

272
87-391-A
#292

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 400.1 to permit accessory structures (pool and pool house) to be located in the front yard in lieu of the required rear yard.

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

To Complete Development Project Plan.

To Increase Value of Property.

To Expand Total Living Space.

Please See Attached Letter.

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 _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: John D. Linko
Address: 1421 Armacost Road
City and State: Parkton, Maryland 21120
Name: John D. Linko
Address: 1421 Armacost Rd.
City and State: Parkton, Maryland 21120
Attorney's Telephone No.: _____
Name: _____
Address: _____
City and State: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1987, 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 April, 1987, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR ZONING VARIANCE
W/S Armacost Road, approx.
600' NW of the c/l of
Molesworth Road
(1421 Armacost Road)
7th Election District
3rd Councilmanic District
John D. Linko, Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-391-A

The Petitioner herein requests a variance to permit accessory structures (swimming pool and pool house) to be located in the front yard in lieu of the required rear yard.

Testimony by the Petitioner indicated that he purchased the subject property two years ago as an undeveloped building lot and subsequently constructed an 18' x 24' building, which he has been using as a residence. Shortly thereafter, he had a swimming pool constructed nearby the building he has been using as his residence. The Petitioner now proposes to build his permanent residence and use the 18' x 24' building as a pool house. The proposed location of his new residence will take advantage of the topography of the land and provide a panoramic view of farm land, the Pretty Boy watershed, and a major portion of his own property, but will result in the existing swimming pool and 18' x 24' accessory building being in the front yard. The subject property is a rear lot, located 150' off Armacost Road and surrounded by woods and farm land. Therefore, the Petitioner's proposal will not affect the general welfare of the neighborhood. The Petitioner is willing to permit a Zoning Inspector to inspect the property from time to time to verify that the pool house is being used solely for recreational purposes and not as a dwelling.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the

Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of April, 1987, that a variance to permit accessory structures (swimming pool and pool house) in the front yard, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning variance is hereby GRANTED, subject however, to the following requirement:

Baltimore County Zoning Enforcement Inspectors will be permitted occasional internal inspections of the 18' x 24' accessory building (pool house) to assure that it is not being used as a dwelling.

Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

April 13, 1987

Mr. John D. Linko
1421 Armacost Road
Parkton, Maryland 21120

RE: Petition for Zoning Variance
W/S Armacost Road, approx.
600' NW of the c/l of
Molesworth Road
7th Election District
3rd Councilmanic District
Case No. 87-391-A

Dear Mr. Linko:

Enclosed please find a copy of the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been Granted, subject to the requirement noted in the attached Order.

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosure

cc: People's Counsel

DESCRIPTION FOR VARIANCE

1421 ARMACOST ROAD
7TH ELECTION DISTRICT

Beginning at a point on the west side of Armacost Road (60 feet wide) at a distance of 600 feet, more or less, north-west of the centerline of Molesworth Road, and being Lot No. 3 as shown on the plat of Armacost Woods, which is recorded in the Land Records of Baltimore County in Plat Book 51, Folio 22.

PETITION FOR ZONING VARIANCE

7th Election District - 3rd Councilmanic District

Case No. 87-391-A

LOCATION: West Side of Armacost Road, approximately 600 feet Northwest of the Centerline of Molesworth Road (1421 Armacost Road)

DATE AND TIME: Wednesday, April 8, 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 Variance to permit accessory structures (pool and pool house) in the front yard in lieu of the required rear yard

Being the property of John D. Linko, 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 VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Armacost Rd., approx. 600' :
NW of C/L of Molesworth Rd. : OF BALTIMORE COUNTY
(1421 Armacost Rd.), 7th District :
JOHN D. LINKO, Petitioner : Case No. 87-391-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
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 10th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to John D. Linko, 1421 Armacost Rd., Parkton, MD 21120, Petitioner.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

April 1, 1987

Mr. John D. Linko
1421 Armacost Road
Parkton, Maryland 21120

RE: PETITION FOR ZONING VARIANCE
W/S Armacost Rd., approx. 600' NW of the c/l of
Molesworth Rd. (1421 Armacost Rd.)
7th Election District - 3rd Councilmanic District
John D. Linko - Petitioner
Case No. 87-391-A

Dear Mr. Linko:

This is to advise you that \$103.72 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.

