

83-140-XA **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1A01.3.B.3 (1A00.3.B.3) To permit sideyard setbacks of 4.5 feet and a rear yard setback of 5 feet, all instead of the required 50 feet and to permit 45 feet to the centerline of a street instead of the required 75 feet.

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

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:
 Name (Type or Print Name)
 Signature
 Address
 City and State

Legal Owner(s):
 Robert A. Scott
 (Type or Print Name)
 Signature
 Mary P. Scott
 (Type or Print Name)
 Signature
 16109 Markoe Road 771-4779
 Address Phone No.
 Monkton, Maryland 21111
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Keith E. Ronald
 Name
 409 Washington Avenue, Suite 314
 Towson, Maryland 21204 296-6777
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 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 16th day of December, 1982, at 11:00 o'clock A.M.

(over)

83-140-XA **PETITION FOR SPECIAL EXCEPTION** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a public utility use not permitted as of right (the installation of an underground digital electronic communications terminal)

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

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

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:
 Name (Type or Print Name)
 Signature
 Address
 City and State
 Legal Owner(s):
 Robert A. Scott
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 Signature
 Mary P. Scott
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 Signature
 16109 Markoe Road 771-4779
 Address Phone No.
 Monkton, Maryland 21111
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Keith E. Ronald
 Name
 409 Washington Avenue, Suite 314
 Towson, MD. 21204 296-6777
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ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 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 16th day of December, 1982, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION
 PETITION FOR VARIANCES
 SE/S Markoe Rd., 500' NE of the
 centerline of Monkton Manor Rd.,
 10th District
 OF BALTIMORE COUNTY

ROBERT A. SCOTT, et ux, Petitioners : Case No. 83-140-XA

ORDER TO ENTER APPEARANCE

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

Peter Max Zimmerman
 Deputy People's Counsel
 John W. Heslin, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2186

I HEREBY CERTIFY that on this 23rd day of November, 1982, a copy of the foregoing Order was mailed to W. Lee Thomas, P.A. and Keith E. Ronald, 409 Washington Avenue, Suite 314, Towson, Maryland 21204.

John W. Heslin, III

LIBR5521 PAGE 914 16-00-00000

TRANSFER TAX NOT REQUIRED

WILLIAM E. HAMMOND
 Acting Zoning Commissioner

83-140-XA
 15th
 This Deal, Made this 15th day of April

In the year one thousand nine hundred and seventy-five by and between

ROBERT A. SCOTT
 of Baltimore County, State of Maryland, of the first part, and

ROBERT A. SCOTT and MARY P. SCOTT, his wife,
 of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged,

the said ROBERT A. SCOTT

do hereby grant and convey unto the said ROBERT A. SCOTT and MARY P. SCOTT, his wife, as tenants by the entireties, their assigns, the survivor of them, and to the survivor's heirs and assigns,

In fee simple, all that certain lot of ground, situate, lying and being in the 10th Election District of Baltimore County, State of Maryland, and described as follows, to-wit: to-wit:

BEING THIRTY AND DESTROYED on Lot Numbered Five (5), as shown on the Plat entitled, "My Lady's Manor Estates", which Plat is recorded using the Land Records of Baltimore County in Plat Book G.T.C. No. 35, folio 70.

BEING the same lot of ground which by Deed dated February 20, 1975, and recorded using the Land Records of Baltimore County in Liber E.M.M., No. 5540, folio 608, was granted and conveyed by Charles M. Seiler, Inc., unto the said Grantor herein.

THE above described property is conveyed subject to the following covenants and restrictions:

- The land conveyed herein shall not be accepted and/or used for any purpose other than residential use for one family.
- No building shall be commenced, erected, altered, or placed on said land or any part thereof, until approval of the plans and specifications therefor is secured in writing from the Grantor or from his authorized agents, which approval shall not be unreasonably withheld. Approval shall be determined by the following considerations: Location of the house on the lot to be not less than 200 feet from the center line of the road, and the house shall be set back from the rear and side lot lines and the adjacent neighborhood properties. Any dwelling house erected thereon shall contain a minimum living floor area of 1500 square feet, which 1500 square feet shall not include any area for porches, patios, basements, garages, patios, or terraces. Any dwelling constructed or sold for shall be completed within 12 months from start of construction. Lock for owner shall

PROTESTANTS
 EXHIBIT 3

LIBR5521 PAGE 915

- maintain a driveway for off-street parking.
- No serious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- Panels and horses may be kept on any lot over two acres, provided the panels and horses are housed in a suitable stable and attached paddocks. The paddocks and all fencing shall be spill roll design. Panels and horses and for hunting shall be allowed through the property at any and all times, in certain designated areas. No poultry, pigeons or other birds may be kept on any lot.
- No repairing, dismantling or storing of automotive vehicles, trucks or other types of equipment shall be permitted to be done in a way as to constitute a nuisance or an unsightly appearance to the neighboring parcels.
- The land conveyed herein may not be subdivided prior to July 1st, 1990.
- Owners of lot shall be responsible for complying with the Health Department Regulations of Baltimore County and/or the State of Maryland in regards to the drilling of a well and the installation of private sewer systems on their property.
- The above covenants shall run with the land hereby conveyed and shall not be binding on any other land owned by the Grantor; and enforcement of the above restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate these restrictions. The developer or their agents reserve the right to waive such portions of these restrictive covenants as they deem necessary in the best interest of the development.
- No outdoor mercury lights will be allowed.

LIBR5521 PAGE 916

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alloys, ways, water, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said ROBERT A. SCOTT and MARY P. SCOTT, his wife, as tenants by the entireties, their assigns, the survivor of them, and to the survivor's heirs and assigns,

And the said party of the first part hereby covenant s that he will warrant specially the property granted and that he will execute such further assurance of the same as may be requisite.

Witness the hand and seal of said grantor.

THAT:
 Robert A. Scott [SEAL]
 Mary P. Scott [SEAL]

State of Maryland, Baltimore County, to-wit:

I Henry Curran, That on this 15th day of April, 1975, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared ROBERT A. SCOTT,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

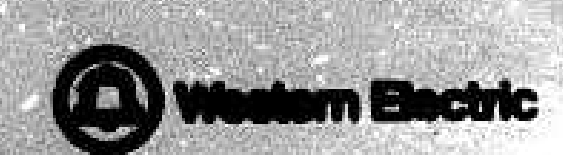
My Commission expires: July 1, 1978

Notary Public
 Henry Curran
 Notary Public
 For Elmer H. Kahline, Jr., Clerk
 Mail to Michael J. Deha
 Receipt No.



Controlled Environment Vault (CEV)

- Size: The vault is 16 feet long, 6 feet wide, and 9 feet high. The exposed hatch is 4 1/2 feet long, 2 1/2 feet wide, and 25 inches high.
- Capacity: The CEV can accommodate 20 SLC-36 systems.
- Security: The enclosure is well secured. "Silent" alarms alarm sound only at the central office, not at the enclosure. It provides protection against unauthorized entry, high humidity, high temperature, flooding, and the leakage of gases into the enclosure from underground sources.
- Primary Power: The power source is commercial 117 Vac, 60 Hz.
- Back-up Power: Each SLC-36 system has a spring of 48 Vdc batteries that can provide operation for a minimum of eight hours during commercial power failure.
- Climate Control: The CEV contains environmental control equipment to maintain temperature and humidity limits inside.



PETITION FOR SPECIAL EXCEPTION AND VARIANCES
 10th Election District

ZONING: Petition for Special Exception and Variances

LOCATION: Southeast side of Markoe Road, 500 ft. Northeast of the centerline of Monkton Manor Road

DATE & TIME: Thursday, December 16, 1982 at 11:00 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 Special Exception for a public utility use not permitted as of right (the installation of an underground digital electronic communications terminal) and Variances to permit side yard setbacks of 4.5 ft. and a rear yard setback of 5 ft., all instead of the required 50 ft. and to permit 45 ft. to the centerline of a street instead of the required 75 ft.

The Zoning Regulations to be excepted as follows:
 Section 1A01.3B.3 (103.3) (1A00.3B.3) - side and rear yard setbacks and distance to the centerline of street in a R.C. 2 (R.D.P.) zone

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

Being the property of Robert A. Scott, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, December 16, 1982 at 11:00 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

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/would-not 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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of February, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 4.5 feet in lieu of the required 50 feet, a rear yard setback of 5 feet in lieu of the required 50 feet, and a setback of 45 feet to the center line of a street in lieu of the required 75 feet, in accordance with Petitioners' Exhibit 3, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of the accompanying Special Exception Order.

Jean M. D. Jones
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of February, 1983, that the Petition for Special Exception for a public utility use not permitted as of right, i.e., the installation of an underground digital electronic communications terminal, in accordance with the site plan prepared by Weller & Associates, revised December 2, 1982, and marked Petitioners' Exhibit 3, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The exposed hatch for the underground vault shall not exceed 4' long x 2' wide x 25" high on a cement slab not exceeding 5" in depth, as shown on Petitioners' Exhibit 1. The electric meter shall not exceed 3' in height and the switchboard, more accurately referred to as a splicing closure, shall not exceed 23" x 16" x 40" high.
2. The vault area shall be sodded immediately and shrubbery, such as spreading yews, shall be planted around the hatch within 6 months and shall attain a height of 30" within one growing season. Appropriate shrubbery shall be planted around the meter and splicing closure.
3. All equipment for construction and maintenance shall be kept only on the petitioners' property. The petitioners shall submit a written agreement to be recorded among the Land Records of Baltimore County authorizing the utility company to park maintenance vehicles on the existing drive. This agreement shall run with the property.
4. The proposed blacktop drive and precast concrete curb shall be removed from the site plan.
5. A revised site plan, incorporating the above applicable restrictions, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping required for approval by the Current Planning and Development Division.

Jean M. D. Jones
Deputy Zoning Commissioner of
Baltimore County

Controlled Environment Vault (CEV)



The CEV is a completely underground enclosure — only the access hatch is above ground. Placement of the vault and equipment can be completed in one day.

- Enclosure has little visual impact on the site, since only the access hatch is above ground.
- Construction is reinforced precast concrete.
- Construction is waterproof and fire resistant.
- The enclosure does not require on-site personnel, and maintenance activity is minimal.
- Enclosure is protected by "silent" security systems — alarms do not sound at the enclosure site, but at the local central office.

...a SLC™-96 System Remote Terminal Enclosure

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 3, 1982

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

ooc
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

W. Lee Thomas, Esquire
409 Washington Avenue
Suite 314
Towson, Maryland 21204

RE: Item No. 65 - Case No. 83-140-XA
Petitioner - Robert A. Scott, et ux
Variance Petition

Dear Mr. Thomas:

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.

In view of your client's proposal to construct an underground digital electronic communications terminal on this property, this combination hearing is required.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Weller & Associates
147 East Main Street
Westminster, Md. 21157

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 19, 1982

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

Re: Item #65 (1982-1983)
Property Owner: Robert A. & Mary P. Scott
SE/S Markoe Road 500' E. from Centerline
of Monkton Road
Acre: 0.0124 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.

Markoe Road, an existing public road, is proposed to be further improved in the future on a 60 foot right-of-way.

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 gradings, 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.

There is a 25 foot drainage and utility easement within and contiguous to the northerly outline of this property.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 65 (1982-1983).

