

M E M O R A N D U M

DATE: July 29, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0297-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 28, 2016. 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 * BEFORE THE
(8206 Nina Court) *
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District *
Brian A. and Laurel S. Zemil * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2016-0297-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Brian A. and Laurel S. Zemil. The Petitioners are requesting Variance relief from § 1B02.3.B (vested R 40, Section 202.3 – 1955 regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (two car garage) with a side yard setback of 7 ft. and a summation of side yard setbacks of 86 ft. in lieu of the minimum required 20 ft. and sum of 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 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. However, it is to be noted that support letters were received from five (5) property owners who reside on Nina Court and have no objections to the Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 5, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-28-16

By LSW

The Petitioners has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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.

Although the Department of Planning did not make any recommendations related to the proposed addition (two-car garage) height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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, this 28th day of **June, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from 1B02.3.B (vested R 40, Section 202.3 – 1955 regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (two car garage) with a side yard setback of 7 ft. and a sum of side yard setbacks of 86 ft. in lieu of the minimum required 20 ft. and sum of 50 ft., be and are hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 6-28-16

By SW

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- 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 6-28-16

By DLW



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 Hearings for Baltimore County for the property located at:

Address 8206 Nina Court Currently zoned DR1 (formerly R40)
 Deed Reference 14143 / 281 10 Digit Tax Account # 0 3 1 9 0 1 4 3 8 0
 Owner(s) Printed Name(s) Brian and Laurel Zemil

(SELECT THE HEARING(S) BY MARKING **X** 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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B (vested R 40, Section 202.3 1955 regs) – to permit a proposed addition (two-car garage) with a side yard setback of 7 feet and a summation of side yard setbacks of 86 feet in lieu of the minimum required 20 feet and summation of 50 feet.
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.
- ☐ **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)

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.

Owner(s)/Petitioner(s):

Brian Zemil	/	Laurel Zemil
Name #1 – Type or Print		Name #2 – Type or Print
	/	
Signature #1		Signature #2
8206 Nina Court	Baltimore	MD
Mailing Address	City	State
21208	410-494-6278	bazemil@venable.com
Zip Code	Telephone #	Email Address

Representative to be contacted:

Name – Type or Print		
Signature		
Mailing Address	City	State
Zip Code	Telephone #	Email Address

ORDER RECEIVED FOR FILING
 6-28-16

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

By David Karceski
 Name- Type or Print

 Signature
 210 W. Pennsylvania Avenue #500 Towson MD
 Mailing Address City State
 21204 / 410-494-6285 / dkarceski@venable.com
 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 2016-0297 A Filing Date 5/25/16 Estimated Posting Date 6/5/16 Reviewer RDD

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: 8206 Nina Court Pikesville MD 21208-1942
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)**

My wife and I purchased this property in 1999. It is our understanding the existing dwelling was constructed in 1960, and our driveway is located along the southern property line of our lot. The property is of an irregular shape and the location of the driveway and curb cut onto Nina Court require that our proposed two car garage be located on that side of our house necessitating a side yard set back variance. The majority of the houses on Nina Court are improved with garages and carports so construction of the proposed garage on our lot would be in keeping with the character of my neighbors' homes. I have attached 4 letters from other residents of Nina Court to indicate there would be no adverse impact if the requested variance is granted.

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

Brian Zemil
Signature of Owner (Affiant)

Brian Zemil
Name- Print or Type

Laurel Zemil
Signature of Owner (Affiant)

Laurel Zemil
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 17th day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian Zemil and Laurel Zemil

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

Affiant(s). **AS WITNESS** my hand and Notaries Seal

Notary Public

My Commission Expires

Donna W Miller

4/1/2018

REV. 5/8/2014

[Item #0297

Zoning Description for 8206 Nina Court:

Beginning at a point on the West side of Nina Court which is 50' wide at the distance of 188' south of the Centerline of the nearest improved intersecting street Marcie Drive which is 50' wide.

Being Lot #13, Block #E, Section #5 in the Subdivision of Stevenson Ridge as recorded in Baltimore County Plat Book, # WJR 26 , Folio # 57, containing 36,434 square feet. Also known as 8206 Nina Court and located in the 3rd Election District, and Council District 2.

Item #0297

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0297-A
Property Address: 8206 Nina Court
Property Description: W/S of Nina Court,
South of Marcie Drive
Legal Owners (Petitioners): Brian and Laurel Zenil
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenblatt
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave
Suite 500
Towson MD 21204
Telephone Number: (410) 494 6200

Revised 5/20/2014



KEVIN KAMENETZ
County Executive

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

June 20, 2016

Brian & Laurel Zemil
8206 Nina Court
Baltimore MD 21208

RE: Case Number: 2016-0297 A, Address: 8206 Nina Court

Dear Mr. & Ms. Zemil:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 25, 2016. 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: jaw

Enclosures

c: People's Counsel
David Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 6/1/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0297-A.

Administrative Variance
Brian & Laurel Zenil
8206 Nina Court

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

CERTIFICATE OF POSTING

2016-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Zemil

June 20, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

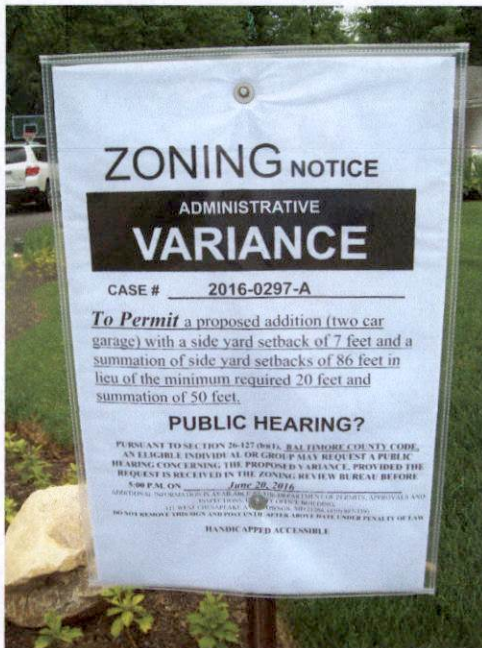
Ladies and Gentlemen:

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: _____

8206 Nina Ct

June 5, 2016

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



Sincerely,

June 5, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0297 -A Address 8206 Nina Ct

Contact Person: Brian Zemil Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/25/16 Posting Date: 6/5/16 Closing Date: 6/20/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2016- 0297 -A Address 8206 Nina Ct

Petitioner's Name Brian Zemil Telephone 410 494 6278

Posting Date: 6/5/16 Closing Date: 6/20/16

Wording for Sign: To Permit a proposed addition (two car garage) with a side yard setback of 7 feet and a summation of side yard setbacks of 86 feet in lieu of the minimum required 20 feet and summation of 50 feet

Revised 7/9/15

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

No. 139279

Date: 5/25/16

PAID RECEIPT

BUSINESS ACTUAL TIME 10:00
5/25/2016 5/25/2016 16:22:39 1

NO WSD1 WALKIN LJR
> RECEIPT W 454330 5/25/2016 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 139279

Receipt Tot: 175.00

4.00 CR 150.00 CA

15.00- CB

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150				1575.00

Total: 1575.00

Rec From: B Zewil

For: Zoning Inquiries - case # 2016-0297-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

May 12, 2016

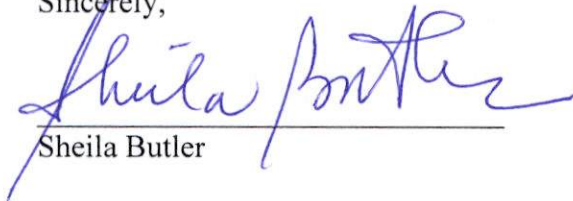
Honorable John E. Beverungen
Office of Administrative Hearings
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: **8206 Nina Court**

Dear Judge Beverungen:

My name is Sheila Butler. I reside at 8202 Nina Court, which is two homes south of Brian and Laurel Zemil's property. Mr. Zemil has provided me a copy of the attached site plan ("Site Plan") and elevation drawings prepared by Architect Kathleen Lechleiter, which shows the location and configuration for an addition Mr. Zemil plans to construct onto his dwelling. The purpose of this letter is to confirm we have no objection to this proposed addition as shown on the Site Plan.

Sincerely,



Sheila Butler

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 - 03 Account Number - 0302070940			
Owner Information					
Owner Name:	BUTLER SHEILA B		Use:	RESIDENTIAL	
Mailing Address:	8202 NINA CT BALTIMORE MD 21208-1948		Principal Residence:	YES	
			Deed Reference:	/16003/ 00444	
Location & Structure Information					
Premises Address:		8202 NINA CT 0-0000		Legal Description:	1.377 AC 8202 NINA CT STEVENSON RIDGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0011	0264		0000	5 E 11 2014 0026/0057
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1962	2,692 SF			1.3700 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	3 full	1 Carport
Value Information					
	Base Value		Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:	165,900		141,000		
Improvements:	214,400		302,900		
Total:	380,300		443,900	422,700	443,900
Preferential Land:	0				0
Transfer Information					
Seller: BROCHIN ARNOLD		Date: 01/22/2002		Price: \$340,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16003/ 00444		Deed2:	
Seller: BROCHIN ARNOLD		Date: 06/10/1992		Price: \$100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09218/ 00268		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/08/2012					

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-1</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>4-27</u>	ADJACENT PROPERTY OWNERS <u>(5) Ltrs.</u> <u>Residents of Nina Ct.</u>	<u>Support</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-5-16</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w3)

