

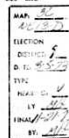
73-241-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lesley C. Beever
I, or we, Frank A. Beever, Jr., 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 1802.2 of the Zoning Regulations of Baltimore County, to permit a front yard setback of 5 feet in lieu of the required minimum of 20 feet. To permit a front yard (202.2) setback of 20 feet in lieu of the required 50 feet, and a side yard setback of 5 feet in lieu of the required 20 feet, and a rear yard setback of 5 feet in lieu of the required 20 feet, to permit a center line of street setback of 45 feet in lieu of the required 50 feet, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1.) Lot 130 A is practically all fill and the grade drops severely toward the rear
- 2.) Proposed location of house is only level area where home could be built.

see attached description



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, 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: 610 Knollcrest Pl. SE
(666-7057)

Petitioner's Attorney
Address: 306 W. Joppa Rd. Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of March 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 108, County Office Building in Towson, Baltimore County, on the 11th day of April, 1973, at 10:15 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 73-241-A
Petitioner

ORDER OF DISMISSAL

Petition of Frank A. Beever, Jr. for variances from Section 202.2 - 1802.38 for front yard setback, and Section 202.3 - 1802.38 for side yard setback, on property located on the southwest side of High Country Road 1170 feet east of Aylwin Road, in the 9th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order to Dismiss appeal filed August 3, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney for the Protestants-Appellants in the above entitled matter;

WHEREAS, said attorney requests that the appeal filed on behalf of said Protestants-Appellants be dismissed and withdrawn as of August 3, 1973, pursuant to the Agreement filed simultaneously herewith (a copy of which is attached hereto and made a part hereof);

IT IS HEREBY ORDERED, this 6th day of August, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

Walter A. Miller, Jr.

W. Giles Parker

PETITION FOR VARIANCE
SW/S OF HIGH COUNTRY ROAD, 1170'
E OF AYLWIN ROAD - 9th DISTRICT
FRANK A. BEEVER, JR., - PETITIONER
No. 73-241-A
BEFORE THE
BOARD OF APPEALS
OF
BALTIMORE COUNTY

ORDER TO DISMISS

WHEREAS, the parties have reached an Agreement in connection with the above entitled case, and

WHEREAS, the parties have entered into an Agreement which is to be filed either prior hereto or simultaneously herewith in the Land Records of Baltimore County concerning the Variance contested in the above entitled case, the attorney for the Protestants in the foregoing matter request that the appeal filed be dismissed without prejudice.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204
296-2600
Attorneys for Protestants

I HEREBY CERTIFY that on this 3rd day of August, 1973, a copy of the foregoing Order to Dismiss was mailed to G. Mitchell Austin, Esquire, 306 W. Joppa Road, Towson, Maryland 21204.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
Attorneys for Protestants

AGREEMENT

THIS AGREEMENT WITNESSETH, made this 26 day of July, 1973, by and between FRANK A. BEEVER, JR. and LESLEY C. BEEVER, his wife, parties of the first part and ROWLAND HILL and JOHN YOUNG, parties of the second part,

WHEREAS, the parties of the first part are owners of a parcel of land, being No. 130-A in the resubdivision plan of Pinelieg recorded among the land records of Baltimore County in liber O.T.G. 31 folio 132 which was transferred and conveyed unto the parties of the first part, located in the 9th Election District of Baltimore County, Maryland; and

WHEREAS, the Zoning Commissioner of Baltimore County on the 18th day of May, 1973, did grant said Petition No. 73-241-A Item 161, of the parties of the first part, FRANK A. BEEVER, JR. and LESLEY C. BEEVER, his wife, a variance to Section 1802.38 (Section 202.2) to permit a side yard setback of five feet in lieu of the required 20 feet; and (Section 202.2) to permit a front yard setback of 30 feet in lieu of the required 50 feet, and 55 feet in lieu of the required 75 feet from the front property line and center line of the street; and

WHEREAS, the parties of the second part did file an appeal from the decision of said Zoning Commissioner to the Board of Appeals of Baltimore County and have entered into negotiations with the parties of the first part and parties of the second part have agreed to terminate their said objection and appeal, however, it is covenanted and agreed by and between the parties of the first part and the parties of the second part that they shall enter into, and request said Board of Appeals to pass a Consent Order to permit a side yard setback of 20 feet, and to permit a front yard setback of 40 feet in lieu of the required 50 feet and 65 feet in lieu of the required 75 feet from the front

-2-

property line and center line of the street. That the parties of the first part and the parties of the second part do further covenant and agree that said Agreement herein shall become effective upon the passage of the Consent Order, and shall be binding on all of the parties hereto, their heirs, successors, assigns, grantees, etc.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

That in consideration of the mutual agreement, covenants, restrictions and conditions herein contained and the payment of the sum of Five Dollars (\$5.00) from each party to the other and for other good and valuable considerations, the receipt of which is hereby acknowledged, the parties hereto agree to enter into this Agreement which shall, upon the passage of the Consent Order by the Board of Appeals of Baltimore County, Maryland, become effective and further, that they shall cause this Agreement to be recorded among the land records of Baltimore County, Maryland and that the covenants and restrictions and conditions contained herein shall run with and be binding upon the above described property known as Lot No. 130-A in the resubdivision plan of Pinelieg, recorded among the land records of Baltimore County in liber O.T.G. 31 folio 132, and upon the present and future owners thereof and shall inure to the benefit of all the parties hereto, their heirs, successors, assigns, grantees, those successors in interest by way of consolidation or merger, purchasers by way of mortgage foreclosure, purchasers at tax sales, or any and every other successors in interest in and to all or part of the property described herein, which said property lying on the southwest side of High Country Road, 1170 feet East of Aylwin Road, 9th Election District of Baltimore County, Maryland.