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

No. 33179

County, Maryland, and remit
ing, Towson, Maryland

DATE 4/8/87 ACCOUNT B-01-615-000
2 SIGNS & POSTS
RETURNED AMOUNT \$ 103.72
Mr. John D. Linko, 1421 Armacost Rd.,
Parkton, Md. 21120
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-391-A
FOR \$ B 035*****103721A 0088F
VALIDATION OR SIGNATURE OF CASHIER

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
11th day of February, 1987

ARNOLD JABLON
Zoning Commissioner

Petitioner: John D. Linko
Petitioner's Attorney: _____
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
Office of Planning and Zoning

Date: March 17, 1987

SUBJECT: Zoning Petition Number 87-183-A, 87-384-A, 87-388-A, 87-389-A,
87-390-A, 87-391-A, 87-392-A and 87-393-A

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

Norman E. Gerber
Director

NEG:JGH:bph

RECEIVED
MAR 19 1987

ZONING OFFICE

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 20, 1987

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

cdo

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. John D. Linko
1421 Armacost Road
Parkton, Maryland 21120

RE: Item No. 272 - Case No. 87-391-A
Petitioner: John D. Linko
Petition for Zoning Variance

Dear Mr. Linko:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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

MARCH 4, 1987

Re: Zoning Advisory Meeting of January 6, 1987
Item # 272
Property Owner: JOHN D. LINKO
Location: W/5 ARMACOST RD. 600'±
NW OF E OF MOLESWORTH 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.
- ☒ 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 on _____.
- ☒ Landscaping: Must comply 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 controlled by a "D" level intersection as defined by Bill 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: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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 269, 270, 271, 272, 273, 274, 276, and 277.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:1t

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 272, Zoning Advisory Committee Meeting of 1-6-87

Property Owner: John Linko

Location: W/5 Armacost Rd. District 7

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.

WWQ 1 4/86

Zoning Item # 272 Zoning Advisory Committee Meeting of 1-6-87
Page 2

- ☐ Prior to razing 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 Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☒ Others: Petitioner should construct pool a minimum of 20' from septic tank.

Ian J. Forreast, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2536
494-4500

PAUL H. REINCKE
CHIEF

January 27, 1987

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

Re: Property Owner: John D. Linko

Location: W/S Armacost Road, 600' NW Molesworth Road

Item No.: 272

Zoning Advisory Meeting of 1/6/87

Comments:

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", 1966 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Ian J. Forreast, 1/27/87
Planning Group
Special Inspection Division

Noted and Approved:

John E. O'Neill

/mb



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 # 272 Zoning Advisory Committee Meeting are as follows:

Property, Owner: John D. Linko
Location: W/S Armacost Road, 600 feet NW Molesworth Road
District: R.C. 5

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.R.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.
- 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-1 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-1 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 401, 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 401 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 listed Uses _____. See Section 112 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/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 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. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 11, W. Chesapeake Avenue, Towson, Maryland 21204.

Charles P. Burman
By: C. E. Burman, Chief
Building Plans Review

4/27/85

Zoning Commissioner

December 17, 1986

Baltimore County
Towson, Maryland 21204

Dear Sir:

My name is John D. Linko, residing at 142. Armacost Road, Parkton, Maryland, in Baltimore county. I am writing you to petition for a zoning variance on my property.

In August of 1984, I purchased this property, then valued at \$18,150, with future plans for a single family dwelling. My financial situation at that time, however, did not allow for me to build as I originally intended. I did erect a small 18' X 24' "pool house", which was completed in April, 1985.

