

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Whereas, MARYLAND LINE, INC., legal owner of the property situated 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 1A.00.3B.3 of the Zoning Law for Baltimore County, to allow the construction of a dwelling house on said property, instead of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate heretofore or heretofore, as applicable.)
That in setting out the corners of a dwelling house being constructed on Lot 15, as shown on plat submitted herewith, owner inadvertently did not allow for the attached garage, the result being a triangular portion of the end of the garage protrudes into the front yard area. To correct same would require complete removal of footings, basement walls, beam, 1st floor joists at a cost of more than \$3,000; that future dwellings will be staked out by a registered land surveyor and all other property owners in the same subdivision do not object to the variance and have or will execute a petition to this effect which will be presented at the time of the hearing.

See attached description
Property is to be posted and advertised as prescribed by Zoning Regulations.
By me, 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: MARYLAND LINE, INC.
Legal Owner: By: [Signature] Notary Public
Address: 6402 Birchwood Avenue, Baltimore, Maryland 21214
Address: 4920 Delair Road, Baltimore, Md. 21206
Obtained by The Zoning Commissioner of Baltimore County, this 13th day of February, 1973, 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 9th day of April, 1973, at 10:00 A.M.
Zoning Commissioner of Baltimore County: [Signature]
(over)

1973, 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 9th day of April, 1973, at 10:00 A.M.
Zoning Commissioner of Baltimore County: [Signature]
(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: April 6, 1973
FROM: Norman E. Garber, Chief Land Use Review Board
SUBJECT: Petition 472-212-A, Northwest corner of Bentley Road and Edelweiss Way. Petition for Variance for a Front Yard Setback.
Petitioner - Maryland Line, Inc.

7th District

HEARING: Monday, April 9, 1973 (10:00 A.M.)

The Office of Planning and Zoning will offer no comment on this petition at this time.



THIS AGREEMENT, made this 4th day of January, 1973, by and between EDWIN A. HOCHSTEDT, JR., and DORIS L. HOCHSTEDT, his wife, of Baltimore County, in the State of Maryland and MARYLAND LINE, INC., a body corporate of the State of Maryland, Developers and owners, parties of the first part; MILTON CANTER and CHARLOTTE CANTER, his wife, NICHOLAS RUTLEDGE and C. SUE RUTLEDGE, his wife, HAROLD GENTES and DOLORES GENTES, his wife; and PALM K. WELLS and PATRICIA R. WELLS, his wife, all of Baltimore County, in the State of Maryland, all contract purchasers, parties of the second part; GARLAND LEE MYERS and BETTY J. MYERS, his wife, of Baltimore County, in the State of Maryland, Owners of Lot 13, parties of the third part, and BALTIMORE FEDERAL SAVINGS AND LOAN ASSOCIATION, a body corporate of United States of America, and EQUITABLE TRUST COMPANY, a body corporate of the State of Maryland, parties of the fourth part.

WHEREAS, the parties of the first, second, third and fourth parts are the owners and mortgagees of a certain tract of land located in Baltimore County, State of Maryland, which has been subdivided into lots as laid out and shown on a plat entitled "Plat 1, Section 1, Chalet De La Rance", which plat is recorded among the Land Records of Baltimore County in Plat Book S.R.K. Jr. 36 folio 10; and

WHEREAS, on the aforesaid plat the building limit line or set back along Edelweiss Way as shown on said plat is 50 feet; and

WHEREAS, said Maryland Line, Inc., in construction of a house on Lot No. 15, as shown on said plat, has inadvertently violated said set back requirement and placed said house approximately 40 feet back from the front property line and has requested the parties hereto to waive the aforesaid set back requirement as shown on said Plat only as to said Lot No. 15; and

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 4th day of January, 1973, before me, a Notary Public of said State, personally appeared Nicholas Rutledge and C. Sue Rutledge, his wife, known to me (or satisfactorily proven), to be the persons whose names are subscribed to the within instrument, and who, acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires: July 1, 1974

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 27th day of January, 1973, before me, a Notary Public of said State, personally appeared Harold Gentes and Dolores Gentes, his wife known to me (or satisfactorily proven), to be the persons whose names are subscribed to the within instrument, and who, acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires July 1, 1974

