

87-171-SPHA

75

N/S of Seven Springs Ct., N of Cripple
Gate Rd.

10th Elec. Dist.

9/12/86 Special Hearing and Variance - filing fee \$200.00 - Richard B. Edgar

9/12/86 Hearing set for 10/27/86, at 10:15 a.m.

10/27/86 Advertising and Posting - \$100.00

10/28/86 Ordered by the Zoning Commissioner that the amendment to the provisory section of the Partial Development Plan of Hunt Valley Heights, Section 1, is approved and the Petition for Special Hearing is GRANTED.

10/28/86 Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit building setbacks of 20', 40', 30', and 38' in lieu of the required 50' from any lot line for existing buildings is GRANTED.

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(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of October, 1986, that the Petition for Zoning Variances to permit building setbacks of 20, 40, 30, and 38 feet in lieu of the required 50 feet from any lot line for existing buildings be and is hereby GRANTED from and after the date of this Order.


Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: Mr. Richard B. Edgar

People's Counsel

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve an amendment to the provisory section of the Partial Development Plan of Hunt Valley Heights, Section 1, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of October, 1986, that the amendment to the provisory section of the Partial Development Plan of Hunt Valley Heights, Section 1, be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.


Zoning Commissioner of
Baltimore County

AJ/srl

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 1-A 03.4B.4, building setback of 20, 40, 30 and 38 feet in lieu of 50 feet from any lot line for existing buildings.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

a practical difficulty because of distance between 2 existing dwellings

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of October, 1986, at 10:15 o'clock A.M.

Richard B. Edgar
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve To amend partial development plan

Section 1 Hunt Valley Heights (Provisory Section)

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of October, 1986, at 10:15 o'clock A.M.

Richard B. Edgar
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

PE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
N/S of Seven Springs Ct., N of : OF BALTIMORE COUNTY
Cripple Gate Rd., 10th District

RICHARD B. EDGAR, Petitioner : Case No. 87-171-SPHA

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 29th day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Richard B. Edgar, 2301 Paper Mill Rd., Phoenix, MD 21131, Petitioner; and John F. Etzel, Petitioner's Representative, 412 Delaware Ave., Towson, MD 21204.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

Zoning Description

All that piece or parcel of land situate, lying and being in the 10th Election District of Baltimore County, State of Maryland, and described as follows to wit:

Beginning on or near the northernmost point on Seven Springs Court, north of Cripple Gate Road

a line curving to the left having a radius of 50.00 feet for an arc distance of 40.00 feet (the chord of said arc bearing South 82 degrees 09 minutes 36 seconds West 38.94 feet), thence leaving said Court and running the twenty-two following lines viz: North 24 degrees 02 minutes 21 seconds East 162.24 feet, North 50 degrees 25 minutes 36 seconds East 217.16 feet, South 82 degrees 00 minutes West 370.00 feet, North 2 degrees 27 minutes East 74.00 feet, North 5 degrees 53 minutes East 136.56 feet, North 47 degrees 13 minutes 00 seconds East 39.13 feet, North 34 degrees 04 minutes 06 seconds West 43.39 feet, North 13 degrees 01 minute 55 seconds West 16.13 feet, North 6 degrees 59 minutes 25 seconds East 29.83 feet, North 2 degrees 53 minutes 54 seconds East 191.92 feet, North 5 degrees 00 minutes 22 seconds East 36.50 feet, South 68 degrees 52 minutes 00 seconds East 28.94 feet, South 81 degrees 51 minutes 59 seconds East 153.50 feet, South 81 degrees 51 minutes 59 seconds East 21.50 feet, Southeast by a line curving toward the right having a radius of 42.02 feet for an arc distance of 42.02 feet (the chord of said arc bearing South 77 degrees 49 minutes 22 seconds East 41.98 feet), South 88 degrees 03 minutes East 267.50 feet, South 4 degrees 16 minutes 07 seconds East 198.78 feet, South 19 degrees 20 minutes 00 seconds East 237.00 feet, South 59 degrees 45 minutes East 107.00 feet, South 14 degrees 28 minutes 00 seconds East 316.92 feet and South 61 degrees 08 minutes 00 seconds West 265.95 feet to the place of beginning.

Containing 9.851 Acres of land more or less.

Being the property of the petitioner herein and shown on a plat filed with the Baltimore County Zoning Department.

MICROFILMED

PETITIONS FOR SPECIAL HEARING AND VARIANCE

10th Election District

Case No. 87-171-SPHA

LOCATION: North Side of Seven Springs Court, North of Cripple Gate Road

DATE AND TIME: Monday, October 27, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to amend the Partial Development Plan (Provisory Section) of Section 1, Hunt Valley Heights

Petition for Zoning Variance to permit a building setback of 20 feet, 40 feet, 30 feet and 38 feet in lieu of the required 50 feet from any lot line for existing buildings

Being the property of Richard B. Edgar, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 87-171-SPHA

District: 10th

Posted for: Special Hearing & Variance Date of Posting: 9/19/86

Petitioner: Richard B. Edgar

Location of property: N/S Seven Springs Ct., N of Cripple Gate Rd.

