PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

75-133-A (Item No. 102)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, QUAIL MEADOWS LIMITED/PARTNERSHIP 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 for a Variance from Sections as follows to permit the following Variances: (1) A variance from §1 B01.2 C.2b. of the Zoning Regulations and § V.B.6.c. of the Comprehensive Manual of Development Policies to permit a minimum distance between (cont'd on attached sheet)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. That without the requested variances the Petitioner will sustain practical difficulty and unreasonable hardship, including, but not only, major and irreparable financial loss.
2. That the requested variances are all in strict harmony with the spirit and intent of the Zoning Regulations, and will in no way injure the public health, safety and general welfare of the area involved.

See attached description

	28 NW-3-G
ELECTION DISTRICT	1
DATE	11-19-74
TYPE	VAC.
HEARING BY	LOO.
	2-24-75
	AH

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.

ORDER RECEIVED FOR FILING
DATE January 14, 1975
BY [signature]

Contract purchaser

Address

Quail Meadows Limited Partnership
[signature]
Legal Owner

Address 1101 St. Paul Street
Baltimore, Md. 21202

[signature: James D. Nolan]
James D. Nolan- Petitioner's Attorney
Nolan, Plumhoff & Williams
Address 204 W. Penna. Ave., 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of November, 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 16th day of December, 1974, at 9:30 o'clock A. M.

[signature]
Zoning Commissioner of Baltimore County.

9:30A 12/16/74

OFFICE OF PLANNING & ZONING

(over)

QUAIL MEADOWS LTD. PARTNERSHIP #75-133-A SE/S of Dogwood Rd. 353.76' SW of

#75-133-A #102

January 16, 1975

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
SE/S of Dogwood Road, 353.76' SW of Wildlife Drive - 1st Election District
Quail Meadows Limited Partnership - Petitioner
NO. 75-133-A (Item No. 102)

Dear Mr. Nolan:

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

Very truly yours,

/S/

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

STATE OF MARYLAND — PAUL LEE — No. 4047 REGISTERED — PROFESSIONAL ENGINEER

DESCRIPTION

PARCEL "A" - LOT #8

0.06 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF WILDLIFE DRIVE, PART OF AMENDED PLAT SECTION ONE QUAIL MEADOWS TOWNHOUSES, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR BUILDING TO BUILDING AND WINDOW TO PROPERTY LINE VARIANCES.

Beginning for the same at a point on the southwest side of Wildlife Drive as shown on the "Amended Plat, Section One, Quail Meadows Townhouses" and recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 37, page 25, said point of beginning being distant southwesterly 35 feet from the center line of said Wildlife Drive, said last mentioned point being distant southeasterly 353.76 feet from the intersection of said center line of Wildlife Drive with the southeast side of Dogwood Road, proposed 60 feet wide as shown on said plat, running thence binding on the southwest side of said Wildlife Drive, (1) northwesterly 60.33 feet thence for new lines of division three courses: (2) southwesterly 19.35 feet, (3) southeasterly 81.32 feet, and (4) northeasterly 73.88 feet to the place of beginning.

Containing 0.06 of an acre of land, more or less.

MD:er

J.O.# 171068-Q
W.O.# 2610-X

November 7, 1974

Water Supply ■ Sewerage ● Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Reports

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MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

STATE OF MARYLAND — PAUL LEE — No. 4047 REGISTERED — PROFESSIONAL ENGINEER

DESCRIPTION

PARCEL "B" - LOT #9

0.10 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF WILDLIFE DRIVE, PART OF AMENDED PLAT SECTION ONE QUAIL MEADOWS TOWNHOUSES, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR BUILDING TO BUILDING AND WINDOW TO PROPERTY LINE VARIANCES.

Beginning for the same at a point being distant southwesterly 52.45 feet from the center line of Wildlife Drive as shown on the "Amended Plat, Section One, Quail Meadows Townhouses" and recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 37, page 25, said last mentioned point being distant southeasterly 293 feet, more or less, to the intersection of the center line of said Wildlife Drive with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence from said place of beginning, four courses: (1) northwesterly 49.15 feet, (2) southwesterly 57.70 feet, (3) southeasterly 92.60 feet, and (4) northwesterly 75.05 feet to the place of beginning.

Containing 0.10 of an acre of land, more or less.

MD:er

J.O.# 171068-Q
W.O.# 2610-X

November 7, 1974

Water Supply ■ Sewerage ● Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Reports

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MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

STATE OF MARYLAND — PAUL LEE — No. 4047 REGISTERED — PROFESSIONAL ENGINEER

DESCRIPTION

PARCEL "C" - LOT #40

0.08 ACRE PARCEL, MORE OR LESS, SOUTHWEST OF WILDLIFE DRIVE, PART OF THE AMENDED PLAT, SECTION ONE QUAIL MEADOWS TOWNHOUSES, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR BUILDING TO BUILDING AND WINDOW TO PROPERTY LINE VARIANCES.

Beginning for the same at a point on the southwest corner of Middle View Court, as shown on the "Amended Plat, Section One, Quail Meadows Townhouses," and recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 37, page 25, said point of beginning being distant northwesterly 30.00 feet from the center line of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the center line of said Middle View Court from the center line of Wildlife Drive, as shown on said plat, said last mentioned point being southeasterly 737.10 feet as measured along the center line of said Wildlife Drive from its intersection with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence binding on the northwest side of said Middle View Court (1) northeasterly 0.33 feet thence for new

Water Supply ■ Sewerage ● Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Reports

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MCA ENGINEERING CORPORATION

lines of division four courses: (2) northwesterly 85.83 feet, (3) southwesterly 21.56 feet, (4) southwesterly 32.73 feet, and (5) southeasterly 36.55 feet, thence two courses: (6) northeasterly 47.26 feet and (7) northeasterly 33.46 feet to the place of beginning.

Containing 0.08 of an acre of land, more or less.

MD:er

J.O.# 171068-Q
W.O.# 2610-X

November 6, 1974

STATE OF MARYLAND — PAUL LEE — No. 4047 REGISTERED — PROFESSIONAL ENGINEER

MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

STATE OF MARYLAND — PAUL LEE — No. 4047 REGISTERED — PROFESSIONAL ENGINEER

DESCRIPTION

PARCEL "D" - LOT #41

0.06 ACRE PARCEL, MORE OR LESS, SOUTHWEST OF WILDLIFE DRIVE, PART OF THE AMENDED PLAT, SECTION ONE QUAIL MEADOWS TOWNHOUSES, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR BUILDING TO BUILDING AND WINDOW TO PROPERTY LINE VARIANCES.

