

PETITION FOR ZONING VARIANCE 83-142-A

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 1A04.3, B.3 (103.3 & 1A00.3 B.3) to permit side yard setback of 40' on each side in lieu of the required 50'.

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

SEE ATTACHED EXHIBIT A

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 of 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: Perry and Susan Snyder, 7137 Pleasant Cross Drive, Baltimore, Maryland 21209. Legal Owner(s): Pridemark Enterprises, Inc., P.O. Box 278, Millersville, Md. 21108.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of November, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County...

Signature of Zoning Commissioner of Baltimore County.

Date: December 30, 1982. Time: 9:45 AM.

SECTION 1A04.3, B.3. L.T. 11/3. BY: [Signature]

Pridemark Enterprises, Inc. P.O. Box 278, Millersville, Maryland 21108

THIS AGREEMENT, made this 20 day of July, 1982, by and between PRIDEMARK ENTERPRISES, INC., a Maryland corporation, hereinafter called "Builder" and SUSAN SNYDER and SUSAN SNYDER, heretofore called "Owner" residing at 7137 PLEASANT CROSS DRIVE, BALTO, MD 21209.

1. The Builder hereby agrees to build and construct upon the herein described parcel of land of the Owner, a house known as a Pridemark Homes Model: SPECIAL 2 STORY PEE-SIGES #12012. Substantially in accordance with the Specifications and Description of Materials attached hereto and hereby made a part hereof, in consideration of which the Owner agrees to pay the Builder the following Contract Price: 144,991-

The Contract Price shall be paid as follows: (a) The Builder hereby acknowledges receipt from the Owner of a deposit of 2000- (b) Additional payments are to be made by the Owner as follows: ON SETTLEMENT OF SALE OF PRESENT HOUSE 56000- (c) The balance shall be paid as the construction of the house progresses in accordance with the Schedule of Progress Payments immediately hereinafter referred to: 84,991- Total Contract Price: 144,991-

The Owner agrees to promptly procure a loan at the Owner's expense from an institution approved by the Builder, in an amount sufficient to pay the above balance of the Contract Price, the terms of such loan to provide for a Schedule of Progress Payments acceptable to the Builder.

4. The Builder guarantees the Contract Price of the act or default of the Builder. The Builder shall begin construction pursuant to this Agreement after it has received satisfactory evidence that: (a) the mortgage obtained for financing the balance of the Contract Price has been duly received and settled by the financial institution approved by the Builder, and (b) that no building or zoning regulations or title restrictions will be violated by the construction to be performed.

5. The parties hereto agree this Agreement shall be binding upon their respective heirs, personal representatives, successors and assigns. This Agreement shall not be binding upon the Builder unless and until the same has been approved in writing by an officer thereof or construction by the Builder has begun.

PRIDEMARK ENTERPRISES, INC. APPROVED BY: [Signatures] OFFICE OF BUILDER

* CONSTRUCTION SHALL CONSIST OF A SINGLE PAYMENT MADE UPON COMPLETION OF THE HOUSE - 93 1/2% - 7 YR PAYOFF. THIS AGREEMENT IS SUBJECT TO: (1) OBTAINING THE ABOVE CAPTIONED VARIANCE, (2) OBTAINING A VARIANCE & BUILDING PERMIT, (3) SALE OF OWNER'S PRESENT HOME. IF ANY OF THE CONDITIONS ARE NOT MET, THIS AGREEMENT WILL BE CANCELLED & THE DEPOSIT RETURNED LESS COSTS FOR OBTAINING A PERMIT ONLY.

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER W/S of Shadow Ct., 537' NE of Ridge Valley Dr., Bth District OF BALTIMORE COUNTY

PRIDEMARK ENTERPRISES, INC., Case No. 83-142-A Petitioner

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

Signature of Peter Max Zimmerman, Deputy People's Counsel. John W. Hession, III, People's Counsel for Baltimore County.

I HEREBY CERTIFY that on this 30th day of November, 1982, a copy of the foregoing Order was mailed to Brian A. Blitz, Esquire, 1414 Reisterstown Road, Baltimore, Maryland 21208, Attorney for Petitioner; and Perry and Susan Snyder, 7137 Pleasant Cross Drive, Baltimore, Maryland 21209, Contract Purchasers.

Signature of John W. Hession, III.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE. PETITION AND SITE PLAN EVALUATION COMMENTS.