Location of Sign: Facing North side of Seven Springs Ct., 10th District

Remarks: See attached map and plat.

Posted by: [Signature]

Number of Signs: 2 Date of return: 9/26/86

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 9, 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 October 9, 1986.

THE JEFFERSONIAN,

Publisher
Cost of Advertising
27.50

MICROFILMED

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 22, 1986

Mr. Richard B. Edgar
2301 Paper Mill Road
Phoenix, Maryland 21131

RE: PETITION FOR SPECIAL HEARING AND VARIANCE
N/S of Seven Springs Ct., N of Cripple Gate Rd.,
10th Election District
Richard B. Edgar - Petitioner
Case No. 87-171-SPHA

Dear Mr. Edgar:

This is to advise you that \$100.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

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

No. 025592

DATE 10/27/86 ACCOUNT R-01-615-000

SIGN & POST
RETURNED AMOUNT \$ 100.00

Mr. Richard B. Edgar, 2301 Papermill Rd.,
Phoenix, Md. 21131

RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-171-SPHA

FOR 1
8035*****1000018 9274F

VALIDATION OR SIGNATURE OF CARRIER

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 8, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper, printed and published in Towson, Baltimore County, Md., appearing on October 8, 1986.

TOWSON TIMES,

Lusan L. O'Brien
Publisher

42.50

MICROFILMED

Mr. Richard B. Edgar
2301 Paper Mill Road
Phoenix, Maryland 21131

September 19, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING AND VARIANCE
N/S of Seven Springs Ct., N of Cripple Gate Rd.
10th Election District
Richard B. Edgar - Petitioner
Case No. 87-171-SPHA

TIME: 10:15 a.m.

DATE: Monday, October 27, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

DATE: 8/10/86 ACCOUNT: 801-615-000

AMOUNT: \$ 200.00

RECEIVED FROM: Richard B. Edgar

FOR: SPH + Var # 75

5012-*****2000018 8138F

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 75, Zoning Advisory Committee Meeting of 9-2-86
Property Owner: Richard B. Edgar
Location: N/S Seven Springs Ct. District 10
Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

87-171-SPHA
10/27/86 WQ 1 4/86

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: October 14, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-168-A, 87-169-A, 87-170-A, 87-171-SPHA, 87-172-A, 87-173-A, 87-174-A and 87-178-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CP5-008

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 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. Richard B. Edgar
2301 Paper Mill Road
Phoenix, Maryland 21131

RE: Item No. 75 - Case No. 87-171-SPHA
Petitioner: Richard B. Edgar
Petitions for Zoning Variance and Special Hearing

Dear Mr. Edgar:

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:kbb

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

MICROFILMED

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

September 3, 1986

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

RE: Property Owner: Richard B. Edgar

Location: N/S Seven Springs Court, N of Cripple Gate Road

Item No.: 75 Zoning Agenda: Meeting of 9/2/86

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.
- () 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: *Arnold Jablon*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau
MAY 1986

/mb

MICROFILMED

Zoning Item # 75 Zoning Advisory Committee Meeting of 9-2-86
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others: *each individual lot must be provided with its own private water supply*

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 2, 1986
Item # 75
Property Owner: RICHARD B. EDGAR
Location: N/S SEVEN SPRINGS COURT, N. OF CRIPPLE GATE 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 applicable.

- () 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.
- () 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 22-98 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 _____
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 8111 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 controlled by a "B" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

MICROFILMED

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 _____, 1986.

ARNOLD JABLON
Zoning Commissioner

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: September 9, 1986

FROM: C. E. Burnham, Chief, Building Plans Review C. E. P.

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 9/2/86

Item #69	Standard Comment
Item #70	See Comments
Item #71	See Comments
Item #72	Standard Comments
Item #73	See Comments
Item #74	See Comments
Item #75	No Comment
Item #76	Standard Comment
Item #77	Standard Comment
Item #78	Standard Comment
Item #79	See Comments
Item #80	No Comment (Interpretation)
Item #81	See Comments
Item #82	No Comment
Item #83	See Comments
Item #84	Standard Comments
Item #85	Standard Comments
Item #16 (Revised)	See Comments

CEB/vw

MICROFILMED

MICROFIL



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

STEPHEN E. COLLINS
DIRECTOR

October 3, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 81, 82, 83, 84, and 85.