My financial situation has improved to the point that now I would like to expand my original plans to construct the "main house". My property is a back lot located 365' off of the main road, being Armacost Road. There are three one-acre lots in front of me, of which on one lot a house has recently been built. The "pool house" is located on the first acre of my property and my goal is to build the "main house" on the third acre.

I would like to arrange an appointment to further explain my goals and present to you the blue prints of my future home. The property is 1421 Armacost Road, district 7, property #19-00-011707, map #016, block 11, parcel 00102. The deed reference is liber # 6770, folio #0795, lot 3, book 51, folio 022, Armacost Woods, 3.189 acres, 138,912 square feet.

I look forward to meeting with you soon.

Sincerely,

John D. Linko
John D. Linko

February 18, 1987

RE: PETITION FOR ZONING VARIANCE
W/S Armacost Rd., approx. 600' NW of the c/l
of Molesworth Rd. (1421 Armacost Rd.)
7th Election District - 3rd Councilmanic District
John D. Linko - Petitioner
Case No. 87-391-A

TIME: 10:15 a.m.

DATE: Wednesday, April 8, 1987

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

Zoning Commissioner
of Baltimore County

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

No. 30413

DATE 12/22/86 ACCOUNT RO-615-000

AMOUNT \$ 35.00

RECEIVED FROM John D. Jule

FOR ZONING VARIANCE ITEM # 272

B 0097***3500A 0238F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2th Date of Posting 3-12-87
 Posted for: Variane
 Petitioner: John D. Linka
 Location of property: W/S of Remount Road, approx. 400 NW
of the City of Marshworth Road (1421 Remount Road)
 Location of Sign: Location sign west side of Remount Road at Right of Way
to subject property. And 1 sign in front of subject property on north
side of Right of Way
 Remarks: _____
 Posted by A. J. Reute Signature _____ Date of return: _____
 Number of Signs: 2

[illegible]

TOWSON, MD., _____ March 19 _____ 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 March 19 1887

THE JEFFERSONIAN.

