

75-98-XA #39 15-98 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Briarcliff Apts. East, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 409.2-b1 to permit forty-seven (47) parking spaces rather than eighty-four (84) parking spaces as provided in

Section 1801.6 (201-7-2-2) - To permit side yards of 5 feet instead of the required 25 feet.

and to permit front yard of 5 feet instead of the required 30 feet; and to permit a rear yard of 5 feet instead of the required 30 feet; to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Practical difficulty
2. Hardship

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.

Briarcliff Apts. East, Inc., By:

Contract purchaser
Address 599 Cranbrook Road
Cockeysville, Maryland 21030
Charles E. Brooks, Petitioner's Attorney
Brooks & Turbush
Address 610 Bosley Avenue
Towson, Maryland 21204 296-2600

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of September, 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 30th day of October, 1974, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

November 12, 1974

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variances
SW/corner of Cranbrook Road and Malcolm Circle - 8th District
Briarcliff Apartments, East, Inc., Petitioner
NO. 75-98-XA (Item No. 39)

Dear Mr. Brooks:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Briarcliff Apts. East, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone, for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... Community Building and swimming pool, as provided by Section 1801.6

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.

Briarcliff Apts. East, Inc., By:
Contract purchaser
Address 599 Cranbrook Road
Cockeysville, Maryland 21030
Charles E. Brooks, Petitioner's Attorney
Brooks & Turbush
Address 610 Bosley Avenue
Towson, Maryland 21204 296-2600

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 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 30th day of October, 1974, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

subject, however, to the approval of a site plan indicating the existing improvements, together with available overflow parking areas on adjoining property owned by the Petitioner.

JAMES E. DYER
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE November 12, 1974
BY J. E. Dyer

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCES : DEPUTY ZONING
SW/corner of Cranbrook Road and :
Malcolm Circle - 8th District :
Briarcliff Apartments, East, Inc. : COMMISSIONER
Petitioner :
NO. 75-98-XA (Item No. 39) : OF
: BALTIMORE COUNTY

This Petition represents a Special Exception request for a community building and swimming pool, together with a request for parking Variances and Variances to front, side and rear yard setbacks. The subject property is situated on the southwest corner of Cranbrook Road and Malcolm Circle in the Eighth Election District of Baltimore County.

Testimony and evidence was presented on behalf of the Petitioner's request by the Petitioner, the civil engineer, who prepared the site plans, and a real estate expert. There were no Protestants present at the hearing.

Testimony established that the subject property is presently improved with a 47 space macadam paved parking area, swimming pool, community building and gymnasium. The improvements were described as having been designed to accommodate 1,500 resident apartment units that were originally proposed in the Petitioner's overall development project. However, several acres originally intended for apartment use, were sold or diverted to shopping center use which has resulted in the facilities not being used to their fullest potential.

At the present time, approximately 600 units in the Petitioner's apartment development have membership rights to the facilities. If the Special Exception is granted, the membership could be open to residents who live nearby, but not within his apartment development. It would be expanded to include 300 new memberships bringing the total to 900 units.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 25, 1974
FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 75-98-XA. Southwest corner of Cranbrook Road and Malcolm Circle. Petition for Special Exception for a Community Building and Swimming Pool. Petition for Variance for Parking, Front, Side and Rear Yards. Petitioner - Briarcliff Apartments, East, Inc.

8th District

HEARINGS: Wednesday, October 30, 1974 (1:00 P.M.)

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

The concept of a community building and swimming pool at this location is consistent with planning goals and objectives stated in the 1980 Guideplan as well as other documents previously published by the Planning Board.

The staff is however concerned about the impact of the proposed conversion of this existing facility from its present status to a commercial use open to all, on the parking facilities.

The petitioner has not furnished sufficient data to estimate increase of non-apartment users which would drive to this facility, therefore requiring more parking space than now provided.

The only spaces available to accommodate the overflow appear to be in the Briarcliff development, the shopping center across the street, or on Cranbrook Road itself.

None of these alternatives is desirable.

WD:NE Gw



William D. Fromm
Director of Planning

The Petitioner, who has many years of experience in the apartment development field, and his real estate expert felt that many new members, who would live in the adjoining apartment development, would walk to the premises and that the required number of parking spaces would not represent a realistic evaluation of the actual parking needs. Parking was also described as being available on the opposite side of Cranbrook Road and could be specifically designated for pool use should the need arise.

The facilities were described as being built into a hillside which will but eliminated any possibility of any usable setback areas. The Petitioner felt that projected year-round recreational needs of the community would require that the swimming pool be enclosed and requested that this use be considered in the granting of the Special Exception.

Without reviewing all the testimony and evidence presented but based on all such testimony and evidence and an on-site field inspection of the subject property, it is the opinion of the Deputy Zoning Commissioner that the existing use and the proposed expansion of said use will meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and that the Special Exception should be granted. The requested Variances, with certain restrictions, can also be granted without being detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of November, 1974, that the herein requested Special Exception for a community building and swimming pool should be and the same is hereby GRANTED. The requested side, front, and rear yard Variances of five feet in lieu of the required twenty-five feet and thirty feet, respectively, and the requested Variance to permit forty-seven parking spaces in lieu of the required eighty-four spaces, should be and the same are hereby GRANTED. Said Special Exception and Variances shall be

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

Branch of Engineering
ELLSWORTH A. DYER, P. E., CHIEF

September 11, 1974

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

Re: Item #39 (1974-1975)
Property Owner: Briarcliff Apts. East, Inc.
S/W cor. Malcolm Cir. & Cranbrook Rd.
Existing Zoning: S-16
Proposed Zoning: Variance from Section 409.2-b1 to permit 47 parking spaces rather than 84 parking spaces as provided in Section 409.2-b1. Special Exception for Community Building and Swimming Pool as provided by Section 1801.6. No. of Acres: 1.11 District: 8th

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:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with this Item #39 (1974-1975).

