

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hallfield Constr. Co., 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:

See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for to amend final development plan after sale of interest in nearby property (Lots No. 29, 30, 31, 37 and 38 Block C - Section One - Hallfield Manor).
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.

Ryland Homes Hallfield Construction Co., Inc.
Contract purchaser Legal Owner
Suite 200 - 25 W. Chesapeake Ave. Address: 25 S. Charles St.
Towson, Maryland 21204 Baltimore, Maryland 21201
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of January, 1976, 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 23rd day of February, 1976, at 1:00 clock P.M.
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Northwest and Northeast corners of
Hallfield Court and Hallfield Manor
Drive, 11th District : OF BALTIMORE COUNTY
HALLFIELD CONSTRUCTION CO., INC.,
Petitioners : Case No. 76-166-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Hallfield Construction Co., Inc., 25 South Charles Street, Baltimore, Maryland 21201, Petitioners.

March 29, 1976

Mr. Harry L. Whitehead
Vice-President
Hallfield Construction Company, Inc.
25 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
NW and NE corners of Hallfield Ct. and
Hallfield Manor Drive - 11th Election
District
Hallfield Construction Company -
Petitioner
NO. 76-166-X (Item No. 72)

Dear Mr. Whitehead:

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

Very truly yours,
George H. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. John Nagle
Ryland Homes
Suite 200
25 West Chesapeake Avenue
Towson, Maryland 21204
John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Fleischmann,
Chairman, Baltimore County
Planning Board
S. Eric Dinenna,
Zoning Commissioner
Petition for Special Exception
to Amend Final Development Plan
Hallfield Construction Co., Inc.

This office is in receipt of the above referenced petition for Special Exception. As per Section 1801.3 7. b. of the Zoning Regulations: "1. The Amendment must first be approved by the Planning Board as being in accord with provisions adopted under the authority of Section 504." With this in mind, the attached petition and plats are submitted for review by the Board.

Thank you for your attention in this matter.

S. ERIC DINENNA

SED:FTM:JD

Enclosures

cc: George J. Martinak, Deputy Zoning Commissioner

Franklin T. Hogans, Jr., Chairman,
Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dinenna, Zoning Commissioner Date: February 9, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-166-X. Petition for Special Exception to Amend Final Development Plan.
Northwest and Northeast corners of Hallfield Court and Hallfield Manor Drive.
Petitioner - Hallfield Construction Co., Inc.

11th District

Hearing: Monday, February 23, 1976 at 1:00 P.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm
Director of Planning

WDF:NEG:nb

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211
WILLIAM D. FROMM
DIRECTOR

January 27, 1976

Mr. S. Eric Dinenna, Zoning Commissioner
Office of Planning and Zoning
Room 119
County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

At its regular meeting on Thursday, January 15, 1976, the Baltimore County Planning Board reviewed the report of the Board's Land Use Regulations and Development Approval Committee on the proposed amendment to the final development plan for Section 1, Block C, Hallfield Manor, on the west side of Slater Avenue, in the Eleventh Election District. Following discussion, a quorum being present, Mr. William F. Kirwin, made the following motion:

RESOLVED: That the Baltimore County Planning Board accepts the report of the Land Use Regulations and Development Approval Committee and hereby adopts a favorable report on the proposed amendment to the final development plan for the Hallfield Manor subdivision.

The motion was seconded by Mr. Edward A. Griffith and was approved unanimously. A copy of the proposed amendment is attached to this letter as an Appendix.

Very truly yours,
William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF/mac
Attachment

cc (w/o plat): Mr. Arnold Fleischmann, Chairman, Baltimore County Planning Board
Mr. George H. Pryor, Jr.

JUN 17 1976

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the prerequisites of Sections 1B01.3 and 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception to amend the Final Development Plan after sale of interest in nearby property (Lots No. 29, 30, 31, 37 and 38 Block C-Section One-Hallfield Manor) should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of March, 1976, that the Special Exception to amend the Final Development Plan for Hallfield Manor 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.

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Hallfield Construction Co., Inc.
25 S. Charles St.,
Baltimore, Md. 21201
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this day of 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Hallfield Construction Co., Inc.

