

Pursuant to the advertisement, posting of property, 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/not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of June, 1984, that the herein Petition for Variance(s) to permit an accessory building in the side and front yards in lieu of the required rear yard and a height of 23 feet instead of the permitted maximum of 15 feet, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING
DATE June 14, 1984
BY Mary Compton (Chief)
Administrative Assistant

Jean M. H. 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 failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S Montvieu Rd., 1998' : OF BALTIMORE COUNTY
NW of Centerline Sherwood : & Powers Aves., 8th Dist.
UNITED STATES FIDELITY & GUARANTY CO., Petitioner : Case No. 84-343-A

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 11th day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner; and Mr. Richard A. Moore, P. O. Box 193, Phoenix, MD 21131, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

JAMES THOMAS WOLLON, JR., AIA
Architect

27 April 1984

Mr. Richard Moore
Gaylord Brooks Realty Company
P. O. Box 193
Phoenix, Maryland 21131

Re: Montvieu at Sherwood

Dear Dick:

I enclose my report on MONTVIEU as we have discussed. Please review this and if you have any questions, comments, additional requests, etc., please do not hesitate to call.

Thank you for requesting this and if I can be of further service I shall be very pleased. My statement is enclosed for this report.

Very truly yours,

JTW
James T. Wollon, Jr.

PETITIONER'S
EXHIBIT 3

JAMES THOMAS WOLLON, JR., AIA
Architect

26 April 1984

MONTVIEU

Sherwood

Cockeysville, Maryland

Introduction

On 12 April 1984, at the request of Richard A. Moore of Gaylord Brooks Realty Company, I examined a historic house known as MONTVIEU in the Sherwood subdevelopment. I examined the carriage house previously, on 20 March 1984. The object of the examination was:

- to verify the 1869 construction date mentioned in History of Baltimore City and County by J. Thomas Scharf, dated 1881, which also includes two excellent illustrations of the house and one of the barn;
- to comment on its original significance, present integrity and on the significance of the known 20th century alterations;
- to comment on its physical condition: structural, mechanical, electrical, details and finishes; and
- to recommend a course of action for its present owners with respect to demolition or preservation.

Measurements are as follows:

Main house	38'-3" x 36'-3"	1,387 square feet per floor
	2 floors presently	2,773 square feet in main house today
	3 floors originally	4,160 square feet in main house originally
Wing	25'-3" x 41'-2"	1,040 square feet per floor
	2 floors presently	2,080 square feet in wing today
Porches	10'-11" x 35'-6" front	387 square feet } 717 square feet 9'-0" x 36'-8" rear } 330 square feet } of porches
Total house area today		4,853 square feet
Total house area with mansard roof reconstructed over main house		6,239 square feet

- 1 -

Construction Date

The 1869 date should be accepted as the date of construction for the house and the first three bays of the north wing. The northern two bays of the north wing appear to be nearly contemporary with the southerly three but they do not appear in the illustrations of the 1881 publication. Although the north wing was added to the main house, structurally, the two sections are virtually contemporaneous. No explanation is offered for the present asymmetrical roof form of the north wing; it does not appear to be related to sequence of construction for the wing was its present depth in the 1881 published illustration.

The carriage house was not illustrated in the 1881 publication but it appears to be about the same age as the house although of a different style and material.

- 2 -

Significance and Integrity

MONTVIEU is a traditional house in general plan and detail, average in its period for a house of its size. The fact that its construction date is documented gives it a special importance to architectural historians because exact construction dates can seldom be determined for houses. This documentation makes it a "textbook" for architectural historians, aiding in the dating of other houses. Its principal exterior details were its mansard roof with dormers, its cupola and one-story porch across the east and west fronts of the main house and the east front of the service wing. A similar domered mansard roof covered the wing in the 1881 view, then but three bays in length. Except for the west porch all of these features are now missing. These features placed MONTVIEU in the Second Empire or French Renaissance Revival style, a style which flourished in the late 1860s and 1870s, revived again in the first decade of the 20th century. With the loss of these features MONTVIEU has lost its identity in style.

A low hipped roof, barely visible from the ground, replaces the mansard of the main house and a low gabled roof with shed extension to the rear (west) now covers the lengthened wing. A two-story Doric portico, nearly the full width of the main house, replaces the original one-story porch illustrated in the 1881 publication.

The interior significance of MONTVIEU is lower than indicated by its original exterior appearance due to the narrowness of the central hall and the simplicity in form of the straight stair which rises to each floor in a single flight. The staircase and marble mantels (of which two remain) are its principal interior features. Virtually all interior detailing remains except one or two mantels, the keystones of the parlor mantel (the principal decorative feature of the most important mantel) and the railing around the stairwell in the third story, crudely eliminated with the removal of the third story. The major change within the service wing is the addition of a modern kitchen in the original kitchen room.

MONTVIEU was built in a period associated with ornate decoration and furnishings. In this example ornateness was achieved by a few exterior details, marble mantels, paint colors, grained doors, patterned carpeting, wallpaper, window hangings and furniture. When the house is stripped of these features, as at MONTVIEU, it appears to be a very simple or plain structure.

- 3 -

Physical Condition

The general condition of MONTVIEU is shabby: it needs maintenance; certain inappropriate alterations and insensitive redecorations require replacement.

Structurally MONTVIEU appears to be sound with virtually no structural deterioration noted. Minor deterioration of wood framing should be anticipated under exposed doors and a few windows. The chimneys are unlined and deteriorated and they should be reconstructed to their original detail with flue liners added.

The mechanical and electrical systems are antiquated and inadequate for a house of this size and quality in this neighborhood. These systems should be replaced in their entireties.

Insulation and other features contributing to thermal efficiency are believed to be wholly lacking or inadequate.

The plaster finishes are in moderately good and repairable condition but the plaster will be damaged by the introduction of new mechanical and electrical systems. To install proper wall insulation (fiberglass batts) either the plaster or the weatherboards should be removed entirely for total access to the wall cavity. Such access will substantially reduce the cost of rewiring the house.

The interior woodwork and other trim is largely intact except for some missing mantels and the decapitated stair to the third story. Damage by abusive treatment and inappropriate additional hardware is minimal considering the general condition of the house and its lack of sensitive care in recent years.

The exterior siding is covered with asbestos shingles which should be removed to expose original siding.

The shutters are in deteriorating condition, some are missing and some are stored and deteriorating in the basement. Shutters are an expensive luxury but aesthetically they are of extreme importance in conveying the impression of antiquity.

Other elements of exterior woodwork require thorough maintenance and minor replacement.

The front porch is a 20th century version of a mid-19th century Greek-revival portico. It is not significant but it is not overwhelmingly bad aesthetically. If it is to be preserved it requires a new roof including improved roof drainage to eliminate the front-central downspout which is unsightly and fraught with the hazards of leakage. The front door is a replacement, probably contemporary with the two-story portico.

The back porch is in moderately good condition. The remaining two original pilasters against the house are important as patterns for the original columns and rails which should be restored if the exterior is restored to its original design.

