

87-321-A	<u>N/S of Clay Hill Circle, 133.44' E of Ferrous Ct.</u>	8th Elec. Dist.
<i>#202</i>		
12/22/86	Variance - filing fee \$100.00 - Ashland Joint Venture	
12/22/86	Hearing set for 2/9/87, at 10:15 a.m.	
2/9/87	Advertising and Posting - \$95.75	
2/10/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a distance from window to street right of way of 23.66' in lieu of the required 25' and a distance from garage to street right of way of 21.67' in lieu of the required 22' 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(s) 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 10th day of February, 1987, that the Petition for Zoning Variances to permit a distance from window to street right of way of 23.66 feet in lieu of the required 25 feet and a distance from garage to street right of way of 21.67 feet in lieu of the required 22 feet be and is hereby GRANTED from and after the date of this Order.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: C. Arthur Eby, Jr.

People's Counsel

C. Arthur Eby, Jr., Esquire
Power and Mosner
21 West Susquehanna Avenue
Towson, Maryland 21204

January 2, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S of Clay Hill Circle, 133.44'
E of Ferrous Ct.
8th Election District
Ashland Joint Venture - Petitioner
Case No. 87-321-A

TIME: 10:15 a.m.
DATE: Monday, February 9, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

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

No. 025703

DATE: 1/15/87 ACCOUNT: 01-615-000

AMOUNT: \$100.00

RECEIVED FROM: CASH

FOR: 100.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 2, 1987

C. Arthur Eby, Jr., Esquire
Power and Mosner
21 West Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S of Clay Hill Circle, 133.44' E of Ferrous Ct.
8th Election District
Ashland Joint Venture - Petitioner
Case No. 87-321-A

Dear Mr. Eby:

This is to advise you that \$95.75 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 the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 29916

DATE: 2/12/87 ACCOUNT: 01-615-000

2 SIGNS & POSTS RETURNED AMOUNT: \$95.75

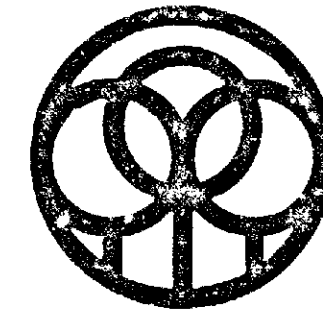
RECEIVED FROM: Power and Mosner, P.A., 21 W. Susquehanna Ave., Towson, MD. 21204

ADVERTISING & POSTING COSTS RE CASE 87-321-A

FOR: \$95.75

VALIDATION OR SIGNATURE OF CASHIER

TRANSMITTAL



DAFT-McCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333

To: Carl W. Richards, Jr.
Zoning Coordinator
Date: 12/13/86
Job no.: 84130

Attention: Ashland Variance
petition

Gentlemen:
We are sending you ☒ attached ☐ under separate cover: ☐ via carry
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐

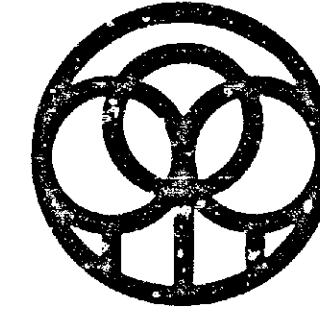
Copies	Date	Number	Description
3	12/14/86		Description, Lot 4 Block B
3			Amended petition forms
			adding Garage/Street Variance
10			Amended Plans

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit copies for approval
☐ For your use ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment

Remarks: Have also added on plat a brief summary of zoning case 86-226 SPHA which dealt with Ashland. Thank you for your guidance.

CC: Signed: George F. Garvelis

TRANSMITTAL



DAFT-McCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333

To: James E. Dyer
Zoning Supervisor
Date: 1/18/87
Job no.: 84130

Attention: Ashland Lot 15 Block A
Zoning Variance

Gentlemen:
We are sending you ☒ attached ☐ under separate cover: ☐ via carry
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐

Copies	Date	Number	Description
3			Signed variance petition forms
3			Descriptions
10	1/17/87		Plat to Accompany Variance Petition
1	1/18/87	3430	Check for filing fee, \$100.00

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit copies for approval
☐ For your use ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment ☒ Processing & Hearing

Remarks: Plan has been to CRG and was also subject of Case No. 85-226 SPHA. Also, am including a letter requesting earliest possible hearing date.