Publisher

2896

TOWSON, MD. March 18, 1947

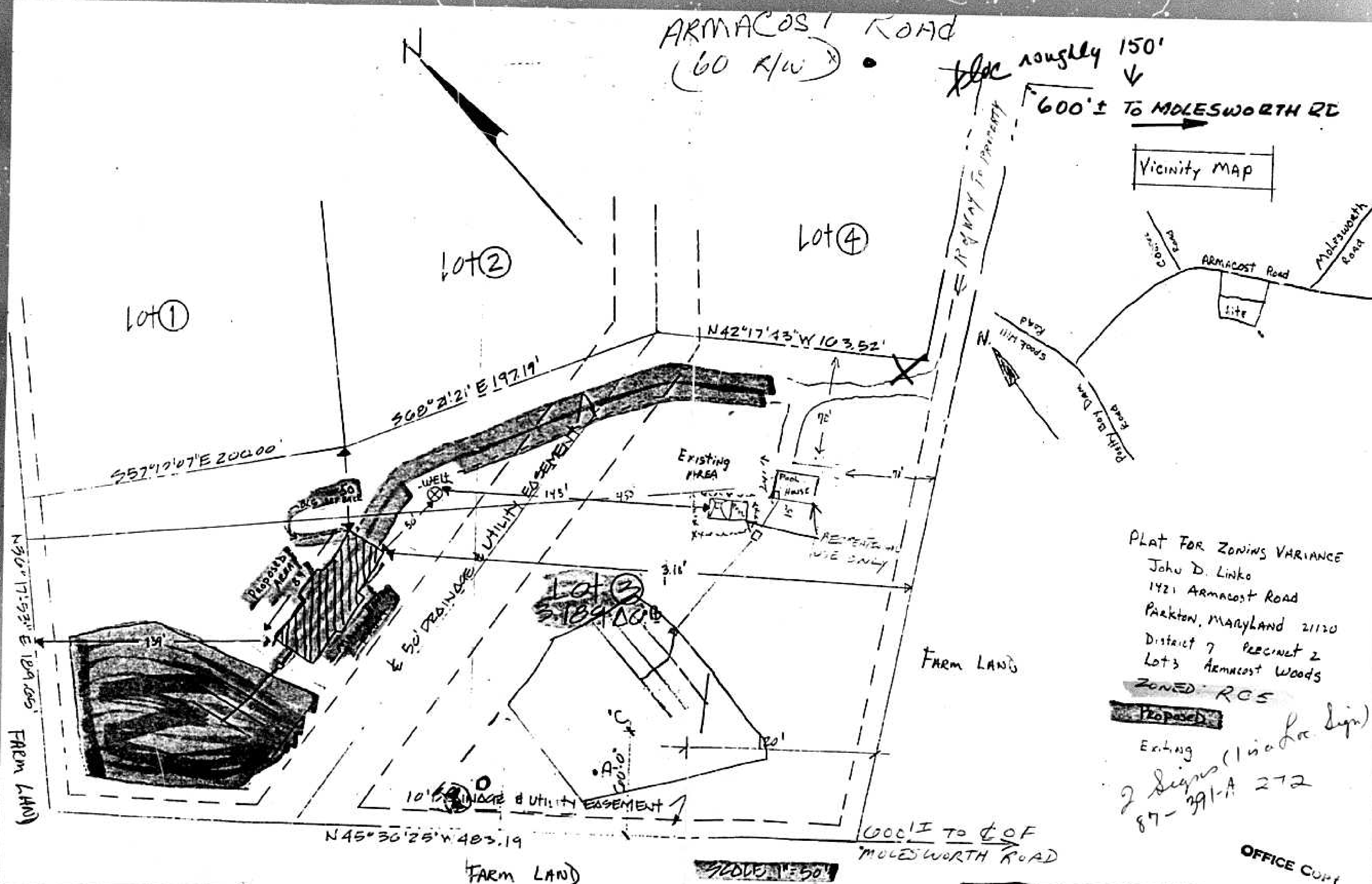
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 18, 1987.

TOWSON TIMES.