- 4 -

The stone carriage house is not mentioned nor illustrated in the 1881 publication but it appears to be contemporary with the house. It is adapted as a dwelling today, somewhat rustic but not unattractive. An addition to the west incorporates some early construction but more recent alterations and extensions have rendered it less than attractive. The major exterior alterations to the original structure are the loss of a porch roof across the south front, apparently supported by brackets springing from the walls, and the replacement or covering of the wood shingle roof with asphalt shingles.

A root cellar is north of the house. A small framed structure provides an entrance and shelter above a staircase which descends into the deep underground room. The wooden staircase is decayed and the underground room is inaccessible at this time. Typically such root cellars were covered with a masonry vault, topped with earth, but some were covered with locust timbers topped with earth. Several scrub trees are growing directly on top of the cellar and they should be removed and killed immediately because their root systems will destroy it.

Important original landscaping features include the shaped falls and terraces and the driveway alignment, both of which appear in the 1881 illustration. The yew at the southwest corner of the house may appear as a small shrub in one of the 1881 views and, if this age can be proven, it may be a significant shrub because of its age. Certainly it is significant for its aesthetics. An especially handsome spready white oak is north of the house. Several other specimen trees and other plants on the front lawn are characteristic of late 19th century landscaping and some may be the same which appear as small plants in the 1881 views.

The falls and terraces to the rear (west) are clear in the 1881 view and they have now grown up into scrub woods. Many perennial bulbs among the trees remain of old flower beds. Steps on the upper fall and a fountain basin on the first terrace below the house may be the same as those features which appear in the 1881 view but the apparent concrete construction suggests that they are 20th century successors to original features.

- 5 -

Recommendations

The dwelling and carriage house should be preserved, as should the root cellar, a rare survivor of the many outbuildings once required to support rural life.

Northeast of the house, approximately east of the carriage house, are the stone foundations of the barn, illustrated in the 1881 publication. These ruins might be of interest on a future building lot, perhaps incorporated into a new house or a courtyard associated with a new house.

The only appropriate use for the dwelling is as a single-family dwelling, its original use. At 125 years of age it has acquired a desirable antiquity, easily appreciated by many future owners.

The best and recommended use for the carriage house is as a single-family dwelling. Such use may change the density of the sub-development but a division of the lot into two separate lots is the most logical scheme to ensure the proper preservation and compatible use of this historic supporting structure.

In preserving the mansion a restoration of the original mansard roof, dormers, cupola and porches is the first recommendation. The mansard roof may be restored over the wing but a justifiable option would be to let the present wing roof remain.

Although they are without historical significance the present low hipped roof and portico of the main block are not aesthetically unacceptable. Preservation of the house with these features is a viable option, preferred over total demolition or yet other alterations, but every effort should be made to reconstruct the original roof, dormers, cupola and porches.

Removal of the asbestos shingles and the restoration of the original siding is also recommended. This task is closely associated with the installation of insulation and new wiring, discussed above.

A restoration of working shutters at all windows completes the major aspects of exterior restoration.

Interior work could proceed as far as the present owners' budget will allow, beginning with removal of modern features such as

the kitchen, plumbing, heating, electrical and some inappropriate alterations and finishes. The future owners should complete the interior, perhaps along written architectural guidelines prepared by the present owners and incorporated into a covenant.

The trees growing on top of the root cellar should be removed carefully and killed immediately before they destroy the cellar roof.

At the carriage house the south porch should be reconstructed and the west wing reduced to its original size and refinished externally. A new west addition may be planned, if more space were needed, aesthetically improving the present one. The roofs should be covered with wood shingles.

Costs

The following preliminary estimates are presented for exterior work on the mansion:

Table with 2 columns: Item, Cost. Items include Demolition, Mansard Roof, Dormers, Cupola, Porch, Siding, Shutters, front and south, rear and north, Exterior Doors, Chimneys, Painting, Miscellaneous and contingencies.

164,852



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARVEY J. PISTEL, P.E. DIRECTOR

May 28, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #282 (1983-1984) Property Owner: United States Fidelity and Guaranty Co. W/S Prop. Montvieu Rd. 1998' N/W from centerline Sherwood Ave. and Powers Ave. Acres: 6.061 District: 8th

Dear Mr. Jablon:

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

Subdivision Review comments (February 28, 1984) were supplied by the Developers Engineering Division for the development "Sherwood", (Project 84037), of which this property is a part.

This "Sherwood" development was reviewed by the County Review Group February 29, 1984.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 282 (1983-1984).

Very truly yours,

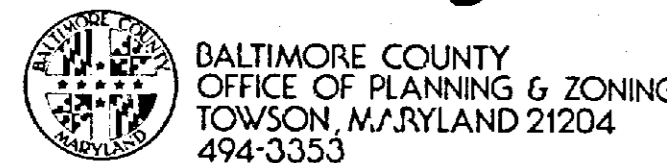
Robert A. Morton, P.E., Chief Bureau of Public Services

RAM:EAM:FWR:iss

cc: R. Covahey

V-SE Key Sheet 70 NW 4 Pos. Sheet NW 18 A Topo 42 Tax Map

6/4 84-343-A



ARNOLD JABLON ZONING COMMISSIONER

June 14, 1984

Stephen J. Nolan, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

RE: Petition for Variance W/S Montvieu Road (proposed), 1825' N Sherwood Road and 1300' W Powers Avenue-8th Election District United States Fidelity and Guaranty Company-Petitioner No. 84-343-A (Item No. 282)

Dear Mr. Nolan:

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

JMJ:ech

Attachment

cc: Mr. Richard A. Moore

People's Counsel

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 282, Zoning Advisory Committee Meeting of April 24, 1984

Property Owner: United States Fidelity + Guaranty Co.

Location: W/S Prop. Montvieu Rd. District 8

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- List of 10 numbered comments regarding building permits, fuel burning equipment, air pollution control, swimming pool alterations, and nursery school approvals.

SS 20 1082 (1)

84-343-A

6/4

Zoning Item # 282 Zoning Advisory Committee Meeting of April 24, 1984

Page 2

Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

Any abandoned 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) conducted. The results are valid until [blank]. Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until [blank] is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit applications.

Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

Others: This site is served by a drilled well and sewage disposal system, both of which appear to be functioning at this time.

The carriage house is to be vacated and used for storage only, at which time all waste removal plumbing is to be removed. The sewage disposal system for the carriage house must be located and properly backfilled since the plumbing is removed.

Proposed variance will not interfere with existing system and no health hazards are anticipated.

Signature of Ian J. Forrest, Director, Bureau of Environmental Services

SS 20 1283 (2) R

May 9, 1984

Stephen J. Nolan, Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance W/S Montvieu Rd. (proposed), 1,825' N of Sherwood Rd. & 1,000' W of Powers Avenue United States Fidelity and Guaranty Co. - Petitioner Case No. 84-343-A

TIME: 10:00 A.M.

