



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 22, 2024

Michael Frate and Ann Butterworth – ann.m.butterworth@gmail.com
109 Woodwind Road
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2023-0262-A
Property: 109 Woodwind Road

Dear Mr. Frate and Ms. Butterworth:

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 that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Ronald Johnston – ron@rjarchitect.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(109 Woodward Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Michael Frate & Ann Butterworth	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0263-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, Michael Frate and Ann Butterworth (“Petitioners”) for the property located at 109 Woodward Road, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1, to permit a rear addition with a setback of 14 ft. in lieu of the required 30 ft. rear yard setback. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2F).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Public Works and Transportation (“DPWT”) which states as follows:

Case No. 2023-0263-A, 109 Woodward Rd.

A) There is an existing easement on the property as shown on the plan submitted with the application. The proposed addition is not shown within the easement area. There is an existing fence and shed shown in the easement that should be removed.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on December 29, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Property measures 0.201 ac +/- (8,432 sf +/-) and was created as Lot 7 on the Plat of Section One of "Woodwind" as recorded in Land Records of Baltimore County on January 4, 1960 (Plat Book WJR 26, folio 126). The Plat of Section One of Woodwind was approved by the Baltimore County Planning Board on December 9, 1959. It is a triangular shaped lot which is improved with a single-family home constructed in 1961. There is an existing rear yard deck and small front porch.

Petitioners plan to construct additions in both side yards; the western side where the driveway is located to be used as an attached garage. Additionally, they plan to construct a porch on the front/side yard, as well as a screen porch and new deck in the rear yard (removing the existing rear deck).

Despite the Petition's request for relief under BCZR, §1B02.3.C.1, pursuant to BCZR, §1B02.3.A.1, because the Plat of Section One Woodwind was approved by the Planning Board in 1959 when the Property was zoned R-6, the applicable front, rear and side yard setbacks are those set forth in 1955 BCZR, §211.2 (25 ft front yard setback); §211.3. (8 ft. for one side yard and not less than 20 ft for sum of both); and §211.4 (30 ft. rear yard setback). With regard to open projections into yards, 1955 BCZR, §301 requires that a one-story open porch (with or without a roof) may extend into any required yard not more than 25% of minimum required depth of a front or rear yard, or the minimum required width of a side yard.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Applying the standard in *Cromwell, supra*, to this Case, the uncontroverted facts reveal that this is an irregular, triangular-shaped lot with a front yard and 2 side yards. It is unclear from the Site Plan whether the home, when it was constructed in 1961, met the required 30 ft rear yard setback as there is no measurement on the Site Plan. The Plat of Section One of Woodwind does not show any other triangular-shaped lots. The proposed screen porch in the rear is considered an “addition” but the requested 14 ft. reduced rear yard setback is actually measured to the side yard on the Site Plan. It appears that both proposed side yard additions will meet the 1955 BCZR side yard setbacks of 8 ft. for one, and 20 ft. sum for both. In regard to the proposed front/side porch and rear yard deck, those structures must meet the requirements of 1955 BCZR, §301.1.

Given the irregular shape of the Property, I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the 1955 BCZR rear yard setback of 30 ft. was not reduced to 14 ft. as they would not be able to construct the rear screen porch which is a typical improvement to single family home and where, as here, a rear deck already exists. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

However, as indicated on the DPWT ZAC comment, located within the existing 10 ft. Drainage and Utility easement are a shed and fence. Prior to the issuance of any building permits, both the shed and fence must be removed from the Drainage and Utility easement as no structures or improvements are permitted to be located therein.

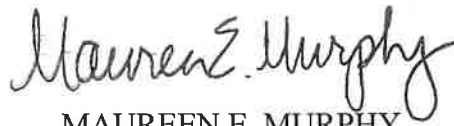
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance will be granted, subject to conditions.

THEREFORE, IT IS ORDERED, this 22nd day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.A.1 and §1B02.3.B, and in turn, from 1955 BCZR, §211.4 to permit a rear addition with a setback of 14 ft. in lieu of the required 30 ft. rear yard setback, be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of any building permits, Petitioners shall comply with DPWT ZAC comment, a copy of which is attached hereto, requiring the Petitioners to remove, to the satisfaction of DPR/DPWT, the shed and fence from the 10 ft Drainage and Utility Easement as shown on the Site Plan.
3. With regard to all proposed open projections as shown on the Site Plan, Petitioners shall comply with 1955 BCZR, §301.1 which requires that a one-story open porch (with or without a roof) may extend into any required yard not more than 25% of minimum required depth of a front or rear yard or the minimum required width of a side yard.
4. The Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments following the review of the ZAC Agenda for the distribution meeting of January 2, 2024 and comments due January 9, 2024:

8) Case #2023-0263-A, 109 Woodward Rd.:

- A) There is an existing easement on the property as shown on the plan submitted with the application. The proposed addition is not shown within the easement area.
There is an existing fence and shed shown in the easement that should be removed.

Terry Curtis
Date: 1/8/24



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 109 Woodwind Rd Catonsville, Md 21228 Currently Zoned DR 5.5
Deed Reference Liber 7733, Page 521 10 Digit Tax Account # 0 1 0 3 7 7 0 7 9 0
Owner(s) Printed Name(s) Ann Butterworth and Michael Frate

(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)

BCZR 1B02.3.C.1 to permit a rear addition with a setback of 14', in lieu of the required 30' rear yard setback.

