

87-2-A
#403

E/S of Windsor Mill Rd., 265' N of the c/1 of
Pine Ave. (7408 Windsor Mill Rd.)

2nd Elec. Dist.

6/2/86

Variance - filing fee \$100.00 - Robert F. Wallace

6/2/86

Hearing set for 7/7/86, at 10:00 a.m.

7/7/86

Advertising and Posting - \$61.75

7/8/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a front yard setback of 21' from the street right-of-way line in lieu of the required average setback of 73' is GRANTED with conditions.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of July, 1986, that the Petition for Zoning Variance to permit a front yard setback of 21 feet from the street right of way line instead of the required average setback of 73 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

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


Zoning Commissioner of
Baltimore County

AJ/srl

cc: G. Warren Mix, Esquire

People's Counsel

403 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 303.2 (Front yard depths and business zones) to allow a setback of 21 feet from the street right of way line instead of the required average setback of 73 feet, a total Variance of 52 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Physically impossible to comply with set back requirements of zoning regulations relating to averaging the setbacks of adjacent buildings. Such variance will not be detrimental to the health, safety or general welfare of the community.

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

I, or we, agree to pay expenses of above Variance advertisement, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

G. Warren Mix

(Type or Print Name)

Signature

706 Washington Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 825-1517

Legal Owner(s):

ROBERT F. WALLACE

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

G. Warren Mix

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: 825-1517

Address

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City and State

Attorney's Telephone No.: 825-1517

Address

City and State

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
0.57 ACRE, MORE OR LESS, PARCEL
7408 WINDSOR MILL ROAD
2ND ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

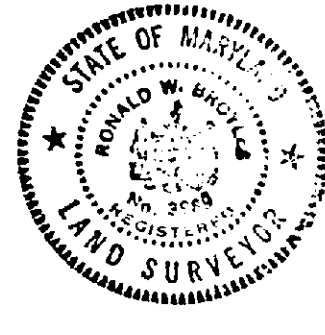
This description is for a yard variance in a "BL" and "BM" zone.

BEGINNING FOR THE SAME on the east side of Windsor Mill Road 265 feet, more or less, north of the center line of Pine Avenue at the point of intersection with the north right-of-way line of Windsor Mill Road; thence binding on the north side of Windsor Mill Road as proposed to be widened the four following courses and distances: (1) North 54 degrees 31 minutes 15 seconds West 43.29 feet, (2) North 48 degrees 55 minutes 17 seconds West 50.99 feet, (3) North 60 degrees 13 minutes 53 seconds West 24.33 feet, thence by a curve to the left (4) with a radius of 3,849.72 and an arc length of 21.66 feet, thence leaving Windsor Mill Road as proposed to be widened (5) North 29 degrees 03 minutes 20 seconds East 174.14 feet, thence (6) South 48 degrees 28 minutes 00 seconds East 150.45 feet, thence (7) South 38 degrees 31 minutes 00 seconds West 176.00 feet to the place of beginning.

CONTAINING 0.57 acres of land, more or less.

RLS/lc

February 14, 1986



OFFICE COPY

PETITION FOR ZONING VARIANCE

2nd Election District

Case No. 87-2-A

LOCATION: East Side of Windsor Mill Road, 265 feet North of the Centerline of Pine Avenue (7408 Windsor Mill Road)

DATE AND TIME: Monday, July 7, 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 Zoning Variance to permit a front yard setback of 21 feet from the street right of way line in lieu of the required average of 73 feet

Being the property of Robert F. Wallace, 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 JARLOM
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Windsor Mill Rd. : OF BALTIMORE COUNTY
265' N of C/L of Pine :
Ave. (7408 Windsor Mill :
Rd.), 2nd District :
ROBERT F. WALLACE, : Case No. 87-2-A
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to G. Warren Mix, Esquire, 706 Washington Ave., Towson, Maryland 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

G. Warren Mix, Esquire
706 Washington Avenue
Towson, Maryland 21204

June 3, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S of Windsor Mill Rd., 265' N of the
c/l of Pine Ave. (7408 Windsor Mill Rd.)
2nd Election District
Robert F. Wallace - Petitioner
Case No. 87-2-A

TIME: 10:00 a.m.

