

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Valleywood, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 205.1 to permit a front building lot widths as follows: Lot #15 - to permit 95.56' instead of the req. 100'; and to permit 95.10' for Lot #16 - to permit 95.10' instead of the req. 100'; and to permit 92.52' for Lot #17 instead of the req. 100'; and to permit 87.08' for Lot #18 instead of the required 100'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The four lots affected by the subject petition front on a cul-de-sac road and strictly to comply with the area regulations would create undue hardship on the owner, and prevent construction of homes on the affected lots without practical difficulty.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. Let us agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address 231. Pa. Hwy. Rd.

John W. Armiger, Petitioner's Attorney
Address 200 Padonia Road, East
Cockeysville, Md. 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

of February, 1969, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of March, 1969, at 10:00 o'clock

Zoning Commissioner of Baltimore County

(over) **MICROFILMED**

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare the locality involved

the above Variance should be had; and to further appearing that the same are hereby granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day

of March, 1969, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit lot widths on Lot 15 - 95.56' instead of the required 100'; lot 16 - 95.10 instead of the required 100'; lot 17 - 92.52' instead of the required 100' and lot 18 - 87.08' instead of the required 100', subject to approval of the plot plan by the Bureau of Public Services and the Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare the locality involved

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day

of February, 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BUREAU OF ENGINEERING
Zoning Plat - Comment

182. Property Owner: Valleywood, Inc.
Location: S & SW of Forest Ridge Ct., 291.17' S/S Forest Ridge Road
District: 8th
Present Zoning: R-20
Proposed Zoning: Var. to Sec. 205.1 front bldg. lot
Widths lots #15, 16, 17, 18
No. Acres: 4.2

All road and utility improvements are completed adjacent to these lots.

There will be no Public Works requirements.

JAN:sw

MICROFILMED

BALTIMORE COUNTY BOARD OF EDUCATION
ZONING ADVISORY COMMITTEE MEETING
OF FEB 11, 1969

Petitioner: Valleywood, Inc.
Location: S & SW of Forest Ridge Ct.
District: 8
Present Zoning: R-20
Proposed Zoning: Var.
No. of Acres: 4.2

Comments: NO EFFECT ON SURROUNDING DEVELOPMENT

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. John Francis, Buildings Inspector
SUBJECT: Forest Ridge Area

Date: February 13, 1969

All buildings must conform with regulations of Baltimore County Building Code.

John Francis
Buildings Inspector

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gervelis, Director of Planning
SUBJECT: Petition #69-191-A, Variance to permit front building lot widths for Lot #15 - 95.56 feet and Lot #16 - 95.10 feet and Lot #17 - 92.52 feet and Lot #18 - 87.08 feet instead of the required 100 feet. West side of Forest Ridge Court 291.17 feet south of Forest Ridge Road, Valleywood, Inc., Petitioner.

8th District

HEARING: Wednesday, March 19, 1969 (10:00 A.M.)

When approved as a subdivision by the Planning Board, the subject lots provided a 50 foot front yard setback which enabled them to comply with the lot width requirements of the R-20 zone. Unless there are conditions of practical hardship or unreasonable difficulty resulting from topographic or grading facts, we feel that the variances are not proper.

GEG:bms

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MD. 21204

Description to Accompany Request For Front Yard Variances
Part Block J Valleywood