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 27th day of January, 1973, before me, a Notary Public of said State, personally appeared Ralph K. Wells and Patricia R. Wells, his wife, known to me, (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and who, acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires: July 1, 1974

WHEREAS, the parties hereto, being all of the owners and mortgagees of all of the property shown on said plat, have agreed to waive said set back requirement in accordance with said request wherefore these presents are executed.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the premises and the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties hereto do hereby waive the set back requirement of 50 feet for Lot No. 15 on the Plat entitled "Plat 1, Section 1, Chalet De La Rance" hereinbefore referred to, so that the set back requirement for the house situated on said Lot No. 15 shall be approximately 40 feet along Edelweiss Way, as the same now exists, instead of that required by the set back requirement shown on said plat.

AS WITNESS the due execution hereof by the aforesaid named parties of the first, second, third and fourth parts.

WITNESS:
[Signatures of Edwin A. Hochstedt, Jr., Doris L. Hochstedt, Milton Canter, Charlotte Canter, Nicholas Rutledge, C. Sue Rutledge, Harold Gentes, Dolores Gentes, Ralph K. Wells, Patricia R. Wells]
MARYLAND LINE, INC.
[Signature] President
Hilton Canter (SEAL)
Charlotte Canter (SEAL)
Nicholas Rutledge (SEAL)
C. Sue Rutledge (SEAL)
Harold Gentes (SEAL)
Dolores Gentes (SEAL)
Ralph K. Wells (SEAL)
Patricia R. Wells (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 4th day of January, 1973, before me, a Notary Public of said State, personally appeared Garland Lee Myers and Betty J. Myers, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who, acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires: July 1, 1974

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 7th day of January, 1973, before me, a Notary Public of said State, personally appeared Robert W. Reiter, Vice President of Baltimore Federal Savings and Loan Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who, acknowledged that he executed the same for the purposes therein contained, as the duly authorized Vice President of said Corporation by signing the name of the corporation by himself as President.

AS WITNESS my hand and Notarial Seal.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 26th day of January, 1973, before me, a Notary Public of said State, personally appeared Melvin W. Harrison, Vice President of Equitable Trust Company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who, acknowledged that he executed the same for the purposes therein contained, as the duly authorized Vice President of said corporation by signing the name of the corporation by himself as President.

AS WITNESS my hand and Notarial Seal.

[Signature] Notary Public

WITNESS:
[Signatures of Garland Lee Myers, Betty J. Myers, Baltimore Federal Savings and Loan Association, Equitable Trust Company, Melvin W. Harrison]
STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 4th day of January, 1973, before me, a Notary Public of said State, personally appeared Edwin A. Hochstedt, Jr., and Doris L. Hochstedt, his wife, also Larry A. Roemer, President of Maryland Line, Inc., known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who, acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires: July 1, 1974

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 4th day of January, 1973, before me, a Notary Public of said State, personally appeared Milton Canter and Charlotte Canter, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and who, acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires July 1, 1974

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 4th day of January, 1973, before me, a Notary Public of said State, personally appeared Melvin W. Harrison, Vice President of Equitable Trust Company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who, acknowledged that he executed the same for the purposes therein contained, as the duly authorized Vice President of said Corporation by signing the name of the corporation by himself as President.

AS WITNESS my hand and Notarial Seal.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
On this 4th day of January, 1973, before me, a Notary Public of said State, personally appeared Melvin W. Harrison, Vice President of Equitable Trust Company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who, acknowledged that he executed the same for the purposes therein contained, as the duly authorized Vice President of said Corporation by signing the name of the corporation by himself as President.

AS WITNESS my hand and Notarial Seal.

[Signature] Notary Public

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 due to the topography and an inadvertently error in the foundation survey

the above Variance should be had; and it further appearing that by reason of the granting of the requested Variance not adversely affecting the health, safety and general welfare of the community

to permit a front yard setback of 64 feet from the center Variance line of the street instead of the required 75 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of March 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Services and the Office of Planning and 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 day of 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 22, 1973

Russell C. Millburn, Esq.,
4530 Belair Road
Baltimore, Maryland 21206

Re: Variance Petition
Item 146
Maryland Line, Inc. - Petitioners

Dear Mr. Millburn:

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.