Very truly yours,

ELLSWORTH A. DYER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

V-SK Key Sheet
63 & 64 NW 1 & 2 Pos. Sheets
VW 16 & Topo
S1 Tax Map

PETITION FOR A VARIANCE AND SPECIAL EXCEPTION TO THE ZONING ORDINANCE OF BALTIMORE COUNTY, MARYLAND, FOR THE TOWSON DISTRICT.

EXISTING: Petition for Special Exception for a Community Building and Swimming Pool.

LOCATION: Southwest corner of Craddock Road and Malvern Circle, Baltimore City, MARYLAND.

DATE & TIME: WEDNESDAY, OCTOBER 30, 1974 at 1:00 P.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF: S. ERIC DINENNA, Zoning Commissioner of Baltimore County, Md.

BY ORDER OF: S. ERIC DINENNA, Zoning Commissioner of Baltimore County, Md.

THE TOWSON TIMES

TOWSON, MD. 21204

Oct. 14 - 19 74

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 successive weekly before the 14 day of Oct. 1974 that is to say, the same was inserted in the issue of October 11 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Joanette First

PETITION FOR A VARIANCE AND SPECIAL EXCEPTION TO THE ZONING ORDINANCE OF BALTIMORE COUNTY, MARYLAND, FOR THE TOWSON DISTRICT.

EXISTING: Petition for Special Exception for a Community Building and Swimming Pool.

LOCATION: Southwest corner of Craddock Road and Malvern Circle, Baltimore City, MARYLAND.

DATE & TIME: WEDNESDAY, OCTOBER 30, 1974 at 1:00 P.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF: S. ERIC DINENNA, Zoning Commissioner of Baltimore County, Md.

BY ORDER OF: S. ERIC DINENNA, Zoning Commissioner of Baltimore County, Md.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 14, 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 at one time, six consecutive weeks before the 14th day of October, 1974, the first publication appearing on the 10th day of October 1974.

THE JEFFERSONIAN
S. L. JEFFERSON
Manager

Cost of Advertisement, \$.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

475-98.X.A

District: 8th Date of Posting: 10/16/74

Posted for: Hearing, Wed. Oct. 30, 1974 @ 1:00 P.M.

Petitioner: Briarcliff Apts. East, Inc.

Location of property: S.W. Cor. of Craddock Rd. & Malvern Circle

Location of Signs: 2 signs. Posted in front of building and

Remarks: Mark H. Hines Date of return: 11-17-74

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Charles E. Brooks, Esq.
610 Bosley Avenue
Towson, Md. 21204

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

Item 39

Your Petition has been received and accepted for filing this 17th day of September 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Briarcliff Apts. East, Inc.

Petitioner's Attorney Charles E. Brooks Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: Hudkins Associates, Inc.
200 E. Joppa Rd., Rm. 101
Shell Bldg. (21204)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

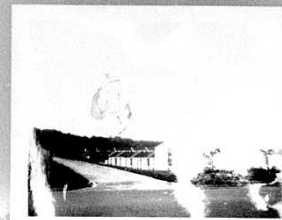
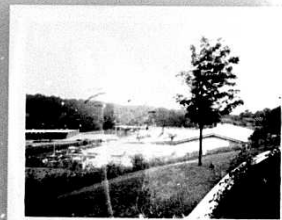
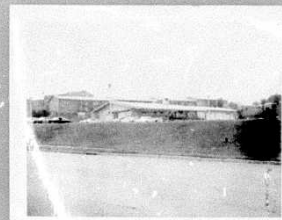
Your Petition has been received * this 14th day of August 197. Item #.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Briarcliff East Submitted by

Petitioner's Attorney Brooks Reviewed by J.B. Byrnes

* 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. 16935

DATE: Oct. 8, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Messrs. Brooks & Turnbull
610 Bosley Ave.
Towson, Md. 21204
Petition for Special Exception and Variance for
Briarcliff Apts. East, Inc. 475-98-XA 500.00