Beginning for the same at a point on the southwest corner of Middle View Court, as shown on the "Amended Plat, Section One, Quail Meadows Townhouses," and recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 37, page 25, said point of beginning being distant northwesterly 30.00 feet from the center line of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the center line of said Middle View Court from the center line of Wildlife Drive, as shown on said plat, said last mentioned point being southeasterly 737.10 feet as measured along the center line of said Wildlife Drive from its intersection with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence for new lines of division two courses: (1) southwesterly 19.89 feet, and (2) southwesterly 58.57

Water Supply ■ Sewerage ● Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Reports

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MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS

feet to the northeast side of the Drainage and Utility Easement as shown on said plat, thence binding on the northeast side of said easement, (3) northwesterly 49.82 feet thence for new lines of division three courses: (4) northeasterly 17.83 feet, (5) northeasterly 47.26 feet and (6) northeasterly 33.64 feet to the place of beginning.

Containing 0.06 of an acre of land, more or less.

MD:er

J.O.# 171068-Q
W.O.# 2610-X

November 7, 1974

STATE OF MARYLAND — PAUL LEE — No. 4047 REGISTERED — PROFESSIONAL ENGINEER

MAR 04 1975

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 Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a minimum distance between facing windows of 18.5 feet in lieu of the required forty (40) feet for 2214 Wildlife Court and 43 Topview Court; to permit a minimum distance between facing windows and the property line of ten (10) feet in lieu of the required fifteen (15) feet for 2214 Wildlife Court; to permit a minimum distance between facing windows of eight (8) feet in lieu of the required forty (40) feet for 20 and 22 Middleview Court and to permit a minimum distance between facing windows and the property line of three (3) feet in lieu of the required fifteen (15) feet for 22 Middleview Court should be granted.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 16th day of January, 1975, that the herein Petition for Variances to permit a minimum distance between facing windows of 18.5 feet in lieu of the required forty (40) feet for 2214 Wildlife Court and 43 Topview Court; to permit a minimum distance between facing windows and the property line of ten (10) feet in lieu of the required fifteen (15) feet for 2214 Wildlife Court; to permit a minimum distance between facing windows of eight (8) feet in lieu of the required forty (40) feet for 20 and 22 Middleview Court; and to permit a minimum distance between facing windows and the property line of three (3) feet in lieu of the required fifteen (15) feet for 22 Middleview Court 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.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE January 16, 1975

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of. .....

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this .....day of ....., 197 ..., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

75-133

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. — DIRECTOR
WM. T. MELZER — DEPUTY TRAFFIC ENGINEER

December 13, 1974

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

Re: Item 102 - ZAC - November 26, 1974
Property Owner - Quail Meadows Limited Partnership
Location: Lots 8 & 9 - SW/S of Wildlife Dr. 353 ft. SE of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr. 737 ft. SE of Dogwood Rd.
Existing Zoning: D. R. 16
Proposed Zoning: Variances to Sec. 1B01.2C window to property line & Height to Height.
No. of Acres: Lot 8 - 0.06
Lot 9 - 0.10
Lot 40 - 0.08
Lot 41 - 0.06
District: 1st

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan,
Asst. Traffic Engineer

MSF/ljb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

December 3, 1974

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 102
Quail Meadows Limited - Partnership - Petitioners

Dear Mr. Nolan:

The Zoning Plans 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 properties are located on the southwest side of Wildlife Drive, approximately 737 feet southeast of Dogwood Road and the southwest side of Wildwood Drive, approximately 353 feet southeast of Dogwood Road, both within the First Election District of Baltimore County. These four lots represent a portion of Section 1 of the development known as Quail Meadows Townhouses, presently under construction.

The petitioner is requesting Variances to permit minimum distances between the centers of facing windows of 18.5 feet and 8 feet, both in lieu of the required 40 feet. Additionally, for the four units, Variances have been requested to permit setbacks for windows to property lines of

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James D. Nolan, Esq.
Item 102
December 3, 1974 — Page 2

10', 8'5", 5' and 3', all in lieu of the required 15 feet.

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
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner — Date: December 12, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-133-A. Southeast side of Dogwood Road 353.76 feet Southwest of Wildlife Drive.
Petition for Variance for Distance between facing windows.
Petitioner - Quail Meadows Limited Partnership

1st District

HEARING: Monday, December 16, 1974 (9:30 A.M.)

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 be inconsistent with the character of the surrounding development.

William Fromm
William D. Fromm
Director of Planning

WDF: NEG:rw

DEC 16 '74 AM
OFFICE OF PLANNING & ZONING

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(1) continued from first page:

facing windows of 2214 Wildlife Court and 43 Topview Court of 18.5 feet in lieu of the required 40 feet;

(2) A variance from Section 1 BO 1.2 C.2b. of the Zoning Regulations and Section V.B.6.b. of the Comprehensive Manual of Development Policies to permit a minimum distance between facing windows and the property line of 2214 Wildlife Court of 10 feet in lieu of the required 15 feet;

(3) A variance from Section 1 BO 1.2 C.2b. of the Zoning Regulations and Section V.B.6.c. of the Comprehensive Manual of Development Policies to permit a minimum distance between facing windows of 20 and 22 Middleview Court of 8 feet in lieu of the required 40 feet; and

(4) A variance from Section 1 BO 1.2C.2b. of the Zoning Regulations and Section V.B.6.b. of the Comprehensive Manual of Development Policies to permit a minimum distance between facing windows and the property line of 22 Middleview Court of 3 feet for the required 15 feet.

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

December 10, 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 #102, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Quail Meadows Limited Partnership
Location: Lots 8 and 9 S/W/S of Wildlife Dr. 353 ft. SE of Dogwood Rd.
Lots 40 and 41 SW/S of Wildlife Dr. 737 SE of Dogwood Rd.
Present Zoning: D.R.16
District: 1

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,
Richard B. Williams, Planner II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING — 105 WEST CHESAPEAKE AVENUE — TOWSON, MARYLAND 21204
AREA CODE 301 — PLANNING 494-3211 — ZONING 494-3351

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Quail Meadows Limited Partnership

Location: Lots 8 & 9 - SW/S of Wildlife Dr. 353 ft. SE of Dogwood Road
Lots 40 & 41 - SW/S of Wildlife Dr. 737 ft. SE of Dogwood Road

Item No. 102 — Zoning Agenda November 26, 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. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. 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.

