

PETITION FOR ZONING VARIANCE

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 Variance from Section 400.1 to permit an accessory structure in the front yard instead of the required 100 feet, and a variance from Section 1A03.4.B.4 to permit in an RC-4 zone a building or structure setback of 33 feet from the centerline of the street instead of the required 100 feet, and a variance from Section 1B02.2B to permit a front yard setback of 21 feet instead of the required 30 feet in a DR-16 zone.

1. Destruction and preservation of historic barn impose limitations which require that parking structures be in front yard instead of rear yard; and
2. Configuration of lot together with desire to maximize aesthetics of historic barn pose hardship and practical difficulty necessitating variances as shown on accompanying Plat.

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

Attorney for Petitioner: Stephen J. Nolan, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Stephen J. Nolan, 204 West Pennsylvania Avenue, Towson, Maryland 21204, 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of July, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of July, 1985, at 11:15 o'clock.

(over)

IN RE: PETITION ZONING VARIANCES
NW corner of Pot Spring and
Colonade Roads - 8th Election
District
Gaylord Brooks Realty Company,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-3-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit accessory structures, referred to as "carports" for lack of a better term, in the front yard instead of the required rear yard; a structure setback of 33 feet from the centerline of the street instead of the required 100 feet; and a front yard setback of 21 feet instead of the required 30 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by its President, Richard A. Moore, appeared and was represented by Counsel. Charles K. Stark, a registered surveyor, also appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, comprising approximately 3.2 acres of which approximately 2.7 acres are zoned R.C.4 and approximately 0.5 of an acre is zoned D.R.16, is part of a much larger parcel comprising approximately 165 acres zoned R.C.4 and R.C.5 presently under development by the Petitioner. There is a 19th Century barn on the D.R. zoned portion which will be converted into condominium units with the structure itself being preserved. Due to the size of the D.R. zoned portion, it will be necessary to provide 14 of the 17 requisite parking spaces in the R.C. zoned portion. Twelve of the 17 spaces will be covered; 4 of the covered spaces will have a setback of 33 feet from the centerline of the road, i.e., Pot Spring Road. One space is located on the border between the D.R.16 and R.C.4 Zone designations and will have a front yard

setback of 21 feet in the D.R. zoned portion. Inasmuch as the renovated barn will front parallel to Pot Spring Road and the carports will be accessory to the proposed condominium units, a variance is also required to locate the carports in the front yard.

Due to the size and unique zoning of this site, the conversion would be impossible if these variances were not granted. There would be no way to locate all of the required parking within the D.R. zoned portion.

The Petitioner seeks relief from Sections 400.1, 1A03.4.B.4, and 1B02.2.B (Section V.B.2, Comprehensive Manual of Development Policies (CMDP)), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the

requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of July, 1985, that the Petition for Zoning Variances to permit accessory structures (carports) in the front yard instead of the required rear yard, a structure setback of 33 feet from the centerline of the street instead of the required 100 feet, and a front yard setback of 21 feet instead of the required 30 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE July 8 1985
BY [Signature]

ORDER RECEIVED FOR FILING
DATE July 8 1985
BY [Signature]

PETITION FOR ZONING VARIANCE 8th Election District

LOCATION: Northwest corner of Pot Spring and Colonade Roads

DATE AND TIME: Monday, July 1, 1985 at 11:15 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance from Section 400.1 to permit an accessory structure in the front yard instead of the required rear third of the lot farthest removed from any street, and a variance from Section 1A03.4.B.4 to permit in an RC-4 zone a building or structure setback of 33 feet from the centerline of the street instead of the required 100 feet, and a variance from Section 1B02.2B to permit a front yard setback of 21 feet instead of the required 30 feet in a DR-16 zone.

Being the property of Gaylord Brooks Realty Company 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
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany
Petition for Variance
March 25, 1985

- Beginning for the same at the intersection of the west right of way line of Pot Spring Road with the north right of way line of Colonade Road as shown on Plat One of Overlook filed among the Plat Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. 51 folio 71, thence binding on the said north right of way line of Colonade Road the three following courses and distances:
- South 72° 41' 03" West 14.14 feet
 - North 62° 18' 57" West 77.97 feet and
 - Northwesterly by a line curving to the north with a radius of 285.00 feet for an arc distance of 120.75 feet (the chord of said arc being North 50° 10' 40" West 119.85 feet) thence
 - North 14° 53' 50" East 639.86 feet thence
 - South 87° 03' 44" East 156.94 feet to the said west right of way line of Pot Spring Road thence binding on the said west right of way line the five following courses and distances
 - Southwesterly by a line curving to the east with a radius of 405.00 feet for an arc distance of 321.95 feet (the chord of said arc being South 6° 20' 42" West 313.54 feet)
 - Southeasterly by a line curving to the west with a radius of 355.00 feet for an arc distance of 233.95 feet (the chord of said arc being South 27° 04" West 229.74 feet)
 - North 68° 40' 12" West 19.00 feet
 - Southwesterly by a line curving to the west with a radius of 345.00 feet for an arc distance of 38.26 feet (the chord of said arc being South 24° 30' 26" West 38.24 feet) and
 - South 27° 41' 03" West 165.75 feet to the place of beginning.

Containing 3.195 Acres of Land more or less.

Charles K. Stark
#3026



RE: PETITION FOR VARIANCES
NW Corner of Pot Spring
and Colonade Rds.,
8th District
GAYLORD BROOKS REALTY
COMPANY, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-3-A

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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plunhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Counsel for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

86-3-A

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 28th day of July, 1985

Arnold Jablon
Zoning Commissioner

Petitioner: Gaylord Brooks Realty Co. Received by
Petitioner's Attorney: Stephen J. Nolan, Esquire

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1985

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

020
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. 309 - Case No. 86-3-A
Gaylord Brooks Realty Company
Variance Petition

Dear Mr. Nolan:

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

NEC:tsc

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING MINUTES Wednesday, November 16, 1983

OVERLOOK

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Boher - Office of Current Planning
Susan Carrell - Office of Planning
Diana Iffer - Office of Zoning
R. P. Black - Balto. Gas & Electric Co.
Steven H. Gudeman - Overlook, Inc.
Wauna Millner - O'Connor & Flynn
Charles Stark - G. W. Stephens, Jr. & Assoc., Inc.
John J. Stamm - G. W. Stephens, Jr. & Assoc., Inc.

