

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 1A03.4 B.4 (103.3) 1A00.3 B.3 to permit a side-yard setback of 15' instead of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The existing building envelope greatly restricts the size of the dwelling. It is the desire of the contract purchaser to construct a custom house, comparable to others in The Highlands, having a length of 100', thus necessitating a side-yard setback of 15 feet instead of the required 50 feet.

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
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Contract Purchasers
Name
Address
City and State
Attorney's Telephone No.

Legal Owner(s):
HUNT VALLEY ASSOCIATES
608 BOSLEY AVENUE
(Type or Print Name)
Signature
David H. deVilliers, Jr.
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Louis S. Lozito & Cecelia G. Lozito
Contract Purchasers
Name
11 Winberry Court, 21057
668-2858
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of October, 1982, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE corner Glen Lyon Ct. and :
Highland Ridge Drive :
8th District : OF BALTIMORE COUNTY

HUNT VALLEY ASSOCIATES, : Case No. 83-106-A
Petitioners :

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 of 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

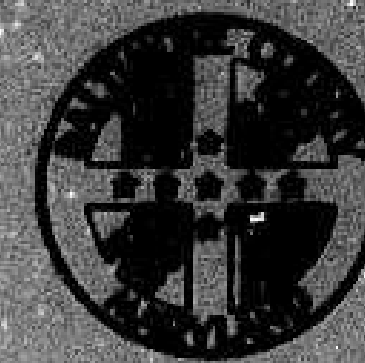
I HEREBY CERTIFY that on this 14th day of October, 1982, a copy of the foregoing Order was mailed to Mr. David H. deVilliers, Jr., Hunt Valley Associates, 608 Bosley Avenue, Towson, Maryland 21204, Petitioner; and Mr. and Mrs. Louis S. Lozito, 11 Winberry Court, Baltimore, Maryland 21057, Contract Purchasers.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 18, 1982

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

Mr. David H. deVilliers, Jr.
Hunt Valley Associates
608 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 45 - Case No. 83-106-A
Petitioner - Hunt Valley Associates
Variance Petition

Dear Mr. deVilliers:

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 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 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. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. & Mrs. Louis S. Lozito
11 Winberry Court
Glenarm, Md. 21037



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

September 27, 1982

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

Re: Item #45 (1982-1983)
Property Owner: Hunt Valley Associates
S/E corner Glen Lyon Ct. & Highland Ridge Dr.
Acres: Lot 78, Plat 2 "The Highlands of
Hunt Valley"
District: 10th

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 are not directly involved and are as secured by Public Works Agreement 107501, executed in conjunction with the development of "Highlands of Hunt Valley", of which this property is a part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 45 (1982-1983).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAH:FWR:ss

cc: Jack Wimbley

U-W Key Sheet
79 NE 2 Pos. Sheet
NE 20 A Topo
43 Tax Map



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

October 8, 1982

Mr. William E. 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: Hunt Valley Associates

Location: SE/Cor. Glen Lyon Court and Highland Ridge Drive

Item No.: 45 Zoning Agenda: Meeting of September 14, 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 BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/mr

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: Sept. 7, 1982

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

7.A.C. Meeting of: Sept. 14, 1982

RE: Item No: 44, 45, 46
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,

Mr. Nick Petrovich, Assistant
Department of Planning

NWP/bp



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

October 26, 1982

Mr. Edward H. Miller
Box 193, Paper Mill Road
Phoenix, Maryland 21131

Re: Lot 78, Highlands of Hunt Valley

Dear Mr. Miller:

A representative of this office, Mr. Marvin H. Cook, conducted soil evaluations on the above mentioned lot. The results are as follows:

TEST PIT	DRAWDOWN	DEPTH	SOIL
A	5 minutes	7 feet	Clay 0-6 ft., Cockeysville formation 6-12 ft.
C	--	--	Clay 0-4 ft., Cockeysville formation 4-13 ft., rock 13 ft.
D	--	--	Clay 0-4 ft., Cockeysville formation 4-13 ft., rock 13 ft.

* Original test - in 10,000 sq. ft. area

Based on the evaluations and the revised plot plan, approval will be granted for the installation of a private sewage disposal system.

Specific comments for the above mentioned lot are attached. Those comments concerning your lot are indicated by an "X".

Very truly yours,

Brooks H. Stafford, M.H.S.
Director
ENVIRONMENTAL SUPPORT SERVICES

BHS:pb

SS 10 781

PETITIONER'S
EXHIBIT

Pursuant to the advertisement, posting of property, and public hearing on the petition and it 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~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of November, 1982, that the ~~same~~ Petition for Variance(s) to permit a side yard setback of 15 feet in lieu of the required 50 feet for the west side of the proposed dwelling, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening (vegetation coverage) required for approval by the Current Planning and Development

Division.

