

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

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

to permit a front yard of 10.1 feet from the center line of the road instead of the required 75 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of July, 1974, 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 Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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 30th day of July, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1974

W. Miles Cole, Esq.
406 Jefferson Bldg.
Towson, Maryland 21204

RE: Variance Petition
Item 210
Gaylord Brooks Investment Co. -
Petitioner

Dear Mr. Cole:

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 on the south side of Mount Carmel Road, approximately 780 feet west of Foreston Road, in the 5th Election District of Baltimore County. This property represents one lot in the subdivision of "Hunter Green" and is presently improved by a large barn in poor repair.

Various building lots in the aforementioned subdivision about the property to the east and south. A two-story frame dwelling abuts the site to the west and similar dwellings exist opposite the site on Mount Carmel Road.

The petitioner is requesting a Variance to permit a front yard setback of 40 feet from the center line of the street instead of the required 75 feet. The conversion of the existing barn into a dwelling is proposed.

W. Miles Cole, Esq.
Item 210
July 15, 1974

Page 2

This Committee questions the intentions of the developer, as the subdivision as originally created, established a substantial building lot for dwelling purposes. If the requested Variance is granted, it would appear that intentions are to resubdivide the lot for further building purposes.

This petition is accepted for filing, however, the plans must be revised to reflect all existing structures opposite the site on Mount Carmel Road.

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: Dollenberg Brothers
709 Washington Avenue
Towson, Maryland 21204

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

July 8, 1974

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

Dear Mr. DiNenna:

Comments on Item 210, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: Gaylord Brooks Investment, Co.
Location: SW/S of Mount Carmel Road, 780' W of Foreston Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 40.1' from the centerline of the Mt. Carmel Road when widened as proposed on the Barn lot as shown by Plat of Section Two, Hunter Green in lieu of the required 75'

No. of Acres: 2.430
District: 5th

Comments: Two water wells must be backfilled.

Very truly yours,

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

TVD:nc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1974

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

Z.A.C. Meeting of: June 25, 1974

Re: Item 210

Property Owner: Gaylord Brooks Investment Company

Location: SW/S of Mount Carmel Road, 780' W. of Foreston Road

Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 40.1' from the centerline of the Mt. Carmel Road when widened as proposed on the Barn lot as shown by Plat of Section Two, Hunter Green in lieu of the required 75'

District: 5th

No. Acres: 2.430

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Miles Cole
W. Miles Cole, Esq.
Field Representative

H. ENGLISH PARKS, RECREATION
KATHLEEN E. HESS, M.P.H.
MRS. ROBERT L. GIBNEY

MARCUS M. GOTSCHALK
JOSEPH M. HILGEMAN
ALVIN SCHICK
JOSHUA M. WICKELMA, M.D.

F. HANCOCK, JR., M.D.
ROBERT L. HANCOCK, M.D.
RICHARD L. HANCOCK, M.D.

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 3, 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 #210, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: Gaylord Brooks Investment Co.
Location: SW/S of Mount Carmel Road, 780' W of Foreston Road
Existing Zoning: R.D.P.
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No. of Acres: 2.430
District: 5th

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.

The property must comply with the Baltimore County Subdivision Regulations.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204
TELEPHONE 301-251-1111 PLANNING 301-251-1111 ZONING 301-251-1111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 24, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-124 Southwest side of Mount Carmel Road 780 feet West of Foreston Road.
Petition for Variance for a front yard.
Petitioner - Gaylord Brooks, Investment Company

5th District

HEARING: Monday, July 29, 1974 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not adversely affect the character of land use in this area.

WDF:nc

July 15, 1974

W. Miles Cole, Esq.
406 Jefferson Bldg.,
Towson, Maryland 21204

RE: Variance Petition
Item 210
Gaylord Brooks Investment Co. -
Petitioner

Dear Mr. Cole:

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 on the south side of Mount Carmel Road, approximately 780 feet west of Foreston Road, in the 5th Election District of Baltimore County. This property represents one lot in the subdivision of "Hunter Green" and is presently improved by a large barn in poor repair.

Various building lots in the aforementioned subdivision abut the property to the east and south. A two-story frame dwelling abuts the site to the west and similar dwellings exist opposite the site on Mount Carmel Road.