*Attachment - List of Interested Citizens

The meeting was called to order at 2:00 p.m. by Mr. Benson, Chairman of the CRG. Mr. Benson introduced the members of the Committee and stated the purpose of the meeting.

Mr. Gudeman and Mr. Stark presented the plan. The plan consists of 165 acres and is zoned RC 4 and RC 5. Subdivision consists of a number of lots in excess of 4 acres. Individual homes are proposed and this is proposed as a homeowners association. All roads are to be private and a gate house is proposed at the entrance to the subdivision. Within this tract, several ponds are proposed for aesthetic reasons.

Susan Carrell of the Office of Planning summarized the written comments submitted from Traffic Engineering, Board of Education, Developers Engineering Division, Planning, Zoning and Health Dept. Miss Carrell's summary is as follows:

Plan as shown appears to be satisfactory as it pertains to Traffic Engineering. This subdivision would have a possible student yield of 8 elementary, 5 junior high, and 6 senior high. The elementary and junior high schools are under capacity but the senior high is at capacity.

Environmental Effects Report is approved subject to the developer drilling several test wells prior to recording of plat. Developer shall arrange to have these test wells sampled for nitrates at the time they are pumped. Plan is approved subject to the conditions set forth by that office.

Roads are proposed to be private. These roads must be designed and constructed in accordance with County standards and specifications. The portion of Pot Spring Road to serve this subdivision shall be improved as a 40' curb and gutter cross section on a 60' R/W. Developer shall be responsible for improvements to complete this cross section. The private roads shall be improved with 24' bituminous curb on a 50' R/W. All panhandle drives shall be improved prior to occupancy of the dwellings. Street lights and sidewalks are required for Pot Spring Road. Storm drain study for this subdivision and all storm drain improvements

OVERLOOK

-2-

November 16, 1983

shall be developer's cost. Storm Water Management is not required but sediment control requirements apply.

Lots 12 and 29 should be located away from steep slopes and the lot lines should be adjusted to accommodate this relocation of the dwellings. Existing barn and smokehouse to be preserved. This site bears Maryland Historical Trust No. B943, Topfield Farm, and must be noted on the plan. Paving within the 30' R/W's must be at least 20' from the property line which is adjacent to the Baltimore City water shed.

Density calculations are acceptable to Office of Zoning for both RC4 and RC5 zones. All lots located with RC5 zone must contain a minimum of one acre. Lots 4 and 5 shall be revised to meet this requirement. Lots located within RC4 zone must contain a minimum of 3 acres and a diameter of 300' in that zone. Lot 7 should be revised accordingly. All buildings to remain should be noted on the plan. Location of the house on Lot 1 should be noted as to the orientation. If the front is oriented towards the north or east, a variance will be required since the out buildings will be in the front or side yard.

Mr. Black of the Balto. Gas & Electric Co. advised that the existing power line R/W is located within this property and access to this R/W is very necessary. He has requested that the developer continue to provide access.

Developer stated that in response to some of the general comments, test wells will be made as recommended by Health Dept. G & E will be provided good access to their R/W through the proposed roads. He requested that width of paving for Highfield Ct. and extension of Pot Spring Road beyond the intersection be 20' rather than 24' wide.

CRG advised that the request for road width would be reviewed by Baltimore County.

CITIZENS' COMMENTS

Mr. Russell Goerlich expressed concern that Baltimore County was not requiring Storm Water Management.

Mr. Richard Wagar was concerned about the amount of wooded area that would be disturbed within this subdivision and felt that some restrictions should exist.

The Committee stated that zoning requirements state that no more than 25% of vegetative cover may be removed in an RC4 zone.

Mr. John Krainer was concerned about the affect the increased drainage would have in the water shed and questioned the report from the Board of Education as to how they compute their information.

Copies of the written comments from the aforementioned agencies were given to the developer and developer's engineer.

The plan was approved.

C. R. G. MEETING AGENDA

OVERLOOK
November 16, 1983
2:00 p.m.

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
RUSSELL W. GOERLICH	14 LIMPINE COURT GERSVILLE 21030
RICHARD E. WAGAR	33 PINEBURN CT COCKEYSVILLE 21030
W. HOWARD REESE	8 PINEBURN CT COCKEYSVILLE 21030
D. L. BUCHHEIM	14 PINEBURN COURT COCKEYSVILLE 21030
JOHN J. KRAINER	1090 LAKE SPRING WAY COCKEYSVILLE MD 21030
CLARA M. MURPHY	10801 SUNDINGHAM COCKEYSVILLE " 21030

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: November 14, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Overlook
PROJECT NUMBER: #83117
LOCATION: N. of intersection Pot Spring
Road and Dulany Gate Circle
DISTRICT: RC3

The Plan for the subject site, dated July 25, 1983, with the latest revision dated October 17, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All roads in this subdivision shall be private, with the exception of Pot Spring Road.

All private contracts for construction of storm drains and roads intended for public title and maintenance must be 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 proposed private roads shall be drawn on County Standard Linens and shall follow County Standards for site, materials and construction details, and shall be submitted to the Bureau of Public Services for review and approval.

A State Health Department Construction Permit for storm drains totaling over 400 feet will be obtained through the Baltimore County Department of Public Works.

Under Bill No. 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 the charge is 2 times payroll for the Capital Improvement Fund.

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.

Project #83117
Overlook
Page 2
November 14, 1983

HIGHWAY COMMENTS:

Pot Spring Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way. The developer shall be responsible for the completion of the 40-foot paving section from Overshot Road to the site property line where the private road begins.

All streets in this subdivision shall be improved with a 24-foot paving cross-section with bituminous concrete curbing on a 50-foot right-of-way and shall be the Developer's full responsibility.

The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

Cul-de-sacs shall be improved with a 42-foot paving radius with combination curb and gutter on a 52-foot diameter right-of-way and 24 feet wide if an island is placed in the center and shall be the Developer's full responsibility.

The contours on the plan reveal rather excessive grades. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards in the establishment of street grades.

Guard rails are required for protection to pedestrians along the storm drain reservation and shall be the Developer's responsibility. The guard rails shall be constructed in accordance with Baltimore County Standards.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Panhandle drives serving more than one lot shall be paved prior to occupancy.

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.

"No Parking" signs shall be posted prohibiting parallel parking on 24-foot width streets and in cul-de-sacs.