Very truly yours,

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

PAN:EAM:PMR:pmg
cc: Jack Nimbley
SE:HW Key Sheet
98 & 99 NE 8 & 9 Pos. Sheet
NE 25 B & C Topo
29 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 65, Zoning Advisory Committee Meeting of Oct. 19, 1982

Property Owner: Robert A. & Mary P. Scott

Location: Markoe Rd. 500' E. of Monkton Rd. District: 10

Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 434-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal burner operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

88 20 1032 (1)

Zoning Item # 65
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
The results are valid until:
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until:
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- (X) Others: The existing dwelling is covered by a drilled well and septic system, both of which appear to be functioning properly. The proposed underground structure will not interfere with the location of the well or septic system.

Jan J. Forrest
JAN J. FORREST, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

88 20 1080 (2)

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
204-3600

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 65 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert A. & Mary P. Scott
Location: SE/S Markoe Road 500' E. from centerline of Monkton Road
Existing Zoning: R.C. 2
Proposed Zoning: See page attached

Acre: 0.0124

District: 10th

The items checked below are applicable:

- X 1. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-27 State of Maryland Code for the Handicapped and Age-4 and other applicable Codes.
- X 2. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X 3. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 7'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2. Section 1407 and Table 1407.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- E. Before this office can comment on the above structure, please have the owner, then the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed, comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X. Comments

NOTE: These comments reflect only on the information provided by the drafter/s submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles R. Bushman
Charles R. Bushman, Chief
Plans Review

CHB:rsj

PMR 11-82

Proposed Zoning: Variance to permit sidewalk setbacks of 4.5' and a rear yard setback of 5' all in lieu of the required 50' and to permit 46' to the centerline of a street in lieu of the required 75'. Special Exception for a public utility use (the installation of an underground digital electronic communications terminal).

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 29, 1982

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

Re: -ZAC- Meeting of October 19, 1982
Item Nos. 64, 65, 67, 68, 69, 70, 72, and 73.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 64, 65, 67, 68, 69, 70, 72, and 73.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cen

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

December 20, 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: Robert A. and Mary P. Scott

Location: SE/S Markoe Road 500' E. from centerline of Monkton Road

Item No.: 65

Zoning Agenda: Meeting of October 19, 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 or _____ 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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature]
Planning Group
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau

JK/mb/cn

12/16/82 83-140-XA

W. LEE THOMAS
DAVID A. WILSON
KEITH E. RONALD

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 304
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
296-6777

May 10, 1983

Mr. Nick Commodari
Baltimore County Office of Planning and Zoning
County Office Building
111 Allegheny Avenue
Towson, Maryland 21204

Re: Petition No. 83-140-XA
Robert A. Scott, et ux - Petitioners

Dear Nick:

Enclosed is a photocopy of the Agreement entered into by C & P Telephone and the Scotts regarding the parking arrangements for C & P's maintenance vehicles during their visits to the vault site. Said agreement was recorded yesterday (per Ms. Jung's Order of February 1) among the Land Records for Baltimore County in E.H.K. Liber 6523, folio 090.

I believe C & P has now complied with all those restrictions listed in Ms. Jung's February 1 Order. Should this be the case, I would appreciate your issuing the necessary final approval so that C & P may begin work at the site later this month. If there remain any problems, please contact me so that we may resolve them without delay.

Very truly yours,

Keith E. Ronald

KER:be

Enclosure

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 3, 1982

W. Lee Thomas, Esquire
409 Washington Avenue
Suite 314
Towson, Maryland 21204

Re: Petition for Special Exception and Variance
SE/S Markoe Rd., 500' NE of the c/l of
Monkton Manor Road
Robert A. Scott, et ux - Petitioners
Case #83-140-XA

Dear Mr. Lee:

This is to advise you that \$115.00 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
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 12/15/82 ACCOUNT R-01-615-000
AMOUNT \$115.00
RECEIVED FROM W. Lee Thomas, Esquire
Advertising & Posting Case #83-140-XA
(Robert A. Scott)
114000001150015 81624
VALIDATION OR SIGNATURE OF CASHIER

W. LEE THOMAS
DAVID A. WILSON
KEITH E. RONALD

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 304
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
296-6777

March 17, 1983

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning
and Zoning
Towson, MD 21204

Re: Petitions for Special Exception
and Variance
SE/S Markoe Rd., 500' NE of the
center line of Monkton Manor Rd.
10th Election District
Robert A. Scott, et ux. - Petitioners
No. 83-140-XA (Item No. 65)

Dear Ms. Jung:

On behalf of C & P Telephone, I forward to you four copies of the site plan in the above-referenced matter which have been amended as per your February 1, 1983 Order. Once you have had the opportunity to review and approve same, I will appreciate your notifying me so that I may inform C & P that all County requirements have been met so that they may proceed with the installation of their vault.

Mr. Nolan of Permits and Licenses has reviewed this matter and has informed me that C & P will not be required to obtain any permits in order to install the vault. As I understand the procedure, your signature on the amended plans is all that is needed to permit C & P to go to work. Should this not be the case, please let me know so that I may obtain any other needed approval without any unnecessary delay.

Thanking you in advance for your prompt attention in this matter I am

Very truly yours,

Keith E. Ronald

KER:rh
Enclosures

November 18, 1982

W. Lee Thomas, Esquire
409 Washington Avenue
Suite 314
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petitions for Special Exception and Variance
SE/S of Markoe Rd., 500' NE of the c/l of
Monkton Manor Rd.
Robert A. Scott, et ux - Petitioners
Case #83-140-XA

TIME: 11:00 A.M.

DATE: Thursday, December 16, 1982

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

September 22, 1982

Description of .0124 Acre Portion of
Robert A. Scott and Wife Property

Beginning for the same at a pipe on the southeast side of Markoe Road at the South 55 degrees 20 minutes 00 seconds East 1.328.57 foot line of Lot No. 5 as shown on the Plat entitled "My Lady's Manor Estates" and recorded among the Plat Records of Baltimore County in Plat Book No. 35, page 78, said iron pipe also being at the distance of 500 feet, more or less, measured in a northeasterly direction along the southeastern widening line of Markoe Road from the center line of Monkton Manor Road as shown on said plat, thence running with and binding on the outline of said Lot No. 5, as now surveyed by Weller & Associates, Inc., with all bearings referred to magnetic meridian as shown on said plat, the following course and distance, and also running with and binding on said southern widening line of Markoe Road (1) North 32 degrees 36 minutes 50 seconds East 15.01 feet to an iron pin now set, thence leaving said outline of Lot No. 5 and running for two new lines through said lot (2) South 55 degrees 20 minutes 00 seconds East 36.54 feet to an iron pin now set and thence (3) South 34 degrees 40 minutes 00 seconds West 15.00 feet to an iron pin now set on the outline of said Lot No. 5 at the distance of 36.00 feet measured along said South 55 degrees 20 minutes 00 seconds East 1.328.57 foot line from the beginning thereof, thence running reversely with and binding on said outline (4) North 55 degrees 20 minutes 00 seconds West 36.00 feet to the place of beginning.

Containing 544.04 square feet or 0.0124 acres of land, more or less.

Being part of the land designated as Lot No. 5 as shown on the Plat entitled "My Lady's Manor Estates" and recorded among the Plat Records of Baltimore County in Plat Book No. 35, page 78 which was conveyed to Robert A. Scott and Mary P. Scott by deed of Robert A. Scott dated April 15, 1975 and recorded among the Land Records of Baltimore County in Liber No. 5521, folio 914.

Subject to a 10 foot wide revertible slope easement as shown on the plat and running along the southeast side of the 1st line of the above described parcel of land.



April 28, 1983

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of
Planning and Zoning
Towson, MD 21204

Re: Petitions for Special Exceptions
and Variances
SE/S of Markoe Rd., 500' NE of the
centerline of Monkton Manor Rd.
10th Election District
Robert A. Scott, et ux. - Petitioners
NO. 83-140-XA (Item No. 65)

Dear Ms. Jung:

I forward you this letter per your request during
our telephone conversation this day to formally notify
you of the following change in the plat filed in the
above-referenced case.

The splicing closure indicated on the plat will not
be installed on the property in question. It is C & P's
current plan to install the closure in the right-of-way
further down Markoe Road.

When C & P Telephone files their applications for the
various necessary permits, their engineering drawings will
indicate this change in their plans.

Very truly yours,

Keith E. Ronald

KER.rh



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 24, 1983

Mr. S. Paul Lafley
16201 Markoe Road
Monkton, Maryland 21111

RE: SE/S Markoe Rd., 500' NE of the
center line of Monkton Manor Rd.
Robert A. Scott, et ux. - Petitioners
NO. 83-140-XA (Item No. 65)

Dear Mr. Lafley:

In response to your letter dated February 11, 1983, please be
advised that the Order rendered in the above referenced case will
stand as signed unless it is appealed and reversed by the County
Board of Appeals. As to your concern regarding the exterior lighting,
the site plan does not indicate any; however, you may wish to discuss
the matter with W. Lee Thomas, Esquire, 409 Washington Avenue, Suite
314, Towson, Maryland 21204, phone 296-6777, attorney for the petitioners.

If I may be of any further assistance, please advise.

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

83-348
Baltimore
2-140-XA

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Feb. 21, 1983

Subj: Case # 83-140 XA
ROBT. A. SCOTT, et ux

Dear Mrs. Jung:

I am one of the registered protesters of C & P
Telephone's intent to install a terminal at 16109 Markoe
Rd, Monkton. In reading the Petition for Special Ex-
ception, filed Feb 1, 1983, some of us may have a
concern that is not addressed in your order.

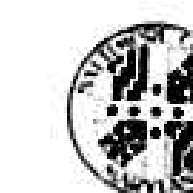
No mention is made of exterior lighting for this
installation. The C & P representatives, during the
hearing, had mentioned an electric utility pole being
necessary although we do not seem to specifically
recall this question the immediate neighbors would
not prefer to have any high intensity lighting, or
otherwise objectionable light up. None of us have seen
other such installations, and possibly our concerns
are unfounded. However, we did want to mention this
to you in the event an amendment might be in order.

Thank you for your understanding.

FEB 23 1983

Yours Sincerely -

S. Paul Lafley



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 1, 1983

Keith E. Ronald, Esquire
409 Washington Avenue
Suite 314
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variances
SE/S of Markoe Rd., 500' NE of the
center line of Monkton Manor Rd.
10th Election District
Robert A. Scott, et ux. - Petitioners
NO. 83-140-XA (Item No. 65)

Dear Mr. Ronald:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Michael Semenuk
16103 Markoe Road
Monkton, Maryland 21111

Dr. Robert Crosby
2939 Monkton Road
Monkton, Maryland 21111

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

12/16/82

1. Sandra Semenuk 16103 Markoe Rd Monkton, Md 21111 472-4172 Protestor
2. LYL PEXTON 2406 Monkton Rd 21111 472-2338
3. James T. Ramsey 2400 Markoe Rd Monkton, Md 21111 472-4808
4. T. Carol Beach Jr 2414 Monkton Rd Monkton, Md 21111 472-4138
5. S. Paul Lafley 16201 Markoe Rd, Monkton, Md 21111 472-4242 Protestor
6. Dr. and Mrs. Robert A. Scott 16109 Markoe Rd Monkton, Md 21111 472-4778 Observer
7. JOSEPH SANCZENKO 70 HELLOR AVE. CATONSVILLE MD 21228 OBSERVER

AGREEMENT

THIS AGREEMENT, entered into this 4th day of May, 1983, by and between ROBERT A. SCOTT and MARY T. SCOTT, hereinafter collectively referred to as the "Grantor", and C & P TELEPHONE COMPANY, INC., hereinafter the "Grantee".

