

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 4-99.1 and 4-99.3 to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, and to permit a building height of 25' in lieu of the permitted 15' and to show additional structures accessory not originally shown on the final development plan.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) to allow as fair and as an appropriate improvement, the continued use of two frame buildings at 3208 Blenheim Road. These barns add economic and functional use to the property, and have been present for approximately sixty years. Their removal would diminish the present value and use of the property. Both barns stand totally or partially in the side yard as opposed to the rear yard; while one barn stands twenty-five feet high instead of the required fifteen feet.

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

I, or we, agree to pay expenses of above Variance: certifying, 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):
 Geoffrey R. Johé Cole Construction Company, Inc.
 (Type or Print Name) (Type or Print Name)
 Signature Signature
 10538 Cateridge Road John J. Ciekot, Vice President
 Address (Type or Print Name)
 Cockeysville, Maryland 21030 City and State
 Attorney for Petitioner: 8235 Laurel Drive 668-3731
 (Type or Print Name) Address Phone No.
 Signature Signature
 Address Baltimore, Maryland 21234
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 John J. Ciekot
 Name
 1917 Wilson Road 329-2128
 Address Phone No.
 Attorney's Telephone No.: 329-2128
 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of March, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of March, 1986, at 10:00 o'clock A.M.

BY *[Signature]*
 Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR VARIANCE
 NE/S of Blenheim Rd., 312'
 E of the centerline of
 Jarrettsville Pike
 10th Election District
 Cole Construction Co., Inc.,
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-332-A

The Petitioner herein requests variances to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, a building height of 25 feet in lieu of the permitted 15 feet, and to show additional accessory structures on the final development plan; specifically, to be permitted to retain two frame barns, the larger of irregular shape, the smaller 24.5' x 32.1', both as shown on the plan prepared by Spellman, Larson & Associates, Inc., dated January 16, 1986 and marked Petitioner's Exhibit 2.

Testimony by and on behalf of the Petitioner indicated that both barns are at least 60 years old and are constructed of wood on stone foundations. The larger one has horse stalls on the lower level and is 25 feet high. The smaller one is a drive-through tractor barn with one story and an attic. The new owner intends to continue the use of both buildings for agricultural purposes.

A member of the Sunnybrook Association testified that the association has taken no position on the matter and that he personally has no objection.

After due consideration of the testimony and evidence presented, and appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) 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.

Wherefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of March, 1986, that the herein Petition for

Contract of Sale

COLE CONSTRUCTION COMPANY, INC.

MEMBER OF NATIONAL ASSOCIATION OF HOME BUILDERS

This is a legally binding Contract. If Not Understood, Seek Competent Advice.

This Agreement of Sale, made this 18th day of November

between and eighty-five between
 COLE CONSTRUCTION COMPANY, INC., Seller, and
 Geoffrey R. Johé and Janis M. Johé, his wife, Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Baltimore County, State of Maryland, being Lot 1, comprising 5.3 acres more or less, of the subdivision, Margaret's View, which is recorded among the land records of Baltimore County in Liber 53, folio 115, which lot is improved by a home and various outbuildings, which property is addressed as 3208 Blenheim Road, to be conveyed in fee simple

at and for the price of
 one hundred fifty-five thousand Dollars (\$ 155,000.00)
 of which three thousand five hundred Dollars (\$ 3,500.00)
 shall be paid in cash at the time of the signing hereof, and the balance to be paid as follows:
 AN ADDITIONAL SUM OF six thousand five hundred Dollars (\$ 6,500.00)
 to be paid upon the completion of the contract. Buyer's receiving notification of mortgage
 FINAL BALANCE OF one hundred forty-five thousand Dollars (\$ 145,000.00)
 to be paid in cash at time of settlement and transfer which shall be on or before January 15, 1986

This contract is contingent upon the Buyer obtaining a commitment letter for a first mortgage in the amount of \$110,000, to be paid over a period of at least 30 years, with an interest rate not to exceed 10% per annum and initiation points not to exceed 3% of the loan amount. If, in the event that said financing cannot be obtained prior to settlement date, this contract shall become null and void and all deposit monies shall be promptly returned to the Buyer. The Buyer, by execution of this contract, expressly agrees to execute such a mortgage and to make application for said mortgage within 5 days from the date hereof.

Warranty Upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer

Title Title to the property shall be good and merchantable, free of liens and encumbrances except as specified herein and except. Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and public record assessments for public utilities and any other easements which may be observed by an inspection of the property.

Adjustments Water rent shall be adjusted and apportioned as of date of settlement, and all taxes, general or special, and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis including Metropolitan District, Sanitary Commission or other district charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement.

JOHN

Restrictions, indicated by the Buyer's signatures thereon, of the & Rights of Way property Restrictions, and Rights of Way Agreement which pertain to the development of Margaret's View. Should the Buyer not approve said document within ten (10) days after receiving said document, from the Seller, the Buyer may declare this document null and void, at which time the Seller will promptly return all deposit monies to the Buyer.

Well/Septic The Seller is to furnish the Buyer with a certificate from the appropriate governmental authority or company approved by the Lender indicating that the well water is potable and the septic system is in satisfactory order. This Contract is subject to the requirements of Section 13-117 of the Baltimore County Code, which is incorporated in this Contract by reference.

Possession Possession of the premises including house keys, shall be given to Buyer as of date of settlement.

Risk of Loss The herein described property is to be held at the risk of the Seller until legal title has passed or possession has been given to Buyer. If, prior to the time legal title has passed or possession has been given to Buyer, all or a substantial part of the property is destroyed or damaged, without fault of the Buyer, then this contract, at the option of the Buyer, shall be null and void and of no further effect, and all monies paid hereunder shall be returned promptly by Seller to Buyer.

Insurance It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, the buyers interest being limited to all deposit monies and shall continue said insurance in force during the life of this Contract.

Entire Agreement This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written.

Time of Essence Time shall be of the essence of this Agreement.

Stamps. The cost of all documentary stamps and transfer tax, as required by law, shall be paid by Buyer.

Transfer Taxes The attached addendum are considered part of this Contract.

Addendum The marginal captions of this Contract are for convenience and reference only and in no way define or limit the intent, rights or obligations of the parties hereunder.

The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns for the faithful performance of this Contract.

Witness the hands and seals of the parties hereto the day and year first above written.

Witness
 COLE CONSTRUCTION CO. INC. (SEAL)
 Geoffrey R. Johé (SEAL)
 Janis M. Johé (SEAL)
 Geoffrey R. Johé (SEAL)
 Janis M. Johé (SEAL)

NOTICE TO BUYER: You are entitled to select your own Title Insurance Company, Settlement Company, Escrow Company or Title Attorney.

COLE CONSTRUCTION COMPANY, INC.
 8235 LAUREL DRIVE • BALTIMORE, MD 21234 • 668-3731

ZONING DESCRIPTION

Beginning on the north side of Blenheim Road, at a distance 312 feet east of the centerline of Jarrettsville Pike. Being Lot 1 in the subdivision of Margaret's View. Book No. 53 Folio 115. Also known as 3208 Blenheim Road in the 10th Election District.

PETITION FOR ZONING VARIANCES 10th Election District

LOCATION: Northeast Side of Blenheim Road, 312 feet East of the Centerline of Jarrettsville Pike
 DATE AND TIME: Tuesday, March 4, 1986, at 10:00 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 Variances to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, a building height of 25 feet in lieu of the permitted 15 feet and to show additional accessory structures on the final development plan

Being the property of Cole Construction Company, Inc., 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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Cole Construction Company, Inc.
8235 Laurel Drive
Baltimore, Maryland 21234

RE: Item No. 234 - Case No. 86-332-A
Petitioner - Cole Construction
Company, Inc.
Variance Petition

Dear Sirs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with 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.

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Mr. John J. Ciesla
1917 Wilson Road
White Hall, Maryland 21161



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

December 23, 1985

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

Re: ZAC meeting of 12-24-85
ITEM: #234.
Property Owner: Cole Construction Co., Inc.

Location: N/S Blenheim Road 312' E of centerline of Jarrettville Pike, Route 146
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, and to permit a building height of 25' in lieu of the permitted 19' and to show additional accessory structures not originally shown on the final development plan.
Acres: 5.317 acres
District: 10th Election District

Dear Mr. Jablon:

On review of the submittal for variance of accessory structures, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

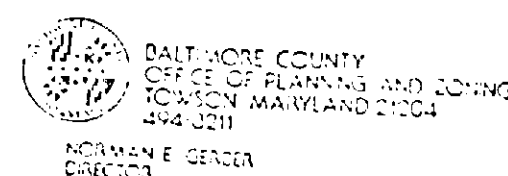
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
3637555 Baltimore Metro - 565-0451 U.S. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

February 4, 1986

Re: Zoning Advisory Meeting of December 24, 1985
Item # 234
Property Owner: COLE CONSTRUCTION CO., INC.
Location: N/S BLENHEIM RD. 312' E. OF
E OF JARRETTVILLE PIKE

Dear Mr. Jablon:

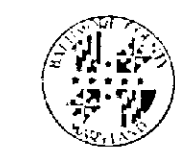
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A "Revised" plan will be required and must be resubmitted prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a designated service area as defined by the Baltimore County Zoning Ordinance, Section 22-99, and is subject to a Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a "Traffic Area" as defined by a "Top Level" traffic capacity may occur more than once. The Traffic Service Areas (TSA's) are defined by the County Council.

A COPY OF THE FINAL DEVELOPMENT PLAN WITH THE AMENDMENT ADDED SHOULD BE SUBMITTED

cc: James Holman

Europe A. Sykes
Chief, Current Planning and Development



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

PAUL H. REINKE
CHIEF

January 10, 1986

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

Attention: Nick Comandari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Cole Construction Co., Inc.

Location: N/S Blenheim Road, 312' E of centerline of Jarrettville Pike
Item No.: 234 Zoning Action: Meeting of 12-24-85

Outline:

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

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle exit 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", 1978 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'Neil*
Planning Group
Special Inspection Division

Noted and Approved:
Fire Prevention Bureau

/mb



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

TED ZALESKI, JR.
DIRECTOR

February 6, 1986

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

Dear Mr. Jablon:

Comments on Item # 234, Zoning Advisory Committee Meeting are as follows:

Property Owner: Cole Construction Co., Inc.
Location: N/S Blenheim Road, 312' E of c/l of Jarrettville Pike
District: 10th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.S.B.C. #11-74 - 1985) and other applicable Code and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ 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.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Groups except Sub-Group Family Detached dwellings require a minimum of 1 foot fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub-Group 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 1001, Section 1002, and Table 401. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Facility, 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 Use _____ See a prior slip of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section Code as adopted by Bill #17-86. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments:

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 review of any permit. If desired the additional information by visiting Room 101 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Humber
Mark E. Humber, Chief
Building Plans Review

4/29/86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-4550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. -ZAC- Meeting of December 24, 1985
Property Owner: Cole Construction Co., Inc.
Location: N/S Blenheim Road, 312' E of c/l of Jarrettville Pike
District: 10th.

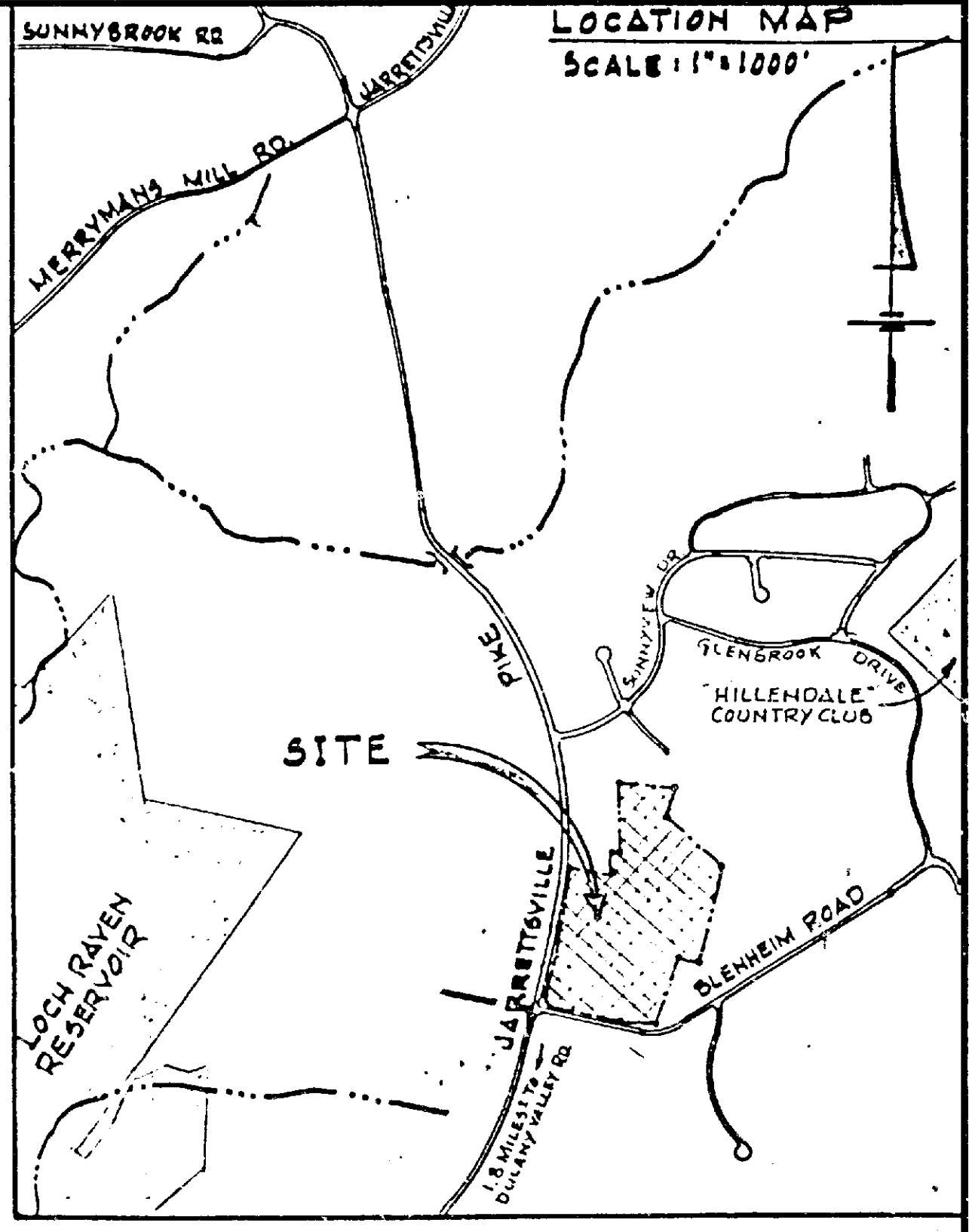
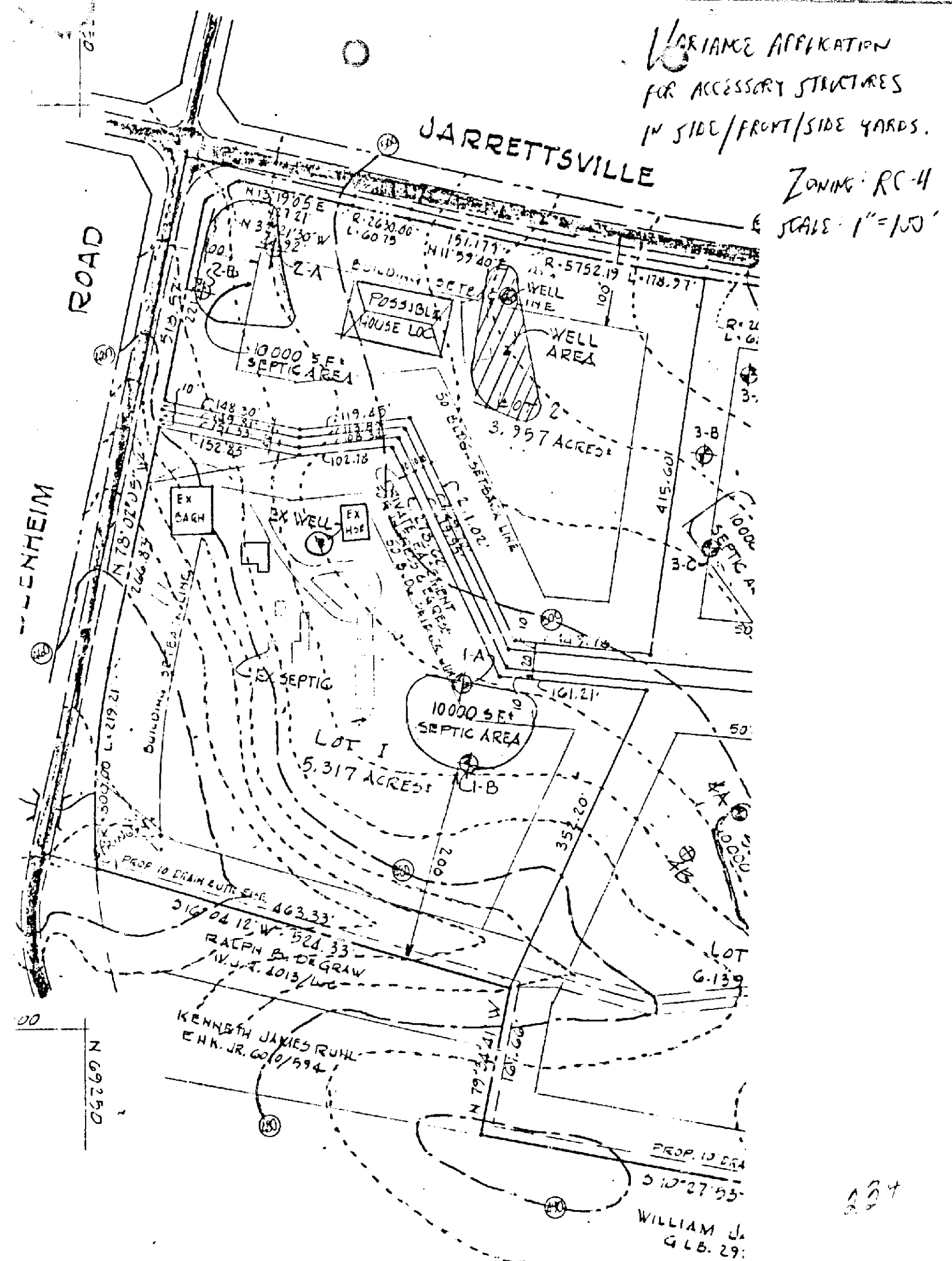
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 231, 232, 233, (234) 235, and 236.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

