

87-74-A #481	N/S of Philadelphia Rd., 900' E of Mayflower <u>Rd. (8916 Philadelphia Rd.)</u>	14th Elec. Dist.
7/21/86	Variance - filing fee \$35.00 - Mirko Kopajtic, et ux	
7/21/86	Hearing set for 9/8/86, at 9:30 a.m.	
9/8/86	Advertising and Posting - \$58.65	
9/10/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 12' in lieu of the required 35' is GRANTED with conditions.	

1987-0074-A

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 Petitioners 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 10th day of September, 1986, that the Petition for Zoning Variance to permit a side yard setback of 12 feet in lieu of the required 35 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

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



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Mirko Kopajtic

People's Counsel

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 101-2-C-2-a to permit a sideyard of 12' in lieu of the required 35'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Baltimore County Zoning Office approved a sideyard for Lot #1 of 12' during the preliminary plan submission of the minor subdivision which was processed as being correct up to the final plat check print at which time a perimeter setback of 35' was requested. The 35' sideyard setback on Lot #1 causes a hardship to the Contract Purchaser since he has sold his house and is presently living with a relative awaiting recordation of the final plat so he can build his house on Lot #1. Moving Lot #1 side lot lines would restrict the building envelope size due to sewer and water easements on both sides of Lot #1.

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

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

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

Contract Purchaser:
 Frank Czychowicz
 (Type or Print Name)
 Signature
 12, 240, Maple Court
 Addy: 18
 Baltimore, MD 21221
 City and State

Legal Owner(s):
 Mirko Kopajtic
 (Type or Print Name)
 Signature
 Anna Kopajtic
 (Type or Print Name)
 Signature

Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City and State

Attorney's Telephone No.:
 2810 College View Drive 676-9326
 Address
 Churchville, MD 21028
 City and State

MAP NE-EC
14
DATE 8-2-86
100
1000
DP

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 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 8th day of September, 1986, at 9:30 o'clock.

By Arnold Jablon
 Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 14th Date of Posting 7/25/86
 Posted for: Variance
 Petitioner: Mirko Kopajtic, et ux
 Location of property: N/S Phil Rd., 900' E of Mayflower Rd.
8916 Philadelphia Rd.
 Location of Signs: Corner Phil Rd., 200' E of Mayflower Rd.
across party of Baltimore
 Remarks: None
 Posted by: M. Kopajtic Signature Date of return: 8/1/86
 Number of Signs: 1

MICROFILMED

ZONING DESCRIPTION

Beginning at the southwest corner of the property on the north side of Philadelphia Road (Maryland Route 7) and approximately 900' east of the intersection of Mayflower Road and Philadelphia Road, thence running the following courses and distances:

N39° 11' 55" W 446.87'
 N67° 26' 13" E 249.00'
 S37° 10' 26" E 81.73'
 N45° 41' 40" E 4.79'
 S44° 18' 20" E 50.00'
 S45° 41' 40" W 100.00'
 S44° 18' 20" E 220.38'

S45° 59' 35" W 166.51' to the place of beginning, containing 1.76

acres more or less.

Also known as 8916 Philadelphia Road in the 14 Election District.
 Block 2274 Folio 142.

RE: PETITION FOR VARIANCE
 N/S of Philadelphia Rd., 900' E of Mayflower Rd. (8916 Philadelphia Rd.), 14th Dist.
 MIRKO KOPAJTIC, et ux, Petitioners

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-74-A

ENTRY OF APPEARANCE

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

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 8th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. & Mrs. Mirko Kopajtic, 8916 Philadelphia Rd., Baltimore, MD 21237, Petitioners; Mr. Frank Czychowicz, 10 Old Maple Cr., Baltimore, MD 21221, Contract Purchaser; and Mr. Lloyd E. Lipin, 2810 College View Dr., Churchville, MD 21028, who requested notification.