These comments are not intended to facilitate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast corner of Edelweiss Way, an unimproved street, and Bentley Road, in the 7th District of Baltimore County. This property, known as Lot 15 of Plot One, Section One, of the subdivision known as Chalet De La Rance, is an executive type subdivision that is in its early stages of development. There currently exists two other homes, a short distance from this property. No curb and gutter exists in this area at this time.

This property is currently being improved with a two-story dwelling that is under construction. The property is fairly level along the front portion of the property, however, it does slope gently toward the northeast.

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

Russell C. Millburn, Esq.
Item 146
March 22, 1973

the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Gillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:JD
(Enclosure)

cc: George William Stephens, Jr.,
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EDWARD J. CLAYTON, P.E.
Director

March 6, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 146 - ZAC - February 13, 1973
Property Owner: Maryland Line, Inc.
Bentley Road NE/S of Edelweiss Way
Variance from Section 1A00.3B.3 to permit a front yard setback of 64' from the centerline of the street instead of the required 75' - District 7

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the front yard setback.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering
ELLENWORTH H. DYER, P.E., Chief

February 26, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #146 (1972-1973)
Property Owner: Maryland Line, Inc.
NW/S of Bentley Rd., NW/S of Edelweiss Way
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 64' from the centerline of the street instead of the required 75' - District: 7th No. 10000 1417 acres

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #77201, executed in conjunction with the development of "Chalet De La Rance".

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with this Item #146 (1972-1973).

Very truly yours,

Ellenworth H. Dyer, P.E.
Chief, Bureau of Engineering

EDH:W/P/MS

cc: Robert H. Jones

MD-28 Key Sheet
1 1/2" NW / Position Sheet
NY 36 3 Topo
7 Topo

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
822-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon
Chairman
Zoning Advisory Committee

Re: Property Owner: Maryland Line, Inc.

Location: NW/S of Bentley Road, NW/S of Edelweiss Way

Item No. 146

Zoning Agenda Feb 13, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with BALTIMORE County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved; Plans.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewer: J. J. Deitz Noted and
Planning Group Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 23, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 146, Zoning Advisory Committee Meeting February 13, 1973, are as follows:

Property Owner: Maryland Line, Inc.
Location: NW/S of Bentley Road, NW/S of Edelweiss Way
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 64' from the centerline of the street instead of the req. 75'.
District: 7
No. Acres: 4.47

Soil evaluation has been conducted and approved.

Water well location has been approved.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director
Jefferson Building
Suite 301
Towson, Md. 21204
476-3311

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
476-3331

March 15, 1973

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #146, Zoning Advisory Committee Meeting, February 13, 1973, are as follows:

Property Owner: Maryland Line, Inc.
Location: NW/4 of Bentley Road, NE/4 of Edelweiss Way
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 64' from the centerline of the street instead of the required 75'

District: 7
No. Acres: 4.47 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 16, 1973

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of 2/13/73

Re: Item 146

Property Owner: Maryland Line, Inc.
Location: NW/4 of Bentley Road, NE/4 of Edelweiss Way
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 64' from the centerline of the street instead of the required 75'

District: 7
No. Acres: 4.47 acres

Dear Mr. Dinenna:

No bearing on student population

Very truly yours,

W. Nick Futrovich
W. Nick Futrovich
Field Representative

WNP/ml

E. ERIC DINENNA
LUCILLE C. HERR
MRS. ROBERT L. BERRY

MARION W. ROSS
JOSEPH M. MCGOWAN
ALVIN LOCKE
JOSHUA H. WHEELER

F. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. WILSON

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
203 ALLEGHENY AVE.
TOWSON 4, MARYLAND
Scale: 1" = 1000'

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 16th day of February 1973.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Maryland Line, Inc.