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):

<u>Michael Frate</u> Name #1 – Type or Print	<u>Ann Butterworth</u> Name #2 – Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature #2
<u>109 Woodwind Road Catonsville Maryland</u> Mailing Address	
<u>21228</u> Zip Code	<u>410-294-8604</u> Telephone #s (Cell and Home)
<u>ann.m.butterworth@gmail.com</u> 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:

Ronald Johnston
Name - Type or Print

[Signature]
Signature

11407 Barley Field Way, Merriottsville Md
Mailing Address

21104
City

410-442-3667
Telephone #

ron@rjarchitect.com
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 2023-0263-A Filing Date 12/18/23 Estimated Posting Date 12/31/23 Reviewer SC

Revised 8/2022

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: 109 Woodwind Road Catonsville Maryland 21228
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)

Michael Frate
Signature of Owner (Affiant)

Michael Frate
Name - Print or Type

Ann Butterworth
Signature of Owner (Affiant)

Ann Butterworth
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 30 day of November, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

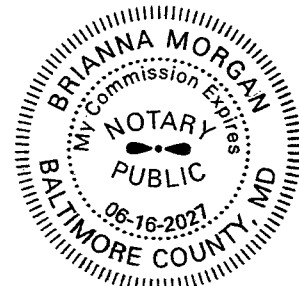
Print name(s) here: Michael Butterworth & Ann Butterworth

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

AS WITNESS my hand and Notaries Seal

Brianna Morgan
Notary Public

6.16.2027
My Commission Expires



Affidavit in Support of Administrative Variance

We are petitioning for this variance because our property is unique and different from all other surrounding properties in our community, and this uniqueness prevents us from adding to our house in the manner in which our neighbors are able to.

Our lot is an irregular "pie shaped" property. There is no rear property line; the side property lines come to a point in the rear at an acute angle. Based on our understanding of Mr. Jeff Perlow's explanation/interpretation of the applicable R-6 regulations from his conversation with our architect on May 30, 2023, the regulatory setbacks for any proposed addition would be 8 feet from the side and 30 feet straight back. This 30-foot straight back, as we understand it, effectively precludes adding anything of usable size to the sides or rear of the house.

The additions we propose to make to the dwelling will be in compliance with the required 8 foot side set-backs from the neighboring side property lines, and will not adversely impact our neighbor's properties or alter the character of the neighborhood. Since we have no rear property line, we request relief from having the 30-foot rear property line setback since it would be essentially applied to our side property lines. This relief is the minimum required to allow us to add functional additions to our home.

ZONING PETITION PROPERTY DESCRIPTION

Part A:

Zoning Property Description for 109 Woodward Road, Catonsville, MD,
21228

Beginning at a point on the North side of Woodward Road which is
28 feet wide at the distance of 187.64 +/- feet West of the centerline
of the nearest improved intersecting street South Hilltop Road which is
28 feet wide.

Description from the deed of trust: Beginning for the same and being
known and designated as lot # 7, block A, section 1 of the plat of
Woodward first election district of Baltimore County, Maryland said plat
being recorded among the land records of Baltimore County in plat
liber WJR #26, folio 126. The improvements thereon being known as
109 Woodward Road.

Part B:

See detailed survey attached from Dietz Surveying Inc

2023-0263-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0263 -A Address 109 Woodward Road
Contact Person: Sharon Crawford Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/18/23 Posting Date: 12/31/23 Closing Date: 1/15/24

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 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 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.
3. **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.
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 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 - 0263 -A Address 109 Woodward Road
Petitioner's Name: Michael Kate Ann Berkowitz Telephone (Cell) 410-294-8604
Posting Date: 12/31/23 Closing Date: 1/15/24
Wording for Sign: To Permit _____

a rear addition with a setback of 14', in lieu
of the required 30' rear yard setback.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2024
Item No. 2023-0263-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW-T: There is an existing easement on the property as shown on the plan submitted with the application. The proposed addition is not shown within the easement area. There is an existing fence and shed shown in the easement that should be removed.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 9, 2024

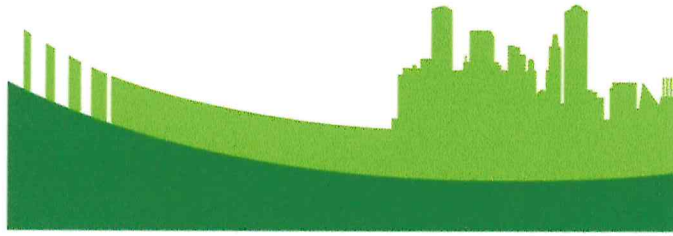
SUBJECT: DEPS Comment for Zoning Item # 2023-0263-A
Address: 109 WOODWIND RD
Legal Owner: Michael Frate, Ann Butterworth

Zoning Advisory Committee Meeting of January 9, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn



CERTIFICATE OF POSTING

December 29, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0263-A

Legal Owner: Michael Frate & Ann Butterworth

Closing date: January 15, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **109 Woodwind Road**.