BALTIMORE COUNTY FIRE DEPARTMENT TOWNSHIP MARYLAND 21204 825-7310

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: Pridemark Enterprises, Inc. Location: W/S Shadow Court 537' N/E of Ridge Valley Drive. Item No.: 79. Zoning Agenda: Meeting of November 3, 1982.

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

REVIEWER: [Signature] Noted and Approved: George M. Wagoner, Fire Prevention Bureau, Special Inspection Division.

Brian A. Blitz, Esquire, 1414 Reisterstown Road, Baltimore, Md. 21208. Pridemark Enterprises, Inc., P.O. Box 278, Millersville, Md. 21108.

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 3rd day of November, 1982. WILLIAM E. HAMMOND, Zoning Commissioner. Petitioner: Pridemark Enterprises, Inc. Petitioner's Attorney: Brian A. Blitz, Esq. Reviewed by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

William E. Hammond, TO: Zoning Commissioner, FROM: Norman E. Gerber, Director, Office of Planning and Zoning. Date: November 29, 1982. SUBJECT: Zoning Petition No. 83-142-A, Pridemark Enterprises, Inc.

There are no comprehensive planning factors requiring comment on this petition. NEG:JGH:slc. cc: Arlene January, Shirley Hess.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 9, 1982. Brian A. Blitz, Esquire, 1414 Reisterstown Road, Baltimore, Maryland 21208. RE: Item No. 79 - Case No. 83-142-A Petitioner - Pridemark Enterprises, Inc. Variance Petition.

Dear Mr. Blitz: 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.

Enclosures: Pridemark Enterprises, Inc., P.O. Box 278, Millersville, Md. 21108.

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.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of December, 1982, that the herein Petition for Variance(s) to permit side yard setbacks of 40 feet on each side in lieu of the required 50 feet, for the expressed purpose of constructing a 71-foot-wide dwelling with an attached garage, in accordance with the site plan filed herein

marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following conditions:

- 1. Compliance with all Health Department requirements.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Dea M.H. Jung
Deputy Zoning Commissioner of Baltimore County



HARRY I PISTEL P.E.
DIRECTOR

December 1, 1982

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

Re: Item #79 (1982-1983)
Property Owner: Pridemark Enterprises, Inc.
W/S Shadow Court 537' N/E of Ridge Valley Drive
Acres: 157/157 x 248.02/298 District: 8th

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 No. 87604, executed in conjunction with the development of Green Valley North, Section Three.

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 damage 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 79 (1982-1983).

Very truly yours,

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

RAM: EAM: FWR: pmj
cc: Jack Wimbley
S-W Key Sheet
56 NW 20 Pos. Sheet
NW 14 & Topo
50 Tax Map

Dec. 3, 1982
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 79, Zoning Advisory Committee Meeting of Nov 3, 1982
Property Owner: Pridemark Enterprises, Inc.
Location: W/S Shadow Ct., N/E of Ridge Valley Drive District B
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, 494-3775, 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 chiller operation which has a total cooling 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.

SS 20 1082 (1)

Zoning Item # 79
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.
(X) Soil percolation tests have been conducted. The results are valid until Revised plans must be submitted prior to approval of the percolation tests.
(X) 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 Nov 26, 1983. 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, binding material.
() No health hazards are anticipated.
(X) Others: 1) The proposed house location will interfere with the location of the sewage disposal reserve area, therefore the property must be rechecked prior to submitting an application for a building permit.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



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

Comments on Item # 79 Zoning Advisory Committee Meeting are as follows:

Property Owner: Pridemark Enterprises, Inc.
Location: W/S Shadow Court 537' N/E of Ridge Valley Drive
Zoning: R.C. 5
Proposed Zoning: Variance to permit side yard setbacks of 40' in lieu of the required 50'.
Acres: 157/157 x 248.02/298
District: 8th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Semi-attached and local and other applicable Codes.
B. 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 not required.
D. 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 resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, See Table 401, Line 2, Section 1407 and Table 1402.
F. Requested variance conflicts with the Baltimore County Building Code, Section 4.
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.
H. Before this office can comment on the above structure, please have the owner, thru 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
I. Comments: NO COMMENTS

NOTE: These comments reflect only on the information provided by the drawings 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.

