



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

June 26, 2024

Ryan and Leah Zimmerman – ryan.zimmerman@gmail.com
12203 Cleghorn Road
Cockeysville, MD 21030

RE: Petition for Administrative Variance
Case No. 2024-0141-A
Property: 12203 Cleghorn Road

Dear Mr. and Mrs. Zimmerman:

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 blue ink, appearing to be "DJB", with a long horizontal line extending to the right.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Andy Niaz – andy@andyniazyarchitecture.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12203 Cleghorn Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
	*	HEARINGS FOR
Ryan & Leah Zimmerman		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0141-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, Ryan and Leah Zimmerman (“Petitioners”), for the property located at 12203 Cleghorn Road, Cockeysville (the “Property”). The Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Sections 103.1 and 1A04.3.B.4 (Vested Section 1A04.3.B.3 of the 1987 Zoning Regulations), to reduce the side setback on the south side of the lot to 33 ft. in lieu of the required 50 ft. setback to create a new attached garage structure. 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. Street view photographs were marked and accepted into evidence as Petitioners’ Exhibits 2A-2B.

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 (“DEP”), on June 20, 2024, indicating the following:

1. If the zoning variance is granted, Ground Water Management (GWM) requests that it be conditioned to include the following:
 - a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management.

- b. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an On-site Disposal System (OSDS) inspection report locating all septic system components, submission of perc test application and conducting percolation testing and potentially installing a new septic system or upgrading the existing septic system.
- c. The availability of a new web application that allows for scaled maps to be easily created for properties in Baltimore County can be utilized. The new web tool or “app” was originally developed by the Department of Environmental Protection and Sustainability (DEPS) and the Office of Information Technology (OIT) to help property owners and contractors prepare site plans that comply with GWM site plan requirements for properties served by private wells and septic systems (see attached requirements and site plan app instructions). Applicants can create acceptable site plans for submission as part of their permit applications for razing existing structures, accessory structures, decks, propane tanks, and minor additions. Maps created by this tool are not acceptable for submission with permits for new construction, replacement dwellings, major additions, or pools. This information is available on the Ground Water Management website:

<https://www.baltimorecountymd.gov/departments/environment/ground-water-management/>

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 8, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

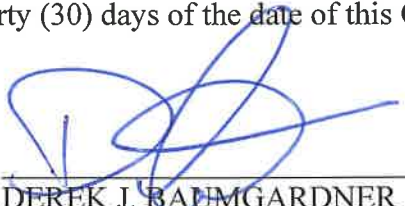
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 26th day of **June, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR"), Sections 103.1 and 1A04.3.B.4 (Vested Section 1A04.3.B.3 of the 1987 Zoning Regulations), to reduce the side setback on the south side of the lot to 33 ft. in lieu of the required 50 ft. setback to create a new attached garage structure, be and 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. Petitioners must comply with the DEPS ZAC Comment received on June 20, 2024; 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.



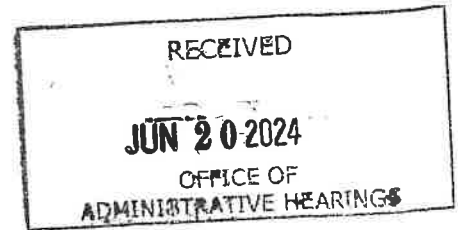
DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

AV
CD: 6/24/24

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: June 10, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0141-A
Address: 12203 CLEGHORN RD
Legal Owner: Ryan & Leah Zimmerman

Zoning Advisory Committee Meeting of June 14, 2024.

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

1. If the zoning variance is granted, Ground Water Management (GWM) requests that it be conditioned to include the following:
 - a. The site plan submitted would not be acceptable for building permit approval by Ground Water Management.
 - b. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an On-Site Disposal System (OSDS) inspection report locating all septic system components, and may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.
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submission with permits for new construction, replacement dwellings, major additions, or pools. This information is available on the Ground Water Management website:

<https://www.baltimorecountymd.gov/departments/environment/ground-water-management/>

Reviewer: Mia Lowery, L.E.H.S.