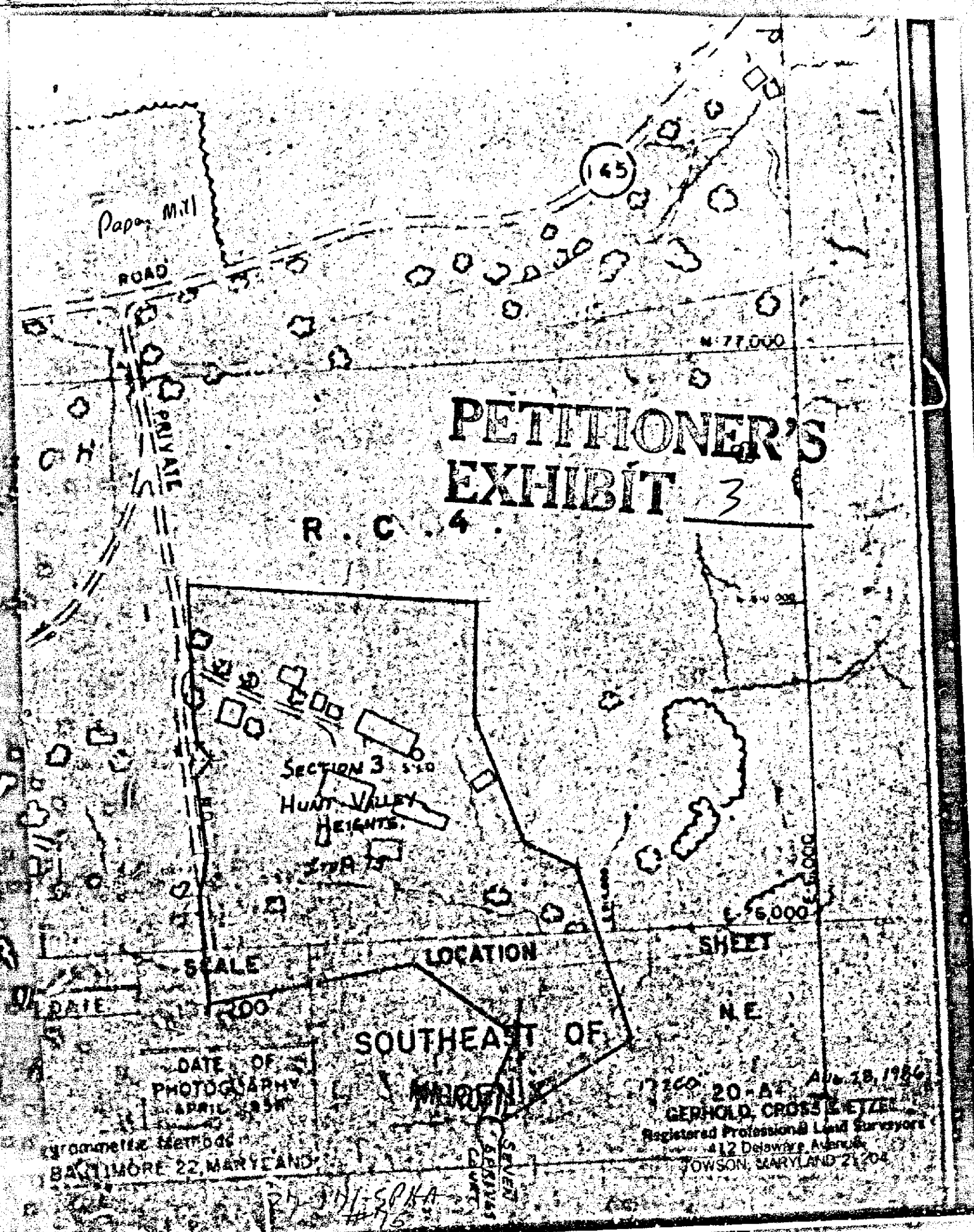
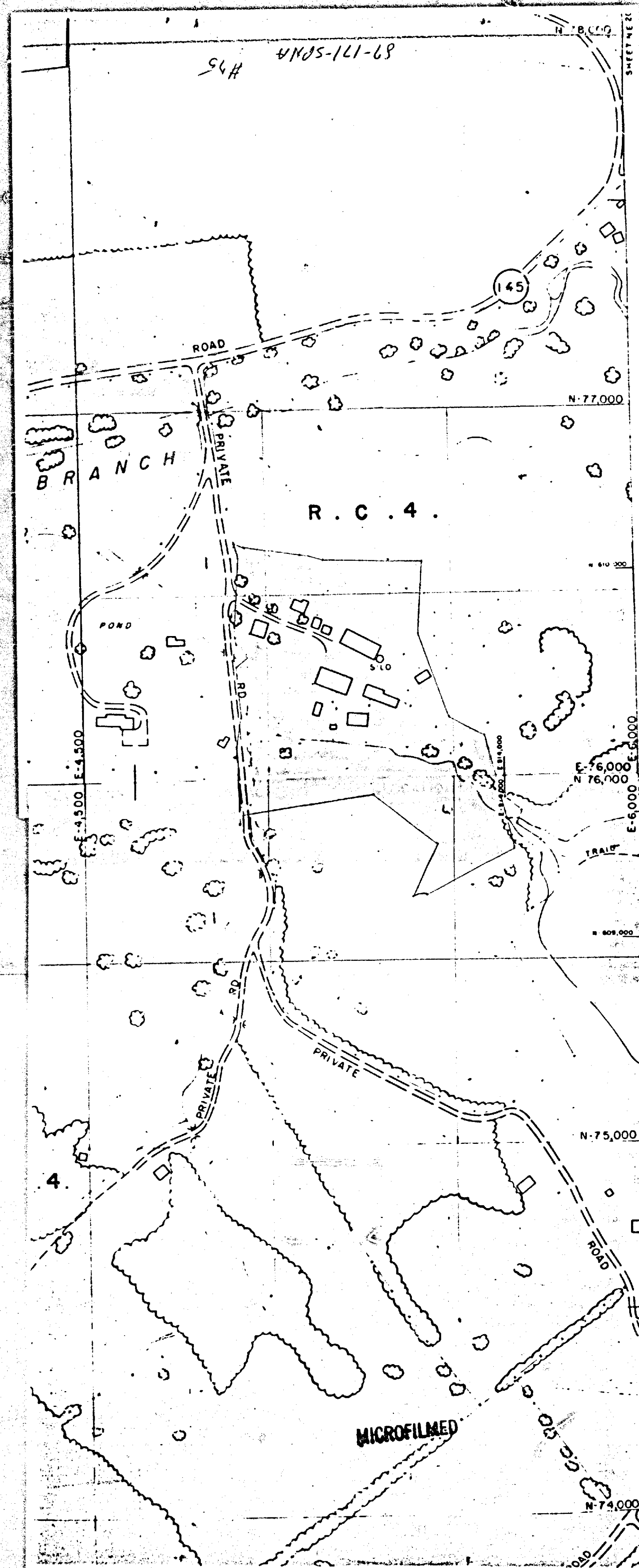
Very truly yours,