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

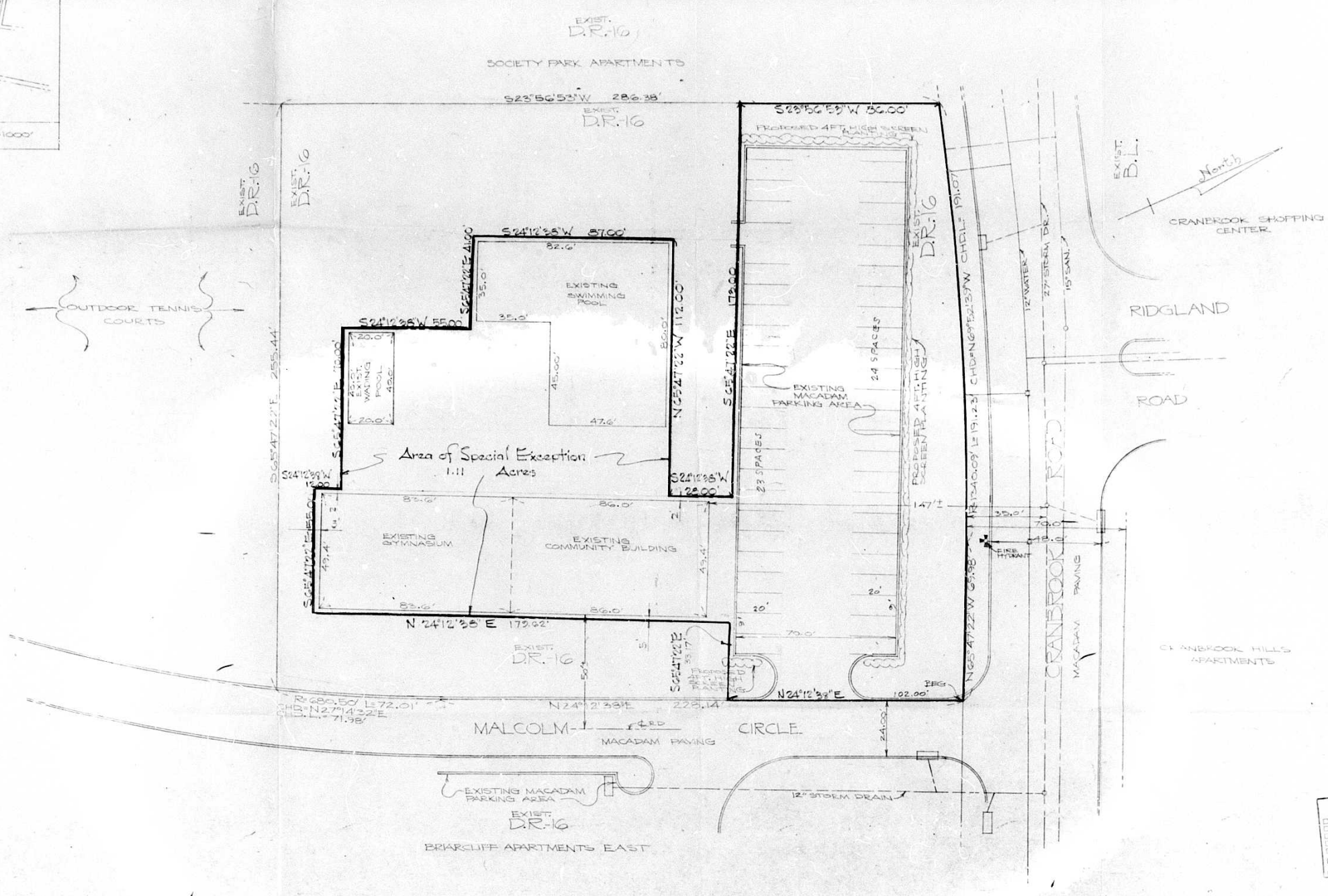
No. 16987

DATE: Oct. 30, 1974 ACCOUNT 01-662

AMOUNT \$76.75

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Messrs. Brooks & Turnbull
610 Bosley Ave.
Towson, Md. 21204
Advertising and posting of property for Briarcliff
Apts. East, Inc. 475-98-XA 767.50



TOTAL DENSITY CALCULATIONS
 Gross Residential Acreage • 38.75 Ac. (See Outline Plot)
 Net Residential Acreage • 37.68 Ac.
 Gross Density Allowed 16x37.68 • 602.88 Units
 Net Density Allowed 15x37.68 • 565.20 Units
 Area This Plot • 1.11 •
 New Gross Density 16x37.67 • 602.7 Units
 New Net Density 15x37.67 • 565.05 Units
 No. of Ex. Units 300

NOTES
 EXISTING ZONING: DR-16
 PROPOSED ZONING: DR-16 WITH SPECIAL EXCEPTION (BOL.C.G.)
 AREA OF TRACT: 1.11 AC.
 TOTAL GROUND FLOOR AREA: 8374.24 SQ. FT.
 TOTAL FIRST FLOOR AREA: 4248.40 SQ. FT.
 PARKING REQUIREMENTS: 1 SPACE FOR 6 MEMBERS
 TRAFFIC REQUIREMENT: 24 SPACES
 PARKING PROVIDED: 47 SPACES WITH VARIANCE
 TO PARKING REQUIREMENT (40x2.6)

PLAT FOR
 YARD VARIANCES, SPECIAL EXCEPTION AND
 VARIANCE TO PARKING REQUIREMENTS
 COMMUNITY BUILDING
 AND POOLS FOR BRIARCLIFF VILLAGE, INC.
 CRANBROOK AND RIDGLAND ROADS
 8TH DIST. JUNE 7, 1974
 BALTIMORE COUNTY, MD.
 SCALE: 1"=20'
 REVISED JULY 30, 1974
 REV. 2/2/74