Petitioner's Attorney
Ryland Homes
Suite 200, 25 W. Chesapeake Ave.
Towson, Md. 21204

Reviewed by
Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

James S. Spamer & Associates
8017 York Road
Towson, Md. 21204

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

October 14, 1975

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 #72, Zoning Advisory Committee Meeting, October 14, 1975, are as follows:

Property Owner: Hallfield Constr. Co., Inc.
Location: NE/c of Hallfield Ct. and Hallfield Manor Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend final development plan after sale of interest in nearby property (Lots 29, 30, 31, 37 and 38 Block C Sec. 1 Hallfield Manor)
No. of Acres: 0.58
District: 11th

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

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1976

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

Franklin T. Hogans,
Chairman, Jr.

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
ADMINISTRATION
BUREAU OF EDUCATION
OFFICE OF THE
BUILDINGS ENGINEER

Hallfield Construction Co., Inc.
25 So. Charles Street
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 72
Hallfield Construction Co., Inc. -
Petitioner

Gentlemen:

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 property is located on the northeast corner of Hallfield Court and Hallfield Manor Drive, and consists of Lots 29, 30, 31, 37 and 38, Block "C" Section 1 of the Plat of Hallfield Manor.

In light of the fact that the petitioner proposes to shift property lines of the aforementioned lots to accommodate a larger style house, and that this change affects the Amendment of Final Development Plan, and, further, that lots have been sold within 300 feet of the lots to be revised, the petitioner therefore has herein requested a Special Exception for this Amended Final Development Plan. In accordance with Section 1B01.37 b. of the Zoning Regulations, the

Hallfield Construction Co., Inc.
Re: Item 72
February 10, 1976
Page 2

proposed Amendment of the Final Development Plan was submitted by this office to the Planning Board for their review and approval on December 3, 1975. At its regular meeting of January 15, 1976, the Baltimore County Planning Board adopted a favorable report on the proposed amendment.

It should be noted that although the proposed record plat submitted with this petition indicates 18 lots affected by the Amendment of the Development Plan, only the 5 lots (Lots 29, 30, 31, 37 and 38) are within 300 feet of the property which has been sold.

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,

Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Ryland Homes
Suite 200, 25 W. Chesapeake Ave.
Towson, Maryland 21204

cc: James S. Spamer & Associates
8017 York Road
Towson, Md. 21204

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 10, 1975

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

Re: Item 72 - ZAC - October 14, 1975
Property Owner: Hallfield Constr. Co., Inc.
Location: NE/C of Hallfield Ct. & Hallfield Manor Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend final development plan after sale of interest in nearby property (Lots 29, 30, 31, 37 & 38 Block C - Sec. 1 Hallfield Manor)

No. of Acres: 0.58
District 11th

Dear Mr. DiNenna:

Since the proposed Special Exception to amend the final development plan does not change the density, no increase in traffic generation is expected.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
928-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Hallfield Constr. Co., Inc.

Location: NE/c of Hallfield Ct. & Hallfield Manor Drive

Item No. 72 Zoning Agenda October 14, 1975

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.

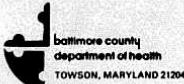
() 6. Site plans are approved as drawn.

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

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

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

JUN 17 1976



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

October 17, 1975

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

Dear Mr. DiNenna:

Comments on Item #72, Zoning Advisory Committee Meeting,
October 14, 1975, are as follows:

Property Owner: Hallfield Constr. Co., Inc.
Location: NE/C of Hallfield Ct. & Hallfield Manor Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend final
development plan after sale of interest
in nearby property (Lots 29, 30, 31,
37 & 38 Block C - Sec. 1 Hallfield Manor.)

No. of Acres: 0.58
District: 11th

Public water and sewer available.

Very truly yours,

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

PHVB:dms

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 21, 1975

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

Z.A.C. Meeting of: October 14, 1975

Re: Item 72
Property Owner: Hallfield Construction Co., Inc.
Location: NE/C of Hallfield Ct. & Hallfield Manor Dr.
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception to amend final development plan after
sale of interest in nearby property (Lots 29, 30, 31,
& 38 Block C - Section 1 Hallfield Manor.)

District: 11th
No. Acres: 0.58

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

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

VNP/ml

H. ENRIQUE PABIES, PRESIDENT
EUGENE C. MESSER, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGHEE
ALVIN LOBECK
JOSHUA N. WHICKLER, SUPERVISOR

E. WAYARD WILLIAMS, JR.
RICHARD W. TRACY, M.D.
MRS. RICHARD S. WUENTEL

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

November 7, 1975

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

Re: Item #72 (1975-1976)
Property Owner: Hallfield Constr. Co., Inc.
N/E cor. of Hallfield Ct. & Hallfield Manor Dr.
Existing Zoning: DR 5.5
Proposed Zoning: Special Exception to amend final
development plan after sale of interest in nearby
property (Lots 29, 30, 31, 37 and 38 Block C -
Sec. 1 Hallfield Manor)
No. of Acres: 0.58 District: 11th

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 117203 executed in connection with the development of "Hallfield
Manor".

