

75-150-A (2nd 75-150-122) PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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 Section 1801.2C.1. of the Zoning Regulations and V.B.3 of the Comprehensive Manual of Development Policies to permit

a height variance and/or a building-separation variance of 18.5 feet instead of the required 25 feet between Parcel A, 2214 Wildlife Court, (continued)

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 Descriptions

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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.

Quail Meadows Limited Partnership

Contract purchaser

Address: 1101 St. Paul Street
Balto., Md. 21202

Protestant's Attorney

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Md. 21204 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1975, at 2:30 o'clock

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1976, at 2:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

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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.

dmc

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

December 11, 1974

MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1090 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900



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 A HEIGHT VARIANCE BETWEEN FACING BUILDINGS

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 distant southwesterly 35 feet from the centerline of said Wildlife Drive, said last mentioned point being distant southeasterly 353.76 feet from the intersection of said centerline 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 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.

dmc

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

December 11, 1974

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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 A HEIGHT VARIANCE BETWEEN FACING BUILDINGS

Beginning for the same at a point being distant southwesterly 52.45 feet from the centerline 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 centerline 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 acre of land, more or less.

dmc

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

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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 A HEIGHT VARIANCE BETWEEN FACING BUILDINGS

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 centerline of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the centerline of said Middle View Court from the centerline of Wildlife Drive, as shown on said plat, said last mentioned point being southeasterly 737.10 feet as measured along the centerline 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

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1090 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900



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 A HEIGHT VARIANCE BETWEEN FACING BUILDINGS

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 centerline of said Middle View Court, said last mentioned point being distant southwesterly 225.67 feet as measured along the centerline of said Middle View Court from the centerline of Wildlife Drive, as shown on said plat, said last mentioned point being southeasterly 737.10 feet as measured along the centerline 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

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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.

dmc

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

December 11, 1974

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January 1, 1975

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

RE: Petition for Variances
SW/S of Wildlife Drive, 353.76'
SE of Dogwood Road - 1st Election
District
Quail Meadows Limited Partnership - Petitioner
NC. 75-150-A (Item No. 22)

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. ERIC DI NENNA
Zoning Commissioner

SED/ert

Attachments

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 height and/or a building separation of 18.5 feet in lieu of the required twenty-five (25) feet between Parcel A, 2214 Wildlife Court, and Parcel B, 43 Topview Court, and to permit a height and/or a building separation of ten (10) feet in lieu of the required twenty-five (25) feet between Parcel C, 20 Middleview Court, and Parcel D, 22 Middleview Court, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of January, 1975, that the herein Petition for Variances to permit a height and/or a building separation of 18.5 feet in lieu of the required twenty-five (25) feet between Parcel A, 2214 Wildlife Court, and Parcel B, 43 Topview Court, and to permit a height and/or a building separation of ten (10) feet in lieu of the required twenty-five (25) feet between Parcel C, 20 Middleview Court, and Parcel D, 22 Middleview Court, should be and the same is GRANTED.

from and after the date of this Order, sub- Zoning Commissioner of Baltimore County left to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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, thisday of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Petition, continued:

and Parcel B, 43 Topview Court, and to permit a height variance and/or a building-separation variance of 10 feet instead of the required 25 feet between Parcel C, 20 Middleview Court, and Parcel D, 22 Middleview Court.

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

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

January 30, 1975

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

Re: Item #122 (1974-1975)
Property Owners: Quail Meadows Limited Partnership
SW/S of Wildlife Dr. & Middleview Ct.
Existing Zoning: D.R. 16
Proposed Zoning: Variance from height
No. of Acres: Lot 8 - 0.06 Acres
Lot 9 - 0.10 Acres
Lot 40 - 0.08 Acres
Lot 41 - 0.06 Acres
District: lot

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 #17029 executed in conjunction with the development of "Quail Meadows".

Very truly yours,

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

END:RAM:FW:iss

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

December 19, 1974

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

Dear Mr. DiNenna:

Comments on Item 122, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: Quail Meadows Limited Partnership
Location: SW/S of Wildlife Dr. & Middleview Ct.
Existing Zoning: DR 16
Proposed Zoning: Variance from height.
No. of Acres: Lot 8 - 0.06 Acres
Lot 9 - 0.10 Acres
Lot 40 - 0.08 Acres
Lot 41 - 0.06 Acres
District: lot

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/scp

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

February 5, 1975

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

Re: Item 122 - ZAC - December 24, 1974
Property Owners: Quail Meadows Limited Partnership
Location: SW/S of Wildlife Dr. and Middleview Ct.
Existing Zoning: DR 16
Proposed Zoning: Variance from height.
No. of Acres: Lot 8 - 0.06 Acres
Lot 9 - 0.10 Acres
Lot 40 - 0.08 Acres
Lot 41 - 0.06 Acres
District: lot

Dear Mr. DiNenna:

No traffic problems are expected by the requested variance.

Very truly yours,
Michael S. Planigan
Traffic Engineering Assoc.

