

PETITION FOR ZONING VARIANCE 85-59-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 1-B01.2.C.6 (V.B.9, C.M.D.P.) to allow a building to street Right of way setback of 20 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The narrow lot width and the geometrical shape of the lot in conjunction with the residential transition zone requirements restrict the building layout to exactly as shown on the accompanying plan.

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

Attorney for Petitioner:
(Type or Print Name) P.O. Box 308 561-3400
Address Phone No.
Timonium, Maryland 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Richard Berger
Name
P.O. Box 308 Timonium 561-3400
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of July, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of August, 1984, at 2:15 o'clock P.M.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

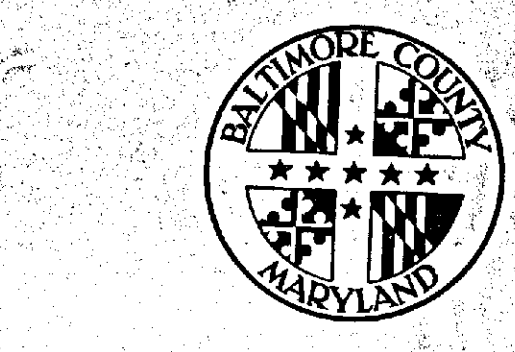
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of July, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Metro Industries, Inc.
Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: August 10, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-59-A

The plan was approved by the CRG on 2/3/84; the Development Plan was approved on 6/7/84.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 20, 1984

Mr. Richard Berger, President
Metro Industries, Inc.
P.O. Box 308
Timonium, Maryland 21093

RE: Item No. 362 - Case No. 85-59-A
Petitioner - Metro Industries, Inc.
Variance Petition

Dear Mr. Berger:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They 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.

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

Enclosures

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

COUNTY REVIEW GROUP MEETING MINUTES

Thursday, January 12, 1984

CHESAPEAKE STONE MANOR DISTRICT 9

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Current Planning

Agency Representatives

Diana Iltor - Zoning
Susan Carroll - Planning
Grey Jones - Traffic Engineering
Don Schuler - Bureau of Public Services

Developer's Representatives

Joe Nelson - Nelson-Salahas
Juri Maiste - Evans, Hagan & Holdefer, Dev. Engr.
*Attachment - List of Interested Citizens

The meeting was called to order at 2:15 p.m. by Mr. Benson, Chairman of the County Review Group. Mr. Benson introduced the members of the committee and stated the purpose of the meeting.

Mr. Juri Maiste, developer's engineer, presented the plan. They propose to construct 20 condominium townhouses within the property. Fourteen units are 3 bedrooms and six units are 2 bedrooms. The tract acreage is 3.68. Access is proposed from Chesapeake Avenue. The interior road is proposed as private. Public water exists in Chesapeake Ave. and public sewer exists in Dixie Drive. Porous paving is proposed and all interior drains as proposed are to connect to existing systems. Developer is requesting 3 waivers for: 1) paving width to be reduced from 24' to 20'; 2) improvements consisting of curb and gutter, additional paving and sidewalks to Chesapeake Ave. for the frontage to be waived; 3) open space to be waived.

Susan Carroll, Office of Planning, summarized written comments submitted from Traffic Engineering, Developers Engineering Division, Zoning, Planning, Recreation & Parks, and Health. Miss Carroll's summary is as follows:

Chesapeake Avenue shall be improved with an ultimate 42' curb and gutter cross section on a 60' R/W and shall be developer's cost. Radii within the site to be designed to accommodate emergency vehicles. Storm water management is required; the proposed porous paving is under review for this site. A storm drain study is required to determine a suitable outfall. Public water and sewer exists; however, the water and sewer mains within this site shall be 8".

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
674-5011
NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 7-3-84
Item # 362
Property Owner: Metro Industries, Inc.
Location: 915 Chesapeake Ave.
W. Dixie Drive

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
An amended Final Development Plan may be required.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

CHESAPEAKE STONE MANOR

-2-

January 12, 1984

Traffic Engineering comments state that the entrance is to be located approximately 10' to the west of the proposed entrance.

The developer may request a waiver and pay a fee in lieu of local open space. The plan must be revised to accommodate the relocated entrance required by Traffic Engineering.

Health recommends approval of the plan subject to the conditions set forth by that office.

The plan does not meet the minimum setback or buffer requirements for a condominium townhouse in a residential transition area. The RTA is under study by the Zoning Commissioner and could result in a different interpretation of residential transition area requirements.

CITIZENS' COMMENTS

Ms. Mueller, representing the Southland Improvement Association, and Mr. Engel and Mr. Sykes stated that the setback by covenants is 12'; however, the Baltimore County requirement is 10'. They also questioned what was planned for Lot 20.

The CRG advised that Baltimore County could only enforce the County's requirements. The developer stated he did not own Lot 20.

Mr. Kronen questioned using porous paving in controlling drainage or as storm water management.

The CRG advised him that the proposal was being reviewed by the Engineering Section. Mr. Zavadil expressed concern about what impact the proposed road may have on his home.

The CRG advised that the storm drain would not affect this property and the proposed road would be 80' or more from the home.

Mr. Kirby stated that this is a family oriented neighborhood and questioned what size homes would be constructed and would they be family oriented.

The developer stated again that 14 3-bedroom homes and 6 2-bedroom homes would be constructed and will be family oriented.

A copy of the written comments from the aforementioned agencies was given to the developer and developer's engineer. All comments have been made a part of these minutes.

There will be a continued meeting required for this proposal. Three issues to be resolved are: 1) location of entrance; 2) zoning regulations; 3) storm drain outfall and storm water management.

The meeting was adjourned at 4:15 p.m.

APR 23 1985

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 Deputy Zoning Commissioner of Baltimore County, this 6th day of September, 1984, that the herein Petition for Variance(s) to permit a building to street right of way setback of 20 feet in lieu of the required 25 feet, in accordance with the site plan filed herein, revised June 14, 1984, marked Petitioner's Exhibit 1 and the Landscape Plan, revised April 24, 1984, marked Petitioner's Exhibit 4, is hereby GRANTED, from and after the date of this Order, subject to Petitioner's Exhibit 4 being revised to comply with the Baltimore County Landscape Manual and approved by the Current Planning and Development Division.

Jan M. H. Jung
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE: September 6, 1984
BY: Mary Langhorne (clerk)

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
DATE: February 8, 1984

PROJECT NAME: Chesapeake Stone Manor
PROJECT NUMBER: #812233
LOCATION: Stone Manor Court,
S. of Chesapeake Avenue
DISTRICT: 9C4

The Plan for the subject site, dated December 19, 1983 and revised January 12, 1984, has been reviewed by the Developers Engineering Division and the following comments are furnished:

STORM WATER MANAGEMENT COMMENTS:

A conventional storm drain system, capable of carrying the 10-year storm, will be required as a supplement to the proposed storm water management system, in the event the porous paving does not function as expected. The existing 18-inch drain downstream from the site must be studied to determine its adequacy to receive any additional flows.

HIGHWAY COMMENTS:

The Department of Public Works will not support a request for waiver of road improvements.

All other comments, dated January 9, 1984, remain valid.

The Plan may be approved pending conformance to these comments.

Edward A. McDonough
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EDW:DBS:as
cc: File

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name	Address
Edmund M. Moring	507 W. Chesapeake Ave.
James Zyck	413 Lexington Ct.
James Sykes	16 Dixie Dr.
Elizabeth Sykes	16 Dixie Dr.
Mr. and Mrs. James Cosby	406 Dixon Dr.
Mr. Eugene P. Culbert	8 Dixie Dr.
Mr. and Mrs. Robert J. Moxley	6 Dixie Drive
Mr. and Mrs. J. J. Lister	1 Hampshire Woods Ct.
William H. Engel	4 Hampshire Woods Ct.
Raymond B. Deland	2 Dixie Drive
Robert H. Brown	4 Dixie Dr.
George Z. Av-LDI	503 W. Chesapeake Ave.
John Kearney	301 Colman Court
John W. Brown	11 Hampshire Woods Ct.

BALTIMORE COUNTY, MARYLAND

DATE: February 7, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Chesapeake Stone Manor
PROJECT NUMBER: CRG Agenda 2/7/84 2:30 PM
LOCATION: Stone Manor Ct. S. of Chesapeake Avenue
DISTRICT: 9
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

COMMENTS

1. Proposed buildings are to be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code, 1976 Edition.

BALTIMORE COUNTY, MARYLAND

DATE: February 9, 1984

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

PROJECT NAME: Chesapeake Stone Manor
LOCATION: S/S Chesapeake Ave., 120' W of Dixie Drive
DISTRICT: 9th Election District
PLAN: February 9, 1984
DEVELOPMENT PLAN:
FLAT:

The revised site plan submitted for CRG approval has been restudied by this office. The following issues have been reviewed with the Zoning Commissioner, Arnold Jablon, and have been resolved:

- a. The residential transition areas on this site are established 300' from the dwellings and 250' from the vacant lots of less than 2 acres on Dixie Drive and Alabama Road. The setbacks and buffer areas as shown on the plan are adequate. No residential transition area is established from the Masonic Home; therefore, setbacks and buffers are not required from between the homes on Dixie Drive and Alabama Road are adequate due to the fact that with an r.t.a., the transition use closest to the lot/house which creates the r.t.a., determines the required setback and buffer.
- b. The minimum distance between buildings in an r.t.a. is 1 1/2 times the height of the higher building. The setbacks as shown are adequate.

Diana I. Titter
DIANA I. TITTER
Zoning Associate III

Diaj

7/32bco

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

Planning
DATE: February 7, 1984

TO: Mr. Robert A. Morton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Chesapeake Stone Manor
PROJECT NUMBER & DISTRICT: 9C4
LOCATION: Chesapeake Avenue W. of Dixie Drive
C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAT:

The ultimate right-of-way of 30ft. off of the centerline needs to be cleared of all trees and shrubs along the property frontage, and additional clearing will be needed 15ft. behind the right-of-way between the proposed Stone Manor Road and the east property line.