Guide to searching the database

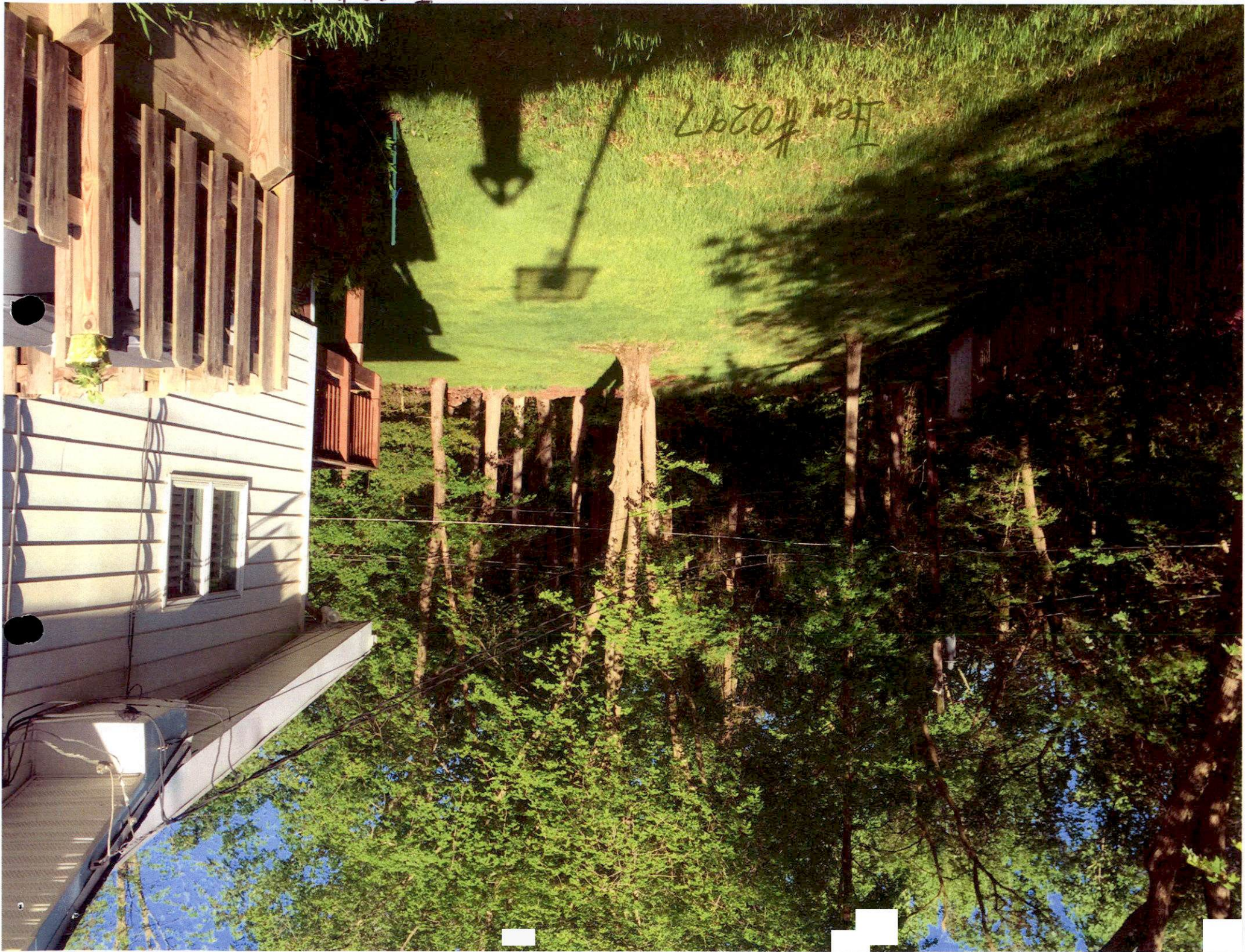
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0319014380			
Owner Information					
Owner Name:	ZEMIL BRIAN A ZEMIL LAUREL S		Use:	RESIDENTIAL YES	
Mailing Address:	8206 NINA CT BALTIMORE MD 21208-1948		Principal Residence:	YES	
			Deed Reference:	/14143/ 00281	
Location & Structure Information					
Premises Address:		8206 NINA CT BALTIMORE 21208-1948		Legal Description: 8206 NINA CT STEVENSON RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0011	0264		0000	5
					Block:
					E
					Lot:
					13
					Assessment Year:
					2014
					Plat No:
					0026/0057
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1960	2,426 SF		35,283 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full/ 2 half	1 Attached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2014		07/01/2015	
				As of	
				07/01/2016	
Land:	156,500	134,000			
Improvements	150,800	238,400			
Total:	307,300	372,400		350,700	372,400
Preferential Land:	0				0
Transfer Information					
Seller: GREENBERG NORMAN R		Date: 11/09/1999		Price: \$157,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /14143/ 00281		Deed2:	
Seller: FREEMAN ROBERT M		Date: 03/14/1984		Price: \$150,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06680/ 00147		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/19/2009					

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

A black and white map of a residential area. The map shows several numbered lots (1 through 14) and streets. A dashed line runs diagonally across the map. A box labeled 'P.263' is located on the left side, and a box labeled 'P.264' is located on the right side. Lot 13 is highlighted in yellow. Street names include 'TAMA CT.', 'WISPER', and 'ALCYON'. A dashed line runs diagonally across the map. A box labeled 'P.263' is located on the left side, and a box labeled 'P.264' is located on the right side. Lot 13 is highlighted in yellow.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



* photo showing rear yard
(behind location proposed
for the addition - two
car garage)

Item #0297



1119 000 +

*
photo of adjacent
residential lot
(see no objection letter
filed with this application)



Item #0297

200 000 2

* proposed addition (two car garage) to
be located where basketball court
area exists.



Item #0297

* Photo of Rear yard
for 8206 Nina Ct.

April 27, 2016

Honorable John E. Beverungen
Office of Administrative Hearings
111 W. Chesapeake Avenue
Towson, Maryland 21204

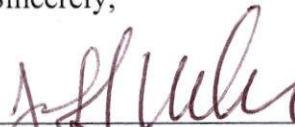
Re: **8206 Nina Court**

Dear Judge Beverungen:

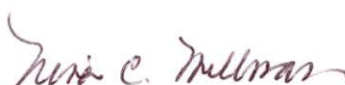
My name is Jeff Millman. My wife, Nina, and I reside at 8204 Nina Court, which is adjacent and to the south of Brian and Laurel Zemil's property. Mr. Zemil has taken the time to meet with me and provide me a copy of the attached site plan ("Site Plan") prepared by Architect Kathleen Lechleiter, which shows the location and configuration for an addition Mr. Zemil plans to construct onto his dwelling. The purpose of this letter is to confirm we have no objection to this proposed addition as shown on the Site Plan.

and E Plan / Building Elevations.
JM/NA

Sincerely,



Jeff Millman



Nina Millman

Item #0297

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 - 03 Account Number - 0312023631			
Owner Information					
Owner Name:	MILLMAN JEFFREY MILLMAN NINA C		Use:	RESIDENTIAL	
Mailing Address:	8204 NINA CT BALTIMORE MD 21208-1948		Principal Residence:	YES	
			Deed Reference:	/21952/ 00621	
Location & Structure Information					
Premises Address:		8204 NINA CT 0-0000		Legal Description: 8204 NINA CT STEVENSON RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0011	0264		0000	5 E 12 2014 0026/0057
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1961	1,881 SF		900 SF		35,283 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Carport
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		156,500	134,000		
Improvements		166,500	213,100		
Total:		323,000	347,100	339,067	347,100
Preferential Land:		0			0
Transfer Information					
Seller: LEVINE GILBERT S		Date: 06/01/2005		Price: \$465,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21952/ 00621		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/17/2008					

April 27, 2016

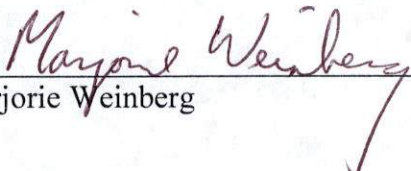
Honorable John E. Beverungen
Office of Administrative Hearings
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: **8206 Nina Court**

Dear Judge Beverungen:

My name is Marjorie Weinberg. I reside at 8203 Nina Court, which is across from and to the east of Brian and Laurel Zemil's property. Mr. Zemil has taken the time to meet with me and provide me a copy of the attached site plan ("Site Plan") prepared by Architect Kathleen Lechleiter, which shows the location and configuration for an addition Mr. Zemil plans to construct onto his dwelling. The purpose of this letter is to confirm we have no objection to this proposed addition as shown on the Site Plan.

Sincerely,


Marjorie Weinberg

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 - 03 Account Number - 0323019020			
Owner Information					
Owner Name:		WEINBERG JESSE S WEINBERG ESTHER M		Use:	RESIDENTIAL
Mailing Address:		8203 NINA CT BALTIMORE MD 21208-1949		Principal Residence:	YES
				Deed Reference:	/15882/ 00741
Location & Structure Information					
Premises Address:		8203 NINA CT 0-0000		Legal Description: 8203 NINA CT STEVENSON RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0011	0264		0000	5
					E
					8
					2014
					Assessment Year:
					Plat No:
					Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1959		2,903 SF			
				Property Land Area	
				29,620 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	BRICK	2 full/ 1 half	1 Carport
Last Major Renovation					
Value Information					
		Base Value		Value	
				As of 01/01/2014	
Land:		155,100		132,600	
Improvements		196,100		280,700	
Total:		351,200		413,300	
Preferential Land:		0		392,600	
				413,300	
				0	
Phase-in Assessments					
				As of 07/01/2015	
				As of 07/01/2016	
Transfer Information					
Seller: WEINBERG JESSE S		Date: 12/20/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15882/ 00741		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2015	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/11/2008					

April 27, 2016

Honorable John E. Beverungen
Office of Administrative Hearings
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: **8206 Nina Court**

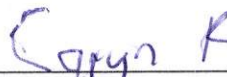
Dear Judge Beverungen:

My name is Dr. Michael Richman. My wife, Caryn, and I reside at 8205 Nina Court, which is across from and to the east of Brian and Laurel Zemil's property. Mr. Zemil has taken the time to meet with me and provide me a copy of the attached site plan ("Site Plan") prepared by Architect Kathleen Lechleiter, which shows the location and configuration for an addition Mr. Zemil plans to construct onto his dwelling. The purpose of this letter is to confirm we have no objection to this proposed addition as shown on the Site Plan.