Susan Sanders O'brecht

Publisher

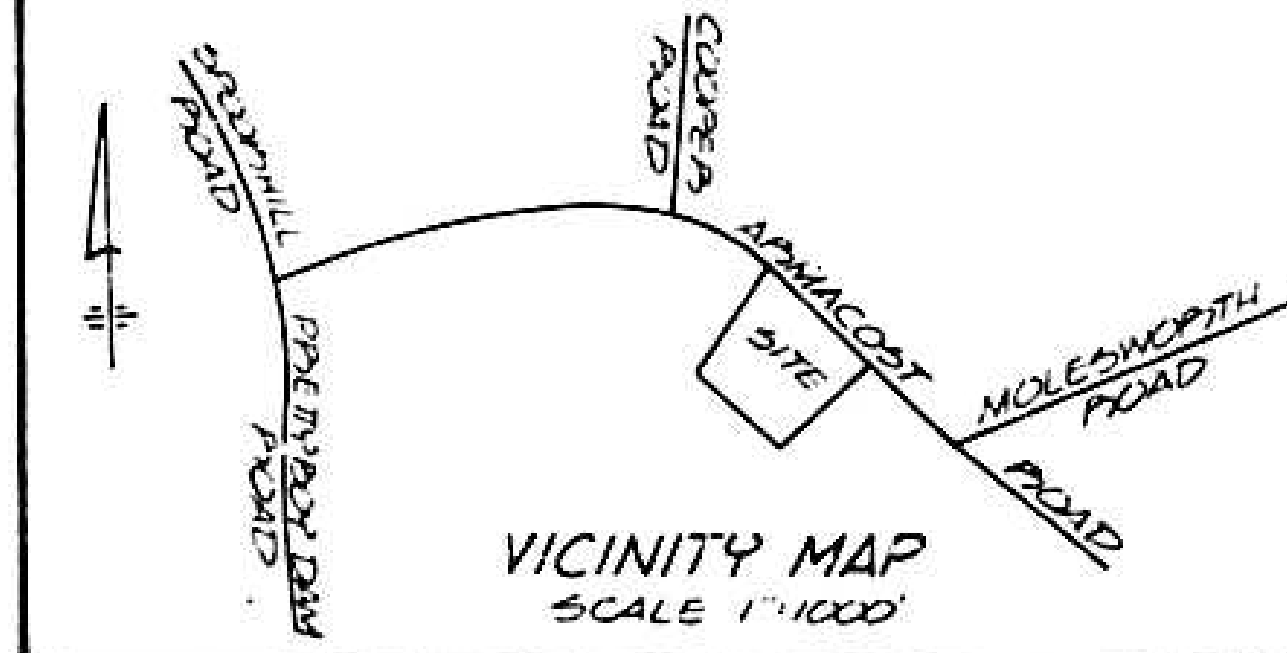
441.76

[illegible]

ITEM #272
RECORD PLAT
RLM 2/11/87

4166-48

NOTE: THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTO. COUNTY OF ANY STREET, EASEMENT, RAMP, OR OPEN SPACE OR OTHER PUBLIC AREA SHOWN HEREON.
NOTE: THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO. COUNTY.
NOTE: THIS PLAT MAY NOT BE HONORED BY BALTO. COUNTY AFTER 8 (EIGHT) YEARS FROM THE PLAN APPROVAL DATE. SEE BALTO. COUNTY DEV. REGS. BILL # 56-82 SECTION 22.60.
NOTE: THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
NOTE: ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.