THE PARTIES OF THE FIRST PART, ON BEHALF OF THEMSELVES, THEIR HEIRS, ASSIGNS, SUCCESSORS, GRANTEES, THOSE SUCCESSORS BY WAY OF CONSOLIDATION OR MERGER, PURCHASERS BY WAY OF MORTGAGE FORECLOSURE, PURCHASERS AT TAX SALES AND ANY AND EVERY OTHER SUCCESSOR IN

-3-

INTEREST, AGREE AS FOLLOWS:

1. That the requested Variance in connection with the side yard setback shall be 20 feet, the said front yard setback shall be 40 feet in lieu of the requested 50 feet and 65 feet in lieu of the 75 feet from the front property line and center line of the street.

2. That the parties of the first part agree that they will enter into a Consent Decree in accordance with the Agreement herein contained and request that said Consent Decree be passed in case No. 73-241-A, Item 161.

THE PARTIES OF THE SECOND PART ON BEHALF OF THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AGREE AS FOLLOWS:

1. That the parties of the second part agree that they will enter into a Consent Decree in accordance with the Agreement herein contained and request that said Consent Decree be passed in case No. 73-241-A, Item 161.

THIS AGREEMENT contains the entire understanding of the parties and each of the parties hereto.

IN WITNESS WHEREOF, the parties hereto affix their hands and seals the date and year first above written.

WITNESSES:

FRANK A. BEEVER, JR. (SEAL)
party of the first part
LESLEY C. BEEVER (SEAL)
party of the first part
JOHN YOUNG (SEAL)
party of the second part
ROWLAND HILL (SEAL)
party of the second part

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 26 day of July, 1973,

-4-

before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared FRANK A. BEEVER, JR. and LESLEY C. BEEVER, his wife, who made oath in due form of law and acknowledged the foregoing Agreement to be their free and voluntary act.

As Witness, My Hand and Notarial Seal.



Christine Stephens
Notary Public

My Commission Expires: 7-1-74

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 26th day of July, 1973, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared ROWLAND HILL and JOHN YOUNG, who made oath in due form of law and acknowledged the foregoing Agreement to be their free and voluntary act.

As Witness, My Hand and Notarial Seal.

John A. Slowik
Notary Public

My Commission Expires: 7/1/74

ALAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS

8013 BELAIR RD. / BALTIMORE MD 21236 (301) 668-1501
135 W. JOPPA RD. / TOWSON MD 21204 (301) 226-3300
115 E. MAIN STREET / WESTMINSTER MD 21157 (301) 848-7400
12 S. WASHINGTON STREET / EASTON MD 21820 (301) 842-5433

February 9, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR
FRONT AND SIDE YARDS.

BEGINNING for the same on the southwest side of High Country Road, (50 feet wide), at a point situate 1,170 feet, more or less, measured southeasterly along said southwest side of High Country Road from its intersection with the east side of Aylwin Road (50 feet wide) thence leaving said place of beginning and running and binding on the southwest side of High Country Road, the following courses and distances, viz: (1) Northeasterly by a curve to the left with a radius of 566.64 feet for a distance of 157.03 feet (2) South 81 degrees 00 minutes 00 seconds East 26.26 feet and (3) Southeasterly with a curve to the right with a radius of 50.00 feet for a distance of 16.14 feet, thence leaving the southwest side of said road and running the following courses and distances, viz: (4) South 12 degrees 11 minutes 49 seconds West 170.30 feet (5) North 63 degrees 56 minutes 06 seconds West 224.37 feet (6) North 18 degrees 23 minutes 27 seconds West 21.01 feet (7) North 27 degrees 09 minutes 12 seconds East 115.18 feet to the place of beginning.

Containing 0.73 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyances.



John A. Slowik

L. ALAN EVANS, P.E., L.S.
J. CARROLL HADLEY, L.S.
GEORGE W. HOLDEFER, P.E.
ASSOCIATES
CAMBRIDGE
AND EASTON
JESSE W. HURLEY
RICHARD L. HULL

PETITION FOR VARIANCE
SW/S OF HIGH COUNTRY ROAD, 1170'
E OF AYLWIN ROAD - 9th DISTRICT
FRANK A. BEEVER, JR., PETITIONER
No. 73-241-A (Item No. 161)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF BALTIMORE COUNTY

ORDER FOR APPEAL

Please Note an appeal from the Order and decision of
James E. Dyer, Deputy Zoning Commissioner, entered on the 18th
day of May, 1973 in the above entitled matter.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
335 W. Allegheny Avenue
Towson, Maryland 21204
296-2600
Attorneys for Protestants,
Roland Hill and
John Young

I HEREBY CERTIFY that on this 7th day of June, 1973, a
copy of the foregoing was mailed to G. Mitchell Austin, Esq.,
306 W. Jopka Road, Towson, Maryland 21204.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
Attorneys for Protestants,
Roland Hill and
John Young



ORDER RECEIVED FOR FILING

DATE JUN 12 1973

BY John P. Lacey, Jr.
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE
SW/S OF HIGH COUNTRY ROAD, 1170'
E OF AYLWIN ROAD - 9th DISTRICT
FRANK A. BEEVER, JR. PETITIONER
NO. 73-241-A (Item No. 161)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for Variances to permit a side yard
of five feet in lieu of the required 20 feet and to permit a front yard setback
of 20 feet and 45 feet in lieu of the required 50 feet and 75 feet, respectively
from the front property line and the center line of the street. The subject site
consists of Lot 130-A in the re-division plan of Pinecliff recorded among
the land records of Baltimore County in Liber O. T. G 31 Folio 132.

Testimony indicated that the lot, as originally recorded in 1972, was
unbuildable due to the extensive slope or drop off at a point very close to the
right of way line of High Country Road. Mr. Beever, the Petitioner who has
owned the property in fee for approximately four years, has recently filled
about one third of the lot. However, a drop of 20 to 30 feet still exists at
the end of the filled area, and builders have advised that his home not be con-
structed in the unstable filled area. The proposed location, which requires
setback Variances, has been recommended as the most suitable location.

