

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Frank Scarfield, 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 1802.2-D of Baltimore Co. Zoning Regulations to permit residential use of a building on S.W. 16-500 to be located within Regulations to permit residential use of a building on S.W. 16-500 to be located within of the required 75'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

We have reduced dwelling units by 33 1/3% from previous approved plan and by using required 75 foot restriction we will lose 1 lot.

See attached statement description

Property is to be posted and advertised as prescribed by Zoning Regulations, I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to said use to be bound by the said Regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchase

Address Bethesda, Md. 21224

Petitioner's Attorney

Protestant's Attorney

APPROVED BY The Zoning Commissioner of Baltimore County, this 10th day

of June, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of June, 1977, at 10:00 o'clock

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

100P
6/27/77

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 14, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-260-A, Petition for Variance for Zone Boundary Line, South side of Virginia Avenue 775.36 feet Southeast of Eastern Boulevard, Petitioner - Frank Scarfield

15th District

REARING: Monday, June 27, 1977 (1:00 P.M.)

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JGH:rw

RE: PETITION FOR VARIANCE
5/5 of Virginia Ave. 775.36' SE of
Eastern Blvd., 15th District
FRANK SCARFIELD, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-260-A

June 28, 1977

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. Heslian, III
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of June, 1977, a copy of the foregoing Order was mailed to Mr. Frank Scarfield, 6610 Holabird Avenue, Dundalk, Maryland 21224, Petitioner.

John W. Heslian, III
John W. Heslian, III



Mr. Frank Scarfield
6610 Holabird Avenue
Baltimore, Maryland 21224

RE: Petition for Variance
5/5 of Virginia Avenue, 775.36'
SE of Eastern Boulevard - 15th
Election District
Frank Scarfield - Petitioner
NO. 77-260-A (Item No. 241)

Dear Mr. Scarfield:

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

Very truly yours,

Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SEC/eri

Attachments

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



Re-typed 1/24/77

DESCRIPTION OF SECTION II - "VILLA CAPRI" 15th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME on the South side of Virginia Avenue, 60 feet wide, as laid out and shown on Baltimore County Department of Public Works Bureau of Land Acquisition, right of way plat No. H.N.W. 73-018, at a point distant 775.88 feet, measured southeasterly along said South side of Virginia Avenue from its intersection with the Southeast side of Eastern Blvd., 80 feet wide, said point of beginning also being situated at the Northeastmost corner of the Boundary of Section II, Villa Capri, recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 33, thence leaving said place of beginning and running and binding on the South side of Virginia Avenue, 60 feet wide, referring all courses of this description to the Grid Meridian as established by the Baltimore County West-positon District (1) Easterly by a line curving to the left with a radius of 630.00 feet for a distance of 148.01 feet, (the arc of said curve being subtended by a chord bearing North 77 degrees 42 minutes 54 seconds East 148.68 feet) to a point in line with the Southeasterly prolongation of the Southeast side of Marie Avenue, 50 feet wide, as shown on Baltimore County Department of Public Works, Bureau of Land Acquisition right of way plat No. H.N.W., No. 58-242-B-A, thence running and binding on said Southeasterly prolongation of Marie Avenue, (2) South 38 degrees 12 minutes 39 seconds East 1.90 feet to the South side of said Virginia Avenue as shown on said plat of Section II, Villa Capri, thence running and binding on the South side of said Virginia Avenue as shown on said plat of Villa Capri, the 3 following courses and distances, viz: (3) North 85 degrees 52 minutes 36 seconds East 207.67 feet to a point of curve, (4) Northeasterly by a line curving to the left with a radius of 1457.29 feet for a distance of 390.57 feet (the arc of said curve being subtended by a chord bearing North 58 degrees 04 minutes

PAGE II

51 seconds East 395.34 feet) to a point of curve and (5) Northeasterly by a line curving to the right with a radius of 970.00 feet for a distance of 184.95 feet, (the arc of said curve being subtended by a chord bearing North 58 degrees 02 minutes 33 seconds East 194.62 feet) to the Westernmost boundary of Section II, Villa Capri, thence leaving Virginia Avenue and running and binding on said Westernmost boundary of Section II, Villa Capri the 2 following courses and distances, viz: (6) South 38 degrees 12 minutes 39 seconds East 6.70 feet and (7) South 18 degrees 41 minutes 46 seconds West 263.00 feet, more or less, to the waters of Back River, thence binding on said waters of Back River (8) by an irregular line curving in a southeasterly direction for a distance of 897.00 feet, more or less to the aforementioned Westernmost boundary of said Section II, Villa Capri, thence leaving said waters of Back River and running and binding on said Westernmost boundary of Section II, Villa Capri, (9) North 12 degrees 08 minutes 40 seconds East 222.38 feet to the place of beginning.