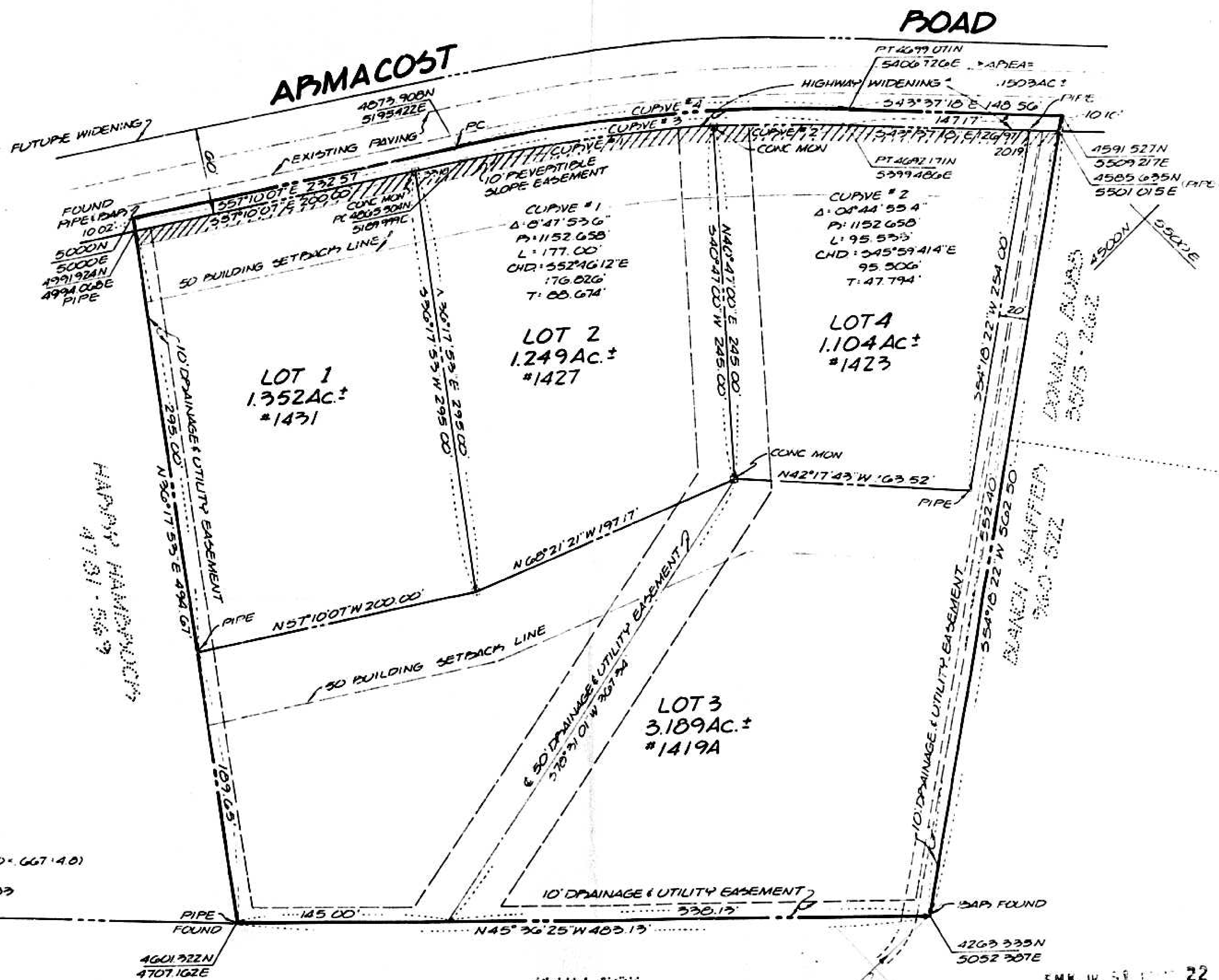


CURVE #3
Δ: 13°32'49"
P: 1152.658'
L: 272.533'
CHD: 550.22422'E
271.899'
T: 126.905'

CURVE #4
Δ: 13°32'49"
P: 1162.66'
L: 274.898'
CHD: 550.22422'E
274.250'
T: 126.093'

P. WILSON
4445-048

5200N
5000E



THIS PHOTO, TAKEN FROM THE RECORDS OF THE CIRCUIT COURT FOR BALTIMORE COUNTY, IS FOR OFFICIAL USE ONLY AND NOT TO BE DUPLICATED FOR SALE OR GIFT.

ZONED PC5
GROSS AREA: 720 AC
NET AREA: 70443 AC
NO OPEN SPACE REQUIRED
DENSITY: 56
NO LOTS ALLOWED: 48 (720 / 667.40)
NO LOTS PROPOSED: 4
CPLG APPROVAL AUG 3, 1983
SUBSEWER SHED #B1

NOTE: FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

NOTE: HIGHWAYS AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS THAT ARE SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO, MD. THE DEVELOPER, ITS SUCCESSORS, AND ASSIGNS, SHALL CONVEY SAID AREAS, BY DEED, TO BALTO CO, MD. AT NO COST.

OWNER
ROBERT E. CARNEY JR. AND EDWARD H. MILLER

DEED REF. E.H.K.Jr. 6586-808
2ND PARCEL

PLAT OF
"ARMACOST WOODS"
7TH. ELECTION DIST. BALTO. CO., MD.
SCALE: 1"=50' JAN. 17, 1984

GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS

412 DELAWARE AVE.
TOWSON, MD 21204

SURVEYOR'S CERTIFICATE:
I, CARL GERHOLD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYOUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 459, CHICG. OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

OWNER'S CERTIFICATE:
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH IN SO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

OWNER: ROBERT E. CARNEY, JR. AND EDWARD H. MILLER
ADDRESS: JEFFERSON BUILDING, TOWSON MD. 21204

NOTES:
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 LOTS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
NOTE: COORDS SHOWN HEREON ARE BASED ON AN ASSUMED SYSTEM

APPROVED:
ROADS ENGINEER DATE
APPROVED:
DEPUTY STATE CO. HEALTH OFFICER DATE
APPROVED:
DIRECTOR, OFFICE PLANNING & ZONING DATE