WHEREAS, Grantor is the fee simple owner of a lot of property located in the 10th Election District of Baltimore County, Maryland, commonly referred to as 16109 Markoe Road, as described in that Deed transferring said property to Grantor and recorded in the Land Records Office of Baltimore County in E.H.K. Liber No. 5521, folio 914; and

WHEREAS, Grantor transferred a right to use a portion of said property to Grantee by Deed of Easement dated January 11, 1982, and recorded in the aforementioned Land Records Office in E.H.K. Liber No. 6379, folio 433; and

WHEREAS, the parties desire to enter into an Agreement regulating Grantee's right to park its company maintenance vehicles on Grantor's property during its periodic visits to the communications vault installed in that area described in the aforementioned Deed of Easement.

NOW THEREFORE, this Agreement witnesseth that in consideration of the foregoing and the sum of Five Dollars (\$5.00) herein paid by Grantee to Grantor, the receipt of which Grantor recognizes by its execution hereafter, the parties agree as follows:

1. Grantor hereby authorizes and shall hereafter allow Grantee's employees to park Grantee's maintenance vehicles in Grantor's driveway during their periodic visits to the communications vault installed on Grantor's property.

2. Grantee shall be under no obligation at any time to pay any monies to Grantor, his heirs or assigns, for the use of said driveway other than the aforementioned consideration stated herein.

3. This Agreement shall continue uninterrupted unless and until terminated by a mutual agreement executed by the undersigned parties and recorded among the Land Records of Baltimore County.

4. The parties covenant that this Agreement shall run with the land and be binding on the parties, their heirs, personal representatives, successors, assigns and transferees.

5. This Agreement is entered into in, and shall be interpreted and governed according to, the laws of the State of Maryland.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

WITNESS:

GRANTOR

Robert A. Scott

ROBERT A. SCOTT

Mary T. Scott

MARY T. SCOTT

WITNESS:

GRANTEE

C & P TELEPHONE COMPANY, INC.

Robert A. Scott

By [Signature]

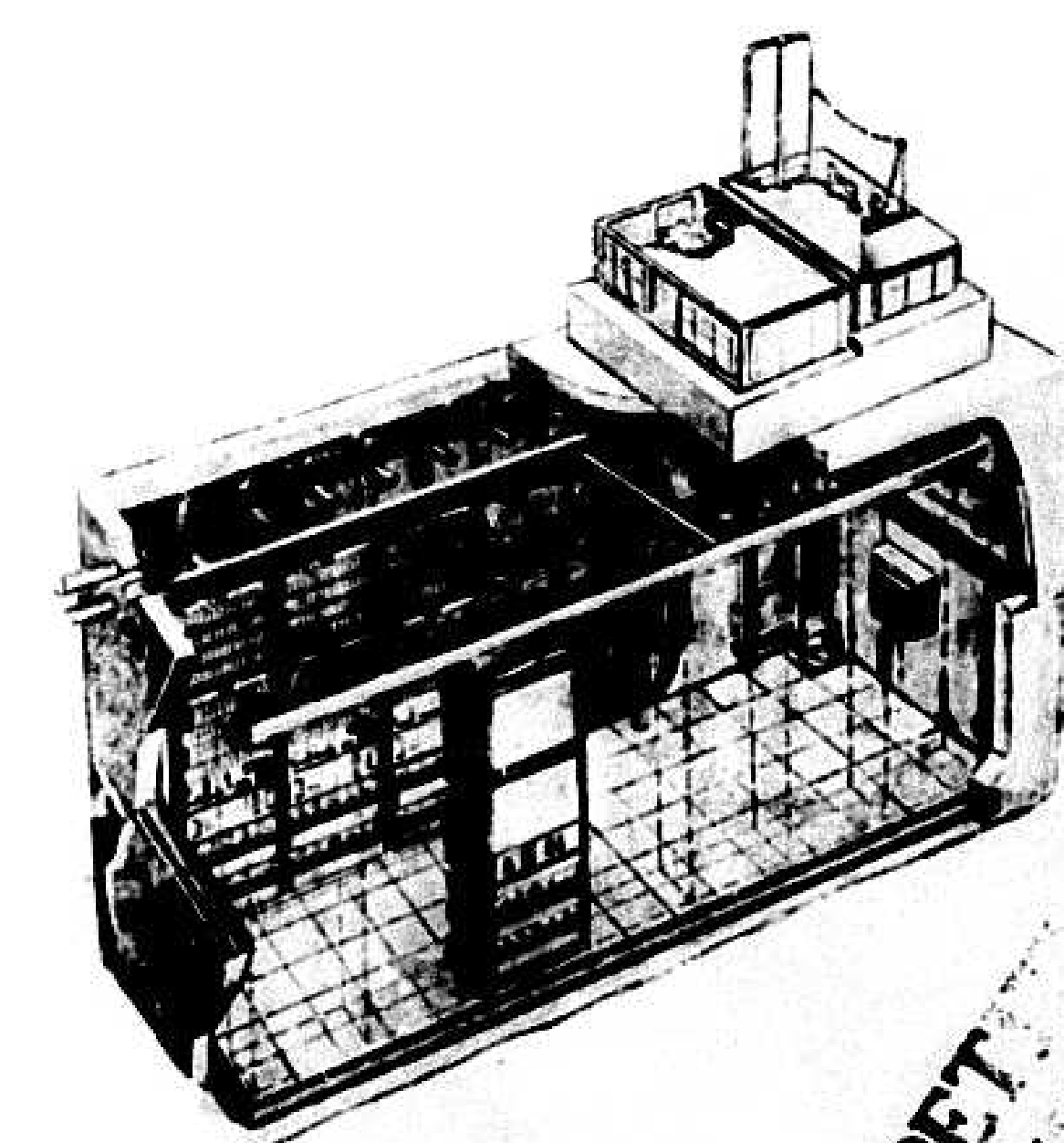
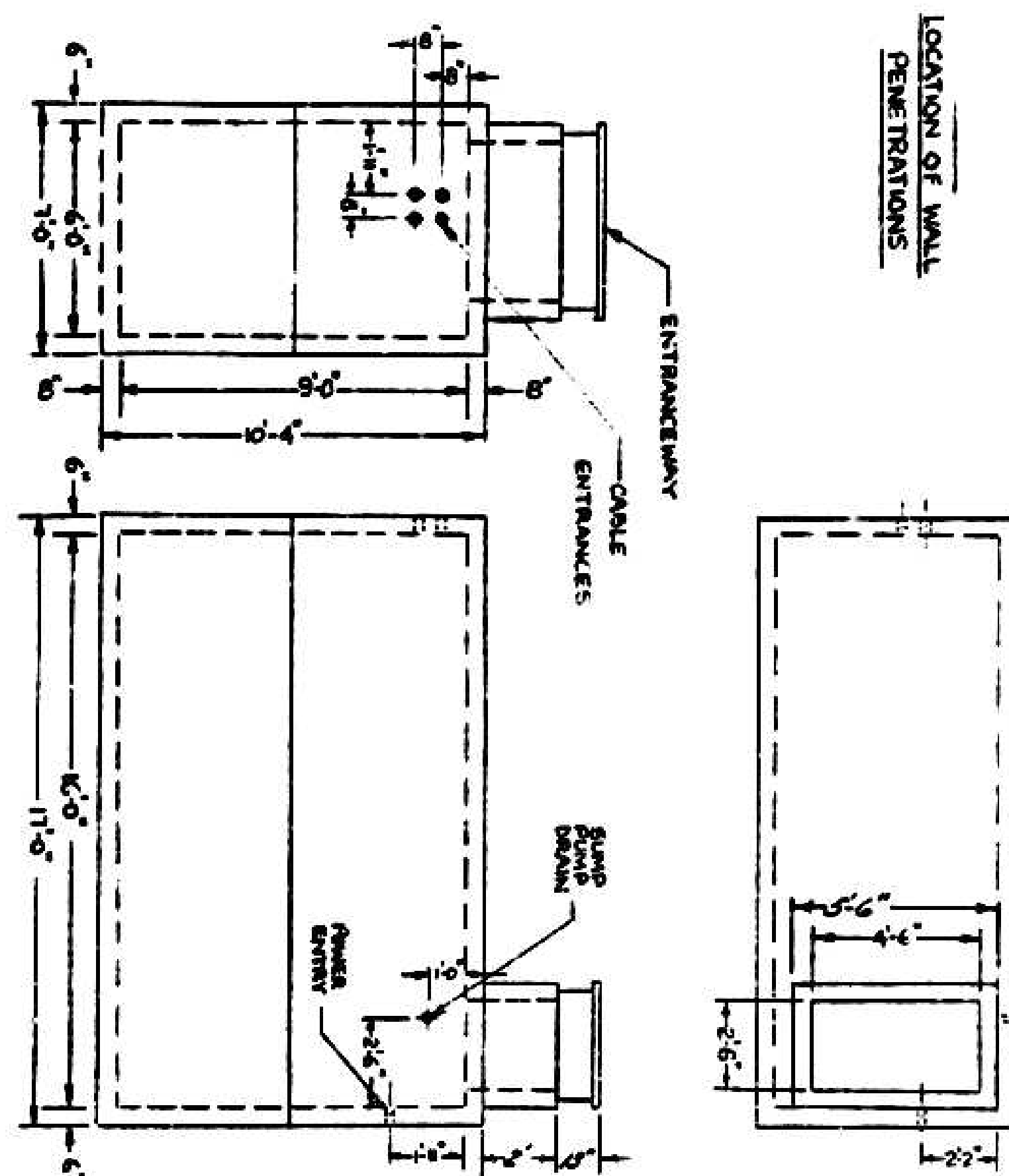