Petitioner's Attorney: Russell C. Millburn, Esq.
c/o George William Stephens, Jr.
and Associates, Inc.
203 Allegheny Avenue 21204

Reviewed by: *[Signature]*
Chairman,
Zoning Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper, printed and published in Towson, Baltimore County, Md., on the day of April 1973, the 22nd day of March 1973.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

THE TOWSON TIMES

TOWSON, MD. 21204 March 26 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, 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 26 day of March 1973 that is to say, the same was inserted in the issue of March 22, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *[Signature]*

BALTIMORE COUNTY, MARYLAND No. 7092

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 16, 1973 ACCOUNT 03-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Russell C. Millburn, Esq.
4930 Balair Road
Baltimore, Md. 21206
Petitioner's Attorney for Maryland Line, Inc.
713-232-A

BALTIMORE COUNTY, MARYLAND No. 8259

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 9, 1973 ACCOUNT 01-662

AMOUNT \$63.50

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Russell C. Millburn, Esq.
4930 Balair Road
Baltimore, Md. 21206
Petitioner's Attorney for Maryland Line, Inc.
713-232-A

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans:							
Previous cases			Change in outline or description						Yes	No
			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

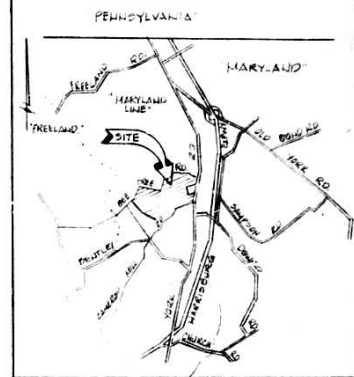
Your Petition has been received - this 26th day of March 1973.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *[Signature]* Submitted by: *[Signature]*

Petitioner's Attorney: *[Signature]* Reviewed by: *[Signature]*

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



VICINITY MAP
SCALE: 1" = 200'

SITE ANALYSIS

1. GROSS AREA	114.782 AC
2. EXISTING ZONING	R.O.P.
3. PERMITTED DENSITY	1.0 DU/AC
4. NO. LOTS PERMITTED	12
5. LOTS PROPOSED	12
6. PROPOSED DENSITY	0.25 DU/AC

GENERAL NOTES

1. ALL VEHICULAR ACCESS SHALL BE DENIED FOR ALL LOTS ALONG PESTREE ROAD EXCEPT LOT 10.
2. ALL SIDE AND REAR BUILDING RESTRICTION LINES SHALL BE A MINIMUM OF 50 FEET.
3. 12' PAVING STRIP ON EDELWEISS WAY AND KITZBUHEL ROAD (SUBJECT TO FINAL DESIGN).

LEGEND

- INDICATES SEPTIC SYSTEM LOCATION
- HOUSE
- RUNOUT (10'-20')
- SEPTIC TANK (MIN. DIST. TO WELL = 10')
- DISTRIBUTION BOX
- DRYWELL (DIST. 8' TO WELLS HEAD)
- DRYWELL & DIST. BOX ARE @ SAME ELEV. PARALLEL TO GRADE.

SITE ANALYSIS SECTION 1

1. GROSS AREA	62.0 AC.
2. EXISTING ZONING	R.O.P.
3. PERMITTED DENSITY	1.0 DU/AC
4. NO. LOTS PERMITTED	12
5. LOTS PROPOSED	12
6. PROPOSED DENSITY	0.25 DU/AC