DATE: Monday, July 7, 1986

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

Arnold Jarlom
Zoning Commissioner
of Baltimore County

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

DATE: 6/18/86 ACCOUNT: 01-615

AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE
PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-2-A
LOCATION: East Side of Windsor Mill Road, 265 feet North of the Centerline of Pine Avenue (7408 Windsor Mill Road)
DATE AND TIME: Monday, July 7, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
Being the property of Robert F. Wallace, as shown on plat plan filed with the Zoning Office.

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 7th day of July 19 86 the first publication appearing on the 18th day of June 19 86 the second publication appearing on the day of 19 the third publication appearing on the day of 19

THE NORTHWEST STAR

Phyllis Cole Friedman
Manager

Cost of Advertisement \$22.00

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

ARNOLD JARLOM
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 1, 1986

G. Warren Mix, Esquire
706 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
E/S of Windsor Mill Rd., 265' N of the c/l of Pine Ave.
(7408 Windsor Mill Rd.)
2nd Election District
Robert F. Wallace - Petitioner
Case No. 87-2-A

Dear Mr. Mix:

This is to advise you that \$61.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Do not remove sign from property from the time it is placed by this office until it has been removed by the owner.

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

DATE: 7/1/86 ACCOUNT: 01-615

AMOUNT: \$ 61.75

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: June 13, 1986
Posted for: Variance
Petitioner: Robert F. Wallace
Location of property: E/S of Windsor Mill Rd., 265' N of the c/l of Pine Ave. (7408 Windsor Mill Rd.)
Location of Sign: E/S of Windsor Mill Rd., on front of subject property 7408
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1 Date of return: June 30, 1986

6/22/87

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 19, 1986.

THE JEFFERSONIAN,
Publisher

Cost of Advertising
24.75

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 day of June, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: Robert F. Wallace
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner
Date: June 23, 1986

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

SUBJECT: Zoning Variance Petition No. 87-2-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of this request.

NEG:JGH:bjs

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

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 403 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert F. Wallace
Location: E/S Windsor Mill Road, 265 feet N of c/l Pine Avenue
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

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

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

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

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

5. All the Group except B-3 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-3 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 101. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. 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 101 and 505 and have your Architect/Engineer contact this department.

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

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with 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 the Group is from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.

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

10. Comments: See Section 313.0 for separation of mixed uses. Comply to Table 501 for height and area, and table 101 for construction type. Provide handicapped curb cuts, signs, etc.

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting page 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dyer
Director, Building Plans Review

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 20, 1986

Mr. Robert F. Wallace
3036 Rolling Road
Baltimore, Maryland 21207

RE: Item No. 403 - Case No. 87-2-A
Petitioner: Robert F. Wallace
Petition for Zoning Variance

Dear Mr. Wallace:

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, Inc.
James E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures

cc: G. Warren Mix, Esquire
Ridde Consultants

BALTIMORE COUNTY
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: Robert F. Wallace
Location: E/S Windsor Mill Rd., 265' N. of centerline of Pine Avenue
Item No.: 403
Zoning Agenda: Meeting of 5/20/86

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 comment at this time.

REVIEWER: [Signature]
Noted and Approved: [Signature]
Special Inspection Division

/mb

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

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

June 17, 1986

Re: Zoning Advisory Meeting of May 20, 1986
Item # 403
Property Owner: ROBERT F. WALLACE
Location: E/S OF WINDSOR MILL RD.,
265' N. OF C/L PINE AVE.
(7408 WINDSOR MILL RD.)

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 record plat will be required and must be recorded prior to issuance of a building permit.

() The access is not satisfactory.

() The circulation on this site is not satisfactory.

() The parking arrangement is not satisfactory.

() 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 22-58 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.

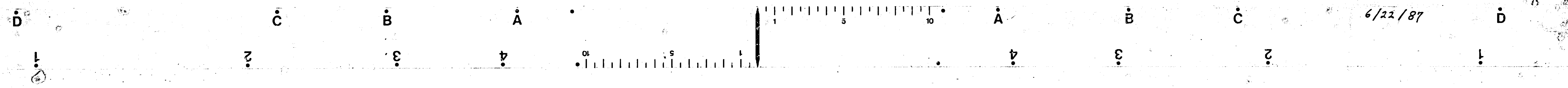
(X) Annotations: "Not Conforming with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____."

