

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 1802.3C Development Standards for small lots of tract. Requesting variances on D.R. 5.5 zoning of side yards from 10.0' to 4.0' on Lot 4 and side street depth of 10.0' instead of 25.0' on Lot 5

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

SEE ATTACHED STATEMENT

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:
James Jankowski
(Type or Print Name)
Signature
7627 Belair Road
Address
Baltimore, Maryland 21236
City and State

Legal Owner(s):
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
SPOTTIS, STEVENS and MCCOY, INC.
Name
5509 York Road
Baltimore, MD 21212 (301)435-3400
Address Phone No.

Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
SPOTTIS, STEVENS and MCCOY, INC.
Name
5509 York Road
Baltimore, MD 21212 (301)435-3400
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 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 106, County Office Building in Towson, Baltimore County on the 8th day of October, 1985, at 2:00 o'clock

Signature
Zoning Commissioner of Baltimore County

(over)

PETITION FOR VARIANCE
14th Election District

LOCATION: Southwest side of Fowler Avenue, Southeast of Belair Road (4211 Fowler Avenue)

DATE AND TIME: Tuesday, October 8, 1985 at 2:00 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 Variance from Section 1802.3C.1 to permit side yards of 4' instead of 10' on Lot 4 and a side street setback of 10' instead of 25' on Lot 5.

Being the property of Estate of Arthur T. Donaldson 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

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 15, 1985

Spotts, Stevens and McCoy, Inc.
5509 York Road
Baltimore, Maryland 21212

RE: PETITION FOR VARIANCE
SW/S Fowler Avenue, SE of
Belair Rd. (4211 Fowler Ave.)
14th Election District
Estate of Arthur T. Donaldson,
Petitioner
Case No. 86-148-A

Dear Sirs:

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

Very truly yours,

Signature
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

Attachments

cc: People's Counsel

Mr. & Mrs. Leonard Green
4215 Fowler Avenue
Baltimore, Maryland 21236

ATTACHMENT TO PETITIONING FOR ZONING VARIANCE

- 1.) Practical difficulty would be encountered on Lot 4, since existing dwelling presently located at 7627 Belair Road is planned to be relocated on Lot 4. In order to meet present zoning regulations 11.0 feet of the existing house would have to be removed.
- 2.) Due to Baltimore County requiring a 40.0' Right-Of-Way through portions of Lot 5 practical difficulties are encountered on Lot 5 since only a 10.0' side was previously required. With the proposed 40' Right-Of-Way under present zoning regulations a 25.0' setback is required.
- 3.) Without zoning, variance hardship and practical difficulty is imposed on both Lots 4 and 5. Lot 4 would receive an existing residential dwelling which is presently located in a B.L. zone, therefore a variance will allow it to be placed within a residential zone and without a variance Lot 5 would become an undeveloped lot.

IN RE: PETITION FOR VARIANCE
SW/S Fowler Avenue, SE of
Belair Rd. (4211 Fowler Ave.)
14th Election District
Estate of Arthur T. Donaldson,
Petitioner
Case No. 86-148-A

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-148-A

The Petitioner herein requests variances for side yard setbacks of 4 feet in lieu of the required 10 feet on Lot 4, and a side street depth of 10 feet in lieu of the required 25 feet on Lot 5.

Testimony by the contract purchaser, James Jankowski, indicated that the County Review Group approved a plan on which the two subject lots and a required 40-foot road are located, as more particularly described on the site plan prepared by STV/Lyon Associates, revised July 17, 1985, and marked Petitioner's Exhibit 2. The contract purchaser proposes to move the large existing residence from the future site of the fast food development to the lot closest to existing residences, thereby requiring the 4-foot side yard variances for Lot 4. In addition, the County requirement of a road adjacent to Lot 5 necessitates the variance request for that lot. In his opinion, placing the house so that it does not front on the street would be aesthetically displeasing and out of character with the neighborhood. Further, he thinks there is ample space for two separate building lots.

The adjacent neighbor protested that the former owner had proposed to move the house, but relocate it on a large site comprised of both Lots 4 and 5. While his lot has 50 feet frontage he believes most lots on the street are wider. He has no objection to the variance requested for Lot 5.