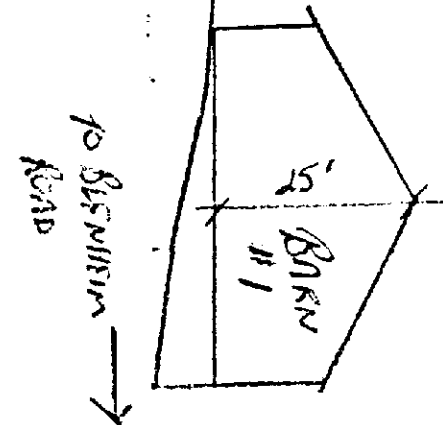
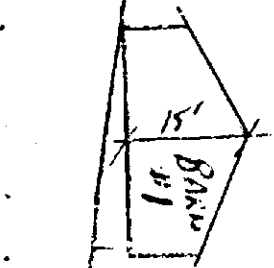
MSF/bld





Cole Construction Company, Inc.
8235 LAUREL DRIVE • BALTIMORE, MD. 21234 • 668-3731

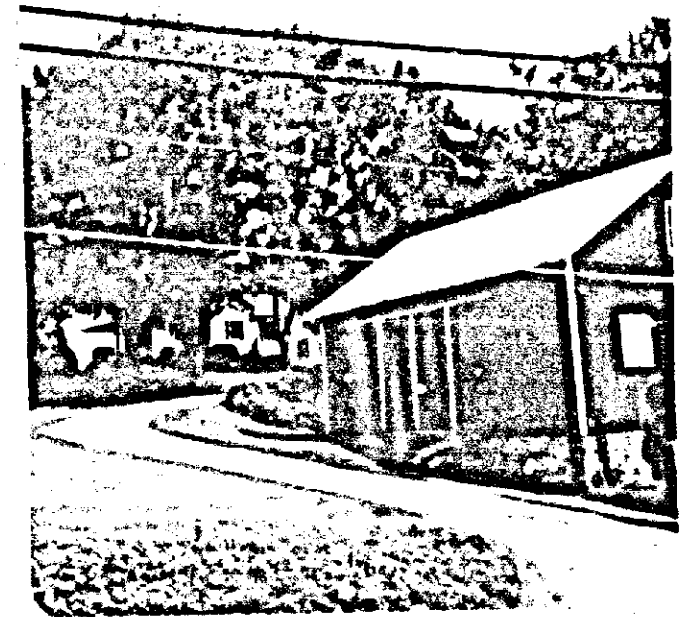
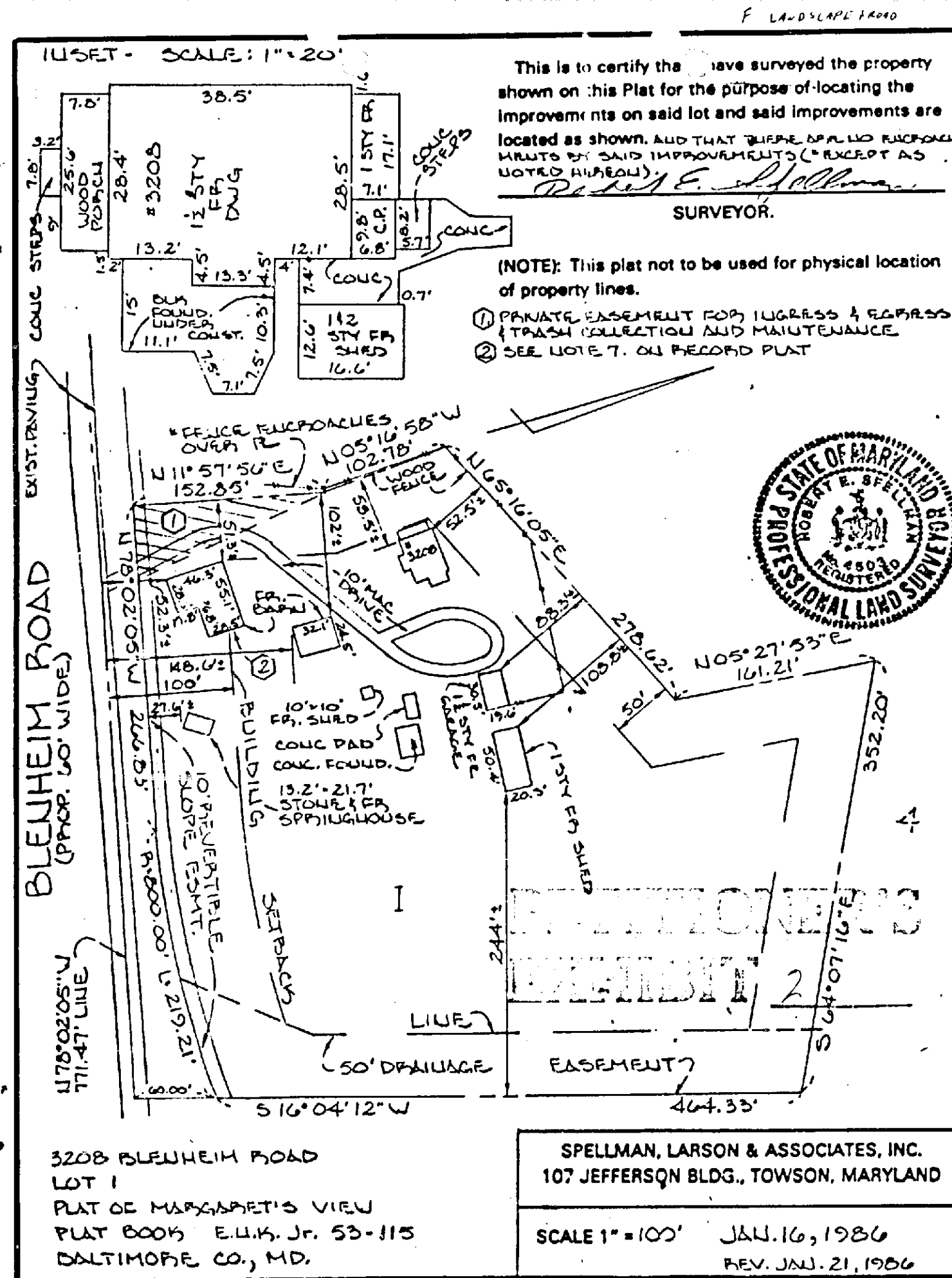
EXISTING
HOUSE



to Blenheim Road

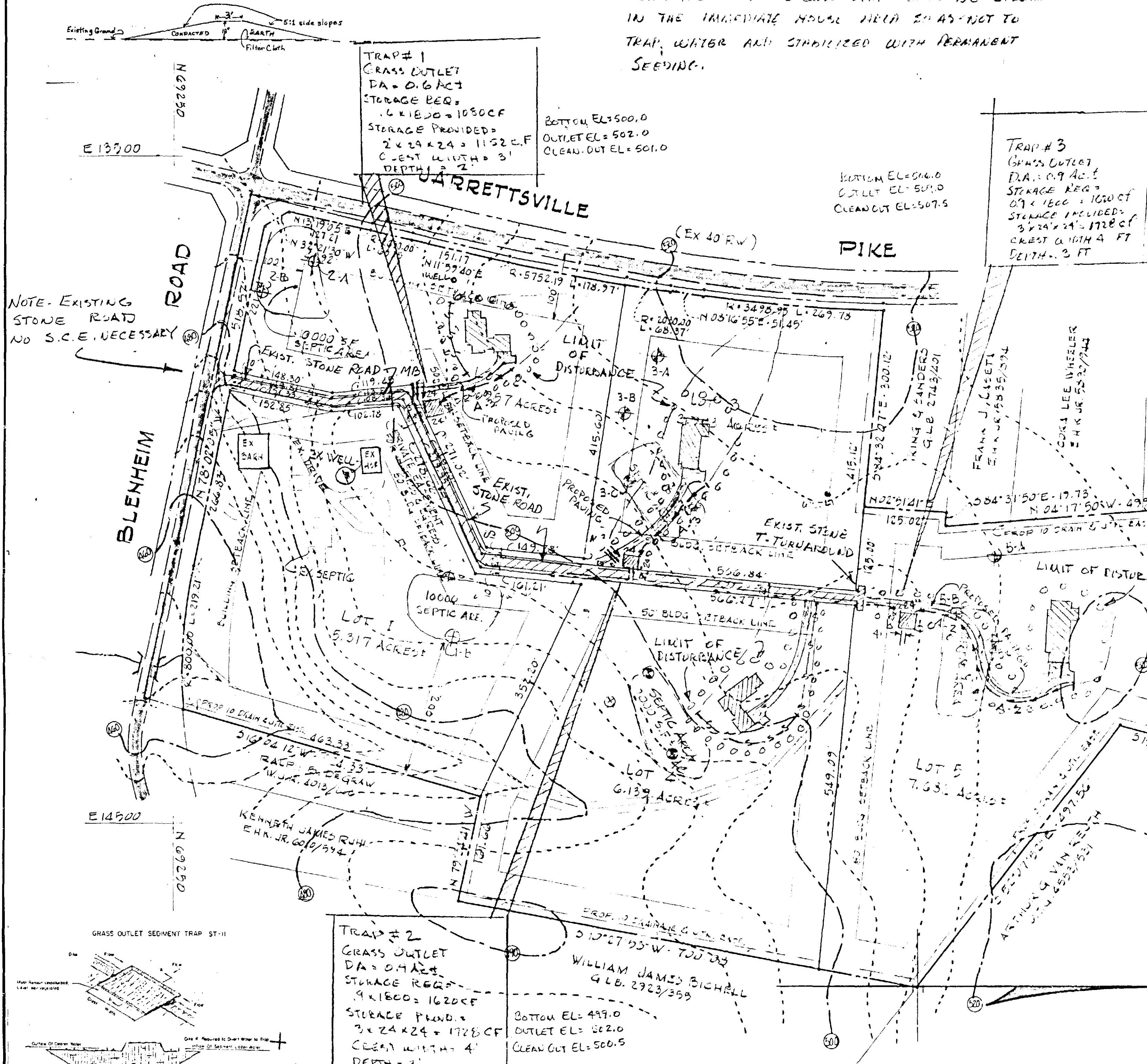
SCALE 1" = 25'

ELEVATION
FOR TOPIC POSITION
3208 Blenheim Road
ACME PROPERTY LOCATED EAST
FROM JARVISVILLE PIKE



MOUNTABLE BERM (M3)

NOTE: STOCKPILING - EACH LOT WILL BE HANDLED INDIVIDUALLY - ALL EXCESS DIRT WILL BE SPREAD IN THE IMMEDIATE HOUSE AREA SO AS NOT TO TRAP WATER AND STABILIZED WITH PERMANENT SEEDING.