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.

Project #83117
Overlook
Page 3
November 14, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off 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 deding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way 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"=100', including all facilities and drainage areas involved, shall be shown on the required construction plans.

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.

Drainage studies 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.

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.

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.

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.

Project #83117
Overlook
Page 4
November 14, 1983

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

- * No storm water management is required.
- * The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:
 - a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
 - b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
 - c. A profile of the stream.
 - d. A plan with the location of the field run cross-sections indicated.
 - e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2."
 - f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.
 - g. The stream is to be cleared of all fallen trees, stumps and debris.
- In accordance with Bill No. 56-82, filling within a flood plain is prohibited.
- * A sediment control plan is required for road grading or any mass grading.
- Sediment control provisions will be required for each individual building permit application.
- * The rear of buildings may not be constructed within 50 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot free-board. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

Project #83117
Overlook
Page 5
November 14, 1983

WATER AND SANITARY SEWER COMMENTS:

A print of this subdivision has been referred to the Baltimore City Water Division, as the property lies within the drainage area tributary to the Loch Raven Reservoir. If Baltimore City has any comments, they will be forwarded.

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with Health Department requirements. A water appropriation permit must be approved prior to signature on the record plat.

Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

The Plan may be approved subject to the above comments.

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

EMH:CLM:ss

cc: File

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: November 15, 1983

PROJECT NAME: Overlook
PROJECT NUMBER & DISTRICT: C.R.G. PLAN X
LOCATION: Pot Spring Road
DEVELOPMENT PLAN
RECORD PLAT

The plan as shown appears satisfactory as it pertains to this department.

C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: 11/15/83

PROJECT NAME: Overlook
COUNCIL & ELECTION DISTRICT: PLAN X
PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

The Landmarks Preservation Commission has reviewed the plan and comments as follows. This site bears Maryland Historic Trust Number BA 943 "Topfield Farm" and must be so noted on the plan. The Commission states that the existing barn and smokehouse have some historic significance and recommends that they be preserved.

The paving for the 30' right of way that serves lots 23, 23A, 24, 25 and 26 must be located at least 20' from the property line adjacent to the Baltimore City watershed property.

The house sites on lots 12 and 29 should be relocated off of the steep slope areas. The lot lines may have to be adjusted to accommodate this.

A Final Development Plan is required.

Susan Carrell
Susan Carrell

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

Overlook
Subdivision Name, Section and/or Plat

Clyde Ragen & Ellen Clapp
Lech Raven Reservoir 46
Watershed No. of Lots 165
Total Acreage 16.5
Private Water
Private 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.
- X Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat. X 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.
- X A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted. X are not required. X is incomplete and must be revised. X has/have been reviewed and approved.
- X A Water Appropriation Permit Application, must be submitted. X has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- X It is recommended the plan, be approved as submitted. X be approved as submitted subject to the following conditions noted: in the attached memo dated November 9, 1983.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: BAP

*The developer will drill several test wells prior to finalization of the subdivision. It is recommended the developer arrange to have these test wells sampled for nitrate at the time the wells are test pumped. The developer should contact this office for more information and to arrange for the collection of samples.
J. L. Farrell

SS 783P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks, W. Stafford
FROM: Stephanie Taylor
DATE: November 9, 1983

SUBJECT: Environmental Effects Report - Overlook

PLAN REVIEW NOTES

1. Residential subdivision with 46 lots on 165 acres.
2. Private water and private sewer proposed.
3. Loch Raven reservoir watershed.
4. No wetland soils on the site.
5. Stream crosses property.
6. Stormwater management exemption granted by Department of Public Works.
7. Proposed best management practices:
 - A. "There will be no adverse water quality impacts except for minute amounts of lead and zinc. Several private ponds are planned for this site. These ponds, in combination with existing woods, will mitigate potential adverse water quality impacts."

RESPONSES

Environmental Effects Report 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, side-walks 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:pb

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: November 16, 1983

PROJECT NAME: Overlook
LOCATION: North of Intersection of Pot Spring Rd & Dulany Gate Circle
DISTRICT: 8th Election
PLAN: DEVELOPMENT PLAN
PLAT:

The density calculations are acceptable as they have been computed, the number of lots permitted in the R.C. 4 Zone have been provided in that zone and the number of lots permitted in the R.C. 5 Zone have been provided in that zone.

The following additional information must be provided on the plan prior to CRG approval:

1. If a proposed dwelling is located in an R.C. 5 Zone, it must contain a minimum lot area of 1 acre in that zone. Lots 4 and 5 should be revised to meet this requirement.
2. If a proposed dwelling is located in an R.C. 4 Zone, it must contain a minimum lot area of 3 acres and a diametral dimension of 300 feet in that zone. Lot 7 should be revised accordingly.
3. Note 19 must be revised to indicate the aforementioned area requirements and a required setback of 100 feet to the centerline of any street. Building envelopes should be adjusted - all lots, most notably Lots 1, 8, and 9 to meet this requirement.
4. If the existing barn is to remain it should be noted as such.
5. The location of the home on Lot 1 is very important. If the front is oriented to the west or south, the out-buildings are in the rear yard and meet Zoning requirements. If the front is oriented towards the north or east, a variance will be required since the outbuildings will be in the front or side yard.

7/32bac

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING
DATE: November 16, 1983
PAGE 2

PROJECT NAME: Overlook
LOCATION: North of Intersection of Pot Spring Rd & Dulany Gate Circle
DISTRICT: 8th Election District
PLAN: DEVELOPMENT PLAN
PLAT:

The final development plan should contain the following notes:

- a. No more than 25 percent of the vegetative cover may be removed in an R.C. 4 zone.
- b. No more than 15 percent of any lot in an R.C. 5 zone may be covered with impermeable surfaces.

DI:bsc

DIANA LITTE
Zoning Associate III

7/32bac

DEPARTMENT OF PLANNING
BALTIMORE COUNTY PUBLIC SCHOOLS
COUNTY REVIEW GROUP MEETING
OF Nov. 14, 1983

RECEIVED
MAY 7 1985

Development Overlook
Location N. of W. of Pot Spring Rd. and Dunnet Gate Circle
District 8

BUREAU OF PUBLIC SERVICES

Comments			
School Situation 9/83			
School	Enrollment	Capacity	Over/Under
Warren El.	472	506	- 34
Cowetville Jr.	717	1284	- 567
Dunnet Sr.	1772	1645	+ 127

Future Construction			
School	Status	Capacity	Estimated To Open

*Programmed Construction			
School	Capacity	Year Programmed	Estimated To Open

Possible Student Yield	
Elementary	9
Junior	5
Senior	6

*Subject to availability of funds

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 15, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Gaylord Brooks Realty Company

Location: W/S Pot Spring Road, 190' N from centerline Colonnade Road

Item No.: 309 Zoning Agenda: Meeting of 4-30-85

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.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(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", 1976 edition prior to occupancy.