Charles E. Sumbas, Chief Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert D. Dube, Superintendent
Towson, Maryland - 21204

Date: Nov. 3, 1982

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

Z.A.C. Meeting of: Nov. 3, 1982

RE: Item No: 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

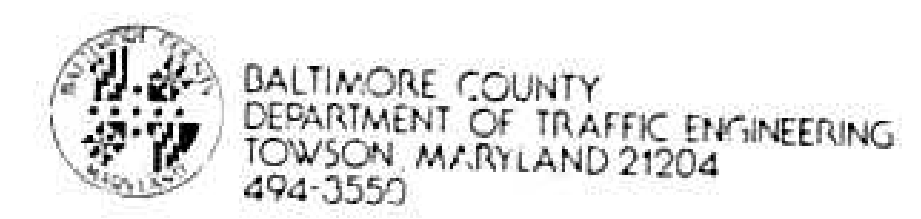
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population. If the flight patterns of aircraft taking off and landing are such that they must pass over school property we would be deeply concerned since the safety of school children is very important to us.

Very truly yours,
Nick Petrovich, Assistant Department of Planning

WNP/bp



STEPHEN E. COLLINS
DIRECTOR

December 13, 1982

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

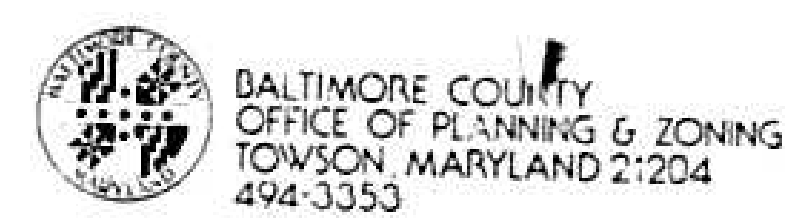
Re: Zoning Advisory Committee Meeting of November 3, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 74, 75, 77, 78, 79, 80, 81, 83, 84, 85, 76.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSI/ccm



WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 30, 1982

Brian A. Blitz, Esquire
1414 Reisterstown Road
Baltimore, Maryland 21208

RE: Petition for Variance
W/S of Shadow Ct., 437' NE of Ridge Valley Dr., 8th Election District
Pridemark Enterprises, Inc., Petitioner
NO. H3-142-A (Item No. 79)

Dear Mr. Blitz:

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

Very truly yours,
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

ORDER RECEIVED FOR FILING
DATE December 30, 1982
BY [Signature]

November 23, 1982

Brian A. Blitt, Esquire
1414 Belcherstown Road
Baltimore, Maryland 21208

NOTICE OF HEARING

Re: Petition for Variance
W/S Shadow Ct., 537' NE of Ridge Valley Drive
Pridemark Enterprises, Inc. - Petitioner
Case #83-142-A Rem #79

TIME: 9:45 A.M.

DATE: Tuesday, December 21, 1982

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: Mr. & Mrs. Perry Snyder
7137 Phoenest Cross Drive
Baltimore, Md. 21209

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 111258
DATE: 12-21-82 ACCOUNT: R-01-615-000
AMOUNT: \$35.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 10, 1982

Pridemark Enterprises, Inc.
c/o Gershan K. Thiman, President
P. O. Box 278
Millersville, Maryland 21108

Re: Petition for Variance
W/S of Shadow Ct., 537' NE of
Ridge Valley Drive
Pridemark Enterprises, Inc. - Petitioner
Case #83-142-A

Dear Mr. Thiman:

This is to advise you that \$46.30 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,

[Signature]
WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 113033
DATE: 12-21-82 ACCOUNT: R-01-615-000
AMOUNT: \$46.30
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION

Beginning at a point on the west side of Shadow Court approximately 537 feet northeast of Ridge Valley Drive and known as lot 24, Section III of "Green Valley North" and recorded among the land records of Baltimore County in Plat Book 40, Folio 60.

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
LOCATION: West side of Shadow Court, 537 ft. Northeast of Ridge Valley Drive
DATE & TIME: Tuesday, December 21, 1982 at 9:45 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 side yard setbacks of 40 ft. on each side in lieu of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1A04.3B.3 (103.3 & 1A00.3B.3) - side yard setbacks in an R.C. 5 (R.D.P.) zone

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

Being the property of Pridemark Enterprises, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, December 21, 1982 at 9:45 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

EXHIBIT A

PETITION FOR ZONING VARIANCE

SECTION: 1A04.3B.3 (103.3 & 1A00.3B.3)
CONTRACT PURCHASER: Perry and Susan Snyder
LEGAL OWNER: Pridemark Enterprises, Inc.

The Contract Purchaser's agreement with the Legal Owner is contingent upon the granting of sufficient side yard variances to accommodate a proposed two-story frame dwelling with a total length of approximately 71', which dwelling would be comparable in quality with existing dwellings situated in the subject subdivision.