The petitioner is requesting a Variance to permit a front yard setback of 40 feet from the center line of the street instead of the required 75 feet. The conversion of the existing barn into a dwelling is proposed.

W. Miles Cole, Esq.
Item 210
July 15, 1974

Page 2

This Committee questions the intentions of the developer, as the subdivision as originally created, established a substantial building lot for dwelling purposes. If the requested Variance is granted, it would appear that intentions are to resubdivide the lot for further building purposes.

This petition is accepted for filing, however, the plans must be revised to reflect all existing structures opposite the site on Mount Carmel Road.

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 D. BYRNES, III
Chairman,
Zoning Advisory Committee

JDB:JD

Enclosure

cc: Dollenberg Brothers
709 Washington Avenue
Towson, Maryland 21204

WILLIAM D. FROMM
DIRECTORS. ERIC DINENNA
ZONING COMMISSIONER

July 3, 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 #210, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: Gaylord Brooks Investment Co.
Location: SW/4 of Mount Carmel Road, 780' W of Foreston Road
Existing Zoning: R.D.P.

Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 40.1' from the centerline of the Mt. Carmel Road when widened as proposed on the Barn lot as shown by Plat of Section Two, Hunter Green in lieu of the required 75'

No. of Acres: 2.430
District: 5th

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.

The property must comply with the Baltimore County Subdivision Regulations.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3111 ZONING 434-3351

H. ENGLISH PARKS, RECREATION
EUGENE C. HESS, JR. PARKS
WILLIAM D. FROMM, DIRECTOR

HAROLD H. B. STEARNS
JOSEPH H. M. STEARNS
ALVIN L. STEARNS

Very truly yours,
W. Miles Cole, Esq.
Field Representative

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1974

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

Re: Item 210

Z.A.C. Meeting of: June 25, 1974

Property Owner: Gaylord Brooks Investment Company

Location: SW/4 of Mount Carmel Road, 780' W. of Foreston Road

Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 1A00.3B.3 to permit a front yard setback of 40.1' from the centerline of the Mt. Carmel Road when widened as proposed on the Barn lot as shown by Plat of Section Two, Hunter Green in lieu of the required 75'

District: 5th

No. Acres: 2.430

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Miles Cole, Esq.
Field Representative



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

June 27, 1974

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

Attn: Mr. James R. Byrnes III

ITEM 210
Re: Z.A.C. meeting
June 25, 1974
Property Owner: Gaylord Brooks
Investment Co.
Location: SW/4 of Mount Carmel
Road (Route 137) 780'
W of Foreston Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from
Section 1A00.3B.3 to permit a
front yard setback of 40.1' from
the centerline of the Mt. Carmel
Road when widened as proposed on
the Barn lot as shown by Plat of
Section Two, Hunter Green in lieu
of the required 75'
No. of Acres: 2.430
District: 5th

Dear Mr. DiNenna:

The State Highway Administration is unable to comment on the subject petition without knowing what the building is to be used for. The proposed use is not indicated on either the description or the plan.

It is our opinion that the petition should be held in abeyance until such time as the proposed use is made clear and any necessary revisions to the plan are made.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

CL:JEM:hk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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

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

August 19, 1974

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

Re: Item #210 (1973-1974)
Property Owner: Gaylord Brooks Investment Co.
7/28 of Mount Carmel Rd., NW/4 S. of Foreston Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit
a front yard setback of 40.1' from the centerline of the
Mount Carmel Road when widened as proposed on the Barn
lot as shown by Plat of Section Two, Hunter Green in lieu
of the required 75'
No. of Acres: 2.430 District: 5th

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:

Mount Carmel Road (94, 137) is a State Road; therefore, all improvements, interventions, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The close proximity of the existing barn structure to the right-of-way line of Mount Carmel Road as proposed to be widened to 80 feet will present a sight distance problem.

The four pan-handle strips, which provide see-through access for proposed lots 30, 31, 32 and 33 to Mount Carmel Road and the driveway for lot 1 will have their sight distance affected to the west, as a result of the location of the barn.