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

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

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 3, 1985

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

Re: Item #309 (1984-1985)
Property Owner: W/S Pot Spring Road,
190' N fr. centerline Colonnade Rd.
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 Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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.

Since no public facilities are involved, this office has no comment.

Very truly yours,
[Signature]
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM: FMO:blp

cc: File

11/96-3A

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 10, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 309 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gaylord Brooks Realty Company
Location: W/S Pot Spring Road, 190' N from centerline Colonnade Road
District: 8th.

APPLICABLE CODES AND ORDINANCES

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.

() A building and other miscellaneous permits shall be required before the start of any construction.

() Residential: The acts of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

() Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

() All Use Groups except R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls. Group R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls. Group R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls. Group R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls.

() The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

() The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

() When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of Use Groups are from the R-1 to the R-2, or to mixed use.

() The proposed project appears to be located in a Flood Plain. Floodplain, please see the attached copy of Section 21.0 of the Building Code as adopted by Bill #11-85. Flood plain shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

() Comments: Please be aware of the maximum height permitted for wood frame unprotected type 5 construction is 2 stories not to exceed 35' in height. See Table 501 and Table 401. Use group R-2.

() These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 210 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Btl: C. E. Burman, Chief
Building Plans Review

LJZ/7/85

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERHA
DIRECTOR

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

JUNE 11, 1985

Re: Zoning Advisory Meeting of APRIL 30, 1985
Item # 309
Property Owner: GAYLORD BROOKS REALTY CO.
Location: W/S POT SPRING ROAD, 190' N.
FROM COLONADE RD.

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.
- () 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.
- () 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 _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by B11.118-79. 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 B11.118-79, 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:
THE CRG PLAN VIII-370-AMENDED PLAN
APPROVED 11/30/85
KFA AMENDED CRG PLAN OVERLOOK

cc: James Howell

Eugene A. Boker
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

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

Item No. 296, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 311, 312
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

Acres: _____
District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 296, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 311, 312, 313, and 314.

[Signature]
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Zoning Variance
NW corner of Pot Spring & Colonnade Rds.
Gaylord Brooks Realty Company
Case NO. 86-3-A

TIME: 11:15 A.M.

DATE: Monday, July 1, 1985

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. 007444
DATE: 7/1/85 ACCOUNT: 201-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]* for Item # 303
BOL*****1100010101 Gaylord Brooks

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

ARNOLD JABLON
ZONING COMMISSIONER

June 25, 1985

Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW corner of Pot Spring & Colonnade Roads
Gaylord Brooks Realty Company
Case No. 86-3-A

Dear Mr. Nolan:

This is to advise you that \$82.55 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. 007356
DATE: 7/1/85 ACCOUNT: R-01-615-000
AMOUNT: \$ 32.55
RECEIVED FROM: Stephen J. Nolan, Esquire
FOR: Advertising and Posting Case 86-3-A
BOL*****1100010101 Gaylord Brooks

PETITION FOR ZONING VARIANCE
8th Election District

LOCATION: Northwest corner of Pot Spring and Colorado Roads.
DATE AND TIME: Monday, July 1, 1985 at 11:15 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for a Variance from Section 400.1 to permit an accessory structure in the front yard instead of the required rear third of the lot furthest removed from any street, and a variance from Section 1A03.4.B.4 to permit in an RC-4 zone a building or structure setback of 33 feet from the centerline of the street instead of the required 100 feet, and a variance from Section 1B02.2B to permit a front yard setback of 21 feet instead of the required 30 feet in a DR-16 zone.

Being the property of Gaylord Brooks Realty Company 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
June 13

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 13, 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 June 13, 1985.

THE JEFFERSONIAN,

B Venetouli

Publisher

Cost of Advertising
27.50

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 7th Date of Posting 6/17/85
Posted for: Variance
Petitioner: Gaylord Brooks Realty Co.
Location of property: N.W. Cor. Pot Spring & Colorado Rds.
Location of Signs: Facing Pot Spring across 10' Fr. Road W. by, Opposite 7th St. at N.E. Cor. of East Barn, on property of Petitioner
Remarks: _____
Posted by: M. J. Jablon Date of return: 6/17/85
Number of Signs: 1

PETITION FOR ZONING VARIANCE
8th Election District

LOCATION: Northwest corner of Pot Spring and Colorado Roads.
DATE AND TIME: Monday, July 1, 1985 at 11:15 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for a Variance from Section 400.1 to permit an accessory structure in the front yard instead of the required rear third of the lot furthest removed from any street, and a variance from Section 1A03.4.B.4 to permit in an RC-4 zone a building or structure setback of 33 feet from the centerline of the street instead of the required 100 feet, and a variance from Section 1B02.2B to permit a front yard setback of 21 feet instead of the required 30 feet in a DR-16 zone.

Being the property of Gaylord Brooks Realty Company 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
65065-L71708 512

CERTIFICATE OF PUBLICATION

Towson, Md. 7/9 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 6th day of June 1985.