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Norman E. Gerber, Director
TO: Office of Planning and Zoning
Date: February 9, 1984

FROM: Malcolm S. Aldrich

SUBJECT: LOCAL OPEN SPACE WAIVER REQUESTS

	FEE IN LIEU OF L.O.S.
523 & 525 ALLEGHANY AVE. - Elec. Dist. 9, Council. Dist. 4	\$ 386.12
CATONSVILLE MANOR - Elec. Dist. 1, Council. Dist. 1	1,024.17
CHESAPEAKE STONE MANOR - Elec. Dist. 9, Council. Dist. 4	1,888.65
JOHN E. PHILLIPS PROPERTY - Elec. Dist. 11, Council. Dist. 5	302.18
KINGS CREST ESTATES - Elec. Dist. 14, Council. Dist. 6	671.52
RANDALLFIELDS SUBDIVISION - Elec. Dist. 2, Council. Dist. 2	1,435.37
STANLEY RODGERS PROPERTY - Elec. Dist. 15, Council. Dist. 7	1,401.80

At its regular meeting on February 8, 1984, the Baltimore County Board of Recreation and Parks considered and approved the request to waive the Local Open Space requirements for the subject properties provided the above listed fees are paid to Account Number 01.646, Open Space Fees.

We are attaching plans indicating the specific locations of these properties.

Should you require additional information on this matter, please advise.

Malcolm S. Aldrich
MALCOLM S. ALDRICH
Director of Recreation and Parks

MSA:bg
Encls.

cc: Mr. Gene Bober
Mr. Gilbert Benson
Mr. Harry Coulter
Mr. Albert Svahla

RECEIVED
BALTIMORE COUNTY
FEB 13 1984
OFFICE OF PLANNING
AND ZONING

APR 23 1984

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: February 8, 1984
CONTINUED CRG
PROJECT NAME: Chesapeake Stone Manor
PLAN: XXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: IX-421
PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:
The revised plan dated January 24, 1984, is generally satisfactory as it pertains to the requirements of this office, subject to compliance with Transition Area requirements.
A Final Development Plan is required.
Susan Carrell

COUNTY REVIEW GROUP MEETING MINUTES
Thursday, February 9, 1984
CHESAPEAKE STONE MANOR
DISTRICT 9

- COUNTY REVIEW GROUP - THOSE PRESENT*
Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning
Agency Representatives:
Susan Carrell - Planning
Don Schuler - Developer's Engineering Division
Diana Iltor - Zoning
Greg Jones - Traffic Engineering
Developer's Representatives:
Joe Nelson - Nelson Salabos
Richard Berger - Notro Ind.
Rich Umbarger - Evans, Hagan & Holdefer, Inc.
Juri Maiste - Evans, Hagan & Holdefer, Inc.
Steve Smith - Evans, Hagan & Holdefer, Inc.
*Attachment - Interested Citizens

The meeting was called to order at 2:30 p.m. by Mr. Benson, Chairman of the County Review Group. Mr. Benson introduced the members of the committee and stated that this was a continued meeting from 1/12/84. There were 3 issues to be resolved from the first meeting as follows: 1) location of entrance to serve the subdivision; 2) storm water management and storm drain outfall; 3) zoning issues with regard to setback and buffer areas.
Mr. Richard Berger, developer's representative, presented the plan. The plan is being resubmitted with the entrance being revised in accordance with the requests of Baltimore County. The storm drains are being picked up by either enclosed systems or directed within the roadway to the inlets and the storm water management facility will be storage underground within the drainage system. This plan complies with the decision handed down by the Zoning Commissioner with reference to setbacks and buffer.
Susan Carrell, Office of Planning, presented written comments submitted by Traffic, Developers Engineering Division, Fire, Zoning, Planning. A copy of these comments was given to the developer and developer's engineer and have been made a part of these minutes. Miss Carrell's summary is as follows:
The entrance as shown meets the Traffic Engineer's requirements.

CHESAPEAKE STONE MANOR
February 9, 1984

Baltimore County will not support a waiver for road improvements and comments of 1/9/84 from Developers Engineering Division remain valid. Conventional storm drain system capable of carrying a 10 year storm will be required as a supplement to the storm water management system. A 18" system downstream from the site must be studied to determine if it is adequate to handle the flows. Plan as revised generally meets Developers Engineering Division requirements subject to compliance with the transition area requirements.
The Zoning Commissioner has reviewed the plan and the following issues have been resolved: 1) The residential transition areas on this site are established 300' from the dwellings and 250' from the vacant lots of less than 2 acres on Dixie Drive and Alabama Rd. The setbacks and buffer areas as shown on the plan are adequate. No residential transition area is established from the Masonic Home; therefore, setbacks and buffers are not required from this lot line. The building setbacks and width of the buffer between the homes on Dixie Dr. and Alabama Rd. are adequate due to the fact that with an r.t.a., the transition use closest to the lot/house which creates the r.t.a. determines the required setback and buffer; 2) The minimum distance between buildings in an r.t.a. is 1 1/2 times the height of the higher building. The setbacks as shown are adequate.

CITIZENS' COMMENTS
Those citizens present were concerned about the location of the entrance as it now is shown; the proposed storm water management and storm drain facilities as proposed; and the zoning issues.
The Traffic Engineer stated that the entrance meets the requirements of his office for sight distance. The CRG stated that the storm drain systems and storm water management must meet the Coun. J's standards and requirements. The Zoning representative stated that the Zoning Commissioner had reviewed this plan and the plan does comply with Zoning requirements.
The plan was approved by the Dept. of Public Works and Office of Planning.
The meeting was adjourned at 4:00 p.m.

CHESAPEAKE STONE MANOR
February 9, 1984
CONTINUED MEETING
C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

Name Address
Richard A. Kroen 4 Dixie Dr.
Cesar Amorey 507 W. Chesapeake Ave.
Sebastian Sanguino 1922 Brookdale Rd.
Pat Callow 8 Dimp Rd. 21204
Mr. N. G. Ford 175 N. Chesapeake Ave.
Mrs. Robert W. Lindsey 413 Longwood Ct.
J.H. PETERSON 13 HANSHIRE WOODS

BALTIMORE COUNTY PUBLIC SCHOOL
COUNTY REVIEW GROUP MEETING
of Jan. 12, 1984

Development CHESAPEAKE STONE MANOR
Location STONE MANOR CT, S of CHESAPEAKE AVE.
District 9
Comments
School Situation
School Enrollment Capacity Over/Under
Future Construction
School Status Capacity Estimated To Open
Programmed Construction
School Capacity Year Programmed Estimated To Open
Possible Student Yield
Elementary
Junior
Senior
*Subject to availability of funds

BALTIMORE COUNTY, MARYLAND
SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
DATE: January 9, 1984
PROJECT NAME: Chesapeake Stone Manor
PROJECT NUMBER: #83233
LOCATION: Stone Manor Court, S. of Chesapeake Avenue
DISTRICT: 9C4

The Plan, dated December 19, 1983, has been reviewed by the Developers Engineering Division and is satisfactory pending conformance with the following comments:
GENERAL COMMENTS:
All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.
The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.
The proposed private utilities and roads shall be drawn on County Standard Plans and shall follow County Standards for size, materials and construction and shall be submitted to the Bureau of Public Services for review and approval.
The construction of private utilities shall be inspected by a private inspection firm under the supervision of the Baltimore County Bureau of Construction Inspection, Department of Public Works. The construction shall be certified by a Professional Engineer prior to approval for occupancy by the Department of Permits and Licenses.
All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

Project #83233
Chesapeake Stone Manor
Page 2
January 9, 1984
GENERAL COMMENTS: (Cont'd)

Under Bill #56-82, Section 22-72, security shall be posted prior to the issuance of building permits unless the posting of such security is deferred. The security shall be posted prior to the recording of the plat.
The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.
The Developer is responsible for the full cost of all highway and storm drain construction.
A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.
HIGHWAY COMMENTS:
Chesapeake Avenue is an existing road, which shall ultimately be improved as a 42-foot street cross-section on a 60-foot right-of-way.
The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:
a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

Project #83233
Chesapeake Stone Manor
Page 3
January 9, 1984
HIGHWAY COMMENTS: (Cont'd)

2. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.
3. The relocation of any utilities or poles as required by the road improvements.
All onsite road widths are approved as shown on the Plan. Porous Asphalt Paving shall be placed in accordance with typical section shown on the Plan and shall be the Developer's full responsibility. The Homeowners Association Covenant must include a clause specifying that any pavement replacement and/or resurfacing must be made in kind to allow for continuous storm water management.
The entrance paving within County right-of-way shall be normal paving, not porous.
The turnaround at the end of Stone Manor Court must be of sufficient radius to accommodate turning emergency vehicles.
In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.
Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.
The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.
It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.
STORM DRAIN COMMENTS:
The Plan as submitted indicates no suitable outfall for storm drainage.

Project #83233
Chesapeake Stone Manor
Page 4
January 9, 1984

STORM DRAIN COMMENTS: (Cont'd)

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the design in fee and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plan.

The Developer 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 Developer.

Offsite rights-of-way are necessary for storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

Construction drawings and right-of-way plats will be required for any offsite drainage facilities and any onsite facilities serving offsite areas. Plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Public Services. Construction is to be accomplished under County inspection.

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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.

A sediment control plan is required.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a performance bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Project #83233
Chesapeake Stone Manor
Page 5
January 9, 1984

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

Since storm water management will be achieved by means of Porous Paving, the effects of a 10-year storm must be investigated prior to recording of the record plat to determine if overflowing of cutting will take place.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (with Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Project #83233
Chesapeake Stone Manor
Page 6
January 9, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The water service connection shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

All sanitary sewers, public and private, are to be minimum 8 inches in size, with manholes at each terminus. The 8-inch sewer between Dixie Drive and Stone Manor Court shall be public and contained within a 10-foot utility easement.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewer to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plats required. He is further responsible for all costs associated with the conveying of the required right-of-way to Baltimore County.