Many area residents, who were present in protest to the Petitioner's
request, felt that the granting of the Variances would deprecate the value of
their homes. They cited the fact that other homes in the area had been con-
structed in compliance with the required setbacks and that a dwelling situated,
as proposed within 20 feet of the right of way, would be out of character with
the surroundings.

A deed covenant, subdivision plat indicating required setbacks, and a
list of area residents who objected to the requested Variances were submitted
as Protestants Exhibits A, B and C, respectively.

After reviewing the above testimony and making an on site field inspec-

tion of the subject property, it is the opinion of the Deputy Zoning Commis-
sioner that the topography of the lot in question is so steep that a dwelling
could not be feasibly located at the required setback points and that the Peti-
tioner could definitely suffer a hardship and practical difficulty insofar as
setback requirements are concerned. However, a Variance can be granted
only if in strict harmony with the spirit and intent of the area regulations in
question, and only if the relief can be granted without substantial injury to
the health, safety and general welfare of the community involved.

The field inspection revealed that the surrounding dwellings are located
a minimum of 150 feet, more or less, from the Petitioner's proposed dwelling,
and as such, their individual privacy should not be substantially affected by a
decrease of the required setback. The Petitioner's plans to construct a two
story colonial type dwelling at a point 20 feet from the road right of way line
does, however, present a different situation, and would in the writer's opinion,
be out of character and aesthetically injurious to the overall general welfare of
the community. For this reason, a front yard Variance of the proportion re-
quested should not be granted.

It does appear, however, that if improved with a dwelling and accom-
panying lawn and shrubs, the improvements would be beneficial to the area,
and could very well eliminate a hazardous condition that has existed on this
undeveloped vacant lot for ten or eleven years. For these reasons, a Variance
to permit a setback of not less than 30 feet can be granted without adversely
affecting the community. The side yard in question is adjacent to a private
driveway leading to three houses at the rear and should not have an adverse
affect on the area.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County this 18th of May 1973, that the herein requested
Variances to Section 1802.3B (Section 202.3) to permit a side yard setback
of five feet in lieu of the required 20 feet; and (Section 202.2) to permit a
front yard setback of 30 feet in lieu of the required 50 feet, and 55 feet in lieu

ORDER RECEIVED FOR FILING

DATE May 18 1973

BY John P. Lacey, Jr.
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE May 12 1973

BY John P. Lacey, Jr.
ADMINISTRATIVE ASSISTANT

LAW OFFICES
BROOKS & TURNBULL
306 WEST ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

April 5, 1973



The Honorable S. Eric DiNenna
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition of Frank and Lesley Beaver
No. 73-241-A

Dear Mr. DiNenna:

Please enter the appearance of John Grason Turnbull, II
and Brooks & Turnbull on behalf of the Protestants, John
Young and Roland Hill, 1160 High Country Road and 1112 High
Country Road, respectively, in connection with the Petition
for Zoning Variance hereinbefore filed.

We acknowledge receipt of a hearing date of
April 11, 1973 at 10:15 a.m. and should there be any changes in
connection therewith, I would appreciate your notifying me of
same.

Thanking you for your anticipated cooperation, I
remain,

Very truly yours,

BROOKS & TURNBULL

John Grason Turnbull, II

JGTII:sk

cc: Mr. John Young
Mr. Roland Hill

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 19, 1973

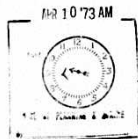
FROM: Norman E. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition 73-241-A, Southwest side of High Country Road 1170 feet East of
Aylwin Road
Petition for Variance for a Side and Front Yard.
Petitioners - Frank A. Beever, Jr. and Lesley C. Beever

9th District

HEARING: Wednesday, April 11, 1973 (10:15 A.M.)

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



BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 11, 1973

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

Re: Item 161 - ZAC - March 6, 1973
Property Owner: Frank A. Beever, Jr. and Lesley Beever
High Country Rd., E. of Aylwin Rd.,
Var. from Sect. 1802.3C to permit a side yard setback
& front yard setback - District 9

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to side
and front yards.

Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 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:

Revised comments on Item 161, Zoning Advisory Committee
Meeting, March 6, 1973, are as follows:

Property Owner: Frank A. Beever, Jr. & Lesley Beever
Location: S/W/S High Country Road, 1170' E of Aylwin Rd.
District: 9

A re-evaluation was conducted on this property on
April 4, 1973, which disclosed that the soil conditions at the
highest elevations are suitable for an underground disposal system
with room for expansion, providing the house is located not more
than 50' South of the existing road curb and not more than 5-10'
East of the West boundary line, as shown on Drawing No. 1279 by
Evans, Hagen & Holdefer, Inc., dated February 2, 1973. This
specified location is necessary in order to obtain gravity flow
to the disposal system.

In addition, the water well must be located at the
Northwest corner of the lot, and must be capable of producing a
minimum of 2 gal. per minute, based on 6 hrs. continuous pumping.
Prior to approval of a building permit, proof of the well yield
must be submitted to this office.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

VNG:nn

cc: Mr. Frank A. Beever, Jr.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

MINUTES OF THE MEETING
Held at the County Office Building
Towson, Maryland - 21204

DATE: March 29, 1973

BY: Mr. Frank A. Beever, Jr., Chairman

MEMBERS: Mr. Eric DiNenna, Zoning Commissioner

Mr. John A. Dillen, Jr., Chairman, Advisory Committee

Mr. John A. Dillen, Jr., Chairman, Advisory Committee

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Mr. John A. Dillen, Jr., Chairman, Advisory Committee

March 29, 1973

Mr. Frank A. Beever, Jr.,
610 Smollett Place
Cockeysville, Maryland 21030

Re: Variance Petition
Item 161
Frank A. Beever, Jr., & Lesley C.
Beever - Petitioners

Dear Mr. Beevers:

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 indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of items 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 Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of High Country Road, 1170 feet west of Aylwin Road, in the 9th District of Baltimore County. This R-1 zone is developed with a subdivision known as "Pineleigh". This property is located at the easternmost extremity of the subdivision at the bottom of a steep grade. The lot is primarily fill and drops severely toward the rear of the property. It is adjacent to a pinhole access to three other lots on the south of High Country Road. The homes in this area are in the \$50,000 range and are well maintained. Barring any other comments that may request revisions to the site plan, the only change that should be noted is that the petition is not for a Special Exception but is for a Variance and should be indicated on the revised site plan prior to the hearing.

