

85-240-SPH 167 PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the development plan to permit the subdivision of Lot 29 into two (2) lots as shown on the attached First Amended Final Development Plan, Plat 2, entitled "Sherwood".

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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

Legal Owner(s):
Sherwood Joint Venture
(Type or Print Name)
By Richard A. Moore
Signature _____
Richard A. Moore, General Partner
(Type or Print Name)
Signature _____

Attorney for Petitioner:
Stephen J. Nolan
(Type or Print Name)
Signature _____
204 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: (301) 823-7800

P. O. Box 193 667-0800
Address
Phoenix MD 21131
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Richard A. Moore
Name
P. O. Box 193 667-0800
Phoenix MD 21131 Phone No.

1/17 ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of January, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of February, 1985, at 1:30 o'clock.

Callahan
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Montview Ct. (proposed)
2119.55' NW of Sherwood Rd., : OF BALTIMORE COUNTY
8th District
SHERWOOD JOINT VENTURE, : Case No. 85-240-SPH
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 13th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumbhoff & Williams, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

85-240-SPH

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 17th day of January, 1985.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner Sherwood Joint Venture Received by Stephen J. Nolan
Petitioner's Stephen J. Nolan, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 11, 1985

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

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 167 - Case No. 85-240-SPH
Petitioner - Sherwood Joint Venture
Special Hearing Petition

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bsc

Enclosures

cc: Mr. Richard A. Moore
P.O. Box 193
Phoenix, Maryland 21131

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

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

Re: Item #167 (1984-1985)
Property Owner: Sherwood Joint Venture
W/S Montview Court
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:

The comments which were supplied for this property in connection with Zoning Item 282 (1983-1984) are referred to for your consideration.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:ETR:SS

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3350
NORMAN E. GERDNER
DIRECTOR

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

Re: Zoning Advisory Meeting of 12/18/84
Item #167
Property Owner: Sherwood Joint Venture
Location: W/S Montview Court

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.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () 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.
- () 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.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- (X) The amended Development Plan was approved by the Planning Board on 1/17/85.
- () Landscaping is in compliance with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

cc: James Hoswell

Eugene A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350
STEPHEN E. COLLINS
DIRECTOR

January 21, 1985

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

ZAC Meeting of December 18, 1984

Item No. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 157, 158, 159, 160, 161, 162, 163, 164, 165, 166 & 167.

Michael S. Flannigan
Michael S. Flannigan
Traffic Engineering Assoc. III

MSF/can

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENCKE
CHIEF

December 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Sherwood Joint Ventures

Location: W/S Montview Court

Item No. 167

Zoning Agenda: Meeting of 12/18/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. See attached.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1974 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: George M. Hagan Approved: _____
Planning Group A Fire Prevention Bureau
Special Inspection Division continued...

/mb

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that the amendment to the development plan to permit the rezubdivision of Lot 29 into two lots and to revise the density note as shown on the First Amended Final Development Plan, Plat 1 and 2 entitled "Sherwood", revised January 9, 1985, approved by the Baltimore County Planning Board on January 17, 1985 and marked Petitioner's Exhibit 2, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