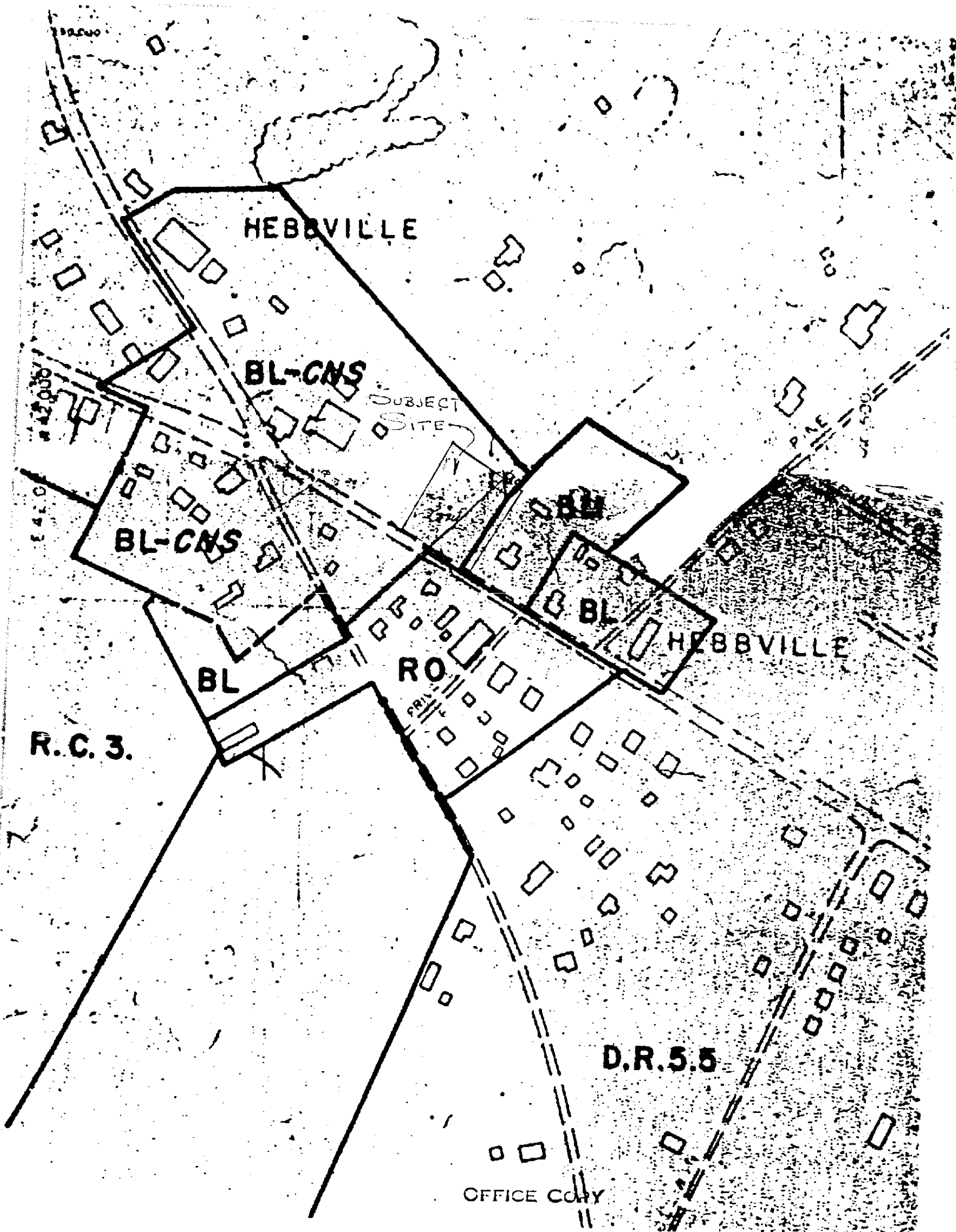
() The property is located in a traffic area controlling by a "D" level intersection as defined by Bill 112-79, and as conditions change the re-evaluation must be made by the County Council.

(X) Additional comments:
A VARIANCE OF CRG PLAN/PROCESS WAS
APPROVED BY THE PLANNING BOARD ON 3/20/86
SEE FILE # W-86-01 FOR HEAVYVILLE
RETAIL CENTER)

