

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
 The Election District
 111 W. Chesapeake Avenue, Towson, Maryland 21204

CERTIFICATE OF PUBLICATION
 77035

Pikesville, Md., June 4, 1986

TO CERTIFY, that the annexed advertisement
 is published in the NORTHWEST STAR, a weekly
 newspaper published in Pikesville, Baltimore
 Maryland before the 24th day of
 June 1986

first publication appearing on the
 4th day of June, 1986

and publication appearing on the
 day of June, 1986

the third publication appearing on the
 day of June, 1986

THE NORTHWEST STAR

Phillip M. Heltman
 Manager

Cost of Advertisement \$20.00

Roger N. Powell, Esquire
 107 Old Court Road
 Baltimore, Maryland 21208

May 26, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S of Church Rd., 273' E of the c/l of
 Fieldstone Rd. (8910 Church Rd.)
 2nd Election District
 Lupton Construction & Building Co., Inc. - Petitioner
 Case No. 86-523-A

TIME: 10:00 a.m.

DATE: Tuesday, June 24, 1986

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

James E. Dyer
 Zoning Commissioner
 of Baltimore County

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

No. 013938

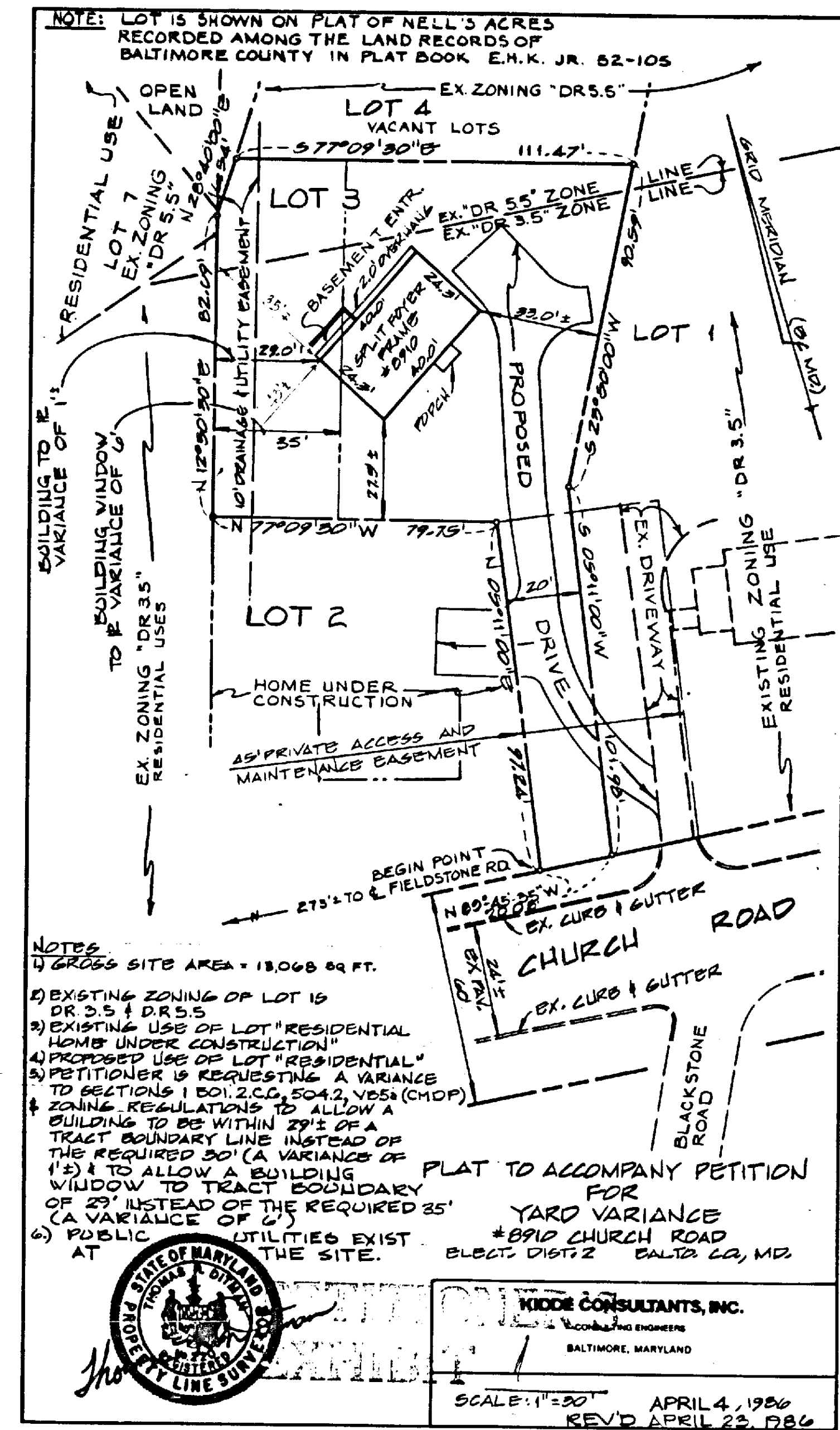
DATE: 6/24/86 ACCOUNT: 01-613

AMOUNT: \$ 35.00

RECEIVED FROM: Lupton Construction & Building Co., Inc.

FOR: Filing Fee for Variance Item 397

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner

Date: June 16, 1986

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

SUBJECT: Zoning Variance Petition Nos.

- 86-517-A Robert D. Howard, etux
- 86-518-A John M. Williams, etux
- 86-522-A Herman G. Ainschuetz, etux
- 86-523-A Lupton Construction & Building Co., Inc.
- 86-525-SpH B. J. Kirkwood & Co., Inc.
- 86-527-A Jeffrey Zuckerberg, etux

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
 Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: June 4, 1986

Posted for: Variance

Petitioner: Lupton Construction & Building Co., Inc.