The signs were initially posted on **December 29, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0263-A

109 Woodwind Road

**REQUEST: A PERMIT A REAR ADDITION
WITH A SETBACK OF 14 FEET, IN LIEU OF
THE REQUIRED 30 FEET REAR YARD
SETBACK**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE JANUARY 15, 2024.**

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0263-A

109 Woodwind Road

**REQUEST: A PERMIT A REAR ADDITION
WITH A SETBACK OF 14 FEET, IN LIEU OF
THE REQUIRED 30 FEET REAR YARD
SETBACK**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE JANUARY 15, 2024.**

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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 01 Account Number - 0103770790

Owner Information

Owner Name:

FRATE MICHAEL J
BUTTERWORTH ANN M
109 WOODWIND RD
BALTIMORE MD 21228

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

Deed Reference:

/07733/ 00521

Location & Structure Information

Premises Address:

109 WOODWIND RD
BALTIMORE 21228-

Legal Description:

WOODWIND

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0100 0017 0675 1040058.04 0000 1 A 7 2022 Plat Ref: 0026/ 0126

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1961 1,119 SF 8,432 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

1 YES STANDARD UNITSIDING/4 1 full/ 1 half

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	128,100	128,100		
Improvements	147,000	162,100		
Total:	275,100	290,200	285,167	290,200
Preferential Land:	0	0		

Transfer Information

Seller: CURCIO TONY J

Date: 11/25/1987

Price: \$95,000

Type: ARMS LENGTH IMPROVED

Deed1: /07733/ 00521

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

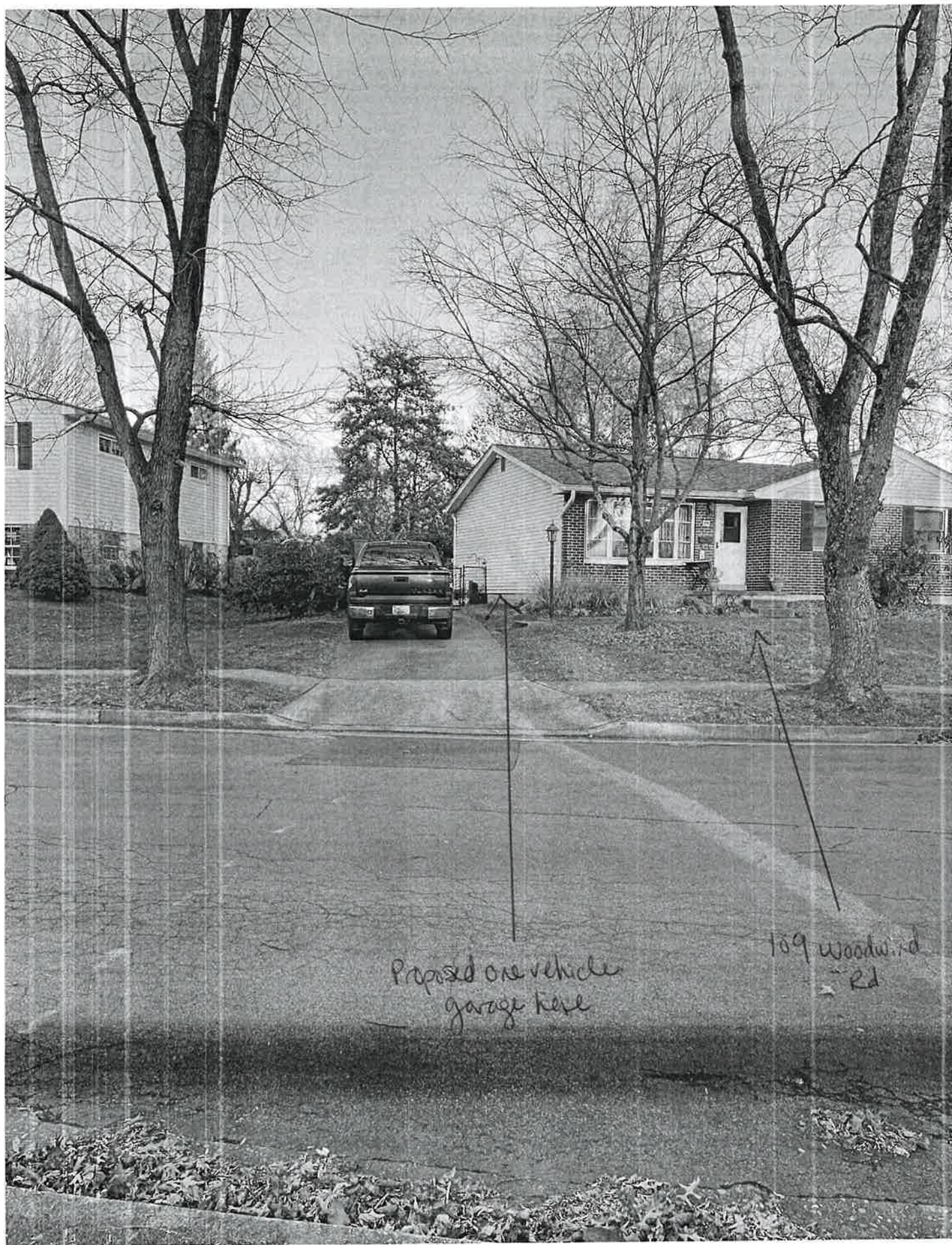
Homestead Application Status: Approved 03/09/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