Sincerely,



Michael Richman



Caryn Richman

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 - 03 Account Number - 0307051280			
Owner Information					
Owner Name:	RICHMAN MICHAEL RICHMAN CARYN		Use:	RESIDENTIAL	
Mailing Address:	8205 NINA CT BALTIMORE MD 21208-1949		Principal Residence:	YES	
			Deed Reference:	/20458/ 00219	
Location & Structure Information					
Premises Address:		8205 NINA CT 0-0000		Legal Description: 8205 NINA CT STEVENSON RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0011	0264		0000	5 E 7 2014 0026/0057
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1960	2,631 SF				31,798 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	2 full/ 1 half	1 Carport
Value Information					
	Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015 As of 07/01/2016
Land:	155,600		133,200		
Improvements	226,400		333,200		
Total:	381,000		466,400		437,933 466,400
Preferential Land:	0				0
Transfer Information					
Seller: GOLDBERG HARVEY		Date: 07/28/2004		Price: \$489,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20458/ 00219		Deed2:	
Seller: GERAGHTY JEROME G,TRUSTEE		Date: 02/27/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19665/ 00484		Deed2:	
Seller: GOLDBERG MILTON		Date: 01/13/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12603/ 00001		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/15/2008					

May 12, 2016

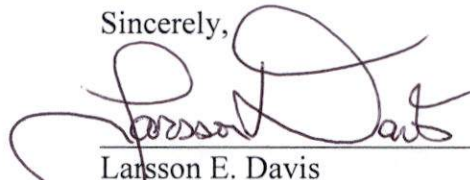
Honorable John E. Beverungen
Office of Administrative Hearings
111 W. Chesapeake Avenue
Towson, Maryland 21204

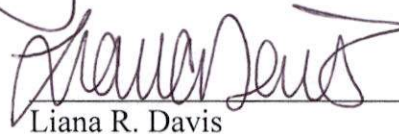
Re: **8206 Nina Court**

Dear Judge Beverungen:

My name is Larsson E. Davis. My wife, Liana R. Davis and I reside at 8201 Nina Court, which is several homes southeast of Brian and Laurel Zemil's property. Mr. Zemil has provided me a copy of the attached site plan ("Site Plan") prepared by Architect Kathleen Lechleiter, which shows the location and configuration for an addition Mr. Zemil plans to construct onto his dwelling. The purpose of this letter is to confirm we have no objection to this proposed addition as shown on the Site Plan.

Sincerely,



Larsson E. Davis

Liana R. Davis

Real Property Data Search (w1)

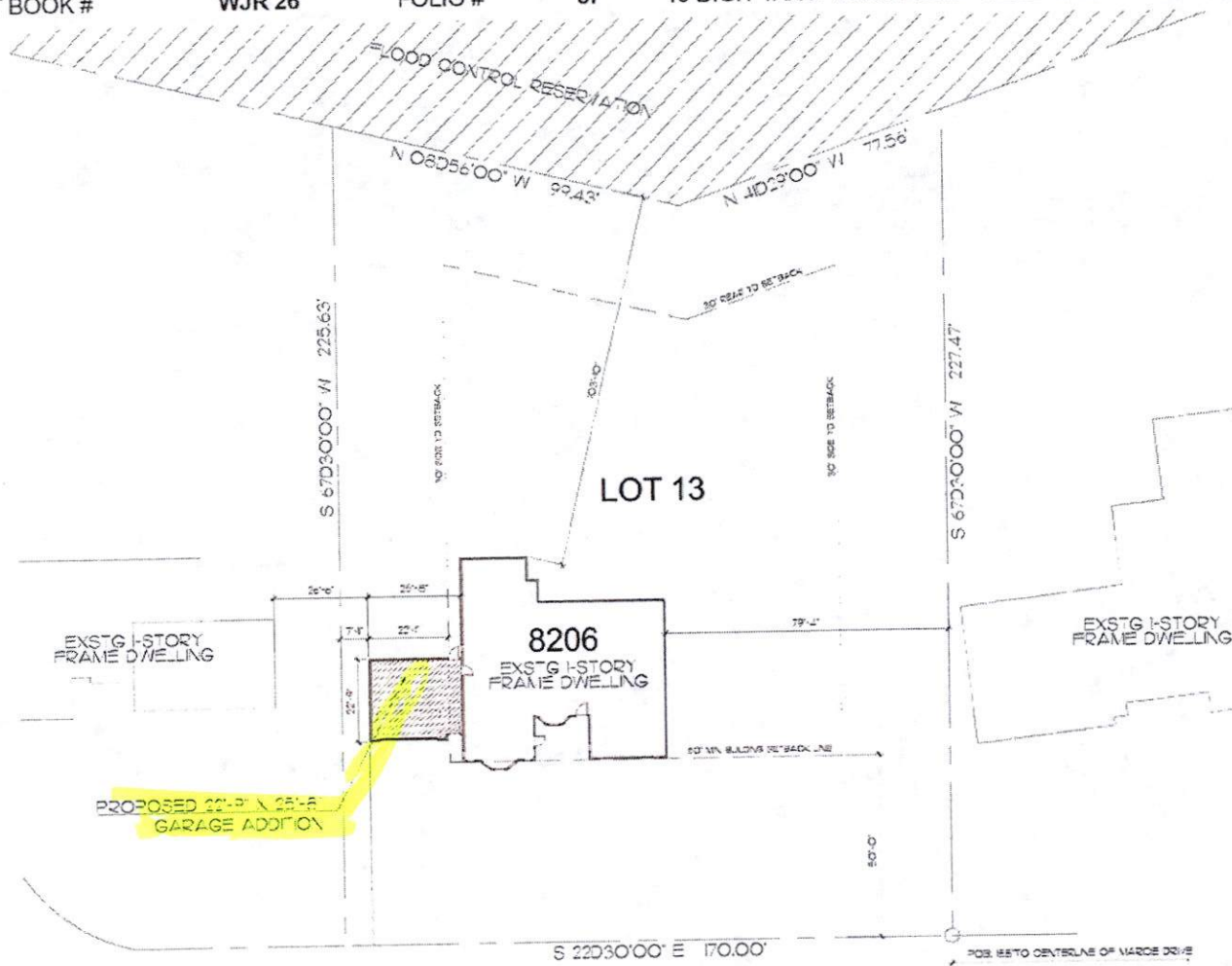
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0312034330			
Owner Information					
Owner Name:	DAVIS LARSSON E DAVIS LIANA R		Use:	RESIDENTIAL NO	
Mailing Address:	8201 NINA CT BALTI NC 28278-		Principal Residence: Deed Reference:	/35693/ 00119	
Location & Structure Information					
Premises Address:		8201 NINA CT BALTIMORE 21208-1949		Legal Description: 454 S MARLIE DR STEVENSON RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0011	0264		0000	5 E 9 2014 0026/0057
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1959	2,521 SF			33,105 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	3 full	1 Carport
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		156,000	133,500		
Improvements		200,500	267,500		
Total:		356,500	401,000	386,167	401,000
Preferential Land:		0			0
Transfer Information					
Seller: OLGA INC		Date: 12/24/2014		Price: \$487,500	
Type: ARMS LENGTH IMPROVED		Deed1: /35693/ 00119		Deed2:	
Seller: DAVISON MARY M		Date: 06/03/2014		Price: \$290,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35026/ 00197		Deed2:	
Seller: DAVISON WARREN M		Date: 08/12/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31092/ 00463		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS **8206 NINA COURT** OWNER(S) NAME **BRIAN/ LAUREL ZEMIL**
 SUBDIVISION NAME **STEVENSON RIDGE** LOT # **13** BLOCK # **E** SECTION # **5**
 PLAT BOOK # **WJR 26** FOLIO # **57** 10 DIGIT TAX # **0319014380** DEED REF. # **14143/0281**

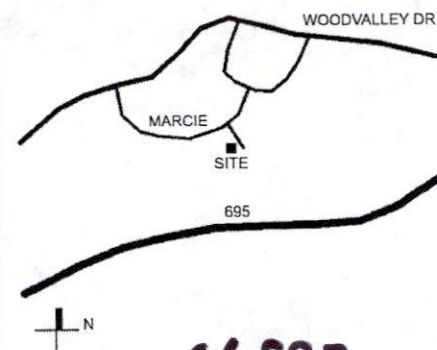


DRAWN BY:
KLECHLEITER ARCHITECT LLC

NINA COURT (50' R/W)

DATE: 4/28/16
SCALE: 1"=50'