Location of property: N/S of Church Rd., 273' E of the c/l of Fieldstone Rd. (8910 Church Rd.)

Location of Signs: In front of 8910 Church Road

Remarks: S. J. Dyer

Posted by: S. J. Dyer Signature Date of return: June 6, 1986

Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 16, 1986

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

000

Chairman

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

Mr. Charles A. Lupton, Jr., President
 Lupton Construction & Building Co., Inc.
 5312 Edmondson Avenue, Rear Building
 P.O. Box 25162
 Baltimore, Maryland 21229-0262

RE: Item No. 397 - Case No. 86-523-A
 Petitioner: Lupton Construction & Building Co., Inc.
 Variance Petition

Dear Mr. Lupton:

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:kkb

Enclosures

cc: Roger N. Powell, Esquire

Evans, Hagan & Moldefer, Inc.



BALTIMORE COUNTY
 ZONING DEPARTMENT
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

JUNE 2, 1986

Re: Zoning Advisory Hearing of MAY 6, 1986
 Item No. 397 - Lupton Construction & Building Co., Inc.
 Location: N/S Church Rd., 273' E of c/l of Fieldstone Rd.

- The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The lists 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 record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The drainage arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed development plan was approved by the Planning Board.
- ☒ The property is located in a deficient service area as defined by Capacity Use Certificate has been issued until a service is provided.
- ☒ The property is located in a deficient area as defined by a 10' level intersection is defined by S.D. 112-273, and as conditions change the re-evaluation must be made. The Public Services fees (local) comments:

cc: James Hagan

Eugene A. Dyer
 Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

May 20, 1986

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

Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lupton Construction and Building Co., Inc.

Location: N/S Church Rd, 273' E. of centerline Fieldstone Road

Item No.: 397

Zoning Agenda: Meeting of 5/6/86

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: Capt. Joseph Kelly 5/20/86
Planning Group
Special Inspection Division

Noted and
Approved:

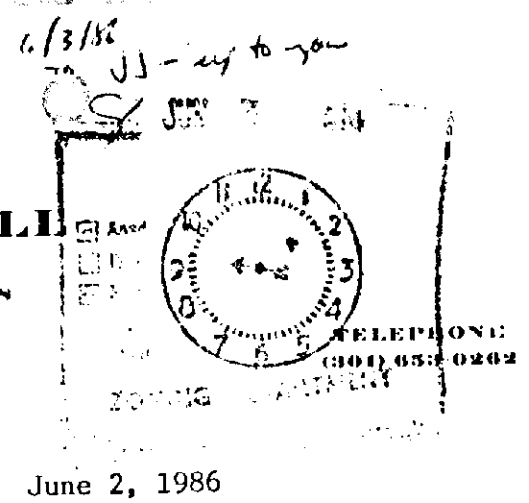
John F. O'Neill
Fire Prevention Bureau

/mb

86-2814

LAW OFFICES
ROGER N. POWELL
107 OLD COURT ROAD
PIKENVILLE, MARYLAND 21108

ROGER N. POWELL
COUNSEL
THEODORE P. WEINER



Arnold Jablon, Zoning Commission
Baltimore County
County Office Building
Towson, MD 21204

Re: Petition for Zoning Variance
Petition no: 86-523-A
Hearing date: Tuesday, June 24, 1986 - 10:00 A.M.
LUPTON CONSTRUCTION & BUILDING CO., INC.

Dear Mr. Jablon:

This will acknowledge the hearing notice scheduled in this case for the above captioned date and time.

Unfortunately, I have a previously trial commitment on that date at 8:45 A.M. in the case of Vanskiver vs. Barnes, a copy of the scheduling notice in regard to which is enclosed. My client, however, is desirous of having this matter resolved, to which end I would request that the matter be scheduled later during the day on the 24th in order that I may conclude my District Court case attending thereafter to this without the necessity of this case having to be postponed.

I thank you for your cooperation in this matter.