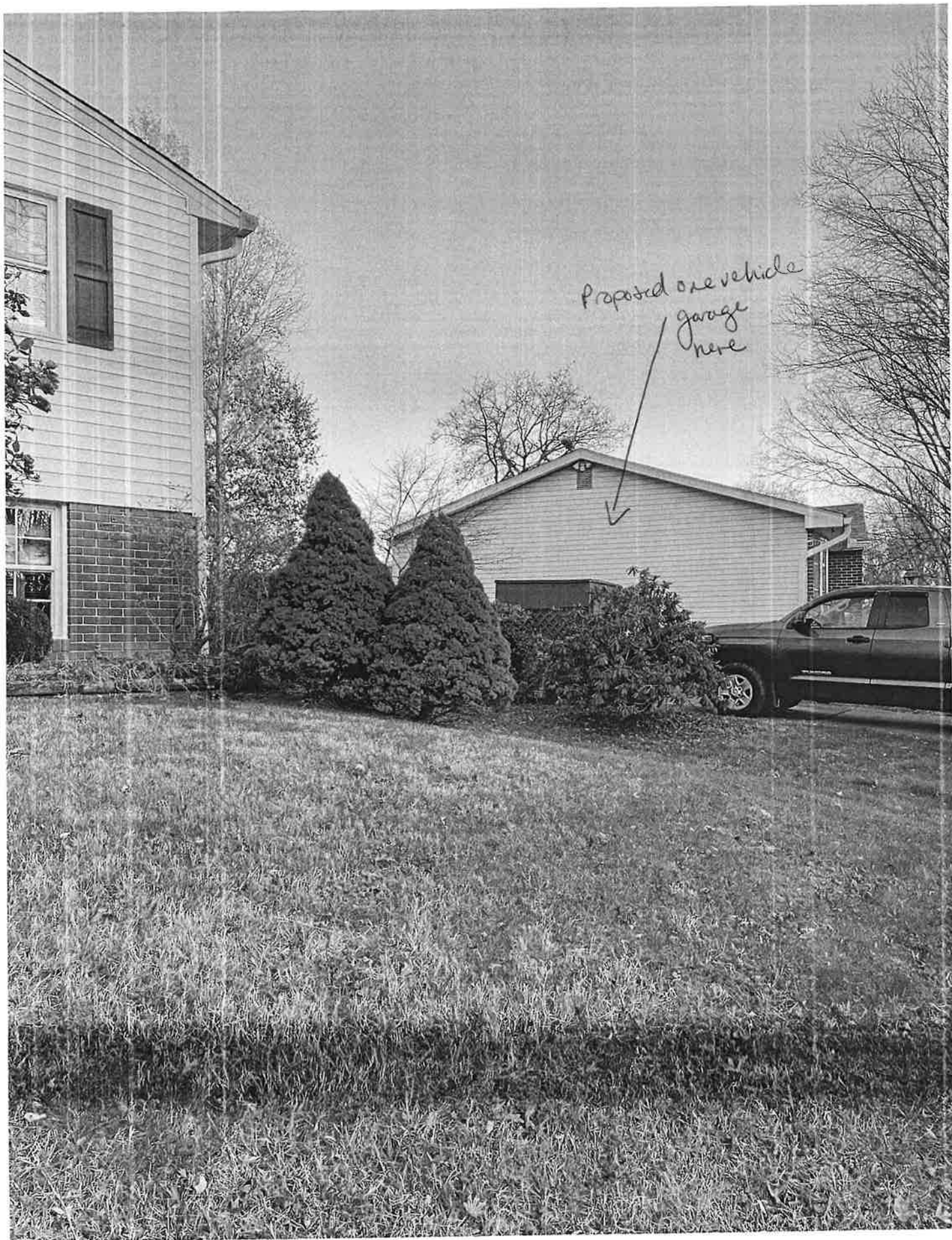
Date:

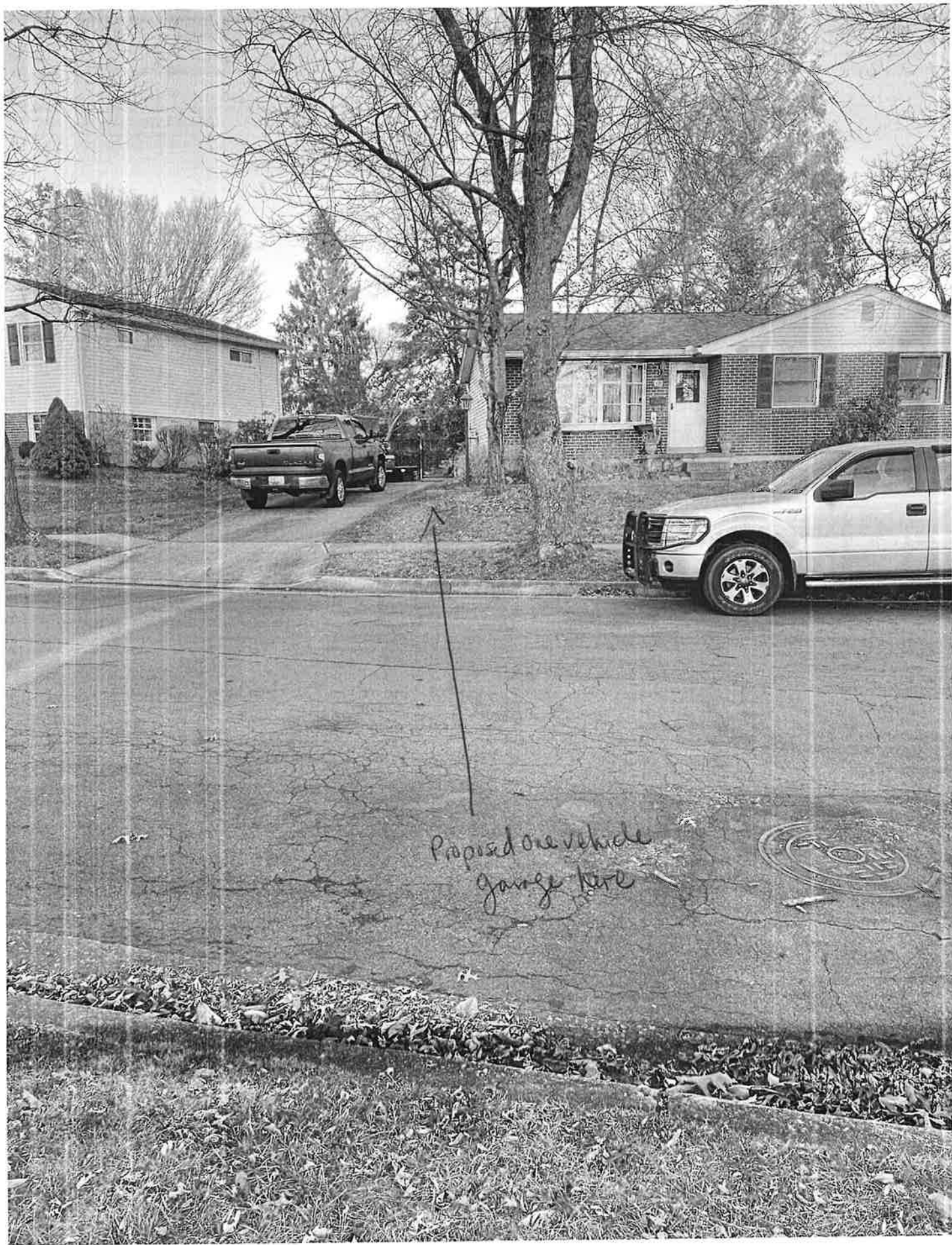
2023-0263-A

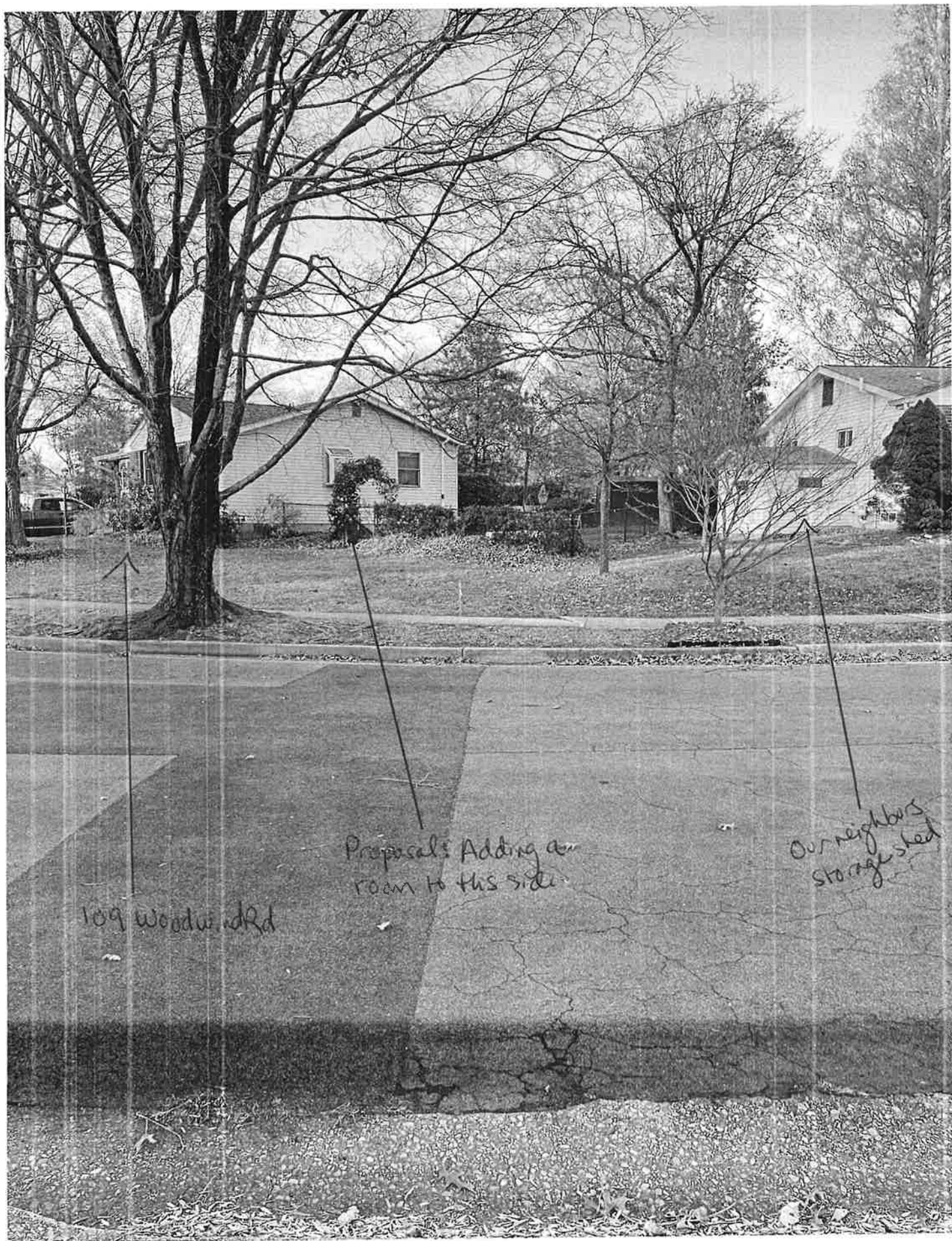


2023-0263-1

Proposed one vehicle
garage
here





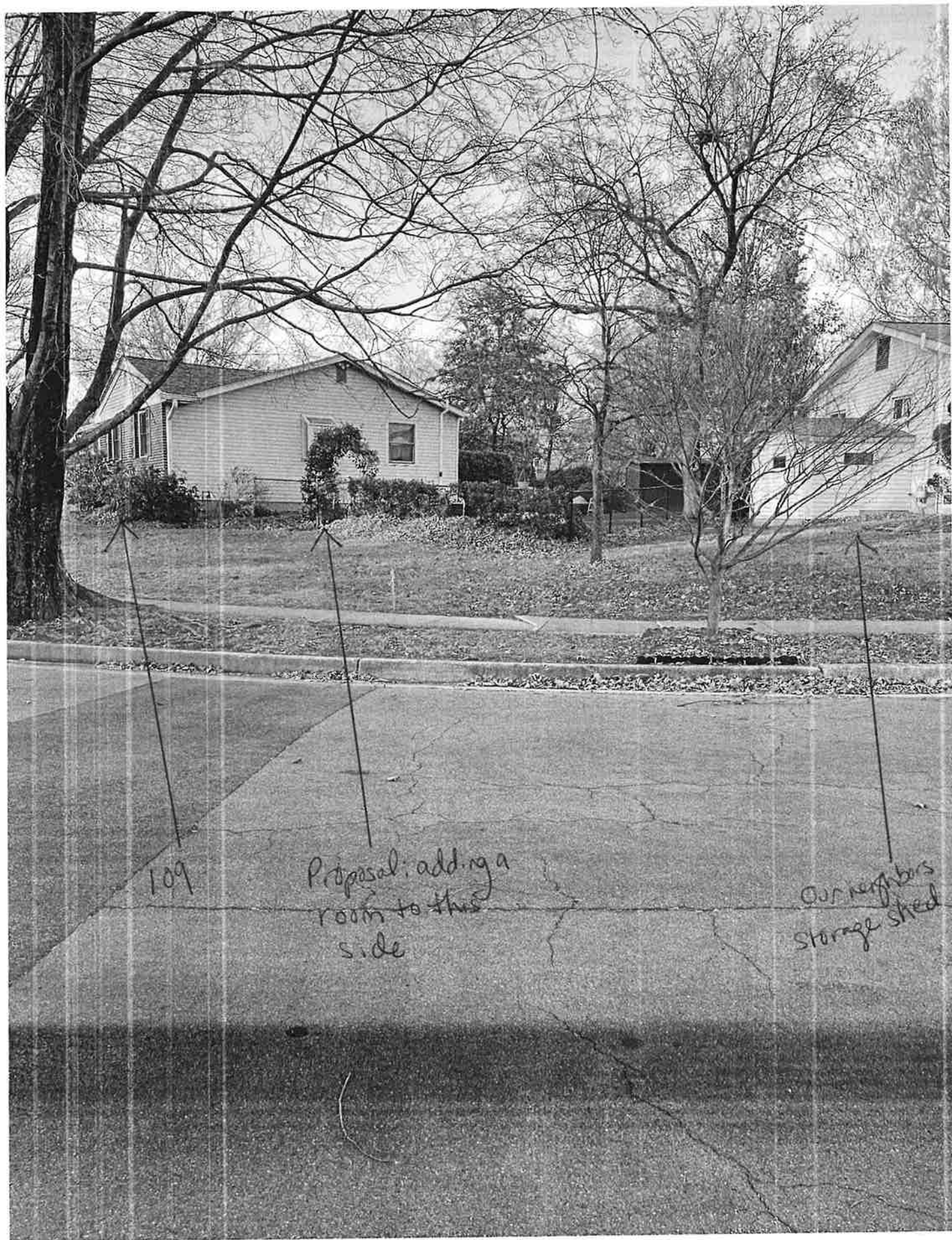


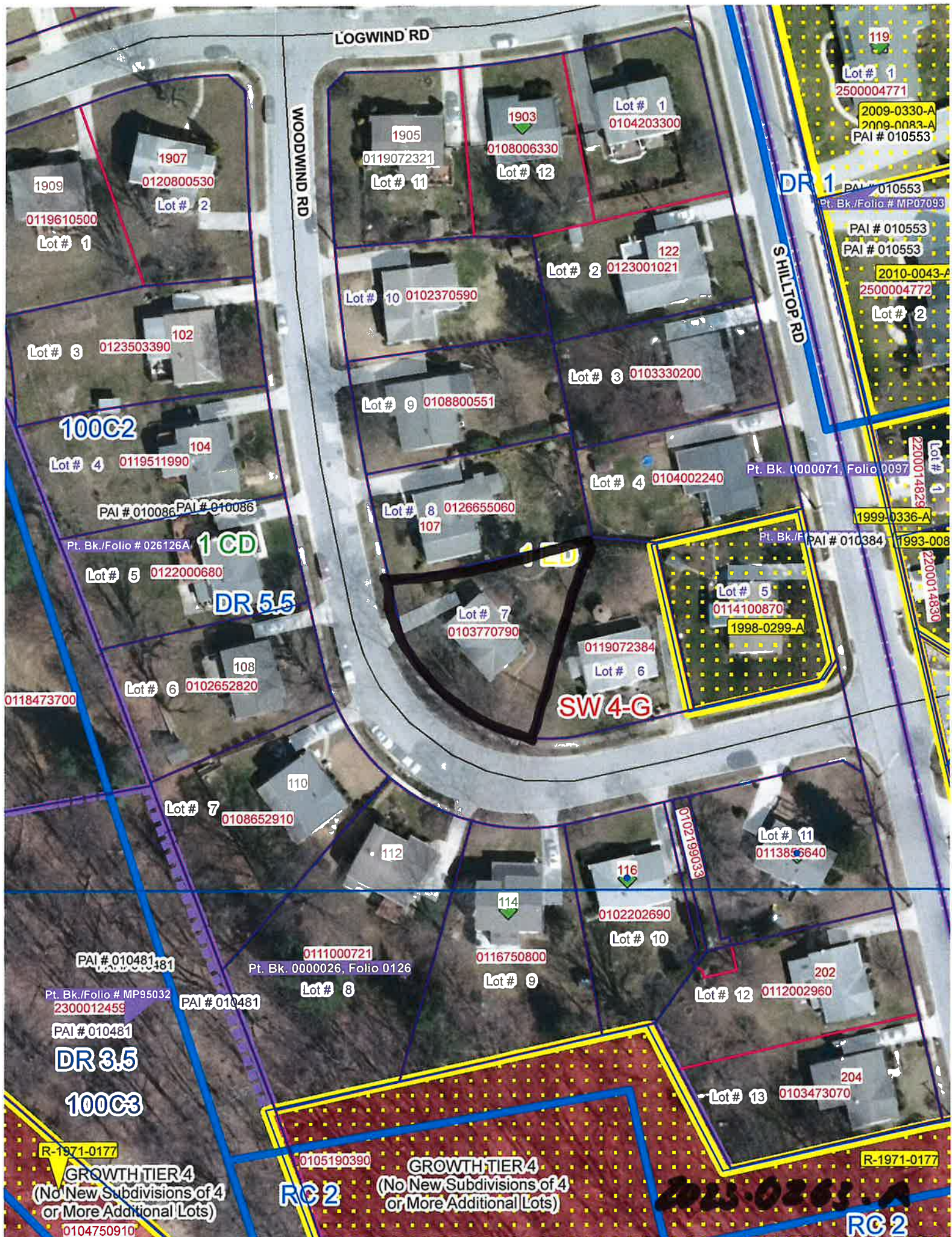
109 Woodward Rd

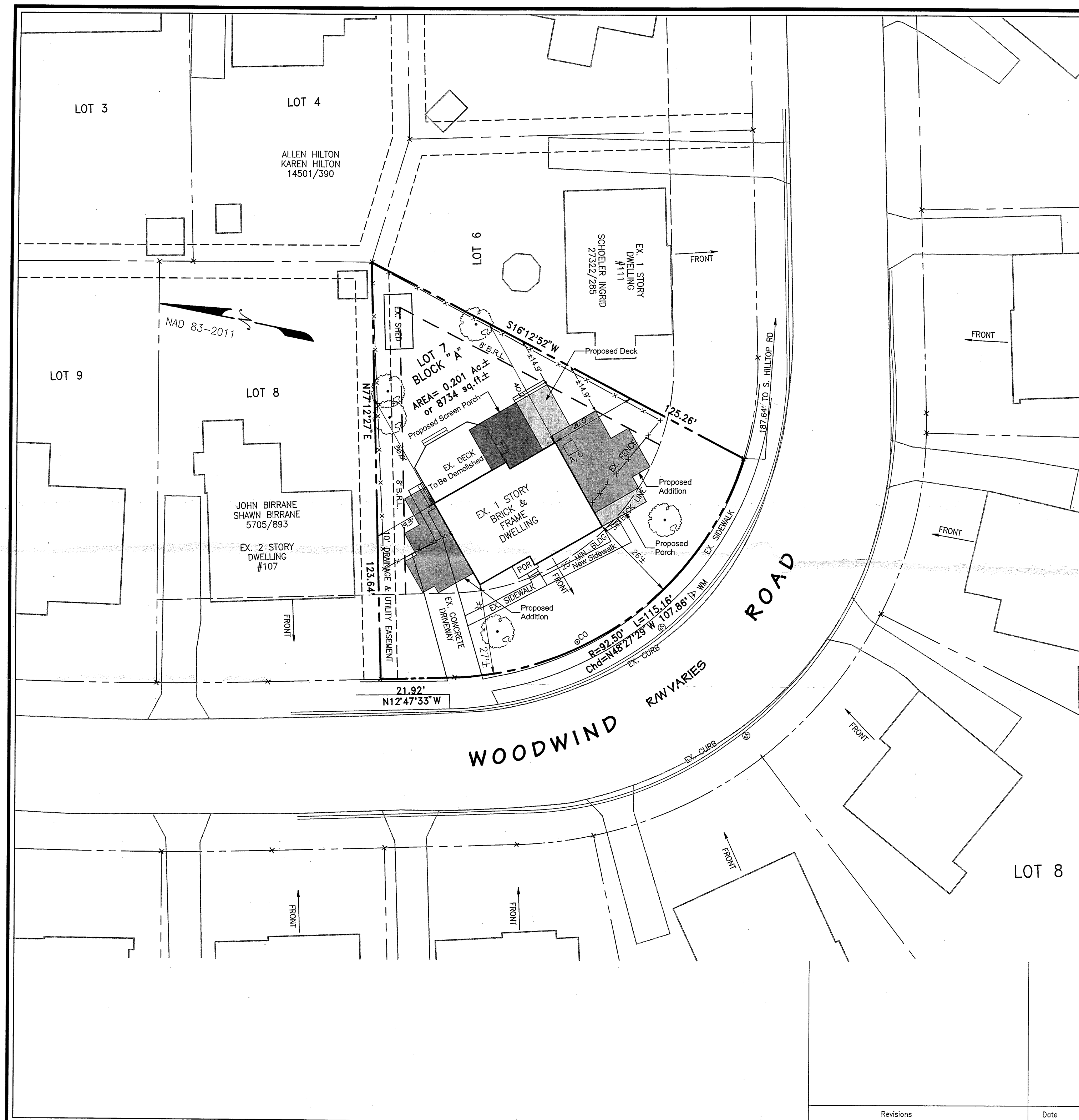
Proposals: Adding a room to this side

Our neighbors storage shed

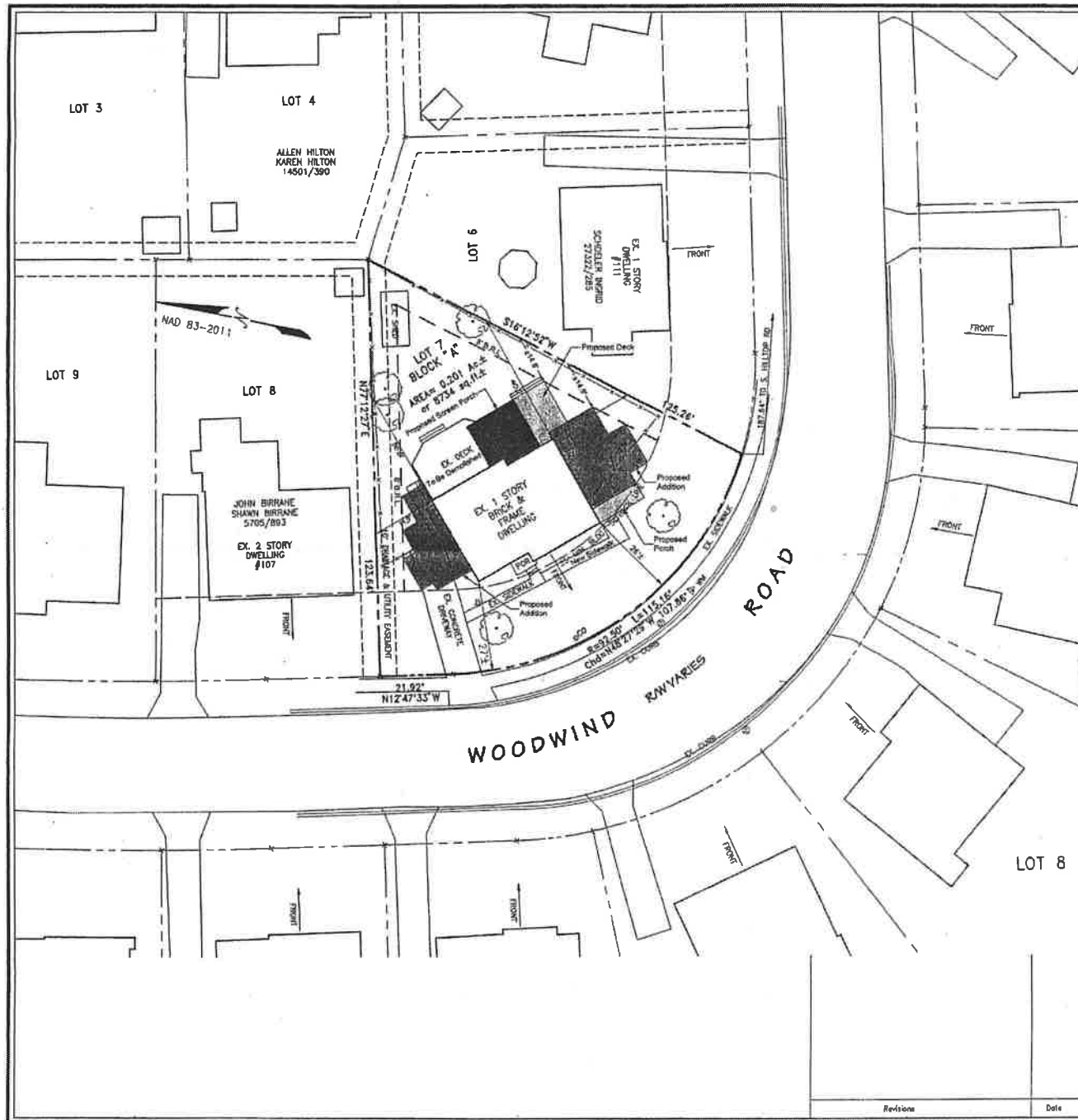