PERMANENT SEEDING NOTES

Seeding Operations: Loosen upper 3 inches of soil by raking, dragging or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 200 lbs. per acre 30-0-0 ureaform fertilizer (10 lbs./1000 sq. ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (25 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 10, and August 1 thru October 15, seed with 40 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 tall fescue for the period May 1 thru July 31, seed with 40 lbs. of Kentucky 31 tall fescue per acre and 2 lbs. per acre (0.05 lbs./1000 sq. ft.) of creeping lovegrass. During the period of October 16 thru February 28, pretest site by: Option (1) 2 tons per acre of well aerated straw mulch and seed as soon as possible in the spring. Option (2) use seed, Option (3) seed with 40 lbs./acre Kentucky 31 tall fescue and mulch with 2 tons/acre well aerated straw.

Mulching: Apply 1 1/2 to 2 tons per acre (10 to 14 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gal. per acre 15 gal./1000 sq. ft. of emulsified asphalt on flat areas. Or 4 lbs./ac. 8 ft. or longer, use 300 gal. per acre (8 gal./1000 sq. ft.) for mow seeding.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Seeding Operations: Loosen upper 3 inches of soil by raking, dragging or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

Seeding: For periods March 1 thru April 10 and from August 15 thru November 15, seed with 20 lbs. per acre of annual ryegrass (3.5 lbs./1000 sq. ft.). For the period from 1 thru August 14, seed with 3 lbs. per acre of annual ryegrass (1.07 lbs./1000 sq. ft.). For the period November 16 thru February 28, pretest site by mow seeding 2 tons per acre of well aerated straw mulch and seed as soon as possible in the spring. Or use seed.

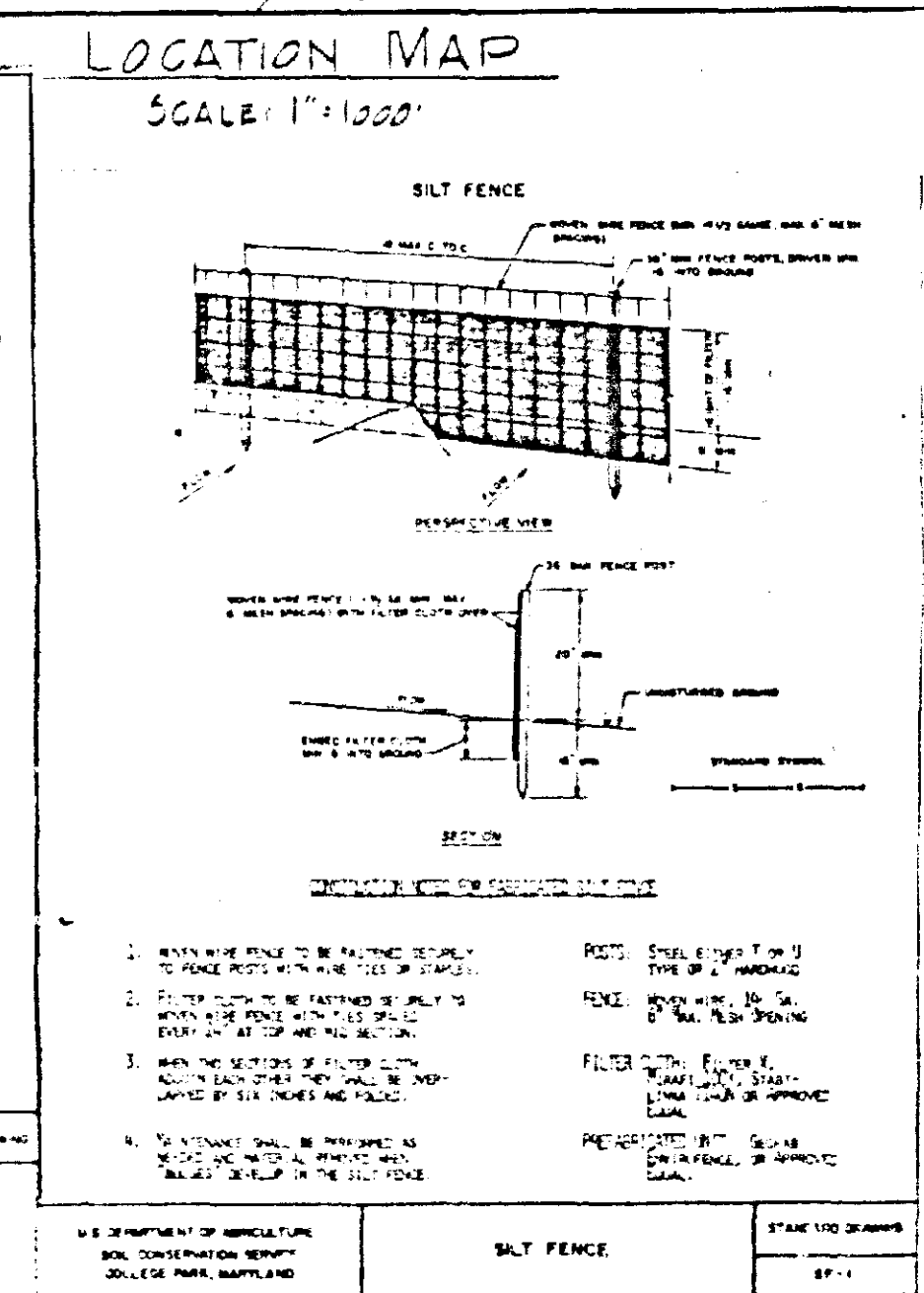
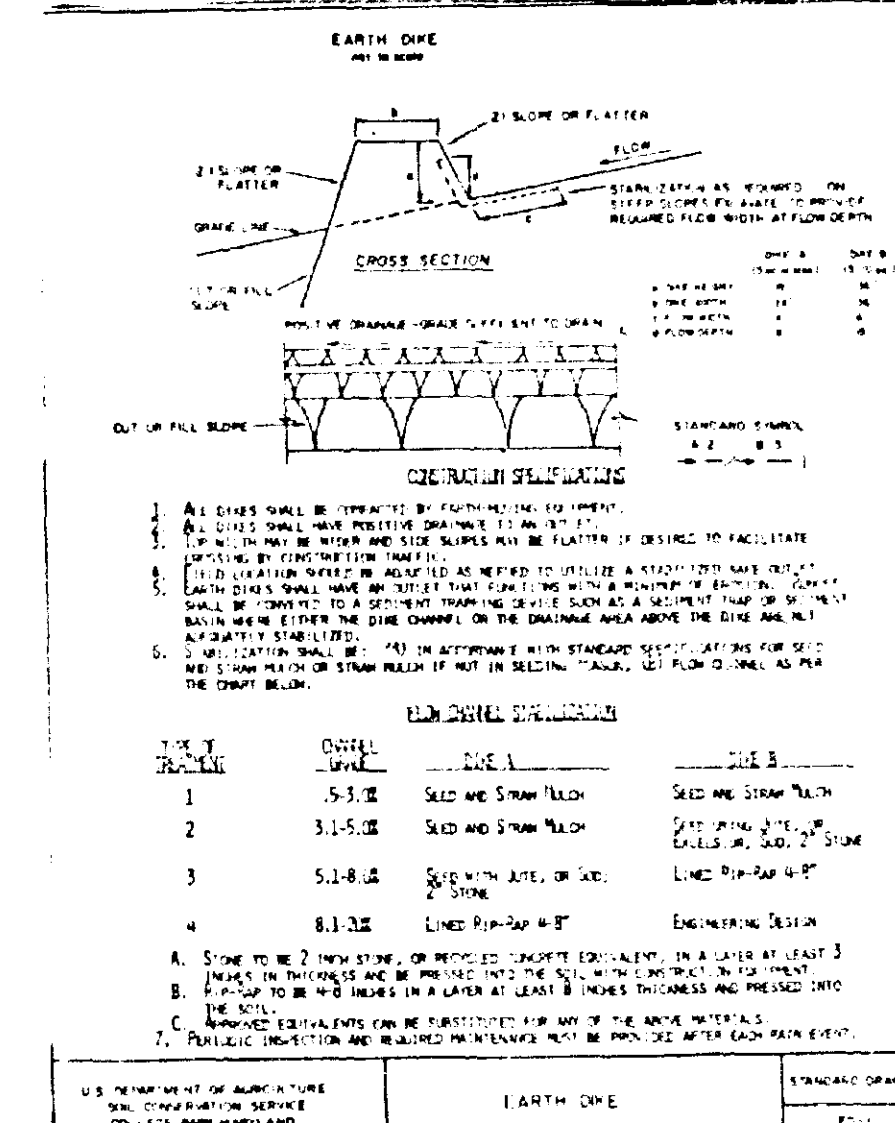
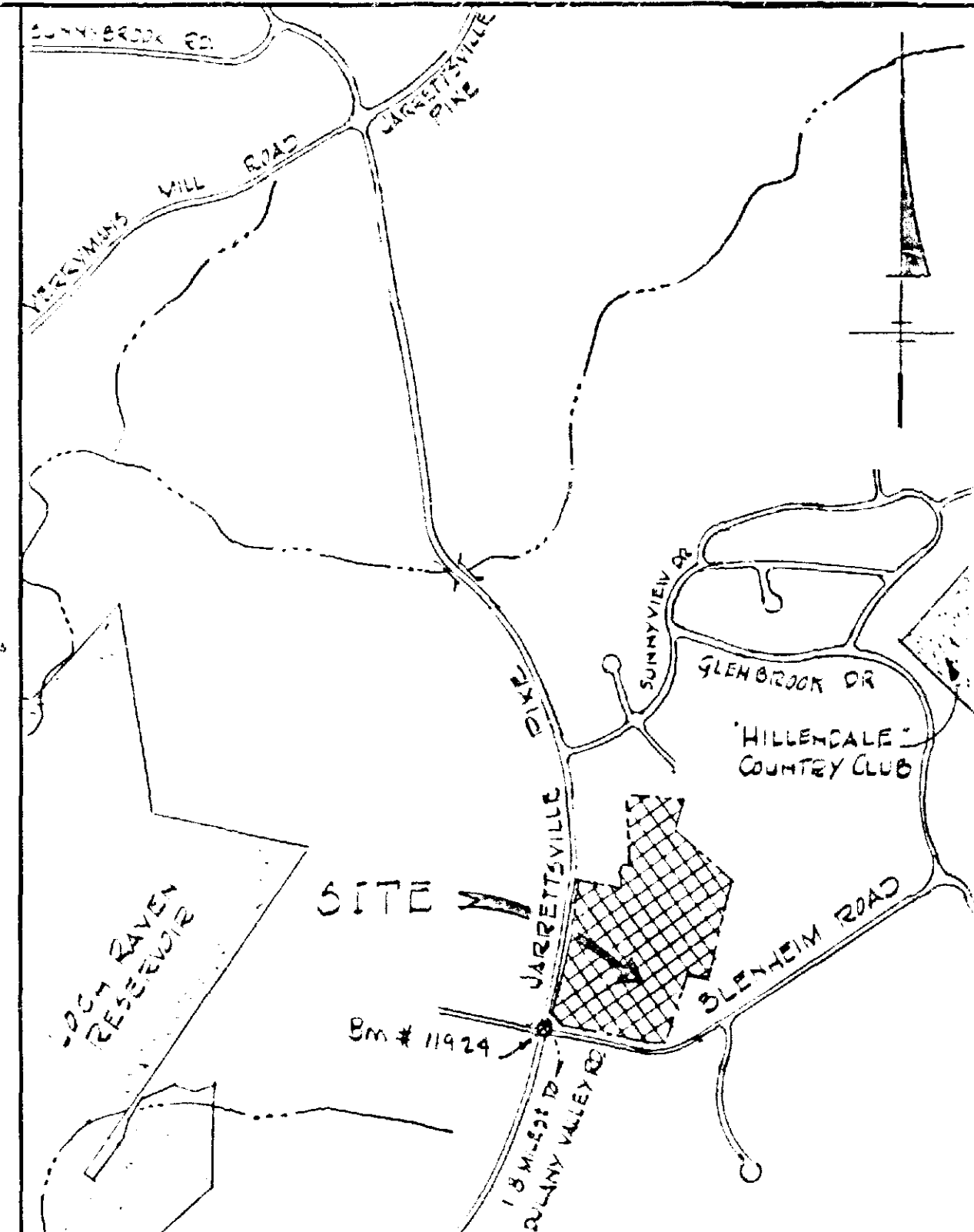
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DENSITY DATA

TOTAL AREA = 27.393 ACRES
ROAD WIDENING = 0.805 ACRES
ZONED: RD-4
GROSS DENSITY: 0.2 LOTS/ACRE
LOTS PERMITTED: 0.2 X 27.393 = 5.5 LOTS
LOTS PROPOSED: 5
MIN. LOT SIZE PERMITTED: 3 ACRES
MIN. DIAMETRAL DIMENSION: 300'

GENERAL NOTES

- 1) Refer to 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for standards and detailed specifications of each practice specified herein.
- 2) With the approval of the sediment control inspector, minor field adjustments can and will be made to ensure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector and the Baltimore County Soil Conservation District.
- 3) At the end of each working day, all sediment control practices will be inspected and left in operational condition.
- 4) Following initial soil disturbance or disturbance, permanent or temporary stabilization shall be completed within 48 hours calendar days as to the surface of all exposed soil, ditches, ditches, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and 6:1 fourteen days as to all other distances on graded areas on the project site.
- 5) Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.
- 6) Dust control will be provided for all disturbed areas. Refer to 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control, pp. 6-11 and 6-12, for acceptable methods and specifications for dust control.
- 7) Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.



COLL. MARK. 130 M.D. # 1924 - ELEV. 496.73
RAILROAD STAKE IN MACADAM ON S.E. COR.
JACKETTSVILLE PIKE @ BLENHEIM ROAD.

APPROVED FOR SUBMITTAL ON 12-12-85
097-1953-86
(S.D.)

SEDIMENT CONTROL
&
GRADING PLAN
HOUSE AREAS & FARNANDLES

PRITIONER'S
EXHIBIT 1

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

"I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and 'Standards and Specifications for Soil Erosion and Sediment Control.' I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: _____ Ms. License No. _____ Date: _____

OWNER AND DEVELOPER:
COLE CONSTRUCTION CO., INC.
8235 LAUREL DRIVE
BALTIMORE, MARYLAND 21234

SITE PLAN
MARGARET'S VIEW
10TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100'
DATE: JULY 19, 1985
REV. 12-10-85 - 2nd REV. 4-1-1985 1ST REV.
FN 5204 5138

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 4-99.1 and 4-99.3 to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, and to permit a building height of 25' in lieu of the permitted 15' and to show additional structures accessory not originally shown on the final development plan.

The Zoning Regulations of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) to allow as fair and as an appropriate improvement, the continued use of two frame buildings at 3208 Blenheim Road. These barns add economic and functional use to the property, and have been present for approximately sixty years. Their removal would diminish the present value and use of the property. Both barns stand totally or partially in the side yard as opposed to the rear yard; while one barn stands twenty-five feet high instead of the required fifteen feet.