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

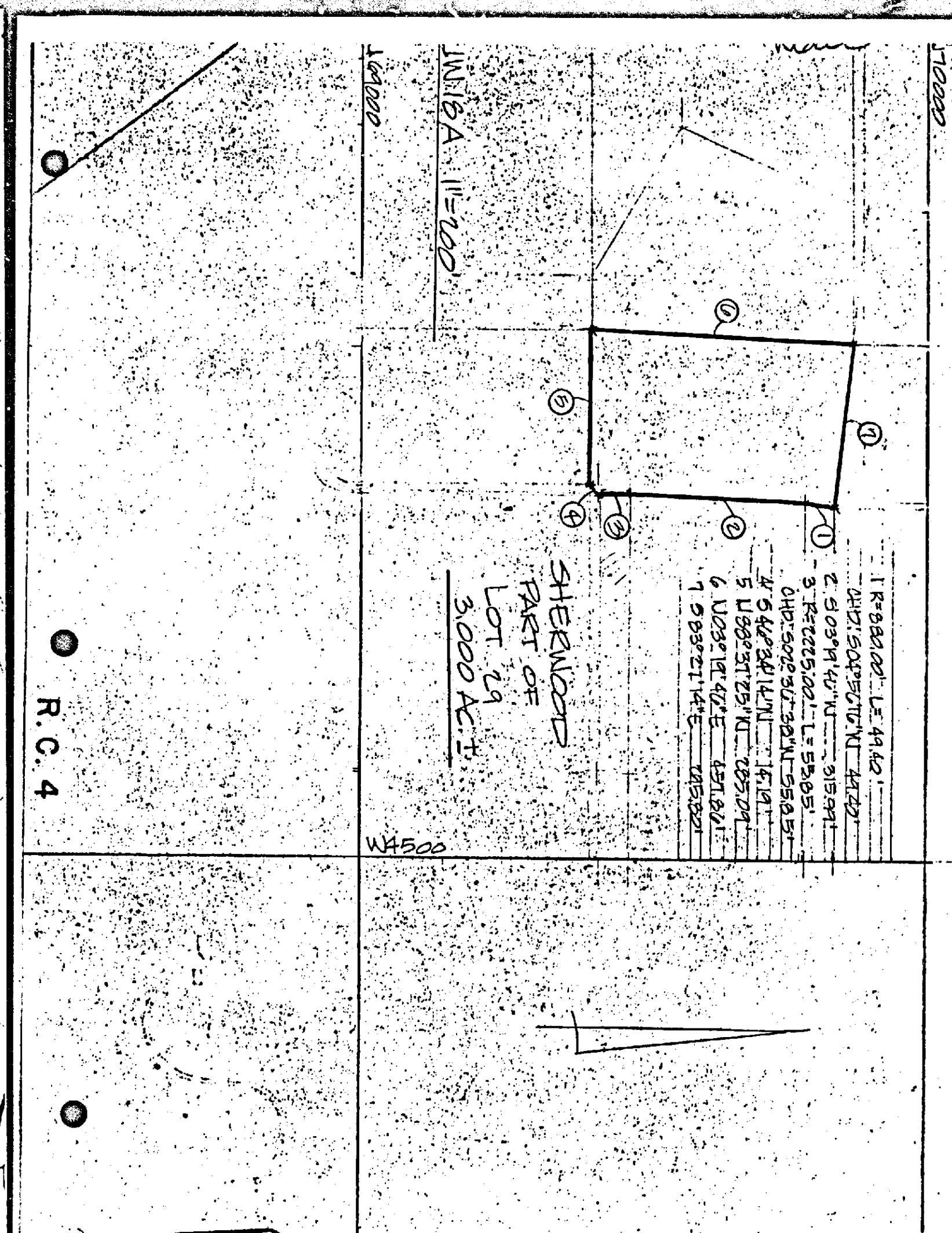
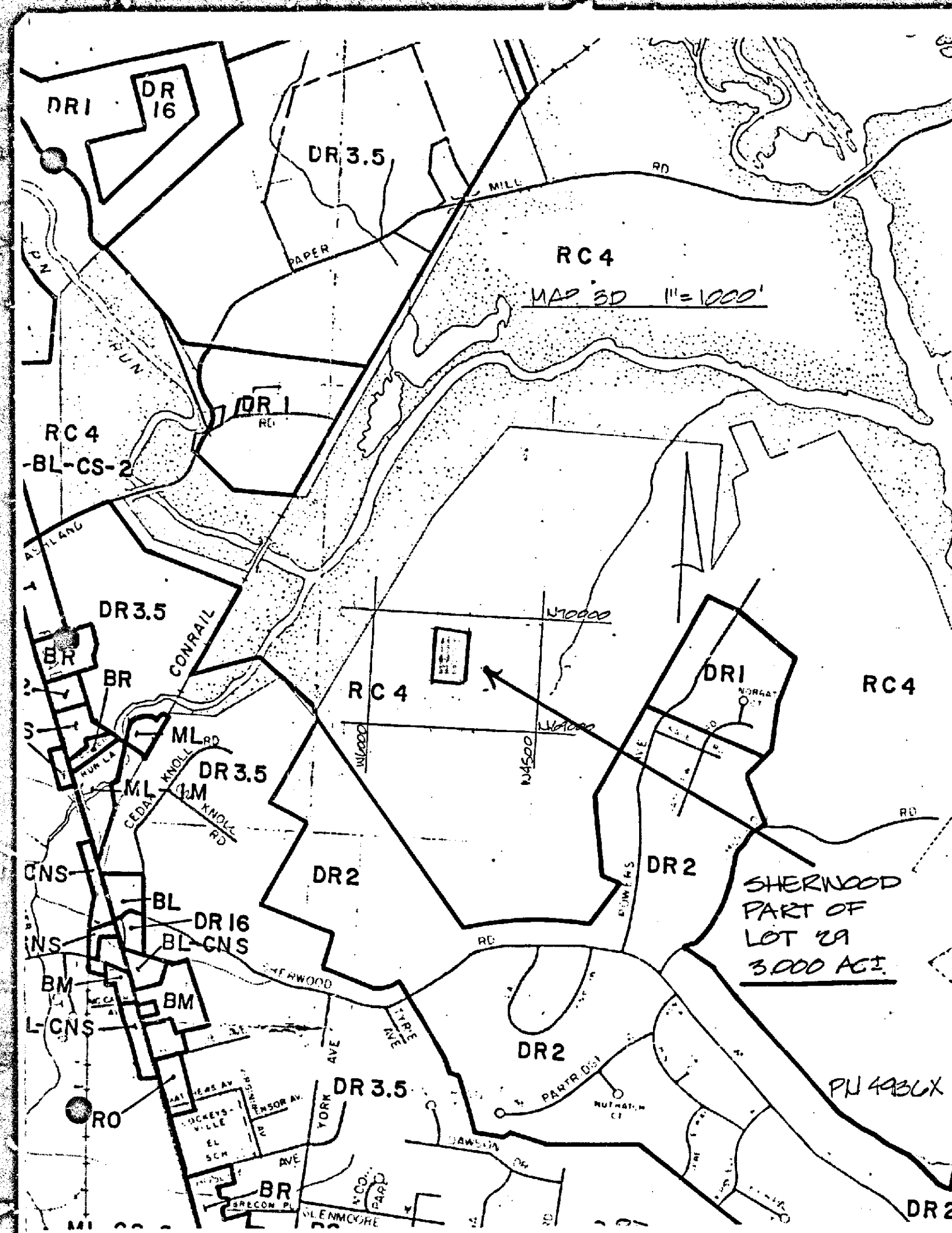
ORDER RECEIVED FOR FILING

DATE March 1, 1985

3Y *Sept 10. 1899*

1984
PETE ROGER'S
EXPERIENCE

Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.



HISTORIC MONTVIEW AT SHERWOOD THE IMPORTANCE OF R.C.5 ZONING TO ITS RESTORATION AND PRESERVATION

In support of this new Council level request, our clients submit the following points which demonstrate the merits of limited R.C.5 zoning for this subject portion of Sherwood:

1. With Issue No. 3-239, the contract purchaser, Mr. Richard A. Moore of Gaylord Brooks Realty Company, seeks R.C.5 zoning for this approximately 3 acre portion of Lot 29 of "Sherwood" in order to create an economically feasible program for historical preservation and restoration of MONTVIEW which was constructed in 1869 and the adjacent carriage house. Rezoning would permit Lot 29 to be divided into two three (3) acre lots thereby allowing the restoration of each structure as a single family dwelling.

2. Even with the division of the lots, the cost of restoration, according to the report of James Wollon, attached, will be so significant that they may not be fully recouped on the sale of these restored homes. Recognizing the historical value of these buildings, the developer is nonetheless committed to their preservation and this undertaking warrants the Council's reciprocal support in granting this limited portion of R.C.5 zoning.

3. Although the R.C.4 density has been fully utilized for this new, carefully planned Gaylord Brooks community of Sherwood, there has been underutilization of the D.R.2 portion of this property. The requested, limited area of R.C.5 will not disturb or disrupt the overall large lot configuration of the balance of the property and is more than warranted given the willingness on the part of Mr. Moore to undertake this restoration in accordance the architectural recommendations he has received to date.

4. As presently situated north of Sherwood Road, MONTVIEW with its historic charm has been hidden away and fades from time and lack of attention. Restoration within the new Sherwood community will enable MONTVIEW and the carriage house to become visible landmarks to be appreciated for their historic value by the residents of Sherwood and others. Legitimate economic considerations merit this underlying R.C.5 zoning in order that the restoration and preservation can proceed according to plan.

For all of the foregoing reasons, and for others to be developed in the course of the Council hearings and the various work sessions, we respectfully request that this three (3) acre portion of the MONTVIEW property and carriage house be granted R.C.5 zoning to permit the planned restoration and preservation.