P&E 2.1



Vicinity Map Scale: 1" = 2000'

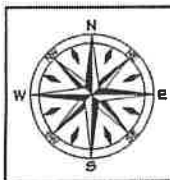
Notes

1. Owner: Michael J. Frate
Ann M. Butterworth
109 Woodward Road
Baltimore, MD 21228
2. Zoned: DR 5.5
3. This site is not in the Chesapeake Bay Critical Area.
4. This site is not in the 100 year flood plain.
5. There are no known underground fuel tanks.
6. This is not a historic property/building.
7. This site is serviced by public water and sewer.
8. No prior Zoning Hearings.
9. Tax Account No. 01-03-770780

**Plat to Accompany
a Zoning Request**
of the

FRATE/BUTTERWORTH PROPERTY

109 Woodward Road
Baltimore County, Maryland
Deed Ref.: S.M. No. 7733 folio 521
Lot 7, Block A
"Section One, Woodward"
Plat Book W.J.R. No. 26, folio 126
Tax Map 100; Grid 17; Parcel 675
1st Election District, 1st Councilmanic District
Scale: 1"=20' Date: July 26, 2023



Dietz Surveying Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3180, Fax 410-661-3183
www.dietzsurveying.net

Revisions	Date	Plat Date: 8/18/2023	FIELD: KPW	DRAWN: SAL	Job No. 23240
-----------	------	----------------------	------------	------------	---------------