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

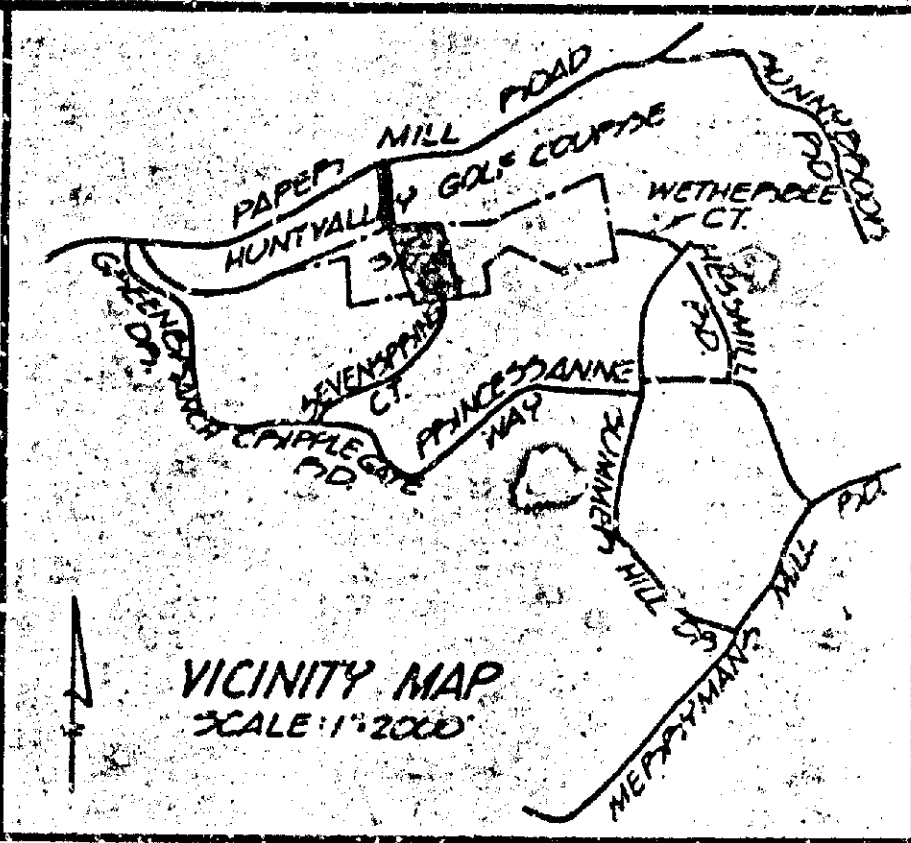
MSF:lt

MICROFILMED

MICROFILMED



COORDINATES		
N ^o	NORTH	EAST
1	76,041.446	4,910.995
2	76,671.012	4,945.971
3	76,609.294	5,079.807
4	76,606.292	5,117.171
5	76,597.947	5,150.205
6	76,591.479	5,222.109
7	76,588.380	5,425.551
8	76,370.076	5,410.787
9	76,166.160	5,481.219
10	76,112.557	5,681.677
11	75,805.685	5,660.881
12	75,677.291	5,487.916
13	75,671.979	5,387.337
14	75,830.144	5,465.426
15	75,958.680	5,297.806
16	76,001.772	5,277.516
17	76,169.260	5,267.907
18	76,179.770	5,225.767
19	76,172.430	5,225.025
20	76,151.057	5,229.554
21	75,950.021	5,226.905
22	75,901.105	4,921.407
23	76,041.894	4,912.008
24	76,169.260	4,929.221
25	76,209.682	4,915.555
26	76,222.464	4,944.522
27	76,200.409	4,920.210
28	76,394.110	4,916.501
29	76,419.726	4,912.951
30	76,609.294	4,922.651