CC: Signed: George F. Garvelis

Description

0.0573 Acre Parcel, Lot 15, Block A, "Ashland", North Side of Clay Hill Circle, East of Ferrous Court, Eighth Election District, Baltimore County, Maryland

This Description is for Zoning Variance

Beginning for the same on the north side of Clay Hill Circle shown on "Plat One of Ashland" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 54, Page 81, at the distance of 133.44 feet, as measured easterly along the northwest and north side of said Clay Hill Circle from the east end of the line connecting said northwest side of Clay Hill Circle with the northeast side of Ferrous Court, forty feet wide, as shown on said plat, running thence binding on said north side of Clay Hill Circle, (1) easterly, by a curve to the right with the radius of 155.00 feet, the arc distance of 22.07 feet, thence binding on the dividing line between Lots 15 and 16, Block A, shown on said plat, (2) North 20 degrees 38 minutes 40 seconds East 114.46 feet, thence along the rear line of said Lot 15, (3) North 69 degrees 21 minutes 20 seconds West 22.00 feet, and thence binding on the dividing line between Lots 14 and 15 of said Block A, (4) South 20 degrees 38 minutes 40 seconds West 112.97 feet to the place of beginning.

Containing 0.0573 of an acre of land, more or less.

Our Job Number: 84130 (1D:L84130.4)

July 14, 1986

Description

0.259 Acre Parcel, Lot 4, Block B, "Ashland", North Side of Ashland Road, East of Clay Hill Circle, Eighth Election District, Baltimore County, Maryland.

This description is for a Zoning Variance.

Beginning for the same on the north side of Ashland Road, 30 feet wide, as shown on "Plat One of Ashland" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 54 on Page 81 at the distance of 173.76 feet measured easterly along said north side of Ashland Road from the southeast end of the line connecting the east side of Clay Hill Circle, 40 feet wide, with the said north side of Ashland Road, as shown on said plat, thence leaving said point of beginning and running with and binding on the dividing line between Lots 4 and 3, Block A as shown on said plat, (1) North 02 degrees 01 minute 38 seconds West 207.70 feet to intersect the southerly side of said Clay Hill Circle, thence running with and binding thereon, (2) South 59 degrees 21 minutes 20 seconds East 78.10 feet to the line dividing Lots 4 and 5, thence leaving said southerly side of Clay Hill Circle and running with and binding on said dividing line, (3) South 01 degree 20 minutes 27 seconds West 159.24 feet to intersect the aforesaid north side of Ashland Road, thence running with and binding thereon the three following courses and distances, viz: (4) South 83 degrees 12 minutes 28 seconds West 26.04 feet, thence (5) South 79 degrees 52 minutes 28 seconds West 30.59 feet, and thence (6) South 81 degrees 05 minutes 09 seconds West 0.62 feet to the point of beginning.

Containing 0.259 acres of land, more or less.

December 11, 1986

Our File No. 84130

PETITION FOR ZONING VARIANCES

8th Election District

Case No. 87-321-A

LOCATION: North Side of Clay Hill Circle, 133.44 feet East of Ferrous Court

DATE AND TIME: Monday, February 9, 1987, at 10:15 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 Variances to permit a window to street right-of-way distance of 23.66 feet in lieu of the required 25 feet and a garage to street right-of-way setback of 21.67 feet in lieu of the required 22 feet

Being the property of Ashland Joint Venture, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Clay Hill Circle, 133.44' :
E of Ferrous Ct., 8th District : OF BALTIMORE COUNTY
ASHLAND JOINT VENTURE, : Case No. 87-321-A
Petitioner :

ENTRY OF APPEARANCE

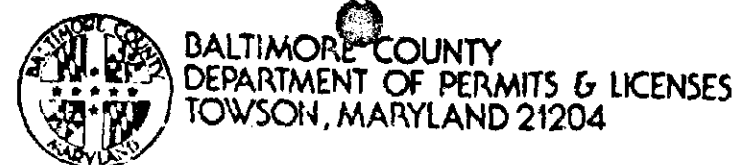
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 20th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to C. Arthur Eby, Jr., Esquire, Power and Mosner, 21 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 202 Zoning Advisory Committee Meeting are as follows:

Property Owners: ASHLAND JOINT VENTURE (KIM STRUTT, GENERAL PARTNER)
Location: N/S CLAY HILL CIRCLE, 133.44' NW FERROUS COURT
District: 8TH