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

Mr. Frank A. Beever, Jr.,
Item 161
March 29, 1973

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

Very truly yours,

John A. Dillen, Jr.
JOHN A. DILLEN, JR.,
Chairman,
Advisory Committee

JDDjr:JJD

(Enclosure)

cc: Evans, Hagan & Holdefer, Inc.,
8013 Selair Road
Baltimore, Maryland 21236

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

March 27, 1973

Re: Item #161 (1972-1973)
Property Owner: Frank A. Beever, Jr. and Lesley Beever
SAS High Country Road, 1170' E. of Aylwin Road
Present Zoning: D.R. 1
Proposed Zoning: Variance from Section 1802.3.C to permit a side yard setback of 5' instead of required 20', to permit a front yard setback of 20' instead of required 50' and Section 1802.3C.2 (504 V89) to permit a centerline setback of 45' instead of required 50'
District: 9th No. Acres: 0.73 acre

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements although not involved, are as secured by a Public Works Agreement executed in conjunction with the development of "Pineleigh" subdivision. Public water supply and sanitary sewerage are not available. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #161 (1972-1973).

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWB:ee

cc: Matti A. Kasir

R-SE Key Sheet
10 NE 13 Position Sheet
NE 13 D Topo
62 Tax Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 15, 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 161, Zoning Advisory Committee Meeting March 6, 1973, are as follows:

Property Owner: Frank A. Beever, Jr. & Lesley Beever
Location: S/W/S High Country Rd., 1170' E of Aylwin Rd.
Present Zoning: D.R. 1
Proposed Zoning: Variance from Section 1802.3C to permit a side yard setback of 5' instead of the required 20', to permit a front yard setback of 20' instead of required 50', and Section 1802.3C.2 (504V89) to permit a centerline setback of 45' instead of required 50'
District: 9
No. Acres: 0.73

Since public water and sewers are not available, private systems would be utilized. However, there is insufficient area for a private system on this lot to permit the proper distances to be maintained between water wells and disposal systems. Therefore, this office cannot approve the lot until such time that public sewer becomes available.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:man

cc: P.D. Didier

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director
Baltimore County Office Building
Jefferson Building
Suite 301
Towson, Md. 21204
(410) 331-1111

S. ERIC DINENNA
Zoning Commissioner
County Office Building
1119, Chesapeake Ave.
Towson, Md. 21204
(410) 331-1111

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 #161, Zoning Advisory Committee Meeting: March 6, 1973, are as follows:

Property Owner: Frank A. Beever, Jr. and Lesley Beever
Location: S/W/S High Country Road 1170' E of Aylwin Road
Present Zoning: D.R.1
Proposed Zoning: Variance from Section 1802.3.C to permit a side yard setback of 5' instead of required 20', to permit a front yard setback of 20' instead of required 50' and Section 1802.3C.2 (504 V89) to permit a centerline setback of 45' instead of required 50'

District: 9
No. Acres: 0.73 acres

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 7, 1973

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

Re: Item 161
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.A.C. Meeting of: March 6, 1973

Frank A. Beever, Jr. and Lesley Beever
S/W/S High Country Road, 1170' E. of Aylwin Road
D.R. 1
Variance from Section 1802.3.C to permit a side yard setback of 5' instead of required 20', to permit a front yard setback of 20' instead of required 50' and Section 1802.3C.2 (504 V89) to permit a centerline setback of 45' instead of required 50'

District: 9
No. Acres: 0.73 acres

Dear Mr. DiNenna:

No effect on student population

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 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:

Revised comments on Item 161, Zoning Advisory Committee Meeting, March 6, 1973, are as follows:

Property Owner: Frank A. Beever, Jr. & Lesley Beever
Location: S/W/S High Country Road, 1170' E of Aylwin Rd.
District: 9

A re-evaluation was conducted on this property on April 4, 1973, which disclosed that the soil conditions at the highest elevations are suitable for an underground disposal system with room for expansion, providing the house is located not more than 50' south of the existing road curb and not more than 5-10' East of the West boundary line, as shown on Tracing No. 1299 by Evans, Hagan & Holdefer, Inc., dated February 2, 1973. This specified location is necessary in order to obtain gravity flow to the disposal system.

In addition, the water well must be located at the Northeast corner of the lot, and must be capable of producing a minimum of 2 gal. per minute, based on 6 hrs. continuous pumping. Prior to approval of a building permit, proof of the well yield must be submitted to this office.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WNC:man

cc: Mr. Frank A. Beever, Jr.

H. ENGLISH PARKS, PRESIDENT
JOSEPH N. MESSER, VICE PRESIDENT
MRS. ROBERT L. BERRY

MARCUS M. BOUTWELL
JOSEPH N. MESSER
ALVIN L. LORRY
JOSHUA W. WHEELER

E. WAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. WILLIAM A. KELLEY

DEC 6 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of

Feb 1973. Item #

[Signature]
S. Eric Williams,
Zoning Commissioner

Petitioner Beaver Submitted by Beaver
Petitioner's Attorney ETW Reviewed by ETW

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 3-22-73
Posted for: Hearing held Apr. 11, 1973 @ 10:15 A.M.
Petitioner: Frank A. Beaver, Jr.
Location of property: SW/4 of High Country Rd. 1170' East of
Cyflawn Rd.
Location of Sign: 1 Sign posted approx. 1170' East of Cyflawn Rd.
on High Country Rd.
Remarks: Met H. H. H.
Posted by [Signature] Date of return: 3-29-73

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, PA, CC, CA										
Reviewed by: _____	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # _____									

Frank A. Beaver, Jr. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
600 Eastlawn Place
Cockeysville, Maryland 21030

Item 100

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

Your Petition has been received and accepted for filing

this 20th day of March 1973.