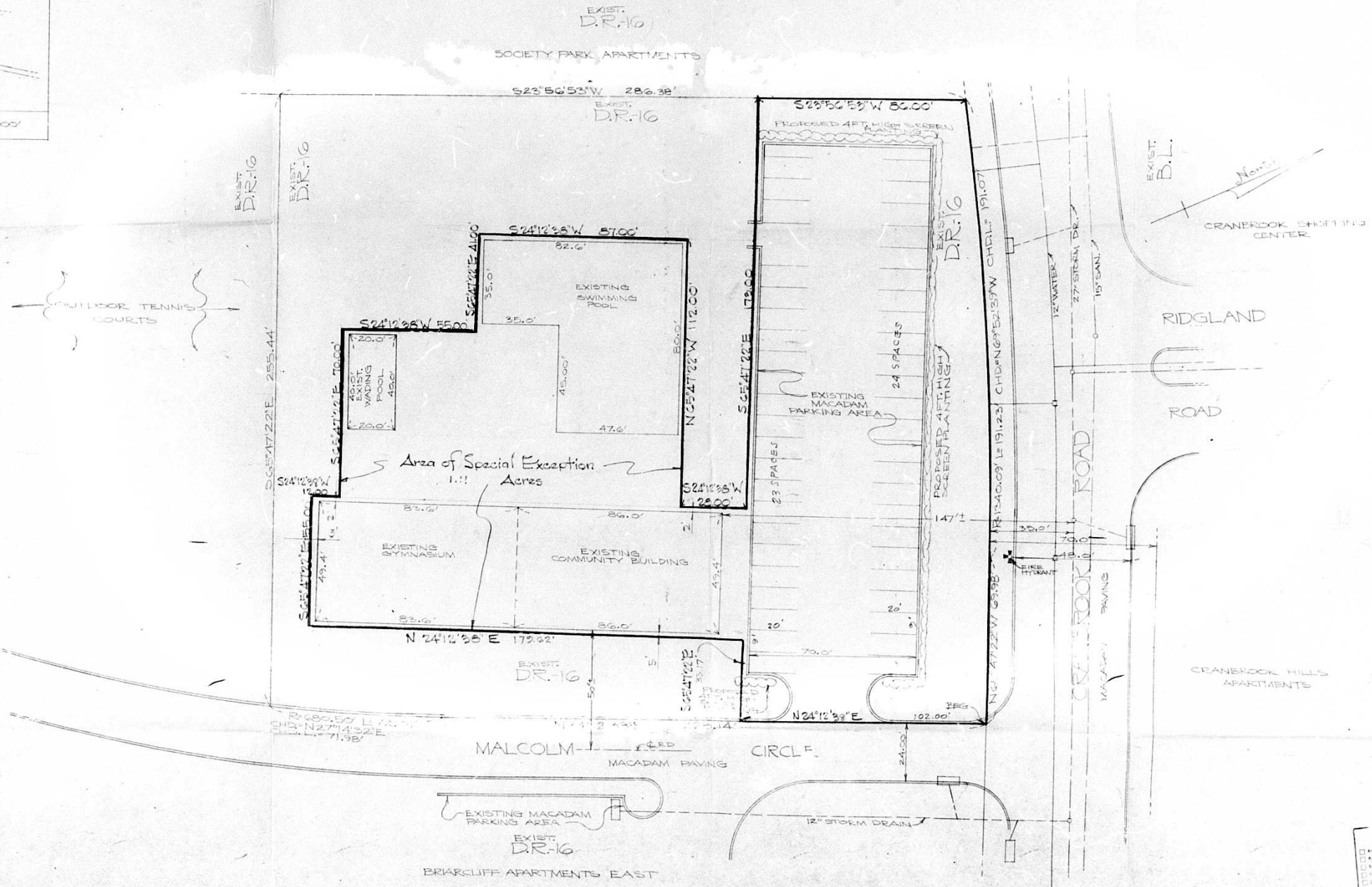
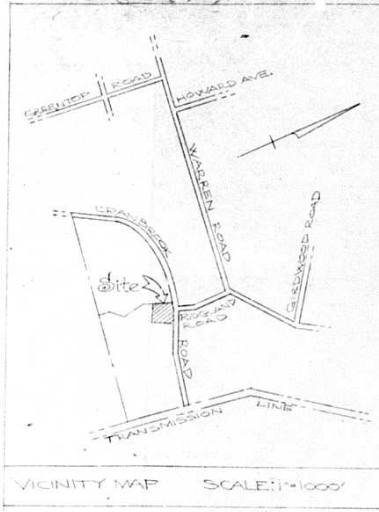


#39
 REVISED PLANS





JAN. 17, 1975



TOTAL DENSITY CALCULATIONS

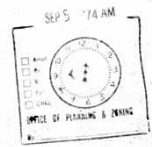
Gross Residential Acreage	• 38.78 Ac. (See Outline Plot)
Net Residential Acreage	• 27.68 Ac.
Gross Density Allowed 100,000 sq. ft. per acre	• 2,000 Units
Net Density Allowed 100,000 sq. ft. per acre	• 1,460 Units
Area This Plot	• 1.11 Ac.

NOTES:

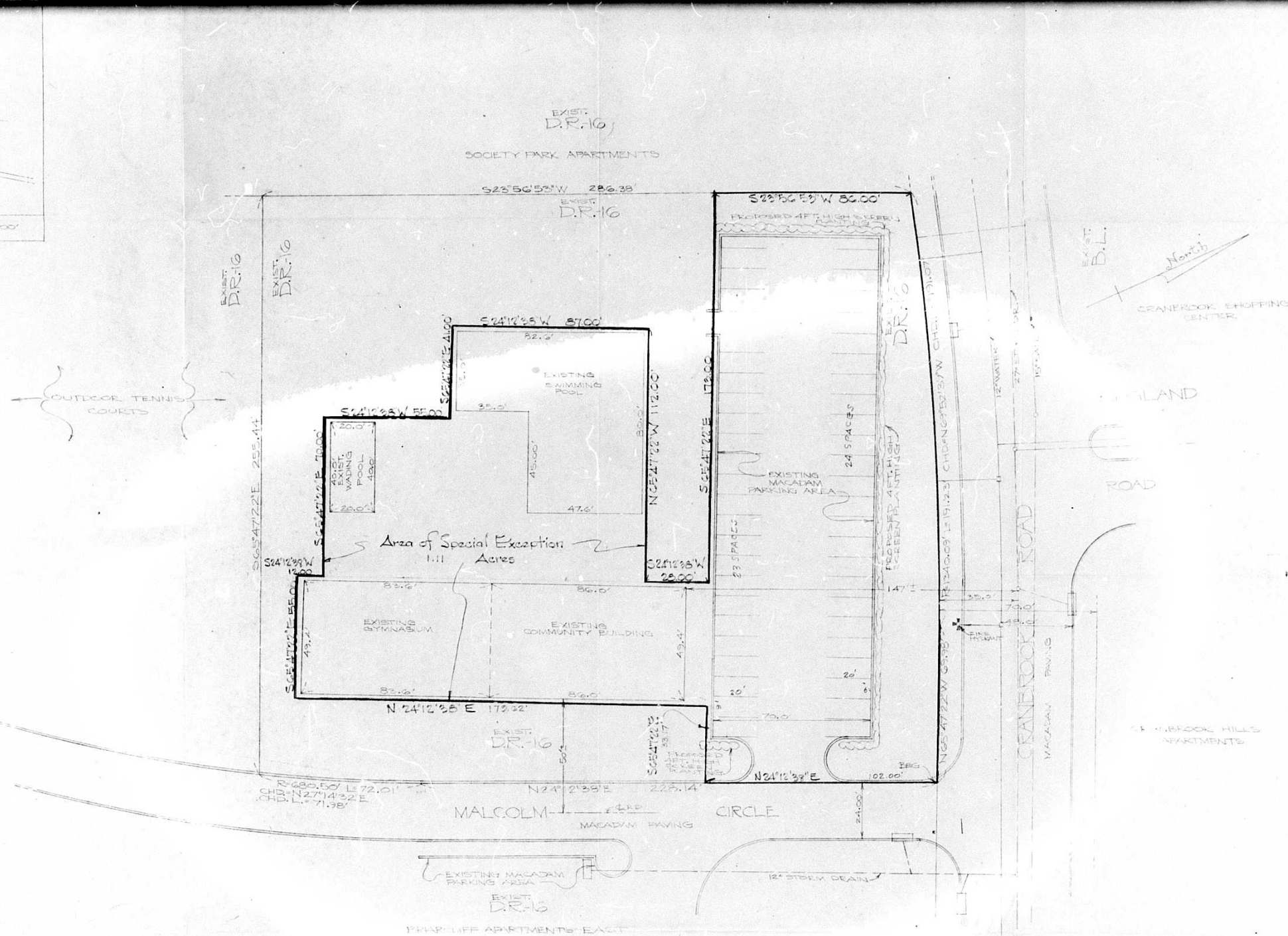
EXISTING ZONING: DR-16
 PROPOSED ZONING: DR-16 WITH SPECIAL EXCEPTION (BOI.C.G.)
 AREA OF TRACT: 1.11 AC.