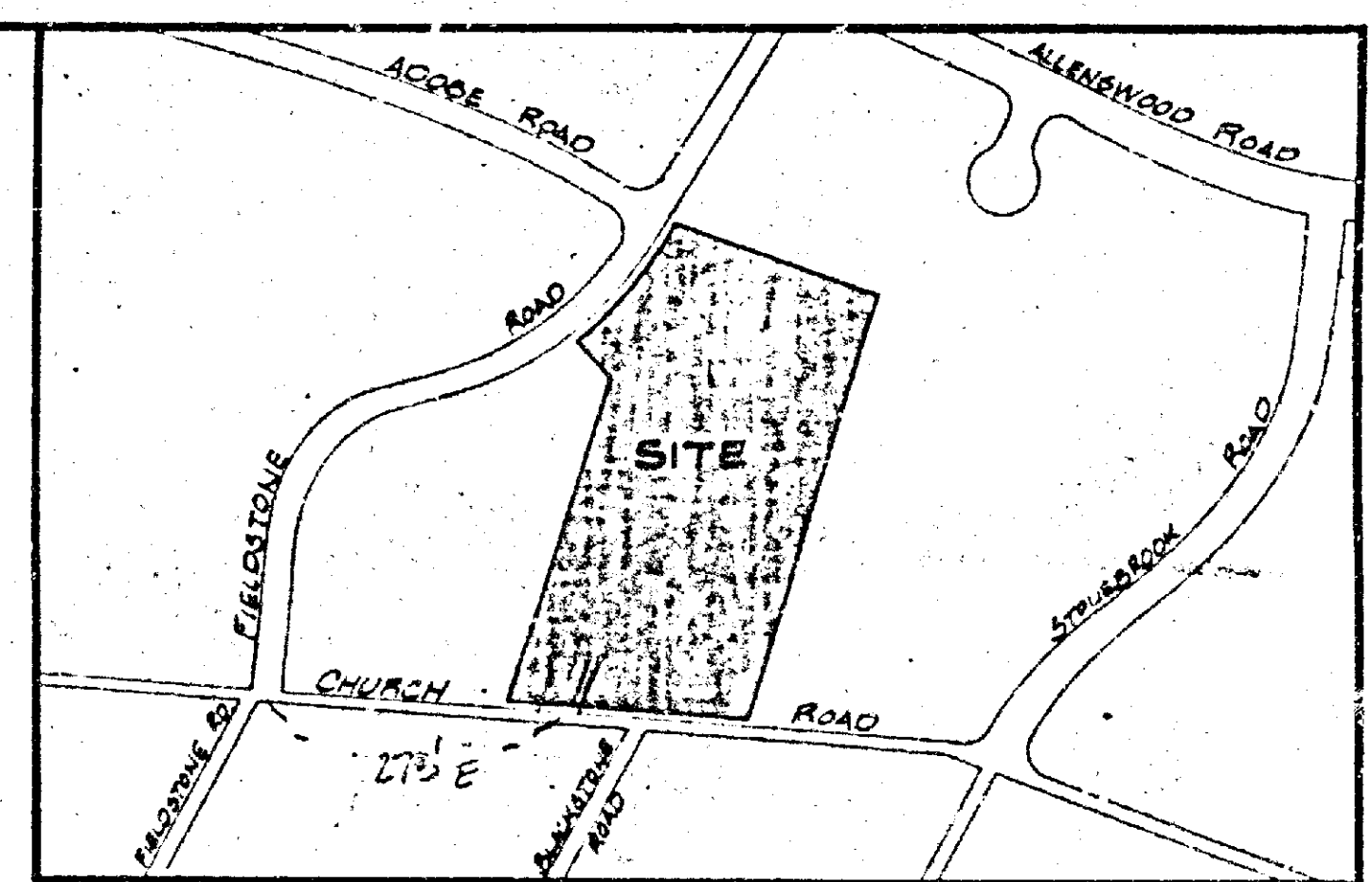
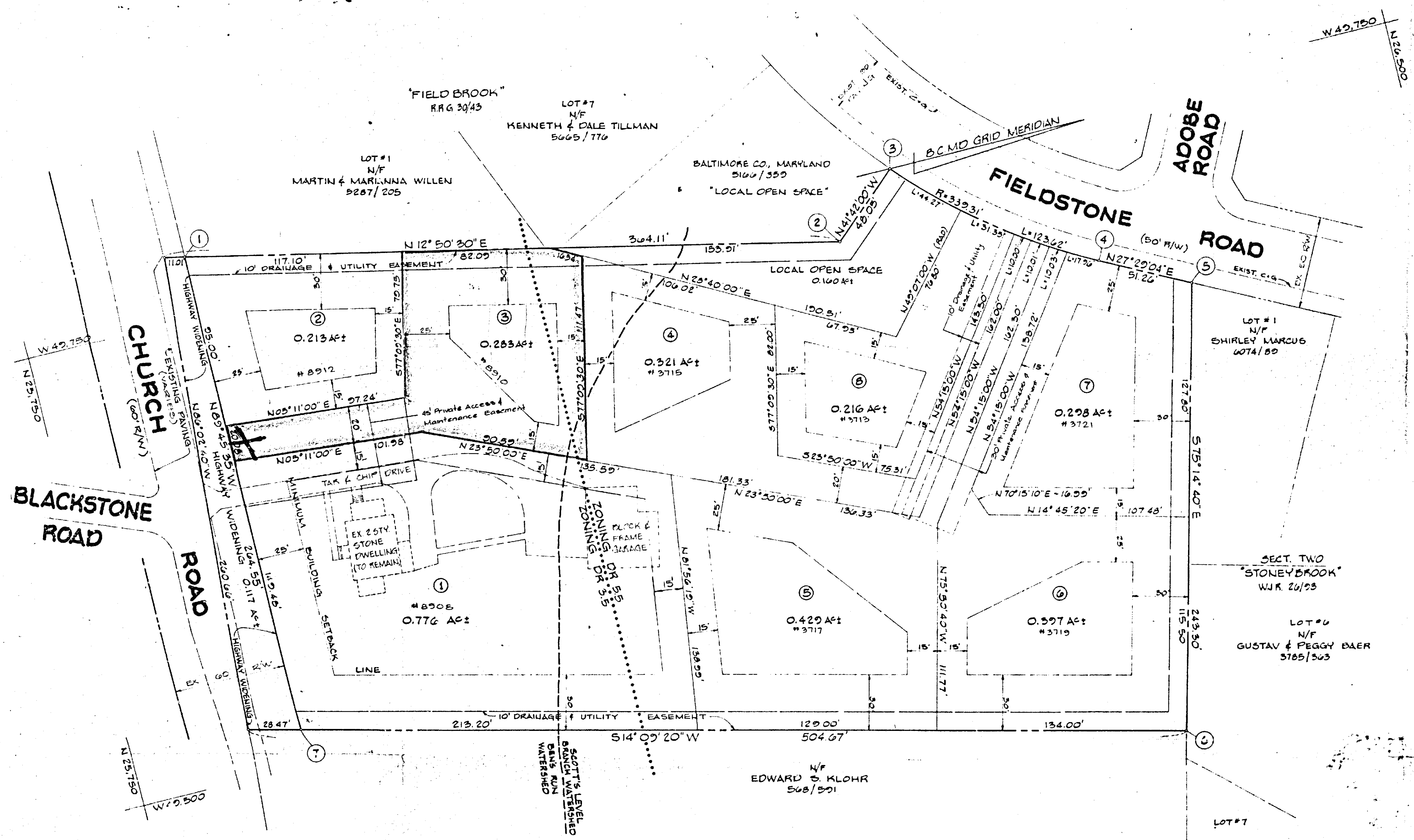
Very truly yours,

