

[Zoning Case History Database](#)
[Case Information](#)
[Related Cases](#)
[Miscellaneous Notes](#)
[Hearing / Administrative Variance Information](#)
[Petition Information](#)
[Law Judge/Appeals/Courts Information](#)



Case Information 2015-0124-A

Cancel Delete

Property Information

Scanned Image

Update Property Information

Case Number	Prefix	Case Year *	Case No. *	Case Suffix
2015-0124-A		2015	0124	A

Existing Use	Legal Owner
RESIDENTIAL	Karen McKenna

Proposed Use	Street/House No.	Street No. Range	Street No. Suffix	Street Prefix Direction
RESIDENTIAL	11121			

Street Name	Street Suffix Type	Street Suffix Direction	Unit Type	Suite/Apt/Unit
OLD CARRIAGE	Rd			

Property Description
SE/S of Old Carriage Road, 687 ft. SE of the centerline of Maybrook Court

Existing Zoning Class	Area	Election Dist.	Council Dist.	1000 Foot Scale Map Reference
RC 5	1.3 ACRES +/-	11	3	

Critical Area
☐ Yes
☒ No
☐ Unknown

Floodplain
☐ Yes
☒ No
☐ Unknown

Historic Area
☐ Yes
☒ No
☐ Unknown

 Zoning Case History Database

 [Update Property Information](#) [Log Out](#)
**Tax Account Information**[Create New Tax Account](#)

	Tax Account Number	Deed Book	Deed Folio	200 Scale Map Ref
	16-00-077119	34367	00322	

Related Cases[Create New Related Case](#)**Violation Cases**[Create New Violation Case](#)**Concurrent Cases**[Create New Concurrent Case](#)

No Related Cases Found



No Violation Cases Found



No Concurrent Cases Found

Miscellaneous Notes[Create New Note](#)

	Miscellaneous Note	Created Date	Created By
	Case Withdrawn -unnecessary!! As of 12/22/2014		

Hearing / Administrative Variance Information[Create New Hearing / Admin. Var. Closing Date](#)

Hearing Location	Hearing Date & Time	Hearing Continued From	Hearing Rescheduled From	Closing Date	Formal Request Filing Date
				12/22/2014	

[Update Petition Information](#)

Petition Information

JPERLOW Log Out



Contract Purchaser

Attorney

Filing Date

11/26/2014

Census Tract

Existing Zoning Class

RC 5

Existing District

North/South Coordinates

Requested Zoning Class

Requested District

East/West Coordinates

Update Petition Information

Petition Requests

Create New Petition Request

Petition Reviewers

Create New Petition Reviewer

Petition Type	Petition Request	Petition Reviewer
	ADMINISTRATIVE VARIANCE	1. To permit a proposed fence with a setback of 12.5 ft. in lieu of the minimum setback of 50 ft. to the public right-of-way. 2. To waive a fence height of 48 in. in lieu of the maximum height of 42 in. (Building Code)
		GH

Law Judge/Appeals/Courts Information

Update Law Judge Information

Admin. Law Judge Information

Admin Law Judge's Name

PETITIONER

Law Judge Order Date/Withdrawal Date

Law Judge Decision

WITHDRAWN

Order Has Restrictions

No



ADMINISTRATIVE ZONING PETITION

205-124

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1121 Old Carriage Rd Glenview MD 21057 Currently zoned RC-5

Deed Reference 34367 1 00322 10 Digit Tax Account # 1600077119

Owner(s) Printed Name(s) _____

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1A04.D.3 To permit a proposed fence with a set back of 12.5 feet in lieu of the minimum set back of 50 feet to the public right of way, and to waive a fence height of 48 inches in lieu of the maximum height of 42 inches of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building) RECEIVED

DEC 4 2014

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

DEPARTMENT OF PLANNING

Carl
Talk to me about this one you took in
RDP Section not RC-5

Owner(s)/Petitioner(s):

Karen McKenna

Name #1 - Type or Print

Name #2 - Type or Print

Karen McKenna

Signature #1

Signature #2

1121 Old Carriage Rd Glenview MD

Mailing Address

City

State

21057, 845.233.0329, hvkmc@quail.cc

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Representative to be contacted:

Name- Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-D124-A

Filing Date 11-26-14

Estimated Posting Date 12-1-14

Reviewer GHA

Typing Date Due 12/12/14

Rev 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 11121 Old Cleeve Rd Glen Jan. MD 21057
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

please see attached

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Karen A. McKenna
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Karen A. McKenna
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of November 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Karen A. McKenna

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

AS WITNESS my hand and Notaries Seal

Sharon J. Gilbert
Notary Public

My Commission Expires

Sharon J. Gilbert, Notary Public
Baltimore County, Maryland
My Commission Expires 7/22/2015

REV. 5/8/2014

Variance for Fence Permit

Petitioner: Karen A. McKenna

11121 OLD CARRIAGE RD GLEN ARM, MD 21057

A 50 ft. setback for this property would create both a practical difficulty and a financial hardship in an effort to both keep my dogs safe and be a good neighbor. The side yard of the property faces a public right of way, and the decking itself off the house is set back 55 feet, thereby making it impossible to comply with the zoning for an RC5 property, and create a yard for my dogs that would allow them to get the exercise they need and access the dog door for cover from the elements.

The east side of the property is a very wooded low-lying area that leads into a drainage reservation, and is not appropriate for fencing, given the terrain. The southeast corner of this property is also very wooded.

I would like to set the fence back 12.5 feet from the road. That would put me in compliance with the general fence code for Baltimore County.

Because of the height of my dogs, and their active nature, I would like to use 48 in. fencing to contain them.

I would have installed by a fencing company approximately 350 linear feet of estate fencing, (wooden flat board, several horizontal rails) or split-rail fencing with wire mesh. This attractive fencing would not only preserve the rural character of the area, but it would also be functional, and not interfere with line of sight for drivers on the road.

11119 Old Carriage Rd

Beginning at a point on South East side old Carriage Rd which is 687 feet $\pm$ South East of the center line of Maybrook Ct. Being lot #30 Section 2 in the subdivision of Honey Suck Hill, Book #35, and Folio #73, containing 1.31 acres $\pm$. Located in the 11th Election District and 3rd Councilman District.

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

No. 119033

Date: 11/26/14

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/						
001	020	000		6150							75.00

Total: 75.00

Rec From: Karen McKenna

For: 11121 DID CARRYING HS

2015-0124-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0124 -A Address 11121 Old Carriage Rd

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/26/14 Posting Date: 12/7/14 Closing Date: 12/22/14

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 2015- 0124 -A Address 11121 Old Carriage Rd

Petitioner's Name Karen McKenna Telephone 845.233.0529

Posting Date: 12/7/14 Closing Date: 12/22/14

Wording for Sign: To permit a proposed fence with a set back of
12.5 feet in lieu of the required 50 feet, and
waiver the fence height of 48 inches in lieu
of the maximum height of 42 inches in front yard.

Revised 7/18/14

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 12/8/14

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

RE: Baltimore County

Item No 2015-0124-A

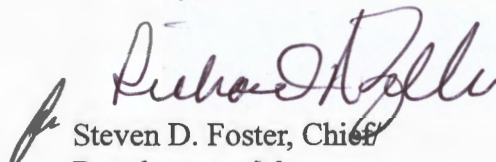
Administrative Variance
Karen McKenna
11121 Old Carriage Road.

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. 2015-0124-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: December 15, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For December 15, 2014
Item No. 2015-0117, 0121, 0123 and 0124

