PETTI. JIN FOR ZONING WARRANCE

TO THE ZONING COMMISSIONER OF BALITMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is instribed in the description and plat attached hereto and made a part hereof, hereby petition for a 1A04.3.B.3 to permit a side yard setback of 42 feet

in lieu of the required 50 feet

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

1. It is a hardship for us to live in this small house. We have virtually no closet space, and it is very difficult working in the tiny kitchen. Also, we plan to start a family which will create even more of a hardship since we need additional living space.

2. Adding on to the side of our house is the most practical way for us to expand since we own the empty lot next to us.

3. The property will look more balanced if we go onto this second lot rather than crowd a room addition on to the first lot.

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 Raltimore 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:	Legal Owner(s):	Œ:
(Type or Print Name)	Wayne E. Holin (Type or Print Name) Wayne E. Lac E.D.	-5
Signature	Wayne E. Halen E.D.	
Address	Opnice J. Holin (Type or Print Name)	W
City and State	Signature J. Holin DP.	-71
Attorney for Petitioner:	N ₂	49
(Type or Print Name)	1334 Gooseneck Road 335-3658 Address Phone No.	
Signature	Beltimore, Maryland 21220 City and State	••
Adres	Name, address and phone number of legal owner, or tract purchaser or representative to be contacted	00-
City and State	_Mayos_EMelin	
Attorney's Telephone No.:	1334 Goseneck Road Beltimore, ND 21220 335-3656 Address Phone No.	B
ORDERED By The Zoning Commissioner of	Beltimore County, this27th d	lay
ofApril 19_87_, that the	e subject metter of this petition be advertised,	as gb-

(-1/2 HZ)

ZONING DESCRIPTION

Beginning on the east side of Gooseneck Road 30 feet wide, at the distance of 473 feet north of the centerline of Goose Herbor Road. Being Lots No. 250 and No. 251 First Addition to Plat Number 2 as shown on the plat of the property of Bowley's Quarter Company of Baltimore County, which plat is duly filed among the Land Records of Baltimore County in Plat Book W.H.M. No. 9 folio 12. Also known as 1334 (Box 589) Goosenack Road in the 15th Election District of Baltimore County.

IN RE: PETITION FOR ZONING VARIANCE . NE/S Goose Neck Road, 473' NW of Goose Harbor Road (1334 Goose Neck Road) 15th Election District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY 5th Councilmanic District

Case No. 87-500-A

Wayne E. Holin, et ux Petitioners

The Petitioners herein request a variance to permit a side yard setback of 42 feet in lieu of the required 50 feet.

.

Testimony by the Petitioners indicated that about 9 years ago, they purchased a small, one-story dwelling with an 8' wide kitchen, two bedrooms sized approximately 10' x 10' and 10' x 12' and only one closet in the entire house. They propose the construction of an 18' x 30' one-story addition for more habitable space. The addition will extend into the adjacent, vacant lot, which they also own. The property is waterfront and has about 14 trees, 8' high or 'aller. The entire septic system was replaced 7 or 8 years ago and is pumped out every 1 to 2 years for maintenance purposes. There has never been a sewage overflow.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having ascertained that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; in the opinion of the Deputy Zoning Commissioner, the requested variance will 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 22 day of June, 1987 that a side yard setback of 42 feet, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

toward meeting these requirements.

Deputy Zoning Commissioner or Baltimore County

- Six (6) major deciduous trees, or twelve (12) conifers. or twelve (12) minor deciduous trees, or a combination thereof, shall be planted and maintained on the lot. Any existing trees that are to remain can be credited
- Stormwater runoff from impervious surfaces associated with this petition should be directed over pervious areas such as the lawn to encourage maximum infiltra-

RE: Petition for Zoning Variance NE/S Goose Neck Road, 473' NW of Goose Harbor Road 15th Election District 5th Councilmanic District Case No. 87-500-A

Dear Mr. & Mrs. Holin:

Baltimore County Zoning Commissioner

Arnold Jablon

Zoning Commissioner

Office of Planning & Zoning

Mr. & Mrs. Wayne E. Holin

Baltimore, Maryland 21220

1334 Gooseneck Road

Towson, Maryland 21204

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached

If you have any questions concerning this matter, please do not hesitate to contact this office.

