



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 26, 2023

Jay and Monica Bream mbream4@verizon.net
12721 Dulaney Valley Road
Phoenix, MD 21013

RE: Petition for Administrative Variance
Case No. 2023-0065-A
Property: 12721 Dulaney Valley Road

Dear Mr. and Mrs. Bream:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of 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 "Paul M. Mayhew", is written over a light blue horizontal line.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Rick Richardson, Richardson Engineering, LLC- rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12721 Dulaney Valley Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Jay & Monica Bream	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0065-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Jay and Monica Bream (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3: To permit a proposed accessory building (detached garage) in the one third area closest to the side street, in lieu of the area furthest removed from the side street and to permit a height of 27 feet in lieu of the maximum allow height of 15 feet. The subject property and requested relief are 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 9, 2023, 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 § 32-3-303 of the Baltimore County Code ("BCC"). 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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

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

THEREFORE, IT IS ORDERED, this **26th** day of **April, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") §§ 400.1 & 400.3: To permit a proposed accessory building (detached garage) in the one third area closest to the side street, in lieu of the area furthest removed from the side street and to permit a height of 27 feet in lieu of the maximum allow height of 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

- Petitioners or subsequent owners shall not convert the proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The proposed accessory building (detached 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 26, 2023

Joshua and Sherry Mauer – sherrybmauer@gmail.com
8204 Spring Bottom Way
Baltimore, MD 21208

RE: Petition for Administrative Variance
Case No. 2023-0066-A
Property: 8204 Spring Bottom Way

Dear Mr. and Mrs. Mauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of 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 cursive script, reading "Paul M. Mayhew", is written over a printed name.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Bernadette Moskunus, Site Rite Surveying, Inc.- siteriteinc.@aol.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8204 Spring Bottom Way)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Joshua & Sherry Mauer	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0066-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Joshua and Sherry Mauer (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B.1 (§§ 205.2 and 205.3 of the 1957 zoning regulations vested R20): To approve a dwelling addition (enclosed carport) with a front setback of 33 ft. and side setback of 4 ft. in lieu of the required front setback or 40 ft. and side setbacks of 15 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated April 10, 2023, indicating that development of the property should be evaluated for compliance with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3101 through 33-3-120 of the Baltimore County Code), prior to any building permit approval. The property shall also be evaluated for compliance with any stream restoration agreements associated with the recently stabilized Slaughterhouse Branch, a Use III (cold-water) tributary of the Jones Falls, prior to any building

permit approval.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 7, 2023 and April 21, 2023, 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 § 32-3-303 of the Baltimore County Code (“BCC”). 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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 26th day of **April, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B.1 (§§ 205.2 and 205.3 of the 1957 zoning regulations vested R20): To approve a dwelling addition (enclosed carport) with a front setback of 33 ft. and side setback of 4 ft. in lieu of the required front setback or 40 ft. and side setbacks of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

- Building materials for the carport addition shall be compatible with those of the existing principal dwelling.
- Petitioner must comply with the DEPS ZAC comments, dated April 10, 2023; a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW

Managing Administrative Law Judge
for Baltimore County

PMM: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 8204 Spring Bottom Way Currently Zoned DR2
Deed Reference 23957 / 144 10 Digit Tax Account # 0302047026
Owner(s) Printed Name(s) Joshua and Sherry Mauer

(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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 1B02.3.B.1 (Sections 205.2 & 205.3 of the 1957 zoning regulations vested R20) to approve a dwelling addition (enclosed carport) with a front setback of 33' and side setback of 4' in lieu of the required front setback of 40' & side setbacks of 15' 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)

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/ 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):

Joshua Mauer / Sherry Mauer
Name #1 - Type or Print Name #2 - Type or Print
Joshua Mauer Sherry Mauer
Signature #1 Signature #2
8204 Spring Bottom Way Baltimore, MD
Mailing Address City State
21208 / Sherry Mauer 612-803-2926 / sherrybmauer@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State
 / /
Zip Code Telephone # Email Address