MSF/lb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1974

COUNTY OFFICE BUILDING
111 N. THURGOOD ROAD
TOWSON, MARYLAND 21204

JAMES D. NOLAN, III
Chairman

MEMBERS

HONORARY ADMINISTRATION

TRAFFIC ENGINEERING

BUREAU OF

TRAFFIC ENGINEERING

STATE HIGHWAY

ADMINISTRATION

BUREAU OF

TRAFFIC ENGINEERING

PROPERTY AND

DEVELOPMENT

PLANNING

DEPARTMENT OF

TRANSPORTATION

DEPARTMENT OF

TRANSPORTATION

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

RE: Variance Petition
Item 122
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 height-to-height relationships of less than the required twenty-five (25) feet. Two relationships, involving four (4) structures, are involved. This particular request was inadvertently omitted from a previous variance case involving the same structures (Case No. 75-133-A). No Committee comments are attached as they remain the same as the

James D. Nolan, Esq.
Re: Item 122
December 16, 1974

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aformentioned case.

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 50 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 Plans Advisory Committee

JBB:JD

Enclosure

cc: MCA
1029 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 6, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-130-A... Southwest side of Wildlife Drive 353.76 feet Southeast of Dogwood Road.
Petition for Variance for Building Separation and Height.
Petitioner - Quail Meadows Limited Partnership

1st District

HEARING: Wednesday, January 15, 1975 (9:30 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 be incompatible with the character of the surrounding area.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:MEG:rw

PETITION FOR VARIANCE
IN DISTRICT
ZONING - Petition for
Variance for Building Separation and Height
of Wildlife Drive 22.76 feet
above ground level.
DATE & TIME: WEDNESDAY, JANUARY 18, 1975 at 9:30 A.M.
Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Joint Commissioner of Baltimore County by authority of the Planning and Zoning Department of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel A, 22.76 feet wide, and Parcel B, 22.76 feet wide, and to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel C, 22.76 feet wide, and Parcel D, 22.76 feet wide.
The Joint Commissioner of Baltimore County by authority of the Planning and Zoning Department of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel A, 22.76 feet wide, and Parcel B, 22.76 feet wide, and to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel C, 22.76 feet wide, and Parcel D, 22.76 feet wide.

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 December 26 1974

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - SOUTHWEST SIDE OF WILDLIFE DRIVE
was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one
XEROX COPY was before the 15th day of Jan., 1975, that is to say,
the same was inserted in the issues of December 26, 1974.

STROMBERG PUBLICATIONS, Inc.

By C. Carrara

PETITION FOR VARIANCE
IN DISTRICT
ZONING - Petition for
Variance for Building Separation and Height
of Wildlife Drive 22.76 feet
above ground level.
DATE & TIME: WEDNESDAY, JANUARY 18, 1975 at 9:30 A.M.
Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Joint Commissioner of Baltimore County by authority of the Planning and Zoning Department of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel A, 22.76 feet wide, and Parcel B, 22.76 feet wide, and to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel C, 22.76 feet wide, and Parcel D, 22.76 feet wide.
The Joint Commissioner of Baltimore County by authority of the Planning and Zoning Department of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel A, 22.76 feet wide, and Parcel B, 22.76 feet wide, and to permit a building variance and a building separation of 18.5 feet in height of the required 25 feet between Parcel C, 22.76 feet wide, and Parcel D, 22.76 feet wide.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 26, 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 for one time XEROX COPY was before the 15th day of January, 1975, that is to say, the same publication appearing on the 26th day of December 1974.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement, \$.....

James D. Nolan, Esq.

Nolan, Flinnhoff & Williams

204 W. Penna. Ave. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Towson, Md. 21204

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

Your Petition has been received and accepted for
filing this 13th day of December 1974

S. Eric DiNenna
Zoning Commissioner

Petitioner Quail Meadows Limited

Petitioner's Attorney James D. Nolan

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

Reviewed by Franklin A. Williams, Jr.
Chairman,
Zoning Advisory
Committee

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

No. 17441

DATE Jan. 15, 1975 ACCOUNT 01-662

AMOUNT \$13.00

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Security Savings & Loan

James D. Nolan

204 W. Penna. Ave.

Towson, Md. 21204

Advertising and posting of property for Quail Meadows

Meadows-----#75-150-A

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: <u>JDB</u>	Revised Plans:					Change in outline or description				
Previous case:	Map #					Yes				

2-S:GUS 75-150-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st
Posted for: PETITION FOR VARIANCE Date of Posting Dec. 28, 1974
Petitioner: QUAIL MEADOWS LTD. PARTNERSHIP
Location of property: S.W. COR. OF WILDLIFE DR. 353.76' SE & F
DOGWOOD RD.
Location of Signs: S.W. CORNER OF DOGWOOD RD. AND WILDLIFE DR.
Remarks:
Posted by Phyllis A. Padden Date of return: JAN 3 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 12th day of
Dec 1974. Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner Quail Meadows Submitted by Williams

Petitioner's Attorney Nolan Reviewed by JDB

* 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. 17198

DATE Dec. 19, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Security Savings & Loan

James D. Nolan

204 W. Penna. Ave.

Towson, Md. 21204

Petition for Variance for Quail Meadows Ltd.

#75-150-A