TOTAL GROUND FLOOR AREA: 5374.24 SQ. FT.
 TOTAL FIRST FLOOR AREA: 4248.40 SQ. FT.
 PARKING REQUIREMENTS: 1 SPACE FOR 6 MEMBERS
 PARKING REQUIRED: 500/6 = 84 SPACES
 EXISTING PARKING: 24 SPACES
 TO PARKING REQUIREMENT: 60 SPACES

FLAT FOR
 YARD VARIANCES, SPECIAL EXCEPTION AND
 VARIANCE TO PARKING REQUIREMENTS



#39
REVISED PLANS



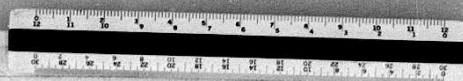
TOTAL DENSITY CALCULATIONS

Gross Residential Acreage	= 23.75 Ac. (See Outline Plat)
Net Residential Acreage	= 27.08 Ac.
Gross Density Allowed (1 acre = 1,600 Units)	
Net Density Allowed	15,812.5 Units
Area This Plat	1.11 ±
New Gross Density	$15 \times 3.767 = 602.7$ Units
New Net Density	$15 \times 36.57 = 658.3$ Units

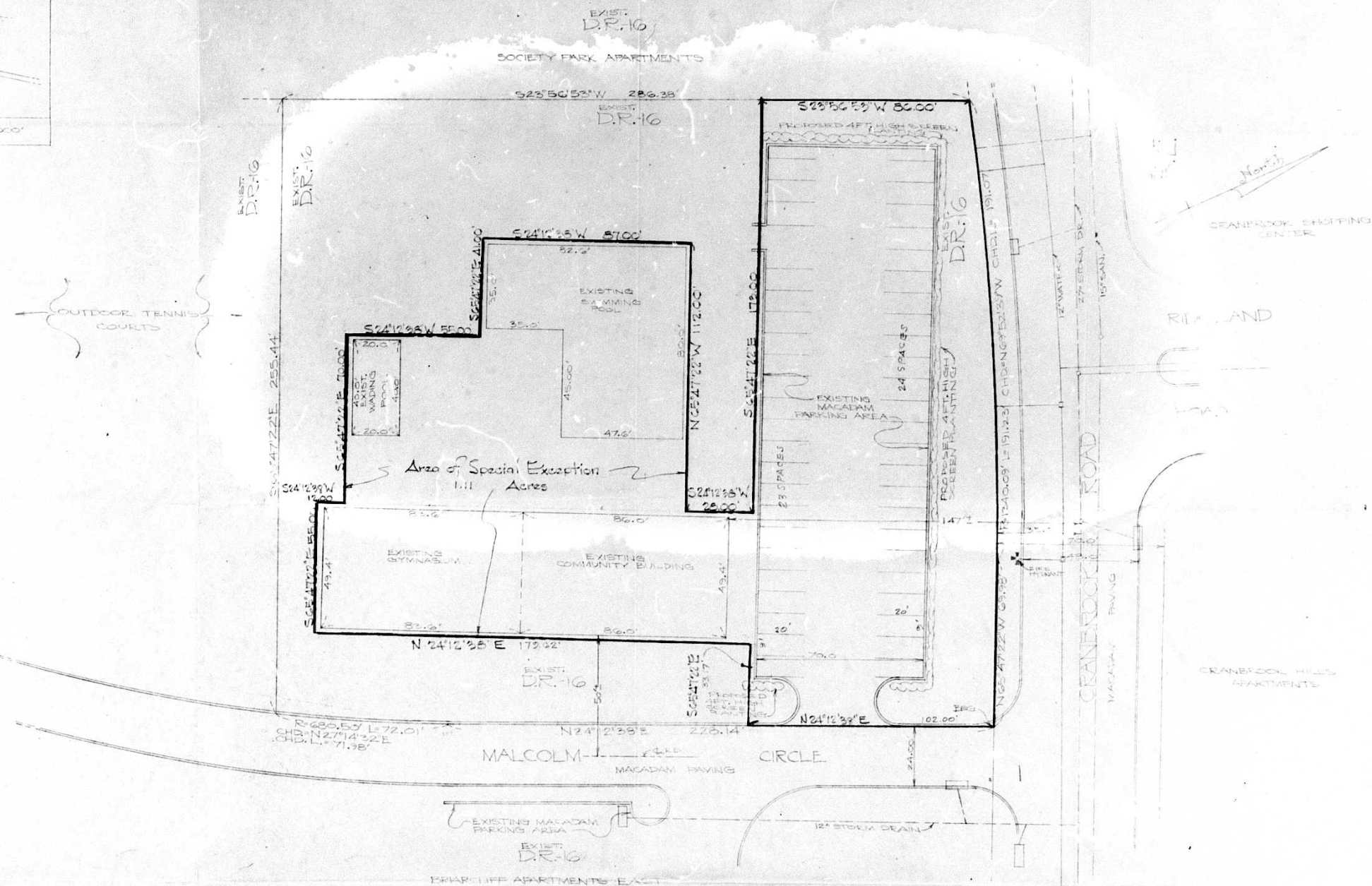
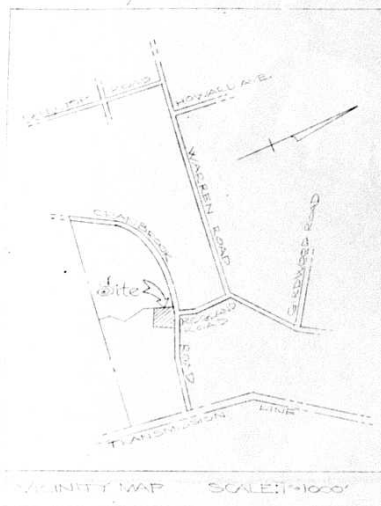
NOTES:
EXISTING ZONING: DR-1G
PROPOSED ZONING: R-1G WITH SPECIAL EXCEPTION (BOI.C.G.)
AREA OF TRACT: 1.11 AC.
TOTAL GROUND FLOOR AREA: 8374.24 SQ. FT.
TOTAL FIRST FLOOR AREA: 4248.40 SQ. FT.
PARKING REQUIREMENTS: SPACE FOR 6 MEMBERS
PARKING PROVIDED: 11.54 SPACES
PARKING PROVIDED: 27.56% WITH VARIANCE
TO PARKING REQUIREMENTS (409.26)