Containing 4.08 acres of land, more or less.
Being subject however to a 10 foot drainage and utility easement along the 6th, 7th and 8th lines of the above-described parcel, as laid out and shown on plat of Section II, Villa Capri, recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 33.
Also subject however to a 10 foot drainage and utility easement as laid out and shown on Baltimore County Department of Public Works, Bureau of Land Acquisition right of way Plat No. H.N.W. 60-121-2.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 6-27-77
Posted for: Residing Monday June 27, 1977, 1:00 P.M.
Petitioner: Frank Scarfield
Location of property: 5th of Virginia Ave. 775.36' SE of Eastern Blvd.
Location of Sign: Sign posted on property near intersection of Virginia Ave. and Eastern Blvd.
Remarks: Sign posted on property near intersection of Virginia Ave. and Eastern Blvd.
Posted by: Eric DiNenna Date of return: 6-13-77

BALTIMORE COUNTY, MARYLAND No. 51778
OFFICE OF PUBLIC REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 6, 1977 AMOUNT: 68.62
RECEIVED FROM: Joseph Cove North Houses 6610 Holabird Ave.
FOR: Advertising and posting of property
Petition for Variance
77-260-A
25.00 MC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28th day of June, 1977. Item # 1

Petitioner: Frank Scarfield Submitted by: Eric DiNenna
Petitioner's Attorney: Charles E. Kountz, Jr. Reviewed by: Eric DiNenna
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 51814
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 27, 1977 AMOUNT: 61.62
RECEIVED FROM: Holabird Management 6610 Holabird Ave., No. 1
FOR: Advertising and posting of property
77-260-A
107.25 MC
VALIDATION OR SIGNATURE OF CASHIER



ORDER RECEIVED FOR FILING

DATE *June 29, 1977*
John R. Conway

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 above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a building in a D.R. 16 Zone to be located within 55 feet of a D.R. 5.5 Zone in lieu of the required 75 feet should be granted.

THIS ORDERED by the Zoning Commissioner of Baltimore County, this *28th* day of *June*, 1977, that the herein Petition for the aforementioned Variance 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 Zoning Commissioner of Baltimore County 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, this _____ day of _____, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

[Vertical text strip, likely a microfilm or document edge, containing various small print and numbers.]

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - FRANK SEARFIELD was inserted in the following:

- | | |
|---|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☒ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 10th day of June, 1977, that is to say, the same was inserted in the issues of June 9, 1977

STROMBERG PUBLICATIONS, INC.
BY *Edith Burger*

[Vertical text strip, likely a microfilm or document edge, containing various small print and numbers.]

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ June 9, 1977

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 one week before the 22nd day of June, 1977, the 10th publication appearing on the 20th day of June, 1977.

THE JEFFERSONIAN
L. Leach, Jr.
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 15, 1977

COUNTY OFFICE BLDG.
1117 N. Charles Ave.
Towson, Maryland 21204
Nicholas B. Commadore
Chairman

Mr. Frank Scarfield
6610 Holabird Avenue
Baltimore, Maryland 21224

RE: Variance Petition
Item No. 241
Petitioner - Frank Scarfield

Dear Mr. Scarfield:

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.

This currently vacant tract of land, part of the overall development of Villa Capri, is located on the south side of Virginia Avenue at the termination of Marie, Eugene and Goeller Avenues, in the 15th Election District. This property was the subject of a previous zoning hearing, Case #77-108-NE-M, in which a Special Hearing was granted to allow construction of townhouse apartment development.

This particular hearing is necessitated by your proposal to construct the townhouse within 64 feet from the D.R. 5-S zoning classification on the easterly side of this site in lieu of the required 75 feet. It has been the interpretation of the Zoning Commissioner that this request would not be required to be approved by the Planning Board prior to scheduling the hearing as was the previous request.