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as

a field inspection of the property, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of October, 1985, that the herein Petition for Variance to permit side yard setbacks of 4 feet in lieu of the required 10 feet on Lot 4, and a side street depth of 10 feet in lieu of the required 25 feet on Lot 5, in accordance with the site plan prepared by Spotts, Stevens and McCoy, Inc., dated August 14, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Signature
Deputy Zoning Commissioner
of Baltimore County

JMHJ:tg

ORDER RECEIVED FOR FILING

DATE 10/15/85 BY [Signature]

ORDER RECEIVED FOR FILING

DATE 10/15/85 BY [Signature]

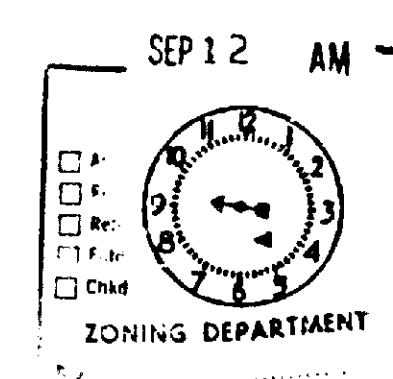
ZONING DESCRIPTION

Beginning for the same at a point on the Southwest side of Fowler Avenue a distance of 305 feet more or less from intersection of Southwest side of Fowler Avenue and centerline of Belair Road, thence binding on the same Southwest side of Fowler Avenue, South 46 degrees, East 93 feet more or less, thence leaving South west side of Fowler Avenue, South 44 degrees West 140 feet more or less, thence North 46 degrees West and parallel to Fowler Avenue 110 feet more or less, thence North 44 degrees East 123 feet more or less thence North 89 degrees East 24 feet more or less, to a point of beginning.

RE: PETITION FOR VARIANCES
SW/S Fowler Ave., SE of
Belair Rd. (4211 Fowler
Ave.), 14th District
ESTATE OF ARTHUR T.
DONALDSON, Petitioner
Case No. 86-148-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.



Signature
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 11th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Robert E. Carney, Representative of Estate of Arthur T. Donaldson, c/o Spotts, Stevens and McCoy, Inc., 5509 York Rd., Baltimore, MD 21212; and Mr. James Jankowski, 7627 Belair Rd., Baltimore, MD 21236, Contract Purchaser.

Signature
Peter Max Zimmerman
Peter Max Zimmerman

APR 7 1986



ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1985

Spotts, Stevens, & McCoy, Inc.
5509 York Road
Baltimore, Maryland 21212

Re: Petition for Variance
SW/S Fowler Ave., SE/Belair Rd.
(4211 Fowler Ave.) - 14th Elec. Dist.
Estate of Arthur T. Donaldson - Petitioner
Case No. 86-148-A

Dear Sirs:

This is to advise you that \$50.59 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to 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. 012481

DATE: 10-8-85 ACCOUNT: 21204-012481

AMOUNT: \$ 50.59

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

Spotts, Stevens & McCoy, Inc.
5509 York Road
Baltimore, Maryland 21212

September 6, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S Fowler Ave., SE/Belair Rd.
(4211 Fowler Ave.) - 14th Elec. Dist.
Estate of Arthur T. Donaldson, Petitioner
Case No. 86-148-A

TIME: 2:00 p.m.

DATE: Tuesday, October 8, 1985

PLACE: Room 110, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 008696

DATE: 9-2-85 ACCOUNT: 21204-008696

AMOUNT: \$ 35.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

Request for Assistance

Date: 10-24-85
CITIZEN INFORMATION
Name: Leonard Green
Address: 4215 Fowler Ave.
21236
Suspense Date: 10-31-85
Dist: Co. 6 Elec. 14
Telephone: 668 2177
Form Initiated By: Halene

PROBLEM: Next to above at 4213 Fowler Ave. moved house on vacant lot only 4' set-back not 10'. Hearing C 86-148-A. He wants to know why hearing decision was reversed? He does not have the money to appeal.