Fig. 1-16-Foot CEV-5C-46 System

PETITIONER'S EXHIBIT 6

W. F. BAUER JR
305 W. CHESAPEAKE AVE
TOWSON MD 21204
OBSERVER

C. J. DIFORTE
305 W. CHESAPEAKE AVE
TOWSON MD 21204 Room 410
OBSERVER



PETITIONER'S
EXHIBIT 5

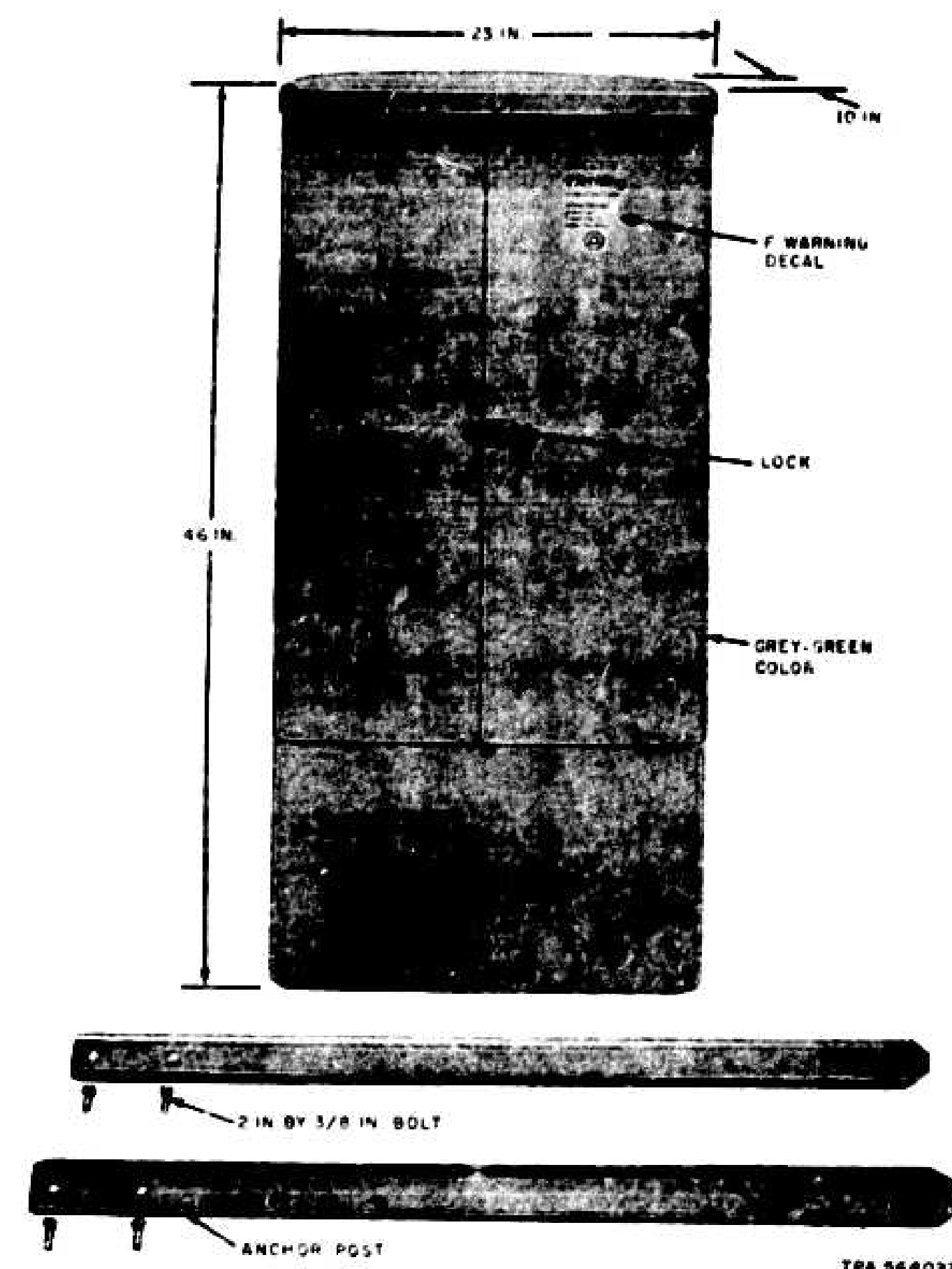


Fig. 2—Dimensions of UP-1348 Cable Closure

PETITIONER'S
EXHIBIT 4

Page 3

SECTION 601-400-225

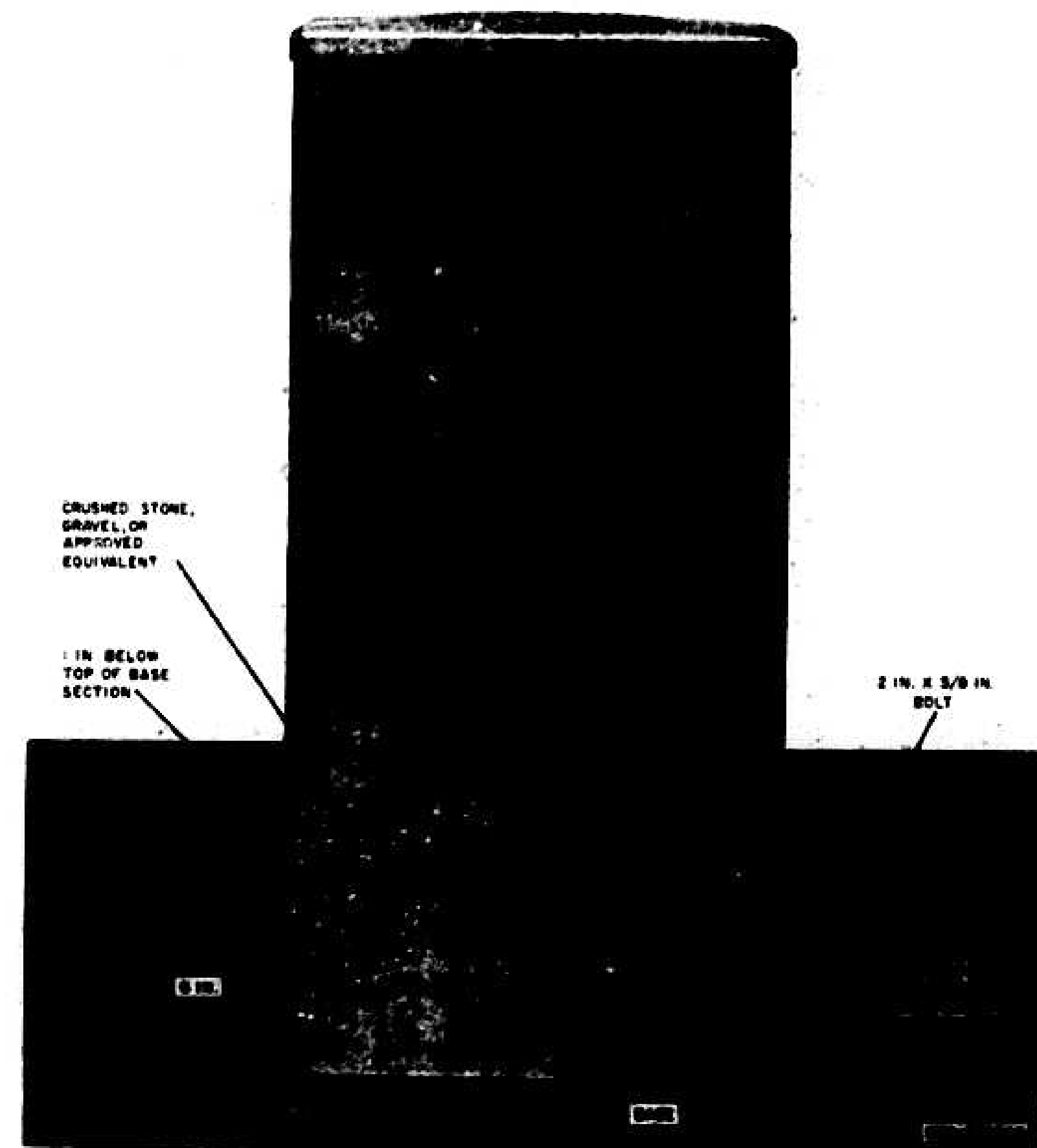


Fig. 3—Concrete Floor

PETITIONER'S
EXHIBIT 4

Page 18

LIBR5271 MAR088

THE TITLE GUARANTEE COMPANY
(Corporation Form)
App. H-76999

This Deed, Made this 25th day of MAY, 1972, in the year one thousand nine hundred and seventy-two, by and between CHARLES H. SEILER, INC.,

a body corporate of the State of Maryland, of the first part, Grantor, and
EDWARD L. MARTIN and SHEILA S. MARTIN, his wife, parties of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto the said Grantees, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, all that

lot(s) of ground
situate in the Tenth Election District of Baltimore County,
in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. A, as shown on Plat entitled "My Lady's Manor Estates", which Plat is recorded among the Land Records of Baltimore County in Plat Book O.T.C. No. 35, folio 78, dated May 3, 1972.

BEING a part of the lot of ground described in a Deed dated February 16, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.C. No. 5250, folio 415, from John M. Curley, Jr., et al, to the within named Grantor.

Subject, however, to the following restrictions:-

1. The land conveyed herein shall not be occupied and/or used for any purpose other than residential use for one family.

2. No building shall be commenced, erected, altered or placed on said land or any part thereof, until approval of the plans and specifications therefor is secured in writing from the Grantor or from his authorized agents, which approval shall not be unreasonably withheld. Approval shall be determined by the following considerations: Location of the house on the lot to be not less than 200 feet from the center line of the road, and the building thereon with the general surroundings and the adjacent neighborhood properties. Any dwelling house erected thereon shall contain a minimum living floor area of 1500 square feet, which 1500 square feet shall not include any area in garages, attic, basement, porch, patio or terrace. Any dwelling constructed on said lot shall be completed within 12 months from start of construction. Each lot owner shall maintain a driveway for offstreet parking.

3. No noise, or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, upon or within and upon or within the lot or lots hereby conveyed.

LIBR5271 MAR088 12750 MC

PROTESTANT'S
EXHIBIT 2

LIBR5271 MAR089

4. Poultry or horses may be kept on any lot over two acres, provided the poultry or horses are housed in a suitable stable and attached paddock. The paddock and all fencing shall be split rail design. No poultry, pigeons, or swine may be kept on any lot.

5. No repairing, dismantling or storing of automotive vehicles, trucks, or other types of equipment shall be permitted to be done in a way as to constitute a nuisance or any unsightly appearance to the neighborhood parcels.

6. The land conveyed herein may not be subdivided prior to July 1st, 1990.

7. Owners of lots shall be responsible for complying with the Health Department Regulations of Baltimore County and/or the State of Maryland in regards to the drilling of a well and the installation of private sewer systems on their property.

8. The aforesaid covenants shall run with the land hereby conveyed and shall be binding on any other land owner by the Grantor; and enforcement of the above restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate these restrictions. The person or persons violating or attempting to violate these restrictions shall be liable to the person or persons who are the beneficiaries of these restrictions for the cost of the proceedings and for the cost of the enforcement of these restrictions as they deem necessary in the best interest of the development.

9. No outdoor Mercury Lights will be allowed.

LIBR5271 MAR090

Together with the buildings and improvements thereupon; and the rights, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantees, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever

And the said Grantor covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be required.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Testimony Whereof, the said Grantor has caused its corporate seal to be hereto affixed, and its Vice-President to set his hand hereto.

WITNESS: CHARLES H. SEILER, INC.

George H. Barker
GEORGE H. BARKER

BY Charles H. Seiler
CHARLES H. SEILER, Inc. President

State of Maryland, City of Baltimore, TO WIT:
I HEREBY CERTIFY, that on this 25th day of MAY, 1972, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared CHARLES H. SEILER, who acknowledged himself to be the Vice-President of the Grantor Corporation, and that he, as such Vice-President, being authorized as to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as Vice-President.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC
BALTIMORE, MD.

ad George H. Barker
GEORGE H. BARKER Notary Public
My commission expires July 1, 1974
See'd for record MAY 31 1972
Per Orville P. Scamell, Clerk
Mail to: THE TITLE GUARANTEE COMPANY
Special No. 1150

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 30 day of October, 1972.