The TOWSON TIMES

M. J. Jablon
Cost of Advertisement: \$ 50.05

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 11, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

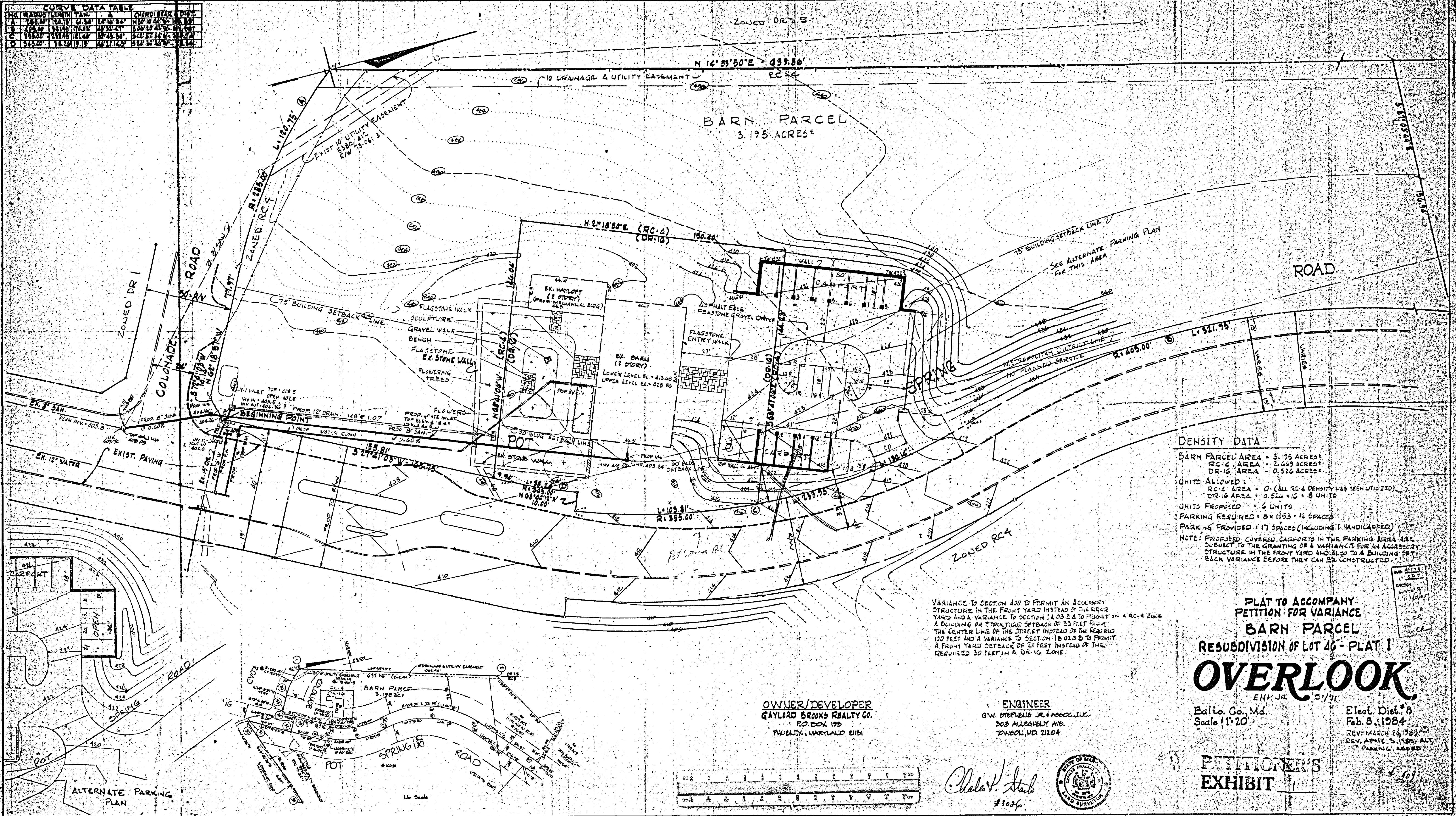
SUBJECT: Zoning Petition No. 86-3-A

This plan was approved by the CRG on November 30, 1983.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:s1m

NO.	RADIUS	LENGTH	TAN.	CHORD	BEARING	DIST.
A	285.00	12.75	41.34	12.75	N 14° 53' 50" E	12.75
B	285.00	12.75	41.34	12.75	N 14° 53' 50" E	12.75
C	285.00	12.75	41.34	12.75	N 14° 53' 50" E	12.75
D	285.00	12.75	41.34	12.75	N 14° 53' 50" E	12.75



DENSITY DATA

BARN PARCEL AREA	= 3.195 ACRES*
RC-4 AREA	= 2.669 ACRES*
DR-1G AREA	= 0.526 ACRES*
UNITS ALLOWED:	
RC-4 AREA	= 0 (ALL RC-4 DENSITY HAS BEEN UTILIZED)
DR-1G AREA	= 0.526 x 16 = 8 UNITS
UNITS PROPOSED	= 6 UNITS
PARKING REQUIRED	= 8 x 163 = 12 SPACES
PARKING PROVIDED	= 17 SPACES (INCLUDING 1 HANDICAPPED)

NOTE: PROPOSED COVERED CARPORTS IN THE PARKING AREA ARE SUBJECT TO THE GRANTING OF A VARIANCE FOR AN ACCESSORY STRUCTURE IN THE FRONT YARD AND ALSO TO A BUILDING SETBACK VARIANCE BEFORE THEY CAN BE CONSTRUCTED.

VARIANCE TO SECTION 420 TO PERMIT AN ACCESSORY STRUCTURE IN THE FRONT YARD INSTEAD OF THE REAR YARD AND A VARIANCE TO SECTION 1A 03 B4 TO PERMIT IN A RC-4 ZONE A BUILDING OR STRUCTURE SETBACK OF 23 FEET FROM THE CENTER LINE OF THE STREET INSTEAD OF THE REQUIRED 100 FEET AND A VARIANCE TO SECTION 1B 02 B TO PERMIT A FRONT YARD SETBACK OF 21 FEET INSTEAD OF THE REQUIRED 30 FEET IN A DR-1G ZONE.

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
BARN PARCEL
RESUBDIVISION OF LOT 46 - PLAT 1

OVERLOOK
E.H.H.J.R. 5/71

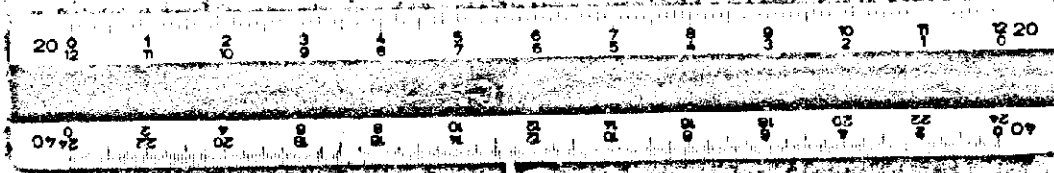
OWNER/DEVELOPER
GAYLORD BROOKS REALTY CO.
P.O. BOX 195
PACELIA, MARYLAND 21151

ENGINEER
G.W. STEPHENS JR. & ASSOC., INC.
303 ALLEGHENY AVE.
TOWSON, MD 21204

Balto. Co., Md.
Scale 1"=20'