January 20, 1969

Beginning for the same at the northeast corner of Lot 15 Block "J" as shown on a recorded plat entitled: "Valleywood Sections 4-A and 4-B" dated September 29, 1967 and recorded among the plot records of Baltimore County, Maryland in Liber O.T.G. 31 Folio 93, said point being on the west side of Forest Ridge Court and being distant 291.17 feet southwesterly from the south side of Forest Ridge Road, running thence and binding on the outlines of lots 15, 16, 17 and 18 Block "J" as shown on the abovementioned plat, the twelve following courses and distances, viz: first binding along the said west side of Forest Ridge Court by a line curving to the left having a radius of 175.00 feet and an arc of 196.36 feet, said curve being subtended by a chord bearing of South 37° 24' 25" East for 186.22 feet, second by a line curving to the left having a radius of 53.00 feet and an arc of 75.05 feet, said curve being subtended by a chord bearing of North 69° 52' 58" East for 68.94 feet, third leaving the west side of said Forest Ridge Court South 71° 09' 00" East 225.20 feet, fourth South 70° 23' 17" West 23.47 feet, fifth South 63° 00' 17" West 286.20 feet, sixth South 60° 23' 17" West 2.47 feet, seventh South 63° 57' 52" West 98.31 feet, eighth North 30° 12' 04" West 155.25 feet, ninth North 33° 01' 28" West 143.12 feet, tenth North 62° 51' 24" West 100.57 feet, eleventh North 9° 21' 54" East 60.31 feet, and twelfth by a radial line to the aforementioned 175.00 foot radius North 84° 44' 18" East 213.31 feet to the place of beginning.

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Meis, Zoning Commissioner
FROM: William M. Greenwalt, Chief
SUBJECT: Item 182 - Zoning Advisory Committee Meeting, February 11, 1969

Health Department Comments:

182. Property Owner: Valleywood, Inc.
Location: S & SW of Forest Ridge Ct., 291.17' S/S Forest Ridge Road
District: 8th
Proposed Zoning: Var. to Sec. 205.1 front bldg. lot
Widths lots #15, 16, 17, 18
Present Zoning: R-20
No. Acres: 4.2

Since public water and sewers are available to the site, this office does not anticipate any health problems.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMD/ca

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
 FROM: Mr. Myers
 FROM: Inspector Thomas E. Kelly
 FROM: Fire Department
 SUBJECT: Property Owner: Valleywood, Inc.
 Item 182 - Agenda - Tuesday, February 11, 1969
 Location: S. & S/W/S of Forest Ridge Court, 291.17' ± S/S Forest Ridge Rd.
 Dist. 5th

Fire Department has no comments.

Thomas E. Kelly
 Thomas E. Kelly
 Inspector

cc: Jay Hanna,
 Fire Protection Engineer

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
 FROM: Zoning Commissioner
 FROM: PROJECT PLANNING DIVISION
 SUBJECT: Zoning Advisory Agenda Item #182

February 11, 1969
 Valleywood, Inc.
 S & S/W/S of Forest Ridge Ct.
 291.17' S/S Forest Ridge Rd.

RDW:vh

RICHARD B. WILLIAMS
 Planner

MICROFILMED

INTER-OFFICE CORRESPONDENCE
 BUREAU OF TRAFFIC ENGINEERING
 Baltimore County, Maryland
 Towson, Maryland, 21204

TO: Mr. John G. Rose
 FROM: Oliver L. Myers
 FROM: C. Richard Moore
 SUBJECT: Item 182 - ZAC - February 11, 1969
 Property Owner: Valleywood, Inc.
 Forest Ridge Court S/S Forest Ridge Road
 Variance to Sec. 205.1 front bldg. lot

The subject petition appears to create no major traffic problems.

C. Richard Moore
 C. Richard Moore
 Engineer II

CRM:mf

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 21, 1969

Oliver L. Myers
 Chairman

MEMBERS
 BUREAU OF
 ENGINEERING
 BUREAU OF
 TRAFFIC ENGINEERING
 STATE ROAD COMMISSION
 BUREAU OF
 FIRE PREVENTION
 HEALTH DEPARTMENT
 PROJECT PLANNING
 BUILDING DEPARTMENT
 BOARD OF EDUCATION
 ZONING ADMINISTRATION
 BALTIMORE COUNTY
 DEVELOPMENT

John W. Amiger, Esq.
 200 Padonia Road, East
 Cockeysville, Maryland 21030

RE: Type of Hearing: Lot Variance
 Location: S & S/W/S of Forest Ridge
 Ct., 291.17' ± S/S Forest Ridge Road
 8th District
 Petitioner: Valleywood, Inc.
 Committee Meeting of Feb. 11, 1969
 Item 182

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property lies on the west side of Forest Ridge Court and the south side of Forest Ridge Road. The property to the north and to the east are improved with two-story new cottages, and is still under construction. The property to the south and to the west are unimproved for a distance of approximately a half a mile - from this point agricultural use starts. Forest Ridge Court is presently under construction with the curb and gutter existing but with crusher run road bed.

