

72-258-A 11 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1802.3, B, (1801.2, C, 4) to permit a sideyard setback of 11ft. in lieu of the required 15ft.

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

In order to build the home we desire we would have to purchase additional lot; which is financially impossible.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address:
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address:
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
Charles Cain Jr.
(Type or Print Name)
Signature
Loretta Catherine Cain
(Type or Print Name)
Signature
9200 Philadelphia Rd., 682-4669
Baltimore, Maryland 21237
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Charles Cain Jr.
Name
9200 Phila. Rd.
Address
682-4669
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of March 1982, 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 3rd day of June 1982 at 9:30 o'clock A.M.

Thurs
9:30
6-3-82

Mayor, Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Old Harford Rd., 230' :
S of Cub Hill Rd., 9th District : OF BALTIMORE COUNTY
CHARLES CAIN, JR., et ux, : Case No. 82-258-A
Petitioners :

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 therefor, and or the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

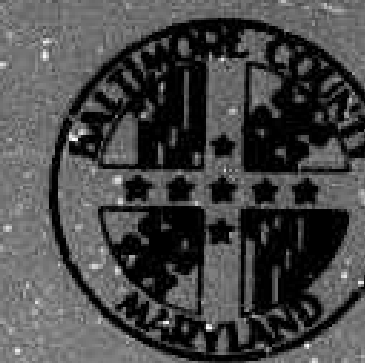
I HEREBY CERTIFY that on this 13th day of May, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles Cain, Jr., 9200 Philadelphia Road, Baltimore, Maryland 21237, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Date: May 21, 1982
FROM: William E. Hammond
SUBJECT: Zoning Petition No. 82-258-A
Charles Cain, Jr., et ux

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

Norman E. Gerber per J. Howell
Director of Planning and Zoning

NEGJG:ale

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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cc: Arlene January
Shirley Hess

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 23rd day of March 1982.

William E. Hammond
Zoning Commissioner

Petitioner: Charles E. Loretta, Jr.

Petitioner's Attorney

Reviewed by: Nicholas B. Commodore
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

May 24, 1982

Nicholas B. Commodore
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Planning
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Charles Cain, Jr.
9200 Philadelphia Road
Baltimore, Maryland 21237

Re: Item No. 181
Petitioner - Charles Cain, Jr., et ux
Variance Petition

Dear Mr. & Mrs. Cain:

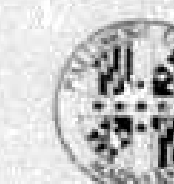
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodore
Chairman
Zoning Plans Advisory Committee

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #181 (1981-1982)
Property Owner: Charles & Loretta Cain, Jr.
E/S Old Harford Rd. 330' S. of Cub Hill Rd.
Acres: 90.63/94.41 x 161.47/125
District: 9th

Dear Mr. Hammond:

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 exist or are secured by Public Works Agreement 98102, executed in conjunction with the development of the "Sadler Property".

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 181 (1981-1982).

Very truly yours,

Robert A. Minton, P.E., Chief
Bureau of Public Services

RAM:RAM:RWR:SW

cc: Jack Wimbley, Robert Covahey

Pursuant to the advertisement, posting of property, and public hearing on the Petition and V. appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of June, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 11 feet in lieu of the required 15 feet, for the expressed purpose of constructing a dwelling in accordance with the site plan prepared by Gerhold, Cross & Etzel, dated April 7, 1981, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC Meeting of March 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items number 181, 182, 183, 184, 186, 187, 188 and 189.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CCM/lza

cc - Mr. Jack Wimbley
Current Planning

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

May 18, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #181, Zoning Advisory Committee Meeting, March 23, 1982, are as follows:

Property Owner: Charles & Loretta Cain, Jr.
Location: E/S Old Harford Road 330' S. of Cub Hill Road
Acres: 90.03/94.41 X 161.47/125
District: 9th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW/rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: March 26, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #155 - James & Deborah M. Anderson, Jr.
- Item #160 - Samuel L. Gastrock
- Item #162 - Raymond J. & Arlene M. Canoles
- Item #163 - Matthews & Matthews, Inc.
- Item #164 - Clarence A. & Maggie G. Joy
- Item #166 - Lawrence R. & Sharon A. King
- Item #167 - Carl D. & Dorothy C. McKinney, Sr.
- Item #168 - Frances M. Franz
- Item #170 - Erwin V. & Frieda Heinrich
- Item #175 - John Shavers
- Item #177 - Agnes A. Sten
- Item #180 - Howard M. Grassefeld, et al.
- Item #181 - Charles & Loretta Cain, Jr.
- Item #182 - Curtis M. & Betty Johnson
- Item #187 - Donald L. & Beverlee J. Weston, Jr.
- Item #189 - Oliver B. & Jean J. Deardon

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hammond
c/o Nick Commodari
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee
Meeting of March 23, 1982

- Item #181 Standard comment only.
- Item #182 Standard comment only.
- Item #183 Standard comment only.
- Item #184 Standard comment only.
- Item #185 Standard comment only.
- Item #186 Standard comment only.
- Item #187 Standard comment only.
- Item #188 See comments.
- Item #189 See comments.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 26, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles & Loretta Cain, Jr.

Location: E/S Old Harford Road 330' S. of Cub Hill Road

Item No.: 181

Zoning Agenda: Meeting of March 23, 1982

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 operation.

(X) 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED: *George M. Hammond*
Planning Group
Special Inspection Division
Approved: _____
Fire Prevention Bureau

JK/mb/cu

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 30, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 N. Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 23, 1982

RE: Item No.: 181, 182, 183, 184, 185, 186, 187, 188, 189
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/gp

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 87-58-A
Building Permit Application
No. 44641 NR
Election District 9TH

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Charles Cain
Charles Cain

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 3, 1982

Mr. & Mrs. Charles Cain, Jr.
9200 Philadelphia Road
Baltimore, Maryland 21237

RE: Petition for Variance
E/S of Old Harford Rd., 330' S of Cub Hill
Rd. - 9th Election District
Charles Cain, Jr., et ux - Petitioners
NO. 82-258-A (Item No. 181)

Dear Mr. & Mrs. Cain:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

May 4, 1982

Mr. & Mrs. Charles Cain, Jr.
9200 Philadelphia Road
Baltimore, Maryland 21237

NOTICE OF HEARING

Re: Petition for Variance
E/S Old Harford Rd., 330' S. of
Cub Hill Road
Case #82-258-A

TIME: 9:30 A.M.

DATE: Thursday, June 3, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 28, 1982

Mr. & Mrs. Charles Cain, Jr.
9200 Philadelphia Road
Baltimore, Maryland 21237

Re: Petition for Variance
E/S Old Harford Rd., 330' S. of
Cub Hill Road
Charles Cain, Jr., et ux - Petitioners
Case #82-258-A Item #181

Dear Mr. & Mrs. Cain:

This is to advise you that \$52.20 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

PETITION FOR VARIANCE

9th Election District

ZONING: Petition for Variance
LOCATION: East Side of Old Harford Road, 330' South of Cub Hill Road
DATE & TIME: Thursday, June 3, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Variance to permit a side yard setback of 11 feet in lieu of the required 15 feet

The Zoning Regulation to be excepted as follows:
Section 1502.3.B. (1B01.2.C.4) - Minimum side yard setback in D.R. 5.5 zone

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

Being the property of Charles Cain, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, June 3, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning at a point on the east side of Old Harford Road approximately 330 feet south of Cub Hill Road and known as lot 2 of the "Sadler Property" and recorded among the land records of Baltimore County in Plat Book 47, Folio 114. Also known as 9421 Old Harford Road.

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: <i>W</i>			Revised Plans:		Change in outline or description	Yes				
Previous case:			Map #			No				

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 8 day of March, 1982.