The variances are necessary to provide sufficient room to build the proposed dwelling, because strict conformity to the currently allowed 50' side set backs would render the construction of this dwelling, as planned, impossible, thereby resulting in unreasonable hardship.

The legal owner and others in the subdivision have applied for and obtained similar variances in the subject subdivision, and the proposed dwelling is comparable with the other dwellings situated therein.

The legal owner believes that the strict enforcement of the existing sideline restrictions would result in unreasonable hardship, but that the proposed variances could be granted without conflict with the spirit and intent of applicable area restrictions and without any substantial injury to the health, safety or general welfare of the community.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Variance
Petitioner: Pridemark Enterprises, Inc.
Location of property: W/S of Shadow Court 537' NE of Ridge Valley Drive
Location of Signs: West side of Shadow Court on front of subject property, approx. 600' North east of Ridge Valley Drive
Remarks:
Posted by: *[Signature]*
Number of Signs: 1

PETITION FOR VARIANCE
83-142-A
SOUTH: Petition for Variance
LOCATION: West side of Shadow Court, 537' NE of Ridge Valley Drive
DATE & TIME: Tuesday, December 21, 1982 at 9:45 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 side yard setbacks of 40 ft. on each side in lieu of the required 50 ft. The Zoning Regulation to be excepted as follows:
Section 1A04.3B.3 (103.3 & 1A00.3B.3) - side yard setbacks in an R.C. 5 (R.D.P.) zone
All that parcel of land in the Eighth District of Baltimore County beginning at a point on the west side of Shadow Court approximately 537 feet northeast of Ridge Valley Drive and known as lot 24, Section III of "Green Valley North" and recorded among the land records of Baltimore County in Plat Book 40, Folio 60.
Being the property of Pridemark Enterprises, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, December 21, 1982 at 9:45 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
Page 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 2, 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 a week for one time before the 21st day of December, 1982, the first publication appearing on the 2nd day of December, 1982.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

CURVE DATA					
FR. TO	RADIUS	ARC	Δ	TANGENT	CHORD
375.978	175.00	198.44	4°40'14"	99.76	N45°45'07"E 197.50'
379.381	50.00	52.36	60°00'00"	28.87	N06°25'00"W 50.00'
381.382	50.00	209.44	240°00'00"	-	N85°08'00"W 56.60'
383.384	825.00	21.24	14°40'14"	106.20	S43°45'07"W 210.66'
387.386	850.00	218.82	14°24'46"	107.46	S31°42'23"E 213.25'
389.386	800.00	201.24	14°24'46"	101.15	S31°42'23"E 200.71'
389.390	780.00	190.42	13°59'15"	95.69	N31°29'38"W 189.29'
367.389	830.00	208.79	14°24'46"	104.95	S31°42'23"E 208.24'
392.393	915.00	240.94	15°05'14"	121.17	N43°32'37"E 240.24'
394.396	50.00	36.14	41°24'35"	18.90	N18°17'43"E 39.33'
394.397	50.00	229.95	262°49'10"	-	N54°00'00"W 75.00'
397.399	50.00	36.14	41°24'35"	18.90	N56°42'17"E 39.33'
400.401	265.00	254.11	15°03'14"	127.79	S43°32'37"W 253.37'
417.415	400.00	264.26	21°15'31"	104.41	N42°02'33"W 202.05'
314.416	350.00	15.64	02°14'28"	6.86	N48°02'00"W 19.69'
314.437	400.00	15.65	02°14'28"	7.84	" " 16.65'