DALTON CO. GND. MERIDIAN

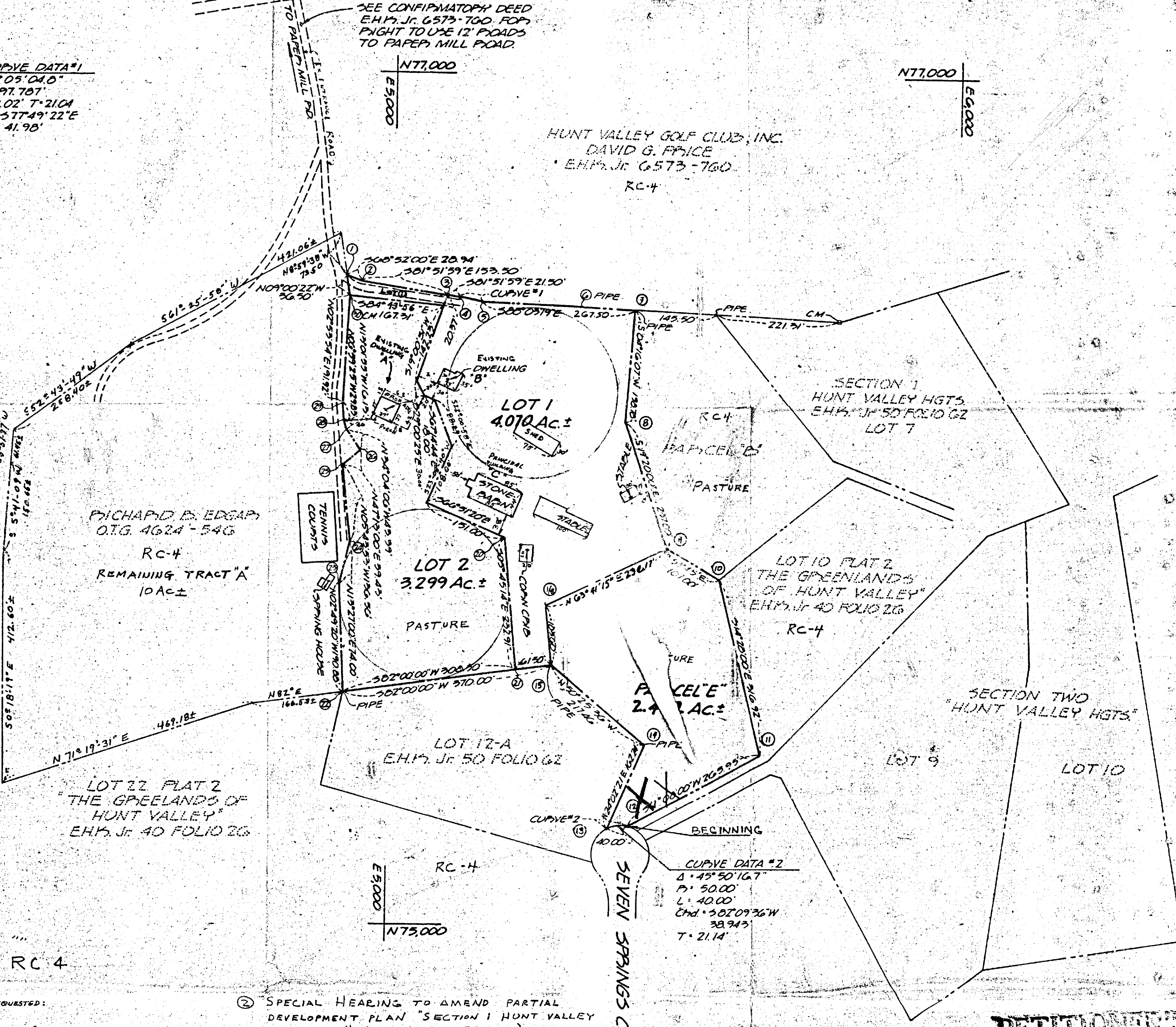
NOTE:
ACCESS TO PAPER MILL ROAD FOR
LOTS 1 AND 2 IN SECTION THREE HUNT
VALLEY HEIGHTS VIA EASEMENT OVER
HUNT VALLEY GOLF COURSE IS GUARANTEED
BY TITLE COMPANY OVER EXISTING ROAD.

SEE CONFIRMATORY DEED
E.H.P. JR. 6573-760 FOR
RIGHT TO USE 12' ROADS
TO PAPER MILL ROAD.