Peter Max Zimmerman
 Peter Max Zimmerman



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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

September 3, 1986

Mr. Lloyd E. Lipin
 2810 College View Drive
 Churchville, Maryland 21028

RE: PETITION FOR ZONING VARIANCE
 N/S of Philadelphia Rd., 900' E of Mayflower Rd. (8916 Philadelphia Rd.)
 14th Election District
 Mirko Kopajtic - Petitioner
 Case No. 87-74-A

Dear Mr. Lipin:

This is to advise you that \$58.65 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

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

DATE 8/1/86	ACCOUNT 14-1
STREET & POST	AMOUNT \$ 58.65
RECEIVED FROM Mirko Kopajtic, et ux	
FOR	
VALIDATION OR SIGNATURE OF CASHIER	

Mr. Lloyd E. Lipin
 2810 College View Drive
 Churchville, Maryland 21028

July 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S of Philadelphia Rd., 900' E of Mayflower Rd. (8916 Philadelphia Rd.)
 14th Election District
 Mirko Kopajtic - Petitioner
 Case No. 87-74-A

TIME: 9:30 a.m.

DATE: Monday, September 8, 1986

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

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

DATE 8/1/86	ACCOUNT 14-1
RECEIVED FROM	AMOUNT \$ 58.65
FOR	
VALIDATION OR SIGNATURE OF CASHIER	

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner Date: August 21, 1986
 Norman E. Gerber, AICP, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petitions Nos. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

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

Norman E. Gerber
 Norman E. Gerber, AICP
 Director

NEG:JGH:slm

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 July, 1986

ARNOLD JABLON
Zoning Commissioner

Received by: James E. Dyer

Petitioner: Mirko Kopajtic, et ux
Petitioner's Attorney: _____
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986

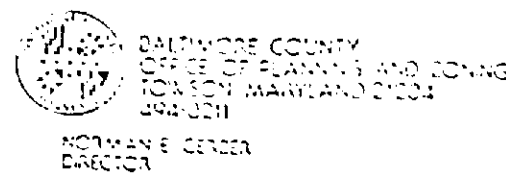
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1986.

THE JEFFERSONIAN,

Cost of Advertising

22.00

PETITION FOR ZONING VARIANCE
Case No. 87-74-B
LOC. 179, North side of Philadelphia Road, 900 feet E. of Mayflower Road (9916 Philadelphia Road) (9916 Philadelphia Road)
DATE AND TIME: Monday, September 8, 1986, 9:00 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 on the Petition for Zoning Variance to permit a side yard setback of 12 feet as shown on the plan filed with the Zoning Office. In the event that the Petitioner is granted, a building permit may be issued within the 30-day appeal period. The Zoning Commissioner will, however, estimate 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
8/17/86 Aug. 21.



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

STEPHEN E. COLLINS
DIRECTOR

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

July 22, 1986

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

000

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Plan J-3
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Mirko Kopajtic
8916 Philadelphia Road
Baltimore, Maryland 21237

RE: Item No. 481 - Case No. 87-74-A
Petitioner: Mirko Kopajtic, et ux
Petition for Zoning Variance

Dear Mr. Kopajtic:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Lloyd Lipin
2810 College View Drive
Churchville, Maryland 21029

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

PAUL H. REINCKE
CHIEF

July 17, 1986

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

AUGUST 19, 1986

Re: Zoning Advisory Meeting of July 8, 1986
Item # 481
Petitioner: MIRKO KOPAJTIC, et ux
Location: N/S PHILADELPHIA RD.
900' E. OF MAYFLOWER RD.

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:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ 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.
- ☒ 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 22-28 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 deficient service area as defined by Bill 113-79. 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 deficient service area as defined by a "T" level traffic intersection as defined by Bill 173-79, and its conditions change are not evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Edward A. Baker
Chief, Current Planning and Development

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

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 481 Zoning Advisory Committee Meeting are as follows:
Property Owner: Mirko Kopajtic, et ux
Location: N/S Philadelphia Road, 900 feet E Mayflower Road
District: 14th.