COORDINATE TABLE					
NO	NORTH	WEST	NO	NORTH	WEST
78	54877.80	29124.60	370	55266.83	29070.62
83	55217.87	28596.05	371	55207.31	29056.37
22	55703.84	28141.35	372	55216.45	29045.17
88	56285.68	27725.58	373	55270.57	28871.71
34	55975.88	27638.88	374	55278.67	28870.50
36	55702.44	27488.60	375	55712.99	28600.97
36	55531.68	27278.72	377	55668.91	28600.89
37	55550.00	27216.85	377	55649.50	28629.85
37	55172.90	27108.90	400	55361.18	28839.85
37	54999.16	26965.65	401	55177.55	29013.87
37	56025.27	27099.47	402	55166.41	29025.16
375	55860.00	27061.18	405	55154.85	29026.66
376	55814.82	27047.22	406	55029.32	28925.87
377	55816.32	27031.78	406	55606.10	29028.96
378	56003.01	27224.33	406	55783.15	29060.01
379	56019.44	27312.71	418	56020.40	28873.65
381	56069.12	27306.62	418	56128.67	29124.60
382	56059.45	27320.26	418	56458.13	28774.97
383	55975.33	27184.09	418	55805.58	29274.13
384	55821.16	27337.77	418	55649.11	29073.03
384	55775.72	27365.61	461	55782.16	28965.61
386	55761.86	27387.51	462	55872.86	28852.88
387	55783.85	27364.70	462	56022.08	28748.51
388	55552.42	27311.62	469	56311.85	28665.68
389	55370.80	27167.85	473	55463.42	28337.61
414	55766.74	30005.14	473	55590.12	28313.93
415	56193.54	29724.30	473	56193.54	29724.30
417	56089.54	29039.52	473	56388.01	29191.99
418	56120.95	29494.45	473	56120.95	29494.45
418	56036.11	29608.36	473	56036.11	29608.36
417	56006.24	29468.47	473	56006.24	29468.47



NOTES:

- ALL LOTS ARE A MINIMUM OF 43,560 SQ. FT.
- ALL DWELLINGS TO HAVE 50 FT. SIDE & REAR MINIMUM SETBACK.
- THERE IS A 10' DRAINAGE & UTILITY EASEMENT ALONG THE REAR & SIDE OF EACH LOT UNLESS OTHERWISE NOTED.
- FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

DENSITY CALCULATIONS

	SECTION I	SECTION II	SECTION III	TOTAL TRACT
1. NUMBER OF LOTS ALLOWED	45	13	32	75
2. NUMBER OF LOTS PROPOSED	45	11	23	79
3. EXISTING ZONING OF TRACT	RDP	RDP	RDP	RDP
4. GROSS AREA	54.44 AC.	16.43 AC.	35.27 AC.	106.14 AC.
5. AREA OF STREETS, RIGHTS OF WAYS	3.18 AC.	2.50 AC.	3.17 AC.	9.05 AC.
6. NET AREA	40.26 AC.	13.93 AC.	32.1 AC.	86.29 AC.
7. ALLOWABLE NET DENSITY	1.11 UNIT/AC.	0.86 UNIT/AC.	0.85 UNIT/AC.	0.94 UNIT/AC.
8. ACTUAL NET DENSITY	0.91 UNIT/AC.	0.79 UNIT/AC.	0.72 UNIT/AC.	0.80 UNIT/AC.
9. ACTUAL GROSS DENSITY	0.83 UNIT/AC.	0.67 UNIT/AC.	0.65 UNIT/AC.	0.74 UNIT/AC.

APPROVED BALTIMORE COUNTY PLANNING BOARD

[Signature] 10/3/76 DATE

APPROVED COUNTY ROADS ENGINEER

[Signature] 10/3/76 DATE

APPROVED DEPUTY STATE & COUNTY HEALTH OFFICER

[Signature] 10/3/76 DATE

NOTE:

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

OWNER'S CERTIFICATE

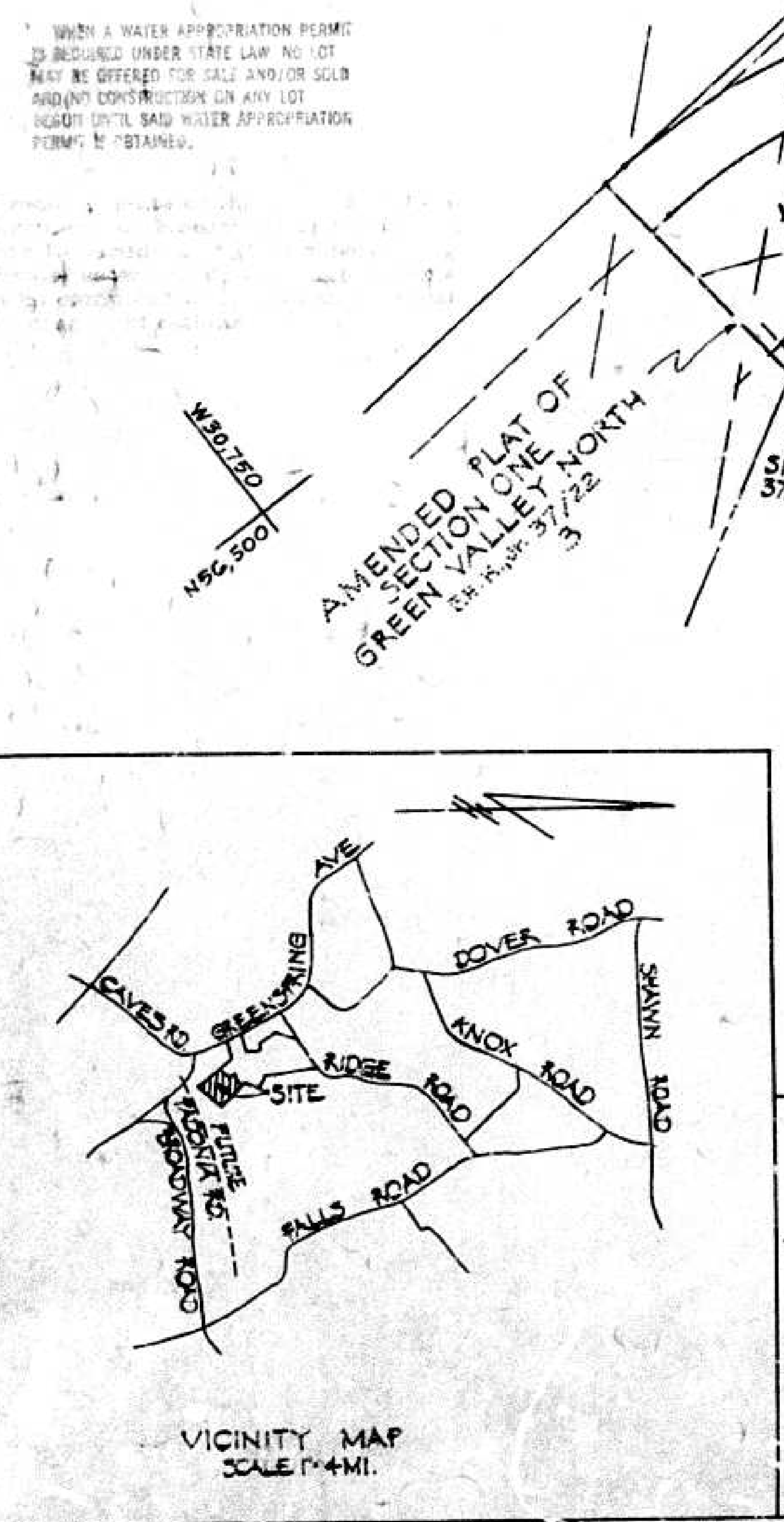
THE REQUIREMENTS OF SECTION 72 B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Landmark Construction Inc.
BY: *[Signature]*
PAUL R. SCHER, Vice President

SURVEYOR'S CERTIFICATE

I, MALCOLM E. HUDKINS, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LANDS KNOWN AS HOUSE BILL 459, CHAPTER 101G OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