[Signature]
Zoning Commissioner of
Baltimore County

SPECIFIC COMMENTS

- ☒ Where tile fields are proposed, the initial area plus 50 ft. of the tree dripline shall be cleared prior to construction of the system.
- ☒ It should be noted that 10,000 sq. ft. is reserved for sewage disposal systems and areas for expansion. Under no circumstances shall any permanent structures, above or below ground, be permitted within this area. Also, no underground electric lines, water pipes, gas line, etc., shall be permitted in the disposal system area.
- ☐ Soil percolation tests will be valid for a period of three years from the date the record plat is signed by the Deputy State and County Health Officer. At the expiration of this period, new tests may be required.
- ☒ Soil evaluation results will be valid for a period of three years. At the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.
- ☐ The permitted installation is for an interim individual sewage disposal system. Within one year of the availability of metropolitan sanitary sewers, this interim system must be abandoned and all waste plumbing connected to the metropolitan system, in accordance with Section 2.19 of the Baltimore County Plumbing and Gasfitting Code.
- ☐ The source of water supply for this lot is from the metropolitan system.
- ☐ Where water wells are to be used as a source of water supply, Article XI, Section 13-118(g) of the Baltimore County Code requires that a well meeting the minimum recovery rate of one gallon per minute be drilled prior to issuance of a Building Permit.
- ☐ A review has been made of the water well yield test performed by The report of the yield test indicated that the test was performed in accordance with the procedures approved by the Board of Health, and indicates a yield which meets the minimum standards for approval of a Building Permit.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, this test shall be valid until , for the purposes of conveyance of property. This does not constitute, in any form or manner, a guarantee by the Baltimore County Department of Health, of continuous water well yield.
- ☒ A review has been made of the water well yield test performed by Earl Jones. The report of the yield tests indicates that the test was not performed in accordance with the procedures approved by the Board of Health; therefore, a new test will be required.
- ☒ If there are any questions regarding this matter, please contact Mr. Cook, 494-2762, between 8:30 and 9:30 a.m.

SS 14 781

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

050
Nicholas B. Commodari
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

November 10, 1982

Mr. David H. deVilliers, Jr.
Hunt Valley Associates
608 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 45 - Case No. 83-106-A
Petitioner - Hunt Valley Associates
Variance Petition

Dear Mr. deVilliers:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Mr. & Mrs. Louis S. Lozito
11 Winberry Court
Glenarm, Maryland 21057

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

October 28, 1982

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

Dear Mr. Hammond:

Comments on Item # 45, Zoning Advisory Committee Meeting of September 14, 1982, are as follows:

Property Owner: Hunt Valley Associates
Location: SE/Corner Glen Lyon Court and Highland Ridge Drive
Existing Zoning: A.C. 4
Proposed Zoning: Variance to permit a sideyard setback of 15' in lieu of the required 50' along the property line adjacent to the Hunt Valley Golf Club.
Acres: 10th
District: 10th

The dwelling will be served by an existing drilled well and proposed sewage disposal system.

The well was drilled in 1976 by Earl Jones. In accordance with Section 13-117 of the Baltimore County Code, the water well yield test is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of a Building Permit application.

Soil percolation tests were conducted in 1974; the results of which are no longer valid. Additional soil percolation tests must therefore be conducted prior to submitting an application for a Building Permit.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ALs

11/26
83-106-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-106-A
Hunt Valley Associates

Date: October 19, 1982

There are no comprehensive planning factors requiring comment on this petition, as long as the other coverage and vegetation cover requirements are met as required under section 1A03.4 B 5 of the zoning regulation.

Norman E. Gerber for [Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:alc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-106-A
Hunt Valley Associates

Date: October 19, 1982

There are no comprehensive planning factors requiring comment on this petition, as long as the other coverage and vegetation cover requirements are met as required under section 1A03.4 B 5 of the zoning regulation.

Norman E. Gerber for [Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:alc

cc: Arlene January
Shirley Hess

12-20-82
day/night
New York
PIPER REALTORS
Established 1933

Suite 300, GreenSpring Village, Lutherville, Maryland 21093, (301) 821-1700
York at Shawan Roads, Hunt Valley, Maryland 21031, (301) 667-6100

September 22, 1982

Mr. Nick Commodari
Baltimore County Office of Zoning
Towson, Maryland 21204

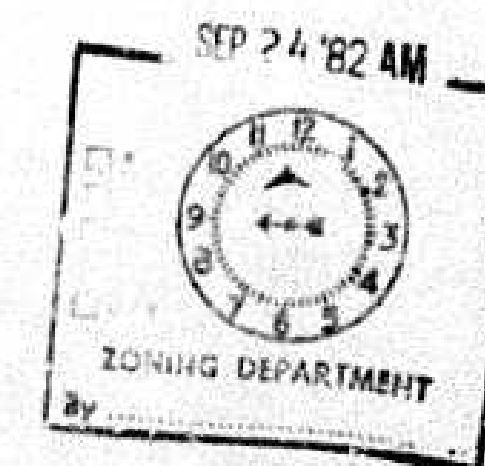
Dear Mr. Commodari,

Pursuant to inquiries made with your office, please be advised that it is extremely important that we receive a hearing for the request for variance of the property owned by Hunt Valley Associates as soon as possible. Settlement is scheduled for October 15 and it would represent an extreme hardship for the parties involved if settlement cannot take place as scheduled.