Mr. Frank Scarfield
Page 2
Item No. 241
June 17, 1977

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,

Nicholas B. Commadore
NICHOLAS B. COMMADORE
Chairman
Zoning Plans Advisory Committee

NR:rf

cc: Evans, Hagan & Holdrege, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
1117 N. Charles Ave.
Towson, Maryland 21204

Item # 241

Dear Petitioner: Your petition has been received and accepted for filing.

RECEIVED
JUN 15 1977

Reviewed by
Nicholas B. Commadore
Chairman, Zoning Plans Advisory Committee

cc: Evans, Hagan & Holdrege, Inc.
8013 Belair Road
Baltimore, Maryland 21236

May 26, 1977

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

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

Dear Mr. DiNenna:

Comments on Item #241, Zoning Advisory Committee Meeting, May 10, 1977, are as follows:

Property Owner: Frank Scarfield
Location: S/S Virginia Avenue 776' SE Eastern Blvd.
Existing Zoning: D.R. 16 and S.L.
Proposed Zoning: Variance to permit a setback of 64' from a zone line in lieu of the required 75'.
Acres: 6.76
District: 15th

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 ensure 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
Planner III
Project and Development Planning

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

June 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #241, Zoning Advisory Committee Meeting, May 10, 1977, are as follows:

Property Owner: Frank Scarfield
Location: S/S Virginia Ave. 776' SE Eastern Blvd.
Existing Zoning: D.R. 16 & S.L.
Proposed Zoning: Variance to permit a setback of 64' from a zone line in lieu of the required 75'.
Acres: 6.76
District: 15th

Metropolitan water and sewer exist.

Very truly yours,

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

THD/BLV/rth

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-2550

STEPHENE COLLINS
DIRECTOR

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

RE: Item No. 241 - ZAC - May 10, 1977
Property Owner: Frank Scarfield
Location: S/S Virginia Avenue 776 feet SE Eastern Blvd.
Existing Zoning: D.R. 16 & S.L.
Proposed Zoning: Variance to permit a setback of 64 feet from a zone line in lieu of the required 75 feet.
Acres: 6.76
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a setback of 64 feet from a zone line in lieu of the required 75 feet.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/ljo

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURNING, P.E.
DIRECTOR

May 26, 1977

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

RE: Item #241 (1976-1977)
Property Owner: Frank Scarfield
S/S Virginia Ave. 776' S/E Eastern Blvd.
Existing Zoning: D.R. 16 & S.L.
Proposed Zoning: Variance to permit a setback of 64' from a zone line in lieu of the required 75'.
Acres: 6.76 District: 15th

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 are not directly involved and are as secured by Public Works Agreement #157504 executed in conjunction with the development of "Villa Capri".

Comments were supplied in connection with the Zoning Advisory Committee reviews of Item #21 Zoning Cycle 2 (April-October 1971), Item #232 (1976-1975), and Item #170 (1976-1977).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #241 (1976-1977).

Very truly yours,

Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT/EAM/PWR:sa

cc: R. Norton, H. Shalowitz, (Project 5010) "Villa Capri"

1-SW Key Sheet
2 & 3 NE 25 & 26 Pos. Sheets
NE 1 & 2 Topo
97 Tax Map



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reinecke
CHIEF

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

Attention: Nicholas B. Commodari
Zoning Advisory Committee

Re: Property Owner: Frank Scarfield

Location: S/S Virginia Ave. 776' SE Eastern Blvd.

Item No. 241

Zoning Agenda May 10, 1977

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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *# 3960*
Planning Group
Special Inspection Division

Noted and
Approved: *George M. McGonigle*
Fire Prevention Bureau



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

May 10, 1977

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

Dear Mr. DiNenna:

Comments on Item # 241 Zoning Advisory Committee Meeting, May 10, 1977
are as follows:

Property Owner: Frank Scarfield
Location: S/S Virginia Ave. 776' S/E Eastern Blvd.
Existing Zoning: D.R. 16 & B.L.
Proposed Zoning: Variance to permit a setback of 64' from a zone line in lieu of the required 75'.