SITE VICINITY MAP



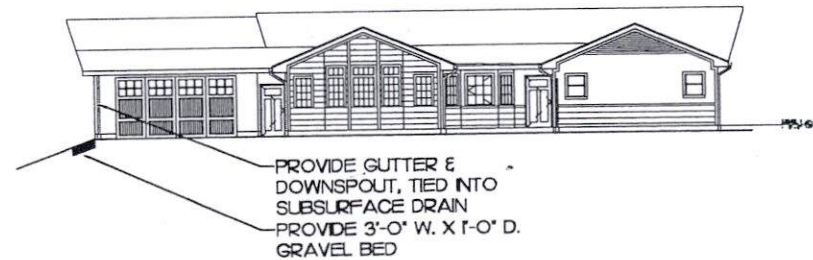
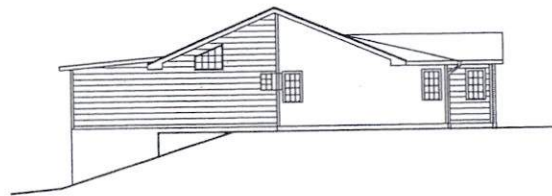
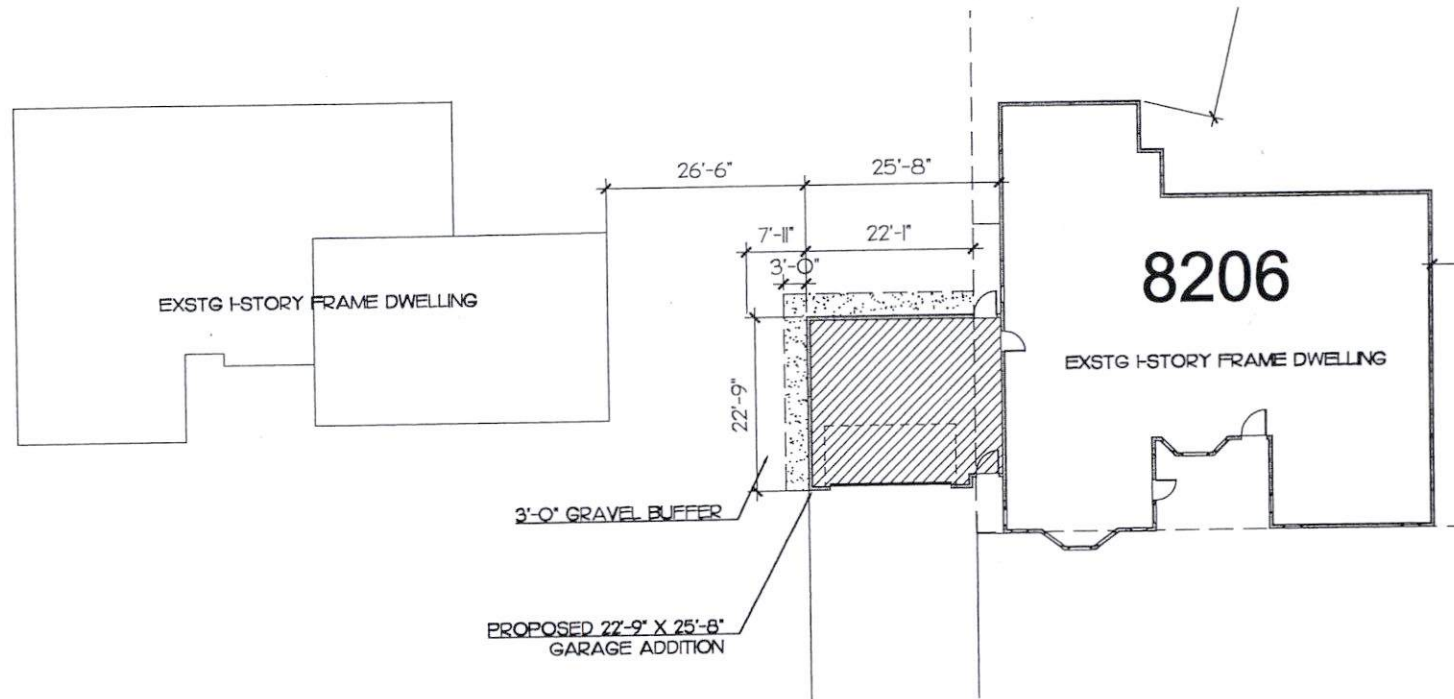
ZONING MAP # **068C2**

SITE ZONED **DR1 (Vested 11-40)**
 ELECTION DISTRICT **3RD**
 COUNCIL DISTRICT **2**
 LOT AREA ACREAGE **0.84 AC**
 OR SQUARE FEET **36,434 SF**
 HISTORIC ? **NO**
 IN CBCA ? **NO**
 IN FLOOD PLAIN ? **FLOOD ZONE C**
 UTILITIES
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? **NO**
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW.

VIOLATION CASE INFO:

NONE

#2016-0297-A *Pet. ECR. 1*



2 SITE PLAN/BUILDING ELEVATIONS

1"=16'-0"

