

# 76-212-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, ~~XXXX~~ Joseph A. Bognanni, 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 \_\_\_\_\_

1A00-3B-3

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

My real estate broker, Charles H. Steffey, Inc., advises that builders and prospective lot buyers are evidencing great resistance in that the present side set back (50 ft) makes it impossible or impracticable to construct a home of reasonable size in this area of Reisterstown.

This Petition respectfully requests a zoning variance to reduce the set back of the side building line from 50 feet to 25 feet on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 22 and 25 of Block A, and on Lots 1, 2, 4, 5, 7, 8, 9, 10, 11, 15, 16, 17, 18, 19 and 20 of Block B, all as shown on attached Plats 1 and 2 of Section 1 of Franklin Valley subdivision, recorded November 25, 1975 in E.H.K., Jr. 39, folios 9 and 10.

See attached description

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

\_\_\_\_\_

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_

Address \_\_\_\_\_ 9 Croftley Road \_\_\_\_\_

Lutherville, Md. 21093 \_\_\_\_\_

\_\_\_\_\_ self \_\_\_\_\_

Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_

Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 29th \_\_\_\_\_ day

of \_\_\_\_\_ 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 \_\_\_\_\_ day of April \_\_\_\_\_ 1976, at 10:00 o'clock

\_\_\_\_\_ A.M.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

(over)

April 29, 1976

Joseph A. Bognanni, Esquire  
9 Croftley Road  
Lutherville, Maryland 21093

RE: Petition for Variances  
S/S of Cockeys Mill Road, 1830' E of  
Gores Mill Road - 4th Election District  
Joseph A. Bognanni - Petitioner  
NO. 76-212-A (Item No. 164)

Dear Mr. Bognanni:

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

Very truly yours,

*George J. Martinak*  
GEORGE J. MARTINAK  
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel

M's. Barbara Keyser  
1109 Cockeys Mill Road  
Baltimore, Maryland 21126

RE: PETITION FOR VARIANCE : BEFORE THE  
S/S of Cockeys Mill Road, 1830' E of : DEPUTY ZONING  
Gores Mill Road - 4th Election District : COMMISSIONER  
Joseph A. Bognanni - Petitioner :  
NO. 76-212-A (Item No. 164) : OF  
: BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Variances to permit side yard setbacks of 25 feet in lieu of the required 50 feet for 31 lots in a subdivision situated on the south side of Cockeys Mill Road, 1830 feet east of Gores Mill Road, in the Fourth Election District of Baltimore County. The lots are identified on the Petitioner's plat as Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 22 and 25 of Block "A", Plats 1 and 2, and Numbers 1, 2, 4, 5, 7, 8, 9, 10, 11, 15, 16, 17, 18, 19 and 20 of Block "B", Plats 1 and 2. These lots comprise approximately 60% of the total planned building sites in the subdivision, which was recorded in November, 1975.

Testimony presented at the hearing indicated that three houses have been built to date at the subject location and that the average lot size is 2.42 acres, more or less, with the lots Petitioned for Variances being 150 feet, more or less, in width.

The Petitioner testified that he believes he will be unable to market the lots in question at a profit if he cannot obtain the requested Variances. Further testimony on the Petitioner's behalf indicated that he did not anticipate that the Variances, if granted, would be used for every house built on the lots in question, since all buyers would not want the same size house.

Mr. Clair F. Simpson, a qualified realtor, testified that it would be very difficult to sell houses on the subject lots unless Variances were granted.

Nearby residents, in protest, suggested that houses could be placed on the 31 lots by orienting them so that the prescribed 50 foot setbacks could be achieved and that granting the Variances would have a detrimental effect upon the area.

Mr. William D. Fromm, Director of Planning, by letter of March 29, 1976, indicated his opposition to the granting of the subject Variances.

In the opinion of the Deputy Zoning Commissioner, the Petitioner did not meet the burden of proving that application of the Zoning Regulations, Section 1A00-3B-3, would result in unreasonable hardship or practical difficulty. It is further opinioned that the Petitioner had full knowledge of the setback requirements for his subdivision, and it cannot be reasonably inferred that market conditions have changed substantially since November, 1975, so that the lots in question cannot yield a reasonable return if developed within the framework of existing setback regulations.