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

I, or we, agree to pay expenses of above Variance: certifying, 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):
 Geoffrey R. Johé Cole Construction Company, Inc.
 (Type or Print Name) (Type or Print Name)
 Signature Signature
 10538 Cateridge Road John J. Ciekot, Vice President
 Address (Type or Print Name)
 Cockeysville, Maryland 21030 City and State
 Attorney for Petitioner: 8235 Laurel Drive 668-3731
 (Type or Print Name) Address Phone No.
 Signature Signature
 Address Baltimore, Maryland 21234
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 John J. Ciekot
 Name
 1917 Wilson Road 329-2128
 Address Phone No.
 Attorney's Telephone No.: 329-2128
 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of March, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of March, 1986, at 10:00 o'clock A.M.

BY *[Signature]*
 Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR VARIANCE
 NE/S of Blenheim Rd., 312'
 E of the centerline of
 Jarrettsville Pike
 10th Election District
 Cole Construction Co., Inc.,
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-332-A

The Petitioner herein requests variances to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, a building height of 25 feet in lieu of the permitted 15 feet, and to show additional accessory structures on the final development plan; specifically, to be permitted to retain two frame barns, the larger of irregular shape, the smaller 24.5' x 32.1', both as shown on the plan prepared by Spellman, Larson & Associates, Inc., dated January 16, 1986 and marked Petitioner's Exhibit 2.

Testimony by and on behalf of the Petitioner indicated that both barns are at least 60 years old and are constructed of wood on stone foundations. The larger one has horse stalls on the lower level and is 25 feet high. The smaller one is a drive-through tractor barn with one story and an attic. The new owner intends to continue the use of both buildings for agricultural purposes.

A member of the Sunnybrook Association testified that the association has taken no position on the matter and that he personally has no objection.

After due consideration of the testimony and evidence presented, and appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) 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.

Wherefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of March, 1986, that the herein Petition for

RECEIVED FOR FILING
 DATE March 6, 1986
 BY *[Signature]*
 ADMINISTRATIVE ASSISTANT

Contract of Sale

COLE CONSTRUCTION COMPANY, INC.

MEMBER OF NATIONAL ASSOCIATION OF HOME BUILDERS

This is a legally binding Contract. If Not Understood, Seek Competent Advice.

This Agreement of Sale, made this 18th day of November

between and eighty-five between
 COLE CONSTRUCTION COMPANY, INC., Seller, and
 Geoffrey R. Johé and Janis M. Johé, his wife, Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Baltimore County, State of Maryland, being Lot 1, comprising 5.3 acres more or less, of the subdivision, Margaret's View, which is recorded among the land records of Baltimore County in Liber 53, folio 115, which lot is improved by a home and various outbuildings, which property is addressed as 3208 Blenheim Road, to be conveyed in fee simple

at and for the price of
 one hundred fifty-five thousand Dollars (\$ 155,000.00)
 of which three thousand five hundred Dollars (\$ 3,500.00)
 shall be paid in cash at the time of the signing hereof, and the balance to be paid as follows:
 AN ADDITIONAL SUM OF six thousand five hundred Dollars (\$ 6,500.00)
 to be paid upon the completion of the contract. Buyer's receiving notification of mortgage
 FINAL BALANCE OF one hundred forty-five thousand Dollars (\$ 145,000.00)
 to be paid in cash at time of settlement and transfer which shall be on or before January 15, 1986

This contract is contingent upon the Buyer obtaining a commitment letter for a first mortgage in the amount of \$110,000, to be paid over a period of at least 30 years, with an interest rate not to exceed 10% per annum and initiation points not to exceed 3% of the loan amount. If, in the event that said financing cannot be obtained prior to settlement date, this contract shall become null and void and all deposit monies shall be promptly returned to the Buyer. The Buyer, by execution of this contract, expressly agrees to execute such a mortgage and to make application for said mortgage within 5 days from the date hereof.

Warranty Upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer

Title Title to the property shall be good and merchantable, free of liens and encumbrances except as specified herein and except. Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and public record assessments for public utilities and any other easements which may be observed by an inspection of the property.

Adjustments Water rent shall be adjusted and apportioned as of date of settlement, and all taxes, general or special, and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis including Metropolitan District, Sanitary Commission or other district charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement.

JOHN

JMHJ:hg

RECEIVED FOR FILING
 DATE March 6, 1986
 BY *[Signature]*
 ADMINISTRATIVE ASSISTANT

Restrictions, indicated by the Buyer's signatures thereon, of the & Rights of Way property Restrictions, and Rights of Way Agreement which pertain to the development of Margaret's View. Should the Buyer not approve said document within ten (10) days after receiving said document, from the Seller, the Buyer may declare this document null and void, at which time the Seller will promptly return all deposit monies to the Buyer.

Well/Septic The Seller is to furnish the Buyer with a certificate from the appropriate governmental authority or company approved by the Lender indicating that the well water is potable and the septic system is in satisfactory order. This Contract is subject to the requirements of Section 13-117 of the Baltimore County Code, which is incorporated in this Contract by reference.

Possession Possession of the premises including house keys, shall be given to Buyer as of date of settlement.

Risk of Loss The herein described property is to be held at the risk of the Seller until legal title has passed or possession has been given to Buyer. If, prior to the time legal title has passed or possession has been given to Buyer, all or a substantial part of the property is destroyed or damaged, without fault of the Buyer, then this contract, at the option of the Buyer, shall be null and void and of no further effect, and all monies paid hereunder shall be returned promptly by Seller to Buyer.

Insurance It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, the buyers interest being limited to all deposit monies and shall continue said insurance in force during the life of this Contract.

Entire Agreement This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written.

Time of Essence Time shall be of the essence of this Agreement.

Stamps. The cost of all documentary stamps and transfer tax, as required by law, shall be paid by Buyer.

Transfer Taxes The attached addendum are considered part of this Contract.

Addendum The marginal captions of this Contract are for convenience and reference only and in no way define or limit the intent, rights or obligations of the parties hereunder.

The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns for the faithful performance of this Contract.

Witness the hands and seals of the parties hereto the day and year first above written.

Witness
 COLE CONSTRUCTION CO. INC. (SEAL)
 by *[Signature]* (SEAL)
 by *[Signature]* (SEAL)
 by *[Signature]* (SEAL)
 by *[Signature]* (SEAL)
 by *[Signature]* (SEAL)

NOTICE TO BUYER: You are entitled to select your own Title Insurance Company, Settlement Company, Escrow Company or Title Attorney.

COLE CONSTRUCTION COMPANY, INC.
 8235 LAUREL DRIVE • BALTIMORE, MD 21234 • 668-3731

ZONING DESCRIPTION

Beginning on the north side of Blenheim Road, at a distance 312 feet east of the centerline of Jarrettsville Pike. Being Lot 1 in the subdivision of Margaret's View. Book No. 53 Folio 115. Also known as 3208 Blenheim Road in the 10th Election District.

PETITION FOR ZONING VARIANCES 10th Election District

LOCATION: Northeast Side of Blenheim Road, 312 feet East of the Centerline of Jarrettsville Pike
 DATE AND TIME: Tuesday, March 4, 1986, at 10:00 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 Variances to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, a building height of 25 feet in lieu of the permitted 15 feet and to show additional accessory structures on the final development plan

Being the property of Cole Construction Company, Inc., 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

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

ARNOLD JABLON
 ZONING COMMISSIONER

March 6, 1986

JAN M. V. JUNG
 DEPUTY ZONING COMMISSIONER

Robert E. Carney, Jr., Esquire
 406 Jefferson Building
 105 West Chesapeake Avenue
 Towson, MD 21204-4772

RE: PETITION FOR VARIANCE
 NE/S of Blenheim Rd., 312'
 E of the centerline of
 Jarrettsville Pike -
 10th Election District
 Cole Construction Co., Inc.,
 Petitioners
 Case No. 86-332-A

Dear Mr. Carney:

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

Very truly yours,
[Signature]
 JAN M. V. JUNG
 Deputy Zoning Commissioner

JMHJ:hg

Attachments

cc: People's Counsel

S. Eric DiMenna, Esquire
 406 W. Pennsylvania Avenue
 Towson, MD 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Cole Construction Company, Inc.
8235 Laurel Drive
Baltimore, Maryland 21234

RE: Item No. 234 - Case No. 86-332-A
Petitioner - Cole Construction
Company, Inc.
Variance Petition

Dear Sirs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with 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.

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Mr. John J. Ciesla
1917 Wilson Road
White Hall, Maryland 21161



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

December 23, 1985

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

Re: ZAC meeting of 12-24-85
ITEM: #234.
Property Owner: Cole Construction
Co., Inc.

Location: N/S Blenheim Road 312'
E of centerline of Jarrettsville
Pike, Route 146
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit
accessory structures to be located
in the front/side yard in lieu of
the required rear yard, and to permit
a building height of 25' in lieu of
the permitted 19' and to show
additional accessory structures not
originally shown on the final
development plan.
Acres: 5.317 acres
District: 10th Election District

Dear Mr. Jablon:

On review of the submittal for variance of accessory
structures, the State Highway Administration finds the site
plan generally acceptable.

Very truly yours,

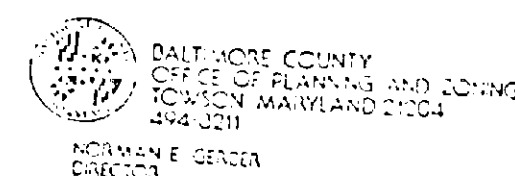
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
3637555 Baltimore Metro - 565-0451 U.S. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

February 4, 1986

Re: Zoning Advisory Meeting of December 24, 1985
Item # 234
Property Owner: Cole Construction Co., Inc.
Location: N/S Blenheim Rd. 312' E. of
E of Jarrettsville Pike

Dear Mr. Jablon:

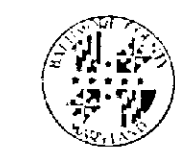
The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A "Revised" plan will be required and must be resubmitted prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-99 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on _____.
- ☒ The property is located in a historic area as defined by the Historic
Baltimore Act of 1961, and is subject to the provisions of the
Baltimore County Historic Preservation Ordinance.
- ☒ The property is located in a flood hazard area as defined by the
Flood Hazard Protection Act of 1954, and is subject to the provisions of
the Flood Hazard Protection Ordinance.
- ☒ The property is located in a flood hazard area as defined by the
Flood Hazard Protection Act of 1954, and is subject to the provisions of
the Flood Hazard Protection Ordinance.

**A COPY OF THE FINAL DEVELOPMENT PLAN WITH
THE AMENDMENT ADDED SHOULD BE SUBMITTED**

cc: James Hovell

Europe A. Sykes
Chief, Current Planning and Development



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

PAUL H. REINKE
CHIEF

January 10, 1986

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

Attention: Nick Comandari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Cole Construction Co., Inc.

Location: N/S Blenheim Road, 312' E of centerline of Jarrettsville Pike
Item No.: 234 Zoning Action: Meeting of 12-24-85

Outline:

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

- ☒ 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle exit 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: *John F. O'Neil*
Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neil*
Fire Prevention Bureau

/mb



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

TED ZALESKI, JR.
DIRECTOR

February 6, 1986

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

Dear Mr. Jablon:

Comments on Item # 234, Zoning Advisory Committee Meeting are as follows:

Property Owner: Cole Construction Co., Inc.
Location: N/S Blenheim Road, 312' E of c/l of Jarrettsville Pike
District: 10th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Age (A.S.B.C. #11-1) - 1985 and other applicable Code and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ 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.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Groups except Sub-Group Family Detached Dwellings require a minimum of 1 foot fire rating for
exterior walls closer than 6'-0" to an interior lot line. Sub-Group require a one hour wall if closer
than 5'-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 1001, Section 1002, and Table 401. No openings are permitted in an
exterior wall within 5'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
- ☒ When filing for a required Change of Use/Accessory Facility, 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 Use _____ See a prior slip of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached
copy of Section 206 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.
- ☒ Comments:

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 review of any permit. If desired
the additional information by visiting Room 101 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Humber
Mark E. Humber, Chief
Building Plans Review

4/29/86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-4550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. -ZAC- Meeting of December 24, 1985
Property Owner: Cole Construction
Co., Inc.
Location: N/S Blenheim Road, 312' E of c/l of Jarrettsville Pike
District: 10th.

