

75-7-X #203 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Pat Vecchio and Dolores Vecchio, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an amendment to the final development plan of Pleasant Prospect.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

DATE October 4, 1974

Contract purchaser Pat Vecchio Legal Owner
Address 501 Dale Avenue, Baltimore, Md. 21206

Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of June, 1974, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of July, 1974, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

MAP 4-1
ELECTION 14
DISTRICT 14
DATE 10-4-74
FILE 14
REASON 14
BY 14

October 4, 1974

Mr. & Mrs. Pat Vecchio
501 Dale Avenue
Baltimore, Maryland 21206

RE: Petition for Special Exception
2/3 of Dale Avenue, 135' N of St.
Patrick Avenue and the NW/4 of
Point Pleasant Road, 358' SW of
St. Patrick Avenue - 14th Election
District
Pat Vecchio, et ux - Petitioners
NO. 75-7-X (Item No. 203)

Dear Mr. & Mrs. Vecchio:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
TOWSON, MARYLAND 21204

May 30, 1974

DESCRIPTION TO ACCOMPANY PETITION FOR AMENDED DEVELOPMENT PLAN
PLEASANT PROSPECT

Parcel A

Beginning for the same on the east side of Dale Avenue at the northwest corner of Block B as shown on the plat of Pleasant Prospect and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 36, folio 94 at a distance of 135' north from the center line of St. Patrick Avenue running thence on the outlines of Block B and Block A as shown on said plat as to include Lots 1 thru 6 of Block B and Lots 1 thru 8 of Block A to the place of beginning.

Being all of Lots 1 thru 6 of Block B and Lots 1 thru 8 of Block A as shown on the plat of Pleasant Prospect and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 36, folio 94.

Parcel B

Beginning for the same at a point on the northwest side of Point Pleasant Road: the south corner of Lot 1, Block C as shown on the plat of Pleasant Prospect and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 36, folio 94 said beginning point being southwesterly 358'± from the center line of St. Patrick Avenue, running thence on the outline of Block C as shown on said plat to include Lots 1 thru 5, Block C to the place of beginning.

Being all of Lot 1 thru 5 of Block C as shown on the plat of Pleasant Prospect and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 36, folio 94.

Parcel C

Beginning for the same at a point on the northeast side of St. Patrick Avenue at the south corner of Block D as shown on the plat of Pleasant Prospect and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 36, folio 94, running thence on the outline of Block D as shown on said plat so as to include Lots 1 and 2, Block D to the place of beginning.

Being all of Lots 1 and 2, Block D as shown on the plat of Pleasant Prospect and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 36, folio 94.



E. F. Raphael
E. F. Raphael
Reg. Prof. Land Surveyor
No. 2246

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Pat Vecchio
501 Dale Avenue
Baltimore, Maryland 21206

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

Your Petition has been received and accepted

for filing this 14th day of June, 1974.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Pat & Dolores Vecchio

Petitioner's Attorney
E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1974

Mr. Pat Vecchio
501 Dale Avenue
Baltimore, Maryland 21206

RE: Special Exception Petition
Item 203
Pat & Dolores Vecchio - Petitioners

Dear Mr. Vecchio:

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 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 Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located along the northwest and southeast sides of the Susquehanna Transmission right-of-way line at its intersection with Patrick Avenue, in the 14th Election District of Baltimore County. The sites represent a previously approved Final Development Plan, entitled "Pleasant Prospect".

Various dwellings are presently under construction within this subdivision and dwellings exist adjacent to the subject site on three sides. The property owned by the Board of Education exists to the north.

The petitioners are requesting a Special Exception to amend the aforementioned Development Plan to reflect building envelopes for each lot instead of the pre-

Mr. Pat Vecchio
Item 203
June 19, 1974

Page 2

viously indicated actual dwelling types.