Elect. Dist. 8
Feb. 8, 1984
REV. MARCH 26, 1984
REV. APRIL 3, 1985, ALT.
PARKING, ADDED

PETITIONER'S
EXHIBIT



Charles V. Stark
#1036

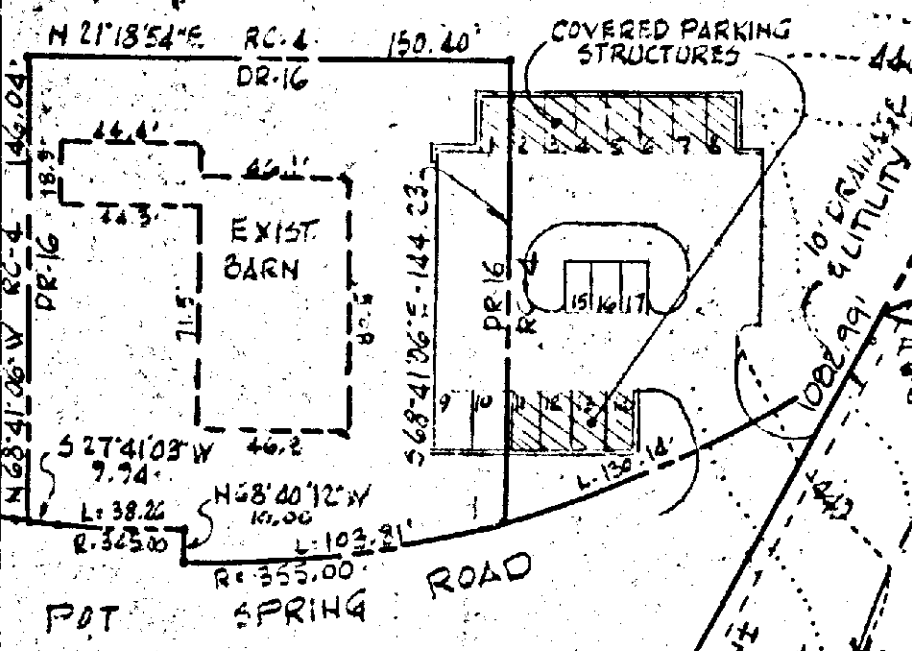


NO MORE THAN 10% OF ANY LOT IN AN RC4 AND 15% OF ANY LOT IN AN RC5 ZONE MAY BE COVERED WITH AN IMPERMEABLE SURFACE.
NO MORE THAN 25% OF VEGETATIVE COVER MAY BE REMOVED IN AN RC4 ZONE.

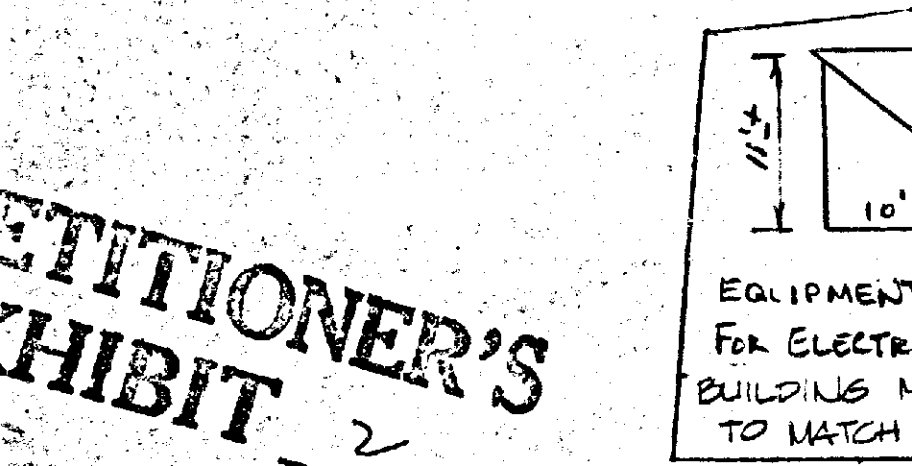
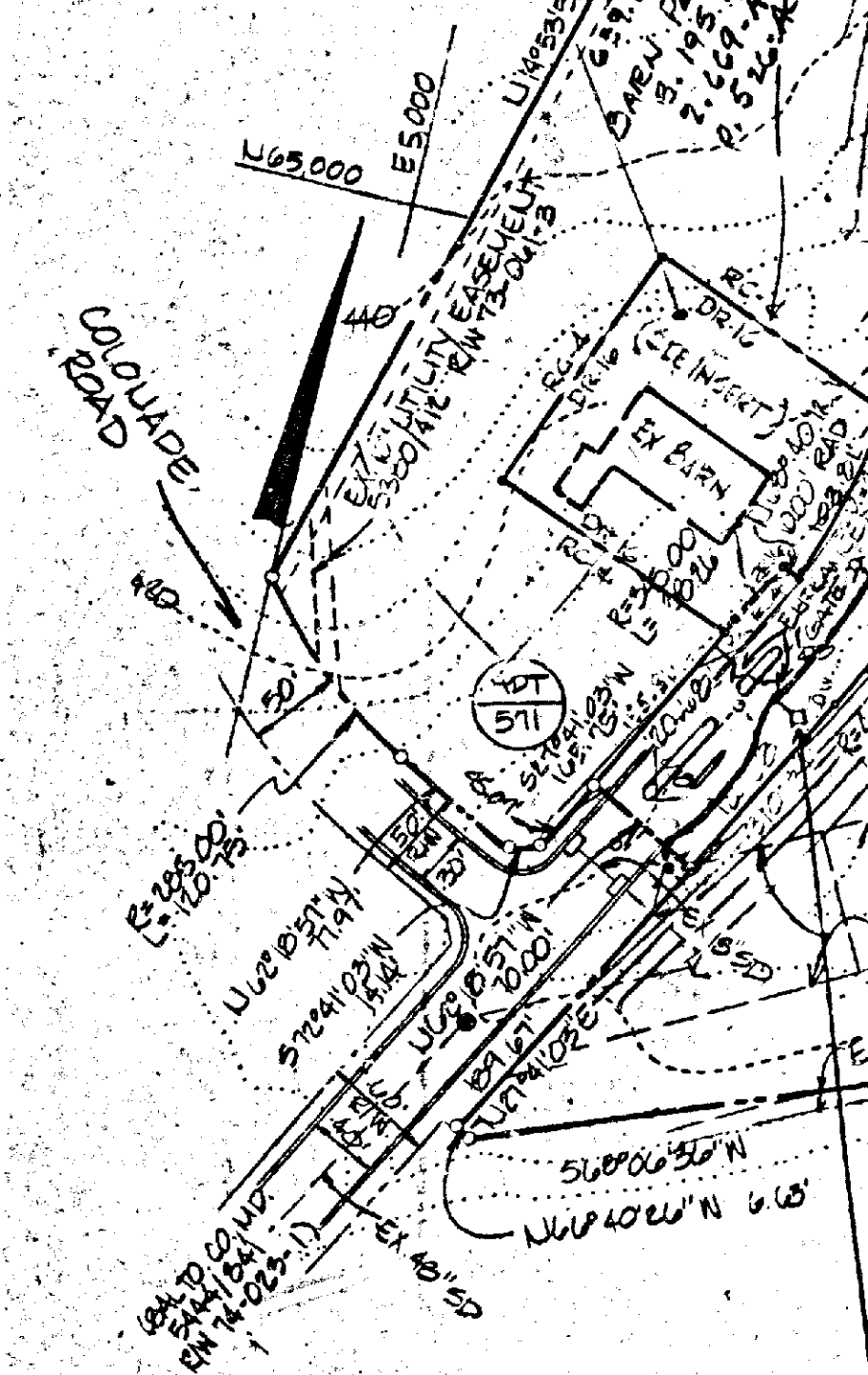