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC12152014 -.doc

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1600007719		
Owner Information		
Owner Name:	PAMFILIS KAREN R KELS	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11121 OLD CARRIAGE RD GLEN ARM MD 21057-9417	Deed Reference: 734367/ 00322
Location & Structure Information		
Premises Address: 11121 OLD CARRIAGE RD 0-0000		Legal Description: 1.316 AC 3411 SW MANOR ROAD HONEYSUCKLE HILL
Map: 0062	Grid: 0008	Parcel: 0363
Sub District:	Subdivision: 0000	Section: 2
Block: C	Lot: 30	Assessment Year: 2015
Plat No:	Plat Ref:	B 0035/0073
Special Tax Areas:		Town: NONE
Ad Valorem:		Tax Class:
Primary Structure Built 1973	Above Grade Enclosed Area 2,208 SF	Finished Basement Area 448 SF
Property Land Area 1.3100 AC	County Use 04	
Stories Split Foyer	Basement YES	Type SPLIT FOYER
Exterior FRAME	Full/Half Bath 2 full/ 1 half	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2012
Land:	154,600	154,600
Improvements	182,000	182,000
Total:	336,600	336,600
Phase-In Assessments	As of 07/01/2014	As of 07/01/2015
Preferential Land:	0	336,600
Transfer Information		
Seller: PAMFILIS MARC	Date: 10/24/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34367/ 00322	Deed2:
Seller: PAMFILIS MARC	Date: 03/15/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11482/ 00007	Deed2:
Seller: ALLISON DAVID C	Date: 10/15/1993	Price: \$200,000
Type: NON-ARMS LENGTH OTHER	Deed1: /10073/ 00212	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 09/22/2014		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2015-0124-A

for 11121 Old Carnegie Rd



This is the fence that I
want to put up. This one
is located on Old Carnegie Rd
and is set back approx
10 ft.

(corner of Old Carnegie Rd / Main Rd)

2015-0124-A

11121 Old Carriage Rd



side yard facing right of way.

2015-0124-X

11121 Old Carriage Rd



Temporary Fence 50 ft set back in side yard
leaves me a "yard" of 5 ft.

2015-0104-A

1121 Old Carriage Rd



front of housing facing Right of way
House is set back 48 feet.
Fence set back 50 ft would be in
my living room.

2015-0124-X

for 1121 Old Cabbage Rd



2015-0124-A Estate fence on ^{corner} Old Cabbage Rd / Manor Rd

COORDINATES					
MS	NORTH	EAST	NORTH	EAST	