Representative to be Contacted:

Bernadette Moskunas Site Rite Surveying, Inc
Name - Type or Print
Bernadette Moskunas
Signature
200 E. Joppa Road, Room 105 Towson, MD
Mailing Address City State
21286 / 410-339-5413 / siteriteinc@aol.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 2023-00664 Filing Date 3 12 81 23 Estimated Posting Date 4 15 23 Reviewer SC

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: 8204 Spring Bottom Way Baltimore MD 21208
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)**

See attached

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

Joshua Mauer
Signature of Owner (Affiant)
Joshua Mauer
Name - Print or Type

Sherry Mauer
Signature of Owner (Affiant)
Sherry Mauer
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 18th day of November, 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joshua and Sherry Mauer

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

AS WITNESS my hand and Notaries Seal

Sandra Goode Crawley
Notary Public
July 6, 2023
My Commission Expires



Variance Request

Sherry and Joshua Mauer

8204 Spring Bottom Way Baltimore, Md 21208

In order to facilitate aging in place, our current garage will be converted into usable living space, a laundry/mud room, a pantry, and a powder room. Unfortunately, the home's existing layout does not accommodate these spaces on the main level currently. In consultation with an architectural and interior design team, it was determined that our current garage is the best location for these functions, given our home's internal layout and the site's various restrictions, including the existing pool location and topography.

Additionally, so we can maintain a semi-sheltered linkage to our vehicles in the driveway, we want to add a carport over the end of our existing driveway along with an open breezeway connection to the existing home.

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R. 20 Zone—Residence, One-Family

Section 203—USE REGULATIONS

The following uses only are permitted:

203.1—Uses permitted and as limited in R. 40 Zone.

203.2—Special Exceptions—Same as in R. 40 Zone, Section 200.15, except airports and laboratories which are not permitted (see Sections 270 and 502).

Section 204—HEIGHT REGULATIONS

Same as R. 40 Zone.

Section 205—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

205.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 20,000 square feet, and a width at the front building line of not less than 100 feet, except that for four or more lots in the same ownership, and in the same tract, a minimum lot area of 15,000 square feet is permitted if an average of all the lot sizes in the same ownership and in the same tract equals 20,000 square feet or more, but not more than thirty per cent of the lots may have an area less than 20,000 square feet (see Section 304).

205.1.1—In a cluster subdivision a minimum lot area of 13,000 square feet is permitted, provided that the average area of all lots in the subdivision equals at least 16,000 square feet and that the total area in residential lots plus the area of the local open space tract(s) equals or exceeds the number of lots multiplied by 20,000 square feet. In such subdivision, not more than 75 per cent of the lots may be less than 16,000 square feet in area and the minimum permitted width at the front building line is 80 feet.

205.2—Front Yard—For dwellings, the front building line shall be not less than 40 feet from the

1955

R. 20 ZONE

front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—60 feet from the front lot line and not less than 85 feet from the center line of the street, except as in Section 303.1.

205.3—Side Yards—For dwellings, 15 feet wide, except that for a corner lot the building line along the side street shall be not less than 40 feet from the side lot line and not less than 65 feet from the center line of the street; for other principal buildings—30 feet wide, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street.

205.4—Rear Yard—40 feet deep.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2623 -0066 -A Address 8204 Spring Bottom

Contact Person: Shawn Crawford Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/28/23 Posting Date: 4/9/23 Closing Date: 4/24/23

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 -0066 -A Address 8204 Spring Bottom Way

Petitioner's Name: Toshua & Shoney Moyer Telephone (Cell) 612-803-2926

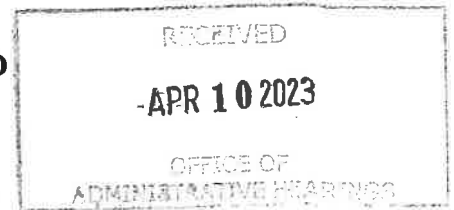
Posting Date: 4/9/23 Closing Date: 4/24/23