[Signature]
S. Eric Williams,
Zoning Commissioner

Petitioner Frank A. Beaver, Jr. & Lesley C. Beaver

Petitioner's Attorney John A. Haddock, Esq. Reviewed by [Signature]
600 Eastlawn Place
Cockeysville, Maryland 21030
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8207

DATE March 19, 1973 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER
FRANK A. BEAVER, JR.
610-C EASLAWN PLACE
COCKEYSVILLE, MD. 21030
Petition for Variance - 713-241-A
25.00 CASH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8273

DATE April 12, 1973 ACCOUNT 01-662

AMOUNT \$62.75

DISTRIBUTION
WHITE - CASHIER
FRANK A. BEAVER, JR.
610-C EASLAWN PLACE
COCKEYSVILLE, MD. 21030
Advertising and posting of property
713-241-A
62.75 CASH

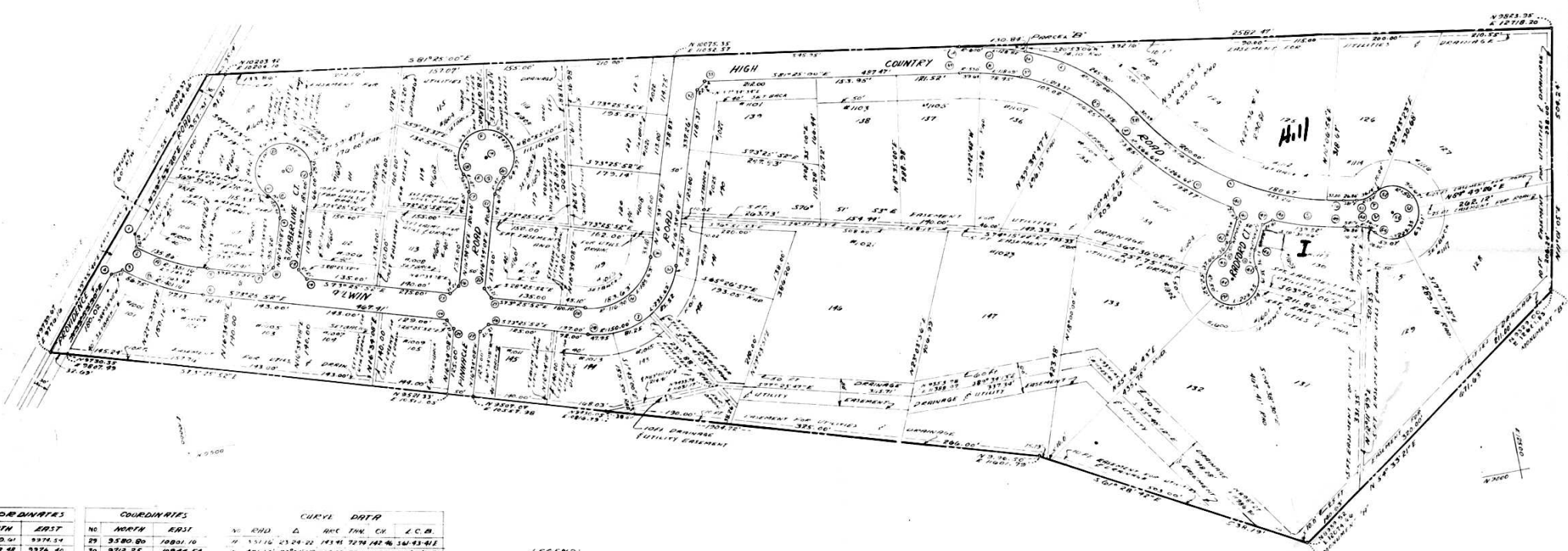
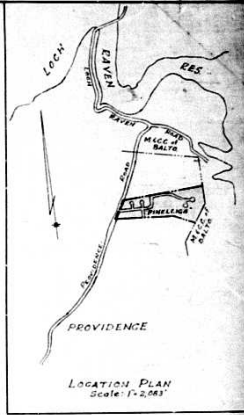
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 10831

DATE June 11, 1973 ACCOUNT 01-662

AMOUNT \$40.00

DISTRIBUTION
WHITE - CASHIER
JOHN GRASSON TURNBULL, II, Esquire
Cost of an Appeal and Posting of Property for Case No.
73-241-A
SW/4 of High Country Road, 1170' E of Aylwin Road -
5th District
Frank A. Beaver, Jr., et ux - Petitioners
40.00 CASH



COORDINATES		COORDINATES		CURVE DATA	
NO.	EAST	NO.	EAST	NO.	DATA
1	3392.41	29	3380.00	1	551.10 25.24 22 181.91 72.79 182.46 36.93 41.2
2	3392.42	30	3372.25	2	401.16 25.24 22 163.28 83.10 167.74 36.93 41.2
3	3376.16	31	3367.79	3	47.00 25.24 22 12.41 25.31 33.74 153.02 17.0
4	3368.30	32	3355.05	4	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
5	3361.00	33	3342.79	5	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
6	3353.08	34	3330.53	6	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
7	3345.94	35	3318.27	7	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
8	3338.80	36	3306.01	8	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
9	3331.66	37	3293.75	9	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
10	3324.52	38	3281.49	10	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
11	3317.38	39	3269.23	11	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
12	3310.24	40	3256.97	12	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
13	3303.10	41	3244.71	13	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
14	3295.96	42	3232.45	14	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
15	3288.82	43	3220.19	15	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
16	3281.68	44	3207.93	16	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
17	3274.54	45	3195.67	17	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
18	3267.40	46	3183.41	18	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
19	3260.26	47	3171.15	19	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
20	3253.12	48	3158.89	20	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
21	3245.98	49	3146.63	21	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
22	3238.84	50	3134.37	22	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
23	3231.70	51	3122.11	23	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
24	3224.56	52	3109.85	24	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
25	3217.42	53	3097.59	25	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
26	3210.28	54	3085.33	26	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0
27	3203.14	55	3073.07	27	47.00 25.24 22 36.05 18.76 35.17 143.32 36.2
28	3196.00			28	57.00 25.24 22 201.81 25.31 33.74 153.02 17.0