Filing Fee \$ 200.00 Received: ☒ Check

Item # 65
CS # 111276

Petitioner Robert A. Scott Submitted by W. Lee Thomas

Petitioner's Attorney W. Lee Thomas Reviewed by W. Lee Thomas

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

W. Lee Thomas, Esquire
440 Washington Ave
Suite 504
Towson, MD. 21204

W. Lee Thomas, Esquire
440 Washington Ave
Suite 504
Towson, MD. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

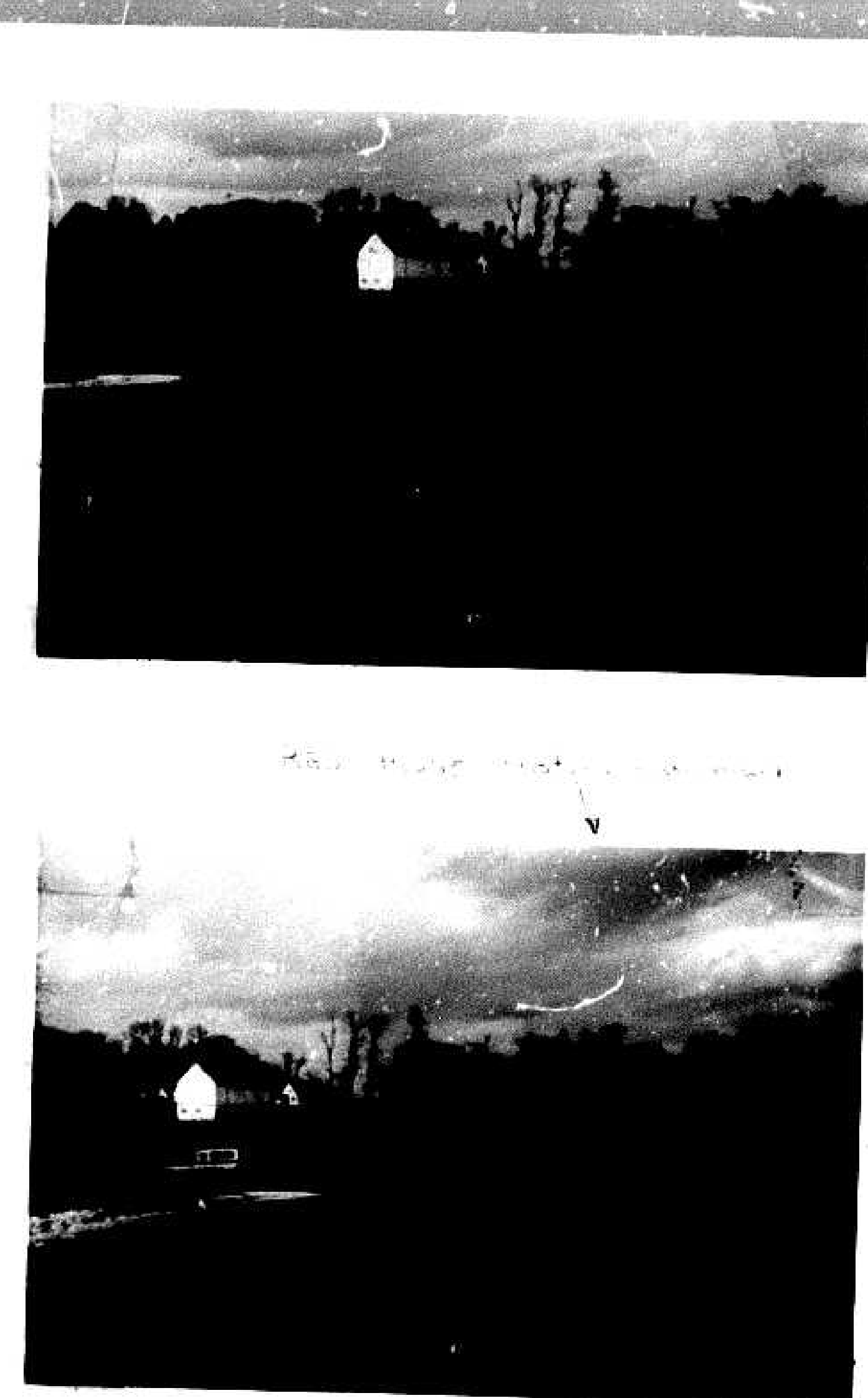
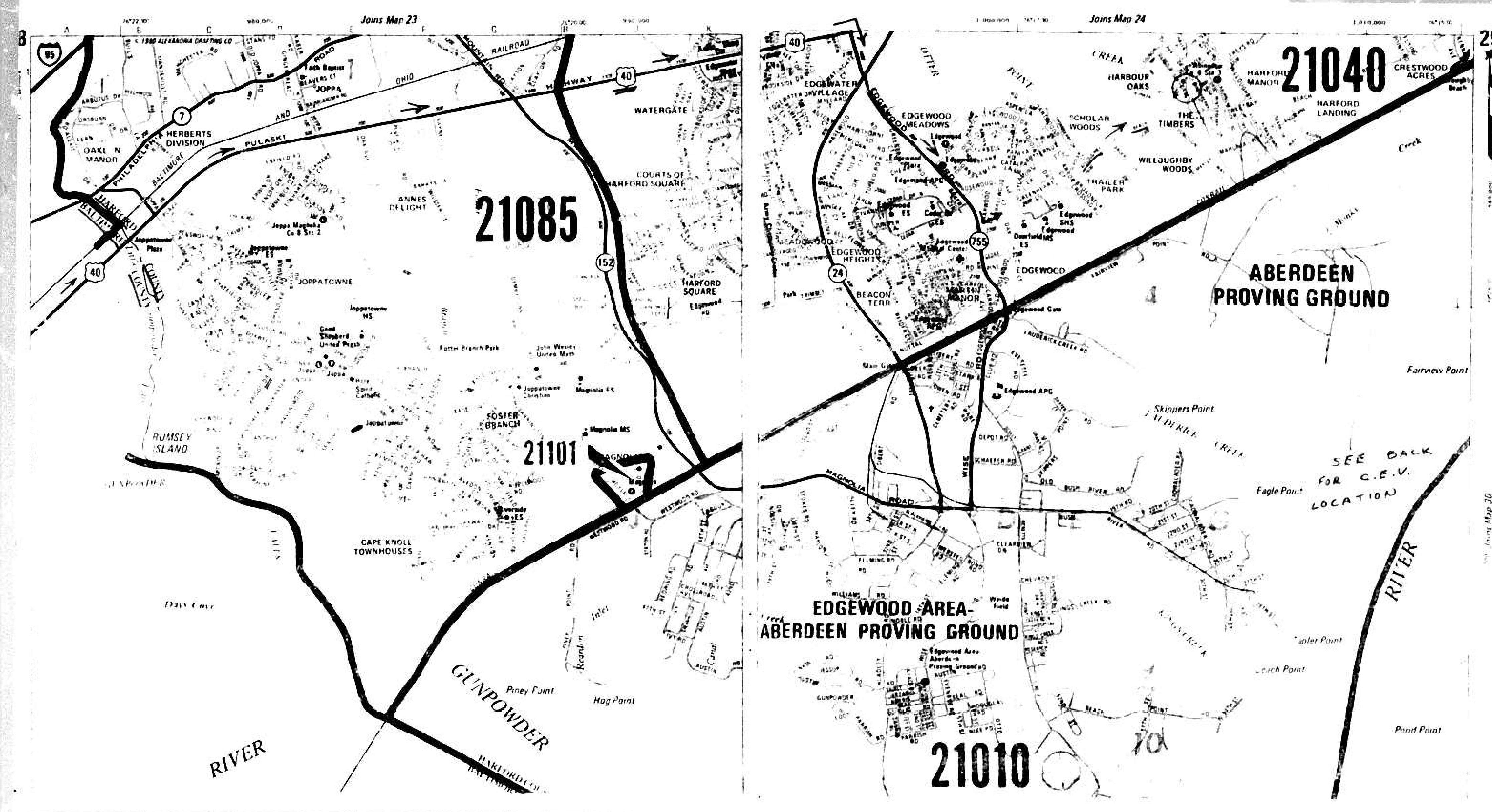
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30 day of October, 1972.

Petitioner Robert A. Scott, et al

Petitioner's Attorney W. Lee Thomas, Esq.

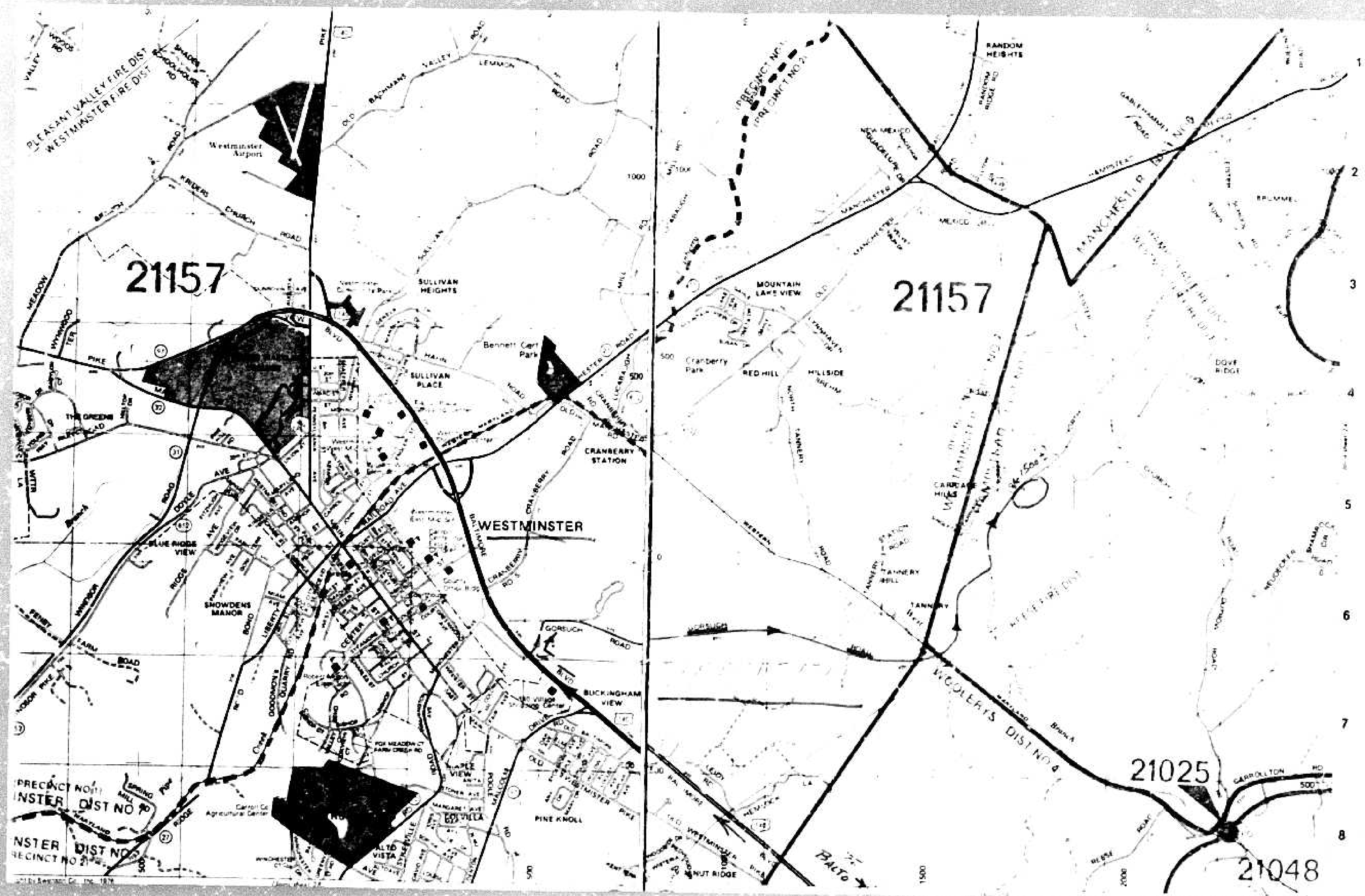
W. Lee Thomas
W. Lee Thomas, Esquire
Chairman, Planning & Zoning
Advisory Committee



Existing view from
our front door and
windows.