DATE: Tuesday, June 5, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Signature of Zoning Commissioner of Baltimore County

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

No. 128291

DATE: 4/3/84 ACCOUNT: R-01-615-WW

AMOUNT: \$35.00

RECEIVED FROM: Stephen J. Nolan

FOR: [blank]

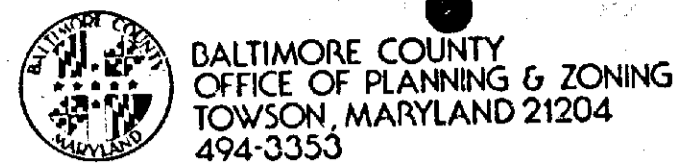
6 01100000250010 81264

VALIDATION OR SIGNATURE OF CASHIER

84-343-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 5/29/84
Posted for: Petition for Variance
Petitioner: U.S.F. & G. Co.
Location of property: W/S Montview Rd. (proposed), 1,825' N of Sherwood Rd. & 1,000' W of Powers Ave. (Sherwood Rd.)
Location of Signs: at entrance to property facing Sherwood Rd.
Remarks: _____
Posted by: Arnold Jablon Date of return: 5/25/84
Number of Signs: 1



ARNOLD JABLON
ZONING COMMISSIONER

May 31, 1984

Stephen J. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
W/S Montview l.d. (proposed), 1,825' N of
Sherwood R. & 1,000' W of Powers Ave.
U. S. F. & G. - Petitioner
Case No. 84-343-A

Dear Mr. Nolan:

This is to advise you that \$46.60 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130520
DATE: 6/3/84 ACCOUNT: R-01-615-000
AMOUNT: \$46.60
RECEIVED: Stephen J. Nolan, Esquire
FROM: advertising and posting Case 84-343-A
FOR: (U. S. F. & G.)
\$ 003*****466016 8062A
VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description of Accompany Petition for Variance March 19, 1984

Beginning for the same at a point on the west side of proposed Montview Road 50 feet wide distant 1,825 N of Sherwood Ave. and 1,000' W of the centerline of Powers Avenue and thence binding on the said west side of proposed Montview Road the three following courses and distances:

- 1) Northeasterly by a line curving to the east with a radius of 2225.00 feet for an arc distance of 55.85 feet (the chord of said arc being North 2° 36' 38" East 55.85 feet).
- 2) North 3° 19' 46" East 315.99 feet and
- 3) Northeasterly by a line curving to the east with a radius of 880.00 feet for an arc distance of 49.40 feet (the chord of said arc being North 4° 56' 16" East 49.40 feet) thence,
- 4) North 83° 27' 14" West 535.00 feet thence
- 5) South 24° 41' 27" West 365.63 feet thence
- 6) South 61° 04' 30" East 310.00 feet thence
- 7) South 88° 37' 25" East 377.57 feet and thence
- 8) North 46° 34' 14" East 14.19 feet to the place of beginning.

Containing 6.061 acres of land more or less.

Charles K. Stark
#904

PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances
LOCATION: West side Montview Road (proposed), 1,825 ft. North of Sherwood Road and 1,000 ft. West of Powers Avenue
DATE & TIME: Tuesday, June 5, 1984 at 10:00 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 Variances to permit an accessory building in side and front yards in lieu of the required rear yard and to permit a height of 23 ft. instead of the permitted maximum of 15 ft.

Being the property of United States Fidelity and Guaranty Co., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

84-343-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~times~~ once of 1 time ~~times~~ before the 5th day of June, 1984, the ~~first~~ publication appearing on the 17th day of May, 1984.

THE JEFFERSONIAN
H. Frank Strickler
Manager.

Cost of Advertisement, \$ 20.00

PETITION FOR VARIANCES
8th Election District
ZONING: Petition for Variances
LOCATION: West side Montview Road (proposed), 1,825 ft. North of Sherwood Road and 1,000 ft. West of Powers Avenue
DATE & TIME: Tuesday, June 5, 1984 at 10:00 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 Variances to permit an accessory building in side and front yards in lieu of the required rear yard and to permit a height of 23 ft. instead of the permitted maximum of 15 ft.
Being the property of United States Fidelity and Guaranty Co., as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
May 17, 1984

660985 P. 70 516
CERTIFICATE OF PUBLICATION

Towson, Md. 5/22 1984

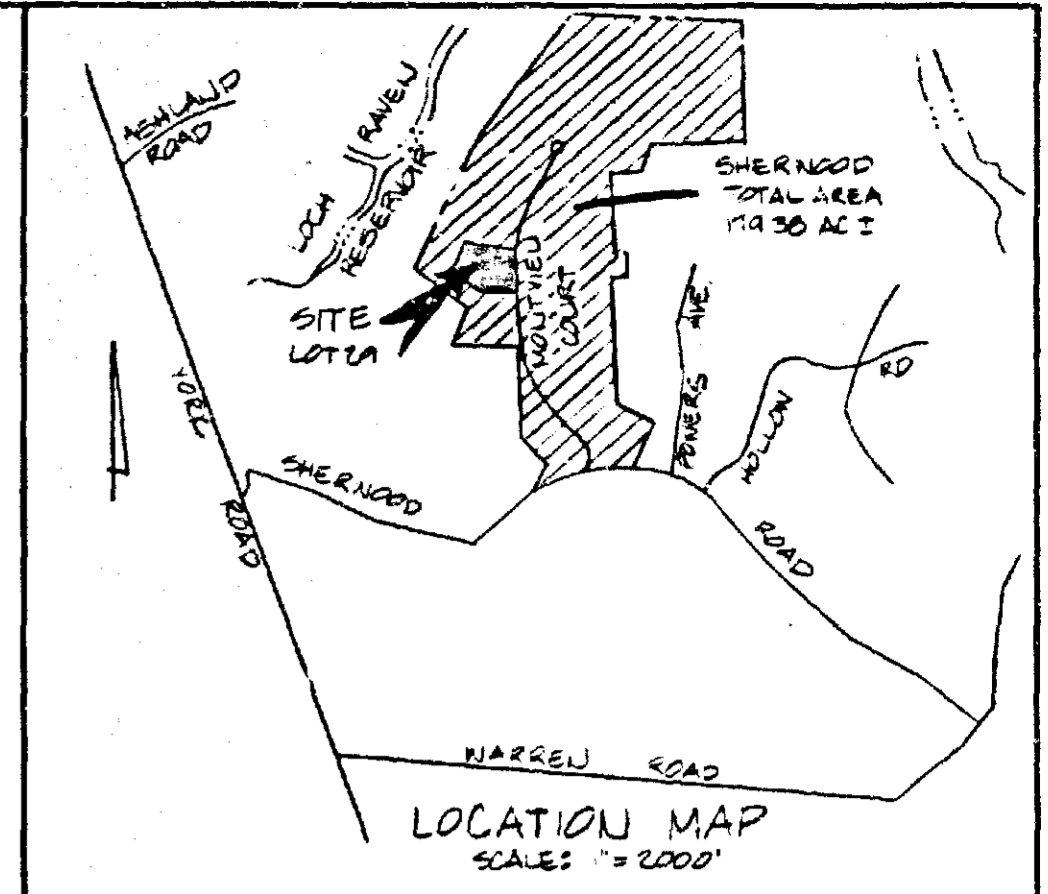
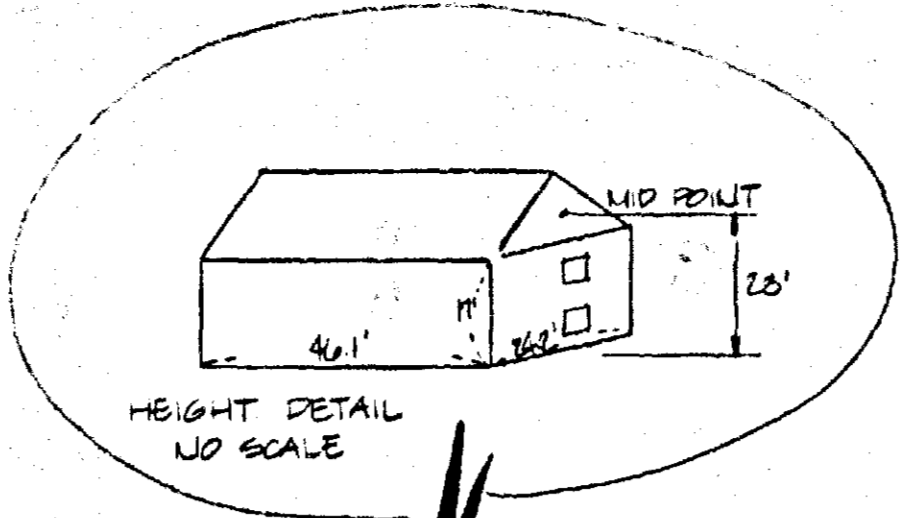
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 16th day of May, 1984.