June 22, 1987

Debuty Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

Mr. Michael Northop Mr yland State Department of Planning 301 W. Preston Street Baltimore, Maryland 21201

PETITION FOR ZONING VARIANCE

0 6

15th Election District - 5th Councilmanic District Case No. 87-500-A

Northeast Side of Goose Neck Road, 473 feet Northwest of Goose Harbor Road (1334 Goose Neck Road)

DATE AND TIME: Tuesday, June 16, 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 a side vard setback of 42 feet in lieu of the required 50 feet

Being the property of Wayne E. Holin, et ux 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 ARMOLD JARLON 20MING COMMISSIONER OF BALTIFORE COUNTY

RE: PETITION FOR VARIANCE NE/S Goose Neck Rd., 473' NW of Goose Harbot Rd. (1334 Goose Neck Rd.), 15th District

BEFORE THE ZONING COMMISSIONER OF SALTIMORE COUNTY

WAYNE E. HOLIE, et ux,

Petitioners

Case No. 87-500-A

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ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned 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

I HEREBY CERTIFY that on this 26th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Wayne E. Holin, 1334 Gooseneck Rd., Baltimore, MD 21220, Petitioners.

494-2188

Peter Max Zimmerman



ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 10, 1987

Mr. Wayne E. Holin Mrs. Denice J. Holin 1334 Gooseneck Road Baltimore, Maryland 21220

> RE: PETITION FOR ZONING VARIANCE NE/S Goose Neck Rd., 473' NW of Goose Harbor Rd. (1334 Goose Neck Rd.) 15th Election District - 5th Councilmanic District Wayne E. Holin, et ux - Petitioners Case No. 87-500-A

Dear Mr. and Mrs. Holin:

This is to advise you that \$68.93 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 Towson, Maryland

BALTIMORE COUNTY, MARYLAND **35900** OFFICE OF PRIMACE MEVERUE CRISCIAN MISCELLANGOUS CASH RECEIPT DATE 6/16/87 R-01-615-000 SIGN & POST Mrs. Depice J. Holin, 1334 Gooseneck Rd., Balto., Md. 21220 INVERTISING & POSTING COSTS RE CASE #87-500-A 8 8025 *** ** 68931a 316aF

ALIBATION OR AIGMATURE OF CARMEN

Dennis F. Rasmusser

COUNTY OFFICE SLDG. 111 W. Chesapeake Ave. Towson, Maryland 21106

Burgau of Engineering Department of Traffic Engineering State Poids Commissio

KEMBERS

Bureau o! Fire Prevention Bealth Department Project Planning **Building Department** hoard of Education

Longing Administration

industrial

Mr. Wayne E. Holin 1334 Gooseneck Road Baltimore, Maryland 21220

RE: Item No. 364 - Case No. 87-500-A Petitioner: Wayne E. Holin, et ux Petition for Zoning Variance

Dear Mr. Holin:

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.

March 19, 1987

very truly yours,

Zoning Plans Advisory Committee

JED:kkb

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

FU: Property Owner: Wayne E. Holin, et ux (Critical Area)

Department of Public Works.

to occupancy.

') 6. Site plans are approved, as drawn.

() 3. The vehicle dead end condition shown at

Location: NE/S Goose Neck Rd., 470' NN Goose Harbor Road

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

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or feet along an approved road in

Fire Prevention Code prior to occupancy or beginning of operation.

Association Standard No. 101 "Life Safety Code", 1976 edition prior

comply with all applicable requirements of the National Fire Protection

accordance with Baltimore County Standards as published by the

to be corrected or incorporated into the final plans for the property.

) 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

) 7. The Fire Prevention Buresu has no comments, at this time.

() 4. The site shall be made to comply with all applicable parts of the

(X) S. The buildings and structures existing or proposed on the site shall

PAUL H. REINCKE

Mr. Arnold Jublon Zoning Commissioner

Office of Planning and Zoning

Towser "Aryland 21204

Item No.: 364

Gent lemen:

Baltimore County Office Building

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

ALEMAN AN XXXIII NA C. Richard Moore Acting Director

April 17, 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 360, 361, 362, 363, 364, 365, 359, and 366.

> Very truly yours Judad Stemme Michael S. Flanigan Traffic Engineer Associate II

MSF: It

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TON/SON, MARYLAND 21204

TED ZALESKI, JA DIRECTOR

(a) All structures shall comform to the Maltimare County Building Code so malgred by Council \$122 \$17-85, the Maryland Code for the Mandicopped and Aged (A.M.S.I. \$127-3 - 1980) and other applicable Codes and Standards.