PROTESTANT'S EXHIBIT 4a

Shows where a
utility track (less
than 130 ft from our
front door) would
obstruct our view of
the horse farm.
No amount of
landscaping would
conceal this without
blurring the view
completely.



Protestant's Exhibit
view from front

PROTESTANT'S EXHIBIT 4a

Shows where a
utility track would be
located and the
utility box would be
located behind the
track above ground.



Top: Existing view - established
horse farm

Bottom: View of where
parking pad and truck
would be parked.

PROTESTANT'S EXHIBIT 4d

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. 11/14 1988
THIS IS TO CERTIFY, that the annexed
advertisement was published in THE TOWSON
TIMES, a weekly newspaper distributed in
Towson, Baltimore County, Md., once a
week, for 1 successive weeks,
the first publication appearing on the
11 day of 11 1988.

THE TOWSON TIMES

Cost of Advertisement, \$ _____

PETITION MAPPING PROGRESS SHEET

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District	Date of Posting
Posted for	
Petitioner	
Location of property	
Location of Signs	
Remarks	
Posted by	Date of return
Signature	
Number of Signs	

[illegible]

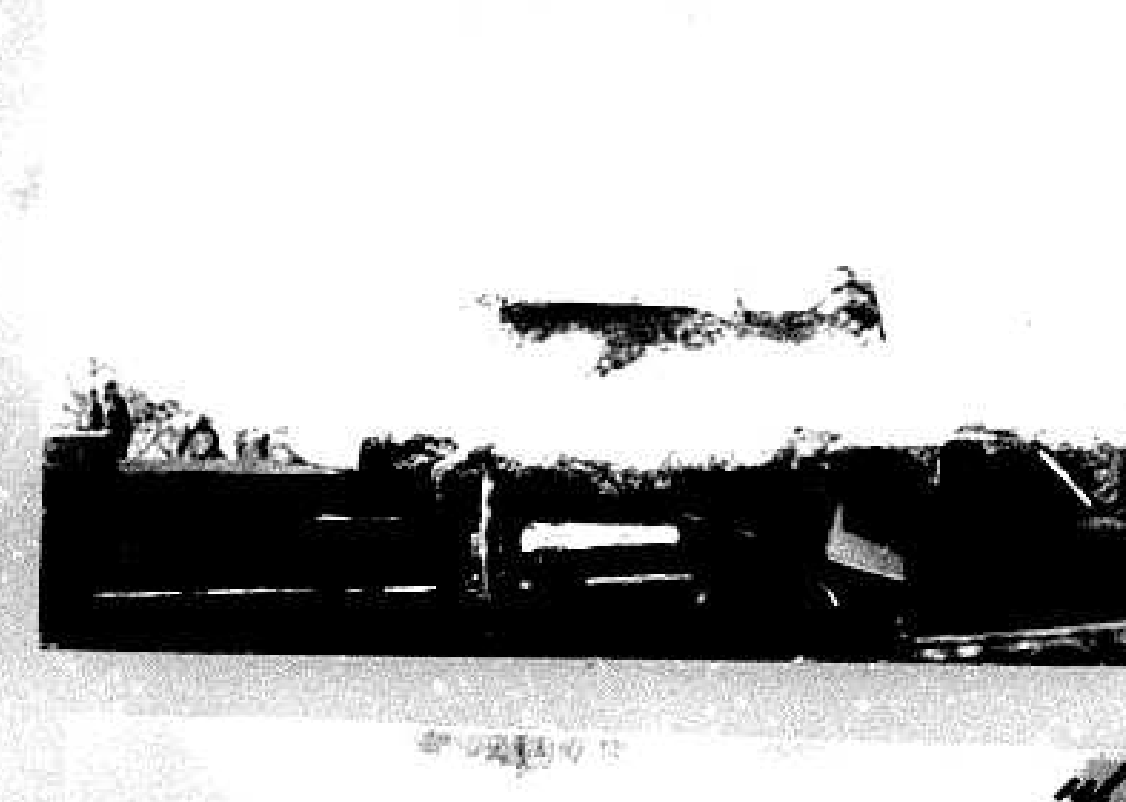
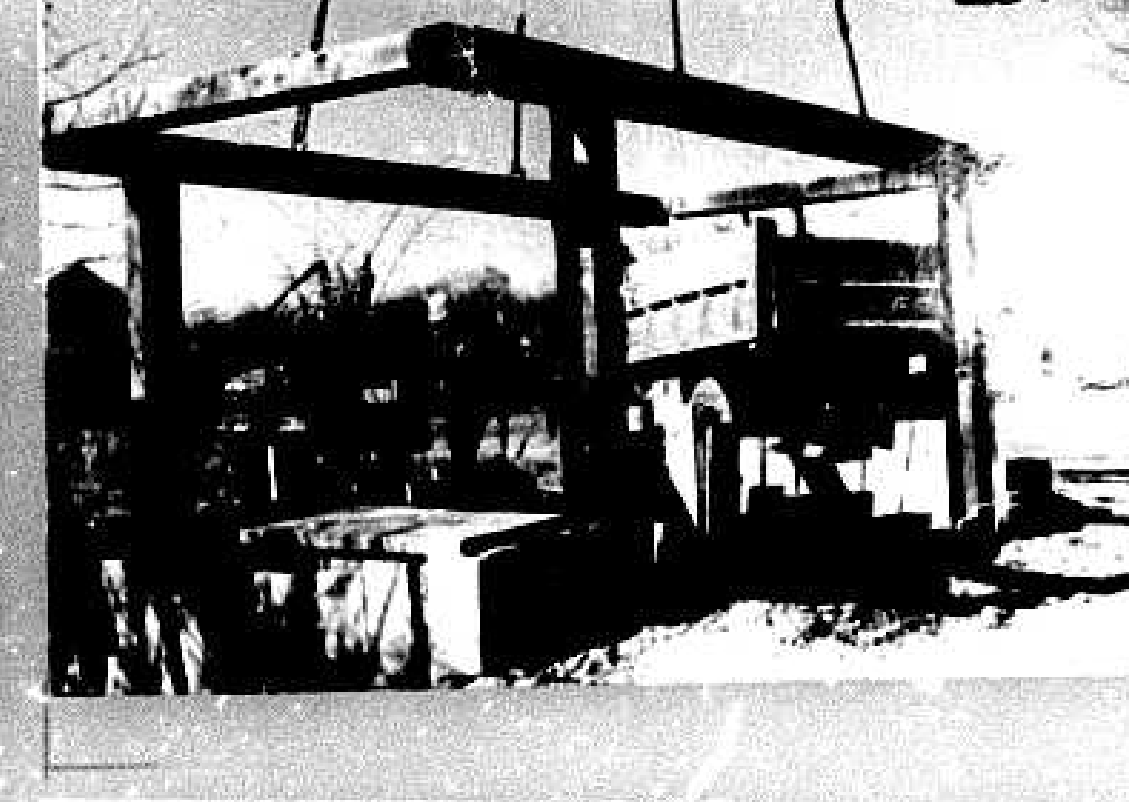
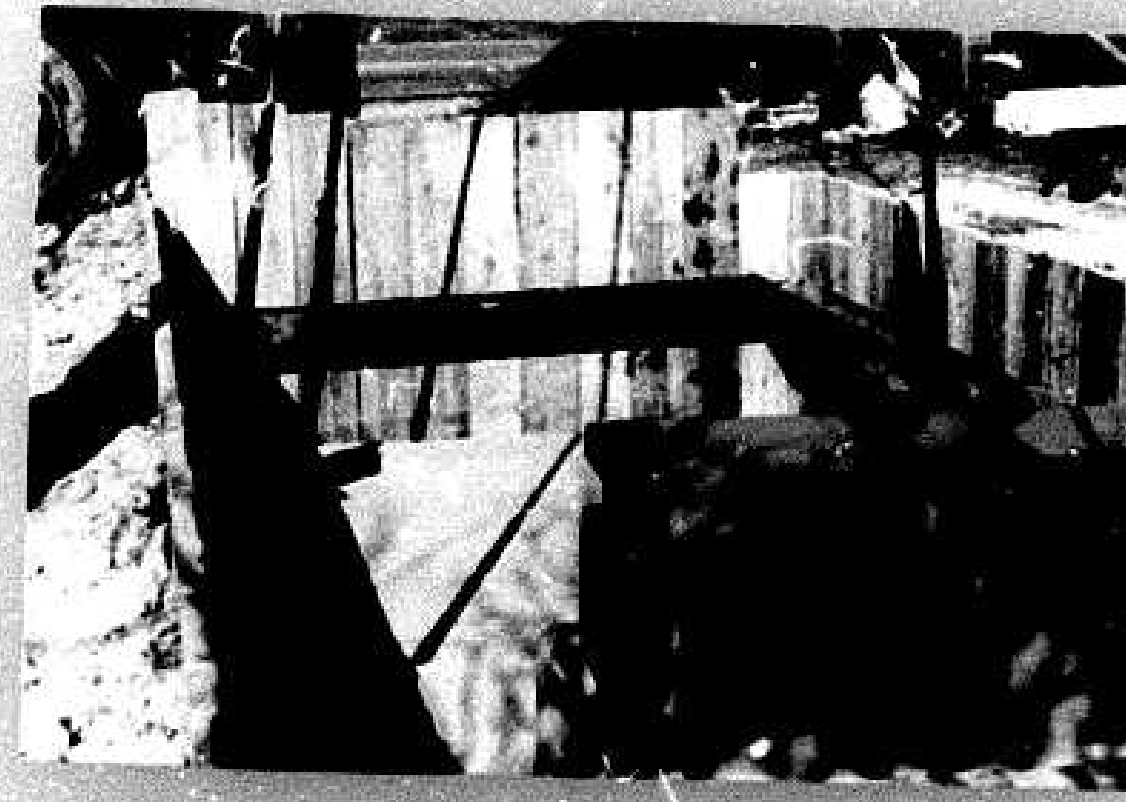
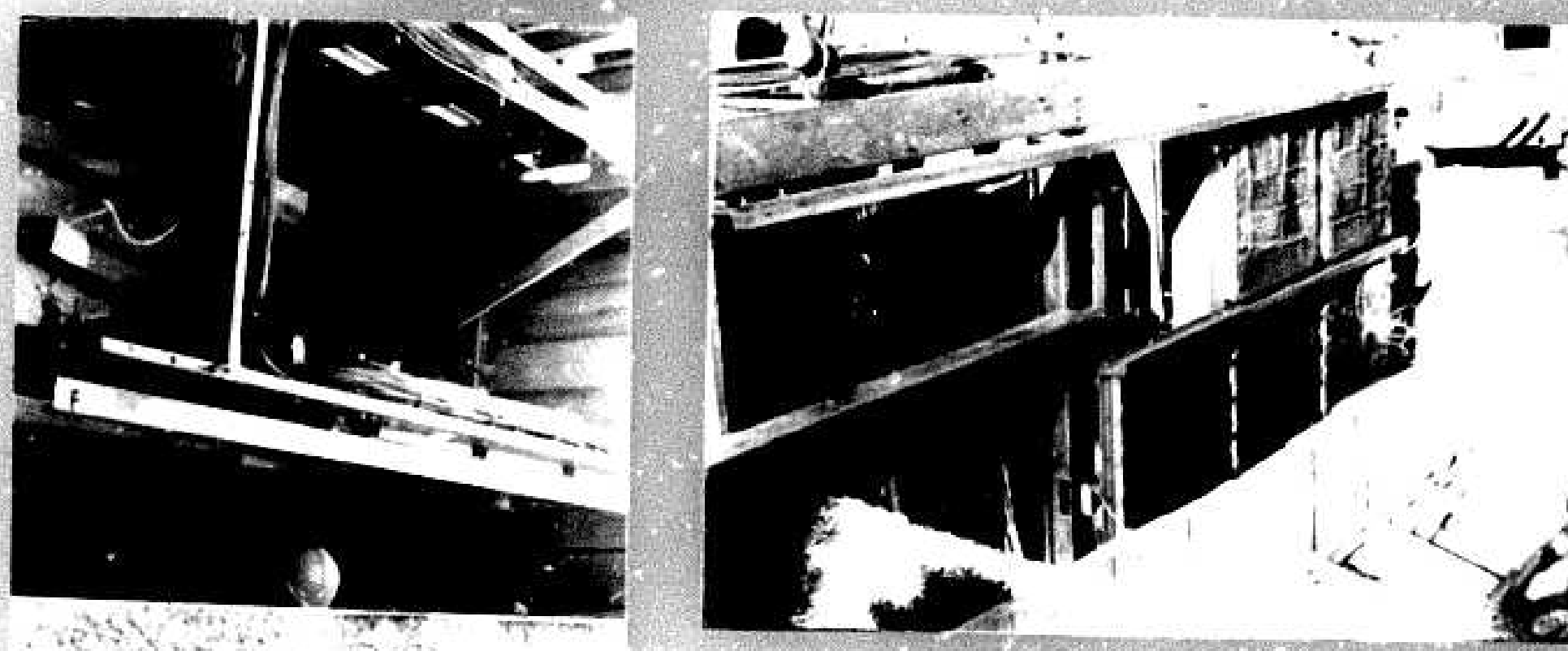
CERTIFICATE OF PUBLICATION