APPLICABLE RULES 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. #17-1 - 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/is not required on plans and technical data.
- 4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Photostatic seals are not acceptable.
- 5. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.7 and Table 1003. 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 Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 310 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Flood/Inundation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- 10. Comments:

L/22/RK

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. The applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
By: C. E. Hurreman, Chief
Building Plans Bureau



Maryland Department of Transportation

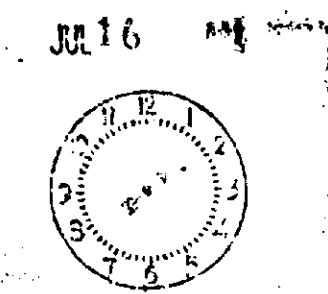
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

July 14, 1986

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

RE: Baltimore County
Item #481
Property Owner:
Mirko Kopajtic, et ux
Location: N/S Philadelphia
Road (Route 7) 900' E.
Mayflower Road
Existing: Zoning D.R. 3.5
Proposed Zoning: Var.
to permit a side yard
of 12' in lieu of the
required 35'
Acres: 1.76
District: 14th



Dear Mr. Jablon:

On review of the submittal for variance of 12' to the side yard of the Kopajtic property, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350.
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5063 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation

State Highway Administration

87-74

William K. Hellmann
Secretary
Hal Kassoff
Administrator

July 14, 1986

Mr. James H. Dowell, Chief
Inspections and Permits
Division
Calvert County Department
of Public Works
Courthouse Annex
Prince Frederick, Maryland 20678

Re: Calvert County
Home Health Line
Maryland Route 765

Dear Mr. Dowell:

We have received and reviewed the site plan for the Home Health Line and offer the following comments.

1. Asphalt paving to continue to the end of curb and gutter within the entrance.
2. Curb and gutter is to extend to the northern property line.
3. A commercial Entrance Permit is required from this office.

If you have any questions concerning this matter, please advise.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: Frank Coxon

CL-FC:es

cc: F. Javlitsch

My telephone number is 301-659-1350.
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5063 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717

Item 481
rec'd 6/27/86

8748
Chas. White

7/12/86
TC ID
S

June 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Subject: Zoning Variance Kopajtic
Subdivision

Dear Mr. Jablon:

In reference to the subject variance, we are requesting that the hearing date be set as quickly as possible for the following reasons:

1. The Contract Purchaser for Lot #1 has sold his house and is presently living with a relative.
2. The Contract Purchaser is patiently awaiting recordation of the Kopajtic Subdivision so that he may obtain a building permit for his new home on Lot #1.
3. This change for the right sideyard of Lot #1 from twelve (12) feet to thirty-five (35) feet would restrict the building envelope such that the Contract Purchaser would not be able to build his home on the lot due to a sewer and water easement on the left side of Lot #1.

Therefore, the longer it takes to record the subdivision, the more the hardship will be for everyone involved in this situation.

Thank you for your kind consideration in this matter.