This office has no further comment in regard to the plan submitted for Zoning
Advisory Committee review in connection with this Item #72 (1975-1976).

Very truly yours,

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

END:EAM:FWR:iss

cc: G. Reier (File Hallfield Manor)

H-W Key Sheet
33 NE 25 & 26 Pos. Sheets
NE 9 G Topo
72 Tax Map

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 5, 1976

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., consecutive
days of February 5, 1976, the 5th day of February
1976.

THE JEFFERSONIAN,

Charles L. Smith
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#76-166-X

District: 11th Date of Posting: 2-5-76
Posted for: *Hallfield Constr. Co.*
Petitioner: *Hallfield Constr. Co.*
Location of property: *N.W. 1/4 Sec. 1, Block C, Hallfield Ct. & Manor Dr.*
Location of Signs: *1 Sign Post at N.W. Corner, 1 Sign Post at N.E. Corner, 1 Sign Post at S.W. Corner, 1 Sign Post at S.E. Corner*
Remarks: *Post at N.W. Corner*
Posted by: *Post at N.W. Corner* Date of return: 2-11-76

BALTIMORE COUNTY, MARYLAND		No. 31694	
OFFICE OF FINANCE REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE	Mar. 23, 1976	ACCOUNT	01-662
AMOUNT		873.75	
RECEIVED FROM: <i>The Ryland Group, Inc. 10221 Winthrop Circle</i>			
FOR: <i>Columbia, Md. 21044</i>			
Advertising and posting of property for Hallfield			
Construction Co. #76-166-X			
303 DAWG 23		73.75	
VALIDATION OR SIGNATURE OF CASHIER			

BALTIMORE COUNTY, MARYLAND		No. 28281	
OFFICE OF FINANCE REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE	Jan. 30, 1976	ACCOUNT	01-662
AMOUNT		500.00	
RECEIVED FROM: <i>The Ryland Group, Inc. Suite 300 1107 Emilworth</i>			
FOR: <i>Towson, Md. 21204</i>			
Petition for Special Exception for Hallfield			
Constr. Co. #76-166-X			
358 8 AFEB 76		500.00	
VALIDATION OR SIGNATURE OF CASHIER			

PETITION FOR A SPECIAL
EXCEPTION - 1975 Inventory

ZONING: Petition for Special
Exception to Amend Final Develop-
ment Plan

LOCATION: Northeast and North-
west corners of Hallfield Court
and Hallfield Manor Drive.
DATE: 2-10-76, Monday, February
23, 1976 at 1:00 P.M.
PUBLIC HEARING: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, has held a public
hearing.

Petition for Special Exception to
Amend Final Development Plan of
the use of land to develop prop-
erty Lots No. 29, 30, 31, 37 and 38
Block C, Section One Hallfield Man-
or.

All that parcel of land in the 11-
teenth District of Baltimore County,
beginning for the same at the
northeast corner of Hallfield Court
and Hallfield Manor Drive as shown
on a Plat of Section One Hallfield
Manor filed among the Plat Books
of Baltimore County in Plat Book
No. 24 folio 113 (shown) and
the west side of Hallfield Court
to N. 1/4 Sec. 1, Block C, and
the division line between Lot No.
29 and 30 Block C as shown on said
Plat thence bounding on said division
line S. 1/4 Sec. 1, Block C, 122.68 feet
thence bounding on the west, east
and south sides of Lot No. 29, 30
and 31 Block C, 122.68 feet to the
following corner and distance:

1. N. 1/4 Sec. 1, Block C, 122.68 feet
to the north side of Hallfield Manor
Drive thence bounding on said side
of said Drive as shown on said Plat
to the east with a bearing of 122.68
feet to the north with a bearing of
122.68 feet to the place of begin-
ning.

Containing 0.58 Acres of land
more or less.

Being Lots No. 29, 30 and 31
Block C as shown on said Plat of
Section One Hallfield Manor filed
as aforesaid.