The TOWSON TIMES
N. Angelle

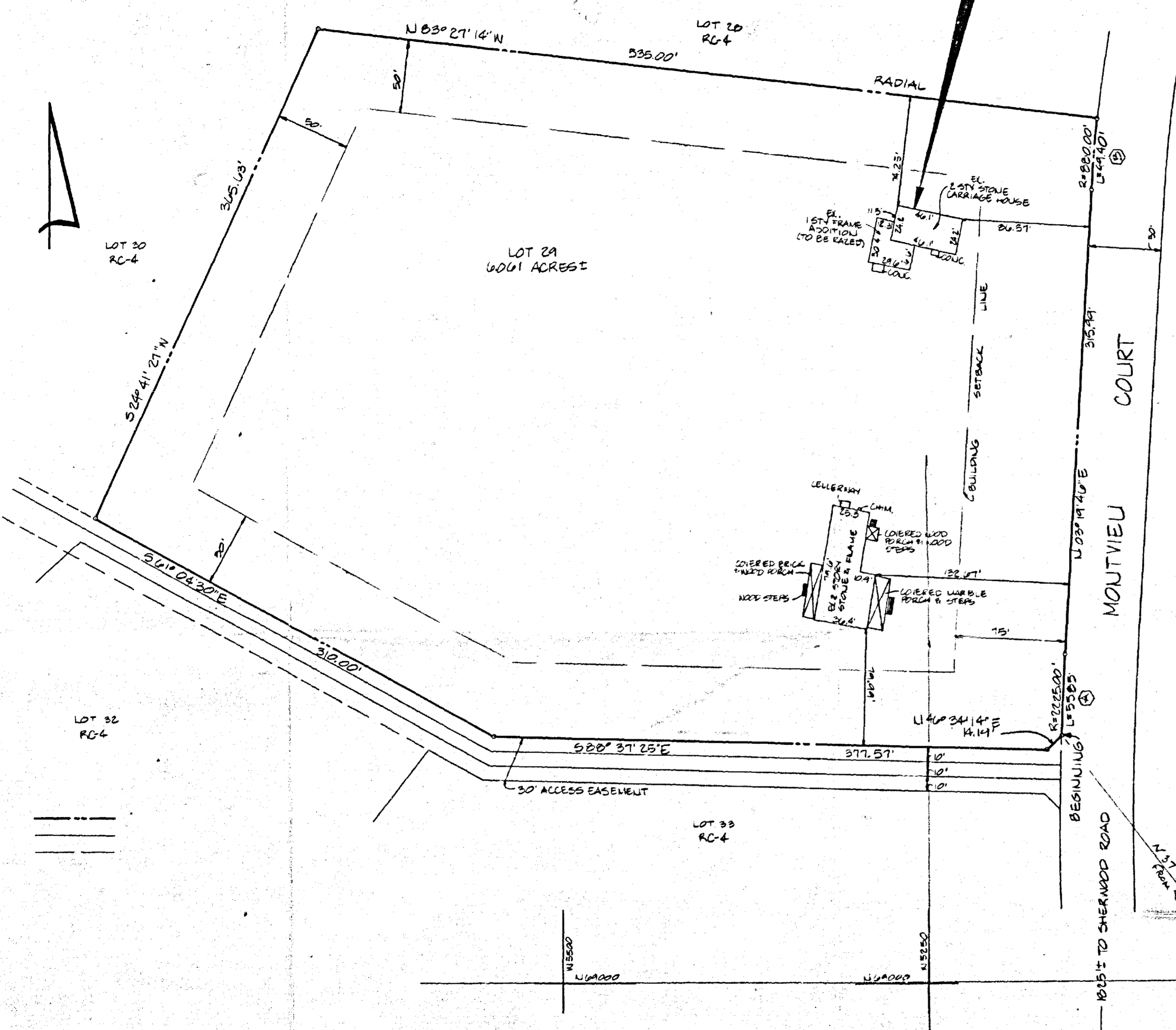
Cost of Advertisement: \$ 21.60

PETITION FOR VARIANCES
8th Election District
ZONING: Petition for Variances
LOCATION: West side Montview Road (proposed), 1,825 ft. North of Sherwood Road and 1,000 ft. West of Powers Avenue
DATE & TIME: Tuesday, June 5, 1984 at 10:00 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 Variances to permit an accessory building in side and front yards in lieu of the required rear yard and to permit a height of 23 ft. instead of the permitted maximum of 15 ft.
Being the property of United States Fidelity and Guaranty Co., as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
May 17, 1984

CURVE DATA					
CHAVE	RADIUS	Δ	LENGTH	TANGENT	CHORD
A	2225.00'	01°26'18"	35.85'	27.93'	502°56'38"W 55.85'
B	880.00'	03°18'00"	49.40'	28.71'	504°56'16"N 49.40'



- GENERAL NOTES:
- EXISTING ZONING: RC-4
 - TOTAL AREA OF SHERWOOD: 11.36 ACRES
 - AREA OF LOT 29: 6.061 ACRES
 - CRG APPROVAL DATE: FEBRUARY 29, 1984
 - EXISTING HOUSE TO REMAIN AS RESIDENCE
 - EXISTING CARRAGE HOUSE TO BE AN ACCESSORY STRUCTURE, CONVERTED TO A GARAGE
 - EXISTING ONE STORY FRAME ADDITION ON CARRAGE HOUSE TO BE RAZED