PLAT FOR SPECIAL EXCEPTION AND
VARIANCE TO PARKING REQUIREMENTS
COMMUNITY BUILDING
AND POOLS FOR BRIARCLIFF VILLAGE, INC.
CRANBROOK AND RIDGLAND ROADS
7TH DIST. JUNE 7, 1974
BALTIMORE COUNTY, MD.
SCALE: 1"=20'
Revised JULY 30, 1974

DATE 20
11/16/84
ELECTRICIAN
BY 11
TOTAL 7.7
BY 11



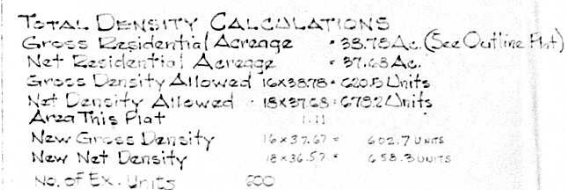
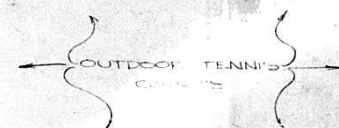
JAN. 17, 1975



TOTAL DENSITY CALCULATIONS
Gross Residential Acreage • 23.78 Ac. (See Outline Plat)
Net Residential Acreage • 21.68 Ac.
Gross Density Allowed 16x28x16 • 6905 Units

NOTES:
EXISTING ZONING: DR-16
PROPOSED ZONING: DR-16 WITH SPECIAL EXCEPTION (BOL.C.G)
AREA OF TRACT: 1.11 AC.
TOTAL GROUND FLOOR AREA: 2374,24 SQ. FT.
TOTAL FIRST FLOOR AREA: 4248.40 SQ. FT.
PARKING REQUIRED: 1 SPACE FOR 6 UNITS PER

PLAT FOR SPECIAL EXCEPTION AND



TOTAL GROUND FLOOR AREA: 8,330.86 SQ. FT.
TOTAL FIRST FLOOR AREA: 4,248.40 SQ. FT.
~~PARKING REQUIREMENTS: 1 SPACE FOR 6 MEMBERS~~
~~PARKING REQUIRED: 500/6 = 84 SPACES~~
~~PARKING PROVIDED: 47 SPACES WITH VARIANCE~~
~~TO PARKING REQUIREMENTS (409, 2-b)~~

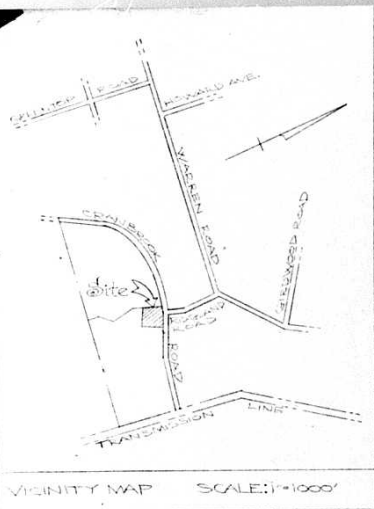
SCALE: 1"=20'

REVISED: JULY 30, 1974.