Moreover, the existing regulations providing for side yard setbacks in an R. D. P. Zone is supported by Marino v. City of Baltimore, 1958, 137A.2d. 215 Md. 206, wherein it was ruled that "mere financial hardship is not sufficient" to justify a Variance.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, the prerequisites of Section 307-Variances, Baltimore County Zoning Regulations, have not been met and the Variances should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29th day of April, 1976, that the Variances should be and the same are hereby DENIED.

*George J. Martinak*  
Deputy Zoning Commissioner of  
Baltimore County

- 2 -

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
South side of Cockeys Mill Road :  
1830 feet East of Gores Mill Road, : OF BALTIMORE COUNTY  
4th District :  
JOSEPH A. BOGNANNI, Petitioner : Case No. 76-212-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 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.*  
Charles E. Kountz, Jr.  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2138

I HEREBY CERTIFY that on this 8th day of April, 1976, a copy of the foregoing Order was mailed to Joseph A. Bognanni, Esquire, 9 Croftley Road, Lutherville, Maryland 21093, Petitioner.

*John W. Hession, III*



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

April 7, 1976

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

Dear Mr. DiNenna:

Comments on Item #164, Zoning Advisory Committee Meeting, February 17, 1976, are as follows:

Property Owner: Joseph A. Bognanni  
Location: S/S Cockeys Mill Rd. 1 1/4 mi. W of Reisterstown Rd.  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit side setback of 25' in lieu of required 50'  
Acres: 98.3145  
District: 4th

Approved water well must be provided for each lot.

Very truly yours,

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

RJV:pb

## **BALTIMORE COUNTY, MARYLAND**

### **INTER-OFFICE CORRESPONDENCE**

TO: S. Eric DiNenna, Zoning Commissioner Date: March 29, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-212-A. Petition for Variance for Side Yards

South side of Cockeys Mill Road 1830 feet East of Gores Mill Road  
Petitioner - Joseph A. Bognanni

4th District

HEARING: Wednesday, April 14, 1976 (10:00 A.M.)

The petitioner is requesting side yard setback variances for 31 lots in the Franklin Valley subdivision. The plat for this subdivision was recorded less than 1 year ago (November 25, 1975). Since recordation, building permits have been issued for the construction of 3 houses on lots in this subdivision, all 3 meeting the side yard setback minimum requirement of 50 feet.

Lot widths at the building restriction line in this subdivision range from approximately 150 to 250 feet; lot depths, from approximately 235 to 600 feet. The smallest lot upon which variances have been requested is approximately 150 feet wide and 297 feet deep.

The petitioner states, in part, that "the present side setback (50 ft.) makes it impossible or impracticable to construct a home of reasonable size in this area of Reisterstown." This office disagrees; surely the longest dimension of the proposed homes could be oriented perpendicular to the front lot line.

In view of the aforementioned comments, this office is opposed to the granting of the requested variances.

*William D. Fromm*  
William D. Fromm  
Director of Planning

WDF:JGH:rw

## **BALTIMORE COUNTY**

### **ZONING PLANS**

### **ADVISORY COMMITTEE**



### **PETITION AND SITE PLAN**

### **EVALUATION COMMENTS**

AUG 03 1976

Joseph A. Bognanni, Esq.  
9 Croftley Road  
Lutherville, Md. 21093

Item 164

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for  
filing this 24th day of February 1976

S. Eric DiNenna,  
Zoning Commissioner

Petitioner Joseph A. Bognanni

Petitioner's Attorney

Reviewed by Franklin T. Hoggans, Jr.  
Chairman,  
Zoning Advisory  
Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 3, 1976

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Franklin T. Hoggans, Jr.  
Chairman

MEMBERS

BUREAU OF  
ENGINEERING  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
STATE ROADS COMMISSION  
BUREAU OF  
FIRE PREVENTION  
HEALTH DEPARTMENT  
PROJECT PLANNING  
BUILDING DEPARTMENT  
BOARD OF EDUCATION  
ZONING ADMINISTRATION  
INDUSTRIAL  
DEVELOPMENT

Joseph A. Bognanni, Esq.  
9 Croftley Road  
Lutherville, Maryland 21093

RE: Variance Petition  
Item 164  
Joseph A. Bognanni - Petitioner

Dear Mr. Bognanni:

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 lots, part of a recently approved subdivision known as Franklin Valley, are located on the south side of Cockeys Mill Road, approximately 1830 feet east of Gores Mill Road, in the 4th Election District of the county.