Wording for Sign: To Permit _____

— BCZR 1B02.3.B.1 (Sections 205.2 & 205.3 of the 1957 zoning
— regulations vested R20) to approve a dwelling addition
— (enclosed carport) with a front setback of 33' and side setback
— of 4' in lieu of the required front setback of 40' & side setbacks
of 15'

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 10, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0066-A
Address: 8204 Spring Bottom Way
Legal Owner: Joshua and Sherry Mauer

Zoning Advisory Committee Meeting of April 10, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property shall be evaluated for compliance with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code), prior to any building permit approval.

Additional Comments:

- The property shall also be evaluated for compliance with any stream restoration agreements associated with the recently stabilized Slaughterhouse Branch, a Use III (cold-water) tributary of the Jones Falls, prior to any building permit approval.

Reviewer: Michael S. Kulis

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

No. 222666

Date: 7/28/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
007	806	0000		6156					\$ 75

Total: 9 75

Rec From: SITE RITE SURVEYING INC

For: Variance 2023-0066A

8204 Spring 1307th Loop

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

SC

SITE RITE SURVEYING INC

200 E JOPPA RD STE 101
 TOWSON, MD 21286-3106

05-00

8241

15-3/540
 403

PAY
 TO THE
 ORDER OF

Baltimore County, MD

DATE 23 March 2023

Seventy five dollars and no cents

\$ 75⁰⁰

PNC BANK

PNC Bank, N.A. 040

FOR

Maver Variance Filing

DOLLARS

Photo
 Safe
 Deposit
 Details on back

Ramelle Moshman



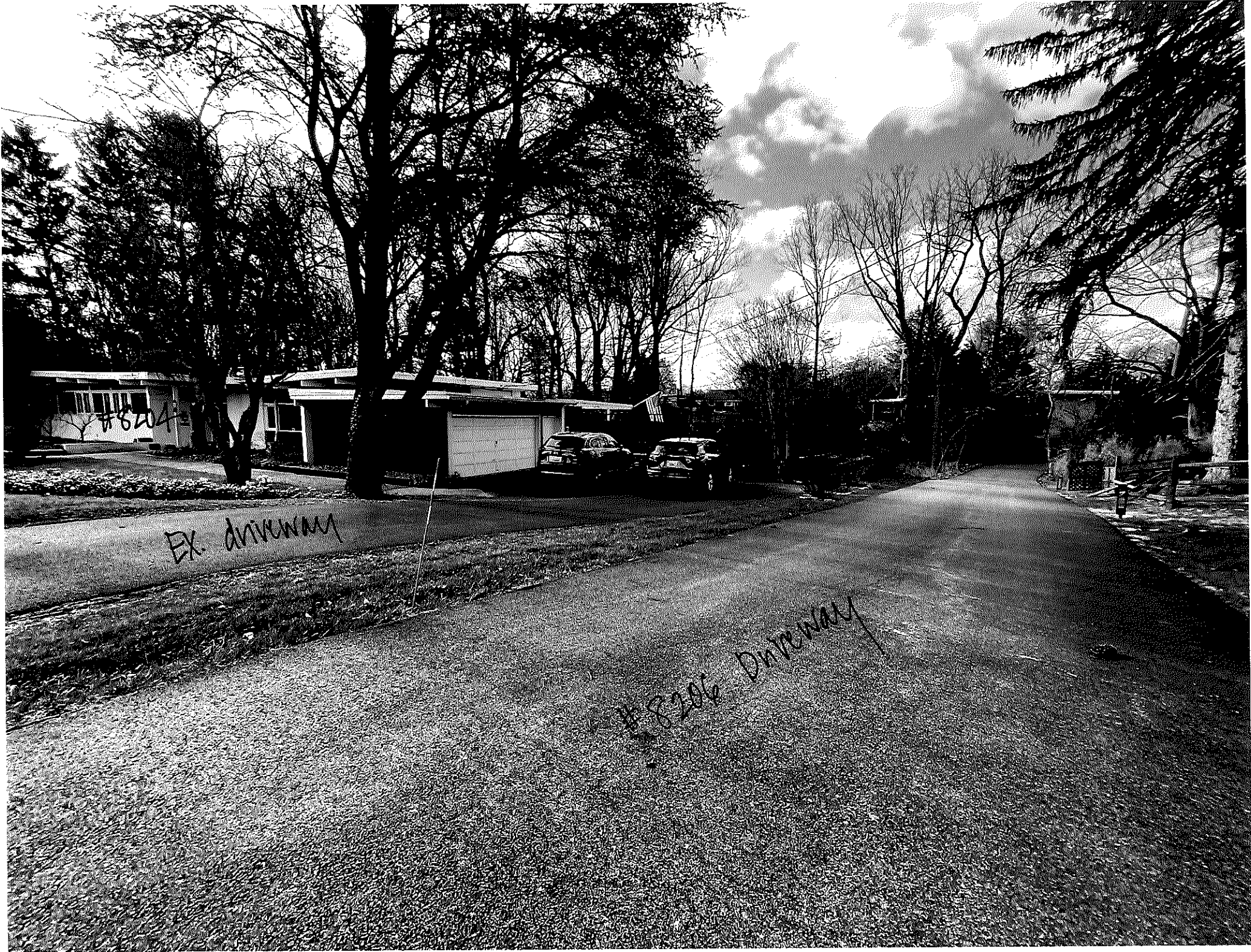
#8204 driveway

driveway to #8206

Ex. driveway

#8206 Driveway

#6204





#8204

Looking toward
Spain Bottom Road
Standing in #8206
driveway

WALLACE BASIN



#8204

to Spring Brook Pond
6206 driveway

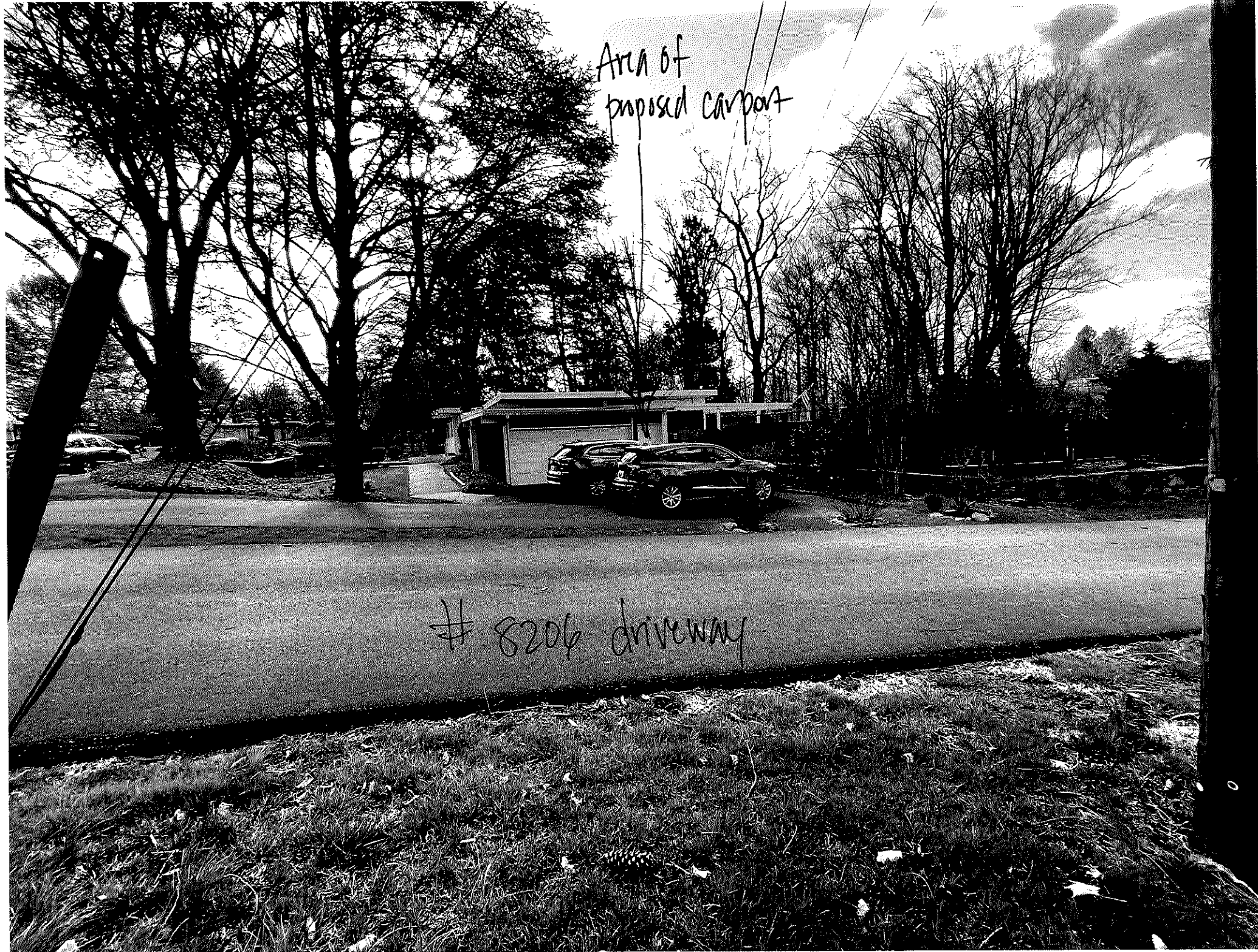
DRIVEWAY EASEMENT





Area of
proposed carport

8206 driveway