( ) 6. Site plans are approved as drawn.

(XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: _____ Noted and Approved: _____
Planning Group — Special Inspection Division
Deputy Chief — Fire Prevention Bureau

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

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

December 6, 1974

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

Re: Item #102 (1974-1975)
Property Owner: Quail Meadows Limited Partnership
Lots 8 & 9 - S/WS of Wildlife Dr., 353' S/E of Dogwood Rd. Lots 40 & 41 - S/WS of Wildlife Dr., 737' S/E of Dogwood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variances to Sec. 1B01.2C window to property line and Height to Height.
No. of Acres: Lot 8 - 0.06
Lot 9 - 0.10
Lot 40 - 0.08
Lot 41 - 0.06 District: 1st

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 as secured by Public Works Agreement #17209 executed in conjunction with the development of "Quail Meadows".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #102 (1974-1975).

Very truly yours,

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

END:EAM:FWR:RR

L-SE Key Sheet
8 & 9 NW 26 Pos. Sheets
NW 2 & 3 G Topo
87 Tax Map

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

November 25, 1974

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

Dear Mr. DiNenna:

Comments on Item 102, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Quail Meadows Limited Partnership
Location: Lots 8 & 9 - SW/S of Wildlife Dr. 353 ft. SE of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr. 737 ft. SE of Dogwood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variances to Sec. 1B01.2C window to property line & Height to Height.
No. of Acres: Lot 8 - 0.06
Lot 9 - 0.10
Lot 40 - 0.08
Lot 41 - 0.06
District: 1st

Metropolitan water and sewer are available.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

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

THVB/nce

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

November 25, 1974

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

Dear Mr. DiNenna:

Comments on Item 102, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Quail Meadows Limited Partnership
Location: Lots 8 & 9 - SW/S of Wildlife Dr. 353 ft. SE of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr. 737 ft. SE of Dogwood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variances to Sec. 1B01.2C window to property line & Height to Height.
No. of Acres: Lot 8 - 0.06
Lot 9 - 0.10
Lot 40 - 0.08
Lot 41 - 0.06
District: 1st

Metropolitan water and sewer are available.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

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

THVB/nc

BOARD OF EDUCATION OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204

Date: November 20, 1974

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

Z.A.C. Meeting of: November 26, 1974

Re: Item 102

Property Owner: Quail Meadows Limited Partnership

Location: Lots 8 & 9 - SW/S of Wildlife Dr., 353 ft. S.E. of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr., 737 ft. S.E. of Dogwood Rd.

Present Zoning: D.R. 16

Proposed Zoning: Variance to Section 1B01.2C window to property line & Height to Height.

District: 1st

No. Acres: Lot 8 - 0.06 Lot 40 - 0.08
Lot 9 - 0.10 Lot 41 - 0.06

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WILMOT

BOARD OF EDUCATION OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204

Date: November 20, 1974

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

Z.A.C. Meeting of: November 26, 1974

Re: Item 102

Property Owner: Quail Meadows Limited Partnership

Location: Lots 8 & 9 - SW/S of Wildlife Dr., 353 ft. S.E. of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr., 737 ft. S.E. of Dogwood Rd.

Present Zoning: D.R. 16

Proposed Zoning: Variance to Section 1B01.2C window to property line & Height to Height.

District: 1st

No. Acres: Lot 8 - 0.06 Lot 40 - 0.08
Lot 9 - 0.10 Lot 41 - 0.06

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WILMOT

BOARD OF EDUCATION OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204

Date: November 20, 1974

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

Z.A.C. Meeting of: November 26, 1974

Re: Item 102

Property Owner: Quail Meadows Limited Partnership

Location: Lots 8 & 9 - SW/S of Wildlife Dr., 353 ft. S.E. of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr., 737 ft. S.E. of Dogwood Rd.

Present Zoning: D.R. 16

Proposed Zoning: Variance to Section 1B01.2C window to property line & Height to Height.

District: 1st

No. Acres: Lot 8 - 0.06 Lot 40 - 0.08
Lot 9 - 0.10 Lot 41 - 0.06

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WILMOT

BOARD OF EDUCATION OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204

Date: November 20, 1974

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

Z.A.C. Meeting of: November 26, 1974

Re: Item 102

Property Owner: Quail Meadows Limited Partnership

Location: Lots 8 & 9 - SW/S of Wildlife Dr., 353 ft. S.E. of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr., 737 ft. S.E. of Dogwood Rd.

Present Zoning: D.R. 16

Proposed Zoning: Variance to Section 1B01.2C window to property line & Height to Height.

District: 1st

No. Acres: Lot 8 - 0.06 Lot 40 - 0.08
Lot 9 - 0.10 Lot 41 - 0.06

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGOWAN
ALVIN LORECK
JOSHUA W. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WILMOT

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

November 25, 1974

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

Dear Mr. DiNenna:

Comment: on Item 102, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Quail Meadows Limited Partnership
Location: Lots 8 & 9 - SW/S of Wildlife Dr. 353 ft. SE of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr. 737 ft. SE of Dogwood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variances to Sec. 1B01.2C window to property line & Height to Height.
No. of Acres: Lot 8 - 0.06
Lot 9 - 0.10
Lot 40 - 0.08
Lot 41 - 0.06
District: 1st

Metropolitan water and sewer are available.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nc

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

November 25, 1974

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

Dear Mr. DiNenna

Comments on Item 102, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Quail Meadows Limited Partnership
Location: Lots 8 & 9 - SW/S of Wildlife Dr. 353 ft. SE of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr. 737 ft. SE of Dogwood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variances to Sec. 1B01.2C window to property line & Height to Height.
No. of Acres: Lot 8 - 0.06
Lot 9 - 0.10
Lot 40 - 0.08
Lot 41 - 0.06
District: 1st

Metropolitan water and sewer are available.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nc

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

November 25, 1974

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

Dear Mr. DiNenna

Comments on Item 102, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Quail Meadows Limited Partnership
Location: Lots 8 & 9 - SW/S of Wildlife Dr. 353 ft. SE of Dogwood Rd. Lots 40 & 41 - SW/S of Wildlife Dr. 737 ft. SE of Dogwood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variances to Sec. 1B01.2C window to property line & Height to Height.
No. of Acres: Lot 8 - 0.06
Lot 9 - 0.10
Lot 40 - 0.08
Lot 41 - 0.06
District: 1st