24-0483 JK



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 12203 Cleghorn Road Currently Zoned RC 5
Deed Reference 43497 / 00014 10 Digit Tax Account # 2000012939
Owner(s) Printed Name(s) Ryan & Leah Zimmerman

(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)

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>Leah Zimmerman</u>		<u>Ryan Zimmerman</u>	
Name #1 – Type or Print		Name #2 – Type or Print	
<u>Leah Zimmerman</u>		<u>Ryan Zimmerman</u>	
Signature #1		Signature #2	
<u>12203 Cleghorn Road, Cockeysville MD</u>			
Mailing Address		City	State
<u>21030</u>	<u>617-721-0269</u>	<u>ryan.zimmerman@gmail.com</u>	
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:

Andy Niazy
Name - Type or Print _____
Signature _____
3816 Beech Ave Baltimore MD
Mailing Address City State
21211 617 407 9545 andy@andyniazyarchitecture.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 2024-0141-A Filing Date 5/31/24 Estimated Posting Date 6/9/24 Reviewer A
Closing 6/24/24 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: 12203 Cleghorn Road, Cockeysville MD 21030
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)**

We are seeking an administrative variance to reduce the side setback on the south side of the lot from 150' to 33' to create a new attached garage structure.

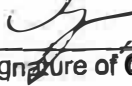
A. The adjacent lot is owned by Baltimore County and is zoned RC7, requiring a 150' setback to a residential building. Such a setback would render the lot unbuildable and is intended to maintain distance from agricultural properties. The adjacent lot is used for drainage.

The current house sits very close to the 50' side yard setback along the north side of the property. This, along with the existing location of the septic, well, and current curb cut make development on the south side the only viable option.

We are not proposing an increase in permitted residential density

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


Signature of Owner (Affiant)


Signature of Owner (Affiant)

Ryan Zimmerman
Name - Print or Type

Leah Zimmerman
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 14th day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan Zimmerman and Leah Zimmerman

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

AS WITNESS my hand and Notaries Seal

Tamara C DeHaven
Notary Public

2/13/2027
My Commission Expires



Zoning Petition Attachment

To permit a variance from 1A04.3.B.4 & 103.1 (Vested Section 1A04.3.B.4 of 1987 Zoning Regulations) to reduce the side setback on the south side of the lot to 33' in lieu of the required 50' setback to create a new attached garage structure.



3816 Beech Av.
Baltimore MD 21211

410 803 3396
andyniazyarchitecture.com

Zoning Property Description for

Zimmerman Residence

12203 Cleghorn Road, Cockeysville MD 21030

Part A:

Beginning at a point at the east side of Cleghorn Road, which is street 25 feet wide at a distance of 695' to the centerline of the nearest improved intersecting street, Padonia Road, which is 30' wide.

Part B:

Being known and designated as Lot No. 14, as set out and shown on the plat entitled "Plat of Padonia Farms", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 56, folio 23, containing 1.20 acres. Located in the 8th Election District and 3rd Council District.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0141 -A Address 12203 Cleghorn Rd

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/31/24 Posting Date: 6/9/24 Closing Date: 6/24/24

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: -A Address

Petitioner's Name: Telephone (Cell)

Posting Date: Closing Date:

Wording for Sign: To Permit

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2000012939

Owner Information

Owner Name: ZIMMERMAN RYAN MICHAEL Use: RESIDENTIAL
ZIMMERMAN LEAH AGNES Principal Residence: YES
Mailing Address: 12203 CLEGHORN RD Deed Reference: /43497/ 00014
COCKEYSVILLE MD 21030-

Location & Structure Information

Premises Address: 12203 CLEGHORN RD Legal Description: 1.205 AC
COCKEYSVILLE 21030- 12203 CLEGHORN RD
PADONIA FARMS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0051 0013 0076 8080152.04 0000 14 2023 Plat Ref: 0056/ 0023

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1994 3,570 SF 1497 SF 1.2000 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITBRICK/ 6 4 full/ 2 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	408,000	408,000		
Improvements	574,800	803,100		
Total:	982,800	1,211,100	1,058,900	1,135,000
Preferential Land:	0	0		