CITIZEN CONTACT
Date:
Contact By:

AGENCY ACTION
10/25/85
[Handwritten notes and signatures]

Completed By:

FINAL DISPOSITION

Date:

DCA Staff Person:

Division of Citizens Assistance

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 27, 1985

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

Spotts, Stevens and McCoy, Inc.
5509 York Road
Baltimore, Maryland 21212

RE: Item No. 75 - Case No. 86-148-A
Petitioner - Estate of Arthur T. Donaldson
Variance Petition

Dear Sirs:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action 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.

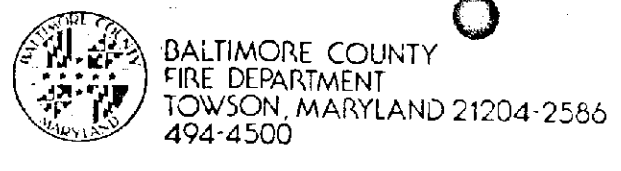
This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures



PAUL H. RENCKE
CHIEF

August 30, 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: Estate of Arthur T. Donaldson

Location: S/W side of Fowler Avenue, 305' S/E of Belair Road

Item No.: 75 Zoning Agenda: Meeting of September 3, 1985

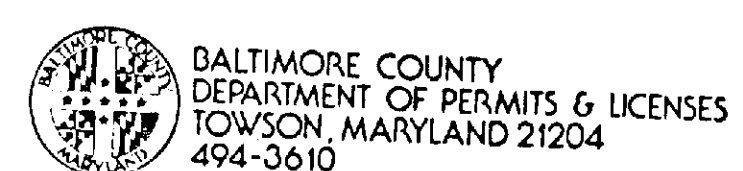
Complainant:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

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

/mb



TED ZALESKI, JR.
DIRECTOR

October 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 75 Zoning Advisory Committee Meeting are as follows:
Property Owner: Estate of Arthur T. Donaldson
Location: S/W side of Fowler Avenue, 305' S/E of Belair Road
District: 14th.

- APPLICABLE CODES AND ORDINANCES:
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Land Use (B.L.U.) and other applicable Codes and Standards.
 2. A building and other miscellaneous permits shall be required before the start of any construction.
 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered architect or engineer is not required on plans and technical data.
 4. 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.
 5. All Use Groups except B-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls higher than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in it.
 6. The structure does not appear to comply with Table 105 for permissible height/area. Reply to the requested variance by this office cannot be made until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
 7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
 8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with these 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 Engineer seals are usually required. The change of Use Groups are from Use to Use, or to Mixed Use.
 9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.3 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevation above sea level for the lot and the finished floor levels including basement.
 10. Comments:
 11. 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 113 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 10/21/85

Posted for: [Signature]

Petitioner: [Signature]

Location of property: [Signature]

Location of Sign: [Signature]

Remarks:

Posted by: [Signature] Date of return: 10/21/85

Number of Signs: 1

14th Election District
LOCATION: Southwest side of
Fowler Avenue, Southeast of Belair
Road (4211 Fowler Avenue)
DATE & TIME: Tuesday, October
8, 1985 at 2:00 p.m.
PUBLIC HEARING: Room 110,
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 Variance from Section 1802.3C to permit side yard of 4' instead of 10' on Lot 4 and a side street setback of 10' instead of 20' on Lot 5.
Being the property of Estate of Arthur T. Donaldson, 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 on or before the date of the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19, 1985

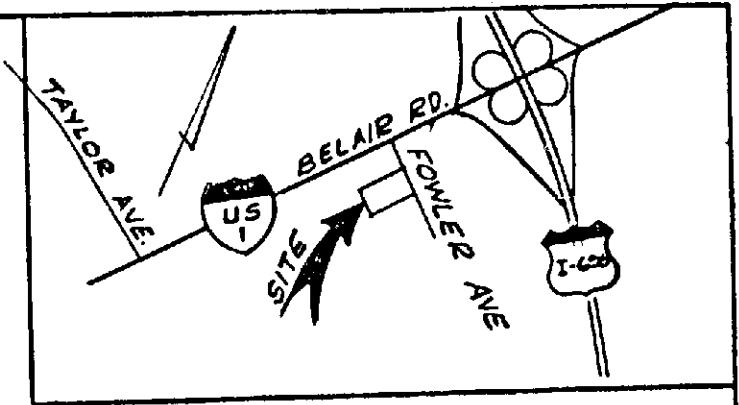
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 19, 1985.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising
24.75

1. EXISTING ZONING D.R. 5.5
2. EXISTING UTILITIES IN FOWLER AVE.
3. PROPOSED DWELLING BEING RELOCATED FROM SOUTH EAST CORNER OF BELAIRE RD AND FOWLER AVE. REQUEST SIDE YARD VARIANCES FROM 10' to 4'
4. PROPOSED 40' R/W REQUIRED BY BALTO. CO. REQUESTING VARIANCES FROM 25' to 10'



VICINITY MAP
No Scale

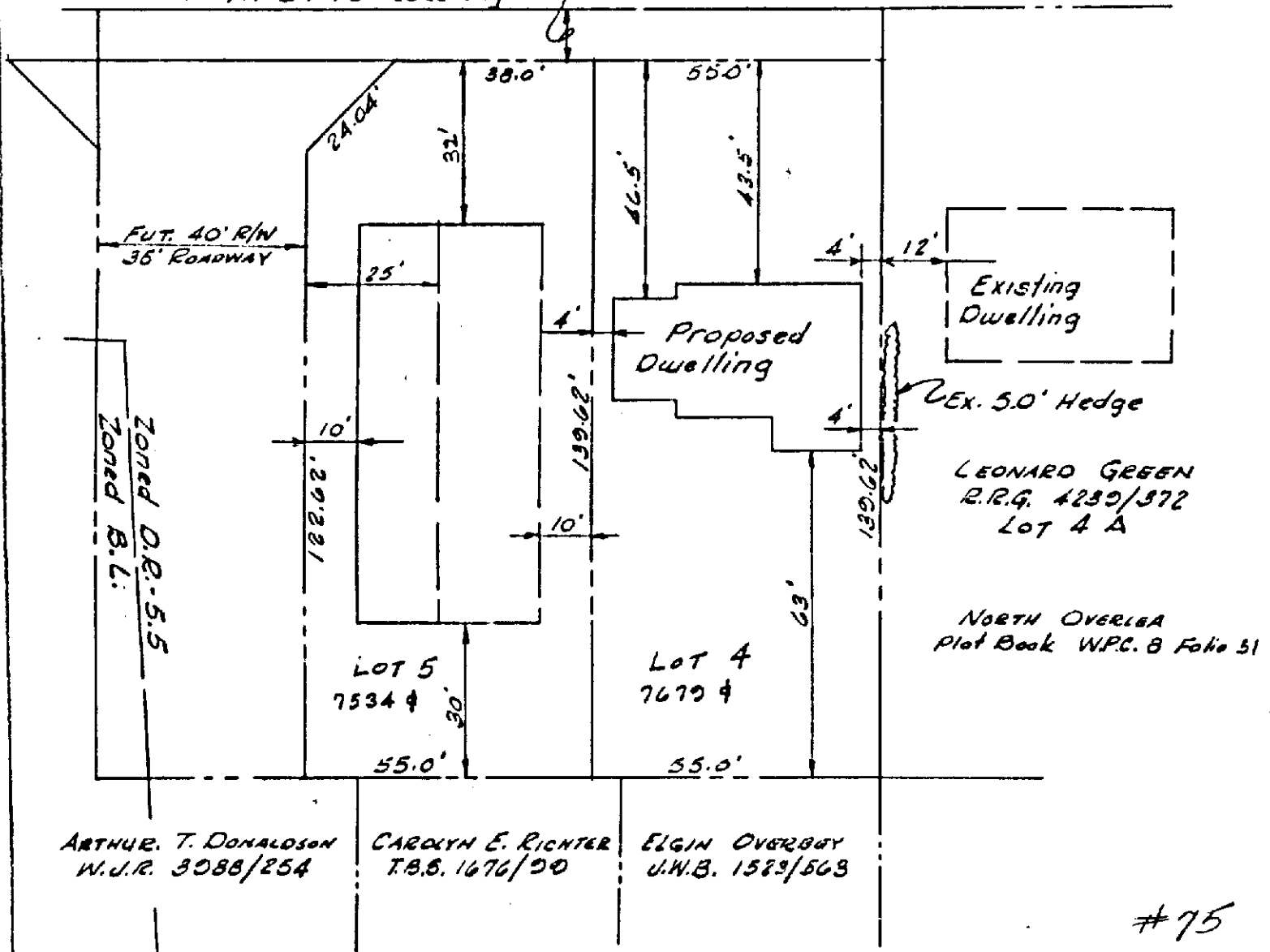
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350' ± TO E BELAIRE RD

E FOWLER AVE. 7

Proposed Highway Widening
60' R/W on 40' Roadway



#75

Spotts, Stevens and McCoy, Inc.

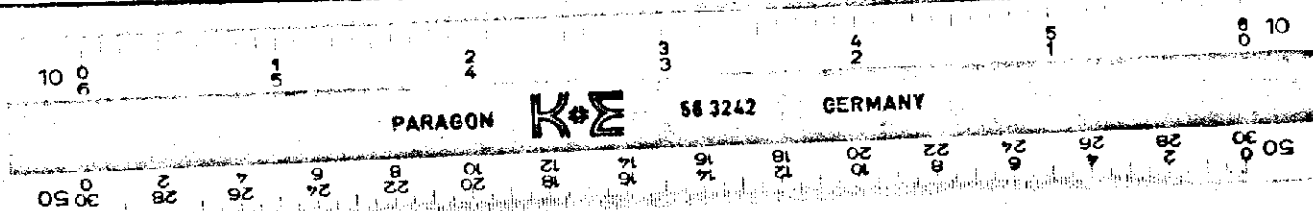


CONSULTING ENGINEERS

PLAT FOR ZONING VARIANCE

4211 FOWLER AVE
ELECTION DISTRICT 14, CG
BALTIMORE, COUNTY, MARYLAND
Date: Aug. 14, 1985 Scale 1"=30'

Pet 24h 1



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME/COMMON NAME
TC	4	TILIA CORDATA/LITTLELEAF LINDEN
FS	4	FAGUS SYLVATICA/EUROPEAN BEECH
SJ	2	SOPHORA JAPONICA/JAPANESE PAGODA TREE
CF	4	CORNUS KOUSA/KOUSA DOGWOOD
PC	2	PYRUS CALLERYANA 'ARISTOCRAT'/CALLERY PEAR
QP	1	QUERCUS PALUSTRIS 'SOVEREIGN'/PIN OAK
HQ	72	HYDRANGEA QUERGFOLIA/OAKLEAF HYDRANGEA
LO	36	LIGUSTREUM LUCIDUM/GLOSSY PRIVET

NOTE: THIS INTERSECTION IS CONTROLLED BY A 4-WAY TRAFFIC SIGNAL W/LEFT TURN ONLY LANES EXCEPT OFF OF FOWLER AVENUE.

RELOCATE ALL UTILITY POLES TO NEW P/L AS REQUIRED

PROPOSED ROAD IMPROVEMENTS CONC. C&G AND MACADAM PAVING

PROPOSED HIGHWAY WIDENING 40'C&G ON 60' R/W

EXISTING EDGE OF ROADWAY

EX. FIRE HYDRANT TO BE RELOCATED

BEAIRD ROAD (U.S. RTE. 1)

EXIST. CURB OUT + PARKING FOR RETAIL STORE

ALL BLDGS, WALKS, PAVING, ETC. ON LOT #1 TO BE REMOVED.

CARDWELL AVENUE

APPLICANT:
KFC NATIONAL MANAGEMENT CO.
c/o Mr. THOMAS M. CAULK, C.E.
7225 PARKWAY DRIVE
HANOVER, MARYLAND 21076
(301) 796-8326

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	5/1/85	SHOW MENU DO. 150' R/W FOR QD. (TA)
2	5/30/85	CONN. RD. R/W + WIDTH. SUBD. LOT 2 NTS 1345' aly
3	7/2/85	OT LINES 10' + 30' EAST. NOTE 5, LOT 2 BETCHAK. ADD BHA. RAD. 5' DIR. SIGN. ENTR. + PARKING FOR ADJ. RETAIL. FOR CRG OF 6/27/85 aly

NO.	DATE	DESCRIPTION
4	7/17/85	CONN. RD. PAVING SECTION aly

PLAN PREPARATION

DRAWN BY C.A. Scott	DATE May 2, 1985
DESIGNED BY A.K. Green	SCALE 1" = 30'
CHECKED BY	Job # 7385-59-026

CRG PLAN

KENTUCKY FRIED CHICKEN
7629-7631 BELAIR ROAD
ELECTION DISTRICT 14, C6
BALTIMORE COUNTY, MARYLAND

DRAWING NO.
CRG-1
SHEET NO.
1 of 1

RECORD OF SOIL BORING LOG									
Project: Kentucky Fried Chicken, 7629-7631 Belair Ave.									
Boring No. 1									
Date: 5/1/85									
Boring Log									
DEPTH (FEET)	SOIL TYPE	WATER LEVEL (FEET)	WATER TEMPERATURE (°F)	WATER pH	WATER SPECIFIC GRAVITY	WATER SOLIDITY	WATER COLOR	WATER TASTE	WATER ODOR
0.0	Surface Soil								
1.0	Topsoil								
2.0	Topsoil								
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TYPICAL SOIL BORING DETAIL

LOCATION MAP

SCALE 1" = 2000'