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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the prerequisites of Sections 1B01.3 and 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an Amendment to the Final Development Plan of Pleasant Prospect, as approved by William D. Fromm, Director of Planning and S. Eric DiNenna, Zoning Commissioner, on October 2, 1974, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of October, 1974, that the Special Exception for an Amendment to the Final Development Plan of Pleasant Prospect 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 Works.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the prerequisites of Sections 1B01.3 and 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an Amendment to the Final Development Plan of Pleasant Prospect, as approved by William D. Fromm, Director of Planning and S. Eric DiNenna, Zoning Commissioner, on October 2, 1974, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of October, 1974, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-5 zone, and/or the Special Exception for an Amendment to the Final Development Plan of Pleasant Prospect be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

June 28, 1974

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

Re: Item 203 - ZAC - June 18, 1974
Property Owner: Pat Vecchio & Dolores Vecchio
Parcel A: E/S of Dale Avenue, 135' N of St. Patrick Avenue
Parcel B: NW/4 of Point Pleasant Road, 358' SW of St. Patrick Ave.
Parcel C: NE/4 of St. Patrick Avenue
Special exception for an amendment to the final development of Pleasant Prospect
District 14

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

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

Office of Engineering
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

June 27, 1974

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

Re: Item 203 (1973-1974)
Property Owner: Pat Vecchio & Dolores Vecchio
Parcel A: E/S of Dale Avenue, 135' N of St. Patrick Ave.
Parcel B: NW/4 of Point Pleasant Road, 358' SW of St. Patrick Avenue
Parcel C: NE/4 of St. Patrick Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special exception for an amendment to the final development plan of Pleasant Prospect
No. of Acres: 6.501 District 14th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

GENERAL COMMENTS:

Baltimore County utilities and highway improvements are existing or as secured by Public Works Agreement 14/206, executed in connection with the subdivision known as "Pleasant Prospect - Section One" and/or as stipulated in formal comments supplied the Petitioner by the Bureau of Public Services, dated August 11, 1972 and supplemented September 28, 1973; which comments are referred to for your consideration.

Very truly yours,

William T. Miller
Baltimore County, Maryland
Chief, Bureau of Engineering

END:RAM:FW:ing

cc: G. A. Reiser
File - "Pleasant Prospect"

J-W.E. Key Sheet
18 and 19 N.E. 18 and 19
N.E. 5-8 Topo Sheet
69 Tax Map

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
872-7318

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Pat Vecchio & Dolores Vecchio

Location: Parcel A: E/S of Dale Ave., 135' N of St. Patrick Ave. Parcel B: NW/4 of Point Pleasant Rd., 358' SW of St. Patrick Ave. Parcel C: NE/4 of St. Patrick Ave.
Item No. 203 Zoning Agenda June 18, 1974

Gentlemen:

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

- (1) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore County Standard.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDED 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 operations.
- () 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 as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7.

Reviewed: J. S. Kelly
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Riecke
Deputy Chief
Fire Prevention Bureau

mis
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

June 14, 1974

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

Dear Mr. DiNenna:

Comments on Item 203, Zoning Advisory Committee Meeting, June 18, 1974, are as follows:

Property Owner: Pat Vecchio & Dolores Vecchio
Location: Parcel A: E/S of Dale Ave., 135' N of St. Patrick Ave.
Parcel B: NW/4 of Point Pleasant Rd., 358' SW of St. Patrick Ave.
Parcel C: NE/4 of St. Patrick Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for an amendment to the final development plan of Pleasant Prospect
No. of Acres: 6.501
District: 14
Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BVB/mc6

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 18, 1974

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 #203, Zoning Advisory Committee Meeting, June 18, 1974 are as follows:

Property Owner: Pat Vecchio & Dolores Vecchio
Location: Parcel A: E/S of Dale Ave., 135' N of St. Patrick Ave.
Parcel B: NW/4 of Point Pleasant Rd., 358' SW of St. Patrick Ave.
Parcel C: NE/4 of St. Patrick Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for an amendment to the final development plan of Pleasant Prospect
No. of Acres: 6.501
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3111 ZONING 434-3231

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 19, 1974

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

Re: Item 203

Property Owner: Pat Vecchio & Dolores Vecchio

Location: Parcel A: E/S of Dale Ave., 135' N. of St. Patrick Ave.
Parcel B: NW/4 of Point Pleasant Rd., 358' S.W. of St. Patrick Ave. Parcel C: NE/4 of St. Patrick Ave.
D.R. 5.5

Proposed Zoning: Special Exception for an amendment to the final development plan of Pleasant Prospect

District: 14th

No. Acres: 6.501

Dear Mr. DiNenna:

No adverse effect on student population.

WDE/ml

Very truly yours,

W. Jack Peterson
W. Jack Peterson
Field Representative

W. JACK PETERSON
EUGENE C. HESS, JR. PRESIDENT
ALVIN LORICK
MRS. ROBERT L. GERNER

MARGUS M. ROYBANS
JOSEPH M. MUGGERMAN
ALVIN LORICK
JOSHUA H. WHEELER, SUPERINTENDENT

T. GAYNED WILLIAMS, JR.
RICHARD M. TRACY, V.P.D.
MRS. RICHARD A. WILLIAMS

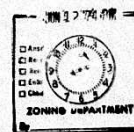
Mr. Eric DiNenna
Zoning Commissioner
Department of Planning and Zoning
Baltimore County
Towson, Maryland 21204

Dear Mr. DiNenna:

For the issuance of a building permit for Lot 2, Block D of Pleasant Prospect I fully realize and accept the responsibility that there is to be no occupancy of this building prior to the final approval of the amended development plan filed with your office.

Pat Vecchio

Pat Vecchio



RECEIVED FOR SPECIAL EXEMPTION
REVENUE DIVISION
 RECEIVED FOR SPECIAL EXEMPTION
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE June 20, 1974 ACCOUNT 01-662
 AMOUNT \$50.00
 WHITE CASHIER Pat Vecchio
 DIST. BY 501 Dale Ave.
 BALTIMORE, MD. 21206
 Petition for Special Exemption
 #75-7-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 21st day of June, 1974, the 5th publication appearing on the 27th day of June, 1974.

THE JEFFERSONIAN,

Richard Morgan
 Manager.

Cost of Advertisement, \$ _____

ORIGINAL

OFFICE OF



THE **ESSEX TIMES**

ESSEX, MD. 21221

July 1 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 1st day of July 1974 that is to say the same was inserted in the issue of June 27 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: Richard Morgan

CERTIFICATE OF POSTING

BALTIMORE COUNTY, MARYLAND

Towson, Maryland

#75-7-X

District 14th mdy Date of Posting June 27, 1974
 Posted for Annexed July 15, 1974 9:10:30 A.M.
 Petitioner Pat Vecchio
 Location of property Ch. of W. on 155 N. of St. Patrick Ave. N. of St. Patrick Ave.
Point Pleasant Rd. 155 N. of St. Patrick Ave.
 Location of Sign 2 Signs Point Pleasant Rd. 155 N. of St. Patrick Ave.
Point Pleasant Rd.
 Remarks _____
 Posted by Paul H. Nuss Date of return July 5, 1974

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

No. 15074

DATE June 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE CASHIER Pat Vecchio
 DIST. BY 501 Dale Ave.
 BALTIMORE, MD. 21206
 Petition for Special Exemption
 #75-7-X

500086

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		500 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: <u>JDB</u>	Revised Plans: Change in outline or description Yes <u> </u> No <u> </u>									
Previous case:	Map # <u>4B</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 31st day of

May 1974. Item # _____

Pat Vecchio
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Vecchio Submitted by Rapine
 Petitioner's Attorney _____ Reviewed by J. B. Rapine

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 31st day of

May 1974. Item # _____

Pat Vecchio
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Vecchio Submitted by Rapine
 Petitioner's Attorney _____ Reviewed by J. B. Rapine

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

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

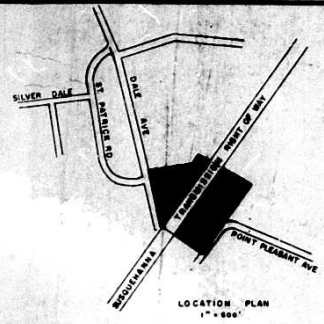
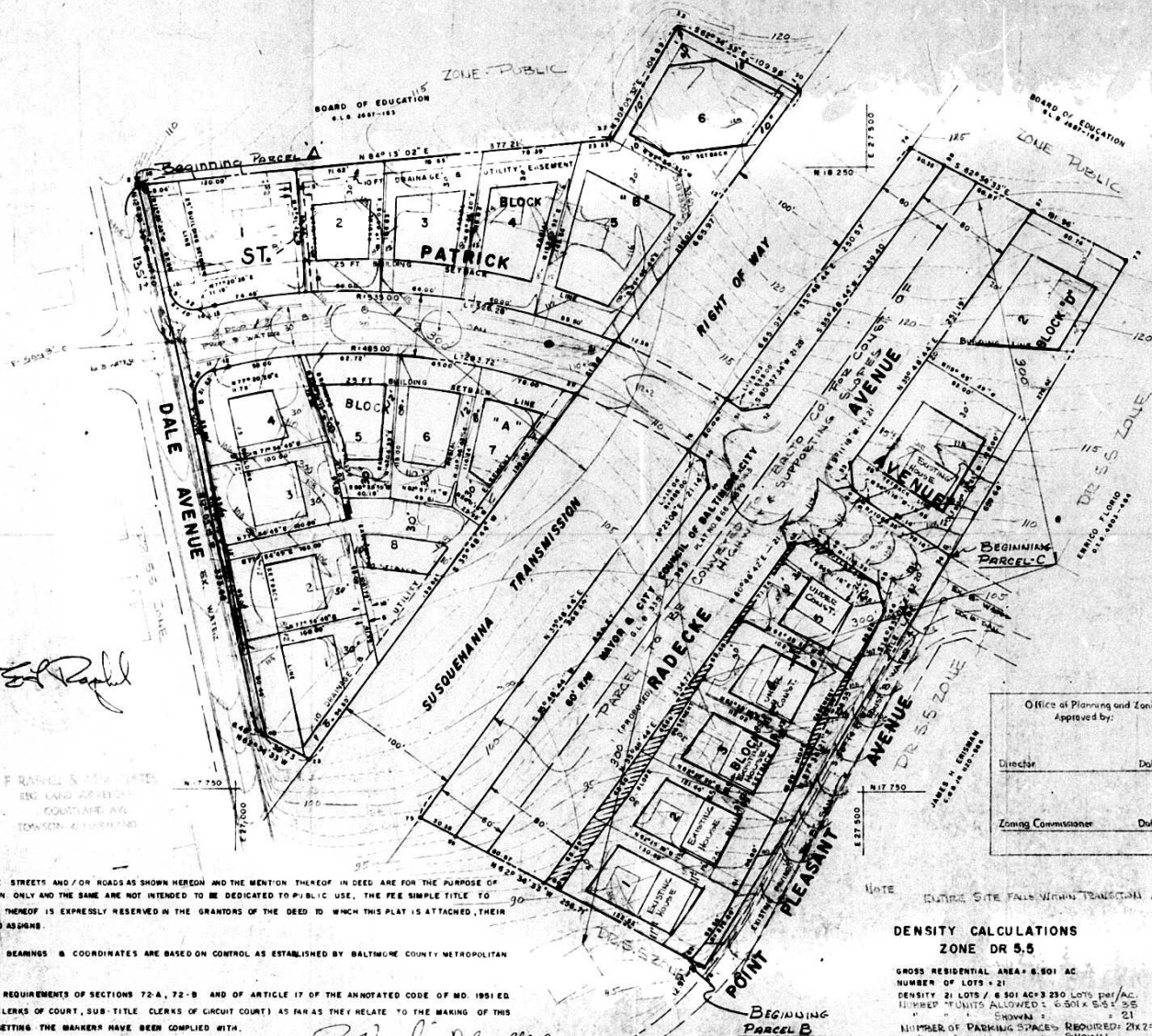
No. 15120

DATE August 6, 1974 ACCOUNT 01-662

AMOUNT \$103.25

WHITE CASHIER Pat Vecchio
 DIST. BY 501 Dale Ave.
 BALTIMORE, MD. 21206
 Advertising and posting of property
 #75-7-X

1032586



COORDINATE TABLE		
NO	NORTH	EAST
10	18 082 27	28 082 27
11	18 088 98	28 088 98
12	18 088 98	28 088 98
13	18 187 34	28 088 98
14	18 187 34	28 088 98
15	18 187 34	28 088 98
16	18 238 58	28 088 98
17	17 790 98	27 023 37
18	17 773 12	27 023 37
19	18 088 98	27 220 92
20	18 110 39	27 301 43
21	18 313 18	27 447 43
22	18 363 18	27 508 92
23	18 273 08	27 523 23
24	18 286 63	27 537 18
25	18 063 44	27 390 34
26	18 022 84	27 361 24
27	17 728 57	27 147 67
28	17 712 58	27 174 61
29	17 475 35	27 248 19
30	17 614 31	27 362 82
31	17 608 34	27 378 38
32	17 939 42	27 988 32
33	18 176 22	27 703 93

COORDINATE TABLE		
NO	NORTH	EAST
37	18 215 41	27 633 86
38	18 252 88	27 584 09
39	18 058 51	27 424 01
40	18 088 05	27 403 01
41	18 014 48	27 373 78
42	17 953 54	27 377 20
43	17 948 83	27 442 07
44	17 950 28	27 463 01
45	17 942 23	27 474 08
46	17 918 40	27 512 97
47	17 883 88	27 518 91
48	17 868 30	27 400 79
49	18 011 72	27 468 28
50	17 990 76	27 492 27
51	17 982 72	27 503 34
52	17 793 95	27 017 62
53	18 235 07	28 281 89
54	18 120 23	28 067 70

CURVE		CURVE		DATA	
NO	DATA	NO	DATA	NO	DATA
13-41	247° 56' 34"	53.00	338.24	166.89	5 88° 17' 18" E.
12-29	33° 31' 03"	4.85.00	288.72	166.89	5 88° 04' 01" E.
77-51	1° 24' 36"	53.00	19.03	7.52	5 88° 04' 20" E.
76-50	1° 46' 35"	4.85.00	15.04	7.52	5 88° 16' 30" E.
55-56	4° 11' 54"	10.66.38	78.14	39.00	5 88° 17' 18" E.
46-45	2° 28' 30"	11.18.55	47.29	23.89	5 53° 24' 04" E.
41-42	1° 39' 50"	27.00	43.88	32.80	5 88° 24' 18" E.
10-11	89° 25' 43"	25.00	31.23	19.00	5 33° 11' 52" W.
14-15	90° 00' 00"	20.00	31.42	20.00	8 88° 38' 32" W.

Office of Planning and Zoning
Approved by: _____
Director _____ Date _____
Zoning Commissioner _____ Date _____

NOTE: ENTIRE SITE FALLS WITHIN TRANSMISSION AREA

DENSITY CALCULATIONS
ZONE DR 5.5

GROSS RESIDENTIAL AREA = 6.501 AC
NUMBER OF LOTS = 21
DENSITY 21 LOTS / 6.501 AC = 3.230 LOTS/AC
NUMBER OF UNITS ALLOWED = 6.501 x 5.5 = 35.76
NUMBER OF PARKING SPACES REQUIRED: 21 x 2 = 42 (9x18)
SHOWING: 42
REQUIRED 6.501 x 6% = 0.39 AC
LTS
LOS: WAIVED FEB 1973 BY REC. & PARKS

14 TH ELECTION DISTRICT
SCALE: 1" = 50'

BALTIMORE COUNTY, MD.

JANUARY 1973
MAY 13 1974

GENERAL NOTES
ADT. 10.4 X 11.6 - PATRICK AVE
" " " " - DALE AVE
ROAD DRIVES TO BE OF DUNSTON & DURABLE SURFACE
TRAFFIC TO BE COLLECTED TWICE WEEKLY BY BALTO CO.
STREET LIGHTING IS TO BE INSTALLED BY BALTO G.E. (AC STANDARDS)
ALL LOTS TO BE SOLD
NOTE REASON FOR 14 AMENDED DEVELOPMENT PLAN DATED
MAY 13, 1974 - ENVELOPES ADDED TO LOTS

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEED ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE BEARINGS & COORDINATES ARE BASED ON CONTROL AS ESTABLISHED BY BALTIMORE COUNTY METROPOLITAN DISTRICT.

THE REQUIREMENTS OF SECTIONS 72-A, 72-B AND OF ARTICLE 17 OF THE ANNOTATED CODE OF MD. 1981 ED. (TITLE CLERKS OF COURT, SUB-TITLE CLERKS OF CIRCUIT COURT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN & SETTING THE MARKERS HAVE BEEN COMPLIED WITH.

Bartholomew & Sons
P.E. VECCHIO
3802 DAYBREAK COURT
BALTIMORE, MD. 21206