COVERED PARKING STRUCTURE
DETAIL
NO SCALE

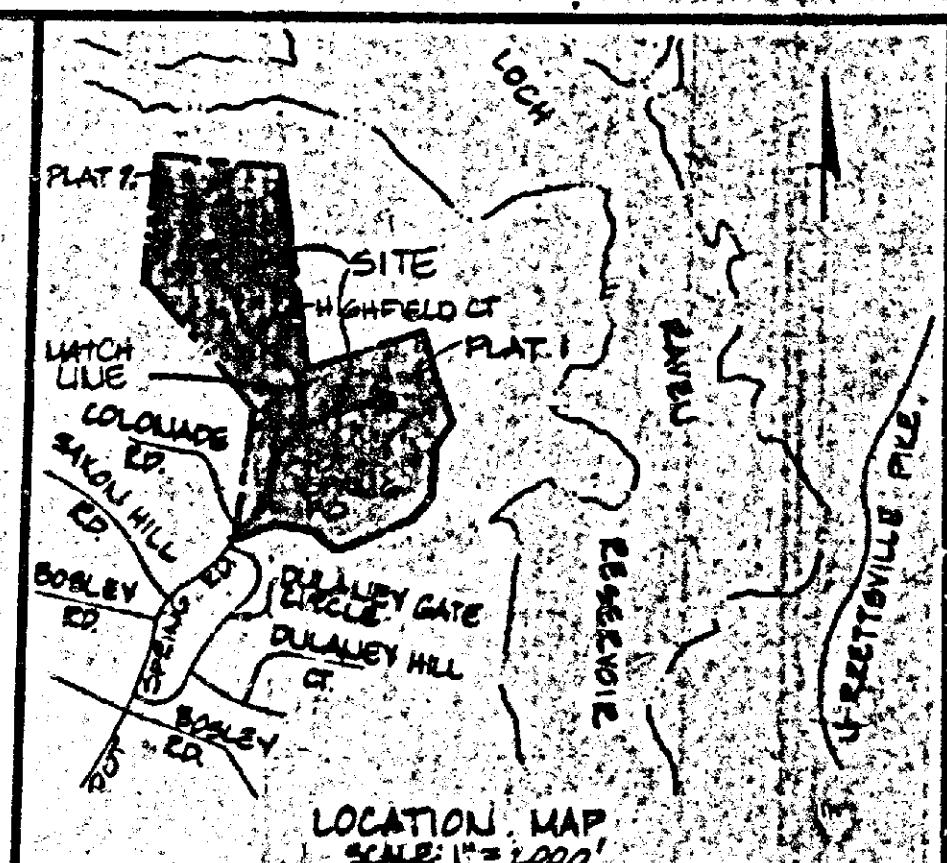
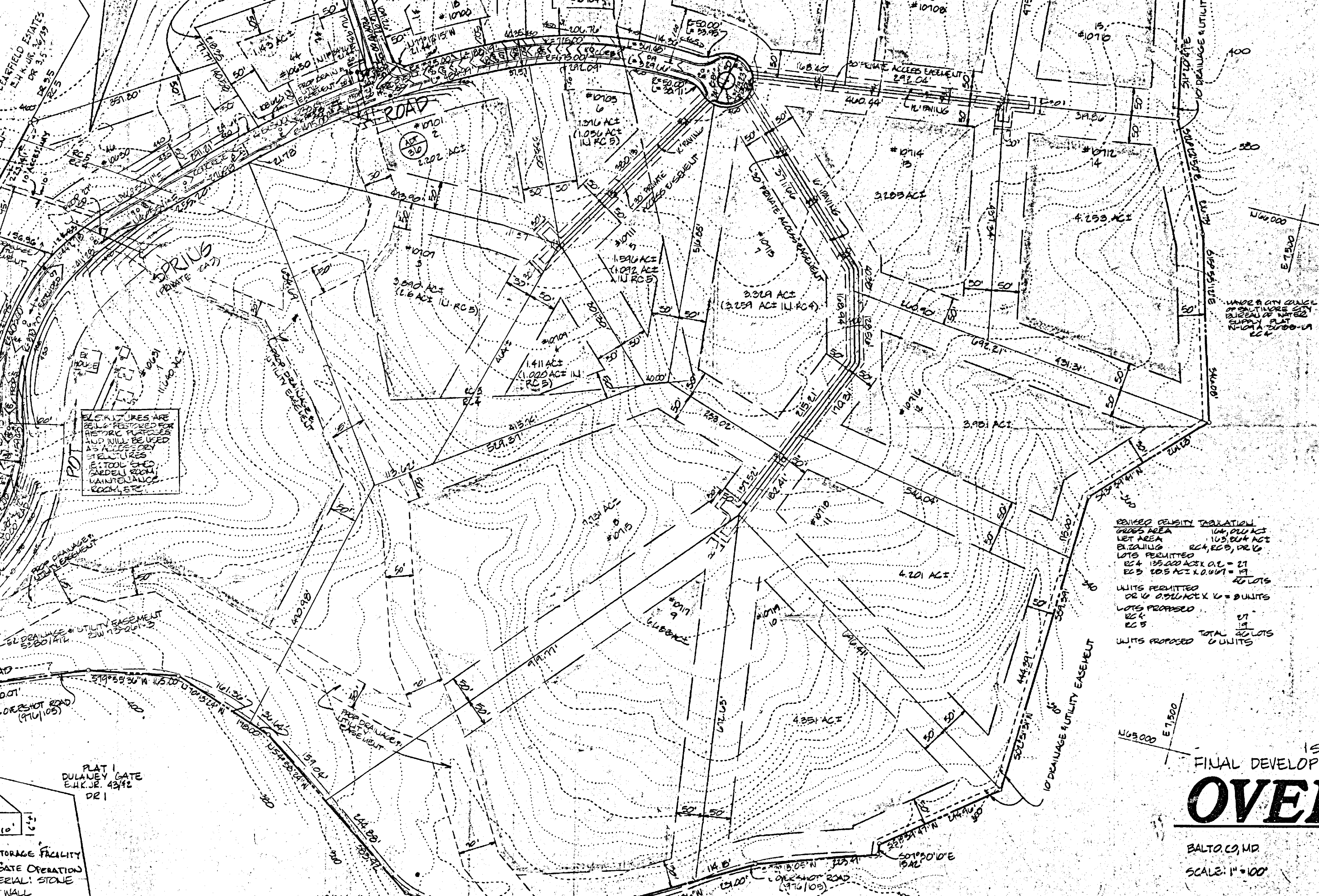
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS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