CURVE DATA #1
Δ = 87°05'04.0"
P = 297.701'
L = 42.02' T = 21.04'
Chd = 577.49' 22°E
41.98'

PAPER MILL ROAD

HUNT VALLEY GOLF CLUB, INC.
DAVID G. PRICE
E.H.P. JR. 6573-760
RC-4



ZONED RC-4

- VARIANCE REQUESTED:
VARIANCE FROM SECTION 1-A 03.4B.4
FOR A LOT LINE SET BACK AS SHOWN BELOW
IN LIEU OF 50' FROM ANY LOT LINE.
- SPECIAL HEARING TO AMEND PARTIAL
DEVELOPMENT PLAN "SECTION 1 HUNT VALLEY
HEIGHTS" (PROVISORY SECTION)

BLDG.	SET BACK REQUESTED
DWELLING "A"	20' & 40'
DWELLING "B"	30'
(PRINCIPAL BLDG.) BARN "C"	38'

PETITIONER'S
EXHIBIT 1

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
SECTION THREE
HUNT VALLEY HEIGHTS
10TH ELECTION DIST. BALTO COUNTY, MD
SCALE 1"=100'
APRIL 30 1986

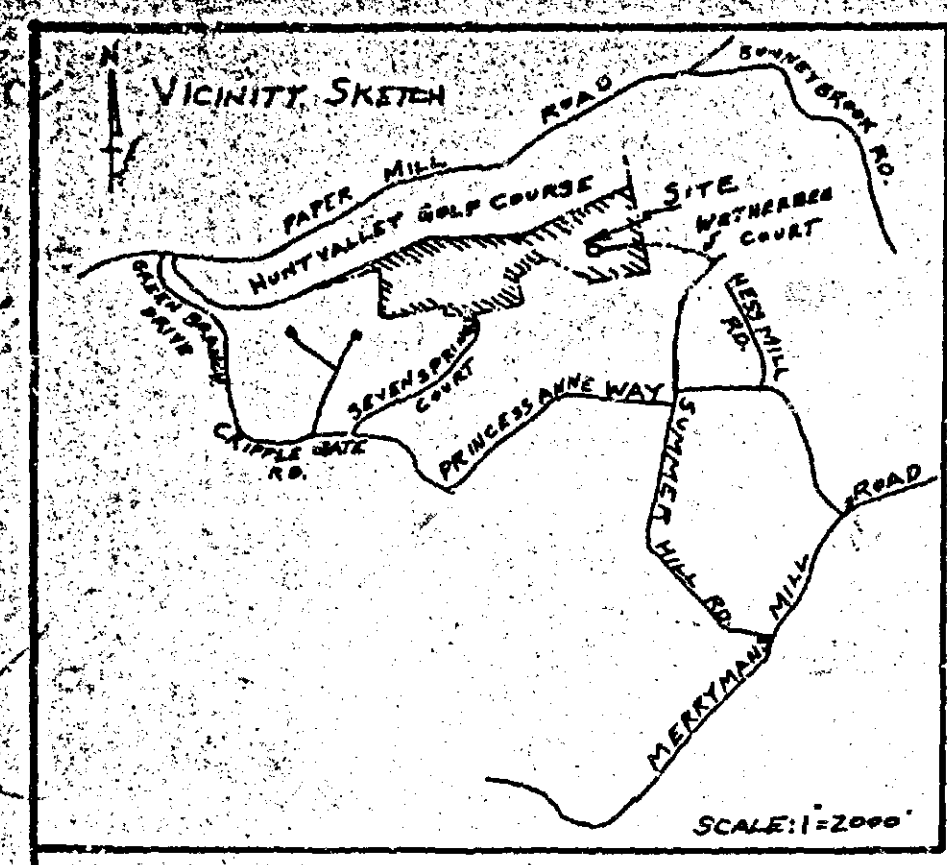


GERHOLD CROSS ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE.
TOWSON, MD 21204