Metropolitan water and sewer are available.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nc

2-SIGNS 75-133-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st
Date of Posting Nov. 30, 1974
Posted for: PETITION FOR VARIANCE
Petitioner: QUAIL MEADOWS LIMITED PARTNERSHIP
Location of property: SE/S OF DOGWOOD RD. 353.76' SW OF WILDLIFE DR.
Location of Signs: SW/SIDE DOGWOOD RD. AND WILDLIFE DR.
Remarks: AT ENTRANCE RD. TO PROPERTY
Posted by Thomas L. Roland (Signature) Date of return: DEC. 6, 1974

Bee Item 102

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 15th day of November 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner Quail Meadows Limited

Petitioner's Attorney James D. Nolan Reviewed by James B. Byrnes III
Chairman,
Zoning Advisory
Committee

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

*****

James B. Byrnes, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

December 3, 1974

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 102
Quail Meadows Limited - Partnership - Petitioners

Dear Mr. Nolan:

The Zoning Plans 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 properties are located on the southwest side of Wildlife Drive, approximately 737 feet southeast of Dogwood Road and the southwest side of Wildwood Drive, approximately 353 feet southeast of Dogwood Road, both within the First Election District of Baltimore County. These four lots represent a portion of Section 1 of the development known as Quail Meadows Townhouses, presently under construction.

The petitioner is requesting Variances to permit minimum distances between the centers of facing windows of 18.5 feet and 8 feet, both in lieu of the required 40 feet. Additionally, for the four units, Variances have been requested to permit setbacks for windows to property lines of

---

James D. Nolan, Esq.
Item 102
December 3, 1974

Page 2

10', 8'5", 5' and 3', all in lieu of the required 15 feet.

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
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: JPB
Previous case:
Revised Plans:
Change in outline or description ___Yes
___No
Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of Nov. 1974. Item # _____.

S. Eric DiNenna,
Zoning Commissioner

Petitioner Quail Meadows Submitted by Williams

Petitioner's Attorney Nolan Reviewed by JBB III

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

PETITION FOR
A VARIANCE
1st DISTRICT

ZONING: Petition for Variance for Distance between facing windows.

LOCATION: Southeast side of Dogwood Road 353.76 feet Southwest of Wildlife Drive.

DATE & TIME: MONDAY, DECEMBER 16, 1974 at 9:30 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:

Petition for Variance from the Zoning Regulations of Baltimore County to permit a minimum distance between facing windows of 18.5 feet instead of the required 40 feet for 2214 Wildlife Court and 43 Topview Court; and to permit a minimum distance between facing windows and the property line of 10 feet instead of the required 15 feet for 2214 Wildlife Court; and to permit a minimum distance between facing windows of 8 feet instead of the required 40 feet for 32 Middleview Court; and to permit a minimum distance between facing windows and the property line of 3 feet instead of the required 15 feet for 32 Middleview Court.

The Zoning Regulations to be excepted as follows:

Section 1B01.2.C.2b (V.R.6.b) - Window to property line - 15 feet.

Section 1B01.2.C.2b (V.R.6.c) - Window to property line - 40 feet.

All that parcel of land in the First District of Baltimore County

Beginning for the same at a point on the southwest side of Wildlife Drive as shown on the "Amended Plat, Section One, Quail Meadows Townhouses" and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 37, page 25, said point of beginning being distant southwesterly 35 feet, from the center line of said Wildlife Drive, said last mentioned point being distant southwesterly 353.76 feet from the intersection of said center line of Wildlife Drive with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence binding on the southwest side of said Wildlife Drive, (1) northwesterly 60.33 feet thence for new lines of division three courses: (2) southwesterly 17.35 feet, (3) southeasterly 81.32 feet, and (4) northeasterly 73.00 feet to the place of beginning.

Containing 0.06 of an acre of land, more or less.

Beginning for the same at a point being distant southwesterly 52.45 feet from the center line of Wildlife Drive as shown on the "Amended Plat, Section One, Quail Meadows Townhouses" and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 37, page 25, said last mentioned point being distant southwesterly 292 feet, more or less, to the intersection of the center line of said Wildlife Drive with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence from said place of beginning, four courses: (1) northwesterly 75 feet; (2) southwesterly 37.70 feet, (3) southeasterly 92.69 feet; and (4) northwesterly 75.60 feet to the place of beginning.

Containing 0.10 of an acre of land, more or less.

Beginning for the same at a point on the southwest corner of Middle View Court, as shown on the "Amended Plat, Section One, Quail Meadows Townhouses," and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 37, page 25, said point of beginning being distant northwesterly 30.00 feet from the center line of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the center line of said Middle View Court from the center line of Wildlife Drive, as shown on said plat, said last mentioned point being southwesterly 737.10 feet as measured along the center line of said Wildlife Drive from its intersection with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence binding on the northwest side of said Middle View Court (1) northeasterly 8.23 feet; thence for new lines of division four courses: (2) northwesterly 85.83 feet, (3) southwesterly 21.56 feet, (4) southwesterly 32.73 feet, and (5) southeasterly 36.55 feet, thence two courses: (6) northeasterly 47.26 feet and (7) northeasterly 32.46 feet to the place of beginning.

Containing 0.06 of an acre of land, more or less.

Beginning for the same at a point on the southwest corner of Middle View Court, as shown on the "Amended Plat, Section One, Quail Meadows Townhouses," and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 37, page 25, said point of beginning being distant northwesterly 30.00 feet from the center line of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the center line of said Middle View Court from the center line of Wildlife Drive, as shown on said plat, said last mentioned point being southwesterly 737.10 feet as measured along the center line of said Wildlife Drive from its intersection with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence for new lines of division two courses: (1) southwesterly 19.89 feet, and (2) southwesterly 58.52 feet to the northeast side of the Drainage and Utility Easement as shown on said plat, thence binding on the northeast side of said easement, (3) northwesterly 49.82 feet thence for new lines of division three courses: (4) northeasterly 17.83 feet; (5) northeasterly 47.26 feet and (6) northeasterly 32.46 feet to the place of beginning.

Containing 0.06 of an acre of land, more or less.

Being the property of Quail Meadows Limited Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 16, 1974 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Nov. 28.

(279)

OFFICE OF

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 November 28 1974

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - SOUTHEAST SIDE OF DOGWOOD ROAD 353.76 FEET.