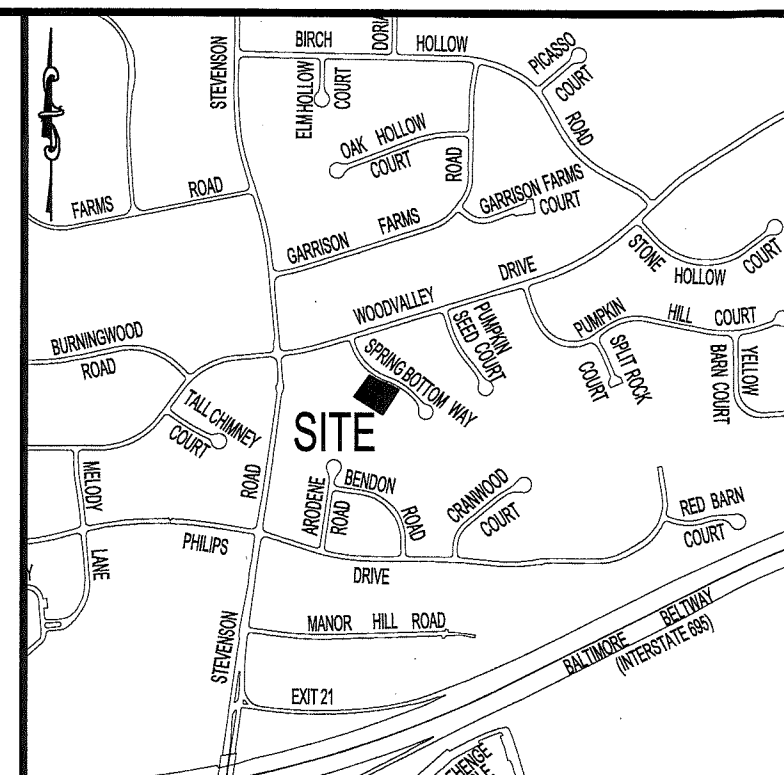


8209

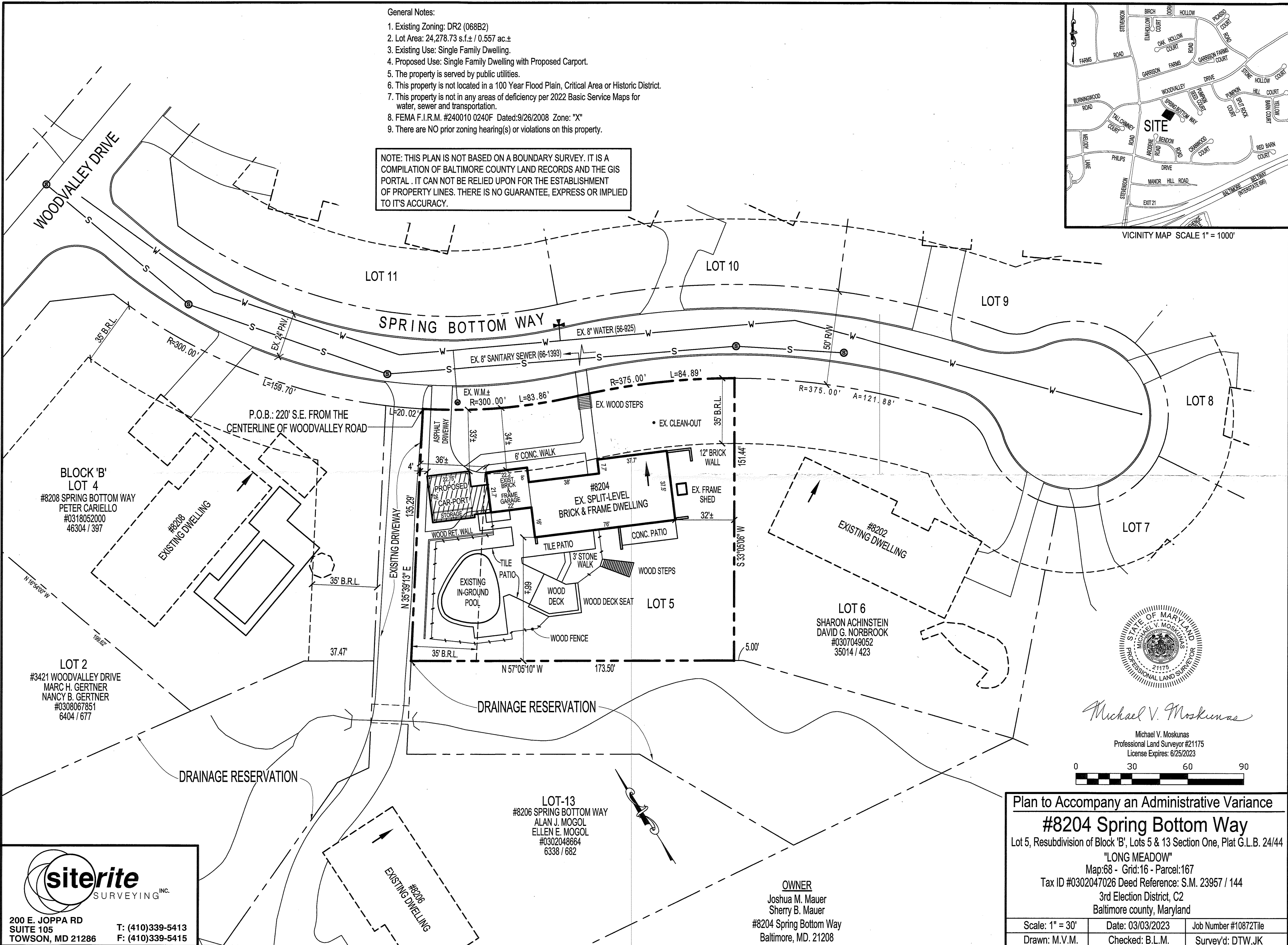
General Notes:

1. Existing Zoning: DR2 (068B2)
2. Lot Area: 24,278.73 s.f. ± / 0.557 ac. ±
3. Existing Use: Single Family Dwelling.
4. Proposed Use: Single Family Dwelling with Proposed Carport.
5. The property is served by public utilities.
6. This property is not located in a 100 Year Flood Plain, Critical Area or Historic District.
7. This property is not in any areas of deficiency per 2022 Basic Service Maps for water, sewer and transportation.
8. FEMA F.I.R.M. #240010 0240F Dated:9/26/2008 Zone: "X"
9. There are NO prior zoning hearing(s) or violations on this property.