TOWSON, MD November 2, 1960

THIS IS TO CERTIFY that the annexed advertisement was published in THE REFERENCE, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one time ~~on~~ before the 1st day of December 1960 the ~~first~~ publication appearing on the 1st day of November 1960.

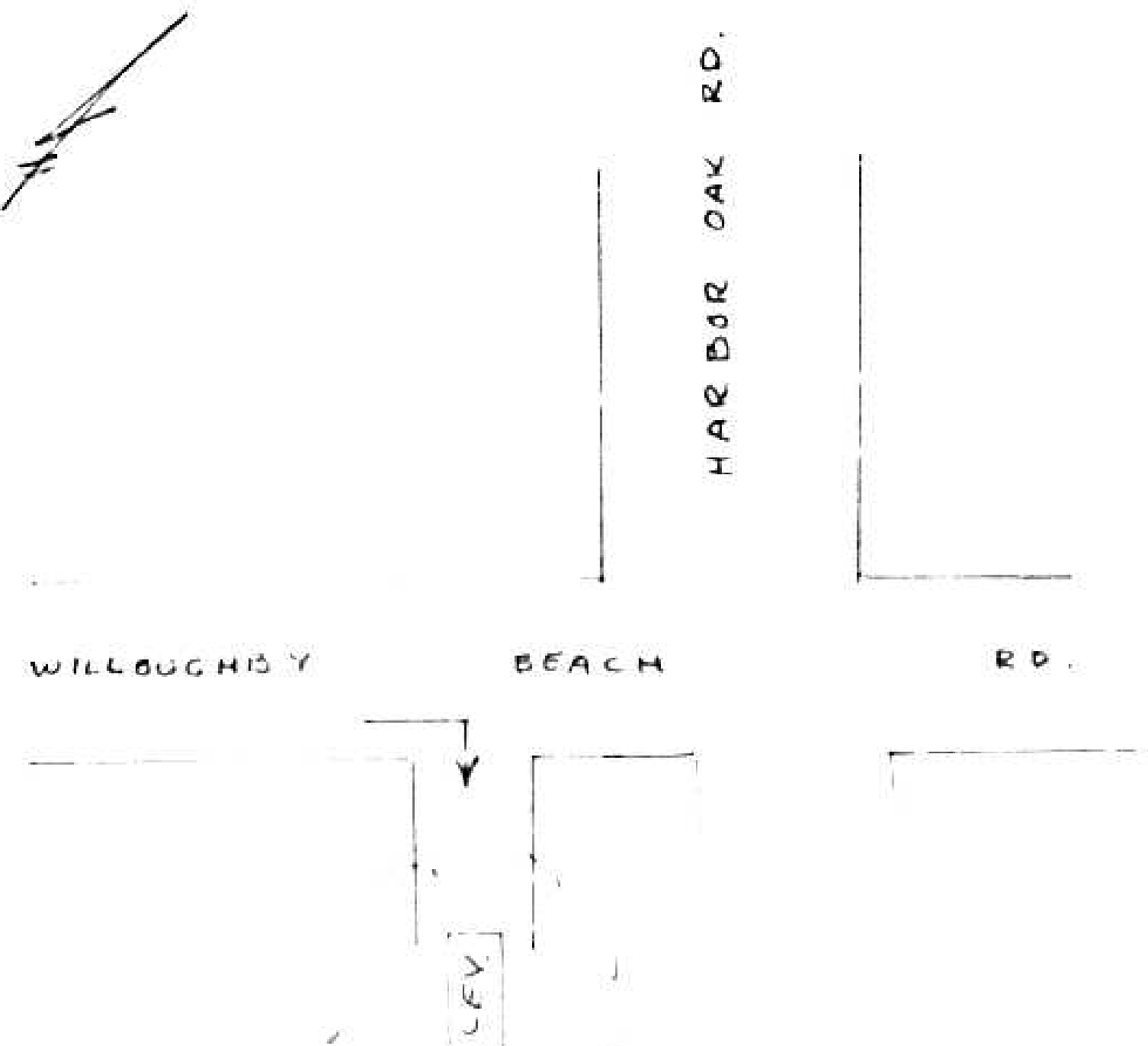
THE JEFFERSONIAN.

Cost of Advertisements: \$





Shows the land
between building
and highway would
be required.



Shows the land
is NOT level and
would require
extensive contouring.
Where car people
R' across driveway
(back to) and
parking pad

PROTESTANT'S
CHIEF



PROTESTANT'S

Shows the road
between the
parking pad
to the building and
road

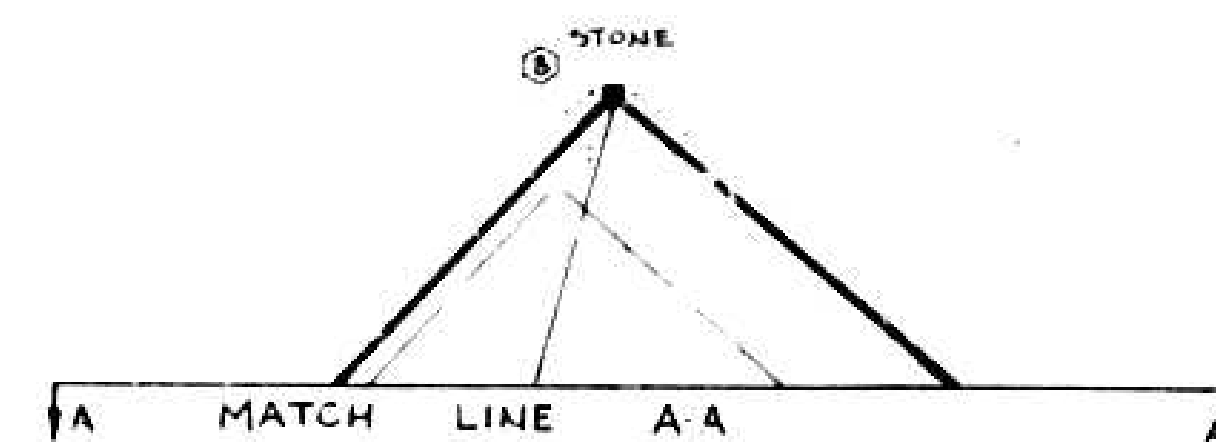


Shows the road
between the parking
pad and the
building and
road

COORDINATES		
	EAST	NORTH
4	9,742.27	12,353.33
5	10,055.02	12,070.54
6	10,102.51	11,884.01
7	10,228.21	11,389.77
8	10,539.11	10,168.70
9	9,779.61	9,932.61
10	9,429.15	9,738.84
11	8,815.45	9,331.11
12	8,453.43	9,740.31
13	8,320.81	9,890.01
14	8,145.08	10,088.36
15	8,141.98	10,128.13
16	8,263.24	10,317.66
17	8,376.43	10,494.55
18	8,544.04	10,756.49
19	8,842.88	10,575.03
20	8,994.76	10,810.90
21	8,683.06	10,997.41
22	5,983.07	11,517.28
23	9,134.64	11,780.38
24	9,273.70	12,023.41
25	7,412.76	12,266.44
26	9,402.22	12,405.31
27	9,576.51	12,503.20
28	8,897.78	10,133.78
29	8,576.94	10,116.93
30	9,554.60	12,523.01
31	9,500.48	12,480.14
32	9,078.69	11,742.98
33	9,104.70	11,728.04
34	8,657.33	11,012.84
35	8,518.37	10,772.05
36	8,088.21	10,099.78
37	8,785.85	9,312.32

TOTAL NUMBER OF LOTS - 15
GROSS RESIDENTIAL DENSITY - 0.15
ZONED - R.D.P.
TOTAL SITE ACREAGE - 93.76±

NOTE - FOR PANHANDLE LOTS
REFUSE COLLECTION, SNOW
REMOVAL AND ROAD MAINTENANCE
ARE PROVIDED TO THE JUNCTION
OF PANHANDLES AND ROAD R/W
LINE ONLY AND NOT ONTO THE
PANHANDLE LOT DRIVEWAY