[Signature]
REG. NO. 5006 DATE



SECTION 3 GREEN VALLEY NORTH

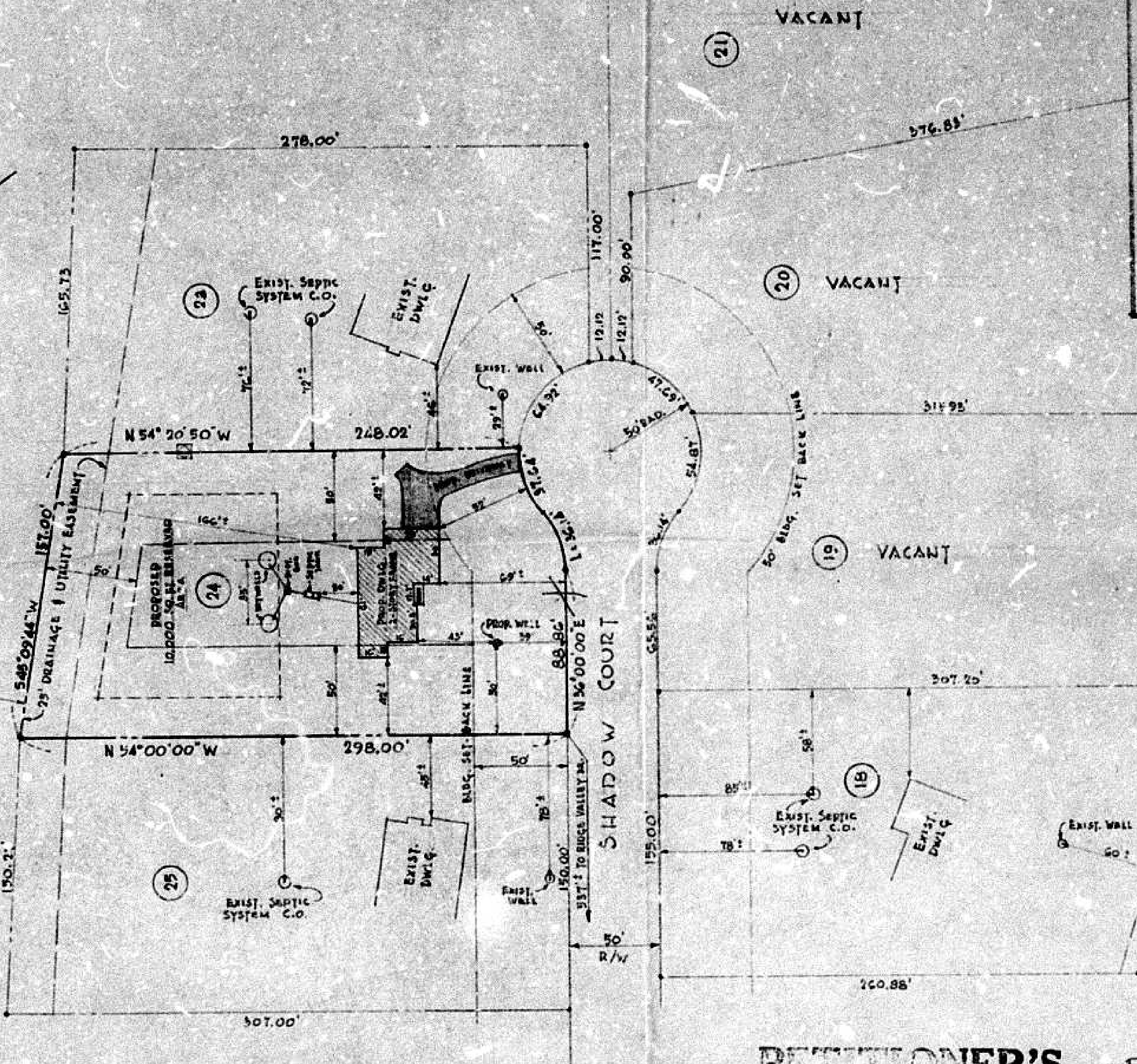
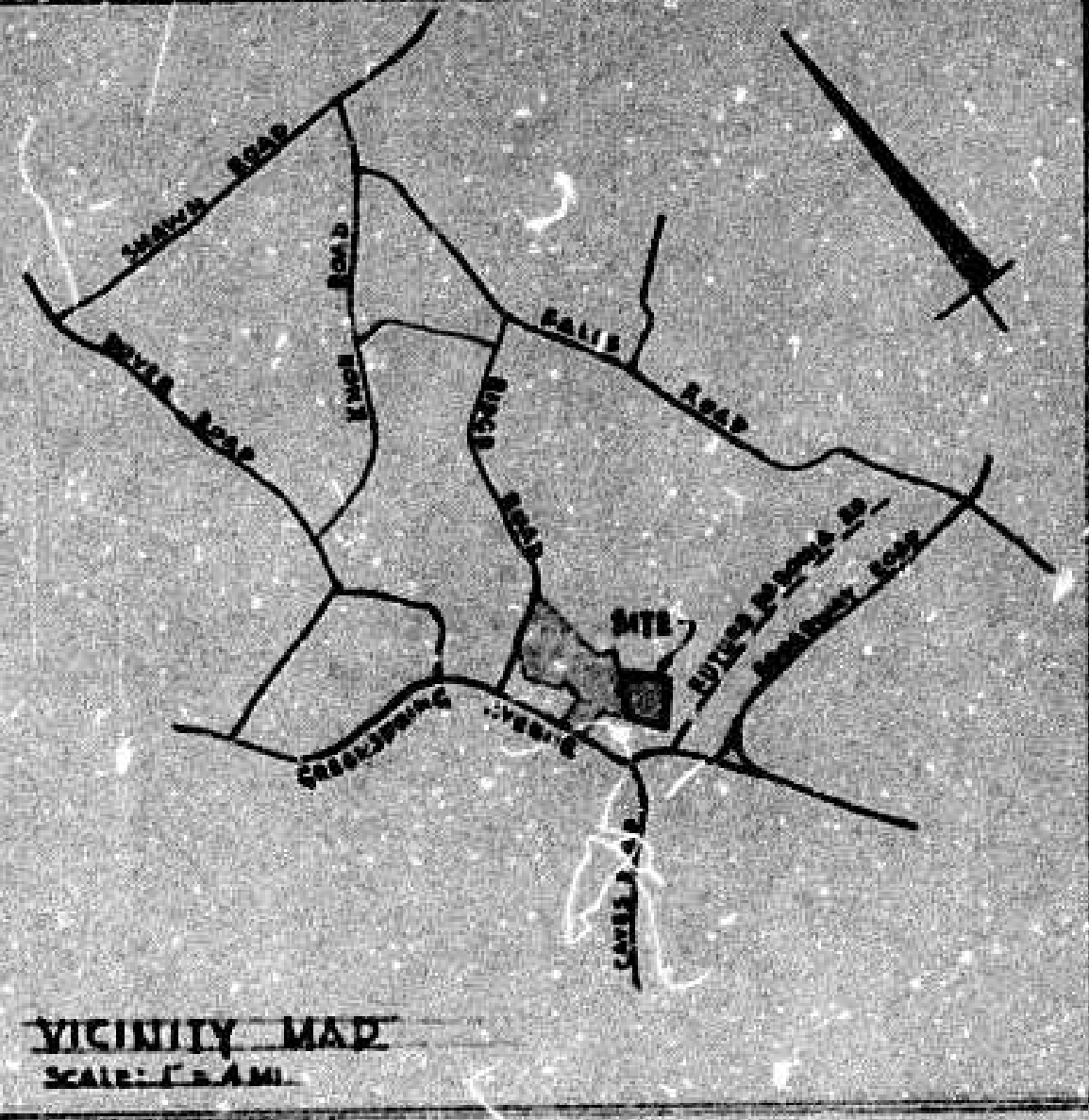
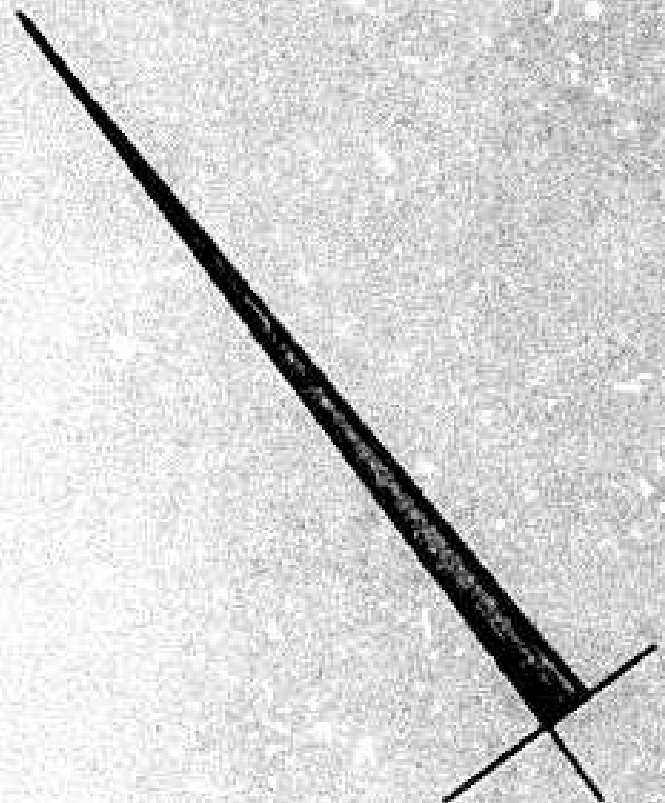
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE 1"=100 FT. MARCH 8, 1976.

OWNER: LANDMARK CONSTRUCTION, INC. 6903 PIMLICO ROAD BALTIMORE, MARYLAND 21208

HUDKINS ASSOCIATES, INC. 101 SHELL BUILDING 200 E. TOPPA ROAD TOWSON, MD. 21284





REQUESTING VARIANCE FOR
40' SIDE YARDS, EXISTING
RESTRICTION IS 50'.

PETITIONER'S PLOT PLAN
EXHIBIT 2
SCALE: 1" = 40'

PROPERTY OF —
MR. & MRS. PERRY SNYDER
GREEN VALLEY NORTH
SECTION 3, LOT 24
8th ELECT. DIST., BALTO. COUNTY, MD.

E.H.K. JR. 40, FOLIO 60



10/14/82 9/17/82