NOTE: THIS PLAN IS NOT BASED ON A BOUNDARY SURVEY. IT IS A COMPILATION OF BALTIMORE COUNTY LAND RECORDS AND THE GIS PORTAL. IT CAN NOT BE RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY LINES. THERE IS NO GUARANTEE, EXPRESS OR IMPLIED TO ITS ACCURACY.



VICINITY MAP SCALE 1" = 1000'



Michael V. Moskun

Michael V. Moskun
Professional Land Surveyor #21175
License Expires: 6/25/2023



Plan to Accompany an Administrative Variance

#8204 Spring Bottom Way

Lot 5, Resubdivision of Block 'B', Lots 5 & 13 Section One, Plat G.L.B. 24/44

"LONG MEADOW"

Map:68 - Grid:16 - Parcel:167

Tax ID #0302047026 Deed Reference: S.M. 23957 / 144

3rd Election District, C2

Baltimore county, Maryland

Scale: 1" = 30'	Date: 03/03/2023	Job Number #10872Tile
Drawn: M.V.M.	Checked: B.L.M.	Survey'd: DTW,JK

2023-0066-A



200 E. JOPPA RD
SUITE 105
TOWSON, MD 21286
T: (410)339-5413
F: (410)339-5415

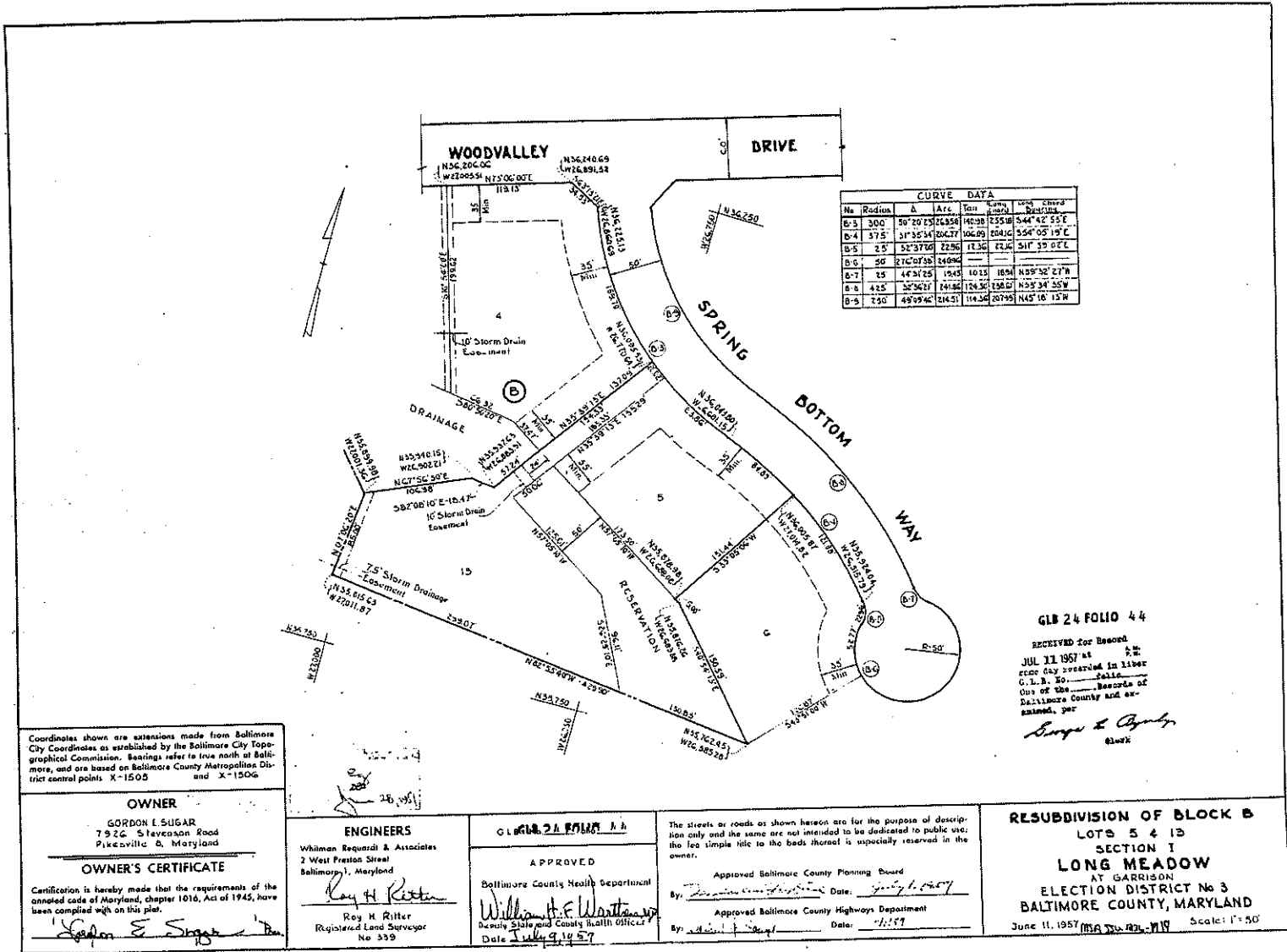
OWNER
Joshua M. Mauer
Sherry B. Mauer
#8204 Spring Bottom Way
Baltimore, MD. 21208