Transfer Information

Seller: BENSON TAYLOR D	Date: 10/20/2020	Price: \$1,270,000
Type: ARMS LENGTH IMPROVED	Deed1: /43497/00014	Deed2:
Seller: HASKAL ZIV J	Date: 04/11/2014	Price: \$800,000
Type: ARMS LENGTH IMPROVED	Deed1: /34852/ 00436	Deed2:
Seller: PERSAUD LAWRY W	Date: 08/21/2008	Price: \$1,150,000
Type: ARMS LENGTH IMPROVED	Deed1: /27269/ 00413	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 01/12/2021

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

24-0483 JK



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Owner(s)/Petitioner(s):

<u>Leah Zimmerman</u>		<u>Ryan Zimmerman</u>	
Name #1 – Type or Print		Name #2 – Type or Print	
<u>Leah Zimmerman</u>		<u>Ryan Zimmerman</u>	
Signature #1		Signature #2	
<u>12203 Cleghorn Road, Cockeysville MD</u>			
Mailing Address		City	State
<u>21030</u>	<u>617-721-0269</u>	<u>ryan.zimmerman@gmail.com</u>	
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:

Andy Niazy
Name - Type or Print _____
Signature _____
3816 Beech Ave Baltimore MD
Mailing Address City State
21211 617 407 9545 andy@andyniazyarchitecture.com
Zip Code Telephone # Email Address

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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 2024-0141-A Filing Date 5/31/24 Estimated Posting Date 6/9/24 Reviewer A
Closing 6/24/24 Revised 8/2022

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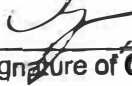
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(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Owner (Affiant)


Signature of Owner (Affiant)

Ryan Zimmerman
Name - Print or Type

Leah Zimmerman
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 14th day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan Zimmerman and Leah Zimmerman

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

AS WITNESS my hand and Notaries Seal

Tamara C DeHaven
Notary Public

2/13/2027
My Commission Expires



Zoning Petition Attachment

To permit a variance from 1A04.3.B.4 & 103.1 (Vested Section 1A04.3.B.4 of 1987 Zoning Regulations) to reduce the side setback on the south side of the lot to 33' in lieu of the required 50' setback to create a new attached garage structure.



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CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/8/2024

Case Number: 2024-0141-A

Petitioner / Developer: RYAN ZIMMERMAN

Date of Closing : JUNE 24, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
12203 CLEGHORN ROAD

The sign(s) were posted on: JUNE 8, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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: June 10, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0141-A
Address: 12203 CLEGHORN RD
Legal Owner: Ryan & Leah Zimmerman

Zoning Advisory Committee Meeting of June 14, 2024.

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

1. If the zoning variance is granted, Ground Water Management (GWM) requests that it be conditioned to include the following:
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Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 10, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0141-A

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.



View of property from Cleghorn Road



View of adjacent property to the North, 1 Chilhowie Ct.



Two views of adjacent, Baltimore County owned property to the south

OWNER: RYAN MICHAEL &
LEAH AGNES ZIMMERMAN
12203 CLEGHORN RD
COCKEYSVILLE
MD 21030
617.721.0269

TAX MAP: 0051
PARCEL: 0016
TAX ACCOUNT NUMBER: 2000012939
DEED REF. #: /43497/ 00014

ZONING MAP#: LOT NO.14 FLAT ENTITLED
PADONIA FARM
SITE ZONED: RC5 RESIDENTIAL RURAL
ELECTION DISTRICT: 08
COUNCILMAN DISTRICT: 03
LOT AREA ACREAGE: 1.205 AC±
HISTORIC?: NO
IN CECA?: NO
IN FLOOD PLAIN?: NO