APPLICABLE ITEMS ARE CIRCLED:

- A 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.T. #117-1 - 1980) and other applicable Codes and Standards.
- B A building and other miscellaneous permits shall be required before the start of any construction.
- C 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.
- D 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.
- E All Use Groups except R-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. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up on interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F 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 1401 and 505 and have your Architect/Engineer contact this department.
- G The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H 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 312 of the Building Code.
- I The proposed project appears to be located in a Flood Plain, Flood/Hurricane. 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.
- J Comments:
- K 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. To facilitate the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

C. E. Burnham
By: C. E. Burnham, Chief
Building Plans Review

1/22/86

87-321-A

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 December, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner ASH Limited Partnership Received by: James E. Dyer
Petitioner's Attorney C. Arthur Dyer, Jr., Esquire Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: December 29, 1986
FROM: *C. E. Burnham* C.E. Burnham, Chief, Building Plans Review, Department of Permits & Licenses

SUBJECT: Zoning Advisory Committee Meeting
Scheduled December 23, 1986

Item #233	See Comments
Item #234	See Comments
Item #235	See Comments
Item #236	See Comments
Item #237	See Comments
Item #238	Standard Comments
Item #239	See Comments
Item #240	Standard Comments
Item #241	See Comments
Item #242	See Comments
Item #243	See Comments
Item #244	See Comments
Item #245	See Comments
Item #246	See Comments
Item #247	No Comments
Item #248	Standard Comments
Item #249	Standard Comments
Item #250	See Comments

Item #202 Revised — No additional Comments

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 1-14-87
Posted for: Variance
Petitioner: Ashland Joint Venture
Location of property: N/S Clay Hill Circle 133' E of Ferrous Ct.
Location of Signs: Front Yard
Remarks:
Posted by: CEP Signature: _____ Date of return: 1-14-87
Number of Signs: 2

DAFT-MCCUNE-WALKER

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

November 18, 1986

Mr. James E. Dyer
Zoning Supervisor
County Office Building
Towson, MD 21204

Re: Ashland Lot 15, Block A
Zoning Variance *Item #202*
Our File No. 84130

Dear Mr. Dyer:

We have filed today a petition to permit a 23.66 foot window to street line variance for the subject lot. The prospective buyer wants to settle at the soonest feasible date. We therefore request that a hearing be scheduled to resolve the zoning issues promptly.

We thank you very much for the empathy and cooperation which you have extended to us in the preparation of this petition.

Very truly yours,

DAFT-MCCUNE-WALKER, INC.

George E. Chavira
George E. Chavira
Vice President

CEG/kub

PETITION FOR
ZONING VARIANCES
8th Election District
Case No. 87-321-A
LOCATION: North Side of Clay Hill Circle, 133.44 feet East of Ferrous Court
DATE AND TIME: Monday, February 9, 1987, at 10:15 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 variances to permit a window to street right-of-way distance of 23.66 feet in lieu of the required 25 feet and a garage to street right-of-way setback of 21.67 feet in lieu of the required 22 feet.
Being the property of Ashland Joint Venture, as shown on plat filed with the Zoning Office.
In the event that the Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, consider any request for a stay of the issuance of said permit during the period of appeal. The 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
1/24/87 Jan. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 21, 1987.

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 January 21, 1987.

TOWSON TIMES,

Susan Shuder Obrecht
Publisher

38.25

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1987.