(3) A building and other miscellaneous passite shall be required before the start of any construction

C.) Besidential: Two cots of commitmention descripts are required to file a passet application. The seal of a registered in Haryland prohitest or Engineer is/is not required on plans and tectminal data.

D. Commercial: Three cets of construction drawings couled and eigend by a registered to Raryland Architect or Engineer chall be required to file with a possit application. Degrees and construct acceptable.

F. The structure does not oppose to comply with Table 505 for presidentle height/norm. Reply to the requested variance by this office common to considered until the necessary data partefulng to height/nece and construction type is provided. See Table 601 and 535 and have your Architect/Degissor contact this department.

W. When filing for a premised Chappe of Ven/tempency Pennit, on alteration pennit application shall also be filed along with there ests of acceptable construction plans indicating how the existing structure in to be altered in order to comply with the Code requirements for the new use. Resyland Architectural or Regisser coals are usually required. The chapp of the Orenze are from the Deliving Code.

To Mised Case

The proposed project opposes to be located in a Flood Flain, Tital/Streets. Plants one the attached easy of Santian 514.0 of the Building Onto as adopted by \$111 \$17-57. Eits plans shall show the correct elements above one large for the lot and the finish floor larges including becauset.

(.) Summer Plans do not show elevations above sea level. All floor levels including a basement shall be 1'-0 above the 109 year storm elevation by Public Works,

April 16, 1987

Mr. Armelé Johlen, Zening Commississer Office of Flamming and Zoning Towers, Maryland 21204

ME/S Goose Neck Road, L73 ft NW Goose Harbor Road

H. All the Groups except B-L Single Pently Extended Realings sequire a minimum of 1 hour fire rating for extensor uplic closer than 6'-O to an interior let line. B-L too Groups sequire a one hour wall if closer than 3'-O to an interior let line. May well built as an interior let line aball require a fire or party wall. See Table LGL, Section 1507, Section 1505.2 and Table 1502. He openings are permitted in an extensor wall within 3'-O of an interior let line.

G. The requested variance appears to conflict with Section(s) ______, of the Bultimore County Building Code.

E. Those eliberated commute reflect only on the inferiorize provises by the graning remains to the fell entert of any passit. If Sectore the applicant may obtain additional inferention by visiting Rees 127 of the County Office Building at 111 V. Chrosponic States, Torono, Envyland 2170s. Mark & Sunton

21.1

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning	Commissioner
Office	of Planning and Zoning
	Office Building
Townon.	Maryland 21204

Zoning Item #364, Zoning Advisory Committee Meeting of 3-24-87 Property Owner: Wayne Dalin etux Sewage Disposal Annual 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, 491-3775, to obtain require-

ments 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

() 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.

WWO 1 4/86

Zoning Item #364 Zoning Advisory Committee Meeting of 3-24-87 () 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. (V) 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 This, agency would not care savaalle uspone to and mesers in laving space for dwellings in aleas such as Barrely Zuates when documentation shows a budominance of forling ourage disposal scottons unless on ate Evaluation reveals satisfactory soil contitions for subsurface disposal of sewage. an J. Formest, Director

LUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

SPECIAL FOR CONSTRUCTION IN TIDAL OR VERINE AREAS BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1981. EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

CONSTRUCTION IN AREAS SUBJECT TO FLOODING

AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with naterials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headron to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of fleod waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

REVIEWER: Copt Coup Noted and Approved:

Planning Opoup Fire Special Inspection Division

John & o'Kill Fire Frevention Bureau

Zoning Agenda: Meeting of 3/24/87

By: C. E. Derman, Onte: Building Flame heviou

99

87-500-1

Denne 1524	- 1 - 5/21/87
Posted for	
Politice Wayne F. H.	elin, at uv
Lection of property. NE/S Goose N	LUC Rd., 1173' NW/Goose Horbor Kile
	Noch Rel garnes 20' Es you dwy
on Property of Politics	~ X
Benefit	
Peaced by MASKelly	Date of return: 5/29/87
Basher of Signes	