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxxxxx weeks before the 16 day of Dec. 1974 that is to say, the same was inserted in the issues of November 28, 1974

STROMBERG PUBLICATIONS, Inc.

By C. Carran

PETITION FOR A VARIANCE
1st DISTRICT

ZONING: Petition for Variance for Distance between facing windows
LOCATION: Southeast side of Dogwood Road 353.76 feet Southwest of Wildlife Drive.
DATE & TIME: Monday, December 16, 1974 at 9:30 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:

Petition for Variance from the Zoning Regulations of Baltimore County to permit a minimum distance between facing windows of 18.5 feet instead of the required 40 feet for 2214 Wildlife Court and 43 Topview Court; and to permit a minimum distance between facing windows and the property line of 10 feet instead of the required 15 feet for 2214 Wildlife Court; and to permit a minimum distance between facing windows of 8 feet instead of the required 40 feet for 32 and 32 Middleview Court; and to permit a minimum distance between facing windows and the property line of 3 feet instead of the required 15 feet for 32 Middleview Court.

The Zoning Regulations to be excepted as follows:

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Containing 0.06 of an acre of land, more or less.

Beginning for the same at a point being distant southwesterly 52.45 feet from the center line of Wildlife Drive as shown on the "Amended Plat, Section One, Quail Meadows Townhouses" and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 37, page 25, said last mentioned point being distant southwesterly 292 feet, more or less, to the intersection of the center line of said Wildlife Drive with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence from said place of beginning, four courses: (1) northwesterly 75 feet, (2) southwesterly 37.70 feet, (3) southeasterly 92.69 feet, and (4) northwesterly 75.60 feet to the place of beginning.

Containing 0.10 of an acre of land, more or less.

PARCEL "C"—LOT No. 40

Beginning for the same at a point on the southwest corner of Middle View Court, as shown on the "Amended Plat, Section One, Quail Meadows Townhouses," and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 37, page 25, said point of beginning being distant northwesterly 30.00 feet from the center line of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the center line of said Middle View Court from the center line of Wildlife Drive, as shown on said plat, said last mentioned point being southwesterly 737.10 feet as measured along the center line of said Wildlife Drive from its intersection with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence binding on the northwest side of said Middle View Court (1) northeasterly 8.23 feet; thence for new lines of division four courses: (2) northwesterly 85.83 feet, (3) southwesterly 21.56 feet, (4) southwesterly 32.73 feet, and (5) southeasterly 36.55 feet, thence two courses: (6) northeasterly 47.26 feet and (7) northeasterly 32.46 feet to the place of beginning.

Containing 0.06 of an acre of land, more or less.

PARCEL "D"—LOT No. 41

Beginning for the same at a point on the southwest corner of Middle View Court, as shown on the "Amended Plat, Section One, Quail Meadows Townhouses," and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 37, page 25, said point of beginning being distant northwesterly 30.00 feet from the center line of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the center line of said Middle View Court from the center line of Wildlife Drive, as shown on said plat, said last mentioned point being southwesterly 737.10 feet as measured along the center line of said Wildlife Drive from its intersection with the southeast side of Dogwood Road, proposed 60 feet wide, as shown on said plat, running thence for new lines of division two courses: (1) southwesterly 19.89 feet, and (2) southwesterly 58.52 feet to the northeast side of the Drainage and Utility Easement as shown on said plat, thence binding on the northeast side of said easement, (3) northwesterly 49.82 feet thence for new lines of division three courses: (4) northeasterly 17.83 feet, (5) northeasterly 47.26 feet and (6) northeasterly 32.46 feet to the place of beginning.

Containing 0.06 of an acre of land, more or less.

Being the property of Quail Meadows Limited Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 16, 1974 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County

Nov. 28.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 28, 19 74

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 in each of one time successive weeks before the 16th day of December, 19 74, the first publication appearing on the 28th day of November 19 74.

THE JEFFERSONIAN,
S. Frank Strickland
Manager.

Cost of Advertisement, $

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

No. 17200

DATE Dec. 23, 1974 ACCOUNT 01-662

AMOUNT $145.25

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Quail Meadows Limited Partnership
1101 St. Paul St.
Baltimore, Md. 21202
Advertising and posting of property #75-133-A 145.25 MSC