Filing Fee \$25.00 Received: Check
Cash
Other

Petitioner Charles & Loretha Cain Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney John W. Hessian, III Reviewed by W

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 13, 1982

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 time before the 3rd day of June, 1982, the 8th publication appearing on the 13th day of May, 1982.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 5/16/82
Posted for: Order for Variance
Petitioner: Charles & Loretha Cain
Location of property: E/S Old Harford Rd., 330' S of Cub Hill Rd.
Location of Sign: along old Harford Rd.
Remarks: Man 2 10/11/82
Signed by: Man 2 10/11/82 Date of return: 5/21/82
Number of Signs: 2

No. 105796

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, RECEIPTS DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 5-16-82 ACCOUNT 01-664 AMOUNT 25.00
RECEIVED FROM Charles & Loretha Cain FOR Order for Variance
BY Man 2 10/11/82

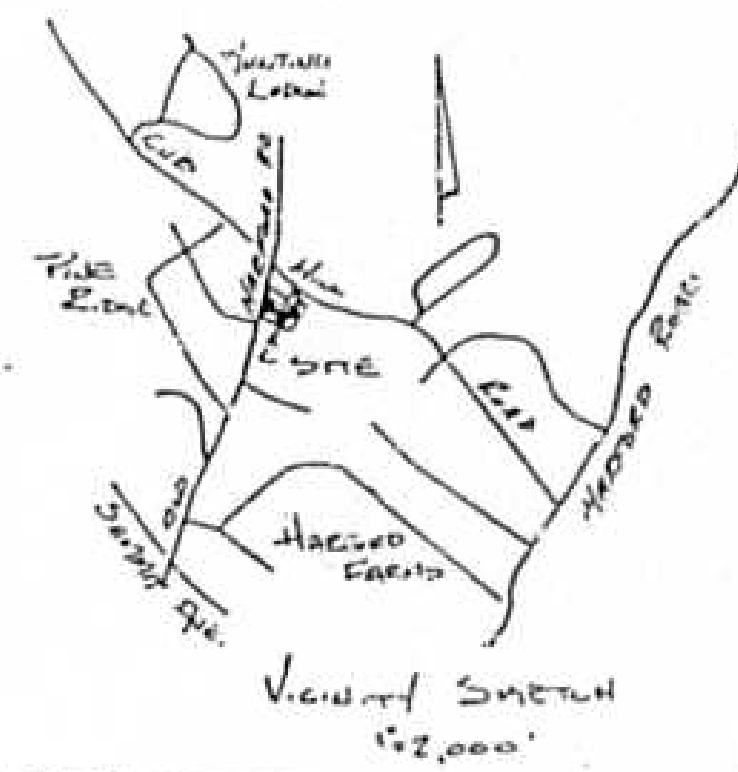
No. 107661

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, RECEIPTS DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 5-16-82 ACCOUNT 01-664 AMOUNT 152.20
RECEIVED FROM Charles & Loretha Cain FOR Order for Variance
BY Man 2 10/11/82