EM:DBS:sa

cc: File

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: January 12, 1984

PROJECT NAME: Chesapeake Stone Manor
LOCATION: S/Side Chesapeake Ave
120' W. of Dixie Drive
DISTRICT: 9th Election District
PLAN: ☒
DEVELOPMENT PLAN: ☐
PLAT: ☐

1. The site plan submitted for CRG approval does not meet the minimum setback or buffer requirements for condominium townhouses in a residential transition area which are outlined as follows:

a. Section 1801.1.B.1.b.3. (a) states that the minimum building setback from any residential lot line that is in a residential transition area is 75 feet if the front or side of the building faces the lot line, 150 feet if the rear of the building faces the lot line. If the following units are back to back then units E-1, E-2, D-1, D-2, C-1, C-2, B-4 and B-5 all require a side yard of 75 feet along the westernmost side of the development tract. If units A-1 and A-2 are oriented towards Chesapeake Avenue, a 75 foot front setback is required from the proposed right of way widening line. If unit A-3's rear yard is oriented towards Chesapeake Avenue, a 150 foot rear setback is required.

b. Adequate buffer areas have not been provided as follows: A 75 foot wide buffer area must be provided to screen the existing dwellings on lots 14 - 27 along Dixie Drive, from all parking spaces that are within 300 feet of any dwelling or 250 feet from any vacant lot of less than 2 acres in area. The buffer which has been shown on the site plan along Stone Manor Drive is only 50 feet in width; the entrance appears to traverse what should be a 75 foot buffer area.

Chesapeake Stone Manor
S/S Chesapeake Ave,
120' W of Dixie Drive
9th Election District
Page 2

c. The minimum distance between buildings in an r.t.a. is one and one-half times the height of the higher building. The proposed building layout is unclear while the height distance factor shows that 30 feet is maintained between buildings.

2. Parking appears to be more convenient to the street than to the parking bay, containing 8 spaces.

3. A major revision to the site plan appears necessary due to the r.t.a. requirements. It appears that single family dwellings may be best suited to this site.

DIANA TITTE
Zoning Associate III

DI:bsc

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton

DATE: January 9, 1984

FROM : C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Chesapeake Stone Manor C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 9CA DEVELOPMENT PLAN:
LOCATION: Chesapeake Avenue and Dixie Drive RECORD PLAT:

The proposed road needs to be relocated to the west property line to improve sight distance.

C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/CMJ/ccm

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: January 5, 1984

PROJECT NAME: Chesapeake Stone Manor
COUNCIL & ELECTION DISTRICT: 9th
PLAN: ☐
PLAN EXTENSION: ☐
REVISED PLAN: ☐
PLAT: ☐

The plan proposes 20 dwelling units off of a single means of access off of Chesapeake Avenue. The plan must be revised to accommodate the relocated entrance as required by the Department of Traffic Engineering.

Susan Carrell
Susan Carrell

January 11, 1984
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Chesapeake Stone Manor
Subdivision Name, Section and/or Plat
Metro Industries, Inc. Evans, Hagan & Holdren, Inc.
Developer and/or Engineer
Towson Run 20 3.7
Watershed No. of Lots Total Acreage Public Public
or Units Water Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers ☒, public water ☒, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, ☒, has/have been reviewed and approved.

A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, be approved as submitted, ☒, be approved as submitted subject to the following conditions noted: in the attached memo dated January 8, 1984

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BUREAU OF ENGINEERING - BALTIMORE COUNTY, MD.

APR 23 1985

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: January 8, 1984
 FROM: Stephanie Taylor
 SUBJECT: ENVIRONMENTAL EFFECTS REPORT - CHESAPEAKE STONE MANOR
 CRG MEETING JANUARY 12, 1984

PLAN REVIEW NOTES

1. Residential subdivision with 20 townhouses on 3.7 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. No wetland soils.
5. No streams on the property.
6. Stormwater management is required.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

1. The owner agrees in writing to comply with the following best management practices at this site:

- A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- E. Filling will not occur in grassed or lined drainage ditches or swales.

ST:pm

August 1, 1984

Metro Industries, Inc.
 c/o Richard Berger
 P. O. Box 308
 Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variance
 S/S Chesapeake Avenue, 148' W of the
 c/l of Dixie Drive
 Metro Industries, Inc. - Petitioner
 Case No. 85-59-A

TIME: 9:45 A.M.

DATE: Tuesday, August 28, 1984

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

[Signature]
 Zoning Commissioner
 of Baltimore County

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

No. 130565

DATE: 8/21/84 ACCOUNT: 01-615-000

AMOUNT: \$100.00

RECEIVED BY: Evans Hagan + Hildorf
 FROM: Fikun, for Variance # 362

8 07100001000010 3224A

VALIDATION OR SIGNATURE OF CASHIER

BUREAU OF ENGINEERING - BALTIMORE COUNTY, MD.

BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3353

TED ZALESKI JR.
 DIRECTOR
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Comments on Item # 362
 Planning Advisory Committee Meeting
 are as follows:

Property Owners: Metro Industries
 Location: SS Chesapeake Ave
 Existing Zoning: DR 5.5
 Proposed Zoning: Variance to permit a building to street right of way setback of 20' in lieu of 25'

Address: 9th
 District: 9th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Ageed and other applicable Codes.
- B. A building and/or 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 resistant 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 1007 and Table 1002.
- 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.
- 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.

Comments: Building shall not exceed the allowable height shown as per section 505, 506.c and table 505. Tenant signposts shall be constructed of aluminum. The signposts shall be 6' tall minus will be removed when 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 (Please Review) at 111 West Chesapeake Ave., 21204.

Charles E. Burnham, Chief
 Plans Review

CEB:ms
 PCLM 01-82

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland 85-59-A

District 9th Date of Posting 8-10-84
 Posted for: Variance
 Petitioner: Metro Industries, Inc.
 Location of property: S/S of Chesapeake Avenue, 148' W of the c/l of Dixie Drive
 Location of Sign: Southwest of Chesapeake Avenue, approx. 350' west of the c/l of Dixie Drive
 Remarks:
 Posted by: A.J. Harte Date of return: 8-17-84
 Number of Signs: 1

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 S/S Chesapeake Ave., 148' W of the Centerline of Dixie Dr., 9th District : OF BALTIMORE COUNTY
 METRO INDUSTRIES, INC., : Case No. 85-59-A
 Petitioner

ENTRY OF APPEARANCE

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 8th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Richard Berger, Metro Industries, Inc., P. O. Box 308, Timonium, MD 21093, Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

85-59-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 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., appearing on August-9, 1984.

THE JEFFERSONIAN,

[Signature]
 Publisher

Cost of Advertising 20.00

PETITION FOR VARIANCE
 FOR SHORTRIDGE
 ZONING: Petition for Variance
 LOCATION: South side Chesapeake Avenue, 148' W of the centerline of Dixie Drive
 DATE & TIME: Tuesday, August 9, 1984 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Board of and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to allow a building to street right-of-way setback of 20' in lieu of the required 25' on the property of Metro Industries, Inc., as shown on the plat filed with the Zoning Department.
 On 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 and above or made at the hearing.
 By Order of:
 ARNOLD JABLON,
 Zoning Commissioner
 AVE. R. Room 106, Towson, MD 21204

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

ARNOLD JABLON
 ZONING COMMISSIONER

September 6, 1984

Eugene P. Smith, Esquire
 100 South Charles Street
 Baltimore, Maryland 21201

RE: Petition for Variance
 S/S Chesapeake Ave., 148' W of the center line of Dixie Dr.
 9th Election District
 Metro Industries, Inc. - Petitioner
 Case No. 85-59-A (Item No. 362)

Dear Mr. Smith:

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: Mr. Robert Muller
 6 Dixie Drive
 Towson, Maryland 21204

Mr. William H. Engel
 4 Hampshire Woods Court
 Towson, Maryland 21204

People's Counsel

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

ARNOLD JABLON
 ZONING COMMISSIONER

August 23, 1984

Metro Industries, Inc.
 c/o Richard Berger
 P. O. Box 308
 Timonium, Maryland 21093

Re: Petition for Variance
 S/S Chesapeake Ave., 148' W of the
 c/l of Dixie Drive
 Metro Industries, Inc. - Petitioner
 Case No. 85-59-A

Dear Sir:

This is to advise you that \$51.50 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,

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

No. 133276

DATE: 8/30/84 ACCOUNT: R-01-615-000

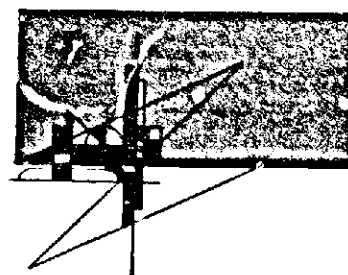
AMOUNT: \$51.50

RECEIVED BY: Metro Industries, Inc.
 FROM: advertising and posting Case #85-59-A

8 10400000515010 4314F

VALIDATION OR SIGNATURE OF CASHIER

APR 23 1985



EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS

6013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501

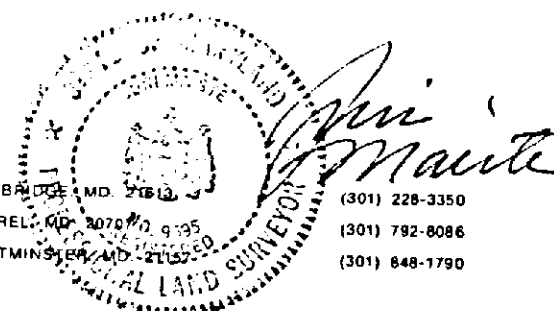
June 19, 1984

DESCRIPTION OF "CHESAPEAKE STONE MANOR", TO ACCOMPANY PETITION FOR ZONING VARIANCE

BEGINNING FOR THE SAME on or near the centerline of Chesapeake Avenue, at a point distant 148 feet, more or less, measured northwesterly along the centerline of Chesapeake Avenue from its intersection with the centerline of Dixie Drive, thence leaving said place of beginning and the centerline of Chesapeake Avenue and running the four following courses and distances, viz: (1) South 18 degrees 50 minutes 57 seconds West 937.08 feet, thence (2) North 78 degrees 10 minutes 50 seconds West 146.00 feet, thence (3) North 18 degrees 24 minutes 58 seconds East 446.40 feet, and thence (4) North 19 degrees 06 minutes 02 seconds West 264.14 feet to a point in or near the centerline of Chesapeake Avenue, thence running and binding on or near said centerline, the four following courses and distances, viz: (5) North 63 degrees 38 minutes 57 seconds East 157.85 feet, thence (6) North 62 degrees 05 minutes 57 seconds East 73.83 feet, thence (7) North 64 degrees 20 minutes 57 seconds East 160.00 feet, and thence (8) North 76 degrees 35 minutes 57 seconds East 41.17 feet to the place of beginning.