R. N. Powell
Roger N. Powell

RNP/ejl

*6/5/86 phone
to Powell
Have a representative of client
here at 10 AM, expect to
hear at 12:30*

COORDINATE DATA			CURVE DATA					
NE	NORTH	WEST	Nº-Nº	RAD.	TAN	CA	ARC	CHORD BRG. DIST.
1	25842.46	49784.30	3-4	532.31	62.50	20°52'28"	123.62	N57°55'18"E=122.54'
2	26187.73	49705.83						
3	26223.60	49737.79						
4	26320.58	49667.23						
5	26366.06	49658.57						
6	26304.09	49403.50						
7	25842.35	49519.75						



- GENERAL NOTES:**
1. TITLE AREA = 5.210 AC±
 2. NET AREA = 135,400 SF OR 3.108 AC±
 3. EXISTING ZONING - DR. B5 & DR. B5
 4. EXISTING USE - EX 2 STORY FRAME HOUSE ON 3.216 AC±
 5. TOTAL NUMBER OF DWELLING UNITS ALLOWED:
B5 = 1.21 AC± = 4.29 DWELLINGS
B5 = 2.01 AC± = 11.05 DWELLINGS - TOTAL = 15.28
 6. TOTAL NUMBER OF DWELLING UNITS PROVIDED - 1 EX DWELLING AND 7 PROPOSED DWELLING UNITS.
 7. LOCAL OPEN SPACE REQUIRED: 1.21 AC± x 5% = 0.056 AC±
2.01 AC± x 5% = 0.101 AC±
TOTAL = 0.157 AC±
 8. LOCAL OPEN SPACE PROVIDED - 4971.35 SF OR 0.100 AC± TO BE DEDICATED TO BALTIMORE COUNTY, MD.
 9. PARKING SPACE REQUIRED - 2 SPACES PER DWELLING UNIT OR 10 SPACES.
 10. PARKING SPACE PROVIDED - 2 SPACES PER DWELLING UNIT OR 10 SPACES.
 11. STORM WATER MANAGEMENT EXEMPTION APPROVED BY BALTIMORE CO, MD
 12. COUNCILMANIC DISTRICT = 2ND
 13. CENSUS TRACT = 4026.02
 14. WATERSHED - 27 SCOTT'S LEVEL BRANCH / 51 BEN'S RUN
 15. SUB SEWER SHED - G4
 16. FIELDSTONE ROAD AND CHURCH ROAD ARE PUBLIC ROADS AND R/W'S AND MAINTAINED BY BALTIMORE COUNTY.
 17. FIELDSTONE AND CHURCH ROADS HAVE EXISTING WATER AND SEWER
 18. REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET R/W LINE ONLY AND NOT ONTO THE PANHANDLE DRIVEWAY.
 19. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
 20. FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
 21. THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 22. THE INFORMATION SHOWN MAY BE SUPERSEDED BY SUBSEQUENT OR AMENDED PLAT.
 23. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND DEPT. OF PUBLIC WORKS.
 24. DOCUMENTS FOR MAINTENANCE OF THE PANHANDLE ROAD WILL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT.
 25. WIDENING AREA = 0.117 AC±
 26. TITLE REFERENCE: PATTON DEVELOPMENT COMPANY ENGINEERS 4415/461
 27. CRQ PLAN APPROVED 1/24/82.

**PLAT OF
NELL'S ACRES**
NORTH SIDE OF CHURCH ROAD
2ND ELECTION DISTRICT, BALTIMORE CO, MD.

FOR
**PATTON DEVELOPMENT
COMPANY**
P.O. BOX 317
SYKESVILLE, MD. 21784
(301) 795-2319

Filed for record
Date FEB 25 1985
Trust
E.H.K. JR. 52 FC. 105

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING/ZONING
BY: *[Signature]*
DATE: 2/10/85

APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BY: *[Signature]*
DATE: 1/19/85

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
BY: *[Signature]*
DATE: 1/19/85

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

*11049 N 25821.84 W 42212.73
*11050 N 25805.95 W 50000.87

SURVEYOR'S CERTIFICATE:
I, GERALD F. MILLER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1874), AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF.

OWNER'S CERTIFICATE
WE, THE OWNER(S) OF THE PROPERTY SHOWN HEREON DO HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1874) AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF HAVE BEEN COMPLIED WITH.