Respectfully submitted,
NOLAN, PLUMHOFF & WILLIAMS, CHARTERED

By: *Stephen J. Nolan*
Stephen J. Nolan

JAMES THOMAS WOLLON, JR., AIA
Architect

27 April 1984

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

Re: Montview at Sherwood

Dear Dick:

I enclose my report on MONTVIEW 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,
James T. Wollon, Jr.
James T. Wollon, Jr.

JAMES THOMAS WOLLON, JR., AIA
Architect

28 April 1984

MONTVIEW
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 MONTVIEW in the Sherwood subdivision. 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
	9'-0" x 36'-8" rear	330 square feet
		717 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

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 southern 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.

Significance and Integrity

MONTVIEW 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 porches across the east and west fronts of the main house and the east front of the service wing. A similar domed 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 MONTVIEW 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 MONTVIEW 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 MONTVIEW 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 keystone 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.

MONTVIEW 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 MONTVIEW, it appears to be a very simple or plain structure.

Physical Condition

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

Structurally MONTVIEW 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 entirety.

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 views 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. Landscaping features such as the falls and terraces and the major trees and shrubs should also be preserved. The driveway should be maintained on its present, original alignment.

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. This suggested concept should not be a requirement, however.

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. It is too far from the dwelling to serve conveniently as a garage. The large size of the dwelling suggests that a guest house would be unnecessary. It might be a supplemental dwelling for a close family member but such an arrangement has little permanence. If a division of this lot were impossible the carriage house could serve as a studio, office or stable.

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. Houses with mansard roofs often had service wings with plain gable roofs and the present roof is not aesthetically objectionable. The added space achieved with a mansard roof over the wing is not required.

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

- 6 -

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.

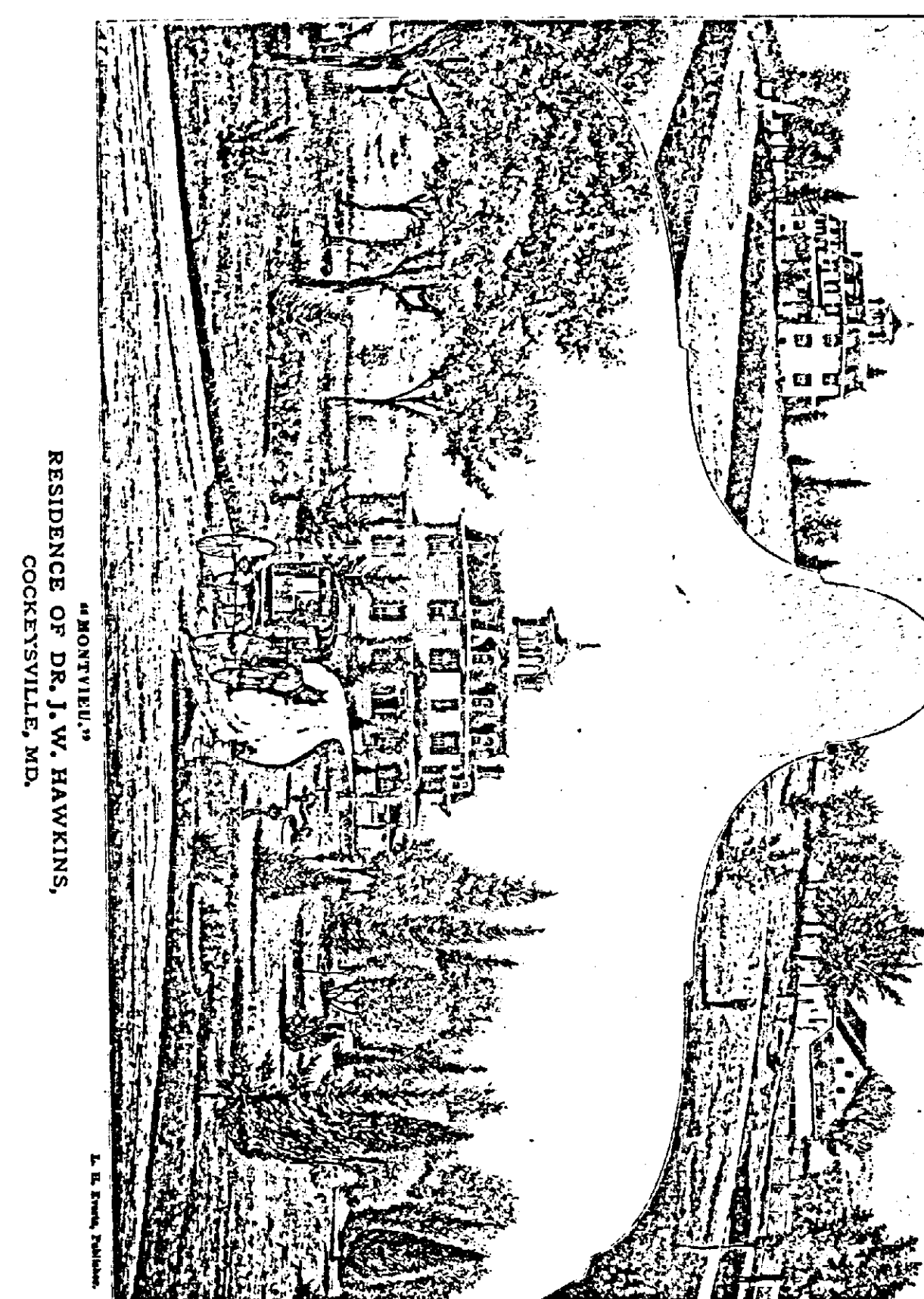
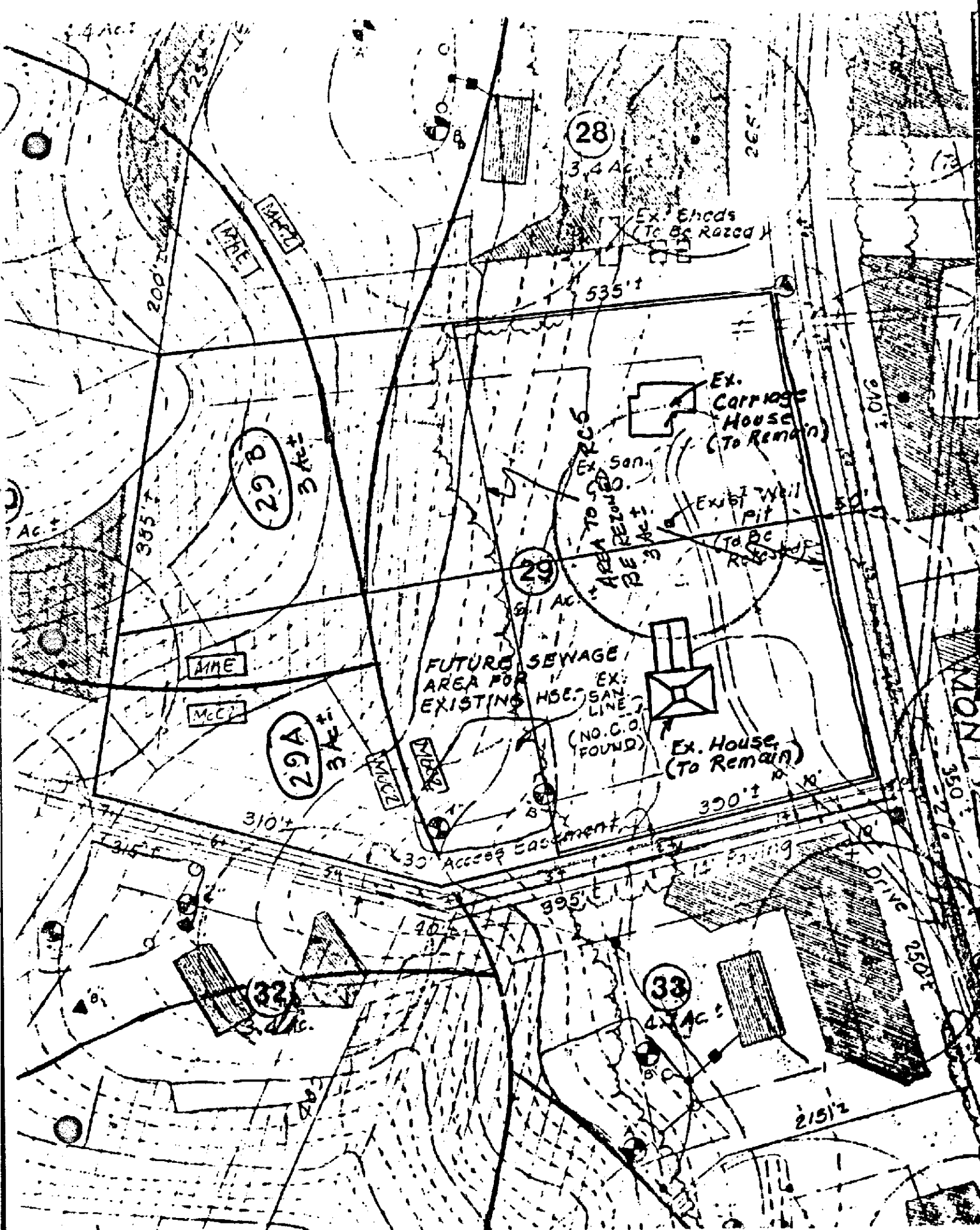
- 7 -