CONTAINING 3.688 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN WRITTEN FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



CAMBRIDGE
LAUREL
WESTMINSTER

532 POPLAR STREET
1052 WEST STREET
111 JOHN STREET

CAMBRIDGE, MD. 21024 (301) 228-3350
LAUREL, MD. 20631 (301) 792-8086
WESTMINSTER, MD. 21157 (301) 648-1790

PETITION FOR VARIANCE

9th Election District

ZONING: Petition for Variance

LOCATION: South side Chesapeake Avenue, 148 ft. West of the centerline of Dixie Drive

DATE & TIME: Tuesday, August 28, 1984 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 allow a building to street right-of-way setback of 20 ft. in lieu of the required 25 ft.

Being the property of Metro Industries, Inc., 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

V.B.8 GARAGE-CARPORT SETBACK

The minimum setback of 22'-0" from the street right-of-way must be held where garage or carport enter directly from the street. See Figure 5-11.

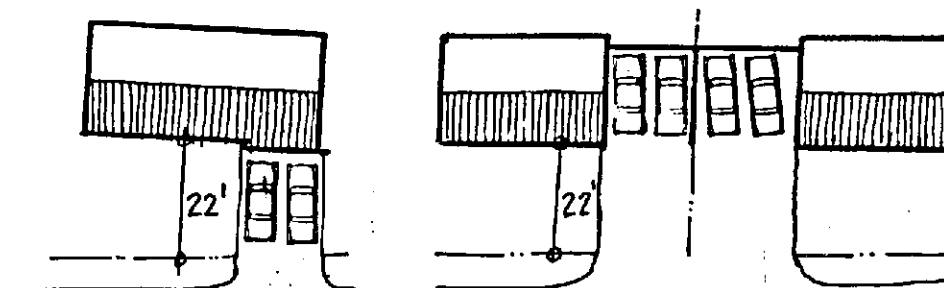


Figure 5-11

V.B.9 SETBACK FROM EXISTING STREET

The minimum distance between any building and the centerline of any existing street at the time of development shall be 50 feet.

In all cases, the minimum distance from any building and the right-of-way of any existing street at the time of development shall be 25 feet. See Figure 5-12.

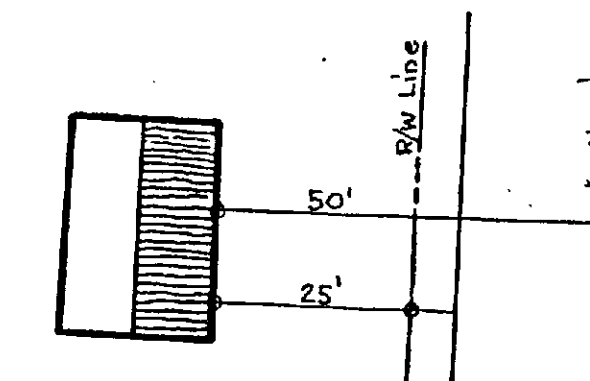
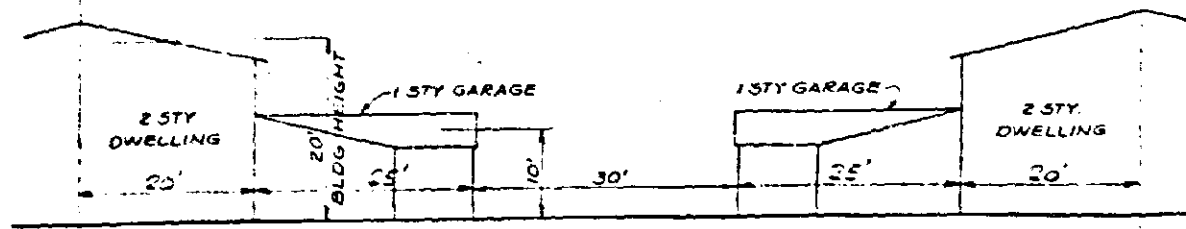


Figure 5-12

PETITIONER'S
EXHIBIT 2

V-16

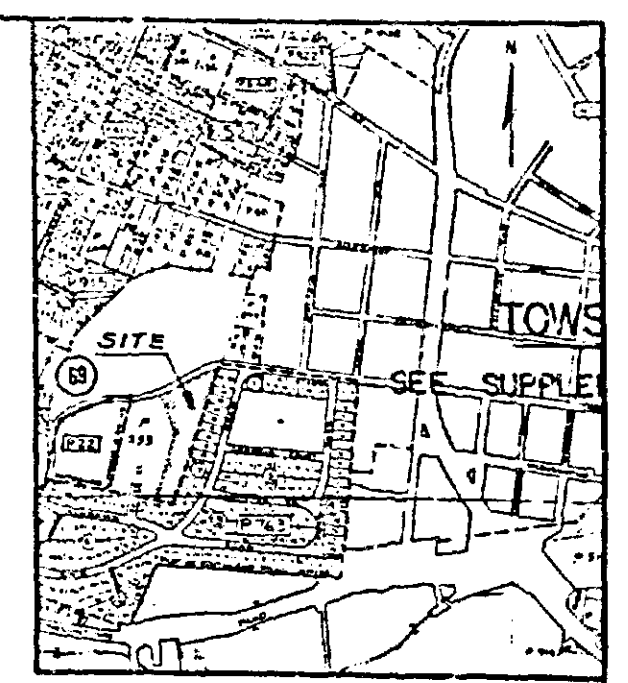


HEIGHT DISTANCE FACTOR
SCALE: 1" = 16'

GENERAL NOTES

1. AREA OF TRACT: GROSS 3,752 AFT, NET 3,655 AFT
2. ZONING: DR-5.5
3. PRESENT USE: 1-RESIDENTIAL DWELLING
4. PROPOSED USE: CONDOMINIUM TOWNHOUSES
5. NUMBER OF DWELLING UNITS ALLOWED: 5.5 X 3,752 = 20 UNITS
6. NUMBER OF DWELLING UNITS PROPOSED: 20 UNITS
7. ALL DWELLING UNITS WILL BE FOR SALE
8. NUMBER OF PARKING SPACES REQUIRED: 1.75 SP PER UNIT = 35 SPACES
9. NUMBER OF PARKING SPACES PROPOSED: 20 SPACES IN GARAGES
10. 15 SPACES OUTSIDE PARKING (15'x18')
11. 15 SPACES TOTAL
12. OPEN SPACE REQUIRED: 3,752 AFT X 6% = 0.225 AFT
13. OPEN SPACE PROVIDED: WAIVER TO BE REQUESTED
14. COUNCILMANIC DISTRICT: N#4
15. CENSUS TRACT: N#4910.02
16. WATERSHED: N#23
17. SUBSEWERED: N#55 - TOWSON RUN
18. OWNER: JAMES W. WARD, JR. ET AL J.W.B. 1633-41 ACCT. N#2 2223 221620 #505 CHESAPEAKE AVE.
19. CONTRACT PURCHASER: METRO INDUSTRIES, INC.
20. SITE IS PARTIALLY WOODED (0.87 AFT TO BE REMOVED)
21. ALL PARKING AREAS TO BE PAVED WITH A DURABLE DUSTLESS SURFACE
22. LANDSCAPING PLAN WILL BE SUBMITTED AT A LATER DATE
23. STORM WATER MANAGEMENT WILL BE ACHIEVED BY MEANS OF (4) (4) (4) (4) STORAGE FACILITY (SEE BELOW)
24. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES.
25. HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED.
26. WAIVER REQUESTED FOR ROAD IMPROVEMENTS ON CHESAPEAKE AVE. AND ON STONE MANOR COURT (FROM 24' TO 20' WIDE).