LEGEND:
 OUTLINE OF PINE SHOWN THUS:
 BOUNDARY OF PINE SHOWN THUS:
 LOT LINES SHOWN THUS:
 LOT AREA SHOWN THUS:
 HOUSE LINES SHOWN THUS:
 HOUSE LINES SHOWN THUS:
 HOUSE LINES SHOWN THUS:
 HOUSE LINES SHOWN THUS:

NOTE:
 THE COORDINATES SHOWN ABOVE ARE ASSUMED AND
 ARE BASED ON MONUMENT "A" MONUMENT "B"

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT
 William H. F. Wooten, M.D.
 DEPARTMENT OF HEALTH AND COUNTY ENGINEER
 March 13, 1962

36204

Albert R. Zallenbach

Joseph Guzzo

Thomas J. Guzzo

DZC
 For Plot. Ex C

W.J.R. 28 FOLIO 33

MAR 14 1962 at
 same day recorded in Liber
 W.J.R. 28, Folio
 One of the Records of
 Baltimore County and ex
 amined, per

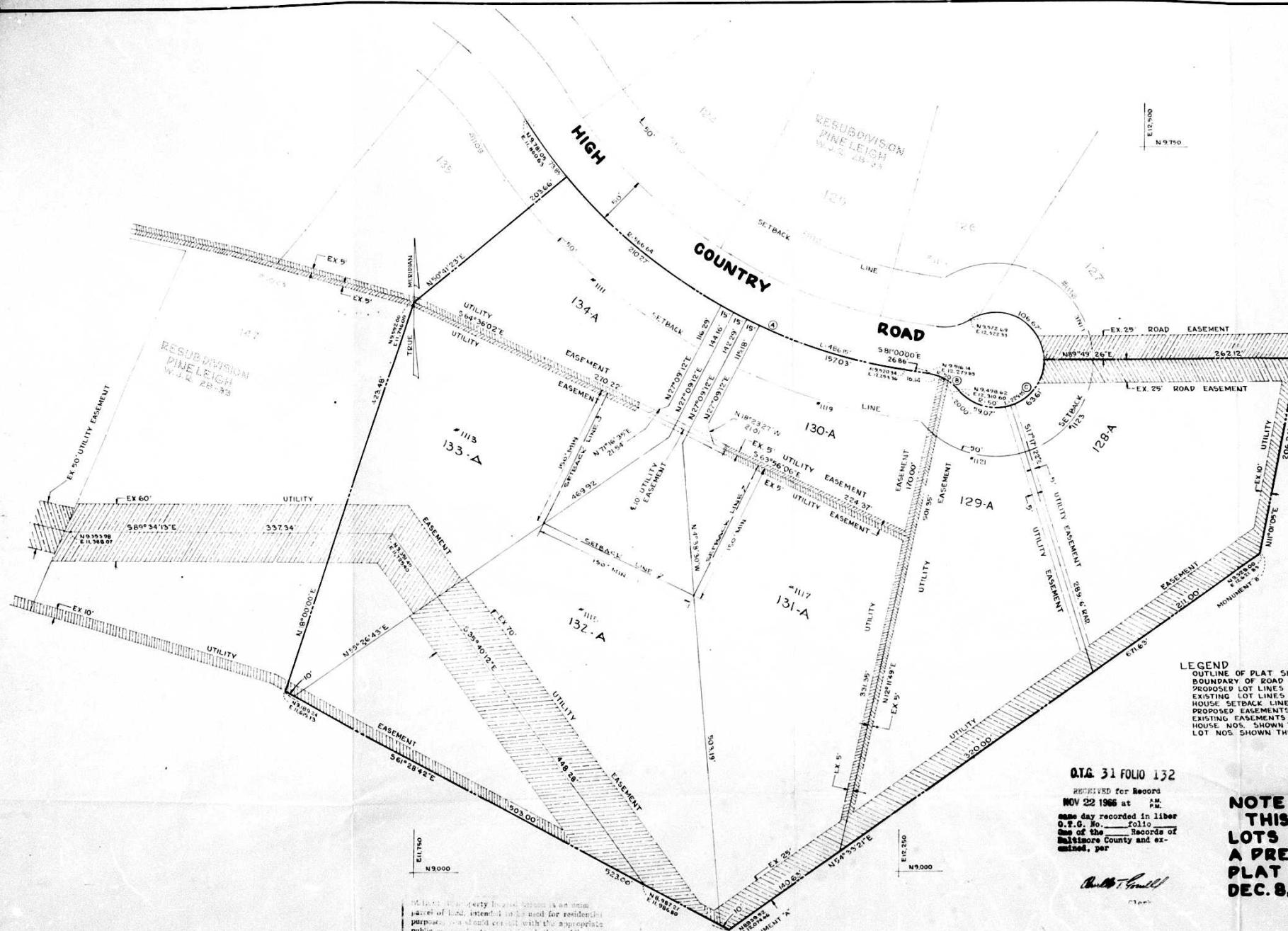
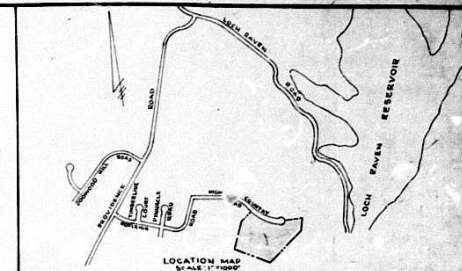
W.J.R. 28 FOLIO 33
 Clerk

RESUBDIVISION PLAN PINELEIGH

BALTO. CO. MD.
 SCALE: 1"=100'

ELECT. DIST. NO. 9
 DECEMBER 8, 1961

JOSEPH & HELEN GUZZO OWNER
 1313 GATESHEAD ROAD
 BALTO. CO. MD.



