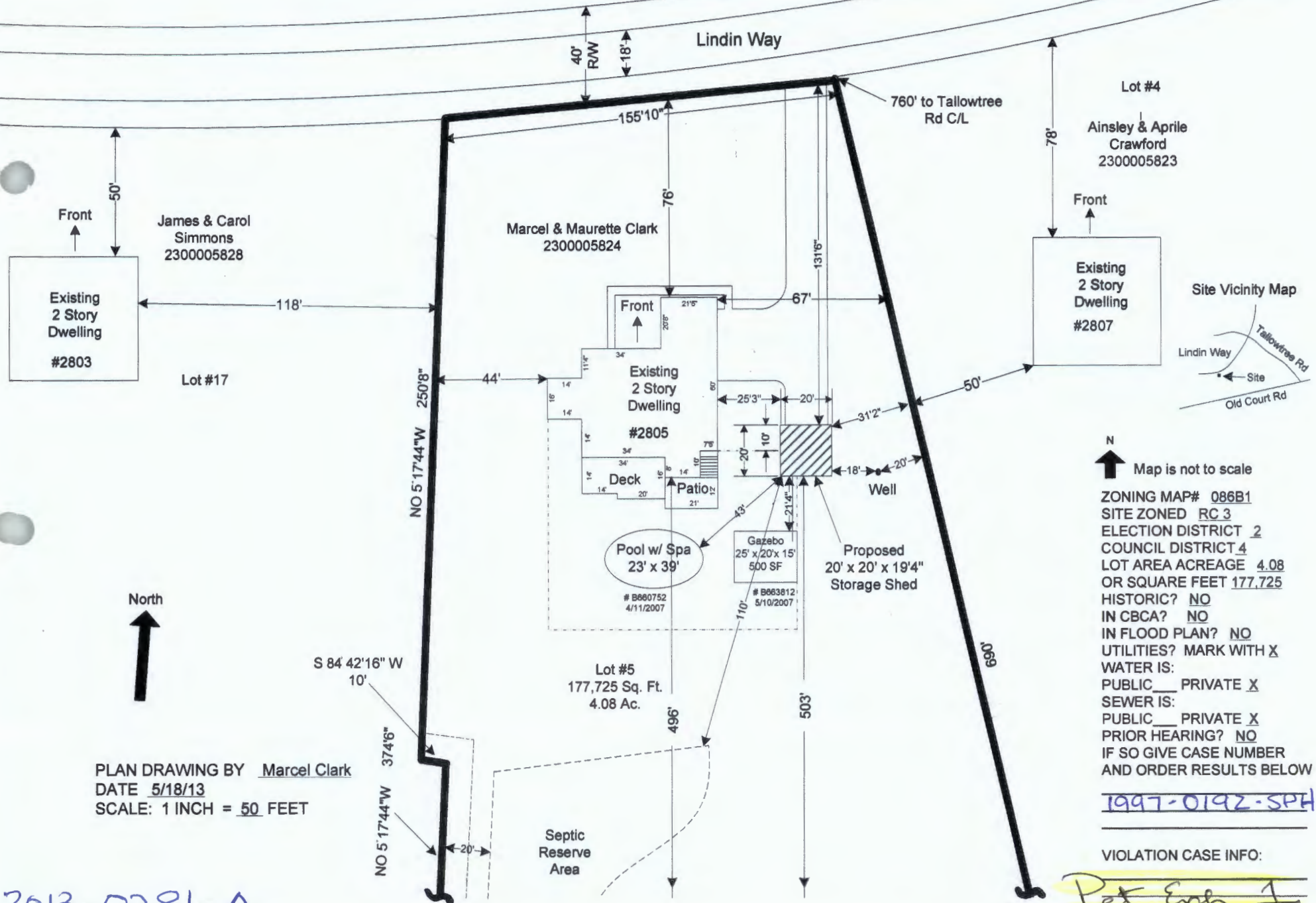
MSA S511236-10514-2 71-91

2013-0281-A



2013-0281-A

Zoning hearing plan for variance X for special hearing (Mark type requested with X)
 Address 2805 Lindin Way Owner(s) Name(s) Marcel and Maurette Clark
 Subdivision Name Edrich Manor 4 Lot # 5 Block # NA Section # 4
 Plat Book # 71 Folio # 91 10 Digit Tax # 2300005824 Deed Ref # 14228/00631



N
 Map is not to scale
 ZONING MAP# 086B1
 SITE ZONED RC 3
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 4.08
 OR SQUARE FEET 177,725
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULTS BELOW

1997-0192-SPH

VIOLATION CASE INFO:

Pet Eoh. 1

PLAN DRAWING BY Marcel Clark
 DATE 5/18/13
 SCALE: 1 INCH = 50 FEET

2013-0281-A