This subdivision, currently in its virgin stage, consists of vacant and wooded sloping land. Large tracts of unimproved land abut to the east, south and west, while an existing residence lies on the north side of Cockeys Mill Road opposite this site.

The petitioner is requesting sideyard Variances of 25 feet in lieu of the required 50 feet for majority of lots in this section which have a lot width of 150 feet.

Joseph A. Bognanni, Esq.  
Re: Item 164  
March 29, 1976  
Page 2

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. Hoggans, Jr.  
FRANKLIN T. HOGGANS, JR.,  
Chairman, Zoning Plans  
Advisory Committee  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI,  
Zoning Technician II

NBC:JD

Enclosure

Baltimore County  
Fire Department  
TOWSON, MARYLAND 21204  
(301) 825-7310

Paul H. Reincke  
Chief

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Joseph A. Bognanni

Location: S/S Cockeys Mill Rd. 1 1/4 mi. W of Reisterstown Rd.

Item No. 164 Zoning Agenda February 10, 1976

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
- ( ) 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.
- (X) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]  
Planning Group Acting Deputy Chief  
Special Inspection Division Fire Prevention Bureau

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

STEPHEN E. COLLINS  
DIRECTOR

March 3, 1976

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

Re: Item 164 - ZAC - February 17, 1976  
Property Owner: Joseph A. Bognanni  
Location: S/S Cockeys Mill Rd. 1 1/4 mi. W. of Reisterstown Rd.  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit side setback of 25' in lieu of required 50'  
No. of Acres: 98.3145  
District: 4th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the side yard setback.

Very truly yours,

Michael S. Planigan  
Traffic Engineer Associate

MSF:nc

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

WILLIAM D. FROMM  
DIRECTOR

March 15, 1976

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 #164, Zoning Advisory Committee Meeting, February 17, 1976, are as follows:

Property Owner: Joseph A. Bognanni  
Location: S/S Cockeys Mill Road 1-1/4 mile W. of Reisterstown Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Variance to permit side setback of 25' in lieu of required 50'  
Acres: 98.3145  
District: 4th

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  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

March 18, 1976

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

Re: Item #164 (1975-1976)  
Property Owner: Joseph A. Bognanni  
S/S Cockeys Mill Rd., 1 1/4 mi. W. of Reisterstown Rd.  
Existing Zoning: RDP  
Proposed Zoning: Variance to permit side yard setbacks of 25' in lieu of required 50' for 33 lots.  
No. of Acres: 98.3145 District: 4th

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 highway and utility improvements, although apparently not directly involved, are as secured by Public Works Agreement #47502. The Developer is petitioning for side yard variances for over 60% of this recently approved and recorded subdivision "Plats 1 and 2, Franklin Valley, Section 1".

Very truly yours,

Edsworth N. Diver, P.E.  
Edsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM: PWR:ss

X-SE & Y-NE Key Sheets  
61 & 62 NW 45 & 46 Pos. Sheets  
NW 15 & 16 L Topo  
48 Tax Map

AUG 03 1976

OFFICE OF  
**THE TIMES**  
NEWSPAPERS

TOWSON, MD. 21204 March 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for a Variance-- Bognanni  
was inserted in the following:

- |                                              |                                              |
|----------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Catonsville Times   | <input type="checkbox"/> Towson Times        |
| <input type="checkbox"/> Dundalk Times       | <input type="checkbox"/> Arbutus Times       |
| <input type="checkbox"/> Essex Times         | <input type="checkbox"/> Community Times     |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,  
once a week for one successive weeks before the  
12th day of April 1976, that is to say, the same  
was inserted in the issues of March 25, 1976.

STROMBERG PUBLICATIONS, INC.

BY E. Potucio Smith

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 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., once for each  
of one time successive weeks before the 12th  
day of April, 1976, the first publication  
appearing on the 25th day of March  
1976.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

2-SIGNS 76-212-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District H<sup>4</sup> Date of Posting MARCH 27, 1976  
Posted for: PETITION FOR VARIANCES  
Petitioner: JOS. A. BOGNANNI  
Location of property: S/S of Cockeys Mill Rd. 1830' E of Gates Mill Rd.  
Location of Sign: S/S of Cockeys Mill Rd. 1830' + or - E of Gates Mill Rd.  
Remarks: Thomas E. Ireland Date of return: APRIL 1, 1976  
Posted by: Thomas E. Ireland Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 13 day of  
Feb 1976. Filing Fee \$ 25 Received ☒ Check  
☐ Cash  
☐ Other