REV: 3/12/74

REV: 10/30/74

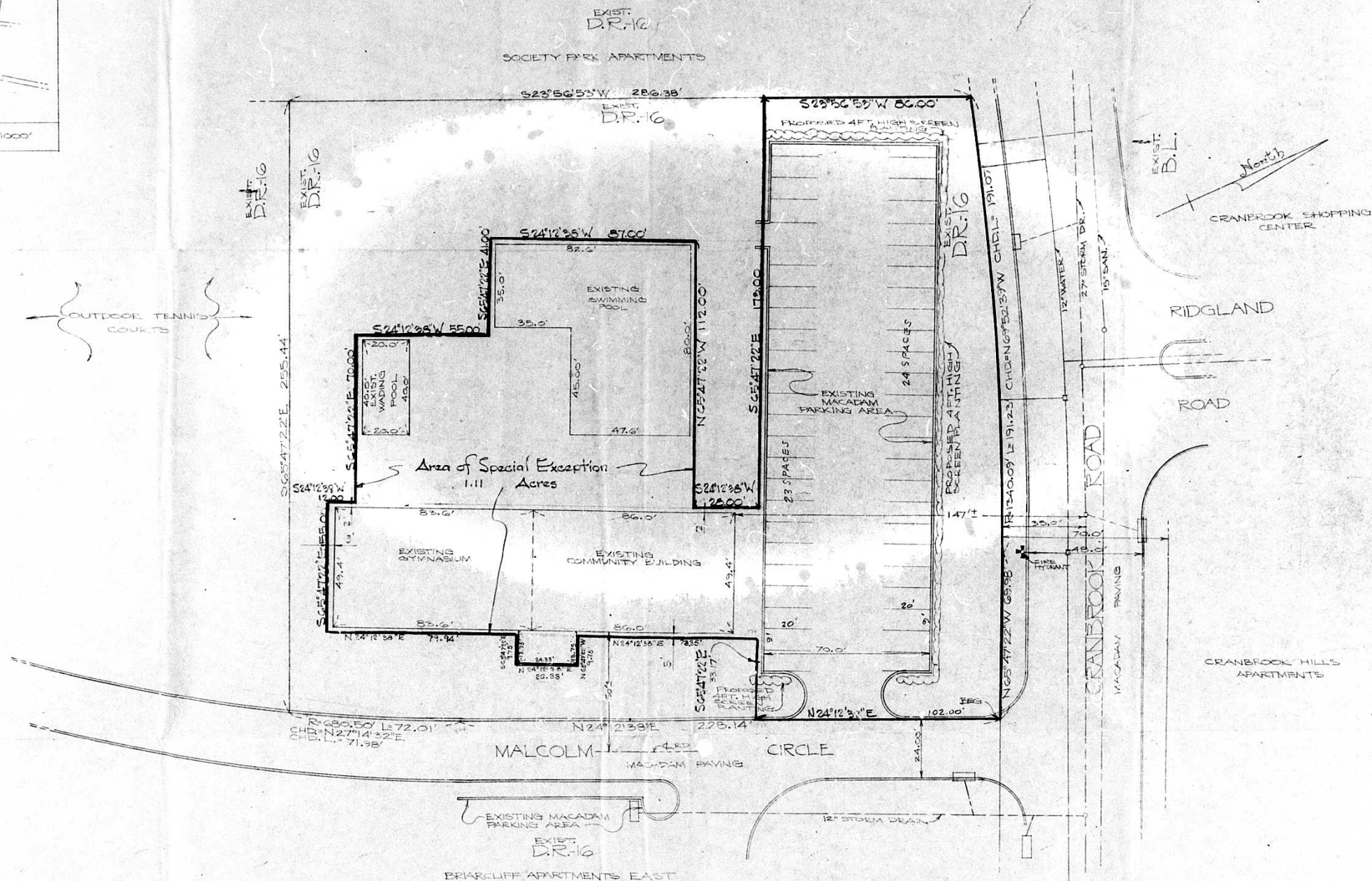
REVISED PLANS
DOL @ HEARING,
OCT 30, 1974



VICINITY MAP SCALE: 1"=1000'



JAN. 17, 1975



TOTAL DENSITY CALCULATIONS
 Gross Residential Average • 28.75 Ac. (See Outline Plat)
 Net Residential Average • 57.68 Ac.
 Gross Density Allowed 16x3878 • 620.5 Units

NOTES:
 EXISTING ZONING: DR-16
 PROPOSED ZONING: DR-16 WITH SPECIAL EXCEPTION (160.11-C.6)
 AREA OF TRACT: 1.11 AC.
 TOTAL GROUND FLOOR AREA: 8630.86 SQ. FT.
 TOTAL FIRST FLOOR AREA: 4248.40 SQ. FT.
 PARKING REQUIRED: 55x76 • 64 SPACES

FLAT FOR
 VARIANCE, SPECIAL EXCEPTION AND
 PARKING REQUIREMENTS

RODCLAND ROAD

CRANBROOK ROAD

ROAD

SECTION 1
AREA 18.6007 AC.
MALCOLM CIRCLE 1.5007 AC.
BALANCE 17.1000 AC.

KNOLLCREST PLACE

BRIARCLIFF APTS. EAST

SECTION 1

MALCOLM CIRCLE

CLIFF APTS. EAST

SECTION 2



SEE THE INFORMATION SHEET FOR THE PROJECT
FOR THE CITY OF BALTIMORE
DATE: MAY 14, 1974
BY: [Signature]
PROJECT: #4174
SHEET: 15 OF 5005