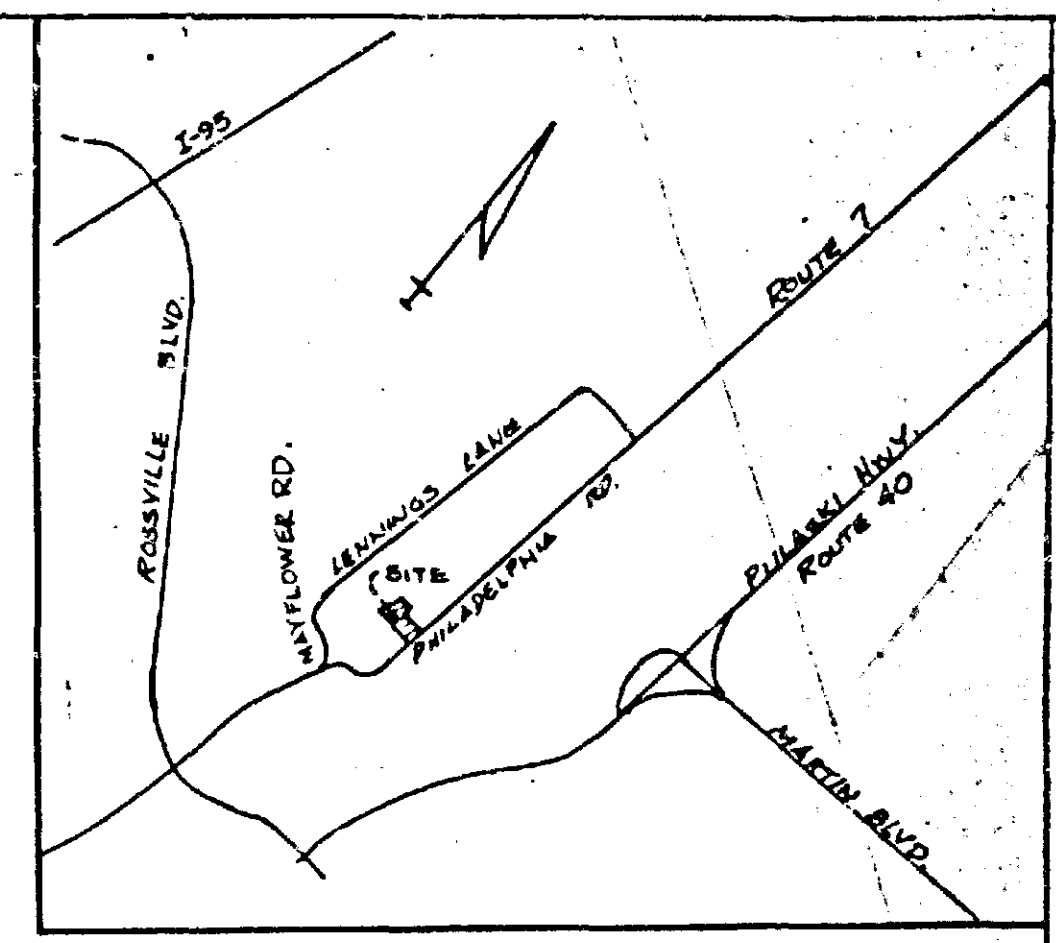
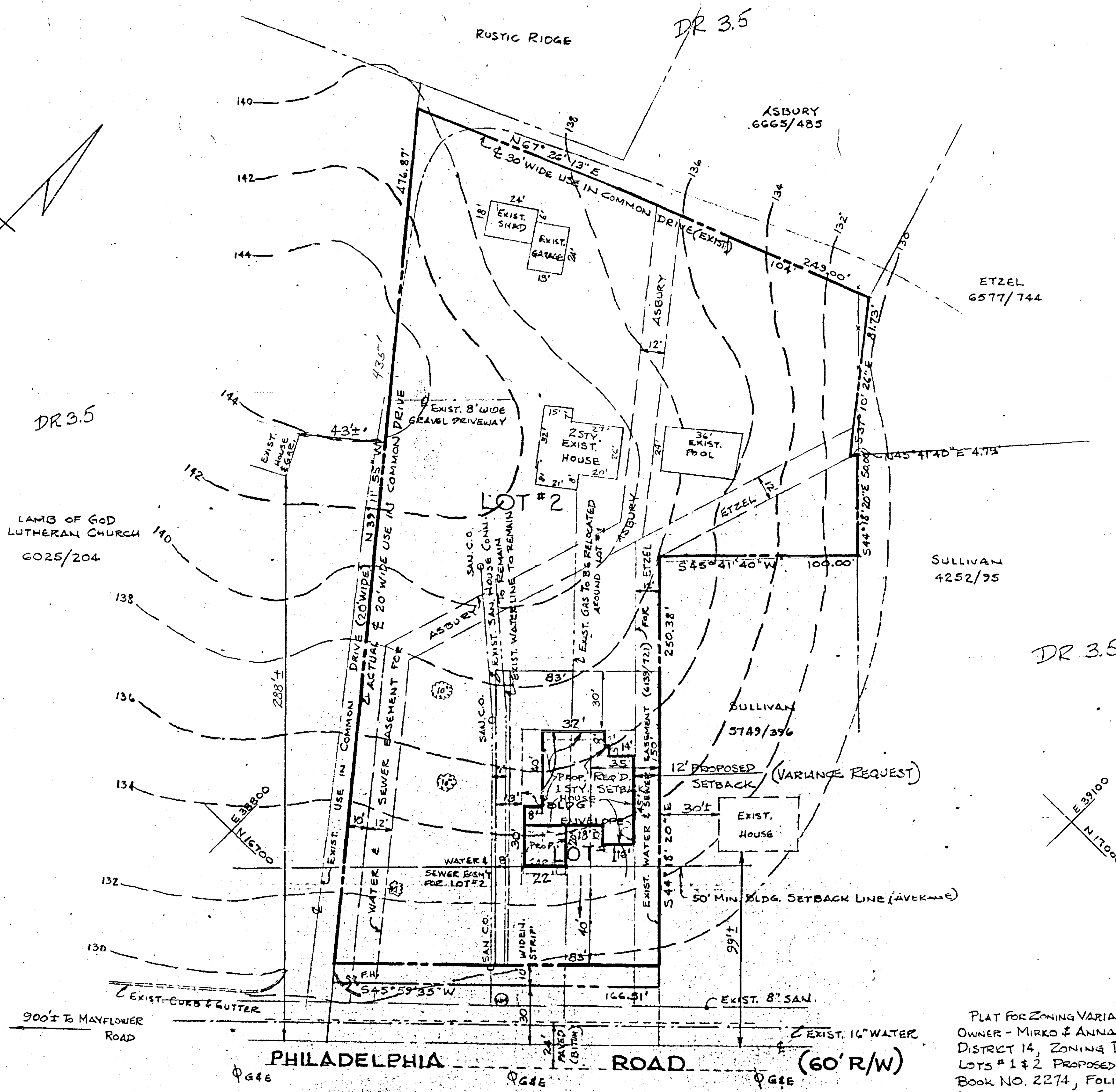
Very truly yours,