LEGEND:
 OUTLINE TRACT
 RIGHT OF WAY
 MINIMUM SETBACK LINE



VARIANCE REQUESTED FROM SECTION 400.1 AND 400.3 TO PERMIT AN ACCESSORY BUILDING IN A SIDE YARD IN LIEU OF REQUIRED REAR YARD AND TO PERMIT A HEIGHT OF 23 FEET INSTEAD OF THE REQUIRED MAXIMUM OF 15 FEET

PLAT TO ACCOMPANY
 PETITION FOR VARIANCE
 TO HEIGHT & LOCATION OF ACCESSORY STRUCTURE
 LOT 29

"SHERWOOD"

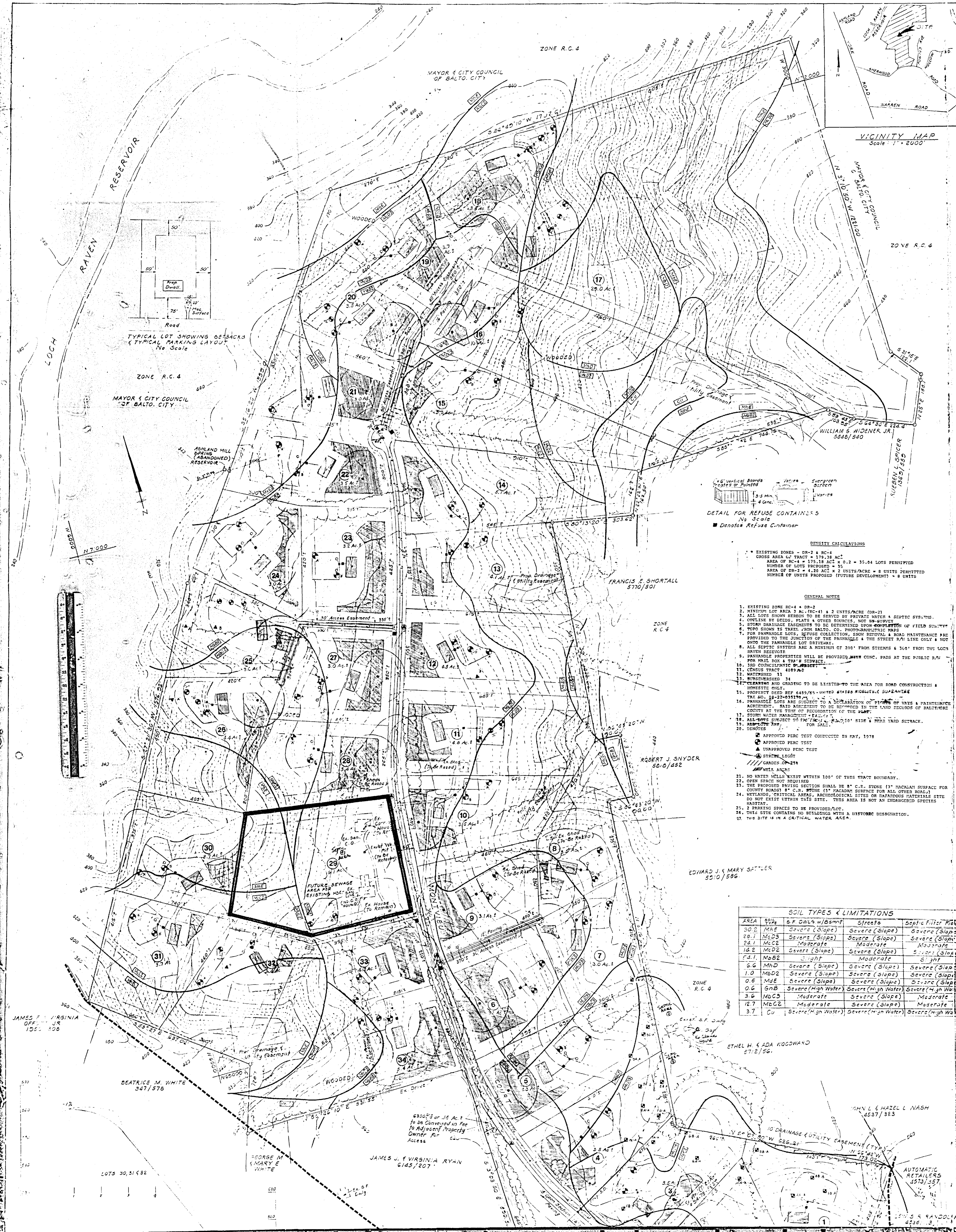
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 400' ± 50'

PETITIONER'S
 EXHIBIT 1

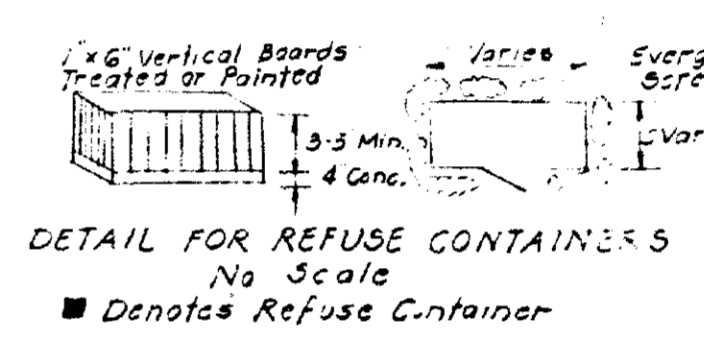
MARCH 9, 1984
 APRIL 17, 1984 HEIGHT DETAIL ADDED

ENGINEER:
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES INCORPORATED
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND
 301-825-8120



TYPICAL LOT SHOWING SETBACKS & TYPICAL PARKING LAYOUT
No Scale

VICINITY MAP
Scale 1" = 2000'



DETAIL FOR REFUSE CONTAINERS
No Scale

DENSITY CALCULATIONS
 * EXISTING ZONES - DR-2 & RC-4
 GROSS AREA OF TRACT = 179.18 AC.
 AREA OF RC-4 = 175.18 AC. x 0.2 = 35.04 LOTS PERMITTED
 NUMBER OF LOTS PROPOSED = 35
 AREA OF DR-2 = 4.20 AC. x 2 UNITS/ACRE = 8 UNITS PERMITTED
 NUMBER OF UNITS PROPOSED (FUTURE DEVELOPMENT) = 8 UNITS