BUREAU OF ENGINEERING:

All road and utility improvements are completed adjacent to these lots.

There will be no Public Works requirements.

BUREAU OF TRAFFIC ENGINEERING:

The subject petition appears to create no major traffic problems.

MICROFILMED

TELEPHONE 215-3000 EXT. 77

INVOICE No. 62106 DATE March 26, 1969

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COUNTY HOUSE
 TOWSON, MARYLAND 21204

TO: Valleywood, Inc.
 291 Padonia Road
 Towson, Md. 21204

FROM: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 61-422 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
1	Advertising and posting of property 291-17-1	62.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MICROFILMED

ORIGINAL

OFFICE OF
 THE TOWSON TIMES

TOWSON, MD. 21204 March 6, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 6th day of March, 1969, that is to say, the same was inserted in the issue of February 27, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 27 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one time, before the 19th day of March, 1969, the 27th day of February, 1969.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$.....

MICROFILMED

John W. Amiger, Esq.
 200 Padonia Road, East
 Cockeysville, Maryland 21030
 Re: Item 182

February 21, 1969

PROJECT PLANNING DIVISION:

The petitioner originally requested a 50' setback line in the R-20 area in order to get the maximum number of lots along Forest Ridge Court. An alternative to the variance would be the elimination of one of the lots.

FIRE DEPARTMENT:

This office has no comment.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT COMMENTS:

Since public water and sewers are available to the site, this office does not anticipate any health problems.

BUILDING ENGINEER'S OFFICE:

All buildings must conform with regulations of Baltimore County Building Code.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
 Enc.

MICROFILMED

TELEPHONE 215-3000 EXT. 387

INVOICE No. 60856 DATE 2/23/69

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COUNTY HOUSE
 TOWSON, MARYLAND 21204

TO: John W. Amiger, Esq.
 200 Padonia Road, East
 Cockeysville, Md. 21030

FROM: Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 61-422 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
1	Petition for Variance for Valleywood, Inc. 291-17-1	15.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MICROFILMED

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th Date of Posting: 2-27-69

Posted for: VARIANCE

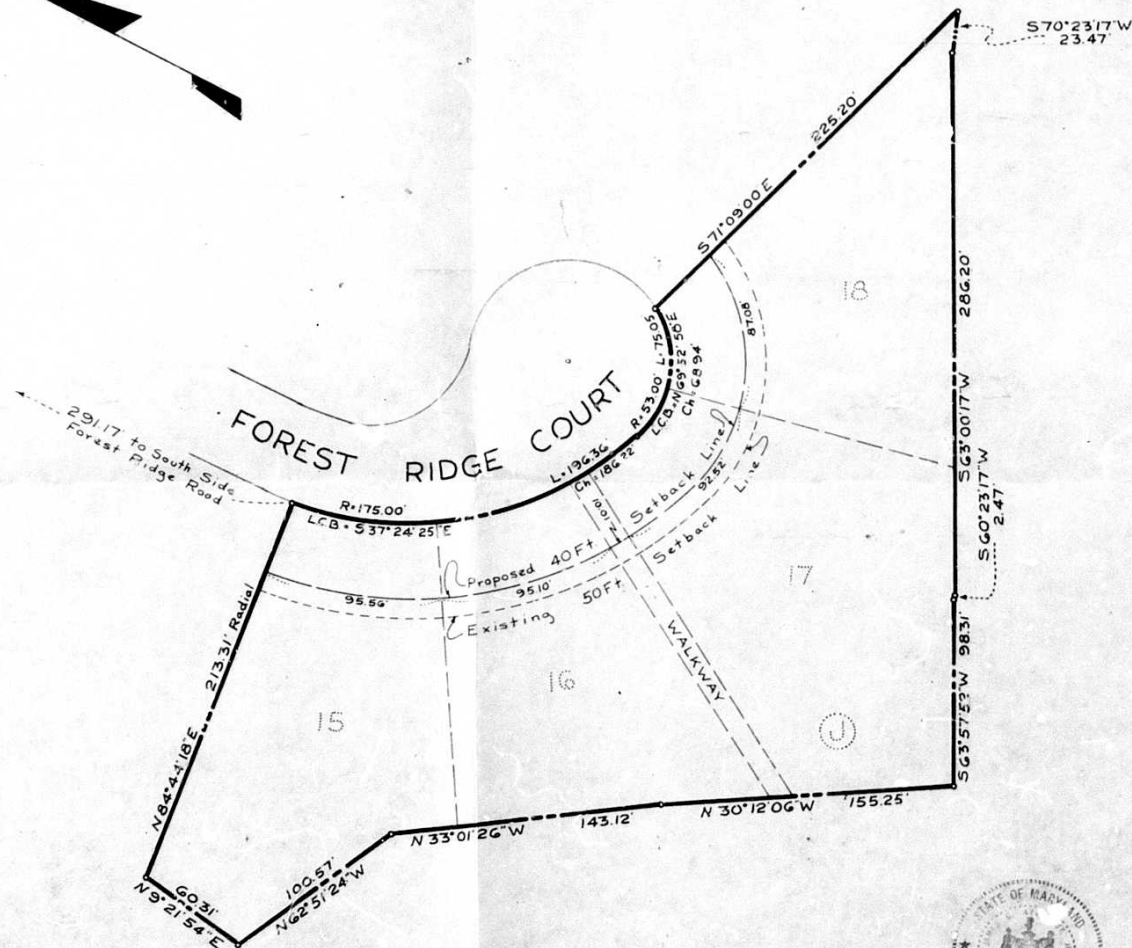
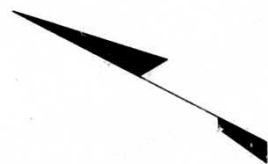
Petitioner: Valleywood, Inc.