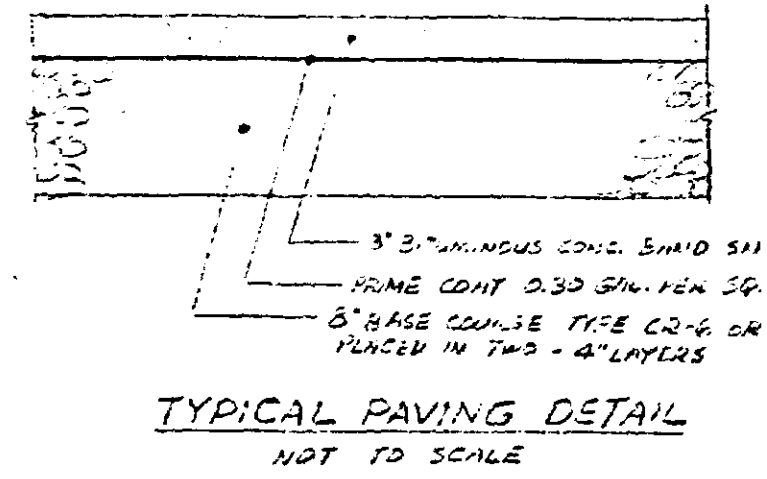
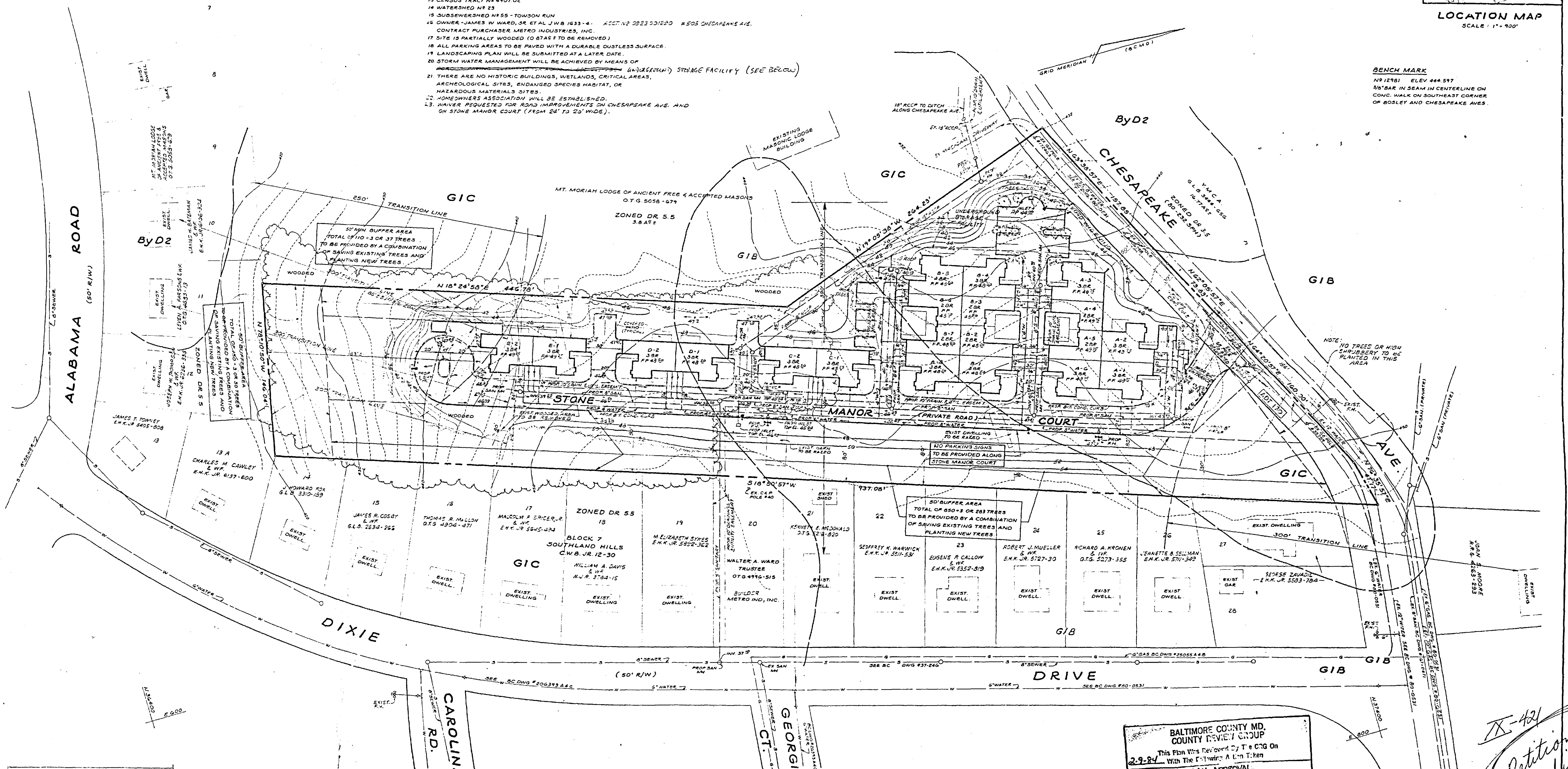
SOIL TYPE DATA	
ByD2	- BRANDYWINE GRAVELLY LOAM, 15 TO 20 PERCENT SLOPES, MODERATELY ERODED.
G1B	- GLENEL 3 - URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES.
G1C	- GLENEL 3 - URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES.



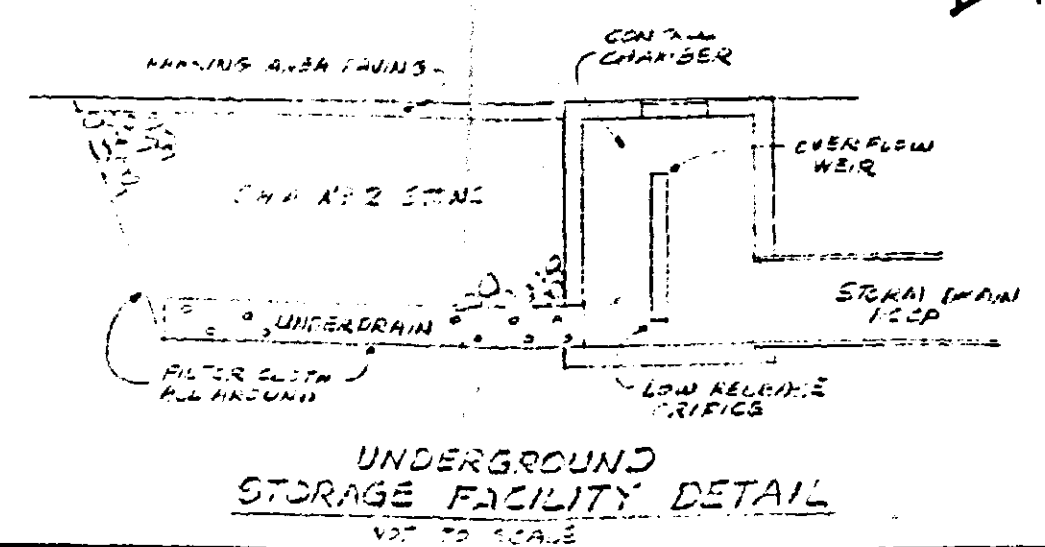
LOCATION MAP
SCALE: 1" = 900'

BENCH MARK

N#12981 ELEV. 444.517
3/8" BAR IN SEAM IN CENTERLINE ON CONC. WALK ON SOUTHEAST CORNER OF BOSLEY AND CHESAPEAKE AVES.



TYPICAL PAVING DETAIL
NOT TO SCALE



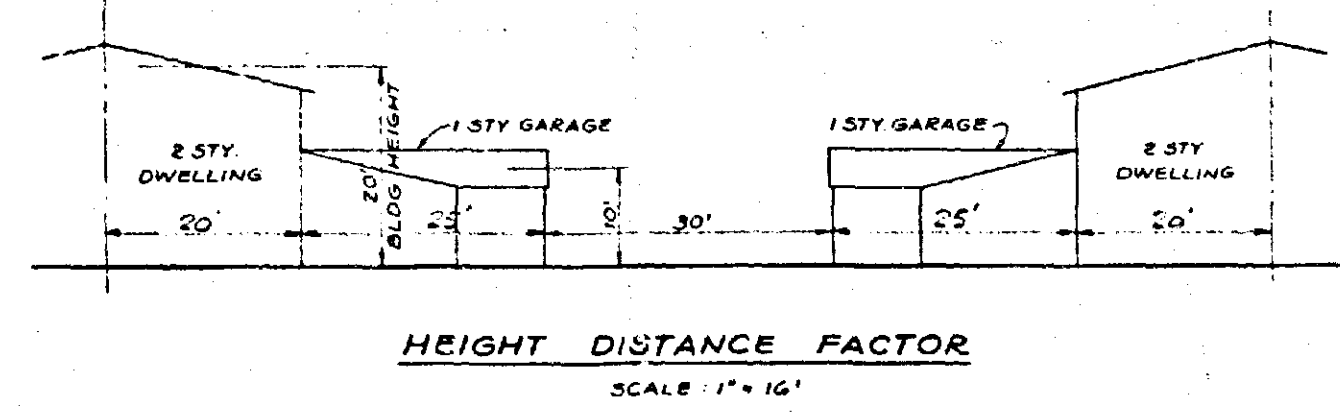
UNDERGROUND STORAGE FACILITY DETAIL
NOT TO SCALE

PRELIMINARY PLAT
OF
CHESAPEAKE STONE MANOR
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MD
FOR
METRO INDUSTRIES, INC. (DEVELOPER)
P.O. BOX 308
TIMONIUM, MARYLAND 21093
PHONE (301) 561-3400

BALTIMORE COUNTY, MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CTR On
2-9-87 With The Following Action Taken
PLAN APPROVAL
Plan Approved CPW
Plan Approved CPZ
Plan Disapproved
Continued Mfg. Enquiry
Plan Rejected

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 SELAIRE ROAD / BALTIMORE, MD 21236
13011 644 1501
DATE: 2-9-87 SCALE: 1" = 30'

Handwritten: X-42/
Petitioners exhibit #3



GENERAL NOTES

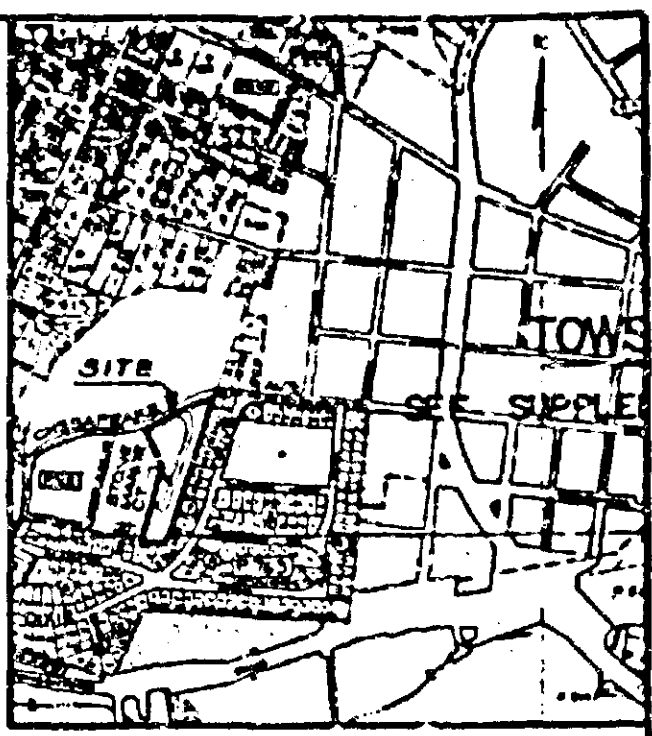
1. AREA OF TRACT: GROSS = 3.752 AC, NET = 3.668 AC
2. ZONING: DR-5.5
3. PRESENT USE: 1-RESIDENTIAL DWELLING
4. PROPOSED USE: CONDOMINIUM TOWNHOUSES (ALL UNITS FOR SALE)
5. NUMBER OF DWELLING UNITS ALLOWED: 55 ± 3.752 ± 20 G DWELLING UNITS
6. NUMBER OF DWELLING UNITS PROPOSED: 20 UNITS
7. ALL DWELLING UNITS WILL BE FOR SALE
8. NUMBER OF PARKING SPACES REQUIRED: 175 SP PER UNIT ± 35 SPACES
9. NUMBER OF PARKING SPACES PROPOSED: 20 SPACES IN GARAGES
20 SPACES OUTSIDE PARKING (14'±)
40 SPACES TOTAL
10. OPEN SPACE REQUIRED: 3.752 AC ± 6% ± 0.225 AC
11. OPEN SPACE PROVIDED: WAIVED BY BALTIMORE COUNTY
12. COUNCILMANIC DISTRICT: N#4
13. CENSUS TRACT: N#4707 DE
14. WATERSHED: N#23
15. SUBSEWERED: N#55 - TOWSON RUN
16. OWNER: E.H.K. JR. G675/237 METRO IND., ACCOUNT NO. 23 23-7012 10 #505 CHESAPEAKE AVE.
17. SITE IS PARTIALLY WOODED (0.67 AC ± TO BE REMOVED)
18. ALL PARKING AREAS TO BE PAVED WITH A DURABLE DUSTLESS SURFACE.
19. LANDSCAPING WILL BE IN ACCORDANCE WITH THE ACCOMPANYING PLAN.
20. STORM WATER MANAGEMENT WILL BE ACHIEVED BY MEANS OF AN UNDERGROUND STORAGE FACILITY.
21. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES.
22. HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED
23. SPACE OUTSIDE OF THE BUILDING AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. STREET LIGHTS DENOTED THUSLY: TO BE CUT-OFF DESIGN.
25. THE C.R.G. PLAN WAS APPROVED ON 2-1-84.
26. TRASH TO BE COLLECTED FROM INDIVIDUAL HOUSES BY PRIVATE CONTRACTOR.