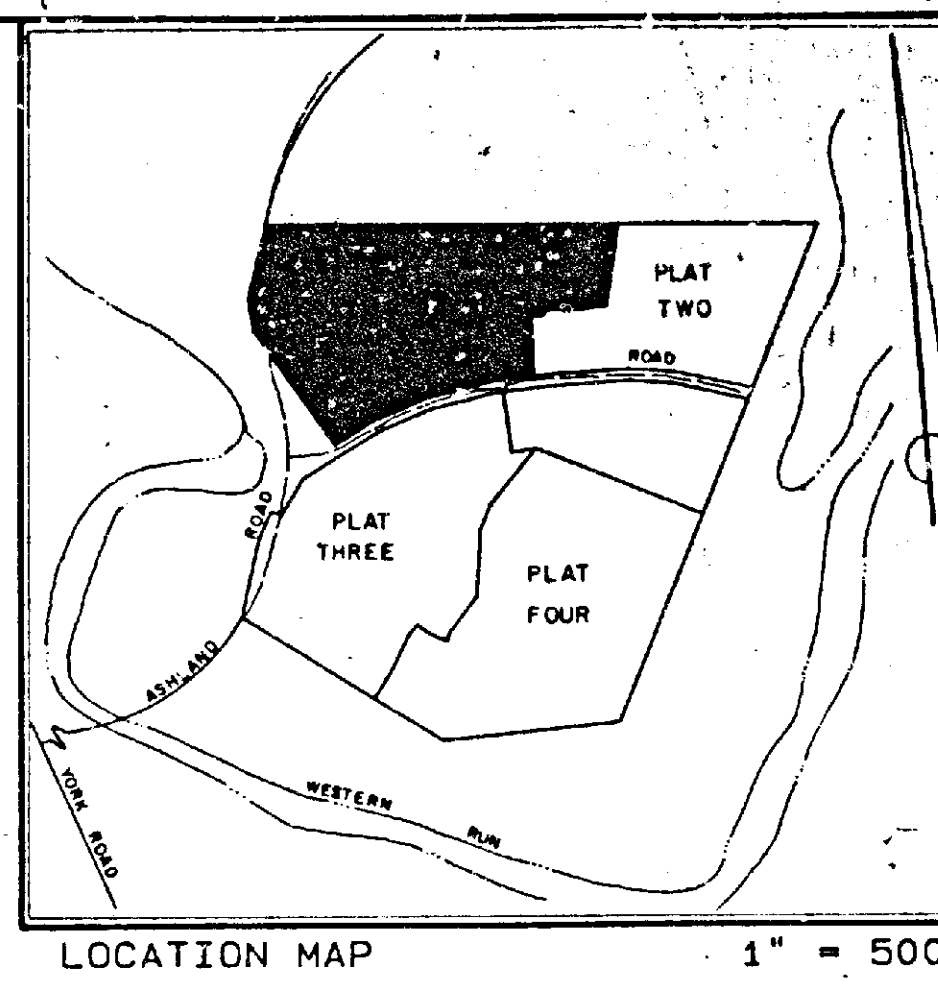
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 22, 1987.

THE JEFFERSONIAN,

Susan Shuder Obrecht
Publisher

Cost of Advertising

27.50



LOCATION MAP 1" = 500'

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	77°35'10"	220.00	29.13	14.59	29.11	N 89°41'05"E
2	31°00'01"	490.87	265.59	136.13	262.36	S 00°56'38"E
3	21°09'40"	210.00	77.56	39.23	77.12	S 19°15'21"E
4	2°27'59"	550.87	23.71	11.86	23.71	N 14°53'31"E
5	10°44'25"	210.00	39.37	19.74	39.31	N 76°59'51"E
6	18°00'00"	300.00	94.25	47.52	93.86	N 09°22'22"E
7	39°16'01"	155.00	106.23	55.29	104.16	N 19°15'36"E
8	59°31'44"	155.00	161.04	88.64	153.89	S 89°07'12"E
9	26°32'10"	220.00	101.89	51.88	100.98	S 72°37'25"E
10	26°32'10"	220.00	101.89	51.88	100.98	S 72°37'25"E
11	121°01'02"	121.75	257.15	215.27	211.95	S 60°08'09"E
12	18°00'00"	260.00	81.68	41.18	81.35	S 09°22'22"E
13	3°40'58"	260.00	16.71	8.36	16.71	S 02°12'50"E
14	68°22'39"	75.00	69.51	50.95	84.29	N 74°11'02"E
15	68°22'40"	115.00	137.24	78.12	129.24	S 74°11'02"E
16	8°09'20"	115.00	18.37	9.20	16.38	N 75°42'18"E
17	11°16'53"	115.00	22.64	11.36	22.61	S 76°25'34"E
18	6°17'51"	115.00	12.64	6.33	12.63	S 43°08'38"E
19	8°07'48"	155.00	21.98	11.01	21.98	N 65°10'40"E
20	14°40'35"	75.00	5.69	2.89	5.69	N 75°57'56"E
21	8°06'08"	155.00	22.91	11.48	22.89	S 81°48'27"E
22	8°01'52"	155.00	21.73	10.88	21.71	S 73°34'27"E
23	8°09'28"	155.00	22.07	11.05	22.05	S 65°28'48"E
24	2°02'42"	155.00	5.53	2.77	5.53	S 60°22'41"E