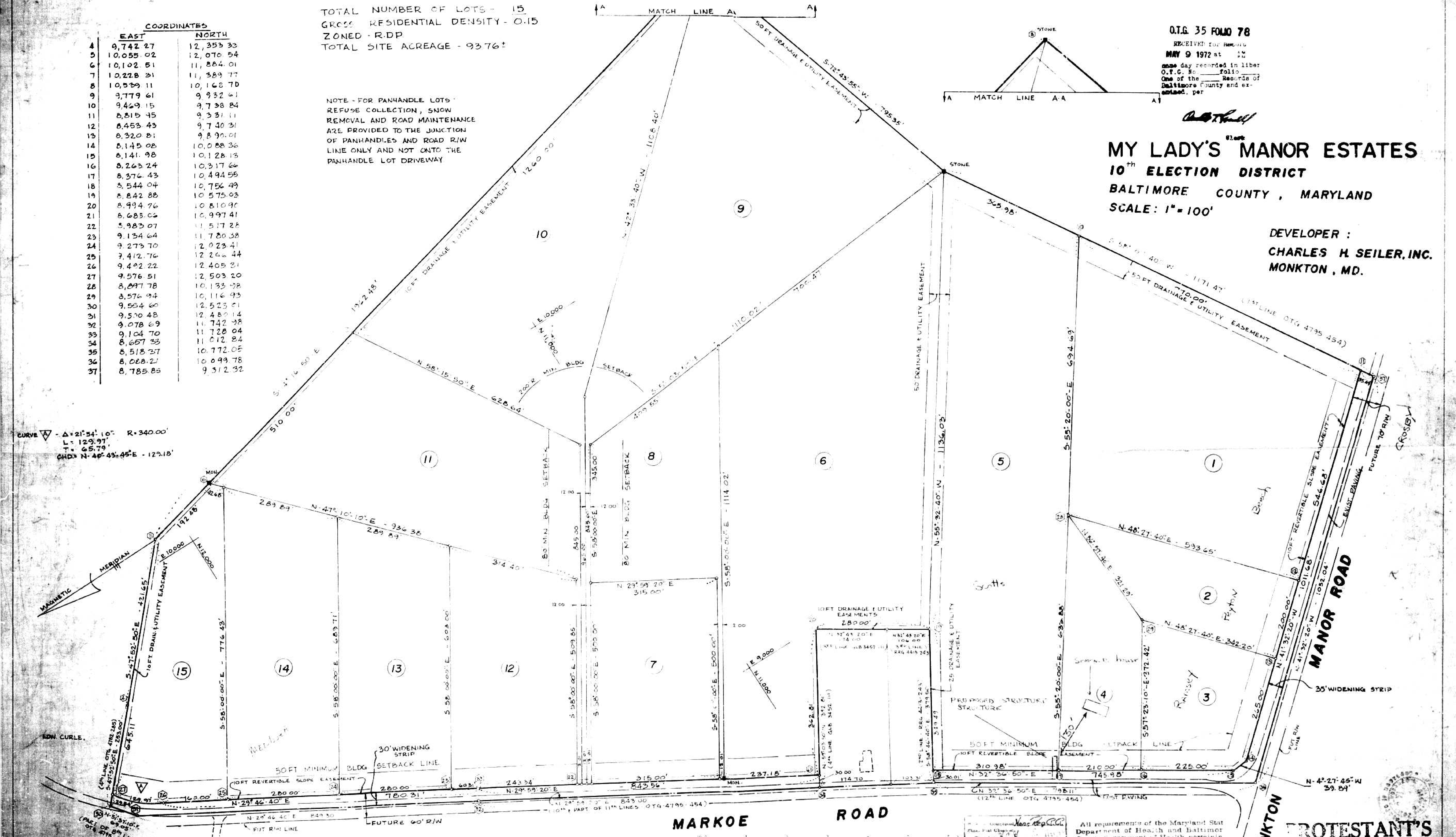
OTG 35 FOLD 78

RECEIVED FOR RECORD
MAY 9 1972 at 12
noon day recorded in Liber
O.T.G. No. 1015
One of the Records of
Baltimore County and ex-
hibited, per

MY LADY'S MANOR ESTATES 10th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1"=100'

DEVELOPER :
CHARLES H. SEILER, INC.
MONKTON, MD.

CURVE - Δ=21°54'10" R=340.00'
L=129.97'
T=65.79'
CHD= N 46°43'45" E - 129.18'



MARKOE ROAD

MARKOE ROAD

MONKTON ROAD

PROTESTANT'S
EXHIBIT

Bearings are magnetic
Coordinates are assumed

NOTES:

The street shown on this plan is shown for reference only. It is not to be construed as a guarantee of the location or width of the street. The street shown on this plan is shown for reference only. It is not to be construed as a guarantee of the location or width of the street.

OWNER'S CERTIFICATE

I, JOHN M. COSARAQUIS

Registered Land Surveyor No. 4724

OWNER'S CERTIFICATE

Charles H. Seiler, Inc.

Registered Land Surveyor No. 4724

APPROVED - Baltimore County Planning Board

APPROVED:

APPROVED
M.L.E.

George E. Gavelis 4/21/72
Director

County Roads Engineer

Deputy State & County Health Officer



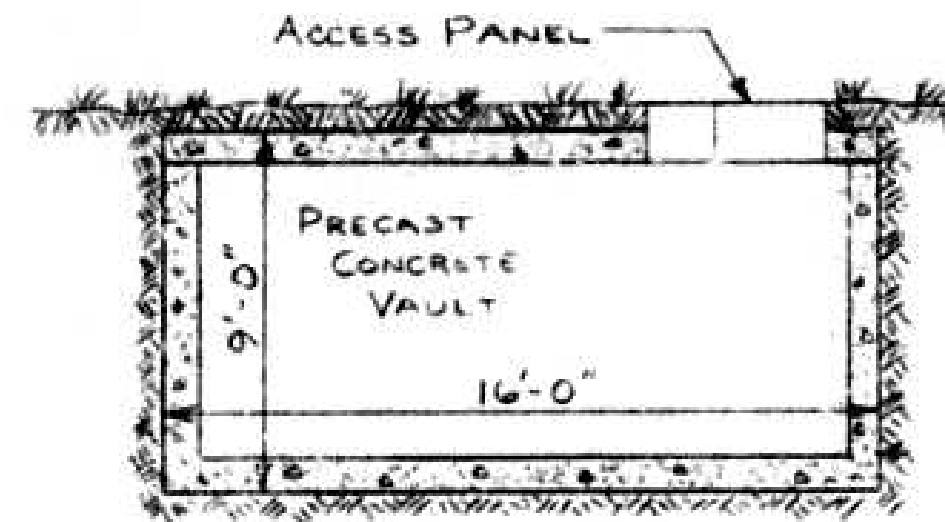
JOHN M. COSARAQUIS
REGISTERED LAND SURVEYOR
6801 EVERALL AVENUE
BALTIMORE, MD. 21206

5/28/1572

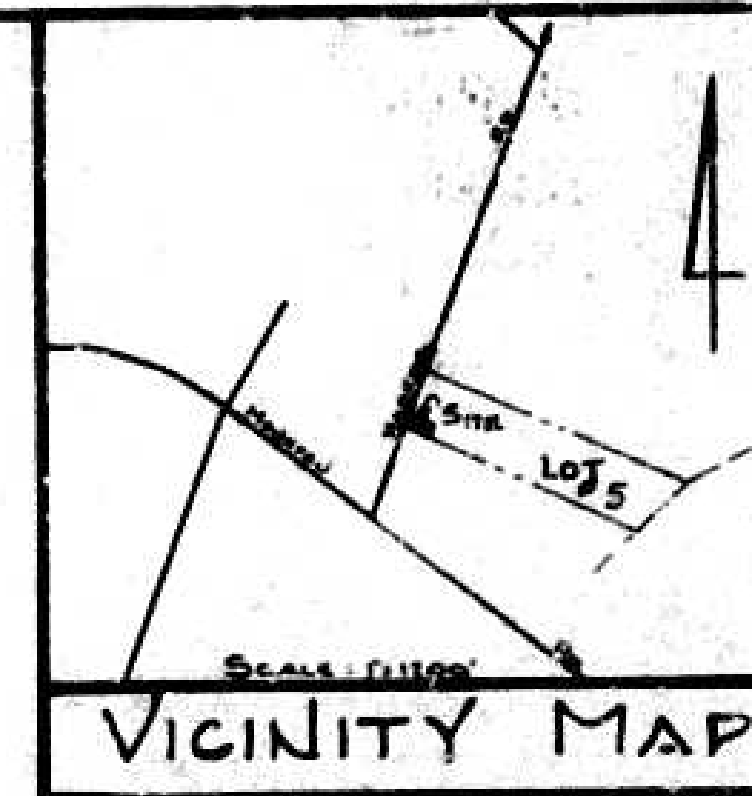
35-78

1.  = YEW, JUNIPERS OR SIMILAR
EVERGREEN SCREENING

2. The exposed hatch for the underground vault shall not exceed 48" long x 24" wide x 25" high on a cement slab not exceeding 5" in depth. The electric meter shall not exceed 3' in height and the splicing closure shall not exceed 23" x 10" x 40" high.
3. The vault area shall be sodded immediately and shrubbery, such as spreading yews, shall be planted around the hatch within 6 months and shall attain a height of 10" within one growing season. Appropriate shrubbery shall be planted around the meter and splicing closure.
4. All equipment for construction and maintenance shall be kept only on the petitioners' property. The petitioners shall submit a written agreement to be recorded with the Land Records of Baltimore County authorizing the utility company to park maintenance vehicles on the existing drive. This agreement shall run with the property.



TYPICAL SECTION
UNDERGROUND STRUCTURE
FOR
TELEPHONE BOOSTER EQUIPMENT
(NO SCALE)



C & P PETITION FOR
VARIANCE AND SPECIAL EXCEPTION
PORTION OF

ROBERT A. SCOTT PROPERTY
FOR

C&P TELEPHONE COMPANY

Oil MARQUEE RD.
10th ELECTION DISTRICT

MOUNTAIN
 BALTIMORE COUNTY, MD.

OWNER

ROBERT A. SCOTT
16109 MARKOE RD.
MONKTON, MO. 21111

DEVELOPER
C & P TELEPHONE CO.
1 EAST PRATT ST.
BALT. MD. 21202

REV. 2-18-83
REV. 12-2-82
REV. 9-7-82

TAB MAP 27, Block 10, 11, PARCEL 13B TITLE REF. 5921/914

DATE DEC 2, 1961

SCALE 1" = 10'



INCORPORATED
101 N. CENTER STREET
WESTMINSTER, MARYLAND
876-8303 851-5353

COMPS BY C. A. / J. J.

BRANNEN, C. A. / J.I.I.

CHECKED BY D.J. W. 100 DWG NO. 518-8



ANS APPROVED

OFFICE OF PLANNING AND ZONING

DATE: 2/26/13

SEPTIC + WELL
LOCATIONS

SUBJECT SITE

1. AREA - 544.04 sq (0.024 AC)
2. ZONING - RC 2
3. EXISTING USE - RESIDENTIAL
4. PROPOSED USE - UTILITY EASEMENT
(FOR C+P TELEPHONE)
5. NO PUBLIC WATER OR SEWER
6. NO BUILDINGS ARE WITHIN
200' OF PROPOSED EASEMENT

MINIMUM SET-BACKS
RG-2
FRONT - 75' FROM E RO
SIDES - 35'
REAR - 35'

MARKLOE ROAD
(17' WIDE TARTCHIN)