1	72N 00.00	118E 17.00	47	72N 04.00	77E 35.00
2	72N 00.00	118E 17.00	48	72N 04.00	77E 35.00
3	72N 00.00	118E 17.00	49	72N 04.00	77E 35.00
4	72N 00.00	118E 17.00	50	72N 04.00	77E 35.00
5	72N 00.00	118E 17.00	51	72N 04.00	77E 35.00
6	72N 00.00	118E 17.00	52	72N 04.00	77E 35.00
7	72N 00.00	118E 17.00	53	72N 04.00	77E 35.00
8	72N 00.00	118E 17.00	54	72N 04.00	77E 35.00
9	72N 00.00	118E 17.00	55	72N 04.00	77E 35.00
10	72N 00.00	118E 17.00	56	72N 04.00	77E 35.00
11	72N 00.00	118E 17.00	57	72N 04.00	77E 35.00
12	72N 00.00	118E 17.00	58	72N 04.00	77E 35.00
13	72N 00.00	118E 17.00	59	72N 04.00	77E 35.00
14	72N 00.00	118E 17.00	60	72N 04.00	77E 35.00
15	72N 00.00	118E 17.00	61	72N 04.00	77E 35.00
16	72N 00.00	118E 17.00	62	72N 04.00	77E 35.00
17	72N 00.00	118E 17.00	63	72N 04.00	77E 35.00
18	72N 00.00	118E 17.00	64	72N 04.00	77E 35.00
19	72N 00.00	118E 17.00	65	72N 04.00	77E 35.00
20	72N 00.00	118E 17.00	66	72N 04.00	77E 35.00
21	72N 00.00	118E 17.00	67	72N 04.00	77E 35.00
22	72N 00.00	118E 17.00	68	72N 04.00	77E 35.00
23	72N 00.00	118E 17.00	69	72N 04.00	77E 35.00
24	72N 00.00	118E 17.00	70	72N 04.00	77E 35.00
25	72N 00.00	118E 17.00	71	72N 04.00	77E 35.00
26	72N 00.00	118E 17.00	72	72N 04.00	77E 35.00
27	72N 00.00	118E 17.00	73	72N 04.00	77E 35.00
28	72N 00.00	118E 17.00	74	72N 04.00	77E 35.00
29	72N 00.00	118E 17.00	75	72N 04.00	77E 35.00
30	72N 00.00	118E 17.00	76	72N 04.00	77E 35.00
31	72N 00.00	118E 17.00	77	72N 04.00	77E 35.00
32	72N 00.00	118E 17.00	78	72N 04.00	77E 35.00
33	72N 00.00	118E 17.00	79	72N 04.00	77E 35.00
34	72N 00.00	118E 17.00	80	72N 04.00	77E 35.00
35	72N 00.00	118E 17.00	81	72N 04.00	77E 35.00
36	72N 00.00	118E 17.00	82	72N 04.00	77E 35.00
37	72N 00.00	118E 17.00	83	72N 04.00	77E 35.00
38	72N 00.00	118E 17.00	84	72N 04.00	77E 35.00
39	72N 00.00	118E 17.00	85	72N 04.00	77E 35.00
40	72N 00.00	118E 17.00	86	72N 04.00	77E 35.00
41	72N 00.00	118E 17.00	87	72N 04.00	77E 35.00
42	72N 00.00	118E 17.00	88	72N 04.00	77E 35.00
43	72N 00.00	118E 17.00	89	72N 04.00	77E 35.00
44	72N 00.00	118E 17.00	90	72N 04.00	77E 35.00
45	72N 00.00	118E 17.00	91	72N 04.00	77E 35.00
46	72N 00.00	118E 17.00	92	72N 04.00	77E 35.00
47	72N 00.00	118E 17.00	93	72N 04.00	77E 35.00
48	72N 00.00	118E 17.00	94	72N 04.00	77E 35.00