PLANT LIST

PL	QUANTITY	COMMON NAME	SIZE	REMARKS
22	40	RED MAPLE	6-8" DBH	B4B
22	10	WHITE PINE	6-8" DBH	B4B
22	10	WHITE FIR	6-8" DBH	B4B
22	10	RED MAPLE	6-8" DBH	B4B

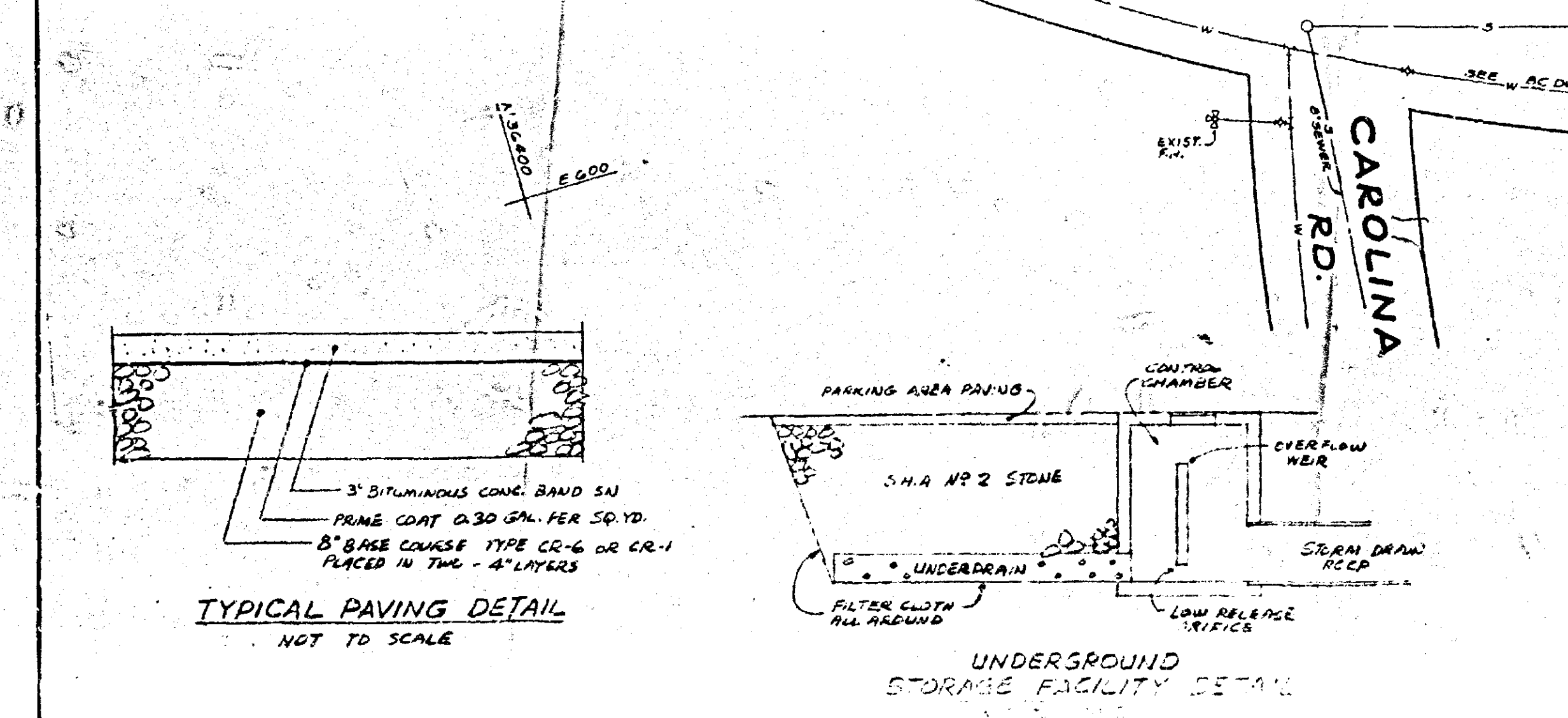
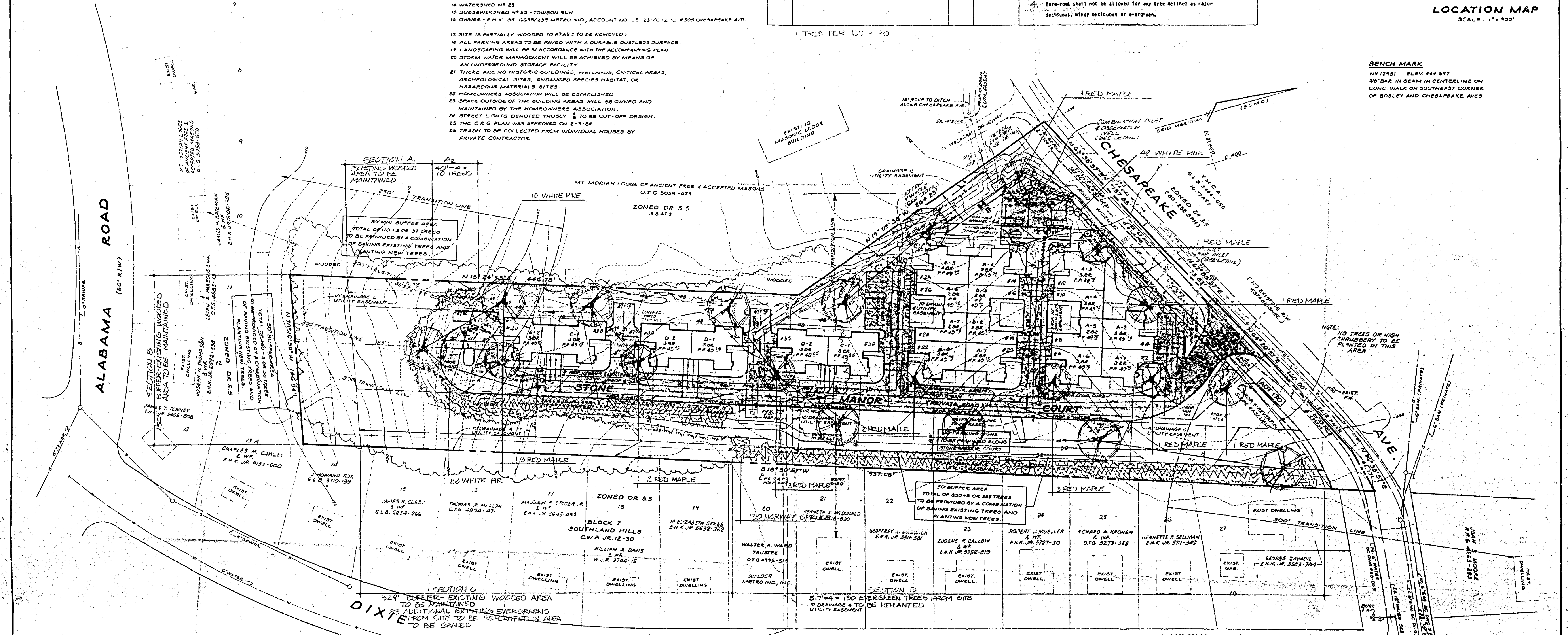
NOTES

1. Nursery Stock
A-1 nursery stock shall conform to American Association of Nurserymen, Inc. standards as described in "American Standards for Nursery Stock", publication ANSI Z60.1-1980, latest edition.
2. Landscape Specifications
Landscape specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area". A one-year maintenance and warranty period shall be required.
3. Planting Standards
All nursery stock shall be planted in accordance with the American Association of Nurserymen, Inc., "American Standards for Nursery Stock", latest edition.
4. Bare-root shall not be allowed for any tree defined as major deciduous, minor deciduous or evergreen.



BENCH MARK

N#12981 ELEV 444.597
5/8" BAR IN BEAM IN CENTERLINE ON CONC. WALK ON SOUTHEAST CORNER OF BOSLEY AND CHESAPEAKE AVES



"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1993, and meets all applicable policy, guidelines and ordinances."

Signature of Applicant _____ Date _____

"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1993, dated _____, 19__."