- GENERAL NOTES
- EXISTING ZONE RC-4 & DR-2
 - MINIMUM LOT AREA 3 AC. (RC-4) & 2 UNITS/ACRE (DR-2)
 - ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WATER & SEPTIC SYSTEMS.
 - COULINE BY DEEDS, PLATS & OTHER SOURCES, NOT BY SURVEY.
 - STORM DRAINAGE EASEMENTS TO BE DETERMINED UPON COMPLETION OF FIELD SURVEY.
 - TOPO SHOWS IS TAKEN FROM BALTO. CO. PHOTOGRAMMETRIC MAPS.
 - FOR PANNABLE LOTS, REFUSE COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANNABLE & THE STREET R/W LINE ONLY & NOT ONTO THE PANNABLE LOT DRIVEWAY.
 - ALL SEPTIC SYSTEMS ARE A MINIMUM OF 200' FROM STREAMS & 300' FROM THE LOCH RAVEN RESERVOIR.
 - PANNABLE PROPERTIES WILL BE PROVIDED WITH CONC. PADS AT THE PUBLIC R/W FOR MAIL BOX & TWP. SERVICE.
 - 3RD CONC. PAVEMENT TO BE PROVIDED.
 - CINUSUS TRACT 4089 AND
 - WATERSHED 11
 - SUBDIVISION 34
 - CLEARING AND GRADING TO BE LIMITED TO THE AREA FOR ROAD CONSTRUCTION & DOMESTIC USE ONLY.
 - PROPERTY DEED REF 6489/65 UNITED STATES FEDERAL GUARANTEE TAX NO. 18-22-03170
 - PANNABLE LOTS ARE SUBJECT TO A VARIATION OF TYPES OF WAYS & MAINTENANCE AGREEMENT. SAID AGREEMENT TO BE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AT THE TIME OF RECORDATION OF THE PLAT.
 - STORM WATER MANAGEMENT - 4.2.1.1
 - ALL LOTS SUBJECT TO 10' (MIN.) 5' (MAX.) SIDE & REAR YARD SETBACK.
 - ADULTS ARE FOR SALE.
 - DEMOTIS 1
 - APPROVED PERC TEST CONDUCTED IN MAY, 1978
 - APPROVED PERC TEST
 - UNAPPROVED PERC TEST
 - STREET LIGHT
 - GRADES OF 25%
 - WELL AREAS
 - NO WATER WELLS EXIST WITHIN 100' OF THIS TRACT BOUNDARY.
 - OPEN SPACE NOT REQUIRED
 - THE PROPOSED PAVING SECTION SHALL BE 8" C.R. STONE (1" MACADAM SURFACE FOR COUNTY ROADS) 8" C.R. STONE (1" MACADAM SURFACE FOR ALL OTHER ROADS)
 - WETLANDS, CRITICAL AREAS, ARCHIOLOGICAL SITES OR HAPAZARDOUS MATERIALS SITES DO NOT EXIST WITHIN THIS SITE. THIS AREA IS NOT AN ENDANGERED SPECIES HABITAT.
 - 2 PARKING SPACES TO BE PROVIDED/LOT.
 - THIS SITE CONTAINS NO BUILDINGS WITH A HISTORIC DESIGNATION.
 - THIS SITE IS IN A CRITICAL WATER AREA.

SOIL TYPES & LIMITATIONS

AREA	30% S.F. ONLY w/bsmt	Streets	Septic Filter Field
30.2	MhE Severe (Slope)	Severe (Slope)	Severe (Slope)
20.1	MdD Severe (Slope)	Severe (Slope)	Severe (Slope)
20.1	MdC2 Moderate (Slope)	Moderate	Moderate
14.2	MdD Severe (Slope)	Severe (Slope)	Severe (Slope)
14.1	MdD2 Severe (Slope)	Severe (Slope)	Severe (Slope)
6.6	MhD2 Severe (Slope)	Severe (Slope)	Severe (Slope)
1.0	MdD Severe (Slope)	Severe (Slope)	Severe (Slope)
0.6	MdE Severe (Slope)	Severe (Slope)	Severe (Slope)
0.6	GnB Severe (High Water)	Severe (High Water)	Severe (High Water)
3.6	MdC3 Moderate (Slope)	Severe (Slope)	Moderate
12.7	MdC2 Moderate (Slope)	Severe (Slope)	Moderate
3.7	Cu Severe (High Water)	Severe (High Water)	Severe (High Water)



JAMES F. VIRGINIA
OFFICER JR.
1055/308

BEATRICE M. WHITE
347/578

GEORGE M. & MARY E. WHITE

JAMES J. VIRGINIA RYAN
6145/207

ROBERT J. SNYDER
5610/452

EDWARD J. & MARY SATTLER
5510/586

ETHEL H. & ADA KOGOWARD
5712/56

JOHN L. & HAZEL L. NASH
4537/323

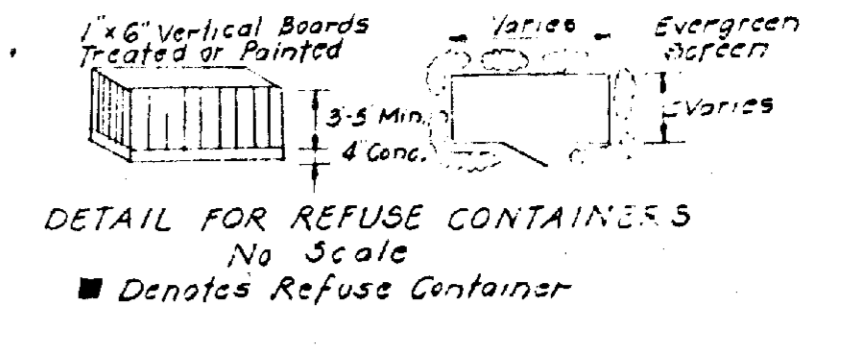
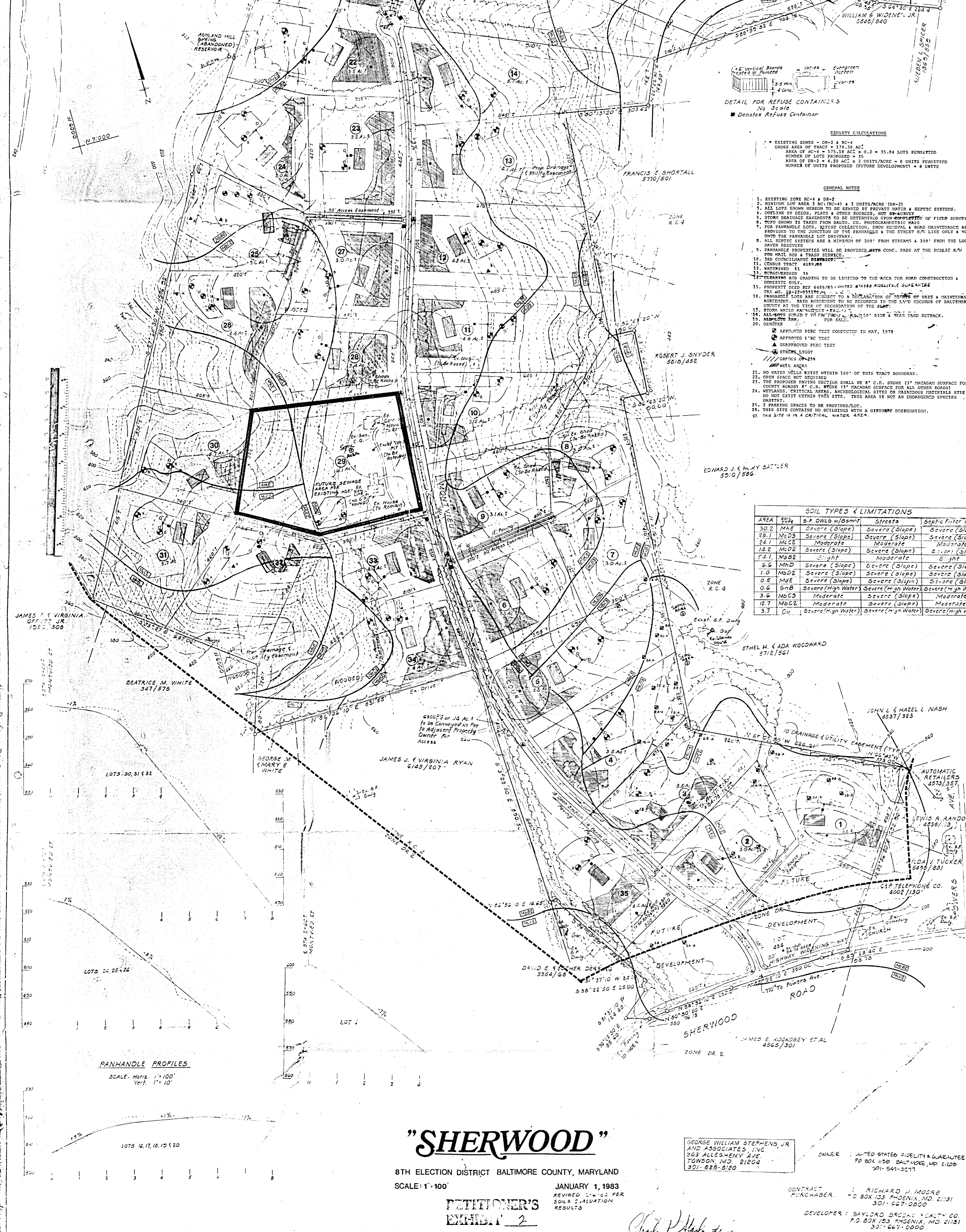
AUTOMATIC RETAILERS
4573/357