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

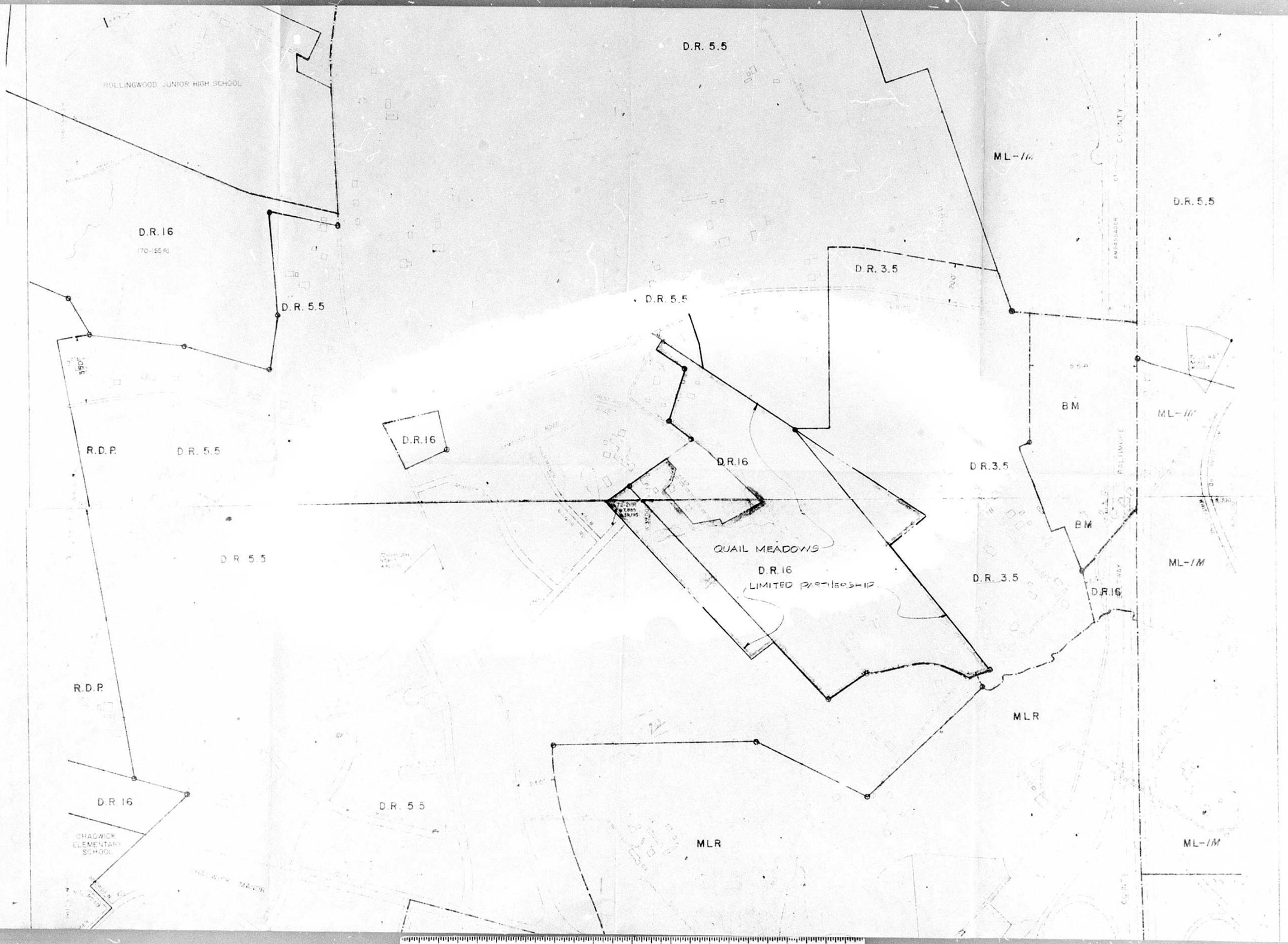
No. 17157

DATE Nov. 25, 1974 ACCOUNT 01-662

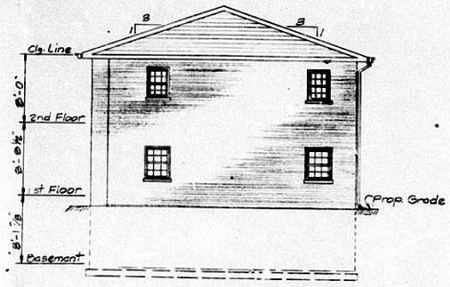
AMOUNT $25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Variance for Quail Meadows Ltd. Partnership
#75-133-A 25.00 MSC

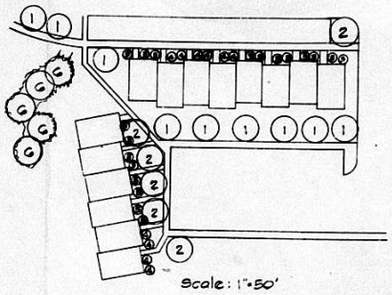

D.R. 5.5
ROLLINGWOOD JUNIOR HIGH SCHOOL
ML-IM
D.R. 5.5
D.R. 16
(70-155 R)
D.R. 3.5
D.R. 5.5
D.R. 5.5
BM
ML-IM
R.D.P.
D.R. 5.5
D.R. 16
D.R. 16
D.R. 3.5
72-21R
BM
QUAIL MEADOWS
D.R. 16
LIMITED PARTNERSHIP
D.R. 5.5
D.R. 3.5
ML-IM
D.R. 16
R.D.P.
MLR
D.R. 16
D.R. 5.5
CHADWICK ELEMENTARY SCHOOL
MLR
ML-IM

MAR 0 4 1975



TYPICAL END ELEVATIONS

Scale: 1/8" = 1'-0"

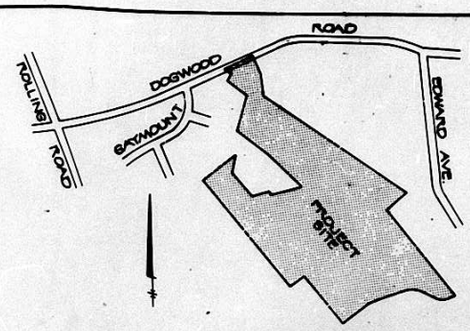


Scale: 1"=50'