S. Eric DiNenna  
S. Eric DiNenna  
Zoning Commissioner

Petitioner Joseph A. Bognanni Submitted by Joseph A. Bognanni  
Petitioner's Attorney DiNenna Reviewed by DiNenna

\* 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. 21691

DATE Mar. 22, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Mr. Joseph A. Bognanni, 9 Croftley Rd.,  
Lutherville, Md. 21093

FOR Petition for Variance  
#76-212-A

878MS 23 25.00MS

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33329

DATE April 12, 1976 ACCOUNT 01-662

AMOUNT \$51.00

RECEIVED Joseph A. Bognanni 9 Croftley Rd., Lutherville,  
MD. 21093

FOR Advertising and posting of property  
#76-212-A

878MS 13 51.00MS

VALIDATION OR SIGNATURE OF CASHIER

| COOPERATIVES |             |          |
|--------------|-------------|----------|
| ST           | NAME        | PHONE    |
| 10           | COOPERATIVE | 678-2115 |
| 11           | COOPERATIVE | 678-2115 |
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| 100          | COOPERATIVE | 678-2115 |

GENERAL NOTES

1. TOTAL AREA OF SITE: 92.3149 ACRES
2. TOTAL AREA OF LOTS: 92.3149 ACRES
3. TOTAL AREA OF ROADWAY: 9.6702 ACRES
4. EXISTING ZONING: RDP
5. UNIMPAVED LOT AREA: 400000
6. INDIVIDUAL WATER AND SEWER TO BE UTILIZED.
7. LOCATED BROWN HEREON ARE ON BALTO. CO. DATUM
8. ZONING OF ALL SURROUNDING PROPERTIES IS RDP
9. ALL PANNHANDLE LOTS ARE SUBJECT TO A 50' FOOT BUILDING LINE SETBACK FROM LOT LINES.
10. NO GRADING, PAVING OR CONSTRUCTION SHALL BE PERMITTED WITHOUT A PERMIT OR INHIBIT THE SURFACE FLOW OF NATURAL OR STORMWATER DRAINAGE WITHIN DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREON.
11. RESIDENTIAL CONSTRUCTION ON ANY LOT SHOWN IS LIMITED TO SINGLE FAMILY DWELLING.
12. RDP DRAINAGE AND SEWER COLLECTION SHOW REMAINS AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANNHANDLE AND TO THE STREET RIGHT OF WAY LINE ONLY AND NOT ONTO THE DRIVEWAY.
13. DEED REFERENCE: E.H.K.Jr. 5975/ 278
14. Total Number of Lots on this Plat = 21

\* THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

LIBERTY RESERVOIR DRAINAGE AREA

## SURVEYORS CERTIFICATE

1 WILLIAM G. HARTEL, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREON MADE IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 557 CHAPTER 1016 OF THE ACTS OF 1949 AND SUBSEQUENT AMENDATORY ACTS.

William G. Patel  
PROFESSIONAL LAND SURVEYOR

## OWNERS CERTIFICATE

THE REQUIREMENTS OF SECTION 72B ARTICLE 17  
OF THE ANNOTATED CODE OF MARYLAND (FLACK  
1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE  
PREPARATION OF THIS PLAT HAVE BEEN COMPLIED  
WITH

OWNER

APPROVED: BALTIMORE COUNTY PLANNING BOARD

*Richard L. ...*  
DIRECTOR  
APPROVED

DEPUTY STATE &amp; CO HEALTH OFFICER DATE

APPROVED

Shenton H. Manning  
COUNTY ROADS ENGINEER.

OWNER & DEVELOPER

JOSEPH A. BOGNANNI  
% FRANCIS T. PEACH REALTY  
ELDERSBURG, MD. 21704

ENGINEERING BY:  
DOENDER ASSOCIATES, INC  
8726 TOWN & COUNTRY BLVD  
FELICOTT CITY, MD 21043

P. W. A. Completed  
Final Plot Check  
Planning  
Engineering  
Street Name  
Water No.

PLAT 2  
FRANKLIN VALLEY  
SECTION 1

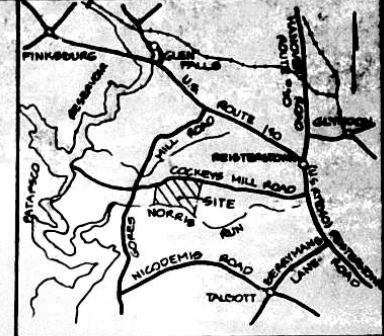
4TH ELECTION DISTRICT  
SCALE: 1"=100'