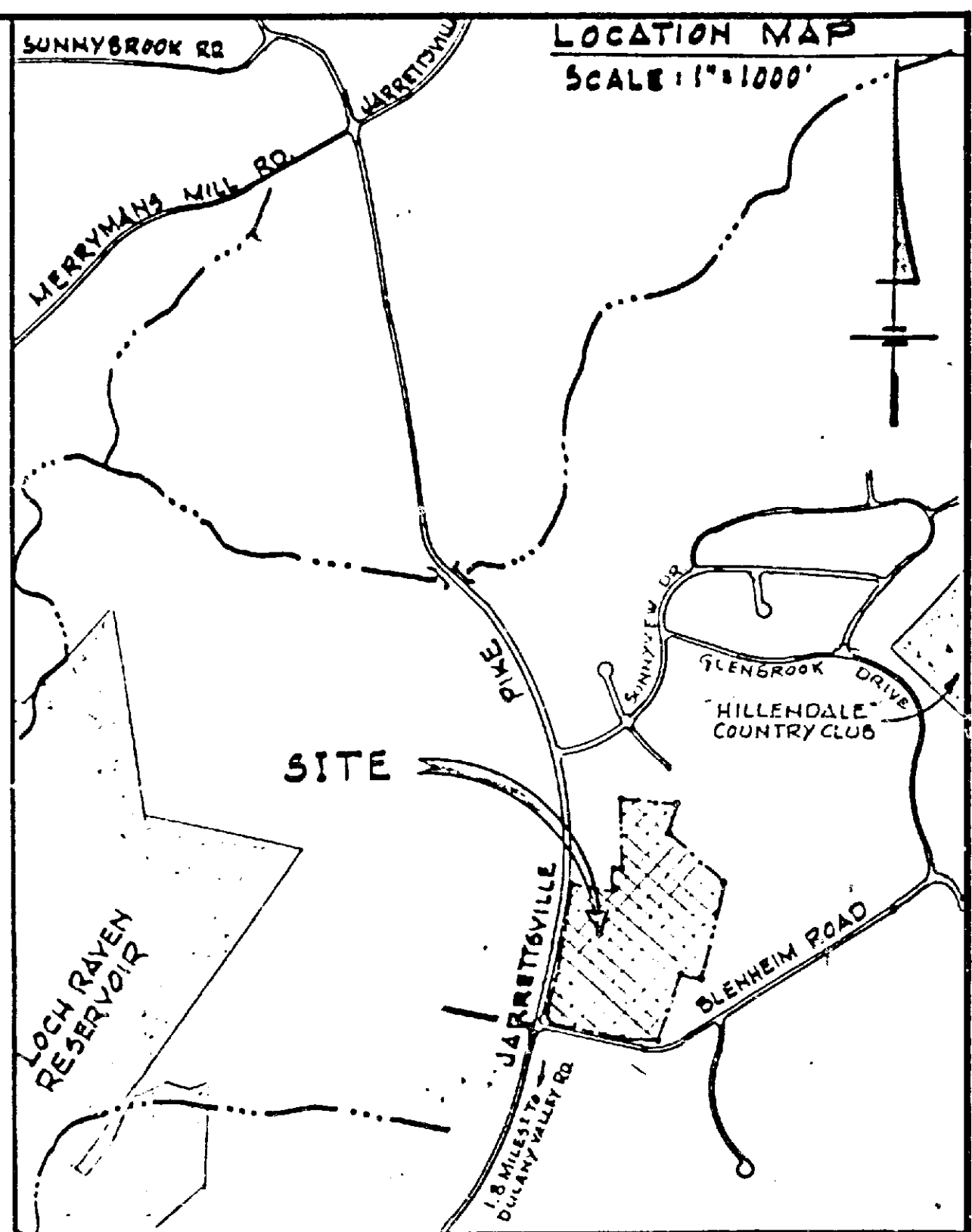
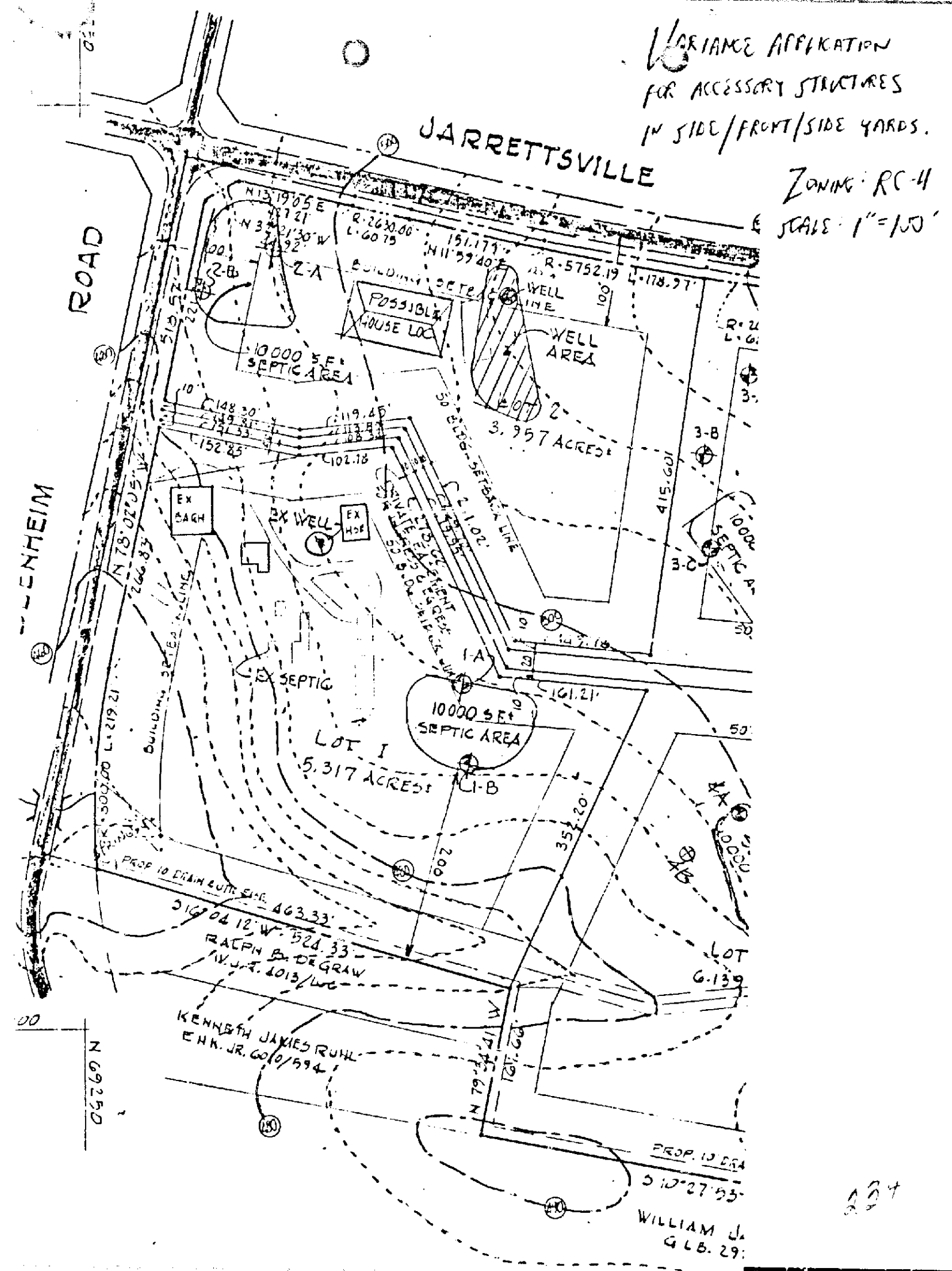
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 231, 232, 233, (234) 235, and 236.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

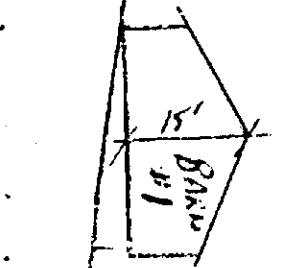
MEF/bld





Cole Construction Company, Inc.
8235 LAUREL DRIVE • BALTIMORE, MD. 21234 • 668-3731

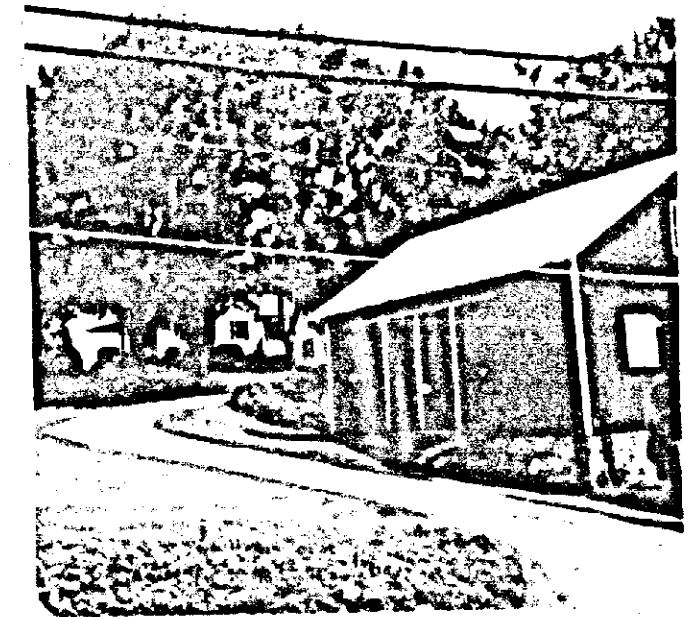
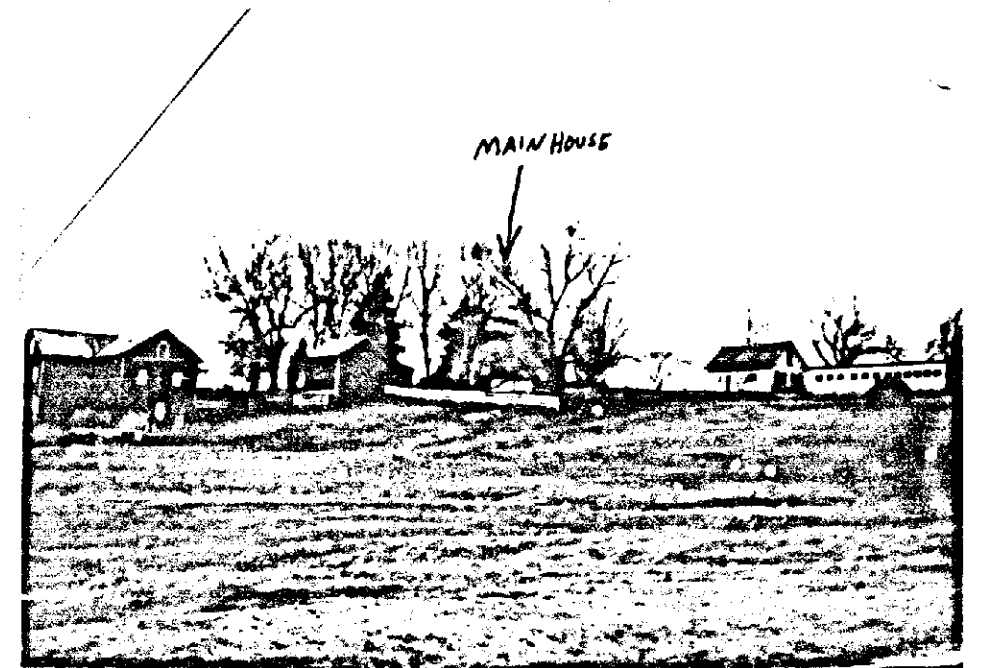
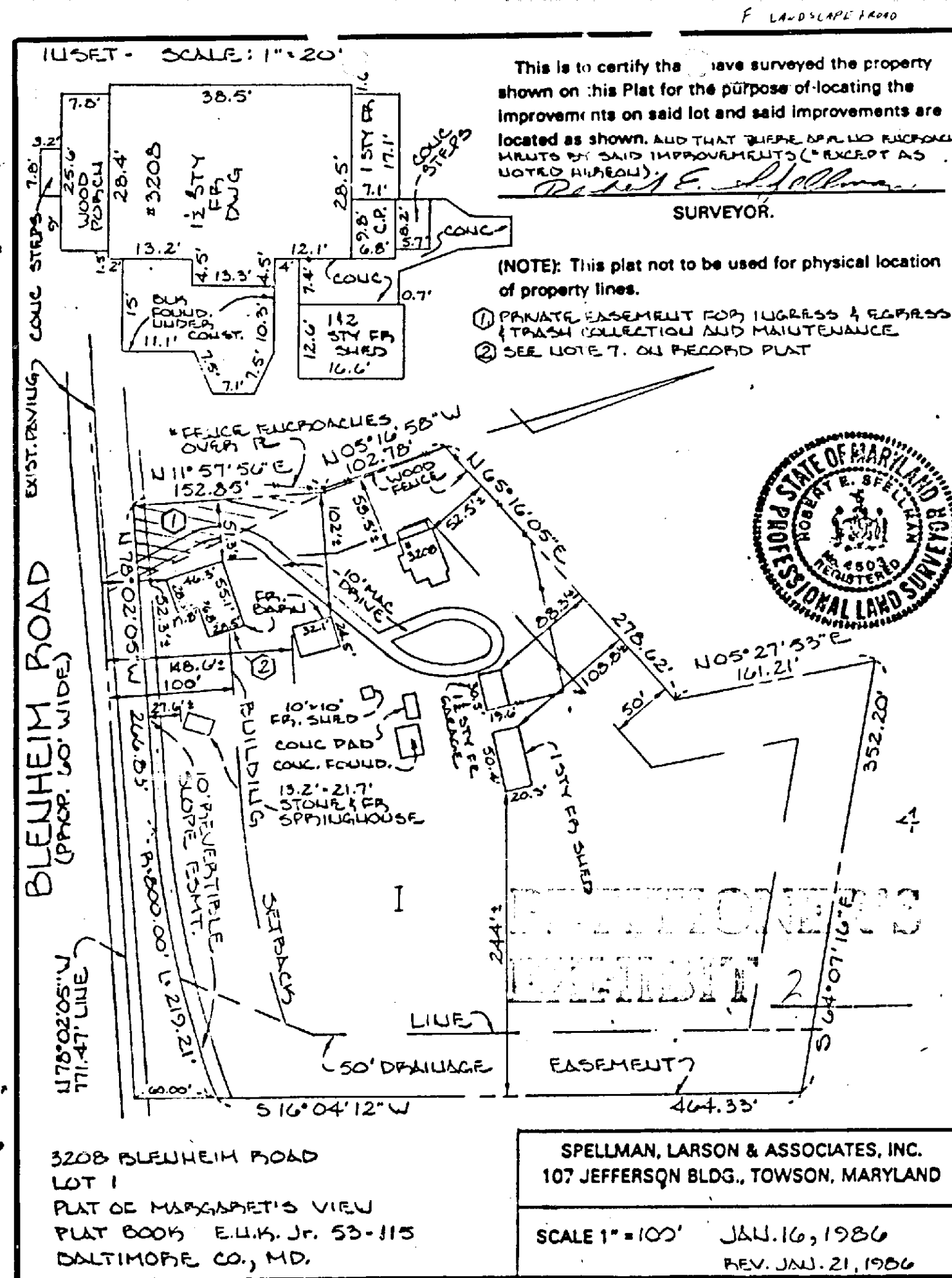
EXISTING
HOUSE



to Blenheim
Road

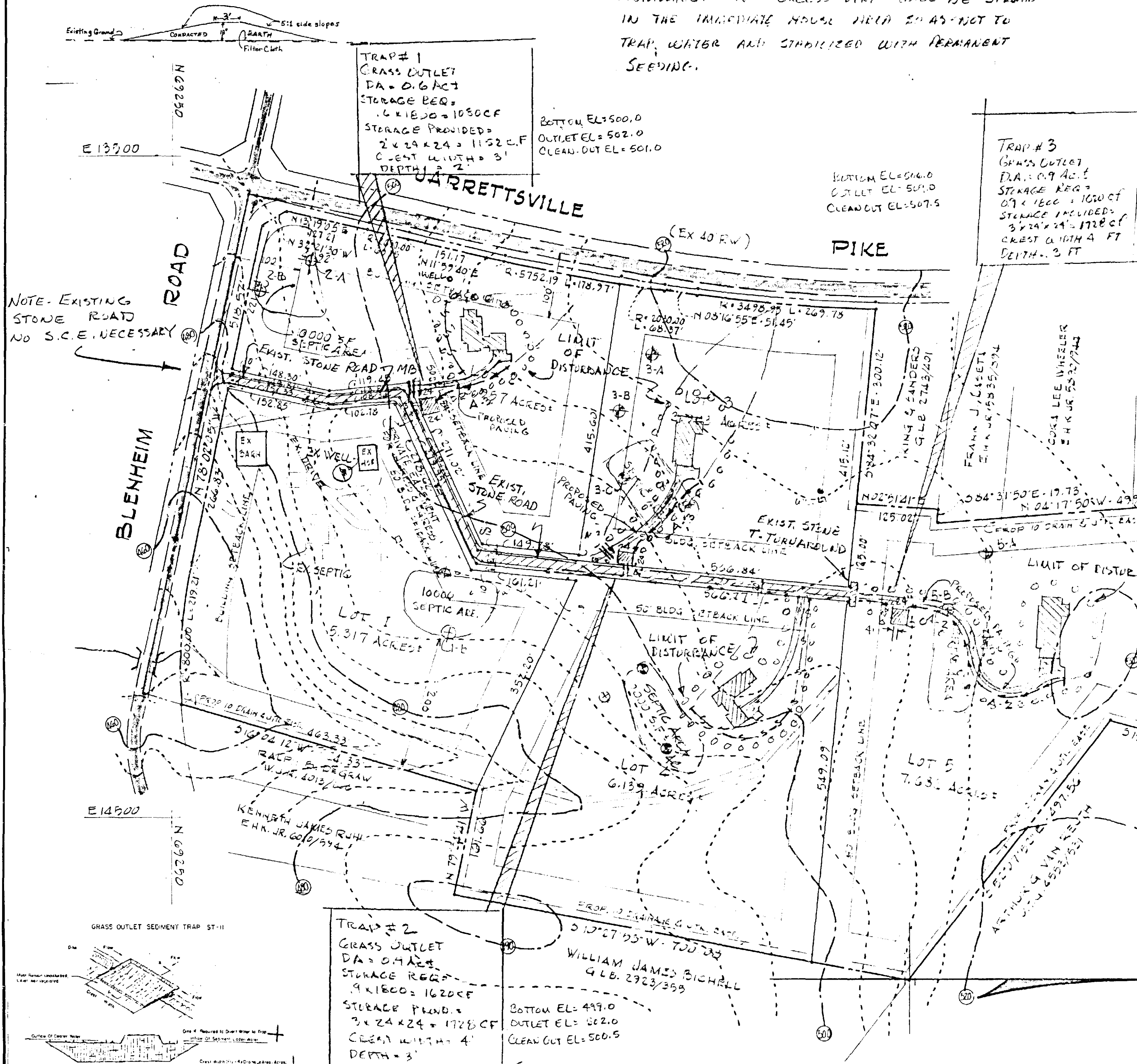
ELEVATION
FOR TOPIC PITCH
3208 Blenheim Road
ACME PROPERTY LOCATED EAST
FROM JARVISVILLE PIKE