cc: James Howell

Eugene A. Roper
Chief, Current Planning and Development





HEBBVILLE

BL-CMS

SUBJECT SITE

BL-CMS

BL

RO

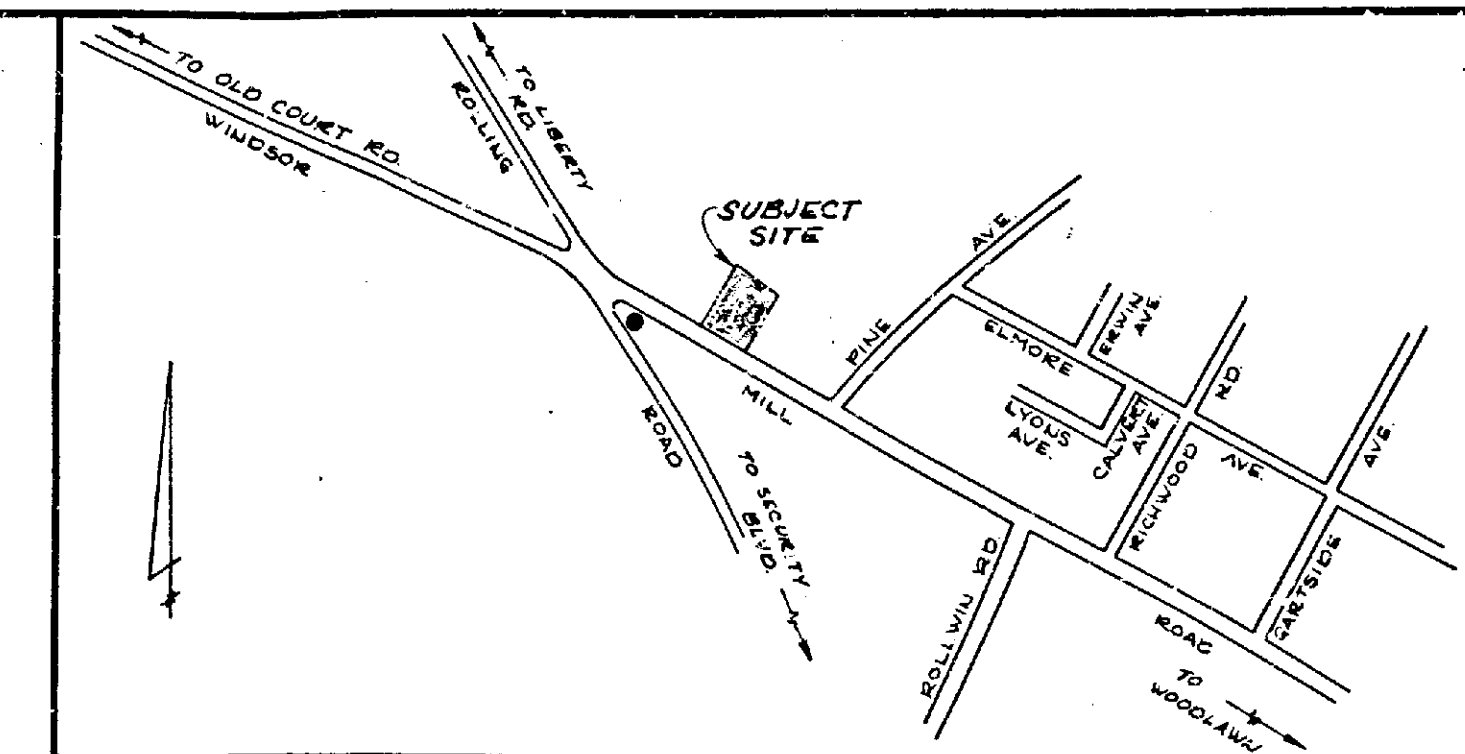
BL

HEBBVILLE

R.C.3.

D.R.5.5

OFFICE COPY



LOCATION MAP
SCALE 1"=500'

GENERAL NOTES

- TOTAL AREA OF TRACT = 0.57 AC.; GROSS AREA = 0.65 AC.
- EXISTING ZONING OF TRACT - "BL-CNS" & "BM"
- EXISTING USE OF TRACT - "VACANT LAND"
- PROPOSED USE OF TRACT - "RETAIL STORES & OFFICE"
- OFF-STREET PARKING DATA:
 - A. RETAIL FLOOR AREA = 3,960 SF. REQUIRING 19.8 SPACES (1/2000)
 - B. OFFICE AREA = 3,844 SF. REQUIRING 12.8 SPACES (1/2000)
 - C. TOTAL SPACES REQUIRED = 32.6 = 33
 - D. TOTAL SPACES PROPOSED = 35
- SITE IS LOCATED IN THE GWYNNS FALLS DRAINAGE AREA.
- PROPOSED SEWAGE FLOWS = 544 GPD (0.0005 MGD)
- ALLOWABLE FLOOR AREA RATIO = 89,733 SF. (BL-30-23, 5224 SF. (BM-40-1, 4,791.6 SF.))
- PROPOSED FLOOR AREA RATIO = 0.27 (7,804 ÷ 28,314)
- TO THE BEST OF OUR KNOWLEDGE THERE ARE:
 - A. NO HISTORIC BUILDINGS ON THE SITE
 - B. NO WETLANDS
 - C. NO CRITICAL AREAS
 - D. NO ARCHEOLOGICAL SITES
 - E. NO ENDANGERED SPECIES HABITAT, AND
 - F. NO HAZARDOUS MATERIALS SITE