Costs

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

Demolition	\$ 4,000
Mansard Roof	19,000 (excluding wing)
Dormers	25,000 (excluding wing)
Cupola	17,000
Porch	16,000
Siding	9,000
Shutters	
front and south	9,000
rear and north	9,000
Exterior Doors	4,800
Chimneys	20,000
Painting	16,000
Miscellaneous and contingencies	16,000
	<u>164,800</u>

- 8 -



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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

March 1, 1985

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

RE: W/S of Montview Court (proposed)
2119.55' NW of Sherwood Road
Petition for Special Hearing
Sherwood Joint Venture-Petitioner
Case No. 85-240-SPH

Dear Mr. Nolan:

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

Very truly yours,

Jean M.H. Jung
Jean M.H. Jung
Deputy Zoning Commissioner

JMHJ:eh

Attachment

cc: People's Counsel

PETITION FOR SPECIAL HEARING
8th Election District

LOCATION: West side of Montview Court (proposed) 2119.55 feet Northwest of Sherwood Road

DATE AND TIME: Wednesday, February 27, 1985 at 1:30 p.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the development plan to permit the resubdivision of Lot 29 into two lots and to revise the density note as shown on the First Amended Final Development Plan, Plat 2, entitled "Sherwood".

Being the property of Sherwood Joint Venture as shown on the plat filed with the Zoning Office.

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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

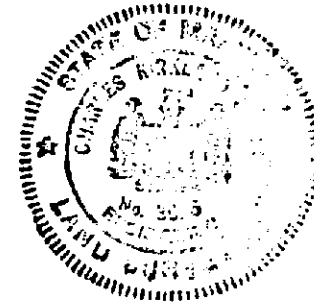
Description of Lot 29 January 25, 1985
Flat 2 of Sherwood

Beginning for the same on the west : ight of way line of Montview Court 50 feet wide distant 2119.55 feet measured nor: westerly along the west right of way line of Montview Court from the north right-of-way line of Sherwood Road thence leaving Montview Court and binding on the north side of a 10 foot wide panhandle the three following courses and distances:

- 1) South 46° 34' 14" West 14.19 feet
- 2) North 88° 37' 25" West 377.57 feet and
- 3) North 61° 04' 30" West 310.00 feet thence
- 4) North 24° 41' 27" East 365.63 feet thence
- 5) South 83° 27' 14" East 535.00 feet to the west right-of-way line of Montview Court thence binding on the west right-of-way line the three following courses and distances
- 6) Southwesterly by a line curving to the south with a radius of 880.00 feet for an arc distance of 49.40 feet (the chord of said arc being South 4° 56' 16" West 49.90 feet)
- 7) South 3° 19' 46" West 315.99 feet and
- 8) Southwesterly by a line curving to the south with a radius of 2225.00 feet for an arc distance of 55.85 feet (the chord of said arc being South 2° 36' 38" West 55.85 feet) to the place of beginning.

Containing 6.061 Acres of land more or less.

Charles H. Stark
3026



LAW OFFICES

NOLAN, PLEIHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIGERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-2121
RUSSELL J. WHITE

*ALSO ADMITTED IN D.C.