PATTON DEVELOPMENT CO.
OWNER OF LAND SHOWN HEREON
BY: *[Signature]*



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS & ENGINEERS
8013 BELAIR ROAD - BALTIMORE, MD. 21236
(301) 668-1501

DATE: NOV. 2, 1984 SCALE: 1"=30'

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
 The Election District
 111 W. Chesapeake Avenue, Towson, Maryland 21204
 LOCATION: North Side of Church Road, 273' E of the c/l of Fieldstone Rd. (8910 Church Rd.)
 DATE AND TIME: Tuesday, June 24, 1986
 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION
 77035

Pikesville, Md., June 4, 1986

TO CERTIFY, that the annexed advertisement
 is published in the NORTHWEST STAR, a weekly
 or published in Pikesville, Baltimore
 Maryland before the 24th day of
 June 1986

st publication appearing on the
 4th day of June, 1986

nd publication appearing on the
 day of June, 1986

the third publication appearing on the
 day of June, 1986

THE NORTHWEST STAR

Phillip H. H. H.
 manager

Cost of Advertisement \$20.00

Roger N. Powell, Esquire
 107 Old Court Road
 Baltimore, Maryland 21208

May 26, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S of Church Rd., 273' E of the c/l of
 Fieldstone Rd. (8910 Church Rd.)
 2nd Election District
 Lupton Construction & Building Co., Inc. - Petitioner
 Case No. 86-523-A

TIME: 10:00 a.m.

DATE: Tuesday, June 24, 1986

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

AJ:med

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

No. 013938

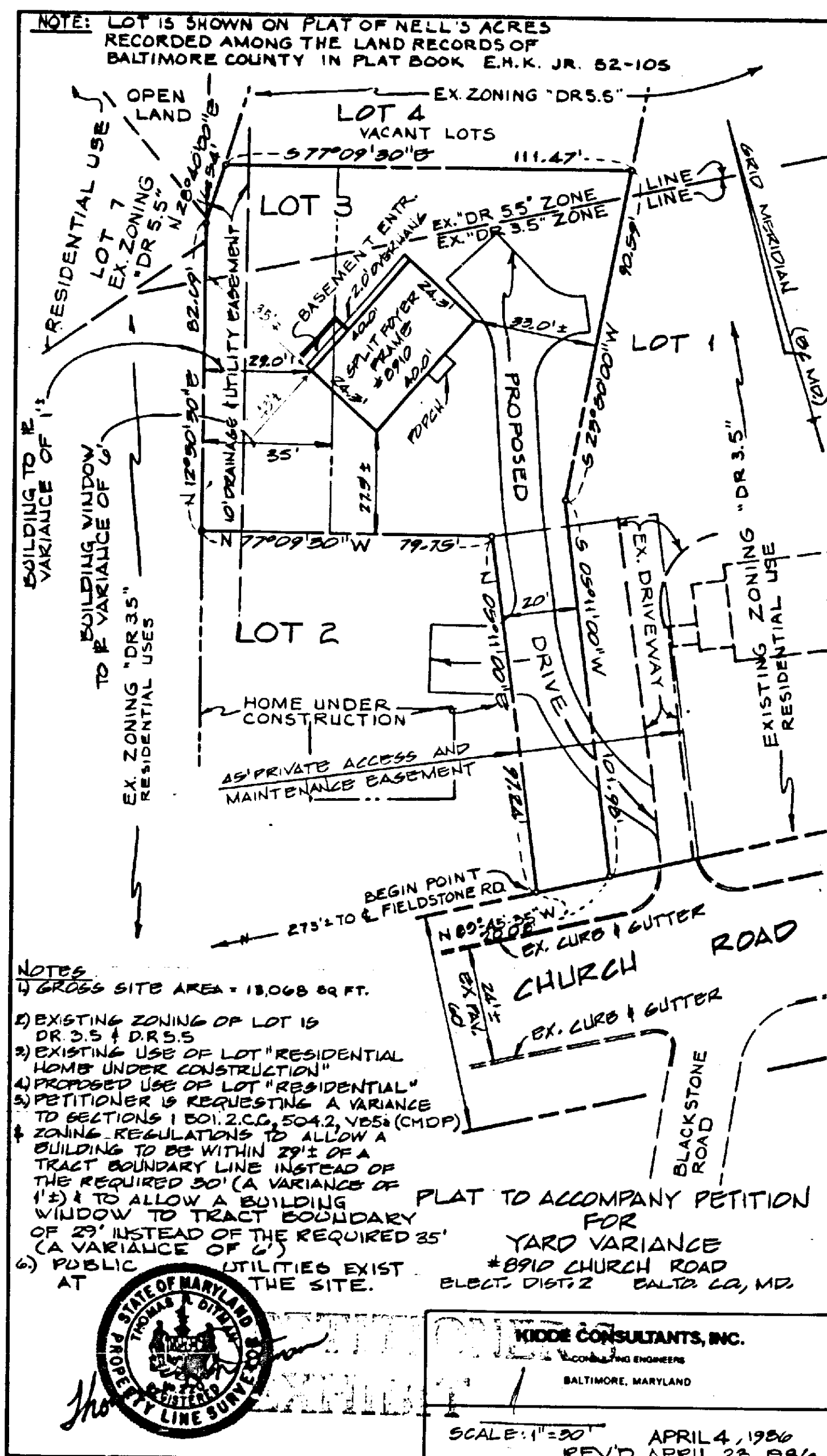
DATE: 4/24/86 ACCOUNT: 01-613

AMOUNT: \$ 35.00

RECEIVED FROM: Lupton Construction & Building Co., Inc.

FOR: Filing Fee for Variance Item 397

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner

Date: June 16, 1986

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

SUBJECT: Zoning Variance Petition Nos.

86-517-A Robert D. Howard, etux
 86-518-A John M. Williams, etux
 86-522-A Herman G. Ainschuetz, etux
 86-523-A Lupton Construction & Building Co., Inc.
 86-525-SpH B. J. Kirkwood & Co., Inc.
 86-527-A Jeffrey Zuckerberg, etux

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
 Director, Office of Planning & Zoning

NEG:JGH:bjs

CPS-008

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: June 4, 1986

Posted for: Variance

Petitioner: Lupton Construction & Building Co., Inc.