- TREES
 - a. Road frontage 138 L.F. ÷ 40 = 4 trees
Minimum of 2 to be major deciduous.
 - b. Parking: No. of parking spaces 35 ÷ 12 = 3 major deciduous trees.
 - SCREENING REQUIREMENTS
 - a. Parking areas which abut a residential zone
for evergreen trees, plant 6' off center, or 78 L.F. of frontage requiring screening ÷ 6 = 13 evergreen trees
 - b. Parking area which abut a public street
for evergreen shrubs, plant 3' off center, or 36 L.F. of frontage requiring screening ÷ 3 = 12 evergreen shrubs
- SUMMARY OF REQUIREMENTS
- 5 - major deciduous trees
 - 2 - trees (major deciduous, minor deciduous or evergreen)
 - 13 - evergreen trees
 - 12 - evergreen shrubs
- PROPOSED PLANT MATERIAL
- 7 - major deciduous trees
 - 13 - evergreen trees
 - 12 - evergreen shrubs

MAJOR DECIDUOUS TREES

EVERGREEN TREES

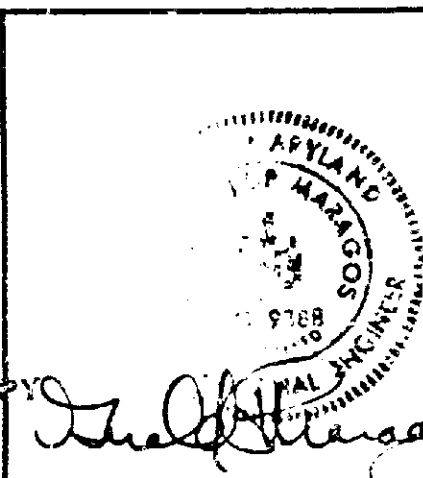
EVERGREEN SHRUBS

SOILS DATA

SYMBOL	NAME	SLOPE	CLASS	LIMITATIONS FOR STREETS & PARKING	LIMITATIONS - BUILDINGS WITH BASEMENTS	LIMITATIONS - BUILDINGS WITHOUT BASEMENTS
A&B2	ALDINO SILT LOAM	3-8 %	D	MODERATE SLOPE	MODERATE	SLIGHT
N&B2	UESHAMINY SILT LOAM	3-8 %	B	MODERATE SLOPE	SLIGHT	SLIGHT

REASON FOR VARIANCE REQUEST
PETITIONER IS REQUESTING A VARIANCE TO SECTION 303.2 (FRONT YARD DEPTHS IN BUSINESS ZONES) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A SETBACK OF 21' FROM THE STREET RIGHT OF WAY LINE INSTEAD OF THE REQUIRED AVERAGE SETBACK OF 73'. A VARIANCE OF 52'.

#403
1/28/87
OFFICE COPY
6/22/87



Drawn: M.A.	DATE	REVISIONS	KIDDE CONSULTANTS, INC. LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS 1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500	OWNER MR. ROBERT F. WALLACE 3036 ROLLING ROAD BALTIMORE, MARYLAND 21207 301-655-9245	ELECTION DISTRICT 2 COUNCILMANIC DISTRICT 2 CENSUS TRACT 4023.03 WATERSHED 26 SDB - SEWERSHED 63	DEED REF: EUK JR. 5637-96 ACCT NO. 17-00-014391	PLAT TO ACCOMPANY PETITION		SHEET 1 OF 1	DATE JANUARY, 1986 SCALE 1"=20'	JOB NUMBER 01-86005
Check: ELS											
Design: G.P.											
Check: ELS											
FRONT YARD SETBACK HEBBVILLE RETAIL CENTER - WINDSOR MILL ROAD											

6/22/87