TYPICAL PLANTING

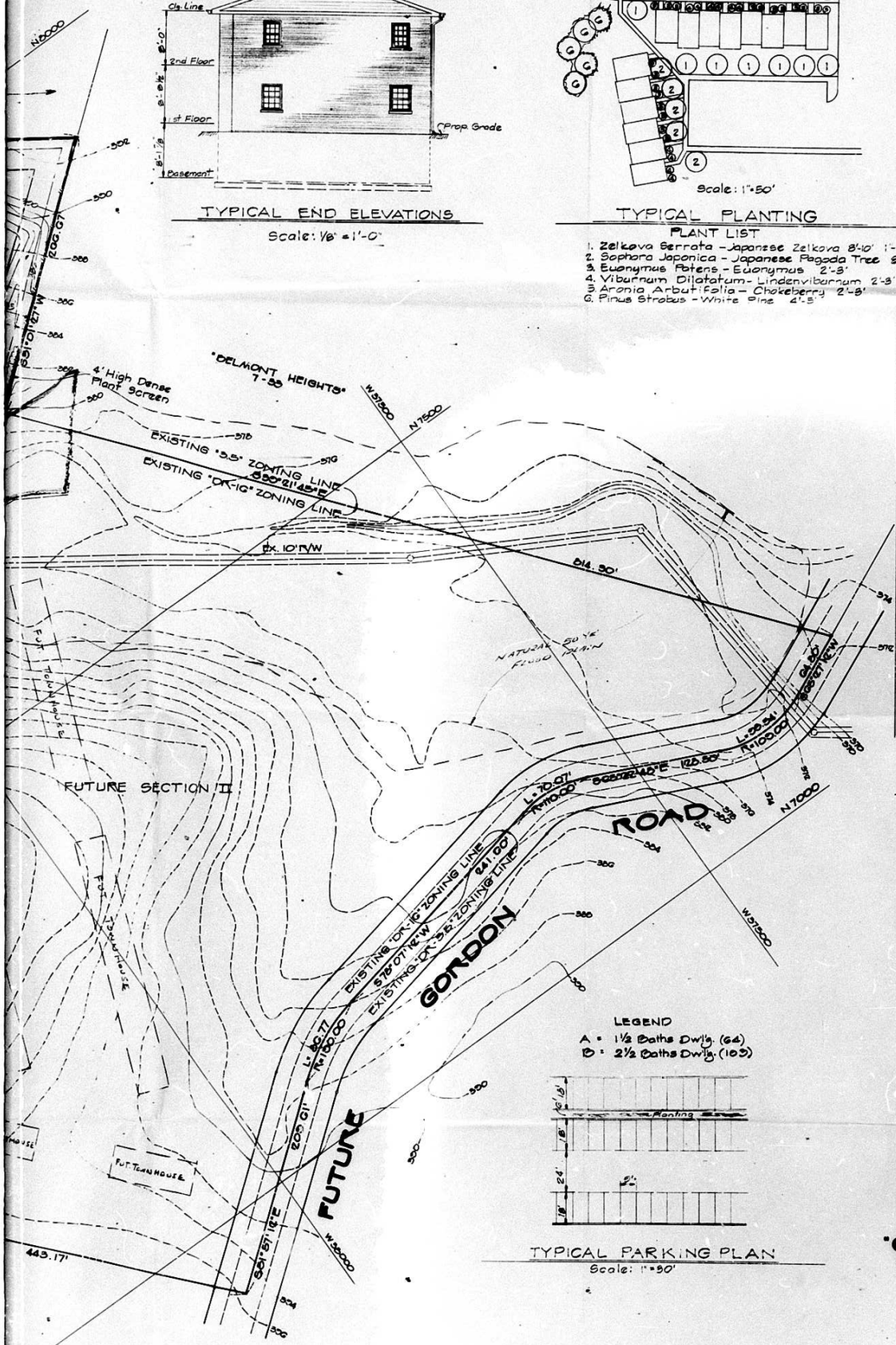
PLANT LIST

1. Zelkova Serrata - Japanese Zelkova 8'-10' 1"-1½" Cal.
2. Sophora Japonica - Japanese Pagoda Tree 8'-10' 1"-1½" Cal.
3. Euonymus Patens - Euonymus 2'-3'
4. Viburnum Dilatatum - Lindenviburnum 2'-3'
5. Aronia Arbutifolia - Chokeberry 2'-3'
6. Pinus Strobus - White Pine 4'-5'



VICINITY MAP

SCALE: 1"=500'



LEGEND

A = 1½ Baths Dwlg. (64)

B = 2½ Baths Dwlg. (103)

TYPICAL PARKING PLAN

Scale: 1"=50'

DENSITY CALCULATIONS

	Total	Sec. "1"	Sec. "2"
1. Total Acreage	30.08 Ac.	28.15 Ac.	12.99 Ac.
2. Existing Zoning			
A. DR. 3.5	2.72 Ac.	2.72 Ac.	
B. DR. 5.5	5.14 Ac.	5.12 Ac.	0.02 Ac.
C. DR. 10	22.22 Ac.	15.31 Ac.	12.91 Ac.
3. Allowed Units Total Site			
A. Zoning DR. 3.5 · 9.527 Dwelling Units	952	0	
B. Zoning DR. 5.5 · 28.27 Dwelling Units	28.27	15	
C. Zoning DR. 10 · 451.52 Density Units	451.52	250.50	
Total · 489.31 Dwelling Units + Density Units	489.31		
4. Proposed Parking Section One			
A. 5 Lots (Single Family) · 5 Density Units DR 5.5 - 2 P.U.D. within Lot	10	10	
B. 3 D.R. Townhouse: 239.30 @ 1.53 = 118 1.73 · 360.3 = 0.28 · 37.33		390	
5. Parking Required: (Single Fam. DR 5.5 5 · 2 · 10 = 37.55 · 38.38)		390	
6. Parking Proposed in R/W: (Minor Streets)		13	
7. Parking Proposed:		377	
8. Local Open Area Required:			
A. Zoned DR 3.5 (2.72 × 0.03) = 0.08	0.08 Ac.	1.55 Ac.	
B. Zoned DR 5.5 (5.14 × 0.06) = 0.31	0.31 Ac.	0.51 Ac.	
C. Zoned DR 10 (22.22 × 0.15) = 4.23	4.23 Ac.	2.458 Ac.	
D. Total Required: 4.62	4.62 Ac.	4.318 Ac.	

9. Single Family Lot Sizes
   A. BLOCK "A"
      a. Lot 1 - 9,200 sq. ft.
      b. Lot 2 - 11,900 sq. ft.
      c. Lot 3 - 20,450 sq. ft.
   B. BLOCK "B"
      a. Lot 1 : 12,000 sq. ft.
      b. Lot 2 : 10,800 sq. ft.
10. A.D.T. - 8.5 Per Unit Townhouse
    10.4 Single Family Small Lot
11. No. Prop. Units Sect. 1: 167 · 3 B.R.U. @ 1.5 = 241 Density Units
    3 Single Units = 3 Dwelling Units
    172 Living Units — Total 246 Density Units + Dwelling Units

GENERAL NOTES

1. Total area of Tract — 30.08 Ac.
2. Area within roads right of ways — 9.29 Ac.
3. Height of Building — 22'-0"
4. Dimension of Buildings: 20' x 92'
5. Total A.D.T. - 5390
6. All drives and parking spaces are macadam with bituminous concrete berm.
7. No internal lighting provided.
8. All trash & refuse shall be collected by County Collector
9. △ Typical Lighting location for Baltimore County Roads. (12' Height Max.)
10. All end units have windows.
11. On street parking to be approved by Baltimore Co. Department of Public Works.
12. All townhouse H.O.A. Units are for sale. All houses are on lots are for sale.
13. Local Open Area to be retained and maintained by the H.O.A.
14. All common walkways to be placed in easements & maintained by the H.O.A.
15. All private utilities to be placed in 10' easements and maintained by the H.O.A.

3rd AMENDED PARTIAL DEVELOPMENT PLAN SECTION ONE OF "QUAIL MEADOWS TOWNHOUSES

1st ELECTION DISTRICT — BALTO. CO., MARYLAND

SCALE: 1"=50' — JULY 16, 1973

3rd Amendment	11-3-74	Purpose for 3rd Amendment: 1. Added Lot Lines & Lot and Block Nos. 2. Requesting varidnce: a) Minimum distance between windows at facing units b) Minimum distance window to property line. Var. is involves: Lots #6, 5, 140 & 141. See insert above for detail.	M.C.A.
Second Amendment	7-12-74	REV. POOL AREA & BATH HOUSE WATERS.	M.C.A.
First Amendment	8-1-73	REV. PLAN FOR 1 PTS. TO T. TOWNHOUSE	M.C.A.
	DATE	DESCRIPTION	By

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR — DATE

ZONING COMMISSIONER — DATE

DEVELOPER
QUAIL MEADOWS LT'D. PARTNERSHIP
1101 ST. PAUL STREET
BALTIMORE, MARYLAND
21202

MCA
MARTY, CHALDEK & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd. Baltimore, Md.