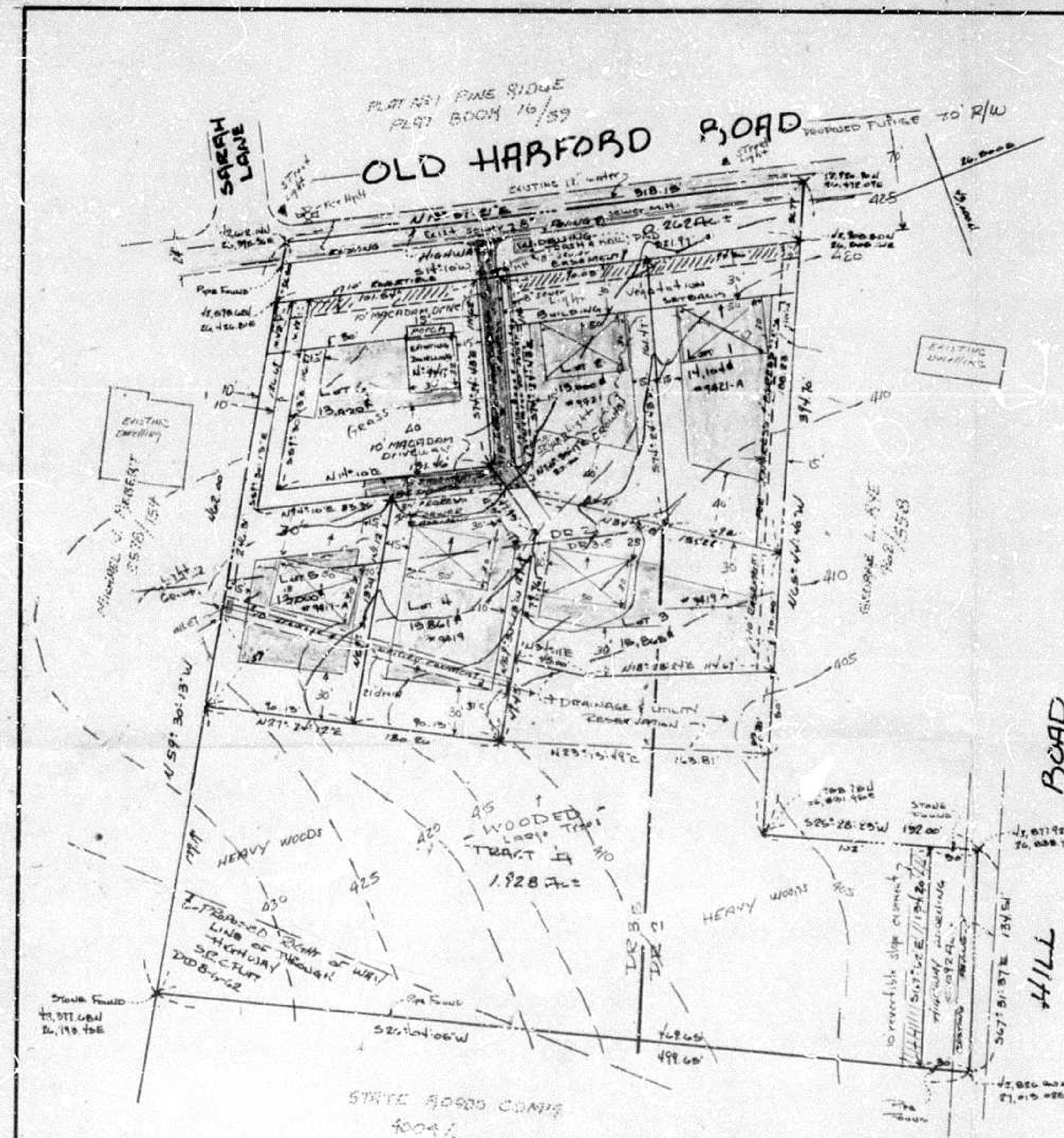
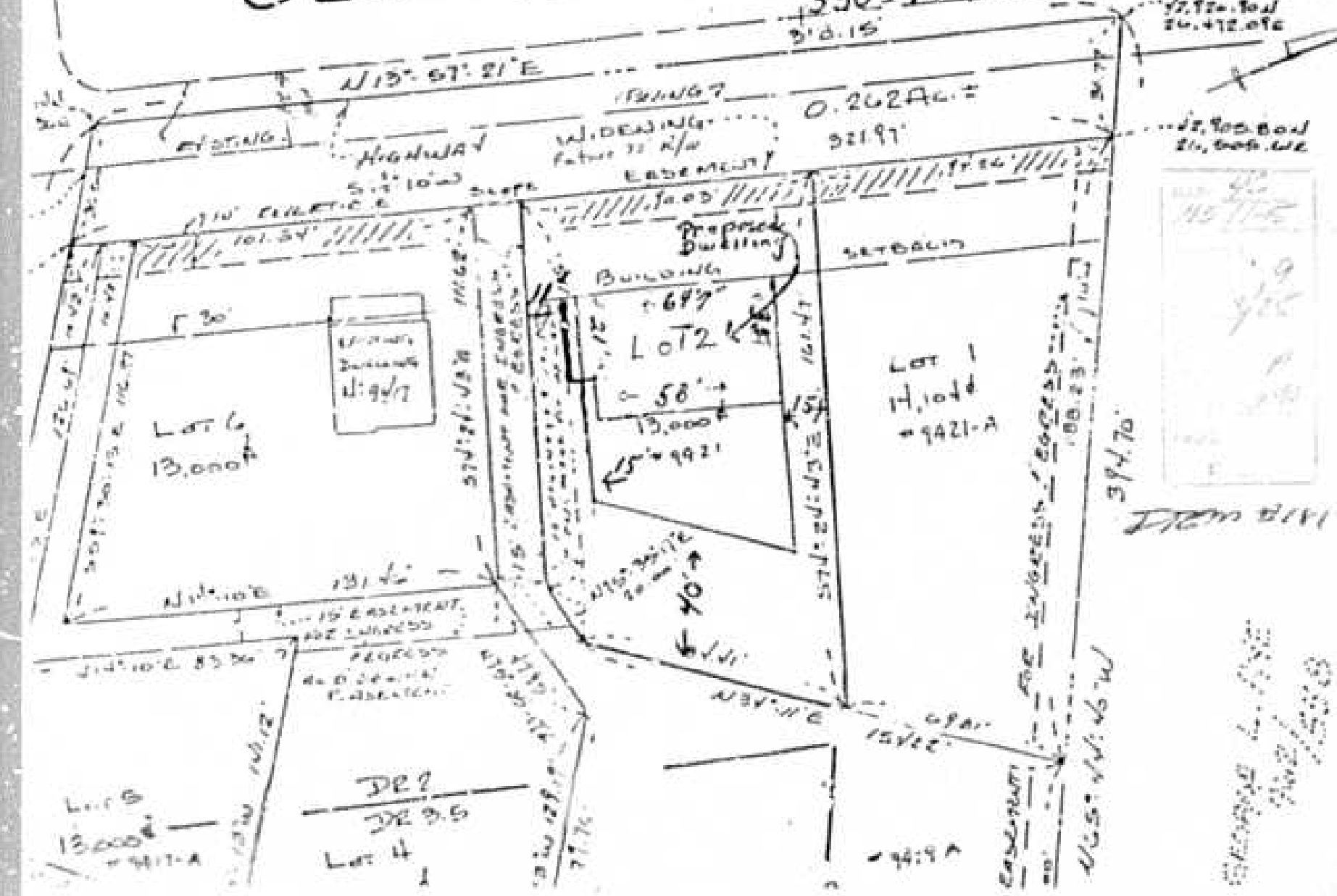
Lat for Zoning Variance
where Charles & Loretta Cairns
District - 9 Zoned DR 2
and region - Sander Property
at 2nd ^{Block} ~~Block~~ 47 Folio 114
existing utilities in Old Hartford Rd.
scale 1" = 50'