OWNER:
RICHARD B. EDGAR
2301 PAPER MILL ROAD
PHOENIX, MD. 21131

MICROFILMED

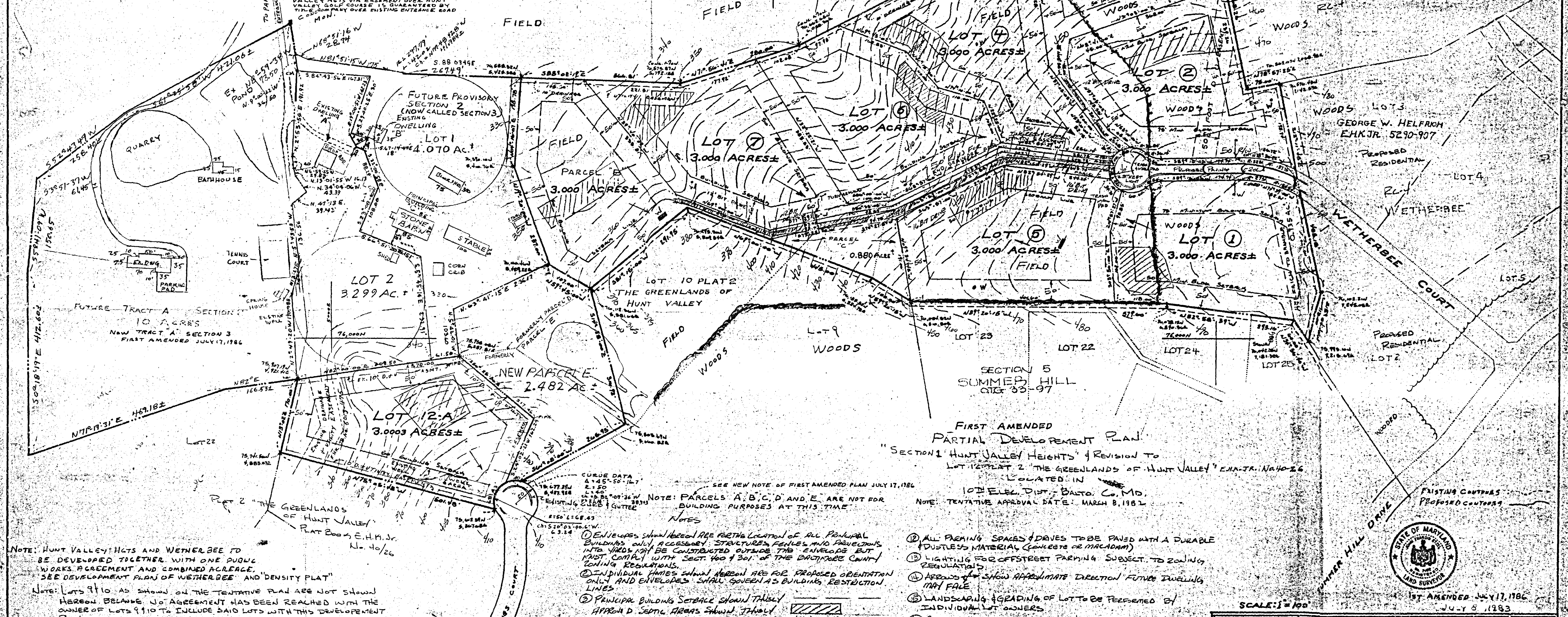
OFFICE COPY



REASON FOR FIRST AMENDED DEVELOPMENT PLAN JULY 17, 1986

1. DUE TO THE LACK OF DENSITY, PARCELS A, B AND E ARE NOT APPROVED HEREON AS BUILDING LOTS. THEY WERE ESTABLISHED WITH THE IDEA OF SELLING THEM TO ONE OF THE ADJOINING LOTS OWNERS. TO THIS END AT THE PRESENT TIME PARCEL A HAS BEEN SOLD TO OWNER OF LOT 2 SECTION ONE. IN THE EVENT THAT DENSITY DOES BECOME AVAILABLE BY RAZING EXISTING HOUSES ON LOTS 1 AND 2 SECTION 3, IT SHOULD BE NOTED THAT PARCEL E IS UNDERSIZED AND WILL NOT QUALIFY FOR A BUILDING LOT.
2. PROVISORY SECTION 2 IS NOW CHANGED TO SECTION 3 HUNT VALLEY HEIGHTS.
3. REALIGNMENT OF LOT LINES IN SECTION 3 (FORMERLY PROVISORY SECTION 2) OF LOTS 1 AND 2 AND PARCEL E (PARCEL D IS MERGED INTO LOTS 1 AND 2 AND PARCEL E.)

HUNT VALLEY



NOTE: HUNT VALLEY HGTS AND WETHERBEE TO BE DEVELOPED TOGETHER WITH ONE PUBLIC WORKS AGREEMENT AND COMBINED AGREEMENT. SEE DEVELOPMENT PLAN OF WETHERBEE AND DENSITY PLAT.

NOTE: LOTS 9 & 10 AS SHOWN ON THE TENTATIVE PLAN ARE NOT SHOWN HEREON BECAUSE NO AGREEMENT HAS BEEN REACHED WITH THE OWNER OF LOTS 9 & 10 TO INCLUDE SAID LOTS WITH THIS DEVELOPMENT PLAN.