WATER: WELL
SEWER: SEPTIC
PRIOR ZONING HEARING: NO

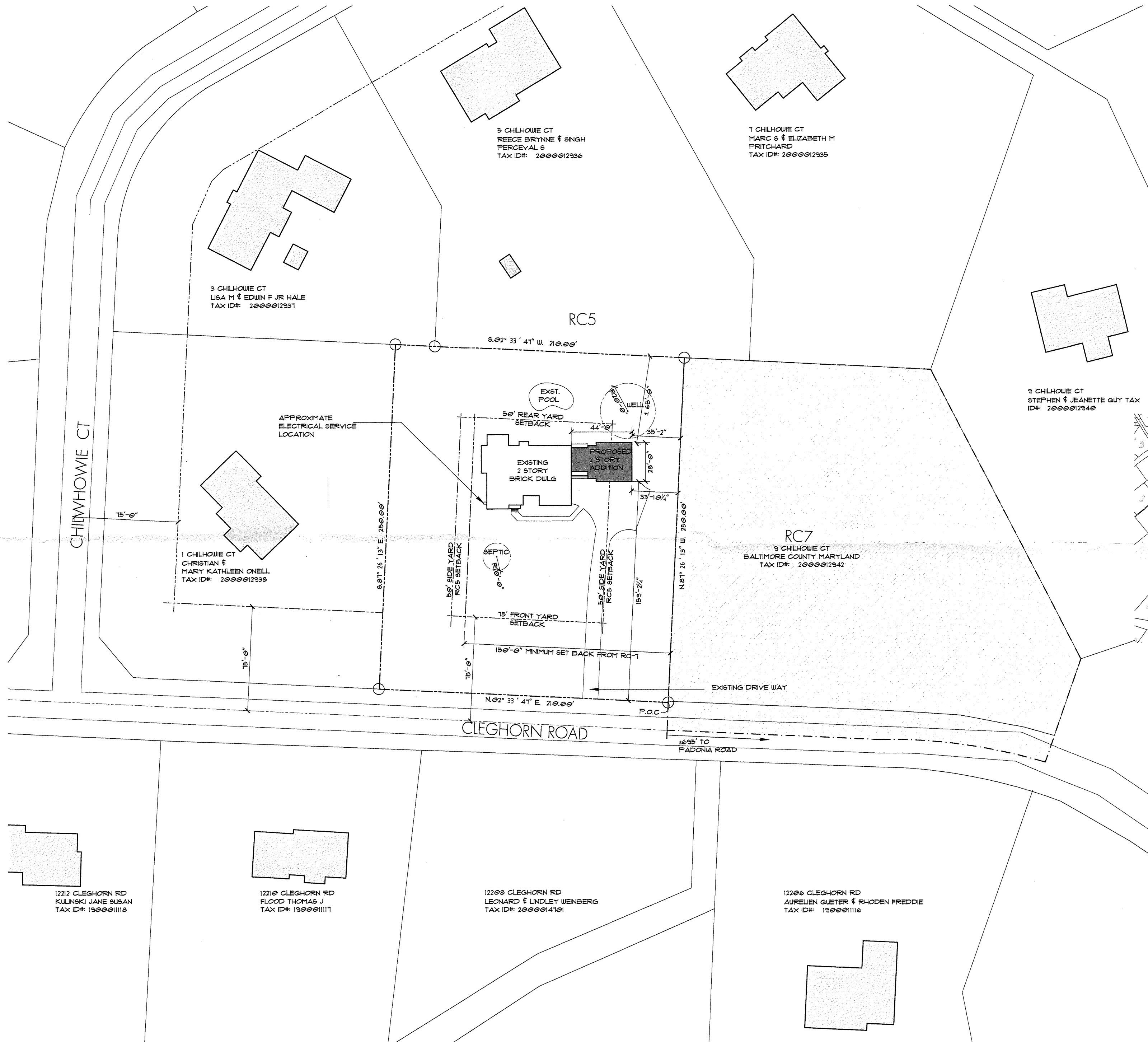
SITE PLAN BASED ON INFORMATION
PROVIDED BY:

LANDTECH ASSOCIATES, INC
10260 OLD COLUMBIA RD
RIVERS CENTER- SUITE "J"
COLUMBIA MARYLAN 21046
410-290-8093

DATED: AUGUST 13, 2020



VICINITY MAP (NOT TO SCALE)