May 5, 2016
KJA #1601

k. lechleiter Architect, LLC
1916 West at Bollo rd 21231
telephone 410.234.8090

Zemil Addition

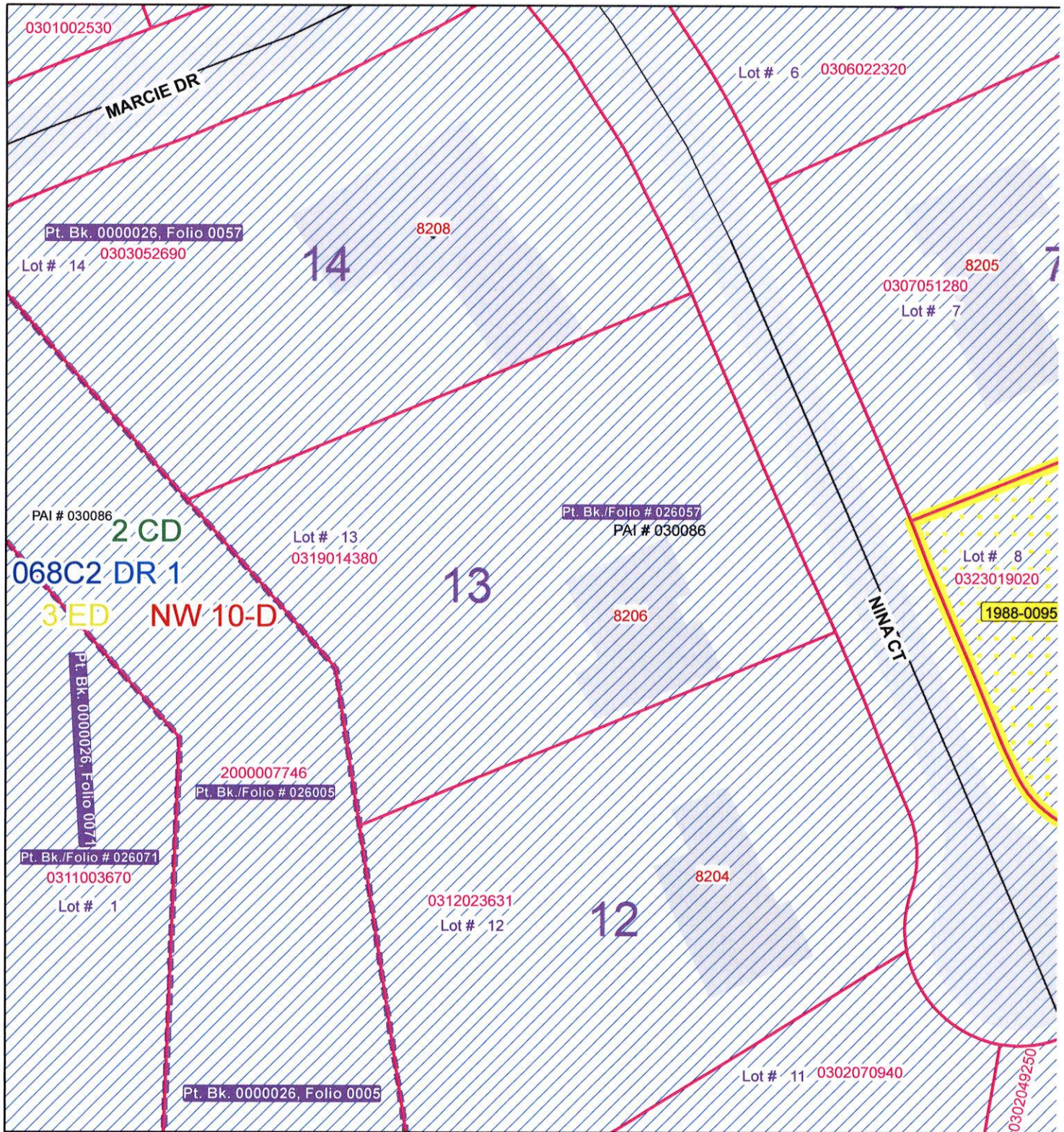
8206 Nina Court, Pikesville, MD 21208

k. lechleiter ARCHITECT



Item #0297

8206 Nina Court



Publication Date: 5/20/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

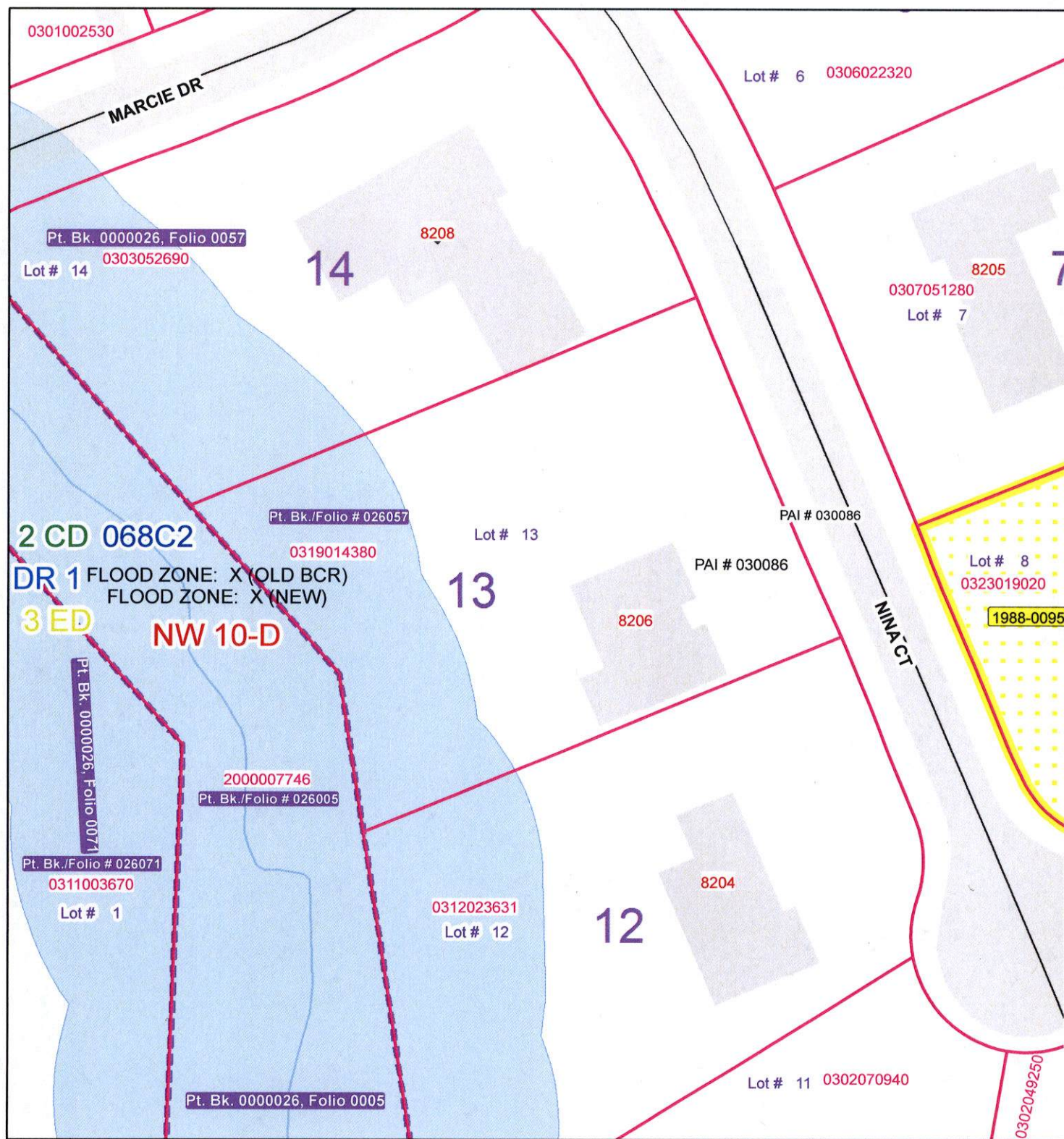


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0297

Possible Flood Hazard



Publication Date: 5/20/2016



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



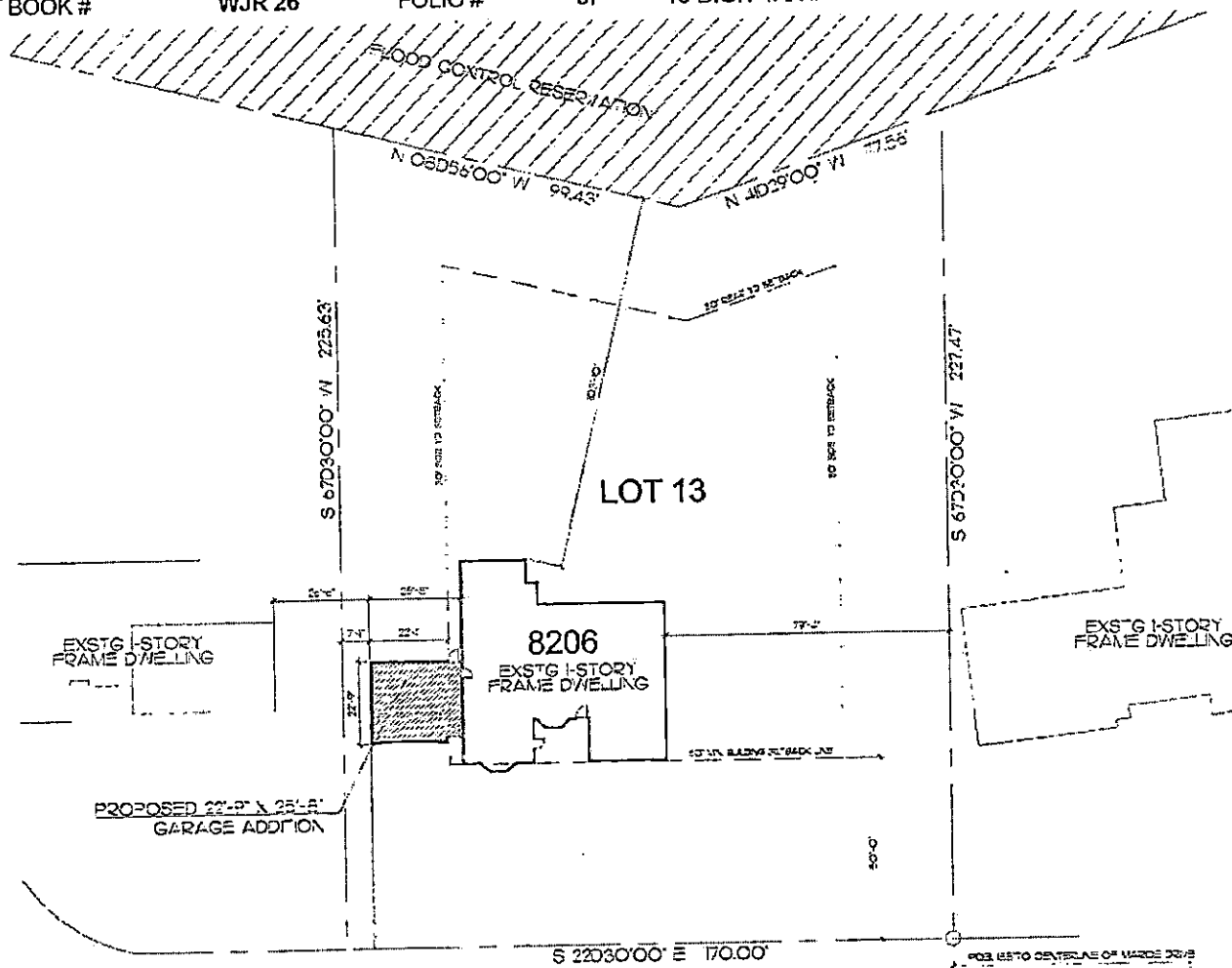
0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0297

ZONING HEARING PLAN FOR VARIANCE **X** FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH **X**)

ADDRESS 8206 NINA COURT OWNER(S) NAME BRIAN/ LAUREL ZEMIL
 SUBDIVISION NAME STEVENSON RIDGE LOT # 13 BLOCK # E SECTION # 5
 PLAT BOOK # WJR 26 FOLIO # 57 10 DIGIT TAX # 0319014380 DEED REF. # 14143/0281

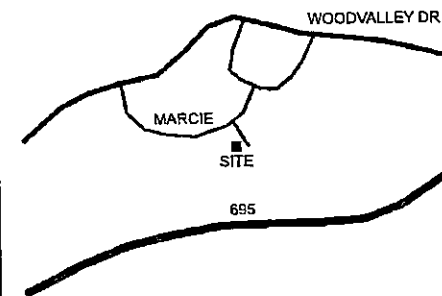


DRAWN BY:
KLECHLEITER ARCHITECT LLC

NINA COURT (50' RW)

DATE: 4/26/16
SCALE: 1"=30'

SITE VICINITY MAP



ZONING MAP # **068C2**
 SITE ZONED DR1 *Cvested 240*
 ELECTION DISTRICT 3RD
 COUNCIL DISTRICT 2

LOT AREA/ACREAGE 0.84 AC
 OR SQUARE FEET 36,434 SF
 HISTORIC ? NO
 IN CBCA ? NO
 IN FLOOD PLAIN ? FLOOD ZONE C

UTILITIES

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

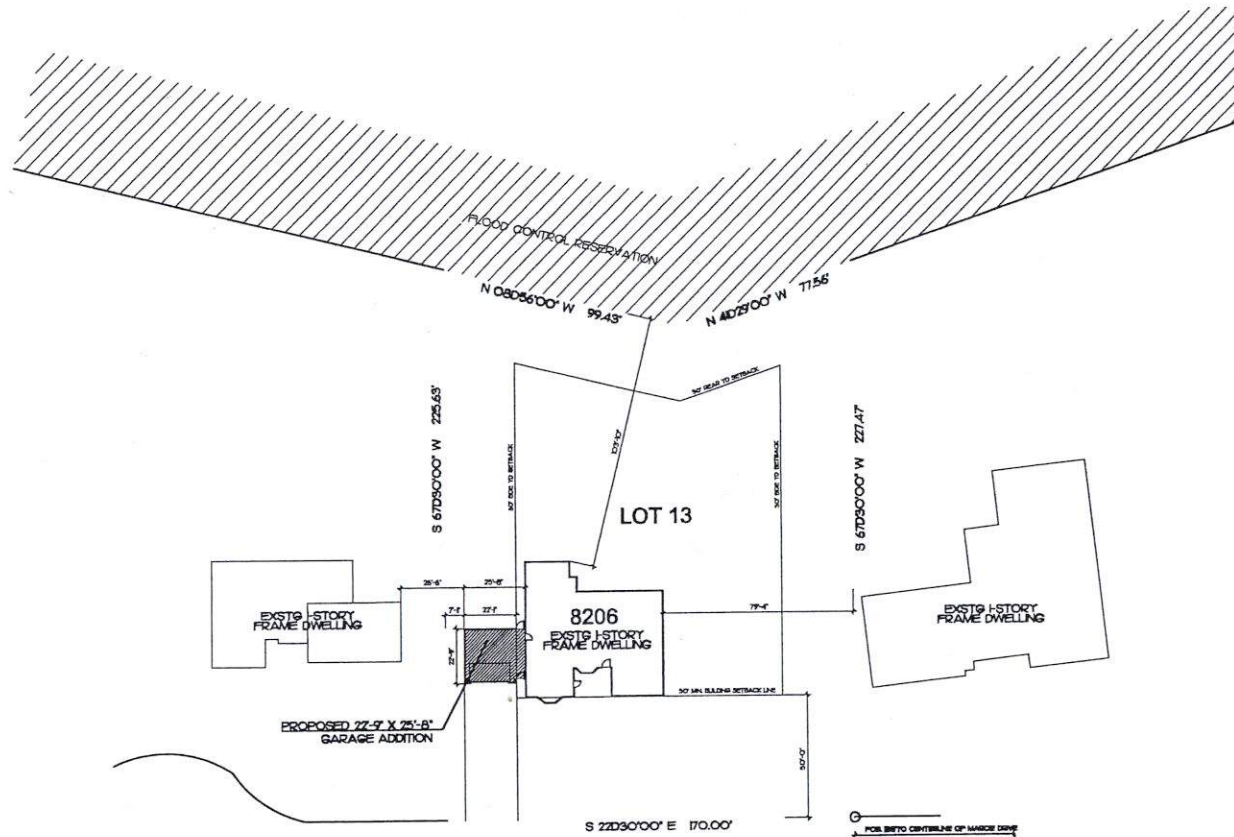
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW.