Beginning for the same at the
northeast corner of Hallfield Court
and Hallfield Manor Drive as shown
on a Plat of Section One Hallfield
Manor filed among the Plat Books
of Baltimore County in Plat Book
No. 24 folio 113 (shown) bounding
on the west side of Hallfield Court
to N. 1/4 Sec. 1, Block C, 122.68 feet
to the division line between Lot No.
29 and 30 Block C as shown on said
Plat thence bounding on said division
line S. 1/4 Sec. 1, Block C, 122.68 feet
thence bounding on the east, south
and west sides of Lot No. 29, 30
and 31 Block C, 122.68 feet to the
north side of Hallfield Manor
Drive thence bounding on said side
of said Drive as shown on said Plat
to the east with a bearing of 122.68
feet to the north with a bearing of
122.68 feet to the place of begin-
ning.

Containing 0.58 Acres of land
more or less.

Being Lots No. 29 and 30 Block C
as shown on said Plat of Section
One Hallfield Manor filed as aforesaid.

Being the property of Hallfield
Construction Co., Inc. as shown on
said plat filed with the Zoning De-
partment.

Hearing Date: Monday, February
23, 1976 at 1:00 P.M.
Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By Order of: *DIENENNA*
Zoning Commissioner of
Baltimore County

Pub. 1



NOTE- SPECIAL EXCEPTION REQUIRED TO REVISE CERTAIN LOT WIDTHS TO
ALLOW MINIMUM WIDTH DWELLING OF 20 FEET INSTEAD OF 18 FEET.
LOTS EFFECTED - *

LOTS ZONED DR 5.5

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR
ZONING COMMISSIONER

HALLFIELD MANOR - SECT. 1
11TH ELECTION DISTRICT - BALTIMORE CO., MD.
MARCH 10th 1972 SCALE: 1"=40'

DEVELOPER
HALLFIELD CONSTRUCTION CO., INC.
900 SUN LIFE BUILDING - CHARLES CENTER, BALTO, MD. 21201

Street Lights Approved: Oct 4, 1973
Street Lights Added: Sept. 27, 1973

JAMES S. SPAMER & ASSOCIATES
ENGINEERS AND SURVEYORS
8017 YORK ROAD
TOWSON, MARYLAND 21204

SHEET NO 3 OF 3

NOTE: THIS PLAN IS EXEMPT FROM THE PRESENT
15 WINDOW TO PROPERTY LINE REQUIREMENT
FOR A PRIOR INTERPRETATION BY THE
PLANNING BOARD AND ZONING COMMISSIONER
OF SECTION 54.12.1.5.A. OF THE ADOPTED
INTERIM POLICY OF THE COMPREHENSIVE
MANUAL OF DESIGN POLICY DATED JULY
15, 1971 AND WHICH WAS IN EFFECT AT
THE TIME OF THIS SECTION'S APPROVAL!

NOTES : 2ND AMENDED FINAL DEVELOPMENT PLAN

1. ALL LOTS SHOWN ON SHEET NO. OF 3 CHANGED TO ENVELOPES DATE: MAY 13, 1974
2. STREET LIGHTS ADDED DATE: SEPT. 27, 1973
3. FIRE HYDRANTS ADDED DATE: MAY 13, 1974
4. ENVELOPE ADDED SHEET NO. 2 OF NP1 THRU 10 HALLFIELD CT. NO. 4303 TO 4309 HALLFIELD MANOR RD. DATE: MAY 13, 1974
5. TYPICAL HOUSE PLAN REV.

DOES NOT PERTAIN TO THIS PLAN

NOTES- 3RD AMENDED FINAL
DEVELOPMENT PLAN

1. PERTAINS TO SHEET 2 OF 3
ONLY

DATE- 3-26-75

NOTES: 1ST AMENDED FINAL DEVELOPMENT PLAN

1. BLOCKS C & D REVISED IN LOT DEPTH WHERE ABUTTING SECT. 2, PLAT 4 (NO REVISIONS OTHER PLATS)
2. APARTMENT HOUSE NUMBERS CHANGED FROM 6500 SERIES TO UNIT SERIES ON HEATHROW COURT.
3. NOTE 2 COMPLIED WITH.
4. REVISED FRONT HOUSE GRADES ON MIDGILLION ROAD.
5. BASEMENTS ADDED
 - a. 114 AUBURN CT.
 - b. 1145 HEDGECOCK RD.
 - c. 516 & 4001 MAHFELD MANOR DR.
 - d. 5558 & 4055333 MAHFELD RD.
6. 2 CASTLE CT.