CURVE DATA						
N _B	Δ	EARTH	A.C.	TANSHR	CHORO	GRAVING
10	16° 17' - 60"	29.08 .85	85.00	62.79	96.71	N60° 00' 00" W
20	64° 45' - 14"	77.45	151.18	62.54	114.83	N45° 00' 00" W
30	136° 30' 00"	300.00	725.79	62.54	501.08	N30° 00' 00" W
40	184° 50' 00"	350.00	866.05	282.88	654.00	N15° 00' 00" W
50	64° 45' - 14"	184.85	90.00	27.21	88.70	S45° 00' 00" E
60	16° 17' - 60"	346.85	29.25	49.55	98.29	N45° 00' 00" E
70	64° 45' - 14"	960.85	184.85	61.00	282.88	N30° 00' 00" E

1. Acres - 34.897[±]AC.
2. Lots - 18
3. Gross Road Density - 0.52 Lots/Acre
4. Zoning (Formerly) R-50
5. Zoning (Presently) R.O.A

RECEIVED for Record
MAY 1 1972 at 24
same day recorded in lib
D.F.G. No. folio
One of the Records of
Baltimore County and ex-

HONEYSUCKLE HILL ASSOCIATES
GLENARM ROAD GLEN ARM MARYLAND

and Future Colliac will be constructed only if Old
ps Road is not extended S.W. for future development
staining property.

EVANS, HAGAN & HOLDEFER, INC.		
DATE	SEPTEMBER	19 1961
SURVEYORS AND CIVIL ENGINEERS		
6010 MILLAR ROAD / BALTHAZORE, MO. 63200		
CIVIL ENGINEER		
DR. WILLIAM H. HARRIS / CIVIL ENGINEER / 1015 N. 10TH ST. / ST. LOUIS, MO. 63101 DR. J. H. HARRIS / CIVIL ENGINEER / 1015 N. 10TH ST. / ST. LOUIS, MO. 63101 DR. J. H. HARRIS / CIVIL ENGINEER / 1015 N. 10TH ST. / ST. LOUIS, MO. 63101		
		
WILLIAM H. HARRIS CIVIL ENGINEER 1015 N. 10TH ST. ST. LOUIS, MO. 63101		
DATE 9-3-62 SCALE 1" = 100'		