January 16, 1985

HAND DELIVERY

Mr. Nicholas B. Commodari
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Revised 1st Amended Development Plan -
Petition for Special Hearing to Permit
Resubdivision of Lot 29 of Sherwood
Item No. 167
REQUEST FOR HEARING

Dear Mr. Commodari:

I am hand-delivering herewith three sets of the 1st Amended Final Development Plan for Sherwood. These plans were revised to show the dates of the consent signatures and I would appreciate your filing the same in the above-entitled special hearing case.

Consistent with my brief discussion with Ms. Itter and Mr. Richards in your office on Friday, January 11, it is my understanding that Commissioner Jablon has requested that this matter proceed to hearing due to the presence and content of the "density notation" which appears in the lower left hand corner thereof. The Commissioner will be asked to approve the revision of said notation in conformity with the proposed language provided to me by Mr. Richards on December 7, 1984 when this Petition was filed.

Therefore, I am requesting that you schedule a hearing on this Petition before the Commissioner at the earliest possible time. Thank you for your assistance.

Sincerely,

Stephen J. Nolan

SJN/tms

cc: See page 2

Mr. Nicholas B. Commodari
Re: Revised 1st Amended Development Plan
Petition for Special Hearing to Permit
Resubdivision of Lot 29 of Sherwood
Item No. 167
REQUEST FOR HEARING
January 16, 1985
Page 2

cc: Ms. Diana Itter

Mr. W. Carl Richards

Mr. Charles K. Stark

Mr. Richard A. Moore

Mr. Stephen Gadenan

Gaylord Brooks Realty Company

January 28, 1985

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

NOTICE OF HEARING

RE: Petition for Special Hearing
W/S of Montview Court (proposed)
2119.55' NW of Sherwood Road
Sherwood Joint Venture - Petitioner
Case No. 85-240-SPH

TIME: 1:30 p.m.

DATE: Wednesday, February 27, 1985

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



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

ARNOLD JABLON
ZONING COMMISSIONER

February 20, 1985

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

RE: Petition for Special Hearing
W/S of Montview Court (proposed)
2119.55' NW of Sherwood Road
Sherwood Joint Venture
Case No. 85-240-SPH

Dear Mr. Nolan:

This is to advise you that 62.21 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.

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

No. 005305

DATE 2/11/85 ACCOUNT 8-91215-0000

AMOUNT \$ 62.21

RECEIVED FROM: Stephen J. Nolan, Esquire

FOR: advertising and posting Case No. 85-240-SPH
(Sherwood Joint Venture)

BY ORDER OF: ARNE JANUARY
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-240-SPH
17:54 P.M.

District: 7th Date of Posting: 2/17/85

Posted for: Special Hearing for resubdivision of Lot 29 of Sherwood Joint Venture

Petitioner: Sherwood Joint Venture

Location of property: W/S of Montview Court (proposed) 2119.55' NW of Sherwood Rd. (21030)

Location of Sign: W/S of Montview Court, between W. and Montview Court

Remarks: See attached map and description of property

Posted by: [Signature] Date of return: 2/17/85

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 7, 1985

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 February 7, 1985.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

22.00

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

No. 003102

DATE 2/6/85 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: Nolan, Pleihoff & Williams

FOR: F.L. 82 P. 5H. # 167

C 102*****102614 2074

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

85-240-SPH

Towson, Md. 2/13 1985

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 13th day of February 1985.

The TOWSON TIMES

[Signature]