NOTE:
THE COORDINATES SHOWN ARE ASSUMED
AND ARE BASED ON MONUMENT 'A' AND
MONUMENT 'B'

CURVE DATA						
NO	RAD	Δ	ARC	TAN	CH	L.C.B.
A	765.64	49°09'21"	488.15	299.07	471.38	598°29'10"E
B	50.00	41°24'55"	36.14	18.90	34.56	560°14'42"E
C	50.00	26°49'10"	22.93	—	—	—

LEGEND
OUTLINE OF PLAT SHOWN THUS:
BOUNDARY OF ROAD SHOWN THUS:
PROPOSED LOT LINES SHOWN THUS:
EXISTING LOT LINES SHOWN THUS:
HOUSE SETBACK LINE SHOWN THUS:
PROPOSED EASEMENTS SHOWN THUS:
EXISTING EASEMENTS SHOWN THUS:
HOUSE NOS. SHOWN THUS:
LOT NOS. SHOWN THUS:

Q.T. 31 FOLIO 132
RECEIVED for Record
NOV 22 1966 at 2:00 P.M.
same day recorded in Liber
O.T.O. No. 9116
One of the Records of
Baltimore County and ex-
amined, per

NOTE:
THIS IS A RESUBDIVISION OF
LOTS 128 THRU 134, PART OF
A PREVIOUSLY RECORDED
PLAT OF PINELEIGH DATED
DEC. 8, 1961 - W.J.R. 28-33

RESUBDIVISION PLAN PINELEIGH

BALTO. CO. MD. ELECT. DIST. NO. 9
SCALE: 1"=50' JULY 16, 1966

JOSEPH GUZZO BLDG. CO. INC. - OWNER
8328 HARTFORD ROAD
BALTO. CO. MD.

CERTIFICATION
CERTIFICATION IS HEREBY MADE THAT THIS PLAT WAS
COMPUTED BY G.W. STEPHENS, JR. & ASSOCIATES, INC. AND
THAT IT MEETS THE REQUIREMENTS OF SECTION 72.8 ARTICLE
17 OF THE ANNOTATED CODE OF MARYLAND, 1958 SUPPLE-
MENT.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
C/O STEPHENS
305 ELLERBERRY AVE.
TOWSON, MARYLAND

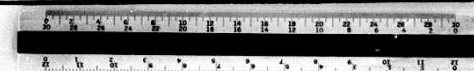
Ben Hochstetler, Jr.
2286

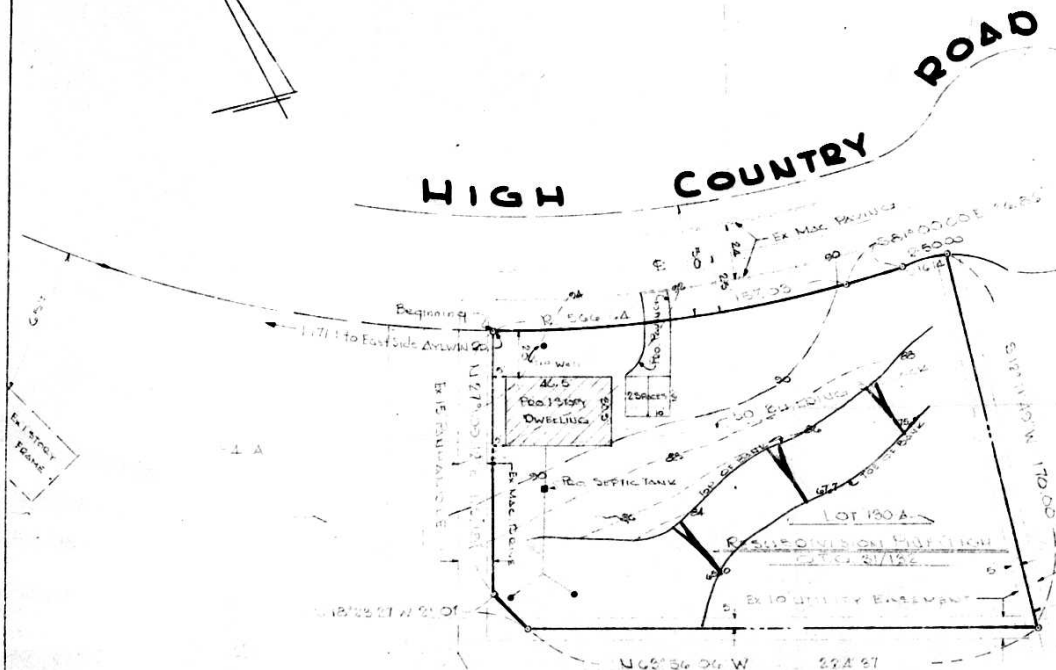
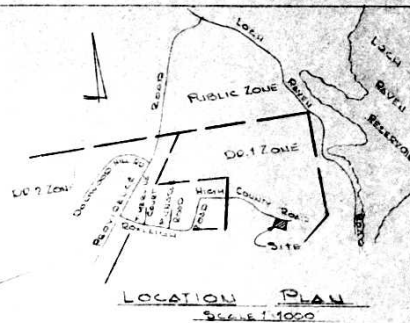
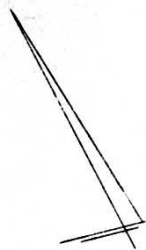
OWNERS CERTIFICATE
CERTIFICATION IS HEREBY MADE THAT ALL THE HOUSES
WITHIN THE ASSOCIATED SUBDIVISION HAVE BEEN
RECEIVED OF THE BALTO. CO. COMPTROLLER WITHIN THE
PLAT.