Signature of Architect _____ Date _____

LANDSCAPE PLAN OF CHESAPEAKE STONE MANOR

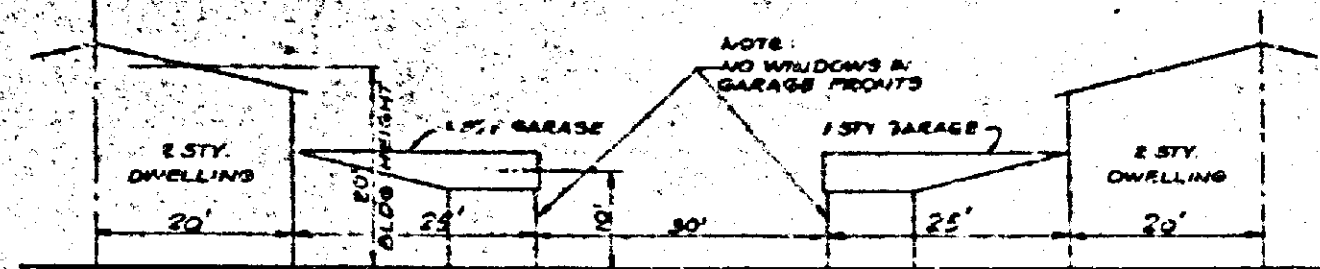
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
FOR
METRO INDUSTRIES, INC. (DEVELOPER)
P.O. BOX 308
TIMONIUM, MARYLAND 21093
PHONE (301) 561-3400
SCALE: 1" = 30'

OFFICE OF PLANNING & ZONING APPROVAL

DIRECTOR OF PLANNING _____ DATE _____
PLANNING & ZONING APPROVAL

EVANS, HAGAN & HOEDEER, INC.
SURVEYORS AND CIVIL ENGINEERS
1013 BRADY ROAD, BALTIMORE, MD 21201
PH 526-1200
FAX 526-1201
1013 BRADY ROAD, BALTIMORE, MD 21201
PH 526-1200
FAX 526-1201
1013 BRADY ROAD, BALTIMORE, MD 21201
PH 526-1200
FAX 526-1201

NOTE: IN RESIDENTIAL TRANSITION AREAS
DISTANCE BETWEEN BUILDINGS
IS 1 1/2 TIMES HEIGHT OF THE
HIGHER BUILDING.
20' MIN. DIST. BETWEEN BUILDINGS

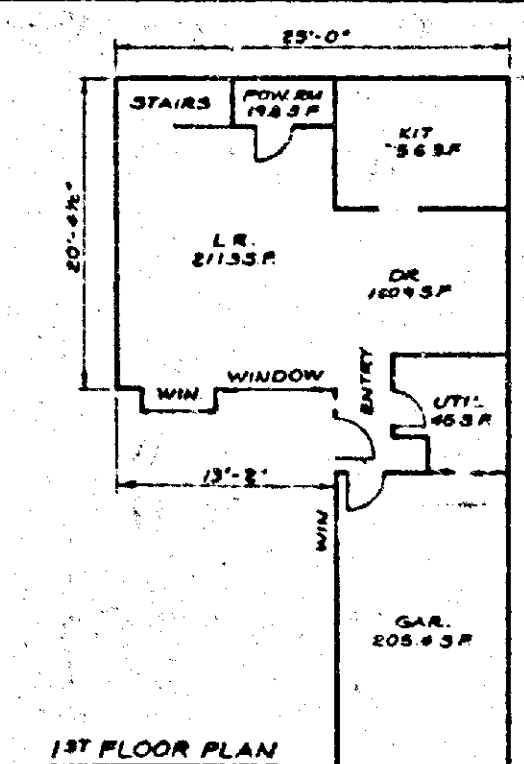


HEIGHT DISTANCE FACTOR
SCALE: 1"=16'

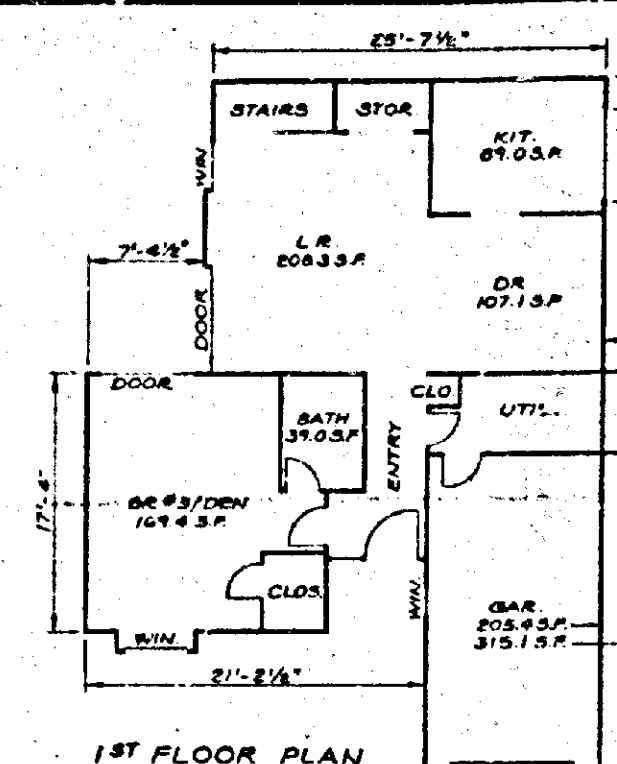
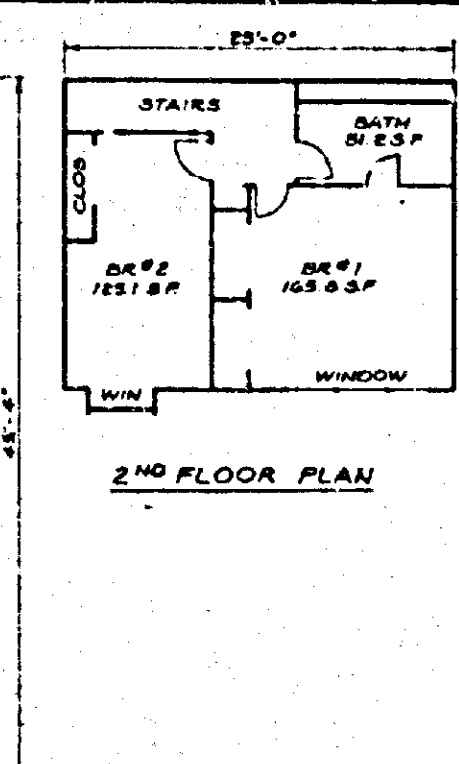
GENERAL NOTES

1. AREA OF TRACT: GROSS = 3.752 AC, NET = 3.688 AC
2. ZONING: DR-5.5
3. PRESENT USE: 1-RESIDENTIAL DWELLING
4. PROPOSED USE: CONDOMINIUM TOWNHOUSES (ALL UNITS FOR SALE)
5. NUMBER OF DWELLING UNITS ALLOWED: 5.5 x 3.752 = 20.6 DWELLING UNITS
6. NUMBER OF DWELLING UNITS PROPOSED: 20 UNITS
7. ALL DWELLING UNITS WILL BE FOR SALE
8. NUMBER OF PARKING SPACES REQUIRED: 175 SP PER UNIT = 350 SPACES
9. NUMBER OF PARKING SPACES PROPOSED: 20 SPACES IN GARAGES
40 SPACES OUTSIDE PARKING (1"=16')
40 SPACES TOTAL
10. OPEN SPACE REQUIRED: 3.752 AC x 6% = 0.225 AC
11. OPEN SPACE PROVIDED: WAIVED BY BALTIMORE COUNTY
12. COUNCILMANIC DISTRICT: NR-4
13. CENSUS TRACT: NR-4907.02
14. WATERSHED: NR-23
15. SUBSEWERED: NR-55 - TOWSON RUN
16. OWNER: E.H.K. SR. 6675/237 METRO IND. ACCOUNT NO. 03-23-001230 #505 CHESAPEAKE AVE.
17. SITE IS PARTIALLY WOODED (0.67 AC) TO BE REMOVED
18. ALL PARKING AREAS TO BE PAVED WITH A DURABLE DUSTLESS SURFACE (BITUMINOUS CONC.)
19. LANDSCAPING WILL BE IN ACCORDANCE WITH THE ACCOMPANYING PLAN
20. STORM WATER MANAGEMENT WILL BE ACHIEVED BY MEANS OF AN UNDERGROUND STORAGE FACILITY
21. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS SITES
22. CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED
23. SPACE OUTSIDE OF THE BUILDING AND BUFFER AREAS WILL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION
24. STREET LIGHTS DENOTED THUSLY: TO BE CUT-OFF DESIGN
25. THE C.R.G. PLAN WAS APPROVED ON 2-9-84
26. TRASH TO BE COLLECTED FROM INDIVIDUAL HOUSES BY PRIVATE CONTRACTOR
27. IN A RESIDENTIAL TRANSITION AREA THE DISTANCE BETWEEN BUILDINGS IS 1 1/2 TIMES THE HEIGHT OF THE HIGHER BUILDING
28. DWELLING UNITS - LOCATION OF WINDOWS: 15' WINDOW TO PROPERTY LINE, 35' WINDOW TO TRACT BOUNDARY, 40' WINDOW TO WINDOW (DIFFERENT BUILDINGS) AND 25' WINDOW TO STREET RIGHT OF WAY
29. IN A RESIDENTIAL TRANSITION AREA THE MAXIMUM WIDTH OF ANY BUILDING OR GROUP OF ATTACHED BUILDINGS IS 130'