VIOLATION CASE INFO:

NONE

#2016-0297-A

R.D.



DRAWN BY:
KLECHLEITER ARCHITECT LLC

NINA COURT (50' R/W)



DATE: 4/28/16
SCALE: 1"=50'

1 SITE PLAN

1"=50'-0"

Apr. 25, 2016
EIA #1601

k. lechleiter Architect, LLC
1916 Fleet St. Suite 212
Pikesville, MD 21208
Telephone 410.234.8090

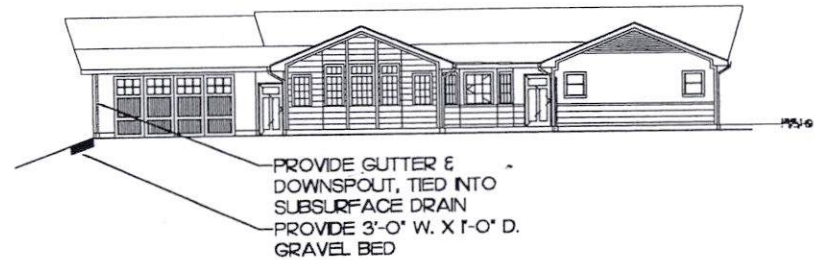
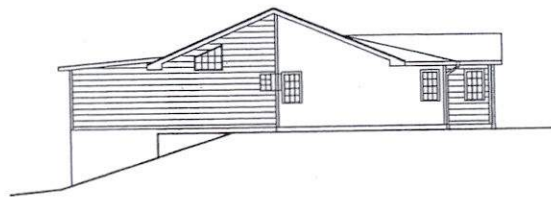
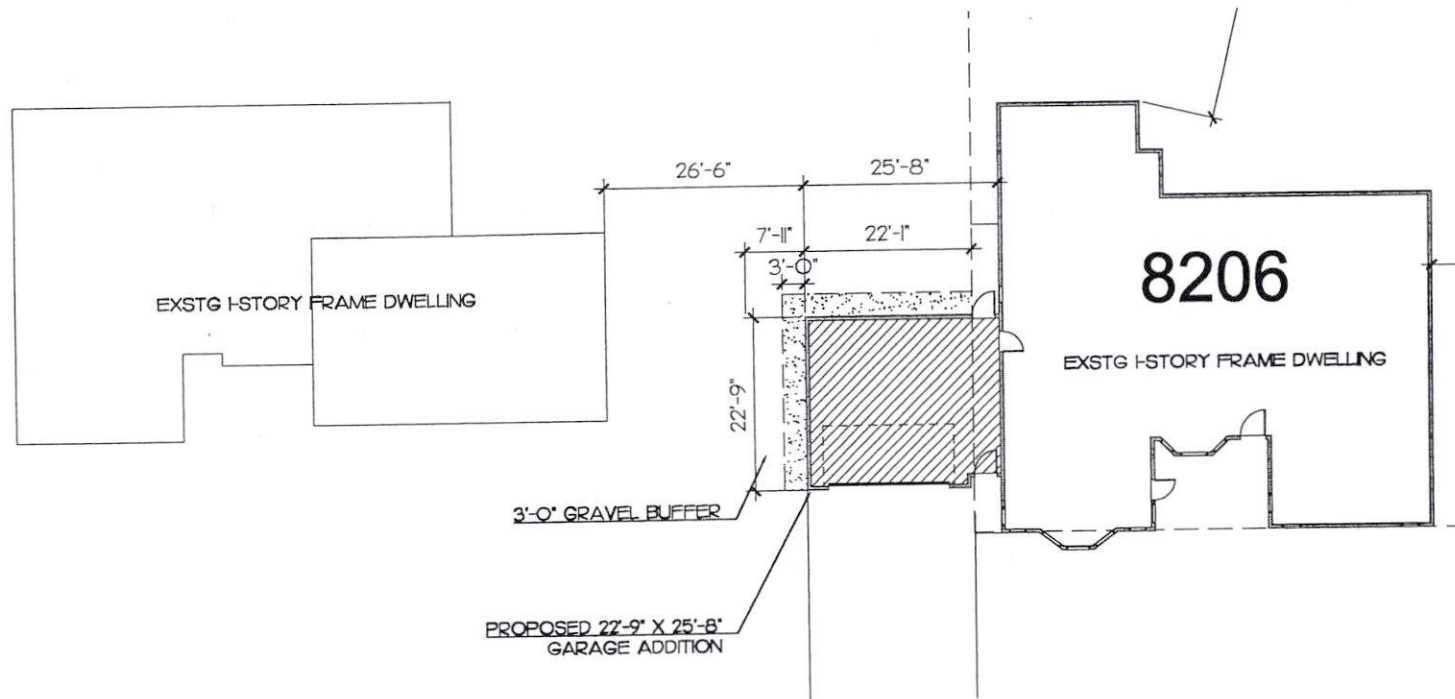
Zemil Addition

8206 Nina Court, Pikesville, MD 21208

k. lechleiter ARCHITECT



Item #0297



2 SITE PLAN/BUILDING ELEVATIONS

1"=16'-0"

May 5, 2016
KJA #1601

k. lechleiter Architect, LLC
1916 Fleet at Ballew and 21231
Telephone 410.234.8090

Zemil Addition

8206 Nina Court, Pikesville, MD 21208

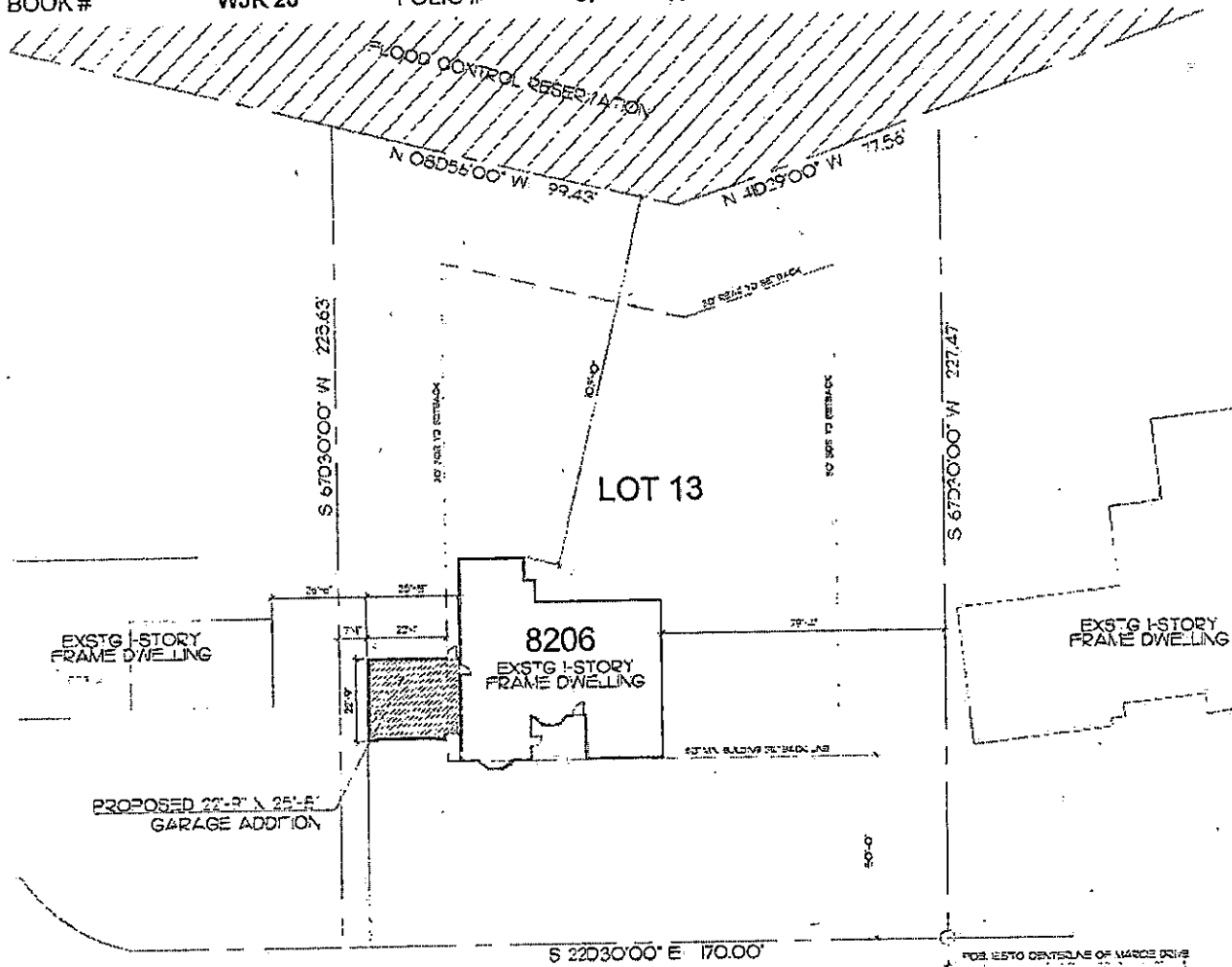
k. lechleiter ARCHITECT



Item #0297

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 8206 NINA COURT OWNER(S) NAME BRIAN/ LAUREL ZEMIL
 SUBDIVISION NAME STEVENSON RIDGE LOT # 13 BLOCK # E SECTION # 5
 PLAT BOOK # WJR 26 FOLIO # 57 10 DIGIT TAX # 0319014380 DEED REF. # 14143/0281