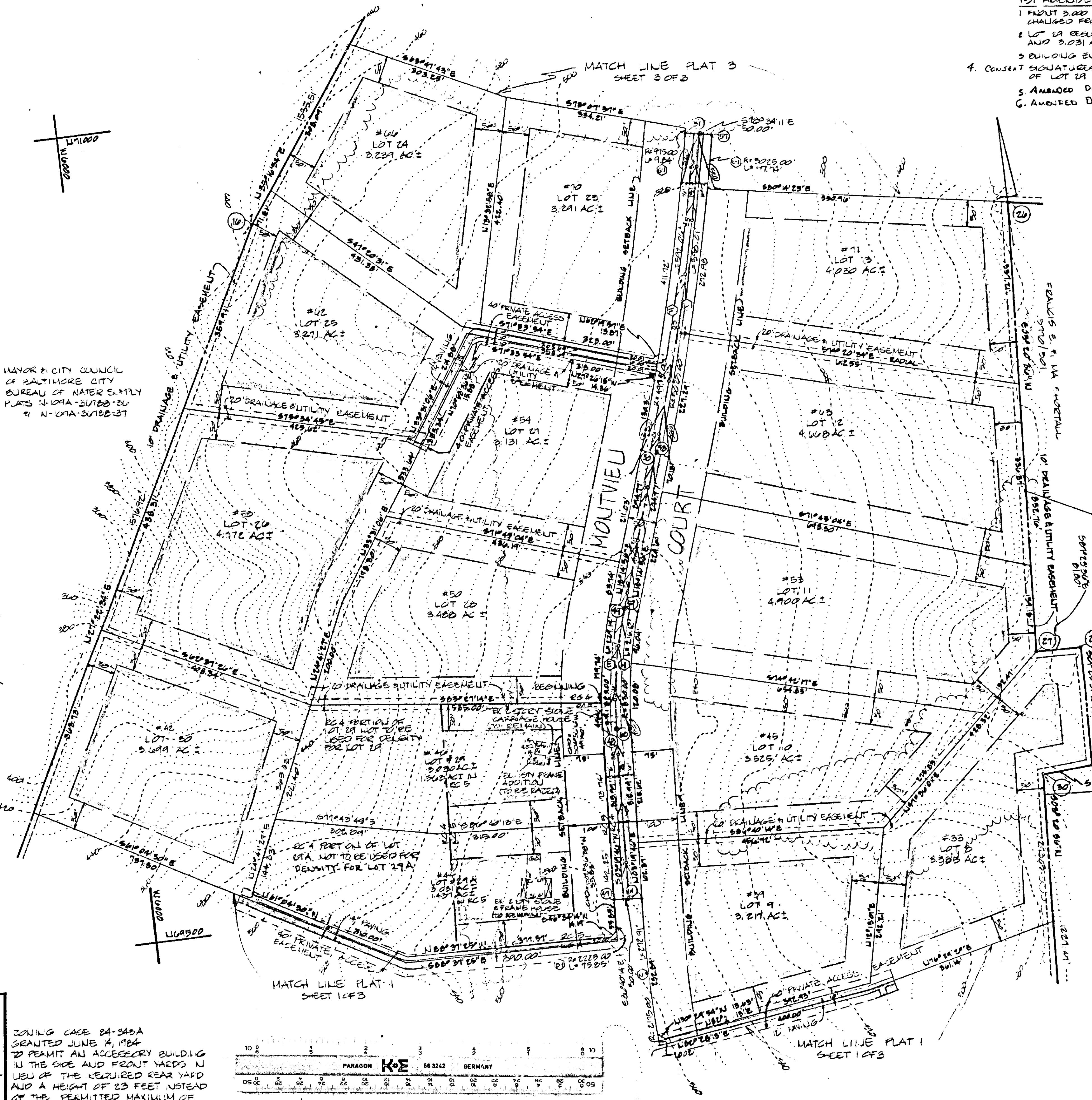
Cost of Advertising \$ 30.21

COORDINATES		
112	NORTH	WEST
16	7079.44	5661.28
26	7066.16	4280.14
31	7065.51	4280.11
20	7066.04	4281.00
24	7061.44	4282.47
30	7060.96	4282.02
47	6944.24	5156.81
48	6949.64	5156.46
44	7004.19	5095.64
30	7004.04	5093.39
51	7006.07	4851.53
37	7056.16	4802.83
35	7076.43	4455.90
59	7090.44	5040.20
60	7090.74	5080.54
61	7091.33	5106.90

RESTRICTIONS (CONTINUED SHEET 1 OF 3)

- ALL OF THE AFOREMENTIONED PARCELS HAVE BEEN UTILIZED AS FAR AS DENSITY IS CONCERNED AND MAY NOT BE CONSIDERED AS SEPARATE BUILDING LOTS.
- PARCELS A AND B MAY BE UTILIZED FOR SEPTIC SYSTEM PURPOSES AND YARD AREA ONLY FOR LOTS 1A AND 30.
- PARCELS C AND D MAY BE UTILIZED FOR ACCESS TO THE HOUSES AND WHITE PROPERTIES AND FOR SIDE YARD ONLY WHERE APPLICABLE.
- THESE RESTRICTIONS MUST BE PLACED IN ALL DEEDS CONVEYING OWNERSHIP OF SAID PROPERTIES.
- RESTRICTIVE COVENANTS TO THE EXTENT DESCRIBED HEREIN MUST ALSO BE RECORDED AMONG THE LAND RECORDS OF BALTO CO.
- THESE RESTRICTIONS MUST BE NOTED ON THE SUBDIVISION PLAN AND SUBMITTED TO THE ZONING OFFICE.
- IF MR. JONES SHOULD REFUSE TO ACCEPT THE OFFER OF PARCEL C, THE PETITIONER SHALL BE PERMITTED TO CONVEY SAID PARCEL TO AN ALTERNATIVE LOT WITHOUT THE NECESSITY OF A FURTHER PUBLIC HEARING AS MORE FULLY EXPLAINED AND DESCRIBED AT THE PUBLIC HEARING HELD HEREIN, SUBJECT TO THE APPROVAL OF THE ZONING COMMISSIONER.

MAYOR & CITY COUNCIL
OF BALTIMORE CITY
BUREAU OF WATER SUPPLY
PLATS N-107A-30788-26
N-107A-30788-27



- 1ST AMENDED NOTES JAN 7, 1985
- FRONT 3.000 AC. PORTION OF LOT 24 ZONE WAS CHANGED FROM EC-4 TO EC-5 ON JAN. 5, 1985
 - LOT 24 RECONVEYED INTO 2 LOTS OF 3.030 AC.± AND 3.031 AC.±
 - BUILDING ENVELOPES RAISED ON EACH LOT
 - CONSENT SIGNATURES OF LOT OWNERS WITHIN 300' OF LOT 24 BOUNDARY
 - AMENDED DENSITY TABLE - SEE PLAT 3
 - AMENDED DENSITY NOTE.

CURVE DATA					
CURVE	RADIUS	LENGTH	Δ	TANGENT	CHORD
D-1	222.00'	75.25'	2°57'2"	37.93'	102°21'11"E 75.89'
E	880.00'	229.5'	4°55'10"	119.22'	110°41'21"E 228.50'
F	4415.00'	529.00'	6°44'07"	124.38'	101°50'23"E 541.71'
G	975.00'	2.84'	20°34'42"	4.92'	111°02'28"E 9.84'
H	2015.00'	393.01'	10°44'07"	229.36'	114°50'23"E 591.00'
I	5012.00'	97.73'	5°00'52"	46.87'	111°59'15"E 97.73'
M	830.00'	216.13'	10°54'10"	108.63'	110°41'21"E 215.52'
U-1	2115.00'	272.91'	11°11'21"	136.63'	110°51'34"W 272.73'

LOT OWNERS' CONSENT SIGNATURE & DATE	
LOT 6 GEORGE J. & JOYCE M. KLIOS	
<i>G. Klios</i>	12-17-84
<i>C. Klios</i>	12-17-84
LOT 9 ANDREAS S. & KOLA L. SAVAKIS	
<i>Andreas Savakis</i>	12-17-84
<i>K. Savakis</i>	12-17-84
LOT 10 SHERWOOD JOINT VENTURE	
<i>John H. Gudemann</i>	12-19-84
<i>James A. Day</i>	12-19-84
LOT 11 JAMES A. BOYD	
<i>James A. Boyd</i>	12-19-84
LOT 26 MURRAY BRADY	
<i>Murray Brady</i>	12-19-84
LOT 27 JAMES G. & MARY DIACOLAKAS	
<i>James G. Diacolakas</i>	12-20-84
<i>Mary Diacolakas</i>	12-20-84
LOT 28 JAMES R. SHELLEY, INC.	
<i>James R. Shelley</i>	12-22-84
LOT 30 SHERWOOD JOINT VENTURE	
<i>John H. Gudemann</i>	12-19-84
<i>James A. Day</i>	12-19-84
LOT 31 STEPHEN F. & GAIL EDELE	
<i>Stephen F. Edele</i>	12-20-84
<i>Gail Edele</i>	12-20-84
LOT 32 PIERCE BUILDING CORP.	
<i>John R. Wankel</i>	12-21-84
LOT 33 NIKOLAS MARKS	
<i>Nikolas Marks</i>	12-21-84
LOT 34 JAMES A. BOYD	
<i>James A. Boyd</i>	12-19-84