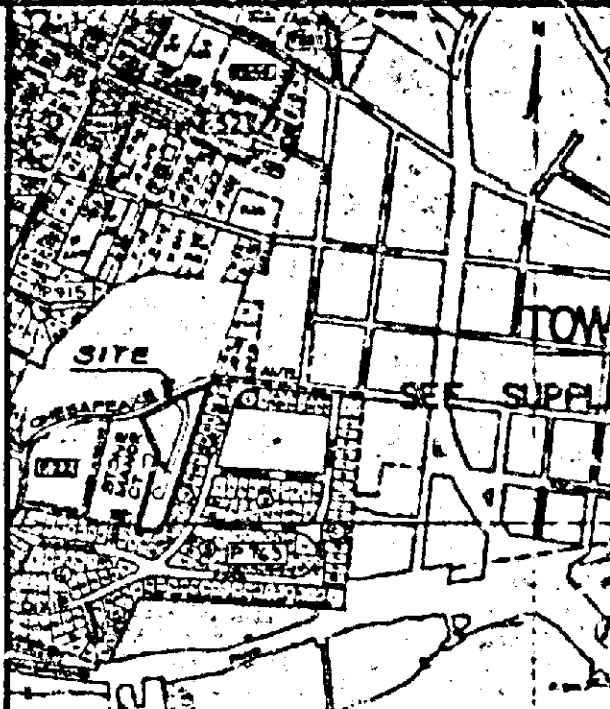
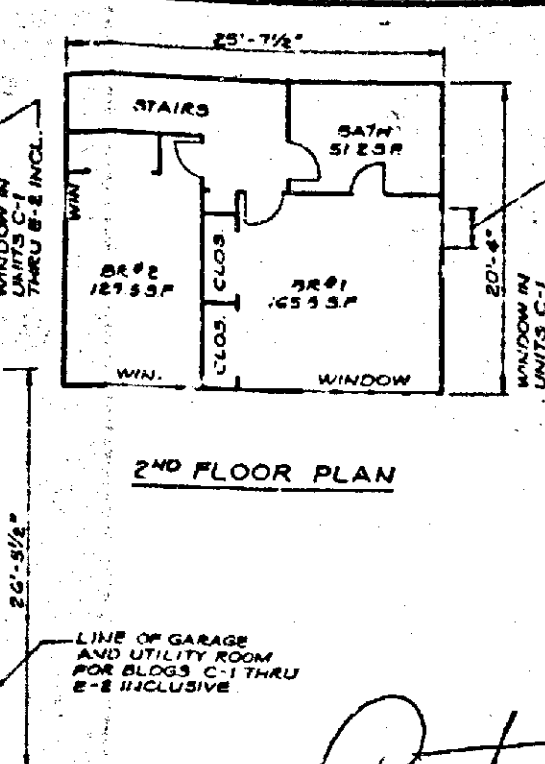
TYPICAL PARKING SPACE
DETAIL
NOT TO SCALE



2 BEDROOM UNIT
SCALE: 1"=10'



3 BEDROOM UNIT
SCALE: 1"=10'



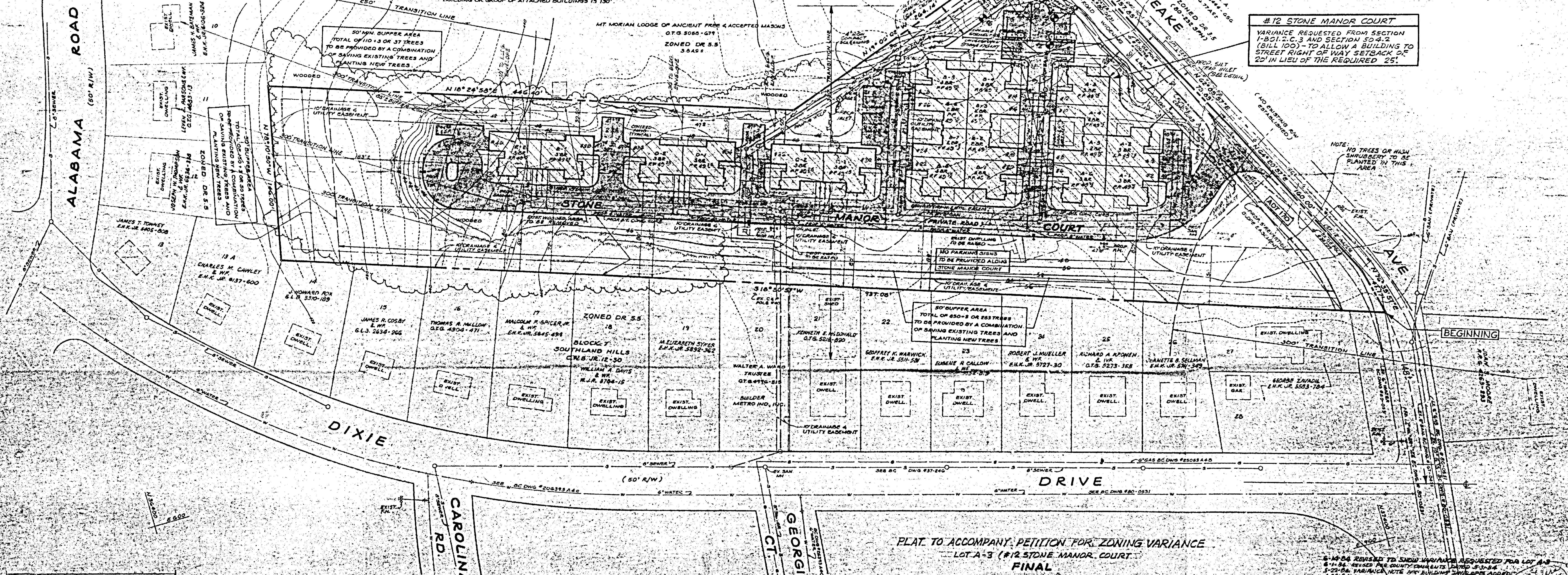
LOCATION MAP
SCALE: 1"=100'

Peterson's E. H. K. 1

BENCH MARK
NR 12981 ELEV 444.597
3/8" BAR IN SEAM IN CENTERLINE ON
CONC. WALK ON SOUTHEAST CORNER
OF BOSLEY AND CHESAPEAKE AVES.

#12 STONE MANOR COURT
VARIANCE REQUESTED FROM SECTION
1-B01.2.C.3 AND SECTION 504.2
(BILL 100) - TO ALLOW A BUILDING TO
STREET RIGHT OF WAY SETBACK OF
25' IN LIEU OF THE REQUIRED 25'.

NOTE: NO TREES OR WASH
SHRUBBERY TO BE
PLANTED IN THIS
AREA



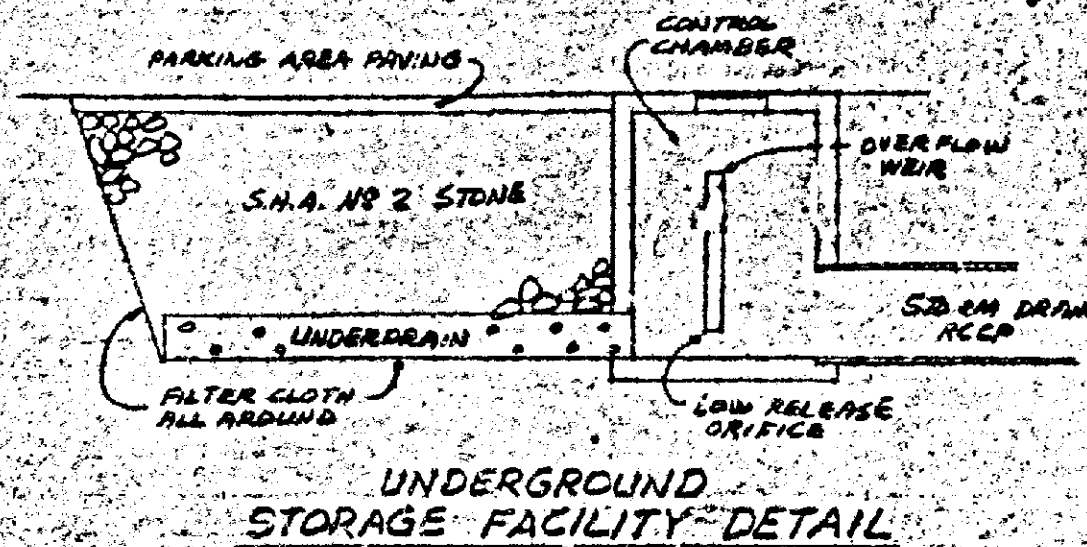
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
LOT A-3 (#12 STONE MANOR COURT)
FINAL
DEVELOPMENT PLAN

CHESAPEAKE STONE MANOR
9TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

FOR
METRO INDUSTRIES, INC. (DEVELOPER)
P.O. BOX 300
TIMONIUM, MARYLAND 21093
PHONE (301) 561-3400

SCALE: 1"=30'

THIS DEVELOPMENT PLAN IS APPROVED BY THE
ZONING COMMISSIONER BASED ON HIS INTER-
PRETATION OF THE ZONING REGULATIONS THAT
IT COMPLIES WITH PRESENT POLICY, DENSITY
AND BULK CONTROLS AS THEY ARE DELINEATED
IN THE REGULATIONS. ANY PART OR PARCEL
OF THIS TRACT THAT HAS BEEN UTILIZED FOR
DENSITY TO SUPPORT DWELLINGS SHOWN
THEREON SHALL NOT BE FURTHER DIVIDED,
SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL
DWELLINGS OR ANY PURPOSE OTHER THAN
THAT INDICATED PRESENTLY ON SAID PLAN.



UNDERGROUND
STORAGE FACILITY-DETAIL
NOT TO SCALE

TYPICAL PAVING DETAIL
NOT TO SCALE

5-14-84 REVISED TO SHOW VARIANCE REQUESTED FOR LOT A-3
6-11-84 REVISED PER COUNTY COMMENTS DATED 5-3-84
5-22-84 VARIANCE NOTE AND BUILDING DEVELOPMENT ADDED
6-14-84 REVISED FOR PERMITS COMMENTS FROM BALTIMORE COUNTY
6-14-84 REVISED FOR PERMITS COMMENTS FROM BALTIMORE COUNTY
8-22-84 GRADES REVISED: FINAL
2-9-84 BUILDING ELEV'S L.S. 578 GRADES REVISED
7-14-84 ENTRANCE AND PARKING LOT 27 FETTERED
1-15-84 LOCATION OF PREVIOUSLY FETTERED SPACES, REVISED
1-15-84 ENTRANCE & LOCATION REVISED

EVANS, HAGAN & HOEDEKER, INC.	
SURVEYORS AND CIVIL ENGINEERS	
1010 BELAIR ROAD, BALTIMORE, MD 21206	
DATE: 08/19/84	
PROJECT: CHESAPEAKE STONE MANOR	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 08/19/84	
DRAWING NO.: 1010-BELAIR-84-001	

OFFICE OF PLANNING & ZONING APPROVAL	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE