

MAP 4K
E.D. 15
DATE 12/12/86
200
1000
1000
1000

Walter M. Stefanowicz
Beg. 8 SW/4 of Hazy Way Court, 50' SW
of Carroll Island Rd. 15th Dist.

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 5th Amended Final Development Plan of
Carrollwood Manor to place 6 detached single family dwellings
as shown in lieu of the townhouses currently shown.

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: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ (Type or Print Name)
City and State _____ Signature _____
Attorney for Petitioner: _____
John B. Gontum _____
(Type or Print Name) Address _____ Phone No. _____
Signature _____ City and State _____
809 Eastern Blvd. _____
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Md. 21221 _____
City and State Name
Attorney's Telephone No.: 686-8274 _____ Address 686-8274
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, 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 19th day of February, 1986, at 10:30 o'clock.

(over)

#192
86-311-SPH

MAP 4K
5B
15
DATE 12-10-86
1000
1000
1000

IN RE: PETITION SPECIAL HEARING
Beginning at the SW/4 of
Hazy Way Court, 50' SW of
Carroll Island Road
15th Election District
Walter M. Stefanowicz,
Petitioner
* * * * *
BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-311-SPH

FINDINGS OF FACT AND CONCLUSIONS OF
The Petitioner herein requests approval of an amendment to the 5th Amended Final Development Plan of Carrollwood Manor to substitute six detached, single-family dwellings in lieu of the previously approved 12 townhouses, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Eugene Barabasz, co-owner, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the 5th Amended Final Development Plan was approved in 1977. The development is almost complete; however, the Petitioner wants to substitute six detached, single-family dwellings in lieu of 12 townhouses. The Baltimore County Planning Board approved the 6th Amended Final Development Plan of Carrollwood Manor on January 16, 1986.

The Petitioner seeks approval of the 6th Amended Final Development Plan of Carrollwood Manor pursuant to Sections 1B01.3.A.7.(b) and 502, Baltimore County Zoning Regulations (BCZR).

It is clear that the proposed amendment would be consistent with the spirit and intent of the original development plan and Section 1B01.3.A.7.(b). It is also clear that all of the conditions precedent as delineated in Section 502 would be satisfied. The change from townhouses to detached dwellings would not in any way alter the total concept of the original plan and would satisfy and conform to the concept of the development.

After due consideration of the testimony and evidence presented, it is found that the requested approval would not adversely affect the health, safety, and general welfare of the community.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of February, 1986, that the 6th Amended Final Development Plan of Carrollwood Manor be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

Zoning Commissioner of Baltimore County

AJ/srl
cc: John B. Gontum, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE 2/19/86
BY [Signature]
- 2 -

KIDDE CONSULTANTS, INC. Subsidiary of K. de Inc.

DESCRIPTION
0.7204 ACRE PARCEL,
SOUTHWEST SIDE OF HAZY WAY COURT,
CARROLLWOOD MANOR,
BALTIMORE COUNTY, MARYLAND

BEGINNING on the southwest side of Hazy Way Court at the division line between Lots 2 and 47 as shown on the plat titled "Resubdivision of Part of Block 'A' and Block 'B' - Block 'C' - Block 'D' - Block 'E' as shown on Plat One Carrollwood Manor" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 26, said beginning point being distant South 35 degrees 57 minutes 41 seconds West 50.00 feet, as measured along the northwest end of said Hazy Way Court, from the southwest side of Carroll Island Road as shown on said plat, running thence binding on the southwest side of said Hazy Way Court (1) South 54 degrees 02 minutes 19 seconds East 277.00 feet, thence binding on part of the outlines of Lots 36 through 47 as shown on said plat, five courses (2) South 35 degrees 57 minutes 41 seconds West 103.33 feet, (3) South 50 degrees 34 minutes 28 seconds West 27.50 feet, (4) North 51 degrees 14 minutes 34 seconds West 157.16 feet, (5) North 28 degrees 29 minutes 59 seconds West 125.33 feet, (6) North 35 degrees 57 minutes 41 seconds East 68.25 feet to the place of beginning.

CONTAINING 0.7204 acres of land.
RWB/aeb Job Order No. 01-84170 August 22, 1985
Word Order No. 8687-X
Being a part of the 5th Amended Development Plan of Carrollwood Manor as attached

PETITION FOR SPECIAL HEARING

15th Election District

LOCATION: Beginning at Southwest Side of Hazy Way Court, 50 feet Southwest of Carroll Island Road
DATE AND TIME: Wednesday, February 19, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve an amendment to the 5th Amended Final Development Plan of Carrollwood Manor to place six detached single family dwellings in lieu of townhouses.

Being the property of Walter M. Stefanowicz, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning SW/4 Hazy Way Court : OF BALTIMORE COUNTY
50' SW Carroll Island Rd., :
15th District :
WALTER M. STEFANOWICZ, : Case No. 86-311-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
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Gontum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

February 4, 1986

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
Beg. 8 SW/4 of Hazy Way Court, 50' SW Carroll Island Rd.
15th Election District
Walter M. Stefanowicz - Petitioner
Case No. 86-311-SPH

Dear Mr. Gontum:

This is to advise you that \$52.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

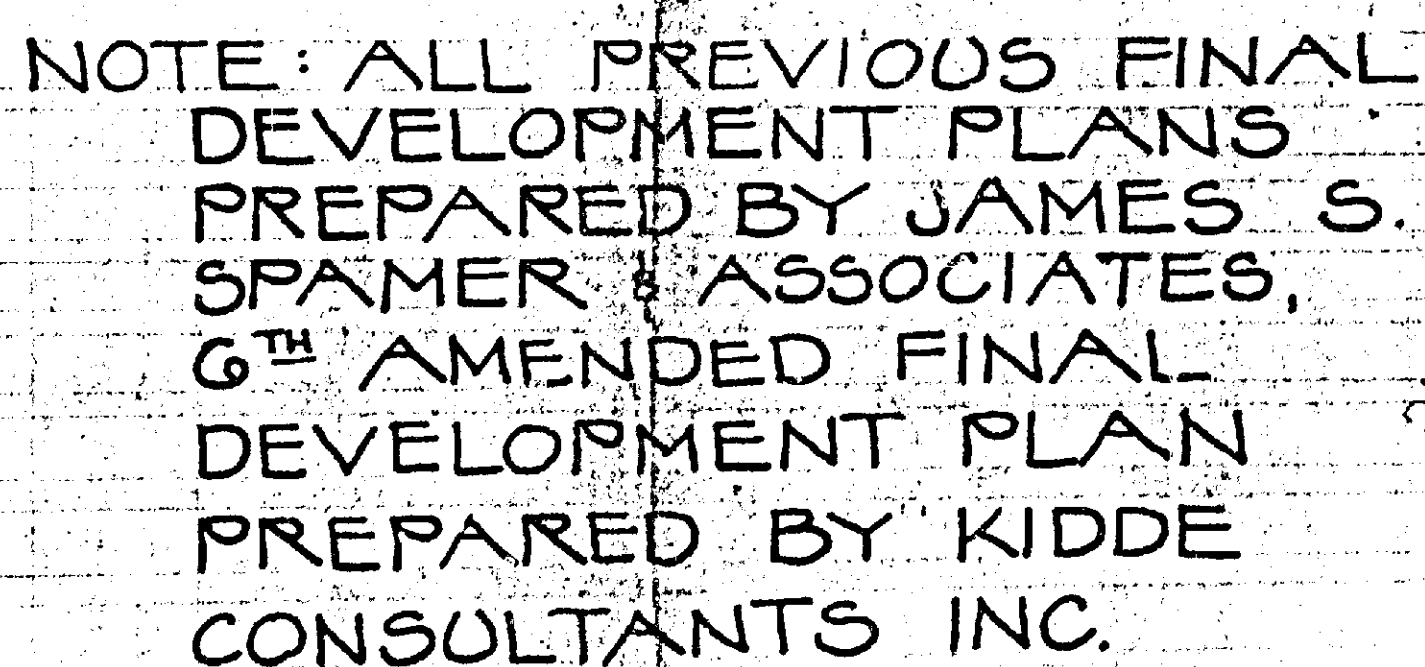
THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018598
DATE 2-19-86 ACCOUNT R-01-415 CCC
AMOUNT \$ 52.90
RECEIVED FROM John Gontum Esq.
FOR Advertising & Posting 86-311-SPH
3 DEPT. 32010 21-25
VALIDATION OR SIGNATURE OF CASHIER

FEB 2 1987



12

MAR 2

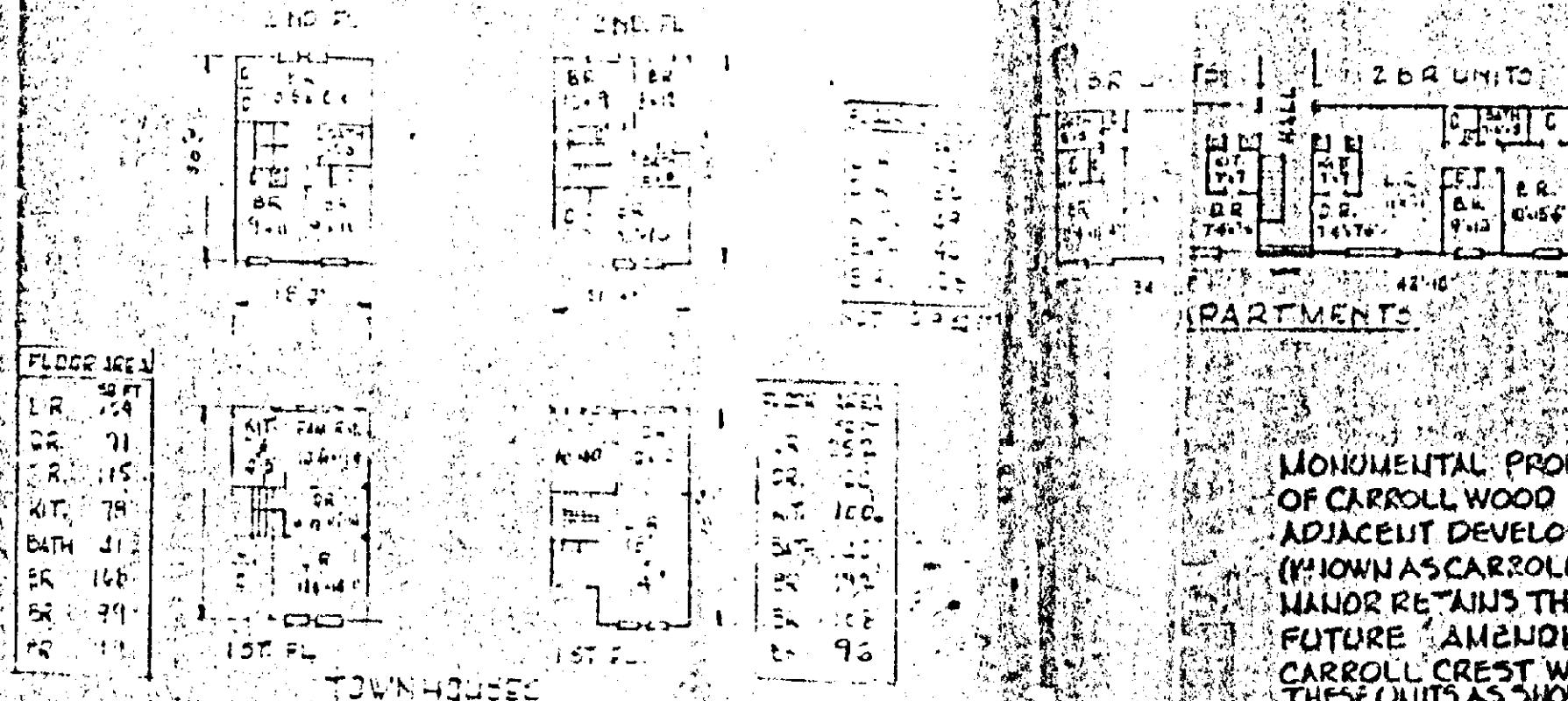
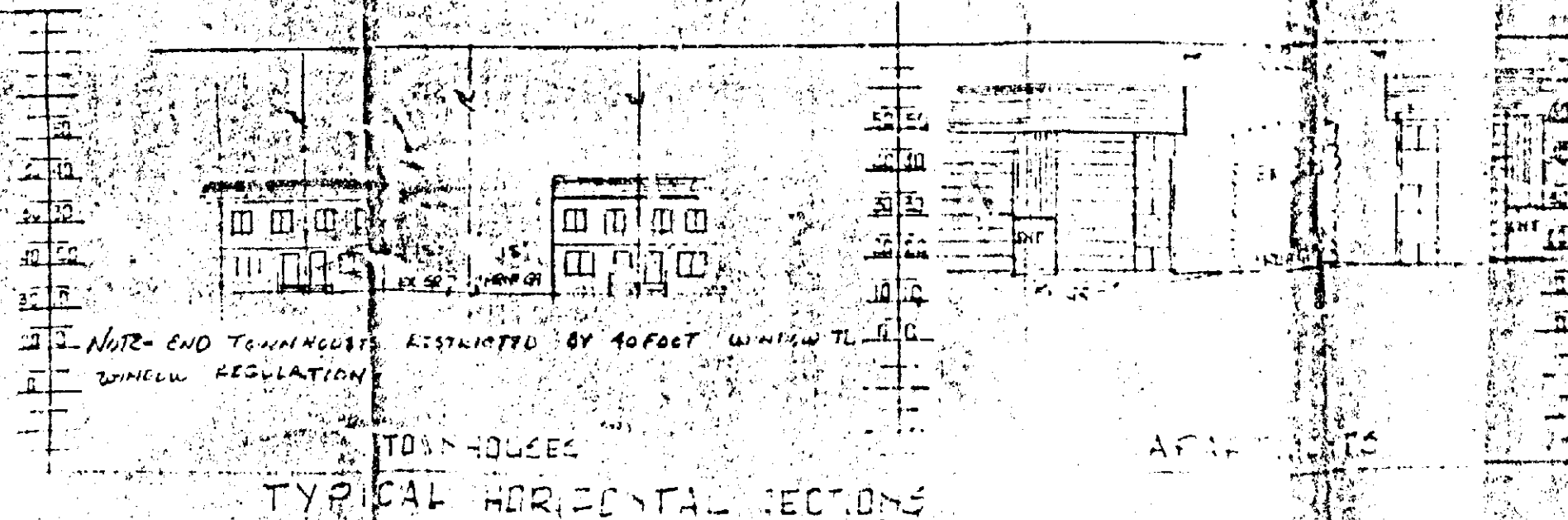
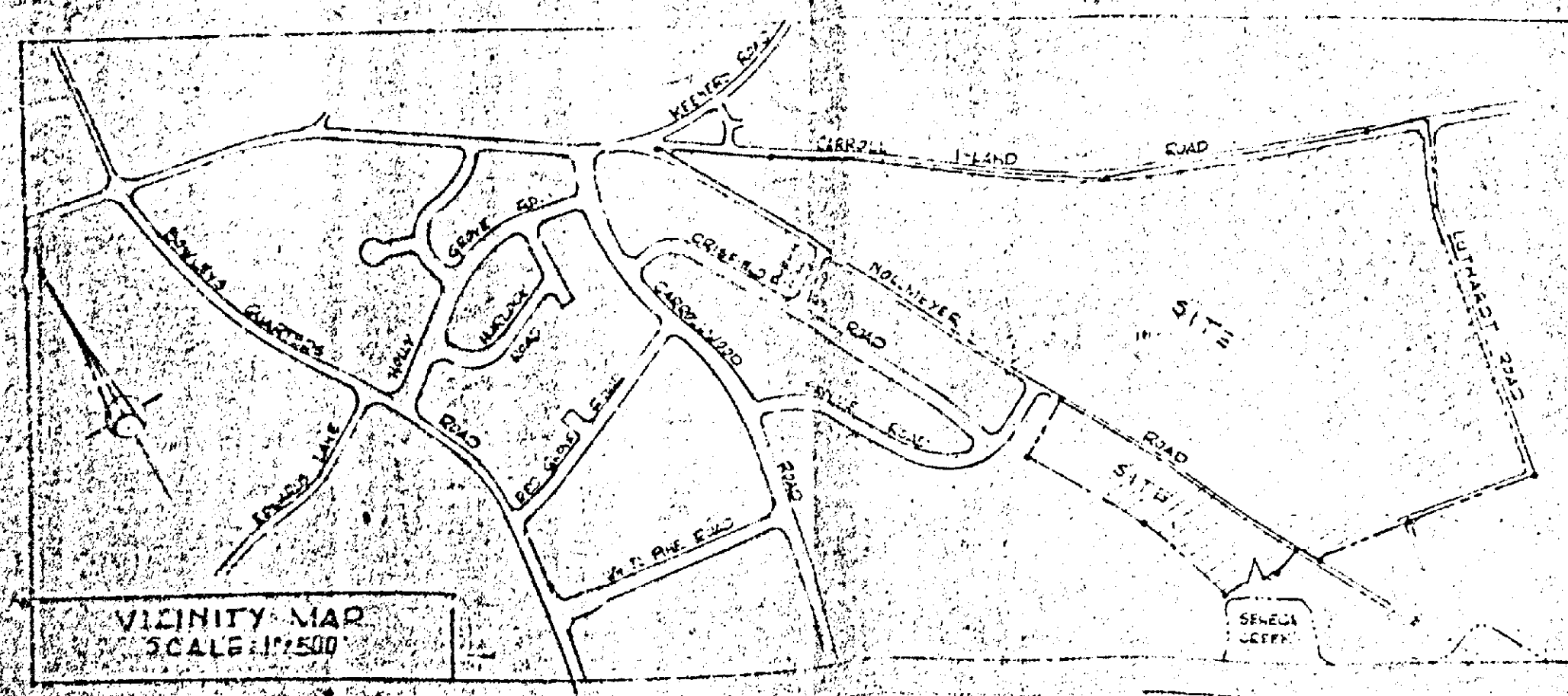
5

KOMPENS

MODEL OR REV.

HERCULES 17

PARKING LIGHT DETAIL

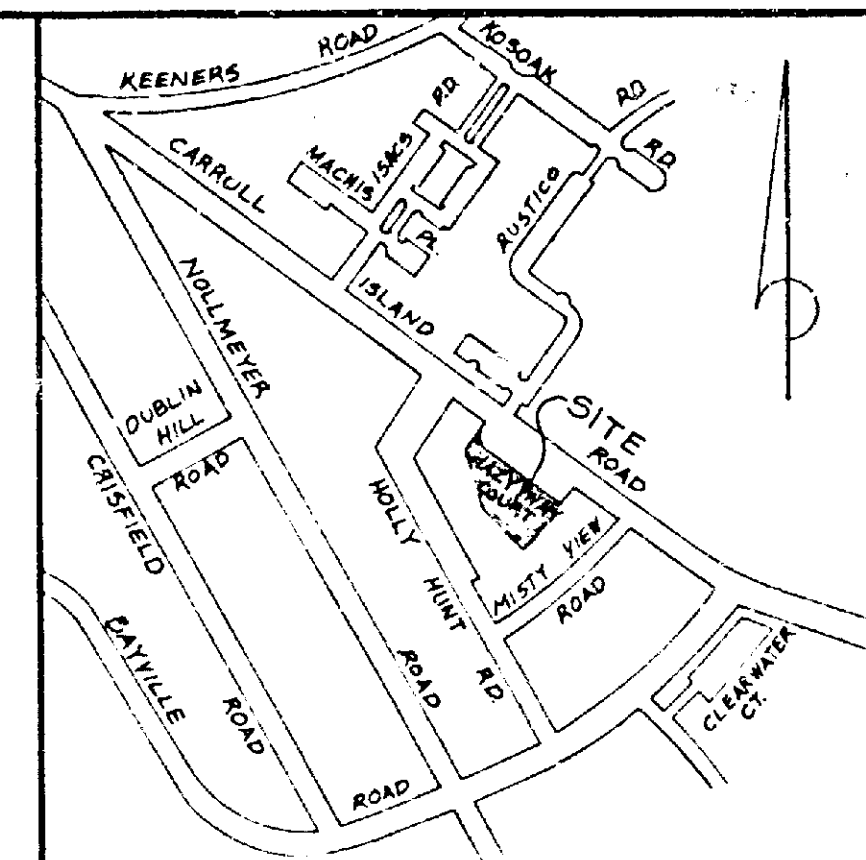


MONUMENTAL PROPERTIES INC., THE DEVELOPER OF CARROLL WOOD MANOR, CONSENTS TO THE ADJACENT DEVELOPMENT AS SHOWN HEREON (KNOWN AS CARROLL CREST). CARROLL WOOD MANOR RETAINS THE RIGHT TO APPROVE ANY FUTURE AMENDMENTS TO THE PLAT OF CARROLL CREST WITHIN THE TRANSITION ZONE THEREOF, SHOWN IN CARROLL CREST ARE TO BE USED FOR RESIDENTIAL PURPOSES.

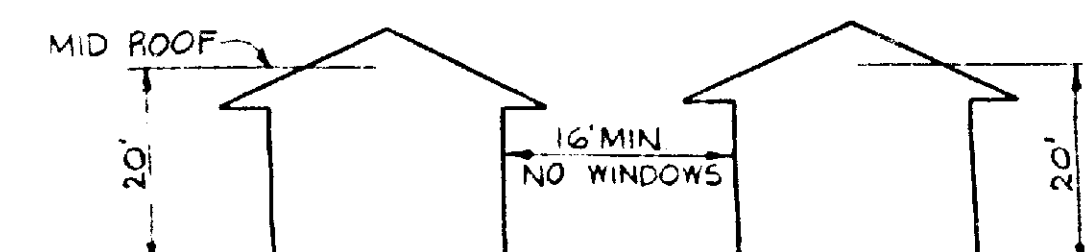
OFFICE OF PLANNING & ZC

DIRECTOR OF PLANNING

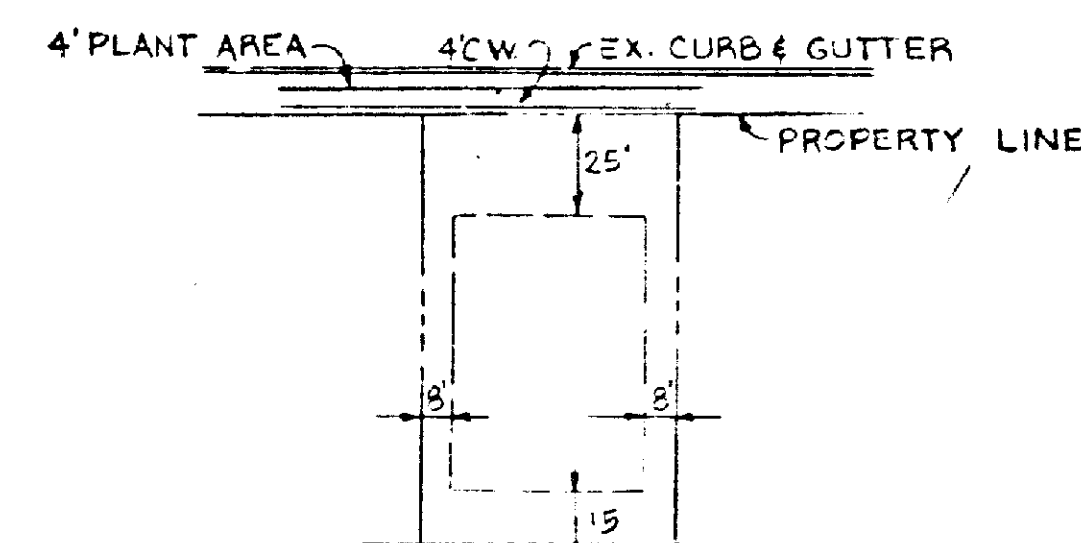
ZONING COMMISSIONER



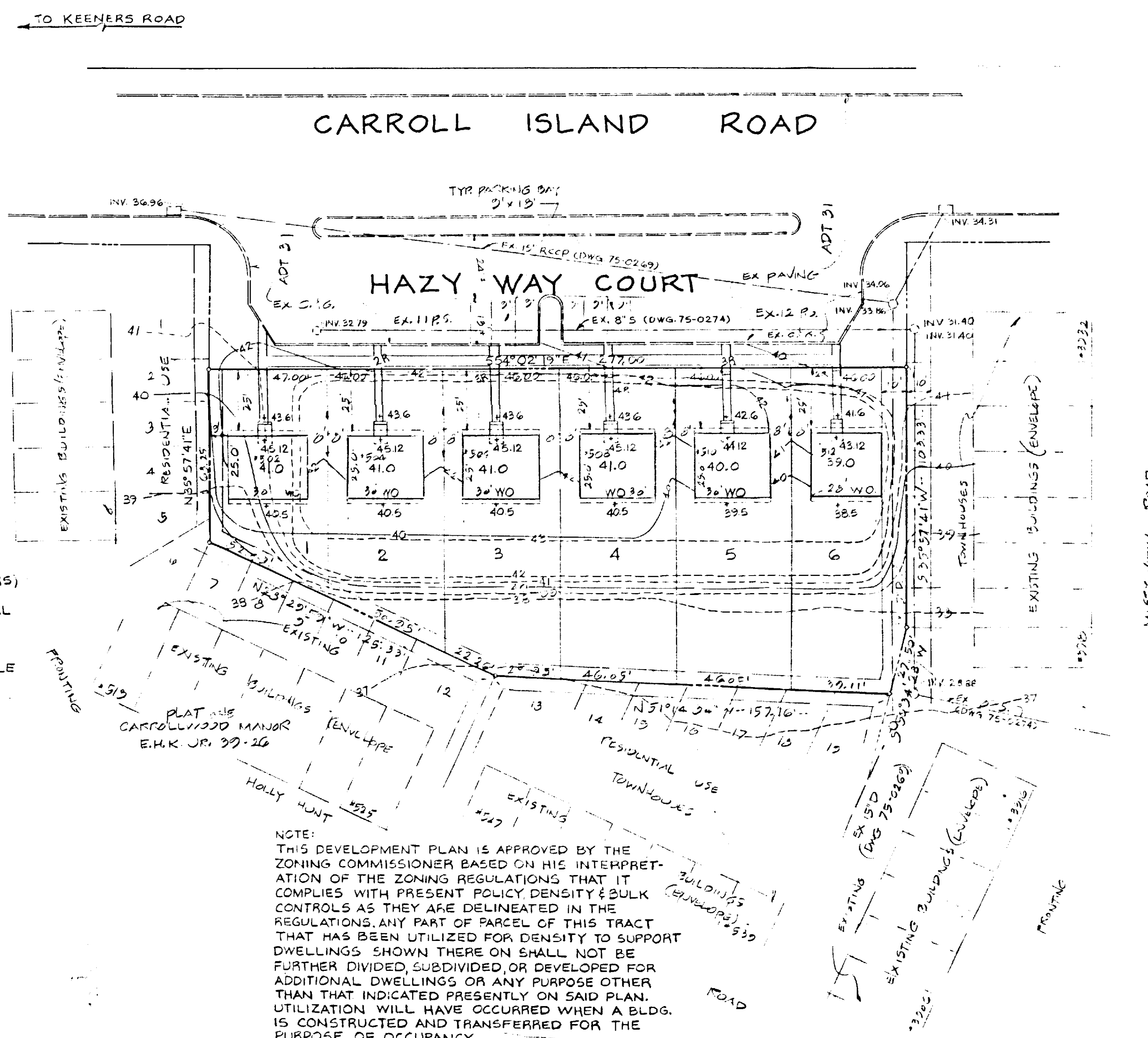
LOCATION PLAN
SCALE: 1" = 500'



BUILDING SECTION
NOT TO SCALE



TYPICAL INDIVIDUAL LOT
NOT TO SCALE

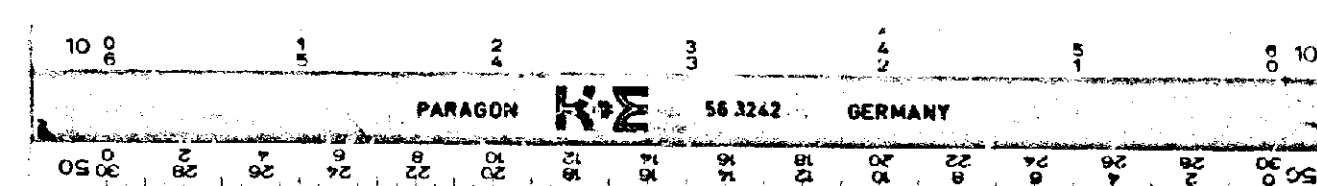


NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY DENSITY & BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THERE ON 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 OCCURRED WHEN A BLDG. IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

TOTAL DWLG. UNITS ALLOWED:
12 TOWNHOUSE UNITS ORIGINALLY
PROPOSED ON PLAT 1 CARROLLWOOD MANOR (E.H.K. 39-26)
TOTAL DWLG. UNITS PROPOSED = 6
23 PARKING SPACES EXISTING
10 P.S. REQUIRED (6 x 1.75)

GENERAL NOTES

- IN COMPLIANCE WITH BILL 100 & THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICY:
A. BUILDING HEIGHT: MAX. HEIGHT SHALL BE IN ACCORDANCE WITH SECT. 17.03 OF C.M.P. POLICY.
- EXISTING USE OF SITE: VACANT LOT, AREA OF SITE = 0.7204 AC.
- EXISTING ZONING OF SITE: DR 3.5
- TRASH COLLECTION WILL BE BY BALTIMORE COUNTY (NO DUMPSTERS)
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES & 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 & APPLICABLE BUILDING PERMITS)
- A LANDSCAPE PLAN MUST BE APPROVED BY THE PLANNING OFFICE PRIOR TO APPROVAL OF BUILDING PERMITS.
- ALL DWELLING UNITS ARE FOR SALE
- FINAL PLAT, "PLAT 1 CARROLLWOOD MANOR" (E.H.K. 39-26), OF WHICH THIS PARCEL IS A PART, INDICATES 3.5 AC. L.O.S. REQUIRED. 16.2 AC. L.O.S. PROVIDED



OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

OWNER & DEVELOPER
SEMINOLE, INC.
2413 GUNVIEW ROAD
BALTIMORE, MD 21234

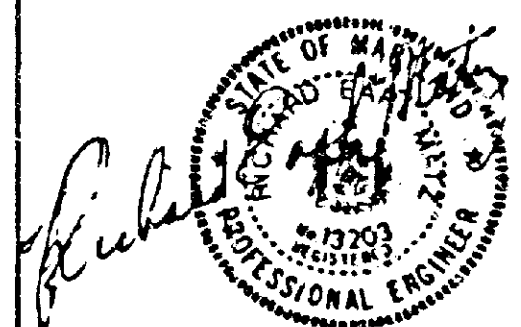
PART OF PLAT 1
CARROLLWOOD MANOR
E.H.K. 39-26

6TH AMENDED FINAL DEVELOPMENT PLAN
CARROLLWOOD MANOR
NEW LOTS 1 THRU 6
BLOCK B

ELECTION DISTRICT 15

BALTIMORE COUNTY, MARYLAND

SHEET
1
OF
4
DATE
10-27-85
SCALE
1" = 30'
JOB NUMBER
KCI
01-84170



DATE	REVISIONS
10-27-85	1.0
10-27-85	1.1
10-27-85	1.2
10-27-85	1.3
10-27-85	1.4
10-27-85	1.5
10-27-85	1.6
10-27-85	1.7
10-27-85	1.8
10-27-85	1.9
10-27-85	1.10
10-27-85	1.11
10-27-85	1.12
10-27-85	1.13
10-27-85	1.14
10-27-85	1.15
10-27-85	1.16
10-27-85	1.17
10-27-85	1.18
10-27-85	1.19
10-27-85	1.20



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

PAUL H. REINCKE
CHIEF

December 18, 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: Walter M. Stefanowicz

Location: SW side Hazy Way Court, 50' SW of Carroll Island Road

Item No.: 192 Zoning Agenda: Meeting of December 17, 1985

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 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.

(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: *John F. O'Neill*
Noted and Approved:
Planning Group
Special Inspection Division

/mb



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

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 192 Zoning Advisory Committee Meeting are as follows:

Property Owner: Walter M. Stefanowicz

Location: SW side of Hazy Way Court, 50' SW of Carroll Island Road

District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

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

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

D. 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 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 wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. 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.

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

H. 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 Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burnham*
C. E. Burnham, Chief
Building Plans Review

4/22/85

2/19
K-811-56H



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

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. -ZAC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

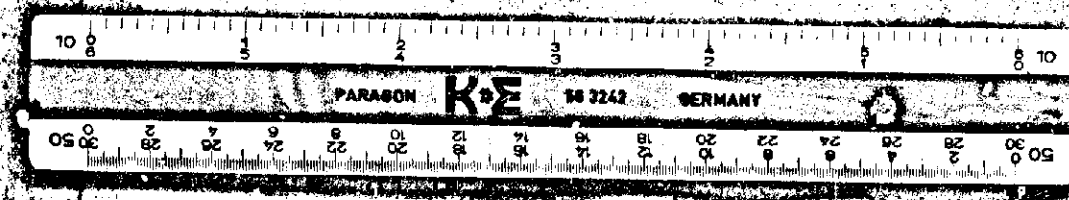
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 192, 222, 223, 227, 228, and 229.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

2/19
86-311



- 1ST AMENDED FINAL DEVELOPMENT PLAN
1ST AMENDED NOTE: 5-8-73
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 2ND AMENDED FINAL DEVELOPMENT PLAN
2ND AMENDED NOTE: 10-1-74
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 3RD AMENDED FINAL DEVELOPMENT PLAN
11-21-75
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 4TH AMENDED FINAL DEVELOPMENT PLAN
1-3-76
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 5TH AMENDED FINAL DEVELOPMENT PLAN
1-1-77
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)

6TH AMENDED FINAL DEVELOPMENT PLAN
1-9-86 RESUBDIVISION
OF BLOCK 'B' SHOWING
6 SINGLE FAMILY LOTS
& HOUSES RATHER THAN
12 TOWNHOUSE LOTS AS
SHOWN ON PREVIOUS
PLANS.

PETITIONER'S
EXHIBIT

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING _____ DATE _____
ZONING COMMISSIONER _____ DATE _____

- NOTES:
- WHERE EXISTING TREES CAN BE PRESERVED A HIGH CONTACT SCREEN PLANTING MAY BE OMITTED.
 - EXISTING STREET LIGHTS
 - PROPOSED STREET LIGHTS
 - PARKING LOT LIGHTS (PRIVATE)
 - PROPOSED PRIVATE STREET LIGHTS
 - NO OF RISERS - 7 1/2" (0.62')
 - ALL ART. OPEN SPACE TO BE RETAINED & MAINTAINED BY DEVELOPER.
 - APARTMENT UNITS TO BE RENTED - ALL OTHERS TO BE SOLD.
 - PAVING FOR ROADS AND PARKING AREAS TO BE ASPHALT.
 - FENCED TRASH ENCLOSURE - TRASH TO BE COLLECTED FROM ENCLOSURES BY PRIVATE MEANS.
 - ALL TOWNHOUSES & INDIVIDUAL LOTS ARE ON PUBLIC STREETS - TRASH TO BE COLLECTED BY BALTIMORE COUNTY SANITATION DEPT. SERVED PUNK.

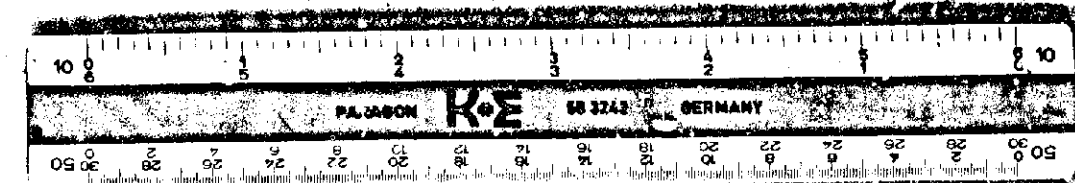
OFFICE OF PLANNING AND ZONING
BIDDER: [Signature]
DATE: 1-9-86

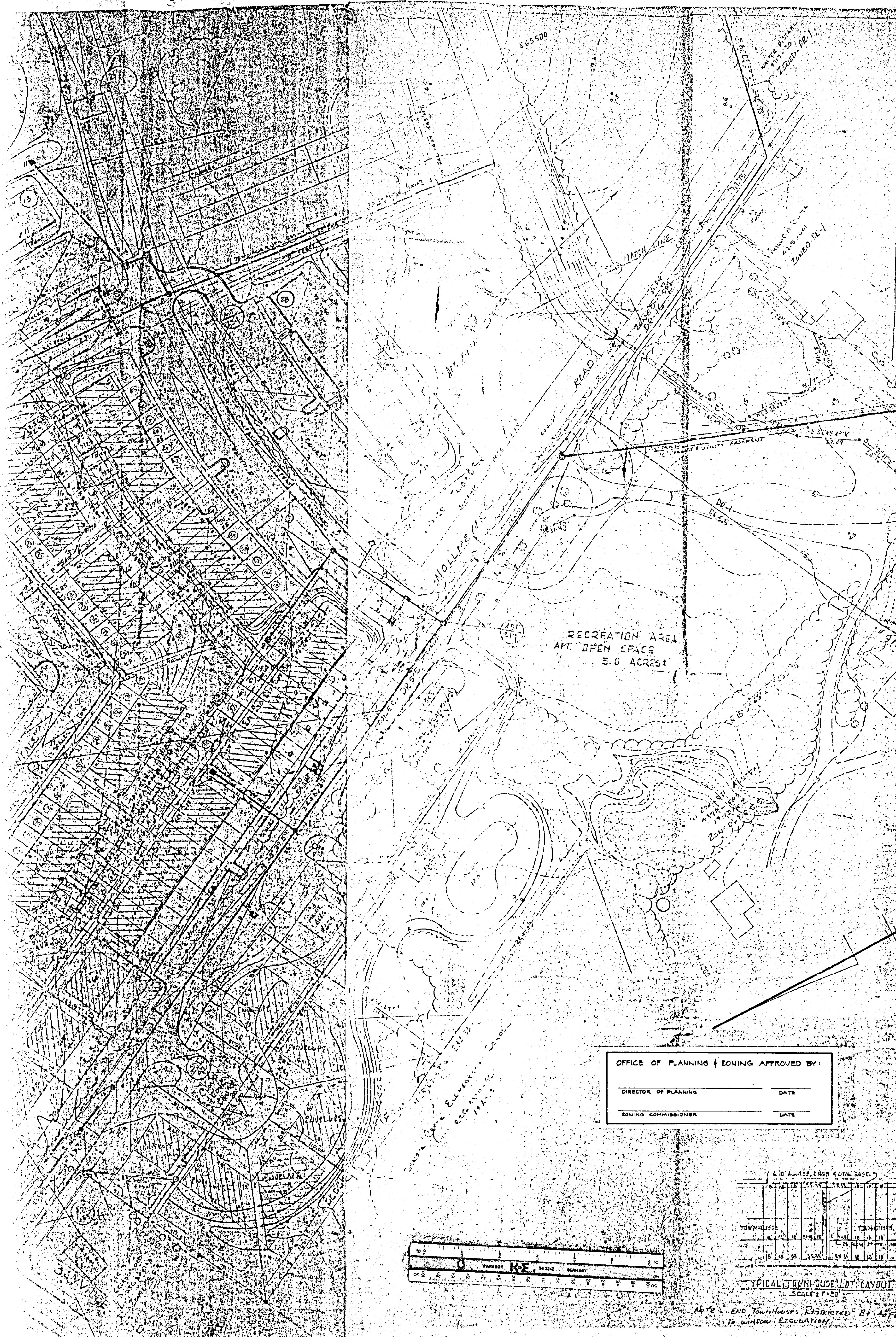
6TH AMENDED
FINAL DEVELOPMENT PLAN
CARROLLWOOD MANOR
15TH ELECTION DISTRICT, BALTIMORE CO., MD.

OWNER AND DEVELOPER
MONUMENTAL PROPERTIES, INC.
901 LEE STREET, CHARLES CENTER
BALTIMORE, MARYLAND 21201

DESIGNER
JAMES S. SPAMER & ASSOCIATES
ENGINEERS AND SURVEYORS
5017 YORK ROAD
TOWSON, MARYLAND 21204

NOTE: ALL PREVIOUS FINAL
DEVELOPMENT PLANS
PREPARED BY JAMES S.
SPAMER & ASSOCIATES, 6TH
AMENDED FINAL DEVELOPMENT
PLAN PREPARED BY
KIDDE CONSULTANTS INC.





- 1ST AMENDED FINAL DEVELOPMENT PLAN
1ST AMENDED NOTES: 5-8-73 ① ENVELOPES ADDED TOWNHOUSE LOTS
② REWROTE ENVELOPES, E.D.
- 2ND AMENDED FINAL DEVELOPMENT PLAN
2ND AMENDED NOTES: 10-1-74 ① DOES NOT APPLY THIS SHEET
② EX. INDIVIDUAL LOTS
③ DOES NOT APPLY THIS SHEET
④ REV. DENSITY & PARKING
⑤ REV. TOWNHOUSE LOTS
- 3RD AMENDED FINAL DEVELOPMENT PLAN
3RD AMENDED NOTES: ① REVISED TOWNHOUSE LOTS
11-21-75 ② ENVELOPES ADDED TOWNHOUSE LOTS
- 4TH AMENDED FINAL DEVELOPMENT PLAN
4TH AMENDED NOTES: ① SHOWING THE PROPOSED TOWNHOUSES AND
PARKING AREA IN CORRELL CREST TOWNHOUSES
IN THE TRANSITION AREA NORTH OF CORRELL
ISLAND ROAD.
② ADDING THE NOTE OF CONSENT BY MONUMENTAL
PROPERTIES TO THE DEVELOPMENT OF CORRELL CREST
AS SHOWN HEREON WITHIN THE TRANSITION AREA.
- 5TH AMENDED FINAL DEVELOPMENT PLAN
5TH AMENDED NOTES: ① FINISHING FIELDS AND TOWNHOUSE ROADS
NOW PUBLIC ROADS FUTURE
2-5-77
② TOWNHOUSES IN PLACE OF APARTMENTS
BLOCK G AND BLOCK H
③ CUTTY SACK AND HOLT HAVEN COMES
NOW PUBLIC ROADS
④ ENVELOPES REVISED ON TOWNHOUSE LOTS
IN BLOCKS D & E THIS SHEET
⑤ DOES NOT APPLY THIS SHEET

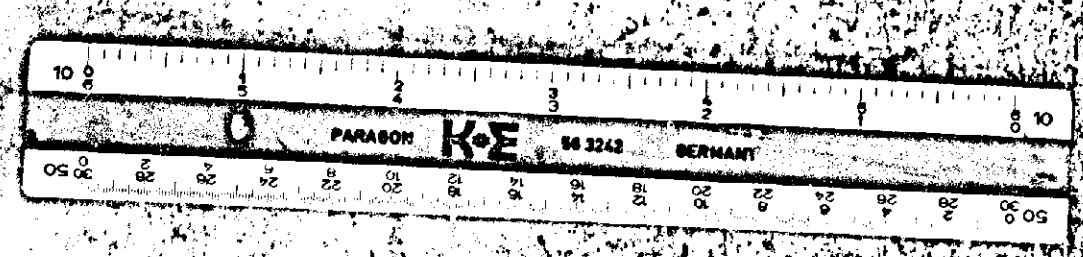
6TH AMENDED FINAL
DEVELOPMENT PLAN
1-9-86
RESUBDIVISION
OF BLOCK B
SHOWING 6 SINGLE
FAMILY LOTS
& HOUSES
RATHER THAN
12 TOWNHOUSE
LOTS AS SHOWN
ON PREVIOUS
PLANS

NOTE: ALL PREVIOUS
FINAL DEVELOPMENT
PLANS PREPARED BY
JAMES S. SPAMER &
ASSOCIATES, 6TH
AMENDED FINAL
DEVELOPMENT PLAN
PREPARED BY KIDDE
CONSULTANTS, INC.

NOTE: TYPICAL PLANTING PLANT TOWNHOUSE
INDIVIDUAL LOT THIS SHEET

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE



6' 0" ACROSS, EIGHT 6' 0" TALL BASE

TOWNHOUSES	1	2	3	4	5	6	7	8	9	10	11	12	TOWNHOUSES
1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12	12	12

TYPICAL TOWNHOUSE LOT LAYOUT
SCALE: 1" = 20'

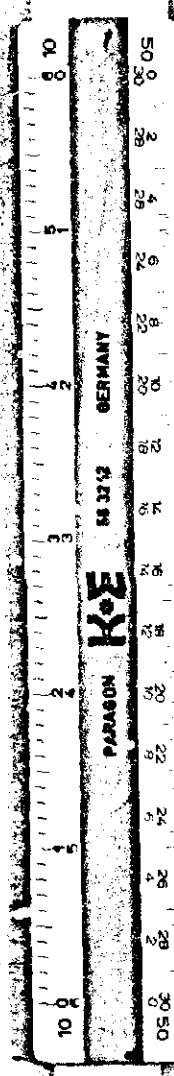
NOTE: END TOWNHOUSES RESTRICTED BY JAFFEN WINDOW
TO WINDOW REGULATION

OFFICE OF PLANNING AND ZONING
APPROVED BY: [Signature] DATE: 1/9/86

6TH AMENDED
FINAL DEVELOPMENT PLAN

CORRELLWOOD MANOR
18TH ELECTION DISTRICT - BALTIMORE, CO., MD.

OWNER AND DEVELOPER
MONUMENTAL PROPERTIES, INC.
700 SUN-LINE BLDG. CHARLES CENTER
BALTIMORE, MARYLAND 21201



1-9-86 RESUBDIVISION
OF BLOCK B SHOWING
6 SINGLE FAMILY LOTS
& HOUSES RATHER
THAN 12 TOWNHOUSE
LOTS AS
SHOW ON THE
5TH AMENDED
PLAN

Zoned Dr.
R.D.D.

H. 12500

ADT
1739

OFFICE OF PLANNING AND ZONING
APPROVED BY
James C. Spanier
DIRECTOR
James C. Spanier
DATE
11/17/77
11/17
FILE
141.17
DATE

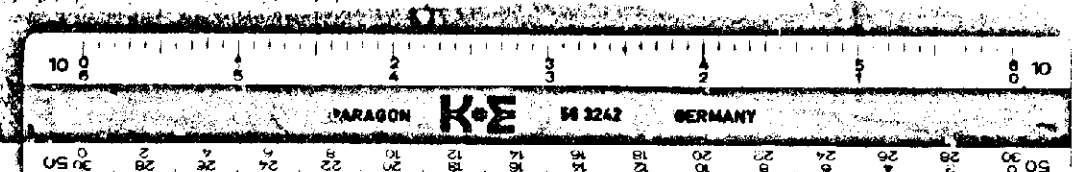
G-5 AMENDED
FINAL DEVELOPMENT PLAN

CARROLLWOOD MANOR
15TH ELECTION DISTRICT BALTIMORE CC, MD
XV-181 G-5
OWNER AND DEVELOPER
MONUMENTAL PROPERTIES, INC.
900 SUN LIFE BLDG., CHARLES CENTER
BALTIMORE, MARYLAND 21201

SEAL
Official Seal
JAMES S. SPANIER & ASSOCIATES
ENGINEERS AND SURVEYORS
5017 YORK ROAD
BALTIMORE, MD 21212

⁵⁴⁴ Amendment 2-2-77
Note: Envelopes shown here are for the location
of all principal building only.
Accessory structures and projections into
yards may be constructed outside the
envelope, but must comply with Section 200
and 301 of the Salt Lake County Zoning Regulations
(subject to covenants and applicable building permits).

ENTITIES INC., THE DEVELOPERS
MAJOR CONSENTS TO THE
PLANTAS SHOWN HEREON
(CREST), CARROLLWOOD
RIGHT TO APPROVE ANY
MENTS TO THE PLAT OF
WITHIN THE TRANSITION ZONE.
IN CARROLL CREST ARE



MAP 4K
E.D. 15
DATE 12/12/86
200
1000
1000
1000

Walter M. Stefanowicz
Beg. S.W. of Hazy Way Court, 50' SW
of Carroll Island Rd. 15th Dist.

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 5th Amended Final Development Plan of Carrollwood Manor to place 6 detached single family dwellings as shown in lieu of the townhouses currently shown.

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: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ (Type or Print Name)
City and State _____ Signature _____
Attorney for Petitioner: _____
John B. Gontum _____
(Type or Print Name) Address _____ Phone No. _____
Signature _____ City and State _____
809 Eastern Blvd. _____
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Md. 21221 _____
City and State Name
Attorney's Telephone No.: 686-8274 _____ Address 686-8274
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, 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 19th day of February, 1986, at 10:30 o'clock.

(over)

#192
86-311-SPH

MAP 4K
5B
15
DATE 12-10-86
1000
1000
1000

IN RE: PETITION SPECIAL HEARING
Beginning at the SW/S of
Hazy Way Court, 50' SW of
Carroll Island Road
15th Election District
Walter M. Stefanowicz,
Petitioner
* * * * *
BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-311-SPH

FINDINGS OF FACT AND CONCLUSIONS OF
The Petitioner herein requests approval of an amendment to the 5th Amended Final Development Plan of Carrollwood Manor to substitute six detached, single-family dwellings in lieu of the previously approved 12 townhouses, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Eugene Barabasz, co-owner, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the 5th Amended Final Development Plan was approved in 1977. The development is almost complete; however, the Petitioner wants to substitute six detached, single-family dwellings in lieu of 12 townhouses. The Baltimore County Planning Board approved the 6th Amended Final Development Plan of Carrollwood Manor on January 16, 1986.

The Petitioner seeks approval of the 6th Amended Final Development Plan of Carrollwood Manor pursuant to Sections 1B01.3.A.7.(b) and 502, Baltimore County Zoning Regulations (BCZR).

It is clear that the proposed amendment would be consistent with the spirit and intent of the original development plan and Section 1B01.3.A.7.(b). It is also clear that all of the conditions precedent as delineated in Section 502 would be satisfied. The change from townhouses to detached dwellings would not in any way alter the total concept of the original plan and would satisfy and conform to the concept of the development.

After due consideration of the testimony and evidence presented, it is found that the requested approval would not adversely affect the health, safety, and general welfare of the community.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of February, 1986, that the 6th Amended Final Development Plan of Carrollwood Manor be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

Zoning Commissioner of Baltimore County

AJ/srl
cc: John B. Gontum, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE 2/19/86
BY [Signature]
- 2 -

KIDDE CONSULTANTS, INC. Subsidiary of K. de, Inc.

DESCRIPTION
0.7204 ACRE PARCEL,
SOUTHWEST SIDE OF HAZY WAY COURT,
CARROLLWOOD MANOR,
BALTIMORE COUNTY, MARYLAND

BEGINNING on the southwest side of Hazy Way Court at the division line between Lots 2 and 47 as shown on the plat titled "Resubdivision of Part of Block 'A' and Block 'B' - Block 'C' - Block 'D' - Block 'E' as shown on Plat One Carrollwood Manor" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 26, said beginning point being distant South 35 degrees 57 minutes 41 seconds West 50.00 feet, as measured along the northwest end of said Hazy Way Court, from the southwest side of Carroll Island Road as shown on said plat, running thence binding on the southwest side of said Hazy Way Court (1) South 54 degrees 02 minutes 19 seconds East 277.00 feet, thence binding on part of the outlines of Lots 36 through 47 as shown on said plat, five courses (2) South 35 degrees 57 minutes 41 seconds West 103.33 feet, (3) South 50 degrees 34 minutes 28 seconds West 27.50 feet, (4) North 51 degrees 14 minutes 34 seconds West 157.16 feet, (5) North 28 degrees 29 minutes 59 seconds West 125.33 feet, (6) North 35 degrees 57 minutes 41 seconds East 68.25 feet to the place of beginning.

CONTAINING 0.7204 acres of land.
RWB/aeb Job Order No. 01-84170 August 22, 1985
Word Order No. 8687-X

Being a part of the 5th Amended Development Plan of Carrollwood Manor as attached

PETITION FOR SPECIAL HEARING

15th Election District

LOCATION: Beginning at Southwest Side of Hazy Way Court, 50 feet Southwest of Carroll Island Road
DATE AND TIME: Wednesday, February 19, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve an amendment to the 5th Amended Final Development Plan of Carrollwood Manor to place six detached single family dwellings in lieu of townhouses.

Being the property of Walter M. Stefanowicz, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning SW/S Hazy Way Court : OF BALTIMORE COUNTY
50' SW Carroll Island Rd., :
15th District :
WALTER M. STEFANOWICZ, : Case No. 86-311-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
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Gontum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

February 4, 1986

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
Beg. S.W. of Hazy Way Court, 50' SW Carroll Island Rd.
15th Election District
Walter M. Stefanowicz - Petitioner
Case No. 86-311-SPH

Dear Mr. Gontum:

This is to advise you that \$52.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

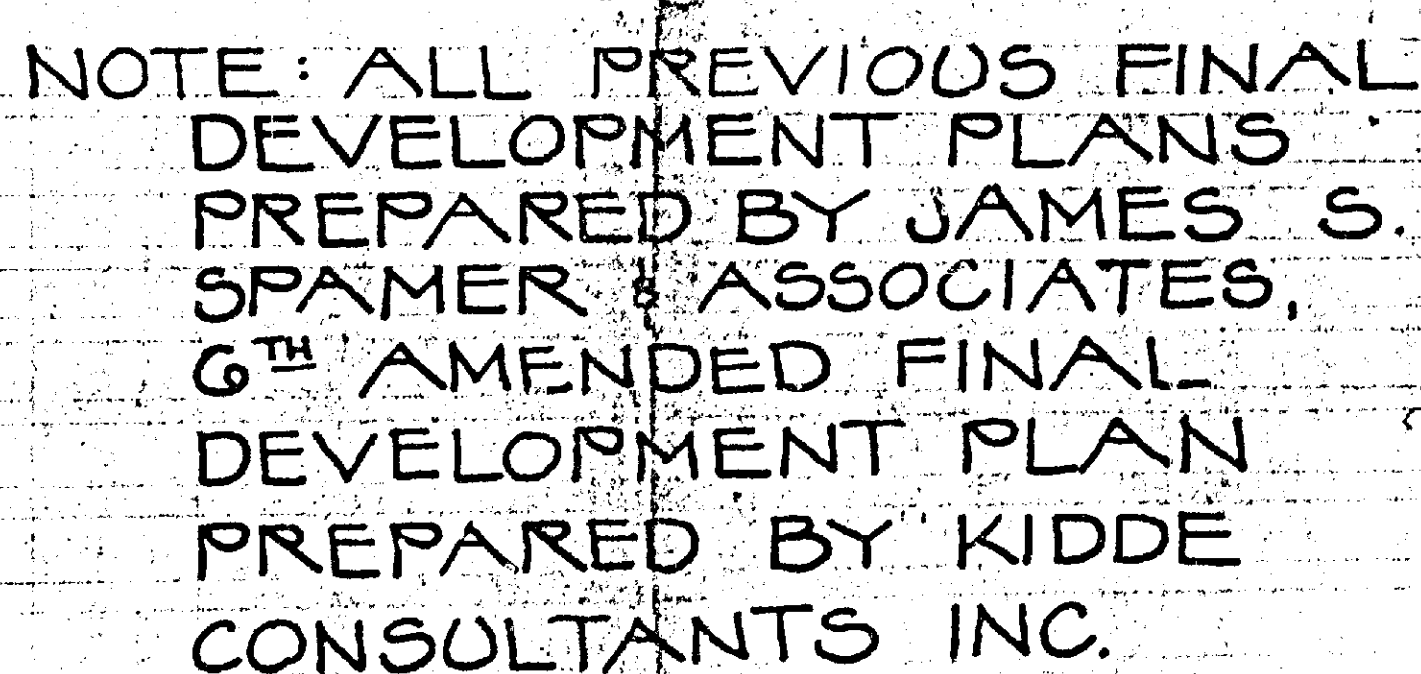
THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018598
DATE 2-19-86 ACCOUNT R-01-415 CCC
AMOUNT \$ 52.90
RECEIVED FROM John Gontum Esq.
FOR Advertising & Posting 86-311-SPH
3 DEPT. 32010 21-25
V-L-DATION OR SIGNATURE OF CASHIER

FEB 2 1987



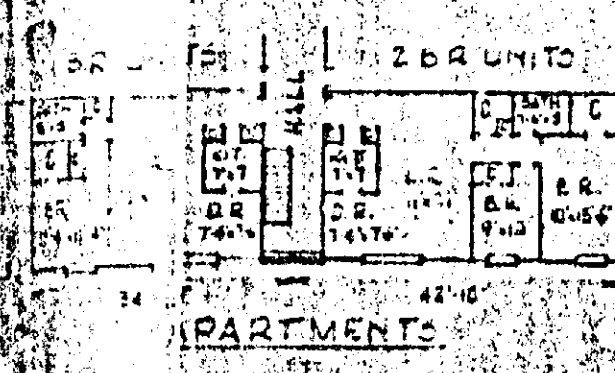
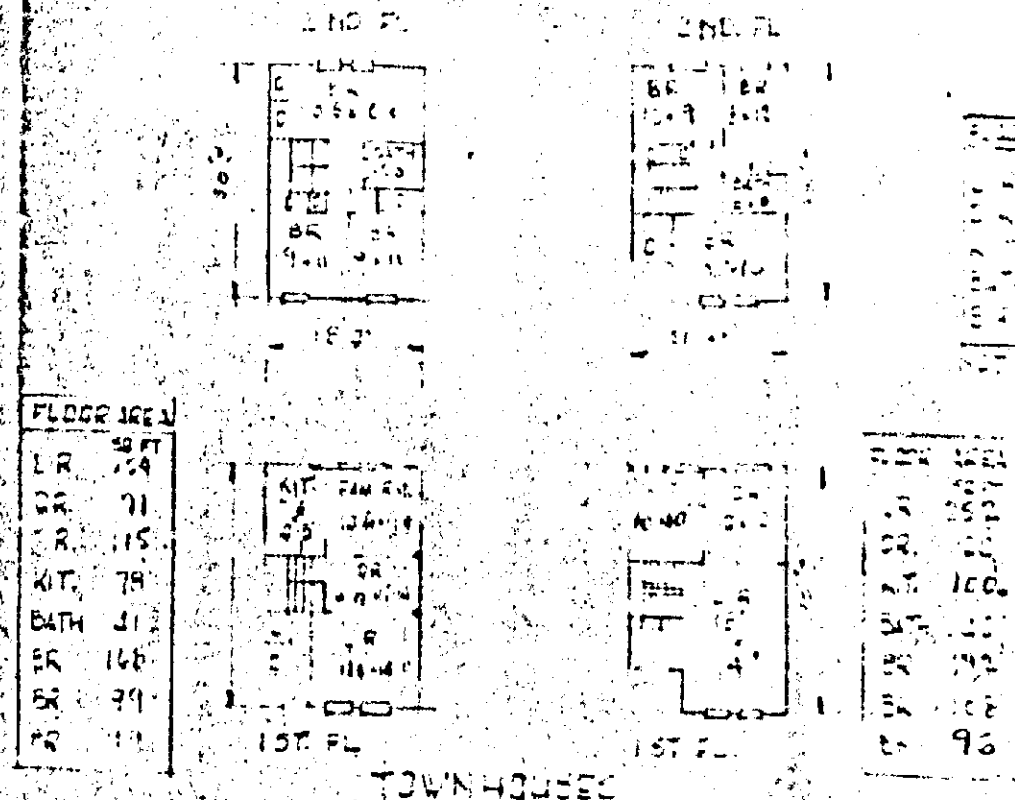
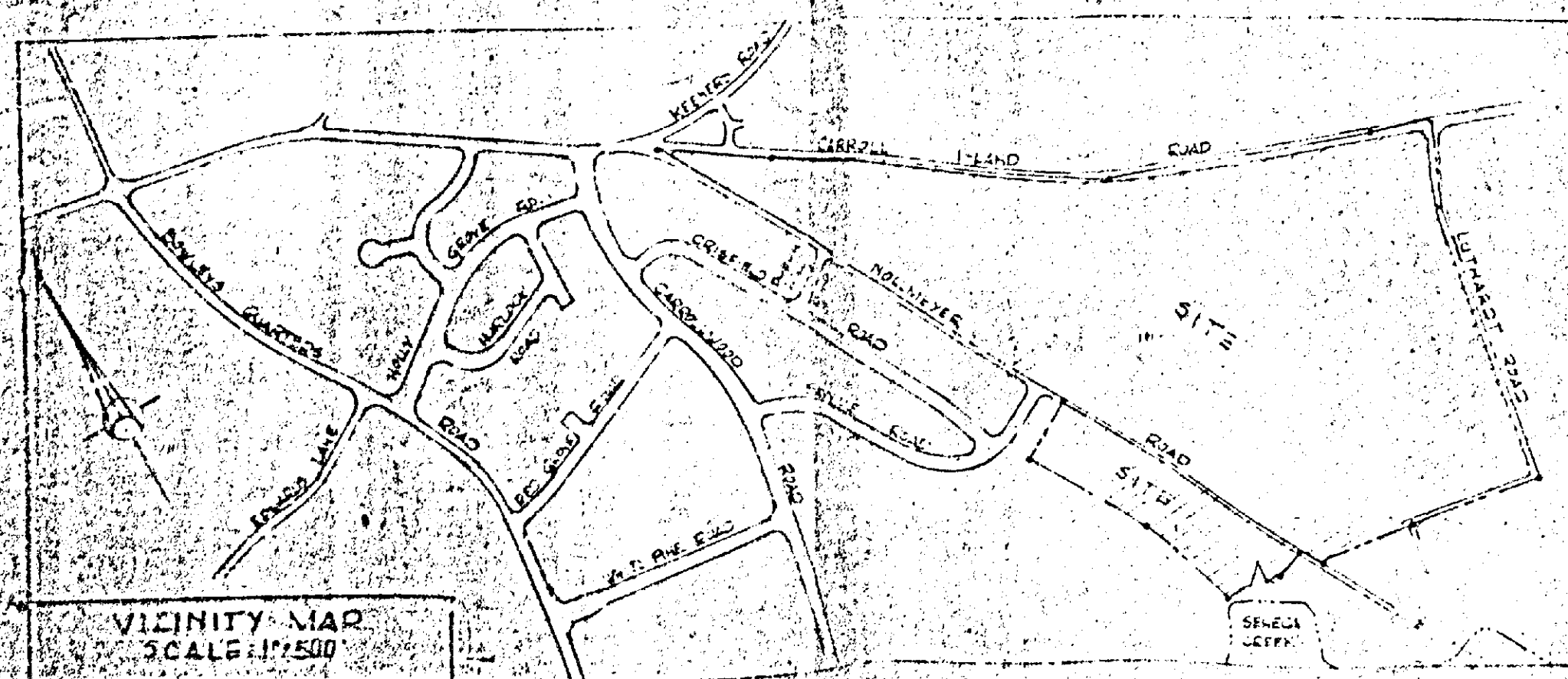
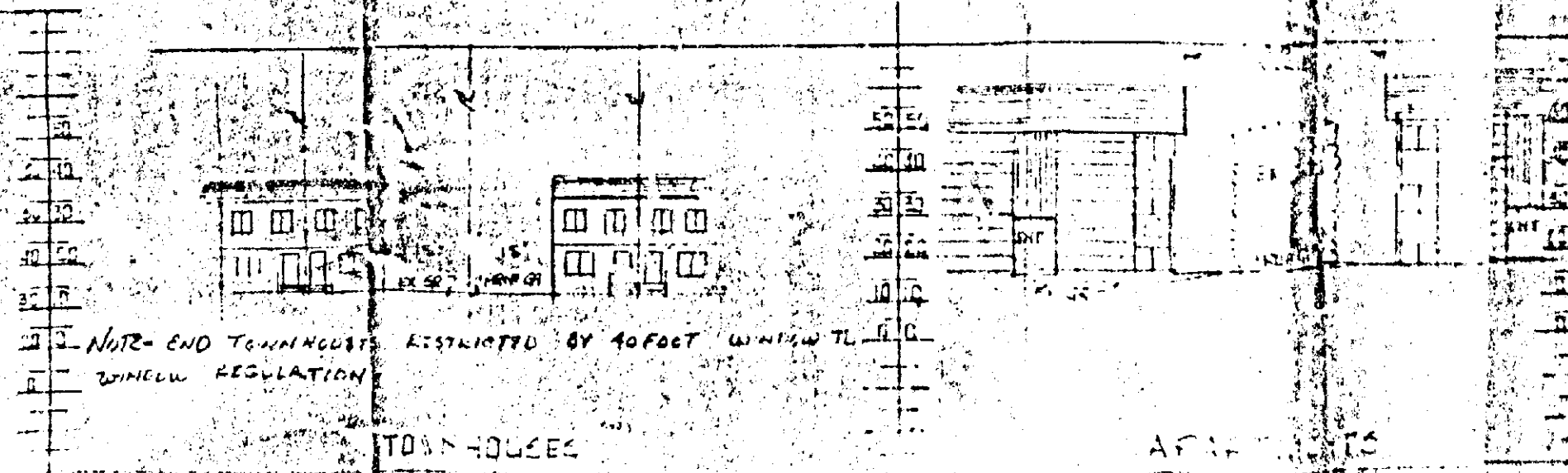
12

MAR 2

5 1/2

KOMPENS
MODEL OR REV.
HERCULES 17

PARKING LIGHT DETAIL

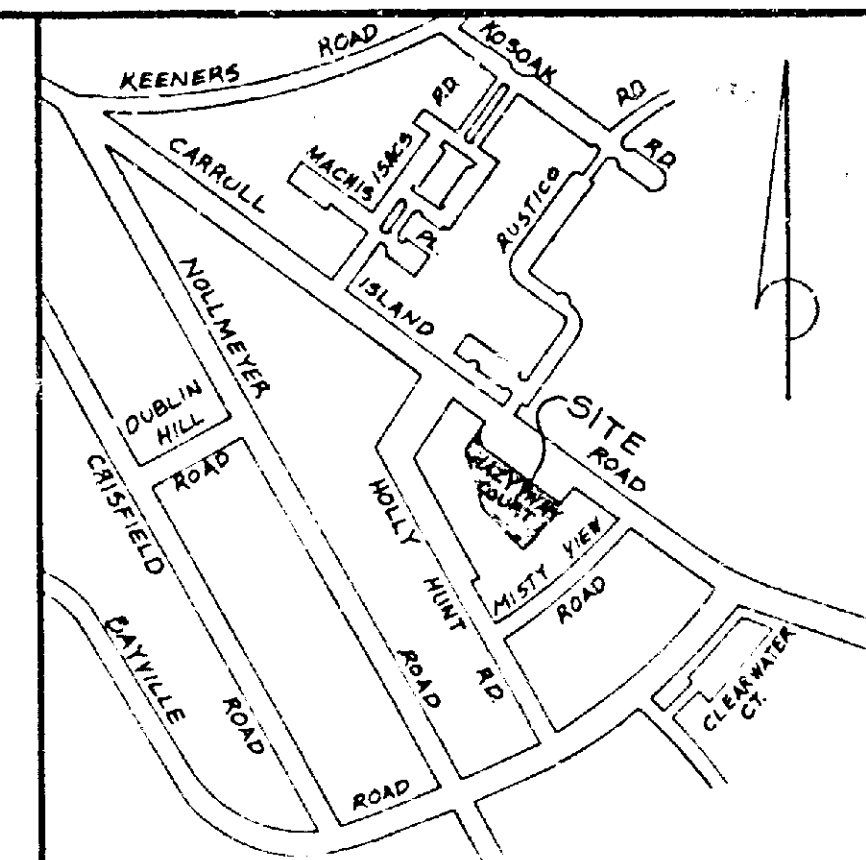


MONUMENTAL PROPERTIES INC., THE DEVELOPER OF CARROLL WOOD MANOR, CONSENTS TO THE ADJACENT DEVELOPMENT AS SHOWN HEREON (KNOWN AS CARROLL CREST). CARROLL WOOD MANOR RETAINS THE RIGHT TO APPROVE ANY FUTURE AMENDMENTS TO THE PLAT OF CARROLL CREST WITHIN THE TRANSITION ZONE THEREOF, SHOWN IN CARROLL CREST ARE TO BE USED FOR RESIDENTIAL PURPOSES.

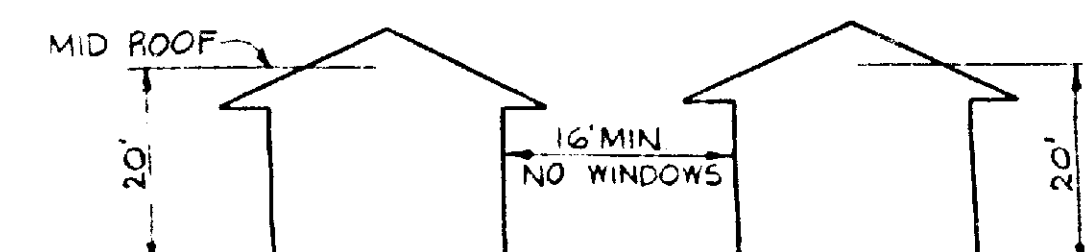
OFFICE OF PLANNING & ZCL

DIRECTOR OF PLANNING

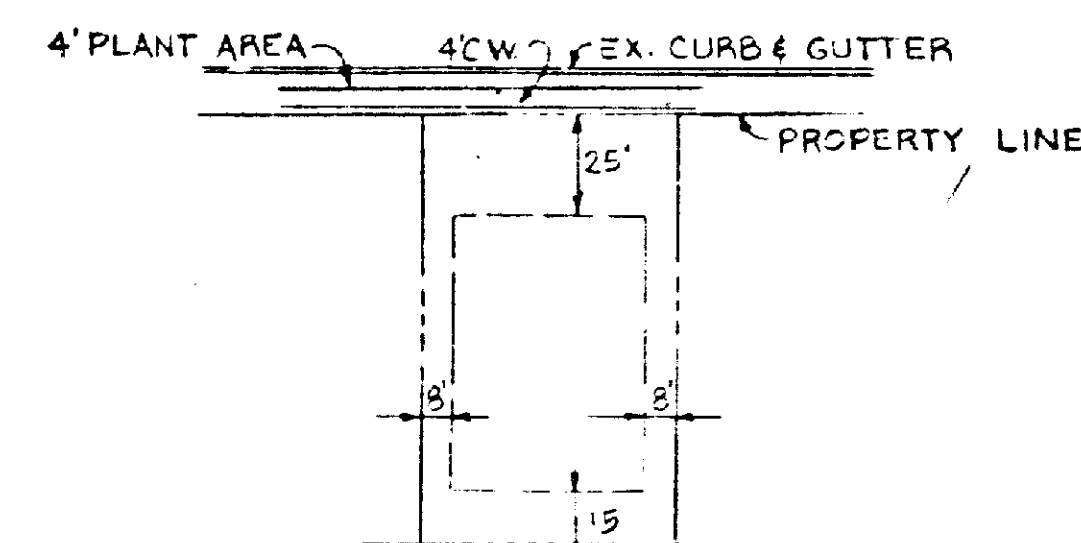
ZONING COMMISSIONER



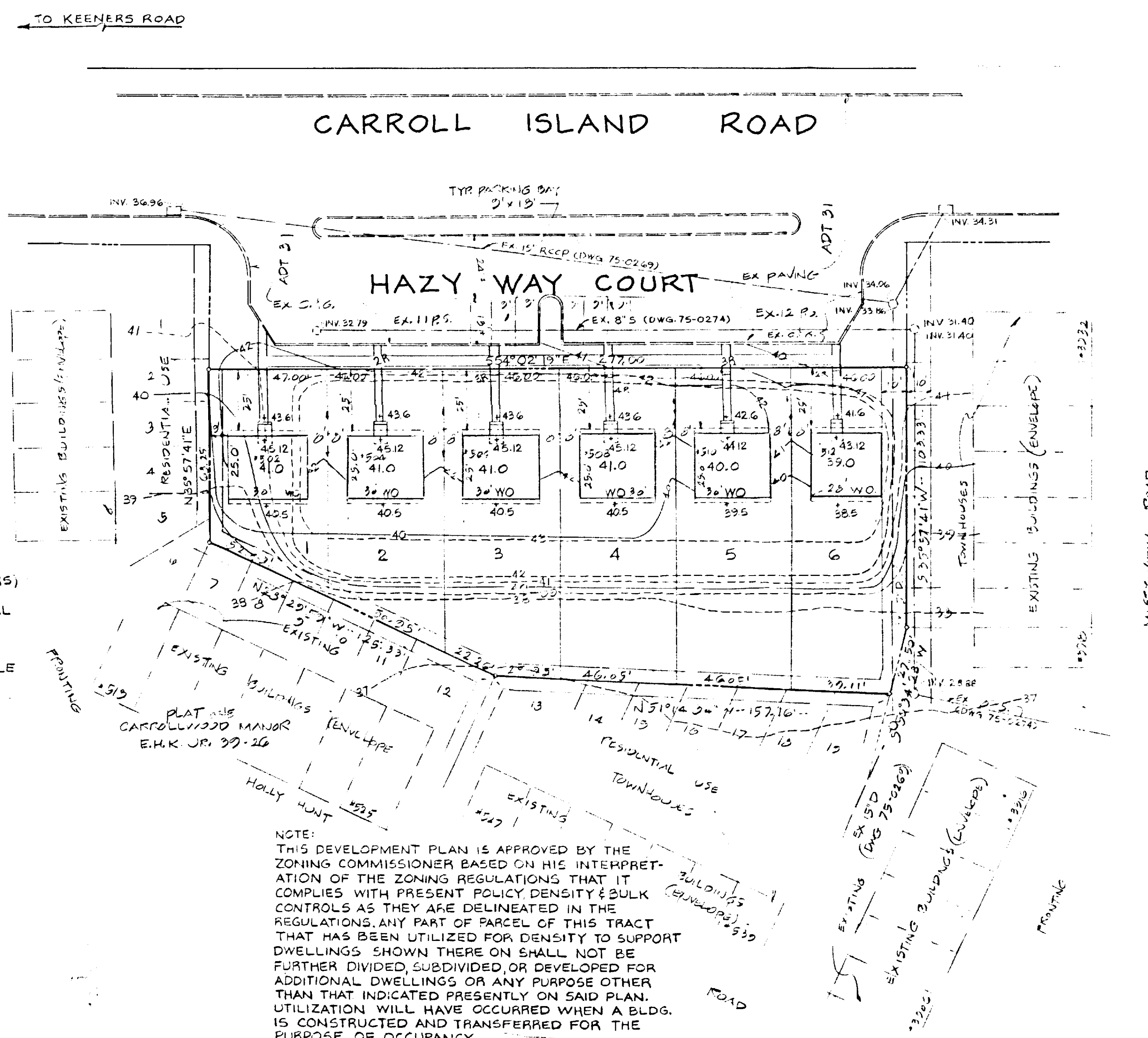
LOCATION PLAN
SCALE: 1" = 500'



BUILDING SECTION
NOT TO SCALE



TYPICAL INDIVIDUAL LOT
NOT TO SCALE

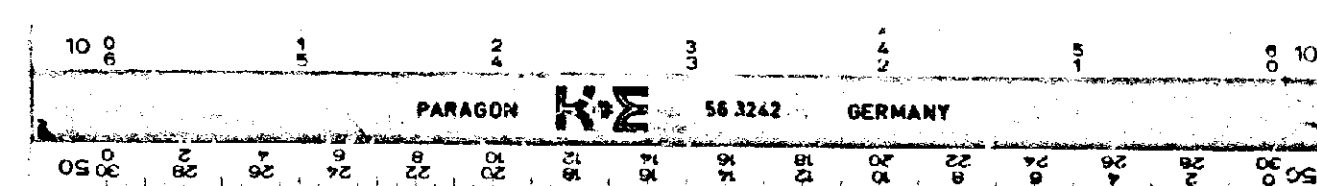


TOTAL DWLG. UNITS ALLOWED:
12 TOWNHOUSE UNITS ORIGINALLY
PROPOSED ON PLAT 1 CARROLLWOOD MANOR (E.H.K. 39-26)
TOTAL DWLG. UNITS PROPOSED = 6
23 PARKING SPACES EXISTING
10 P.S. REQUIRED (6 x 1.75)

GENERAL NOTES

- IN COMPLIANCE WITH BILL 100 & THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICY:
A. BUILDING HEIGHT: MAX. HEIGHT SHALL BE IN ACCORDANCE WITH SECT. 17.03 OF C.M.P. POLICY.
- EXISTING USE OF SITE: VACANT LOT, AREA OF SITE = 0.7204 AC.
- EXISTING ZONING OF SITE: DR 3.5
- TRASH COLLECTION WILL BE BY BALTIMORE COUNTY (NO DUMPSTERS)
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES & 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 & APPLICABLE BUILDING PERMITS)
- A LANDSCAPE PLAN MUST BE APPROVED BY THE PLANNING OFFICE PRIOR TO APPROVAL OF BUILDING PERMITS.
- ALL DWELLING UNITS ARE FOR SALE
- FINAL PLAT, "PLAT 1 CARROLLWOOD MANOR" (E.H.K. 39-26), OF WHICH THIS PARCEL IS A PART, INDICATES 3.5 AC. L.O.S. REQUIRED; 16.2 AC. L.O.S. PROVIDED

NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY DENSITY & BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THERE ON 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 OCCURRED WHEN A BLDG. IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.



OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

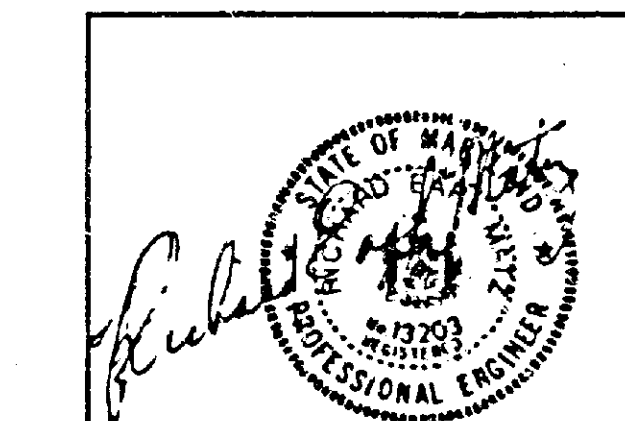
ZONING COMMISSIONER DATE

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

OWNER & DEVELOPER
SEMINOLE, INC.
2413 GUNVIEW ROAD
BALTIMORE, MD 21234

PART OF PLAT 1
CARROLLWOOD MANOR
E.H.K. 39-26

6TH AMENDED FINAL DEVELOPMENT PLAN
CARROLLWOOD MANOR
NEW LOTS 1 THRU 6
BLOCK B



SHEET
1
OF
4
DATE
10-27-85
SCALE
1" = 30'
JOB NUMBER
KCI
01-84170

DATE	REVISIONS
10-27-85	1. DESIGN
11-1-85	2. CHECK
11-1-85	3. CHECK

FEB 3 1937



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

PAUL H. REINCKE
CHIEF

December 18, 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: Walter M. Stefanowicz

Location: SW side Hazy Way Court, 50' SW of Carroll Island Road

Item No.: 192 Zoning Agenda: Meeting of December 17, 1985

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 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.

(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: *John F. O'Neill*
Noted and Approved: _____
Planning Group
Special Inspection Division

/mb



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

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 192 Zoning Advisory Committee Meeting are as follows:

Property Owner: Walter M. Stefanowicz

Location: SW side of Hazy Way Court, 50' SW of Carroll Island Road

District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

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

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

D. 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 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 wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. 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.

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

H. 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 Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burnham*
C. E. Burnham, Chief
Building Plans Review

4/22/85

2/19
86-311-56H



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

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. -ZAC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

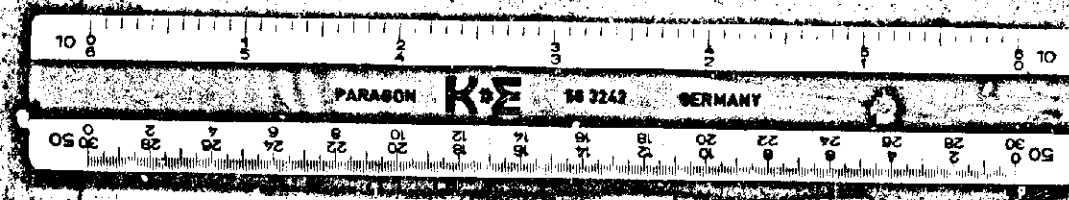
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 192, 222, 223, 227, 228, and 229.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

2/19
86-311



- 1ST AMENDED FINAL DEVELOPMENT PLAN
1ST AMENDED NOTE: 5-8-73
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 2ND AMENDED FINAL DEVELOPMENT PLAN
2ND AMENDED NOTE: 10-1-74
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 3RD AMENDED FINAL DEVELOPMENT PLAN
11-21-75
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 4TH AMENDED FINAL DEVELOPMENT PLAN
1-3-76
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
- 5TH AMENDED FINAL DEVELOPMENT PLAN
1-3-77
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)
(DOES NOT APPLY TO THIS SHEET)

6TH AMENDED FINAL DEVELOPMENT PLAN
1-9-86 RESUBDIVISION
OF BLOCK 'B' SHOWING
6 SINGLE FAMILY LOTS
& HOUSES RATHER THAN
12 TOWNHOUSE LOTS AS
SHOWN ON PREVIOUS
PLANS.

PETITIONER'S
EXHIBIT

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING _____ DATE _____
ZONING COMMISSIONER _____ DATE _____

- NOTES:
- WHERE EXISTING TREES CAN BE PRESERVED A HIGH CONTACT SCREEN PLANTING MAY BE OMITTED.
 - EXISTING STREET LIGHTS
 - PROPOSED STREET LIGHTS
 - PARKING LOT LIGHTS (PRIVATE)
 - PROPOSED PRIVATE STREET LIGHTS
 - NO OF RISERS - 7 1/2" (0.62')
 - ALL ART. OPEN SPACE TO BE RETAINED & MAINTAINED BY DEVELOPER.
 - APARTMENT UNITS TO BE RENTED - ALL OTHERS TO BE SOLD.
 - PAVING FOR ROADS AND PARKING AREAS TO BE ASPHALT.
 - FENCED TRASH ENCLOSURE - TRASH TO BE COLLECTED FROM ENCLOSURES BY PRIVATE MEANS.
 - ALL TOWNHOUSES & INDIVIDUAL LOTS ARE ON PUBLIC STREETS - TRASH TO BE COLLECTED BY BALTIMORE COUNTY SANITATION DEPT. SERVED PUNK.

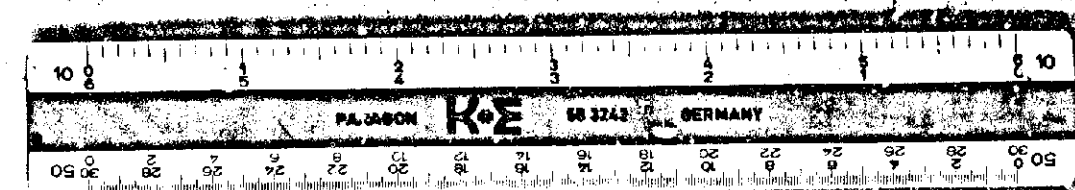
OFFICE OF PLANNING AND ZONING
BIDDER: [Signature]
DATE: 1-9-86

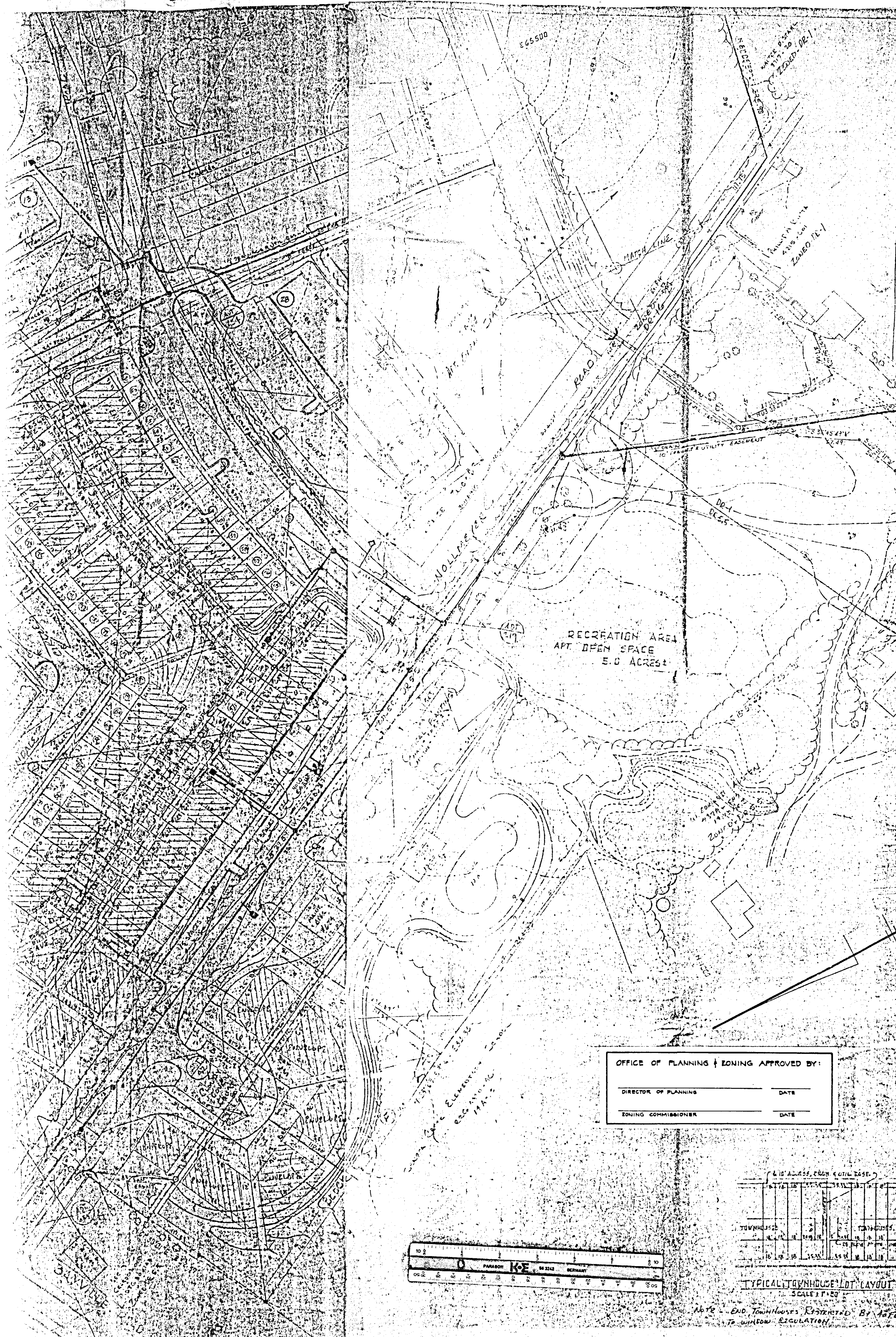
6TH AMENDED
FINAL DEVELOPMENT PLAN
CARROLLWOOD MANOR
15TH ELECTION DISTRICT, BALTIMORE CO., MD.

OWNER AND DEVELOPER
MONUMENTAL PROPERTIES, INC.
901 LEE STREET, CHARLES CENTER
BALTIMORE, MARYLAND 21201

DESIGNER
JAMES S. SPAMER & ASSOCIATES
ENGINEERS AND SURVEYORS
5017 YORK ROAD
TOWSON, MARYLAND 21204

NOTE: ALL PREVIOUS FINAL
DEVELOPMENT PLANS
PREPARED BY JAMES S.
SPAMER & ASSOCIATES, 6TH
AMENDED FINAL DEVELOPMENT
PLAN PREPARED BY
KIDDE CONSULTANTS INC.





- 1ST AMENDED FINAL DEVELOPMENT PLAN**
1ST AMENDED NOTES: 5-8-73 ① ENVELOPES ADDED TOWNHOUSE LOTS
 ② REW. AMENDED ELEVATION, E.D.
- 2ND AMENDED FINAL DEVELOPMENT PLAN**
2ND AMENDED NOTES: 10-1-74 ① DOES NOT APPLY THIS SHEET
 ② EX. INDIVIDUAL LOTS
 ③ DOES NOT APPLY THIS SHEET
 ④ REV. DENSITY & PARKING
 ⑤ REV. TOWNHOUSE LOTS
- 3RD AMENDED FINAL DEVELOPMENT PLAN**
3RD AMENDED NOTES: ① REVISED TOWNHOUSE LOTS
 11-21-75 ② ENVELOPES ADDED TOWNHOUSE LOTS
- 4TH AMENDED FINAL DEVELOPMENT PLAN**
4TH AMENDED NOTES: ① SHOWING THE PROPOSED TOWNHOUSES AND
 PARKING AREA IN CARROLL CREST TOWNHOUSES
 IN THE TRANSITION AREA NORTH OF CARROLL
 ISLAND ROAD.
 1/19/76
 APPLIC. 3 SHEET
 1 OF 3 SHEETS
 ② ADDING THE NOTE OF CONSENT BY MONUMENTAL
 PROPERTIES TO THE DEVELOPMENT OF CARROLL CREST
 AS SHOWN HEREON WITHIN THE TRANSITION AREA
- 5TH AMENDED FINAL DEVELOPMENT PLAN**
5TH AMENDED NOTES: ① FINISHING FIELDS AND TOWNHOUSE ROADS
 NOW PUBLIC ROADS FUTURE
 2-5-77
 ② TOWNHOUSES IN PLACE OF APARTMENTS
 BLOCK G AND BLOCK H
 ③ CUTTY SACK AND HOLT HAVEN COMES
 NOW PUBLIC ROADS
 ④ ENVELOPES REVISED ON TOWNHOUSE LOTS
 IN BLOCKS D & E THIS SHEET
 ⑤ DOES NOT APPLY THIS SHEET

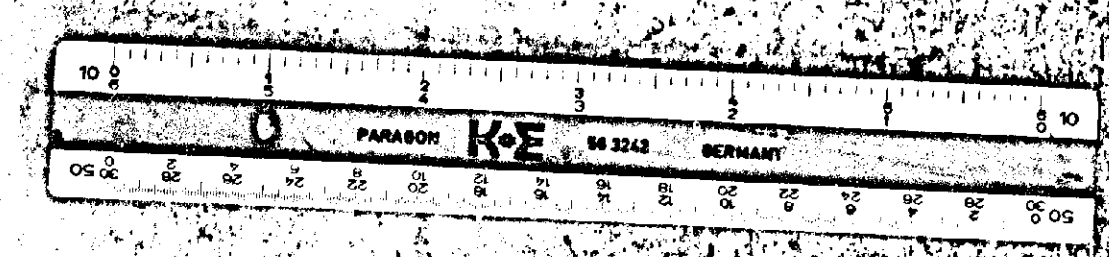
6TH AMENDED FINAL DEVELOPMENT PLAN
1-9-86
RESUBDIVISION
OF BLOCK B
SHOWING 6 SINGLE
FAMILY LOTS
& HOUSES
RATHER THAN
12 TOWNHOUSE
LOTS AS SHOWN
ON PREVIOUS
PLANS

NOTE: ALL PREVIOUS
FINAL DEVELOPMENT
PLANS PREPARED BY
JAMES S. SPAMER &
ASSOCIATES, 6TH
AMENDED FINAL
DEVELOPMENT PLAN
PREPARED BY KIDDE
CONSULTANTS INC.

NOTE: TYPICAL PLANTING PLANT TOWNHOUSE
INDIVIDUAL LOT THIS SHEET

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE



6' 0" ACROSS, ELEV. 6' 0" TO 6' 6"

TOWNHOUSES	INDIVIDUAL LOTS	TOWNHOUSES
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12

TYPICAL TOWNHOUSE LOT LAYOUT
 SCALE: 1" = 20'

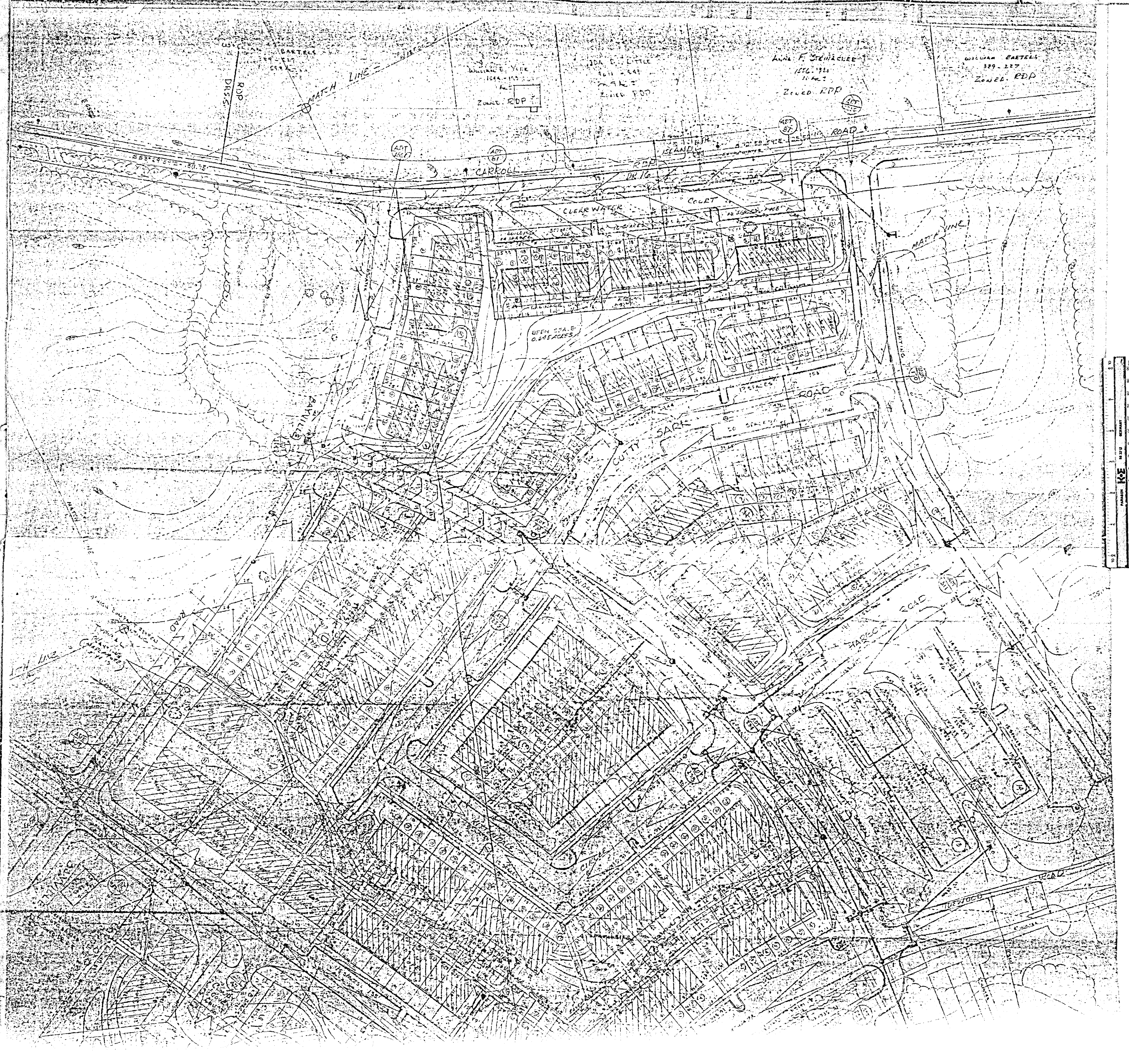
NOTE: END TOWNHOUSES RESTRICTED BY JEFFERSON
TO WINDOW REGULATION

OFFICE OF PLANNING AND ZONING
 APPROVED BY: [Signature]
 DATE: 1/19/86

6TH AMENDED FINAL DEVELOPMENT PLAN

CARROLLWOOD MANOR
 18TH ELECTION DISTRICT - BALTIMORE, CO., MD.

OWNER AND DEVELOPER
 MONUMENTAL PROPERTIES, INC.
 700 SUN-LINE BLDG. CHARLES CENTER
 BALTIMORE, MARYLAND 21201



WILLIAM E. YORK
1844-1903
Zone RDP

JOA. D. LITTLE
1811-1849
Zone RDP

ANNA F. STEINACKER
1816-1886
Zone RDP

WILLIAM BARTLES
1829-1887
Zone RDP

MATCH LINE

CARROLL

CLEAR WATER COURT

ISLAND

ROAD

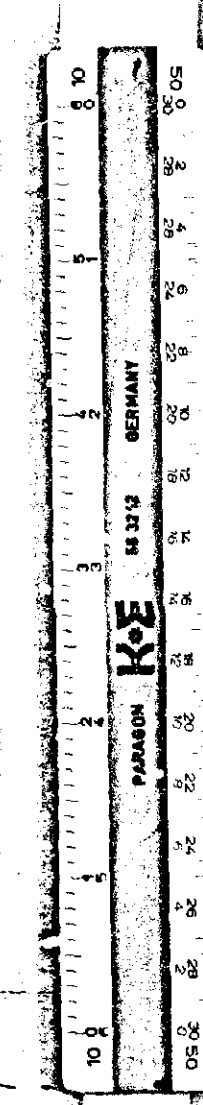
MATCH LINE

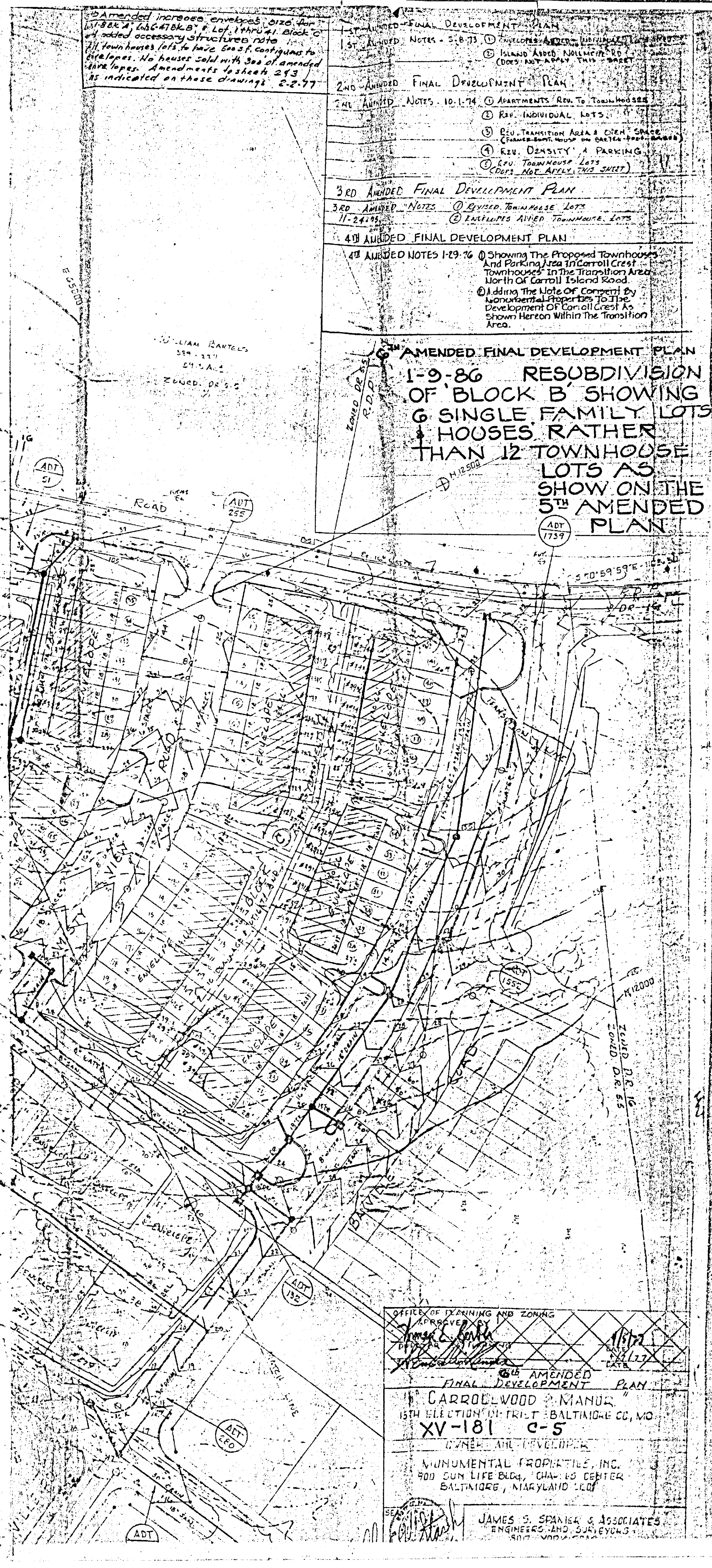
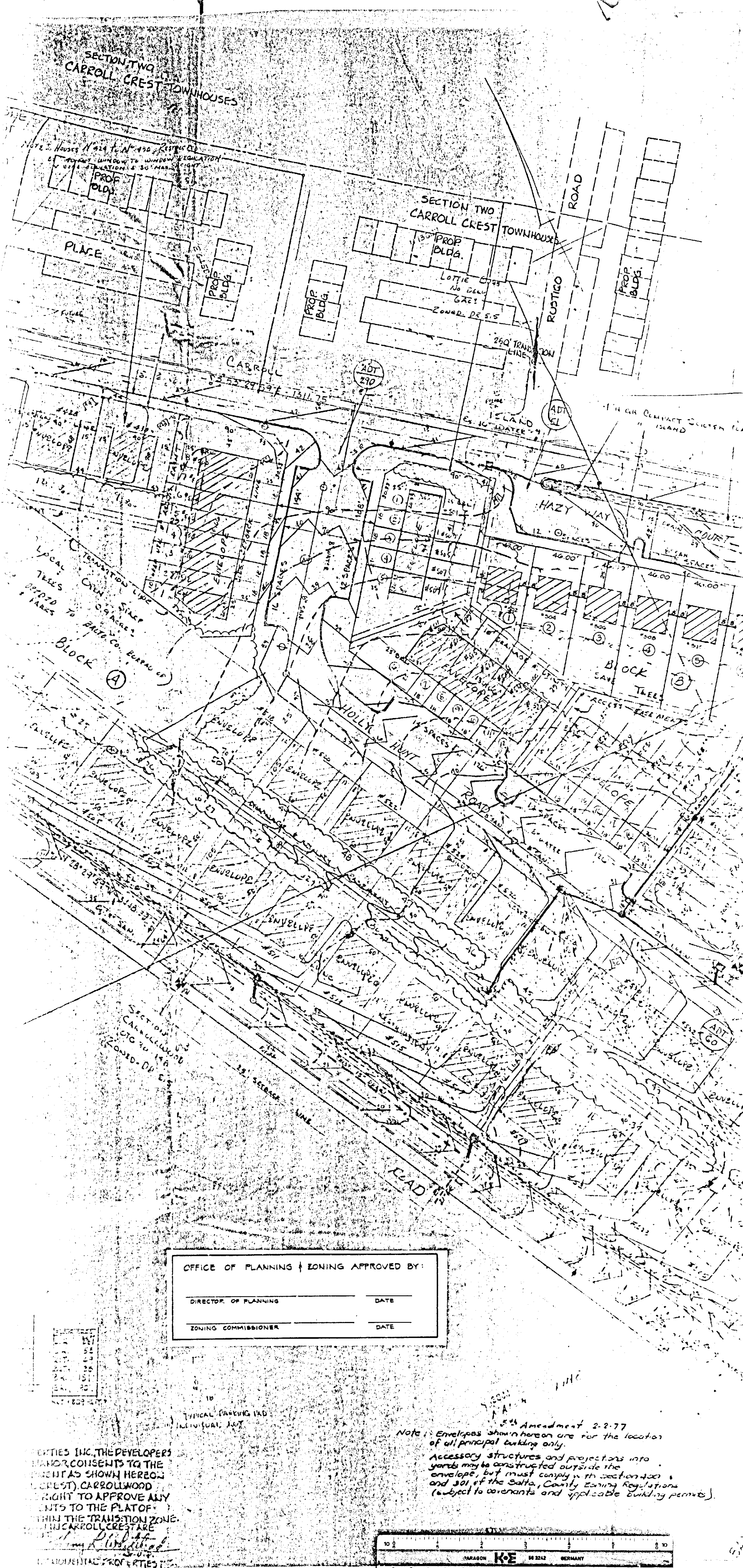
OFFEN STAE G. SEACHES

CUTTY SARK

ROAD

HARBOR ROAD





Amended increase envelopes size for Block A, Block B, & Block C. All townhouses lots to have 600 s.f. contiguous to envelopes. No houses sold with 300 of amended envelopes. Amendments to sheet 253 as indicated on these drawings 2-2-77

- 1ST AMENDED FINAL DEVELOPMENT PLAN
1ST AMENDED NOTES - 5-8-73
① ENVELOPES ADDED - INDIVIDUAL LOTS
② ISLAND ADDED - NORTH OF CARROLL ROAD (DOES NOT APPLY THIS SHEET)
- 2ND AMENDED FINAL DEVELOPMENT PLAN
2ND AMENDED NOTES - 10-1-74
① APARTMENTS REV. TO TOWNHOUSES
② REV. INDIVIDUAL LOTS
③ REV. TRANSITION AREA & OPEN SPACE (FARMER-BORN HOUSE ON CARROLL ROAD) (DOES NOT APPLY THIS SHEET)
④ REV. DENSITY & PARKING
⑤ REV. TOWNHOUSE LOTS (DOES NOT APPLY THIS SHEET)
- 3RD AMENDED FINAL DEVELOPMENT PLAN
3RD AMENDED NOTES - 11-24-75
① REVISED TOWNHOUSE LOTS
② ENVELOPES ADDED TOWNHOUSE LOTS
- 4TH AMENDED FINAL DEVELOPMENT PLAN
4TH AMENDED NOTES 1-29-76
① Showing The Proposed Townhouses And Parking Area In Carroll Crest Townhouses In The Transition Area North Of Carroll Island Road.
② Adding The Note Of Consent By Monumental Properties To The Development Of Carroll Crest As Shown Hereon Within The Transition Area.

5TH AMENDED FINAL DEVELOPMENT PLAN
1-9-86 RESUBDIVISION OF BLOCK B SHOWING 6 SINGLE FAMILY LOTS & HOUSES RATHER THAN 12 TOWNHOUSE LOTS AS SHOW ON THE 5TH AMENDED PLAN

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

OFFICE OF PLANNING AND ZONING APPROVED BY:

[Signature] 1/17/77

1/17/77

5TH AMENDED FINAL DEVELOPMENT PLAN

CARROLLWOOD MANOR

15TH ELECTION DISTRICT - BALTIMORE CO, MD

XV-181 C-5

OWNER AND DEVELOPER

MONUMENTAL PROPERTIES, INC.

900 SUN LIFE BLDG., CHASE CENTER

BALTIMORE, MARYLAND 21201

JAMES S. SPANIER & ASSOCIATES

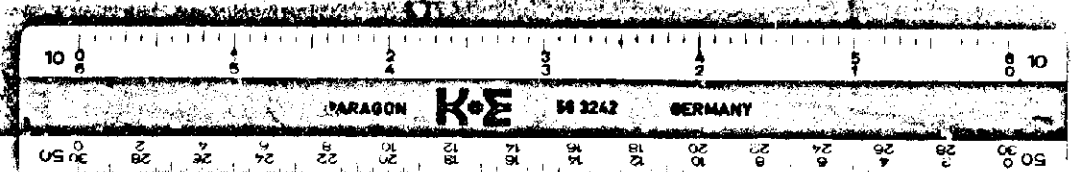
ENGINEERS AND SURVEYORS

301 W. MONROE ST.

5th Amendment 2-2-77

Note: Envelopes shown hereon are for the location of all principal building only.

Accessory structures and projections into yards may be constructed outside the envelope, but must comply with Section 200 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).



MAP 4K
E.D. 15
DATE 12/12/86
200
1000
100
100

Walter M. Stefanowicz
Beg. S.W. of Hazy Way Court, 50' SW
of Carroll Island Rd. 15th Dist.

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 5th Amended Final Development Plan of
Carrollwood Manor to place 6 detached single family dwellings
as shown in lieu of the townhouses currently shown.

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: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ (Type or Print Name)
City and State _____ Signature _____
Attorney for Petitioner: _____
John B. Gontum _____
(Type or Print Name) Address _____ Phone No. _____
Signature _____ City and State _____
809 Eastern Blvd. _____
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Md. 21221 _____
City and State Name
Attorney's Telephone No.: 686-8274 _____ Address 686-8274
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, 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 19th day of February, 1986, at 10:30 o'clock.

(over)

#192
86-311-SPH

MAP 4K
E.D. 15
DATE 12/12/86
200
1000
100
100

IN RE: PETITION SPECIAL HEARING
Beginning at the SW/S of
Hazy Way Court, 50' SW of
Carroll Island Road
15th Election District
Walter M. Stefanowicz,
Petitioner
* * * * *
BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-311-SPH

FINDINGS OF FACT AND CONCLUSIONS OF
The Petitioner herein requests approval of an amendment to the 5th Amended Final Development Plan of Carrollwood Manor to substitute six detached, single-family dwellings in lieu of the previously approved 12 townhouses, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Eugene Barabasz, co-owner, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the 5th Amended Final Development Plan was approved in 1977. The development is almost complete; however, the Petitioner wants to substitute six detached, single-family dwellings in lieu of 12 townhouses. The Baltimore County Planning Board approved the 6th Amended Final Development Plan of Carrollwood Manor on January 16, 1986.

The Petitioner seeks approval of the 6th Amended Final Development Plan of Carrollwood Manor pursuant to Sections 1801.3.A.7.(b) and 502, Baltimore County Zoning Regulations (BCZR).

It is clear that the proposed amendment would be consistent with the spirit and intent of the original development plan and Section 1801.3.A.7.(b). It is also clear that all of the conditions precedent as delineated in Section 502 would be satisfied. The change from townhouses to detached dwellings would not in any way alter the total concept of the original plan and would satisfy and conform to the concept of the development.

After due consideration of the testimony and evidence presented, it is found that the requested approval would not adversely affect the health, safety, and general welfare of the community.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of February, 1986, that the 6th Amended Final Development Plan of Carrollwood Manor be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

Zoning Commissioner of Baltimore County

AJ/srl
cc: John B. Gontum, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE 1/21/86
BY [Signature]

KIDDE CONSULTANTS, INC. Subsidiary of K. de, Inc.

DESCRIPTION
0.7204 ACRE PARCEL,
SOUTHWEST SIDE OF HAZY WAY COURT,
CARROLLWOOD MANOR,
BALTIMORE COUNTY, MARYLAND

BEGINNING on the southwest side of Hazy Way Court at the division line between Lots 2 and 47 as shown on the plat titled "Resubdivision of Part of Block 'A' and Block 'B' - Block 'C' - Block 'D' - Block 'E' as shown on Plat One Carrollwood Manor" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 26, said beginning point being distant South 35 degrees 57 minutes 41 seconds West 50.00 feet, as measured along the northwest end of said Hazy Way Court, from the southwest side of Carroll Island Road as shown on said plat, running thence binding on the southwest side of said Hazy Way Court (1) South 54 degrees 02 minutes 19 seconds East 277.00 feet, thence binding on part of the outlines of Lots 36 through 47 as shown on said plat, five courses (2) South 35 degrees 57 minutes 41 seconds West 103.33 feet, (3) South 50 degrees 34 minutes 28 seconds West 27.50 feet, (4) North 51 degrees 14 minutes 34 seconds West 157.16 feet, (5) North 28 degrees 29 minutes 59 seconds West 125.33 feet, (6) North 35 degrees 57 minutes 41 seconds East 68.25 feet to the place of beginning.

CONTAINING 0.7204 acres of land.
RWB/aeb Job Order No. 01-84170 August 22, 1985
Word Order No. 8687-X

Being a part of the 5th Amended Development Plan of Carrollwood Manor as attached

PETITION FOR SPECIAL HEARING

15th Election District

LOCATION: Beginning at Southwest Side of Hazy Way Court, 50 feet Southwest of Carroll Island Road
DATE AND TIME: Wednesday, February 19, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve an amendment to the 5th Amended Final Development Plan of Carrollwood Manor to place six detached single family dwellings in lieu of townhouses.

Being the property of Walter M. Stefanowicz, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning SW/S Hazy Way Court : OF BALTIMORE COUNTY
50' SW Carroll Island Rd., :
15th District :
WALTER M. STEFANOWICZ, : Case No. 86-311-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
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Gontum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

February 4, 1986

John B. Gontum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
Beg. S.W. of Hazy Way Court, 50' SW Carroll Island Rd.
15th Election District
Walter M. Stefanowicz - Petitioner
Case No. 86-311-SPH

Dear Mr. Gontum:

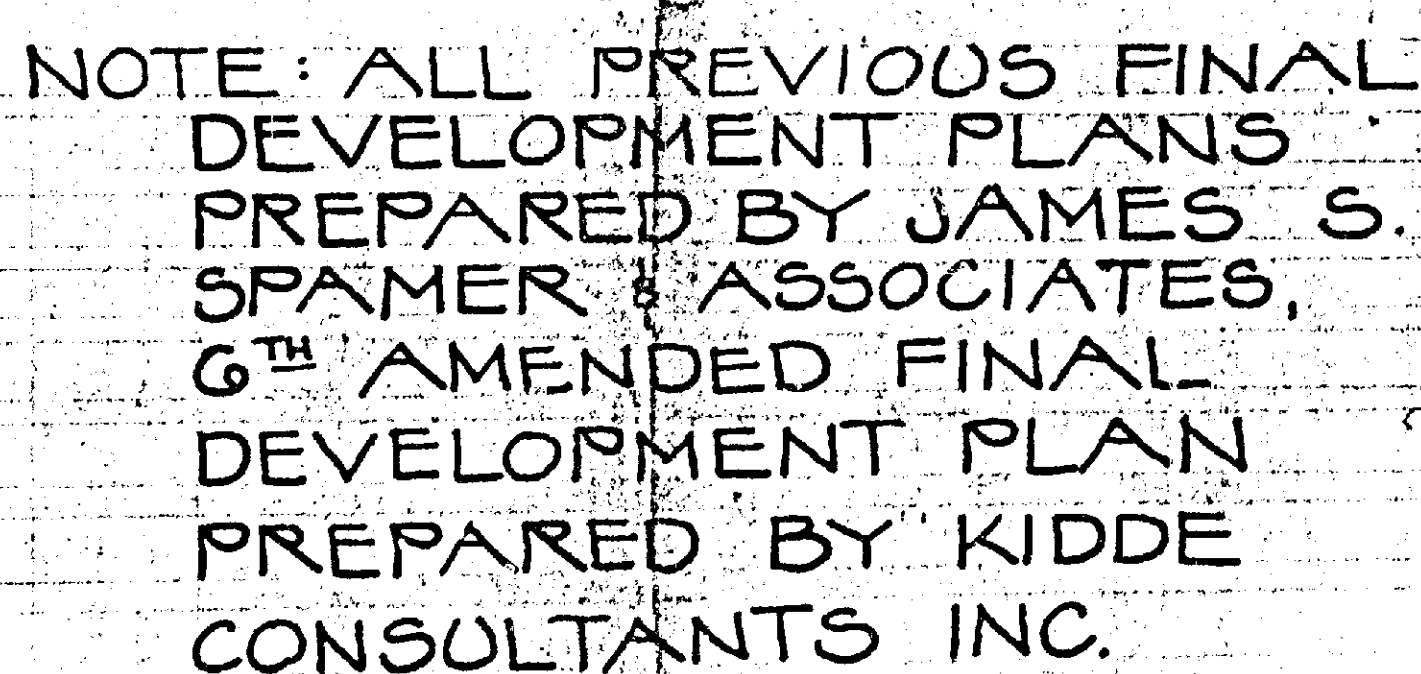
This is to advise you that \$52.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

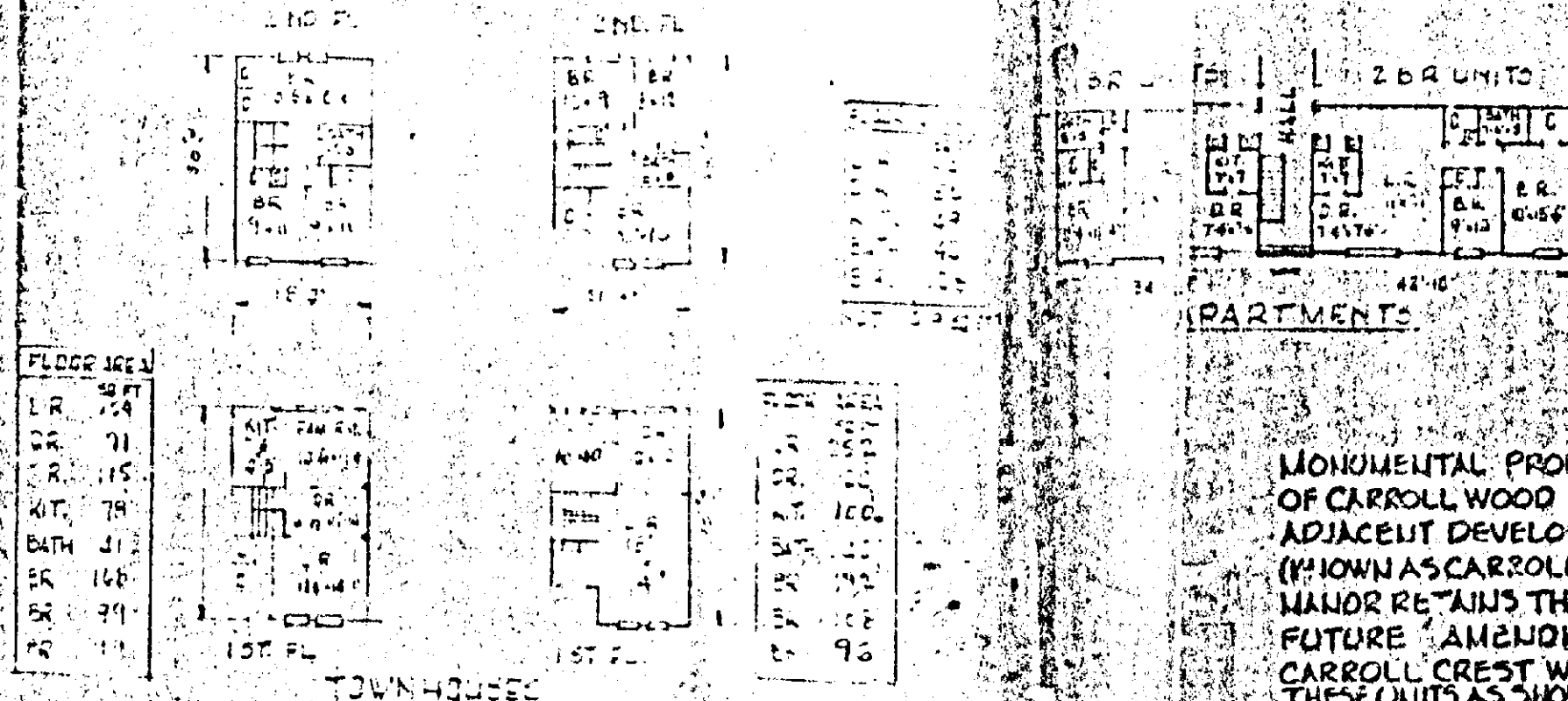
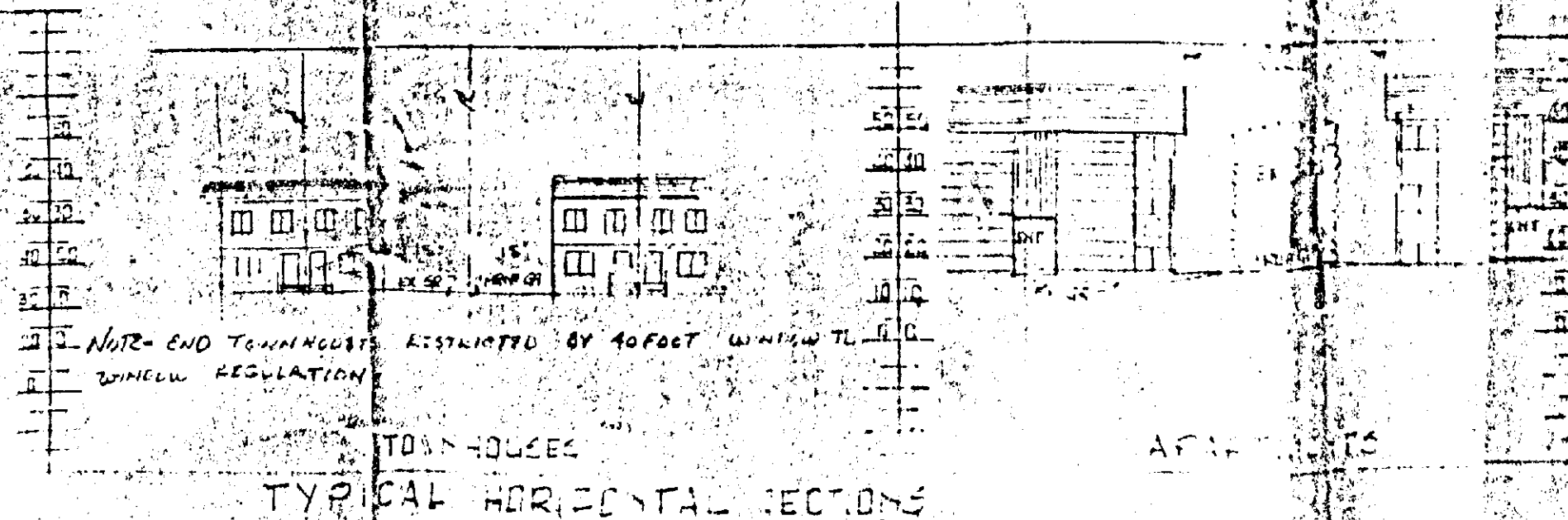
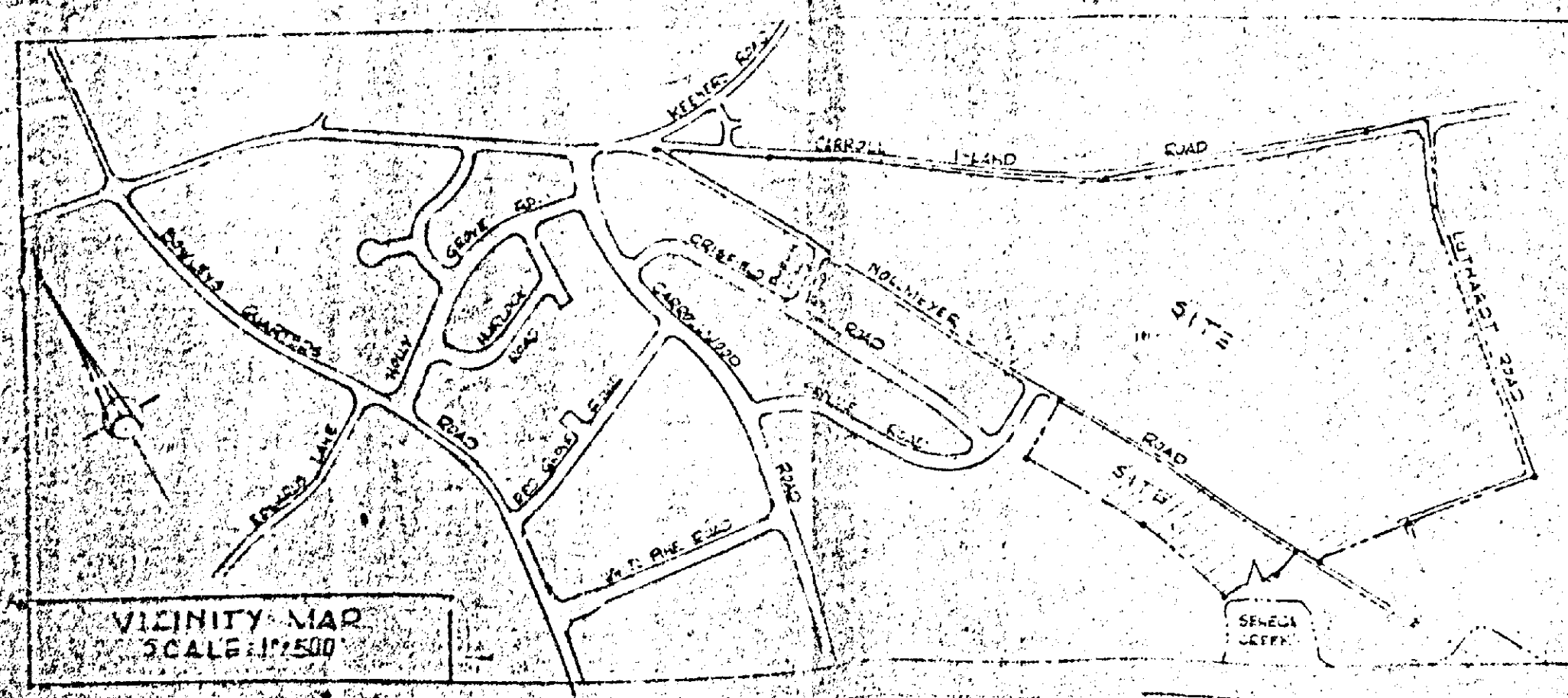
Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018598
DATE 2-19-86 ACCOUNT R-01-415 CCC
AMOUNT \$ 52.90
RECEIVED FROM John Gontum Esq.
FOR Advertising & Posting 86-311-SPH
3 DEPT. 32010 21-25
VALIDATION OR SIGNATURE OF CASHIER



MAR 2
 12
 KOMPENS
 MODEL OR REV.
 HERCULES 17
 PARKING LIGHT DETAIL

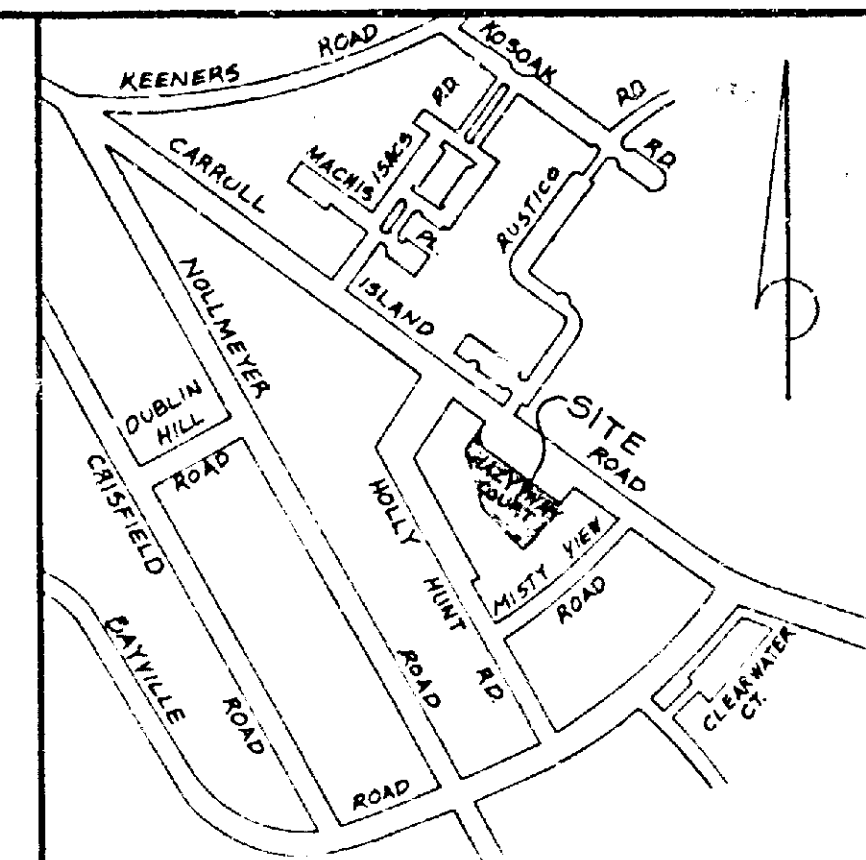


MONUMENTAL PROPERTIES INC., THE DEVELOPER OF CARROLL WOOD MANOR, CONSENTS TO THE ADJACENT DEVELOPMENT AS SHOWN HEREON (KNOWN AS CARROLL CREST). CARROLL WOOD MANOR RETAINS THE RIGHT TO APPROVE ANY FUTURE AMENDMENTS TO THE PLAT OF CARROLL CREST WITHIN THE TRANSITION ZONE THEREOF, SHOWN IN CARROLL CREST ARE TO BE USED FOR RESIDENTIAL PURPOSES.

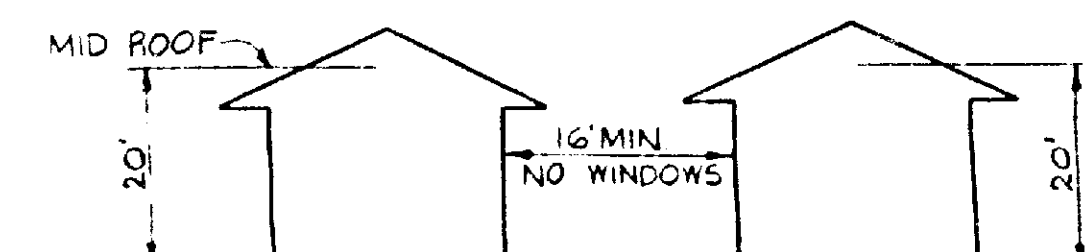
OFFICE OF PLANNING & ZCL

DIRECTOR OF PLANNING

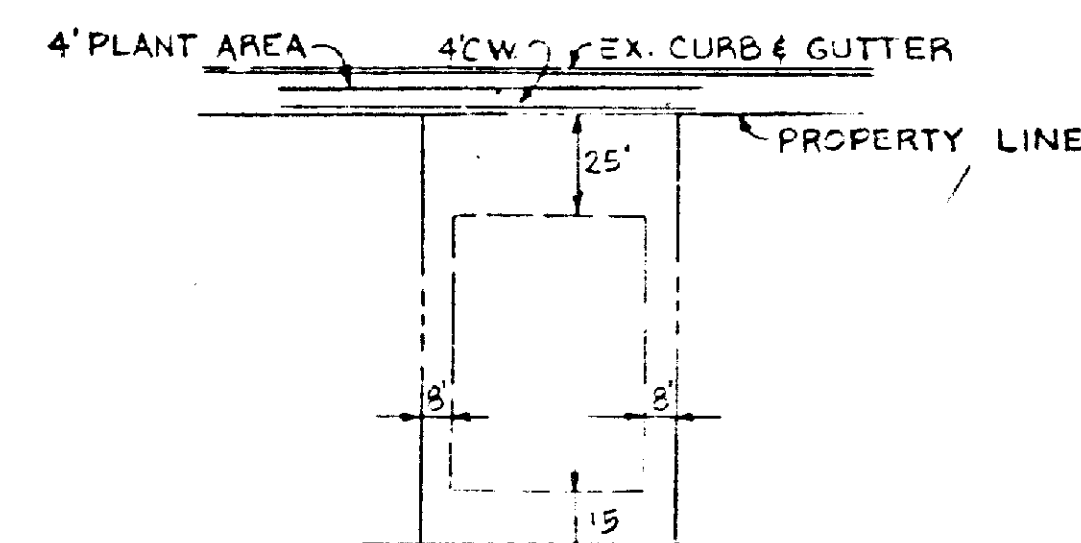
ZONING COMMISSIONER



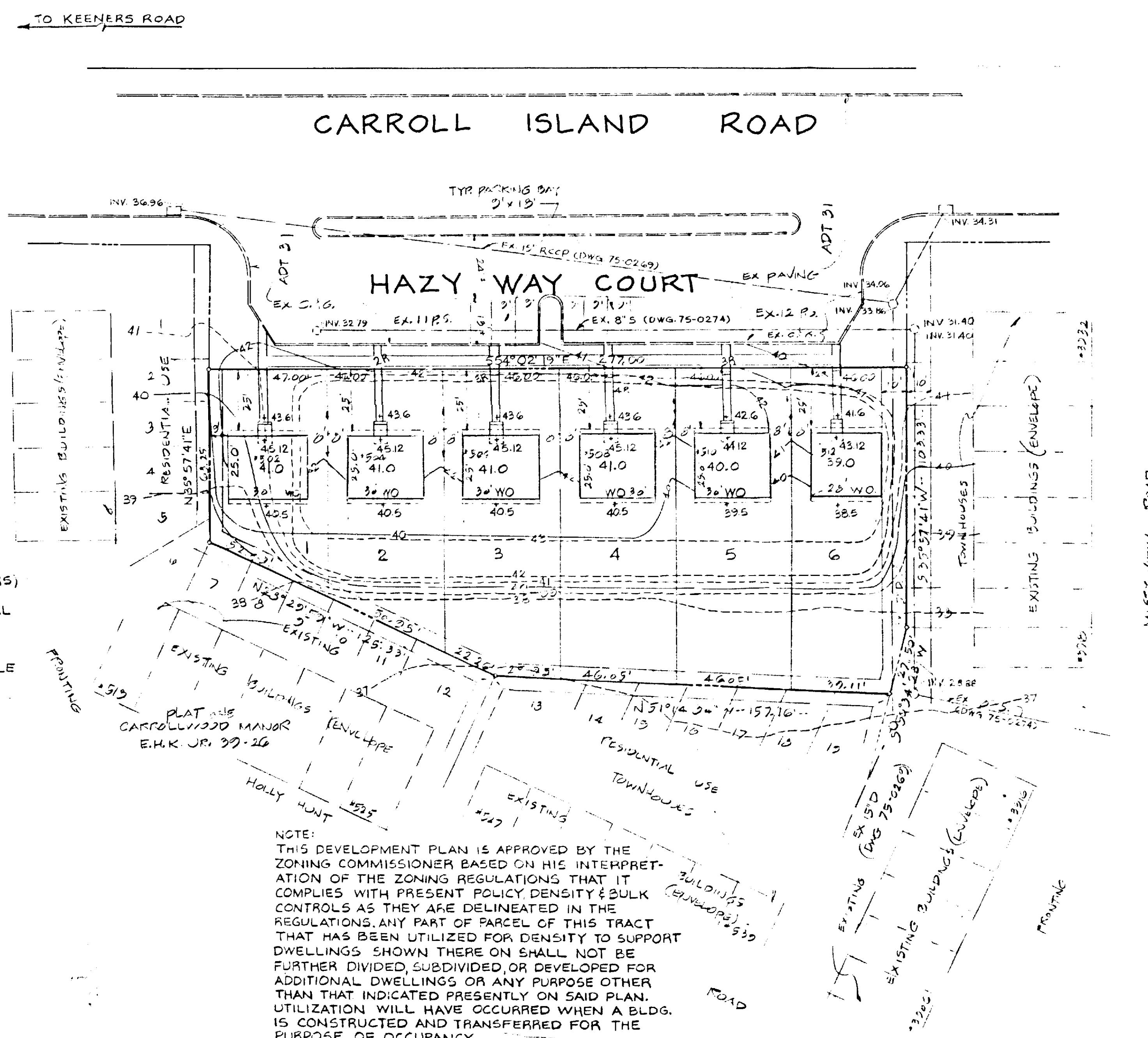
LOCATION PLAN
SCALE: 1" = 500'



BUILDING SECTION
NOT TO SCALE



TYPICAL INDIVIDUAL LOT
NOT TO SCALE

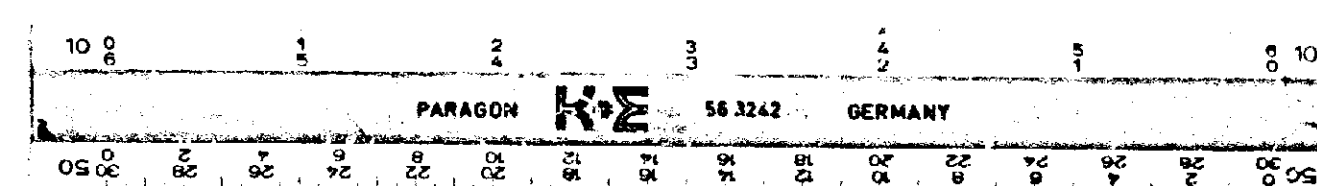


NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY DENSITY & BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THERE ON 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 OCCURRED WHEN A BLDG. IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

TOTAL DWLG. UNITS ALLOWED:
12 TOWNHOUSE UNITS ORIGINALLY
PROPOSED ON PLAT 1 CARROLLWOOD MANOR (E.H.K. 39-26)
TOTAL DWLG. UNITS PROPOSED = 6
23 PARKING SPACES EXISTING
10 P.S. REQUIRED (6 x 1.75)

GENERAL NOTES

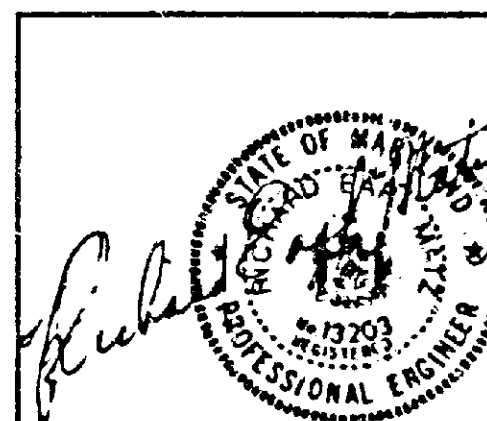
- IN COMPLIANCE WITH BILL 100 & THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICY:
A. BUILDING HEIGHT: MAX. HEIGHT SHALL BE IN ACCORDANCE WITH SECT. 17.03 OF C.M.P. POLICY.
- EXISTING USE OF SITE: VACANT LOT, AREA OF SITE = 0.7204 AC.
- EXISTING ZONING OF SITE: DR 3.5
- TRASH COLLECTION WILL BE BY BALTIMORE COUNTY (NO DUMPSTERS)
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES & 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 & APPLICABLE BUILDING PERMITS)
- A LANDSCAPE PLAN MUST BE APPROVED BY THE PLANNING OFFICE PRIOR TO APPROVAL OF BUILDING PERMITS.
- ALL DWELLING UNITS ARE FOR SALE
- FINAL PLAT, "PLAT 1 CARROLLWOOD MANOR" (E.H.K. 39-26), OF WHICH THIS PARCEL IS A PART, INDICATES 3.5 AC. L.O.S. REQUIRED; 16.2 AC. L.O.S. PROVIDED



OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE



DATE	REVISIONS
10-27-85	1.0
10-27-85	1.1
10-27-85	1.2
10-27-85	1.3
10-27-85	1.4
10-27-85	1.5
10-27-85	1.6
10-27-85	1.7
10-27-85	1.8
10-27-85	1.9
10-27-85	2.0

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

OWNER & DEVELOPER
SEMINOLE, INC.
2413 GUNVIEW ROAD
BALTIMORE, MD 21234

PART OF PLAT 1
CARROLLWOOD MANOR
E.H.K. 39-26

6TH AMENDED FINAL DEVELOPMENT PLAN
CARROLLWOOD MANOR
NEW LOTS 1 THRU 6
BLOCK B

SHEET
1
OF
4
DATE
10-27-85
SCALE
1" = 30'
JOB NUMBER
KCI
01-84170

FEB 3 1937



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

PAUL H. REINCKE
CHIEF

December 18, 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: Walter M. Stefanowicz

Location: SW side Hazy Way Court, 50' SW of Carroll Island Road

Item No.: 192 Zoning Agenda: Meeting of December 17, 1985

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 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.

(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: *John F. O'Neill*
Noted and Approved:
Planning Group
Special Inspection Division

/mb



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

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 192 Zoning Advisory Committee Meeting are as follows:

Property Owner: Walter M. Stefanowicz

Location: SW side of Hazy Way Court, 50' SW of Carroll Island Road

District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

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

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

D. 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.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 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 wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. 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.

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

H. 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 Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burnham*
C. E. Burnham, Chief
Building Plans Review

4/22/85

2/19
K-811-56H



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

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. -ZAC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

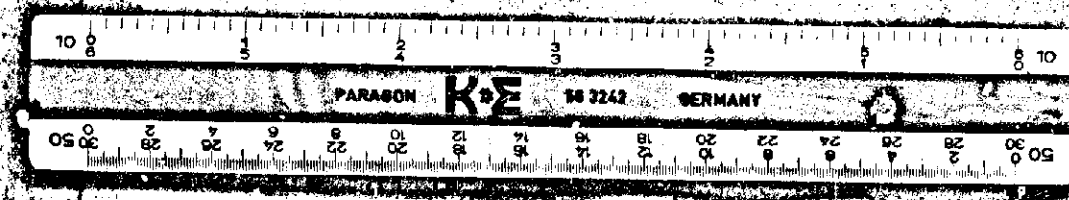
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 192, 222, 223, 227, 228, and 229.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

2/19
86-311



- 1ST AMENDED FINAL DEVELOPMENT PLAN
1ST AMENDED NOTE: 5-8-73
① ENVELOPES ADDED - INDIVIDUAL LOTS
② DOES NOT APPLY TO THIS SHEET
③ ISLAND ADDED - MOLLMEYER RD
④ DOES NOT APPLY THIS SHEET
- 2ND AMENDED FINAL DEVELOPMENT PLAN
2ND AMENDED NOTES: 10-1-74
① DOES NOT APPLY THIS SHEET
② DOES NOT APPLY THIS SHEET
③ DOES NOT APPLY THIS SHEET
④ DOES NOT APPLY THIS SHEET
⑤ DOES NOT APPLY THIS SHEET
- 3RD AMENDED FINAL DEVELOPMENT PLAN
11-21-75
① REVISED TOWNHOUSE LOTS
② DOES NOT APPLY THIS SHEET
③ ENVELOPES ADDED - TOWNHOUSE LOTS
④ DOES NOT APPLY THIS SHEET
- 4TH AMENDED FINAL DEVELOPMENT PLAN
1-3-76
① DOES NOT APPLY THIS SHEET
② DOES NOT APPLY THIS SHEET
- 5TH AMENDED FINAL DEVELOPMENT PLAN
5TH AMENDED NOTES: ① HUNTING FIELDS AND TOWNHOUSE LOTS
② DOES NOT APPLY THIS SHEET
③ DOES NOT APPLY THIS SHEET
④ DOES NOT APPLY THIS SHEET
⑤ DOES NOT APPLY THIS SHEET

6TH AMENDED FINAL DEVELOPMENT PLAN
1-9-86 RESUBDIVISION
OF BLOCK 'B' SHOWING
6 SINGLE FAMILY LOTS
& HOUSES RATHER THAN
12 TOWNHOUSE LOTS AS
SHOWN ON PREVIOUS
PLANS.

PETITIONER'S
EXHIBIT

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING _____ DATE _____
ZONING COMMISSIONER _____ DATE _____

- NOTES:
- WHERE EXISTING TREES CAN BE PRESERVED A HIGH CONTACT SCREEN PLANTING MAY BE OMITTED.
 - EXISTING STREET LIGHTS
 - PROPOSED STREET LIGHTS
 - PARKING LOT LIGHTS (PRIVATE)
 - PROPOSED PRIVATE STREET LIGHTS
 - NO OF RISERS - 7 1/2" (0.62')
 - ALL ART. OPEN SPACE TO BE RETAINED & MAINTAINED BY DEVELOPER.
 - APARTMENT UNITS TO BE RENTED - ALL OTHERS TO BE SOLD.
 - PAVING FOR ROADS AND PARKING AREAS TO BE ASPHALT.
 - FENCED TRASH ENCLOSURE - TRASH TO BE COLLECTED FROM ENCLOSURES BY PRIVATE MEANS.
 - ALL TOWNHOUSES & INDIVIDUAL LOTS ARE ON PUBLIC STREETS - TRASH TO BE COLLECTED BY BALTIMORE COUNTY SANITATION DEPT. SERVED PUNK.

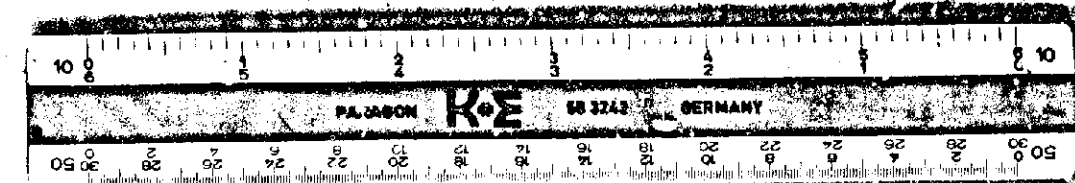
OFFICE OF PLANNING AND ZONING
BIDDER: [Signature]
DATE: 1-9-86

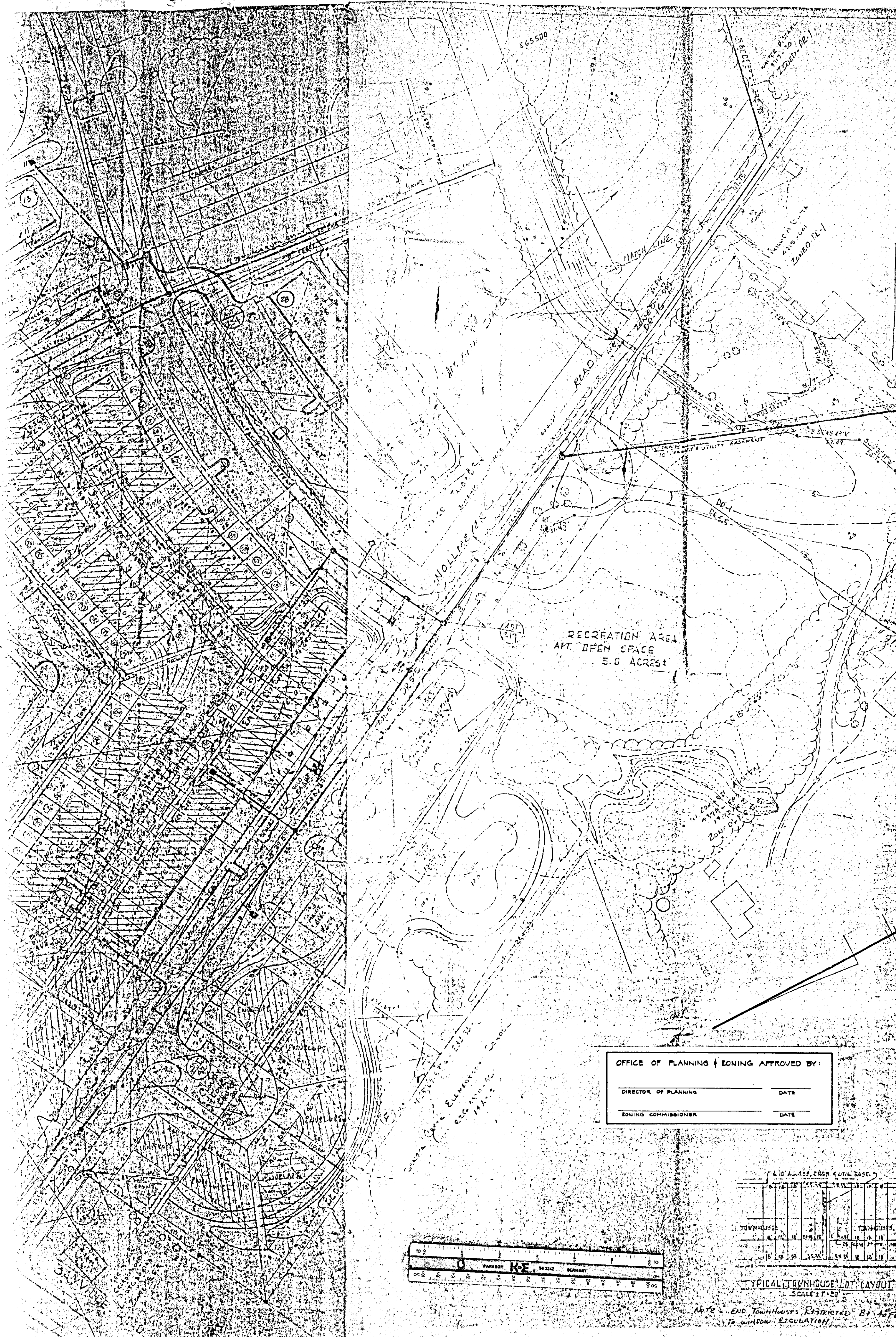
6TH AMENDED
FINAL DEVELOPMENT PLAN
CARROLLWOOD MANOR
15TH ELECTION DISTRICT, BALTIMORE CO., MD.

OWNER AND DEVELOPER
MONUMENTAL PROPERTIES, INC.
901 LEE ST. 3RD FLOOR
BALTIMORE, MARYLAND 21201

DESIGNER
JAMES S. SPAMER & ASSOCIATES
ENGINEERS AND SURVEYORS
5017 YORK ROAD
TOWSON, MARYLAND 21204

NOTE: ALL PREVIOUS FINAL
DEVELOPMENT PLANS
PREPARED BY JAMES S.
SPAMER & ASSOCIATES, 6TH
AMENDED FINAL DEVELOPMENT
PLAN PREPARED BY
KIDDE CONSULTANTS INC.





- 1ST AMENDED FINAL DEVELOPMENT PLAN
1ST AMENDED NOTES: 5-8-73
1. ENVELOPES ADDED TOWNHOUSE LOTS
2. DOES NOT APPLY THIS SHEET
- 2ND AMENDED FINAL DEVELOPMENT PLAN
2ND AMENDED NOTES: 10-1-74
1. DOES NOT APPLY THIS SHEET
2. REV. DENSITY & PARKING
3. REV. TOWNHOUSE LOTS
- 3RD AMENDED FINAL DEVELOPMENT PLAN
3RD AMENDED NOTES: 11-21-75
1. REVISED TOWNHOUSE LOTS
2. ENVELOPES ADDED TOWNHOUSE LOTS
- 4TH AMENDED FINAL DEVELOPMENT PLAN
4TH AMENDED NOTES: 1/19/76
1. SHOWING THE PROPOSED TOWNHOUSES AND PARKING AREA IN CARROLL CREST TOWNHOUSES IN THE TRANSITION AREA NORTH OF CARROLL ISLAND ROAD.
2. ADDING THE NOTE OF CONSENT BY MONUMENTAL PROPERTIES TO THE DEVELOPMENT OF CARROLL CREST AS SHOWN HEREON WITHIN THE TRANSITION AREA.
- 5TH AMENDED FINAL DEVELOPMENT PLAN
5TH AMENDED NOTES: 2-5-77
1. FINISHING FIELDS AND TOWNHOUSE ROADS NOW PUBLIC ROADS FUTURE
2. TOWNHOUSES IN PLACE OF APARTMENTS BLOCK G AND BLOCK H
3. CUTTY SACK AND HOLT HAVEN COMPLEX NOW PUBLIC PARKS
4. ENVELOPES REVISED ON TOWNHOUSE LOTS IN BLOCKS D & E THIS SHEET
5. DOES NOT APPLY THIS SHEET

6TH AMENDED FINAL DEVELOPMENT PLAN
1-9-86
RESUBDIVISION OF BLOCK B SHOWING 6 SINGLE FAMILY LOTS & HOUSES RATHER THAN 12 TOWNHOUSE LOTS AS SHOWN ON PREVIOUS PLANS

NOTE: ALL PREVIOUS FINAL DEVELOPMENT PLANS PREPARED BY JAMES S. SPAMER & ASSOCIATES, 6TH AMENDED FINAL DEVELOPMENT PLAN PREPARED BY KIDDE CONSULTANTS INC.

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

6' 0" ACROSS, EASE 6' 0" WIDE

TO TOWNHOUSES	TO TOWNHOUSES
10' 0" 10' 0" 10' 0" 10' 0"	10' 0" 10' 0" 10' 0" 10' 0"
10' 0" 10' 0" 10' 0" 10' 0"	10' 0" 10' 0" 10' 0" 10' 0"
10' 0" 10' 0" 10' 0" 10' 0"	10' 0" 10' 0" 10' 0" 10' 0"

TYPICAL TOWNHOUSE LOT LAYOUT
SCALE: 1" = 20'

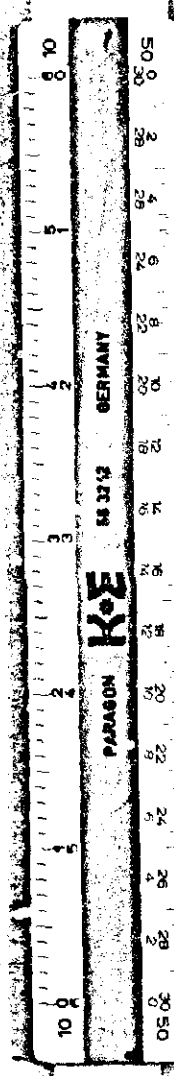
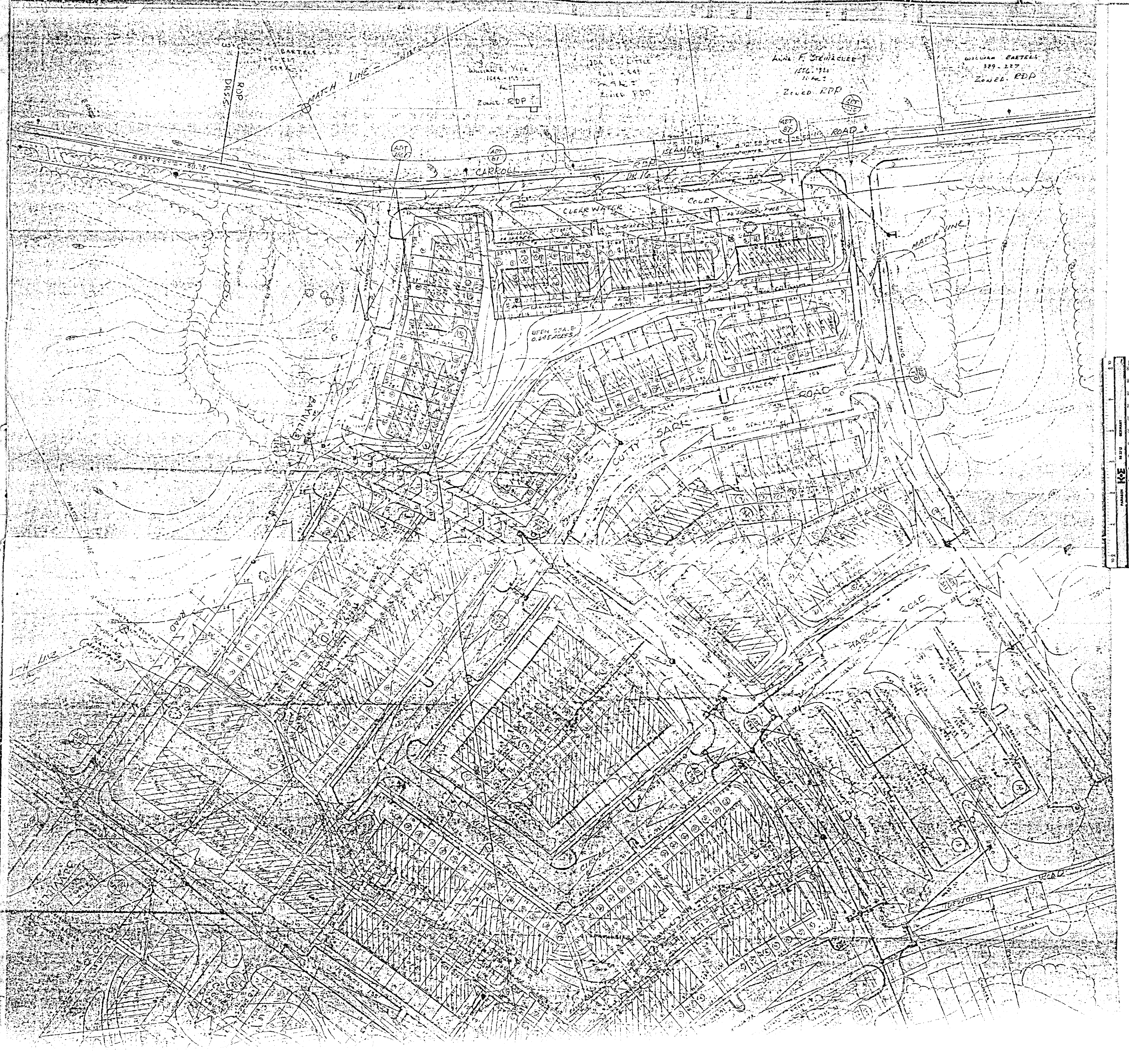
OFFICE OF PLANNING AND ZONING
APPROVED BY: [Signature]
DATE: 1/19/86

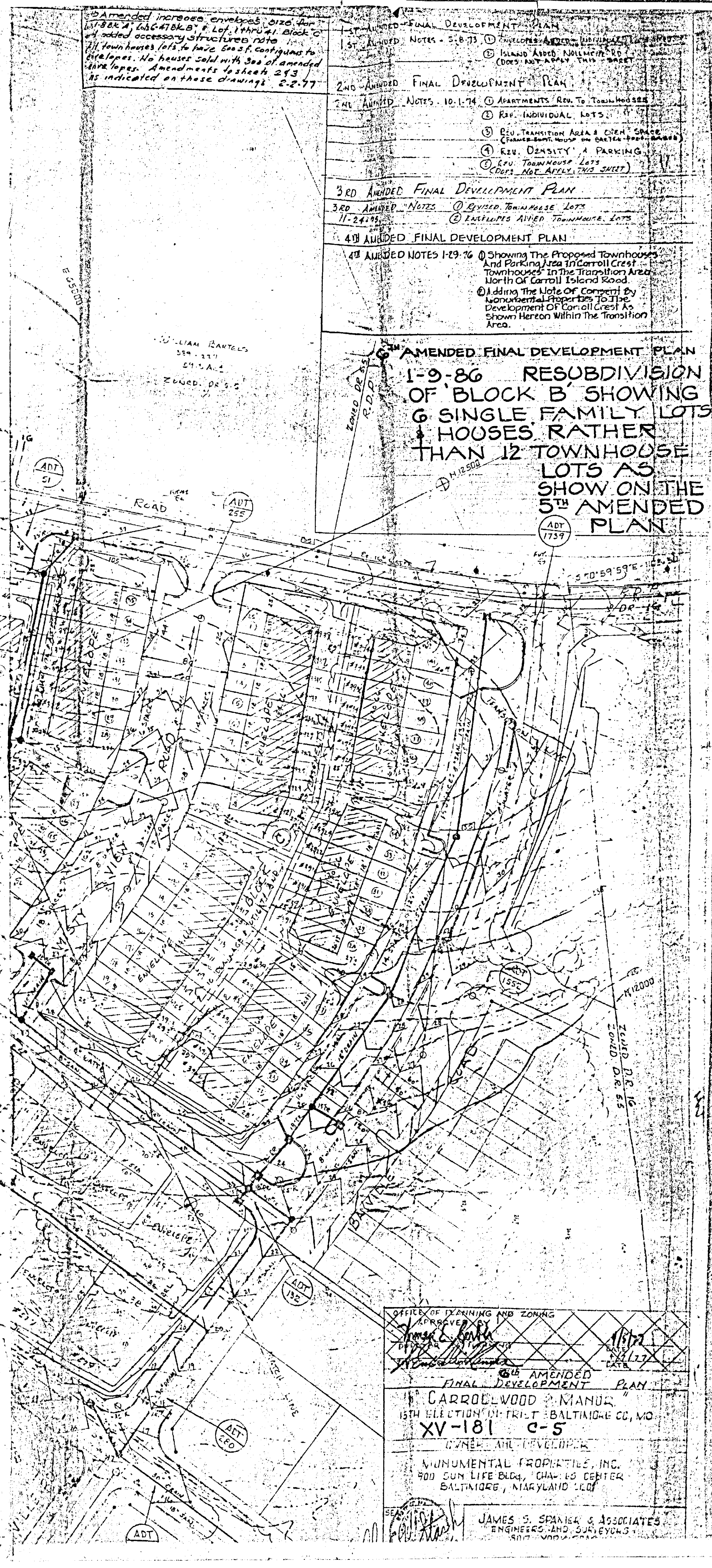
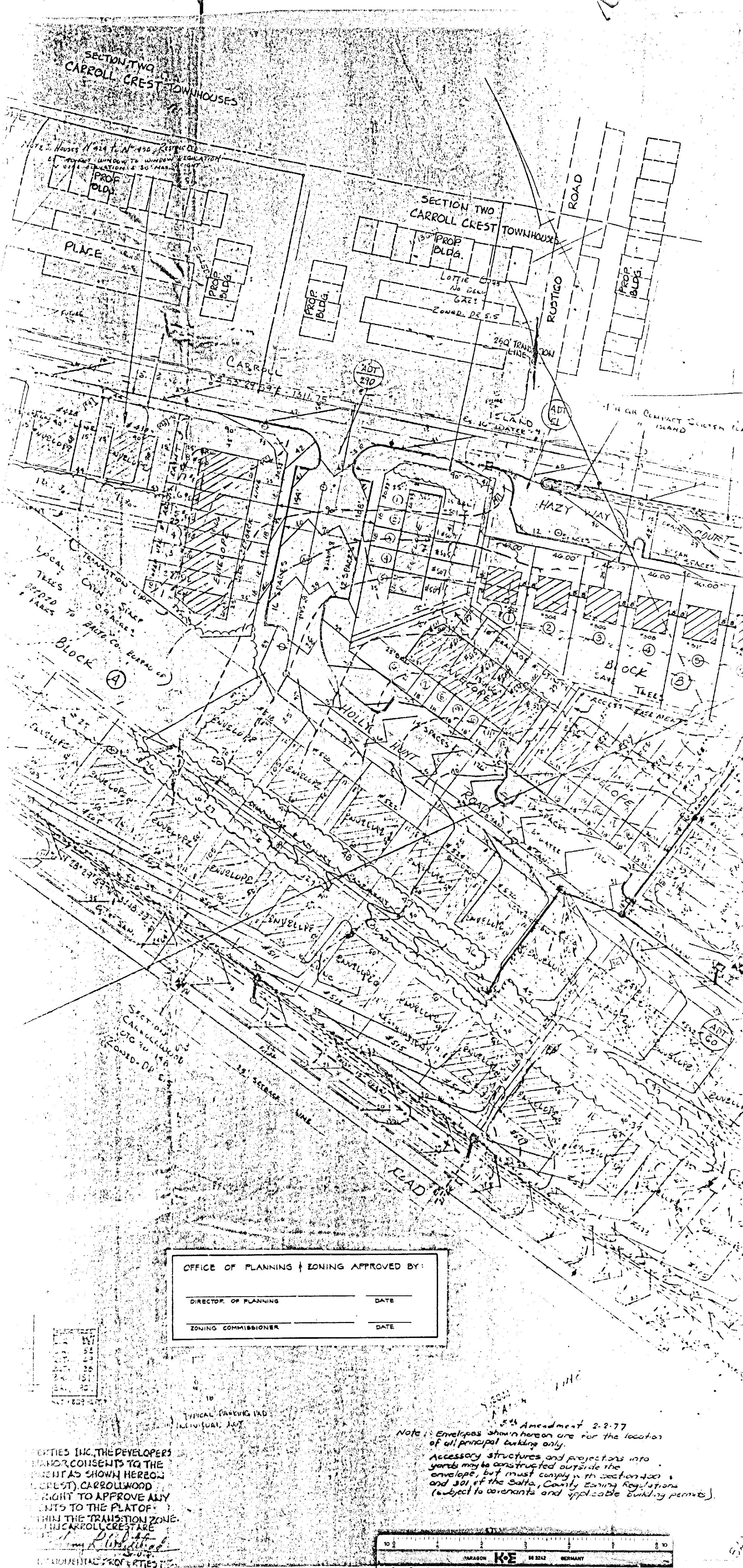
6TH AMENDED FINAL DEVELOPMENT PLAN

CARROLLWOOD MANOR
18TH ELECTION DISTRICT - BALTIMORE, CO., MD.

OWNER AND DEVELOPER:
MONUMENTAL PROPERTIES INC.
700 SUN-LINE BLVD. CHARLES CENTER
BALTIMORE, MARYLAND 21201

NOTE: END TOWNHOUSES RESTRICTED BY JAFFEN WINDOW REGULATION





Amended increase envelopes size for Block A, Block B, Block C, Block D, Block E, Block F, Block G, Block H, Block I, Block J, Block K, Block L, Block M, Block N, Block O, Block P, Block Q, Block R, Block S, Block T, Block U, Block V, Block W, Block X, Block Y, Block Z, Block AA, Block AB, Block AC, Block AD, Block AE, Block AF, Block AG, Block AH, Block AI, Block AJ, Block AK, Block AL, Block AM, Block AN, Block AO, Block AP, Block AQ, Block AR, Block AS, Block AT, Block AU, Block AV, Block AW, Block AX, Block AY, Block AZ, Block BA, Block BB, Block BC, Block BD, Block BE, Block BF, Block BG, Block BH, Block BI, Block BJ, Block BK, Block BL, Block BM, Block BN, Block BO, Block BP, Block BQ, Block BR, Block BS, Block BT, Block BU, Block BV, Block BW, Block BX, Block BY, Block BZ, Block CA, Block CB, Block CC, Block CD, Block CE, Block CF, Block CG, Block CH, Block CI, Block CJ, Block CK, Block CL, Block CM, Block CN, Block CO, Block CP, Block CQ, Block CR, Block CS, Block CT, Block CU, Block CV, Block CW, Block CX, Block CY, Block CZ, Block DA, Block DB, Block DC, Block DD, Block DE, Block DF, Block DG, Block DH, Block DI, Block DJ, Block DK, Block DL, Block DM, Block DN, Block DO, Block DP, Block DQ, Block DR, Block DS, Block DT, Block DU, Block DV, Block DW, Block DX, Block DY, Block DZ, Block EA, Block EB, Block EC, Block ED, Block EE, Block EF, Block EG, Block EH, Block EI, Block EJ, Block EK, Block EL, Block EM, Block EN, Block EO, Block EP, Block EQ, Block ER, Block ES, Block ET, Block EU, Block EV, Block EW, Block EX, Block EY, Block EZ, Block FA, Block FB, Block FC, Block FD, Block FE, Block FF, Block FG, Block FH, Block FI, Block FJ, Block FK, Block FL, Block FM, Block FN, Block FO, Block FP, Block FQ, Block FR, Block FS, Block FT, Block FU, Block FV, Block FW, Block FX, Block FY, Block FZ, Block GA, Block GB, Block GC, Block GD, Block GE, Block GF, Block GG, Block GH, Block GI, Block GJ, Block GK, Block GL, Block GM, Block GN, Block GO, Block GP, Block GQ, Block GR, Block GS, Block GT, Block GU, Block GV, Block GW, Block GX, Block GY, Block GZ, Block HA, Block HB, Block HC, Block HD, Block HE, Block HF, Block HG, Block HH, Block HI, Block HJ, Block HK, Block HL, Block HM, Block HN, Block HO, Block HP, Block HQ, Block HR, Block HS, Block HT, Block HU, Block HV, Block HW, Block HX, Block HY, Block HZ, Block IA, Block IB, Block IC, Block ID, Block IE, Block IF, Block IG, Block IH, Block II, Block IJ, Block IK, Block IL, Block IM, Block IN, Block IO, Block IP, Block IQ, Block IR, Block IS, Block IT, Block IU, Block IV, Block IW, Block IX, Block IY, Block IZ, Block JA, Block JB, Block JC, Block JD, Block JE, Block JF, Block JG, Block JH, Block JI, Block JJ, Block JK, Block JL, Block JM, Block JN, Block JO, Block JP, Block JQ, Block JR, Block JS, Block JT, Block JU, Block JV, Block JW, Block JX, Block JY, Block JZ, Block KA, Block KB, Block KC, Block KD, Block KE, Block KF, Block KG, Block KH, Block KI, Block KJ, Block KK, Block KL, Block KM, Block KN, Block KO, Block KP, Block KQ, Block KR, Block KS, Block KT, Block KU, Block KV, Block KW, Block KX, Block KY, Block KZ, Block LA, Block LB, Block LC, Block LD, Block LE, Block LF, Block LG, Block LH, Block LI, Block LJ, Block LK, Block LL, Block LM, Block LN, Block LO, Block LP, Block LQ, Block LR, Block LS, Block LT, Block LU, Block LV, Block LW, Block LX, Block LY, Block LZ, Block MA, Block MB, Block MC, Block MD, Block ME, Block MF, Block MG, Block MH, Block MI, Block MJ, Block MK, Block ML, Block MM, Block MN, Block MO, Block MP, Block MQ, Block MR, Block MS, Block MT, Block MU, Block MV, Block MW, Block MX, Block MY, Block MZ, Block NA, Block NB, Block NC, Block ND, Block NE, Block NF, Block NG, Block NH, Block NI, Block NJ, Block NK, Block NL, Block NM, Block NN, Block NO, Block NP, Block NQ, Block NR, Block NS, Block NT, Block NU, Block NV, Block NW, Block NX, Block NY, Block NZ, Block OA, Block OB, Block OC, Block OD, Block OE, Block OF, Block OG, Block OH, Block OI, Block OJ, Block OK, Block OL, Block OM, Block ON, Block OO, Block OP, Block OQ, Block OR, Block OS, Block OT, Block OU, Block OV, Block OW, Block OX, Block OY, Block OZ, Block PA, Block PB, Block PC, Block PD, Block PE, Block PF, Block PG, Block PH, Block PI, Block PJ, Block PK, Block PL, Block PM, Block PN, Block PO, Block PP, Block PQ, Block PR, Block PS, Block PT, Block PU, Block PV, Block PW, Block PX, Block PY, Block PZ, Block QA, Block QB, Block QC, Block QD, Block QE, Block QF, Block QG, Block QH, Block QI, Block QJ, Block QK, Block QL, Block QM, Block QN, Block QO, Block QP, Block QQ, Block QR, Block QS, Block QT, Block QU, Block QV, Block QW, Block QX, Block QY, Block QZ, Block RA, Block RB, Block RC, Block RD, Block RE, Block RF, Block RG, Block RH, Block RI, Block RJ, Block RK, Block RL, Block RM, Block RN, Block RO, Block RP, Block RQ, Block RR, Block RS, Block RT, Block RU, Block RV, Block RW, Block RX, Block RY, Block RZ, Block SA, Block SB, Block SC, Block SD, Block SE, Block SF, Block SG, Block SH, Block SI, Block SJ, Block SK, Block SL, Block SM, Block SN, Block SO, Block SP, Block SQ, Block SR, Block SS, Block ST, Block SU, Block SV, Block SW, Block SX, Block SY, Block SZ, Block TA, Block TB, Block TC, Block TD, Block TE, Block TF, Block TG, Block TH, Block TI, Block TJ, Block TK, Block TL, Block TM, Block TN, Block TO, Block TP, Block TQ, Block TR, Block TS, Block TT, Block TU, Block TV, Block TW, Block TX, Block TY, Block TZ, Block UA, Block UB, Block UC, Block UD, Block UE, Block UF, Block UG, Block UH, Block UI, Block UJ, Block UK, Block UL, Block UM, Block UN, Block UO, Block UP, Block UQ, Block UR, Block US, Block UT, Block UY, Block UZ, Block VA, Block VB, Block VC, Block VD, Block VE, Block VF, Block VG, Block VH, Block VI, Block VJ, Block VK, Block VL, Block VM, Block VN, Block VO, Block VP, Block VQ, Block VR, Block VS, Block VT, Block VU, Block VV, Block VW, Block VX, Block VY, Block VZ, Block WA, Block WB, Block WC, Block WD, Block WE, Block WF, Block WG, Block WH, Block WI, Block WJ, Block WK, Block WL, Block WM, Block WN, Block WO, Block WP, Block WQ, Block WR, Block WS, Block WT, Block WU, Block WV, Block WW, Block WX, Block WY, Block WZ, Block XA, Block XB, Block XC, Block XD, Block XE, Block XF, Block XG, Block XH, Block XI, Block XJ, Block XK, Block XL, Block XM, Block XN, Block XO, Block XP, Block XQ, Block XR, Block XS, Block XT, Block XU, Block XV, Block XW, Block XX, Block XY, Block XZ, Block YA, Block YB, Block YC, Block YD, Block YE, Block YF, Block YG, Block YH, Block YI, Block YJ, Block YK, Block YL, Block YM, Block YN, Block YO, Block YP, Block YQ, Block YR, Block YS, Block YT, Block YU, Block YV, Block YW, Block YX, Block YY, Block YZ, Block ZA, Block ZB, Block ZC, Block ZD, Block ZE, Block ZF, Block ZG, Block ZH, Block ZI, Block ZJ, Block ZK, Block ZL, Block ZM, Block ZN, Block ZO, Block ZP, Block ZQ, Block ZR, Block ZS, Block ZT, Block ZU, Block ZV, Block ZW, Block ZX, Block ZY, Block ZZ

- 1ST AMENDED FINAL DEVELOPMENT PLAN
1ST AMENDED NOTES - 5-8-73
① ENVELOPES ADDED - INDIVIDUAL LOTS
② ISLAND ADDED - NORTH OF CARROLL ROAD
(DOES NOT APPLY THIS SHEET)
- 2ND AMENDED FINAL DEVELOPMENT PLAN
2ND AMENDED NOTES - 10-1-74
① APARTMENTS REV. TO TOWNHOUSES
② REV. INDIVIDUAL LOTS
③ REV. TRANSITION AREA & OPEN SPACE
(FARMER-BROTHER HOUSE ON CARROLL ROAD)
④ REV. DENSITY & PARKING
⑤ REV. TOWNHOUSE LOTS
(DOES NOT APPLY THIS SHEET)
- 3RD AMENDED FINAL DEVELOPMENT PLAN
3RD AMENDED NOTES - 11-24-75
① REVISED TOWNHOUSE LOTS
② ENVELOPES ADDED TOWNHOUSE LOTS
- 4TH AMENDED FINAL DEVELOPMENT PLAN
4TH AMENDED NOTES 1-29-76
① Showing The Proposed Townhouses And Parking Area In Carroll Crest Townhouses In The Transition Area North Of Carroll Island Road.
② Adding The Note Of Consent By Monumental Properties To The Development Of Carroll Crest As Shown Hereon Within The Transition Area.
- 5TH AMENDED FINAL DEVELOPMENT PLAN
1-9-86 RESUBDIVISION OF BLOCK B SHOWING 6 SINGLE FAMILY LOTS & HOUSES RATHER THAN 12 TOWNHOUSE LOTS AS SHOW ON THE 5TH AMENDED PLAN

OFFICE OF PLANNING & ZONING APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

OFFICE OF PLANNING AND ZONING
APPROVED BY: *[Signature]* 1/17/77
1/17/77
1/17/77

5TH AMENDED FINAL DEVELOPMENT PLAN
CARROLLWOOD MANOR
15TH ELECTION DISTRICT - BALTIMORE CO, MD
XV-181 C-5
OWNER AND DEVELOPER
MONUMENTAL PROPERTIES, INC.
900 SUN LIFE BLDG., CHASE CENTER
BALTIMORE, MARYLAND 21201

JAMES S. SPANIER & ASSOCIATES
ENGINEERS AND SURVEYORS
301 WOODWARD ROAD

5th Amendment 2-2-77
Note: Envelopes shown hereon are for the location of all principal building only.
Accessory structures and projections into yards may be constructed outside the envelope, but must comply with Section 200 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).