SCALE 1" = 25'



MOUNTABLE BERM (M3)

NOTE: STABILIZING - EACH LOT WILL BE HANDLED INDIVIDUALLY - ALL EXCESS DIRT WILL BE SPREAD IN THE IMMEDIATE HOUSE AREA SO AS NOT TO TRAP WATER AND STABILIZED WITH PERMANENT SEEDING.



PERMANENT SEEDING NOTES

Seeding Operations: Loosen upper 3 inches of soil by raking, dragging or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 200 lbs. per acre 30-0-0 ureaform fertilizer (10 lbs./1000 sq. ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (25 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 10, and August 1 thru October 15, seed with 40 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 tall fescue for the period May 1 thru July 31, seed with 40 lbs. of Kentucky 31 tall fescue per acre and 2 lbs. per acre (0.05 lbs./1000 sq. ft.) of creeping lovegrass. During the period of October 16 thru February 28, pretest site by: Option (1) 2 tons per acre of well aerated straw mulch and seed as soon as possible in the spring. Option (2) use seed, Option (3) seed with 40 lbs./acre Kentucky 31 tall fescue and mulch with 2 tons/acre well aerated straw.

Mulching: Apply 1 1/2 to 2 tons per acre (10 to 14 lbs./1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gal. per acre 15 gal./1000 sq. ft. of emulsified asphalt on flat areas. Or, if slope, 8 feet or higher, use 300 gal. per acre (18 gal./1000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Seeding Operations: Loosen upper 3 inches of soil by raking, dragging or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

Seeding: For periods March 1 thru April 10 and from August 15 thru November 15, seed with 20 lbs. per acre of annual ryegrass (3.5 lbs./1000 sq. ft.). For the period from 1 thru August 14, seed with 3 lbs. per acre of annual ryegrass (1.07 lbs./1000 sq. ft.). For the period November 16 thru February 28, pretest site by mowing 2 tons per acre of well aerated straw mulch and seed as soon as possible in the spring. Or use seed.

Mulching: Apply 1 1/2 to 2 tons per acre (10 to 14 lbs./1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gal. per acre 15 gal./1000 sq. ft. of emulsified asphalt on flat areas. Or, if slope, 8 feet or higher, use 300 gal. per acre (18 gal./1000 sq. ft.) for anchoring.

DENSITY DATA

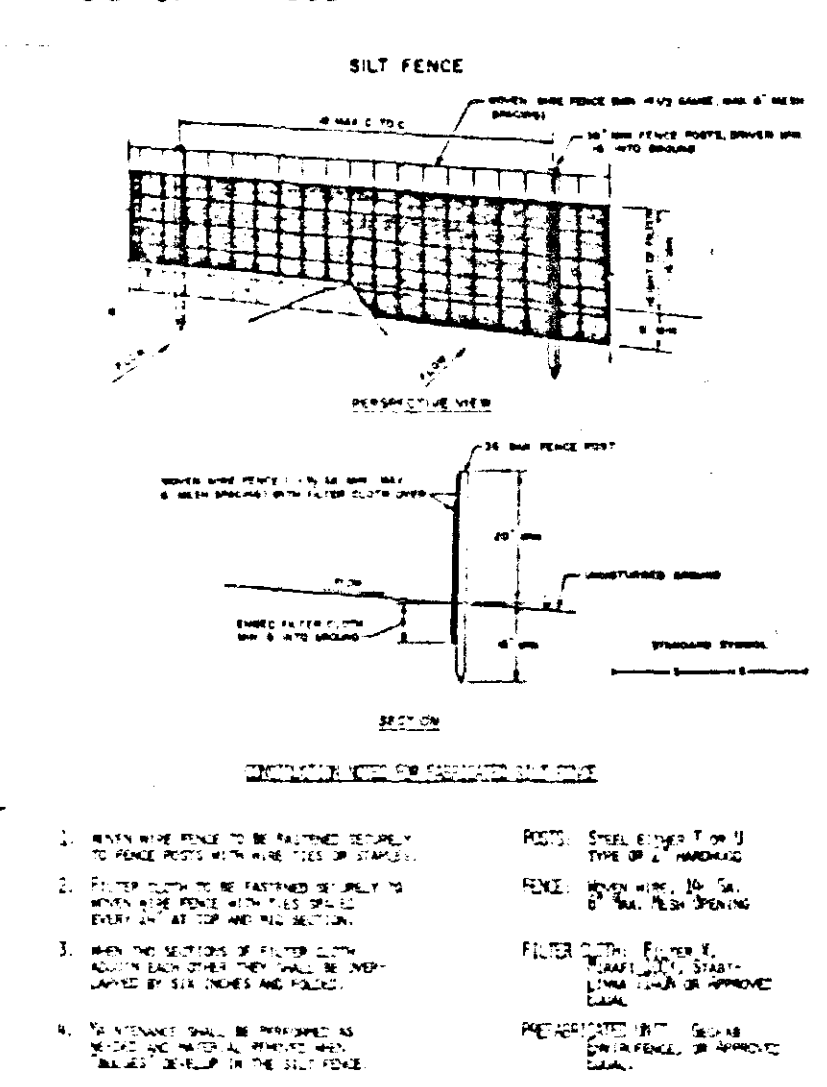
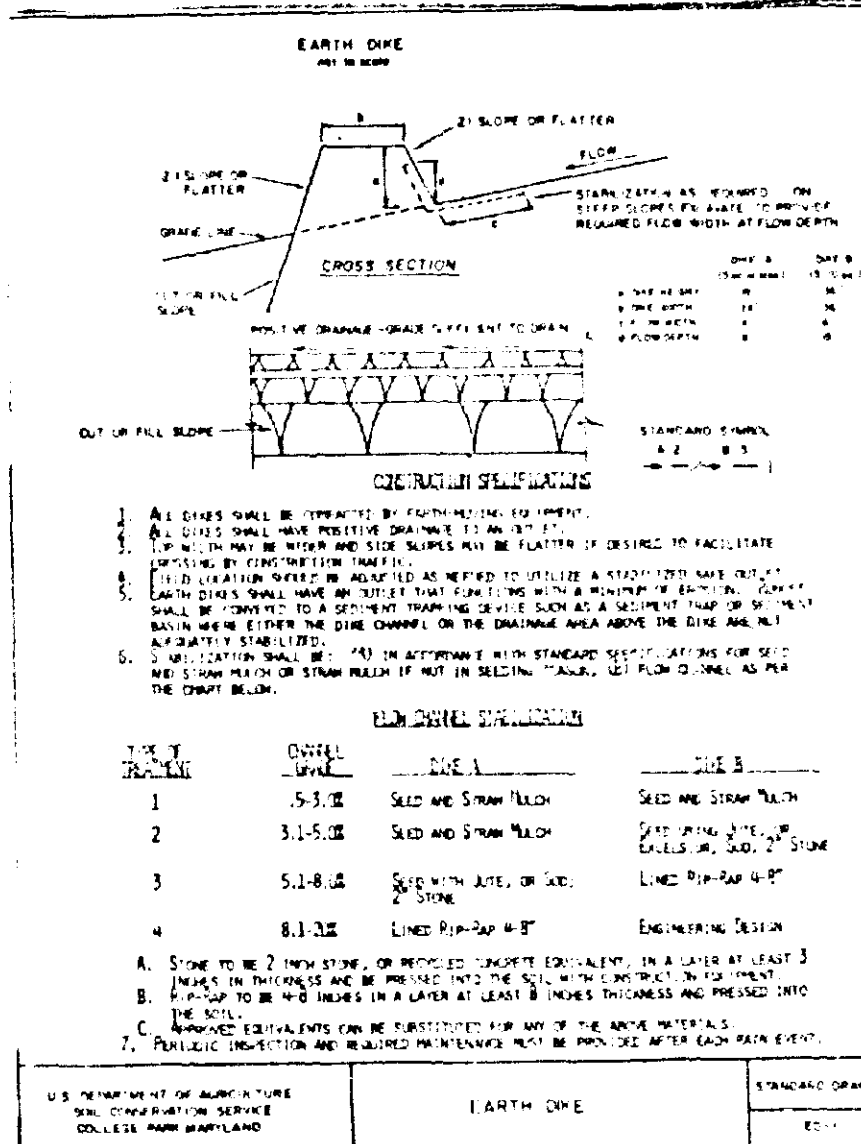
TOTAL AREA = 27.393 ACRES
ROAD WIDENING = 0.805 ACRES
ZONED: RD-4
GROSS DENSITY: 0.2 LOTS/ACRE
LOTS PERMITTED: 0.2 X 27.393 = 5.5 LOTS
LOTS PROPOSED: 5
MIN. LOT SIZE PERMITTED: 3 ACRES
MIN. DIAMETRAL DIMENSION: 300'

GENERAL NOTES

- 1) Refer to 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for standards and detailed specifications of each practice specified herein.
- 2) With the approval of the sediment control inspector, minor field adjustments can and will be made to ensure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector and the Baltimore County Soil Conservation District.
- 3) At the end of each working day, all sediment control practices will be inspected and left in operational condition.
- 4) Following initial soil disturbance or disturbance, permanent or temporary stabilization shall be completed within: a) seven calendar days as to the majority of all exposed soil, ditches, roads, ditches, permanent slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and b) fourteen days as to all other disturbed areas on graded areas on the project site.
- 5) Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.
- 6) Dust control will be provided for all disturbed areas. Refer to 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control, pp. 6-11 and 6-12, for acceptable methods and specifications for dust control.
- 7) Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.

LOCATION MAP

SCALE: 1"=1000'



COLL. MARK. 13CND. # 1924 - ELEV. 476.73
RAILROAD STAKE IN MACADAM ON S.E. COR.
JACKETTSVILLE PIKE @ BLENHEIM ROAD.

LEGEND

- EXIST. CENTER
- IMP. GRADE
- PROPERTY LINE
- STRAW BALE DIKE
- GEARTH DIKE
- LIMIT OF DISTURBANCE
- DRAINAGE AREA = 127,500 SF
- 2.9 AC
- DISTURBED AREA = 45,800 SF
- (1.6 AC)

PREPARED BY
EXHIBIT 1

SEDIMENT CONTROL
&
GRADING PLAN
HOUSE AREAS & FARNANDLES

APPROVED FOR SUBMITTAL ON 12-12-85
[Signature] 097-1953-86
(S.D.)

OWNER/DEVELOPER'S CERTIFICATION

"I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project."

Owner/Developer (Name and Title) _____ Date _____

CERTIFICATION

"I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and "Standards and Specifications for Soil Erosion and Sediment Control." I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: _____ Ms. License No. _____ Date _____

Name: _____ (Printed)

OWNER AND DEVELOPER:

COLE CONSTRUCTION CO., INC.
8235 LAUREL DRIVE
BALTIMORE, MARYLAND 21234

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

SITE PLAN
MARGARET'S VIEW
10TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100'
DATE: JULY 19, 1985
REV. 12-10-85 - 2nd REV. 4-1-1985 1st REV.
FN 5204 5138

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 4-99.1 and 4-99.3 to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, and to permit a building height of 25' in lieu of the permitted 15' and to show additional structures accessory not originally shown on the final development plan.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) to allow as fair and as an appropriate improvement, the continued use of two frame buildings at 3208 Blenheim Road. These barns add economic and functional use to the property, and have been present for approximately sixty years. Their removal would diminish the present value and use of the property. Both barns stand totally or partially in the side yard as opposed to the rear yard; while one barn stands twenty-five feet high instead of the required fifteen feet.

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

I, or we, agree to pay expenses of above Variance: certifying, 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):
 Geoffrey R. Johs Cole Construction Company, Inc.
 (Type or Print Name) (Type or Print Name)
 Signature Signature
 10538 Cateridge Road John J. Ciekot, Vice President
 Address (Type or Print Name)
 Cockeysville, Maryland 21030 City and State
 Attorney for Petitioner: 8235 Laurel Drive 668-3731
 (Type or Print Name) Address Phone No.
 Signature Signature
 Address Baltimore, Maryland 21234
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 John J. Ciekot
 Name
 1917 Wilson Road 329-2128
 Address Phone No.
 Attorney's Telephone No.: 329-2128
 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of March, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of March, 1986, at 10:00 o'clock.

BY *[Signature]*
 Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR VARIANCE
 NE/S of Blenheim Rd., 312'
 E of the centerline of
 Jarrettsville Pike
 10th Election District
 Cole Construction Co., Inc.,
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-332-A

The Petitioner herein requests variances to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, a building height of 25 feet in lieu of the permitted 15 feet, and to show additional accessory structures on the final development plan; specifically, to be permitted to retain two frame barns, the larger of irregular shape, the smaller 24.5' x 32.1', both as shown on the plan prepared by Spellman, Larson & Associates, Inc., dated January 16, 1986 and marked Petitioner's Exhibit 2.