CURVE DATA						
NO.	A	RADIUS	ARC	TANGENT	CHORD	BEARING
1	164°17'40"	298.85'	88.00'	82.79'	84.71'	N20°00'00"W
2	271°43'18"	174.45'	127.18'	66.34'	78.33'	S58°28'00"W
3	136°30'01"	300.00'	785.19'	791.66'	561.08'	S76°48'00"W
4	138°30'01"	300.00'	846.05'	323.88'	636.60'	S76°48'00"W
5	41°43'18"	122.43'	90.69'	17.47'	88.70'	S58°28'00"W
6	164°17'40"	298.85'	79.24'	89.33'	98.89'	N41°00'00"E
7	18°58'18"	148.83'	82.84'	41.42'	82.23'	N62°11'15"E

NOTE:

1. AREA - 54,897[±] AC.
2. Lots - 18
3. Gross Aerial Density - 0.82 Lots/Acre
4. Zoning (Formerly) R-20
5. Zoning (Presently) R.O.A.

APPROVED: BALTIMORE COUNTY PLANNING BOARD

DATE: 4/2/12

APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT

DATE: 5/1/12

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

DATE: 4/2/12

DEPUTY STATE & BALTIMORE CO. HEALTH OFFICER

NOTE:

The STREETS and/or ROADS as shown herein and the measurements in sheets are for the purpose of Description only and the same are not intended to be dedicated to Public use. The fee simple title in the beds thereon is expressly reserved in the Grantors of the use of the which this plat is attached, their heirs and assigns.

NOTE:

Coordinates and bearings assumed coordinates system March 1982. The plat of the among you Land Records to Folio 55

NOTE:
20' BUFFER ZONE
Portion of Lot 11 is
Block C
To be Recorded

HONEYSUCKLE HILL
FUTURE PLAT C
TO BE RECORDED

Proposed Future
Subdivision (See Map)

Q.T.B. 35 FOLIO 73

RECEIVED FOR RECORD

MAY 1 1972 AT 20

MADE DAY RECORDED IN LIBER

O.P.O. No. 10000

One of the Records of

Baltimore County and ex-

hibited, per

Charles T. Smith

PLAT C

SECTION 2

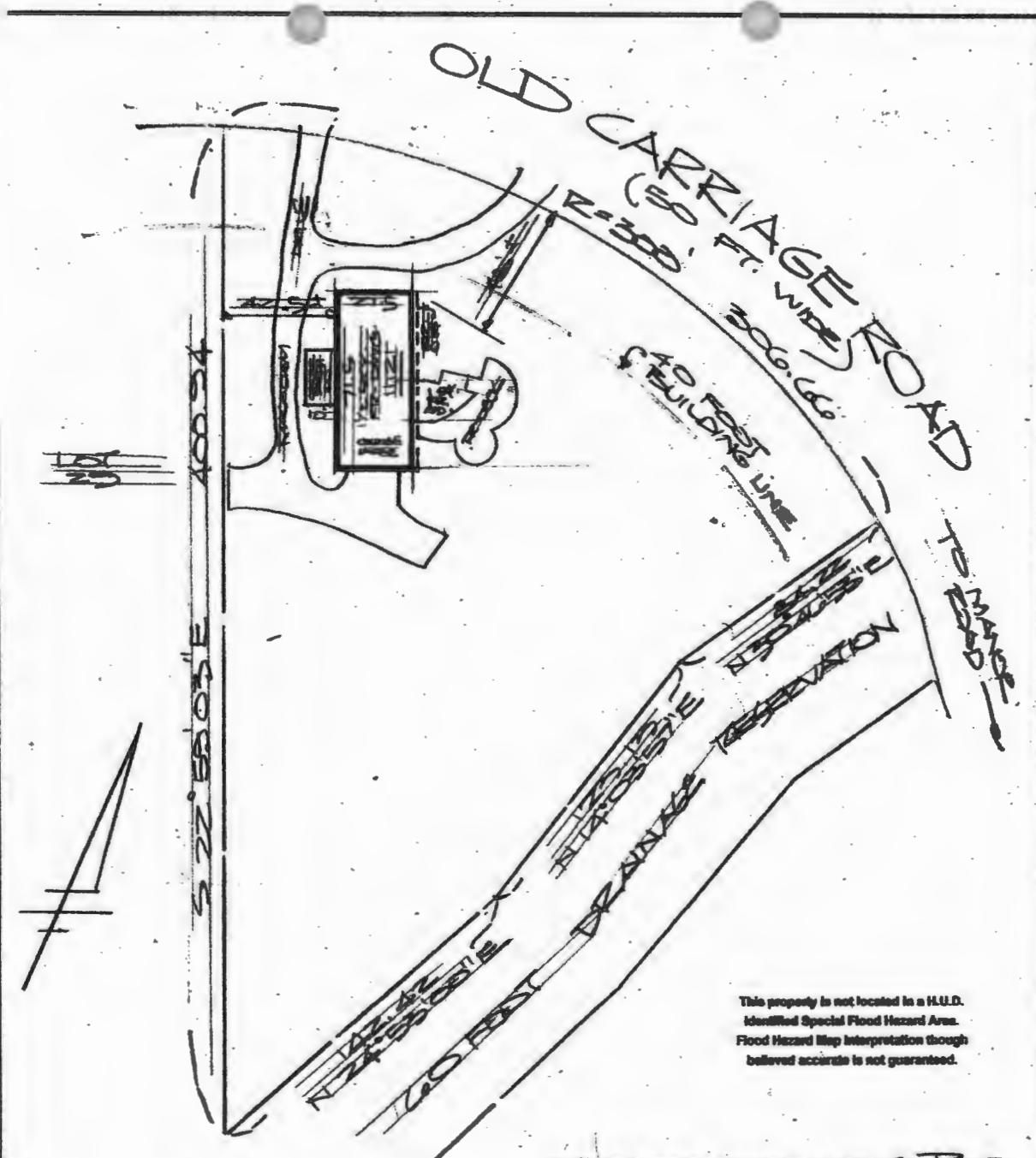
"HONEYSUCKLE HILL"11th ELECTION DISTRICT BALTO. CO. NO.