Location of property: N/S of Church Rd. 273' E of the c/l of Fieldstone Rd. (8910 Church Rd.)

Location of Signs: In front of 8910 Church Road

Remarks: S. J. Dyer

Posted by: S. J. Dyer Signature Date of return: June 6, 1986

Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 16, 1986

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

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Charles A. Lupton, Jr., President
 Lupton Construction & Building Co., Inc.
 5312 Edmondson Avenue, Rear Building
 P.O. Box 25162
 Baltimore, Maryland 21229-0262

RE: Item No. 397 - Case No. 86-523-A
 Petitioner: Lupton Construction & Building Co., Inc.
 Variance Petition

Dear Mr. Lupton:

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, Chairman
 Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Roger N. Powell, Esquire

Evans, Hagan & Moldefer, Inc.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this
 21st day of May, 1986.

ARNOLD JABLON
 Zoning Commissioner

Received by: James E. Dyer

Petitioner: Lupton Construction & Building Co., Inc.
 Petitioner's Attorney: Roger N. Powell, Esquire

Chairman, Zoning Plans
 Advisory Committee



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

June 2, 1986

Re: Zoning Advisory Hearing of May 4, 1986
 Item 397 - Lupton Construction & Building Co., Inc.
 Location: N/S Church Rd. 273' E of c/l of Fieldstone Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The lists 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 record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The drainage arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed development plan was approved by the Planning Board.
- ☒ The property is located in a deficient service area as defined by Capacity Use Certificate has been issued until a service is provided.
- ☒ The property is located in a deficient area as defined by a 10' level intersection is defined by 2111 12-27, and is conditions change the re-evaluated annually by the County Council.
- ☒ Occasional comments:

cc: James Hagan

Eugene A. Dyer
 Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

May 20, 1986

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

Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lupton Construction and Building Co., Inc.

Location: N/S Church Rd, 273' E. of centerline Fieldstone Road

Item No.: 397

Zoning Agenda: Meeting of 5/6/86

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: Capt. Joseph Kelly 5/20/86
Planning Group
Special Inspection Division

Noted and
Approved:

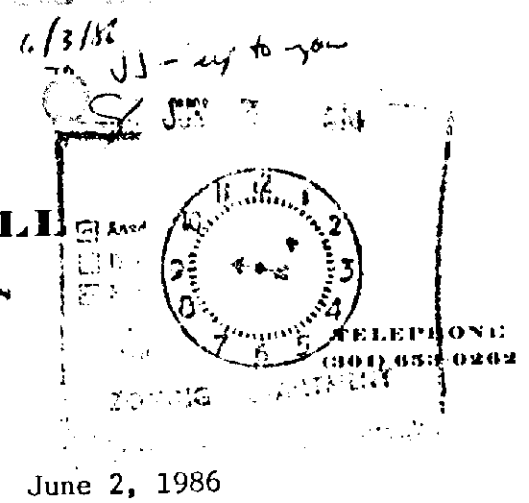
John F. O'Neill
Fire Prevention Bureau

/mb

86-2814

LAW OFFICES
ROGER N. POWELL
107 OLD COURT ROAD
PIKENVILLE, MARYLAND 21108

ROGER N. POWELL
COUNSEL
THEODORE P. WEINER



Arnold Jablon, Zoning Commission
Baltimore County
County Office Building
Towson, MD 21204

Re: Petition for Zoning Variance
Petition no: 86-523-A
Hearing date: Tuesday, June 24, 1986 - 10:00 A.M.
LUPTON CONSTRUCTION & BUILDING CO., INC.

Dear Mr. Jablon:

This will acknowledge the hearing notice scheduled in this case for the above captioned date and time.

Unfortunately, I have a previously trial commitment on that date at 8:45 A.M. in the case of Vanskiver vs. Barnes, a copy of the scheduling notice in regard to which is enclosed. My client, however, is desirous of having this matter resolved, to which end I would request that the matter be scheduled later during the day on the 24th in order that I may conclude my District Court case attending thereafter to this without the necessity of this case having to be postponed.

I thank you for your cooperation in this matter.