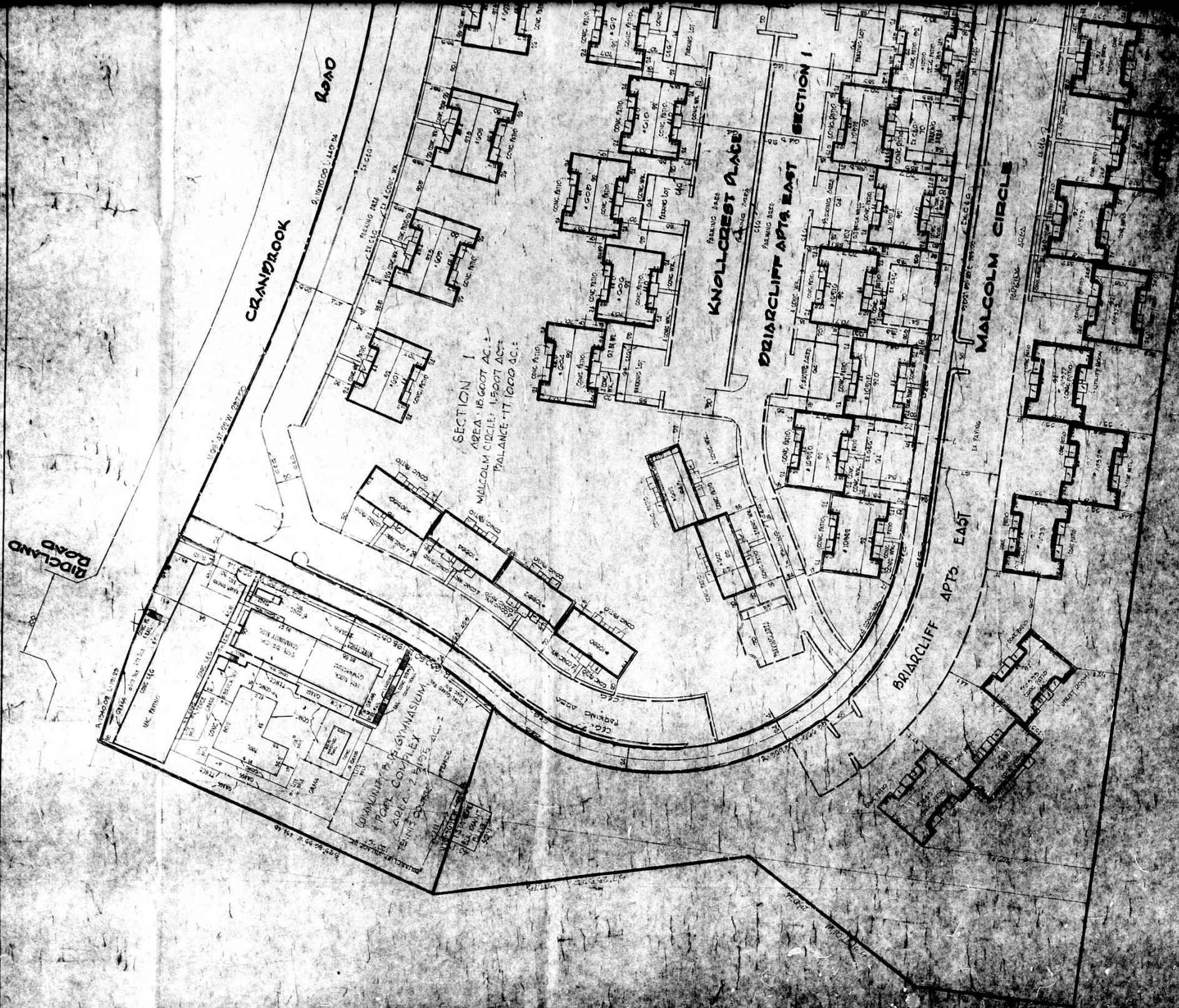
ALL BUILDINGS SHOWN ON THIS PLAN
WAS BY BRICK CONSTRUCTION,
EXCEPT WHERE NOTED

SECTION TWO
AREA 1.5007 AC.
MALCOLM CIRCLE
BALANCE 1.5007 AC.
DATE: MAY 14, 1974
BY: [Signature]
PROJECT: #4174
SHEET: 15 OF 5005

I HEREBY CERTIFY THAT THE IMPROVEMENTS
SHOWN ON THIS PLAN ARE CORRECT AND
TRUE TO THE SURVEY AND RECORDS
ON FILE IN THE OFFICE OF THE CITY ENGINEER
DATE: MAY 14, 1974
BY: [Signature]
PROJECT: #4174
SHEET: 15 OF 5005

THOMAS BRIARCLIFF APARTMENTS
CITY OF BALTIMORE
DATE: MAY 14, 1974
BY: [Signature]
PROJECT: #4174
SHEET: 15 OF 5005

BRIARCLIFF APARTMENTS
SECTION ONE
DATE: MAY 14, 1974
BY: [Signature]
PROJECT: #4174
SHEET: 15 OF 5005



1. HEREBY CERTIFY THE INFORMATION SHOWN ON THIS PLAN IS TRUE AND CORRECT AS FAR AS THE CITY DEPARTMENT OF BUILDINGS IS CONCERNED.

2. ANY CHANGES TO THE INFORMATION SHOWN ON THIS PLAN MUST BE MADE IN WRITING AND MUST BE APPROVED BY THE CITY DEPARTMENT OF BUILDINGS.

3. THE CITY DEPARTMENT OF BUILDINGS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

4. THE CITY DEPARTMENT OF BUILDINGS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

5. THE CITY DEPARTMENT OF BUILDINGS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

NOTE:
NO. OF EX. UNITS: 600

SECTION I
AREA: 18,000 AC.
MALCOLM CIRCLE: 1,500 AC.
BALANCE: 17,000 AC.

1. HEREBY CERTIFY THE INFORMATION SHOWN ON THIS PLAN IS TRUE AND CORRECT AS FAR AS THE CITY DEPARTMENT OF BUILDINGS IS CONCERNED.

2. ANY CHANGES TO THE INFORMATION SHOWN ON THIS PLAN MUST BE MADE IN WRITING AND MUST BE APPROVED BY THE CITY DEPARTMENT OF BUILDINGS.

3. THE CITY DEPARTMENT OF BUILDINGS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

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