PLAT 1001 PINE RIDGE
PLAT BOOK 16/59
Residential

1947 BOOK 10/59
 Residential
 OLD HARFORD ROAD
 330' To E of CV

330' To 4' of CURB HILL RD



GENERAL NOTES

- 1 ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY, ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS
- 2 INDIVIDUAL HOMES SHOWN HEREON ARE FOR PROPOSED ORIENTATION ONLY ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES
- 3 BUILDING ENVELOPES SHOWN THUSLY: [diagram of a building footprint]
- 4 ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.
- 5 ALL LOTS SHOWN HEREON ARE FOR SALE AT THE OWNER'S OPTION
- 6 LANDSCAPING WILL BE PROVIDED BY THE HOMEOWNER
- 7 TRASH WILL BE COLLECTED BY BALTIMORE COUNTY
- 8 THE EXACT LOCATION OF DRIVEWAYS OR PARKING PADS ARE TO BE DETERMINED BY HOMEOWNERS AT TIME OF BUILDING
- 9 ALL PARKING SPACES WILL BE A MINIMUM OF 3'x12' (DRIVEWAYS & PARKING SPACES WILL BE ASPHALT OR CONCRETE SURFACE) (SPACES REQUIRED: DRIVEWAYS 2'x12' OR DWELLING UNIT 1'x12'x12' SPACES TO BE PROVIDED 12')
- 10 GRADING WILL BE DONE BY THE LOT DEVELOPER AT THE TIME OF CONSTRUCTION AND AS SHOWN BY PROPOSED CONTOUR LINES SHOWN HEREON PROPOSED --- 410 --- EXISTING --- 410 ---
- 12 STREET LIGHTS ARE DENOTED THUSLY & ARE EXISTING
- 13 A.D.T. LARGE LOTS 12.4 X G = 74.4
- 14 HOUSE NO. THIS "G" IS
- 15 PROPOSED UTILITIES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AND PREPARATION OF FINAL CONSTRUCTION PLANS AND APPROVAL BY BALTIMORE COUNTY BUREAU OF ENGINEERING
- 16 FOR PANNHANDLE LOTS: RUBBER COLLECTION SHOWN REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANNHANDLE LOT AND STREET RIGHT OF WAY LINE ONLY AND NOT ON TO THE PANNHANDLE LOT DRIVE WAY. (TRASH PAD AS SHOWN HEREON)
- 17 FEET TO BE PAID FOR WAIVER OF LOCAL OPEN SPACE DRQS 3 3/4 X 130' 0.05 of an F
- 18 ALL LOTS 1 THRU 6 ARE IN TRANSITION AREA