LOTS 30, 31 & 32

6320'± or 1/4 AC.±
to be Conveyed to Fee
to Adjacent Property
Owner for
Access

10 DRAINAGE & UTILITY EASEMENT (TYP.)
N 72° 42' W 226.2'

5555 S. RANDOLPH
4558/3



DENSITY CALCULATIONS

- EXISTING ZONES - DR-2 & RC-4
- GROSS AREA OF TRACT = 179.38 AC
- AREA OF RC-4 = 175.18 AC @ 0.2 = 35.04 LOTS PERMITTED
- NUMBER OF LOTS PROPOSED = 35
- AREA OF DR-2 = 4.20 AC @ 2 UNITS/ACRE = 8 UNITS PERMITTED
- NUMBER OF UNITS PROPOSED (FUTURE DEVELOPMENT) = 8 UNITS

GENERAL NOTES

- EXISTING ZONE RC-4 & DR-2
- MINIMUM LOT AREA 3 AC (RC-4) & 2 UNITS/ACRE (DR-2)
- ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WATER & SEPTIC SYSTEMS.
- COULINE BY DEEDS, PLATS & OTHER SOURCES, NOT BY SURVEY
- STORM DRAINAGE EASEMENTS TO BE OBTAINED UPON COMPLETION OF FIELD SURVEY
- TOPO SHOWN IS TAKEN FROM BALTO. CO. PHOTOGRAMMETRIC MAPS
- FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE & THE STREET R/W LINE ONLY & NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- ALL SEPTIC SYSTEMS ARE A MINIMUM OF 200' FROM STREAMS & 300' FROM THE LOCI RAVEN RESERVOIR.
- PANHANDLE PROPERTIES WILL BE PROVIDED WITH CONC. PADS AT THE PUBLIC R/W FOR MAIL BOX & TRASH SERVICE.
- 3RD COUNCILMANIC DISTRICT
- CENSUS TRACT 4089.00
- WATERFISHED 11
- SUBSERVICED 34
- CLEARING AND GRADING TO BE LIMITED TO THE AREA FOR ROAD CONSTRUCTION & DOMESTIC USE.
- PROPERTY DEED REF 6489/65 - UNITS 67485 - 67486 - 67487 - 67488 - 67489 - 67490 - 67491 - 67492 - 67493 - 67494 - 67495 - 67496 - 67497 - 67498 - 67499 - 67500 - 67501 - 67502 - 67503 - 67504 - 67505 - 67506 - 67507 - 67508 - 67509 - 67510 - 67511 - 67512 - 67513 - 67514 - 67515 - 67516 - 67517 - 67518 - 67519 - 67520 - 67521 - 67522 - 67523 - 67524 - 67525 - 67526 - 67527 - 67528 - 67529 - 67530 - 67531 - 67532 - 67533 - 67534 - 67535 - 67536 - 67537 - 67538 - 67539 - 67540 - 67541 - 67542 - 67543 - 67544 - 67545 - 67546 - 67547 - 67548 - 67549 - 67550 - 67551 - 67552 - 67553 - 67554 - 67555 - 67556 - 67557 - 67558 - 67559 - 67560 - 67561 - 67562 - 67563 - 67564 - 67565 - 67566 - 67567 - 67568 - 67569 - 67570 - 67571 - 67572 - 67573 - 67574 - 67575 - 67576 - 67577 - 67578 - 67579 - 67580 - 67581 - 67582 - 67583 - 67584 - 67585 - 67586 - 67587 - 67588 - 67589 - 67590 - 67591 - 67592 - 67593 - 67594 - 67595 - 67596 - 67597 - 67598 - 67599 - 67600 - 67601 - 67602 - 67603 - 67604 - 67605 - 67606 - 67607 - 67608 - 67609 - 67610 - 67611 - 67612 - 67613 - 67614 - 67615 - 67616 - 67617 - 67618 - 67619 - 67620 - 67621 - 67622 - 67623 - 67624 - 67625 - 67626 - 67627 - 67628 - 67629 - 67630 - 67631 - 67632 - 67633 - 67634 - 67635 - 67636 - 67637 - 67638 - 67639 - 67640 - 67641 - 67642 - 67643 - 67644 - 67645 - 67646 - 67647 - 67648 - 67649 - 67650 - 67651 - 67652 - 67653 - 67654 - 67655 - 67656 - 67657 - 67658 - 67659 - 67660 - 67661 - 67662 - 67663 - 67664 - 67665 - 67666 - 67667 - 67668 - 67669 - 67670 - 67671 - 67672 - 67673 - 67674 - 67675 - 67676 - 67677 - 67678 - 67679 - 67680 - 67681 - 67682 - 67683 - 67684 - 67685 - 67686 - 67687 - 67688 - 67689 - 67690 - 67691 - 67692 - 67693 - 67694 - 67695 - 67696 - 67697 - 67698 - 67699 - 67700 - 67701 - 67702 - 67703 - 67704 - 67705 - 67706 - 67707 - 67708 - 67709 - 67710 - 67711 - 67712 - 67713 - 67714 - 67715 - 67716 - 67717 - 67718 - 67719 - 67720 - 67721 - 67722 - 67723 - 67724 - 67725 - 67726 - 67727 - 67728 - 67729 - 67730 - 67731 - 67732 - 67733 - 67734 - 67735 - 67736 - 67737 - 67738 - 67739 - 67740 - 67741 - 67742 - 67743 - 67744 - 67745 - 67746 - 67747 - 67748 - 67749 - 67750 - 67751 - 67752 - 67753 - 67754 - 67755 - 67756 - 67757 - 67758 - 67759 - 67760 - 67761 - 67762 - 67763 - 67764 - 67765 - 67766 - 67767 - 67768 - 67769 - 67770 - 67771 - 67772 - 67773 - 67774 - 67775 - 67776 - 67777 - 67778 - 67779 - 67780 - 67781 - 67782 - 67783 - 67784 - 67785 - 67786 - 67787 - 67788 - 67789 - 67790 - 67791 - 67792 - 67793 - 67794 - 67795 - 67796 - 67797 - 67798 - 67799 - 67800 - 67801 - 67802 - 67803 - 67804 - 67805 - 67806 - 67807 - 67808 - 67809 - 67810 - 67811 - 67812 - 67813 - 67814 - 67815 - 67816 - 67817 - 67818 - 67819 - 67820 - 67821 - 67822 - 67823 - 67824 - 67825 - 67826 - 67827 - 67828 - 67829 - 67830 - 67831 - 67832 - 67833 - 67834 - 67835 - 67836 - 67837 - 67838 - 67839 - 67840 - 67841 - 67842 - 67843 - 67844 - 67845 - 67846 - 67847 - 67848 - 67849 - 67850 - 67851 - 67852 - 67853 - 67854 - 67855 - 67856 - 67857 - 67858 - 67859 - 67860 - 67861 - 67862 - 67863 - 67864 - 67865 - 67866 - 67867 - 67868 - 67869 - 67870 - 67871 - 67872 - 67873 - 67874 - 67875 - 67876 - 67877 - 67878 - 67879 - 67880 - 67881 - 67882 - 67883 - 67884 - 67885 - 67886 - 67887 - 67888 - 67889 - 67890 - 67891 - 67892 - 67893 - 67894 - 67895 - 67896 - 67897 - 67898 - 67899 - 67900 - 67901 - 67902 - 67903 - 67904 - 67905 - 67906 - 67907 - 67908 - 67909 - 67910 - 67911 - 67912 - 67913 - 67914 - 67915 - 67916 - 67917 - 67918 - 67919 - 67920 - 67921 - 67922 - 67923 - 67924 - 67925 - 67926 - 67927 - 67928 - 67929 - 67930 - 67931 - 67932 - 67933 - 67934 - 67935 - 67936 - 67937 - 67938 - 67939 - 67940 - 67941 - 67942 - 67943 - 67944 - 67945 - 67946 - 67947 - 67948 - 67949 - 67950 - 67951 - 67952 - 67953 - 67954 - 67955 - 67956 - 67957 - 67958 - 67959 - 67960 - 67961 - 67962 - 67963 - 67964 - 67965 - 67966 - 67967 - 67968 - 67969 - 67970 - 67971 - 67972 - 67973 - 67974 - 67975 - 67976 - 67977 - 67978 - 67979 - 67980 - 67981 - 67982 - 67983 - 67984 - 67985 - 67986 - 67987 - 67988 - 67989 - 67990 - 67991 - 67992 - 67993 - 67994 - 67995 - 67996 - 67997 - 67998 - 67999 - 68000
- UNAPPROVED PERC TEST
- STREET LIGHT
- GRAPES OR 25'
- WELL AREAS
- NO WATER WELLS EXIST WITHIN 100' OF THIS TRACT BOUNDARY.
- OPEN SPACE NOT REQUIRED
- THE PROPOSED PAVING SECTION SHALL BE 8" C.R. STONE (3" MACADAM SURFACE FOR COUNTY ROADS) 8" C.R. STONE (3" MACADAM SURFACE FOR ALL OTHER ROADS)
- WETLANDS, CRITICAL AREAS, ARCHAEOLOGICAL SITES OR HAZARDOUS MATERIALS SITE DO NOT EXIST WITHIN THIS SITE. THIS AREA IS NOT AN ENDANGERED SPECIES HABITAT.
- 2 PARKING SPACES TO BE PROVIDED/LOT.
- THIS SITE CONTAINS NO BUILDINGS WITH A HISTORIC DESIGNATION.
- THIS SITE IS IN A CRITICAL WATER AREA.

SOIL TYPES & LIMITATIONS

AREA	%	S.F. DWLS w/bsmt	Streets	Septic Filter Field
30.2	MfE	Severe (Slope)	Severe (Slope)	Severe (Slope)
28.1	MdD3	Severe (Slope)	Severe (Slope)	Severe (Slope)
24.1	MdC2	Moderate	Moderate	Moderate
14.2	MdD2	Severe (Slope)	Severe (Slope)	Severe (Slope)
13.1	MdD2	Slight	Moderate	Slight
6.6	MdD2	Severe (Slope)	Severe (Slope)	Severe (Slope)
1.0	MdD2	Severe (Slope)	Severe (Slope)	Severe (Slope)
0.6	MdE	Severe (Slope)	Severe (Slope)	Severe (Slope)
0.6	GnB	Severe (High Water)	Severe (High Water)	Severe (High Water)
3.6	MdC3	Moderate	Severe (Slope)	Moderate
12.7	MdC2	Moderate	Severe (Slope)	Moderate
3.7	Cu	Severe (High Water)	Severe (High Water)	Severe (High Water)

PANHANDLE PROFILES
SCALE: Horiz. 1" = 100'
Vert. 1" = 10'

"SHERWOOD"

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'

DEFINITION'S EXHIBIT 2
JANUARY 1, 1983
REVISED 1-16-83 PER
SOILS EVALUATION
RESULTS

GEORGE WILLIAM STEPHENS, JR
AND ASSOCIATES, INC
303 ALLEGHENY AVE
TOWSON, MD. 21204
301-825-0120

OWNER: UNITED STATES FIDELITY & GUARANTEE
PO BOX 1153 BALTIMORE, MD 21208
301-541-3277

CONTRACT PURCHASER: RICHARD J. MOORE
PO BOX 153 PHOENIX, MD. 21131
301-667-0000

DEVELOPER: SAYLORO BRECK & SALT CO.
P.O. BOX 153 PHOENIX, MD. 21131
301-667-0000

Charles P. Altieri 7/30/83