Testimony by and on behalf of the Petitioner indicated that both barns are at least 60 years old and are constructed of wood on stone foundations. The larger one has horse stalls on the lower level and is 25 feet high. The smaller one is a drive-through tractor barn with one story and an attic. The new owner intends to continue the use of both buildings for agricultural purposes.

A member of the Sunnybrook Association testified that the association has taken no position on the matter and that he personally has no objection.

After due consideration of the testimony and evidence presented, and appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) 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.

Wherefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of March, 1986, that the herein Petition for

Contract of Sale

COLE CONSTRUCTION COMPANY, INC.

MEMBER OF NATIONAL ASSOCIATION OF HOME BUILDERS

This is a legally binding Contract. If Not Understood, Seek Competent Advice.

This Agreement of Sale, made this 18th day of November

between and eighty-five between
 COLE CONSTRUCTION COMPANY, INC., Seller, and
 Geoffrey R. Johs and Janis M. Johs, his wife, Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Baltimore County, State of Maryland, being Lot 1, comprising 5.3 acres more or less, of the subdivision, Margaret's View, which is recorded among the land records of Baltimore County in Liber 53, folio 115, which lot is improved by a home and various outbuildings, which property is addressed as 3208 Blenheim Road, to be conveyed in fee simple

at and for the price of
 one hundred fifty-five thousand Dollars (\$ 155,000.00)
 of which three thousand five hundred Dollars (\$ 3,500.00)
 shall be paid in cash at the time of the signing hereof, and the balance to be paid as follows:
 AN ADDITIONAL SUM OF six thousand five hundred Dollars (\$ 6,500.00)
 to be paid upon the completion of the contract. Buyer's receiving notification of mortgage
 payment from a lender, and a one hundred forty-five thousand Dollars (\$ 145,000.00)
 FINAL BALANCE OF to be paid in cash at time of settlement and transfer which shall be on or before January 15, 1986

This contract is contingent upon the Buyer obtaining a commitment letter for a first mortgage in the amount of \$110,000, to be paid over a period of at least 30 years, with an interest rate not to exceed 10% per annum and initiation points not to exceed 3% of the loan amount. If, in the event that said financing cannot be obtained prior to settlement date, this contract shall become null and void and all deposit monies shall be promptly returned to the Buyer. The Buyer, by execution of this contract, expressly agrees to execute such a mortgage and to make application for said mortgage within 5 days from the date hereof.

Warranty Upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer

Title Title to the property shall be good and merchantable, free of liens and encumbrances except as specified herein and except. Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and public record assessments for public utilities and any other easements which may be observed by an inspection of the property.

Adjustments Water rent shall be adjusted and apportioned as of date of settlement, and all taxes, general or special, and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis including Metropolitan District, Sanitary Commission or other district charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof, or subsequent thereto, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by Buyer, whether assessments have been levied or not as of date of settlement.

JOHN

Restrictions, indicated by the Buyer's signatures thereon, of the & Rights of Way property Restrictions, and Rights of Way Agreement which pertain to the development of Margaret's View. Should the Buyer not approve said document within ten (10) days after receiving said document, from the Seller, the Buyer may declare this document null and void, at which time the Seller will promptly return all deposit monies to the Buyer.

Well/Septic The Seller is to furnish the Buyer with a certificate from the appropriate governmental authority or company approved by the Lender indicating that the well water is potable and the septic system is in satisfactory order. This Contract is subject to the requirements of Section 13-117 of the Baltimore County Code, which is incorporated in this Contract by reference.

Possession Possession of the premises including house keys, shall be given to Buyer as of date of settlement.

Risk of Loss The herein described property is to be held at the risk of the Seller until legal title has passed or possession has been given to Buyer. If, prior to the time legal title has passed or possession has been given to Buyer, all or a substantial part of the property is destroyed or damaged, without fault of the Buyer, then this contract, at the option of the Buyer, shall be null and void and of no further effect, and all monies paid hereunder shall be returned promptly by Seller to Buyer.

Insurance It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, the buyers interest being limited to all deposit monies and shall continue said insurance in force during the life of this Contract.

Entire Agreement This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written.

Time of Essence Time shall be of the essence of this Agreement.

Stamps. The cost of all documentary stamps and transfer tax, as required by law, shall be paid by Buyer.

Transfer Taxes The attached addendum are considered part of this Contract.

Addendum The marginal captions of this Contract are for convenience and reference only and in no way define or limit the intent, rights or obligations of the parties hereunder.

The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns for the faithful performance of this Contract.

Witness the hands and seals of the parties hereto the day and year first above written.

Witness
 COLE CONSTRUCTION CO. INC. (SEAL)
 Geoffrey R. Johs (SEAL)
 Janis M. Johs (SEAL)
 Geoffrey R. Johs (SEAL)
 Janis M. Johs (SEAL)

NOTICE TO BUYER: You are entitled to select your own Title Insurance Company, Settlement Company, Escrow Company or Title Attorney.

COLE CONSTRUCTION COMPANY, INC.
 8235 LAUREL DRIVE • BALTIMORE, MD 21234 • 668-3731

ZONING DESCRIPTION

Beginning on the north side of Blenheim Road, at a distance 312 feet east of the centerline of Jarrettsville Pike. Being Lot 1 in the subdivision of Margaret's View. Book No. 53 Folio 115. Also known as 3208 Blenheim Road in the 10th Election District.

PETITION FOR ZONING VARIANCES 10th Election District

LOCATION: Northeast Side of Blenheim Road, 312 feet East of the Centerline of Jarrettsville Pike
 DATE AND TIME: Tuesday, March 4, 1986, at 10:00 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 Variances to permit accessory structures to be located in the front/side yard in lieu of the required rear yard, a building height of 25 feet in lieu of the permitted 15 feet and to show additional accessory structures on the final development plan

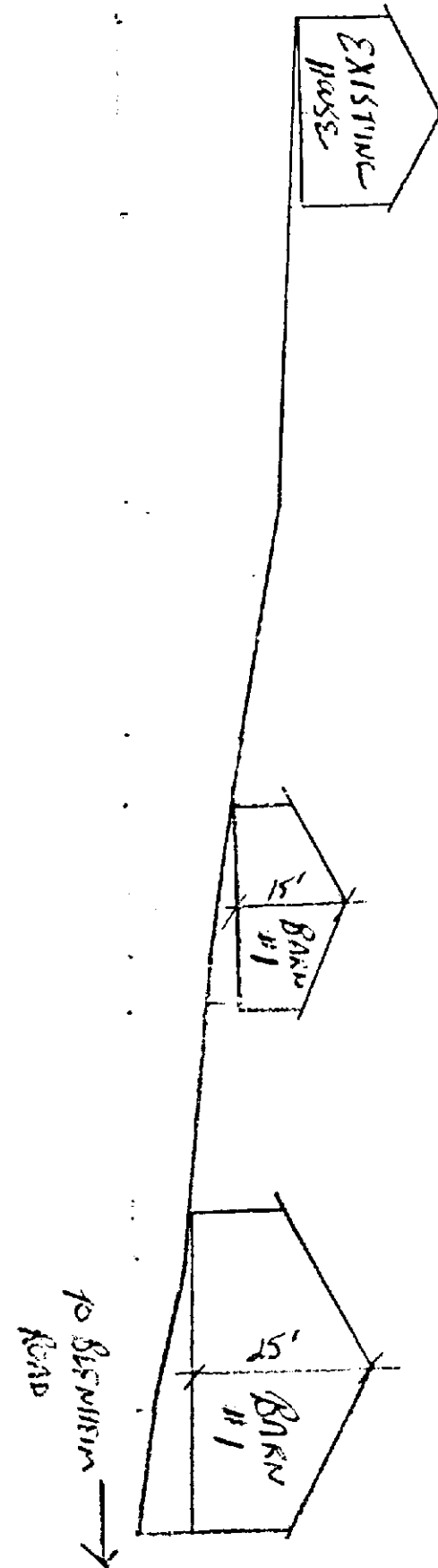
Being the property of Cole Construction Company, Inc., as shown on plat plan filed with the Zoning Office.

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.

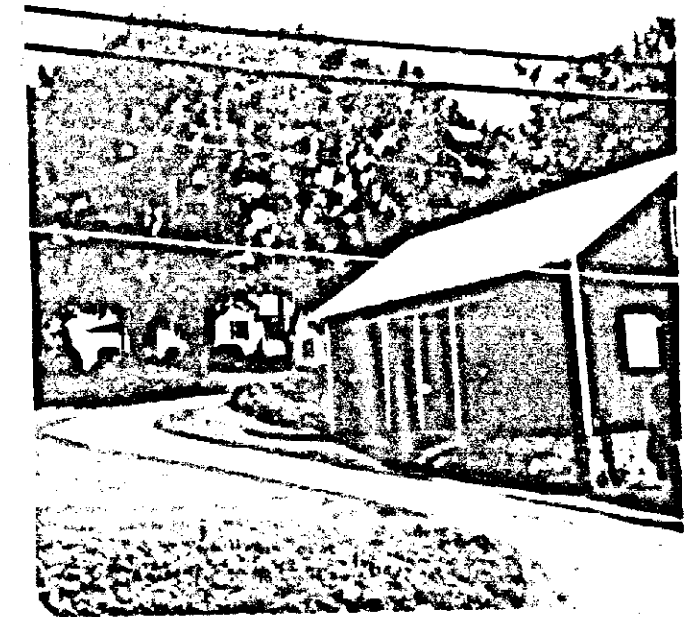
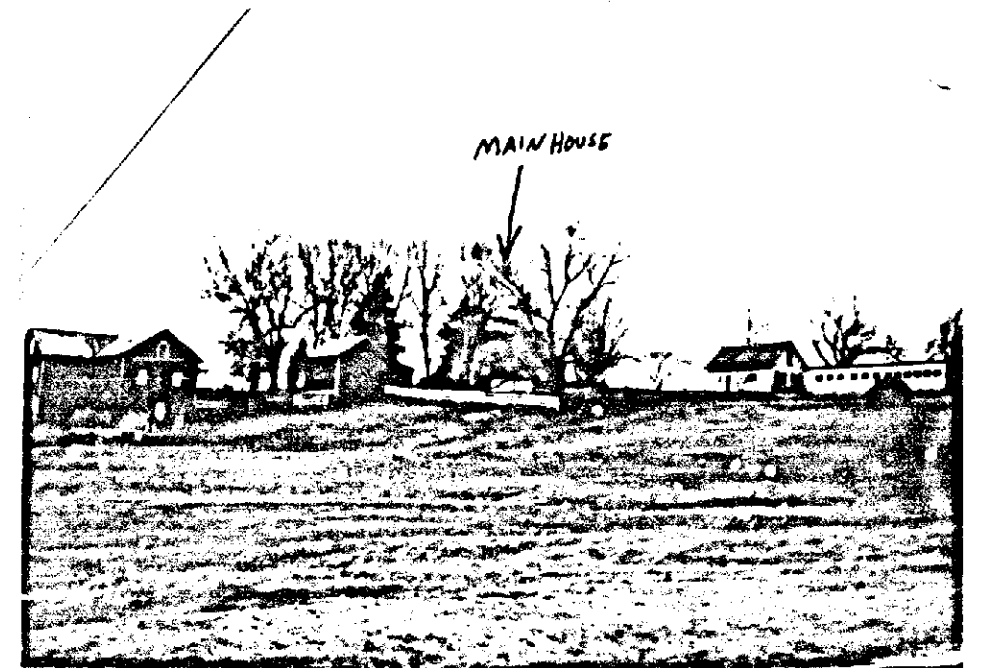
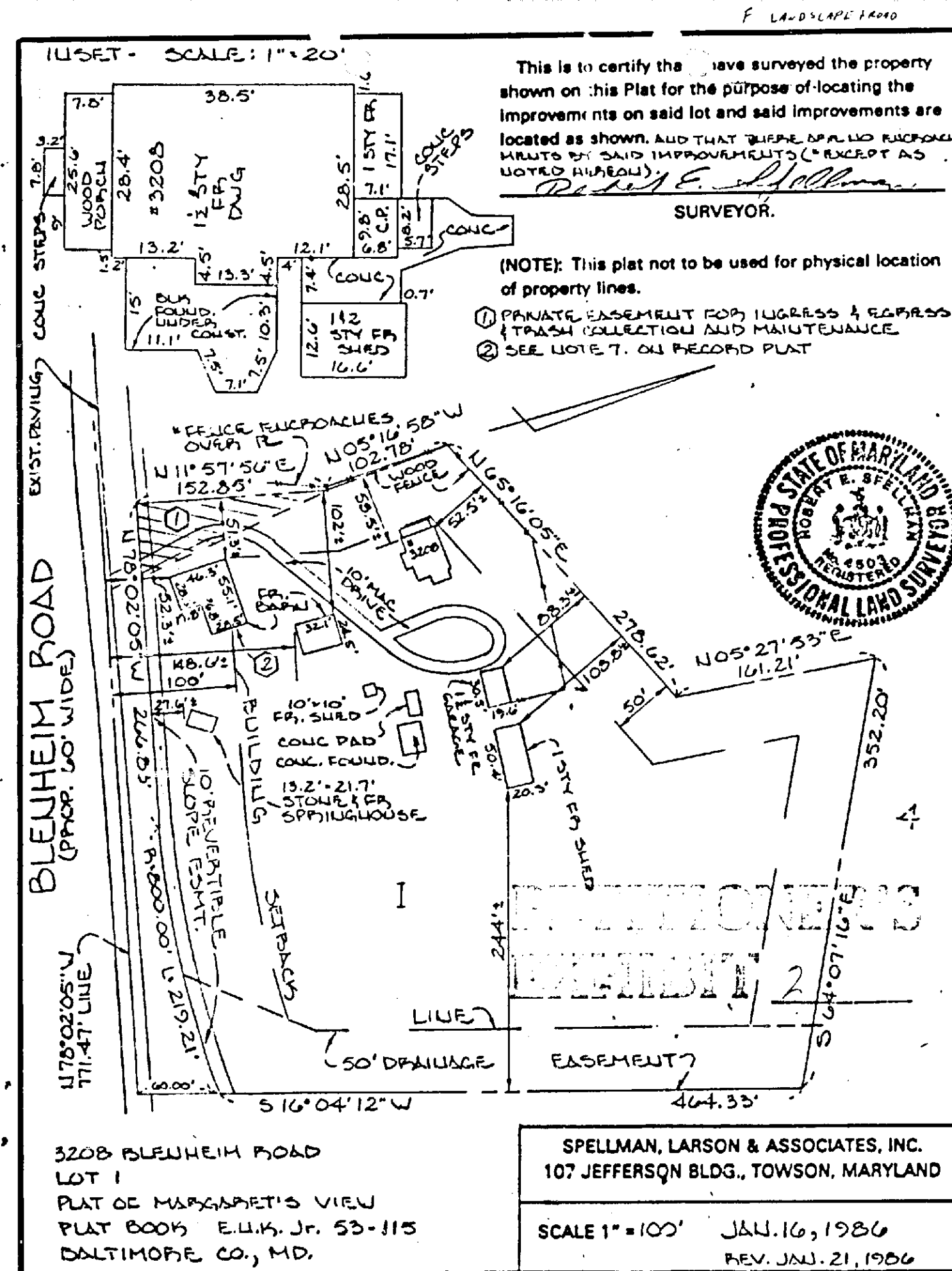
BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY



EXISTENCE
PROSE

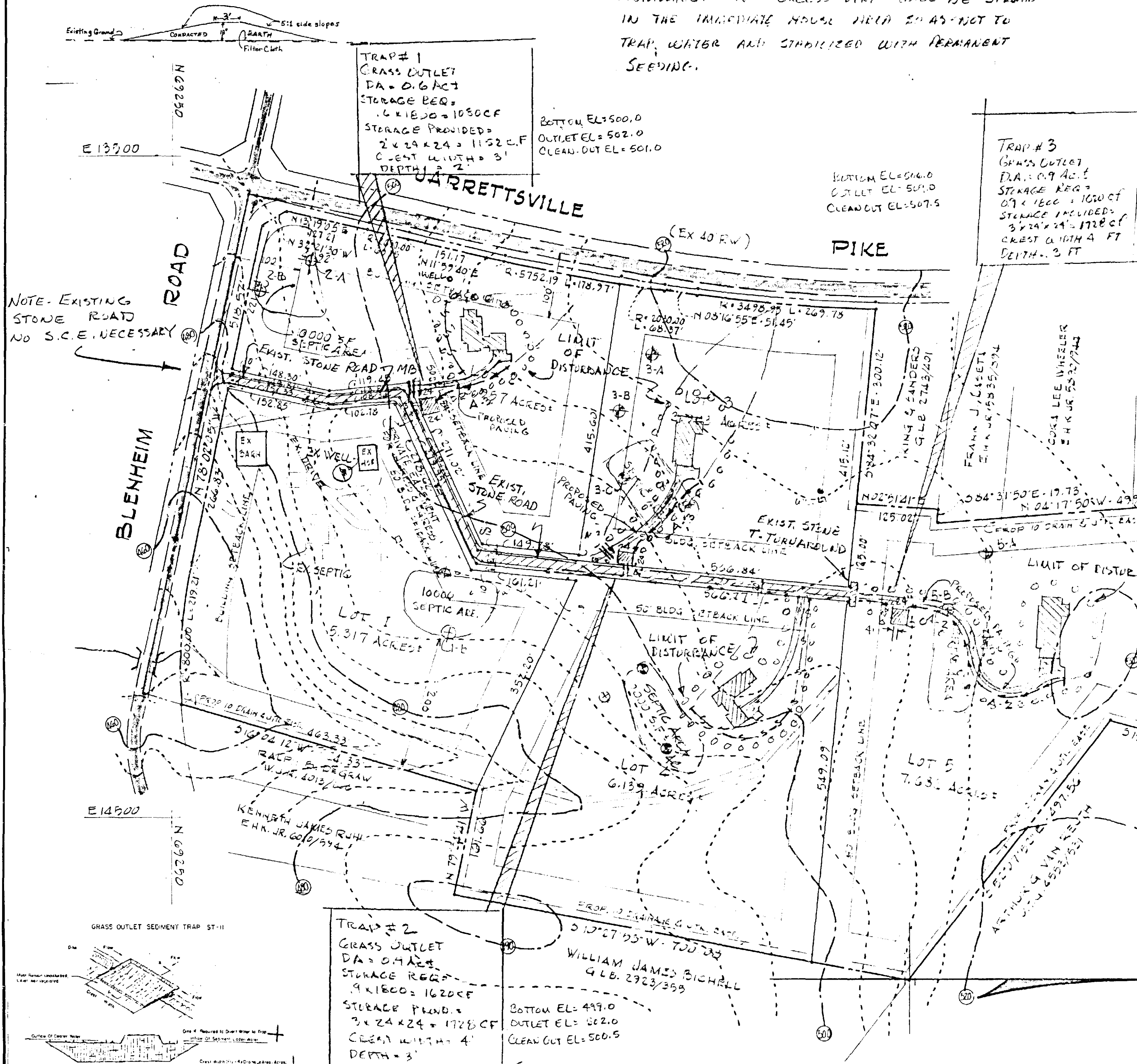


SCALE 1" = 25'



MOUNTABLE BERM (M3)

NOTE: STOCKPILING - EACH LOT WILL BE HANDLED INDIVIDUALLY - ALL EXCESS DIRT WILL BE SPREAD IN THE IMMEDIATE HOUSE AREA SO AS NOT TO TRAP WATER AND STABILIZED WITH PERMANENT SEEDING.



PERMANENT SEEDING NOTES

Seeding Operations: Loosen upper 3 inches of soil by raking, dragging or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 200 lbs. per acre 30-0-0 ureaform fertilizer (10 lbs./1000 sq. ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (25 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: - For the periods March 1 thru April 10, and August 1 thru October 15, seed with 40 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 tall fescue for the period May 1 thru July 31, seed with 40 lbs. of Kentucky 31 tall fescue per acre and 2 lbs. per acre (0.05 lbs./1000 sq. ft.) of creeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well aerated straw mulch and seed as soon as possible in the spring. Option (2) use seed, Option (3) seed with 40 lbs./acre Kentucky 31 tall fescue and mulch with 2 tons/acre well aerated straw.

Mulching: Apply 1 1/2 to 2 tons per acre (10 to 14 lbs./1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 20 gal. per acre 15 gal./1000 sq. ft. of emulsified asphalt on flat areas. Or 4 lbs./ac. 8 ft. or longer, use 30 gal. per acre (8 gal./1000 sq. ft.) for mow areas.

Maintenance: - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Seeding Operations: Loosen upper 3 inches of soil by raking, dragging or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

Seeding: For periods March 1 thru April 10 and from August 15 thru November 15, seed with 20 lbs. per acre of annual ryegrass (3.5 lbs./1000 sq. ft.). For the period from 1 thru August 14, seed with 3 lbs. per acre of creeping lovegrass (0.07 lbs./1000 sq. ft.). For the period November 16 thru February 28, protect site by mowing 2 times per year of well aerated straw mulch and seed as soon as possible in the spring of one year.

Mulching: Apply 1 1/2 to 2 tons per acre (10 to 14 lbs./1000 sq. ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 20 gal. per acre 15 gal./1000 sq. ft. of emulsified asphalt on flat areas. Or 4 lbs./ac. 8 ft. or longer, use 30 gal. per acre (8 gal./1000 sq. ft.) for mow areas.

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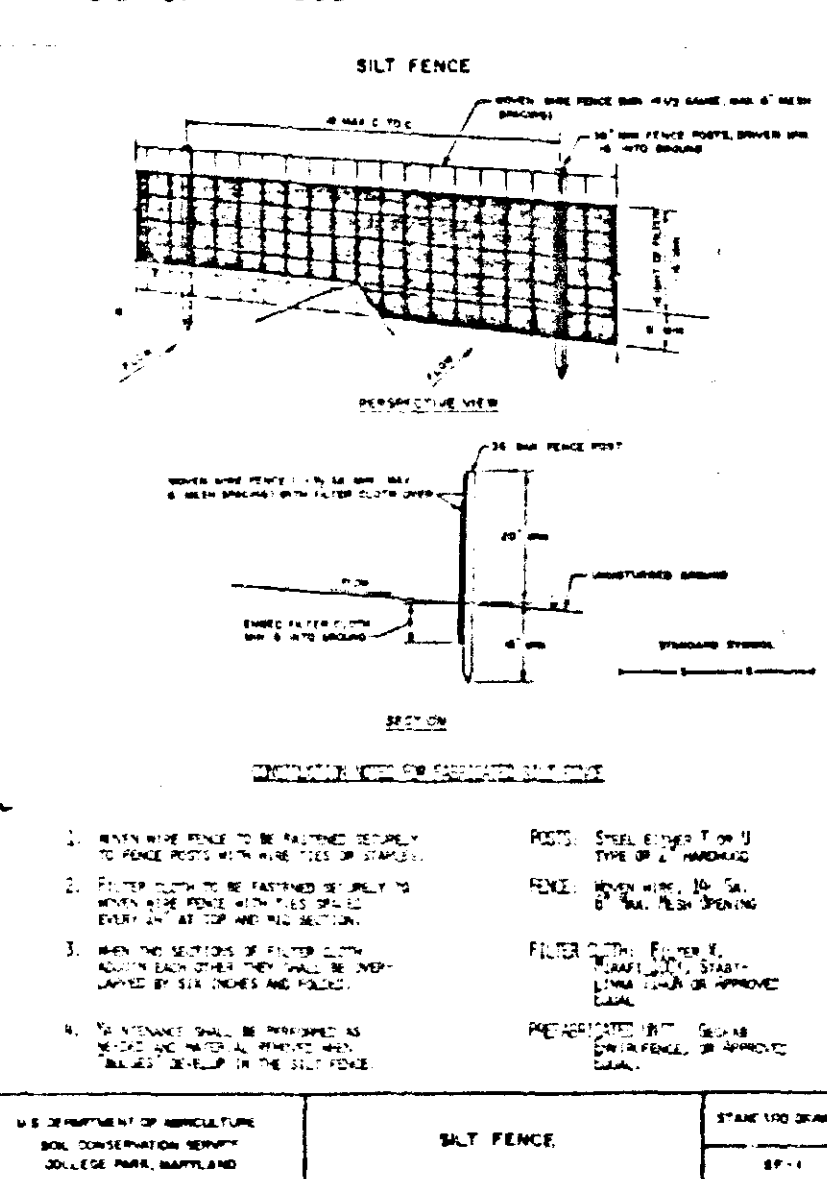
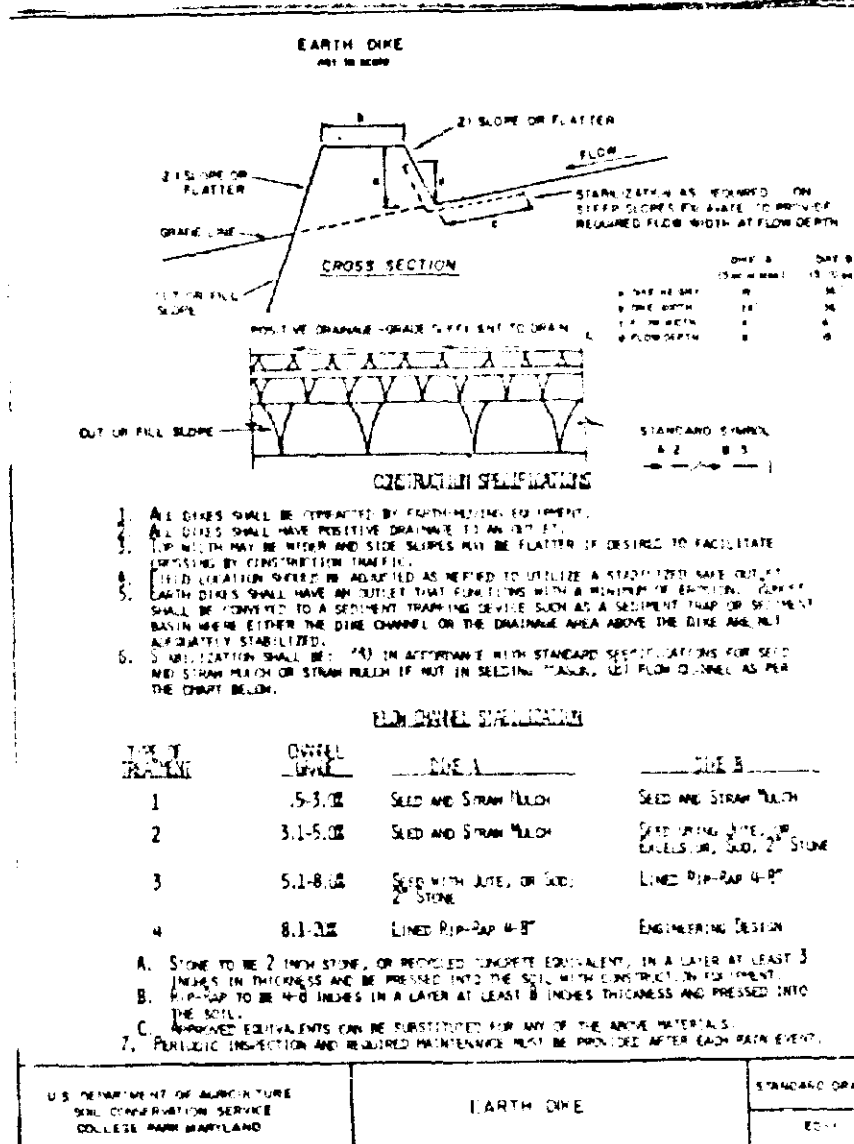
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- 4) Following initial soil disturbance or disturbance, permanent or temporary stabilization shall be completed within: a) seven calendar days as to the majority of all exposed soil, ditches, roads, ditches, permanent slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and b) fourteen days as to all other disturbed areas on graded areas on the project site.
- 5) Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.
- 6) Dust control will be provided for all disturbed areas. Refer to 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control, pp. 6-11 and 6-12, for acceptable methods and specifications for dust control.
- 7) Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.

LOCATION MAP

SCALE: 1"=1000'



COLL. MARK. 13CND. # 1924 - ELEV. 476.73
RAILROAD SIDE IN MACADAM ON S.E. SIDE
JACKETTSVILLE PIKE @ BLENHEIM ROAD.

LEGEND

- EXIST. CENTER
- IMP. GRADE
- PROPERTY LINE
- STRAW BALE DIKE
- GEARTH DIKE
- LIMIT OF DISTURBANCE
- DRAINAGE AREA = 127,500 SF
- 2.9 AC
- DISTURBED AREA = 45,800 SF
- (1.6 AC)

PRITIONER'S EXHIBIT 1

SEDIMENT CONTROL
&
GRADING PLAN
HOUSE AREAS & FARNANDLES

APPROVED FOR SUBMITTAL ON 12-12-85
097-1953-86
(S.D.)

OWNER/DEVELOPER'S CERTIFICATION

"I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project."

Owner/Developer (Name and Title) _____ Date _____

CERTIFICATION

"I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and "Standards and Specifications for Soil Erosion and Sediment Control." I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: _____ Ms. License No. _____ Date _____

Name: _____ (Printed)

OWNER AND DEVELOPER:

COLE CONSTRUCTION CO., INC.
8235 LAUREL DRIVE
BALTIMORE, MARYLAND 21234

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
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SITE PLAN
MARGARET'S VIEW
10TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100'
DATE: JULY 19, 1985
REV. 12-10-85 - 2nd REV. 4-1-1985 1st REV.
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