Location of property: W/S of Forest Ridge Court - 291.17' S/S of Forest Ridge Rd

Location of Sign: 300' S/S of Forest Ridge Rd. W/S of Forest Ridge Ct

Remarks: MICROFILMED

Posted by: [Signature] Date of return: 3-6-69



Notes:

Reference to Lots Shown Hereon Based on a Recorded Plat Entitled Valleywood Sections 4A & 4B Dated September 29, 1967 and Recorded Among the Plat Records of Balto. Co., Md. in Liber OTG 32 Folio 93.

Variances Requested to Section 205.1 of the Baltimore County Zoning Regulations to Permit Front Building Line Width, Shown Hereon Instead of the Required 100 Feet Also to Section 205.2 to Permit the Required 40 Foot Front Building Line Instead of the 50 Foot Line as Shown on the Recorded Plat (OTG 32-93).

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY
REQUEST FOR
ZONING VARIANCES
PART OF

VALLEYWOOD
SECTIONS 4A & 4B

BALTO. CO., MD.
SCALE: 1" = 50'

ELECT. DIST. NO. 8
JANUARY 17, 1969

MICROFILMED

69-191-D

TELEPHONE 823-3000 EXT. 387		INVOICE BALT MORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 60856 DATE <u>2/20/60</u>	
To: John Warfield Aringer, Esq. 380 Padonia Road, East Cockeysville, Md. 21030		Sending Dept. of Baltimore County		FILED 117	
REPORT TO AGENT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AS \$25.00	
QUANTITY		DETAIL IN ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		25.00	
Position for Warrant for Underwood, Inc. 509-591-A					

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that in reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved

Variances the above Variances should be had, and to further appearing that the reasons of the

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of March, 1969, that the herein Petition for a Variance should be and the same is granted from and after the date of this order, to permit lot widths on Lot 15 - 95.56' instead of the required 100'; lot 16 - 95.10' instead of the required 100'; lot 17 - 92.52' instead of the required 100'; and lot 18 - 87.08' instead of the required 100', subject to approval of the plot plan by the Bureau of Public Services and the Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date February 13, 1969
FROM: William M. Greenwalt
SUBJECT: Item 182 - Zoning Advisory Committee Meeting, February 11, 1969

Health Department Comments:

182. Property Owner: Valleywood, Inc.
Location: S & 54/5 of Forest Ridge Ct., 291.17' ±
S/S Forest Ridge Road
District: 8th
Proposed Zoning: Var. to Sec. 205.1 front bldg. lot
Widths lots #15, 16, 17, 18

Present Zoning: R-20
No. Acres: 4 ±

Since public water and sewers are available to the site, this office does not anticipate any health problems.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMC/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date February 13, 1969
ATTN: Mr. Myers
FROM: Inspector Thomas S. Kelly
SUBJECT: Property Owner: Valleywood, Inc.
Item 182 - Agenda - Tuesday, February 11, 1969
Location: S & 54/5 of Forest Ridge Court, 291.17' ± S/S Forest Ridge Rd.
Dist. 8th

Fire Department has no comments.

Thomas S. Kelly
Inspector

cc: Jay Ianna,
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner Date February 21, 1969
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #182

February 11, 1969
Valleywood, Inc.
S & 54/5 of Forest Ridge Ct.
291.17' ± S/S Forest Ridge Rd.

The petitioner originally requested a 50' setback line in the R-20 area in order to get the maximum number of lots along Forest Ridge Court. An alternative to the variance would be the elimination of one of the lots.

RBW:vh

Richard E. Williams
Planner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 21, 1969

COUNTY OFFICE BLDG.
112 E. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
BUSINESS DEVELOPMENT

John W. Arniger, Esq.
200 Padonia Road, East
Cockeysville, Maryland 21030

RE: Type of Hearing: Lot Variances
Location: S & 54/5 of Forest Ridge Ct., 291.17' ± S/S Forest Ridge Road
8th District
Petitioners: Valleywood, Inc.
Committee Meeting of Feb. 11, 1969
Item 182

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property lies on the west side of Forest Ridge Court and the south side of Forest Ridge Road. The property to the north and to the east are improved with two-story new cottages, one is still under construction. The property to the south and to the west are unimproved for a distance of approximately a half a mile - from this point agricultural uses start. Forest Ridge Court is presently under construction with the curb and gutter existing but with crusher run road bed.

BUREAU OF ENGINEERING:

All road and utility improvements are completed adjacent to these lots.

There will be no Public Works requirements.

BUREAU OF TRAFFIC ENGINEERING:

The subject petition appears to create no major traffic problems.

- Page 2 -

John W. Arniger, Esq.
200 Padonia Road, East
Cockeysville, Maryland 21030
Re: Item 182

February 21, 1969

PROJECT PLANNING DIVISION:

The petitioner originally requested a 50' setback line in the R-20 area in order to get the maximum number of lots along Forest Ridge Court. An alternative to the variance would be the elimination of one of the lots.

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This office has no comment.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT COMMENTS:

Since public water and sewers are available to the site, this office does not anticipate any health problems.

BUILDING ENGINEER'S OFFICE:

All buildings must conform with regulations of Baltimore County Building Code.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JO
Enc.