CURVE DATA IN THIS TABLE APPLIES TO
CURVES DESIGNATED C1 THRU C24 ON THIS PLAT

GENERAL NOTES

- GROSS AREA OF TRACT: 33.49 ACRES +/-
- NET AREA OF TRACT: 32.38 ACRES +/-
- EXISTING ZONING: D.R. 3.5
- DEVELOPMENT UNITS ALLOWED: 27 SINGLE FAMILY DWELLING UNITS PROPOSED
- PARKING SPACES REQUIRED: 226
- PARKING SPACES PROVIDED: 249
- OPEN SPACE REQUIRED: 73,450 S.F. = 1.68 ACRES
- OPEN SPACE PROVIDED: 168 ACRES (TOTAL TRACT) OWNED & MAINTAINED BY HOA
- REFUSE WILL BE COLLECTED BY BALTIMORE COUNTY
- STORMWATER MANAGEMENT AREA: 8.38 ACRES +/-
- NUMBER OF LOTS IN THIS PLAT: 37
- STREETS AND/OR ROADS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS TO BALTIMORE COUNTY, MARYLAND AT NO COST.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 55-92, SECTION 22-68.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- PLAN APPROVED ON FEBRUARY 28, 1985.
- STORMWATER MANAGEMENT AREAS 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, AT NO COST.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES 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 BOUNDARY COURSES AND COORDINATES SHOWN HEREON HAVE BEEN TAKEN FROM A SURVEY BY GREINER ENGINEERS, INC. DATED DECEMBER 25, 1984.
- ALL EXISTING WELLS, PRIVIES, AND SEPTIC SYSTEMS WILL BE ABANDONED AND BACKFILLED IN ACCORDANCE WITH BALTIMORE COUNTY HEALTH DEPARTMENT REGULATIONS.

LOT 15, BLOCK "A", LOT 4, BLOCK "B"
PLAT ONE

ASHLAND
PLAT TO ACCOMPANY VARIANCE PETITION
ELECTION DISTRICT 8 BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 40' NOVEMBER 17, 1986
TEXAS/COCKEYSVILLE SANITARY SEWERSHD

COORDINATES

POINT	NORTHING	WESTING	POINT	NORTHING	WESTING	POINT	NORTHING	WESTING	POINT	NORTHING	WESTING
12	72,543.771	7,546.132	206	72,288.155	7,532.356	525	72,209.383	6,886.970	675	72,345.028	7,488.022
20	71,989.248	7,432.531	290	72,343.531	7,365.625	547	72,271.212	6,786.215	687	72,453.217	7,523.955
21	72,141.330	7,523.078	292	72,361.432	7,378.233	549	72,200.191	6,886.970	689	72,434.823	7,398.583
22	72,275.527	7,502.483	293	72,305.321	7,284.627	549	72,381.390	6,761.051	693	72,385.530	7,362.384
23	72,350.592	7,608.747	294	72,320.558	7,284.528	550	72,248.780	6,862.991	695	72,506.924	7,315.709
24	72,090.649	6,984.727	295	72,346.267	7,253.884	550	72,274.000	6,864.530	701	72,495.476	7,184.194
47	72,084.836	7,033.532	296	72,343.719	7,238.661	550	72,286.865	6,967.464	702	72,359.675	7,195.916
49	72,079.458	7,063.542	352	72,064.591	7,318.986	560	72,269.770	6,935.580	708	72,386.253	7,326.113
51	72,062.462	7,172.071	354	72,094.706	7,303.672	563	72,382.189	6,973.267	714	72,710.021	7,032.100
53	72,016.558	7,310.282	356	72,107.314	7,285.611	563	72,366.559	6,916.570	715	72,656.570	6,916.570
58	71,962.720	7,416.737	358	72,187.737	7,278.859	573	72,466.749	6,879.743	721	72,474.469	7,111.200
192	72,543.635	7,543.396	360	72,187.313	7,318.858	575	72,447.161	6,896.086	722	72,362.632	7,153.396
196	72,261.209	7,539.075	361	72,155.316	7,278.910	578	72,471.147	6,806.376	1010	72,465.595	6,840.175
205	72,088.350	7,481.562	363	72,300.856	7,095.105	578	72,490.150	6,819.759	1017	72,249.280	6,804.104
215	72,059.354	7,474.271	481	72,249.120	6,654.597	587	72,450.340	6,775.056	1018	72,259.115	6,680.528
225	72,032.667	7,293.505	483	72,279.439	6,714.179	588	72,418.975	6,714.179	1300	72,389.389	6,973.725
226	72,045.309	7,287.167	484	72,245.025	7,000.867	589	72,275.458	6,718.343	1301	72,411.928	6,953.769
227	72,048.427	7,246.054	506	72,364.515	6,651.992	591	72,299.200	6,690.374	1301	72,401.641	6,953.769
228	72,042.089	7,233.411	507	72,366.941	6,812.066	591			1311	72,455.756	7,375.386
238	71,998.028	7,394.788	508	72,262.135	6,805.696	657	72,305.491	7,480.159			
240	71,990.184	7,433.088	509	72,252.760	6,795.108	658	72,199.200	7,444.657			
276	72,341.353	7,084.985	510	72,219.708	6,845.622	658	72,248.808	7,319.566			
284	72,325.116	7,544.964	524	72,093.916	6,688.210	660	72,346.283	7,354.617			