TENTATIVE PLAN CHALET DE LA RANCE

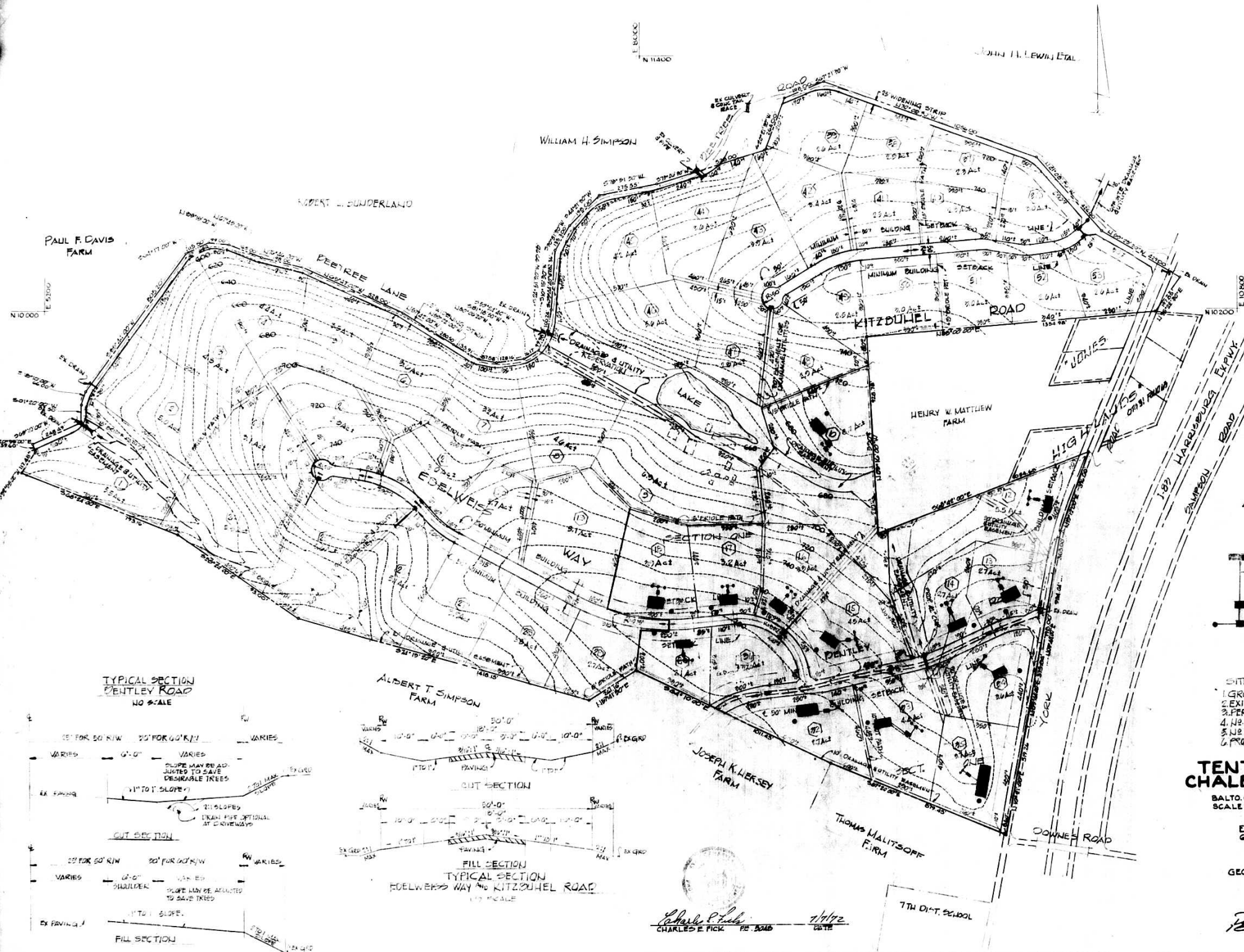
BALTO. CO., MD.
SCALE: 1" = 200'

ELECT. DIST. #7
JULY 29, 1972
REV. 7-12-72
REV. 8-14-72
REV. 8-15-72

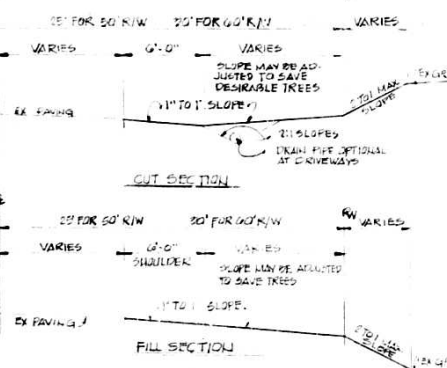
OWNER
EDWIN A. HOCHSTEDT
6402 BIRCHWOOD AVENUE
BALTIMORE, MD 21214

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

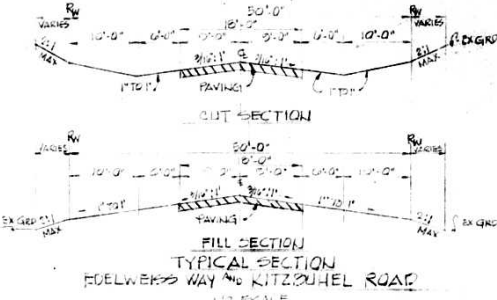
RET EX 2



TYPICAL SECTION
DENTLEY ROAD
NO SCALE



TYPICAL SECTION
EDELWEISS WAY
NO KITZBUHEL ROAD



Charles E. Pick
CHARLES E. PICK P.E. 20416
7/1/72
12/7/72