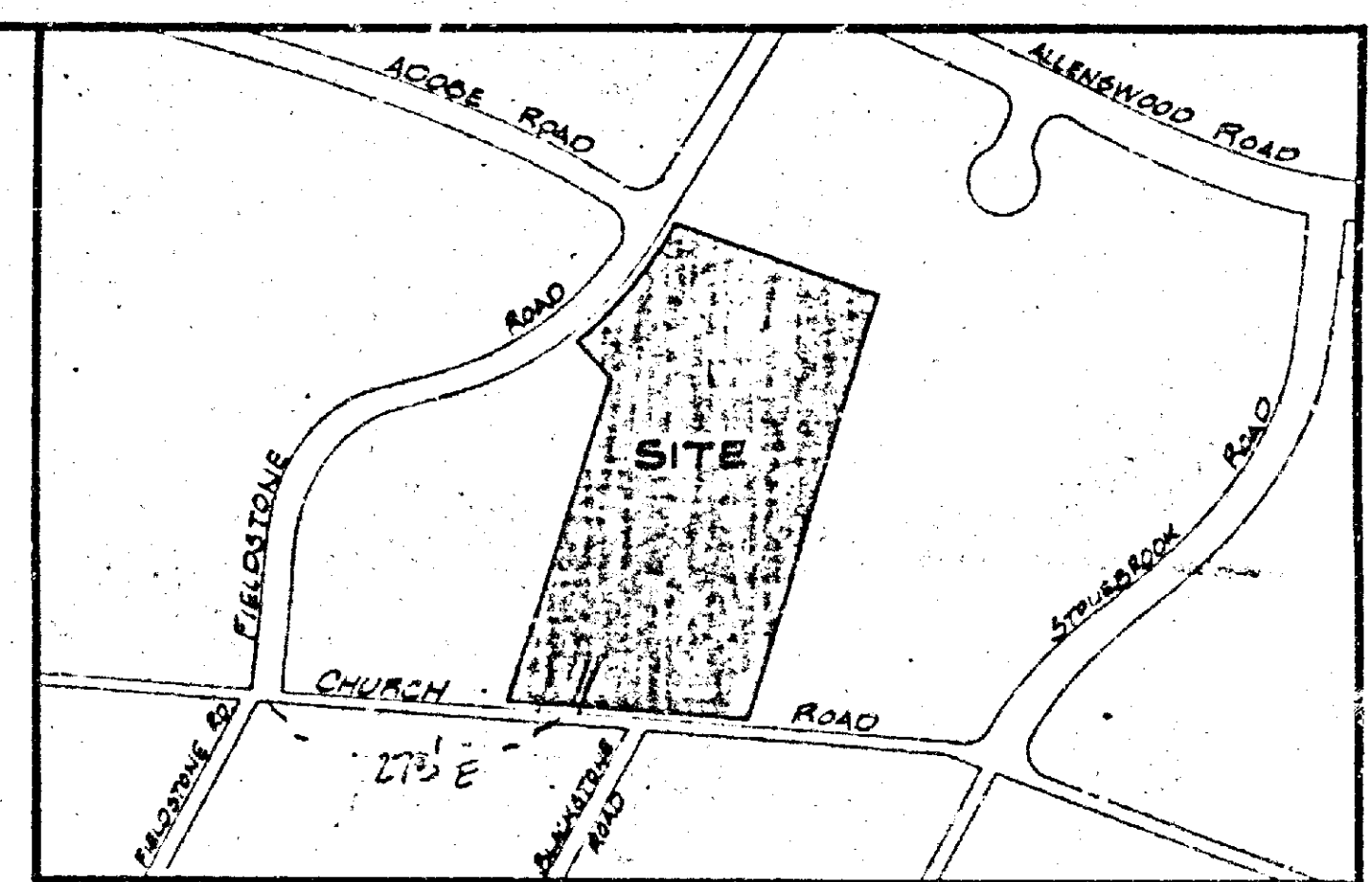
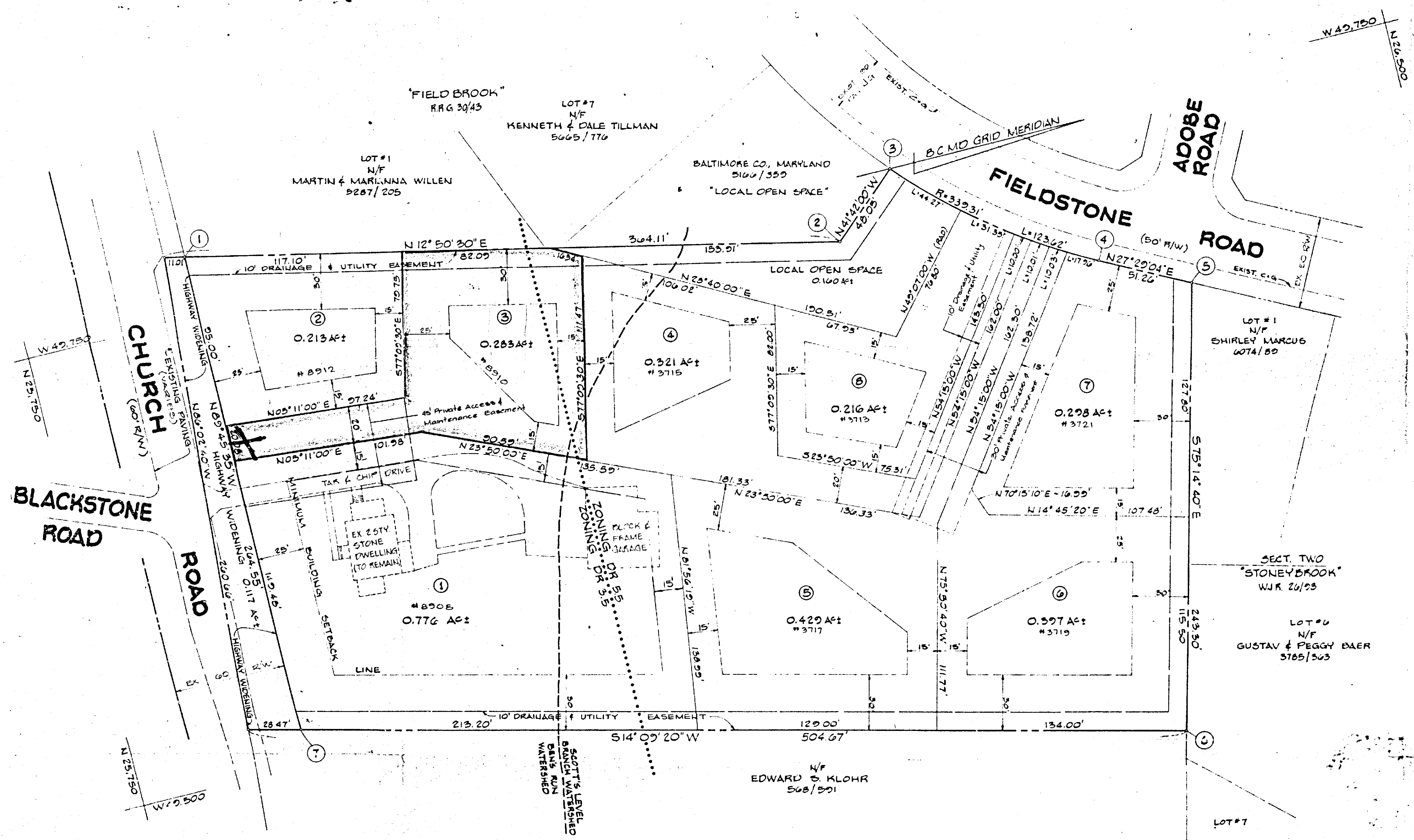
Very truly yours,