Acres: 6.76
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CEB:rtj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 9, 1977

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

Z.A.C. Meeting of: May 10, 1977

RE: Item No: 241
Property Owner: Frank Scarfield
Location: S/S Virginia Ave. 776' SE Eastern Blvd.
Present Zoning: D.R. '6 & B.L.
Proposed Zoning: Variance to permit a setback of 64' from a zone line in lieu of the required 75'.

District: 15th
No. Acres: 6.76

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

BNP/bp

JOSEPH A. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTHAUS

THOMAS H. BOWER
MRS. LORRAINE F. CHIRCO
ROGER B. HATDEN

ROBERT V. DUREL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.D.M.

1. YOWN Space to be owned and maintained by the H.O.A.
2. All drives and parking areas to be paved with macadam
3. Trash removal in Yownhomes will be by Baltimore County.
4. All Yownhomes have 500 sq ft of rear yard.
5. All Yownhomes have 2 side yards 10' wide and 15' deep
6. All Yownhomes will be sold.
7. No Landscaping will be provided for the Yownhomes
8. All exterior lighting not to exceed 18" in height.
9. Single family dwelling to be sold.

U.S. Corps of Engineers, 100 year tidal flood study for Dalt. Harbor establishes a maximum flood level @ elev. 84'. Min. tin floor elev. on any property subject to tidal flooding is estab. by Dalta Co. @ elev. 10.00

MT. HOLLY TERRACE

DR 5.5

VIRGINIA AVE.

BACK

RIVER

3RD
AMENDED
DEVELOPMENT PLAN

VILLA CAPRI

15th ELECTION DISTRICT | BALTIMORE COUNTY MD.

FRANK SCARFIELD
6610 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21224

APPROVED.

BALTIMORE CO. OFFICE OF ZONING (COMMISSIONER)

BALTIMORE CO. OFFICE OF PLANNING (DIRECTOR)

2nd Amended Jan. 19, 76

1. Added Nesterton's Apartment.

2. Added 0.427 Ac. 1 to West

side of property.

4. Approved 2227 James St.

1.40 Ac ±

19

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

100

Division has constructed
per Sect. 417.3 (b) of Salt
County Zoning Regulations.

SHEET 1 of 2

EVA
S

DATE:

GENERAL NOTES

1. OPEN SPACE TO OWNED AND MAINTAINED BY THE R.O.A.
2. All drives and parking spaces to be paved with macadam.
3. Trees removed in Townhouses will be by Baltimore County.
4. All Townhouses to be 500 sq. ft. of floor space.
5. All drives for a side of Virginia Ave. to be 36 ft.
6. All Townhouses will be sold.
7. No landscaping will be provided for the Townhouses.
8. All exterior lighting not to exceed 18' in height.
9. Single form 1/2" diameter to be used.

NOTE for F.H.A.

U.S. Corps of Engineers 100 year tidal flood study for Balt. Harbor establishes a maximum flood level @ elev. 8.6'. Min. fin. floor elev. on any property subject to tidal flooding is, estab. by Delta Co. @ elev. 10.00.

Section 1
Mt. HOLLY TERRACE

DR 5.5

Rear side yard setback required by zoning. Eas. 10'-0" to 24'-0"

VIRGINIA AVE

First Townhouses Unit 10-36

10.5' 1.24 AC

BL - DR 16

RACK

RIVER

3RD AMENDED DEVELOPMENT PLAN

VILLA CAPRI

IS IN ELECTION DISTRICT 1 BALTIMORE COUNTY MD.

FOR FRANK SCARFIELD

8810 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21224

APPROVED
BALTIMORE CO. OFFICE OF ZONING (COMMISSIONER)
BALTIMORE CO. OFFICE OF PLANNING (DIRECTOR)

1st Amended Aug. 4, 75
Removed Westernmost Apartment
Added 4 Townhouses & Single Parking Homes
Added 10' 0" to 12' 0" to rear
of each lot & Driveway
Revised Street Width by 150' AC.

2nd Amended Jan. 19, 76
1. Added Westernmost Apartment
2. Added 0.427 AC to west
side of property
3. Added 10 parking spaces
4. Increased open space to
1.60 AC.

Division who constructed
as Section 10.5 (b) of Baltimore
County Zoning Regulations

Single detached detached
CH. APPEALABLE APIS

SHEET 1 OF 2

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BALTIMORE AVE. BALTIMORE, MD. 21241
TEL. 844-1231

DATE: 10.24.77