CERTIFICATE OF PUBLICATION

THE JEFFERSOMAN,

Susan Sude Obrest

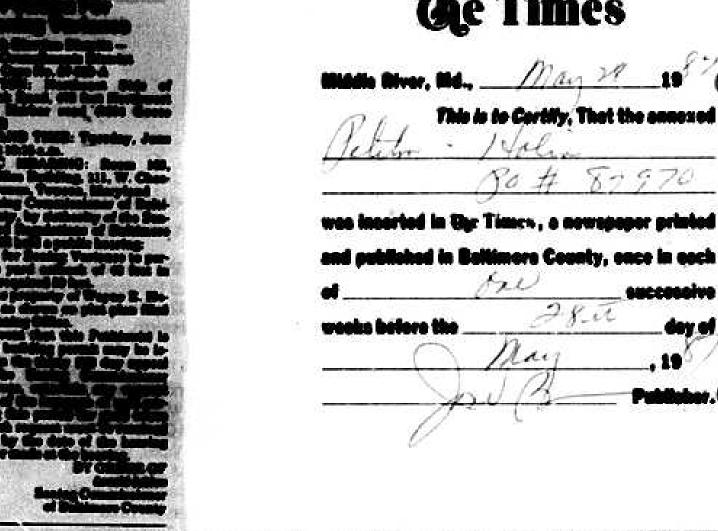
32.17

CICINITY

SUBJECT PROPERTY

SOUSE HAR BOL ROAD





87-800-A

BALTIMORE COUNTY OFFICE OF PLANNING & TONING County Office Building 111 W. Chesapoake Avenue Towers, Maryland 21204 Your potition has been received and accepted for filing this

Received by: James 1. Byer Chairmon, Zoning Plans Advisory Committee

and the said

Mr. Wayne E. Holin Mrs. Denice J. Holin 1334 Gooseneck Road Baltimore, Maryland 21220 10:15 a.m. Avenue, Towson, Maryland

BALTIMORE COURTY, MARYLAND 32433 FILLING FEE FOR VARIANCE B 069*****3500:a 812aF

May 7, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE NE/S Goose Neck Rd., 473' NW of Goose Harbor Rd. (1334 Goose Neck Rd.) 15th Election District - 5th Councilmanic District Wayne E. Holin, et ux - Petitioners Case No. 87-500-A

Tuesday, June 16, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake

of Baltimore County

BASTIMORE COUNTY, MARTLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon May 26, 1897 TO Zoning Commissioner

Norman E. Gerber, AICP, Director

SUBJECT ... Zoning Petitions No. 87-499-A, 87-300-A and 87-502-A

Please consider the Chesapeake Bay Critical Area Findings (see memoranda from Gerber to Jablon dated May 21, 1987) to be the position of this office on the subject petitions.

NEG:JGH:slb

Legen a



GOOSE HARBOR CREEK (SENECA)

PROPOSED 18' X 30'

EXISTING 10

DUCTTING

LOT 252

Existing water utilities in Goscneck Road - owner septic tank

Plat for Zoning Variance

Subdivision- Bowleys Quarters

Lets No ast + asi, Book No 9

Folio 12

ADD ITION

E AISTING 12'X12' STOLAGE SHED

LOT 251

Owner - Wayne + Denice Holm GOOSE NECK ROAD (30'R/W, 16' FAVING)

SEPTIC TANE)

EXISTING

PORCH (1' x t')

LOT 250

CATIOE COPP , So acres

13.14

DWEL.

473' = TO ¢ or

GOOSE HARBOR RD

COMBINED LOT SIZE:

INTER-OFFICE CORRESPONDENCE

BATTIMORE COUNTY, MARYLAND

TOArnold Japlon	Date May 21, 1987
Zoning Commissioner	

Norman E. Gerber, AICP, Director Office of Planning and Zoning

SCALE: 1" = 30'

SUBJECT Chesapeake Bay Critical Area Findings -Wayne E. Holin, Et ux (87-500-A, Item 364)

In accordance with Section 8-1813 of the Chesapeake Bay Critical Law and the July 8, 1985 Opinion from the County Attorney, it is hereby my "findings' that the proposed development will comply with the terms of Section 8-1813(a) for minimizing adverse impacts on water quality and protecting identified habitats, provided that the Special Exception is conditioned on compliance with the following requirements:

Six (6) major deciduous trees, or twelve (12) conifers, or twelve (12) minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 6,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.

Storm water runoff from impervious surfaces associated with this petition should be directed over previous areas such as lawn to encourage maximum infiltration.

Office of Planning & Zoning

NEG/PJS/jat cc: Tim Dugan David Fields Jim Hoswell Tes Vidmar People's Counsel