- GENERAL NOTES
- ALL LOTS SHOWN HEREON ARE FOR SALE
 - PRIVATE WATER AND SEPTIC SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY HEALTH DEPARTMENT REGULATIONS
 - THERE SHALL BE NO MASS GRADING OF SITE
 - THERE SHALL BE NO CLEAR CUTTING OF TREES FROM ANY LOT, ONLY DEAD OR DAMAGED TREES OR TREES NECESSARY FOR THE CONSTRUCTION OF HOUSES, DRIVES, WALKS AND SEPTIC SYSTEMS ARE TO BE REMOVED
 - NO MORE THAN 25% OF VEGETATIVE COVER MAY BE REMOVED IN ANY EC-4 ZONE
 - MINIMUM GRADING SHALL BE PERFORMED AS REQUIRED FOR THE CONSTRUCTION OF HOUSES AND DRIVES ON ANY LOT
 - PLANTING ON EACH LOT TO BE PROVIDED BY THE OWNER OF EACH LOT
 - ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF THE PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
 - NO OPEN SPACE REQUIRED
 - NO MORE THAN 0% OF ANY LOT IN AN EC-4 ZONE MAY BE COVERED WITH AN IMPERMEABLE SURFACE
 - STREET LIGHTS SHOWN THUS + (2' MAXIMUM HEIGHT)
 - MAJOR RECREATION: 50% MEAN WOODS, 20% LIGHT WOODS AND BRUSH, 20% PASTURE
 - ALL ROADS, DRIVEWAYS & DRIVEWAYS TO BE PAVED WITH BITUMINOUS CONCRETE
 - REFUSE COLLECTION AND SHOWN REMOVAL BY BALTIMORE COUNTY ON PUBLIC STREET ONLY
 - 2 PARKING SPACES TO BE PROVIDED ON EACH LOT
 - PAVEMENT LOTS ARE SUBJECT TO A DECLARATION OF RIGHTS OF WAYS IN MAINTENANCE AGREEMENT. SAID AGREEMENT TO BE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AT THE TIME OF RECORDATION OF THE PLAT

EDWARD J. & MARY SATTLER
31.0/206

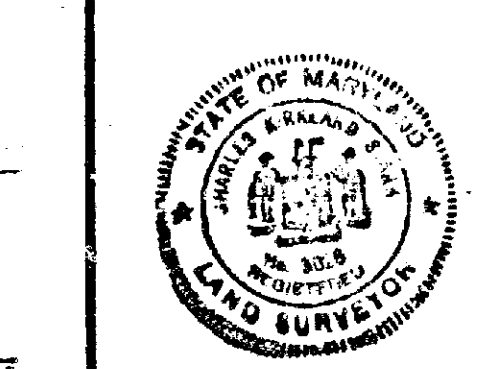
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DEFINED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY. ALL SAID PLAN UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY

ZONING CASE 24-345A
GRANTED JUNE 4, 1984
TO PERMIT AN ACCESSORY BUILDING IN THE SIDE AND FRONT YARDS IN VIEW OF THE REQUIRED REAR YARD AND A HEIGHT OF 23 FEET INSTEAD OF THE PERMITTED MAXIMUM OF 13 FEET (LOT 24)

OFFICE OF PLANNING & ZONING
ZONING COMMISSIONER
DIRECTOR OF PLANNING DATE

OWNER/DEVELOPER
GAYLORD BROOKS REALTY CO.
P.O. BOX 193
PHOENIX, MARYLAND 21131
JAN - 0200
John H. Gudemann 12-30-84

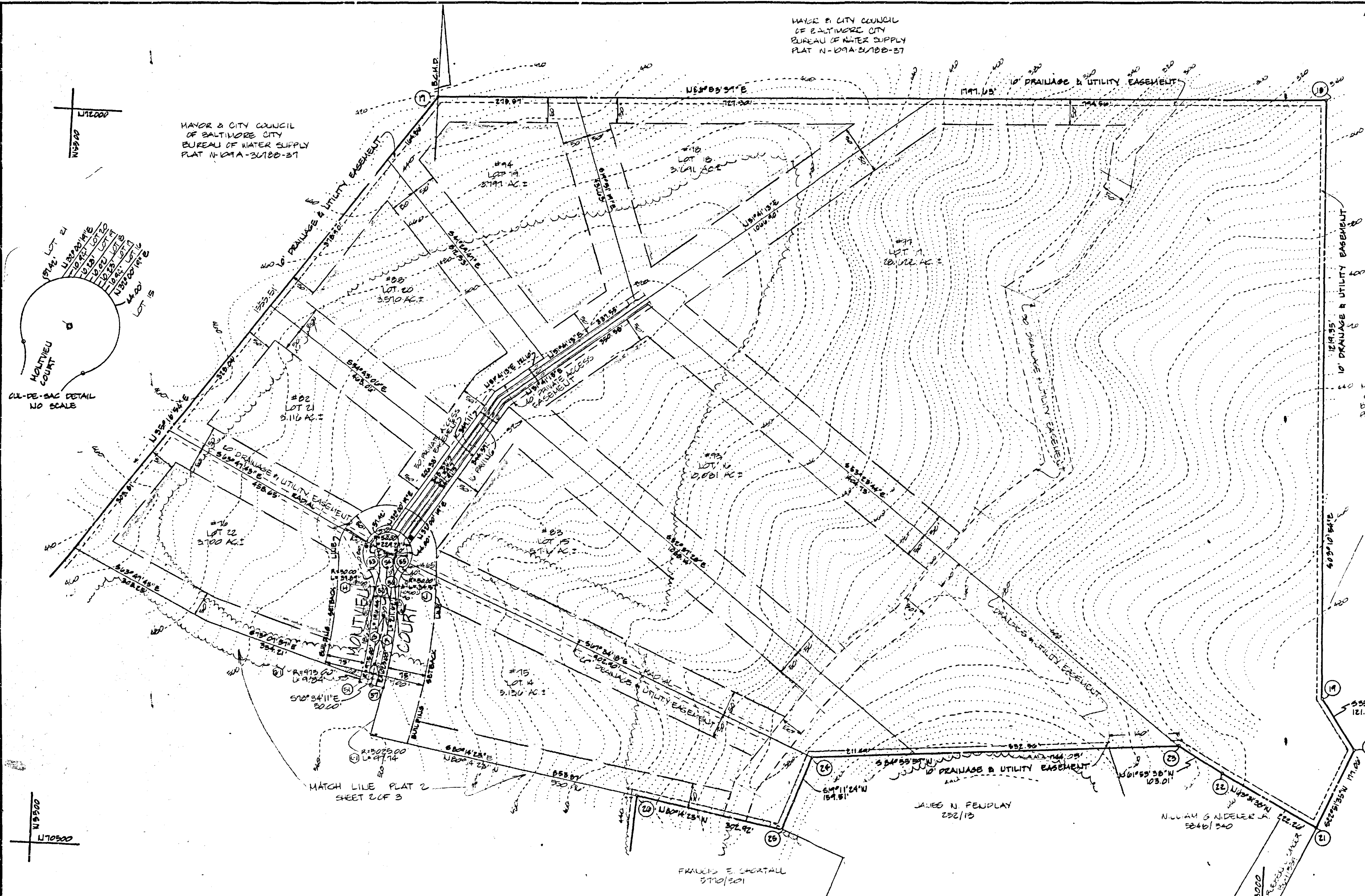
Charles K. Smith
ASSOCIATE
3026 6-17-84
REG. NO. DATE