Public water supply and sanitary sewerage are not available to serve this property, which is located beyond the limits of the Baltimore County Metropolitan District and the Urban Rural Demonstration Line. The Baltimore County Comprehensive Water and Sewerage Plan, Amended July 1973, indicates "No Planned Service" in this area. However, Baltimore County utilities and highway requirements are as secured by Public

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

July 8, 1974

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

Dear Mr. DiNenna:

Comments on Item 210, Zoning Advisory Committee Meeting,
June 25, 1974, are as follows:

Property Owner: Gaylord Brooks Investment Co.
Location: SW/4 of Mount Carmel Road, 780' W of Foreston Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit
a front yard setback of 40.1' from the
centerline of the Mt. Carmel Road when
widened as proposed on the Barn lot as
shown by Plat of Section Two, Hunter Green
in lieu of the required 75'

No. of Acres: 2.430
District: 5th

Comments: Two water wells must be backfilled.

Very truly yours,

Thomas H. Duvlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/neg

Item #210 (1973-1974)
Property Owner: Gaylord Brooks Investment Co.
Page 2
August 19, 1974

General: (Cont'd)

Works Agreement #57601, executed in connection with the subdivision of "Hunter Green", and/or as stipulated in formal comments supplied the petitioner by the Bureau of Public Services, October 25, 1973, which comments are referred to for your consideration.

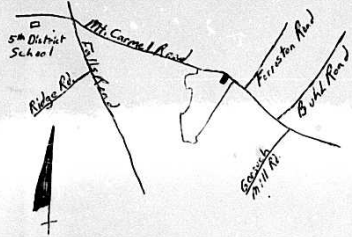
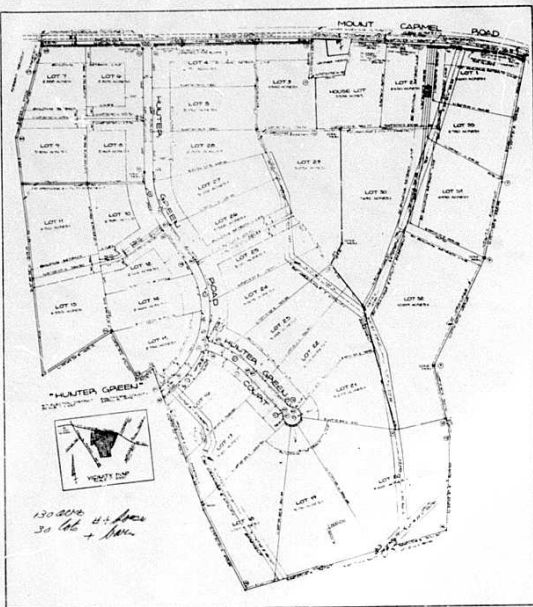
Very truly yours,

Ellsworth H. Diver, P.E.
ELLSWORTH H. DIVER, P.E., CHIEF
Bureau of Engineering

ENCLOSURE

cc: G. Weier
J. Trenner
File (Hunter Green)

60-52 Key Sheet
110 NW 27 & 28 Pct. Sheets
NW 26 & 27 Topo
20 Topo Map



Vicinity Map
Scale 1/4" = 200'

GAYLORD BROOKS & CO., Inc. 667-1900
P.O. BOX 62, PAPER MILL ROAD, PHOENIX, MARYLAND 21131
DIRECTIONS: North on Rt. 83, West on Mt. Carmel Rd. to PROP. ZIP CODE: 21155
Property on South Side 2000 Ft. past Foreston Rd.
FOR CURRENT PRICES & AVAILABLE LOTS, SEE BROKER.
All Prices, Loss Size & Configuration Subject to Change Without Notice.

PETITION FOR A VARIANCE
IN DISTRICT
ZONING: Petition for
Variance for Front Yard
LOCATION: Southwest side
of Mount Carmel Road 780 feet
West of Foreston Road.
DATE & TIME: MONDAY,
JULY 15, 1974 at 10:30 A.M.
PUBLIC HEARING: Room
106 County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority
of the Zoning Act and Regulations, will hold a public hearing
on the Petition for Variance from the Zoning Regulations of
Baltimore County to permit a
front yard of 11 feet from the
centerline of the road instead of
the required 75 feet.
The Zoning Regulations to be
excepted as follows:
Section 14-10.2.2 - The
minimum distance between
any building and side lot line
shall be 10 feet. If the
building is on a corner lot, the
minimum distance between the
building and the corner line of
any street shall be 75 feet.
At that period of time in the
Fifth District of Baltimore
County
Beginning for the variance at a
point on the southeast side of
Mount Carmel Road 780 feet
measured westerly along the
southeast side of said road
from the center line of Foreston
Road and running thence along
the southeast side of Mount
Carmel Road as widened to a
width of 4 feet, the two following
lines viz: North 62 degrees
40 minutes West 127 feet and
Westerly by a line curving
toward the left having a radius
of 400 feet for a distance of
164 feet (the chord of said arc
bearing North 62 degrees 20
minutes 16 seconds West 82.5
feet and thence bearing East
82.5 degrees 40 minutes East
164 feet to the property line of the
petitioner herein the above
described corner and land
measuring thereon and dis-
tances viz: South 62 degrees 40
minutes West 127 feet and
South 62 degrees 20 minutes 16
seconds East 82.5 feet and thence
North 62 degrees 40 minutes East
164 feet to the place of begin-
ning.
Containing 1.438 Acres of
land more or less.
Being the property of
Gaylord Brooks, Investment
Company, as shown on plat
filed with the Zoning
Department.
Hearing Date: Monday, July
22, 1974 at 10:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.
BY ORDER OF
S. ERIC DINENNO
ZONING COMMISSIONER
BALTIMORE COUNTY
July 11

ORIGINAL
OFFICE OF
THE
COMMUNITY TIMES
RANDALLSTOWN, MD. 21153 July 15 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one XXXXXXXXXX
week before the 15th day of July 1974 that is to say, the same
was inserted in the issue of July 11 - 1974.

STROMBERG PUBLICATIONS, Inc.
By: *Barbara Morgan*

PETITION FOR A VARIANCE
IN DISTRICT
ZONING: Petition for
Variance for Front Yard
LOCATION: Southwest side of Mount
Carmel Road 780 feet West of
Foreston Road.
DATE & TIME: Monday, July 15,
1974 at 10:30 A.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Regulations of Baltimore County, will hold a public
hearing on the Petition for Variance from the Zoning Regulations of
Baltimore County to permit a front yard of 11 feet from the centerline
of the road instead of the required 75 feet.
The Zoning Regulations to be excepted as follows:
Section 14-10.2.2 - The minimum distance between any building and
side lot line shall be 10 feet. If the building is on a corner lot, the
minimum distance between the building and the corner line of any street
shall be 75 feet. At that period of time in the Fifth District of Baltimore
County
Beginning for the variance at a point on the southeast side of Mount
Carmel Road 780 feet measured westerly along the southeast side of said
road from the center line of Foreston Road and running thence along the
southeast side of Mount Carmel Road as widened to a width of 4 feet, the
two following lines viz: North 62 degrees 40 minutes West 127 feet and
Westerly by a line curving toward the left having a radius of 400 feet for
a distance of 164 feet (the chord of said arc bearing North 62 degrees 20
minutes 16 seconds West 82.5 feet and thence bearing East 82.5 degrees
40 minutes East 164 feet to the property line of the petitioner herein the
above described corner and land measuring thereon and distances viz: South
62 degrees 40 minutes West 127 feet and South 62 degrees 20 minutes 16
seconds East 82.5 feet and thence North 62 degrees 40 minutes East 164
feet to the place of beginning.
Containing 1.438 Acres of land more or less.
Being the property of Gaylord Brooks, Investment Company, as shown on
plat filed with the Zoning Department.
Hearing Date: Monday, July 15, 1974 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Md.
BY ORDER OF
S. ERIC DINENNO
Zoning Commissioner of Baltimore County
July 11

CERTIFICATE OF PUBLICATION
TOWSON, MD. July 11, 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., once a week
of one time XXXXXXXXXX weeks before the 15th
day of July 1974, the first publication
appearing on the 11th day of July
1974.

THE JEFFERSONIAN
By: *Barbara Morgan* Manager
Cost of Advertisement, \$

1-510N 75-10-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5th Date of Posting: July 13, 1974
Posted for: PETITION FOR VARIANCE
Petitioner: GAYLORD BROOKS INVESTMENT CO.
Location of property: S.W. 1/4 of Mount Carmel Rd. 780' W. of Foreston Rd.
Location of Sign: S.W. 1/4 of Mount Carmel Rd. 850' W. of Foreston Rd.
Remarks:
Posted by: Thomas R. Boland Date of return: July 19, 1974
Signature

Item 210

W. Miles Cole, Esq.,
406 Jefferson Bldg.,
Towson, Md. 21204 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Year Petition has been received and accepted
for filing this 27th day of June 1974.

S. Eric Dinenna
S. ERIC DINENNO,
Zoning Commissioner

Petitioner Gaylord Brooks Investment Co.
Petitioner's Attorney W. Miles Cole Reviewed by James B. Payne, Jr.
cc: Dollenberg Brothers Chairman,
709 Washington Avenue (21204) Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 15090

DATE July 5, 1974 ACCOUNT 01-662
AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Robert E. Carney, Jr., Esq.
106 Jefferson Building
Towson, Md. 21204
Petition for Variance for Gaylord Brooks Inv. Co.
#75-10-A

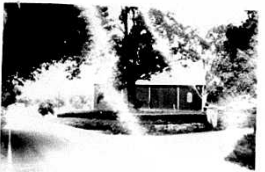
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

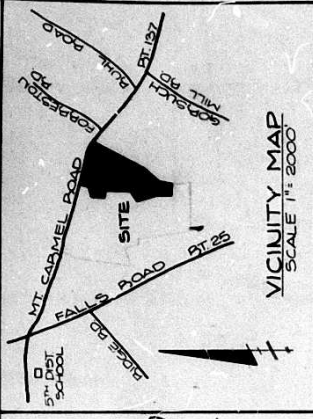
No. 15117

DATE July 29, 1974 ACCOUNT 01-662
AMOUNT \$61.50

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Robert E. Carney, Jr., Esq.
106 Jefferson Building
Towson, Md. 21204
Certificate and Posting of property for Gaylord Brooks Inv. Co.





COORDINATES	
NO	EAST
1	10457.35
2	10534.79
3	10226.25
4	10179.14
5	10000.00
6	9900.27
7	9407.04
8	9057.32
9	8615.95
10	8562.77
11	8545.80
12	8070.00
13	8347.40
14	9465.66
15	10025.07
16	10074.26
17	10357.77
18	10292.45
19	10446.53
20	10322.14
21	10111.97



SECTION TWO "HUNTER GREEN"

5TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 100'

THIS PLAT WAS PREPARED BY:

DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE
TOWSON, MD 21204

SURVEYOR'S CERTIFICATE:
I, JOHN FRALCIS ETZEL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE PLAT HEREIN SET FORTH HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SURVEYING AND MAPPING ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

John F. Etzel
REG. PROF. LAND SURVEYOR # 2202
April 18, 1974
DATE



NOTES:
STREETS AND ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS AND INSTRUMENTS OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTEE'S HANDS. FOR PAUHAULE LOTS, PROVIDED COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PAUHAULE AND THE STREET RIGHT OF WAY LINE ONLY, AND NOT ONTO THE PAUHAULE LOT DRIVEWAY.
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON MAGNETIC MERIDIAN AND ON AN ASSUMED COORDINATE SYSTEM.

DEENSITY CALCULATIONS
REAR & SIDEYARD SETBACKS: 50'
GROSS RESIDENTIAL AREA: 95,509 AC.
NUMBER OF LOTS: 17
EXISTING ZONING: RDP

HIGHWAY'S DEPARTMENT OF BALTO CO APPROVED FOR STREET ALIGNMENT AND LOCATION	
ROADS ENGINEER	DATE
DEPUTY STATE & CO. HEALTH OFFICER, APPROVED FOR BALTO CO PLANNING BOARD	
DIRECTOR	DATE
OWNER'S CERTIFICATE: THE ACQUISITION OF SECTION TWO OF THE PLAT HEREIN SET FORTH TO BE OF MARYLAND, 1957 EDITION, TITLE: CLERKS OF THE COURT, SUB-TITLE: CLERKS OF CIRCUIT COURT, WAS MADE AS THE NEXT AND TO THE SETTING OF MARKS HAVE BEEN COMPLIED WITH. GAYLORD BROOKS INVESTMENT COMPANY BROOKS, MARYLAND 21151	
Richard A. Moore	5-10-74
OWNER	DATE