GENERAL NOTES

1. Petitioner is requesting variance to Section 1B01.1(C)(2)(F)(3)(c) of the Zoning Code to permit a min. distance between windows of facing units to be 8' instead of the required 40'.

2. Petitioner is requesting a variance to Sections 3.04 & 3.06b of the Zoning Code to permit a window to property line distance of 5' for #20 Middleview Ct. instead of the required 15' and 3' for #22 Middleview Ct. instead of the required 15'.

TYPICAL END ELEVATIONS

Scale: 1/8" = 1'-0"

TYPICAL

ACREAGE - UNIMPROVED

LEGEND

LIMITS

LOCAL OPEN SPACE

3rd Amendment	11-3-74	Purpose for 3rd Amendment: 1. Added Lot Lines & Lot and Block Nos. 2. Requesting variance: (a) Minimum distance between windows of facing units (b) Minimum distance window to property line. Units involved: Lots #8, 9, 540 & 541 See Insert above for detail	M.C.A.
Second Amendment	7-12-74	REV. Rec. AREA & BATH HOUSE WATER SUP.	M.C.A.
First Amendment	9-5-73	REV. PLANTS & PTS. To TOWNHOUSE	M.C.A.
	DATE	DESCRIPTION	BY

OFFICE OF PLAN

ATT

DIRECTO

ZONING COM

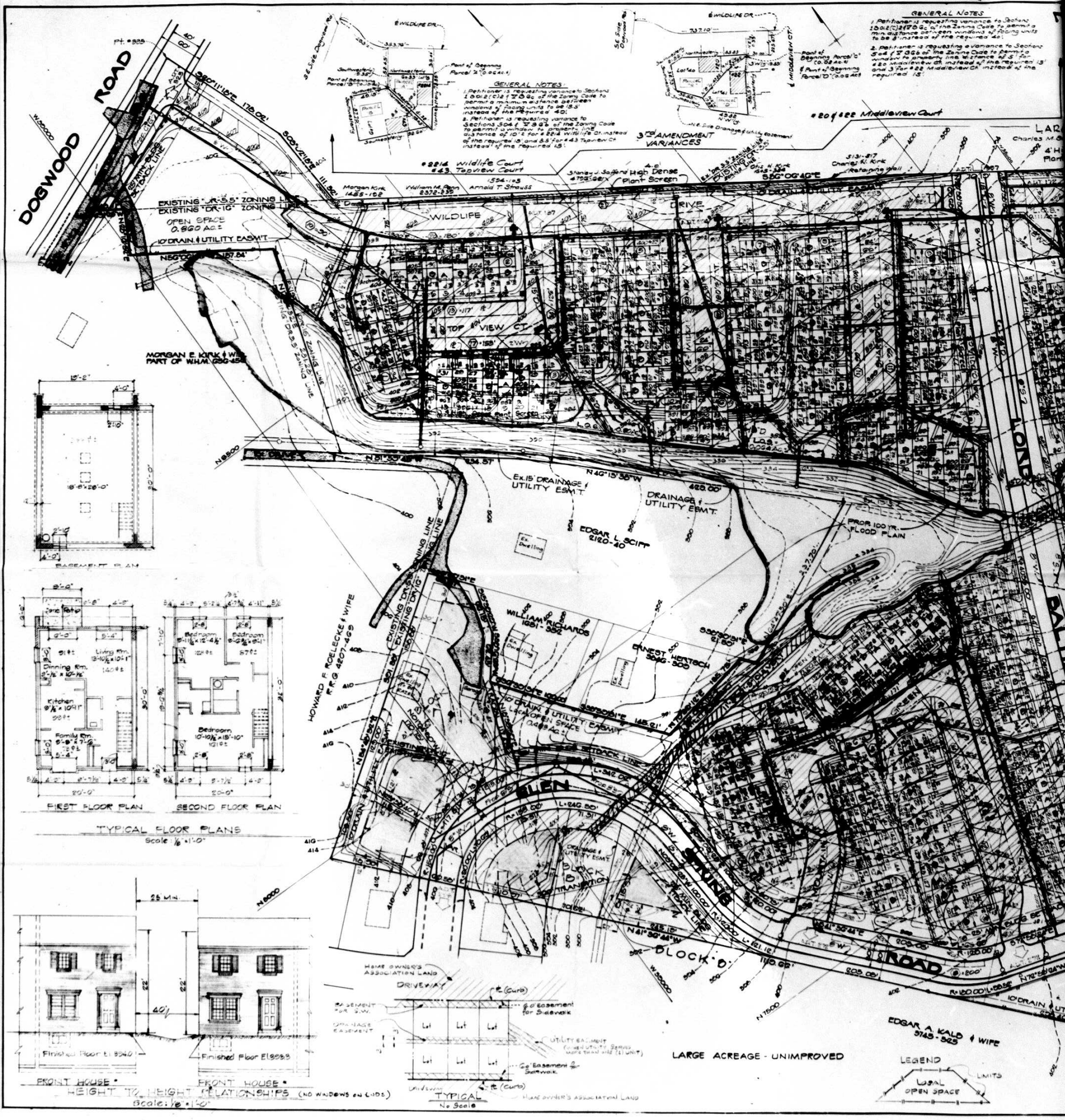
GENERAL NOTES

1. Petitioner is requesting variance to Section 1.B.01.2(C)2 of the Zoning Code to permit a minimum distance between windows of facing units of 30' instead of the required 40'.

2. Petitioner is requesting a variance to Section 3.04 (F.3.Gb) of the Zoning Code to permit a window to property line distance of 10' for #814 Wildlife Ct. instead of the required 15' and 5' for #43 Topview Ct. instead of the required 15'.

3rd AMENDMENT VARIANCES

GENERAL NOTES

1. Petitioner is requesting variance to Section 1.B.01.2(C)2 of the Zoning Code to permit a minimum distance between windows of facing units of 30' instead of the required 40'.

2. Petitioner is requesting a variance to Section 3.04 (F.3.Gb) of the Zoning Code to permit a window to property line distance of 5' for #20 Middleview Ct. instead of the required 15' and 3' for #22 Middleview Ct. instead of the required 15'.