BARN PARCEL INSERT
NO SCALE



PETITIONER'S
EXHIBIT



DENSITY TABULATION:
GROSS AREA 104,000 AC
NET AREA 103,000 AC
EXISTING ZONING RC4 AND RC5
TOTAL RC4 AREA 103,000 AC
TOTAL RC5 AREA 103,000 AC
TOTAL PERMITTED 103,000 AC
TOTAL PROPOSED 103,000 AC
MINIMUM AREA RC4 LOT 100' X 100'
MINIMUM AREA RC5 LOT 100' X 100'
HOUSE AREA AND SUPPORTIVE LOT MUST BE CONTAINED IN RESPECTIVE ZONES
RC4 LOTS SUBJECT TO 100' SETBACK FROM STREET AND 50' SIDE AND REAR SETBACKS
RC5 LOTS SUBJECT TO 50' FROM STREET R/W AND 50' SIDE AND REAR SETBACKS
NOTE:
LOT PURCHASER SHOULD VERIFY LOCATION OF 0.000 SF SEPTIC DRAINAGE AREA AND WATER WELL AREA WITH THE BALTIMORE COUNTY HEALTH DEPT. MASTER PLAN FOR 'DREDDING' BEFORE DETERMINING THE HOUSE LOCATION.

NOTE LOT 40: THE DEVELOPER HEREIN GIVES NOTICE OF HIS INTENT TO RESERVE ONE OF THE FOLLOWING OPTIONS REGARDING A PORTION OF LOT 40-0524 (REQUEST REZONING SO THAT DEVELOPMENT OF A PORTION OF LOT 40 CAN BE A RESIDENTIAL CONDOMINIUM REGIME, CONTAINING A MAXIMUM OF SIX (6) RESIDENTIAL CONDOMINIUM UNITS IN THE EXISTING BARN TO BE REFINISHED, INCLUDING POSSIBLE ADDITIONAL OR DELETION WITH DRIVEWAYS, PARKING AREAS, GARAGES, SIDEWALKS, AND OTHER COMMON AREAS, WITHIN THE AREA OF A PORTION OF LOT 40, TO THE HOMEOWNERS ASSOCIATION FOR ALL USES PERMITTED BY THE APPLICABLE REGULATIONS. IN THE EVENT THE DEVELOPER CONVEYS A PORTION OF LOT 40 TO A CONDOMINIUM REGIME, THE MEMBERS OF SAID CONDOMINIUM REGIME SHALL BE ENTITLED TO ONE COLLECTIVE VOTE IN ACCORDANCE WITH ARTICLE III, SECTION 3 OF THESE RESTRICTIONS, AND SHALL HAVE THE COLLECTIVE RESPONSIBILITY TO PAY THE ASSESSMENT FOR ONE PARCEL IN ACCORDANCE WITH ARTICLE IV, SECTION 1 OF THE RESTRICTIONS. IN THE EVENT THE DEVELOPER CONVEYS A PORTION OF LOT 40 TO THE HOMEOWNERS ASSOCIATION, A PORTION OF LOT 40 SHALL CEASE TO BE A SEPARATE PARCEL UNDER THE RESTRICTIONS AND SHALL NOT HAVE ALLOCATED TO IT ANY VOTING RIGHTS OR ASSESSMENT RESPONSIBILITY. THE DEVELOPER HAS NOT APPLIED FOR, NOR HAS BALTO. CO. APPROVED THE NECESSARY ZONING WHICH WOULD ALLOW LOT 40-0524 TO BE DETERMINED THAT A VARIANCE OR OTHER PLANNING IS REQUIRED. ONE WILL BE APPLIED FOR.

1ST AMENDED
FINAL DEVELOPMENT PLAN - PLAT 1

OVERLOOK

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

ELECT. DIST. 1
JANUARY 12, 1984
RE: HAZARD & FLOOD
ADDED
RE: 4-1000 COUNTY COMMENTS
RE: 1-1000

ENGINEER GEORGE N. STEPHEN JR. AUD ASSOCIATES 303 N. ALLEGHENY AVE. TOWSON, MARYLAND 21204	ASSOCIATE 3/22/84 REG. NO. 3/22/84 DATE	OWNER/DEVELOPER OVERLOOK LTD PARTNERSHIP PO BOX 193 PUEBLO, MARYLAND 21131 3/30/84 (PART OF DEED 971105)	OFFICE OF PLANNING AND ZONING APPROVED BY DIRECTOR OF PLANNING DATE ZONING COMMISSIONER DATE ORG APPROVAL 11-10-83
--	--	---	--