R. N. Powell
Roger N. Powell

RNP/ejl

*6/5/86 phone
to Powell
Have a representative of client
here at 10 AM, expect to
hear at 12:30*

COORDINATE DATA			CURVE DATA					
NE	NORTH	WEST	Nº-Nº	RAD.	TAN	CA	ARC	CHORD BEG. DIST.
1	25842.46	49784.30	3-4	532.31	62.50	20°52'28"	123.62	N 57°55'16" E = 122.54'
2	26187.73	49705.83						
3	26223.60	49737.79						
4	26320.58	49667.23						
5	26366.06	49658.57						
6	26304.09	49403.50						
7	25842.35	49519.75						



- GENERAL NOTES:**
1. TITLE AREA = 5.210 AC±
 2. NET AREA = 135,400 SF OR 3.108 AC±
 3. EXISTING ZONING - DR. B5 & DR. B5
 4. EXISTING USE - EX 2 STORY FRAME HOUSE ON 3.216 AC±
 5. TOTAL NUMBER OF DWELLING UNITS ALLOWED:
B5 = 1.21 AC± = 4.29 DWELLINGS
B5 = 2.01 AC± = 11.05 DWELLINGS - TOTAL = 15.28
 6. TOTAL NUMBER OF DWELLING UNITS PROVIDED - 1 EX DWELLING AND 7 PROPOSED DWELLING UNITS.
 7. LOCAL OPEN SPACE REQUIRED: 1.21 AC± x 5% = 0.056 AC±
2.01 AC± x 5% = 0.101 AC±
TOTAL = 0.157 AC±
 8. LOCAL OPEN SPACE PROVIDED - 4971.37 SF OR 0.100 AC± TO BE DEDICATED TO BALTIMORE COUNTY, MD.
 9. PARKING SPACE REQUIRED - 2 SPACES PER DWELLING UNIT OR 10 SPACES.
 10. PARKING SPACE PROVIDED - 2 SPACES PER DWELLING UNIT OR 10 SPACES.
 11. STORM WATER MANAGEMENT EXEMPTION APPROVED BY BALTIMORE CO, MD
 12. COUNCILMANIC DISTRICT = 2ND
 13. CENSUS TRACT = 4026.02
 14. WATERSHED - 27 SCOTT'S LEVEL BRANCH / 51 BEN'S RUN
 15. SUB SEWER SHED - G4
 16. FIELDSTONE ROAD AND CHURCH ROAD ARE PUBLIC ROADS AND R/W'S AND MAINTAINED BY BALTIMORE COUNTY.
 17. FIELDSTONE AND CHURCH ROADS HAVE EXISTING WATER AND SEWER
 18. REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET R/W LINE ONLY AND NOT ONTO THE PANHANDLE DRIVEWAY.
 19. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
 20. FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
 21. THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 22. THE INFORMATION SHOWN MAY BE SUPERSEDED BY SUBSEQUENT OR AMENDED PLAT.
 23. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND DEPT. OF PUBLIC WORKS.
 24. DOCUMENTS FOR MAINTENANCE OF THE PANHANDLE ROAD WILL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT.
 25. WIDENING AREA = 0.117 AC±
 26. TITLE REFERENCE: PATTON DEVELOPMENT COMPANY ENGINEERS 4415/461
 27. CRQ PLAN APPROVED 1/24/82.

**PLAT OF
NELL'S ACRES**
NORTH SIDE OF CHURCH ROAD
2ND ELECTION DISTRICT, BALTIMORE CO, MD.

FOR
**PATTON DEVELOPMENT
COMPANY**
P.O. BOX 317
SYKESVILLE, MD. 21784
(301) 795-2319

Filed for record
Date FEB 25 1985
Trust
E.H.K. JR. 52 FC. 105

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING/ZONING
BY: *[Signature]*
DATE: 2/10/85

APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BY: *[Signature]*
DATE: 1/19/85

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
BY: *[Signature]*
DATE: 1/19/85

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

*11049 N 25821.84 W 42212.73
*11050 N 25805.95 W 50000.87

SURVEYOR'S CERTIFICATE:

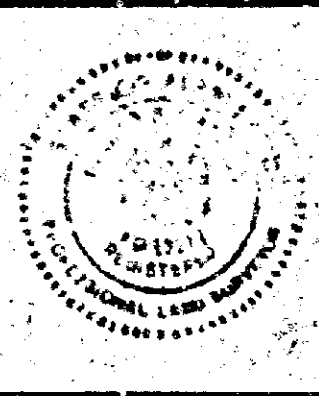
I, GERALD F. MILLER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF.

[Signature]

OWNER'S CERTIFICATE

WE, THE OWNER(S) OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF HAVE BEEN COMPLIED WITH.

PATTON DEVELOPMENT CO.
OWNER OF LAND SHOWN HEREON
BY: *[Signature]*



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS & ENGINEERS
8013 BELAIR ROAD - BALTIMORE, MD. 21236
(301) 668-1551

[Signature]
DATE: NOV. 2, 1984 SCALE: 1"=30'