EXISTING ZONING - D.R. 3.5

LINE DATA					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 30°46'08"W	30.87	24	N 71°37'38"E	6.04
2	N 04°19'05"E	81.20	25	S 80°21'51"E	12.66
3	N 48°28'40"W	14.14	26	S 80°21'51"E	1.59
4	S 86°31'20"W	40.00	27	N 71°37'38"E	2.54
5	S 41°31'20"W	14.14	28	S 59°21'20"E	16.79
6	S 04°06'30"W	40.00	29	N 62°30'06"W	35.84
7	S 83°12'28"W	49.15	30	N 41°31'20"E	30.10
8	S 79°52'28"W	30.59	31	N 86°31'20"E	59.71
9	N 30°46'08"W	1.09	32	S 81°08'19"E	31.75
10	N 30°35'39"W	9.83	33	N 03°28'40"W	15.00
11	N 04°19'05"E	14.50	34	N 03°28'40"W	10.00
12	S 85°04'08"E	2.75	35	N 47°54'59"W	29.89
13	S 81°05'09"W	0.62	36	N 03°28'40"W	14.08
14	S 29°50'11"E	36.42	37	N 41°31'20"E	26.16
15	N 26°37'38"E	14.14	38	S 56°24'09"E	24.38
16	N 00°22'22"W	15.68	39	S 03°28'40"E	48.93
17	N 85°31'20"E	40.00	40	S 03°28'40"E	19.68
18	N 59°21'20"W	4.11	41	S 60°17'40"E	26.68
19	S 00°22'22"E	7.74	42	N 86°31'20"E	19.23
20	S 83°22'22"E	14.14	43	S 86°31'20"E	14.50
21	N 00°22'22"E	15.24	44	S 49°33'39"W	36.23
22	N 18°22'22"W	40.00	45	N 03°28'40"E	10.50
23	S 80°21'51"E	15.24	46	S 03°28'40"E	17.21

LINE DATA IN THIS TABLE APPLIES TO
LINES DESIGNATED L1 THRU L46 ON THIS PLAT

NOTE

COORDINATES AND BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations

No. 12117 N 71694.43 W 7E18.03
No. 12118 N 72403.67 W 7E26.85

OWNER'S CERTIFICATE

The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge, the requirements of Subsection (C) of Section 3-168 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar as same concerns the making of the plat and setting of the markers.

By: *[Signature]*
Date: *[Date]*

SURVEYOR'S CERTIFICATE

The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared the plat and that the land shown on this plat has been laid out, and the plat thereof has been prepared, in compliance with Subsection (C) of Section 3-168 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and setting of the markers.

By: *[Signature]*
Date: *[Date]*

APPROVED

DEPUTY STATE & COUNTY HEALTH OFFICER
DIRECTOR OF PLANNING & ZONING
DIRECTOR OF PUBLIC WORKS

ASHLAND JOINT VENTURE
55 SCOTT ADAM ROAD
HUNT VALLEY, MD. 21030
E.H.K. JR. 6866/544
ACC. NO. 20-00-000917,
20-00-000918
MANO SWARTZ
424 YORK ROAD
TOWSON, MD. 21204
E.H.K. JR. 6877/618
ACC. NO. 20-00-000919
ROBERT K. ROWE
415 ST. PAUL PLACE
BALTIMORE, MD. 21202
E.H.K. JR. 6681/329
ACC. NO. 08-02-058600



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