Lloyd E. Lipin, Pres.

Lloyd E. Lipin, President
Lipin Engineering & Development
Corporation

cc: Mr. ^{KD}Kopajtic (Owner), *stuf*
F. Czyechowicz (Contract Purchaser)

COORDINATES	
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VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
2. THE RECORDING OF THE 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.
3. THE PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68-B, BILL 50-62.
4. THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
7. EXISTING ZONING: DR 3.5.
8. LOT #1 IS FOR SALE. LOT #2 WILL BE RETAINED BY THE OWNER.
9. EXISTING GRADING WILL NOT CHANGE EXCEPT FOR SLIGHT CHANGES AROUND NEW DWELLING ON LOT #1. ANY SLIGHT CHANGES WILL BE SHOWN ON SITE PLANS FOR BUILDING PERMIT.
10. A 10' DRAINAGE & UTILITY EASEMENT IS TO BE PROVIDED AROUND THE ENTIRE TRACT BOUNDARY.
11. MINIMUM NUMBER OF STREET PARKING PER DWELLING - 2 SPACES.
12. A STRIP OF LAND RUNNING ALONG MD. RTE. 7 WILL BE DEDED TO THE STATE OF MARYLAND FOR THE PURPOSE OF ROAD RIGHT OF WAY.
13. LANDSCAPING: ONE TREE/1500 S.F. REQD, TWO TREES PROPOSED.
14. TRASH TO BE COLLECTED BY BALTIMORE COUNTY.

PLAT FOR ZONING VARIANCE
OWNER - MIRKO & ANNA KOPATIC
DISTRICT 14, ZONING DR 3.5
LOTS #1 & 2 PROPOSED SUBDIVISION
BOOK NO. 2274, FOLIO 142
EXISTING UTILITIES IN PHILADELPHIA RD.
SCALE: 1"=30'

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

DENSITY CALCULATIONS:
TOTAL NO. LOTS - 2
TOTAL AREA OF LOTS - 1.720 ACRES±
TOTAL AREA OF ROAD DEDICATION - 0.0379 ACRES±
TOTAL AREA OF SUBDIVISION - 1.758 ACRES±
TOTAL AREA OF LOT 1 - 12,450 S.F. OR 0.2853 ACRES±
TOTAL AREA OF LOT 2 - 62,405 S.F. OR 1.4346 ACRES±