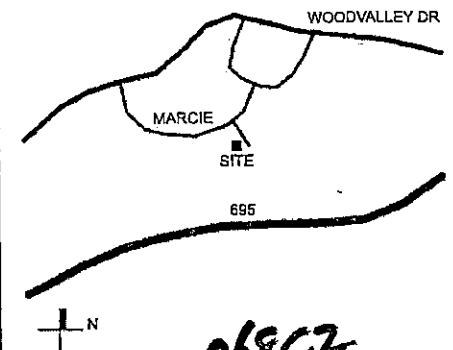


DRAWN BY:
KLECHLEITER ARCHITECT LLC

NINA COURT (50' RW)

DATE: 4/28/16
SCALE: 1"=50'

SITE VICINITY MAP



ZONING MAP #

068C2

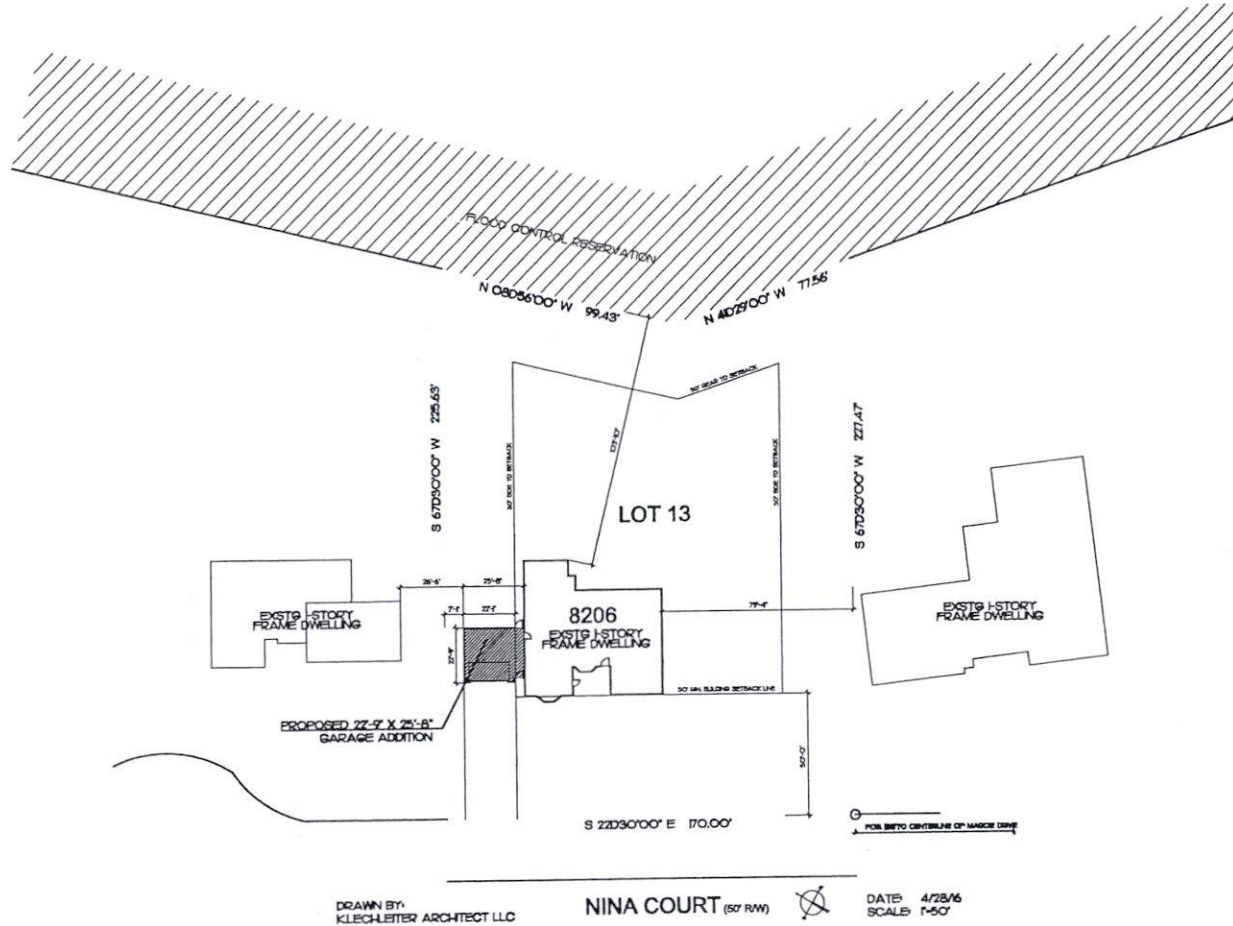
SITE ZONED DR1 *2nd vested*
 ELECTION DISTRICT 3RD
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 0.84 AC
 OR SQUARE FEET 36,434 SF
 HISTORIC ? NO
 IN CBCA ? NO
 IN FLOOD PLAIN ? FLOOD ZONE C
 UTILITIES
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW.

VIOLATION CASE INFO:

NONE

#2016-0297-A

RJD



1 SITE PLAN

1" = 50'-0"

Apr. 25, 2016
EIA #1601

k. lechleiter ARCHITECT LLC
1516 Forest St. Baltimore, MD 21223
Telephone 410.234.8090

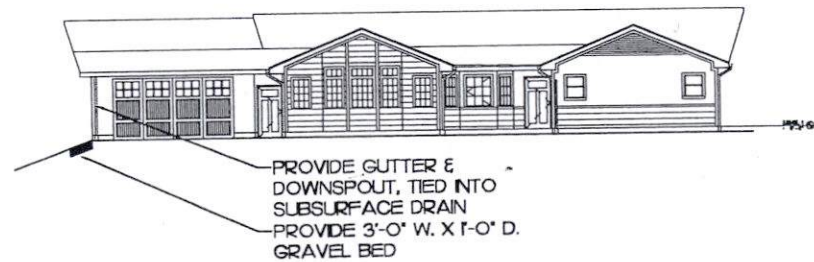
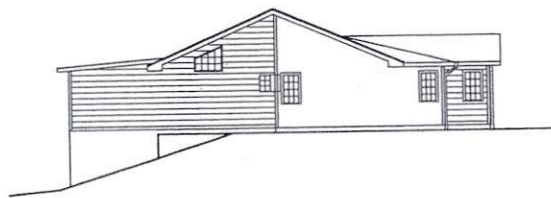
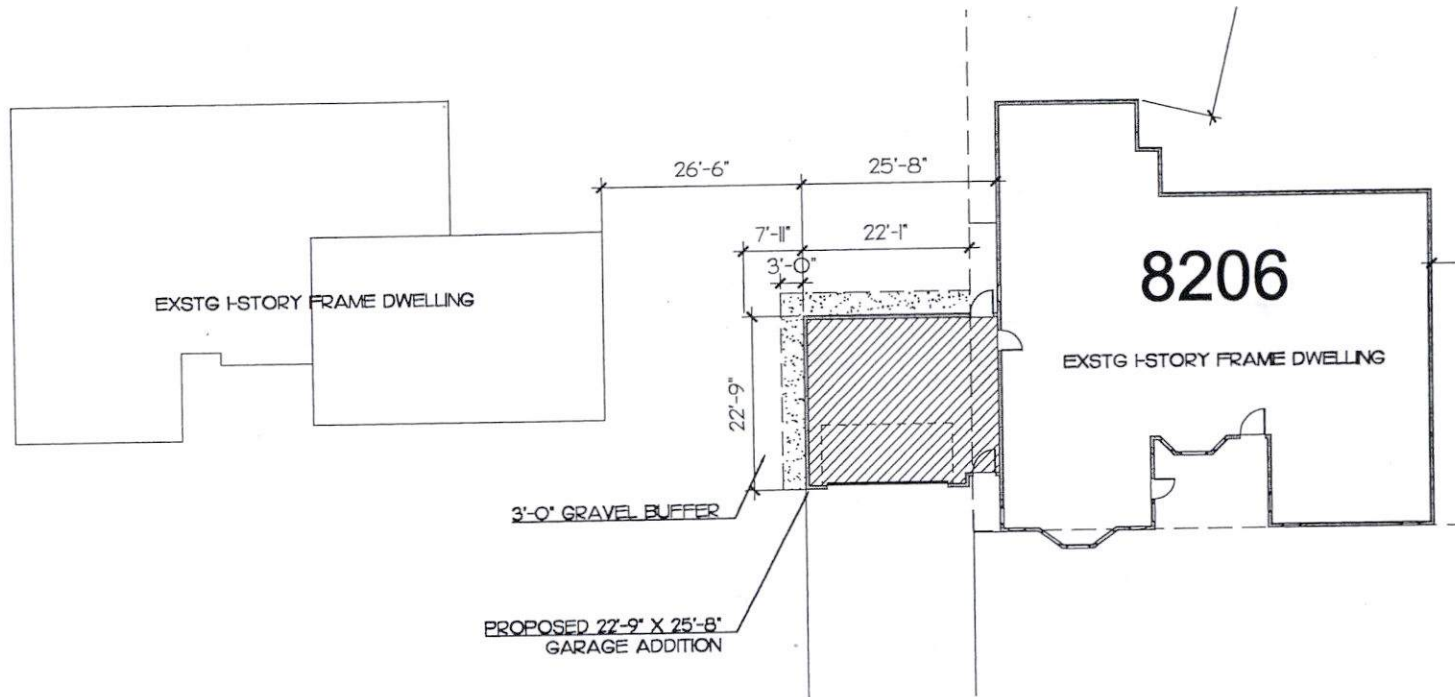
Zemil Addition