LOT-13
#8206 SPRING BOTTOM WAY
ALAN J. MOGOL
ELLEN E. MOGOL
#0302048664
6338 / 682

BLOCK 'B'
LOT 4
#8208 SPRING BOTTOM WAY
PETER CARIELLO
#0318052000
46304 / 397

LOT 2
#3421 WOODVALLEY DRIVE
MARC H. GERTNER
NANCY B. GERTNER
#0308067851
6404 / 677

R-20



Coordinates shown are extensions made from Baltimore City Coordinates as established by the Baltimore City Topographical Commission. Bearings refer to true north at Baltimore, and are based on Baltimore County Metropollis District control points X-1505 and X-1506.

OWNER
GORDON E. SUGAR
7926 Stevenson Road
Pikesville 6, Maryland

OWNER'S CERTIFICATE
Certification is hereby made that the requirements of the annotated code of Maryland, chapter 1016, Act of 1945, have been complied with on this plat.

Gordon E. Sugar

ENGINEERS
Whitman Requardt & Associates
2 West Preston Street
Baltimore 1, Maryland

Ray H. Ritter
Ray H. Ritter
Registered Land Surveyor
No. 559

APPROVED
Baltimore County Health Department
William H. F. Winters
County State and County Health Officer
Date July 9, 1957

The streets or roads as shown hereon are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is especially reserved in the owner.

Approved Baltimore County Planning Board
By: *John H. Smith* Date: *July 1, 1957*

Approved Baltimore County Highways Department
By: *John H. Smith* Date: *7/1/57*

RESUBDIVISION OF BLOCK B
LOTS 5 4 13
SECTION I
LONG MEADOW
AT GARRISON
ELECTION DISTRICT No. 3
BALTIMORE COUNTY, MARYLAND

June 11, 1957 *MA 224-224-119* Scale: 1" = 50'

GLB 24 FOLIO 44
RECEIVED for Record
JUL 11 1957 at 2:11 PM
from Ray Requardt in Liber
C.L.B. No. 14111
Out of the Records of
Baltimore County and ex-
amined, per
George E. Byngh
Clerk