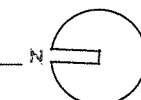


12212 CLEGHORN RD
KULINSKI JANE SUSAN
TAX ID#: 1900011118

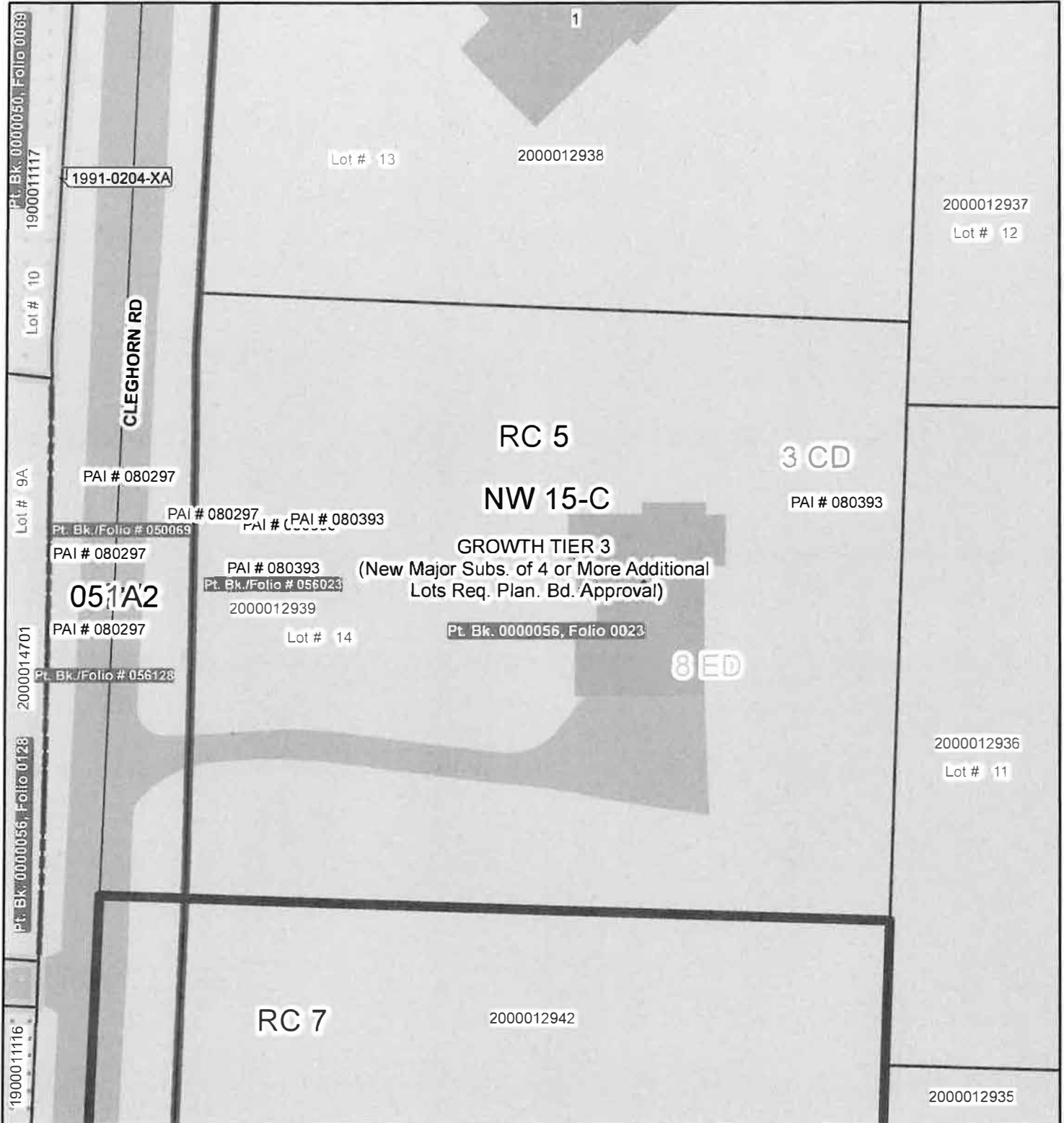
12210 CLEGHORN RD
FLOOD THOMAS J
TAX ID#: 1900011117

12208 CLEGHORN RD
LEONARD & LINDLEY WEINBERG
TAX ID#: 2000014101

12206 CLEGHORN RD
AURELIEN GUETER & RHODEN FREDDIE
TAX ID#: 1900011116



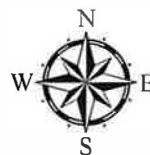
12203 Cleghorn rd



Publication Date: 5/31/2024



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



0 12.525 50 75 100 Feet
1 inch = 48.583663 feet



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