- GENERAL NOTES:
- ACREAGE TABULATIONS: TOTAL 1.291, LOT 1 0.062, LOT 2 0.029, LOT 3 0.029, LOT 4 0.029, LOT 5 0.029, LOT 6 0.029, LOT 7 0.029, LOT 8 0.029, LOT 9 0.029, LOT 10 0.029, LOT 11 0.029, LOT 12 0.029, LOT 13 0.029, LOT 14 0.029, LOT 15 0.029, LOT 16 0.029, LOT 17 0.029, LOT 18 0.029, LOT 19 0.029, LOT 20 0.029, LOT 21 0.029, LOT 22 0.029, LOT 23 0.029, LOT 24 0.029, LOT 25 0.029, LOT 26 0.029, LOT 27 0.029, LOT 28 0.029, LOT 29 0.029, LOT 30 0.029, LOT 31 0.029, LOT 32 0.029, LOT 33 0.029, LOT 34 0.029, LOT 35 0.029, LOT 36 0.029, LOT 37 0.029, LOT 38 0.029, LOT 39 0.029, LOT 40 0.029, LOT 41 0.029, LOT 42 0.029, LOT 43 0.029, LOT 44 0.029, LOT 45 0.029, LOT 46 0.029, LOT 47 0.029, LOT 48 0.029, LOT 49 0.029, LOT 50 0.029, LOT 51 0.029, LOT 52 0.029, LOT 53 0.029, LOT 54 0.029, LOT 55 0.029, LOT 56 0.029, LOT 57 0.029, LOT 58 0.029, LOT 59 0.029, LOT 60 0.029, LOT 61 0.029, LOT 62 0.029, LOT 63 0.029, LOT 64 0.029, LOT 65 0.029, LOT 66 0.029, LOT 67 0.029, LOT 68 0.029, LOT 69 0.029, LOT 70 0.029, LOT 71 0.029, LOT 72 0.029, LOT 73 0.029, LOT 74 0.029, LOT 75 0.029, LOT 76 0.029, LOT 77 0.029, LOT 78 0.029, LOT 79 0.029, LOT 80 0.029, LOT 81 0.029, LOT 82 0.029, LOT 83 0.029, LOT 84 0.029, LOT 85 0.029, LOT 86 0.029, LOT 87 0.029, LOT 88 0.029, LOT 89 0.029, LOT 90 0.029, LOT 91 0.029, LOT 92 0.029, LOT 93 0.029, LOT 94 0.029, LOT 95 0.029, LOT 96 0.029, LOT 97 0.029, LOT 98 0.029, LOT 99 0.029, LOT 100 0.029.
 - EXISTING ZONING: AS INDICATED
 - DENSITY CALCULATIONS: (RESIDENTIAL) NO. OF LOTS PERMITTED: 2 (PER BCLL SECT. 1807.340) NO. OF LOTS PROPOSED: 2
 - OPEN SPACE REQUIRED: (RESIDENTIAL) 650 S.F. PER DWELLING UNIT
 - REQUIRED PARKING: (RESIDENTIAL) 2 SPACES PER DWELLING UNIT
 - THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED FOR PUBLIC USE. THE FEE SIMPLE TITLE TO THE REALTY HEREON IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEEDS TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - CENSUS TRACT: 4405
 - WATERSHED AREA NO.: 22
 - SUBWATERSHED AREA NO.: 3
 - REFERENCE DRAWINGS: SANITARY SEWER: 64-1075 WATER: 48-340-AAC AND 25-761-AAC
 - HEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY TRAVEL STATIONS: 1-6882 825,792.59 828,362.99 1-6848 825,430.00 828,051.50
 - ELEVATIONS AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY BENCH MARK 1-6848 WHICH IS A CROSS-CUT FOUND IN EAST CURB OF BELAIR ROAD 1.0 FOOT NORTH OF THE BEGINNING OF THE CURB AT NORTH END OF INLET, 25 FEET NORTH OF CENTERLINE OF CULVERT AT STEWERS RUN. ELEVATION = 170.346 FEET.
 - PARKING (LOT 11): SPACES REQUIRED: 2665 ÷ 50 = 53.3 USE 54 SPACES PROVIDED: 39 (INCL. 2 H.C.)
 - FLOOR AREA RATIO: PROPOSED: 0.07 ALLOWED: 3.0
 - LANDSCAPING REQUIREMENTS: a) 1 PER 40 L.F. ROAD: 520 ÷ 40 = 13 MAJOR 6 MINOR b) 1 PER 12 PARKS: 39 ÷ 12 = 3 MAJOR 6 MINOR PLUS: SCREENING OF PUBLIC R/W & DUMPSTER AREA
 - SOIL TYPES DATA: Bw C2 - BRANNING LOAM, 8-15%, MOD. ERODED Lw D2 - LEGORE SILT LOAM, 15-25%, MOD. ERODED AREA TYPE BLDG. - 3 STY. OR LESS (NO. BMT) PARK AREAS CLASS 1-114 Bw C2 MODERATE - SLOPE SEVERE - SLOPE 0.01 Lw D2 SEVERE - SLOPE
 - PROPERTY OWNER: ARTHUR T. DONALDSON, JR. O.T.G. 4872/489 TAX ACCT. NO. 1419071550
 - STORM WATER MANAGEMENT: a) U.S.D.A. SOIL CLASSIFICATION - Bw C2 - Lw D2 - b) METHODS - INFILTRATION BY POROUS PAVEMENT (WATER PAVING AREA ONLY) PEAK DISCHARGES: 2 YR. 1.6 cfs 10 YR. 3.3 100 YR. 5.1 POROUS PAVEMENT DESIGN VOL. STORAGE REQ'D. = 1731 c.f. (10 YR.) INFILTRATION RATE = 0.22 IN./HR. DEPTH OF STONE = 11.15" AREA OF POROUS PAVEMENT = 9560 S.F.
 - ESTIMATED A.D.T.'S = 400
 - NOTE: VARIANCE TO BE REQUESTED TO PROVIDE 34 SPACES IN LIEU OF THE REQUIRED 54 - A REDUCTION OF ± 37%. THERE WILL BE A DRIVE-THRU WINDOW AT THIS SITE.

SIGN SCHEDULE: 0

- DRIVE THRU ENTER SIGN
- WELCOME ENTER SIGN
- THANK YOU EXIT SIGN
- STOP SIGN
- NO LEFT TURN SIGN
- MENU BOARD SIGN