Joseph Guzzo
PRESIDENT

APPROVED BY BALTO. CO. HEALTH DEPARTMENT
Edward B. Bitt
DEPUTY STATE & COUNTY HEALTH OFFICER
DATE: 11-16-66

APPROVED BY BALTO. CO. PLANNING BOARD
Joseph E. Gaurilio 9/16/66





GENERAL NOTES:

- [illegible]

MAP: 36
NE 15-D
ELECTION
DISTRICT: 9
D-TL: 9-2-79
TYPE
READING: ✓
BY: FM
FINAL
BY: _____

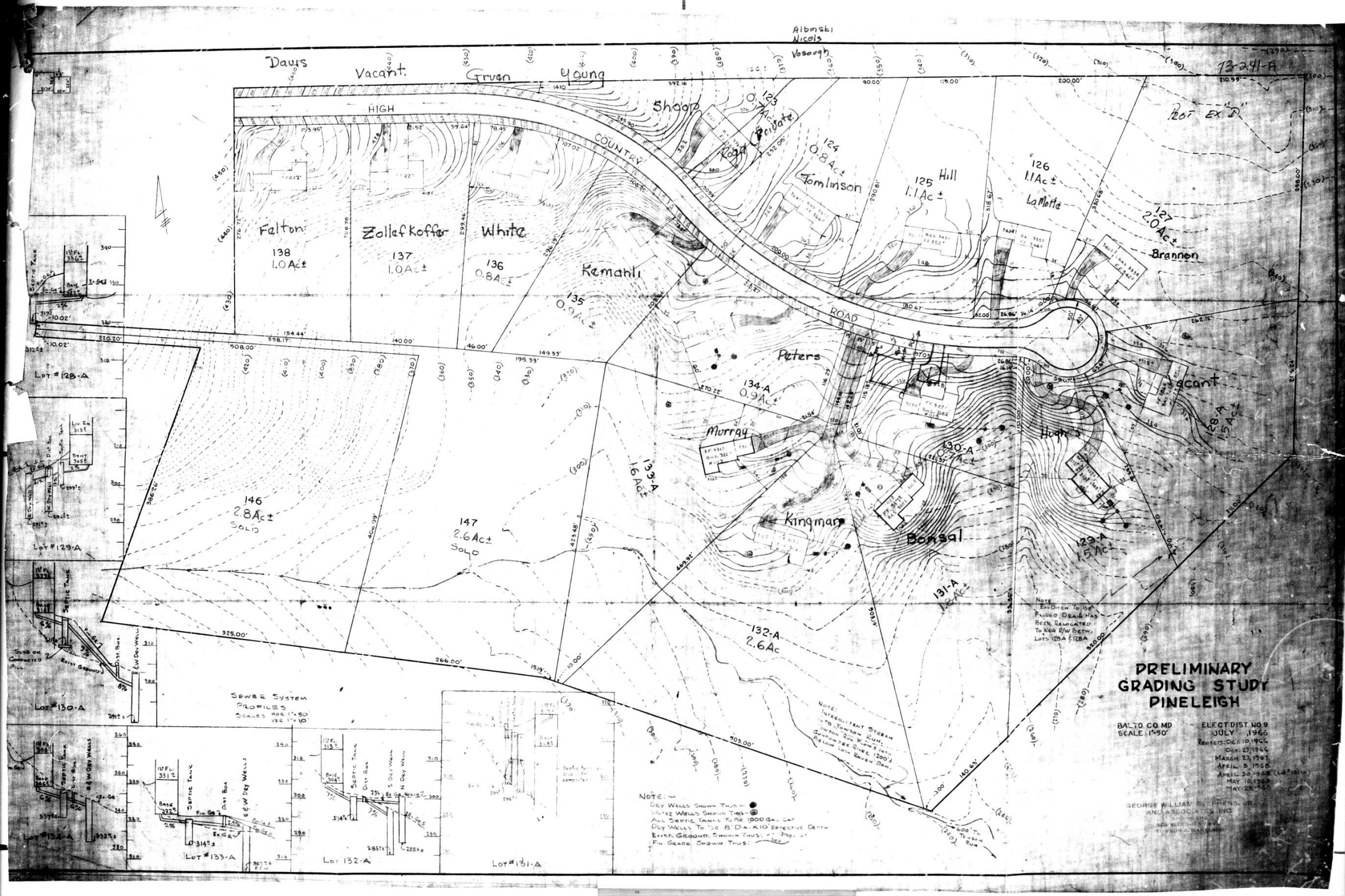
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

1119 HIGH COUNTRY ROAD
3rd ELECTION DISTRICT BALTIMORE COUNTY, MD.

MARLIN CORPORATION - 5003 ARBUTHNOT AVENUE -
BALTIMORE COUNTY MD. 21215

EVANS, HAGAN & HOLDEFEE, INC.		Customers: Any bank, insurance and other financial institution, and all others. New York City	
Name _____ Address _____ City _____ State _____ Zip _____		STANDARD BANK <i>[Signature]</i> President	
		Approved by _____ Secretary	





**PRELIMINARY
GRADING STUDY
PINELEIGH**

BALTO C.O.M.D. SCALE 1"=50'
ELECT DIST NO.9 JULY 1966
REVISED: OCT 10, 1966
OCT 27, 1966
MARCH 27, 1967
APRIL 5, 1968
APRIL 20, 1968 (L.S. 1911)
MAY 10, 1968
MAY 23, 1968

GEORGE WILLIAM BYRNS, JR.
AND ASSOCIATES, INC.
1000 BAYVIEW DRIVE
TUNN HILL, ALABAMA

NOTE: INTERMITTENT STREAM
TO TOWNSEND CREEK
DRAINAGE RUN TRAILS INTO
CUMBERLAND RIVER 1200'
BELOW LOW WATER DAM.

NOTE: DRY WELLS SHOWN THUS: ●
WATER WELLS SHOWN THUS: ○
ALL SEPTIC TANKS TO BE 1000 GAL CAP
DRY WELLS TO BE 8" DIA. X 10' DEPT. DRAIN
EXIST. GROUND SHOWN THUS: ---
FIN GRADE SHOWN THUS: ———

SEWER SYSTEM
PROFILES
SCALE: HOR 1"=50'
VER 1"=10'