8206 Nina Court, Pikesville, MD 21208

k. lechleiter ARCHITECT



Item #0297



2 SITE PLAN/BUILDING ELEVATIONS

1"=16'-0"

Zemil Addition

8206 Nina Court, Pikesville, MD 21208

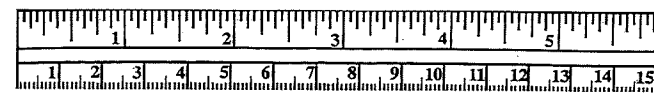
k. lechleiterARCHITECT



May 5, 2016
k.l.A. #1601

k. lechleiter Architect, LLC
1916 River at Balto md 21231
Telephone 410.234.8090

Item #0297

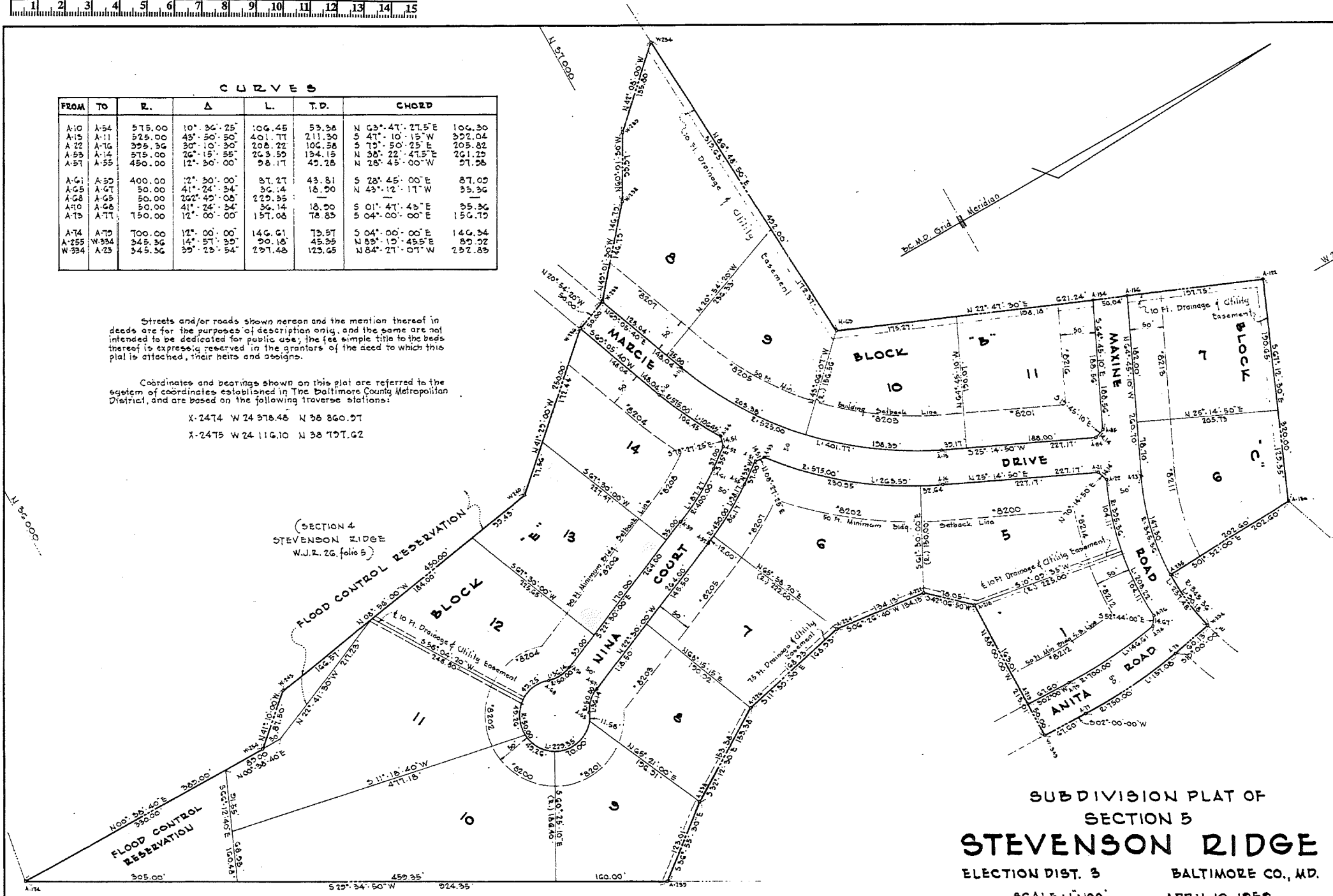


CURVES						
FROM	TO	R.	Δ	L.	T.D.	CHORD
A-10	A-54	515.00	10° 34' 25"	106.45	53.36	N 63° 41' 21.5" E 106.30
A-15	A-11	525.00	45° 50' 30"	401.77	211.30	S 47° 10' 15" W 397.04
A-22	A-16	325.36	30° 10' 30"	208.22	106.58	S 73° 50' 35" E 205.82
A-55	A-14	515.00	26° 15' 55"	203.50	134.15	N 38° 22' 41.5" E 261.23
A-57	A-55	450.00	12° 30' 00"	98.17	49.28	N 28° 45' 00" W 57.56
A-61	A-50	400.00	12° 30' 00"	87.27	43.81	S 28° 45' 00" E 87.05
A-65	A-67	50.00	41° 24' 34"	36.14	18.00	N 45° 12' 17" W 35.36
A-68	A-69	50.00	26° 42' 06"	22.35	11.00	—
A-70	A-68	50.00	41° 24' 34"	36.14	18.00	S 01° 47' 43" E 35.36
A-75	A-71	150.00	12° 00' 00"	157.08	78.85	S 04° 00' 00" E 156.75
A-74	A-75	700.00	12° 00' 00"	146.61	73.57	S 04° 00' 00" E 146.34
A-255	W-334	545.36	14° 57' 39"	30.18	45.35	N 89° 10' 45.5" E 89.02
W-334	A-25	545.36	35° 23' 54"	297.48	123.65	N 84° 21' 07" W 252.83

Streets and/or roads shown hereon and the mention thereof in deeds are for the purposes of description only, and the same are not intended to be dedicated for 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.

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:

X-2474 W 24 378.48 N 38 860.97
X-2475 W 24 116.10 N 38 707.92



SUBDIVISION PLAT OF
SECTION 5
STEVENSON RIDGE
ELECTION DIST. 3 BALTIMORE CO., MD.
SCALE: 1"=100' APRIL 10, 1959
DEVELOPER:
MARCIE HOMES, INC.
R.F.D. #7, PIKEVILLE 8, MD.

COORDINATES		
No.	WEST	NORTH
A-10	22 814.12	36 350.32
A-11	22 831.25	36 335.35
A-13	22 544.45	37 202.54
A-14	22 402.23	37 181.21
A-21	22 402.23	37 386.68
A-22	22 385.02	37 351.46
A-23	22 367.70	37 436.65
A-31	22 663.56	36 362.04
A-52	22 704.54	36 333.36
A-55	22 661.45	36 370.35
A-54	22 718.76	36 356.26
A-55	22 642.36	36 351.75
A-57	22 555.24	36 845.83
A-58	22 641.43	36 826.69
A-61	22 683.32	36 303.05
H-25	22 767.55	37 157.48
A-55	22 470.00	36 576.15
A-57	22 404.21	36 601.22
A-68	22 330.23	36 547.45
A-70	22 540.40	36 582.75
A-75	22 125.51	37 554.56
A-76	22 174.75	37 546.27
A-78	22 186.43	37 555.16
A-77	22 114.58	37 156.55
A-75	22 164.55	37 200.25
A-84	22 447.56	37 408.01
A-122	22 526.83	37 150.18
A-150	22 231.87	37 606.22
A-154	22 622.88	37 501.74
A-156	22 603.45	37 547.88
A-174	22 663.72	35 745.82
A-218	22 320.82	37 138.42
A-219	22 166.01	37 132.73
A-222	22 382.16	37 080.52
A-224	22 307.21	36 547.24
A-225	22 538.60	36 700.05
A-226	22 363.06	36 781.80
W-234	22 258.15	37 130.11
W-235	22 570.26	36 863.20
W-236	22 552.42	36 896.45
A-238	22 281.32	36 652.05
W-236	22 081.05	36 975.46
A-235	22 207.42	36 553.65
W-239	22 167.60	37 022.41
W-240	22 786.82	36 645.20
W-245	22 710.24	36 204.66
W-254	22 659.34	36 138.75
W-334	22 135.25	37 414.18
W-345	22 116.54	37 130.55

W.J.R. 26 FOLIO 57
RECEIVED for RECORD
MAY 11 1959 at
same day recorded in liber
W.J.R. No. folio
One of the Records of
Baltimore County and ex-
amined, per
Walter H. Romm
Clerk

R 40
DR 1
May 4 1959
DATE: May 4 1959 DIRECTOR

APPROVED: 5/4/59 *Robert J. Logg*
DATE: COUNTY ROADS ENGINEER
APPROVED: May 7, 1959 *William H. F. Winters*
DATE: DEPUTY STATE & COUNTY HEALTH OFFICER

OWNERS CERTIFICATE
The requirements of Section 72-B, Article 17 of The Annotated Code of Maryland (Black 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
MARCIE HOMES INC.
OWNER: 4-8-59 *W. Morris Frohman* Sec.
DATE: REGISTERED LAND SURVEYOR '2828

SURVEYORS CERTIFICATE
I, NORMAN FRANCIS HERRMANN, a Registered Land Surveyor of The State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill No. 455, Chapter 101G of The Acts of 1945 and subsequent Amendmentary Acts.
Norman Francis Herrmann 4/10/59
DATE: REGISTERED LAND SURVEYOR '2828

MATZ, CHILDS & ASSOCIATES
2125 N. CHARLES ST.
BALTIMORE 18, MD.

Item #0297