HUNT VALLEY HEIGHTS	WETHERBEE	HUNT VALLEY HGTS
1. FARM 45,356 AC.	1. EXISTING TOTAL 62,711 AC.	DENSITY SECTION 1: 1 LOT
2. FARM 0.84	2. NEW 21.1 0.84	PLUS PARCELS A, B AND C
3. LOT 12 0.992	3. NEW 21.1 to be conveyed to Edger 0.935	DENSITY FUTURE SECTION 2 = 2 LOTS
4. HELFROH TO EDGAR 0.935	4. AVEO @ LOT 12 to be conveyed to Edger 0.935	PLUS PARCELS D, E AND TRACT A
5. 51.123 AC.	5. 7.775	TOTAL DENSITY = 9 LOTS
6. 2.088 AC.	6. 62.711	PLUS PARCELS A, B, C AND E
7. 49.035 AC.	7. 1.775	PLUS TRACT A
8. 40.088	TOTAL 60.936	TOTAL 110.059 AC.
TOTAL = 49.123 AC.		
EXISTING ZONING R-2C-4		
UNITS PERMITTED		
UNITS PROPOSED LOTS + TRACT	11 LOTS + TRACT	20 LOTS + 2 TRACTS

OWNER + DEVELOPER
RICHARD B. EDGAR
2301 PAPER MILL ROAD
PHENIX, MD. 21131
AND
FORREST F. BRADLEY JR.
TRUSTEE UNDER DEED OF TRUST
2301 PAPER MILL ROAD
PHENIX, MD. 21131

- NOTES:
1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES AND DRIVEWAYS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECT. 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 2. INDIVIDUAL HOMES SHOWN HEREON ARE FOR PROPOSED ORIENTATION ONLY AND ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
 3. PRINCIPAL BUILDING SETBACKS SHOWN THUSLY APPROVED WELL AREAS SHOWN THUSLY EXISTING WELLS SHOWN THUSLY
 4. LOTS SHOWN ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY AND ARE FOR SALE.
 5. NO FURTHER SUBDIVISION OF THE PARCEL SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTO. CO. PLANNING & ZONING COMMISSION.
 6. THE BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A DWELLING ON A LOT SHOWN ON THE FINAL PLAT UNTIL A WELL PERMITTED BY BALTIMORE COUNTY AGENCIES HAVING JURISDICTION HAS BEEN LOCATED ON THE SITE OF ANY LOT.
 7. WHERE APPLICABLE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT REGULATIONS OR AS AMENDED BY THE PUBLIC SERVICE COMMISSION OF MD. REGARDING UNDERGROUND SERVICES.
 8. IF AND WHEN WATER & SEWER FACILITIES BECOME AVAILABLE TO THE SUBDIVISION, CONNECTION THERE TO SHALL BE REQUIRED BY THE AGENCY HAVING JURISDICTION.
 9. ALL PRINCIPAL DRIVEWAYS MUST BE CONSTRUCTED TO THE REAR LOT PRIOR TO THE SALE OF LOTS.
 10. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
 11. THE EXACT LOCATION OF DRIVEWAY OR PARKING PADS ARE TO BE DETERMINED BY HOMEOWNERS AT TIME OF BUILDING.
 12. FUTURE SECTION 2, HUNT VALLEY HGTS IS SHOWN IN PHANTOM AT THE REQUEST OF BALTIMORE CO. MD. AND IS A TENTATIVE LAYOUT AND NOT TO BE CONSIDERED AS THE FINAL BOUNDARY LINES OF LOTS AND PARCELS IN A FUTURE SECTION 2.

1. ALL PARKING SPACES & DRIVES TO BE PAVED WITH A DURABLE DUSTLESS MATERIAL (CONCRETE OR MACADAM).
 2. LIGHTING FOR OFFSTREET PARKING SUBJECT TO ZONING REGULATIONS.
 3. ARROWS SHOW APPROXIMATE DIRECTION FUTURE DWELLING MAY FACE.
 4. LANDSCAPING & GRADING OF LOT TO BE PERFORMED BY INDIVIDUAL LOT OWNERS.
 5. GRADING TO BE CONFINED TO HOUSE SITE ONLY.
 6. PRINCIPLE BUILDING SETBACKS TO BE 100 FEET FROM LOT OF STREET AND 50' SIDE & REAR YARDS.
 7. GRADING FOR WETHERBEE COURT TO BE SUBMITTED WITH A SEPARATE PLAN FOR BALTIMORE COUNTY APPROVAL.
 8. VEGETATION AS SHOWN.
 9. LOT 12.15X9 = 101.55
 10. STREET LIGHTS NOT TO EXCEED 12' IN HEIGHT. PARKING PAD ALTERNATES.
- NOTE: ONE OR BOTH SPACES MAY BE ENCLOSED OR COVERED BY A CAR PORT OR OPEN. THE FINAL LOCATION & TYPE MAY BE REVISED AS A RESULT OF THE PROPOSED HOUSE LOCATION AND/OR AT THE REQUEST OF THE ORIGINAL HOME BUYER. A MIN. OF 2 SPACES PER LOT IS REQUIRED.

SCALE: 1" = 100'

1ST AMENDED JULY 17, 1986
JULY 8, 1983

GEPHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
442 DELAWARE AVE.
BOWEN, MARYLAND 21024

OFFICE OF PLANNING & ZONING
APPROVED BY: _____ DATE: _____

PRESIDENT OF PLANNING _____ DATE: _____

ZONING COMMISSIONER _____ DATE: _____

15
STAMP: PETITIONERS EXHIBIT