Thank you for your cooperation in this matter.

Sincerely,
Kathy Agnese
Kathy Agnese/Mary Ellen Joyner

KA:esh



Member Central Maryland Multiple Listing Service, Inc. R Member Homes for Living Network

November 8, 1982

Mr. David H. deVilliers, Jr.
Hunt Valley Associates
608 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/Corner of Glen Lyon Court and
Highland Ridge Drive - 6th Election
District
Hunt Valley Associates - Petitioner
NO. 83-106-A (Item No. 45)

Dear Mr. deVilliers:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/orl

Attachments

cc: Mr. & Mrs. Louis S. Lozito
11 Winberry Court
Glen Arm, Maryland 21057

Mr. Michael J. Cross
8 Glen Highland Court
Phoenix, Maryland 21131

Mr. Kenneth Bosley
Box 334
Cockeysville, Maryland 21030

John W. Heslin, III, Esquire
People's Counsel

September 2, 1982

Hunt Valley Associates
c/o David H. deVilliers, Jr.
608 Beasley Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
SE/cor. Glen Lyon Ct. & Highland Ridge Dr.
Hunt Valley Associates - Petitioners
Case #83-106-A Item #45

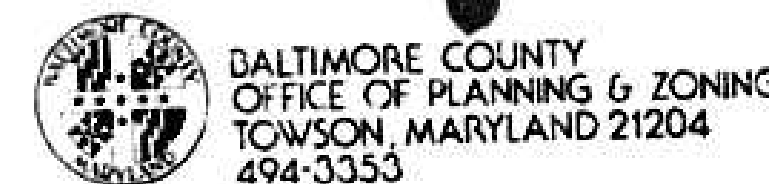
TIME: 10:15 A.M.

DATE: Tuesday, October 26, 1982

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

TOWSON, MARYLAND

cc: Louis S. Loeito, et al
11 Winberry Court
Glen Arm, Maryland 21057



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 21, 1982

Mr. & Mrs. Louis S. Loeito
11 Winberry Court
Glen Arm, Maryland 21057

Re: Petition for Variance
SE/cor. Glen Lyon Court & Highland
Ridge Drive
Hunt Valley Associates - Petitioners
Case #83-106-A Item #45

Dear Mr. & Mrs. Loeito:

This is to advise you that \$48.10 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
Commissioner

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

No. 112399

DATE 10/29/82 ACCOUNT R-01-615-000

AMOUNT \$48.10

RECEIVED FROM: Louis S. Loeito
FOR: Advertising & Posting Case #83-106-A
(Hunt Valley Associates)

6 055*****48301b #292A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: Southeast corner Glen Lyon Court and Highland Ridge Drive

DATE & TIME: Tuesday, October 26, 1982 at 10:15 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 15 ft. instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:

Section 1A03.4B.4 (103.3) (1A00.3B.3) - minimum side yard setback in a R.C. 4 (R.D.P.) zone

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

Being the property of Hunt Valley Associates, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 26, 1982 at 10:15 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

LOT 78 -- PLAT 2 AMENDED
THE HIGHLANDS OF HUNT VALLEY

DESCRIPTION

Beginning at a point on the southeast corner of Glen Lyon Court and Highland Ridge Drive and known as Lot 74, Plat 2 Amended "The Highlands of Hunt Valley", and recorded among the land records of Baltimore County in Plat Book 38, Folio 150.

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

No. 107980

DATE 10/24/82 ACCOUNT 01-662

AMOUNT \$35.20

RECEIVED FROM: Louis S. Loeito
FOR: filing fee for Case #45
Hunt Valley

6 119*****35601b #258A

VALIDATION OF SIGNATURE OF CASHIER

Mr. David H. deVilliers, Jr.
Hunt Valley Associates
608 Beasley Ave.
Towson, MD. 21204

Mr. & Mrs. Louis S. Loeito
11 Winberry Court
Glen Arm, MD. 21057

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 22nd day of September, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Hunt Valley Associates

Petitioner's Attorney:

Revised by:

Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR VARIANCE

83-106-A

SE/cor. Glen Lyon Court & Highland Ridge Drive

10/26/82 Tuesday, October 26, 1982

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Hunt Valley Associates, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 26, 1982 at 10:15 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

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 7, 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., on one time ~~successive weeks~~ before the 26th day of October, 1982, the 10th publication appearing on the 7th day of October, 1982.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement: \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 10/14/82

Posted for: Petition for Variance

Petitioner: Hunt Valley Associates

Location of property: SE/cor. Glen Lyon Ct. & Highland Ridge Dr.

Location of sign: facing intersection of Glen Lyon & Highland

Remarks: None

Posted by: Dan Coleman Date of return: 10/15/82

Number of Signs: 1