BALTIMORE CO., MD.  
DATE: MARCH 15, 1975

AUG 03 1976

| STATION | CHORD BEARING   | DISTANCE |
|---------|-----------------|----------|
| 1+00    | N 89° 50' 00" E | 100.00   |
| 2+00    | N 89° 50' 00" E | 100.00   |
| 3+00    | N 89° 50' 00" E | 100.00   |
| 4+00    | N 89° 50' 00" E | 100.00   |
| 5+00    | N 89° 50' 00" E | 100.00   |
| 6+00    | N 89° 50' 00" E | 100.00   |
| 7+00    | N 89° 50' 00" E | 100.00   |
| 8+00    | N 89° 50' 00" E | 100.00   |
| 9+00    | N 89° 50' 00" E | 100.00   |
| 10+00   | N 89° 50' 00" E | 100.00   |
| 11+00   | N 89° 50' 00" E | 100.00   |
| 12+00   | N 89° 50' 00" E | 100.00   |
| 13+00   | N 89° 50' 00" E | 100.00   |
| 14+00   | N 89° 50' 00" E | 100.00   |
| 15+00   | N 89° 50' 00" E | 100.00   |
| 16+00   | N 89° 50' 00" E | 100.00   |
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| 19+00   | N 89° 50' 00" E | 100.00   |
| 20+00   | N 89° 50' 00" E | 100.00   |
| 21+00   | N 89° 50' 00" E | 100.00   |
| 22+00   | N 89° 50' 00" E | 100.00   |
| 23+00   | N 89° 50' 00" E | 100.00   |
| 24+00   | N 89° 50' 00" E | 100.00   |
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| 29+00   | N 89° 50' 00" E | 100.00   |
| 30+00   | N 89° 50' 00" E | 100.00   |

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BALTIMORE CO. TRAVERSE STATION  
 \*10104 N 61° 54' 30" E W 48862.57 Elev. 608.176  
 \*10105 N 61° 52' 44" W 48810.07 Elev. 597.714

- GENERAL NOTES**
- TOTAL AREA OF SITE: 28.345 ACRES
  - TOTAL AREA OF LOTS: 22.6443 ACRES
  - TOTAL AREA OF RIGHT OF WAY: 5.6702 ACRES
  - EXISTING ZONING: ROP
  - MINIMUM LOT SIZE: 40,000 SQ. FT.
  - INDIVIDUAL WATER AND SEWER TO BE UTILIZED.
  - COORDINATES SHOWN HEREON ARE ON BALTO. CO. DATUM
  - ZONING OF ALL SURROUNDING PROPERTIES IS N.P.
  - ALL PANNHANDLE LOTS ARE SUBJECT TO A 50 FOOT BUILDING LINE SETBACK FROM LOT LINES
  - NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF NATURAL OR STORM WATER DRAINAGE WITHIN DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREON.
  - RESIDENTIAL CONSTRUCTION ON ANY LOT SHOWN IS LIMITED TO SINGLE FAMILY DWELLING.
  - FOR PANNHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANNHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT ON THE DRIVEWAY.
  - DEED REFERENCE: E.H.K. JR. 5573/278
  - Total Number of Lots on this Plat: 28

"THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS OR ASSIGNS."

**SURVEYORS CERTIFICATE**

I, WILLIAM G. HARTEL, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYED OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL # 459 CHARTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT AMENDATORY ACTS.

W. G. Hartel  
 PROFESSIONAL LAND SURVEYOR  
 DATE: 10/1/76

**OWNERS CERTIFICATE**

THE REQUIREMENTS OF SECTION 72 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (BLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH.