DENSITY TABLE

Existing Zoning	DR 2 & DR 3.5
AREA DR 2	2.49 AC ±
AREA DR 3.5	1.80 AC ±
TOTAL AREA	4.29 AC ±
No Lots Allowed:	
DR 2: 1.5 Acre X 2	4.00
DR 3.5: 1.80 Acre X 3.5	6.30
NO LOTS PROPOSED	0
TO DENSITY	1.42
Highway widening	0.302 AC ±
Harford Rd	
Horizontal alignment	0.072 AC ±
Curb turn R.O.	

FINAL DEVELOPEMENT PLAN

SADLER PROPERTY

LOCATED IN
FOUR DIST. - BALTIMORE CO. MD.

OWNER & DEVELOPER
ROY M. SADLER & WIFE
9417 OLD HARTFORD ROAD
BALTIMORE MARYLAND 21234

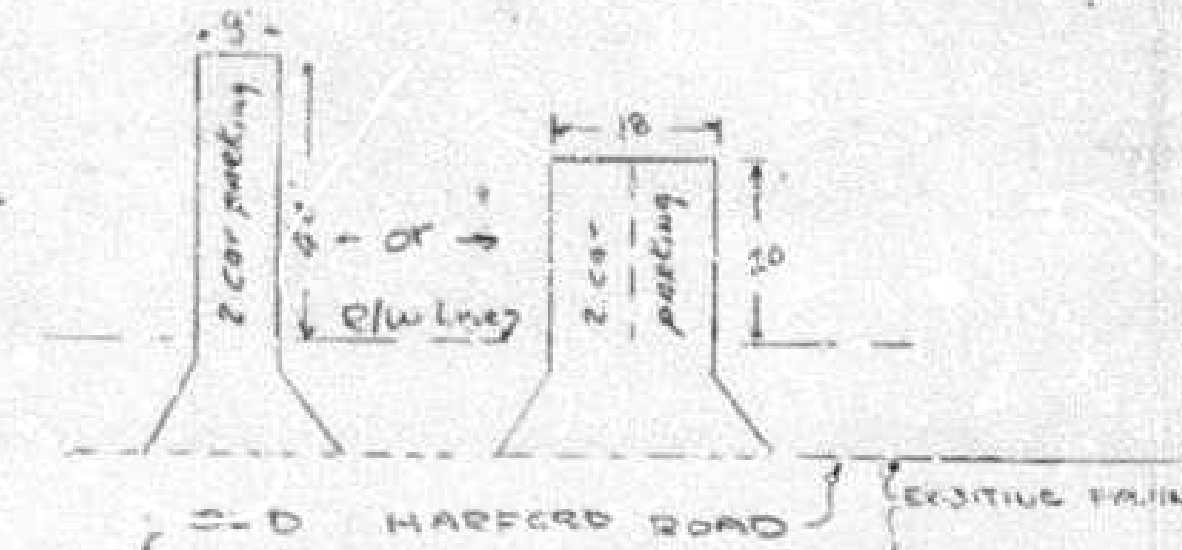
Dead Res: G.L.B. V: 3293 Folio 159 Gunpowder Tributary Intero

SCALE 1"=50' APRIL 7, 1981

GERHOLD, CROSS & ETZEL
Registered Professional Land & Surveyors
472 Delaware Avenue
TOWSON, MARYLAND 21204

Office of Planning and Zoning
Approved by: *ESB/102* 4/20/87
Director of Planning Date

James S. [Signature] 4/22/87
Zoning Commissioner Date
ST 4/16/87



TYPICAL OYSTREET PARKING
NO SCALE
NOTE: EACH LOT WILL BE PROVIDED
WITH EITHER