For

HONEY SUCKLE HILL ASSOCIATES
GLENARM ROAD GLEN ARM MARYLAND

39.83 x 30.08 in

Links 3:24 PM 12/5/2014



This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map interpretation though believed accurate is not guaranteed.

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property licensed boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland

All setback dimensions are + or - one foot unless otherwise noted.

LOT 30, BLOCK C, PLAT B,
SECTION 2, HONEYSUCKLE
HILL, P.R. BOOK S.T.C.
NO. 55, FOLIO 15

Professional Certification. I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 135, Expiration Date 4/12/16

10/20/14

Dee Dee Benfield



LOCATION DRAWING
1112 OLD CARRIAGE ROAD, Bldg C, Md

OFFICE OF
MANK & KUNST
POST OFFICE BOX 91
BENSON, MARYLAND 21018

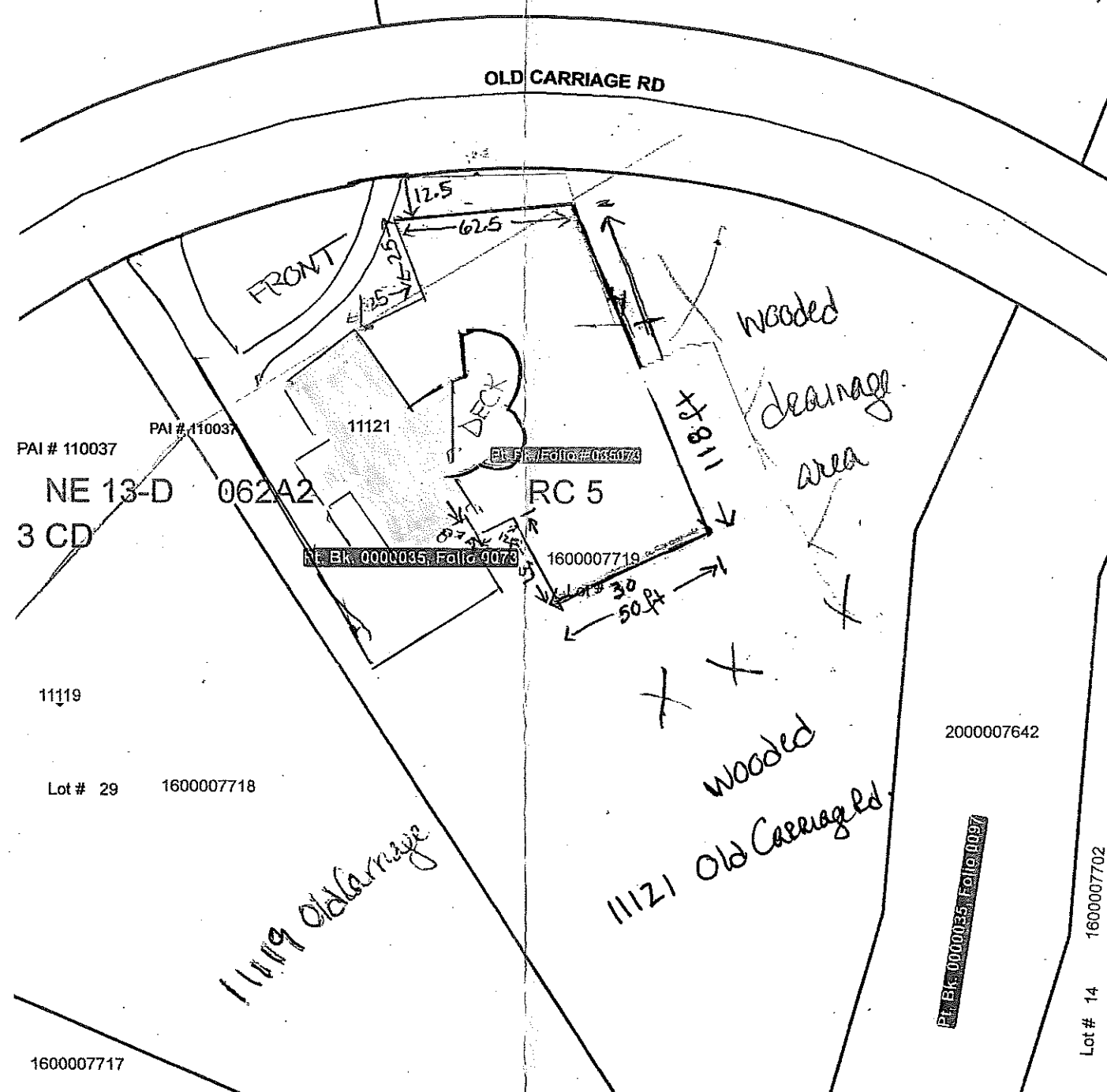
SCALE
1" = 50'

DATE
10/20/14

JOB NO.
4112.W

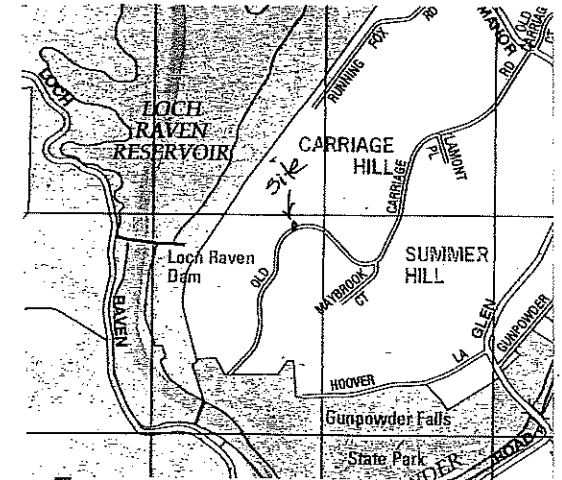
2015-0124-1A

PLAT BOOK # orig #35 FOLIO # 73 10 DIGIT TAX # 16000 7749 DEED REF. 34367/00322



PLAN DRAWN BY: Raeen McKenna DATE: 11/26/14 SCALE: 1 INCH = 50 FEET

2015-0124-A



AND ORDER RESULT BELOW

VIOLATION CASE INFO:

NONE