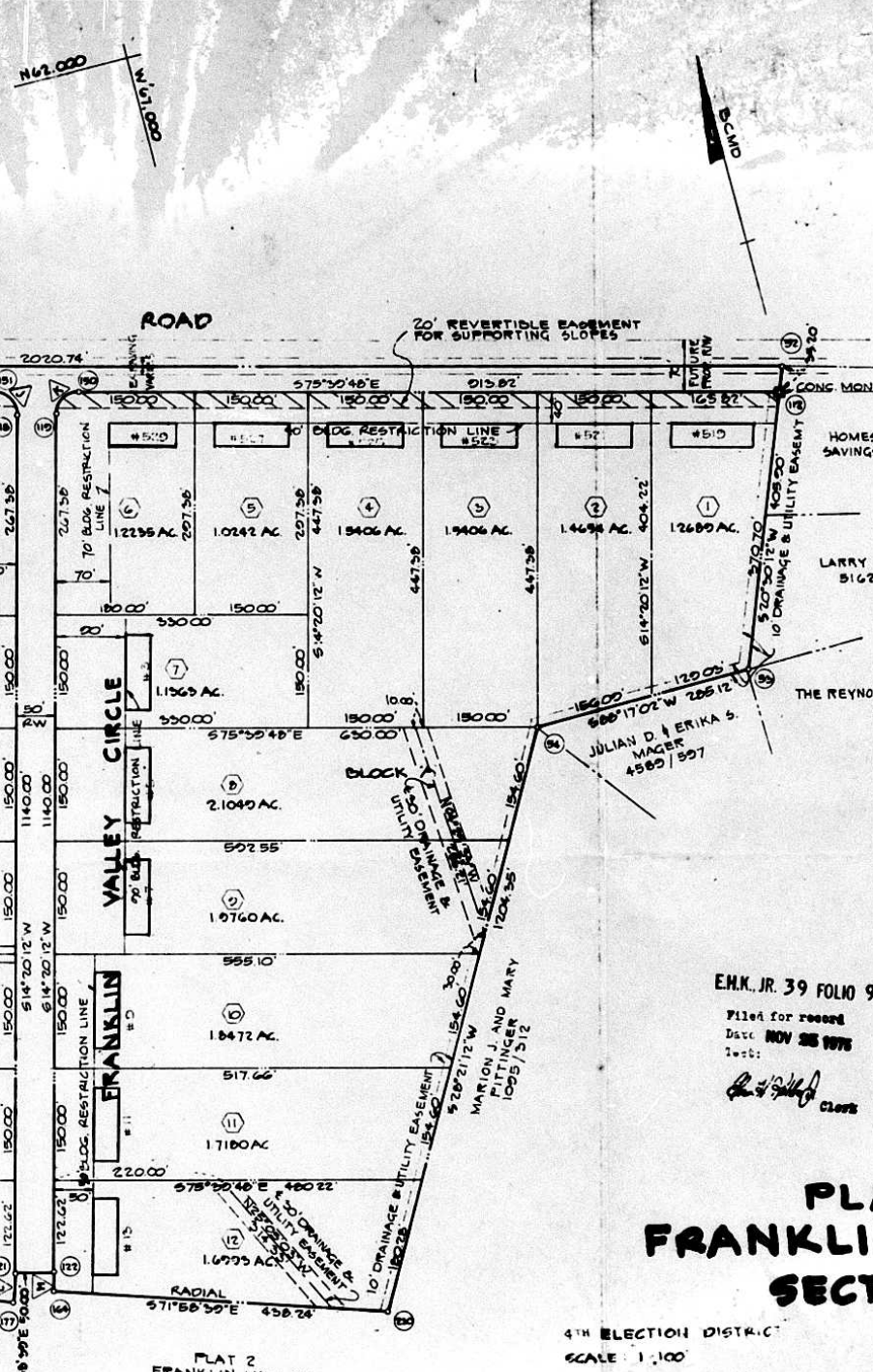
OWNER: [Signature]  
 DATE: 11/24/76

**APPROVED** BALTIMORE COUNTY PLANNING BOARD

DIRECTOR: [Signature] DATE: 11/24/76

APPROVED: [Signature]  
 DEPT. STATE & GO. HEALTH OFFICER DATE: 11/24/76

APPROVED: [Signature]  
 COUNTY ROAD ENGINEER DATE: 11/24/76



# PLAT 1 FRANKLIN VALLEY SECTION I

4TH ELECTION DISTRICT  
 SCALE: 1"=100'  
 BALTIMORE COUNTY, MD  
 MARCH 15, 1976

ENGINEERING BY:  
 BOENDER ASSOCIATES, INC.  
 5176 TOWN & COUNTRY BLVD  
 ELLICOTT CITY, MD 21043

OWNER & DEVELOPER:  
 JOSEPH A. DOGMANNI  
 56 FRANCIS T. TEACH REALTY  
 ELDERSBURG, MD 21704