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

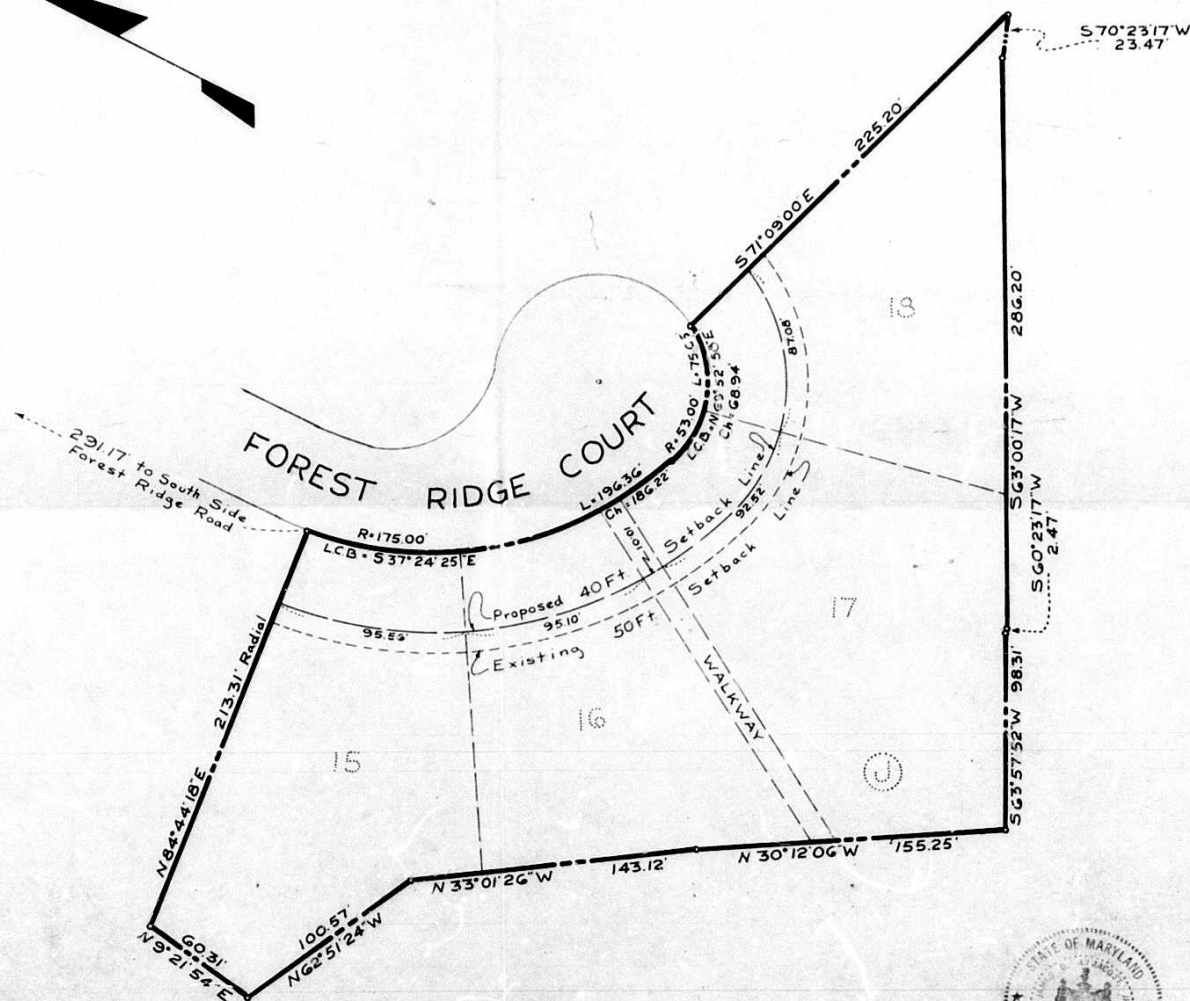
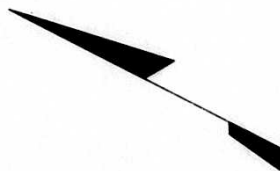
Date February 13, 1969

TO: Mr. John G. Rose
ATTN: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 182 - ZAC - February 11, 1969
Property Owner: Valleywood, Inc.
Forest Ridge Court S/S Forest Ridge Road
Variance to Sec. 205.1 front bldg. lot

The subject petition appears to create no major traffic problems.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:nr



Notes:

Reference to Lots Shown Hereon Based on a Recorded Plat Entitled Valleywood Sections 4A & 4B Dated September 29, 1967 and Recorded Among the Plat Records of Balto. Co., Md. in Liber OTG 32 Folio 93.

Variances Requested to Section 205.1 of the Baltimore County Zoning Regulation to Permit Front Building Line Widths Shown Hereon Instead of the Required 100 Feet. Also to Section 205.2 to Permit the Required 40 Foot Front Building Line Instead of the 50 Foot Line as Shown on the Recorded Plat (OTG 32-93).

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY
REQUEST FOR
ZONING VARIANCES
PART OF
VALLEYWOOD
SECTIONS 4A & 4B

BALTO. CO., MD.
SCALE: 1" = 50'

ELECT. DIST. N° 8
JANUARY 17, 1969

69-191-D