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204
BEL AIR, MARYLAND 21014
COMPUTED BY: *RM* CHECKED BY: *CKS*
DRAWN BY: *CAH* W.D. NO. *04060*

1ST AMENDED
FINAL DEVELOPMENT PLAN
PLAT 2
SHERWOOD

BALTO. CO., MD.
SCALE: 1"=100'
ELECT. DIST.
JULY 14, 1984
REV. JAN. 7, 1985
SHEET 2 OF 3



THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION 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 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. UTILIZATION WILL HAVE BEGUN WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

CED APPROVAL DATE: 2-22-84

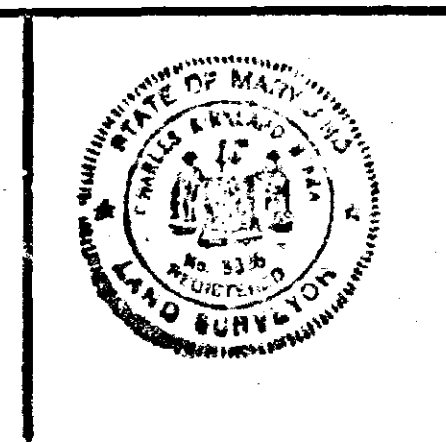
CURVE DATA					
CHORD	BEARS	LENGTH	Δ	TANGENT	CHORD
10	975.00'	19.24'	1°32'30"	98.56'	1000.00' ± 0.01'
11	975.00'	0.84'	0°34'40"	4.92'	1110.00' ± 0.01'
12	50.00'	37.89'	43°25'01"	19.91'	1021.44' ± 0.01'
13	50.00'	22.23'	102°44'53"	—	—
14	50.00'	54.57'	37°36'23"	18.01'	1142.24' ± 0.01'
15	1025.00'	21.62'	1°44'45.5"	10.19'	1053.30' ± 0.01'
16	50.00'	9.14'	0°26'52"	4.88'	1115.15' ± 0.01'

OFFICE OF PLANNING & ZONING
APPROVED BY
ZONING COMMISSIONER
DIRECTOR OF PLANNING

OWNER/DEVELOPER
GAYLORD BROOKS REALTY CO
P.O. BOX 103
PHOENIX, MARYLAND 21131
601-0000

DATE 12-3-84

3026 6-17-87



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204
TEL. 410, MARYLAND 31014

COMPUTED BY: R.H. CHECKED BY: R.S.
DRAWN BY: C.H. W.D. NO. 04936

ANNEDED DENSITY TABULATION		
GROSS AREA	19,533 AC	
NET AREA	10,902 AC	
EXISTING ZONING	RC4 & DR2	
FRONT 3,000 AC PORTION OF LOT 19 REZONED TO RC4		
LOTS PERMITTED		
RC4 AREA	15,800 AC	35.03
DR2 AREA	5,102 AC	2.69
TOTAL PERMITTED		43.72
LOTS PROPOSED		
RC4 AREA	34	
DR2 AREA	2	
TOTAL PROPOSED		36

COORDINATES		
LOT	NORTH	WEST
10	1206.18	412.82
11	1216.10	1407.84
12	1094.22	1403.10
13	1084.10	1391.44
14	1084.55	1391.10
15	1085.10	1388.04
16	1084.45	1384.18
17	1081.80	1381.01
18	1081.10	1380.14
19	1086.07	1381.89
20	1081.22	1382.90
21	1109.56	1404.15
22	1110.00	1410.20
23	1108.34	1411.24
24	1106.43	1402.52
25	1085.10	1402.85

ANNEDED DENSITY TABULATION

GROSS AREA 19,533 AC
NET AREA 10,902 AC
EXISTING ZONING RC4 & DR2

LOTS PERMITTED
RC4 AREA 15,800 AC 35.03
DR2 AREA 5,102 AC 2.69
TOTAL PERMITTED 43.72

LOTS PROPOSED
RC4 AREA 34
DR2 AREA 2
TOTAL PROPOSED 36

MINIMUM AREA RC4 LOT: 6 ACRES
RC4 LOTS SUBJECT TO 10' SETBACK FROM 4 STREETS AND 30' SIDE AND REAR SETBACKS

NOTE: LOT PURCHASER SHOULD VERIFY LOCATION OF 10,000 SF SEPTIC DRAINAGE AREA AND WATER WELL AREA WITH BALTO. CO. HEALTH DEPARTMENT WATER PLAN FOR "SHERWOOD" BEFORE DETERMINING THE HOUSE LOCATION.

NO MORE THAN 5% OF ANY LOT IN ALL RC4 ZONES MAY BE COVERED WITH AN IMPERMEABLE SURFACE

NO MORE THAN 15% OF VEGETATIVE COVER MAY BE REMOVED IN ALL RC4 ZONES

PARCELS C, D & E TO BE COVERED TO ADJACENT PROPERTY OWNERS

PARCEL C 0.001 AC ±
PARCEL D 0.001 AC ± (PARCEL D)
PARCEL E 0.001 AC ±
SEE PLAT 1 FOR LOCATIONS

PARKING
31 LOTS X 2 PS PER LOT = 62 PS.

1ST ANNEDED
FINAL DEVELOPMENT PLAN
PLAT 3
SHERWOOD

1ST ANNEDED NOTES JAN. 9, 1985
SEE PLAT 2 FOR ANNEDEDMENTS
SEE PLAT 3 FOR ANNEDED DENSITY TABULATION

BALTO. CO. MD.
SCALE: 1"=100'

ELECT. DIST. 6
JUNE 14, 1986
REV. JAN. 3, 1985
SHEET 3 OF 3